



Planning and Zoning Commission Agenda Item Summary Report

Meeting Date: September 1, 2022	Submitted by: P. Morgan
Item Title:	
Discuss and consider approval a final plat for Overland Grove Phase 2.	
Public Hearing Item [] Consent/Action Item [X]	Documentation Attached: Site Plan
Item Summary:	

Mr. Todd Jones requests approval of a final plat for Overland Grove Phase 2. The purpose of the final plat is to establish the subdivision design for the next residential development phase for the Overland Grove planned development.

Image 1: Location Map



Current Standards:

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. The development agreement provides the 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 meets the requirements of the development agreement and subdivision ordinance. The property consists of 56.996 acres and the final plat establishes 162 residential lots and 9 open space lots. The lot area table confirms that there are a mixture of lot types. 6,250 square feet is the smallest

predominate lot area. There are also a large number of lots larger than 7,500 square feet and larger than 10,000 square feet.

Accessibility:

The final plat includes direct access to F.M. 740.

Staff Recommendation:

Staff recommends approval. In addition to Community Development staff, the plans were reviewed by the City Engineer, Fire Marshal and Public Works staff.