CITY OF VAN ALSTYNE

MINUTES
Planning and Zoning Commission Meeting
Van Alstyne Community Center
262 N Preston Ave

SEPTEMBER 20, 2017
6:30 P.M.

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

Staff present: Jennifer Gould.

AGENDA

1. Call to Order. Jim Atchison called the meeting to order at 6:32pm.

PUBLIC HEARINGS

2. 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. The Public Hearing opened at 6:32pm. There being no public comment the hearing closed at 6:33pm.

3. 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, of said Plat Records, 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. The Public Hearing opened at 6:35pm. Larry Cooper asked why the Commission is conducting a second Public Hearing on this item to which Jim Atchison advised that the requestor has brought the item back to the Commission so as to restart the zoning consideration process. Bruce French advised the Commission that he is willing to answer questions. There being no further comment the hearing closed at 6:35pm.

4. 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. The Public Hearing opened at 6:35pm. There being no public comment the hearing closed at 6:36pm.

5. 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). The Public Hearing opened at 6:37pm. There being no public comment the hearing closed at 6:37pm.

REGULAR AGENDA

6. Consider and take any action necessary regarding approval of minutes from the August 16, 2017 regular meeting. Herb Reed made a motion to approve the minutes as presented. Lesley Thorpe seconded the motion and the motion passed unanimously.

7. 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. Discussion was held regarding the site plan presented as well as the intended flow of traffic. Bob Hendricks made a motion to recommend approval of the proposed site plan. Lesley Thorpe seconded the motion and the motion passed with Bob Hendricks, Lesley Thorpe and Herb Reed in favor and Jim Atchison abstaining.

8. 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, of said Plat Records, 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 south of Blassingame Avenue. Discussion was held regarding landscape requirements, roof pitch and masonry. Herb Reed made a motion to recommend approval of the requested zone change with the following amendments to the proposed ordinance: add part 6 to section 2 – Landscaping to say “each occupied lot is required to have 1 (one) tree with a 3 (three) inch caliper, require that all lots following the base zoning of SF – 72 have 100% masonry on the first story and the require the developer to provide a traffic impact analysis at the time of final plat to determine the need for roadway impact fees for impact on Spence Road and Sanford Circle so as the developer shares in offsite thoroughfare improvements if needed. Lesley Thorpe seconded the motion and the motion passed unanimously.

8. 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. Len McManus advised the Commission that the preliminary plat meets the technical requirements and criteria of the design manual. Discussion was held regarding drainage, park land, Home Owners Association lots, density and traffic impact to streets adjacent to the development. Bruce French advised that AT&T has confirmed there is no line in the easement through the property and the yare working to abandon the easement. Bob Hendricks made a motion to recommend approval of the preliminary plat. Lesley Thorpe seconded the motion and the motion passed with Bob Hendricks, Lesley Thorpe and Jim Atchison in favor and Herb Reed abstaining.
11. 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). Jim Atchison expressed concern for the width of Lot 2 in the proposed replat. Mr. Atchison advised that he is aware the property has previously obtained a variance but is not confident that the lot width is included as part of the approved variance. Bob Hendricks made a motion to recommend approval of the requested zone change with the condition that the recommended variance is approved to allow a 50-foot lot width. Lesley Thorpe seconded the motion and the motion passed unanimously.

10. 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. Bob Hendricks made a motion to recommend approval of the requested replat with the condition that the recommended variance is approved to allow a 50-foot lot width. Lesley Thorpe seconded the motion and the motion passed with Bob Hendricks, Lesley Thorpe and Jim Atchison in favor and Herb Reed opposed.

12. Consider and take any action necessary regarding a request by the owner/agent of the property situated in the City of Van Alstyne, County of Grayson, State of Texas, being described as an 89.974 acre tract out of the Ramon Rubio Survey Abstract No. 997, City of Van Alstyne, Grayson County, Texas in the Extraterritorial Jurisdiction (ETJ) and generally located at the south east corner of Old Highway 6 and Judd Road for variances to the Van Alstyne Code of Ordinances, Section 38-302 Street and alley improvements and Section 38-305 Screening walls to allow 24’ paving width, no curb or sidewalks, bar ditch i.l.o. storm sewer, and paving material to be two-course asphalt or greater and where required, screening to be a combination of earthen berm, live screen, and 48” pipe rail fence. Discussion was held regarding the development and requested waivers. Herb Reed made a motion to approval the requested waivers with the exception of the request for reduced street paving material. Bob Hendricks seconded the motion and the motion passed unanimously.

13. 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. Lesley Thorpe made a motion to recommend approval of the preliminary plat with the exception of the proposed roadway name of Williams Way. Bob Hendricks seconded the motion and the motion passed unanimously.

14. City Manager’s report. Len McManus provided an update on ongoing projects and their progress.

15. Adjournment. Lesley Thorpe made a motion to adjourn at 8:24pm. Bob Hendricks seconded the motion and the motion passed unanimously.

Jim Atchison, Chairman

ATTEST:

Jennifer Gould, City Clerk