



Planning and Zoning Commission Agenda Item Summary Report

Meeting Date:
March 3, 2022

Submitted by:
P. Morgan

Item Title:

Hold a public hearing and discuss and consider approval to rezone 40.823 acres of property from Agricultural district to a Planned Development Overlay District with a base zoning district designated as Light Industrial District. The property is located south of U.S. Highway 80, east of F.M. 1641 and west of County Road 212.

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

Documentation Attached:
Development Standards
Site Plan
Approved Development Agreement

Item Summary:

Purpose:

Platform 80-20, LP, requests approval to zone approximately 40.823 acres of property. The purpose of the request is to establish light industrial zoning standards for property being annexed into Forney city limits.

Image 1: Location Map



Current Standards:

The property consists of 40.823 acres of land. The property is being considered by the City Council for a voluntary annexation. The property is vacant and undeveloped. Access to the property is provided through the first Platform 80-20 planned development, located adjacent to County Road 212.

Zoning Request:

The requested zoning establishes a Light Industrial planned development as the zoning district for the property. The application letter states that the zoning request is to facilitate the eventual development and construction of approximately 640,000 square feet of warehouse and distribution uses.

The zoning request would establish the Zoning Ordinance as the regulatory zoning document for the property, with Light Industrial area regulations, approved uses, and other development standards being enforced. The property also must be developed in accordance with additional regulations approved by City Council in a development agreement between the City of Forney and Platform 80-20, LP. The development agreement allows the following:

1. Distribution center as a permitted use;
2. Maximum building height of fifty feet (55');
3. Minimum required off-street parking for storage or warehousing, and light manufacturing uses shall be 1 space for every 2,500 square feet of total floor area;
4. Commercial trucks shall not be allowed to park or cause stacking of trucks to occur on a public roadway, including CR 212; and
5. For storage, warehouse, or distribution center buildings, no front façade offset of any kind shall be required, including without limitation, any such offsets required under Section 33.4.F of the Zoning Ordinance or any other section thereof.

Staff review finds that the zoning request is in conformance with the development agreement approved by City Council. The requested standards are similar to the Platform 80-20 project located adjacent to the property.

Accessibility:

The property has direct access to C.R. through the adjacent property also owned by the applicant.

Comprehensive Plan:

The 2016 Comprehensive Plan does not provide a future land use designation for the property because the property is located outside city limits.

Direction	Existing Use	Existing Zoning	Future Land Use
Subject Property	Vacant	Outside City Limits	Undefined
North	PD (Light Industrial)	PD (Light Industrial)	TH/MF
South	PD (Single-Family)	PD (Single-Family)	PD
East	PD (Light Industrial)	PD (Light Industrial)	Undefined
West	Vacant/Residential/Commercial	Outside City Limits	Undefined

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 and the notice was published in the Forney Messenger. Staff did not receive any public comment.