



Planning and Zoning Commission Agenda Item Summary Report

Meeting Date:
April 2, 2020

Submitted by:
P. Morgan

Item Title:

Discuss and consider approval of a final plat for Fox Hollow Phase 2B, located west of F.M. 1641 and south of Monitor Boulevard.

Public Hearing Item []
Consent/Action Item [X]

Documentation Attached:
Final Plat

Item Summary:

Purpose:

Mr. Gary Redwine requests approval of a final plat for Fox Hollow Phase 2B. The purpose of the request is to establish the necessary boundary and easements for the continued development of a residential subdivision.

Image 1: Location Map



Current Standards:

The property consists of 41.166 acres of land. The property is vacant and undeveloped. This property is zoned within the Fox Hollow planned development.

The Fox Hollow planned development was amended by City Council on April 18, 2017. The purpose of the amendment was to provide development standards specific to this phase. The amendment also raised the minimum lot size from 8,400 square feet to 9,000 square feet and removed a pocket park. The amended development standards use SF-8 for base standards and provide these additional requirements:

1. Minimum lot area – 9,000 square feet
2. Minimum lot width – 75 feet

3. Minimum lot depth – 110 feet
4. Minimum square footage of air-conditioned space per dwelling unit – 2,000 square feet
5. Minimum depth of front setback – 25 feet
6. Minimum depth of rear setback – 20 feet
7. Minimum side setback – 6 feet
8. Maximum building coverage as a percentage of lot area – 35 percent
9. There are no garage orientation requirements

Final Plat:

The final plat consists of 132 residential lots. The plat is designed in compliance with the Fox Hollow planned development standards, the City of Forney Comprehensive Zoning Ordinance and the City of Forney Subdivision Ordinance.

Future Requirements:

If the preliminary plat is approved, future development of the property will require approval of:

1. Civil Plans
2. Building Plans (staff approved)

Recommendation:

Staff recommends approval of this request, as presented. In addition to Community Development staff, the final plat was reviewed by the City Engineer, Fire Marshal and Public Works staff.

