CITY OF VAN ALSTYNE

MINUTES
Planning and Zoning Commission Special Meeting
Van Alstyne City Hall
152 N Main Drive

September 16, 2020
6:30 P.M.

NOTICE REGARDING PUBLIC PARTICIPATION

Governor Greg Abbott has granted a temporary suspension of certain rules to allow for telephone or videoconference public meetings in order to reduce in-person meetings that assemble large groups of people, due to the COVID-19 (coronavirus) public health emergency. Pursuant to those rules, City Hall will NOT be open to the public during the meeting.

Individuals will be able to address the via videoconference hosted by Zoom.

To access the videoconference online, follow these instructions:

1. Join the Zoom Meeting by clicking the following link: https://us02web.zoom.us/j/81816990087

2. Enter Webinar ID: 818 1699 0087

3. To request to speak, click on “Participants” at the bottom of the screen, and click “Raise Hand.” The meeting moderator will acknowledge your request and allow you to speak.

If you encounter any problems joining or participating in the meeting, please call our help line at 903-819-0833 for assistance.

Pursuant to Section 551.007 of the Texas Government Code, individuals wishing to address the Commission for items listed as public hearings will be recognized when the public hearing is opened. For individuals wishing to speak on a non-public hearing item, they may either address the Commission during the Public Hearings portion of the meeting or when the item is considered by the Commission.

Pursuant to the temporary Texas Open Meetings Act suspensions, a majority of the Commission may attend via videoconference and may not be present at the City Hall.
Members present: John Spies, Bob Hendricks, Mike Drynan, Jim DuBois and Randy Pettit.

Staff present: Jennifer Gould and David Ritter.

AGENDA

1. Call to Order.  *John Spies called the meeting to order at 6:31pm.  David Ritter advised that item 14 has been withdrawn by the applicant.*

2. 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 0.7182 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.  *The Public Hearing opened at 6:32pm. Todd Hensley, an engineer working with the applicant, advised that the Holy Family Catholic Church has an odd piece of land that fits into the Greywood Heights development. The proposed replat will separate the 0.7182 acre parcel from the remainder of the Church to allow for a future replat to add it into the Greywood Heights development. There being no further public comment the hearing closed at 6:37pm.*

3. 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.  *The Public Hearing opened at 6:38pm. Todd Hensley, an engineer working with the applicant, detailed the project. There being no further public comment the hearing closed at 6:39pm.*

4. 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.  *The Public Hearing opened at 6:40pm. After three calls for comments and there being none the hearing closed at 6:41pm.*

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 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.  *The Public Hearing opened at 6:41pm. After three calls for comments and there being none the hearing closed at 6:43pm.*

6. 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.  *The Public Hearing opened at 6:43pm. Owner/agent Dr. Blake Watson spoke to the request advising there will be no boarding, no grooming, small animals only and medicine only primarily working Monday*
through Friday. Dr. Watson detailed parking and fencing. Jennifer Gould read into record the concern regarding the request submitted by Emily Kendrick. Craig Wells, residing at 160 Paris, questioned how zoning works and if the business moves will it remain with the NC zoning. Len McManus advised that the zoning will remain with the property unless this process is undertaken again to change the zoning. Dr. Watson advised that he has no intention of selling the property and it is important to him to maintain the integrity of the home. There being no further public comment the hearing closed at 6:57pm.

ITEMS FOR CONSIDERATION

7. Consider and take any action necessary regarding approval of minutes from the August 19, 2020 regular meeting and August 26, 2020 special called meeting. Ji DuBois made a motion to approve the minutes as presented. Mike Drynan seconded the motion and the motion passed unanimously.

8. 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 0.7182 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. Bob Hendricks made a motion to recommend approval of the proposed rezoning. Jim Dubois seconded the motion and the motion passed unanimously.

9. 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, north of Billups Dr, west of Greywood Dr, east of Sanford Cir and north of Billups Dr. Bob Hendricks made a motion to recommend approval of the proposed replat. Mike Drynan 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 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. Bob Hendricks made a motion to recommend approval of the proposed replat. Jim Dubois seconded the motion and the motion passed unanimously.

11. 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. Jim DuBois made a motion to recommend approval of the proposed replat. Randy Pettit seconded the motion and the motion passed unanimously.

12. 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 (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. Discussion was held regarding pets staying overnight. Dr. Watson advised that pets requiring overnight care would generally be transferred to an overnight care facility as this will not be an afterhours emergency hospital. Bob Hendricks made a motion to recommend approval of the proposed zoning. Jim DuBois seconded the motion and the motion passed unanimously.
13. 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. Jim DuBois made a motion to recommend approval of the proposed final plat. Bob Hendricks seconded the motion and the motion passed unanimously.

14. Consider and take any action necessary regarding a final plat being the Adams Two Addition Lot 1, Block A, an addition to City of Van Alstyne Extraterritorial Jurisdiction, Collin County, Texas being a 7.0 acre tract situated in the William Creager Survey, Abstract No. 164, generally located north of CR 1106, east of State Hwy 5 and south of CR 377. The proposed final plat was withdrawn by the owner/agent.

15. 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. Len McManus detailed the request. Bob Hendricks made a motion to recommend approval of the proposed final plat. Mike Drynan seconded the motion and the motion passed unanimously.

16. 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. Jim DuBois made a motion to recommend approval of the proposed final plat. Randy Pettit seconded the motion and the motion passed unanimously.

17. Discussion regarding Grayson County Thoroughfare Plan revisions. Len McManus advised of the proposed revisions based on development trends.

18. Staff report. Len McManus detailed ongoing development and city infrastructure improvements. John Spies asked to revive ordinance revisions discussed previously.

19. Adjournment. John Spies adjourned the meeting at 7:44pm.

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John Spies, Chairman

ATTEST:

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Jennifer Gould, City Clerk