



**MINUTES
PLANNING AND ZONING COMMISSION
Monday, July 8, 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, Cecil Chambers, James Traylor and Casey Bingham. Also, present were Director of Community Development Peter Morgan, City Planner Alex Dixon and Commission Secretary Gladis Saldana. Commissioner Anthony Shimkus was absent.

II. INVOCATION

Commissioner Holler gave the invocation.

III. CONSENT ITEMS

1. Consider approval of the minutes from the June 6, 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 Forney Fence, located north of U.S. Highway 80 and west of Mustang Boulevard.

Director Peter Morgan introduced the item. Commissioner Holler made a motion to approve the item with the use of alternate materials. Commissioner Cunningham seconded the motion. The motion passed by a vote of 6 ayes and 0 nays.

Commissioner Cunningham made a motion to open public hearing. Commissioner Chambers 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 the Mustang Platinum final plat, being a replat of lots 66 through 69 of the Mustang Industrial Park final plat.

City Planner Alex Dixon introduced the item. Staff recommended approval of the request. No one spoke during public comment. Commissioner Chambers made a motion to close public hearing. Commissioner Holler seconded the motion. The motion passed by a vote of 6 ayes and 0 nays. After a brief discussion Commissioner Traylor made a motion to approve the item as presented and 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 a replat for the C-Life Church Addition final plat.

City Planner Alex Dixon introduced the item and explained that the purpose of the replat was to establish a new fire lane and utility easement. Staff recommended approval of the request. Commissioner Holler made a motion to open public hearing and Commissioner Bingham seconded the motion. The motion passed by at vote of 6 ayes and 0 nays. No one spoke during public comment. Commissioner Cunningham made a motion to close public hearing and Commissioner Chambers seconded the motion. The motion passed by a vote of 6 ayes and 0 nays. The commission did not have any questions on the item. Commissioner Chambers made a motion to approve the item as presented. Commissioner Cunningham 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 by amending the definition and use classification for a Brewery.

Director Peter Morgan introduced the item and stated that by amending the ordinance it would allow the classification to be consistent with the Texas Alcoholic Beverage Commission regulations. Mr. Morgan explained that TABC also allows for a Brewery to have a tap room and onsite consumption. The amendment would also allow a brewery to operate with approval of a conditional use permit in other non-residential zoning districts. Staff recommended approval of the amendment. Commissioner Traylor made a motion to open public hearing. Commissioner Holler seconded the motion. The motion passed by a vote of 6 ayes and 0 nays. No one spoke during public comment. Commissioner Holler made a motion to close public hearing and Commissioner Chambers seconded the motion. The motion passed by a vote 6 ayes and 0 nays. Commissioner Traylor made a motion to approve the item. Commissioner Chambers seconded the motion. The motion passed by a vote of 6 ayes and 0 nays.

4. Hold a public hearing and discuss and consider an Ordinance amending the Zoning Ordinance to allow for the placement of metal carports within the front yard of a residential lot.

Director Peter Morgan introduced the item and explained that the amendment would allow a carport to be constructed within the front yard setback and the use of metal materials. Staff recommended denial of the request. Commissioner Cunningham made a motion to open public hearing and Commissioner Chamber seconded the motion. The motion passed by a vote of 6 ayes and 0 nays. During public comment Mr. Tom Conklin spoke in favor of the request. Commissioner Cunningham 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. The commission expressed their concerns and were not in favor of the request. After a brief discussion

Commissioner Chambers made a motion to deny the item as presented. Commissioner Bingham seconded the motion. The motion passed by a vote of 6 ayes and 0 nays.

VI. DISCUSSION ITEMS

1. Discuss the future use of 38.7202 acres of property located on the east side of S.F.M. 548, within the Trails of Chestnut Meadow Planned Development.

Director Peter Morgan introduced the item and introduced Carter Kendall, the applicant to explain the item. Mr. Kendall stated that the intent to request a zoning variance for this property would allow them to increase the number of total lots by decreasing the square footage of each lot. The lot width would stay as it and the depth would be reduced. Mr. Kendall also mentioned that they had become economically challenged with the property and by adding the additional lots it would allow them to cover the development cost. The Commission stated their preference for amenities, such as a playground area, to be added to the project. No action was taken.

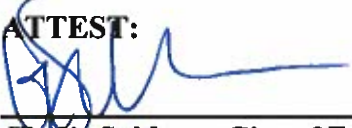
VIII. ADJOURNMENT

There being no further business to bring before the commission, Commissioner Chambers made a motion to adjourn and close the meeting at 7:28p.m. Commissioner Holler 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 1st DAY OF AUGUST 2019.



Brigham Wilcoxson, Chair

ATTEST:


Gladis Saldana, City of Forney