

**Planning & Zoning Commission**  
**AGENDA REPORT**

<b>Meeting Date:</b> 10/08/2025	<b>Budgeted Amount:</b> NONE
<b>Department:</b> Administration	<b>Prepared By:</b> WGA

**Subject**

Consideration and possible action by the Planning & Zoning Commission on the Preliminary Plats for Briarley (formerly known as Redbird Meadows) Sections 4, 5, and 6 (Dev. No. 2006).

**Recommendation**

WGA recommends approval of the Preliminary Plats by the Planning & Zoning Commission.

**Discussion**

The Engineer's Memo and the Preliminary Plats are attached.

The Preliminary Plats for the Briarley (formerly known as Redbird Meadows) Sections 4, 5, and 6 have been submitted by the Developer and reviewed by the City Engineer. All comments have been addressed, and the plats are ready for approval by the Planning & Zoning Commission.

As pointed out in the City Engineer's memo, review criteria for the plat are based on Chapter 78 Section 60 of the City Code of Ordinances along with certain exceptions to lot sizes as described in the Development Agreement approved on August 8<sup>th</sup>, 2023, by City Council.

As a reminder, this development includes the following variances:

- Reduced lot width of 60' (typical is 75')
- Lot area of 8,400 sq ft (typical is 9,000 sq ft)
- Side yard setbacks of 5' (typical is 10')

**Approved By**

City Staff	Ruby Beaven	Date: 09/23/2025
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