

AGENDA
FORNEY CITY COUNCIL
Tuesday, November 20, 2018
6:30 p.m. Regular Meeting
City Hall, 101 E. Main Street, Forney, Texas 75126

I. CALL TO ORDER

II. INVOCATION / PLEDGE OF ALLEGIANCE – COUNCIL MEMBER ROBBIE POWERS

III. PROCLAMATIONS / PRESENTATIONS

1. Small Business Saturday Proclamation

Documents:

[small business saturday - november 24 2018.pdf](#)

2. Forney Firefighters Combat Challenge Team Proclamation

Documents:

[The Forney Firefighter Combat Challenge Team 2.pdf](#)

IV. OPEN FORUM/CITIZEN COMMENTS

This is the public's opportunity to address the City Council on any matter related to the City. However, in accordance with the Texas Open Meetings Act, Section 551.041, the City Council cannot discuss, consider, or take action on matters not listed on the agenda. The City Council will receive citizen comments, and if necessary, may refer the matter to City staff for research, resolution or referral to Council on a future agenda. As described in the City's Public Meeting Procedures, comments will be limited to three (3) minutes.

V. APPROVAL OF MINUTES

1. Consider approval of the Minutes of the November 6, 2018 City Council Meeting.

Documents:

[11-06-18 minutes.pdf](#)

VI. CONSENT AGENDA

[The items on the Consent Agenda are considered to be self-explanatory by the Council and will be enacted in one motion. There will be no separate discussion of these items unless requested by a Council Member.]

1. Consider approval of the acceptance of Public Improvements for Pinnacle Montessori of Forney.

Documents:

[Item Summary Pinnacle Montessori Public Improvements Acceptance.pdf](#)
[Recommendation to Accept - City Engineer.pdf](#)

2. Consider approval of a preliminary plat for Diamond Creek Estates Phase 3.

Documents:

[Item Summary-Diamond Creek Preliminary Plat.pdf](#)
[Exhibit-Diamond Creek Estates Phase 3.pdf](#)

3. Consider approval of a revised site plan for ALDI Food Store, located southwest of the intersection of Farm-to-Market Road 548 and Ridgecrest Road.

Documents:

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

4. Consider approval of a revised site plan for RaceTrac Market, located at the northeast corner of F.M. 548 and F.M. 1641.

Documents:

[Item Summary-RaceTrac Revised Site Plan.pdf](#)
[Exhibits-RaceTrac Revised Site Plan.pdf](#)

5. Consider approval of a site plan for the Lakewood Trails amenity center, located northwest of the intersection of Dusk Drive and Dawn Drive in the City of Forney ETJ.

Documents:

[Item Summary-Lakewood Trails Amenity Center.pdf](#)
[Exhibits-Lakewood Trails Amenity Center.pdf](#)

6. Consider approval of a Resolution approving a Development Agreement between the City of Forney, Texas and Dan and Sherry Wilson, the owners of a tract of land known as Kaufman CAD Property ID 54950, located on Hollow Creek Dr., Forney, Texas; and being an approximate 49.529 acres in the Martha Musick Survey, Abstract 312, Kaufman County, Texas, and authorizing the City Manager to execute same.

Documents:

[D20181115 Development Agreement - Dan and Sherry Wilson KCAD 54950.pdf](#)
[D20181115 Resolution Chapter 43 Development Agreement - ID 54950 Dan and Sherry Wilson.pdf](#)
[D20181023 Development Agreement - ID 54950.pdf](#)

7. Consider approval of a Resolution approving a Development Agreement between the City of Forney, Texas and Lewis Family Trust, the owners of a tract of land known as Kaufman CAD Property ID 9627, located at 12125 Lewis Circle, Forney, Texas; and being an approximate 43.972 acres in the Martha Musick Survey, Abstract 312, Kaufman County, Texas, and authorizing the City Manager to execute same.

