

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

**Planning & Zoning Commission Special Called Meeting
and**

**City Council and Planning & Zoning
Commission Joint Work Session Meeting**

Van Alstyne Community
Center 262 N. Preston Ave

NOVEMBER 1, 2017

6:30 P.M.

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 "Public Comment Form" form to the City Clerk no later than the conclusion of Agenda Item 3 (Pledges of Allegiance).

A "Public Comment Form" 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.

**PLANNING & ZONING COMMISSION
SPECIAL CALLED MEETING AGENDA**

1. Call to Order Special Called Meeting.

PUBLIC HEARINGS.

2. Conduct a Public Hearing regarding a request by the owner/agent of the property being described as an approximately 0.6176 acre tract of land from a Single Family Residential District – 1 (SF – 1) and Commercial District – 1 (C – 1) to Planned Development (PD) with a base zoning of Commercial District – 1 (C – 1) with parking lot, automobile and single family dwelling - detached as allowed additional uses. Also, a waiver to the masonry screening wall requirement, Area, Setback, Height, and Coverage Regulations and concrete parking material in the expansion of the parking is desired. The property is described as DIVISIONS VAN ALSTYNE, BLOCK 3, LOT PT OF SD 10, more commonly known as 475 W Van Alstyne Pkwy and 495 W Van Alstyne Pkwy (formerly known as 315 W Van Alstyne Pkwy).
3. Conduct a Public Hearing regarding a request by the owner/agent of the property being described as an approximately 32.8-acre tract of land from a Single Family Residential District – 1 (SF – 1)

zoning to Planned Development zoning. The property is described as a tract of land situated in the J. McKinney Survey, Abstract No. 770, City of Van Alstyne, Grayson County, Texas, the subject tract being a portion of a tract conveyed to Felix Land Partners, L.P. according to the deed recorded in Document No. 2007-00029339 of the Official Public Records, Grayson County, Texas, and being a portion of a tract conveyed to the Van Alstyne ISD, according to the deed recorded in Document No. 2016-17716, and being a portion of a tract conveyed to the Van Alstyne ISD, according to the deed recorded in Volume 1748, Page 251, Deed Records, Grayson County, Texas, and being a portion of a tract conveyed to the Van Alstyne ISD, according to the deed recorded in Volume 1071, Page 40, and being all of a tract conveyed to the Van Alstyne ISD, according to the deed recorded in Volume 1208, Page 799, generally located south of Van Alstyne Middle School (1314 N. Waco St), east of Greywood Drive, west of North Waco Street and north of Blassingame Avenue.

ITEMS FOR CONSIDERATION

4. Consider and take any action necessary regarding approval of minutes from the September 20, 2017 regular meeting.
5. Consider and take any action necessary regarding a request by the owner/agent of the property being described as an approximately 0.6176 acre tract of land from a Single Family Residential District – 1 (SF – 1) and Commercial District – 1 (C – 1) to Planned Development (PD) with a base zoning of Commercial District – 1 (C – 1) with parking lot, automobile and single family dwelling - detached as allowed additional uses. Also, a waiver to the masonry screening wall requirement, Area, Setback, Height, and Coverage Regulations and concrete parking material in the expansion of the parking is desired. The property is described as DIVISIONS VAN ALSTYNE, BLOCK 3, LOT PT OF SD 10, more commonly known as 475 W Van Alstyne Pkwy and 495 W Van Alstyne Pkwy (formerly known as 315 W Van Alstyne Pkwy).
6. Consider and take any action necessary regarding a request by the owner/agent of the property being described as an approximately 32.8-acre tract of land from a Single Family Residential District – 1 (SF – 1) zoning to Planned Development zoning. The property is described as a tract of land situated in the J. McKinney Survey, Abstract No. 770, City of Van Alstyne, Grayson County, Texas, the subject tract being a portion of a tract conveyed to Felix Land Partners, L.P. according to the deed recorded in Document No. 2007-00029339 of the Official Public Records, Grayson County, Texas, and being a portion of a tract conveyed to the Van Alstyne ISD, according to the deed recorded in Document No. 2016-17716, and being a portion of a tract conveyed to the Van Alstyne ISD, according to the deed recorded in Volume 1748, Page 251, Deed Records, Grayson County, Texas, and being a portion of a tract conveyed to the Van Alstyne ISD, according to the deed recorded in Volume 1071, Page 40, and being all of a tract conveyed to the Van Alstyne ISD, according to the deed recorded in Volume 1208, Page 799, generally located south of Van Alstyne Middle School (1314 N. Waco St), east of Greywood Drive, west of North Waco Street and north of Blassingame Avenue.
7. Consider and take any action necessary regarding a proposed final plat for Sanford Park being a 32.8 acre tract of land situated in the J. McKinney Survey, Abstract No. 770, City of Van Alstyne, Grayson County, Texas, the subject tract being a portion of a tract conveyed to Felix Land Partners, L.P. according to the deed recorded in Document No. 2007-00029339 of the Official Public Records, Grayson County, Texas, and being a portion of a tract conveyed to the Van Alstyne ISD, according to the deed recorded in Document No. 2016-17716, and being a portion of a tract conveyed to the Van Alstyne ISD, according to the deed recorded in Volume 1748, Page 251, Deed Records, Grayson County, Texas, and being a portion of a tract conveyed to the Van Alstyne ISD, according to the deed recorded in Volume 1071, Page 40, and being all of a tract conveyed to the Van Alstyne

