



MINUTES
PLANNING AND ZONING COMMISSION
Thursday, September 5, 2019
6:30 p.m. – Regular Meeting
Forney City Hall
101 East Main Street

I. CALL TO ORDER

Chair Brigham Wilcoxson called the meeting to order at 6:30 p.m. Present were Chair Brigham Wilcoxson Vice-Chair Steve Cunningham and Commissioners Misty Holler, Cecil Chambers, and Casey Bingham. Also, present were Director of Community Development Peter Morgan, City Planner Alex Dixon and Commission Secretary Gladis Saldana. Commissioners James Traylor and Anthony Shimkus were absent.

II. INVOCATION

Commissioner Cunningham gave the invocation.

III. CONSENT ITEMS

1. Consider approval of the minutes of the August 1, 2019, Planning and Zoning Commission meeting.

Commissioner Cunningham made a motion to approve the minutes as presented. Commissioner Holler seconded the motion. The motion passed by a vote of 5 ayes and 0 nays.

Commissioner Chambers made a motion to open public hearing. Commissioner Cunningham seconded the motion. The motion passed by a vote of 5 ayes and 0 nays.

IV. PUBLIC HEARING ITEMS

1. Hold a public hearing and discuss and consider approval of a conditional use permit for Auto Repair (Minor), located southeast of the intersection of F.M. 548 and the Union Pacific Railroad.

City Planner Alex Dixon introduced the item. Mr. Dixon explained that minor auto repair is only allowed to operate with approval of a Conditional Use Permit in the commercial district. Notification was provided to the public, staff recommended approval of the request. No one spoke during public comment. Commissioner Cunningham made a motion to close public hearing and Commissioner Bingham seconded the motion. The motion passed by a vote of 5 ayes and 0 nays.

Commissioner Cunningham questioned the entry to the location. Steve Meier, representing Firestone Complete Auto Care, approached the commission to answer any questions and confirmed that there would be a shared access with RaceTrac. Commissioner Chamber made a motion to approve the conditional use permit request. Commissioner Holler seconded the motion. The motion passed by a vote of 5 ayes and 0 nays.

2. Hold a public hearing and discuss and consider approval of a conditional use permit for a child care center to operate east of the F.M. 741 and Monitor Boulevard intersection.

Director Peter Morgan introduced the item and went over exterior building materials. Mr. Morgan explained that the zoning ordinance requires a semi-circular drop off lane with stacking spaces for child care facilities. The applicant requested an exception for the drop off lane. Staff recommended approval of the request with the exception to the parking standards included. Commissioner Chambers made a motion to open public hearing and Commissioner Cunningham seconded. The motion passed by a vote of 5 ayes and 0 nays. There was no public comment. Commissioner Bingham made a motion to close public hearing. Commissioner Holler seconded the motion. The motion passed by a vote of 5 ayes and 0 nays. The commission expressed their concern with the entry and exit to the facility and what action will be taken to avoid back up on F.M. 741. Commissioner Holler made a motion to approve the conditional use permit with the exception allowed of the parking. Commissioner Bingham second the motion. The motion passed by a vote of 5 ayes and 0 nays.

V. ACTION ITEMS

1. Discuss and consider approval of a preliminary plat for Forney Daycare Addition, located east of the F.M. 741 and Monitor Boulevard intersection.

Director Peter Morgan introduced the item. The commission did not have any questions on the item. Commissioner Cunningham made a motion to approve the preliminary plat. Commissioner Chambers seconded the motion. The motion passed by a vote of 5 ayes and 0 nays.

2. Discuss and consider approval of a site plan for Children’s Lighthouse, located east of the F.M. 741 and Monitor Boulevard intersection.

Director Peter Morgan introduced the item and went over exterior building materials. Mr. Morgan also stated that the site plan, including the exception of parking and landscaping were in compliance with the zoning ordinance. Staff recommended approval. Commissioner Holler made a motion to approve the site plan. Commissioner Cunningham seconded the motion. The motion passed by a vote of 5 ayes and 0 nays.

3. Discuss and consider approval of a final plat for Firestone Addition, located southeast of the intersection of F.M. 548 and the Union Pacific Railroad.

City Planner Alex Dixon introduced the item and stated that the final plat met the requirements of the City of Forney Comprehensive Zoning and subdivision ordinance. Staff recommended approval. The commission did not have any questions. Commissioner

Cunningham made a motion to approve the final plat and Commissioner Chambers seconded the motion. The motion passed by a vote of 5 ayes and 0 nays.

4. Discuss and consider approval of a site plan for Firestone, located southeast of the intersection of F.M. 548 and the Union Pacific Railroad.

City Planner Alex Dixon introduced the item. Staff recommended approval. Commissioner Bingham made a motion to approve the site plan. Commissioner Chambers seconded the motion. The motion passed by a vote of 5 ayes and 0 nays.

5. Discuss and consider approval of a revised site plan for C-Life Church, located at 204 F.M. 1641.

Director Peter Morgan introduced and explained that the item was previously discussed and tabled at the last Planning and Zoning Commission meeting. Mr. Morgan stated that the State legislature passed House Bill 2439, which prevents any municipality from enforcing any code or ordinance that requires a specific type or percentage of building materials. Staff recommended approval of the site plan. After a brief discussion Commissioner Chambers made a motion to approve the site plan. Commissioner Bingham seconded the motion. The motion passed by a vote of 5 ayes and 0 nays.

6. Discuss and consider approval of a revised site plan for Chick-fil-a, located at 900 E. US Highway 80.

Director Peter Morgan introduced the item and explained that it was a small addition to the rear of the existing building. Staff recommended approval. Commissioner Cunningham made a motion to approve the revised site plan. Commissioner Holler seconded the motion. The motion passed by a vote of 5 ayes and 0 nays.

VI. DISCUSSION ITEMS

1. Discuss the future zoning of the property located on the south side of F.M. 1641, southwest of the gateway Parks residential subdivision.

Director Peter Morgan explained that the applicant had withdrawn the item.

2. Discuss a proposed future zoning amendment to the Gateway Parks planned development.

Director Peter Morgan introduced the item and stated that the discussion came up during council meeting over the summer about the desire to see a variety of housing and lots sizes in the city. Mr. John Blackburn, representing Gateway, explained that their goal is to provide a variety of housing options. Mr. Blackburn also stated that there would be an elementary school built in the subdivision and that the proposed development would be in the same area north of 1641. Commissioner Chambers questioned on how the lots were going to be separated. Commissioner Wilcoxson asked if the proposed development would be similar to an existing subdivision in the city and if the homes would be leased. Commissioner Holler expressed how she was pleased with the larger lots but does not agree

with the smaller lots. Mr. Alan Bain, also representing Gateway, confirmed that there was no entrance off of 1641 and that the product would be the same as what is currently in Gateway Parks, only smaller in square footage. Commissioner Bingham questioned if there would be a masonry wall along 1641 as a sound barrier, and if the current plan had been compared with Tx Dot proposed expansion plan for 1641. Mr. Bain stated that the road expansion had been taken into consideration. Following the discussion no action was taken.

VIII. ADJOURNMENT

There being no further business to bring before the commission, Commissioner Bingham made a motion to adjourn and close the meeting at 7:25p.m. Commissioner Chambers seconded the motion. The motion passed by a vote of 5 ayes and 0 nays.

PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF FORNEY, TEXAS, THIS 3rd DAY OF OCTOBER 2019.

Brigham Wilcoxson, Chair

ATTEST:

Gladis Saldana, City of Forney