

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

November 12, 2019
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" 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. Invocation.
3. Pledges of Allegiance. (*US and Texas*)
4. Citizens Communications. (*Not for items listed on this Agenda. Three minutes each. No deliberations with Council. Council may respond with factual information only.*)
5. Presentation by the Van Alstyne Chamber of Commerce to Van Alstyne ISD Athletic Director, Coach Michael Miller for Van Alstyne Special Olympics.
6. Presentation of Proclamation to Morning Chapel CME Church on its 150th Anniversary.

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.

7. 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 United AG & Turf Development Agreement, and (ii) any and all items listed on the agenda for open session.

- b) Section 551.074 [Personnel Matters] for annual evaluation of the City Manager.

OPEN MEETING

PUBLIC HEARINGS

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 Marjaneh Smith Addition, an addition to the City of Van Alstyne, Grayson County, Texas, being a part of the James McKinney Survey, Abstract No. 770, and being a portion of Lot 1, Block 10 of Greer's Addition, an addition to the City of Van Alstyne, Grayson County, Texas according to the plat thereof, recorded in Volume 62, Page 9, Deed Records of Grayson County, Texas. The subject property is generally located at the southwest corner of Nash Ave and Arizona St and more commonly known as 681 Nash Avenue and 558 Arizona Street.
9. Conduct a Public Hearing to consider testimony on a request by the owner/agent to replat property situated in the Extraterritorial Jurisdiction of the City of Van Alstyne, Grayson County, Texas, being described as Lots C6/7R & C8R of The Hills of Lone Star Phase 7C/Northgate 444,264 square feet/ 10.199 acres, being a replat of Lots C6, C7 & C8 of The Hills of Lone Star, Phase 7C/Northgate recorded as Document No. 2019-8, PRGCT J.W. Haynes Survey, A-610 / James Hefflefinger Survey, A-487 Grayson County, Texas. The subject property is generally located at the south of Burk, west of County Road 220 and north of County Road 179.
10. 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 Brooks at Van Alstyne, 8.686 acres, Block 1, Lot 1, James McKinney Survey, Abstract No. 770, being part of Lot 2, Block 1, Hynds North Addition. The subject property is generally located on the south side of Blassingame Avenue, east of N Henry Hynds Expressway, west of Nunnalee Avenue and north of Texana Street.
11. Conduct a Public Hearing regarding an amendment to Chapter 46 Zoning, Article II Zoning Districts and Regulations, Division 1 Generally, Section 46-38 Description and purpose of districts, (y) THOR-Thoroughfare Overlay District to amended the definition and further describe the purpose of the overlay; amendment to Chapter 46 Zoning, Article II Zoning Districts and Regulations, Division 2 District Regulations, Section 46-93 THOR-Thoroughfare Overlay District to amended district regulations and design guidelines.
12. Conduct a Public Hearing regarding an amendment to Chapter 46 Zoning, Article II Zoning Districts and Regulations, Division 2 District Regulations, Section 46-69 A - Agricultural District to amended district regulations and design guidelines; amendment to Chapter 46 Zoning, Article II Zoning Districts and Regulations, Division 2 District Regulations, Section 46-70 SF-E Single-Family Residential District to amended district regulations and design guidelines; amendment to Chapter 46 Zoning, Article II Zoning Districts and Regulations, Division 2 District Regulations, Section 46-71 SF-84 Single-Family Residential District to amended district regulations and design guidelines; amendment to Chapter 46 Zoning, Article II Zoning Districts and Regulations, Division 2 District Regulations, Section 46-72 SF-72 Single-Family Residential District to amended district regulations and design guidelines; amendment to Chapter 46 Zoning, Article II Zoning Districts and Regulations, Division 2 District Regulations, Section 46-73 SF-1 Single-Family Residential District to amended district regulations and design guidelines; amendment to Chapter 46 Zoning, Article II Zoning Districts and Regulations, Division 2 District Regulations, Section 46-74 SF-60 Single-Family Residential District to amended district regulations and design guidelines; amendment to Chapter 46 Zoning, Article II Zoning Districts and Regulations, Division 2 District

