

CITY OF VAN ALSTYNE

MINUTES

City Council Meeting

Van Alstyne Community Center
262 N. Preston Ave

APRIL 11, 2017

6:35 P.M.

Members present: Mayor Larry Cooper, Billy Plake, Robert Jaska, Russell Moore and Brad Clough.

Staff present: Frank Baker, Jennifer Gould, Steve White, Sonja Henriques, Ryan Dockery, Judy Kimzey and Jodi Carr.

AGENDA

1. Call to Order. *Mayor Cooper called the meeting to order at 6:52pm.*
2. Citizens Communications. *Jerry Shehan addressed Council with concerns regarding hospitality and suggested adding a checklist to inform new businesses of what is required of them. Mr. Shehan added that he would like to see a "can do" and "welcome" attitude. Mayor Cooper advised Mr. Shehan that his criticisms have been taken seriously. Jordan Stewart from the Grayson Crisis Center spoke to the centers implementation of the sexual assault response team. Robert Young provided a handout to Mayor, Council and the City Manager and gave a history of his businesses and timeline of events to move toward opening in Van Alstyne. Frank Baker provided factual information to clarify the timeline presented and Fire Code requirements. Clint Murphy addressed Council regarding the challenges faced by his potential occupants.*
16. Presentation of a Proclamation for Motorcycle Safety and Awareness Month, May 2017. *Mayor Cooper presented a Proclamation proclaiming May 2017 as Motorcycle Safety and Awareness Month in Van Alstyne.*
15. Presentation of a Proclamation for Sexual Assault Awareness Month, April 2017. *Mayor Cooper presented Grayson Crisis Center Representatives with a Proclamation proclaiming April 2017 as Sexual Assault Awareness Month in Van Alstyne.*

PUBLIC HEARINGS

3. Conduct a Public Hearing regarding various zoning text amendments to City's Code of Ordinances, Chapter 46 "Zoning", which includes but is not limited to, amending Article I, "In General", Section 46-2 "Definitions" to add and or revise certain terms; amending Article II, "District Regulations", including amendments to Section 46-44 "Off-Street Parking and Loading Requirements"; amending Article III "Specific, Special and Nonconforming Uses", Section 46-66 "Use of Land and Buildings" to amend use tables for "Educational, Institutional, and Special Uses" and affecting the uses, including but not limited to: Hall, Reception, Banquet, Events, Weddings and Meeting building, facility, room, or portion thereof, and other impacted uses; and any necessary amendments to Section 46-68, "Special Uses". *The Public Hearing opened at 7:17pm. Jim Atchison spoke to the recommendation of the Planning and Zoning Commission. Kristy Bryant, the requestor, spoke to the need for the request. There being no further comments, the hearing closed at 7:25pm.*

4. Conduct a Public Hearing regarding a request by the owner/agent of property being described as COLLEGE ADDN, BLOCK 2, LOT 8 & W 65' OF N/2 OF 7, a vacant lot between 721 WA Denton Drive and 777 WA Denton Drive to change the current zoning of Single Family Residential District - 2 (SF – 2) to Two Family Residential (Duplex) District (TF). *The Public Hearing opened at 7:25pm. Margaret Ballard expressed concern for a duplex at the proposed location and parking constraints. Leland Bush, the requestor, spoke to the request, proximity of other duplexes and the plan for esthetics of the residence. There being no further comments, the hearing closed at 7:42pm.*

5. Conduct a Public Hearing regarding a request by the owner/agent of the property being described as OTP VAN ALSTYNE ADDN, BLOCK 5, LOT S 90' OF 15 & 16 more commonly known as 212 E. Marshall Street for a Specific Use Permit to allow an “Event Center/Venue” use within the Central Business District (CBD). *The Public Hearing opened at 7:42pm. Jim Atchison spoke to the recommendation of the Planning and Zoning Commission. There being no further comments, the hearing closed at 7:44pm.*

CONSENT AGENDA

Items listed on the consent agenda allow the Council to approve all items together without discussion or individual motions. Items may be removed from the consent agenda on the request of any one member of the Council. Removed items will be discussed and action taken immediately after the consent agenda.

6. Consider and take any action necessary regarding minutes from the March 7, 2017 Zoning Board of Adjustment meeting and the March 7, 2017 Special Called meeting.

7. Consider and take any action necessary regarding a site plan submitted by ClayMoore Engineering for McDonald’s located at 1001 W. Van Alstyne Pkwy being 2.133 acres of Block 1, Lot 1, Crossroads Addition to the City of Van Alstyne, Grayson County, Texas being a replat of said Addition – Volume 15, Page 37.

8. Consider and take any action necessary regarding authorizing the City Manager to sign an assignment and assumption lease for the property located at 601 Martin Duke Road to LNMN Holdings, LLC.

9. Consider and take any action necessary regarding a request by Larry Nickell to sublease the property located at 601 Martin Duke Road to Jesse Holt.

10. Consider and take any action necessary regarding passage of an ordinance establishing the office of the Municipal Court Judge of the City of Van Alstyne, Texas.

11. Consider and take any action necessary regarding declaring an emergency and recommending award of well no. 5 repairs in the amount of \$126,476.21 to CCS Water Specialists, Inc.

12. Consider and take any action necessary regarding award of a Sewer Grinder Pump project in the amount of \$87,000.00 to Fryer Construction, Inc.

