

**A QUORUM OF THE VAN ALSTYNE COMMUNITY AND ECONOMIC DEVELOPMENT
CORPORATIONS, ARCHITECTURAL REVIEW PANEL 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

June 8, 2021
6:30 P.M.

Citizens may appear before the City Council to address items of public interest, or items listed on the agenda not otherwise set for public hearing, 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. Invocation.
3. Pledges of Allegiance. (*US and Texas*)
4. 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.*)

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; and (ii) formation of a City Charter Commission.

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 May 11, 2021, Zoning Board of Adjustment and regular City Council meetings.
8. Passage of a resolution setting a public hearing for July 13, 2021 at 6:30 p.m. at Van Alstyne City Hall on the proposed annexation of certain property by the City of Van Alstyne, Texas being a tract of land located in Grayson County, Texas, being a 31.66-acre tract of land located in the William Creager Survey, Abstract No. 201, City of Van Alstyne, Grayson County, Texas; and any right-of-way adjacent to said property; authorizing and directing the City Planner to publish notice of public hearing; and directing the preparation of a service plan. The subject property is generally located on the south side of Ballard Road, approximately 300 feet north of Martin Duke Road, and approximately 2,250 feet east of S. Sherman Street. (*Ballard Tract Annexation Petition*)
9. Passage of a resolution setting a public hearing for July 13, 2021 at 6:30 p.m. at Van Alstyne City Hall on the proposed annexation of certain property by the City of Van Alstyne, Texas; being a tract of land located in Grayson County, Texas, being a 2.00-acre tract of land situated in the Greywood Heights Addition, Lots 24 and 25, City of Van Alstyne, Grayson County, Texas; and any right-of-way adjacent to said property; authorizing and directing the City Planner to publish notice of public hearing; and directing the preparation of a service plan. The subject property is generally located on the east side of Sanford Circle, approximately 550 feet south of Spence Road. (*Greywood Tract Annexation Petition*)

PUBLIC HEARINGS / REGULAR AGENDA (NON-CONSENT)

10. Consider and take any action necessary regarding appointment of a Mayor Pro-Tem.
11. Conduct a Public Hearing on an Ordinance of the City Council of the City of Van Alstyne, Texas, regarding 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*)
12. Consider and take action on 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 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*)
13. Conduct a Public Hearing on a request to rezone a 35.4-acre tract of land from an A, Agricultural zoning district to a SF-84, Single-Family Residential Zoning District. The subject property is situated in the James McKinney Survey, Abstract No. 770 and the Charles Fox Survey, Abstract No. 413, Grayson County and generally located at the northeast corner of East FM 121 (E. Jefferson Street) and N. Lincoln Park Road. (*Fourrier Rezoning Request*)
14. Consider and take action on an Ordinance rezoning a 35.4-acre tract of land from an A, Agricultural zoning district to a SF-84, Single-Family Residential Zoning District. The subject property is situated in the James McKinney Survey, Abstract No. 770 and the Charles Fox Survey, Abstract No. 413, Grayson County and generally located at the northeast corner of East FM 121 (E. Jefferson Street) and N. Lincoln Park Road. (*Fourrier Rezoning Request*)

15. Conduct a Public Hearing on a request to rezone a 14.920-acre tract of land from an A, Agricultural Zoning District to a MI-2, Heavy Manufacturing/ Industrial Zoning District. The property is situated in the Ashley McKinney Survey, Abstract No. 851, Grayson County, Texas, and is generally located north of FM 3133 and east of the DART railroad right-of-way. (*Rockhill Tract Rezoning Request*)
16. Consider and take action on an Ordinance rezoning a 14.920-acre tract of land from an A, Agricultural Zoning District to a MI-2, Heavy Manufacturing/ Industrial Zoning District. The property is situated in the Ashley McKinney Survey, Abstract No. 851, Grayson County, Texas, and is generally located north of FM 3133 and east of the DART railroad right-of-way. (*Rockhill Tract Rezoning Request*)
17. Conduct a Public Hearing on a proposed text amendment to Chapter 46, Zoning, by revising Section 46-125, "Table of Uses," to allow Bed and Breakfast land uses through the Specific Use Permit (SUP) process in residential zoning districts. (*Zoning Ordinance Text Amendment – Bed and Breakfast Regulations*)
18. Consider and take action on a proposed text amendment to Chapter 46, Zoning, by revising Section 46-125, "Table of Uses," to allow Bed and Breakfast land uses through the Specific Use Permit (SUP) process in residential zoning districts. (*Zoning Ordinance Text Amendment – Bed and Breakfast Regulations*)
19. Conduct a Public Hearing to obtain citizen input regarding a proposed text amendment to Chapter 46, "Zoning," by adding a new Section 46-90, "CF-Community Facilities" as a new zoning district and making revisions to the Schedule of Uses and other parts of the Zoning Ordinance to effect this change. (*Zoning Ordinance Text Amendment – Community Facilities Zoning District*)
20. Consider and take action on a proposed text amendment to Chapter 46, "Zoning," by adding a new Section 46-90, "CF-Community Facilities" as a new zoning district and making revisions to the Schedule of Uses and other parts of the Zoning Ordinance to effect this change. (*Zoning Ordinance Text Amendment – Community Facilities Zoning District*)
21. Conduct a Public Hearing on a proposed text amendment to Chapter 46, "Zoning," by adding new residential regulations, by declaring certain residential zoning districts "obsolete;" establishing three new residential zoning districts; amending Appendix 1-A and 1-B; adding definitions; renumbering certain sections; and making nonsubstantive revisions to the Schedule of Uses and other parts of the Zoning Ordinance to effect the proposed changes. (*Zoning Ordinance Text Amendment –Residential Standards*)
22. Consider and take action on a proposed text amendment to Chapter 46, "Zoning," by adding new residential regulations, by declaring certain residential zoning districts "obsolete;" establishing three new residential zoning districts; amending Appendix 1-A and 1-B; adding definitions; renumbering certain sections; and making nonsubstantive revisions to the Schedule of Uses and other parts of the Zoning Ordinance to effect the proposed changes. (*Zoning Ordinance Text Amendment –Residential Standards*)
23. Consider and take any action necessary regarding (re)appointments to serve on the Planning and Zoning Commission Places 1, 3, 5 and Alternate 1.
24. City Manager's Report.
25. 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.

26. 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 3:00 p.m. on June 4, 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.