

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

May 11, 2021
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. Administer Oath of Office to newly elected officials.
3. 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.)*
4. Presentation of a Proclamation for Mental Health Month, May 2021.

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.

5. 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) future development; (ii) funding options for road improvements, park land and a municipal building; and (iii) home-rule charter process.

OPEN MEETING

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

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.

7. Approval of minutes from the April 13, 2021 regular City Council meeting.
8. Approval of a revised Ad Valorem Tax Assessment and Collection Contract between Grayson County and The City of Van Alstyne.
9. Passage of a resolution to change the name of a portion of Cartwright Road to Collin McKinney Parkway and a portion of N. Cartwright Road to N. Collin McKinney Parkway.
10. Passage of a resolution setting a public hearing for June 8, 2021 at 6:30pm at Van Alstyne City Hall on the proposed annexation of a tract of land within the extraterritorial jurisdiction (ETJ) of the City of Van Alstyne, Grayson County, Texas and described as follows: being an approximately 14.964-acre tract of land situated in the Asbury Cartwright Survey, Abstract No. 251, Grayson County, Texas and generally located approximately 1,200 feet north of Cartwright Road and approximately 1,700 feet west of Cartwright Road. (*High School Tract Annexation*)
11. Passage of a resolution directing publication of notice of intention to issue combination tax and revenue certificates of obligation, and resolving other matters related to the subject.
12. Passage of a resolution indicating the City of Van Alstyne's support for local match funding and authorizing the submittal of an application for funding through the Texas Transportation Alternative Set-Aside (TA) Program.
13. Approval of a proposal submitted by MVA Services for construction of the Water Distribution System Well Site and Disinfection Improvements project located at Well Site No. 1 in an amount not to exceed \$459,704.00 and authorize the Greater Texoma Utility Authority Board (GTUA) of Directors to approve a contract with MVA Services for construction of the improvements.
14. Passage of a resolution declaring the population of the City of Van Alstyne, Texas to be at least five thousand three hundred thirty-eight inhabitants.
15. Approval of an ordinance canvassing the May 1, 2021 Special Election.

PUBLIC HEARINGS / REGULAR AGENDA (NON-CONSENT)

16. Conduct a Public Hearing regarding the proposed annexation of certain property by the City of Van Alstyne, Texas, being a tract of land within the extraterritorial jurisdiction (ETJ) of the City of Van Alstyne, Grayson County, Texas, being an approximately 1.14-acre tract of land being a tract of land situated in the Thomas Paxton Survey, Abstract No. 953, Grayson County, Texas; the subject tract being conveyed by James Hall Jones and Betty Jo Milam Norwood to the City of Van Alstyne, recorded in Volume 3151, Page 140 of the Official Public Records, Grayson County, Texas. The subject property is generally located approximately 550 feet north of FM 121 (Van Alstyne Parkway) and approximately 1,600 feet west of US 75 (N Henry Hynds Expressway). (*Water Tower Annexation*)
17. Consider and take action regarding adopting an ordinance annexing certain property by the City of Van Alstyne, Texas, being a tract of land within the extraterritorial jurisdiction (ETJ) of the City of Van Alstyne, Grayson County, Texas, being an approximately 1.14-acre tract of land being a

tract of land situated in the Thomas Paxton Survey, Abstract No. 953, Grayson County, Texas; the subject tract being conveyed by James Hall Jones and Betty Jo Milam Norwood to the City of Van Alstyne, recorded in Volume 3151, Page 140 of the Official Public Records, Grayson County, Texas. The subject property is generally located approximately 550 feet north of FM 121 (Van Alstyne Parkway) and approximately 1,600 feet west of US 75 (N Henry Hynds Expressway). (*Water Tower Annexation*)

