

A QUORUM OF THE VAN ALSTYNE COMMUNITY AND ECONOMIC DEVELOPMENT CORPORATIONS, ARCHITECTURAL REVIEW PANEL, PLANNING & ZONING COMMISSION, AND CITY CHARTER COMMISSION MEMBERS MAY 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

February 8, 2022
6:30 P.M.

Citizens may appear before the City Council to address items of public interest, or items listed on the agenda not otherwise set for public hearing, 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. Invocation.
3. Pledges of Allegiance. (*US and Texas*)
4. 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.

5. 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 Hilltop Securities proposed plan of finance.
- (b) Texas Gov't Code Section 551.074 [Personnel Matters] regarding the appointment, employment, evaluation or duties of a public officer or employee: City Manager.

OPEN MEETING

6. Consider and take any action necessary regarding Executive Session items.
7. Consider and take any action necessary regarding passage of a resolution directing publication of notice of intention to issue combination tax and revenue certificates of obligation; and resolving other matters related to the subject.

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.

8. Approval of minutes from the January 11, 2022 special called and regular meetings.
9. Acceptance of fiscal year 2022 quarter 1 Public Funds Investment Report.
10. Approval of an Ordinance ordering the May 7, 2022 General Election.
11. Approval of Work Authorization no. 3 with Pacheco Koch Consulting Engineers, Inc. involving design services for the Downtown Street Renovation Project.
12. Approval of Supplemental Agreement no. 1 with Pacheco Koch Consulting Engineers, Inc. involving survey and design services for the Downtown Street Renovation Project.
13. Approval of an Ordinance amending Van Alstyne Code of Ordinances Chapter 42-82 prohibiting parking on South Industrial Parkway.
14. Approval of an Ordinance amending Van Alstyne Code of Ordinances Chapter 42-54 adding a school zone to Caruth Drive.
15. Approval of an Ordinance amending Van Alstyne Code of Ordinances Section 2-183 regarding miscellaneous utility related fees.
16. Approval of an Ordinance amending Van Alstyne Code of Ordinances Section 44-168 regarding sewer service connections and Section 44-259 regarding reconnection after disconnection.
17. Approval of an Ordinance amending Ordinance No. 924 amending the City of Van Alstyne Fiscal Year 2022 Budget.
18. 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*)

PUBLIC HEARINGS / REGULAR AGENDA (NON-CONSENT)

19. Conduct a Public Hearing appealing the decision of the Architectural Review Panel regarding the issuance of a Certificate of Appropriateness for improvements to OTP VAN ALSTYNE ADDN, BLOCK 5, LOT 13, ACRES .066 more commonly known as 227 E Jefferson St.
20. Consider and take action on an appeal of the decision of the Architectural Review Panel regarding the issuance of a Certificate of Appropriateness for improvements to OTP VAN ALSTYNE ADDN, BLOCK 5, LOT 13, ACRES .066 more commonly known as 227 E Jefferson St.

21. Conduct a Public Hearing on the proposed annexation of certain property by the City of Van Alstyne, Texas being a tract of land within the extraterritorial jurisdiction (ETJ) of the City of Van Alstyne, Grayson County, Texas, being an approximately 20.00-acre tract of land situated in the WB Blundell Survey, Abstract No. 115, Grayson County, Texas; authorizing and directing the City Planner to publish notice of public hearing; and directing the preparation of a service plan. The subject property is generally located on the east side of Collin McKinney Parkway (formerly Cartwright Road), approximately 1,500 feet south of FM 121 (W. Van Alstyne Parkway). (*Baptist Church Tract Annexation*)
22. Consider and take action on an Ordinance annexing certain property by the City of Van Alstyne, Texas being a tract of land within the extraterritorial jurisdiction (ETJ) of the City of Van Alstyne, Grayson County, Texas, being an approximately 20.00-acre tract of land situated in the WB Blundell Survey, Abstract No. 115, Grayson County, Texas; authorizing and directing the City Planner to publish notice of public hearing; and directing the preparation of a service plan. The subject property is generally located on the east side of Collin McKinney Parkway (formerly Cartwright Road), approximately 1,500 feet south of FM 121 (W. Van Alstyne Parkway). (*Baptist Church Tract Annexation*)
23. Conduct a Public Hearing on the proposed rezoning of 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). (*Baptist Church Rezoning Request*)
24. Consider and take action on an Ordinance rezoning 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). (*Baptist Church Rezoning Request*)
25. Conduct a Public Hearing on the proposed annexation of certain property by the City of Van Alstyne, Texas being a tract of land within the extraterritorial jurisdiction (ETJ) of the City of Van Alstyne, Grayson County, Texas, being an approximately 4.00-acre tract of land situated in the T.J. Paxton Survey, Abstract No. 953, Grayson County, Texas; authorizing and directing the City Planner to publish notice of public hearing; and directing the preparation of a service plan. The subject property is generally located on the north side of FM 121 (W. Van Alstyne Parkway) approximately 700 feet west of Collin McKinney Parkway (formerly Cartwright Road). (*Watson Tract Annexation*)
26. Consider and take action on an Ordinance annexing certain property by the City of Van Alstyne, Texas being a tract of land within the extraterritorial jurisdiction (ETJ) of the City of Van Alstyne, Grayson County, Texas, being an approximately 4.00-acre tract of land situated in the T.J. Paxton Survey, Abstract No. 953, Grayson County, Texas; authorizing and directing the City Planner to publish notice of public hearing; and directing the preparation of a service plan. The subject property is generally located on the north side of FM 121 (W. Van Alstyne Parkway) approximately 700 feet west of Collin McKinney Parkway (formerly Cartwright Road). (*Watson Tract Annexation*)
27. Conduct a Public Hearing on the proposed rezoning of 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*)

28. Consider and take action on an Ordinance rezoning 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*)
29. Conduct a Public Hearing on 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*)
30. Consider and take action on an Ordinance amending 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*)
31. City Manager’s Report.
32. 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.
33. 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 5:00 p.m. on February 3, 2022.

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.