



**MINUTES
PLANNING AND ZONING COMMISSION
Thursday, January 2, 2020
6:30 p.m. – Regular Meeting
Forney City Hall
101 East Main Street**

I. CALL TO ORDER

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

II. INVOCATION

Commissioner Holler gave the invocation.

III. CONSENT ITEMS

1. Consider approval of the minutes of the December 2, 2019, Planning and Zoning Commission meeting.

Commissioner Holler made a motion to approve the minutes as presented. Commissioner Chambers seconded the motion. The motion passed by a vote of 7 ayes and 0 nays.

IV. ACTION ITEMS

1. Discuss and consider approval of a site plan for the new Forney ISD Middle and Intermediate School, located north of F.M. 740 and west of Ranch Road.

Senior Planner Alex Dixon introduced the item. Staff recommended approval of the request. Mr. Kip Jameson, representing the applicant, discussed the request with the Commission. Mr. Jameson specifically discussed the use of chain link fence and explained an alternate addition to the school. Following discussion, Commissioner Traylor made a motion to approve site plan and Commissioner Bingham seconded the motion. The motion passed by a vote of 7 ayes and 0 nays.

2. Discuss and consider approval of a preliminary plat for Lot 1, Block A, Broad Street East Addition II, located southeast of the intersection of East U.S. Highway 80 and F.M. 548.

Mr. Dixon introduced the item. The purpose of the request is to establish the easements and lot lines necessary to develop the property as a Chipotle Mexican Grill restaurant. Staff recommended approval of the request. Following discussion, Commissioner Holler made

a motion to approve the preliminary plat and Commissioner Chambers seconded the motion. The motion passed by a vote of 7 ayes and 0 nays.

3. Discuss and consider approval of a site plan for King Daycare, located northeast of the intersection of South F.M. 548 and F.M. 741.

Mr. Dixon introduced the item. Staff recommended approval of the request, with an exception to the Zoning Ordinance requirement for a circular drop-off lane and a stipulation that the site plan comply with TVEC requirements. Mr. Dixon confirmed that the applicant intended to meet the stipulation prior to City Council consideration of the site plan. Following discussion, Commissioner Holler made a motion to approve the site plan with the exception of the semi-circular drop-off lane and a stipulation that the site plan comply with TVEC requirements. Commissioner Traylor seconded the motion. The motion passed by a vote of 7 ayes and 0 nays.

4. Discuss and consider approval of a final plat for the Grayhawk Addition, Phase Four.

Director Peter Morgan introduced the item. Staff recommended approval of the final plat, which is the final phase of the Grayhawk residential subdivision. Responding to questions from the Commission, Mr. Morgan confirmed the location of several open space lots on the plat. Following discussion, Commissioner Bingham made a motion to approve the final plat and Commissioner Holler seconded the motion. The motion passed by a vote of 7 ayes and 0 nays.

5. Discuss and consider approval of a revised site plan for 105 McGraw Street.

Mr. Morgan introduced the item. The property is converting from a single-family residential use to a general retail use. Staff recommended approval with stipulations that a wood fence provides screening adjacent to residential uses and a five-foot (5') sidewalk is provided along McGraw Street. Property owner Philip Saragusa discussed the request with the Commission and stated that insurance office is the most likely use for the property. Mr. Saragusa confirmed that he intends to keep the existing garage on the property. Commissioner Traylor stated for the record that he is opposed to the garage remaining. Following discussion, Commissioner Holler made a motion to approve the site plan with stipulations that a wood fence screens the adjacent residential uses and a five-foot (5') sidewalk is provided along McGraw Street. Mr. Morgan confirmed to Commissioner Holler that staff would discuss the garage with the City Attorney prior to City Council consideration of the site plan. Commissioner Traylor seconded the motion. The motion passed by a vote of 7 ayes and 0 nays.

6. Discuss and consider approval of a revised site plan for Breeze-In gas station and car wash, located north of Don T. Cates Drive and east of North F.M. 548.

Mr. Dixon introduced the item. Staff recommended approval with a stipulation that the sidewalk is not escrowed. Following discussion, Commissioner Holler made a motion to approve the revised site plan with the stipulation. Commissioner Chambers seconded the motion. The motion passed by a vote of 7 ayes and 0 nays.

VIII. ADJOURNMENT

There being no further business to bring before the Commission, Chair Anthony Shimkus adjourned and closed the meeting at 7:23 p.m.

PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF FORNEY, TEXAS, THIS 6th DAY OF FEBRUARY 2020.

Anthony Shimkus, Chair

ATTEST:

Gladis Saldana, City of Forney
