



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

**I. CALL TO ORDER**

Chair Anthony Shimkus called the meeting to order at 6:42 p.m., following the Capital Improvements Advisory Committee meeting. Present were Chair Anthony Shimkus, Vice-Chair James Traylor and Commissioners Misty Holler, Cecil Chambers, Casey Bingham, Greg Helm and Jamie Brown. City staff present were Director of Community Development Peter Morgan and Senior Planner Alex Dixon. The meeting was held by videoconference.

**II. INVOCATION**

Commissioner Chambers gave the invocation.

**III. CONSENT ITEMS**

1. Consider approval of the minutes of the June 4, 2020, Planning and Zoning Commission meeting.

Commissioner Traylor made a motion to approve the minutes as presented. Commissioner Chambers seconded the motion. The motion passed by a vote of 7 ayes, 0 nays.

**IV. PUBLIC HEARING ITEMS**

1. Hold a public hearing and discuss and consider approval of a request to rezone 53.94 acres from Light Industrial district to a mixed use Planned Development district with multi-family. Office and general retail uses. The property is located east of North F.M. 548, south of Don T. Cates Drive and is identified by the Kaufman County Appraisal District as property id's 7769 and 7770.

Director Peter Morgan introduced the item and provided details about the request. John Kendall, representing the applicant, spoke in favor of the request and was available to answer any questions. No one else spoke during public comment. Commissioner Shimkus moved out of public hearing. Following discussion, the commission stated that they would want to see a traffic impact study before taking any action on the request. Mr. Kendall requested that the commission act on the item without delay. Commissioner Traylor made a motion to deny the item without prejudice. Commissioner Holler seconded the motion. The motion passed by a vote of 7 ayes and 0 nays.

2. Hold a public hearing and discuss and consider approval of a Conditional Use Permit for an All – Terrain Vehicle Dealer/Sales to operate at 10500 E. U.S. Highway 80.

Director Peter Morgan introduced the item. Staff recommended approval of the request. Commissioner Shimkus opened public hearing. No one spoke during public comment. Commissioner Shimkus closed the public hearing. Following a discussion, Commissioner Chambers made a motion to approve the item. Commissioner Bingham seconded the motion. The motion passed by a vote of 7 ayes and 0 nays.

3. Hold a public hearing and discuss and consider approval of a Conditional Use Permit for a farmers market to operate on the property located at 210 E. Broad Street.

Director Peter Morgan introduced the item. Commissioner Shimkus opened the public hearing. During public comment Kendall Milton spoke in favor of the request. Commissioner Shimkus closed the public hearing and following a discussion, Commissioner Holler made a motion to approve the item. Commissioner Chambers seconded the motion. The motion passed by a vote of 7 ayes and 0 nays.

## V. ACTION ITEMS

1. Discuss and consider approval of a revised preliminary plat for Overland Grove.

Director, Peter Morgan introduced the item. Staff recommended approval of the request. Commissioner Traylor made a motion to approve the request. Commissioner Bingham seconded the motion. The motion passed by a vote of 7 ayes and 0 nays.

2. Discuss and consider approval of a replat for Clements Park Addition, located northwest of the intersection of F.M. 740 and Clements Drive in the City of Forney extra-territorial jurisdiction.

Director, Peter Morgan introduced the item and stated that the plat was not in compliance with the City of Forney subdivision ordinance. Staff recommended denial of the request. The applicant, Matthew Martinez was available to answer any questions. Following discussion, Commissioner Bingham made a motion to deny the item and Commissioner Helm seconded the motion. The motion passed by a vote of 7 ayes and 0 nays

3. Discuss and consider approval of a final plat for Travis Ranch, Phase 1H, a residential subdivision located west of F.M. 740 and north of Lake Ray Hubbard Drive in the City of Forney extra-territorial jurisdiction.

Director, Peter Morgan introduced the item. Staff recommended approval of the request. Following discussion, Commissioner Traylor made a motion to approve the item and Commissioner Bingham seconded the motion. The motion passed by a vote of 7 ayes and 0 nays.

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4. Discuss and consider approval of a final plat for Travis Ranch South, a residential subdivision located west of F.M. 460 and north U.S. Highway 0 in the City of Forney extra-territorial jurisdiction.

Director, Peter Morgan introduced the item. Staff recommended approval of the request. Following discussion, Commissioner Chambers made a motion to approve the item and Commissioner Bingham 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, Chair Anthony Shimkus adjourned the meeting at 8:10 p.m.

**PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF FORNEY, TEXAS, THIS 6<sup>th</sup> DAY OF AUGUST 2020.**

ATTEST:



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Gladis Saldana, City of Forney

  
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Anthony Shimkus, Chair

