



**MINUTES**  
**PLANNING AND ZONING COMMISSION**  
**Thursday, August 5, 2021**  
**6:30 p.m. – Regular Meeting**  
**Forney City Hall**  
**101 East Main Street**

**I. CALL TO ORDER**

Chairman Casey Bingham called the meeting to order at 6:30 p.m. Present were Chairman Casey Bingham, Vice–Chair Greg Helm and Commissioners Jamie Brown, Helen Schlensker, Ann Lemons and Cory McGee. City staff present were Director of Community Development Peter Morgan, Senior Planner Alex Dixon, City Engineer Karl Zook and Commission Secretary Gladis Saldana. Commissioner Mikel Seifert was absent.

**II. INVOCATION**

Commissioner Ann Lemons gave the invocation.

**III. DISCUSS AND CONSIDER APPOINTMENT OF A VICE-CHAIRPERSON**

Chairman Bingham open the floor for any nominations. Commissioner Bingham made a motion to nominate Commissioner Helm as vice chair. Commissioner Brown seconded the motion. The motion passed by a vote of 6 ayes and 0 nays.

**IV. CONSENT ITEMS**

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

Commissioner Helm made a motion to approve the minutes as presented. Commissioner Brown seconded the motion. The motion passed by a vote of 6 ayes and 0 nays.

**V. PUBLIC HEARING ITEMS**

1. Hold a public hearing and discuss and consider approval to rezone 300 acres of property from Agricultural, Single-Family Residential-20, and Planned Development (Ordinance 923) Overlay districts to a single-family residential Planned Development district. The property is located west of Lovers Lane and north and west of the Skyline Estates Planned Development.

Director Peter Morgan introduced the item. Mr. Morgan stated that public notification was published and mailed to adjacent property owners. Staff recommended denial of the request. Mr. Jody Boyd, representing the owner, gave a presentation and spoke in favor

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of the request. Chairman Bingham opened public hearing at 7:05 pm. During the public comment the following residents spoke in opposition of the request;

- Mike Waters – 204 Hillside Ct.
- Rhonda Broiles – 100 Darcie Dr
- Peter Rosenberg – 105 Darcie Dr
- William Brown – 109 Cassandra Dr.
- David Rain – 115 Jason Dr
- Robert Greene – 105 Virginia St
- Sheila Edwards – 314 Hillside Dr
- Debbie Brown – 109 Cassandra Dr
- Robert McLeod – 114 Hillside Dr
- Jane Smith – 113 Darcie Dr
- Larry O’Rear – 119 Darcie Dr
- Stephen Land - 722 Bowie
- Shirley Foster - 116 Darcie Dr
- Sherry Judd - 117 Jason Dr
- Greg Macpherson – 111 Hillside Ct

At 7:34pm Commissioner Bingham closed the public hearing. Commissioner Helm made a motion to deny the request. Commissioner Lemon 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 revised site plan for RideNow Powersports, located at 117 E. U.S. Highway 80.

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

2. Discuss and consider approval of a preliminary plat for Park Trails, Phase 5.

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

3. Discuss and consider approval of a preliminary plat for Governor’s Lots No. 2, located north of Clements Drive and west of Lake Ray Hubbard Drive.

City Planner Alex Dixon 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.

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4. Discuss and consider approval of a site plan for the Bart Gardner Building located at 3610 Industrial Drive.

City Planner Alex Dixon introduced the item. Staff recommended denial of the request due to the applicant not meeting several requirements like parking calculations, photometric plan, exact building square footage and colored building elevations. Commissioner Lemons made a motion to deny the request. Commissioner McGee 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 the Basic Addition, located west of the intersection of S. Gateway Boulevard and County Road 212.

City Planner Alex Dixon introduced the item. Staff recommended approval of the preliminary plat. Commissioner Schlensker 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 final plat for the Basic Addition, located west of the intersection of S. Gateway Boulevard and County Road 212

City Planner Alex Dixon introduced the item. Staff recommended approval of the final plat. Commissioner McGee 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 Preliminary plat for Gateway Phase 4, located east of North F.M. 548 and south of North Gateway Boulevard.

City Planner Alex Dixon introduced the item. Staff recommended approval of the preliminary plat. Commissioner McGee made a motion to approve the request. Commissioner Lemons seconded the motion. The motion passed by a vote of 6 ayes and 0 nays.

## **VII. DISCUSSION Items**

1. Discuss the upcoming Comprehensive Plan update.

Director Peter Morgan gave an update on the update to the Comprehensive Plan. The RFQ has been released and responses are due in September.

## **VIII. ADJOURNMENT**

There being no further business to bring before the Commission, Commissioner McGee made a motion to adjourn the meeting at 8:15 p.m. Commissioner Lemons seconded the motion. The motion passed by a vote of 6 ayes and 0 nays.

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**APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF FORNEY, TEXAS, THIS 3<sup>rd</sup> DAY OF SEPTEMBER 2021.**

**ATTEST:**

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**Chair**

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**Gladis Saldana, City of Forney**