



# Planning and Zoning Commission Agenda Item Summary Report

<b>Meeting Date:</b> April 7, 2022	<b>Submitted by:</b> P. Morgan
<b>Item Title:</b> Hold a public hearing and discuss and consider approval to rezone 4.842 acres of property from Commercial District and General Retail District to Commercial District. The property is located at 503 E. U.S. Highway 80.	
<b>Public Hearing Item [X] Consent/Action Item [ ]</b>	<b>Documentation Attached:</b> Concept Plan Zoning Exhibit Legal Description

**Item Summary:**

**Purpose:**  
Cameron Slown, representing the property owner, requests approval to rezone approximately 4.842 acres of land from Commercial District and General Retail District to Commercial District. The property is located at 503 E. U.S. Highway 80. The purpose of the rezoning is to establish the entire property as Commercial zoning.

**Image 1: Location Map**



**Current Standards:**  
The property consists of 4.842 acres of land and is currently used as a U-Haul rental and automotive accessories business. Access to the property is provided from the U.S. Highway 80 service road. The property also has access to Hunters Circle on the south side of the property. Commercial businesses operate on each side of the property.

**Rezoning Request:**  
The property is currently split between the General Retail District and the Commercial District. The request is to combine the property into only the Commercial District. This will allow the property to develop under one consistent set of zoning regulations. The Commercial District uses are consistent with the adjacent uses. The Concept Plan shows that a hotel use is proposed.

**Accessibility:**

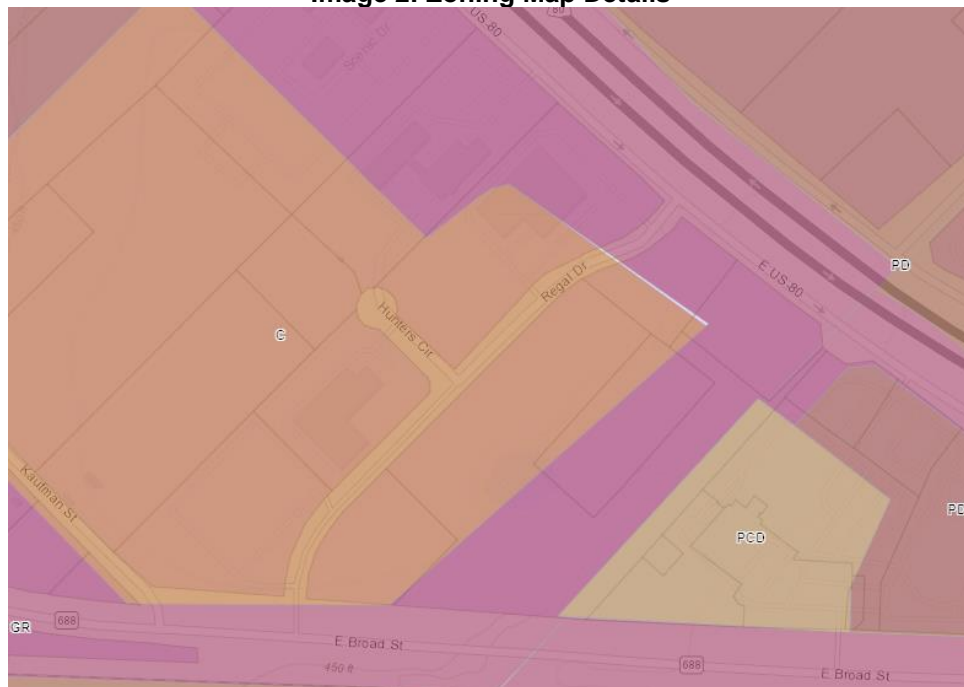
The property provides direct access to the U.S. Highway 80 service road. The property has rear access to Hunters Circle, which connects to Regal Drive.

**Comprehensive Plan:**

The 2016 Comprehensive Plan does not provide a future land use designation but does note that the current land use is Commercial.

Direction	Existing Use	Existing Zoning	Future Land Use
Subject Property	Automotive	GR/C	C
North	Highway	N/A	N/A
South	Commercial	C	C
East	GR/C	GR/C	C
West	Excavation Contractor	GR/C	C

**Image 2: Zoning 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.