



Planning and Zoning Commission Agenda Item Summary Report

Meeting Date:
June 4, 2020

Submitted by:
P. Morgan

Item Title:

Hold a public hearing and discuss and consider approval of a request to rezone 79.362 acres of land from Agricultural District to Planned Development District with a base zoning district designated as Light Industrial. The property is situated in the Samuel Smith Survey, Abstract No. 450, located northeast of County Road 212 and west of S. Gateway Boulevard in the City of Forney.

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

Documentation Attached:

- Request Letter
- Property Description
- Development Standards
- Site Plan
- Building Elevation Plan
- Landscape Plan
- Screening Plan
- Traffic Flow Plan
- Traffic Impact Analysis

Item Summary:

Mr. Jonathan Stites, representing the property owner, requests approval of a rezoning for 79.362 acres of property located northeast of County Road 212 and west of S. Gateway Boulevard. The purpose of the rezoning is to establish a planned development district, identified as Project Hummingbird/FTW5, with standards for light industrial development of a distribution center.

Image 1: Location Map



Current Standards:

The 79.362-acre property is currently vacant and undeveloped. The property is zoned within the Agricultural District, but the zoning application proposes to rezone the property to a Planned Development. The Goodyear distribution center is located to the north and the Amazon distribution center is located to the east. Agricultural zoned property borders to the south.

Rezoning Request:

The requested zoning intends to replace the existing Agricultural zoning with a planned development that would incorporate a base zoning district of Light Industrial. The development standards list the permitted uses as being distribution center, outside storage (including vehicle and trailer storage), and exterior hydrogen cell fuel tanks (as shown on the site plan).

The site plan shows the design for a 1,077,416 square foot distribution center. The site plan shows a substantial amount of parking and loading areas, with the following:

| | |
|--------------------|------------|
| Car Parking | 964 spaces |
| ADA Car Parking | 18 spaces |
| ADA Van Parking | 4 spaces |
| Motorcycle Parking | 16 spaces |
| Box Truck Loading | 125 spaces |
| Truck Parking | 389 spaces |

The north side of the site provides the vehicle parking and the office building space. Truck loading and parking is focused on the west and south sides of the building.

The site provides a direct connection to S. Gateway Boulevard and to Akron Way, extended with this project. The site plan is designed in accordance with the proposed plan development standards, which are being considered with this zoning request. The proposed standards allow for a building height up to 60 feet (site plan shows 45 feet, 9 inches) and the elevation plan complies with national building code.

The landscaping plan does provide the required quantity of trees, and street trees are provided along all three major street frontages. The screening exhibit shows a concrete wall on the west and south sides of the property. Proposed signage areas are designed in accordance with the proposed planned development standards.

Staff has reviewed the traffic impact analysis and does not have major concerns. The site will have regular truck traffic, which will be routed to and from the Gateway Bridge connection to U.S. Highway 80. The development standards state specifically that truck stacking along the westernmost private drive will not extend beyond the planned development overlay district boundary and obstruct traffic along Akron Way.

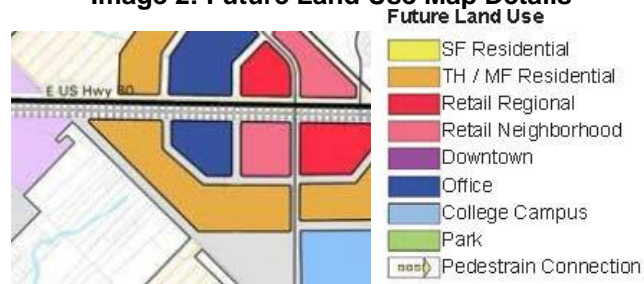
Notification of the zoning request was published in the Forney Messenger Newspaper and was mailed to adjacent property owners in accordance with zoning requirements. Staff has not received any public response.

Comprehensive Plan:

The Future Land Use Map, provided within the 2016 Comprehensive Plan, identifies the property as being split between townhome/multi-family residential and having no designation. These classifications are provided to assist with zoning consideration but are not legally binding.

| Direction | Existing Use | Existing Zoning | Future Land Use Map |
|------------------|------------------------|---------------------|----------------------|
| Subject Property | Vacant | AG | TH-MF/No Designation |
| North | Distribution Warehouse | PD | TH-MF Residential |
| South | Vacant | AG | No Designation |
| East | Distribution Center | PD | College Campus |
| West | Residential | Outside City Limits | Outside City Limits |

Image 2: Future Land Use Map Details



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.