18. Conduct a Public Hearing regarding the proposed annexation of certain property by the City of Van Alstyne, Texas, being a tract of land within the extraterritorial jurisdiction (ETJ) of the City of Van Alstyne, Grayson County, Texas; being an approximately 59.535-acre tract of land situated in the James McKinney Survey, Abstract No. 770, Grayson County, Texas; the subject tract being conveyed by the Estate of Ruth E. Spence to GOW Properties, LLC, recorded in Volume 6996, Page 194 of the Official Public Records, Grayson County, Texas; and generally located at the northwest corner of State Highway 5 (N. Waco Street) and Spence Road. (*Spence Tract Annexation*)
19. Consider and take action regarding adopting an ordinance annexing certain property by the City of Van Alstyne, Texas, being a tract of land within the extraterritorial jurisdiction (ETJ) of the City of Van Alstyne, Grayson County, Texas; being an approximately 59.535-acre tract of land situated in the James McKinney Survey, Abstract No. 770, Grayson County, Texas; the subject tract being conveyed by the Estate of Ruth E. Spence to GOW Properties, LLC, recorded in Volume 6996, Page 194 of the Official Public Records, Grayson County, Texas; and generally located at the northwest corner of State Highway 5 (N. Waco Street) and Spence Road. (*Spence Tract Annexation*)
20. Conduct a Public Hearing regarding a request to rezone a 59.535-acre tract of land following annexation from an A, Agricultural zoning district to a PD, Planned Development zoning district with underlying zoning classifications of SF-60 and SF-72, Single-Family Residential Zoning Districts, C-2, General Commercial Zoning District, and the Thoroughfare Overlay District. The subject property is situated in the James McKinney Survey, Abstract No. 770, Grayson County and generally located at the northwest corner of N. Highway 5 (N. Waco Street) and Spence Road. (*Spence Rezoning Request*)
21. Consider and take action regarding adopting an ordinance rezoning a 59.535-acre tract of land following annexation from an A, Agricultural zoning district to a PD, Planned Development zoning district with underlying zoning classifications of SF-60 and SF-72, Single-Family Residential Zoning Districts, C-2, General Commercial Zoning District, and the Thoroughfare Overlay District. The subject property is situated in the James McKinney Survey, Abstract No. 770, Grayson County and generally located at the northwest corner of N. Highway 5 (N. Waco Street) and Spence Road. (*Spence Rezoning Request*)
22. Conduct a Public Hearing regarding a request to rezone a 0.4-acre tract of land from an O, Office Zoning District to a SF-60, Single-Family Residential Zoning District and the THOR-Thoroughfare Overlay District. The subject property is situated in the South Side Addition, Lot P3, and all of a 12-foot alley, more commonly known as 530 S. Waco Street, Van Alstyne, Texas and generally located on the west side of State Highway 5 (S. Waco Street) and approximately 500 feet north of San Antonio Street. (*Uselton Rezoning Request*)
23. Consider and take action regarding adopting an ordinance rezoning a 0.4-acre tract of land from an O, Office Zoning District to a SF-60, Single-Family Residential Zoning District and the THOR-Thoroughfare Overlay District. The subject property is situated in the South Side Addition, Lot P3, and all of a 12-foot alley, more commonly known as 530 S. Waco Street, Van Alstyne, Texas and generally located on the west side of State Highway 5 (S. Waco Street) and approximately 500 feet north of San Antonio Street. (*Uselton Rezoning Request*)

24. Conduct a Public Hearing regarding a request to rezone a 55.003-acre tract of land from an A, Agricultural Zoning District to a PD, Planned Development Zoning District with underlying zoning classifications of SF- 72, Single-Family Residential Zoning Districts. The subject property is situated in the James McKinney Survey, Abstract No. 770, Grayson County, Texas, and is generally located at the southeast corner of East FM 121 (E. Jefferson Street) and the future extension of Lincoln Park Road. (*Harrell Tract Rezoning Request*)
25. Consider and take action regarding adopting an ordinance rezoning a 55.003-acre tract of land from an A, Agricultural Zoning District to a PD, Planned Development Zoning District with underlying zoning classifications of SF- 72, Single-Family Residential Zoning Districts. The subject property is situated in the James McKinney Survey, Abstract No. 770, Grayson County, Texas, and is generally located at the southeast corner of East FM 121 (E. Jefferson Street) and the future extension of Lincoln Park Road. (*Harrell Tract Rezoning Request*)
26. Conduct a Public Hearing regarding an ordinance amending Ordinance No. 752, Chapter 38, “Subdivision and Land Development”, Section 38.202, “Amending Plats,” to allow consideration and processing of amending plats in conformance with state law.
27. Consider and take action regarding adopting an ordinance amending Ordinance No. 752, Chapter 38, “Subdivision and Land Development”, Section 38.202, “Amending Plats,” to allow consideration and processing of amending plats in conformance with state law.
28. Consider and take action regarding adopting an ordinance amending City of Van Alstyne Code of Ordinances, Chapter 32, “Signs and Other Advertising” as follows: revise Section 32-30, “Criteria for Permissible Signs,” by adding Section 32-30(26), “Temporary Non-Profit Signs,” Section 32-30(27), “Builder Program Signs,” and Section 32-30(28), “Wayfaring Signs;” add new definitions to Section 32-29, “Definitions” to support these revisions; and direct the City Manager to enter into a contract with the selected sign company to provide Builder Program Signs and Wayfaring Signs to the City at no cost.
29. City Manager’s Report.
30. 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.*
31. 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 12:00 p.m. on May 7, 2021.

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.