



**MINUTES**  
**PLANNING AND ZONING COMMISSION**  
**Thursday, February 6, 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, City Engineer Karl Zook and Commission Secretary Gladis Saldana.

**II. INVOCATION**

Commissioner Chambers gave the invocation.

**III. CONSENT ITEMS**

1. Consider approval of the minutes of the January 2, 2020, Planning and Zoning Commission meeting.

Commissioner Holler made a motion to approve the minutes as presented. Commissioner Traylor 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 revised site plan for Criswell Elementary School, located southwest of the intersection of Ridgecrest Road and Pinson Road.

Director Peter Morgan introduced the item and explained that the purpose of the request is to add a drop off and pick up lane on the south side of the school building. Mr. Morgan stated that there is currently a traffic issue during drop off and pick up time. Staff recommended approval of the request. Following discussion, Commissioner Holler made a motion to approve site plan and Commissioner Traylor seconded the motion. The motion passed by a vote of 7 ayes and 0 nays.

Commissioner Bingham made a motion to open public hearing. Commissioner Traylor seconded the motion. The motion passed by a vote of 7 ayes and 0 nays.

**V. PUBLIC HEARING ITEMS**

1. Hold a public hearing and discuss and consider a request to rezone 117.865 acres of land from Agricultural district to Planned Development district. The property is identified as Kaufman County Appraisal District property id 7877, located adjacent to the west side of F.M. 1641. The proposed use is single-family residential.

Director Morgan introduced the item. The requested rezoning of the property would establish a single family residential planned development. Mr. Morgan stated that notification was provided to the public and staff did not receive any public response. Staff had the following recommendations for the request: increasing the square footage for the homes from 1,800 to 2,000; park fee amount paid in full at the time of platting; 6-foot side yard setback and 15-foot corner lot side yard setback. Lauren Helmberger, representing the property owner, approached the commission to answer any questions. The applicant confirmed that no pool was included with the request. No one from the public spoke. Commissioner Traylor made a motion to close public hearing and Commissioner Holler seconded the motion. The motion passed by a vote of 7 ayes and 0 nays. Following discussion, Commissioner Wilcoxson made a motion to approve the item with all of staff recommendations. Commissioner Cunningham seconded the motion. The motion failed by a vote of 2 ayes and 5 nays (Traylor, Holler, Bingham, Chambers and Shimkus).

Commissioner Traylor made a motion to open public hearing. Commissioner Bingham seconded the motion. The motion passed by a vote of 7 ayes and 0 nays.

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 parking, loading and unloading requirements for a childcare use.

Director Peter Morgan introduced the item and stated that amendment would include parking, loading and unloading for child care use. Staff recommended approval of the amendment. No one from the public spoke. Commissioner Bingham made a motion to close public hearing and Commissioner Traylor seconded the motion. The motion passed by a vote of 7 ayes and 0 nays. Commissioner Traylor made a motion to approve the final plat and Commissioner Holler seconded the motion. The motion passed by a vote of 6 ayes and 1 nay (Chambers).

## VI. ADJOURNMENT

There being no further business to bring before the Commission, Chair Anthony Shimkus adjourned and closed the meeting at 6:59 p.m.

**PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF FORNEY, TEXAS, THIS 5<sup>th</sup> DAY OF MARCH 2020.**

ATTEST:

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Anthony Shimkus, Chair

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Gladis Saldana, City of Forney