



**MINUTES  
PLANNING AND ZONING COMMISSION  
Thursday, February 7, 2019  
6:30 p.m. – Regular Meeting  
Forney City Hall  
101 East Main Street**

**I. CALL TO ORDER**

Director Peter Morgan called the meeting to order at 6:30 p.m. 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, City Planner Alex Dixon and Commission Secretary Gladis Saldana.

**II. INVOCATION**

Commissioner Keith Wilkins gave the invocation.

**III. DISCUSS AND CONSIDER APPOINTMENT OF A CHAIRPERSON AND VICE-CHAIRPERSON.**

Commissioner Wilkins nominated Commissioner Brigham Wilcoxson as Chairperson. There were no additional nominations. The Commission voted to approve the appointment by a vote of 6 ayes and 0 nays.

Commissioner Wilkins nominated Commissioner Steve Cunningham as Vice-Chairperson. There were no additional nominations. The Commission voted to approve the appointment by a vote of 6 ayes and 0 nays.

**CONSENT ITEMS**

1. Consider approval of the minutes from the January 3, 2019, Planning and Zoning Commission meeting.

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

Commissioner Wilkins made a motion to move into Public Hearing. Commissioner Holler 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 approval of a request for certificate of appropriateness, in accordance with the Historic Overlay Zone district regulation, for exterior change to the main structure at 306 S. Center Street.

Director Peter Morgan introduced the item and explained that the request was presented to the Architectural Review Board and was denied. The board stated that they wanted to maintain the home's historical design and express their concern with possibility of the removal of the Texas Historical Medallion posted on the property. The item is an appeal to the decision of the Architectural Review Board. The applicant Mr. Daniel Sellers has revised the plans since receiving the denial. Staff did receive two phone calls in opposition of the request and letter of opposition from the Forney Historic Preservation League.

During public comment, Raymond Smith expressed his concerns and asked for the commission to support the ARB ruling on the item. Amy Britt spoke in favor of the request and explained that the opposition from the Forney Historic Preservation League was for the first set of plans and not the revised plans. Ronny Rexrode spoke in favor of the request. Mr. Daniel Sellers also spoke in favor of the request.

Commissioner Shimkus made a motion to close the Public Hearing and Commissioner Holler seconded the motion. The motion passed by a vote of 6 ayes and 0 nays. Commissioner Shimkus questioned if the Architectural Review Board had a chance to review the revised plans. After a brief discussion, Commissioner Shimkus made a motion to revert the request to the Architectural Review Board for consideration of the revised plans. Commissioner Cunningham seconded the motion. The motion passed by a vote of 6 ayes and 0 nays.

## V. ACTION ITEMS

1. Discuss and consider approval of a preliminary plat for Lot L and Lot M, Block B, Forney Marketplace Addition, located north of U.S. Highway 80 and west of Marketplace Boulevard.

Director Peter Morgan introduced the item. Staff recommended approval of the preliminary plat. Commissioner Holler made a motion to approve the preliminary plat. Commissioner Chambers seconded the motion. The motion passed by a vote of 6 ayes and 0 nays.

2. Discuss and consider approval of a final plat for Lot L and Lot M, Block B, Forney Marketplace Addition, located north of U.S. Highway 80 and west of Marketplace Boulevard.

Director Peter Morgan introduced the item. Staff recommended approval of the final plat. Commissioner Wilkins made a motion to approve the item and Commissioner Shimkus seconded the motion. The motion passed by a vote of 6 ayes and 0 nays.

3. Discuss and consider approval of a site plan for Breeze-In Gas Station and Car Wash, located north of Don T. Cates Drive and east of North F.M. 548.
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Planner Alex Dixon introduced the item. Staff recommended approval of the site plan. Commissioner Holler made a motion to approve the site plat with staff confirming driveway extension on preliminary and final plat. Commissioner Cunningham seconded the motion. The motion passed by a vote of 6 ayes and 0 nays.

4. Discuss and consider approval of a site plan for Golden Chick, located southwest of the intersection of North F.M. 548 and Ridgecrest Road.

Planner Alex Dixon introduced the item. Staff recommended approval of the site plan. Commissioner Cunningham made a motion to approve the site plat and Commissioner Shimkus seconded the motion. The motion passed by a vote of 6 ayes and 0 nays.

5. Discuss and consider approval of a final plat for Eagle Ridge, Phase 4, located southeast of the intersection of Ridgecrest Road and Longhorn Lane.

Director Peter Morgan introduced the item and stated that the plat was previously submitted and did not match the layout or park dedication of the preliminary plat. The City of Forney Parks and Recreation Board considered the park land dedication for the plat. The Board recommended to receive fees in lieu of any land and to transfer the ownership and maintenance of any open space from the City to the HOA. After a brief discussion Commissioner Chambers made a motion to approve the final plat with the Park Board recommendation. Commissioner Wilkins seconded the motion. The motion passed by a vote of 6 ayes and 0 nays.

6. Discuss and consider approval of a site plan for Platinum Collision, located north of U.S. Highway 80 and east of Mustang Boulevard.

Planner Alex Dixon introduced the item and explained that the building displayed a front masonry façade and metal siding on the side and rear facades. Mr. Dixon stated that the applicant was requesting a variance to use alternative materials. After a brief discussion Commissioner Holler made a motion to approve the site plan with a stipulation that at least 5 feet of additional masonry materials be provided on side facades of the building. The stipulation excluded the rear façade of the building. Commissioner Wilkins seconded the motion. The motion passed by a vote of 6 ayes and 0 nays.

7. Discuss and consider approval of a preliminary plat for Travis Ranch Phase 1H, a residential subdivision located west of F.M. 740 and north of Lake Ray Hubbard Drive in the City of Forney, Texas, extra-territorial jurisdiction.

Director Peter Morgan introduced the item and stated no minimum lot sizes apply in the ETJ, there is no zoning for the property. Staff recommended approval of the preliminary plat. Commissioner Shimkus made a motion to approve the plat and Commissioner Wilkins seconded the motion. The motion passed by a vote of 6 ayes and 0 nays.

## VI. ADJOURNMENT

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There being no further business to bring before the commission, Commissioner Holler made a motion to adjourn and close the meeting at 7:53 p.m. Commissioner Wilkins 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 7<sup>th</sup> DAY OF March 2019.**

  
Brigham Wilcoxson, Chair

ATTEST:  
  
Gladis Saldana, City of Forney