



City Council Agenda Item Summary Report

Meeting Date: May 17, 2022			
Submitted by: P. Morgan			
Consent X	Discussion Only	Public Hearing	Action/Discussion
Item Title: Consider approval of a final plat for Overland Grove Phase 5B, a residential subdivision located south of Pecan Lane and east of S. Bois D'Arc Street (F.M. 740).			
Attachments: Final Plat			

Item Summary:

Century Land Holdings requests approval of a final plat for Phase 5B of the Overland Grove residential subdivision. The final plat consists of 22.875 acres of land located south of Pecan Lane 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 22.875 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 22.875 acres subdivided as 82 residential lots and 4 open space lots. The plat complies with the area regulations required by the concept plan for Overland Grove, with all lots meeting the minimum size of 7,500 square feet.

Recommendation:

On May 5, 2022, the Planning and Zoning Commission recommended approval by a 6 to 1 (Rosenberg) vote.