

CITY OF VAN ALSTYNE

MINUTES

Planning and Zoning Commission Meeting

Van Alstyne Community Center

262 N Preston Ave

March 15, 2017

6:30 P.M.

Members present: Jim Atchison, Herb Reed and Wayne Womack.

Staff present: Tiffani Lanning, Ashley McSwain.

1. Call to Order. *Jim Atchison called the meeting to order at 6:30pm.*

PUBLIC HEARINGS

2. None.

REGULAR AGENDA

3. Consider and take any action necessary regarding approval of minutes from the January 4, 2017 special called meeting and the January 18, 2017 and February 15, 2017 regular meetings. *Herb Reed made a motion to approve the minutes as presented. Wayne Womack seconded the motion and the motion passed unanimously.*
4. Discussion regarding a presentation and request from Kristy Bryant to adopt zoning text amendments to Chapter 46 of the Code of Ordinances to amend and adopt definitions and amend the schedule of uses chart relating to an event center and similar uses. *Kristy Bryant presented the Commissioners with pictures of the current property and the proposed changes, described the current property and identified the need for the requested zoning text amendment. Mrs. Bryant explained the property would be another historic place in downtown that could be used for: a quiet sit/work space, a space to hold functions like corporate events, birthday parties, Christmas parties, non-profit events possibly for the college, Fire Dept. and civil organizations a few nights each week. Mrs. Bryant advised the building will become three separate spaces and identified the repairs she has already made to the leaking roof and building. Kristy Bryant commented how she would like to get this looked at so she could get a Specific Use Permit, if necessary, and be allowed to use this space as a public venue. Discussion was held regarding possible definitions. Len McManus explained the current definitions and what needs to be addressed. Jim Atchison requested City staff do research to provide appropriate definition recommendations for consideration. Jim Atchison explained the different uses acceptable in the commercial area. Kristy Bryant asked if getting a specific use permit would be more appropriate to which Jim Atchison explained the table of uses, whether it would be not allowed, allowed or allowed with an SUP. Len McManus added the various uses defined in the code currently, are close but do not apply in this case. Ashley McSwain researched the definitions used by the City of McKinney, Frisco and Denison for "Event Venue". Kristy Bryant explained that it would be one owner for all spaces. Ashley McSwain provided the definition used by the City of Frisco advising that the Commission may want to consider requiring a specific use permit to avoid such a broadly defined use. Jim Atchison explained to Mrs. Bryant that because the subject property is in the CBD, there is only shared parking. If there are large venues and thousands of attendees in the venue, issues might arise if one venue is taking up all the open shared parking in the CBD. Jim Atchison asked City staff about the SUP fee. Tiffani Lanning advised the fee is \$300.00. Len McManus advised this would only be a*

one-time fee for the SUP that belongs the Kristy Bryant, if the use were to close the SUP would go away. Jodi Carr asked the Commission if their board could recommend waiving the fee for Mrs. Bryant to City Council. Jim Atchison advised that they can make the recommendation but it is up to City Council. Len McManus explained that the fee also pays the City staff time to attend these meetings, engineering time to attend this meeting and participation in these meetings is only a partial recovery of the costs for staff attendance. Ashley McSwain explained that there is more going on behind the scenes that a lot of people do not realize. Jodi Carr advised that she asked because Kristy Bryant had already funded so much. Jim Atchison advised of the timeline of when items or potential definitions would have to be submitted to be allowed to be on the next Council meeting as staff continues research of definitions. Wayne Womack made a motion to have a Special Called meeting on April 10th, 2017 at 6:30pm. Herb Reed seconded the motion and the motion passed unanimously.

5. Consider and take any action necessary regarding approval of 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. *Clay Christy presented the site plans for review and explained the proposed changes to the property including the need to bring some parking up to code. Len McManus advised that the plans comply with all current City Ordinances and the comments provided by engineering on the site plan submission have been addressed. Mr. Christy advised this project will probably take 30-60 days and there would be a temporary closure of the McDonald's drive-thru, but the downtime will be very limited. There will be pressure to get it back open as fast as possible. Wayne Womack made a motion to recommend approval of the site plans for the property located at 1001 W. Van Alstyne Pkwy. Herb Reed seconded the motion and the motion passed unanimously.*
6. City Manager's report. *Ashley McSwain advised the Council meeting for March was a week before due to spring break. Len McManus gave an update of various development projects underway around the city.*
7. Adjournment. *Jim Atchison made a motion to adjourn the meeting at 7:46pm. Wayne Womack seconded the motion and the motion passed unanimously.*

Jim Atchison, Chairman

ATTEST:

Jennifer Gould, City Clerk