Documents:

[D20181115 Development Agreement - Lewis Family Trust KCAD 9627.pdf](#)
[D20181115 Resolution Chapter 43 Development Agreement - ID 9627 Lewis Family Trust.pdf](#)

8. Consider approval of a Resolution approving a Development Agreement between the City of Forney, Texas and Nan M. Riter, the owner of a tract of land known as Kaufman CAD Property ID 178219, located on Hollow Creek Dr., Forney, Texas; and being an approximate 20.314 acres in the Martha Musick Survey, Abstract 312, Kaufman County, Texas, and authorizing the City Manager to execute same.

Documents:

[D20181115 Development Agreement - Nan Riter KCAD 178219.pdf](#)
[D20181115 Resolution Chapter 43 Development Agreement - ID 178219 Nan Riter.pdf](#)
[D20181023 Development Agreement - ID 178219.pdf](#)

9. Consider a Resolution to award health, dental and life insurance benefits for the employees of the City of Forney and authorizing the City Manager to execute the contract documents.

Documents:

[Item Summary-Benefit Renewal.pdf](#)
[Resolution for Awarding Health and Dental Insurance 2018.pdf](#)
[Benefit Renewal FY19.pdf](#)

VII. PUBLIC HEARING ITEMS / ACTION ON PUBLIC HEARING ITEMS

1. Hold a public hearing and discuss and consider approval of an Ordinance amending the City of Forney Comprehensive Zoning Ordinance to add special exceptions for residential expansions. [Read Ordinance Caption]

Documents:

[Item Summary-Nonconforming Structures.pdf](#)
[Exhibit-Nonconforming Structures.pdf](#)

2. Hold a public hearing and discuss and consider approval of an Ordinance to rezone approximately 1.540 acres of land, located north of U.S. Highway 80 and east of Mustang Boulevard, from GR, General Retail District to C, Commercial District. [Read Ordinance Caption]

Documents:

[Item Summary-Platinum Rezone.pdf](#)
[Exhibits-Platinum Rezone.pdf](#)

3. Hold a public hearing and discuss and consider approval of an Ordinance to rezone property from Agricultural District to General Retail District. The property consists of approximately 3 acres located east of S. F.M. 548 and north of the Grayhawk Planned Development. [Read Ordinance Caption]

Documents:

[Item Summary-F.M. 548 Rezone.pdf](#)
[Exhibits-F.M. 548 Rezone.pdf](#)

4. 2nd Public Hearing regarding the annexation of an approximate 29.224 acre tract of land owned by Pacific & Pinson, situated in the J. Lopez Survey, Abstract No. 286, Kaufman County, Texas, Kaufman CAD Property ID 9187, located on the north side of FM 740 adjacent to current city limits.

Documents:

[D20181114 Annexation 2nd Public Hearing Summary Form - 29.224 Acres Pacific and Pinson.pdf](#)
[Map 9187.pdf](#)

5. 2nd Public Hearing regarding the annexation of an approximate 48.717 acre tract of land owned by Helen M. Whaley, situated in the A. Hyer Survey, Abstract No. 203, Kaufman County, Texas, Kaufman CAD Property ID 7810, located on FM 741 near High Country Lane.

Documents:

[D20181114 Annexation 2nd Public Hearing Summary Form - 48.717 Acres Helen M. Whaley.pdf](#)
[Map 7810.pdf](#)

6. 2nd Public Hearing regarding the annexation of an approximate 51.431 acre tract of land owned by Whaley Investments, Ltd., situated in the A. Hyer Survey, Abstract No. 203, Kaufman County, Texas, Kaufman CAD Property ID 7865, located on FM 741 near High Country Lane.

Documents:

[D20181114 Annexation 2nd Public Hearing Summary Form - 51.431 Acres Whaley Investments.pdf](#)
[Map 7865.pdf](#)

VIII. DISCUSSION / ACTION ITEMS

1. Vision 2025 -- Goals and Initiatives

Documents:

[City of Forney Goals and Initiatives_v2.pdf](#)

2. Discuss and consider approval of a preliminary plat for Lover's Landing, located north of U.S. Highway 80 and east of Lovers Lane.

