



## **Planning & Zoning Commission**

Van Alstyne City Hall

152 N. Main Drive

**January 19, 2022**

**6:30 p.m.**

### **MINUTES**

Commissioners present: Chairman John Spies, Jim DuBois, Dale DeMond, Matt Uppole and Mark McKinney

Commissioners absent: Larry Cooper, (Alternate 1) and Caleb Pruitt (Alternate 2)

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

1. Call to Order: Chairman Spies called the meeting to order and established a quorum was present at 6:30 p.m.
2. Consent Agenda:
  - 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)*  
*Commissioner McKinney moved to approve the Consent Agenda. The motion was seconded by Commissioner Uppole and passed unanimously.*
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)*  
*No action was taken by the Commission.*
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)

*Chairman Spies opened the Public Hearing. Kym Hughes, 463 Ballard Road, Van Alstyne, Texas asked if the high school would be moved.*

*Dr. David Brown, Superintendent of Van Alstyne ISD responded that it would be moved.*

*There being no further questions or comments, the Public Hearing was closed.*

*Chairman Spies then asked the Commissioners if they had any questions or comments. There being none, the Chairman called for a motion.*

*Commissioner Uppole moved to approve the High School Rezoning Request. The motion was seconded by Commissioner DuBois and passed unanimously.*

- 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)

*Chairman Spies opened the Public Hearing.*

*Mark Brayer, owner of Cooley Bay Winery, 545 Collin McKinney Parkway, Van Alstyne, Texas, spoke in favor of the rezoning request in that the church were good neighbors and their proximity would not affect their status with TABC.*

*There being no further questions or comments, the Public Hearing was closed.*

*Chairman Spies then asked the Commissioners if they had any questions or comments.*

*Commissioner McKinney asked if the proximity of the winery to the church would become a problem should the winery choose to expand its operation.*

*Brooks Wilson, City Planner, stated that since the winery operation began before the construction of the church, that its legal status is grandfathered in and would not be affected.*

*Randall Morgan, representing the First Baptist Church of Van Alstyne, stated that church members do not have an issue with the winery being located next door.*

*Commissioner DeBois moved to approve the First Baptist Church Rezoning Request. The motion was seconded by Commissioner McKinney and passed unanimously.*

- 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)

*Joe Gilbert, representing the Brooks Apartments, stated that he was available to answer any questions the Commission had.*

*Chairman Spies then asked the Commissioners if they had any questions or comments.*

*Commissioner DeBois asked what about an aspect of the plan.*

*Len McManus, City Engineer, answered that the line represented the pedestrian pathway that will connect the Phase 2 residents with the amenity center, located on the east side of the detention pond within Phase 1.*

*Mr. Gilbert mentioned that they would like to replace 24 open parking spaces with garage spaces and has his engineer working on that design.*

*Ms. Wilson mentioned that since the Site Plan requires only parking “spaces” and doesn’t specify*

*whether they are open, covered, or enclosed, that the Commission must consider that this regulation has been met since the applicant has provided the required number of spaces.*

*Mr. McManus added that should garages be added in lieu of open spaces, that that would be a building issue and not a site plan issue, so long as the placement of the garages does not negatively affect any other site plan issues.*

*There being no further questions or comments, Chairman Spies called for a motion.*

*Commissioner McKinney moved to approve The Brooks Phase 2 Site Plan. The motion was seconded by Commissioner DeMond and passed 4-0, with Commissioner DeBois abstaining.*

- 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*)

*Chairman Spies opened the Public Hearing.*

*No one came forward to speak and the Public Hearing was closed.*

*Ms. Wilson stated that the proposed Text Amendment reflected the ideas that were forthcoming from the November 2021 Workshop, but that a clause was added that allowed the Commission and the City Council to consider alternate multi-family developments that show unusual creativity of new concepts through the Planned Development Zoning District process.*

*There being no further questions or comments, Chairman Spies called for a motion.*

*Commissioner DeBois moved to approve the Text Amendment regarding Multi-Family Design Regulations, as presented. The motion was seconded by Commissioner DeMond and passed unanimously.*

5. City Manager's Comments.

*In the absence of the City Manager, City Engineer Len McManus described the growth that is already underway in Van Alstyne and the projects that are expected to come before the Commission shortly.*

6. Adjournment: The Chairman adjourned the meeting at 7:12 p.m.

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John Spies, Chairman

ATTEST: \_\_\_\_\_  
Brooks Wilson, Planner