



Planning and Zoning Commission Agenda Item Summary Report

Meeting Date:
May 7, 2020

Submitted by:
P. Morgan

Item Title:

Hold a public hearing and discuss and consider a request to amend the Overland Grove Planned Development, Ordinance No. 17-50, by amending the number of different lot types allowed in the development regulations. This will also result in an amendment to the Concept Plan.

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

Documentation Attached:
Application Letter
Ordinance 17-50
Revised Concept Plan

Item Summary:

Purpose:

Mr. Christopher Jackson requests approval of an amendment to the Overland Grove Planned Development. The purpose of the request is to amend the required number of specific lot types.

Image 1: Revised Concept Plan



Current and Proposed Standards:

The Overland Grove Planned Development was established by Ordinance 17-50, approved by City Council on December 12, 2017. The Ordinance approved three different lot types for the single-family residential subdivision:

1. Lot Type A requires a minimum lot size of 6,000 square feet. The maximum number of Type A lots allowed are 500.
2. Lot Type B requires a minimum lot size of 7,200 square feet. There is not a specified minimum or maximum number of Type B lots allowed.

3. Lot Type C is the largest lot size, with a minimum size of 9,100 square feet. Ordinance 17-50 requires a minimum of 200 Type C lots.

The concept plan approved with Ordinance 17-50 provided the layout of the different lot types. The concept plan also included a potential future school site. The property owner has recently transferred property to Forney ISD for a future school. However, the school location changed from the original concept plan. This has resulted in an amendment to the concept plan and preliminary plat.

As part of the preliminary plat and concept plan amendment, the applicant is requesting to change the allowed lot types. The applicant is requesting to modify the text in Table 1 of "Exhibit G – Development Regulations" in reference to the "Minimum number of lots at full build out" under "Lot Type C" from 200 to 182.

Notification:

Notification was provided in the newspaper and to property owners within two-hundred feet of the property, according to the City tax roll. As of this writing, staff has received no public comment regarding this proposed amendment.