



Planning & Zoning Commission

Van Alstyne City Hall

152 N. Main Drive

August 18, 2021

6:30 p.m.

MINUTES

Commissioners present: Chairman John Spies, Jim DuBois, Matt Uppole, Dale DeMond, and Mark McKinney (Alternate 1).

Commissioners absent: Larry Cooper, Caleb Pruitt, 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. Elect a Chairman and a Vice-Chairman: *Commissioner DeBois moved to re-elect John Spies as Chairman. The motion was seconded by Commissioner McKinney and passed unanimously. Commissioner Uppole moved to elect Jim DuBois as Vice-Chairman. The motion was seconded by Commissioner DeMond and passed unanimously.*
3. Consent Agenda:
 - a. Minutes Approval. Consider and take any action necessary regarding approval of the Minutes from the July 21, 2021 meeting.
 - b. Consider and take any action necessary regarding a request by an owner/agent for approval of a Final Plat for Vinson Addition for two residential lots, situated in the George W. Chapman Survey, Abstract No. 207 and the James P. Dumas Survey, Abstract No. 343, Grayson County, Texas. The subject property consists of a 9.097-acre tract of land located in the City of Van Alstyne's ETJ and is generally located on the east side of Wolf Front Road and approximately 1,000 feet south of Bethel Cannon Road. (*Vinson Addition Final Plat*)
 - c. Consider and take any action necessary regarding a request by an owner/agent for approval of a Preliminary Plat for VA Industrial Addition for two industrial or manufacturing lots, situated in the Ashley McKinney Survey, Abstract No. 851, Grayson County, Texas. The subject property consists of a 19.98-acre tract of land located in the Van Alstyne city limits and is generally located north of FM 3133 and east of the DART railroad right-of-way. (*VA Industrial Addition Preliminary Plat*)
 - d. Consider and take any action necessary regarding a request by an owner/agent for approval of a Replat of J. Umphress Center, Phase 1, Lot 1 to create two commercial lots. Lot 1A and Lot 1B, Block 1, situated in the James McKinney Survey, Abstract No. 770, Grayson County, Texas. The subject property consists of a 2.983-acre tract of land located in the Van Alstyne city limits and is generally located on the northeast corner of US Highway 75 (N. Harry Hynds Expressway) and Texana Street. (*J. Umphress Center, Phase 1 Replat*)
Commissioner DuBois moved to approve the remainder of the Consent Agenda. The motion was seconded by Commissioner McKinney. The motion passed unanimously.
4. Public Hearing/Action Items:
 - a. Consider and make a recommendation to City Council regarding a request by an owner/agent for approval

of a Revised Site Plan for Forced Performance to approve the addition of two new buildings, additional parking, and fire lanes to 601 Martin Duke Road, Van Alstyne, Texas. The 2.5-acre tract of land is situated in the S. Whitaker Survey, Abstract No. 1332, Grayson County, Texas, and generally located on the south side of Martin Duke Road approximately 2,800 feet northwest of FM 3133. (*Forced Performance Revised Site Plan*)

David Kirby, 601 Martin Duke Road, Van Alstyne, Texas, representing the owner, explained that two industrial buildings approximately 6,000 square foot each were being proposed at the rear of the Forced Performance lot.

City Planner Brooks Wilson commented that the Board of Adjustment had granted a variance to the parking standard to allow the use of crushed granite for the extension of the drive aisles and the proposed parking, although the two new handicapped access parking spaces would be placed on concrete pads immediately adjacent to the buildings.

City Engineer Len McManus added that TxDOT allows crushed granite for fire lanes.

There being no additional questions or comments, the Chairman called for a motion. Commissioner McKinney moved to recommend approval of the Forced Performance Revised Site Plan. The motion was seconded by Commissioner DeMond. There being no further discussion, the motion passed by a vote of 4-1 (Commissioner DuBois opposed).

- b. Consider and make a recommendation to City Council regarding a request by an owner/agent for approval of a Site Plan for the *Rockhill Industrial Park* to approve four (4) new buildings, parking, and fire lanes. The 2.14-acre tract of land is situated in the S. Whitaker Survey, Abstract No. 1332, Grayson County, Texas, and generally located on the north side of FM 3133 and east of the DART right-of-way. (*Rockhill Industrial Park Site Plan*)

Matt Moore, Claymoore Engineering, 301 S. Coleman, Prosper, Texas, representing the owner, stated that the four proposed buildings are approximately 5,000 square feet each and would be constructed of 100% masonry.

Commissioner Uppole asked if the buildings were being built on spec or if there were intended users.

Mr. Moore stated that there were no tenants committed at this time.

There being no additional questions or comments, the Chairman called for a motion. Commissioner Uppole moved to recommend approval of the Rockhill Industrial Park Site Plan. The motion was seconded by Commissioner DuBois. There being no further discussion, the motion passed unanimously.

5. Workshop. Non-Residential Building Design Standards.

Brooks Wilson presented the Commission with concepts to be included in a Zoning Ordinance text amendment regarding exterior design and materials on non-residential buildings. At the close of the presentation, Ms. Wilson requested guidance from the Commission. The Commissioners expressed thanks that these design issues were being addressed and added that they would like to see amendments to both the lighting and landscaping codes. The expansion of the Thoroughfare Overlay District was discussed to include both County Line Road and Spence Road, since they will become gateways into the City. The Commissioners also would like to review the sign ordinance.

6. City Manager's Comments.

In the City Manager's absence, Brooks Wilson read a letter from the City Manager regarding the City's opposition to a Municipal Utility District (MUD) development being requested by Megatel.

7. Adjournment: The Chairman adjourned the meeting at 7:45 pm.

John Spies, Chairman

ATTEST: _____
Brooks Wilson, Planner