



**MINUTES  
PLANNING AND ZONING COMMISSION  
Thursday, January 7, 2021  
6:30 p.m. – Regular Meeting  
Forney City Hall  
101 East Main Street  
Meeting held via videoconference**

**I. CALL TO ORDER**

Director Peter Morgan called the meeting to order at 6:30 p.m. Present were Vice-Chair Misty Holler and Commissioners Cecil Chambers, Casey Bingham, Jamie Brown and Greg Helm. Commissioner Bennie Jones later joined the meeting. City staff present were Director of Community Development Peter Morgan, Senior Planner Alex Dixon and Commission Secretary Gladis Saldana. Chair Anthony Shimkus was absent. The meeting was held by videoconference.

**II. DISCUSS AND CONSIDER THE APPOINTMENT OF A VICE-CHAIRPERSON**

Commissioner Brown nominated Commissioner Misty Holler as Vice-Chair. No other nominations were made. Commissioner Brown made a motion to appoint Commissioner Misty Holler as Vice-Chair of the Planning and Zoning Commission. Commissioner Chambers seconded the motion. The motion passed by a vote of 5 ayes (Brown, Chambers, Helm, Bingham and Holler) and 0 nays.

**III. INVOCATION**

Commissioner Holler gave the invocation.

**IV. CONSENT ITEMS**

1. Consider approval of the minutes of the December 3, 2020, Planning and Zoning Commission meeting.

Commissioner Chambers made a motion to approve the minutes as presented. Commissioner Helms seconded the motion. The motion passed by a vote of 5 ayes, 0 nays.

**V. PUBLIC HEARING ITEMS**

Vice-Chair Holler opened public hearing at 6:33 p.m.

1. Hold a public hearing and discuss and consider approval of an Ordinance rezoning 113.878 acres of land from Agricultural District to Planned Development with a base zoning of Light Industrial District. The property is located west of Helms Trail and north of Plantation Ridge.

Director Peter Morgan introduced the item and stated that one of the uses that is being proposed is a distribution center. Mr. Morgan went over the square footage of the buildings and parking. Mr. Morgan stated that a sound study was completed and recommend a sound barrier between a twelve to fourteen-foot wall. During public comment no one spoke. Commissioner Holler closed the public hearing. The applicant, Mr. Jonathan Stites, was available to answer any questions. After a brief discussion, Commissioner Bingham made a motion to approve the zoning request with the stipulation that the applicant complies with the sound study recommendation of a sound barrier. Commissioner Brown 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 an Ordinance rezoning 43.615 acres of land from Agricultural District to Planned Development District with a base zoning of Light Industrial District. The Property is located at the southeast corner of U.S. Highway 80 and S. Gateway Boulevard.

Commissioner Holler opened the public hearing. Director Peter Morgan introduced the item and provided details about the request. Mr. Morgan also stated that there was an amendment in the planned development ordinance that needs to be considered in the motion, due to an incomplete sentence. Mr. Morgan stated the ordinance needed to read, “For purposes of this District, truck and tractor storage will not be required to be screened. Screening and fencing shall be provided in accordance with the site plan. No other screening shall be required for this planned development.” No one spoke during the public comment. At 6:46 p.m. Commissioner Bennie Jones joined the meeting. Commissioner Holler closed the public hearing. Applicants, Bill Dawson and Nick Hobbs were available to answer any questions. After a brief discussion, Commissioner Helm made a motion to approve the item with the stipulation of the language amendment recommended by staff, and the Conditional Use Permit approval requirement for manufacturing. Commissioner Bingham seconded the motion. The motion passed by a vote of 6 ayes and 0 nays.

3. Hold a public hearing and discuss and consider approval of an Ordinance Zoning 47.16 acres of land to Planned Development District with a base zoning of Light Industrial District. The property is located south of U.S. Highway 80 and west of Co. Rd. 212.

Director Peter Morgan introduced the item and explained that the property was located outside city limits but in the cities extra territorial jurisdiction. Mr. Morgan also stated that there was a voluntary annexation request for this property and a development agreement that was previously agreed on with City Council. Commissioner Holler opened the public hearing. No one spoke during public comment. Commissioner Holler closed the public hearing. Commissioner Bingham made a motion to approve the item. Commissioner Helm seconded the motion. The motion passed by a vote of 6 ayes and 0 nays.

