Planning & Zoning Commission
Van Alstyne City Hall
152 N. Main Drive
March 17, 2021
6:30 p.m.

AGENDA

1. Call to Order:
   The Chairman will call the meeting to order, establish a quorum, and lead those present in a salute to the American and Texas flags.

2. Workshop Item: Information regarding the extent of the Commission's discretion with regard to voting on Development Regulations (as part of a Development Agreement), Rezoning Requests, Site Plan Reviews, Subdivision or Zoning Ordinance Text Amendments, and Platting.

3. Discussion: Set Planning & Zoning Commission priorities.

4. Consent Agenda:
   Items are considered self-explanatory and will be enacted with a single motion. No separate discussion of these items will occur unless so requested by at least one member of the Planning & Zoning Commission.

   a. Minutes Approval. Consider and take any action necessary regarding approval of the Minutes from the February 3, 2021 special called meeting.

   b. Consider and take any action necessary regarding a request by an owner/agent for approval of a Final Plat for Moody Estate, a single residential lot, situated in the William Creager Survey, Abstract No. 201, Grayson County, Texas. The subject property consists of a 4.91-acre parcel from a 117.20 tract of land located in the City of Van Alstyne's ETJ and in Grayson County, on the west side of Willy Vester Road and approximately 1,000 feet north of Ballard Road.

5. Public Hearings/Action Items:
   a. Conduct a public hearing, consider, and take any action necessary regarding a request by an owner/agent for approval of a Replat of Lots 1A and 2A of the Jackson Coleman Industrial Park Addition, situated in the Ashley McKinney Survey, Abstract No. 851, City of Van Alstyne, Grayson County, Texas. The subject property consists of 9.457 acres located on the south side of Martin Duke Road, and approximately 1,000 feet east of Waco Street (State Highway 5). The developer intends to split the current Lot 1A and create a new Lot 2R consisting of the current Lot 2A and a portion of Lot 1A and a new Lot 4R

consisting of a portion of Lot 1A. (Jackson Coleman Replat)

b. Conduct a public hearing, consider, and make a recommendation to City Council regarding proposed development regulations that are part of a proposed Development Agreement between the City of Van Alstyne and Sweet Cow Holdings, LLC, the developer of a 35.4 acre tract of land situated in the James McKinney Survey, Abstract No. 770 and the Charles Fox Survey, Abstract No. 413, Grayson County, Texas, and is generally located at the northeast corner of East FM 121 (E. Jefferson Street) and N. Lincoln Park Road. (Fourrier Tract Development Regulations)

c. Conduct a public hearing, consider, and make a recommendation to City Council regarding a request by an owner/agent to rezone an approximately 35.4-acre tract of land situated in the James McKinney Survey, Abstract No. 770 and the Charles Fox Survey, Abstract No. 413, Grayson County, from an A-Agricultural zoning district to a PD-Planned Development zoning district with a base zoning classification of SF-72, Single Family Residential. The subject property is generally located at the northeast corner of East FM 121 (E. Jefferson Street) and N. Lincoln Park Road. (Fourrier Tract Rezoning Request)

d. Conduct a public hearing, consider, and make a recommendation to City Council regarding a request by an owner/agent to rezone an approximately 55.003-acre tract of land situated in the James McKinney Survey, Abstract No. 770, Grayson County, from an A-Agricultural zoning district to a PD-Planned Development zoning district with a base zoning classification of SF-72, Single Family Residential. The subject property is generally located at the southeast corner of East FM 121 (E. Jefferson Street) and the future S. Lincoln Park Road extension. (Harrell Tract Rezoning Request)

6. City Manager's Comments. City Manager will update the Commission on proposed development issues.

7. Adjournment: The Chairman shall adjourn the meeting.

The Planning & Zoning Commission may vote and/or act upon each of the items listed in this Agenda. The Commission reserves the right to adjourn into Executive Session concerning any of the items listed on this Agenda, whenever it is considered necessary and legally justified under the Open Meeting Act, including: Personnel under the Texas Local Government Code, Chapter 551.074, consultation with the City Attorney under the Texas Local Government Code, Chapter 551.071, deliberation regarding Real Property under the Texas Local Government Code, Chapter 551.072, and any other authorized matters pursuant to Chapter 551 of the Texas Local Government Code.

Persons with disabilities who plan to attend this meeting and who may need assistance should contact Jennifer Gould at 903-482-5426 two working days prior to the meeting so that appropriate arrangements can be made.

"I certify that I, Jennifer Gould, posted this agenda on the announcement board located in front of City Hall, 152 N. Main Drive on or before 5:00 p.m. on March 12, 2021 and remained so posted continuously for at least 72 hours prior to the scheduled time of said meetings"

Signed: _____

Jennifer Gould, City Clerk