



MINUTES
PLANNING AND ZONING COMMISSION
Thursday, April 8, 2021
6:30 p.m. – Regular Meeting
Forney City Hall
101 East Main Street
Meeting held via videoconference

I. CALL TO ORDER

Vice-Chair Misty Holler called the meeting to order at 6:33 p.m. Vice-Chair Misty Holler and Commissioners Casey Bingham, Jamie Brown, Greg Helm Cecil Chambers and Bennie Jones. City staff present were Director of Community Development Peter Morgan, Senior Planner Alex Dixon and Commission Secretary Gladis Saldana. Chairman Anthony Shimkus was absent. The meeting was held by videoconference.

II. INVOCATION

Commissioner Bingham gave the invocation.

III. CONSENT ITEMS

1. Consider approval of the minutes of the March 4, 2021, Planning and Zoning Commission meeting.

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

IV. PUBLIC HEARING ITEMS

1. Hold a public hearing and discuss and consider approval of a Conditional Use Permit for All Terrain Vehicle Dealer/Sales and Personal Watercraft Sales to operate at 117 E. U.S. Highway 80.

Director Peter Morgan introduced the item and explained that the request included the expansion of the existing building and parking lot area. Mr. Morgan stated that notice of the public hearing was published and received one written response. Randy Philbeck, property owner next to 117 E. Hwy 80 expressed concern with the shared fire lane and customer parking. Commissioner Holler opened public hearing. No one registered to speak during public comment. Commissioner closed the public hearing. After a brief discussion 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.

2. Hold a public hearing and discuss and consider approval of a replat for the Forney Business Center Addition, located on East Main Street between Center Street and South Chestnut Street.

Director Peter Morgan introduced the item. Commissioner Holler opened public hearing. No one registered to speak during public comment for this item. Commissioner closed the public hearing. Commissioner Chambers made a motion to approve the request. Commissioner Jones 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 to rezone 60.233 acres to a Planned Development with a base zoning district designated as Light Industrial. The property is located south of U.S. Highway 80, North of S. Gateway Boulevard and west of County Road 212.

Director Peter Morgan introduced the item. Commissioner Holler opened public hearing. No one registered to speak during public comment. Commissioner closed the public hearing. 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.

V. ACTION ITEMS

1. Discuss and consider approval of a preliminary plat for Lot 1&2, block 1, Platform 80-20 Addition, located northwest of the County Road 212 and S. Gateway Boulevard intersection.

Director Peter Morgan introduced the item. Staff recommended approval of the preliminary plat. 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.

2. Discuss and consider approval of a site plan for the Platform 80-20, located west of the County Road 212 and S. Gateway Boulevard intersection.

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

3. Discuss and consider approval of a final 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 final 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.

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

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

5. Discuss and consider approval of a preliminary plat for First Presbyterian Church, located at 12433 FM 1641.

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

6. Discuss and consider approval of a revised site plan for First Presbyterian Church, located at 12433 FM 1641.

Director Peter Morgan introduced the item. Staff recommended approval of the site plan. Commissioner Chambers made a motion to approve the request. Commissioner Brown seconded the motion. The motion passed by a vote of 6 ayes and 0 nays.

7. Discuss and consider approval of a site plan for Forney Marketplace Lots 3 & 4, located north of U.S. Highway 80 and west of Marketplace Boulevard.

Director Peter Morgan introduced the item. Staff recommended approval of the site plan. 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.

8. Discuss and consider approval of a site plan for Forney Marketplace Lots 5&7, located north of U.S. Highway 80 and west of Marketplace Boulevard.

Director Peter Morgan confirmed that the applicant withdrew the item from the agenda.

Commissioner Holler stated a conflict for action items 9 and 10. Commissioner Holler stepped away from the meeting at 7:07pm.

9. Discuss and consider approval of a site plan for Wildwood Blvd, located north of U.S. Highway 80 and Trailhouse Lane.

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

10. Discuss and consider approval of the Forney Industrial final plat, consisting of 101.833 acres located south of U.S. Highway 80 and Clements Drive.

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

Commissioner Holler rejoined the meeting at 7:11pm

11. Discuss and consider approval of the final plat for Windmill Farms Phase 6B.

Director Peter Morgan introduced the item. Mr. Morgan explained that the plat was located in the City of Forney's extra territorial jurisdiction and must follow subdivision ordinance requirements. The plat followed the requirements and staff recommended approval of the final plat. After a brief discussion Commissioner Bingham made a motion to approve the request. Commissioner Holler seconded the motion. The motion failed by a vote of 3 ayes (Bingham, Holler, Brown) and 3 nays (Helm, Jones, Chambers). Commissioner Helm stated that he was not in favor of the request due to the lot sizes. Jon Thatcher, city attorney clarified that there was a development agreement with the developer that lapsed and further explained that the city did not have zoning authority or land use control on property located in the city's ETJ. Following further discussion, Commissioner Bingham begrudgingly made a motion to approve the item. Commissioner Holler seconded the motion. The motion passed by a vote of 4 ayes (Bingham, Holler, Brown and Chambers) and 2 nays (Helm and Jones)

12. Discuss and consider approval of a right-a-way plat for Innovation Boulevard.

Director Peter Morgan introduced the item. Staff recommended approval of the right-of-way plat. Commissioner Bingham 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. ADJOURNMENT

There being no further business to bring before the Commission, Vice - Chair Misty Holler adjourned the meeting 7:31 p.m.

AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF FORNEY, TEXAS, THIS 6th DAY OF MAY 2021.

ATTEST:

Planning and Zoning Commission Chair

Gladis Saldana, City of Forney
