



City of Van Alstyne
AGENDA
City Council Meeting
City Hall, 152 North Main Dr.
Tuesday, April 12, 2022
6:35 PM

(The City Council Meeting will come to order immediately following the Zoning Board of Adjustment Meeting)

A QUORUM OF THE VAN ALSTYNE COMMUNITY AND ECONOMIC DEVELOPMENT CORPORATIONS, ARCHITECTURAL REVIEW PANEL, AND PLANNING & ZONING COMMISSION MEMBERS MAY BE IN ATTENDANCE. NO ACTION BY THESE BOARDS WILL BE TAKEN AT THIS MEETING.

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 I (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, though a quorum will be present at the physical location. 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

I. CALL TO ORDER

II. 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.

III. PRESENTATION AND ACTION ITEM

1. Presentation on the City Charter Commission and proposed City Charter submitted for election.
2. Receive presentation from Hilltop Securities, Inc. regarding proposed Plan of Finance for Van Alstyne Economic Development Corporation Project and take action to approve said Plan of Finance.

IV. 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.

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:

3. Texas Gov't Code Section 551.071 [Legal Advice] regarding future development; and Texas Gov't Code Section 551.072 [Real Property Matters] regarding the purchase, exchange, sale, or value of real property.

V. OPEN MEETING

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

VI. 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.

5. Approval of minutes from the March 8, 2022 regular meeting.
6. Approval of a Site Plan for the VAISD High School Phase 1 to approve a new high school building, sports fields, accessory buildings, parking, and fire lanes. The 192.90-acre tract of land 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 (formerly Cartwright Road) and approximately 2,000 feet south of FM 121 (West Van Alstyne Parkway). (VAISD High School Phase 1 Site Plan)
7. Approval of a Site Plan for the First Baptist Church Phase 1 to approve a new sanctuary with office space, parking, and fire lanes. The 12.52-acre tract of land is a portion of the 20.00-acre tract and 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 (West Van Alstyne Parkway). (First Baptist Phase 1 Site Plan)
8. Approval of an Ordinance amending Chapter 32, "Signs and Other Advertising," Article II, "Administration," regarding changes to Section 32-22, "Prohibited Signs," Section 32-23, "Nonconforming Signs," Section 32-24, "Maintenance of Signs and Neglected and Abandoned Signs," Section 32-25, "Removal of Signs in Violation," Section 32-29, "Definitions," and Section 32-30, "Criteria for Permissible Signs." (Sign Ordinance Text Amendment)
9. Passage of a Resolution ratifying the purchase of real property located at 820 N Dallas Ave.
10. Approve award of contract for backup, disaster recovery and business continuity (BCDR) solutions to Grayson Collin Communications in an aggregate amount not to exceed \$69,770.10.
11. Acceptance of fiscal year 2022 quarter 2 Public Funds Investment Report.

VII. PUBLIC HEARINGS/REGULAR AGENDA (NON-CONSENT)

12. Consider and take action on an ordinance providing for the sale and issuance of the City of Van Alstyne, Texas Combination Tax and Revenue Certificates of Obligation, Series 2022 in the amount of \$3,640,000.00; and ordaining other matters relating to the subject.
13. Conduct a Public Hearing regarding the proposed annexation of a tract of land within the extraterritorial jurisdiction (ETJ) of the City of Van Alstyne, Grayson County, Texas and described as follows: being an approximately 26.699-acre tract of land being a tract of land situated in the WB Blundell Survey, Abstract No. 115, Grayson County, Texas; the subject tract being conveyed by the Hynds Acres LTD to LAER TRAMS 37 Acre Highway 75 Van Alstyne LLC in a Warranty Deed, recorded in Volume 5962, Page 521 of the Official Public Records, Grayson County, Texas and the right-of-way adjacent to this property. The subject property is generally located on the east side of US 75, the west side of Kelly Lane, and approximately 1,800 feet south of W. Houston Street. (Tinsley Meadows Annexation)
14. 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 and described as follows: being an approximately 26.699-acre tract of land being a tract of land situated in the WB Blundell Survey, Abstract No. 115, Grayson County, Texas; the subject tract being conveyed by the Hynds Acres LTD to LAER TRAMS 37 Acre Highway 75 Van Alstyne LLC in a Warranty Deed, recorded in Volume 5962, Page 521 of the Official Public Records, Grayson County, Texas and the right-of-way adjacent to this property. The subject property is generally located on the east side of US 75, the west side of Kelly Lane, and approximately 1,800 feet south of W. Houston Street. (Tinsley Meadows Annexation)

