



**MINUTES**  
**PLANNING AND ZONING COMMISSION**  
**Tuesday, March 3, 2022**  
**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 Peter Rosenberg, Jamie Brown, and Karen Badgley. City staff present were Director of Community Development Peter Morgan, Senior Planner Alex Dixon, City Engineer Karl Zook, and Commission Secretary Gladis Saldana. Commissioners Ann Lemons and Cory McGee were absent.

**II. INVOCATION**

Commissioner Helm gave the invocation.

**III. CONSENT ITEMS**

1. Consider approval of the February 1, 2022, Planning and Zoning Commission meeting minutes.

Commissioner Helm made a motion to approve the minutes. Commissioner Brown seconded the motion. The motion passed by a vote of 5 ayes and 0 nays.

2. Consider approval of the February 8, 2022, Planning and Zoning Commission meeting minutes.

Commissioner Helm made a motion to approve the minutes. Commissioner Brown seconded the motion. The motion passed by a vote of 5 ayes and 0 nays.

**IV. PUBLIC HEARING ITEMS**

1. Hold a public hearing and discuss and consider approval to rezone 40.823 acres of property from Agricultural district to a Planned Development Overlay District with a base zoning district designated as Light Industrial District. The property is located south of U.S. Highway 80, east of F.M. 1641 and west of County Road 212.

Director Peter Morgan introduced the item. During public comment no one spoke. Commissioner Helm made a motion to approve the request as presented. Commissioner Rosenberg seconded the motion. The motion passed by a vote of 5 ayes and 0 nays.

**V. ACTION ITEMS**

1. Discuss and consider approval of a site plan for Platform 8020, located south of U.S. Highway 80, east of F.M. 1641 and west of county Road 212.

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

2. Discuss and consider approval of the preliminary plat for Buffalo Reserve, located west of Lovers Lane and north and west off the Skyline Estates Planned Development.

Director Peter Morgan introduced the item. Staff recommended approval of the request. Mr. Larry O'Rear at 119 Darcie Dr. had a question on the easements between the new development and his property. Mr. Robert Green at 105 Virginia St. spoke in opposition of the request. After a brief discussion Commissioner Rosenberg made a motion to deny the request. There was no second on the motion, therefore the motion failed. Commissioner Helm made a motion to approve the preliminary plat. Commissioner Badgley seconded the motion. The motion passed by a vote of 4 ayes and 1 nay (Rosenberg).

3. Discuss and consider approval of a site plan for H.E.B., located east of the F.M. 548 and F.M. 1641 intersection

Director Peter Morgan introduced the item. Staff recommended approval of the request. Mr. Thomas Rozmarcch at 412 Bastrop expressed his concern about traffic. John Rose a representing the applicant explained that H.E.B was currently talking to Union Pacific to get granted a rail road crossing of the Highway 80 service road. Commissioner Rosenberg expressed his concern about traffic and emergency vehicles getting to the location discussed. Commissioner Badgley made a motion to approve the request. Commissioner Helm seconded the motion. The motion passed by a vote of 4 ayes and 1 nays (Rosenberg).

4. Discuss and consider approval of a final plat for the Eastgate Logistics Center Phase 1, located west of Helms Trail and north of Plantation Ridge.

Director Peter Morgan introduced the item. Staff recommended approval of the request. Commission Rosenberg inquired on the improvement on County Road 212. City Engineer, Karl Zook was available to answer the questions. Commissioner Helm made a motion to approve the final plat. Commissioner Rosenberg seconded the motion. The motion passed by a vote of 5 ayes and 0 nays.

5. Discuss and consider approval of a final plat for the Eastgate Logistics Center Phase 1, located west of helms Trail and north of Plantation Ridge.

Director Peter Morgan introduced the item. Staff recommended approval of the request as presented. Commissioner Helm made a motion to approve the final plat.

Commissioner Badgley seconded the motion. The motion passed by a vote of 5 ayes and 0 nays.

