

**CITY OF FORNEY AGENDA
BOARD OF ADJUSTMENT MEETING
FORNEY CITY HALL, 101 E. MAIN STREET
FORNEY, TX 75126
TUESDAY, FEBRUARY 23, 2021, 6:30 P.M.
VIA CONFERENCE CALL**

The general public can listen to the meeting live on the City's website at <https://forneytx.gov/803/Watch-Meetings>. If you wish to address the Board during this meeting, you are required to email pmorgan@forneytx.gov no later than Tuesday, February 23, 2021 by 1:00 p.m. You must provide your name and telephone number. You will be provided with information needed to dial in at least 15 minutes prior to the scheduled meeting start time. Due to technical restrictions, those who fail to dial into the meeting at the prescribed time may forfeit their ability to speak at the meeting.

1. Call Meeting To Order

2. Consent Items

- 2.I. Consider Approval Of The Minutes Of The February 17, 2020, Board Of Adjustment Meeting.

Documents:

[FEBRUARY 17, 2020 MINUTES.PDF](#)

3. Public Hearing Items

- 3.I. Hold A Public Hearing And Discuss And Consider Approval Of A Variance For A New Sign At The Corner Of N. Gateway Boulevard And N. F.M. 548.

Documents:

[ITEM SUMMARY-GATEWAY DEVELOPMENT SIGN.PDF](#)
[EXHIBITS-GATEWAY DEVELOPMENT SIGN.PDF](#)

4. Adjournment

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the Community Development office at 972-564-7386 or FAX 972-552-1538 for further information. Braille is not available.

CERTIFICATE

I, Peter Morgan, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 19th day of February, 2021, at 5:00 p.m. and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.



MINUTES
BOARD OF ADJUSTMENT
Monday, February 17, 2020 – 6:30 p.m.
Forney City Hall
101 East Main Street

I. CALL TO ORDER

Richard Salgado called the meeting to order at 6:30 PM. Present were board members and alternates Richard Salgado, Rick Henrichs, Jamie Brown, Brian Reese, Thomas Hoffman and Jonathan Dolleman. Also present were City Planner Alex Dixon and Board Secretary Gladis Saldana. Alternate board member Tiffany Fuqua was absent.

II. CONSENT ITEMS

1. Consider approval of the minutes of the October 8, 2019 of the Board of Adjustment meeting.

Jamie Brown made a motion to approve the minutes and Thomas Hoffman seconded the motion. The motion passed by a vote of 5 ayes (Henrichs, Reese, Hoffman, Dolleman and Brown) and 0 nays. (Richard Salgado did abstain from the vote)

Brian Reese made a motion to open Public Hearing. Rick Henrichs seconded the motion. The motion passed by a vote of 6 ayes (Salgado, Henrichs, Brown, Hoffman, Dolleman and Reese) and 0 nays.

III. PUBLIC HEARING ITEMS

1. Hold a public hearing and discuss and consider approval of variances to the sign regulation of Section 48 of the City of Forney Comprehensive Zoning Ordinance. The request is for the Forney Professional Center, located at 214 Farm-to-Market Road 548

City Planner Alex Dixon introduced the item and explained that the request was for a variance to install a second monument sign on the property. Mr. Dixon stated that there was a new building located on behind the original Forney Profession Center that does not have any frontage on FM 548. He also mentioned that there is an existing monument sign on the front lot. The board members discussed the location and sign design.

No from the public chose to speak. Jamie Brown made a motion to close public hearing. Rick Henrichs seconded the motion. The motion passed by a vote 5 ayes and 0 nays. After reviewing the materials provided and discussing the criteria that needed to be met for approval. Richard Salgado made a motion to approve the request, Rick Henrichs seconded the motion. The motion passed by a vote of 5 ayes and 0 nays (Salgado, Henrichs, Brown, Hoffman, and Reese).

IV. ADJOURNMENT

There being no further business to bring before the board, Richard Salgado adjourned the meeting at 6:48 p.m.

PASSED AND APPROVED BY THE BOARD OF ADJUSTMENT OF THE CITY OF FORNEY, TEXAS, this _____ day of _____, 2021.

