



Planning and Zoning Commission Agenda Item Summary Report

Meeting Date: March 3, 2022	Submitted by: A.C. Dixon
Item Title:	
Discuss and consider approval of a final plat for Overland Grove Phase 5A, a residential subdivision located west of Walnut Lane (F.M. 548) and east of S. Bois D’Arc Street (F.M. 740) in the City of Forney, Texas.	
Public Hearing Item [] Consent/Action Item [X]	Documentation Attached: Final Plat
Item Summary:	

Century Land Holdings requests approval of a final plat for Phase 5A of the Overland Grove residential subdivision. The final plat consists of 16.544 acres of land located west of Walnut Lane (F.M. 548) and east of S. Bois D’Arc Street (F.M. 740) in the City of Forney.

Image 1: Location Map



Current Standards:

The property is currently vacant and undeveloped. The property consists of 16.544 acres of land. The property is regulated by the City of Forney Subdivision Ordinance and a development agreement that was approved by City Council on April 4, 2017, and filed with Kaufman County on August 15, 2017. The development agreement provides design standards for the property to be developed as a residential subdivision. Exhibit G of the development agreement provides the specific development standards. Minimum lot size requirements are categorized into three categories: 6,000 square foot lots, 7,200 square foot lots, and 9,100 square foot lots. The total number of residential lots allowed is 1,080.

Final Plat:

The final plat consists of 16.544 acres subdivided as 76 residential lots and 3 open space lots. The concept plan for this development states that the lot in this phase must be 6,000 square feet. This plat does meet those minimum lot area requirements.

Recommendation:

Staff recommends approval of this request.