



## City Council Agenda Item Summary Report

Meeting Date: January 19, 2021			
Submitted by: P. Morgan			
Consent	Discussion Only	Public Hearing X	Action/Discussion
Item Title: Hold a public hearing and discuss and consider approval of an Ordinance rezoning 113.878 acres of land from Agricultural District to Planned Development District with a base zoning of Light Industrial District. The property is located west of Helms Trail and north of Plantation Ridge.			
Attachments: Draft Ordinance Planned Development Conditions Site Plan Building Elevation Plan Screening/Fencing Plan Landscape Plan Truck Traffic Flow Exhibit Traffic Impact Analysis Sound Study			

**Item Summary:**

Mr. Jonathan Stites requests approval to rezone approximately 113.878 acres of property located south of west of Helms Trail and north of Plantation Ridge. The property is located south of the future Akron Way road. The purpose of the rezoning is to establish a planned development district with standards for light industrial development.

**Image 1: Location Map**



**Current Standards:**

The property consists of 113.878 acres of land and is currently zoned in the Agricultural district. The

property is currently vacant and undeveloped. Access to the property is provided by the new extension of Akron Way. Single-family residential lots are located adjacent to the southwest property line.

**Rezoning Request:**

The requested rezoning replaces the existing Agricultural zoning with a light industrial Planned Development. The primary use is distribution center, with a detailed definition provided in the planned development conditions.

The planned development conditions are similar to the other nearby light industrial based planned developments (Amazon, Blue Jay, and Goodyear). The maximum building height is sixty feet (60') and open storage is permitted.

Screening is required adjacent to the residential properties located southwest of the property. A sound study was completed by the applicant and the screening/fencing plan reflects the study recommendations. A twelve foot (12') to fourteen foot (14') tall masonry screening wall is provided adjacent to the residential properties. A six foot (6') tall chain link security fence is shown adjacent to Helms Trail and on the west property line, but the chain link sections are optional.

The Site Plan shows that two buildings are proposed on the property. Building 1 is shown to be 1,272,240 square feet and Building 2 is shown to be 645,840 square feet. Each building has separate access points and parking/loading areas. The building elevation plan shows that the buildings are designed to be fifty feet (50') in height.

The remaining zoning standards, including area regulations, must comply with the Zoning Ordinance regulations. The landscape plan shows that the quantity of trees is provided in accordance with the parking and street frontage requirements. A tree survey must be approved prior to the issuance of any building or grading permit.

**Accessibility:**

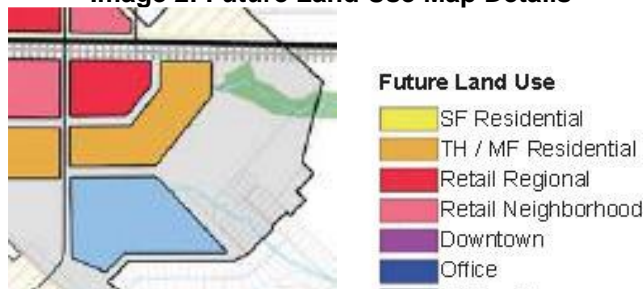
The property provides direct access to Akron Way. A traffic impact analysis was provided and has been reviewed by the City Engineer.

**Comprehensive Plan:**

The 2016 Comprehensive Plan does not provide a designation for this property.

Direction	Existing Use	Existing Zoning	Future Land Use
Subject Property	Vacant	AG	Undetermined
North	Vacant	AG	Undetermined
South	Residential	Outside City Limits or AG	Undetermined
East	Vacant	Outside City Limits	N/A
West	Vacant	PD (Light Industrial)	Undetermined

**Image 2: Future Land Use Map Details**



**Zoning Ordinance Considerations:**

The City of Forney Comprehensive Zoning Ordinance provides the following factors for the Planning and Zoning Commission and City Council to consider in making a zoning determination:

1. Whether the uses permitted by the proposed change will be appropriate in the immediate area concerned, and their relationship to the general area and to the City as a whole;
2. Whether the proposed change is in accord with any existing or proposed plans for providing public school, streets, water supply, sanitary sewers, and other utilities to the area;
3. The amount of vacant land currently classified for similar development in the vicinity and elsewhere in the City, and any special circumstances which may make a substantial part of such vacant land unavailable for development;
4. The recent rate at which land is being developed in the same zoning classification as the request, particularly in the vicinity of the proposed change;
5. How other areas designated for similar development will be, or are likely to be, affected if the proposed amendment is approved; and
6. Any other factors which will substantially affect the public health, safety, morals or general welfare.

**Public Notification:**

Staff provided notification of this public hearing to adjacent property owners and the notice was published in the Forney Messenger. Staff received one email in opposition of the request.

**Recommendation:**

On January 7, 2021, the Planning and Zoning Commission voted to recommend approval with the condition that the sound study recommendations are followed for the screening wall adjacent to residential properties. The applicant has revised the screening/fencing plan to comply with the recommendations.