Regulations, Section 46-75 SF-2 Single-Family Residential District to amended district regulations and design guidelines; amendment to Chapter 46 Zoning, Article II Zoning Districts and Regulations, Division 2 District Regulations, Section 46-76 SF-Z Single-Family Residential District to amended district regulations and design guidelines; amendment to Chapter 46 Zoning, Article II Zoning Districts and Regulations, Division 2 District Regulations, Section 46-77 SF-TH Townhome District to amended district regulations and design guidelines; amendment to Chapter 46 Zoning, Article II Zoning Districts and Regulations, Division 2 District Regulations, Section 46-78 TF Two-Family (Duplex) Residential District to amended district regulations and design guidelines; amendment to Chapter 46 Zoning, Article II Zoning Districts and Regulations, Division 2 District Regulations, Section 46-79 MH-1 Manufactured Home District to amended district regulations and design guidelines; amendment to Chapter 46 Zoning, Article II Zoning Districts and Regulations, Division 2 District Regulations, Section 46-80 MH-2 Manufactured Home Park District to amended district regulations and design guidelines; amendment to Chapter 46 Zoning, Article II Zoning Districts and Regulations, Division 2 District Regulations, Section 46-81 MF-1 Multifamily Residential District to amended district regulations and design guidelines; amendment to Chapter 46 Zoning, Article II Zoning Districts and Regulations, Division 2 District Regulations, Section 46-82 MF-2 Multifamily Residential District to amended district regulations and design guidelines; amendment to Chapter 46 Zoning, Appendix 1-A Residential Zoning Districts and Area Regulations to amend district regulations; amendment to Chapter 46 Zoning, Article I In General, Section 46-3 to amend the definition of Industrialized housing; amendment to Chapter 46 Zoning, Article I In General, Section 46-4 to amend the definition of Modular home; and amendment to Chapter 46 Zoning, Article III Use of Land and Buildings, Division 1 Generally, Section 46-125 Table of uses to add the use of Modular (Industrialized) Home.

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.

13. Consider and take any action necessary regarding minutes from the October 8, 2019 Zoning Board of Adjustment and City Council meetings and the October 29, 2019 Work Session meeting.
14. Consider and take any action necessary regarding a resolution repealing Resolution No. 06-2017-03 and authorizing the City Manager to execute an agreement with Van Alstyne Sports Authority (VASA) regarding use of facilities.
15. Consider and take any action necessary regarding authorizing the Mayor to sign an interlocal agreement with Texoma Council of Governments (TCOG) for GIS Services for fiscal year 2020.
16. Consider and take any action necessary regarding a resolution authorizing the Mayor to sign an Interlocal Agreement for the sale of 12,549,000 gallons of minimum take or pay water capacity in the amount of \$21,583.85 to the City of Anna, Texas.

REGULAR AGENDA (NON-CONSENT)

17. 1st reading of a resolution approving an agreement between the Van Alstyne Community Development Corporation and United Ag & Turf for approval of the expenditure of more than \$10,000.00.
18. 2nd reading of a resolution approving an agreement between the Van Alstyne Community Development Corporation and United Ag & Turf for approval of the expenditure of more than \$10,000.00.
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 described as The Marjaneh Smith Addition, an addition to the City of Van Alstyne, Grayson County, Texas, being a part of the

James McKinney Survey, Abstract No. 770, and being a portion of Lot 1, Block 10 of Greer's Addition, an addition to the City of Van Alstyne, Grayson County, Texas according to the plat thereof, recorded in Volume 62, Page 9, Deed Records of Grayson County, Texas. The subject property is generally located at the southwest corner of Nash Ave and Arizona St and more commonly known as 681 Nash Avenue and 558 Arizona Street.

