



**MINUTES**  
**PLANNING AND ZONING COMMISSION**  
**Thursday, April 4, 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 Keith Wilkins, Misty Holler, Anthony Shimkus, and James Traylor. Also, present were Director of Community Development Peter Morgan, City Planner Alex Dixon and Commission Secretary Gladis Saldana. Commissioner Cecil Chambers was absent.

**II. INVOCATION**

Commissioner Wilcoxson gave the invocation.

**III. CONSENT ITEMS**

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

Commissioner Cunningham made a motion to approve the minutes as presented. Commissioner Holler seconded the motion. The motion passed by a vote of 6 ayes and 0 nays.

**IV. ACTIONS ITEMS**

1. Discuss and consider approval of a revised site plan for Henderson Elementary School, located south of the intersection of Monitor Blvd and Farm-to-Market Road 1641.

Planner Alex Dixon introduced the item and explained that the request also included a variance to use alternative exterior construction materials. The applicant went over the expansion and stated that part of the addition would also serve as a tornado shelter. The variance request is for the tornado shelter portion that requires special construction materials and that the expansion of the building would match the existing masonry materials. Commissioner Traylor made a motion to approve the item. Commissioner Wilkins seconded the motion. The motion passed by a vote of 6 ayes and 0 nays.

2. Discuss and consider approval of a revised site plan for Crosby Elementary School, located west of the intersection of Overton Drive and Diamond Creek Drive.

Planner Alex Dixon introduced the item. The Commission had no questions on the item. Commissioner Shimkus made a motion to approve the revised site plan. Commissioner Holler seconded the motion. The motion passed by a vote of 6 ayes and 0 nays.

3. Discuss and consider approval of a revised site plan for Blackburn Elementary School, located southwest of the intersection of Irongate Blvd and Concord Drive in the City of extra-territorial jurisdiction.

Planner Alex Dixon introduced the item. The Commission had no questions on the item. Commissioner Holler made a motion to approve the revised site plan. Commissioner Wilkins seconded the motion. The motion passed by a vote of 6 ayes and 0 nays.

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

Planner Alex Dixon introduced the item and explained that the property owner had previously made three different rezoning request that were denied by the commission. Mr. Dixon also stated that the Parks and Recreation Board considered the plat and recommended to receive fees in lieu of any land dedication. Commissioner Cunningham expressed his concern with the Traffic Impact Analysis for the project. The applicant Jeff Crannell approached the commission to answer any questions and requested for approval of the item. After a brief discussion Commissioner Holler made a motion to approve the item as presented. Commissioner Shimkus seconded the motion. The motion passed by a vote of 6 ayes and 0 nays.

5. Discuss and consider approval of a preliminary plat for a residential subdivision identified as Grayhawk Addition, Phase Four.

Director Peter Morgan introduced the item and stated that phase four was the final phase to the Grayhawk Subdivision. Staff recommended approval of the preliminary plat. The Commission had no questions on the item. Commissioner Wilkins made a motion to approve the preliminary plat. Commissioner Holler seconded the motion. The motion passed by a vote of 6 ayes and 0 nays.

At 6:55 pm Commissioner Cunningham made a motion to move into Public Hearing. Commissioner Traylor seconded the motion. The motion passed by a vote of 6 ayes and 0 nays.

## V. PUBLIC HEARING ITEMS

1. Hold a public hearing and discuss and consider a request to amend the Meadow Ridge Planned Development to allow for amended residential standards for 18.3997 acres of property. The property is located north of N. Gateway Boulevard and south of Reeder Lane.

Director Peter Morgan introduced the item. Approval of the amendment would allow multi-family residential and single-story detached residential homes. Mr. Morgan stated that the proposed development would be a gated, single-story, cottage style residential neighborhood.

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The development would include amenities and offer open, covered and garage parking. Exterior construction materials were also discussed. Mr. Morgan stated that the Parks and Recreation Board recommended acceptance of fees in lieu of land dedication. City Council would review and determine the approval of the request. Ryan Giffis, the applicant approached the commission and spoke in favor of the request. Debra Wilks questioned who would maintain the grassy area. After a brief discussion Commissioner Holler made a motion to close the Public Hearing and Commissioner Shimkus seconded the motion. The motion passed with a vote of 6 ayes and 0 nays. Commissioner Shimkus made a motion to approve the item. Commissioner Wilkins seconded the motion. The motion passed by a vote of 6 ayes and 0 nays.

**VI. DISCUSSION ITEMS**

1. Discuss the zoning use classification of auto repair and other similar uses.

**VII ADJOURNMENT**

There being no further business to bring before the commission, Commissioner Holler made a motion to adjourn and close the meeting at 7:24 p.m. Commissioner Cunningham 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 2<sup>nd</sup> DAY OF MAY 2019.**

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**Brigham Wilcoxson, Chair**

**ATTEST:**

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**Gladis Saldana, City of Forney**