6. Discuss and consider approval of a site plan for Forney Montessori, located southeast intersection of Pinson Road and Ridgecrest Road.

Planner Alex Dixon introduced the item. Staff recommended approval of the request as presented. Commissioner Helm made a motion to approve the site plan. Commissioner Rosenberg seconded the motion. The motion passed by a vote of 5 ayes and 0 nays.

7. Discuss and consider approval of the Forney Industrial final plat, consisting of 17.861 acres located southwest of U.S. Highway 80 and Clements Drive.

Planner Alex Dixon introduced the item. Staff recommended approval of the request as presented. Commissioner Badgley made a motion to approve the final plat. Commissioner Helm seconded the motion. The motion passed by a vote of 4 ayes and 1 nay (Rosenberg).

8. Discuss and consider approval of a revised site plan for Bearded Monkey, a restaurant located at 104 E. Highway 80 Suite 120.

Planner Alex Dixon introduced the item. Staff recommended approval of the request as presented. Commissioner Rosenberg made a motion to approve the revised site plan. Commissioner Brown seconded the motion. The motion passed by a vote of 5 ayes and 0 nays.

9. Discuss and consider approval of preliminary plat for Forney Marketplace Addition, block 1, Lots 5R, 6A, and 6B located northwest of the intersection of East U.S. Highway 80 and Marketplace Boulevard.

Planner Alex Dixon introduced the item. Staff recommended approval of the preliminary plat. Commissioner Badgley made a motion to approve the request. Commissioner Rosenberg seconded the motion. The motion passed by a vote of 5 ayes and 0 nays.

10. Discuss and consider approval of a final plat for Forney marketplace Addition, block 1, Lots 5R, 6A, and 6B located northwest of the intersection of East U.S. Highway 80 and Marketplace Boulevard.

Planner Alex Dixon introduced the item. Staff recommended approval of the request. Commissioner Rosenberg made a motion to approve the final plat. Commissioner Helm seconded the motion. The motion passed by a vote of 5 ayes and 0 nays.

11. Discuss and consider approval of a site plan for Forney Marketplace Lots 6A & 6B, located east of U.S. Highway 80 and north of Marketplace Boulevard.

Planner Alex Dixon introduced the item. Staff recommended approval of the request. Commissioner Helm made a motion to approve the site plan. Commissioner Brown seconded the motion. The motion passed by a vote of 5 ayes and 0 nays.

- 12.** Discuss and consider approval of a site plan for Forney Marketplace Lot 8, located east of U.S. Highway 80 and north of Marketplace Boulevard.

Planner Alex Dixon introduced the item. Staff recommended approval of the request as presented. Commissioner Brown made a motion to approve the site plan. Commissioner Helm seconded the motion. The motion passed by a vote of 5 ayes and 0 nays.

- 13.** Discuss and consider approval of a revised site plan for Forney High School, located at 1800 College Avenue.

Planner Alex Dixon introduced the item. Staff recommended approval of the request as presented. Commissioner Rosenberg made a motion to approve the site plan. Commissioner Badgley seconded the motion. The motion passed by a vote of 5 ayes and 0 nays.

- 14.** Discuss and consider approval of a final plat for the ATMOS Addition, located at the southeast corner of County Road 212 and U.S. Highway 80.

Planner Alex Dixon introduced the item. Staff recommended approval of the final plat. Commissioner Badgley made a motion to approve the request. Commissioner Brown seconded the motion. The motion passed by a vote of 5 ayes and 0 nays.

- 15.** Discuss and consider approval of final plat for Overland Grove Phase 5A, a residential subdivision located west of Walnut Lane (F.M. 548) and east of S. Bois d'Arc Street (F.M. 740).

Planner Alex Dixon introduced the item. Staff recommended approval of the final plat. Commissioner Helm made a motion to approve the request. Commissioner Badgley 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 7:35 p.m. Commissioner Rosenberg 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 APRIL 2022.**

**ATTEST:**

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**Casey Bingham, Chair**

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**Gladis Saldana, City of Forney**

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