



Planning and Zoning Commission Agenda Item Summary Report

Meeting Date: November 4, 2021	Submitted by: P. Morgan
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Item Title:

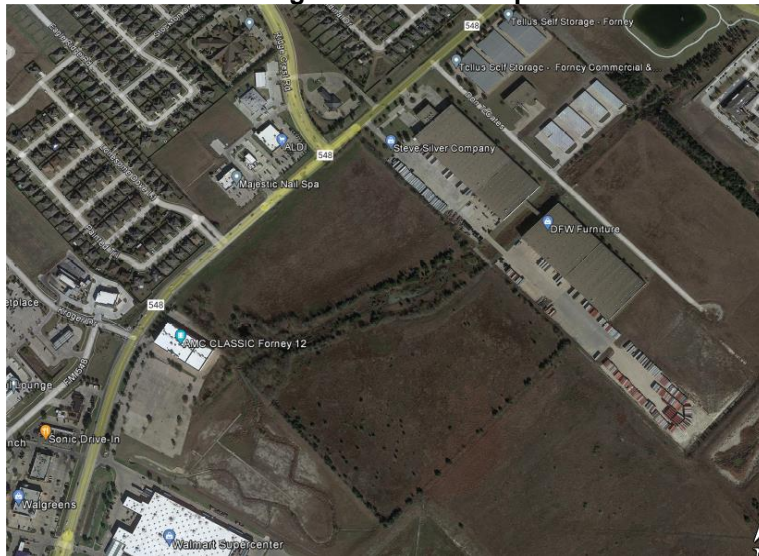
Hold a public hearing and discuss and consider approval of an Ordinance rezoning 80 acres of land from Light Industrial District to a Planned Development with a base zoning of Light Industrial District. The property is located east of Ridgecrest Road and North F.M. 548.

Public Hearing Item [X] Consent/Action Item []	Documentation Attached: Planned Development Conditions Site Plan Building Elevation Plan Landscape Plan Fencing Exhibit
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Item Summary:

Purpose:
Lovett Industrial requests approval to rezone approximately 80 acres of land from Light Industrial to a Planned Development with a base zoning of Light Industrial. The property is located east of Ridgecrest Road and North F.M. 548. 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 80 acres of land and is currently zoned in the Light Industrial district. The property is currently vacant and undeveloped. Access to the property is provided from North F.M. 548. The Steve Silver warehouse is located to the north and the AMC Forney is located to the south. Retail and single-family are located to the west, across North F.M. 548.

Rezoning Request:
The requested rezoning replaces the existing Light Industrial zoning with a Light Industrial Planned Development. The primary use is distribution center, with a detailed definition provided in the

planned development conditions. A manufacturing use would require the approval of a Conditional Use Permit.

The planned development conditions are similar to other Forney light industrial based planned developments (Amazon DDX7, Amazon FTW5, Blue Jay, and Goodyear). The maximum building height is sixty feet (65') without a conditional use permit.

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

1. Building 1 is 800,000 square feet.
2. Building 2 is 168,000 square feet.
3. Building 3 is 137,800 square feet.

The majority of remaining zoning standards 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 building exterior construction materials include concrete wall as the primary material. The materials are approved under the International Building Code.

On October 19, 2021, the City Council approved a Chapter 380 Grant Agreement with Lovett Industrial. The Chapter 380 Agreement provides for the economic program grants related to the development of the property and the extension of the roadway infrastructure. The Forney Economic Development Corporation is also participating in the project to help offset some of the upfront costs to the Developer including their cost to relocate a sewer line to the southern portion of the property to allow for the development of the property.

Accessibility:

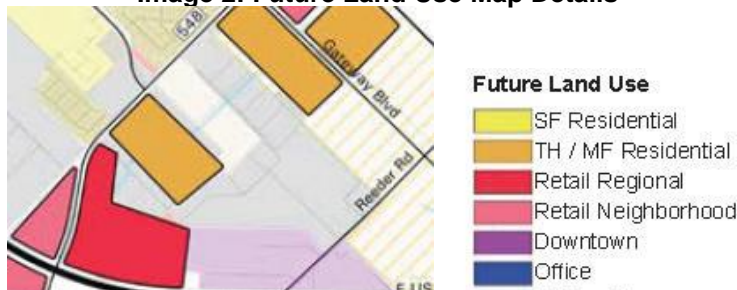
The property provides direct access to North F.M. 548. The project includes the eastern extension of Ridgcrest Road.

Comprehensive Plan:

The 2016 Comprehensive Plan designates the property as being suitable for a townhome/multi-family future land use.

Direction	Existing Use	Existing Zoning	Future Land Use
Subject Property	Vacant	LI	TH/MF
North	Steve Silver	LI	Undesignated
South	AMC/Wal-Mart	PD	Retail Regional
East	Vacant	LI	TH/MF
West	Retail/SF	PD	Undesignated

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.