

A QUORUM OF THE VAN ALSTYNE COMMUNITY AND ECONOMIC DEVELOPMENT CORPORATIONS 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

October 13, 2020
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. *(Communications will be limited to not more than three (3) minutes each. No deliberations with Council. Council may respond with factual information only.)*
3. Presentation of a Proclamation for Van Alstyne Public Library Day, September 21, 2020.

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.

4. 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) Texas Gov't Code Section 551.071 [Legal Advice] regarding: (i) proposed Development Agreement by and between Risland Mantua, LLC and the City of Van Alstyne, Texas, (ii) proposed Interlocal Cooperation Agreement for Law Enforcement Services by and between Risland Mantua, LLC, Van Alstyne Municipal Utility District No. 1 and the City of Van Alstyne, Texas, and (iii) proposed Interlocal Cooperation Agreement for Fire-Fighting

Services by and between Risland Mantua, LLC, Van Alstyne Municipal Utility District No. 1 and the City of Van Alstyne, Texas.

- (b) Texas Gov't Code Section 551.087 [Economic Development] and/or Section 551.072 [Real Property] (i) update on industrial park.

OPEN MEETING

5. Consider and take any action necessary regarding Executive Session items.

PUBLIC HEARINGS

6. Conduct a Public Hearing regarding a voluntary annexation request by the owner/agent of an approximate 0.7183-acre tract of land being located in Grayson County, Texas, being a tract of land situated in the James McKinney Survey, Abstract No. 770 City of Van Alstyne, Grayson County, Texas, generally located south of Spence Rd, north of Billups Dr, west of Greywood Dr and east of Sanford Cir.
7. Conduct a Public Hearing to consider testimony on a request by the owner/agent of approximately 0.7183 acres of land to rezone from Agricultural (A) to Planned Development (PD) with proposed conditions being consistent with the adjoining development for residential use, contingent upon annexation of the property into City Limits. The property is described as approximately 0.7183 acres being part of the James McKinney Survey, Abstract No. 770 City of Van Alstyne, Grayson County, Texas, generally located south of Spence Rd, north of Billups Dr, west of Greywood Dr and east of Sanford Cir.
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 Holy Trinity Addition, a replat of Lots 5-7 and 12-14, Block A Greywood Heights volume 7, page 87, being 6.3468 acres in the James McKinney Survey, Abstract No. 770. The subject property is generally located on the south side of Spence Rd, west of Greywood Dr, east of Sanford Cir and north of Billups Dr.
9. Conduct a Public Hearing to consider testimony on a request by the owner/agent to replat property being described as a replat of Lot 8/9R & 10RR The Hills of Lone Star, Phase 2A/Bear Creek, 13.467 acres being a replat of Lots 8 & 9 of The Hills of Lone Star, Phase 2A/Bear Creek as recorded in Volume 2008, Page 298 and Lot 10R of the Replat of Lot 10R The Hills of Lone Star, Phase 2A/Bear Creek as recorded in Volume 2018, Page 588 of the Collin County Map Records James Hefflefinger Survey, Abstract No. 366, City of Van Alstyne, Collin County, Texas. The subject property is generally located south of Collin County Rd 179 and east of Collin County Rd 176.
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 a replat of the Greer's Second Addition, Block 16, Lot 1, an addition to the City of Van Alstyne, Texas, recorded as volume 80, page 113 of the deed of records of Grayson County, Texas, James McKinney Survey, Abstract No. 770. The subject property is generally located on the north west corner of Clements Avenue and Knox Street.
11. Conduct a Public Hearing to consider testimony on a request by the owner/agent of approximately 0.201 acres of land for a zoning request to rezone from Single-Family Residential District - 1 (SF-1) to Neighborhood Convenience District (NC) and for a Specific Use Permit (SUP) to allow a "veterinarian clinic (no outside pens)". The property is described as WM GRAHAM ADDN REPLAT OF S150' BLK 7 SOUTHSIDE ADDN, BLOCK 7, LOT 3R, ACRES 0.201, more commonly known as 676 S. Waco St.

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.

12. Approval of minutes from the September 8, 2020 regular City Council meeting.
13. Authorize the City Manager to sign an engagement letter with LaFollett and Company, PLLC to perform the fiscal year 2020 audit.
14. Passage of a resolution continuing Resolution No. 09-2020-04 and the Mayoral Declaration of a local state of disaster due to a public health emergency in response to the COVID-19 virus outbreak.
15. Passage of a resolution declaring the *Van Alstyne Leader* the official newspaper of record for fiscal year 2021.
16. Authorize the Mayor to sign an interlocal agreement with Grayson County for Emergency Medical Services for fiscal year 2021.
17. Authorize the Mayor to sign an interlocal agreement with Grayson County for Fire Protection Services for fiscal year 2021.
18. Passage of a resolution authorizing execution of an advance funding agreement with the Texas Department of Transportation for a Transportation Alternatives set-aside project for Phase II of the Shared Use Path from Partin Elementary School to Forest Moore Park.
19. Approval of an ordinance establishing Golf Cart regulations.
20. Approval of an ordinance amending the City of Van Alstyne's Code of Ordinances Section 2-183 regarding utility rates and charges.
21. Passage of a resolution setting a public hearing for November 10, 2020 at 6:30pm at Van Alstyne City Hall on the proposed annexation of certain property by the City of Van Alstyne, Texas being a tract of land located in Grayson County, Texas, being a 1.856-acre tract of land situated in the Ashley McKinney Survey, Abstract No. 851, City of Van Alstyne, Grayson County, Texas, as conveyed by warranty deed recorded in Instrument Number 2017-20715 of the Deed Records of Grayson County, Texas; and any right-of-way adjacent to said property; authorizing and directing the City Clerk to have published notice of public hearing; and directing the preparation of a service plan.

