

**CITY OF VAN ALSTYNE**

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

**November 12, 2019**  
**6:30 P.M.**

Members present: Mayor Steve Riley, Ryan Neal, Robert Jaska, Lee Thomas and Katrina Arsenault.

Staff present: Lane Jones and Jennifer Gould.

**AGENDA**

1. Call to Order. *Mayor Riley called the meeting to order at 6:30pm.*
2. Invocation. *Recited by Robert Jaska.*
3. Pledges of Allegiance. *US and Texas.*
4. Citizens Communications. *Jerry Hackler expressed concern for handicapped access to community events such as Fall Der All and discussed the quality of homes being constructed.*
5. Presentation by the Van Alstyne Chamber of Commerce to Van Alstyne ISD Athletic Director, Coach Michael Miller for Van Alstyne Special Olympics. *Chamber of Commerce President Barbie Griffin advised that Athletic Director Miller and Van Alstyne ISD leadership were unable to attend the meeting due to attending the varsity volleyball playoff game, detailed the Chamber's successful Golf Tournament and advised that the donation to the Special Olympics program will be able to fund one year or four events.*
6. Presentation of Proclamation to Morning Chapel CME Church on its 150<sup>th</sup> Anniversary. *Mayor Riley read the proclamation presented by Alderman Neal during the Church's celebration on November 10, 2019.*

**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.

*Council convened into executive session at 6:42pm.*

*Council adjourned executive session and reconvened into open session at 6:51pm.*

## 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. *The Public Hearing opened at 6:52pm. There being no public comments, the hearing closed at 6:52pm.*
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. *The Public Hearing opened at 6:52pm. There being no public comments, the hearing closed at 6:52pm.*
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. *The Public Hearing opened at 6:53pm. There being no public comments, the hearing closed at 6:53pm.*
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. *The Public Hearing opened at 6:53pm. There being no public comments, the hearing closed at 6:53pm.*
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. *The Public Hearing opened at 6:54pm. There being no public comments, the hearing closed at 6:54pm.*

#### 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.

*Lee Thomas made a motion to approve all items list on the consent agenda. Robert Jaska seconded the motion and the motion passed unanimously.*

#### REGULAR AGENDA (NON-CONSENT)

17. 1<sup>st</sup> 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. *Mayor Riley read the resolution caption. CDC Executive Director Rodney Williams advised that the construction deadline has been extended.*

18. 2<sup>nd</sup> 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. *Mayor Riley read the resolution caption.*
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. *Robert Jaska made a motion to approve the replat as presented and recommended by the Planning and Zoning Commission. Katrina Arsenault seconded the motion and the motion passed unanimously.*
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. *Julie Fort advised that the City's subdivision regulations are enforceable in the ETJ. Robert Jaska made a motion to approve the replat as presented and recommended by the Planning and Zoning Commission. Lee Thomas seconded the motion and the motion passed unanimously.*
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. *Robert Jaska made a motion to approve the replat as presented and recommended by the Planning and Zoning Commission. Lee Thomas seconded the motion and the motion passed unanimously.*
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. *Lee Thomas made a motion to approve the amendment as presented and recommended by the Planning and Zoning Commission. Robert Jaska seconded the motion and the motion passed unanimously.*
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. *Lee Thomas made a motion to approve the amendment as presented and recommended by the Planning and Zoning Commission. Robert Jaska seconded the motion and the motion passed unanimously.*

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. *Len McManus advised that screening, drainage and grading plans are missing therefore denial of the proposed site plan is recommended. Lee Thomas made a motion to recommend denial of the site plan as recommended. Katrina Arsenault seconded the motion and the motion passed unanimously.*
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. *Lane Jones advised the proposal introduces a funding stream for development of the community and detailed possible use of funds. Robert Jaska made a motion to approve the proposed ordinance. Lee Thomas seconded the motion and the motion passed unanimously.*
26. Consider and take any action necessary regarding appointments to serve on the Library Board having three open places. *Robert Jaska made a motion to appoint Rodney Williams, Dusty Williams and Tiffany Matlock to the Library Board. Ryan Neal seconded the motion and the motion passed unanimously.*
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. *Lee Thomas made a*

*motion to approve the resolution approving the agreement as proposed. Katrina Arsenault seconded the motion and the motion passed unanimously.*

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. *Robert Jaska made a motion to nominate Scott Blackerby to represent General Law Cities to serve on the GTUA Board of Directors. Lee Thomas seconded the motion and the motion passed unanimously.*
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. *Lee Thomas made a motion to authorize the Mayor to sign a resolution casting all votes to elect Charles Williams to serve on the Grayson Central Appraisal District Board of Directors. Robert Jaska seconded the motion and the motion passed unanimously.*
30. City Manager's Report. *City Manager Lane Jones provided a report detailing activities of the prior month.*
31. Mayor and Council Closing Comments. *Ryan Neal thanked those in attendance. Katrina Arsenault thanked the Planning and Zoning Commission for their work on the zoning changes approved this evening. Lee Thomas provided clarification that agenda items passed this evening were not done so flippantly and are the culmination of lots of work and review. Robert Jaska thanked those in attendance, citizens, volunteers, small business owners, City staff and announced various upcoming community events. Mayor Riley suggested those interested request a copy of P&Z Chairman Jim Atchison's summation of the zoning changes and the ordinance because this shapes our town. Mayor Riley shared drawings from a young community member, Sophie Walker, with suggested designs for the water tower.*
32. Adjournment. *Mayor Riley adjourned the meeting at 7:26pm.*

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Steve Riley, Mayor

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Jennifer Gould, City Clerk