Chairperson

ATTEST:

Gladis Saldana, City of Forney

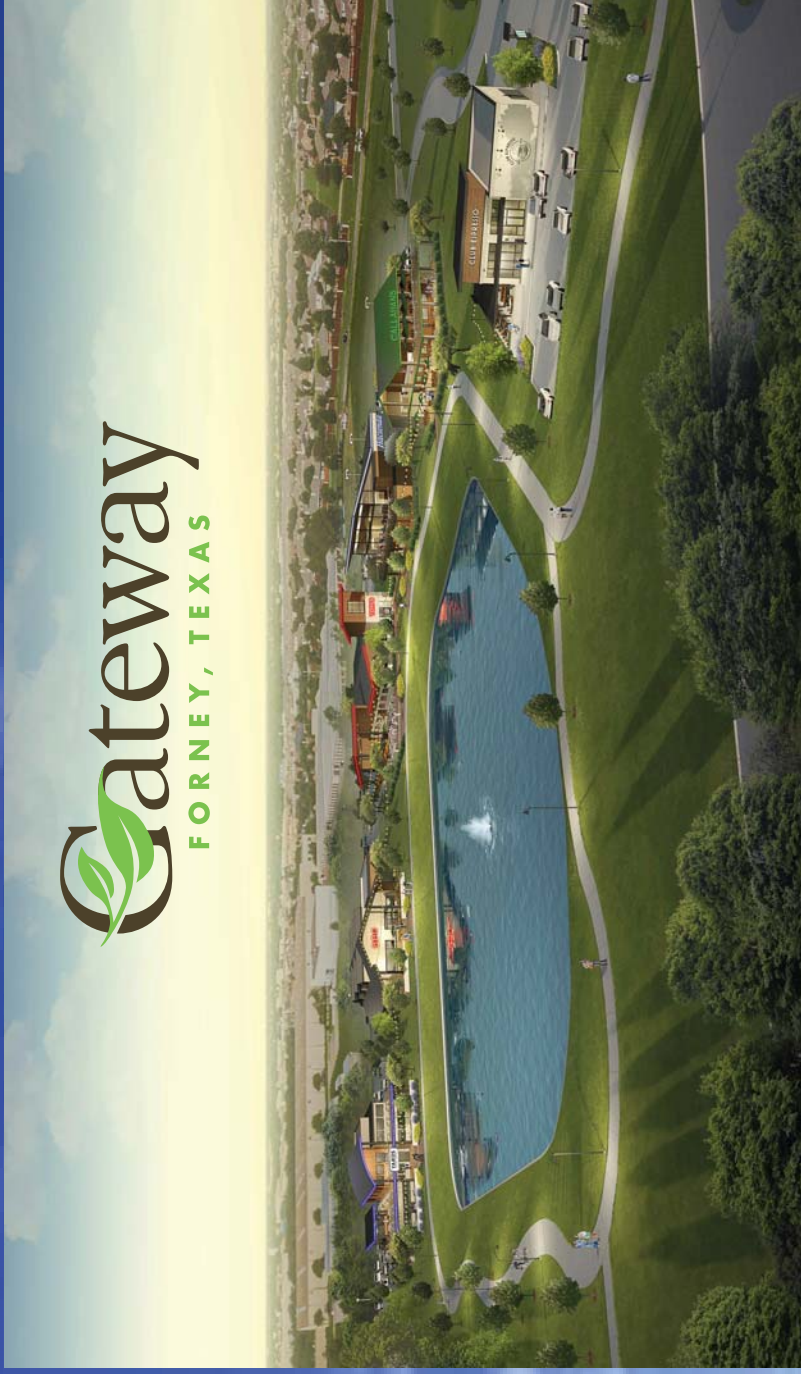


Board of Adjustment Agenda Item Summary Report

Meeting Date: February 23, 2021	Submitted by: P. Morgan
Item Title:	
Hold a public hearing and discuss and consider approval of a variance for a new sign at the corner of N. Gateway Boulevard and N. F.M. 548.	
Consent Item [] Public Hearing Item [X]	Documentation Attached: Request Exhibits
Item Summary	
<p>Angie LePine, representing the property owner, requests approval of a variance to install a large 8' x 12' construction (project development) sign. The location of the requested sign is in the Gateway development near the Whaley Drive and N. Gateway Boulevard intersection. The purpose of the sign is to provide advertising for future commercial uses.</p> <p>The proposed sign is 8' tall and 12' wide, a total of 96 square feet. The Zoning Ordinance states that the maximum size for a construction (project development) sign is 32 square feet. The applicant is requesting a variance to allow for the larger size.</p> <p>The proposed sign would require the following variances to be granted by the City of Forney Board of Adjustment:</p> <p>Section 48.19 of the Zoning Ordinance discusses variances specific to signs. Section 48.19.D states: "In order to approve a request for a variance, the Board shall determine whether the request meets three (3) of the following four (4) criteria:</p> <ol style="list-style-type: none"> 1. The proposed sign shall not adversely impact the adjacent property (visibility, size and the like); 2. The proposed sign shall be of a unique design or configuration; 3. The variance is needed due to restricted area, shape, topography, or physical features that are unique to the property or structure on which the proposed sign would be erected; 4. The variance will substantially improve the public convenience and welfare and does not violate the intent of this article." 	

