



**MINUTES
PLANNING AND ZONING COMMISSION
Thursday, August 4, 2022
5:30 p.m. – New Member Orientation
6:30 p.m. – Regular Meeting
Forney City Hall
101 East Main Street, Forney, Texas 75126**

I. CALL TO ORDER - TRAINING PRESENTATION

Director Peter Morgan called the new member orientation to order at 5:33 p.m. New Planning and Zoning Commissioner present were Donna Wilson and Sandra Carrasco. Mr. Morgan went over policies, procedure and responsibilities for the Planning and Zoning Commission. Training was completed at 6:02 p.m.

II. CALL TO ORDER – REGULAR PLANNING AND ZONING MEETING

Chair Casey Bingham called the meeting to order at 6:30 p.m. Present were Chair Casey Bingham, Vice-Chair Greg Helm and Commissioners, Ann Lemons, Cory McGee, Donna Wilson and Sandra Carrasco. City staff present were Director of Community Development Peter Morgan, Senior Planner Alex Dixon, City Engineer John Casey, Assistant City Manager Karl Zook and Commission Secretary Gladis Saldana. Commissioner Peter Rosenberg was absent.

III. INVOCATION

Commissioner Lemons gave the invocation.

IV. CONSENT ITEMS

1. Consider approval of the July 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 6 ayes and 0 nays.

V. PUBLIC HEARING ITEMS

1. Hold a public hearing and discuss and consider approval of an Ordinance approving a conditional use permit to allow a full-service car wash with self-service options to operate on 1.76 acres of Property located west of S. F.M.548 and east of Forney Community Park.

Director Peter Morgan introduced the item and explained that the current zoning for the property allows a full-service car wash and is permitted by right. Mr. Ibrahim Kassen,

the owner/applicant would like to offer the self-service option for customers, therefore, approval of a Conditional Use Permit is required. Public notification was provided, staff received a phone call and an email in opposition of the request. Mr. Kassen was available to answer any questions and spoke in favor of the request. Commissioner Bingham opened the public hearing, during citizen comment Mr. Keith Jones spoke and was not in favor of the request. Commissioner Bingham closed the public hearing. The commission discussed the location of the request and expressed their concern with the current traffic on S. F.M. 548. Commissioner Helm suggested that a Traffic Impact Analysis should be completed before receiving approval. After a brief discussion, Commissioner McGee made a motion to deny the conditional use permit. Commissioner Lemons seconded the motion. The motion passed by a vote of 5 ayes (McGee, Lemons, Helm, Wilson and Carrasco) and 1 nay (Bingham).

2. Hold a public hearing and discuss and consider amending the City of Forney Comprehensive Zoning Ordinance by amending Section 37, entitled “Use Regulation”, to consider the designation of permitted, prohibited, and conditional uses.

Director Peter Morgan introduced the item and explained that the use classification chart is available in Section 37.2 of the Zoning Ordinance. Mr. Morgan stated that staff recommendation for some amendments to this chart, would allow the Commission and Council to consider certain projects on a case-by-case basis. Chairman Bingham opened the public hearing, and no one spoke. Public hearing was closed. Commissioner Helm 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 a replat of Lot 1, Block 1 of the Bush’s Chicken Forney Addition.

Director Peter Morgan introduced the item and explained that replat would divide one lot into two lots and add the easements that are required. Staff recommended approval of the request. Commissioner McGee stated that the driveway that connects the Veterinary Clinic and Bush’s Chicken was paid for by the Forney Economic Development Corporation. Mr. McGee also questioned if the driveway would be utilized or demolished for the new driveway. Chairman Bingham opened the public hearing, and no one spoke. Public hearing was closed. Commissioner Helm made a motion to approve the request. Commissioner McGee seconded the motion. The motions passed by a vote of 6 ayes and 0 nays.

VI. ACTION ITEMS

1. Discuss and Consider approval of site plan Take 5 Oil Change, located at the southeast corner of S. F.M. 548 and F.M. 741.

Director Peter Morgan introduced the item. Staff recommended to conditionally approve the request based on the landscape plan submittal prior to the next City Council meeting and all Zoning requirements are met. Commissioner McGee stated if the existing driveway is demolished, he requested that the developer reimburse the Forney Economic

Development Corporation for half the cost of the driveway. Commissioner Lemons made a motion to approve the request with staff recommendation and cost reimbursement to the Forney EDC if existing driveway is demolished. Commissioner Carrasco 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 the Forney ISD Middle School at Warren, located southeast of the intersection of S. Bois d'Arc and Shand Street.

Planner Alex Dixon introduced the item. Staff recommended approval with a stipulation that the City Council agree to the Forney ISD land proposal. The commission expressed his concern with the proposed parking and the buffer area between the residential homes and the new middle school. Commissioner Helm made a motion to approve the item with staff recommendation. Commissioner Lemons seconded the motion. The motion passed by a vote of 5 ayes (Helm, Lemons, Bingham, Wilson and Carrasco) and 1 nay (McGee).

3. Discuss and consider approval of a revised site plan for the Forney ISD Middle School #4, located southeast of the intersection of Monitor Boulevard and F.M. 1641.

Planner Alex Dixon introduced the item. Staff recommended approval of the revised site plan. The commission express their concern with parking for the school and stadium, Jay Volk with Johnson Volk Consulting stated that he would request clarification with Forney ISD on the football field before the next City Council meeting. 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.

4. Discuss and consider approval of a preliminary plat for Gateway Phase 5, located east of North F.M. 548 and south of North Gateway Boulevard.

Planner Alex Dixon introduced the item and stated that the preliminary plat would establish the lot boundary and easements for the development. Mr. Dixon also stated that the developer would be paying fees-in lieu of park land dedication. Staff recommended approval of the plat. Commissioner Lemons made a motion to approve the request. Commissioner Wilson seconded the motion. The motion passed by a vote of 6 ayes and 0 nays.

5. Discuss and consider approval of a final plat for Gateway Phase 5, located east of North F.M. 548 and south of North Gateway Boulevard.

Planner Alex Dixon introduced the item and stated that the plat would establish the lot boundary and easements for the development. Staff recommended approval of the final plat. Commissioner McGee made a motion to approve the final plat. Commissioner Lemons seconded the motion. The motion passed by a vote of 6 ayes and 0 nays.

6. Discuss and consider approval of a revised site plan for Family Cathedral, located at 1032 E. U.S. Highway 80.

This item was withdrawn by the applicant before the meeting.

VII. ADJOURNMENT

There being no further business to bring before the Commission, Commissioner Helm made a motion to adjourn the meeting at 7:37 p.m. Commissioner Lemons 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 1st DAY OF SEPTEMBER 2022.

ATTEST:

Casey Bingham, Chair

Gladis Saldana, City of Forney