

**CITY OF VAN ALSTYNE**

**MINUTES**

**Planning and Zoning Commission Special Called Meeting**

Van Alstyne Community Center

262 N Preston Ave

**JULY 20, 2017**

**6:30 P.M.**

Members present: Bob Hendricks, Lesley Thorpe and Wayne Womack.

Staff present: Jennifer Gould.

**AGENDA**

1. Call to Order. *Bob Hendricks called the meeting to order at 6:32pm.*

**PUBLIC HEARINGS**

2. Conduct a Public Hearing to consider testimony regarding a request by the owner/agent of an approximately 0.132 acre tract of land from a Central Business District (CBD) zoning to Planned Development (PD) with a base zoning of CBD with special events center with overnight guests, entire home rental to guests with no special event as allowed additional uses. Also, a waiver to any fire code requirement, such as installation of a fire sprinkler system, to maintain the current historical integrity. The property is described as OTP VAN ALSTYNE ADDN, BLOCK 26, LOT11 & 12, more commonly known as 120 East Marshall Drive (formerly known as 101 East Marshall Drive). *The Public Hearing opened at 6:33 p.m. There being no public comment, the hearing closed at 6:34 p.m.*

**REGULAR AGENDA**

3. Consider and take any action necessary regarding a request by the owner/agent of an approximately 0.132 acre tract of land from a Central Business District (CBD) zoning to Planned Development (PD) with a base zoning of CBD with special events center with overnight guests, entire home rental to guests with no special event as allowed additional uses. Also, a waiver to any fire code requirement, such as installation of a fire sprinkler system, to maintain the current historical integrity. The property is described as OTP VAN ALSTYNE ADDN, BLOCK 26, LOT11 & 12, more commonly known as 120 East Marshall Drive (formerly known as 101 East Marshall Drive). *Lesley Thorp made a motion to recommend approval of the proposed Planned Development. Wayne Womack seconded the motion and the motion passed unanimously.*
4. Consider and take any action necessary regarding a preliminary plat for Trinity Meadows Subdivision, being a 31.680 acre tract in Eli Jones Survey, Abstract Number 632, Grayson County, Texas @ #3519 Bethel Cannon Road, 7 miles east of Van Alstyne, Texas. *Len McManus advised the Commission that the property is in the ETJ. The proposed plat meets all requirements. Wayne Womack made a motion to recommend approval of the proposed plat. Lesley Thorpe seconded the motion and the motion passed unanimously.*
5. Consider and take any action necessary regarding a preliminary plat for North Park Estates, being 32.837 acres out of the J. McKinney Survey Abstract No. 770, City of Van Alstyne, Grayson County, Texas. This property is generally located north of Blassingame Avenue, east of Greywood Drive and west of North Waco Street. *Greg Helsel with Spiars Engineering presented the proposed*

*preliminary plat advising that a masonry screening wall along Blassingame and other perimeter areas will be provided. Len McManus advised that the preliminary plat is to provide a general idea of the development. If approved a final plat with greater detail will be brought before the Commission for consideration. Wayne Womack made a motion to recommend approval of the proposed preliminary plat. Lesley Thorpe seconded the motion and the motion passed unanimously.*

6. City Manager's report. *Len McManus provided an update on various development projects.*
7. Adjournment. *Lesley Thorpe made a motion to adjourn the meeting at 6:49pm. Wayne Womack seconded the motion and the motion passed unanimously.*

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Jim Atchison, Chairman

ATTEST:

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Jennifer Gould, City Clerk