

Highlights -- Community Development Department

The Community Development Department is organized into three divisions: Planning & Zoning, Building Inspections, and Neighborhood Services. Each of these departments is dedicated to providing the best possible public service and is committed to serving our community in a professional and ethical manner. The Community Development Department is constantly seeking ways to improve the City of Forney to make it an awesome place to live and work.

The City is proud of its Community Development employees: Director of Community Development Noah Simon, Senior Planner Peter Morgan, Planning Technician Brenda Zepeda, Certified Building Official Rick Ripley, Permit Clerk Sheila Miller, and Neighborhood Services Specialist Paul Armstrong.

PLANNING & ZONING

The Planning & Zoning division provides development and land-use regulation and services through site plan review, permitting, Planned Developments and Planned Commercial Developments, and ensures that future land uses are consistent with the City's Comprehensive Plan. Planning staff provides support to the Planning and Zoning Commission, and the Board of Adjustments. The Community Development Department staff works collectively to achieve the goals and objectives of the department as well as the organization, community and Council. Planning staff frequently works with Neighborhood Services and Building Inspection staff as the department's focus encourages and promotes a team approach.

Planning staff assist residential and commercial applicants on new projects, renovations and rehabilitations of existing projects to ensure compliance with zoning and other applicable City codes and ordinances.

Planning & Zoning division responsibilities include:

1. Reviewing all site plans as quickly and as efficiently as possible;
2. Treating each applicant as a partner throughout the entire process;
3. Providing assistance, responses, and clarifications on all zoning and land use matters;
4. Enforcing zoning, City codes and ordinances; and
5. Striving for continued improvement for the development review process internally to the organization and externally to the Department's partners.

NEIGHBORHOOD SERVICES

Working as part of the Community Development team, the Neighborhood Services Specialist (NSS) enforces City Codes and Ordinances, engages the community through attendance

at Home Owner Association meetings, goes door-to-door in commercial and industrial areas, and is visible in the community. The NSS promotes neighborhood integrity, works with the community to raise the quality of life, neighborhood desirability and encourages reinvestment. The Neighborhood Services Department proactively addresses and enforces code violations. The department is also charged with responding to community concerns regarding high grass, junked vehicles, illegal signs and unsightly matter on private property and provides for the health, safety and general welfare of the community through implementation and enforcement of local zoning regulations and through the Cleanliness of Premise ordinance and other regulatory tools. The enforcement and compliance with City ordinances and zoning regulations improves the quality of life for residents and ensures a clean and healthy environment for citizens and visitors of Forney.

BUILDING INSPECTIONS

The Building Inspections division is responsible for the administration and enforcement of building codes, fire codes and food establishment permits, including mobile vendors and special events involving the preparation and distribution of food related products. The Building Inspections staff works with Planning and Neighborhood Services staff as the department's focus encourages and promotes a team approach. Building Inspections works with residential and commercial applicants on all new projects, remodels and renovations to existing structures to provide and promote compliance with all applicable building and safety codes along with applicable City ordinances.

Building Inspections is responsible for:

1. The review of all construction plans in a timely manner;
2. Working with the development community through the review and permitting process;
3. Providing assistance, responses and clarifications on all building, health and life safety code questions;
4. Ensuring compliance with the adopted building codes and City ordinances; and
5. Continued improvement of the development process from the early planning stages through review, permitting, construction and completion.