



**MINUTES  
PLANNING AND ZONING COMMISSION  
Thursday, April 2, 2020  
6:30 p.m. – Regular Meeting  
Forney City Hall  
101 East Main Street**

**I. CALL TO ORDER**

Vice-Chair James Traylor called the meeting to order at 6:40 p.m. Present were Vice-Chair James Traylor, and Commissioners Misty Holler, Cecil Chambers, Steve Cunningham and Casey Bingham. City staff present were Director of Community Development Peter Morgan, Senior Planner Alex Dixon, City Engineer Karl Zook and Commission Secretary Gladis Saldana. Chair Anthony Shimkus was absent.

**II. INVOCATION**

Commissioner Holler gave the invocation.

**III. CONSENT ITEMS**

1. Consider approval of the minutes of the March 5, 2020, Planning and Zoning Commission meeting.

Commissioner Cunningham made a motion to approve the minutes with a correction. Commissioner Chambers seconded the motion. The motion passed by a vote of 4 ayes, 0 nays. Misty Holler abstained.

**IV. ACTION ITEMS**

1. Discuss and consider approval of a preliminary plat for 7-Eleven, located northeast of the intersection of North Gateway Blvd and North F.M. 548.

Director, Peter Morgan introduced the item. Staff recommended approval of the request. Following discussion, Commissioner Bingham made a motion to approve preliminary plat and Commissioner Chambers seconded the motion. The motion passed by a vote of 5 ayes and 0 nays.

2. Discuss and consider approval of a site plan for 7-Eleven, located northeast of the intersection of North Gateway Blvd and North F.M. 548.

Director, Peter Morgan introduced the item. Staff recommended approval of the request. Following discussion, Commissioner Holler made a motion to approve site plan and Commissioner Bingham 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 Diamond Creek amenity center, located northwest of the intersection of Tuscany Drive and Rosedale Drive.

Director, Peter Morgan introduced the item. Staff recommended approval of the request. Following discussion, Commissioner Cunningham made a motion to approve site plan and Commissioner Chambers seconded the motion. The motion passed by a vote of 5 ayes and 0 nays.

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

Director, Peter Morgan introduced the item. Following discussion, Commissioner Chambers made a motion to approve the revised site plan and Commissioner Holler seconded the motion. The motion passed by a vote of 5 ayes and 0 nays.

5. Discuss and consider approval of a revised plan for Eric L. Davis Engineering, located at 401 Pinson Rd.

Director, Peter Morgan introduced the item and explained that Eric Davis Engineering is moving locations from Main Street to Pinson Road. Staff recommended approval of the request. Following discussion, Commissioner Holler made a motion to approve the revised site plan and Commissioner Cunningham 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 Fox Hollow Phase 2B, located west of F.M. 1641 and south of Monitor Boulevard.

Director, Peter Morgan introduced the item and explained. Staff recommended approval of the request. Following discussion, Commissioner Holler made a motion to approve final plat and Commissioner Bingham seconded the motion. The motion passed by a vote of 5 ayes and 0 nays.

At 7:12 p.m. Vice-Chair James Traylor opened up public hearing.

#### V. PUBLIC HEARING ITEMS

1. Hold a public hearing and discuss and consider a request to rezone 117.865 acres of land from Agricultural district to Planned Development district. The property is identified as Kaufman County Appraisal District property id 7811, located adjacent to the west side of F.M. 1641. The proposed use is single-family residential.

Director, Peter Morgan introduced the item. Following discussion, Commissioner Holler made a motion to deny the request. Commissioner Holler stated that the requested zoning was similar to other lots already existing. Commissioner Bingham seconded the motion. The motion passed by a vote of 4 ayes and 1 nay (Cunningham).

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2. Hold a public hearing and discuss and consider approval of an Ordinance amending the City of Forney Comprehensive Zoning Ordinance by amending the permit requirements and the regulations for a Farmers Market.

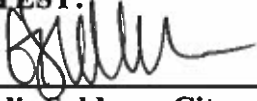
Director, Peter Morgan introduced the item. Staff recommended approval of the request. Following discussion, Commissioner Holler made a motion to approve the item and Commissioner Chambers seconded the motion. The motion passed by a vote of 5 ayes and 0 nays

**VI. ADJOURNMENT**

There being no further business to bring before the Commission, Chair Anthony Shimkus closed public hearing and adjourned the meeting at 7:29 p.m.

**PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF FORNEY, TEXAS, THIS 7<sup>th</sup> DAY OF MAY 2020.**

ATTEST:



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Gladis Saldana, City of Forney

  
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Anthony Shimkus, Chair

