Planning & Zoning Commission
Van Alstyne City Hall
152 N. Main Drive
January 19, 2022
6:30 p.m.

AGENDA

1. Call to Order.
   The Chairman will call the meeting to order and establish a quorum.

2. Consent Agenda.
   Items are considered self-explanatory and will be enacted with a single motion. No separate discussion of these items will occur unless so requested by at least one member of the Planning & Zoning Commission.

   a. Minutes Approval. Consider and take any action necessary regarding approval of the Minutes from the November 17, 2021 Planning & Zoning Commission meeting.

   b. Consider and take any action necessary regarding a request by an owner/agent for approval of a Final Plat for the Hughes Edmunds Addition, situated in the Ashley McKinney Survey, Abstract No. 851, Grayson County, Texas. The subject property consists of a 3.338-acre tract of land generally located on the south side of Ballard Road and approximately 700 feet east of S. John Douglas Road. *(Hughes-Edmunds Final Plat)*

   c. Consider and take any action necessary regarding a request by an owner/agent for approval of a Final Plat for The Brooks Phase 2, a 4.50-acre tract of land situated in the James McKinney Survey, Abstract No. 770, Grayson County, Texas and is generally located on the south side of Blassingame Road and on the east side of future Longbow Drive. *(The Brooks Phase 2 Final Plat)*

3. Administratively Approved Plats. No action needs to be taken; these are listed so that a paper trail is maintained for plats approved by staff.
   a. The City Manager approved a Minor Plat on December 8, 2021 for the Sherman Addition, a 5.295-acre tract of land situated in the William Creager Survey, Abstract No. 201, Grayson County, Texas and located on the north side of FM 3133 and approximately 80 feet west of John Marr Road in Van Alstyne's ETJ. *(Sherman Addition Minor Plat)*

4. Public Hearings/Action Items.
   a. Conduct a public hearing, consider, and make a recommendation to City Council regarding a request to rezone a 102.933-acre tract of land from an A, Agricultural Zoning District to a CF, Community Facilities Zoning District. The subject property is situated in the Asbury Cartwright Survey, Abstract No. 251, Grayson County, Texas and is generally located on the west side of Collin McKinney Parkway, approximately 2,000 feet south of FM 121 (W. Van Alstyne Parkway). *(High School Tract Rezoning Request)*

b. Conduct a public hearing, consider, and make a recommendation to City Council regarding a request by an owner/agent to rezone a 20.00-acre tract of land following annexation from an A, Agricultural Zoning District to a C-1, Commercial District – Office, Light Retail, and Neighborhood Services Zoning District. The subject property is situated in the W. B. Blundell Survey, Abstract No. 115, Grayson County, Texas, and is generally located on the east side of Collin McKinney Parkway and approximately 1,500 feet south of FM 121 (W. Van Alstyne Parkway). *(First Baptist Church of Van Alstyne Rezoning Request)*

c. Consider and make a recommendation to City Council regarding a request by an owner/agent for approval of a Site Plan to approve four (4) new buildings, parking, landscaping, and fire lanes for The Brooks Phase 2, a 4.50-acre tract of land situated in the James McKinney Survey, Abstract No. 770, Grayson County, Texas. The site is generally located on the south side of Blassingame Avenue and on the east side of future Longbow Drive. *(The Brooks Phase 2 Site Plan)*

d. Conduct a public hearing to consider and make a recommendation to City Council regarding a proposed text amendment to Chapter 46, "Zoning," Article II, "Zoning Districts and Regulations," Division 2, "Current Residential Districts" by adding a new section, Section 46-75, "General Multi-Family Design Regulations and by renaming Section 46-76, "Reserved" as "General Non-Residential Design Regulations." *(Zoning Ordinance Text Amendment: Multi-Family Design Standards)*

5. City Manager's Comments. The City Manager will update the Commission on development issues.

6. Adjournment: The Chairman shall adjourn the meeting.

The Planning & Zoning Commission may vote and/or act upon each of the items listed in this Agenda. The Commission reserves the right to adjourn into Executive Session concerning any of the items listed on this Agenda, whenever it is considered necessary and legally justified under the Open Meeting Act, including: Personnel under the Texas Local Government Code, Chapter 551.074, consultation with the City Attorney under the Texas Local Government Code, Chapter 551.071, deliberation regarding Real Property under the Texas Local Government Code, Chapter 551.072, and any other authorized matters pursuant to Chapter 551 of the Texas Local Government Code.

Persons with disabilities who plan to attend this meeting and who may need assistance should contact Jennifer Gould at 903-482-5426 two working days prior to the meeting so that appropriate arrangements can be made.

"I certify that I, Jennifer Gould, posted this agenda on the announcement board located in front of City Hall, 152 N. Main Drive on or before 5:00 p.m. on January 14, 2022 and remained so posted continuously for at least 72 hours prior to the scheduled time of said meetings"

Signed: _____

Jennifer Gould, City Clerk