

NOTICE OF PUBLIC HEARINGS
MORATORIUM ON PROPERTY DEVELOPMENT

Effective Tuesday, August 31, 2021, a temporary moratorium is in effect on the development of residential development, including single-family residential and multi-family residential development. During the temporary moratorium, no department of the City will accept applications or plans for development for permits, plats, verifications, rezonings, site plans or new or revised certificates of occupancy for residential development.

Purpose of the Temporary Moratorium

Recent applications for new residential development have demonstrated that current regulations may be inadequate to control the impacts of such growth and development on the surrounding street network, water and wastewater facilities and other public facilities. This temporary moratorium is necessary to maintain the status quo and suspend further residential development during a period that the City receives public input on whether a continuing moratorium should be imposed. If the City Council enacts a continuing moratorium, the City will have additional time to research and promulgate updates to its Comprehensive Master Plan, including its Land Use Plan, as well as plan for updated needs of the public facilities for the City of Forney. Such actions are necessary in order to preserve the health, safety and general welfare of the community.

Exceptions to the Temporary Moratorium

This temporary moratorium does not affect rights acquired under Texas Local Government Code Chapter 245 or the common law, nor does it affect an application for a project in progress under Chapter 245. The temporary moratorium shall neither prohibit nor delay the processing of an application for zoning filed on or before August 31, 2021.

Duration of the Temporary Moratorium

This temporary moratorium shall remain in force until the date the City Council adopts an ordinance imposing a continuing moratorium in accordance with law, or September 12, 2021, whichever occurs first.

Opportunities to provide input on a continuing Moratorium

Municipal residents and affected parties are encouraged to provide input on whether a continuing moratorium shall be imposed prior to the expiration of this temporary moratorium. Public hearings will be held on the following dates and times:

Public Hearing 1:	City Council, Special Meeting, Monday, August 30, 2021, 6:30 PM
Public Hearing 2:	Planning and Zoning Commission, Thursday, September 2, 2021, 6:30 PM

All public hearings will be conducted in the City Council Chambers of City Hall, located at 101 E. Main Street, Forney, Texas.

Authority for instituting a Moratorium

The City of Forney will impose this temporary moratorium and is considering a continuing moratorium under authority pursuant to Chapter 212, Subchapter E, of the Texas Local Government Code.