12'

Gateway
FORNEY, TEXAS

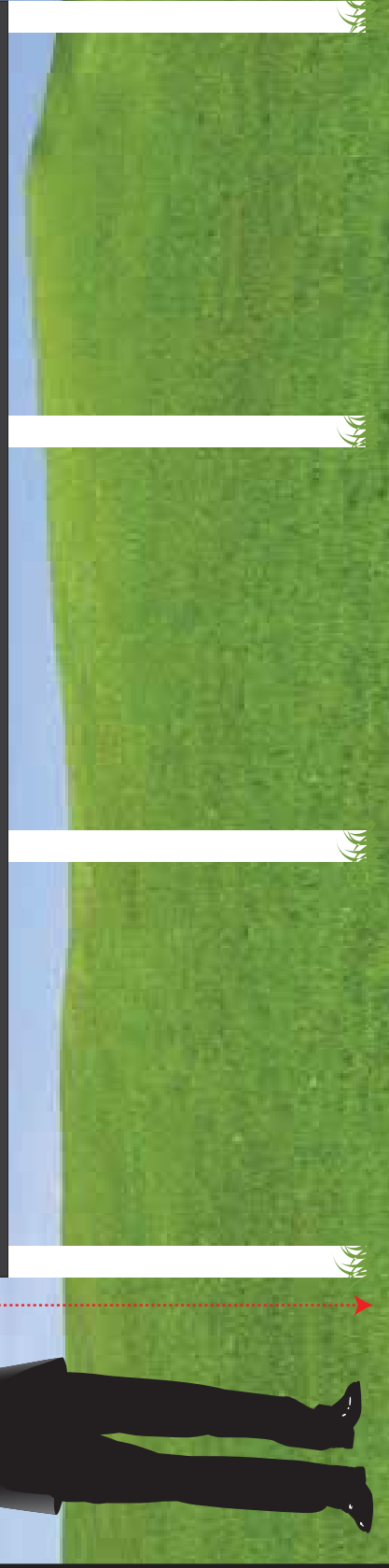


8'



12'

RESTAURANT SITES AVAILABLE - CALL 214-880-8595



X1 - 8'X12' MDO Sign with full color digitally printed graphics as shown, installed on painted 4x6 wooden posts.

