

**AGENDA**  
**FORNEY CITY COUNCIL**  
**Tuesday, April 20, 2021**  
**6:30 p.m. Regular Meeting**  
City Hall, 101 E. Main Street, Forney, Texas 75126

**I. CALL TO ORDER**

**II. INVOCATION – COUNCIL MEMBER ROBBIE POWERS**

**III. PROCLAMATIONS / PRESENTATIONS**

1. Presentation by CWD of their 2020 Annual Review.

**IV. APPROVAL OF MINUTES**

1. Consider approval of the Minutes of the April 6, 2021, City Council meeting.

Documents:

[04-06-21 City Council Minutes.pdf](#)

**V. CONSENT AGENDA**

The items on the Consent Agenda are considered to be self-explanatory by the Council and will be enacted in one motion. There will be no separate discussion of these items unless requested by a Council Member.

1. Consider approval of the acceptance of public improvements for the Grayhawk Phase 4 development project.

Documents:

[Item Summary - Grayhawk Phase 4.pdf](#)  
[City of Forney Acceptance Letter - Grayhawk Phase 4.pdf](#)

2. Consider approval of a final plat for the Forney ISD Middle and Intermediate School, located north of F.M. 740 and west of Ranch Road.

Documents:

[Item Summary-Forney MS Final Plat.pdf](#)  
[Exhibit-Forney MS Final Plat.pdf](#)

3. Consider approval of a final plat for the Van Trust Gateway Industrial Addition, located south of U.S. Highway 80 and east of S. Gateway Boulevard.

Documents:

[Item Summary-VanTrust Final Plat.pdf](#)  
[Exhibit-VanTrust Final Plat.pdf](#)

4. Consider approval of a final plat for Windmill Farms Phase 6B.

Documents:

[Item Summary-WF 6B Final Plat.pdf](#)  
[Exhibit-WF 6B Final Plat.pdf](#)

5. Consider approval of a preliminary plat for First Presbyterian Church, located at 12433 FM 1641.

Documents:

[Item Summary-First Presbyterian Preliminary Plat.pdf](#)  
[Exhibit-First Presbyterian Preliminary Plat.pdf](#)

6. Consider approval of a revised site plan for First Presbyterian Church, located at 12433 FM 1641.

Documents:

[Item Summary-First Presbyterian Site Plan.pdf](#)  
[Exhibits-First Presbyterian Site Plan.pdf](#)

7. Consider approval of a preliminary plat for Lots 1 & 2, Block 1, Platform 80-20 Addition, located northwest of the County Road 212 and S. Gateway Boulevard intersection.

Documents:

[Item Summary-Platform Preliminary Plat.pdf](#)  
[Exhibit-Platform Preliminary Plat.pdf](#)

8. Consider approval of a right-of-way plat for Innovation Boulevard.

Documents:

[Item Summary-Innovation Blvd Plat.pdf](#)  
[Exhibit-Innovation Blvd Plat.pdf](#)

9. Consider approval of a site plan for Forney Marketplace Lot 3 & 4, located north of U.S. Highway 80 and west of Marketplace Boulevard.

Documents:

[Item Summary-Forney Marketplace 3 4 Site Plan.pdf](#)  
[Exhibits-Forney Marketplace 3 4 Site Plan.pdf](#)

10. Consider approval of a site plan for Wildwood Blvd, located north of U.S. Highway 80 and Trailhouse Lane.

Documents:

[Item Summary-Wildwood Site Plan.pdf](#)  
[Exhibit-Wildwood Site Plan.pdf](#)

11. Consider approval of the Forney Industrial final plat, consisting of 101.833 acres located south of U.S. Highway 80 and Clements Drive.

Documents:

[Item Summary-Forney Industrial Final Plat.pdf](#)  
[Exhibit-Forney Industrial Final Plat.pdf](#)

## **VI. PUBLIC HEARING ITEMS / ACTION ON PUBLIC HEARING ITEMS**

1. Hold a public hearing and discuss and consider approval of a replat for the Forney Business Center Addition, located on East Main Street between Center Street and South Chestnut Street.

Documents:

[Item Summary-Forney Business Center Replat.pdf](#)  
[Exhibit-Forney Business Center Replat.pdf](#)

2. Hold a public hearing and discuss and consider approval of an Ordinance for a Conditional Use Permit for All Terrain Vehicle Dealer/Sales and Personal Watercraft Sales to operate at 117 E. U.S. Highway 80. [Read Ordinance Caption]

Documents:

[Item Summary-RideNow CUP 2021.pdf](#)  
[Exhibits-RideNow CUP 2021.pdf](#)

3. Hold a public hearing and discuss and consider approval of an Ordinance to rezone 60.233 acres to a Planned Development with a base zoning district designated as Light Industrial. The property is located south of U.S. Highway 80, north of S. Gateway Boulevard and west of County Road 212.

Documents:

[Item Summary-Platform PD.pdf](#)  
[Exhibits-Platform PD.pdf](#)

## **VII. DISCUSSION / ACTION ITEMS**

1. Discuss and consider approval of a site plan for the Platform 80-20, located west of the County Road 212 and S. Gateway Boulevard intersection.

