



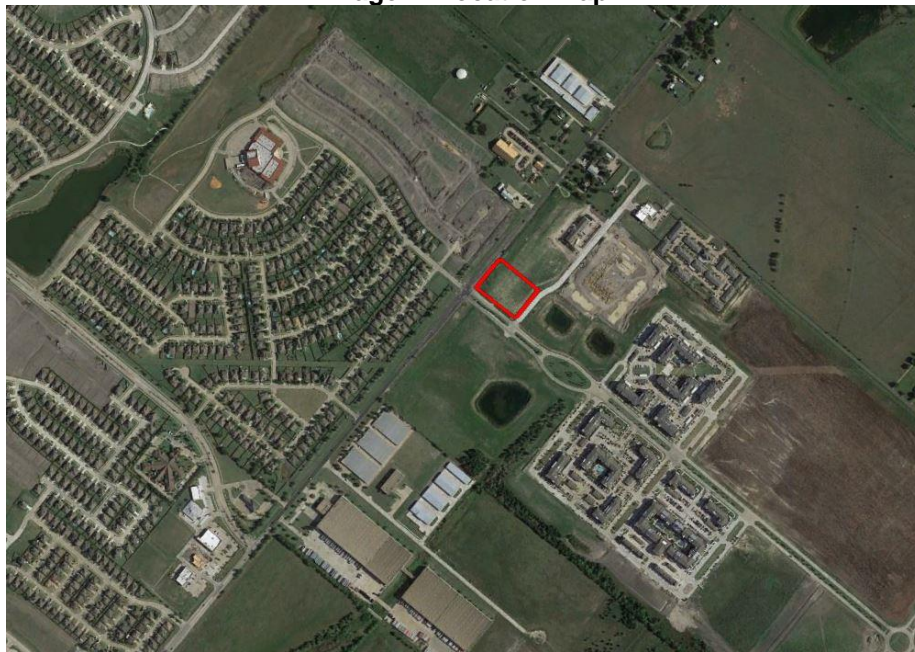
## City Council Agenda Item Summary Report

Meeting Date: April 21, 2020			
Submitted by: P. Morgan			
Consent X	Discussion Only	Public Hearing	Action/Discussion
Item Title: Consider approval of a preliminary plat for Gateway Center, located northeast of the intersection of North Gateway Blvd and North F.M. 548.			
Attachments: Preliminary Plat			

**Item Summary:**

The Dimension Group, representing the property owner, requests approval of a preliminary plat for 7-Eleven, identified as the Gateway Center. The purpose of the request is to establish the necessary boundary and easements for the gas station and convenience store.

**Image 1: Location Map**



**Current Standards:**

The property consists of 1.3 acres of land. The property is vacant and undeveloped. This property is zoned within the Meadow Ridge Farm Planned Development. The underlying zoning is Commercial District. The Ordinance that governs this property states that the proposed gas station and convenience store use is permitted by right within this planned development.

**Preliminary Plat:**

The preliminary plat consists of one (1) lot and 1 acre. The plat is designed in compliance with the City of Forney Comprehensive Zoning Ordinance and the City of Forney Subdivision Ordinance. Direct access

to the property is provided to Gateway Blvd and shared access is provided to North F.M. 548.

**Future Requirements:**

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

1. Final Plat
2. Building Plans (staff approved)

**Recommendation:**

On April 2, 2020, the Planning and Zoning Commission voted 5-0 to recommend approval.