



Planning & Zoning Commission

Van Alstyne City Hall

152 N. Main Drive

April 21, 2021

6:30 p.m.

MINUTES

Commissioners present: Chairman John Spies, Bob Hendricks, Mike Drynan, Jim DuBois, Larry Cooper
Randy Pettit, Non-voting alternate member

Commissioner absent: Dale De Mont

Staff present: City Manager Lane Jones, Interim City Planner Brooks Wilson, City Clerk Jennifer
Gould, City Attorney David Ritter

1. Call to Order: Chairman John Spies called the meeting to order at 6:30 p.m.
2. Consent Agenda:
 - a. Minutes Approval. Consider and take any action necessary regarding approval of the Minutes from the March 17, 2021 meeting.
 - b. Consider and take any action necessary regarding a request by an owner/agent for approval of a Preliminary Plat for Churchill Phase 1, consisting of 241 single-family lots and five common area lots, situated in the Mark Roberts Survey, Abstract No. 742, Collin County, Texas. The subject property is a 48.09 tract of land generally located on the east side of CR 830 and on the north side of future Churchill Parkway. (Churchill Phase 1 Preliminary Plat)
 - c. Consider and take any action necessary regarding a request by an owner/agent for approval of a Preliminary Plat for West Farmington Addition, situated in the J. P. Ferguson Survey, Abstract No. 421, and a portion of the P. F. Leper Survey, Abstract No. 719, Grayson County, Texas. The subject property consists of a 94.00-acre tract of land generally located on the north side of Farmington Road and approximately 1,500 feet west of Bost Road. (West Farmington Addition Preliminary Plat)
 - d. Consider and take any action necessary regarding a request by an owner/agent for approval of a Final Plat for West Farmington Addition Phase 1, situated in the J. P. Ferguson Survey, Abstract No. 421 and a portion of the P. F. Leper Survey, Abstract No. 719, Grayson County, Texas. The subject property consists of a 40.69-acre tract of land generally located on the north side of Farmington Road and approximately 1,500 feet west of Bost Road. (West Farmington Addition Phase 1 Final Plat)

Commissioner DuBois pointed out a spelling error in the March 17, 2021 Minutes.

Commissioner Cooper moved to recommend approval of the Consent Agenda, with the correction of the Minutes. The motion was seconded by Commissioner Drynan. There

being no further discussion, the motion passed unanimously.

3. Public Hearings/Action Items:

- a. Conduct a public hearing, consider, and make a recommendation to City Council regarding a request to rezone a 35.4-acre tract of land from an A, Agricultural Zoning District to a PD, Planned Development Zoning District with an underlying zoning classification of SF-72, 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, Texas and is generally located at the northeast corner of East FM 121 (E. Jefferson Street) and N. Lincoln Park Road. (Fourrier Tract Rezoning Request)

Applicant Craig Calhoun of Sweet Cow Holdings, 2301 Vail Drive, McKinney, Texas presented the revised concept plan and pointed out the alterations made to the plan that addressed the Commissioner's comments.

The Chairman reopened the public hearing that was continued from the March 17, 2021 meeting at 6:40 p.m. The Chairman read emails regarding the rezoning request from the following citizens:

Steve Weaver, 10367 FM 121, Van Alstyne, Texas expressed opposition due to decreased property value and increased traffic.

Lanisha Weaver, 10367 FM 121, Van Alstyne, Texas expressed opposition due to small lot sizes and increased traffic.

Kitty Alexander, 768 E. Cooper Street, Van Alstyne, Texas expressed opposition due to increased traffic.

Dorothy Rogers, E. Jefferson Street, Van Alstyne, Texas expressed opposition due to increased traffic.

Lindsay Harmon, 456 Sunshine Trail, Van Alstyne, Texas expressed opposition due to increased traffic.

The following citizens spoke to this issue:

Doti Izzi, 211 Sunshine Trail, Van Alstyne, Texas, expressed opposition.

Sharron Evans 267 N. Lincoln Park Road, Van Alstyne, Texas, expressed opposition.

Angie McGeeney, 10243 FM 121, Van Alstyne, Texas, expressed opposition.

Suzen Dennis, 166 Hynds Ranch Road, Van Alstyne, Texas, expressed opposition.

Matthew Uppole, 374 Sunshine Trail, Van Alstyne, Texas, expressed opposition.

