



Planning and Zoning Commission Agenda Item Summary Report

Meeting Date: October 3, 2019	Submitted by: A.C. Dixon
Item Title:	
Discuss and consider approval of a preliminary plat for Avilla Oakridge, located north of N. Gateway Boulevard and south of Reeder Lane.	
Public Hearing Item [] Consent/Action Item [X]	Documentation Attached: Preliminary Plat
Item Summary:	

Purpose:

Mr. Jason Flory, P.E., representing the property owner, requests approval of a preliminary plat for Avilla Oakridge. The purpose of the request is to establish the necessary boundary and easements for a new residential development.

Image 1: Location Map



Current Standards:

The property is currently vacant and undeveloped, consisting of 18.3997 acres of land zoned within the Meadow Ridge Farm Planned Development. The property is regulated by Ordinance 19-17, adopted by City Council on May 7, 2019. The property zoning does allow for the cottage style residential neighborhood that is being developed.

Preliminary Plat:

The preliminary plat consists of one (1) lot and 18.3997 acres of land. The plat is designed in compliance with the City of Forney Comprehensive Zoning Ordinance, Ordinance 19-17, and the City of Forney Subdivision Ordinance.



Future Requirements:

If the preliminary plat, final plat, and site plan are approved, future development of the property will require approval of:

1. Building Plans (staff approved)

Recommendation:

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