



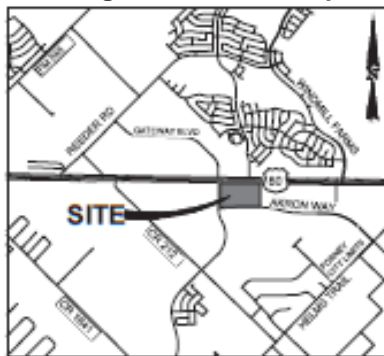
## City Council Agenda Item Summary Report

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 43.615 acres of land from Agricultural District to Planned Development District with a base zoning of Light Industrial District. The property is located at the southeast corner of U.S. Highway 80 and S. Gateway Boulevard.			
Attachments: Draft Ordinance Planned Development Conditions Site Plan Building Elevation Plan Landscape Plan Traffic Flow Exhibit Traffic Impact Analysis			

**Item Summary:**

Mr. Bill Baumgardner requests approval to rezone approximately 43.615 acres of property located at the southeast corner U.S. Highway 80 and S. Gateway Boulevard. 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 43.615 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 Akron Way. The Goodyear distribution facility is located the west, across S. Gateway Boulevard, and the Amazon DDX7 facility is located to the south, across Akron Way.

**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 definition of distribution center does include “making products on demand”, which staff would typically recommend as a use allowed with the approval of a Conditional Use Permit (CUP). The planned development conditions also list ‘Manufacturing, General’ as a permitted use, but only with CUP approval.

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. The building elevation plan with the site plan request shows a building height of fifty feet, six inches (50’6”).

The Site Plan shows that the proposed building consists of 621,874 square feet. Automobile and truck parking spaces are provided, with access from S. Gateway Boulevard and Akron Way. Screening is not required since the property is not adjacent to any residential properties or districts.

The majority of remaining zoning standards 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:**

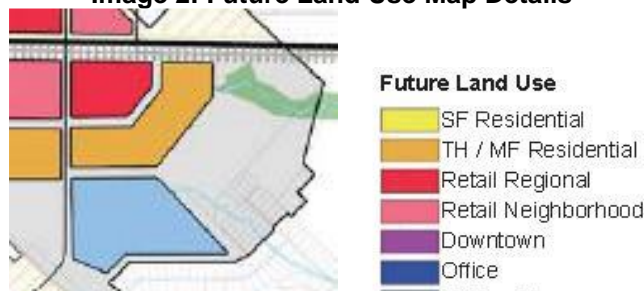
The property provides direct access to Akron Way and S. Gateway Boulevard. A traffic impact analysis was provided and has been reviewed by the City Engineer.

**Comprehensive Plan:**

The 2016 Comprehensive Plan designates the future land use as Retail Regional.

Direction	Existing Use	Existing Zoning	Future Land Use
Subject Property	Vacant	AG	Retail Regional
North	U.S. 80	N/A	N/A
South	PD (Light Industrial)	PD (Light Industrial)	TH/MF
East	Vacant	AG	TH/MF
West	PD (Light Industrial)	PD (Light Industrial)	Retail Neighborhood

**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 did not receive any public comment.

**Recommendation:**

On January 7, 2021, the Planning and Zoning Commission voted to recommend approval with a stipulation that "making products on demand" shall require approval of a Conditional Use Permit. The applicant has revised the request to comply with the stipulation by requiring approval of a Conditional Use Permit for "making products on demand".