20. Consider and take any action necessary regarding a request by the owner/agent to replat property situated in the Extraterritorial Jurisdiction of the City of Van Alstyne, Grayson County, Texas, being described as Lots C6/7R & C8R of The Hills of Lone Star Phase 7C/Northgate 444,264 square feet/ 10.199 acres, being a replat of Lots C6, C7 & C8 of The Hills of Lone Star, Phase 7C/Northgate recorded as Document No. 2019-8, PRGCT J.W. Haynes Survey, A-610 / James Hefflefinger Survey, A-487 Grayson County, Texas. The subject property is generally located at the south of Burk, west of County Road 220 and north of County Road 179.
21. 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 Brooks at Van Alstyne, 8.686 acres, Block 1, Lot 1, James McKinney Survey, Abstract No. 770, being part of Lot 2, Block 1, Hynds North Addition. The subject property is generally located on the south side of Blassingame Avenue, east of N Henry Hynds Expressway, west of Nunnalee Avenue and north of Texana Street.
22. Consider and take any action necessary regarding an amendment to Chapter 46 Zoning, Article II Zoning Districts and Regulations, Division 1 Generally, Section 46-38 Description and purpose of districts, (y) THOR-Thoroughfare Overlay District to amended the definition and further describe the purpose of the overlay; amendment to Chapter 46 Zoning, Article II Zoning Districts and Regulations, Division 2 District Regulations, Section 46-93 THOR-Thoroughfare Overlay District to amended district regulations and design guidelines.
23. Consider and take any action necessary regarding an amendment to Chapter 46 Zoning, Article II Zoning Districts and Regulations, Division 2 District Regulations, Section 46-69 A - Agricultural District to amended district regulations and design guidelines; amendment to Chapter 46 Zoning, Article II Zoning Districts and Regulations, Division 2 District Regulations, Section 46-70 SF-E Single-Family Residential District to amended district regulations and design guidelines; amendment to Chapter 46 Zoning, Article II Zoning Districts and Regulations, Division 2 District Regulations, Section 46-71 SF-84 Single-Family Residential District to amended district regulations and design guidelines; amendment to Chapter 46 Zoning, Article II Zoning Districts and Regulations, Division 2 District Regulations, Section 46-72 SF-72 Single-Family Residential District to amended district regulations and design guidelines; amendment to Chapter 46 Zoning, Article II Zoning Districts and Regulations, Division 2 District Regulations, Section 46-73 SF-1 Single-Family Residential District to amended district regulations and design guidelines; amendment to Chapter 46 Zoning, Article II Zoning Districts and Regulations, Division 2 District Regulations, Section 46-74 SF-60 Single-Family Residential District to amended district regulations and design guidelines; amendment to Chapter 46 Zoning, Article II Zoning Districts and Regulations, Division 2 District Regulations, Section 46-75 SF-2 Single-Family Residential District to amended district regulations and design guidelines; amendment to Chapter 46 Zoning, Article II Zoning Districts and Regulations, Division 2 District Regulations, Section 46-76 SF-Z Single-Family Residential District to amended district regulations and design guidelines; amendment to Chapter 46 Zoning, Article II Zoning Districts and Regulations, Division 2 District Regulations, Section 46-77 SF-TH Townhome District to amended district regulations and design guidelines; amendment to Chapter 46 Zoning, Article II Zoning Districts and Regulations, Division 2 District Regulations, Section 46-78 TF Two-Family (Duplex) Residential District to amended district regulations and design guidelines; amendment to Chapter 46 Zoning, Article II Zoning Districts and Regulations, Division 2 District Regulations, Section 46-79 MH-1 Manufactured Home District to amended district regulations and design guidelines; amendment to Chapter 46 Zoning, Article II Zoning Districts and Regulations, Division 2 District Regulations, Section 46-

80 MH-2 Manufactured Home Park District to amended district regulations and design guidelines; amendment to Chapter 46 Zoning, Article II Zoning Districts and Regulations, Division 2 District Regulations, Section 46-81 MF-1 Multifamily Residential District to amended district regulations and design guidelines; amendment to Chapter 46 Zoning, Article II Zoning Districts and Regulations, Division 2 District Regulations, Section 46-82 MF-2 Multifamily Residential District to amended district regulations and design guidelines; amendment to Chapter 46 Zoning, Appendix 1-A Residential Zoning Districts and Area Regulations to amend district regulations; amendment to Chapter 46 Zoning, Article I In General, Section 46-3 to amend the definition of Industrialized housing; amendment to Chapter 46 Zoning, Article I In General, Section 46-4 to amend the definition of Modular home; and amendment to Chapter 46 Zoning, Article III Use of Land and Buildings, Division 1 Generally, Section 46-125 Table of uses to add the use of Modular (Industrialized) Home.

24. Consider and take any action necessary regarding a site plan for Sino Donuts being legally described as OTP VAN ALSTYNE ADDN, BLOCK 33, LOT 1 & PT 2, Grayson County, City of Van Alstyne, Texas and more commonly known as 356 S Waco St.
25. Consider and take any action necessary regarding passage of an ordinance amending Van Alstyne Code of Ordinances, Chapter 38, Article X, Section 38-268 regarding public sites and open spaces, adopting new community development fee requirements and amending the city's fee schedule to adopt community development fees for the development and redevelopment of property.
26. Consider and take any action necessary regarding appointments to serve on the Library Board having three open places.
27. Consider and take any action necessary regarding authorizing the Mayor to sign a resolution approving an agreement between the Van Alstyne Community Development Corporation and United Ag & Turf for approval of the expenditure of more than \$10,000.00.
28. Consider and take any action necessary regarding nominating a person to represent General Law Cities to serve on the Greater Texoma Utility Authority Board of Directors.
29. Consider and take any action necessary regarding authorizing the Mayor to sign a resolution casting votes to elect candidates to serve as members of the Grayson Central Appraisal District Board of Directors.
30. City Manager's Report.
31. 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.*
32. 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 or before 11:50 a.m. on November 8, 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.