

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

August 10, 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. 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.

3. 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

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

5. Consider and take action on a Resolution opposing and objecting to the petition for consent to the creation of Grayson County Municipal Utility District No. 6.

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.

6. Approval of minutes from the July 13, 2021 and regular City Council meeting and the July 20, 2021 work session meeting.
7. Approval of an Ordinance amending Van Alstyne Code of Ordinances, Chapter 18 “Fire Prevention and Protection”, Article I regarding fireworks and establishing regulations for open burning and outdoor fireplaces.
8. Approval of an Ordinance amending Van Alstyne Code of Ordinances, Chapter 10, Article III “Mobile Food Vendors”, Section 10-92 “Guidelines and Procedures” amending surface regulations.
9. Approval of an Ordinance amending Ordinance No. 880 amending the City of Van Alstyne Fiscal Year 2021 Budget.
10. Approval of improvements to Water Well No. 6 located at 902 S. Waco Street in the amount of \$63,954.00.
11. Final acceptance and payment authorization for the Clements Avenue Wastewater Improvement Project to Atkins Bros. Equipment Company, Inc. in the amount of \$134,315.66.

PUBLIC HEARINGS / REGULAR AGENDA (NON-CONSENT)

12. Conduct a Public Hearing on 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 a base zoning classification of SF-72, Single Family Residential Zoning. 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)*
13. Consider and take action on an Ordinance rezoning a 72.350-acre tract of land from an A, Agricultural Zoning District to a PD, Planned Development Zoning District with a base zoning classification of SF-72, Single Family Residential Zoning. 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)*
14. Conduct a Public Hearing on a request to rezone a 2.00-acre tract of land from an A, Agricultural Zoning District to an NC, Neighborhood Convenience Zoning District. The subject property is situated in the Greywood Heights Addition, Lots 24 & 25, Grayson County, Texas and is generally located on the east side of Sanford Circle and approximately 550 feet south of Spence Road. *(Greywood Heights Lots 24 & 25 Rezoning Request)*
15. Consider and take action on an Ordinance rezoning a 2.00-acre tract of land from an A, Agricultural Zoning District to an NC, Neighborhood Convenience Zoning District. The subject property is situated in the Greywood Heights Addition, Lots 24 & 25, Grayson County, Texas and is generally located on the east side of Sanford Circle and approximately 550 feet south of Spence Road. *(Greywood Heights Lots 24 & 25 Rezoning Request)*

16. Conduct a Public Hearing on a request to rezone a 0.5218-acre tract of land situated in the Ashley McKinney Survey, Abstract No. 851, Grayson County, Texas by adding a Specific Use Permit (SUP) to the current zoning of SF-1, Single-Family Residential District to add the use “childcare center.” The subject property is generally located on the south side of Cobb Avenue approximately 170 feet east of South State Highway 5 (S. Waco Street). *(Almost Grandma’s Specific Use Permit Request)*
17. Consider and take action on an Ordinance rezoning a 0.5218-acre tract of land situated in the Ashley McKinney Survey, Abstract No. 851, Grayson County, Texas by adding a Specific Use Permit (SUP) to the current zoning of SF-1, Single-Family Residential District to add the use “childcare center.” The subject property is generally located on the south side of Cobb Avenue approximately 170 feet east of South State Highway 5 (S. Waco Street). *(Almost Grandma’s Specific Use Permit Request)*
18. Conduct a Public Hearing on a proposed amendment to the Van Alstyne Code of Ordinances, Chapter 38, “Subdivisions and Land Development,” Article X, “Design Standards,” Section 38-258, “General Construction and Improvements” to amend pavement design standards for internal residential streets both within the city limits and within the city’s extraterritorial jurisdiction (ETJ). *(Subdivision Text Amendment - Rural Street Standards)*
19. Consider and take action on an Ordinance amending the Van Alstyne Code of Ordinances, Chapter 38, “Subdivisions and Land Development,” Article X, “Design Standards,” Section 38-258, “General Construction and Improvements” to amend pavement design standards for internal residential streets both within the city limits and within the city’s extraterritorial jurisdiction (ETJ). *(Subdivision Text Amendment - Rural Street Standards)*
20. Discussion regarding Planning and Zoning Commissioner term limits established by Van Alstyne Code of Ordinances, Chapter 46 “Zoning”, Article V “Administration”, Section 46-234.
21. Consider and take action on a resolution amending the bylaws of the Van Alstyne Economic Development Corporation.
22. Consider and take action on a resolution amending the bylaws of the Van Alstyne Community Development Corporation.
23. Consider and take action on a resolution approving the Van Alstyne Economic Development Corporation’s fiscal year 2021 – 2022 budget.
24. Consider and take action on a resolution approving the Van Alstyne Community Development Corporation’s fiscal year 2021 – 2022 budget.
25. City Manager’s Report.
26. 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.*
27. 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 1:00 p.m. on August 6, 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.