

**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**

**City Council Meeting**  
Van Alstyne City Hall  
152 N Main Drive

**January 8, 2019**  
**6:35 P.M.**

**(The City Council Meeting will come to order immediately following the Zoning Board of Adjustment Meeting)**

*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" to the City Clerk no later than the conclusion of Agenda Item 1 (Call to Order).*

*Citizens may appear before the City Council to address items listed on the agenda, in accordance with procedural rules as determined by the meeting chair and by submitting a "Public Comment Form" to the City Clerk no later than the conclusion of Agenda Item 2 (Citizens Communications).*

*A "Public Comment 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.*

**AGENDA**

1. Call to Order.
2. Recognition of the Honorable Judge Thomas A. Redwine for 40 years of service in the Van Alstyne Municipal Court.
3. Citizens Communications. *(Not for items listed on this Agenda. Three minutes each. No deliberations with Council. Council may respond with factual information only.)*

**PUBLIC HEARINGS**

4. Conduct a public hearing to consider a request by the owner/agent to replat property situated in the City of Van Alstyne, Grayson County, Texas, being a part of the James McKinney Survey, Abstract No. 770, and being a part of Subdivision 3 of Division Eleven of the Original Town Plat of Van Alstyne, Texas, said Plat being recorded in Volume 27 at Pages 642 and 643 of the Deed Records of Grayson County, Texas. The subject property is generally located at the north east corner of North Sherman Lane and Wayne Ave.
5. Conduct a public hearing to consider a request by the owner/agent to replat 58.281 acres known as Lots BB-4RR of The Hills of Lone Star, Phase 5/Bear Branch and Lot 25R of The Hills of Lone Star being a replat of Lot BB-4R of The Hills of Lone Star, Phase 5/Bear Branch recorded in Volume 2016, Page 892, CCMR and Lot 25 of The Hills of Lone Star, recorded in Volume Q, Page

631, CCMR James Hefflefinger Survey, Abstract No. 366 Collin County, Texas. The subject property is generally located south of CR 179 and north of CR 177.

6. Conduct a Public Hearing regarding a text amendment which includes, but may not be limited to, amending the Code of Ordinances at Chapter 46 "Zoning," Appendix 1-B Nonresidential Zoning Districts and Area Regulations to reduce the masonry requirement for Manufacturing/Industrial District – Light and Manufacturing/Industrial District – Heavy from 10% to 0%.

#### CONSENT AGENDA

*Items listed on the consent agenda allow the Council to approve all items together without discussion or individual motions. Items may be removed from the consent agenda on the request of any one member of the Council. Removed items will be discussed and action taken immediately after the consent agenda.*

7. Consider and take any action necessary regarding approval of minutes from the November 13, 2018 regular meeting and the November 27, 2018 special called meeting.
8. Consider and take any action necessary regarding approval of the 2018 Certified Tax Roll Values.
9. Consider and take any action necessary regarding ordering the May 4, 2019 General Election.
10. Consider and take any action necessary regarding approval of a preliminary plat known as Mantua Point, Phase 1 being 90.02 acres out of the J.W. Curtis Survey, Abstract No. 249 (Grayson County) and 1077 (Collin County) and the David Arnspiger Survey, Abstract No. 1526 (Grayson County) and 15 (Collin County) in the City of Van Alstyne, Grayson and Collin counties, Texas.
11. Consider and take any action necessary regarding approval of a preliminary plat for Rolling Ridge being 83.647 acres situated in the William B. Blundell Survey, Abstract No. 116 W.C. Wilson Survey, Abstract No. 1330 David C. Wilson Survey, Abstract No. 1331 in the City of Van Alstyne Extraterritorial Jurisdiction (ETJ), Grayson County, Texas. The subject property is generally located north of Redden Road, south of Blythe Road, east of Jay Road and west of State Highway 5 (N. Waco St).
12. Consider and take any action necessary regarding approval of a site plan for Texana Retail at Lot 1, Block 2 of the J. Umphress Center, Phase 1 replat in the City of Van Alstyne, Grayson County, Texas. The subject property is generally located at the south east corner of N. Henry Hynds Expressway (North U.S. Hwy 75 access road) and Texana Street.
13. Consider and take any action necessary regarding rejection of bids taken October 31, 2018 for the Van Alstyne Shared Use Path Phase 1.
14. Consider and take any action necessary regarding authorizing advertisement for bids to be taken February 5, 2019 for the Van Alstyne Shared Use Path Phase 1.
15. Consider and take any action necessary regarding authorizing advertisement for bids for the Water and Sewer Line Relocation along West Jefferson St. from Dallas St. to Douglas St.
16. Consider and take any action necessary regarding final acceptance and authorizing a final payment for the Blassingame and Greywood Dr. construction project to PaveCon, Inc in the amount of \$60,852.28.
17. Consider and take any action necessary regarding a resolution authorizing the Mayor to sign an Interlocal Agreement for the sale of 12,637,000 gallons of minimum take or pay water capacity in the amount of \$20,471.79 to the City of Anna, Texas.

