



Planning and Zoning Commission Agenda Item Summary Report

Meeting Date: June 2, 2022	Submitted by: P. Morgan
Item Title:	
Hold a public hearing and discuss and consider approval of an Ordinance to rezone 25.738 acres of property from Agricultural District to Planned Development Overlay District. The property is located south of U.S. Highway 80, east of S. Gateway Boulevard and north of Akron Way.	
Public Hearing Item [X] Consent/Action Item []	Documentation Attached: Development Standards Concept Plan

Item Summary:

ICM Asset Management, representing the property owner, requests approval to rezone 25.738 acres of property from Agricultural District to Planned Development Overlay District. The purpose of the request is to establish the standards for light industrial development of the property.

Image 1: Location Map



Current Standards:
The property consists of 25.738 acres of vacant land zoned in the Agricultural District. The property is bordered by vacant land to the east, U.S. Highway 80 to the north, and light industrial developments to the south and west.

Zoning Request:
The applicant is requesting to establish a light industrial planned development similar to the adjacent properties. The site plan shows a 325,000 square foot main distribution facility with trailer parking surrounding the property. Any manufacturing would require approval of a conditional use permit.

The building elevation plan shows a building height generally set at forty-six feet (46'). Landscaping and other site details would be required to have approval with a full site plan submittal.

Accessibility:

The property provides direct access to Akron Way.

Comprehensive Plan:

The 2016 Comprehensive Plan designates the property as being suitable for Retail. This was designated prior to the other light industrial uses being developed.

Direction	Existing Use	Existing Zoning	Future Land Use
Subject Property	Vacant	AG	Retail
North	Highway	N/A	N/A
South	Distribution	PD (LI)	TH/MF
East	Vacant	AG	TH/MF
West	Distribution	PD (LI)	Retail

Zoning Ordinance Considerations:

When considering applications for a Conditional Use Permit, the City of Forney Zoning Ordinance provides the following considerations for the Planning and Zoning Commission and City Council:

1. The proposed use at the specified location is consistent with the goals, objectives and policies contained in the adopted Comprehensive Plan;
2. The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations;
3. The proposed use meets all supplemental standards specifically applicable to the use as set forth in Article V of this Ordinance;
4. The proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhoods and, as required by the particular circumstances, includes improvements or modifications either on-site or within the public rights-of-way to mitigate development-related adverse impacts, including but not limited to:
 - a. Adequate ingress and egress to property and proposed structures thereon with particular reference to vehicular and pedestrian safety and convenience, and access in case of fire;
 - b. Off-street parking and loading areas;
 - c. Refuse and service areas;
 - d. Utilities with reference to location, availability, and compatibility;
 - e. Screening and buffering, features to minimize visual impacts, and/or setbacks from adjacent uses;
 - f. Control of signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district;
 - g. Required yards and open space;
 - h. Height and bulk of structures;
 - i. Hours of operation;
 - j. Exterior construction material and building design; and
 - k. Roadway adjustments, traffic control devices or mechanisms, and access restrictions to control traffic flow or divert traffic as may be needed to reduce or eliminate development-generated traffic on neighborhood streets.
5. The proposed use is not materially detrimental to public health, safety, convenience and welfare, or results in material damage or prejudice to other property in the vicinity.

Public Notification:

Staff provided notification of this public hearing to adjacent property owners and public notice was published in the Forney Messenger. Staff did not receive any public comment.