



**MINUTES  
PLANNING AND ZONING COMMISSION  
Thursday, December 2, 2021  
6:30 p.m. – Regular Meeting  
Forney City Hall  
101 East Main Street, Forney, Texas 75126**

**I. CALL TO ORDER**

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

**II. INVOCATION**

Commissioner Lemons gave the invocation.

**III. CONSENT ITEMS**

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

Commissioner McGee made a motion to approve the minutes. Commissioner Lemons seconded the motion. The motion passed by a vote of 6 ayes and 0 nays.

**IV. PUBLIC HEARING ITEMS**

1. Hold a public hearing and discuss and consider approval of an Ordinance approving a conditional use permit for a ‘Child Care Center (Day Care)’ to operate as a primary use at 700 W. Broad Street.

City Planner Alex Dixon explained the request. Mr. Dixon recommended that if the item is approved a concrete parking lot and fire lane must be completed before the building is occupied. Mr. Dixon stated that eleven staff review comments had not been addressed by the applicant. Chairman Bingham opened the public hearing. No one from the public spoke on this item and the public hearing was closed. Commissioner Helm made a motion to deny the conditional use permit request. Commissioner Schlensker 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 an Ordinance approving a conditional use permit for a ‘Child Care Center (Day Care)’ to operate as a primary use on 2.59 acres of land located at the southeast intersection of Pinson Road and Ridgecrest Road.

City Planner Alex Dixon explained the request. Chairman Bingham opened the public hearing. No one from the public spoke on this item and public hearing was closed. 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.

3. Hold a public hearing and discuss and consider approval of an Ordinance amending the text of the Kickapoo Trace Planned Development, Ordinance No.1240, to allow for a self-service automatic car wash to operate within the planned development.

Director Peter Morgan explained the request and confirmed that any car wash use is prohibited under the planned development conditions. Jarice Barbee, representing the applicant, spoke in favor of the request. Chairman Bingham opened the public hearing. No one from the public spoke on this item and the public hearing was closed. Commissioner McGee made a motion to amend the text to a allow car wash use, but only with approval of a Conditional Use Permit in the Kickapoo Trace Planned Development. Commissioner Lemons seconded the motion. The motion passed by a vote of 5 ayes and 1 nay (Helm).

4. Hold a public hearing and discuss and consider approval of an Ordinance to rezone 11.281 acres of property from Agricultural district to a planned Development with a base zoning district designated as Light Industrial district. The property is located at the southeast corner of U.S. Highway 80 and County Road 212.

Director Peter Morgan explained the request. Staff recommended approval of the request. Chairman Bingham opened the public hearing, and no one spoke. Public hearing was closed. Commissioner Helm made a motion to approve the item. Commissioner McGee 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 site plan for the Bellagio Laguna, located south of Forney High School and west of F.M. 741.

Director Peter Morgan explained the request. Staff recommended approval since the site plan does comply with the zoning conditions of the property. Commissioner Schlensker made a motion to approve the site plan. Commissioner McGee seconded the motion. The motion passed by a vote of 6 ayes and 0 nays.

2. Discuss and consider approval of a revised site plan for 607 East Main Street.

City Planner Alex Dixon explained the request. Mr. Dixon stated that the landscape plans did not meet the zoning requirements and the applicant did not provide a photometric plan, a dumpster enclosure detail, or a tree survey. The applicant was in attendance and stated that he would meet staff's review comments. Following a brief discussion Commissioner Helm made a motion for a conditional approval contingent

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upon the applicant addressing staff recommendations. Commissioner McGee seconded the motion. The motion passed by a vote of 6 ayes and 0 nays.

3. Discuss and consider approval of a site plan for Pinson Crossing Offices, located southeast of the intersection of Pinson Road and Ridgecrest Road.

City Planner Alex Dixon explained the request. Staff recommended approval of the site plan with the condition that the applicant address staff's remaining comments before item proceeds to City Council. Commissioner Lemons made a motion for a conditional approval with the staff recommendations. Commissioner Schlensker seconded the motion. The motion passed by a vote of 6 ayes and 0 nays.

4. Discuss and consider approval to demolish and remove an awning/covered porch structure at 112 S Bois D'Arc Street.

City Planner Alex Dixon explained the request and stated that the Architectural Review Board approved the request at the November 9, 2021 meeting. Commissioner Schlensker made a motion to approve the request and Commissioner Lemons 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, Commissioner Helm made a motion to adjourn the meeting at 7:18 p.m. Commissioner Brown seconded the motion. The motion passed by a vote of 6 ayes and 0 nays.

**APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF FORNEY, TEXAS, THIS 6<sup>th</sup> DAY OF JANUARY 2022.**

ATTEST:

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Casey Bingham, Chair

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Gladis Saldana, City of Forney

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