



Planning and Zoning Commission Agenda Item Summary Report

Meeting Date:
November 4, 2021

Submitted by:
P. Morgan

Item Title:

Discuss and consider approval of a site plan for Lovett Industrial, located east of Ridgecrest Road and North F.M. 548.

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

Documentation Attached:

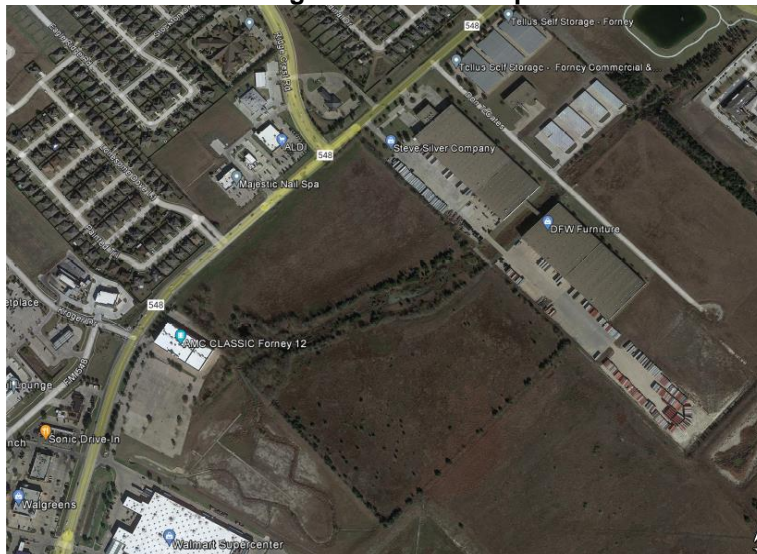
Site Plan
Building Elevation Plan
Landscape Plan
Fencing Exhibit

Item Summary:

Purpose:

Lovett Industrial requests approval of a site plan for 80 acres located east of Ridgecrest Road and North F.M. 548. The purpose of the request is to provide the site design for the light industrial development of the property.

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. The applicant is currently requesting to zone the property to a Planned Development with a base zoning of Light Industrial.

Site Plan:

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 site plan is similar to other Forney light industrial based planned developments (Amazon DDX7, Amazon FTW5, Blue Jay, and Goodyear). The tallest building height is forty-five feet, eight-inches (45'8").

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 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 Ridgecrest Road.

Recommendation:

Staff recommends approval.