

**A QUORUM OF THE VAN ALSTYNE COMMUNITY AND ECONOMIC DEVELOPMENT CORPORATION, PARKS AND RECREATION BOARDS AND PLANNING & ZONING COMMISSION MEMBERS MAY OR MAY NOT BE IN ATTENDANCE. NO ACTION BY THESE BOARDS WILL BE TAKEN AT THIS MEETING.**

**CITY OF VAN ALSTYNE**

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

**September 10, 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).*

*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. Citizens Communications. *(Not for items listed on this Agenda. Three minutes each. No deliberations with Council. Council may respond with factual information only.)*
3. Presentation of Proclamation designating the week of September 17th through 23rd as Constitution Week.

**PUBLIC HEARINGS**

4. Conduct a Public Hearing to hear comments for or against the proposed 2019 tax rate of \$0.584456 per \$100 of value for the City of Van Alstyne.
5. Conduct a Public Hearing regarding amending the land use assumptions, capital improvement plan and impact fees ordinance.
6. Conduct a Public Hearing to consider testimony on a request by the owner/agent of an approximately 0.4821 acre tract of land to rezone from Commercial District – Office, Light Retail and Neighborhood Services (C – 1) to Single Family Residential District – 84 (SF – 84). The property is described as DIVISIONS VAN ALSTYNE, BLOCK 3, LOT E ½ OF 6, 150X140 more commonly known as 226 N Dallas Avenue.

7. Conduct a Public Hearing to consider testimony on a request by the owner/agent of approximately ±12 acres of land to rezone from Commercial District – General (C – 2) to Planned Development (PD). The property is described as approximately ±12 acres of G-0115 BLUNDELL W B A-G0115, ACRES 36 generally located south of West Marshall St east of North Henry Hynds Expressway, north of County Line Road and west of Kelly Lane.
8. Conduct a Public Hearing to consider testimony on a request by the owner/agent to replat property situated in the City of Van Alstyne, Grayson County, Texas, being described as the Fejeran Addition being a replat of a portion of Block No. 10, Southside Addition to the City of Van Alstyne, Texas being 0.430 acres in the Ashley McKinney Survey, Abstract No. 851. The subject property is generally located on the south west corner of Houston and S Waco Street and the south east corner of Houston and S Dallas Ave.

#### 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.*

9. Consider and take any action necessary regarding approval of minutes from the August 13, 2019 regular meeting, August 20, 2019 budget work session meeting and the August 27, 2019 special called meeting.
10. Consider and take any action necessary regarding authorizing the Mayor to sign an interlocal agreement with Grayson County for Emergency Medical Services for fiscal year 2020.
11. Consider and take any action necessary regarding authorizing the Mayor to sign an interlocal agreement with Grayson County for Fire Protection Services for fiscal year 2020.

#### REGULAR AGENDA (NON-CONSENT)

12. Consider and take any action necessary regarding approval of an extraterritorial development and infrastructure agreement between SR Van Alstyne Partners and the City of Van Alstyne, Texas as relates to Thompson Farms.
13. Consider and take any action necessary regarding passage of an Ordinance of the City of Van Alstyne, Texas amending Van Alstyne Ordinance Nos. 572, 714 and Van Alstyne's Code of Ordinances Chapter 44 (Utilities), Article V (Impact Fees) regarding impact fees to be assessed by the City of Van Alstyne, Texas; updating the land use assumption and capital improvements plan; modifying impact fees to be assessed by the City of Van Alstyne; providing for repealing, savings and severability clauses; and providing for an effective date of this ordinance.
14. Consider and take any action necessary regarding a request by the owner/agent of an approximately 0.4821 acre tract of land to rezone from Commercial District – Office, Light Retail and Neighborhood Services (C – 1) to Single Family Residential District – 84 (SF – 84). The property is described as DIVISIONS VAN ALSTYNE, BLOCK 3, LOT E ½ OF 6, 150X140 more commonly known as 226 N Dallas Avenue.
15. Consider and take any action necessary regarding a request by the owner/agent of approximately ±12 acres of land to rezone from Commercial District – General (C – 2) to Planned Development (PD). The property is described as approximately ±12 acres of G-0115 BLUNDELL W B A-G0115, ACRES 36 generally located south of West Marshall St east of North Henry Hynds Expressway, north of County Line Road and west of Kelly Lane.

16. 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 described as the Fejeran Addition being a replat of a portion of Block No. 10, Southside Addition to the City of Van Alstyne, Texas being 0.430 acres in the Ashley McKinney Survey, Abstract No. 851. The subject property is generally located on the south west corner of Houston and S Waco Street and the south east corner of Houston and S Dallas Ave.
17. Consider and take any action necessary regarding a resolution approving an amendment to the Economic Development Corporation fiscal year 2018 – 2019 budget.
18. Consider and take any action necessary regarding approval of the sale of property owned by the Economic Development Corporation being lot 6 of the Cold Springs Industrial Park addition, City of Van Alstyne, County of Grayson, Texas.
19. Consider and take any action necessary regarding approval of the Economic Development Corporation's purchase of 4.00 acres being part of G-0201 CREAGER WM A-G0201, ACRES 38.8597, PT OF 41.145 AC TRACT OF WHICH 2.2853 IS IN COLLIN COUNTY generally located at the south east end of S Industrial Parkway.
20. Consider and take any action necessary regarding a resolution approving the Van Alstyne Economic Development Corporation fiscal year 2019 – 2020 budget.
21. Consider and take any action necessary regarding a resolution approving the Van Alstyne Community Development Corporation fiscal year 2019 – 2020 budget.
22. Consider and take any action necessary regarding appointments to serve on the Community Development Corporation Board of Directors Place 1, Place 3, Place 4 and Place 2.
23. Consider and take any action necessary regarding an appointment to serve on the Library Board.
24. City Manager's Report.
25. 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.*
26. Adjournment.

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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 or before 11:30 a.m. on September 6, 2019.

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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.