



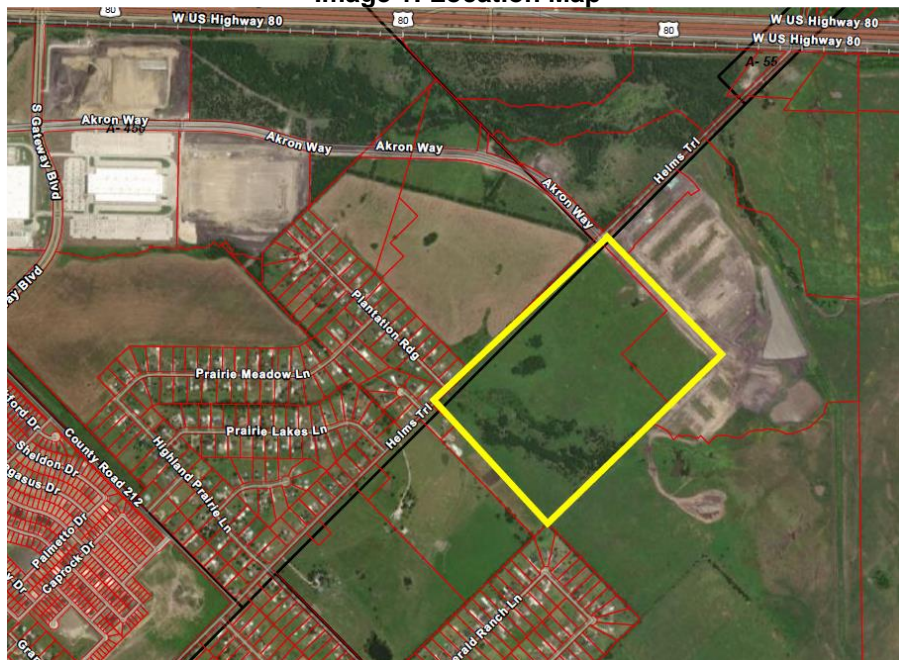
City Council Agenda Item Summary Report

Meeting Date: January 18, 2022			
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 120.960 acres of property from Agricultural district to a Planned Development with a base zoning district designated as Light Industrial district. The property is located southeast of the Helms Trail and Sage Hill Parkway intersection.			
Attachments: Legal Descriptions Concept Plan Development Regulations Building Elevations Landscape Plan			

Item Summary:

Holt Lunsford Commercial requests approval of a rezoning of approximately 120.960 acres of property located southeast of the Helms Trail and Sage Hill Parkway intersection. The purpose of the rezoning is to establish a light industrial planned development.

Image 1: Location Map



Current Standards:

The property includes 102 acres of property zoned within the Agricultural District and approximately 18

acres of property currently being considered for annexation. City Council will consider the annexation request on January 18, 2021. The City Council approved a development agreement for the property on December 7, 2021. The development agreement allows for the light industrial development of the property.

Rezoning Request:

The PD establishes a base zoning district of Light Industrial, using the same conditions approved with the development agreement.

The Concept Plan shows two light industrial buildings. Building 1 is 1,021,440 square feet and Building 2 is over 400,000 square feet. The approved uses include Light Industrial uses and the following specific uses:

1. Distribution Center
2. Manufacturing, General (CUP required)
3. Outside Storage (Truck and Tractor Trailer Storage)
4. Accessory Use
5. Wholesale Distribution Center

The planned development regulations are consistent with the other nearby light industrial planned developments.

Accessibility:

The property provides direct access to Helms Trail.

Comprehensive Plan:

The Comprehensive Plan does not provide a future land use designation for the property. The property was not located inside Forney city limits when the Comprehensive Plan was updated in 2016.

Direction	Existing Use	Existing Zoning	Future Land Use
Subject Property	Vacant	AG	Undetermined
North	Vacant	N/A	N/A
South	Vacant/Residential	N/A	N/A
East	Vacant	N/A	N/A
West	Vacant/Residential	PD (Light Industrial)	N/A

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.

Future Requirements:

If approved, future development of the property will require approval of:

1. Final Plat
2. Civil Plans (staff approved)
3. Building Plans (staff approved)

Recommendation:

On January 6, 2022, the Planning and Zoning Commission voted 3-3 to deny the request. During the item discussion some Commission members stated concerns for trucks, traffic, and the use being located near residential properties. The Chair stated support for the quality of Holt Lunsford developments and for the location having new infrastructure capable of handling the traffic. The Commission was deadlocked at 3-3 and was unable to pass a recommendation to approve. Therefore, it does require a three-quarters (3/4) vote of the full City Council to approve the request.