



City Council Agenda Item Summary Report

Meeting Date: July 19, 2022			
Submitted by: P. Morgan			
Consent	Discussion Only	Public Hearing X	Action/Discussion
Item Title: Hold a public hearing and discuss and consider approval of an Ordinance rezoning 20.182 acres of land from Agricultural District to a Planned Development Overlay District with a base zoning of Light Industrial District. The property is located north of the County Road 212 and South Gateway Boulevard intersection.			
Attachments: Ordinance Property Description Concept Plan			

Item Summary:

Leon Industrial Acquisitions, LLC, requests approval to rezone 20.182 acres of land from Agricultural to a Planned Development with a base zoning of Light Industrial. The property is located west of S. Gateway Boulevard and north of County Road 212. The purpose of the rezoning is to establish a planned development district with standards for light industrial development.

Image 1: Location Map



Current Standards:

The property consists of 20.182 acres of land and is currently zoned in the Agricultural district. The property is currently vacant and undeveloped. The property is bordered by C.R. 212 and South Gateway Boulevard. The Gateway Parks single-family residential subdivision is located to the south and the Amazon distribution facility borders the property on the north side.

Rezoning Request:

The requested rezoning replaces the existing Agricultural zoning with a light industrial Planned Development. The following changes to the Light Industrial development standards are requested:

1. General Manufacturing shall be a permitted use, provided it meets the performance standards provided in Section 44 of the Zoning Ordinance; and
2. The maximum building height shall be sixty feet (60'), not thirty-six feet (36').

All other development regulations must comply with the Zoning Ordinance.

The Concept Plan shows that two buildings are proposed on the property:

1. Building 1 is 228,780 square feet.
2. Building 2 is 60,965 square feet.

Internal and rear parking areas are sized for trailer parking. Parking adjacent to the street frontages are sized for standard vehicles.

Accessibility:

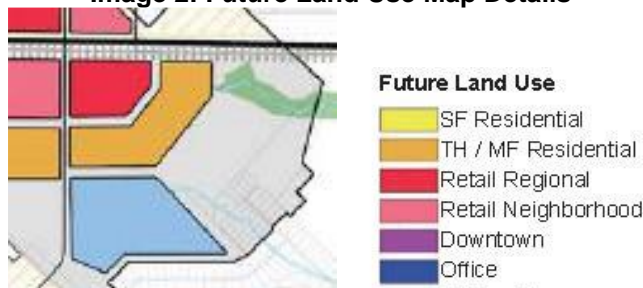
The property provides direct access to S. Gateway Boulevard and to C.R. 212. The Concept Plan shows driveway connections to each street. A traffic impact analysis is planned to be provided with a site plan application.

Comprehensive Plan:

The 2016 Comprehensive Plan did not provide a specific designation for this property. The gray color shown below is undesignated future land use.

Direction	Existing Use	Existing Zoning	Future Land Use
Subject Property	Vacant	AG	Undetermined
North	Amazon FTW5	PD (Light Industrial)	TH/MF
South	Single-Family	PD (Gateway Parks)	Undetermined
East	Vacant	PD (LI) or AG	College Campus
West	Vacant	N/A or PD (LI)	N/A

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 (within City limits) and the notice was published in the Forney Messenger. Staff received one response from a Gateway Parks resident in opposition to the request.

Recommendation:

On July 7, 2022, the Planning and Zoning Commission voted to recommend approval.