

AGENDA
PLANNING AND ZONING COMMISSION
Thursday, March 7, 2019
6:30 p.m. Regular Meeting
City Hall, 101 E. Main Street, Forney, Texas 75126

I. Call Meeting to Order

II. Invocation

III. Consent Items

1. Consider approval of the minutes of the February 7, 2019, Planning and Zoning Commission meeting.

Documents:

[February 7, 2019.pdf](#)

IV. Action Items

1. Discuss and consider approval of a site plan for the Larke Lopez Hair Salon, located at 112 Trinity Street.

Documents:

[Item Summary -112 Trinity Street Site Plan.pdf](#)
[Exhibits-112 Trinity Street Site Plan.pdf](#)

2. Discuss and consider approval of a preliminary plat for Forney Marketplace Addition, Block 1, Lot 1 and Lot 2, located northwest of the intersection of East U.S. Highway 80 and Marketplace Boulevard.

Documents:

[Item Summary-Forney Marketplace Addition Preliminary Plat.pdf](#)
[Exhibit-Forney Marketplace Addition.pdf](#)

3. Discuss and consider approval of a site plan for Panera Bakery Cafe, located northwest of the intersection of East U.S. Highway 80 and Marketplace Boulevard.

Documents:

[Item Summary-Panera Bread Site Plan.pdf](#)
[Exhibits-Panera Bread Site Plan.pdf](#)

4. Discuss and consider approval of a preliminary plat for Gateway Phase 4, Block D, Lot 1, located east of North F.M. 548 and south of North Gateway Boulevard.

Documents:

[Item Summary -Gateway Phase 4 Preliminary Plat.pdf](#)
[Exhibit -Gateway Phase 4 Preliminary Plat.pdf](#)

5. Discuss and consider approval of a site plan for Gateway Phase 4, Block D, Lot 1, located east of F.M. 548 and south of North Gateway Boulevard.

Documents:

[Item Summary -Gateway Phase 4 Site Plan.pdf](#)
[Exhibits -Gateway Phase 4 Site Plan.pdf](#)

V. Public Hearing Items

1. Hold a public hearing and discuss and consider a request to rezone a portion of 318 W. Buffalo Street, consisting of 0.433 acres of land, from the Single-Family (SF-6) District to the General Retail (GR) District.

Documents:

[Item Summary -Zoning Request.pdf](#)
[Exhibits -Zoning Request.pdf](#)

2. Hold a public hearing and discuss and consider an Ordinance amending the City of Forney Comprehensive Zoning Ordinance by amending Section 38, "Off Street Parking and Loading Requirements," to provide an exception to concrete paving requirements.

Documents:

[Item Summary -Concrete Exception.pdf](#)
[Exhibit -Concrete Exception.pdf](#)

3. Hold a public hearing and discuss and consider a request to rezone 108.2 acres of land from the Mixed-Use District to a Planned Development District with single-family, multi-family and commercial uses. The property is located south of the U.S. Highway 80 and F.M. 460 intersection in the City of Forney.

Documents:

[Item Summary -Wellington Ridge PD.pdf](#)
[Exhibits -Wellington Ridge PD.pdf](#)

- VI. Hold executive session under Chapter 551 of the Texas Government Code *Pursuant to the Open Meetings Act, Chapter 551, Texas Government Code, Sections 551.071, 551.072, 551.073, 551.074, 551.076 and 551.087.* Executive Session may be held, under these exceptions, at the end of the Regular Meeting or at any time during the meeting that a need arises for the Commission to seek advice from the City Attorney's Office as to the posted subject matter of this meeting.

VII. Adjournment

for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the Community Development office at 972-564-7386 or FAX 972-552-1538 for further information. Braille is not available.

CERTIFICATE

I, Peter Morgan, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 1st day of March, 2019, at 5:00 p.m. and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.