



Planning & Zoning Commission

Van Alstyne City Hall

152 N. Main Drive

March 17, 2021

6:30 p.m.

MINUTES

Commissioners present: John Spies - Chairman, Jim DuBois, Mike Drynan, Randy Pettit, Dale De Mond
Commissioners absent: Larry Cooper, Bob Hendricks

Staff present: Lane Jones – City Manager, Brooks Wilson - Interim City Planner, Len McManus, City Engineer, Alan Lathrom, City Attorney

1. Call to Order: Chairman Spies called the meeting to order at 6:30 p.m. and asked that the Staff Workshop and the Planning & Zoning Commission Priorities Discussion be moved to the end of the meeting to accommodate the citizens present for the public hearings.
2. Consent Agenda:
 - 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.
Commissioner Pettit moved to recommend approval of the Consent Agenda. The motion was seconded by Commissioner Drynan. The motion passed unanimously.
3. 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)
The Chairman opened the public hearing at 6:32 p.m. After three calls for comments and there being none, the public hearing closed at 6:33 p.m.
Chairman Spies asked the Commissioners if there were any comments regarding the replat. There being none, the Chairman called for a motion.
Commissioner Drynan moved to approve of the Replat. The motion was seconded by Commissioner Pettit. There being no further discussion, the motion passed unanimously.

- 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)
Craig and Mari Calhoun, representing Sweet Cow Holdings, gave a presentation of the proposed development.

The Chairman opened the public hearing at 6:38 p.m.

Several citizens opposed the development based on the following objections:

- *Increased traffic, especially on FM 121 as it enters downtown.*
- *Proposed development is too dense – prefer one acre or half acre lots.*
- *Drainage issues, both on the site and on the adjacent roadways.*
- *FM 121 needs to be improved and/or widened prior to the addition of new homes.*
- *Location of entrance onto FM 121 is dangerous.*

There being no other public comment, the public hearing was closed at 7:22 p.m.

Commissioner DuBois asked staff about screening. City Manger Lane Jones responded that the developer would be required to screen the development and that there are options in the City Design Manual from which to choose.

Commissioner DuBois then asked the applicant about the high-pressure gas line through the property. Mr. Calhoun responded that the high-pressure gas line had been replaced within the last few years.

Commissioner DeBois then asked staff regarding the expansion of Lincoln Park Road. The City Engineer Len McManus responded that the road is designated on the City and Grayson County Thoroughfare Plan as a six-lane divided highway within 110 feet of right-of-way. The applicant will construct two of those lanes with concrete as part of the development and that the new lanes would be located east of the existing asphalt roadway.

Chairman Spies read a comment received by staff from James Cooper, who opposed the development.

Commissioner DeBois asked staff if FM 121 is on the county or state plan for widening. Mr. Jones responded that it is not currently on the TxDOT list of projects.

Commissioner De Mond asked staff to address the drainage concerns of the citizens. Mr. McManus responded that the city requires drainage on projects to be contained at the same levels as prior to development, per State law, and that this is determined during the platting process.

Commissioner De Mond asked staff if there is a need for homes of this size in Van Alstyne. Mr. Jones responded that the City currently has approved hundreds of smaller sized homes (with 40-50 foot lot widths) and that there are not many current or proposed developments in the medium-size range (with 60-70 foot lot widths). Chairman Spies added that the one-acre lot developments are more likely to occur in the county, where City water and sewer is not available.

Commissioner Pettit asked staff if the required Traffic Impact Analysis (TIA) would address the speed limit along FM 121. Chairman Spies asked if the TIA would indicate the need for acceleration and/or deceleration lanes. Mr. McManus said that the TIA considers all these factors.

Chairman Spies stated that he would like to see a more curvilinear street layout and a density of three homes per acre or less. He also added that he would prefer to eliminate the “alternative materials” from the request.

Chairman Spies asked the Commissioners if there were any further comments. There being none, the Chairman called for a motion.

Commissioner De Mond moved to recommend denial of the Development Regulations, as presented. The motion was seconded by Commissioner Drynan. There being no further discussion, the motion passed unanimously.

Note: The Chairman called a brief break.

- 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)

The Chairman opened the public hearing at 8:19 p.m.

Several citizens reiterated their opposed the development as with Item B.

There being no additional public comment, the public hearing closed at 8:20 p.m.

The Commissioners discussed postponing the proposed Fourrier rezoning request so that the applicant would have the opportunity to make changes based on the citizen and Commission input. The applicant agreed to work with staff to bring a revised proposal to the April Planning & Zoning Commission meeting.

Commissioner DeBois moved to continue the Fourrier rezoning public meeting to the next regular Planning & Zoning Commission meeting to be held on April 21, 2021. The motion was seconded by Commissioner De Mond. There being no further discussion, the motion to continue the public hearing passed unanimously.

- 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)

Applicant Sylvia Phillips gave a presentation illustrating the proposed development.

The Chairman opened the public hearing at 8:37 p.m.

Several citizens opposed the development based on the following objections:

- *Increased traffic, especially on FM 121 as it enters downtown.*
- *Proposed development is too dense – prefer one acre or half acre lots.*
- *Drainage issues in general and within the floodplain area.*
- *FM 121 needs to be improved and/or widened prior to the addition of new homes.*

There being no other public comment, the public hearing closed at 8:50 p.m.

The Commissioners discussed the proposed Harrell rezoning request.

Commissioner De Mond asked about the alignment of the new Lincoln Park Road and possible connections to the park or to Bowen Road. Mr. McManus stated that the required TIA would provide the answers to these transportation questions.

Commissioner De Mond asked the applicant how the floodplain area would be maintained. Naveen Khammappati, engineer for the project, responded that the floodplain area would be kept in its natural state and would be usable during all but the most inclement weather days.

Commissioner Drynan commented that some of the lots appear to be smaller than the minimum lot size required by the proposed Planned Development. Mr. Khammappati said that he would review the plan to ensure that they meet the minimum standards.

Commissioner Pettit asked staff if they had considered taking over the floodplain area as a City Park. Mr. Jones responded with an emphatic no.

Commissioner DuBois asked about the location of the entrance sign. Mr. McManus stated that no private signs are allowed within the city rights-of-way or medians.

Commissioner De Mond asked if the existing Park Road (adjacent to McKinney Wilson Park) would be vacated and if there would be a connection from the new alignment of Lincoln Park Road to Bowen Street. Mr. McManus answered that Park Road would be vacated and the land given to expand the park, and that the Bowen Road connection would be designed during the platting process.

Chairman Spies asked the Commissioners if there were any further comments regarding the Harrell rezoning request. There being none, the Chairman called for a motion.

Commissioner DuBois moved to continue the Harrell rezoning public meeting to the next regular Planning & Zoning Commission meeting to be held on April 21, 2021. The motion was seconded by Commissioner Drynan. There being no further discussion, the motion to continue the public hearing passed unanimously.

4. Adjournment: The time being 9:30, Chairman Spies polled the Commissioners and staff to determine if the Workshop Item, the Discussion regarding Planning & Zoning Commission priorities, and the City Manager's Comments could be postponed to the next meeting. Being in agreement, the Chairman adjourned the meeting at 9:31 p.m.

John Spies, Chairman

ATTEST:

Brooks Wilson, Planner