



City Council Agenda Item Summary Report

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| Meeting Date: December 21, 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 11.281 acres of property from Agricultural district to a Planned Development with a base zoning district designated as Light Industrial district. The property is located at the southeast corner of U.S. Highway 80 and County Road 212. | | | |
| Attachments: Draft Ordinance Legal Description Development Regulations Concept Plan | | | |

Item Summary:

Mr. Richard Turcotte requests approval to rezone approximately 11.281 acres of land from Agricultural to a Planned Development with a base zoning of Light Industrial. The property is located at the southeast corner of U.S. Highway 80 and County Road 212. 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 11.281 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 County Road 212. Property owned by Smurfit Kappa is located to the west and the Goodyear distribution facility is located to the east.

Rezoning Request:

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

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-five feet (65') and truck and tractor trailer open storage is permitted.

The Concept Plan shows an Atmos service center with two buildings, each less than 8,000 square feet in area. All access to the site is provided from County Road 212.

The majority of remaining zoning standards, including area regulations, must comply with the Zoning Ordinance regulations. The planned development regulations do provide for special sign and landscape requirements. The wall signs within the planned development are permitted to be larger than otherwise permitted by the Zoning Ordinance.

Accessibility:

The property provides direct access to County Road 212.

Comprehensive Plan:

The 2016 Comprehensive Plan designates the property as being suitable for townhome or multi-family residential. 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 | TH/MF |
| North | U.S. 80 | N/A | U.S. 80 |
| South | Vacant/SF | PD (LI) | TH/MF |
| East | Distribution LI | PD (LI) | TH/MF/Office |
| West | Vacant | LI | Industrial |

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.

Recommendation:

On December 2, 2021, the Planning and Zoning Commission recommended approval.