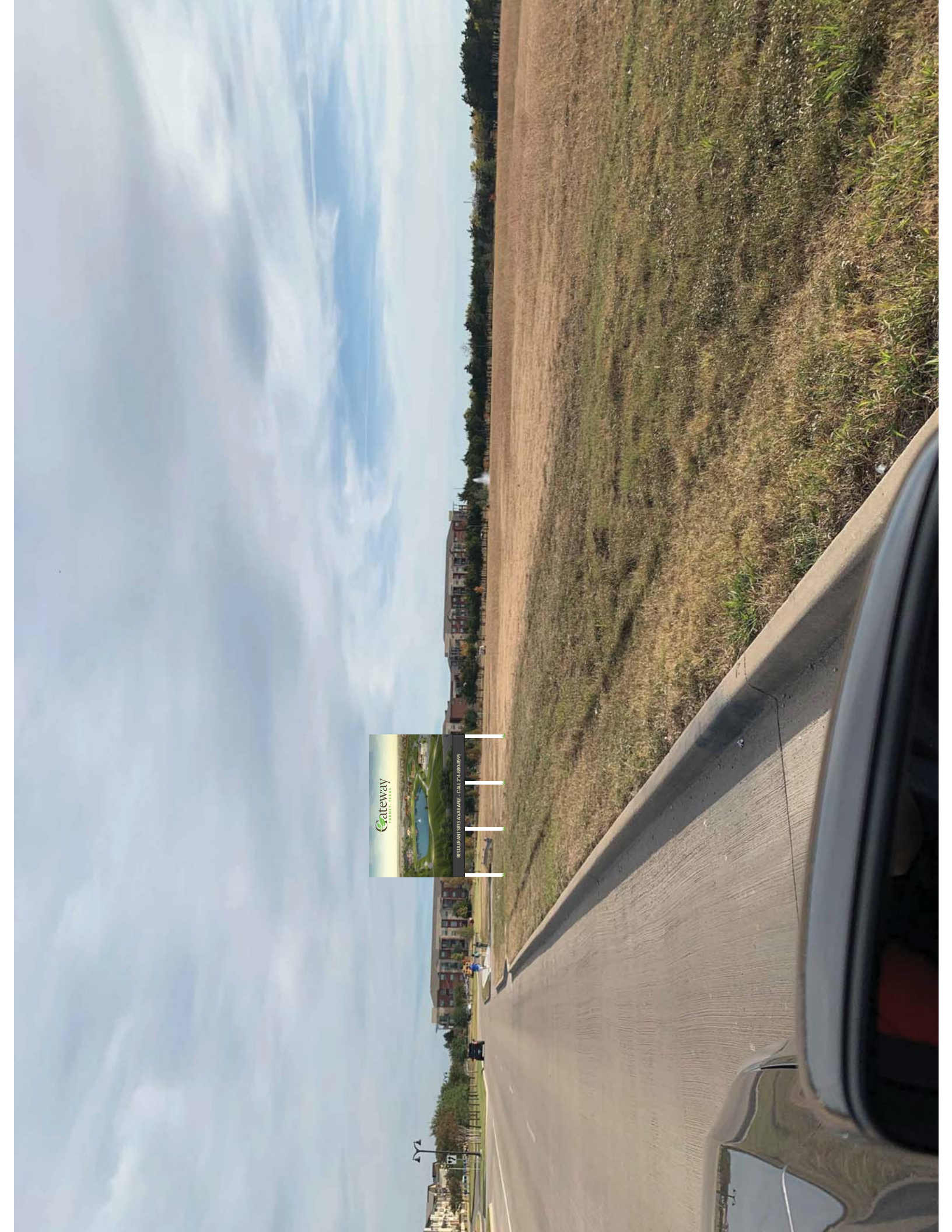


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RESTAURANT SITE AVAILABLE - CALL 214-885-8795

Forney Fire Station

Primrose School of Forney at Gateway

Gateway Apartments

Farm to Market 548 & Gateway Blvd...

