



**MINUTES
PLANNING AND ZONING COMMISSION
Thursday, August 1, 2019
6:30 p.m. – Regular Meeting
Forney City Hall
101 East Main Street**

I. CALL TO ORDER

Chair Brigham Wilcoxson called the meeting to order at 6:30 p.m. Present were Chair Brigham Wilcoxson Vice-Chair Steve Cunningham and Commissioners Misty Holler, Cecil Chambers, Anthony Shimkus and Casey Bingham. Also, present were Director of Community Development Peter Morgan, City Planner Alex Dixon and Commission Secretary Gladis Saldana. Commissioner James Traylor was absent.

II. INVOCATION

Commissioner Cunningham gave the invocation.

III. CONSENT ITEMS

1. Consider approval of the minutes from the July 8, 2019, Planning and Zoning Commission meeting.

Commissioner Cunningham made a motion to approve the minutes with the corrections provided to staff. Commissioner Bingham seconded the motion. The motion passed by a vote of 5 ayes and 0 nays. Commissioner Shimkus abstained from the vote.

Commissioner Cunningham made a motion to open public hearing. Commissioner Chambers seconded the motion. The motion passed by a vote of 6 ayes and 0 nays.

IV. PUBLIC HEARING ITEMS

1. Hold a public hearing and discuss and consider an Ordinance amending the Zoning Ordinance to define and provide regulations for variety stores, grocery stores, and any other similar use.

Director Peter Morgan introduced the item. No one spoke during public comment. Commissioner Shimkus made a motion to close public hearing and Commissioner Holler seconded the motion. The motion passed by a vote of 6 ayes and 0 nays. The commission did not have any questions on the item. Commissioner Holler made a motion to approve the item as presented. Commissioner Bingham seconded the motion. The motion passed by a vote of 6 ayes and 0 nays.

2. Hold a public hearing and discuss and consider approval of an Ordinance for outdoor commercial amusement (pickleball court) to operate as a conditional use at 204 E US Highway 80.

Director Peter Morgan introduced the item. Commissioner Cunningham made a motion to open public hearing and Commissioner Chambers seconded the motion. The motion passed by a vote of 6 ayes and 0 nays. No one spoke during public comment. The commission discussed the lighting and fencing for the courts. Commissioner Chambers made a motion to close public hearing. Commissioner Holler seconded the motion. The motion passed by a vote of 6 ayes and 0 nays. After a brief discussion Commissioner Shimkus made a motion to approve the request with a stipulation that the pickleball courts will not operate later than 11pm. Commissioner Chambers second 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 an Ordinance for a Cabinet Shop (Manufacturing) to operate as a conditional use at 11578 Industrial Park, Suite B.

City Planner Alex Dixon introduced the item. Commissioner Cunningham made a motion to open public hearing and Commissioner Chambers seconded the motion. The motion passed by a vote of 6 ayes and 0 nays. No one spoke during public comment. Commissioner Chambers made a motion to close public hearing. Commissioner Holler seconded the motion. The motion passed by a vote of 6 ayes and 0 nays. After a brief discussion Commissioner Holler made a motion to approve the request. Commissioner Shimkus second the motion. The motion passed by a vote of 6 ayes and 0 nays.

4. Hold a public hearing and discuss and consider a Conditional Use Permit for a new building at 204 F.M. 1641 exceed 36feet in height.

Director Peter Morgan introduced the item and explained that the conditional use permit consisted of the height and building materials as part of the request. Commissioner Shimkus made a motion to open public hearing and Commissioner Bingham seconded the motion. The motion passed by a vote of 6 ayes and 0 nays. No one spoke during public comment. Commissioner Holler made a motion to close public hearing. Commissioner Chambers seconded the motion. The motion passed by a vote of 6 ayes and 0 nays. After a brief discussion Commissioner Cunningham made a motion to approve only the height of the request. Commissioner Chambers second the motion. The motion passed by a vote of 6 ayes and 0 nays.

V. ACTION ITEMS

1. Discuss and consider approval of a site plan for C-Life Church located at 204 F.M. 1641.

Director Peter Morgan introduced the item and explained that the applicant was requesting a variance to use alternative masonry materials. Commissioner Cunningham questioned if the applicant was aware of the zoning ordinance regarding the masonry requirement. Yelena Ptashinskata with HH Architects representing the applicant approached the commission to

answer any questions. The commission express their concern with the proposed building not matching the existing structure and not meeting the masonry requirements. Mr. Nick Edwards, pastor of C-Life Church approached the commission and spoke in favor of the request. After a brief discussion the applicant requested to have the item tabled. Commissioner Cunningham made a motion to table the item to allow the applicant to revise the plans and Commissioner Chambers seconded the motion. The motion passed by a vote of 6 ayes and 0 nays.

2. Discuss and consider approval of a revised preliminary plat for the Lakewood Trails Addition, consisting of 203.851 acres of property located south of F.M. 741 and west of High Country Lane in the City of Forney extra-territorial jurisdiction.

City Planner Alex Dixon introduced the item and explained that the revisions included minor adjustments to the lot lines that resulted in 3 additional lots for phase 3 of the subdivision. Staff recommended approval of the request. Commissioner Holler made a motion to approve the preliminary plat and Commissioner Bingham seconded the motion. The motion passed by a vote of 6 ayes and 0 nays.

3. Discuss and consider approval of a final plat for Lakewood Trails Phase 3, a residential subdivision located south of F.M. 741 and west of High Country Lane in the City of Forney extra-territorial jurisdiction.

City Planner Alex Dixon introduced the item. Mr. Dixon stated that the final plat met the subdivision ordinance and the Lakewood Trails Development agreement requirements. The commission did not have any questions. Commissioner Bingham made a motion to approve the final plat and Commissioner Holler 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 Woodlands Crossing located southeast of the intersection of the Union Pacific Railroad and F.M. 548.

City Planner Alex Dixon introduced the item and explained that the preliminary plat would establish necessary boundary and easements for the development of the property. Staff recommended approval of the request. Commissioner Wilcoxson questioned if the road way would expand in the future. City Engineer Karl Zook discussed the item with the Commission. After a brief discussion, Commissioner Shimkus made a motion to approve the item as presented. Commissioner Cunningham seconded the motion. The motion passed by a vote of 6 ayes and 0 nays.

VI. DISCUSSION ITEMS

1. Discuss the future zoning of the property located at 10895 C.R. 212 (Discussion item only).

Director Peter Morgan introduced the item and explained that the property was inside city limits. The property is currently zoned agricultural. Mr. Ken Andreas, owner of the property explained that there is a potential buyer of this property would like to use the property for a residence and automobile storage. Mr. Morgan stated that there was no current zoning classification that would allow for that combination of uses. No action was taken.

V. ACTION ITEM 1 (PART 2)

Following discussion item one, Jon Thatcher, City Attorney approached the commission and explained that the applicant for action item number one requested to open the item back up for a separate motion for the site plan approval. Applicant Bill Thomas spoke on behalf of C-Life Church. The commission declined to reconsider the item and did not take action.

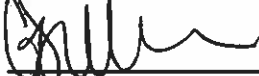
VIII. ADJOURNMENT

There being no further business to bring before the commission, Commissioner Chambers made a motion to adjourn and close the meeting at 7:38p.m. Commissioner Holler seconded the motion. The motion passed by a vote of 6 ayes and 0 nays.

PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF FORNEY, TEXAS, THIS 5th DAY OF SEPTEMBER 2019.


Brigham Wilcoxson, Chair

ATTEST:



Gladis Saldana, City of Forney