Billy Plake made a motion to approve items 6, 7, 8, 9, 10, 11 and 12 listed on the consent agenda. Russell Moore seconded the motion and the motion passed unanimously.

REGULAR AGENDA (NON-CONSENT)

13. Consider and take any action necessary regarding reappointment of Deja James, Vicky Cupit, Rodney Williams and Robert Jaska to the Library Board. *Brad Clough made a motion to reappoint Deja James, Vicky Cupit, Rodney Williams and Robert Jaska to the Library Board. Billy Plake seconded the motion and the motion passed with Brad Clough, Billy Plake, and Russell Moore in favor and Robert Jaska abstaining.*

16. Hear presentation by Dr. David Brown regarding the Van Alstyne Independent School District Bond. *Dr. John Spies, Van Alstyne ISD Superintendent, spoke to items on the ISD Bond Ballot for May 6, 2017.*
18. Consider and take any action necessary regarding a request by the owner/agent of property being described as COLLEGE ADDN, BLOCK 2, LOT 8 & W 65' OF N/2 OF 7, a vacant lot between 721 WA Denton Drive and 777 WA Denton Drive to change the current zoning of Single Family Residential District - 2 (SF – 2) to Two Family Residential (Duplex) District (TF). *Russell Moore asked if Council can add an off-street parking requirement to which Julie Fort advised that would require a Planned Development zoning however the TF zoning classification does require off-street parking. Billy Plake made a motion to approve the requested zone change from SF-2 to TF. Brad Clough seconded the motion and the motion passed unanimously.*
20. Departmental Reports. *Jennifer Gould provided the Administrative Department statistics for the prior month, Sargent Sonja Henriques provided Police Department statistics for the prior month, Steve White provided an update on various Public Works Department projects, Lt. Ryan Dockery provided Fire Department statistics for the prior month, Judy Kimzey provided the Library Department statistics for the prior month, and Jodi Carr provided an update on various EDC projects.*
21. City Manager's Report. *Frank Baker advised of the low staffing at the Police and Fire Departments and resulting limitations of service. Mr. Baker also provided an update on various building and development projects underway in Van Alstyne.*
22. Mayor and Council Closing Comments. *Mayor Cooper invited everyone to attend Meet the Candidate on April 18th hosted by the Chamber of Commerce. Robert Jaska invited everyone to attend the Chamber Breakfast on April 12th and provided sample ballots for the public to take if interested.*

EXECUTIVE SESSION

In accordance with Chapter 551 of the Texas Government Code (Open Meetings Law), the City Council may meet in a closed Executive Session pursuant to applicable laws.

23. All items below for Executive Session:

Pursuant to the following designated sections of Texas Government Code, Annotated, Subchapter 551, the Council will enter into executive session to discuss the following items:

- a) Section 551.071 [Consultation with Attorney] regarding (i) personnel staffing; and (ii) dilapidated structures; and (iii) sale and/or purchase of property.
- b) 17. Consider and take any action necessary regarding various zoning text amendments to City's Code of Ordinances, Chapter 46 "Zoning", which includes but is not limited to, amending Article I, "In General", Section 46-2 "Definitions" to add and or revise certain terms; amending Article II, "District Regulations", including amendments to Section 46-44 "Off-Street Parking and Loading Requirements"; amending Article III "Specific, Special and Nonconforming Uses", Section 46-66 "Use of Land and Buildings" to amend use tables for "Educational, Institutional, and Special Uses" and affecting the uses, including but not limited to: Hall, Reception, Banquet, Events, Weddings and Meeting building, facility, room, or portion thereof, and other impacted uses; and any necessary amendments to Section 46-68, "Special Uses".
- c) 19. Consider and take any action necessary regarding a request by the owner/agent of the property being described as OTP VAN ALSTYNE ADDN, BLOCK 5, LOT S 90' OF 15

& 16 more commonly known as 212 E. Marshall Street for a Specific Use Permit to allow an “Event Center/Venue” use within the Central Business District (CBD).

OPEN MEETING

17. Consider and take any action necessary regarding various zoning text amendments to City’s Code of Ordinances, Chapter 46 “Zoning”, which includes but is not limited to, amending Article I, “In General”, Section 46-2 “Definitions” to add and or revise certain terms; amending Article II, “District Regulations”, including amendments to Section 46-44 “Off-Street Parking and Loading Requirements”; amending Article III “Specific, Special and Nonconforming Uses”, Section 46-66 “Use of Land and Buildings” to amend use tables for “Educational, Institutional, and Special Uses” and affecting the uses, including but not limited to: Hall, Reception, Banquet, Events, Weddings and Meeting building, facility, room, or portion thereof, and other impacted uses; and any necessary amendments to Section 46-68, “Special Uses”. *Brad Clough made a motion to approve the ordinance as recommended by the Planning and Zoning Commission. Russell Moore seconded the motion and the motion passed unanimously.*
19. Consider and take any action necessary regarding a request by the owner/agent of the property being described as OTP VAN ALSTYNE ADDN, BLOCK 5, LOT S 90' OF 15 & 16 more commonly known as 212 E. Marshall Street for a Specific Use Permit to allow an “Event Center/Venue” use within the Central Business District (CBD). *No action taken.*
24. Consider and take any action necessary as a result of executive session. *No action taken.*
25. Adjournment. *Robert Jaska made a motion to adjourn the meeting at 10:35pm. Russell Moore seconded the motion and the motion passed unanimously.*

Larry Cooper, Mayor

ATTEST:

Jennifer Gould, City Clerk