



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 zoning 47.16 acres of land to Planned Development District with a base zoning of Light Industrial District. The property is located south of U.S. Highway 80 and west of Co. Rd. 212.			
Attachments: Description of Request Letter Location Map Draft Ordinance Development Regulation Concept Plan Building Elevation and Landscape Plans Development Agreement			

Item Summary:

Mr. Stephen Holley requests approval to zone approximately 47.16 acres of property located south of U.S. Highway 80 and west of Co. Rd. 212. The purpose of the zoning is to establish light industrial zoning standards for property being annexed into Forney city limits.

Image 1: Location Map



Current Standards:

The property consists of 47.16 acres of land. The property is currently located within Forney extra-territorial jurisdiction (ETJ) and is being considered by the City Council for a voluntary annexation. The property is largely vacant and undeveloped, though some residential and non-residential structures do exist on the property. Access to the property is provided by C.R. 212. The Goodyear distribution facility is located to the east of the property.

Zoning Request:

The requested zoning establishes Light Industrial as the zoning district for the property. The request letter states that the zoning request is to permit the development of a warehouse and distribution center. The applicant states that given that this development is located near U.S. Highway 80 and is a relatively low-intensity use, we (the applicant) believe it is keeping with the character of the surrounding area.

The Site Plan exhibit shows that the proposed building is 916,160 square feet. The zoning request would establish the Planned Development Ordinance as the regulatory zoning document for the property, with Light Industrial regulations, approved uses, and other development standards being enforced. The property also must be developed in accordance with additional regulations approved by City Council in a development agreement between the City of Forney and Stillwater Capital. The development agreement (attached) accepts the planned development conditions being proposed by this zoning request.

Staff review finds that the zoning request is in conformance with the development agreement approved by City Council.

Accessibility:

The property has direct access to C.R. 212.

Comprehensive Plan:

The 2016 Comprehensive Plan does not provide a future land use designation for the property due to its location outside city limits.

Direction	Existing Use	Existing Zoning	Future Land Use
Subject Property	Vacant/ Residential/Commercial	Outside City Limits	Undefined
North	Light Industrial	Light Industrial	Industrial
South	Vacant/Residential	Outside City Limits	Undefined
East	PD (Light Industrial)	PD (Light Industrial)	TH/MF
West	Vacant	Commercial	Light Industrial

Image 2: Future Land Use Map Details

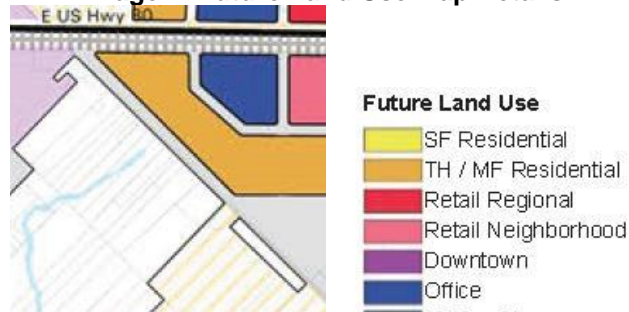


Image 3: Zoning Map



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 (in accordance with Texas Local Government Code) 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.