



## City Council Agenda Item Summary Report

Meeting Date: November 16, 2021			
Submitted by: P. Morgan			
Consent X	Discussion Only	Public Hearing	Action/Discussion
Item Title: Consider approval of a revised preliminary plat for Gateway Phase 4.			
Attachments: 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 the future driveways with the adjacent 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 initially approved by City Council on August 17, 2021. The property is zoned within the Meadow Ridge Farm Planned Development (Ordinance No. 13-04), approved by City Council on February 19, 2013. A zoning 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 revised preliminary plat consists of one lot and 14.07-acre acres of land. The plat still provides the fire lane easements for the development and establishes other necessary utility easements. Water easements and utility easements are provided throughout the property. The revised 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. Civil Plans (staff approved)
2. Building Plans (staff approved)

**Recommendation:**

On November 4, 2021, the Planning and Zoning Commission voted to recommend approval.