

CITY OF VAN ALSTYNE

MINUTES

Planning and Zoning Commission Special Called Meeting

Van Alstyne Community Center

262 N Preston Ave

APRIL 10, 2017

6:30 P.M.

AGENDA

Members present: Jim Atchison, Herb Reed, Lesley Thorpe, Bob Hendricks and Wayne Womack.

Staff present: Frank Baker and Jennifer Gould.

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

PUBLIC HEARINGS

2. 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 6:30pm. Jim Atchison explained the history regarding the request. Tiffany Clum questioned how the proposed ordinance might affect a business already operating under such a use and what might be required for operations to continue. Devit Rock expressed concern for how the proposed ordinance will affect the operation of Rock's Heart of Restoration. There being no further comment the hearing closed at 6:41pm.*
3. 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 6:41pm. Tiffany Clum questioned how the event center use will affect parking. Discussion was held regarding the potential harm to neighboring businesses due to a lack of parking. Jim Atchison read into record the written responses provided by Kristy Bryant, Shannon Morgan and Wesley Shanklin. There being no further comment the hearing closed at 6:57pm.*

REGULAR AGENDA

4. 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". *The Commission reviewed several proposed definitions. Discussion was held regarding parking and occupancy of the building. Bob Hendricks made a motion to recommend approval of an ordinance adding the definition used by the City of Gunter retitled "Special Events Center" being a building, facility, or room, which is rented, leased or otherwise made available to any person or group for a private event function, that is not open to the general public, whether or not a fee is charged, which may contain a business office used for management of the facility, adding that one parking space for each fifty square feet of floor area shall be required. Wayne Womack seconded the motion and the motion passed with Bob Hendricks, Wayne Womack, Lesley Thorpe and Jim Atchison in favor and Herb Reed opposed. Herb Reed made a motion to recommend that the use be allowed by right in AG, C-1, C-2, C-3, CBD and THOR and allowed with a Specific Use Permit in NC and Office zoning classifications. Lesley Thorpe seconded the motion and the motion passed unanimously.*

5. 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). *Jim Atchison advised that the Commission should still act on the SUP because Council may not follow the recommendation set forth with agenda item 4. Wayne Womack made a motion to recommend approval of the SUP as requested. Bob Hendricks seconded the motion and the motion passed unanimously.*
6. City Manager's report. *Frank Baker provided an update on various development projects underway around the city.*
7. Adjournment. *Jim Atchison adjourned the meeting at 7:48pm.*

Jim Atchison, Chairman

ATTEST:

Jennifer Gould, City Clerk