15. Conduct a Public Hearing on the proposed rezoning of a 36.702-acre tract of land from an A, Agricultural Zoning District to a PD, Planned Development Zoning District, (with base underlying zoning classifications of SF-65, Single-Family Residential Zoning District and C-2, General Commercial 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 west side of Kelly Lane and approximately 1,800 feet south of West Houston Street. (Tinsley Meadows Rezoning)
16. Consider and take action on an Ordinance rezoning a 36.702-acre tract of land from an A, Agricultural Zoning District to a PD, Planned Development Zoning District, (with base underlying zoning classifications of SF-65, Single-Family Residential Zoning District and C-2, General Commercial 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 west side of Kelly Lane and approximately 1,800 feet south of West Houston Street. (Tinsley Meadows Rezoning)
17. Conduct a Public Hearing regarding a 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 1.856-acre tract of land situated in the Ashley McKinney Survey, Abstract No. 851, Grayson County, Texas; the subject tract being conveyed by Arthur Saveraid to Jesus Reynaldo Hernandez d/b/a ACO Plumbing & General Construction Co in a Warranty Deed, recorded in Volume 2017, Page 15 of the Official Public Records, Grayson County, Texas and the right-of-way adjacent to this property. The subject property is generally located at the terminus of San Carlos Drive in the Georgetown residential community. (Georgetown Phase 2 Annexation)
18. Consider and take action on an Ordinance annexing a certain tract of land within the extraterritorial jurisdiction (ETJ) of the City of Van Alstyne, Grayson County, Texas and described as follows: being an approximately 1.856-acre tract of land situated in the Ashley McKinney Survey, Abstract No. 851, Grayson County, Texas; the subject tract being conveyed by Arthur Saveraid to Jesus Reynaldo Hernandez d/b/a ACO Plumbing & General Construction Co in a Warranty Deed, recorded in Volume 2017, Page 15 of the Official Public Records, Grayson County, Texas and the right-of-way adjacent to this property. The subject property is generally located at the terminus of San Carlos Drive in the Georgetown residential community. (Georgetown Phase 2 Annexation)
19. Conduct a Public Hearing on the proposed rezoning of a 1.856-acre tract of land from an A, Agricultural Zoning District to a PD, Planned Development Zoning District, (with base underlying zoning classification of SF-65, Single-Family Residential Zoning District). The subject property is situated in the Ashley McKinney Survey, Abstract No. 851, Grayson County, Texas, and is generally located at the terminus of San Carlos Drive in the Georgetown residential community. (Georgetown Phase 2 Rezoning)
20. Consider and take action on an Ordinance rezoning a 1.856-acre tract of land from an A, Agricultural Zoning District to a PD, Planned Development Zoning District, (with base zoning classification of SF-65, Single-Family Residential Zoning District). The subject property is situated in the Ashley McKinney Survey, Abstract No. 851, Grayson County, Texas, and is generally located at the terminus of San Carlos Drive in the Georgetown residential community. (Georgetown Phase 2 Rezoning)
21. Consider and take action on a Development Agreement between Jesus Reynaldo Hernandez d/b/a ACO Plumbing & General Construction Company and the City of Van Alstyne regarding the development of a 1.856-acre tract of land. The subject property is situated in the Ashley McKinney Survey, Abstract No. 851, Grayson County, Texas. The subject property is generally located at the terminus of San Carlos Drive in the residential community of Georgetown.
22. City Manager's Report.
23. 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, congratulations 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.

24. 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 11:00 p.m. on April 8, 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.