



Planning and Zoning Commission Agenda Item Summary Report

Meeting Date:
April 8, 2021

Submitted by:
P. Morgan

Item Title:

Hold a public hearing and discuss and consider approval to rezone 60.233 acres to a Planned Development with a base zoning district designated as Light Industrial. The property is located south of U.S. Highway 80, north of S. Gateway Boulevard and west of County Road 212.

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

Documentation Attached:
Planned Development Conditions
Site Plan
Building Elevation Plan
Elevation Rendering
Landscape Plan

Item Summary:

Purpose:

Platform 80-20, LP, requests approval to zone approximately 60.233 acres of property. The purpose of the zoning is to establish planned development zoning standards for the light industrial development of the property.

Image 1: Location Map



Current Standards:

The property consists of 60.233 acres of land. The majority of the property was annexed and zoned in the light industrial district by City Council on January 19, 2021. This request adds additional acreage and requests to establish a planned development district with a base zoning district of light industrial.

Access to the property is provided by C.R. 212. The Amazon FTW5 facility is being constructed to the east of the property and the Gateway Parks residential subdivision is located to the south of the property.

Planned Development:

The requested zoning establishes a Planned Development District with Light Industrial remaining as the base zoning district for the property. The application letter states that the zoning request is to facilitate the eventual development and construction of warehouse and distribution uses.

The proposed development regulations are consistent with a development agreement being considered by City Council on April 6, 2021:

1. Distribution center is a permitted use;
2. Manufacturing as the primary use requires approval of a conditional use permit;
3. Maximum building height of fifty-five feet (55’);
4. Minimum required off-street parking for storage or warehousing, and light manufacturing uses shall be 1 space for every 2,000 square feet of total floor area;
5. Commercial trucks shall not be allowed to park or cause stacking of trucks to occur on a public roadway, including CR 212; and
6. Required screening (adjacent to Gateway Parks) shall be constructed of masonry (concrete, brick or stone) or masonry-emulating materials (cast concrete, formed panels, and opaque panelized fence products).

Accessibility:

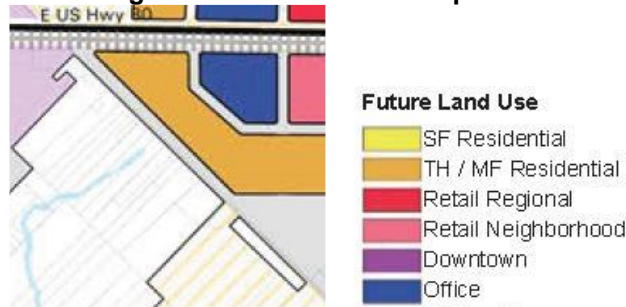
The property has direct access to C.R. 212.

Comprehensive Plan:

The 2016 Comprehensive Plan does not provide a future land use designation for the property.

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

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.

Staff Recommendation:

Staff recommends approval if the development agreement is approved by City Council.