Tellus Self Storage - Forney

Havenrock Dr

Wesley Ln

Havenrock Dr

Vista Ridge Dr

Havenrock Dr

Havenrock Dr

Vista Ridge Dr

Fairfield Dr

Havenrock Dr

Highspire Dr

Whaley Dr

Whaley Dr

Whaley Dr

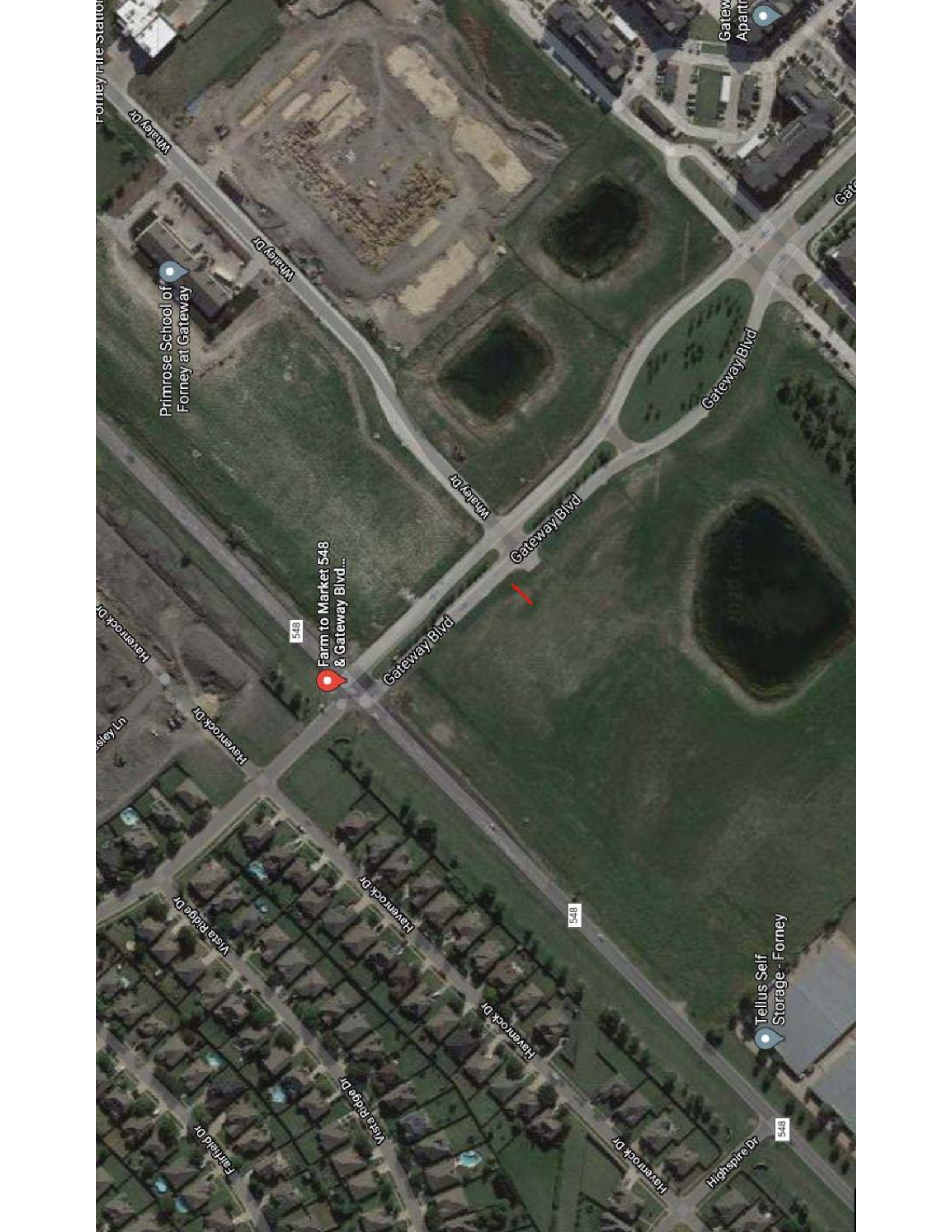
Gateway Blvd

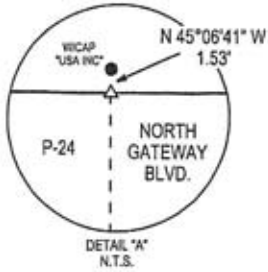
Gateway Blvd

548

548

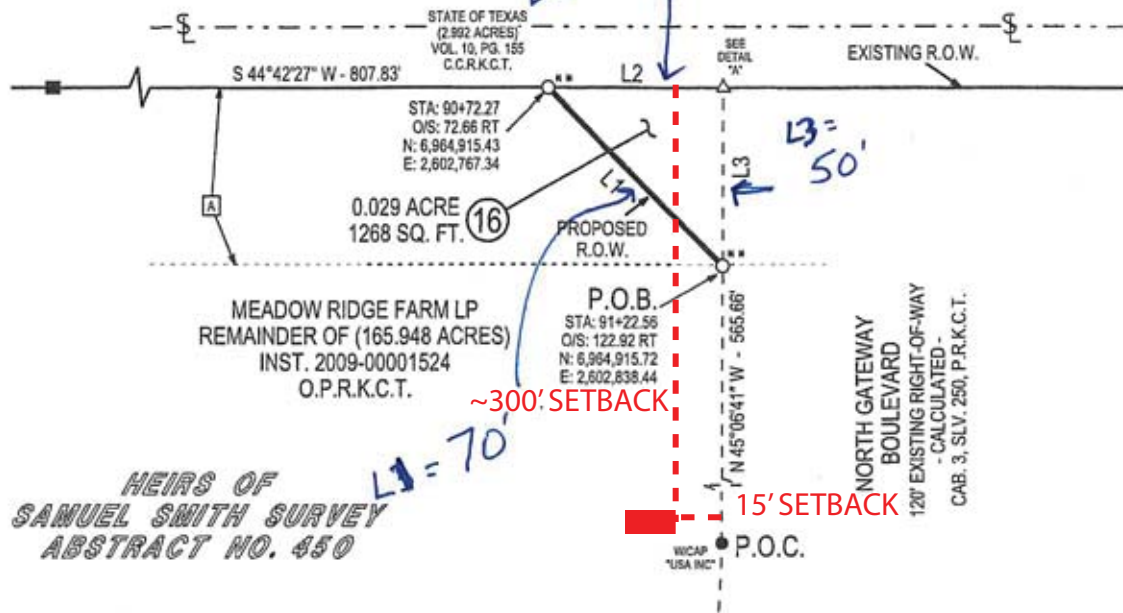
548





**JUAN LOPEZ SURVEY
ABSTRACT NO. 266**

F.M. 548
100' EXISTING RIGHT-OF-WAY



**HEIRS OF
SAMUEL SMITH SURVEY
ABSTRACT NO. 450**

LEGEND

(UNLESS OTHERWISE NOTED)

	TxDOT TYPE II MONUMENT FOUND
	TxDOT TYPE I MONUMENT FOUND (BROKEN/DISTURBED)
	1/2\"/>
	5/8\"/>
	CALCULATED POINT
	P.K. NAIL W/ \"SURVTEX\" WASHER SET
	FENCE POST
	RECORD INFORMATION
	EASEMENT CITATION (SEE TABLE HEREIN)
	APPROXIMATE LOCATION OF SURVEY LINE
	WIRE FENCE
	SURVEY LINE
	NON-TANGENT
	NOT TO SCALE
	POINT OF BEGINNING
	POINT OF COMMENCEMENT
	DEED RECORDS OF KAUFMAN COUNTY, TEXAS
	PLAT RECORDS OF KAUFMAN COUNTY, TEXAS
	COMMISSIONER'S COURT RECORDS OF KAUFMAN COUNTY, TEXAS
	REAL PROPERTY RECORDS OF KAUFMAN COUNTY, TEXAS
	OFFICIAL PUBLIC RECORDS OF KAUFMAN COUNTY, TEXAS

** THE MONUMENT OR POINT DESCRIBED AND/OR SET IN THIS CALL, IF DESTROYED DURING CONSTRUCTION, MAY BE REPLACED WITH A TxDOT TYPE II RIGHT-OF-WAY MARKER UPON THE COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TxDOT.

- NOTES:
1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, RECORD INFORMATION ON THIS SKETCH IS BASED ON A PUBLIC RECORDS SEARCH BY THE SURVEYOR AND MAY NOT INCLUDE ALL EASEMENTS OR INSTRUMENTS PERTAINING TO THIS PROPERTY.
 2. THE BEARINGS SHOWN HEREON ARE STATED TO BE: TEXAS STATE PLANE, NORTH CENTRAL ZONE, NAD 83 (2011). DISTANCES AND COORDINATES ARE SURFACE VALUES, SCALED USING A PROJECT SURFACE ADJUSTMENT FACTOR OF 1.000114077. (SURFACE = PLANE X 1.000114077).
 3. IMPROVEMENTS SHOWN ARE FROM DIGITAL PHOTOGRAMMETRY FILES AND/OR THE ADDITIONAL DELINEATION OF IMPROVEMENTS WHICH HAVE BEEN BUILT (OR REMOVED) AFTER THE PHOTOGRAMMETRY WAS DEVELOPED.
 4. THE SQUARE FOOTAGE CALCULATED AND SHOWN HEREON IS BASED ON A COMPUTED CLOSURE OF THIS PARCEL AND IS FOR INFORMATIONAL PURPOSES ONLY.
 5. PROPERTY DESCRIPTION WITH SAME DATE WAS PREPARED WITH THIS PLAT.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION, AND THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

9-12-19
DATE

JOHN W. MCCOWN
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5135, STATE OF TEXAS



EXHIBIT "A"

PARCEL 16
ACRES: 0.029
HIGHWAY: F.M. 548
ROW CSJ: 2588-01-019
COUNTY: KAUFMAN
SCALE: 1" = 50'
SHEET 4 OF 5

FILE: P-16.DGN

QUIDVILA LLC
PROFESSIONAL SURVEYING AND MAPPING SERVICES

600 W. Whitestone Blvd.
Cedar Park, Texas 78613
(512) 249-8875
Fax (512) 249-5040
TBPLS Firm No. 10084600



- PEDESTRIAN WAYWAY
- 24' PAV. LANE & ACCESS EXPOSED
- 30' DEEP PARKING SPACES
- APPROXIMATE NUMBER PARKING SPACES

