

A QUORUM OF THE VAN ALSTYNE COMMUNITY AND ECONOMIC DEVELOPMENT CORPORATION BOARD MEMBERS MAY OR MAY NOT BE IN ATTENDANCE. NO ACTION BY EITHER BOARD WILL BE TAKEN AT THIS MEETING.

CITY OF VAN ALSTYNE

AGENDA

City Council Meeting

Van Alstyne Community Center
262 N. Preston Ave

OCTOBER 10, 2017

6:35 P.M.

(The City Council Meeting will come to order immediately following the Zoning Board of Adjustment Meeting)

Citizens may appear before the City Council to address items not listed on the agenda, in accordance with procedural rules as determined by the meeting Chair and by submitting a "Request to Address Council" form to the City Clerk no later than the conclusion of Agenda Item 3 (Pledges of Allegiance).

A "Request to Address Council" form is not necessary when speaking for or against a public hearing item.

Persons with disabilities who plan to attend this meeting and who may need assistance should contact Jennifer Gould at (903) 482-5426 at least 48 hours prior to the meeting so that appropriate arrangements can be made. All persons attending shall abide by the City of Van Alstyne Public Meeting Rules of Citizen and Visitor Decorum adopted by Resolution No. 02-2010-01.

Pursuant to Section 551.127, Texas Government Code, one or more Councilmembers or employees may attend this meeting remotely using videoconferencing technology. The video and audio feed of the videoconferencing equipment can be viewed and heard by the public at the address posted above as the location of the meeting.

AGENDA

1. Call to Order.
2. Citizens Communications. *(Not for items listed on this Agenda. Three minutes each. No deliberations with Council. Council may respond with factual information only.)*

PUBLIC HEARINGS

3. Conduct a Public Hearing to consider testimony regarding a request for a Specific Use Permit for an approximately 8.26 acre tract of land to allow a "Public Primary School" use within the Single Family Residential District - 1 (SF - 1). The property is described as a portion of G-0770 MCKINNEY JAMES & HRS A-G0770, ACRES 24.47 generally located just south east of the Van Alstyne Middle School campus at 1314 N Waco St, north of Blassingame Avenue and east of Greywood Drive.
4. Conduct a Public Hearing to consider testimony regarding a request to rezone an approximately 45.63-acre tract of land from a Single Family Residential District – 1 (SF – 1), Two Family (TF), Multi-Family (MF) and, upon annexation, Agricultural (AG) zoning to Planned Development zoning. The property is described as part of the James McKinney Survey, Abstract No. 770, Grayson County, Texas and being a part of Greywood Heights, an addition to Grayson County, Texas, as recorded in Volume 7, Page 87, Plat Records, Grayson County, Texas, and being a part of Greywood Heights, Section 2, to the City of Van Alstyne, Grayson County, Texas, as recorded in Volume 8, Page 70 and being part of the tract of land described in a deed to KERATEX, L.P. 11s recorded in County Clerk File Number 2010-21778, Real Property

Records, Grayson County, Texas generally located south of Spence Road, east of Sanford Circle, west of Greywood Drive and north of Blassingame Avenue.

5. Conduct a Public Hearing to consider testimony regarding a request to replat a property situated in the City of Van Alstyne, Grayson County, Texas, being described as a portion of DIVISIONS VAN ALSTYNE, BLOCK 3, LOT E 1/2 OF 7, 140X150 more commonly known as 278 N Dallas Avenue. The replat request will divide the single lot into two.
6. Conduct a Public Hearing to consider testimony regarding a request to rezone a property situated in the City of Van Alstyne, Grayson County, Texas, being described as a portion of DIVISIONS VAN ALSTYNE, BLOCK 3, LOT E 1/2 OF 7, 140X150 more commonly known as 278 N Dallas Avenue from Commercial District – 1 (C – 1) to Single Family Residential District – 60 (SF - 60).

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.

7. Consider and take any action necessary regarding minutes from the September 12, 2017 Regular meeting, September 25, 2017 Zoning Board of Adjustment meeting, September 25, 2017 Special Called meeting and the October 1, 2017 Special Called meeting.
8. Consider and take any action necessary regarding authorizing the Mayor to sign a resolution declaring the *Van Alstyne Leader* the official newspaper of record for fiscal year 2018.
9. Consider and take any action necessary regarding appointing Monica Herrera to the Van Alstyne Library Board.
10. Consider and take any action necessary regarding approval of an ordinance repealing Ordinances No. 777 and 781 regarding nonconsent towing regulations.

