

AGENDA
PLANNING AND ZONING COMMISSION
Monday, December 2, 2019
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 minutes of the October 29, 2019, Planning and Zoning Commission meeting.

Documents:

[October 29, 2019.pdf](#)

IV. Public Hearing Items

1. Hold a public hearing and discuss and consider approval of an amendment to the City of Forney Comprehensive Zoning Ordinance. The purpose of the amendment is to amend the procedures for land development applications to ensure compliance with state law.

Documents:

[Item Summary-HB 3167.pdf](#)
[Exhibit-HB 3167.pdf](#)

2. Hold a public hearing and discuss and consider approval of an amendment to the City of Forney Comprehensive Zoning Ordinance. The purpose of the amendment is to amend exterior construction material requirements to ensure compliance with state law.

Documents:

[Item Summary-Materials.pdf](#)
[Exhibit-Materials.pdf](#)

3. Hold a public hearing and discuss and consider a request to rezone 50.541 acres from Agricultural District to Planned Development District with a base zoning of Light Industrial District. The property is located south of U.S. Highway 80 and east of S. Gateway Boulevard.

Documents:

[Item Summary-DDX7 Zoning.pdf](#)

V. Action Items

1. Discuss and consider approval of the DDX7 Addition preliminary plat, consisting of 50.541 acres located south of U.S. Highway 80 and east of S. Gateway Boulevard.

Documents:

[Item Summary-DDX7 Prelim Plat.pdf](#)

[Exhibit-DDX7 Prelim Plat.pdf](#)

2. Discuss and consider approval of the DDX7 Addition final plat, consisting of 50.541 acres located south of U.S. Highway 80 and east of S. Gateway Boulevard.

Documents:

[Item Summary-DDX7 Final Plat.pdf](#)

[Exhibit-DDX7 Final Plat.pdf](#)

3. Discuss and consider approval of the DDX7 Addition site plan, consisting of 50.541 acres located south of U.S. Highway 80 and east of S. Gateway Boulevard.

Documents:

[Item Summary-DDX7 Site Plan.pdf](#)

[Exhibits-DDX7 Site Plan.pdf](#)

4. Discuss and consider approval of a site plan for Chipotle, located southeast of the intersection of East U.S. Highway 80 and F.M. 548.

Documents:

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

[Exhibits-Chipotle Site Plan.pdf](#)

5. Discuss and consider approval of a final plat for New Horizons Addition, located east of the F.M. 1641 and F.M. 548 intersection.

Documents:

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

[Exhibit-McDonalds Final Plat.pdf](#)

6. Discuss and consider approval of a revised site plan for Brainiac Learning Academy, located at 109 E. U.S. Highway 80.

Documents:

[Item Summary-Brainiac Learning Academy .pdf](#)

[Exhibits-Brainiac Learning Academy.pdf](#)

7. Discuss and consider approval of a preliminary plat for the Trinity Capital Bank Addition, located northeast of the intersection of F.M. 741 and Interstate Highway 20.

Documents:

[Item Summary - Trinity Capital Bank Prelim Plat.pdf](#)
[Exhibit - Trinity Capital Bank Prelim Plat.pdf](#)

- VI. Hold executive session under Chapter 551 of the Texas Government Code
Pursuant to the Open Meetings Act, Chapter 551, Texas Government Code, Sections 551.071, 551.072, 551.073, 551.074, 551.076 and 551.087. Executive Session may be held, under these exceptions, at the end of the Regular Meeting or at any time during the meeting that a need arises for the Commission to seek advice from the City Attorney's Office as to the posted subject matter of this meeting.

VII. 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 27th day of November, 2019, at 5:00 p.m. and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.