Matt Graham, 1744 N. Lincoln Park Road, Van Alstyne, Texas, expressed opposition.

David Kerr, 87 Greenview Lane, Van Alstyne, Texas, expressed opposition.

Lanette Dyer, 46 Greenview Lane, Van Alstyne, Texas, expressed opposition.

Cheryl Wyatt (no address given) expressed opposition.

Charlie Rogers (no address given) expressed opposition.

Ellie Crane (no address given) expressed opposition.

The following citizen filled out a speaker card in opposition, but did not speak at the meeting:

Jeff Jablouski, 170 Greenview Lane, Van Alstyne, Texas.

Chairman Spies closed the public hearing at 7:10 p.m. and asked the developer to respond to the comments and questions expressed by those present.

Mr. Calhoun and the project engineer, Tom Jones of Tomdon Engineering, answered questions regarding the future designation of Lincoln Park Road, the location of the proposed lift station, drainage issues, and the masonry screening wall.

Commissioner DuBois pointed out that there is no green space in the southwest corner of

the tract.

Commissioner Cooper stated that he understands the citizens' concerns and appreciates the concessions made by the applicant.

Chairman Spies commented that the traffic problem is not only ingress and egress on FM 121, but the additional traffic moving through downtown.

Commissioner Hendricks asked if infrastructure was in place to serve this community.

City Manager Lane Jones stated that water and sewer lines are adjacent to the tract.

There being no additional questions or comments, the Chairman called for a motion.

Commissioner Cooper moved to recommend denial of the Fourrier Rezoning Request. The motion was seconded by Commissioner DuBois. There being no further discussion, the motion passed unanimously.

- b. 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, Commercial and Investment Real Estate, 2801 S. Highway 377, Cross Roads, Texas, presented the revised concept plan and pointed out the alterations made to the plan that addressed the Commissioner's comments.

The Chairman reopened the public hearing that was continued from the March 17, 2021 meeting at 7:46 p.m. The following citizens spoke to this issue:

Sherry Anderson, 396 Lakecrest Drive, Pottsboro, Texas, expressed opposition.

Michael Lassiter, 1266 McKinney Street, Van Alstyne, Texas, expressed opposition.

Lanisha Weaver, 10367 FM 121, Van Alstyne, Texas spoke in opposition.

Matthew Uppole, 374 Sunshine Trail, Van Alstyne, Texas, expressed opposition.

Matt Graham, 1744 N. Lincoln Park Road, Van Alstyne, Texas, expressed opposition.

David Kerr, 87 Greenview Lane, Van Alstyne, Texas, expressed opposition.

Sharron Evans, 267 N. Lincoln Park Road, Van Alstyne, Texas, expressed opposition.

The following citizens filled out speaker cards in opposition, but did not speak at the meeting:

Lindsay Harmon, 456 Sunshine Trail, Van Alstyne, Texas.

Harrison and Cali Marl, 1277 McKinney Circle, Van Alstyne, Texas.

Ken Fischer, 809 N. Lincoln Park Road, Van Alstyne, Texas

Jeff Jablouski, 170 Greenview Lane, Van Alstyne, Texas.

Chairman Spies closed the public hearing at 8:01 p.m.

Commissioner Hendricks asked the developer to respond to the comments and questions by those present.

Ms. Phillips stated that four acres will be dedicated to right-of-way since this development is responsible for the entire 110-foot width of future Lincoln Park Road. She added that the density has been reduced to 3.07 homes per acre without the floodplain area being included and 2.5 homes per acre when the floodplain is included. Ten homes have been eliminated and the largest type of lot has been increased to 10,000 square feet.

Commissioner DuBois asked about the number of lanes that the developer will construct and if there will be a connection to Bowen Street.

Ms. Phillips responded that the developer is obligated to construct two lanes of the future six-lane major arterial.

Brooks Wilson, Interim City Planner, added that a connection will be made to the community to the west and that the current north-south roadway adjacent to McKinney-Wilson Park, Park Road, will be vacated in favor of the new alignment of Lincoln Park Road. This will expand the park.

Chairman Spies commented on the addition of the 10,000 square foot lots but pointed out that 50-foot-wide lots were also added into the mix.

Commissioner DuBois commented that the density at approximately 3 units/acre was acceptable.

