

November 22, 2016

**Revised Preliminary Plat:** Gartner Tract, Phases 1A, 1B and 2 (PP16-0012)  
**Owner(s):** NASH FM 3537, LLC

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**DESCRIPTION:**

65 Single Family-8.5 lots, 89 Single Family-7 lots, 95 Patio Home lots, 23 Homeowners' Associations lots and one City park on 110.9± acres on the south side Main Street, 1,260± feet east of Independence Parkway. Zoned Planned Development-16-MF-15/SF-8.5/Retail. Neighborhood #16. KM

**REMARKS:**

**Access:** Access is provided from Custer Road and Main Street.  
**Street Stubs:** A street stub is provided to future developments.  
**Screening:** A six-foot masonry wall is required and provided for lots siding to Main Street with a double row of trees  
**Tree Preservation:** The applicant is proposing to remove nine protected trees which would require 165.6 caliper inches to be mitigated.  
**Landscape Plan:** Landscape plans will be submitted with the construction plans.  
**Open Space:** Applicant is proposing open space as shown on the plan.  
**Additional Information:** The Preliminary Plat complies with zoning and development agreement on the property that allows smaller lot sizes. The plat is being revised to show an increase of three additional Single Family-7 lots, and decreases the amount of Single Family-8.5 by two lots, from the previously approved plat (PP16-0011).

**RECOMMENDATION:**

Recommended for approval subject to:

1. Staff approval of a Landscape Plan; and
2. Additions and/or alterations resulting from Engineering Services' review of construction plans.