



**MINUTES**  
**PLANNING AND ZONING COMMISSION**  
**Thursday, January 3, 2019**  
**6:30 p.m. – Regular Meeting**  
**Forney City Hall**  
**101 East Main Street**

**I. CALL TO ORDER**

Chair Mike Thomas called the meeting to order at 6:30 p.m. Present were Chair Mike Thomas, Vice Chair Brigham Wilcoxson and Commissioners Steve Cunningham, Keith Wilkins, Misty Holler, Anthony Shimkus and Cecil Chambers. Also, present were Director of Community Development Peter Morgan and Commission Secretary Gladis Saldana.

**II. INVOCATION**

Commissioner Misty Holler gave the invocation.

**III. CONSENT ITEMS**

1. Consider approval of the minutes from the December 6, 2018, Planning and Zoning Commission meeting.

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

Commissioner Wilkins made a motion to move into Public Hearing. Commissioner Wilcoxson seconded the motion. The motion passed by a vote of 7 ayes and 0 nays.

**IV. PUBLIC HEARING ITEMS**

1. Hold a public hearing and discuss and consider approval of a request to rezone property from Agricultural District to Planned Development District with a base zoning of General Retail District. The property consists of approximately 5 acres located east of S. F.M. 548 and north of the Grayhawk Planned Development.

Director Peter Morgan introduced the item and explained that the item was previously presented to the commission and no action was taken. Staff recommended approval with the stipulations. The stipulations include trees shall be from Comprehensive Zoning Ordinance approved plant list, all exterior construction materials for all elevation must be clearly labeled and traffic impact analysis must be approved prior to final plat approval. During public comment, Kristen Taylor and Christ Taylor expressed their concern with the location of the dumpster container, operation hours, parking lot lighting and the effect

on property values. After a brief discussion, Commissioner Shimkus made a motion to close the Public Hearing and Commissioner Wilcoxson seconded the motion. The motion passed by a vote of 7 ayes and 0 nays. Commissioner Shimkus made a motion to approve the item with staff recommendation along with additional stipulations. The stipulations include adding dense opaque landscape including trees to screen between the retail development from the residential district and relocating the dumpster area to the rear northside corner of the property. Commissioner Holler 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 site plan for Lakepointe Retail, located east of S. F.M. 548 and north of the Grayhawk Planned Development.

Director Peter Morgan introduced the item. Commissioner Holler made a motion to approve the site plan with the same stipulations as discussed with the approval of the Planned Development District. Commissioner Chambers seconded the motion. The motion passed by a vote of 7 ayes and 0 nays.

2. Discuss and consider approval of a preliminary plat for the Goodyear Addition, located at the southwest corner of S. Gateway Boulevard and U.S. Highway 80.

Director Peter Morgan introduced the item. Staff recommended approval of the preliminary plat. Commissioner Cunningham made a motion to approve the item and Commissioner Wilkins seconded the motion. The motion passed by a vote of 7 ayes and 0 nays.

3. Discuss and consider approval of a preliminary plat for Victorian Village on Main Street, located northeast of the intersection of E. Main Street and Chestnut Street.

Director Peter Morgan introduced the item. Staff recommended approval of the preliminary plat. The applicant, Terry Moore was available to answer any questions. Commissioner Wilkins made a motion to approve the preliminary plat and Commissioner Chambers seconded the motion. The motion passed by a vote of 7 ayes and 0 nays.

4. Discuss and consider approval of a final plat for Victorian Village on Main Street, located northeast of the intersection of E. Main Street and Chestnut Street.

Director Peter Morgan introduced the item. Staff recommended approval of the final plat. Commissioner Chambers made a motion to approve the final plat and Commissioner Holler 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, Commissioner Wilkins made a motion to adjourn and close the meeting at 7:11 p.m. Commissioner Chambers seconded the motion. The motion passed by a vote of 7 ayes and 0 nays.

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PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE  
CITY OF FORNEY, TEXAS, THIS 7<sup>th</sup> DAY OF FEBRUARY 2019.

  
~~Mike Thomas, Chair~~  
Brigham Wilcoxson

ATTEST:



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Gladis Saldana, City of Forney

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