



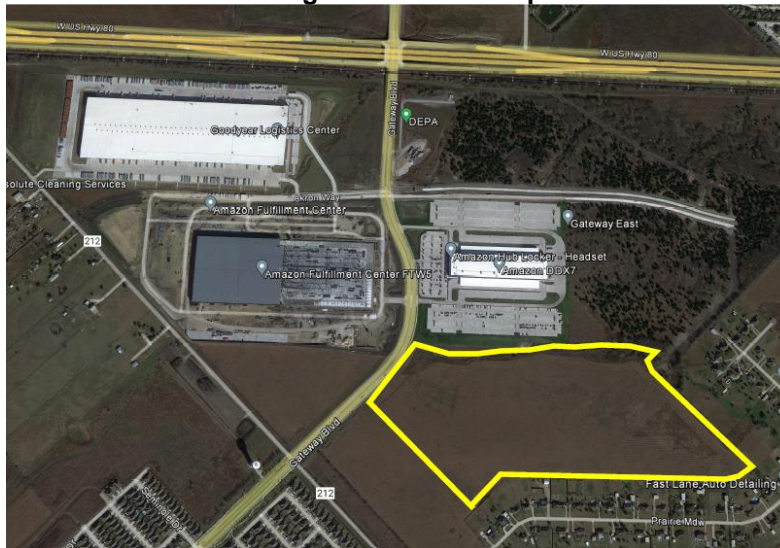
Planning and Zoning Commission Agenda Item Summary Report

Meeting Date: November 4, 2021	Submitted by: P. Morgan
Item Title: Hold a public hearing and discuss and consider approval of an Ordinance to rezone 68.394 acres of land from Agricultural District to a Planned Development with a base zoning of Light Industrial District. The property is located east of S. Gateway Boulevard and south of the DDX7 Addition.	
Public Hearing Item [X] Consent/Action Item []	Documentation Attached: Planned Development Conditions Site Plan Building Elevation Plan Landscape Plan Screening Exhibit Buffer Exhibit Sound Study Traffic Impact Analysis

Item Summary:

Purpose:
Mr. Jonathan Stites requests approval to rezone approximately 68.394 acres of land from Agricultural to a Planned Development with a base zoning of Light Industrial. The property is located east of S. Gateway Boulevard and south of the DDX7 (Amazon) Addition. The purpose of the rezoning is to establish a planned development district with standards for light industrial development.

Image 1: Location Map



Current Standards:
The property consists of 68.394 acres of land and is currently zoned in the Agricultural district. The property is currently vacant and undeveloped. Access to the property is provided from S. Gateway Boulevard. Single-family residential lots are located adjacent to the east and the Amazon DDX7 facility is located to the north. The Amazon FTW5 facility is located to the northwest.

Rezoning Request:

The requested rezoning replaces the existing Agricultural zoning with a light industrial Planned Development. The primary use is distribution center, with a detailed definition provided in the planned development conditions.

The planned development conditions are similar to the other nearby light industrial based planned developments (Amazon DDX7, Amazon FTW5, Blue Jay, and Goodyear). The maximum building height is sixty feet (60') and open storage is permitted. Screening is required adjacent to the residential properties located east of the property. The screening/fencing plan shows a minimum twelve foot (12') tall masonry screening wall adjacent to the residential properties, as recommended by the completed sound study.

The Site Plan shows that three buildings are proposed on the property:

1. Building 1 is 154,434 square feet.
2. Building 2 is 421,200 square feet.
3. Building 3 is 421,200 square feet.

The majority of remaining zoning standards, including area regulations, must comply with the Zoning Ordinance regulations. The landscape plan shows that the quantity of trees is provided in accordance with the parking and street frontage requirements. A tree survey must be approved prior to the issuance of any building or grading permit. No truck stacking is permitted within any public right-of-way.

The Buffer Exhibit shows that a 50-foot landscape buffer is provided between the masonry screening wall and the property lines of the adjacent residential lots on Prairie Meadow.

The building exterior construction materials include concrete panel as the primary material. The materials are approved under the International Building Code.

Accessibility:

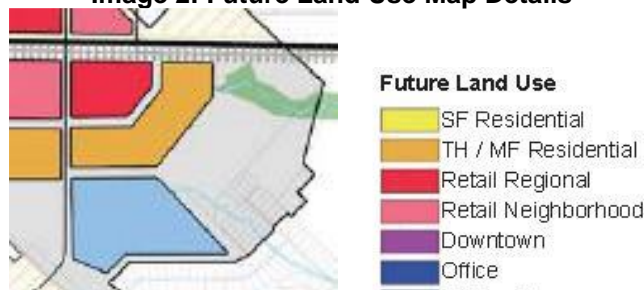
The property provides direct access to S. Gateway Boulevard. A traffic impact analysis was provided and has been reviewed by the City Engineer.

Comprehensive Plan:

The 2016 Comprehensive Plan designates the property as being suitable for a College Campus future land use. Staff is not aware of any discussions that make this a possible use.

Direction	Existing Use	Existing Zoning	Future Land Use
Subject Property	Vacant	AG	College Campus
North	Amazon DDX7	PD (Light Industrial)	TH/MF
South	Vacant	AG	Undetermined
East	Single-Family	Outside City Limits	Outside City Limits
West	Vacant	AG	Undetermined

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 (within City limits) and the notice was published in the Forney Messenger. Staff did not receive any public comment.