CITY OF VAN ALSTYNE
MINUTES
Planning and Zoning Commission Meeting
Van Alstyne City Hall
152 N Main Drive

August 21, 2019
6:30 P.M.

Members present: Jim Atchison, John Spies, Gary McDonald, Larry Cooper and Mike Drynan.

Staff Present: Lane Jones and Kristen Hamner.

AGENDA

1. Call to Order. Jim Atchison called the meeting to order at 6:30pm.

PUBLIC HEARINGS

2. Conduct a Public Hearing to consider testimony on an ordinance amending the Zoning Ordinance, Subdivision Regulation Ordinance and Building Codes to cause said ordinances to be in compliance with House Bill 243, House Bill 3167 and House Bill 2497, which bills take effect on September 1, 2019. The Public Hearing opened at 6:30pm. Jim Atchison provided a summary of the changes created by the house bills and clarified that measures being taken to comply. Legal Counsel Marie Johnson detailed each house bill. Jim DuBois questioned meeting dates, submittal dates and compliance with the house bills. There being no further comments the hearing closed at 6:49pm.

3. 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. The Public Hearing opened at 6:49pm. After three calls for comments and there being none, the hearing closed at 6:49pm.

4. 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. The Public Hearing opened at 6:50pm. Brody Pettit with United Ag and Turf provided an overview of the company and desired aesthetic of proposed construction. Discussion was held regarding fencing, lighting, environmental contaminants and future expansion. There being no further comments the hearing closed at 7:23pm.

5. 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. The Public Hearing opened at 7:23pm. Ted Stephens questioned the lot sizes. Len McManus advised of dimensions noted on the proposed replat. There being no further comments the hearing closed at 7:31pm.
6. Consider and take any action necessary regarding approval of minutes from the June 26, 2019 and July 17, 2019 regular meetings, the July 2, 2019 special called meeting and the June 26, 2019 capital improvement advisory committee meeting. John Spies made a motion to approve minutes from the June 26, 2019 meetings and July 2, 2019 meeting. Larry Cooper seconded the motion and the motion passed unanimously.

7. Consider and take any action necessary regarding an ordinance amending the Zoning Ordinance, Subdivision Regulation Ordinance and Building Codes to cause said ordinances to be in compliance with House Bill 243, House Bill 3167 and House Bill 2497, which bills take effect on September 1, 2019. Marie Johnson advised of potential solutions to control facades such as requiring the use of two building materials, increase architectural and development standards and implement Chapter 380 agreements. Larry Cooper made a motion to recommend approval of the proposed ordinances to City Council. Gary McDonald seconded the motion and the motion passed unanimously.

8. 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. John Spies made a motion to recommend approval of the requested zoning change. Larry Cooper seconded the motion and the motion passed unanimously.

9. 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. John Spies made a motion to recommend approval of the proposed Planned Development with a base zoning of C – 2 with conditions as identified by Len McManus including the site plan and façade calculations provided by United Ag and Turf. Larry Cooper seconded the motion and the motion passed unanimously.

10. 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. Len McManus confirmed the proposed replat meets the requirements of the subdivision regulations. John Spies made a motion to approve the proposed replat as presented. Mike Drynan seconded the motion and the motion passed unanimously.

11. Consider and take any action necessary regarding electing a chairman and a vice chairman. John Spies made a motion to appoint Jim Atchison as chairman and Bob Hendricks as vice chairman. Gary McDonald seconded the motion and the motion passed with John Spies, Gary McDonald, Larry Cooper and Mike Drynan in favor and Jim Atchison abstaining.

12. Staff report. City Manager Lane Jones thanked the Commission for their consideration on the United Ag and Turf zoning as it will be a great beginning to commercial enterprise in Van Alstyne. Len McManus provided an update on development.

13. Adjournment. John Spies made a motion to adjourn at 8:22pm. Larry Cooper seconded the motion and the motion passed unanimously.
Jim Atchison, Chairman

ATTEST:

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Jennifer Gould, City Clerk