4. Hold a public hearing and discuss and consider approval of an Ordinance zoning 39.16 acres of land to Light Industrial District. The property includes Kaufman County Appraisal District Parcels 7814, 7815, 7817, and 7818.

Director Peter Morgan introduced the item. Commissioner Holler opened public hearing. No one spoke during public comment. Commissioner Helm made a motion to approve the request. Commissioner Brown seconded the motion. The motion passed by a vote of 6 ayes and 0 nays.

**VI. ACTION ITEMS**

1. Discuss and consider approval of a preliminary plat for the Seefried Addition, located west of Helms Trail and north of Plantation Ridge.

Director Peter Morgan introduced the item. Staff recommended approval of the preliminary plat. Commissioner Helm made a motion to approve the request. Commissioner Bingham seconded the motion. The motion passed by a vote of 6 ayes and 0 nays.

Commissioner Bennie Jones was disconnected from the video conference meeting at 7:00 p.m. due to technical difficulties.

2. Discuss and consider approval of a site plan for the Seefried Addition, located west of Helms Trail and north of Plantation Ridge.

Director Peter Morgan introduced the item and confirmed that it was designed in accordance with the planned development. Staff recommended approval of the site plan. Commissioner Helm made a motion to approve the request with the stipulation that the applicant complies with the sound study recommendation, regarding the sound barrier. Commissioner Bingham seconded the motion. The motion passed by a vote of 5 ayes and 0 nays.

3. Discuss and consider approval of a preliminary plat for the Van Trust Gateway Industrial Addition, located south of U.S. Highway 80 and east of S. Gateway Boulevard.

Director Peter Morgan introduced the item. Staff recommended approval of the preliminary plat. Commissioner Bingham made a motion to approve the request. Commissioner Brown 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 the Van Trust Addition, located south of U.S. Highway 80 and east of S. Gateway Boulevard.

Director Peter Morgan introduced the item. Staff recommended approval of the site plan. The commission had no questions. Commissioner Helm made a motion to approve the request. Commissioner Chambers seconded the motion. The motion passed by a vote of 5 ayes and 0 nays.

5. Discuss and consider approval of a preliminary plat for 212 Industrial Phase 1, located west of the intersection of S. Gateway Boulevard and County Road 212 in the City of Forney extra-territorial jurisdiction.

This item was withdrawn from the agenda by the applicant prior to the meeting.

6. Discuss and consider approval of a final plat for 212 Industrial Phase 1, located west of the intersection of S. Gateway Boulevard and County Road 212 in the City of Forney extra-territorial jurisdiction.

This item was withdrawn from the agenda by the applicant prior to the meeting.

7. Discuss and consider approval of a preliminary plat for Dossett Addition, located northwest of the intersection of Farm-to-Market Road 740 and County Road 209 in the City of Forney extra-territorial jurisdiction.

Director Peter Morgan introduced the item. Staff recommended approval of the preliminary plat. Commissioner Bingham made a motion to approve the request. Commissioner Chambers seconded the motion. The motion passed by a vote of 5 ayes and 0 nays.

8. Discuss and consider approval of a preliminary plat for the Pinnacle Montessori – Heartland, located northeast of the F.M. 741 and Interstate Highway 20 intersection in the City of Forney extra- territorial jurisdiction.

Director Peter Morgan introduced the item. Staff recommended approval of the preliminary plat. Commissioner Bingham made a motion to approve the request. Commissioner Chambers seconded the motion. The motion passed by a vote of 5 ayes and 0 nays.

9. Discuss and consider approval of a revised site plan for Little Flock Baptist Church, located northeast of the intersection of E. Aimee Street and Chestnut Street.

This item was withdrawn from the agenda by the applicant prior to the meeting.

## **VII. ADJOURNMENT**

There being no further business to bring before the Commission, Vice - Chair Misty Holler adjourned the meeting at 7:10 p.m.

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**PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF FORNEY, TEXAS, THIS 4<sup>th</sup> DAY OF FEBRUARY 2021.**

**ATTEST:**

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**Gladis Saldana, City of Forney**

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