Documents:

[Item Summary-Platform Site Plan.pdf](#)  
[Exhibits-Platform Site Plan.pdf](#)

2. Discuss and consider a Resolution setting a public hearing under Section 372.009 of the Texas Local Government Code on the advisability of the creation of a public improvement district and improvements within the City of Forney for the Bellagio residential development, authorizing the issuance of notice by the City Secretary of Forney, Texas regarding the public hearing.

Documents:

[Summary Form - Resolution - Bellagio PID Petition and Public Hearing.pdf](#)  
[Resolution - Bellagio PID Petition.pdf](#)  
[Bellagio Laguna Azure LLC - Executed PID Petition - City of Forney TX.pdf](#)

## **VIII. OPEN FORUM/CITIZEN COMMENTS**

This is the public's opportunity to address the City Council on any matter related to the

City. In accordance with the Texas Open Meetings Act, Section 551.042, the City Council cannot discuss, consider, or take action on matters not listed on the agenda. The City Council will receive citizen comments on non-agenda items, and if necessary, may refer the matter to City staff for research, resolution or referral to Council on a future agenda. As described in the City's Public Meeting Procedures, comments will be limited to three (3) minutes.

## **IX. CITY MANAGER'S REPORT**

**THE CITY MANAGER WILL DISCUSS CURRENT CITY ACTIVITIES, UPCOMING MEETINGS, FUTURE LEGISLATIVE ACTIVITIES, AND OTHER RELATED MATTERS FOR POSSIBLE ACTION, INCLUDING THE FOLLOWING:**

- Department Reports (Fire, Police, Municipal Court, Finance)
- Citizen Complaints -- Actions taken or to be taken
- Upcoming Special Events
- Personnel Changes
- Commendations
- Public Works/Streets Projects, Repairs or Construction
- Park Issues
- Inspection Issues
- CIP Projects

Documents:

[2021 Police Department City Hall Report.pdf](#)  
[Municipal Court Report.pdf](#)

## **X. COUNCIL COMMENTS**

**PURSUANT TO SECTION 551.0415 TEX. GOV'T CODE, CITY COUNCIL MEMBERS MAY MAKE A REPORT ABOUT ITEMS OF COMMUNITY INTEREST DURING A MEETING OF THE GOVERNING BODY WITHOUT HAVING GIVEN NOTICE OF THE REPORT. ITEMS OF COMMUNITY INTEREST INCLUDE:**

- Expressions of thanks, congratulations, or condolence;
- Information regarding holiday schedules;
- An honorary or salutory recognition of a public official, public employee, or other citizen, except that a discussion regarding a change in the status of a person's public office or public employment is not an honorary or salutory recognition for purposes of this subdivision;
- A reminder about an upcoming event organized or sponsored by the governing body;
- Information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the municipality; and
- Announcements involving an imminent threat to the public health and safety of people in the municipality that has arisen after the posting of the agenda.

## **XI. EXECUTIVE SESSION**

**PURSUANT TO THE OPEN MEETINGS ACT, CHAPTER 551, TEXAS GOVERNMENT CODE, THE CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION (CLOSED MEETING) TO DISCUSS THE FOLLOWING:**

1. Consult with legal counsel regarding pending or contemplated litigation or a settlement

offer and/or matters in which the duty of the attorney to the governmental body under Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Texas Government Code (Tex. Gov't Code Section 551.071).

a. PUC Docket No. 47814; SOAH Docket No. 46-18-1344.WS – Petition of High Point Water Supply Corporation, Talty Special Utility District and Markout Water Supply Corporation Appealing the Decision by the City of Forney Affecting Wholesale Water Rates.

b. Claim by Mica Lunt

## **XII. RECONVENE INTO REGULAR SESSION**

**IN ACCORDANCE WITH TEXAS GOVERNMENT CODE, CHAPTER 551, THE CITY COUNCIL WILL RECONVENE INTO REGULAR SESSION TO CONSIDER ACTION, IF ANY, ON MATTERS DISCUSSED IN EXECUTIVE SESSION.**

## **XIII. ADJOURNMENT**

In addition to any executive session already listed above, the City Council of the City of Forney reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed on this agenda, as authorized by the Texas Government Code for the following purposes:

Section 551.071 -- Consultation with Attorney

Section 551.072 -- Deliberations regarding Real Property

Section 551.073 -- Deliberation regarding Prospective Gift

Section 551.074 -- Personnel Matters

Section 551.076 -- Deliberations regarding Security Devices

Section 551.087 -- Deliberations regarding Economic Development Negotiations

This agenda has been reviewed and approved by the City's legal counsel and the presence of any subject in any Executive Session portion of the agenda constitutes a written interpretation of the Texas Government Code Chapter 551 by legal counsel for the governmental body and constitutes an opinion by the attorney that the items discussed therein may be legally discussed in the closed session portion of the meeting considering available opinions of a court of record and opinions of the Texas Attorney General known to the attorney. This provision has been added to this agenda with the intent to meet all elements necessary to satisfy Texas Government Code Chapter 551.144 (c) and the meeting is conducted by all participants in reliance on this opinion.

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 City Secretary's office at 972-564-7302 or FAX 972-564-7349 for further information. Braille is not available.

I, Dorothy Brooks, City Secretary for the City of Forney, Texas, 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 16th day of April, 2021, at 5:00 p.m. and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.