



## Planning and Zoning Commission Agenda Item Summary Report

**Meeting Date:**  
October 4, 2018

**Submitted by:**  
P. Morgan

**Item Title:**

Hold a public hearing and discuss and consider approval of a request to rezone property from AG – Agricultural District to PD – Planned Development District with a base zoning district of LI – Light Industrial District. The property consists of approximately 102.037 acres of land located at the southwest corner of S. Gateway Boulevard and U.S. Highway 80.

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

**Documentation Attached:**  
Request Letter  
Development Standards  
Aerial  
Concept Plan  
Survey

**Recommended Action:**

Staff recommends approval.

**Item Summary:**

**Purpose:**

Mr. Todd Finley, representing the property owner, requests approval of a rezoning for approximately 102.037 acres of property located at the southwest corner of S. Gateway Boulevard and U.S. Highway 80, east of C.R. 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 102.037 acres of land and is zoned within the Agricultural District. The property is currently vacant and undeveloped. There are no current driveway connections to the

property. The property is bordered by vacant land, with some residential and non-residential lots across C.R. 212 from the property.

**Rezoning Request:**

The requested rezoning request is to replace the existing Agricultural zoning with a Planned Development that would incorporate a base district of Light Industrial. The concept plan shows a proposed use of ‘Distribution Center/Warehouse’, with a 1,207,538 main building. A new roadway is shown south of the building, and the concept plan shows connections to U.S. Highway 80, S. Gateway Boulevard, and C.R. 212.

The planned development conditions provide some exceptions to the standard zoning regulations. Permitted uses include:

1. Manufacturing
2. Outside Storage, Including Truck and Tractor Trailer Storage; and
3. Wholesale Distribution Center.

The maximum building height is 60’. Above 60’ is only permitted with approval of a conditional use permit.

The concept plan shows that truck and tractor trailer storage will be provided around all sides of the main building, with no screening required.

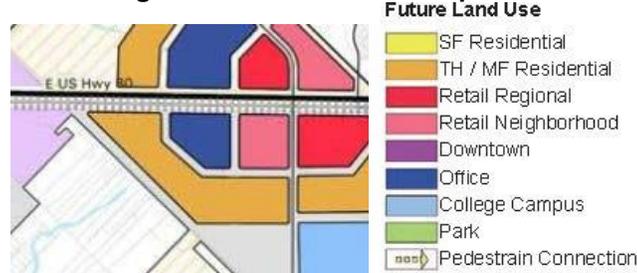
Tilt wall and cementitious fiber board are approved exterior construction materials that are included in the masonry percentage requirement.

**Comprehensive Plan:**

The Comprehensive Plan is a guide that may be used to assist in the decision making process for zoning and development requests. The Future Land Use Map, provided within the 2016 Comprehensive Plan, identifies the property as being split between retail neighborhood, office, and multi-family residential.

Direction	Existing Use	Existing Zoning	Future Land Use
Subject Property	Vacant	AG	Retail/Office/TH-MF Residential
North	Highway	N/A	N/A
South	Vacant	AG	TH/MF Residential
East	Vacant	AG	Retail
West	Various	LI or County	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 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.

**Future Requirements:**

If approved, future development of the property will require approval of:

1. Final Plat
2. Civil Plans
3. Traffic Impact Analysis
4. Site Plan
5. Building Plans (staff approved)

**Public Notification:**

In accordance with Texas Local Government Code and the City of Forney Comprehensive Zoning Ordinance, notification was provided in the Forney Messenger newspaper and was mailed to owners of property located within two-hundred feet (200') of the subject property. Staff did not receive any public comment.

**Recommendation:**

Staff recommends approval.