ISD, according to the deed recoded in Volume 1208, Page 799, generally located south of Van Alstyne Middle School (1314 N. Waco St), east of Greywood Drive, west of North Waco Street and north of Blessingame Avenue.

8. Consider and take any action necessary regarding recommending appointment of an applicant to serve on the Planning and Zoning Commission, Place 3.
9. Adjourn the Special Called Meeting.

CITY COUNCIL AND PLANNING AND ZONING JOINT WORK SESSION MEETING AGENDA

10. Call to order the Joint Work Session Meeting.

11. Consider and take any action necessary regarding presentation by McManus & Johnson Consulting Engineers relating to development standards and policies as follows:

I. PLANNING AND DEVELOPMENT

a. WHAT?

- i. ZONING ORDINANCE
- ii. SUBDIVISION ORDINANCE
- iii. OTHERS
 1. MASTER LAND USE PLAN
 2. MASTER THOROUGHFARE PLAN
 3. PLANNED DEVELOPMENTS (PD's)

b. WHERE?

- i. CITY LIMITS
- ii. EXTRATERRITORIAL JURISDICTION (ETJ)
- iii. COUNTY (DONUT HOLE)

c. WHEN?

- i. NEW DEVELOPMENT – VACANT LAND
 1. CITY LIMITS
 - a. ZONING ORDINANCE
 - b. SUBDIVISION ORDINANCE
 - c. MASTER PLANS
 2. ETJ
 - a. SUBDIVISION ORDINANCE
 - b. MASTER PLANS
 3. COUNTY
 - a. MASTER PLANS?

- ii. IN-FILL DEVELOPMENT
- iii. RE-DEVELOPMENT
- iv. LAND USE DEFINITIONS

d. HOW?

- i. DEVELOPMENT STANDARDS
 1. ZONING ORDINANCE / PD
 - a. LOT SIZE / ORIENTATION
 - b. SETBACKS
 - c. MASONRY REQUIREMENTS
 - d. OTHERS
- ii. INFRASTRUCTURE

1. WATER & SEWER
 - a. MASTER PLANS
 - i. IMPACT FEES
 - ii. PRO RATAS
 - iii. DEVELOPMENT AGREEMENTS
 2. STREETS & DRAINAGE
 - a. MASTER THOROUGHFARE PLAN
 - i. ESCROWS
 - ii. DEVELOPMENT AGREEMENTS
- e. WHY?
- i. LIMITED SERVICE / COMPLIANCE AREA
 1. CITY LIMITS = 4 SQUARE MILES
 2. ETJ = 70 SQUARE MILES – DONUT HOLE (XX SQUARE MILES)
 3. COUNTY = XX SQUARE MILES
 - ii. GROWTH STRATEGY
 1. GRAYSON COUNTY MASTER THOROUGHFARE PLAN – SPRING 2018
 2. GATEWAY PLANNING EFFORTS – EARLY 2018
 3. SUBDIVISION ORDINANCE - UPDATED 2015
 4. UPDATING MASTER ZONING ORDINANCE?
 5. OTHER

12. Adjourn Joint Work Session.

I certify that I, Jennifer Gould, posted this agenda on the announcements board located in front of City Hall at 242 E. Jefferson at 5:10 p.m. on October 27, 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.