

AGENDA
PLANNING AND ZONING COMMISSION
Thursday, October 7, 2021
6:30 p.m. Regular Meeting
City Hall, 101 E. Main Street, Forney, Texas 75126

I. Call Meeting to Order

II. Invocation

III. Consent Items

1. Consider approval of the September 2, 2021, Planning and Zoning Commission meeting minutes.

Documents:

[September 2, 2021.pdf](#)

IV. Public Hearing Items

1. Hold a public hearing and discuss and consider approval of an Ordinance to rezone 1.005 acres of property from General Retail district to Commercial district. The property is part of 903 E. Broad Street.

Documents:

[Item Summary-903 Broad Commercial.pdf](#)
[Exhibits-903 Broad Commercial.pdf](#)

2. Hold a public hearing and discuss and consider approval of an Ordinance to rezone 1.372 acres of property from General Retail district to Light Industrial district. The property is part of 903 E. Broad Street.

Documents:

[Item Summary-903 Broad Light Industrial.pdf](#)
[Exhibits-903 Broad Light Industrial.pdf](#)

3. Hold a public hearing and discuss and consider approval of an Ordinance to rezone 2.605 acres of property from General Retail district to Light Industrial district. The property is located at 905 E. Broad Street.

Documents:

[Item Summary-905 Broad Light Industrial.pdf](#)
[Exhibits-905 Broad Light Industrial.pdf](#)

4. Hold a public hearing and discuss and consider approval of an Ordinance rezoning 12.239 acres of land from Planned Development (Fox Hollow South) to a Planned Development with a base zoning of Multi-Family Residential-15 District and Neighborhood Service District. The property is located northwest of Mountain Park and southeast of FM 774.

located northwest of MONITOR BOULEVARD and northeast of F.M. 1641.

Documents:

[Item Summary-Fox Hollow Cottage PD.pdf](#)
[Exhibits-Fox Hollow Cottage PD.pdf](#)

5. Hold a public hearing and discuss and consider approval of a Conditional Use Permit for a car wash to operate as a permitted use on 1.5 acres of land at the northwest corner of South F.M. 548 and F.M. 1641.

Documents:

[Item Summary-Quick N Clean CUP.pdf](#)
[Exhibits-Quick N Clean CUP.pdf](#)

V. Action Items

1. Discuss and consider approval of a site plan for Quick N Clean, located at the northwest corner of South F.M. 548 and F.M. 1641.

Documents:

[Item Summary-Quick N Clean Site Plan.pdf](#)
[Exhibits-Quick N Clean Site Plan.pdf](#)

2. Discuss and consider approval of a preliminary plat for the South F.M. 548 Retail Addition, located northwest of the intersection of South F.M. 548 and F.M. 1641.

Documents:

[Item Summary-FM 548 Retail Preliminary Plat.pdf](#)
[Exhibit-FM 548 Retail Preliminary Plat.pdf](#)

3. Discuss and consider approval of a site plan for South F.M. 548 Retail, located northwest of the South F.M. 548 and F.M. 1641 intersection.

Documents:

[Item Summary-FM 548 Retail Site Plan.pdf](#)
[Exhibits-FM 548 Retail Site Plan.pdf](#)

4. Discuss and consider approval of a preliminary plat for the Trailhouse Park Addition, located north of E. U.S. Highway 80 and west of Trailhouse Lane.

Documents:

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

5. Discuss and consider approval of a final plat for the Trailhouse Park Addition, located north of E. U.S. Highway 80 and west of Trailhouse Lane.

Documents:

[Item Summary-Trailhouse Park Final Plat.pdf](#)

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

6. Discuss and consider approval of a preliminary plat for the Fox Daycare Addition, located northeast of the intersection of South F.M. 548 and F.M. 741.

Documents:

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

7. Discuss and consider approval of a final plat for the Fox Daycare Addition, located northeast of the intersection of South F.M. 548 and F.M. 741.

Documents:

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

8. Discuss and consider approval of a site plan for CHC Retail Forney, located northeast of the intersection of South F.M. 548 and F.M. 741.

Documents:

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

VI. 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 1st day of October, 2021, at 5:00 p.m. and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.