REGULAR AGENDA (NON-CONSENT)

22. Consider and take any action necessary regarding a voluntary annexation request by the owner/agent of an approximately 0.7183-acre tract of land being located in Grayson County, Texas, being a tract of land situated in the James McKinney Survey, Abstract No. 770 City of Van Alstyne, Grayson County, Texas, generally located south of Spence Rd, north of Billups Dr, west of Greywood Dr and east of Sanford Cir.
23. Consider and take any action necessary regarding a request by the owner/agent of approximately 0.7183 acres of land to rezone from Agricultural (A) to Planned Development (PD) with proposed conditions being consistent with the adjoining development for residential use, contingent upon annexation of the property into City Limits. The property is described as approximately 0.7183 acres being part of the James McKinney Survey, Abstract No. 770 City of Van Alstyne, Grayson County, Texas, generally located south of Spence Rd, north of Billups Dr, west of Greywood Dr and east of Sanford Cir.

24. 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 Holy Trinity Addition, a replat of Lots 5-7 and 12-14, Block A Greywood Heights volume 7, page 87, being 6.3468 acres in the James McKinney Survey, Abstract No. 770. The subject property is generally located on the south side of Spence Rd, west of Greywood Dr, east of Sanford Cir and north of Billups Dr.
25. Consider and take any action necessary regarding a request by the owner/agent to replat property being described as a replat of Lot 8/9R & 10RR The Hills of Lone Star, Phase 2A/Bear Creek, 13.467 acres being a replat of Lots 8 & 9 of The Hills of Lone Star, Phase 2A/Bear Creek as recorded in Volume 2008, Page 298 and Lot 10R of the Replat of Lot 10R The Hills of Lone Star, Phase 2A/Bear Creek as recorded in Volume 2018, Page 588 of the Collin County Map Records James Hefflefinger Survey, Abstract No. 366, City of Van Alstyne, Collin County, Texas. The subject property is generally located south of Collin County Rd 179 and east of Collin County Rd 176.
26. 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 a replat of the Greer's Second Addition, Block 16, Lot 1, an addition to the City of Van Alstyne, Texas, recorded as volume 80, page 113 of the deed of records of Grayson County, Texas, James McKinney Survey, Abstract No. 770. The subject property is generally located on the north west corner of Clements Avenue and Knox Street.
27. Consider and take any action necessary regarding a request by the owner/agent of approximately 0.201 acres of land for a zoning request to rezone from Single-Family Residential District - 1 (SF-1) to Neighborhood Convenience District (NC) and for a Specific Use Permit (SUP) to allow a "veterinarian clinic (no outside pens)". The property is described as WM GRAHAM ADDN REPLAT OF S150' BLK 7 SOUTHSIDE ADDN, BLOCK 7, LOT 3R, ACRES 0.201, more commonly known as 676 S. Waco St.
28. Consider and take any action necessary regarding a final plat being the Jefferson Place Addition, an addition to the City of Van Alstyne, Grayson County, Texas being a tract situated in the James McKinney Survey, Abstract No. 770 being a total of 0.383 acres more commonly known as 899 E Jefferson St.
29. Consider and take any action necessary regarding a final plat being the Fisher Edwards Road Addition, an addition to the City of Van Alstyne Extraterritorial Jurisdiction, Grayson County, Texas being a 3.412 acre tract situated in the Jackamiah Smith Survey, Abstract No. 1100, generally located on the west side of Edwards Rd south of Knob Hill Rd.
30. Consider and take any action necessary regarding a final plat being the Kennedy Estates Addition, an addition to the City of Van Alstyne Extraterritorial Jurisdiction, Grayson County, Texas being a 29.618 acre tract situated in the William Creager Survey, Abstract No. 201, generally located north of FM 3133 and east of Martin Duke Rd.
31. Consider and take any action necessary regarding Grayson County Thoroughfare Plan revisions.
32. Consider and take any action necessary regarding appointment of a Mayor Pro-Tem.
33. City Manager's Report.
34. 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.*

35. 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 5:00 p.m.. on October 9, 2020.

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.