



**MINUTES**  
**PLANNING AND ZONING COMMISSION**  
**Thursday, September 2, 2021**  
**6:30 p.m. – Regular Meeting**  
**Forney City Hall**  
**101 East Main Street**

**I. CALL TO ORDER**

Vice-Chairman Greg Helm called the meeting to order at 6:30 p.m. Present were 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. Chair Casey Bingham and Commissioner Mikel Seifert were absent.

**II. INVOCATION**

Commissioner Ann Lemons gave the invocation.

**III. CONSENT ITEMS**

1. Discuss and consider approval of the minutes of the August 5, 2021, Planning and Zoning Commission meeting.

Commissioner McGee made a motion to approve the minutes as presented. Commissioner Lemons seconded the motion. The motion passed by a vote of 5 ayes and 0 nays.

**IV. PUBLIC HEARING ITEMS**

1. Hold a public hearing to receive comments on a propose moratorium on residential development within the City of Forney, pursuant to Chapter 212, Subchapter E of the Texas Local Government Code.

Director Peter Morgan stated that a special City Council meeting was held and the motion to continue the consideration of a moratorium did not pass. Therefore, this public hearing item was cancelled.

**V. ACTION ITEMS**

1. Discuss and consider approval of a site plan for the Forney ISD Keith Bell Opportunity Central, located at the northeast corner of Innovation Boulevard and Inspiration Way.

Director Peter Morgan introduced the item. Mr. Morgan explained that the multipurpose building received two variance approvals by the Board of Adjustment, including a

parking variance and a landscaping variance. Staff recommended approval of the site plan.

Mr. Robert Green spoke in opposition of the request. The commission expressed their concern with traffic and the safety of the students.

After a brief discussion, Commissioner Schlensker made a motion to approve the request. Commissioner Brown seconded the motion. The motion passed by a vote of 3 ayes (Schlensker, Brown and Helm) and 2 nays (McGee and Lemons).

**2. Discuss and consider approval of a final plat for Brookville Estates, Phase 2.**

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

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

Director Peter Morgan introduced the item. Staff recommended approval of the final plat. Commissioner Lemons made a motion to approve the request. Commissioner Schlensker seconded the motion. The motion passed by a vote of 4 ayes (Lemons, Schlensker, Brown and Helm) and 1 nay (McGee).

**4. Discuss and consider approval of a site plan for the Wildwood Apartments, located north of E. U.S. Highway 80 and west of Trailhouse Lane.**

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

**5. Discuss and consider approval of a revised site plan for Shafer Plaza, located northwest of the intersection of East U.S. Highway 80 and Marketplace Boulevard.**

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

**VI. ADJOURNMENT**

There being no further business to bring before the Commission, Commissioner Helm made a motion to adjourn the meeting at 7:18 p.m. Commissioner Lemons seconded the motion. The motion passed by a vote of 5 ayes and 0 nays.

**APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF FORNEY, TEXAS, THIS 7<sup>th</sup> DAY OF OCTOBER 2021.**

**ATTEST:**

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**Casey Bingham, Chair**

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**Gladis Saldana, City of Forney**