



## Planning and Zoning Commission Agenda Item Summary Report

<b>Meeting Date:</b> April 7, 2022	<b>Submitted by:</b> P. Morgan
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**Item Title:**

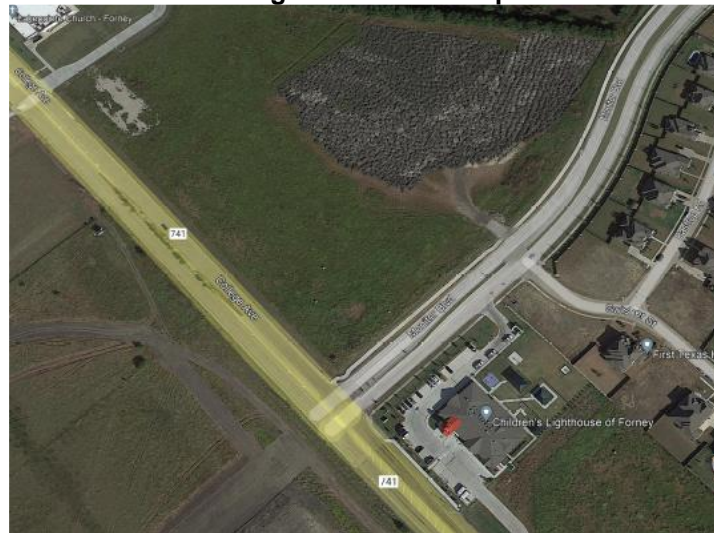
Hold a public hearing and discuss and consider approval rezone 0.842 acres of property from Planned Development Overlay District with a base zoning district designated as SF-11 to a Planned Development Overlay District with a base zoning district designated as Neighborhood Service District. The property is located northwest of the Monitor Boulevard and F.M. 741 intersection.

<b>Public Hearing Item</b> <input checked="" type="checkbox"/> <b>Consent/Action Item</b> <input type="checkbox"/>	<b>Documentation Attached:</b> Application Letter Legal Description Zoning Exhibit
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**Item Summary:**

**Purpose:**  
Bleriot Forney requests approval to rezone approximately 0.842 acres of land. The purpose of the rezoning is to include the property as part of the adjacent Neighborhood Service District base zoning.

**Image 1: Location Map**



**Rezoning Request:**  
The property consists of 0.842 acres of land and is currently zoned in the Fox Hollow Planned Development with a base zoning district designated as SF-11. The property is currently designated as an access easement. That easement is no longer necessary, and the applicant is requesting to combine the property with the Neighborhood Service property to the south. The property is currently vacant and undeveloped.

**Accessibility:**  
The property has direct access to Monitor Boulevard.

**Comprehensive Plan:**

The 2016 Comprehensive Plan does not provide a specific future land use designation.

<b>Direction</b>	<b>Existing Use</b>	<b>Existing Zoning</b>	<b>Future Land Use</b>
Subject Property	Vacant	PD (SF-11)	Undesignated
North	Vacant	PD (SF-11)	Undesignated
South	Vacant	PD (NS)	Undesignated
East	Daycare	PD (NS)	Undesignated
West	Church	PD (SF-11)	Undesignated

**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.