



**MINUTES
PLANNING AND ZONING COMMISSION
Thursday, October 7, 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 and Cory McGee. City staff present were Director of Community Development Peter Morgan and Senior Planner Alex Dixon. Commissioners Jamie Brown and Mikel Seifert were absent.

II. INVOCATION

Commissioner Ann Lemons gave the invocation.

III. CONSENT ITEMS

1. Consider approval of the September 2, 2021, Planning and Zoning Commission meeting minutes.

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

IV. PUBLIC HEARING ITEMS

1. Hold a public hearing to discuss and consider approval of an Ordinance to rezone 1.005 acres of property from General Retail district to Commercial district. The property is part of 903 E Broad Street.

Director Peter Morgan introduced the item. Staff did not receive any public comment specifically related to this request. Chairman Bingham opened the public hearing. No one from the public spoke on this item, so Chairman Bingham closed the public hearing. The Commission expressed concerns with not knowing the full intent for the future development of the property. Commissioner Helm made a motion to table the item until the next Planning and Zoning Commission meeting in order to give the applicant an opportunity to provide additional information regarding the future use of the property. Commissioner Schlensker seconded the motion. The motion passed by a vote of 3 ayes (Helm, Schlensker and Bingham) and 2 nays (McGee and Lemons).

2. Hold a public hearing and discuss and consider approval of an Ordinance to rezone 1.372 acres of property from General Retail district to Light Industrial district. The property is part of 903 E. Broad St.

Director Peter Morgan introduce the item. Staff sent public notification and received four phone calls and one email opposed to the request. Chairman Bingham opened the public hearing. No one from the public spoke on this item and public hearing was closed. Commissioner Helm made a motion to table the item until the next Planning and Zoning Commission meeting in order to give the applicant an opportunity to provide additional information regarding the future use of the property. Commissioner Schlensker seconded the motion. The motion passed by a vote of 4 ayes (Helm, Schlensker, Bingham and McGee) and 1 nay (Lemons).

3. Hold a public hearing and discuss and consider approval of an Ordinance to rezone 2.605 acres of property from General Retail district to Light Industrial district. The property is located at 905 E. Broad Street.

Director Peter Morgan introduce the item. Staff sent public notification and received four phone calls and one email opposed to the request. Chairman Bingham opened the public hearing. No one from the public spoke on this item and public hearing was closed. Since the property is currently operating as a franchise utility by Oncor, Commissioner McGee made a motion to approve the zoning request from General Retail district to Light Industrial district. Commissioner Lemons seconded the motion. The motion passed by a vote of 5 ayes and 0 nays.

4. Hold a public hearing and discuss and consider approval of an Ordinance rezoning 12.239 acres of land from Planned Development (Fox Hollow South) to a Planned Development with a base zoning of Multi-Family Residential – 15 District and Neighborhood Service District. The property is located northwest of Monitor Boulevard and northeast of F.M. 741.

This item was withdrawn by the applicant before the meeting. No action was taken.

5. Hold public hearing and discuss and consider approval of a Conditional Use Permit for a car wash to operate as permitted use on 1.5 acres of land at the northwest corner of South F.M. 548 and F.M. 1641.

Director Peter Morgan introduce the item. Staff sent public notification and received a comment from a resident that was concerned with the number of existing car wash locations available throughout the city. Chairman Bingham opened the public hearing and no one spoke. Public hearing was closed. After a brief discussion Commissioner Shlensker made a motion to approve the Conditional Use Permit. Commissioner McGee 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 Quick N Clean, located at the northwest corner of South F.M. 548 and F.M. 1641.

Director Peter Morgan introduced the item and recommended approval of the site plan. Commissioner McGee 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 a preliminary plat for the South F.M. 548 Retail Addition, located northwest of the intersection of South F.M. 548 and F.M. 1641.

City Planner Alex Dixon introduced the item. Staff recommended approval of the preliminary plat. 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.

3. Discuss and consider approval of a site plan for South F.M. 548 Retail, located northwest of the South F.M. 548 and F.M. 1641 intersection.

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

4. Discuss and consider approval of a preliminary plat for the Trailhouse Park Addition, located north of E. U.S. Highway 80 and west of Trailhouse Lane.

City Planner Alex Dixon introduced the item and stated that park development fees would be collected before the final plat is recorded. Staff recommended approval of the preliminary plat. Commissioner Helm made a motion to approve the request. Commissioner Lemons 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 Trailhouse Park Addition, located north of E. U.S. Highway 80 and west of Trailhouse Lane.

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

6. Discuss and consider approval of a preliminary plat for Fox Daycare Addition, located northeast of the intersection of South F.M. 548 and F.M. 741.

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

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7. Discuss and consider approval of a final plat for the Fox Daycare Addition, located northeast of the intersection of South F.M. 548 and F.M. 741.

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.

8. Discuss and consider approval of a site plan for CHC Retail Forney, located northeast of the intersection of South F.M. 548 and F.M. 741.

City Planner Alex Dixon introduced the item. Staff recommended approval of the site plan. Commissioner McGee made a motion to approve the request and Commissioner Lemons 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 7:20 p.m. Commissioner Lemons 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 7th DAY OF NOVEMBER 2021.

ATTEST:



Casey Bingham, Chair



Gladis Saldana, City of Forney