



Planning and Zoning Commission Agenda Item Summary Report

Meeting Date:
April 7, 2022

Submitted by:
P. Morgan

Item Title:

Hold a public hearing and discuss and consider approval to rezone 3.09 acres of property from Agricultural District to Neighborhood Service District. The property is located east of Lakewood Trail and north of F.M. 741.

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

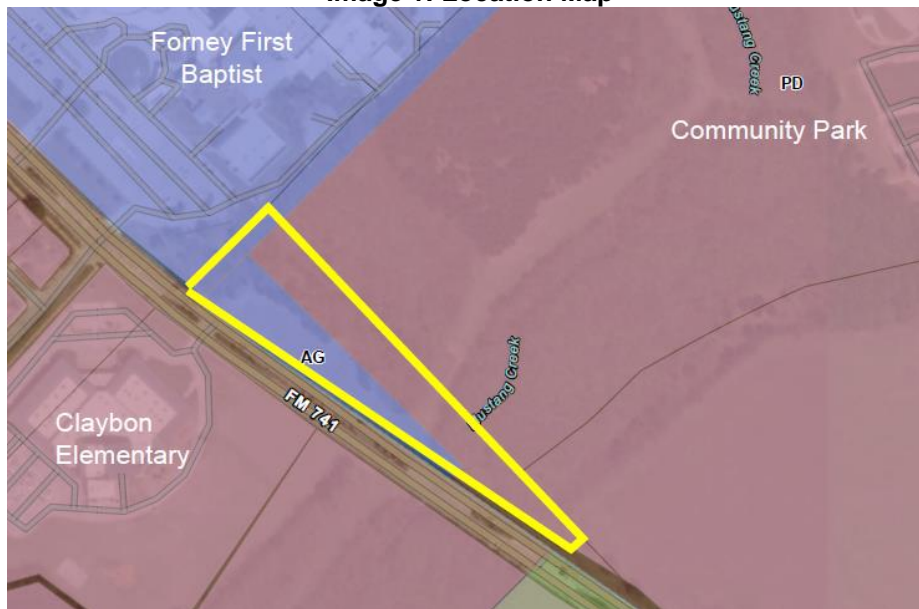
Documentation Attached:
Property Survey

Item Summary:

Purpose:

J.R. Gaut requests approval to rezone approximately 3.09 acres of land from Agricultural District to Neighborhood Service District. The property is located east of Lakewood Trail and north of F.M. 741. The purpose of the rezoning is to establish zoning standards suitable for office, medical, banking, and other neighborhood service type uses.

Image 1: Location Map



Current Standards:

The property consists of 3.09 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 F.M. 741. The First Baptist Forney Church is located to the west and Forney Community Park is located to the north. Claybon Elementary School is located to the south, across North F.M. 741.

Rezoning Request:

The requested rezoning replaces the existing Agricultural zoning with Neighborhood Service. The Neighborhood Service District is defined by the Zoning Ordinance as being “established to provide areas for limited local neighborhood, low intensity retail and service facilities for the retail sale of goods and services. These shopping areas should utilize established landscape and buffering requirements. The NS district should be located along or at the intersection of major collectors or

thoroughfares to accommodate higher traffic volumes, but it can also act as a buffer against residential uses.”

If the property is rezoned, approval of a site plan is necessary to establish the approved site design using the approved zoning district requirements.

Image 2: Street View



Accessibility:

The property provides direct access to North F.M. 741.

Comprehensive Plan:

The 2016 Comprehensive Plan did not provide a specific future land use designation for this property.

Direction	Existing Use	Existing Zoning	Future Land Use
Subject Property	Vacant	AG	Undesignated
North	Park	AG	Park
South	School	PD	School
East	Vacant	PD	GR
West	Church	AG	Church

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.