



MINUTES
PLANNING AND ZONING COMMISSION
Thursday, May 2, 2019
6:30 p.m. – Regular Meeting
Forney City Hall
101 East Main Street

I. CALL TO ORDER

Vice-Chair Steve Cunningham called the meeting to order at 6:30 p.m. Present were Vice-Chair Steve Cunningham and Commissioners Keith Wilkins, Misty Holler, Anthony Shimkus, Cecil Chambers and James Traylor. Also, present were Director of Community Development Peter Morgan, City Planner Alex Dixon and Commission Secretary Gladis Saldana. Chair Brigham Wilcoxson was absent.

II. INVOCATION

Commissioner Holler gave the invocation.

III. CONSENT ITEMS

1. Consider approval of the minutes from the April 4, 2019, Planning and Zoning Commission meeting.

Commissioner Holler made a motion to approve the minutes as presented. Commissioner Traylor 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 preliminary plat for Diamond Creek Estates Phase 3 located northeast of the intersection of Diamond Creek and Havenrock Drive.

Planner Alex Dixon introduced the item. Staff recommended approval of the revised preliminary plat. Commissioner Chambers made a motion to approve the item with the correction of the acreage to 37.933 acres. Commissioner Wilkins 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 Diamond Creek Estates Phase 3 located northeast of the intersection of Dimond Creek and Havenrock Drive.

Planner Alex Dixon introduced the item. Staff recommended approval of the final plat. The Commission had no questions on the item. Commissioner Wilkins made a motion to approve the final plat with the correction of the acreage of 37.933 acres. Commissioner Shimkus 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 Deen Implement, located at 703 W. Broad Street.

Director Peter Morgan introduced the item. Mr. Morgan explained that the purpose for the revised site plan was to save on construction cost. The revised site plan included two design changes. Staff recommended approval of the revised site plan. The application, Dan Zatto approached the commission to answer any questions. 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.

4. Discuss and consider approval of a revised site plan for Alfredo's Steakhouse, located at 111 E. U.S. Highway 80.

Planner Alex Dixon introduced the item and explained that the revision included two changes to the existing structure. Staff recommended approval of the revised site plan. After a brief discussion Commissioner Wilkins made a motion to approve the item as presented. Commissioner Holler 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 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 approval of a Conditional Use Permit for a Used Merchandise Store (Thrift Store/Donations) to operate at 10426 E. U.S. Highway 80.

Director Peter Morgan introduced the item. After a brief discussion Commissioner Shimkus made a motion to close the Public Hearing and Commissioner Holler seconded the motion. The motion passed with a vote of 6 ayes and 0 nays. Commissioner Holler made a motion to approve the item. Commissioner Traylor 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 Chambers seconded the motion. The motion passed by a vote of 6 ayes and 0 nays.

2. Hold a public hearing and discuss and consider approval of a Conditional Use Permit for open storage of vehicles and equipment at Caliber Collision, located northeast of the intersection of Broad Street and Regal Street.

Director Peter Morgan introduced the item. After a brief discussion Commissioner Shimkus made a motion to close the Public Hearing and Commissioner Holler seconded the motion. The motion passed with a vote of 6 ayes and 0 nays. Walton McMennamy representing the applicant approached the commission to answer any questions and spoke in favor of the request. Being a high traffic intersection and what has previously been approved in the area Commissioner Shimkus made a motion to deny the item. Commissioner Holler seconded the

motion. The motion passed by a vote of 5 ayes (Shimkus, Holler, Cunningham Chambers & Traylor) and 1 nay (Wilkins).

Commissioner Holler made a motion to move into Public Hearing. Commissioner Chambers seconded the motion. The motion passed by a vote of 6 ayes and 0 nays.

3. Hold a public hearing and discuss and consider an Ordinance amending the Zoning Ordinance, specifically including the reclassification any use that includes auto repair and amending any associate definitions.

Director Peter Morgan introduced the item and explained staff's concerns with potential locations of future auto repair uses. Staff recommended to amend the Zoning Ordinance from permitted by right to an approved conditional use for new auto repair businesses in commercial zoned areas. During public comment Mr. Grady Stewart expressed his concern with the request and asked how it would affect his current automotive repair business. Staff confirmed that this would only apply for any new auto repair business. Commissioner Shimkus made a motion to close the Public Hearing and Commissioner Chambers seconded the motion. The motion passed with a vote of 6 ayes and 0 nays. Commissioner Traylor made a motion to approve the item as presented. Commissioner Wilkins seconded the motion. The motion passed by a vote of 6 ayes and 0 nays.

VII ADJOURNMENT

There being no further business to bring before the commission, Commissioner Chambers made a motion to adjourn and close the meeting at 7:23 p.m. Commissioner Shimkus 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 8th DAY OF JULY 2019.


Brigham Wilcoxson, Chair

ATTEST:


Gladis Saldana, City of Forney