



MINUTES
PLANNING AND ZONING COMMISSION
Thursday, July 1, 2021
5:30 p.m. Training Workshop
6:30 p.m. – Regular Meeting
Forney City Hall
101 East Main Street

I. CALL TO ORDER

Chairman Casey Bingham called the meeting to order at 5:40 p.m. Present were Chairman Casey Bingham and Commissioners Greg Helm, Jamie Brown, Mikel Seifert 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. Commissioners Cecil Chambers and Ann Lemons were absent.

II. INVOCATION

Commissioner Cory McGee gave the invocation.

III. WORKSHOP ITEM

City Attorney Jon Thatcher gave a presentation discussing the rules of procedures for the Planning and Zoning Commission.

IV. CONSENT ITEMS

1. Consider approval of the minutes of the June 3, 2021, Planning and Zoning Commission meeting.

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

V. PUBLIC HEARING ITEMS

1. Hold a public hearing and discuss and consider approval of a Conditional Use Permit for Heavy Machinery Sales and Storage to operate at 705 W. Broad Street.

City Planner Alex Dixon introduced the item. During public comment no one spoke. Chairman Bingham closed the public hearing at 6:40 pm. Director Peter Morgan confirmed that he did receive one email from an adjacent property owner in favor of the request. Commissioner Helm made a motion to approve the request. Commissioner Brown seconded the motion. The motion passed by a vote of 5 ayes and 0 nays.

VI. ACTION ITEMS

1. Discuss and consider approval of a preliminary plat for Deen Kubota Display Addition, located at 705 W. Broad Street.

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

2. Discuss and consider approval of a final plat for the Deen Kubota Display Addition, located at 705 W Broad St.

City Planner Alex Dixon introduced the item. Staff recommended approval of the final plat. Commissioner Helm 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 site plan for Deen Kubota, located at 705 W Broad Street.

City 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 5 ayes and 0 nays.

4. Discuss and consider approval of the Oak Creek Final Plat, located south of the South F.M. 548 Sycamore Trail intersection.

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

5. Discuss and consider approval of a preliminary plat for the Forster & Giles Subdivision, located southwest of the intersection of East U.S. Highway 80 frontage road and Pinson Road.

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

6. Discuss and consider approval of a final plat for the Forster & Giles Subdivision, located southwest of the intersection of East U.S. Highway 80 frontage road and Pinson Road.

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

7. Discuss and consider approval of a site plan for Dairy Queen, located southwest of the intersection of East U.S. Highway 80 frontage road and Pinson Road.

City Planner Alex Dixon introduced the item. Staff recommended approval of the final plat. The commission expressed concern with the drive thru line. After a brief discussion Commissioner McGee made a motion to approve the request. Commissioner Brown seconded the motion. The motion passed by a vote of 5 ayes and 0 nays.

8. Discuss and consider approval of a preliminary plat for Windmill Farms Phase 4D, Section 2.

Director Peter Morgan introduced the item and explained that the property was located in the extra-territorial jurisdiction. Staff recommended denial of the preliminary plat since the plat did not comply with the City of Forney Code of Ordinances parkland dedication requirements.

At 6:54 pm Commissioner Helm made a motion to go into Executive Session under Chapter 551.071 of the Texas Government Code. Commissioner McGee seconded the motion. The motion to move into executive session passed by a vote of 5 ayes and 0 nays.

At 7:30 pm Commissioner McGee made a motion to exit Executive Session. Commissioner Helm second the motion. The motion to exit executive session passed by a vote of 5 ayes and 0 nays.

Commissioner Helm made a motion to deny the preliminary plat for Windmill Farms Phase 4D, Section 2, based on the current City Ordinance for Parkland Dedication. Commissioner McGee seconded the motion. The motion passed by a vote of 5 ayes and 0 nays.

9. Discuss and consider approval of a final plat for Windmill Farms Phase 4D, Section 2.

Director Peter Morgan introduced the item. Staff recommended denial since the plat did not comply with the City of Forney Code of Ordinances parkland dedication requirements. Commissioner Helm made a motion to deny the request based on the current City Ordinance for Parkland Dedication. Commissioner Seifert seconded the motion. The motion passed by a vote of 5 ayes and 0 nays.

10. Discuss and consider approval of preliminary plat for Windmill Farms Phase 2D-3.

Director Peter Morgan introduced the item. Staff recommended denial since the plat did not comply with the City of Forney Code of Ordinances parkland dedication requirements. Commissioner Helm made a motion to deny the request due to the current City Ordinance for Parkland Dedication. Commissioner McGee seconded the motion. The motion passed by a vote of 5 ayes and 0 nays.

11. Discuss and consider approval of a final plat for Windmill Farms Phase 4D-3
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Commissioner Helm made a motion to deny the request due to the current City Ordinance for Parkland Dedication. Commissioner McGee seconded the motion. The motion passed by a vote of 5 ayes and 0 nays.

VII. ADJOURNMENT

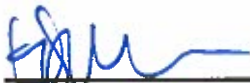
There being no further business to bring before the Commission, Commissioner Helm made a motion to adjourned the meeting at 7:35 p.m. Commissioner Seifert seconded the motion. The motion passed by a vote of 5 ayes and 0 nays.

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF FORNEY, TEXAS, THIS 5th DAY OF AUGUST 2021.

ATTEST:



Casey Bingham, Chair



Gladis Saldana, City of Forney