REGULAR AGENDA (NON-CONSENT)

11. Consider and take any action necessary regarding a request for a Specific Use Permit for an approximately 8.26 acre tract of land to allow a “Public Primary School” use within the Single Family Residential District - 1 (SF - 1). The property is described as a portion of G-0770 MCKINNEY JAMES &HRS A-G0770, ACRES 24.47 generally located just south east of the Van Alstyne Middle School campus at 1314 N Waco St, north of Blassingame Avenue and east of Greywood Drive.
12. Consider and take any action necessary regarding a request to rezone an approximately 45.63-acre tract of land from a Single Family Residential District – 1 (SF – 1), Two Family (TF), Multi-Family (MF) and, upon annexation, Agricultural (AG) zoning to Planned Development zoning. The property is described as part of the James McKinney Survey, Abstract No. 770, Grayson County, Texas and being a part of Greywood Heights, an addition to Grayson County, Texas, as recorded in Volume 7, Page 87, Plat Records, Grayson County, Texas, and being a part of Greywood Heights, Section 2, to the City of Van Alstyne, Grayson County, Texas, as recorded in Volume 8, Page 70 and being part of the tract of land described in a deed to KERATEX, L.P. 11s recorded in County Clerk File Number 2010-21778, Real Property Records, Grayson County, Texas generally located south of Spence Road, east of Sanford Circle, west of Greywood Drive and north of Blassingame Avenue.
13. Consider and take any action necessary regarding a preliminary plat for Greywood Heights Phase Two being a 45.63 acre tract out of the James McKinney Survey, Abstract 770, City of Van Alstyne, Grayson County, Texas. This property is generally located east of Sanford Circle, west of Greywood Drive and south of Spence Road.

14. Consider and take any action necessary regarding a request to rezone a property situated in the City of Van Alstyne, Grayson County, Texas, being described as a portion of DIVISIONS VAN ALSTYNE, BLOCK 3, LOT E 1/2 OF 7, 140X150 more commonly known as 278 N Dallas Avenue from Commercial District – 1 (C – 1) to Single Family Residential District – 60 (SF - 60).
15. Consider and take any action necessary regarding a request to replat a property situated in the City of Van Alstyne, Grayson County, Texas, being described as a portion of DIVISIONS VAN ALSTYNE, BLOCK 3, LOT E 1/2 OF 7, 140X150 more commonly known as 278 N Dallas Avenue. The replat request will divide the single lot into two.
16. Consider and take any action necessary regarding a preliminary plat for Chapel Creek Farms at Van Alstyne, being an 89.974 acre tract out of the Ramon Rubio Survey Abstract No. 997, City of Van Alstyne, Grayson County, Texas. This property is generally located at the south-east corner of Old Highway 6 and Judd Road.
17. Consider and take any action necessary regarding amending the Van Alstyne Economic Development Corporation fiscal year 2018 budget in the amount of \$26,208.00 to cover the costs of repairing the rail spur and EDC's participation in the City's Comprehensive Plan.
18. Consider and take any action necessary regarding authorizing the Mayor to sign a resolution nominating candidates to serve as members of the Grayson Central Appraisal District Board of Directors.
19. Consider and take any action necessary regarding approval of a resolution authorizing publication of notice of intention to issue certificates of obligation in a principal amount not to exceed \$500,000.00 and authorizing certain other matters relating thereto to fund construction of a Public Works facility and relocation of approximately 1,000 feet of waterline.
20. Departmental Reports.
21. City Manager's Report.
22. Mayor and Council Closing Comments. *Pursuant to Section 551.0415 of the Texas Government Code, the City Council may report on the following items: 1) expression of thanks, congratulation or condolences, 2) information about holiday schedules, 3) recognition of individual, 4) reminders about upcoming city events, 5) information about community events and 6) announcements involving an imminent threat to public health and safety.*

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) procedures and standards for variances, (ii) City Manager's contract, (iii) procedures for filling vacancies created by City Manager resignation and (iv) removal and/or appointment of members for the Van Alstyne Economic Development Corporation Board of Directors.
- b) Section 551.074 [Personnel Matters to deliberate appointment, employment, evaluation, reassignment, duties, discipline, resignation or dismissal] of City Manager, Fire Chief and members for the Van Alstyne Economic Development Corporation Board of Directors.

OPEN MEETING

24. Consider and take any action necessary as a result of each item listed in executive session.

25. Adjournment.

I certify that I, Jennifer Gould, posted this agenda on the announcements board located in front of City Hall at 242 E. Jefferson at 3:00 p.m. on October 6, 2017.

Jennifer Gould, City Clerk

If during the course of the meeting covered by this notice, the City Council should determine that a closed or executive meeting or session of the City Council or a consultation with the attorney for the City should be held or is required, then such closed or executive meeting or session or consultation with attorney as authorized by the Texas Open Meetings Act, Texas Government Code § 551.001 et. seq., will be held by the City Council at the date, hour and place given in this notice as the City Council may conveniently meet in such closed or executive meeting or session or consult with the attorney for the City concerning any and all subjects and for any and all purposes permitted by the Act, including, but not limited to, the following sanctions and purposes:

Texas Government Code Section:

§ 551.071 – Private consultation with the attorney for the City regarding any item on this agenda.

§ 551.072 – Discussing purchase, exchange, lease or value of real property.

§ 551.074 – Discussing personnel or to hear complaints against personnel.