



# Planning and Zoning Commission

## Planning Department Staff Report

**Planning and Zoning Commission Meeting:**

September 25, 2023

**Project No:**

SUB2023-0031

**Project Planner:**

Tory Carpenter, AICP – Planning Director

### Item Details

**Project Name:**

Gateway Village Preliminary Plat

**Property Location:**

North of US 290 & Drifting Wind Run

**Legal Description:**

97.44 acres, out of the Philip A. Smith and C.H. Malott Surveys

**Applicant:**

Christopher Reid, Doucet & Associates

**Property Owner:**

Susan Houston, Cannon Family Ranch Partnership, LLC

**Staff recommendation:**

Denial of the preliminary plat.



### Location Map

Gateway Village

— Roads  
— Parcel Lines

N  
0 295 590 1,180 Feet

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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## Overview

This preliminary plat consists of 307 residential lots and one 7.3-acre commercial lot. Since the concept plan in the PDD calls for a 7.2-acre commercial property, the applicant must apply for a minor concept plan modification which can be approved administratively.

## Access and Transportation

Primary access to the subdivision will be from the future extension of Wild Ridge Boulevard. There will also be an additional road connection to the north to the Wild Ridge development. The developer is responsible for construction of all internal streets must pay for a share of the construction of Wild Ridge Boulevard.

## Site Information

**Location:** North of US 290 & Drifting Wind Run

**Zoning Designation:** Gateway Village PDD

## Property History

The Planned Development District was approved on April 18, 2023.

## Recommendation

Denial of the preliminary plat to address outstanding comments.

## Attachments

Exhibit 1 – Subdivision Application

Exhibit 2 – Preliminary Plat

Exhibit 3 - Comments

Recommended Action	Denial of the preliminary plat.
Alternatives/Options	N/A
Budget/Financial impact	N/A
Public comments	No comments have been received at the time of the report.
Enforcement Issues	N/A
Comprehensive Plan Element	N/A