Documents:

[Item Summary-Lovers Landing Preliminary Plat.pdf](#)
[Exhibit-Lovers Landing Preliminary Plat.pdf](#)

3. Discuss and consider approval of an Ordinance amending the 2018-19 Fiscal Year Budget transferring \$20,000 from the EDC Fund Balance to the EDC Project Expense line item in support of a new Demolition Grant Program.

Documents:

[Item Summary Demolition Grant Program 2018.pdf](#)

[Minutes 11.01.18.pdf](#)
[Demolition Grant Application - November 2018.pdf](#)
[Ordinance-Budget amendment for EDC Demolition Grant Program.pdf](#)

4. Discuss and consider approval of an Ordinance amending the 2018-19 Fiscal Year Budget transferring \$7,500 from the EDC Fund Balance to the EDC Project Expense line item in support of an economic development incentive for new Thai Pho restaurant.

Documents:

[Item Summary Economic Development Incentive Thai Pho Restaurant .pdf](#)
[FEDC Minutes 10.11.18.pdf](#)
[D20181101 ECONOMIC Incentive and Performance AGREEMENT - Thai.Pho.pdf](#)
[Ordinance-Budget amendment for Thai Pho restaurant incentive.pdf](#)

5. Discuss and consider appointments to various boards and commissions including: Parks and Recreation Board.

Documents:

[Item Summary -- Board Appointments - Park Board.pdf](#)

IX. CITY MANAGER'S REPORT

THE CITY MANAGER WILL DISCUSS CURRENT CITY ACTIVITIES, UPCOMING MEETINGS, FUTURE LEGISLATIVE ACTIVITIES, AND OTHER RELATED MATTERS FOR POSSIBLE ACTION, INCLUDING THE FOLLOWING:

Department Reports (Fire, Police, Municipal Court, Finance)
Citizen Complaints -- Actions taken or to be taken
Upcoming Special Events
Personnel Changes
Commendations
Public Works/Streets Projects, Repairs or Construction
Park Issues
Inspection Issues
CIP Projects

1. Department Reports

Documents:

[2018 City Hall Report.pdf](#)
[Municipal Court Report.pdf](#)

X. COUNCIL COMMENTS

PURSUANT TO SECTION 551.0415 TEX. GOV'T CODE, CITY COUNCIL MEMBERS MAY MAKE A REPORT ABOUT ITEMS OF COMMUNITY INTEREST DURING A MEETING OF THE GOVERNING BODY WITHOUT HAVING GIVEN NOTICE OF THE REPORT. ITEMS OF COMMUNITY INTEREST INCLUDE:

- Expressions of thanks, congratulations, or condolence;
- Information regarding holiday schedules;
- An honorary or salutary recognition of a public official, public employee, or other citizen, except that a discussion regarding a change in the status of a person's public office or public employment is not an honorary or salutary recognition for purposes of this subdivision;
- A reminder about an upcoming event organized or sponsored by the governing body;
- Information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the municipality; and

- Announcements involving an imminent threat to the public health and safety of people in the municipality that has arisen after the posting of the agenda.

XI. EXECUTIVE SESSION

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 Council to seek advice from the City Attorney's Office as to the posted subject matter of this City Council meeting.

1. Consult with legal counsel regarding pending or contemplated litigation or a settlement offer and/or matters in which the duty of the attorney to the governmental body under Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Texas Government Code (Tex. Gov't Code Section 551.071):
 - a. Soah Docket No. 471-17-4964.WS; PUC Docket No. 46662--Pet. of Plano, et al.
 - b. PUC Docket No. 47814--Pet. of Talty SUD, et al.
 - c. Growth Management Plan

XII. TAKE ANY ACTION NECESSARY AS A RESULT OF EXECUTIVE SESSION

XIII. ADJOURNMENT

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at 972-564-7302 or FAX 972-564-7349 for further information. Braille is not available.

I, Dorothy Brooks, City Secretary for the City of Forney, Texas, 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 16th day of November, 2018, at 5:00 p.m. and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.