



Planning and Zoning Commission Agenda Item Summary Report

Meeting Date:
November 4, 2021

Submitted by:
A.C. Dixon

Item Title:

Discuss and consider approval of a site plan for Gateway Apartments Phase 4, located east of North F.M. 548 and north of North Gateway Boulevard.

Public Hearing Item []
Consent/Action Item [X]

Documentation Attached:
Site Plan
Building Elevations
Landscape Plan

Item Summary:

Jones Carter, representing the property owner, requests approval of a site plan for Gateway Apartments Phase 4. The purpose of the site plan is to provide the site design for a multi-family development on the property.

Image 1: Location Map



Current Standards:

The 14.07-acre property is currently vacant and undeveloped. The property is zoned within the Meadow Ridge Farm Planned Development (Ordinance No. 13-04). The ordinance that governs this property was approved by City Council on February 19, 2013. An amendment (Ordinance No. 18-35) that permits multi-family developments up to 24 units per acre was approved by City Council on September 18, 2018.

Ordinance 18-35 also set the following limits for the Planned Development:

1. The total number of residential dwelling units is 5,000
2. Out of the 5,000 total units the maximum number of multi-family units is 3,250.
3. The City shall not issue permits for more than 650 individual multi-family residential units within any 2-year timeframe

The property is bordered by the already completed multi-family phases to the northwest and to the southwest.

Site Plan:

The site plan displays 330 multi-family units within five (5) buildings. The 23.45 units per acre density is permitted by right on this property. There are 240 one-bedroom units and 90 two-bedroom units proposed and a club house is in building 1. The central mail center is also located in building 1.

The building elevation plan shows that brick and fiber cement panel is the primary exterior construction material, with fiber cement siding also used. The primary exterior construction material of the garage structures will be fiber cement siding. Each of these materials is accepted by the International Building Code.

The parking includes 389 uncovered spaces and 36 garage spaces. Parking is provided at a rate of 1 space per one-bedroom unit and 2 spaces per two-bedroom unit. Sidewalks and bicycle racks are provided throughout the property.

The landscape plan meets the requirements listed in Ordinance No. 13-04 and the Zoning Ordinance.

Accessibility:

Connectivity is provided with access to North Gateway Boulevard and access to private roads around the perimeter of the property.

Future Requirements:

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

1. Civil Plans (staff approved)
2. Building Plans (staff approved)

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.