



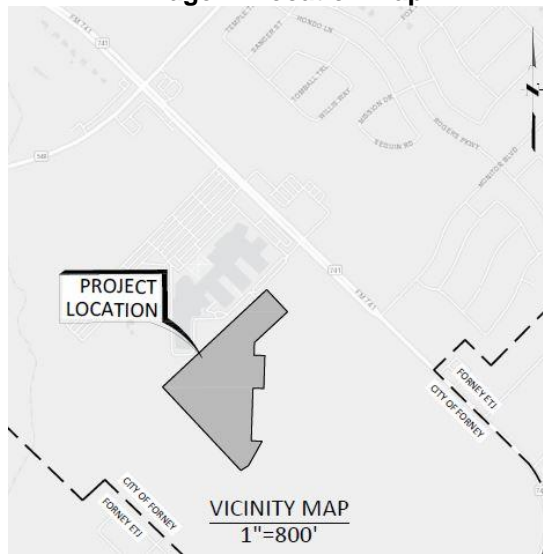
Planning and Zoning Commission Agenda Item Summary Report

Meeting Date: September 1, 2022	Submitted by: A.C. Dixon
Item Title:	
Discuss and consider approval of a preliminary plat for the Megatel Bellagio Multi-family.	
Public Hearing Item [] Consent/Action Item [X]	Documentation Attached: Preliminary Plat

Item Summary:

Quiddity Engineering, representing the property owner, requests approval of a preliminary plat for Megatel Bellagio Multi-family. The purpose of the preliminary plat is to establish the lot boundary and necessary easements for the development of a multi-family development.

Image 1: Location Map



Current Standards:

The 11.73-acre property is currently vacant and undeveloped. The property is zoned within the Bellagio Planned Development, which was established with City Council zoning approval on January 19, 2021. Multi-family residential developments are permitted up to up to thirty-two (30) dwelling units per acre. Forney High School and the Bellagio Laguna site are directly adjacent to this property.

Preliminary Plat:

The preliminary plat consists of one lot and 11.46 acres of land. The preliminary plat provides the fire lane layout for the development and establishes the necessary easements for development. Water easements and utility easements are provided throughout the property. The preliminary plat meets the requirements of the City of Forney Subdivision Ordinance.

The developer will be responsible for paying fees-in-lieu of a land dedication and park development fees totaling \$181,200. This payment would be required before the final plat is recorded.

Accessibility:

Access to Bellagio Parkway and Laguna Vista Drive is provided.

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 of this request.