## REGULAR AGENDA (NON-CONSENT)

18. Consider and take any action necessary regarding appointing Maricella Derrick, Sue-Lynn Voigt and Greg Carroll to the Parks and Recreation Board.
19. Consider and take any action necessary regarding a request by the owner/agent to replat property situated in the City of Van Alstyne, Grayson County, Texas, being a part of the James McKinney Survey, Abstract No. 770, and being a part of Subdivision 3 of Division Eleven of the Original Town Plat of Van Alstyne, Texas, said Plat being recorded in Volume 27 at Pages 642 and 643 of the Deed Records of Grayson County, Texas. The subject property is generally located at the north east corner of North Sherman Lane and Wayne Ave.
20. Consider and take any action necessary regarding a request by the owner/agent to replat 58.281 acres known as Lots BB-4RR of The Hills of Lone Star, Phase 5/Bear Branch and Lot 25R of The Hills of Lone Star being a replat of Lot BB-4R of The Hills of Lone Star, Phase 5/Bear Branch recorded in Volume 2016, Page 892, CCMR and Lot 25 of The Hills of Lone Star, recorded in Volume Q, Page 631, CCMR James Hefflefinger Survey, Abstract No. 366 Collin County, Texas. The subject property is generally located south of CR 179 and north of CR 177.
21. Consider and take any action necessary regarding a text amendment which includes, but may not be limited to, amending the Code of Ordinances at Chapter 46 "Zoning," Appendix 1-B Nonresidential Zoning Districts and Area Regulations to reduce the masonry requirement for Manufacturing/Industrial District – Light and Manufacturing/Industrial District – Heavy from 10% to 0%.
22. City Manager's Report.
23. Mayor and Council Closing Comments. *Pursuant to Section 551.0415 of the Texas Government Code, the City Council may report on the following items: 1) expression of thanks, congratulation or condolences, 2) information about holiday schedules, 3) recognition of individual, 4) reminders about upcoming city events, 5) information about community events and 6) announcements involving an imminent threat to public health and safety.*

## EXECUTIVE SESSION

*In accordance with Chapter 551 of the Texas Government Code (Open Meetings Law), the City Council may meet in a closed Executive Session pursuant to applicable laws.*

### 24. All items below for Executive Session:

Pursuant to the following designated sections of Texas Government Code, Annotated, Subchapter 551, the Council will enter into executive session to discuss the following items:

- a) Section 551.071: [Consultation with Attorney] on contemplated litigation or on a matter in which the duty of the attorney under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act regarding: (i) the Mantua Development, (ii) Trussel tract development, (iii) CCN service areas, and (iv) any and all items listed on the agenda for open session.
- b) Section 551.072: [Real Property] regarding the purchase of property for municipal facilities and parks.

## OPEN MEETING

25. Consider and take any action necessary as a result of each item listed in executive session.
26. Adjournment.

---

I certify that I, Jennifer Gould, posted this agenda on the announcements board located in front of City Hall at 144 N. Main Dr at 11:30 a.m. on January 4, 2019.

---

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.