



Planning & Zoning Commission
Van Alstyne City Hall
152 N. Main Drive
June 2, 2021
6:30 p.m.

**SPECIAL CALLED MEETING
MINUTES**

Commissioners present: Chairman John Spies, Mike Drynan, Jim DuBois, Bob Hendricks, Larry Cooper, Randy Pettit, Dale De Mond (the first five members listed served at the meeting)

Staff present: City Manager Lane Jones, Interim City Planner Brooks Wilson.

1. Call to Order: The Chairman called the meeting to order and established a quorum at 6:30p.m.
2. Consent Agenda: Minutes Approval. Consider and take any action necessary regarding approval of the Minutes from the April 21, 2021 meeting.

Commissioner DuBois moved to approve the Consent Agenda. The motion was seconded by Commissioner Drynan. The motion passed unanimously.
3. 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.
The item below for Executive Session:
Pursuant to the following designated sections of Texas Government Code, Annotated, Subchapter 551, the Planning & Zoning Commission will enter into executive session to discuss the following item:
Texas Gov't Code Section 551.071 [Legal Advice] regarding succession planning and procedures regarding filling vacancies for appointed City officials, (Agenda Item 4a)
Planning & Zoning Commission recessed into executive session at 6:32 pm. The Planning & Zoning Commission reconvened into open session at 6:52 pm.
4. Public Hearings/Action Items:
 - a. Consider and discuss ranking candidates who have applied for membership on the Planning & Zoning Commission and make a recommendation to City Council regarding the candidates.

Commissioner DuBois moved to recommend the following candidates for positions on the Planning & Zoning Commission, in order of preference: Larry Cooper, Dale De Mond, Mark McKinney, Caleb Pratt, Matt Uphole, and Lauri Armstrong. The motion was seconded by Commissioner Hendricks. The motion passed unanimously.
 - b. Conduct a public hearing to consider and make a recommendation to City Council regarding a proposed text amendment to Chapter 46, "Zoning," by adding new residential regulations, by declaring certain residential zoning districts as "obsolete," by establishing three new residential zoning districts, by amending

Appendix 1-A and 1-B, by adding definitions and making nonsubstantive revisions to the Schedule of Uses and other parts of the Zoning Ordinance to effect this change. (Zoning Ordinance Text Amendment – Residential Standards)

The Chairman reopened the public hearing at 6:55 p.m. to allow any public comment at this meeting. There being no public response, the Chairman closed the public hearing at 6:56 p.m. However, since the majority of persons present were Planning & Zoning Commission candidates, the Chairman allowed them to join the general discussion of the text amendment.

Brooks Wilson presented the staff report.

Commissioners discussed the side yard setback and determined to leave them as presented in the staff report.

Matt Uphole asked if Planned Development requests could alter/reduce the area standards as presented.

Dr. Spies responded that although Planned Developments generally follow the area regulations in the Zoning Ordinance, they do ask for reductions for some of them. It is up to the Commission to approve or deny these reductions as they relate to the overall concept plan.

Commissioner DuBois expressed strong opposed to the proposed mandatory alleys.

The Commissioners discussed alternate means of reducing front-loading garages, especially on small-width lots.

The Commissioners discussed the new regulations for twenty percent (20%) green space and determined to leave it as presented in the staff report.

City Manger Lane Jones stated that this would be a focus of negotiating with potential developers.

There being no further discussion, Commissioner Hendricks moved to approve the text amendment to the Zoning Ordinance with the stipulation that the mandatory alley section be eliminated and alternate methods for reducing front-loading garages be added. The motion was seconded by Commissioner DuBois. There being no further discussion, the motion passed unanimously.

- c. Consider and discuss criteria by which the Planning & Zoning Commission may make consistent recommendations to City Council regarding rezoning requests.

Chairman Spies commented that the staff has spent countless hours with developers guiding them to produce a product acceptable to the Commission and those efforts have proved fruitless. He then asked the Commissioners to describe the “deal breakers” on the recent rezoning requests that have been recommended for denial.

Alternate Commissioner De Mond commented that although the Fourrier submittal was acceptable on its own merit, the lack of clarity about infrastructure and the traffic issue from the railroad to the city limits caused him to reluctantly vote against the rezoning.

Commissioner Cooper stated that he was unsure about the timing of the Lincoln Park Road extension. The Commissioners discussed having staff prepare a priority list of roadway improvements with a tentative schedule for completion.

City Manager Lane Jones addressed this question by stating that often roadways are completed in sections due to developer’s contributions in right-of-way dedication and actual roadway construction adjacent to their property. He added that he is in a position to complete Lincoln Park Road from north of FM 121 to FM 3133, but it will require some compromises of the Commission in approving good quality development adjacent to Lincoln Park Road.

Commissioner De Mond commented that development on the east side has limited travel options at the present time, whereas development in the north and west sides of town have many more roadway options.

The Commissioners discussed the minimum standards needed for approval on both the east and west side of Van Alstyne. After some discussion, it was agreed that three units per acre overall would be generally acceptable. No action was taken.

5. Adjournment: Prior to adjourning the meeting, Chairman Spies thanked Randy Pettit and Bob Hendricks for their years of dedicated service to the Planning & Zoning Commission. Chairman Spies adjourned the meeting at 8:49 p.m.

John Spies, Chairman

ATTEST: _____
Brooks Wilson, Planner