Commissioner Hendricks commented that this layout and development mix is closer to what the city wants and stated that infrastructure improvements follow rooftops.

Commission Drynan prefers the concept plan that includes the curvilinear streets since they slow traffic.

There being no additional questions or comments, the Chairman called for a motion.

Commissioner Hendricks moved to recommend denial of the Harrell Rezoning Request.

The motion was seconded by Commissioner Cooper. There being no further discussion, the motion passed 4-1 with Commissioner DuBois opposed.

- c. Conduct a public hearing, consider, and make a recommendation to City Council 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 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 Highway 5 (S. Waco Street) and approximately 500 feet north of San Antonio Street. (530 S. Waco Street Rezoning Request)

Brooks Wilson presented the staff report.

The Chairman opened the public hearing at 8:35 p.m. Following three calls for public comment, the public hearing closed at 8:36 p.m.

Chairman Spies asked the Commissioners if there were any comments or questions regarding the Waco Street Rezoning Request. There being none, the Chairman called for a motion. Commissioner Cooper moved to recommend approval of the Waco Street rezoning request, as presented. The motion was seconded by Commissioner DuBois. There being no further discussion, the motion passed unanimously.

- d. Conduct a public hearing, consider, and make a recommendation to City Council 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 State Highway 5 (N. Waco Street) and Spence Road. (Spence Rezoning Request)

Applicant Ryan Hayes of GOW Properties, LLC, 200 Adriatic Parkway, Suite 103, McKinney, Texas presented the item.

The Chairman opened the public hearing at 8:49 p.m.

The following citizen spoke to this issue:

Brian Morgan, 419 Spence Road, Van Alstyne, Texas, asked if there would be an additional access point to the High School from Spence Road.

Matthew Uppole, 374 Sunshine Trail, Van Alstyne, Texas, expressed opposition.

There being no other public comment, the public hearing closed at 8:52 p.m.

Commissioner Hendricks asked staff about the location of the existing bike path on the property.

Ms. Wilson pointed out the location on the map as being adjacent to State Highway 5.

Commissioner DuBois suggested that the pedestrian access from the community to the high school be moved to the pond area. He then added that the removal of one of the lots along the northern boundary would make that access area safer.

Chairman Spies asked that a number of the 50-foot-wide lots be removed in favor of larger lots. He then added that he is not in favor of five-foot side yards and would prefer to see a minimum of 7½-foot side yards.

The Commissioners discussed the mix of lot sizes and discussed ways to alter the concept plan.

City Attorney David Ritter pointed out that concept plans are not enforceable and that the final layout of lots occurs during platting. He added that the lot mix and percentages of each type of lot is enforceable.

City Manager Lane Jones asked the applicant if the donation of land for a city firehouse is still being considered.

Mr. Hayes responded that the owner of the property is considering his options.

Chairman Spies asked the applicant if he would consider lowering the maximum percentage of the smallest lots from 40% to 30%.

Mr. Hayes responded in the affirmative.

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

Commissioner DuBois moved to recommend approval of the Spence rezoning request, as presented, with the exception that the fifty-foot lots be limited to a maximum of 30% of the total lot count. The motion was seconded by Commissioner Drynan. There being no further discussion, passed unanimously.

- e. Conduct a public hearing, consider, and make a recommendation to City Council regarding a proposed text amendment to the Van Alstyne Code of Ordinances, Chapter 38, "Subdivision and Land Development," Section 38.202, "Amending Plats" to bring the regulations in the Subdivision Ordinance in line with what is required by State Law. (Amending Plat Text Amendment)

Brooks Wilson presented the staff report.

The Chairman opened the public hearing at 9:21 p.m. Following three calls for public comment, the public hearing closed at 9:22 p.m.

Chairman Spies asked the Commissioners if there were any comments regarding the Subdivision Ordinance text amendment. There being none, the Chairman called for a motion. Commissioner DuBois moved to recommend approval of the Subdivision Ordinance text amendment, as presented. The motion was seconded by Commissioner Cooper. There being no further discussion, the motion passed unanimously.

4. City Manager's Comments. The City Manager elected to not make any additional comments.

5. Adjournment: The Chairman adjourned the meeting at 9:23 p.m.

John Spies, Chairman

ATTEST: _____
Jennifer Gould, City Clerk