



Planning & Zoning Commission

Van Alstyne City Hall

152 N. Main Drive

June 16, 2021

6:30 p.m.

MINUTES

Commissioners present: Chairman John Spies, Mike Drynan, Jim DuBois, Bob Hendricks, and Larry Cooper.
Also present: Dale De Mond, Alternate 2

Staff present: Interim City Planner Brooks Wilson, City Engineer Len McManus

1. Call to Order: The Chairman called the meeting to order and established a quorum at 6:30 p.m.
2. Consent Agenda:
 - a. Consider and take any action necessary regarding approval of the Minutes from the June 2, 2021 Special Called Meeting.
 - b. Consider and take any action necessary regarding a request by an owner/agent for approval of a Preliminary Plat for Rolling Ridge Addition, situated in the William B. Blundell Survey, Abstract No. 116, the W.C. Wilson Survey, Abstract No. 1330, and the David C. Wilson Survey, Abstract No. 1331, Grayson County, Texas. The subject property consists of an 83.647-acre tract of land generally located north of Redden Road and west of Highway 5 (N. Waco Street). (*Rolling Ridge Preliminary Plat*)
Commissioner DuBois moved to approve the Consent Agenda. The motion was seconded by Commissioner Cooper. The motion passed unanimously.
3. Public Hearings/Action Item:
 - a. Conduct a public hearing, consider, and make a recommendation to City Council regarding a request to rezone a 72.350-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 District and C-1, Commercial Zoning District – Office, Light Retail, and Neighborhood Services. The subject property is situated in the Ashley McKinney Survey, Abstract No. 851 and the William Creager Survey, Abstract No. 201, Grayson County, Texas and is generally located on the south side of Ballard Road, on the north side of Martin Duke Road, and approximately 700 feet east of S. Main Drive. (*Ballard Tract Rezoning Request*)
The Chairman commented that the applicant has asked for additional time to modify the application and that the new concept plan will be discussed at the regular July 21, 2021 Planning & Zoning Commission meeting. He then reopened the public hearing at 6:31 p.m. to allow any public comment at this meeting. No one came forward to speak.
There being no further discussion, Commissioner Drynan moved to continue the public hearing for the Ballard Tract to the July 21, 2021 Planning & Zoning Commission Meeting. The motion was seconded

by Commissioner Cooper. The motion passed unanimously.

4. Workshop Items:

- a. Discuss alternate construction standards for roadways located in the City's extraterritorial jurisdiction (ETJ) and direct staff on Subdivision Ordinance revisions, if any. (No action shall be taken at this meeting)

City Engineer Len McManus explained the difference between the regulations for within the city limits, for the ETJ and for the county. Those developments within the ETJ must follow the City's Subdivision Ordinance. He then showed a presentation regarding possible street standards for rural residential subdivision development that falls under the City's jurisdiction.

Chairman Spies allowed the audience to participate in the discussion for this item.

Matt Uppole asked why the road standards apply in the ETJ. Brooks Wilson, Interim City Planner explained that cities are subject to state law which prescribes that Subdivision Ordinances shall apply in each city's ETJ.

Mr. McManus explained that the current residential street standard, within the city is a 31-foot wide concrete section with curb & gutters within a 50-foot right-of-way. Grayson and Collin County require a 60-foot right-of-way with a 24-foot width chip seal road in Grayson and a 26-foot width in Collin County, but also allows other pavement options such as concrete, asphalt, as well as chip seal.

Commissioner DuBois asked why the City would consider lowering its standards in the ETJ.

Mr. McManus responded that the primary reason is that the county maintains the roadways following a limited time (2 years) that the developer is responsible for the maintenance and that Grayson County does not have the staff to repair concrete roadways nor the funds to contract the repair to a third party (he added that this is not an issue with Collin County). Therefore, every time that the City requires a concrete roadway in an ETJ development, the City is creating a conflict for Grayson County.

Mr. McManus went on to explain the life expectancy of the various pavement options and recommended that the Commissioners consider the following options for ETJ development:

1. Concrete pavement with bar ditches (instead of curb & gutter)
2. Chip seal with a cement base

The Commissioners discussed having developers carry a bond with a longer term if they chose the chip seal option.

Following some further discussion regarding the pros and cons of each option, the Commissioners requested that staff bring a proposed ordinance amendment with the two options listed above for them to consider at the July 21, 2021 meeting.

- b. Staff requests that the Planning & Zoning Commission members consider what changes, if any, they may want regarding non-residential standards, including, but not limited to, commercial development, office development, and industrial/manufacturing development.

Interim City Planner Brooks Wilson asked the members to provide ideas on what they would like to see adopted into the Zoning Ordinance regarding commercial, office, hotel, retail, and industrial/manufacturing development. Discussion followed and the Commissioners requested that staff bring several ideas in the areas of landscaping, architectural design, cross access, and any method to retain the charm of the City in a workshop format for them to discuss further.

5. Adjournment: Prior to adjourning the meeting, Chairman Spies asked staff if they had any comments to share. *City Engineer Len McManus shared that Mantua would be submitting two new phases of residential development in the next month. Oakbrook has started laying slabs, presumably for models. The*

Fourrier zoning request was approved by City Council on June 8, 2021 and the preliminary plat for that development is expected soon.

Interim City Planner Brooks Wilson added that there has been no submittal forthcoming for the Harrell Tract and that, when submitted, would probably be the first to use the new residential regulations passed by City Council on June 8, 2021. Ms. Wilson reminded the Commissioners that the Ballard Tract rezoning item will fall under the previous regulations, as it was submitted prior to the passage of the new ordinance.

Chairman Spies adjourned the meeting at 8:02 p.m.

John Spies, Chairman

ATTEST: _____
Brooks Wilson, Interim City Planner