



**MINUTES
PLANNING AND ZONING COMMISSION
Thursday, May 5, 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, Cory McGee, Ann Lemons, Karen Badgley and Jamie Brown. City staff present were Director of Community Development Peter Morgan, Senior Planner Alex Dixon and Commission Secretary Gladis Saldana.

II. INVOCATION

Commissioner Lemons gave the invocation.

III. CONSENT ITEMS

1. Consider approval of the April 7, 2022 Planning and Zoning Commission meeting minutes.

Commissioner Lemons made a motion to approve the minutes. Commissioner Helm seconded the motion. The motion passed by a vote of 7 ayes and 0 nays.

IV. ACTION ITEMS

1. Discuss and consider approval of a final plat for Overland Grove Phase 5B, a residential subdivision located south of Pecan Lane and east of S. Bois D'Arc Street (F.M. 740).

Planner Alex Dixon introduced the item. Staff recommended approval of the final plat as presented. Commissioner Helm made a motion to approve the final plat. Commissioner McGee seconded the motion. The motion passed by a vote of 6 ayes and 1 nay (Rosenberg).

2. Discuss and consider approval of a preliminary plat for Forney Marketplace Addition, Lots 7A & 7B, located north of E. U.S. Highway 80 and west of Marketplace Boulevard.

Planner Alex Dixon introduced the item. Staff recommended approval of the preliminary plat as presented. Commissioner Badgley made a motion to approve the preliminary plat.

Commissioner Lemons seconded the motion. The motion passed by a vote of 7 ayes and 0 nays.

Director Peter Morgan requested for the Discussion Item to be addressed at this time.

V. DISCUSSION ITEMS

1. Discuss a proposed residential project located south of Broad Street and west of Crestline Drive.

Director Peter Morgan introduced the item and explained that the proposed request would include residential multi-family units that would require a Conditional Use Permit for the location zoned as Mixed Use. Mr. Morgan stated that after reviewing the submittal staff discovered several issues on the plans which included the project density and sidewalks. Base on the submittal staff would have recommended denial of the request. James Traylor, Council Member Place 1 spoke and stated that he was not in favor of the discussion item. Councilman Traylor also explained that the letter provided by the applicant was false stating that he agreed on the multi-family community. Mr. Dharanisha Halliyu, applicant spoke in favor of the item. The Commissioners thanked the applicant for taking the time to attend the meeting. The Commissioners discussed the item and were not in favor of this specific type of development. Chairman Bingham suggested that the applicant speak with the Forney EDC and also address staff comments. Chairman Bingham stated that the commission would like for the Comprehensive Plan to be completed before taking any action on any land development.

There was no action taken for this discussion item.

Director Peter Morgan announced that the Commission would continue considering the remaining action items on the agenda.

ACTION ITEMS

3. Discuss and Consider approval of a final plat for Forney Marketplace Addition, Lots 7A & 7B, located north of E. U.S. Highway 80 and west of Marketplace Boulevard.

Planner Alex Dixon introduced the item. Staff recommended approval of the final plat as presented. Commissioner Helm made a motion to approve the final plat. Commissioner McGee seconded the motion. The motion passed by a vote of 7 ayes and 0 nays.

4. Discuss and consider approval of a preliminary plat for Forney Marketplace Addition, Lots 2A, 2B, 2C, 2D, 2E, &2F, located north of E. U.S. Highway 80 and west of Marketplace Boulevard.

Planner Alex Dixon introduced the item. Staff recommended approval of the request. Commissioner Helm made a motion to approve the request. Commissioner Lemons seconded the motion. The motion passed by a vote of 7 ayes and 0 nays.

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5. Discuss and consider approval of a final plat for Forney Marketplace Addition, Lots 2A, 2B, 2C, 2D, 2E, & 2F, located north of E. US Highway 80 and west of Marketplace Boulevard.

Planner Alex Dixon introduced the item. Staff recommended approval of the final plat. Commissioner Lemons made a motion to approve the request. Commissioner Brown seconded the motion. The motion passed by a vote of 7 ayes and 0 nays.

6. Discuss and consider approval of a site plan for Forney Marketplace Lots 2B, 2C, 2D, 2E, and 2F, located north off U.S. Highway 80 and west of Marketplace Boulevard.

Planner Alex Dixon introduced the item. Staff recommended approval of the site plan. Commissioner McGee made a motion to approve the request. Commissioner Helm seconded the motion. The motion passed by a vote of 7 ayes and 0 nays.

7. Discuss and consider approval of a final plat for Holt Lunsford, located southeast of the Helms Trail and Sage Hill Parkway intersection.

Planner Alex Dixon introduced the item. Staff recommended approval of the final plat. Commissioner McGee made a motion to approve the request. Commissioner Badgley seconded the motion. The motion passed by a vote of 7 ayes and 0 nays.

VI. ADJOURNMENT

There being no further business to bring before the Commission, Commissioner Lemons made a motion to adjourn the meeting at 7:10 p.m. Commissioner Rosenberg seconded the motion. The motion passed by a vote of 7 ayes and 0 nays.

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF FORNEY, TEXAS, THIS 2nd DAY OF JUNE 2022.

ATTEST:

Casey Bingham, Chair

Gladis Saldana, City of Forney
