



## 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 revised 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 revised preliminary plat for Gateway Phase 4. The purpose of the revised preliminary plat is to align all of the future driveways with existing driveways.

**Image 1: Location Map**



**Current Standards:**

The 14.07-acre property is currently vacant and undeveloped. A preliminary plat for this property (consisting of only 13.765 acres) was approved by City Council on August 17, 2021. 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.

The initial preliminary plat for this property was approved by City Council on August 17, 2021.

**Preliminary Plat:**

The revised preliminary plat consists of one lot and 14.07-acre acres of land. The revised preliminary plat still 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 revised preliminary plat still 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 still has direct access and shared access to North Gateway Boulevard.

**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, as presented. In addition to Community Development staff, the plans were reviewed by the City Engineer, Fire Marshal and Public Works staff.