



City Council Agenda Item Summary Report

Meeting Date: October 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 to rezone 2.605 acres of property from General Retail district to Light Industrial district. The property is located at 905 E. Broad Street.			
Attachments: Ordinance Legal Description Site Photographs			

Item Summary:

Rick Wilson requests approval to rezone 2.605 acres of property from General Retail district to Light Industrial district. The purpose of the request is to allow the property to be developed and/or operate according to Light Industrial zoning standards.

Image 1: Location Map



Current Standards:

The property is currently used by Oncor as a franchise utility contractor office, with a large metal building

and vehicle parking located on it. The property is zoned in the General Retail district.

Zoning Request:

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

“The LI, Light Industrial, district is intended primarily for the conduct of light manufacturing, assembling and fabrication activities, and for warehousing, research and development, wholesaling and service operations that do not typically depend upon frequent customer or client visits. Such uses do require accessibility to major thoroughfares, major highways, and/or other means of transportation such as the railroad.”

Section 37.2 of the Zoning Ordinance provides the approved uses for each zoning district. The Light Industrial district does allow more ‘Commercial and Wholesale Trade’ and ‘Light Industrial/Manufacturing Uses’ compared to the General Retail district.

The applicant did indicate to staff that the property was originally zoned Light Industrial and that notification was not provided when it was zoned to General Retail in the early 2000’s. Staff does not have the records necessary to confirm this. There is an appraisal report which identifies the property as Light Industrial in 2001, with a light manufacturing use on the property.

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. This would be a different category from Light Industrial.

Direction	Existing Use	Existing Zoning	Future Land Use
Subject Property	Utility Contractor	GR	N/A
North	GR/SF-6	GR	N/A
South	Vacant	GR	N/A
East	Oncor Contractor	GR	N/A
West	Vacant (GR)	GR	N/A

Zoning Ordinance Considerations:

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

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 received four (4) phone calls and one (1) email from adjacent property owners in opposition of the request due to not wanting light industrial zoning at that location.

Recommendation:

On October 7, 2021, the Planning and Zoning Commission voted to recommend approval.