



Planning and Zoning Commission Agenda Item Summary Report

Meeting Date: February 6, 2020	Submitted by: P. Morgan
Item Title: Hold a public hearing and discuss and consider approval of an amendment to the City of Forney Comprehensive Zoning Ordinance. The purpose of the amendment is to amend parking, loading, and unloading requirements for a childcare use.	
Public Hearing Item [X] Consent/Action Item []	Documentation Attached: None
Item Summary: <u>Purpose:</u> Staff proposes a change to the off-street loading requirements for certain uses. Child-care uses are currently required to provide the following: “Kindergartens, elementary schools, day schools, and similar child training and care establishments shall provide one (1) paved off-street pedestrian loading and unloading space for an automobile on a through, "circular" drive for each ten (10) students cared for (excluding child care in a residence). An additional lane shall also be required to allow pass by or through traffic to move while automobiles waiting or parked to pick up children occupy loading/unloading areas.” The majority of these uses are now designed with traditional parking and guardians are required to enter the facility to check-in and check-out students. Based on this, staff proposes the following amended language: Exception: A child-care establishment, and any other similar use, may be provided an exception from this requirement if the applicant provides a plan showing that there is acceptable traffic flow and parking without the circular drive. The City Engineer shall review and accept or deny the plan.	