



Planning and Zoning Commission Agenda Item Summary Report

Meeting Date:
August 5, 2021

Submitted by:
A.C. Dixon

Item Title:

Discuss and consider approval of a preliminary plat for Gateway Phase 4, located east of North F.M. 548 and south of North Gateway Boulevard.

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

Documentation Attached:
Preliminary Plat

Item Summary:

Jones Carter, representing the property owner, requests approval of a preliminary plat for Gateway Phase 4. The purpose of the preliminary plat is to establish the lot boundary and necessary easements for the development of a new multi-family residential phase.

Image 1: Location Map



Current Standards:

The 13.765-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.

The underlying zoning of this property is MF-15, which permits Multi-Family Apartment developments under 24 units per acre. The property is bordered by the already completed multi-family phases to the northwest and to the southwest.

Preliminary Plat:

The preliminary plat consists of one lot and 13.765 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 \$199,320. This payment would be required before the final plat is recorded.

Accessibility:

The property has direct access to North Gateway Boulevard.

Future Requirements:

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

1. Final Plat
2. Site Plan
3. Civil Plans (staff approved)
4. Building Plans (staff approved)

Staff 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.