



Planning & Zoning Commission

Van Alstyne City Hall

152 N. Main Drive

January 20, 2021

6:30 p.m.

MINUTES

Commissioners present: Chairman John Spies, Larry Cooper, Jim DuBois, Bob Hendricks, Randy Pettit (Alternate),

Commissioner absent: Mike Drynan, Jordan Kelley (Alternate)

Staff present: City Manager Lane Jones, Interim City Planner Brooks Wilson

1. Call to Order: Chairman Spies called the meeting to order at 6:30 p.m.
2. Consent Agenda/Minutes: The Minutes of the November 18, 2020 regular meeting were approved as read. *Commissioner DuBois moved to recommend approval of the Minutes. The motion was seconded by Commissioner Cooper. There being no further discussion, the motion passed unanimously.*
3. Public Hearings/Action Items:
 - a. Consider and take any action necessary regarding a request by an owner/agent for approval of a revised Site Plan for United Ag, located at 875 S. Henry Hynds Expressway.
Brooks Wilson presented the staff report.
City Manager Lane Jones spoke about the advantages of having the corporate offices located in Van Alstyne.
Discussion regarding the exterior materials followed.
Commissioner Cooper moved to recommend approval of the Revised Site Plan. The motion was seconded by Commissioner Pettit. There being no further discussion, the motion passed unanimously.
 - b. Consider and take any action necessary regarding a request by an owner/agent for approval of a Final Plat for Oakbrook residential subdivision, situated in the James McKinney Survey, Abstract No. 770 and the W.W.M. Blundell Survey, Abstract No. 115, City of Van Alstyne, Grayson County, Texas, and make a recommendation to City Council regarding the plat approval or disapproval. The subject property consists of 32.405 acres located east of US Highway 75 (Henry Hynds Expressway), south of W. Jefferson Street, and west of Kelly Lane. The developer has proposed 153 residential lots and seven (7) HOA or common area lots. (Oakbrook Final Plat)
Brooks Wilson presented the staff report and stated that the plat met the requirements of the Subdivision Ordinance.
Commissioner DuBois moved to recommend approval of the Final Plat. The motion was seconded by Commissioner Cooper. There being no further discussion, the motion passed

unanimously

- c. Conduct a public hearing to consider and take any action necessary regarding a proposed text amendment to Chapter 46, Section 46.238, “Amendments to Zoning Regulations and Administrative Procedures,” to add a new overlay district to Chapter 46, “Zoning,” Article II, “Zoning Districts and Regulations,” to be entitled “Historic Downtown Overlay District” and make a recommendation to City Council regarding its adoption. (Zoning Text Amendment – Historic Downtown Overlay District)

City Manager Lane Jones presented the staff report.

The Chairman opened the public hearing at 7:30 p.m. After calls for comments and there being none, the public hearing closed at 7:31 p.m.

Discussion focused on how to improve the Historic Downtown Overlay District, including having a Planning & Zoning Commission member on the Architectural Review Board, revisions to the lighting section, corrections to the map included in the packet, encouraging outdoor murals, and canopies. Staff agreed to make the requested changes.

Commissioner Dubois moved to recommend approval of the Zoning Text Amendment. The motion was seconded by Commissioner Cooper. There being no further discussion, the motion passed unanimously, with the amendment to the motion that staff make the suggested changes to the document.

4. City Manager’s Comments.

- (1) Update on Downtown Central Social District Park –
 - a. Plan at 90%
 - b. Construction Manager At Risk Hired
 - c. Ground breaking planned for March – Project completion planned for November 2021
- (2) EST Update –
 - a. Funding request at TWDB – scheduled for February Board meeting
 - b. Anticipate 2022 construction
- (3) Shared Use Path Grant –
 - a. City will be submitting a grant request for the third leg of the shared use path in Van Alstyne
 - b. If approved, the third leg will connect to the south end of the recently installed shared use path adjacent to the high school and will continue the path south to North Park
- (4) Model Home Start Update - The City anticipates Mantua, Oakbrook and Thompson Farms will all start the process of constructing model homes prior to the end of March 2021.
- (5) LaCore is planning on expanding - Initial plans are to construct a 65,000 square foot building to start producing and packaging wet or liquid products.
- (6) United Ag & Turf (John Deere) Update - United Ag & Turf anticipates opening its new store in Van Alstyne the end of March 2021.
- (7) Positive Sales Tax Growth Continues - The City continues to see positive growth in sales tax revenue impacted by population increases and online shopping trends
- (8) Development Update - City Manager and City Engineer updated P&Z on new and future development plans

5. Adjournment: The Chairman adjourned the meeting at 7:49 p.m.

John Spies, Chairman

ATTEST: _____
Brooks Wilson, Interim City Planner