



# Planning and Zoning Commission Agenda Item Summary Report

**Meeting Date:**  
October 7, 2021

**Submitted by:**  
P. Morgan

**Item Title:**

Hold a public hearing and discuss and consider approval of an Ordinance to rezone 1.005 acres of property from General Retail district to Commercial district. The property is part of 903 E. Broad Street.

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

**Documentation Attached:**  
Legal Description  
Survey  
Photographs

**Item Summary:**

**Purpose:**

Rick Wilson requests approval to rezone 1.005 acres of property from General Retail district to Commercial district. The purpose of the request is to allow the property to be developed according to Commercial zoning standards.

**Image 1: Location Map**



**Current Standards:**

The property is currently vacant, with one metal structure located on it. The property is zoned in the General Retail district.

**Zoning Request:**

The applicant requests to rezone the property to the Commercial district. The Zoning Ordinance provides the following general purpose and description of the Commercial district:

“The C, Commercial, district is intended to provide a location for commercial and service-related establishments, such as wholesale product sales, welding/contractors shops, automotive repair services, upholstery shops, and other similar commercial uses. Uses in this district may utilize open storage areas that are screened from public view. Some light manufacturing may also be allowed with certain conditions. The uses envisioned for this district will typically utilize smaller sites and have operation characteristics which are generally not compatible with residential uses and some nonresidential uses. Convenient access to thoroughfares and collector streets is also a primary consideration.”

**Comprehensive Plan:**

The Comprehensive Plan does not provide a future land use designation for this property. It does note that the current land use is a Commercial type of use.

<b>Direction</b>	<b>Existing Use</b>	<b>Existing Zoning</b>	<b>Future Land Use</b>
Subject Property	Vacant	GR	N/A
North	GR	GR	N/A
South	Vacant	GR	N/A
East	Oncor Contractor	GR	N/A
West	Single-Family	GR	N/A

**Zoning Ordinance Considerations:**

The City of Forney Comprehensive Zoning Ordinance provides the following factors for the Planning and Zoning Commission 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.

**Accessibility:**

The property has access to Broad Street.

**Public Notification:**

Public hearing notification was published in the Forney Messenger newspaper and was mailed to adjacent property owners. Staff did not receive any public comments concerning this request.