



## Planning and Zoning Commission Agenda Item Summary Report

<b>Meeting Date:</b> May 6, 2021	<b>Submitted by:</b> A.C. Dixon
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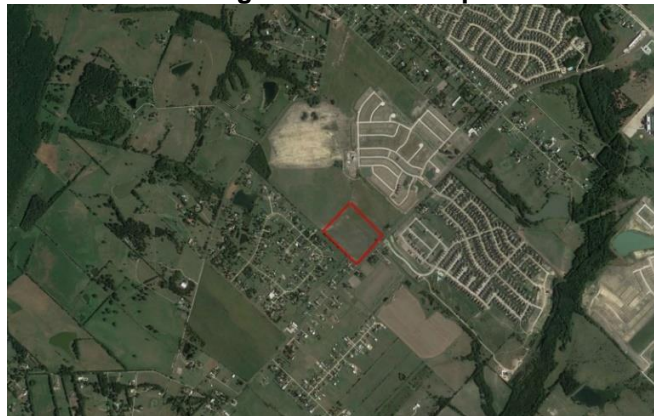
**Item Title:**  
Discuss and consider approval of a final plat for Overland Grove Phase 3A, located southwest of Vineyard Way and South F.M. 548.

<b>Public Hearing Item</b> [ <input type="checkbox"/> ] <b>Consent/Action Item</b> [ <input checked="" type="checkbox"/> ]	<b>Documentation Attached:</b> Final Plat
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**Item Summary:**

LJA Engineering, representing the property owner, requests approval of a final plat for Overland Grove Phase 3A. The purpose of the final plat is to establish the property lines and easements required for the development of a new elementary school and an open space/drainage easement.

**Image 1: Location Map**



**Current Standards:**

The 17.606-acre property is currently vacant and undeveloped. This property is located within the Overland Grove Planned Development. Public School is a use that is permitted by right within this planned development. The preliminary plat was recently amended and approved by City Council on March 16, 2021.

**Final Plat:**

The final plat consists of two (2) lots on 17.606-acres of property. The plat is designed in compliance with the City of Forney Comprehensive Zoning Ordinance and the City of Forney Subdivision Ordinance.

**Future Requirements:**

If the site plan is approved, future development of the property will require approval of:

1. Civil Plans (staff approved)

**Recommendation:**

Staff recommends approval.