



Planning & Zoning Commission

Van Alstyne City Hall

152 N. Main Drive

February 16, 2022

6:30 p.m.

MINUTES

Commissioners present: Chairman John Spies, Jim DuBois, Dale DeMond, Matt Uppole, Larry Cooper, and Mark McKinney (Alternate 1 – did not serve)

Commissioner absent: 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 January 19, 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 Marhaven Estates, a 30.00-acre tract of land situated in the William Creager Survey, Abstract No. 201, Grayson County and generally located on the south side of Ballard Road and approximately 6,500 feet east of S. Main Avenue. (*Marhaven Estates Final Plat*)
 - c. Consider and take any action necessary regarding a request by an owner/agent for approval of a Replat of Lots 13 and 14 of the Blackthorn Meadow Addition into one lot, Lot 13R, a 3.794-acre tract of land situated in the Samuel Pruett Survey, Abstract No. 956, Grayson County and generally located at the terminus of Blackthorn Drive approximately 1,450 feet east of Majors Road. (*Blackthorn Meadow Addition Replat*)
Commissioner DuBois moved to approve the Consent Agenda with the correction to the Minutes. The motion was seconded by Commissioner Demond 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. On February 9, 2022, the City Manager of the City of Van Alstyne approved a Minor Plat for the Griffin Addition, a 2.996-acre tract of land situated in the James Hefflefinger Survey, Abstract No. 487, Grayson County and generally located on the south side of Whitaker Road and approximately 1,000 feet east of FM 3356. (*Griffin 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 by an owner/agent to rezone an approximately 0.132-acre tract of land by adding a Specific Use Permit to the existing SF-1, Single Family Residential Zoning District for the purpose of using the private residence as a Short-Term Rental. The property is situated in the OTP Van Alstyne Addition, Lot 5, Block 33, Van Alstyne, Grayson County, Texas, and is generally located at the northeast corner of West Shreveport Street and South Dallas Street, more commonly known as 176 West Shreveport Street

Planner Brooks Wilson explained that the City Attorney advised that a Specific Use Permit was not necessary for the requested use, therefore the item was withdrawn by the applicant.

- b. Conduct a public hearing, consider, and make a recommendation to City Council regarding a request by an owner/agent to rezone following annexation an approximately 4.00-acre tract of land situated in the TJ Paxton Survey, Abstract No. 953, Grayson County, Texas, from an A, Agricultural Zoning District to a C-2, General Commercial Zoning District. The tract of land 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 Zoning Request*)

Chairman Spies opened the Public Hearing at 6:35 p.m.

Dr. Blake Watson, owner of the tract, said that he was available for questions.

There being no questions or comments from the public, the Public Hearing was closed at 6:36 p.m.

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

Commissioner DuBois asked staff about access to the City-owned property directly north of the subject property.

City Engineer Len McManus stated that an access easement exists on the Benton property to the east of the Watson Tract to allow the City access to the future water tower site.

Commissioner Demond asked the applicant his intentions for the tract.

Dr. Watson stated that he intends to plat two commercial lots – one for his veterinary clinic and sell the second.

There being no further questions or comments from the Commissioners, Chairman Spies called for a motion.

Commissioner Demond moved to approve the Watson Rezoning Request. The motion was seconded by Commissioner Cooper and passed unanimously.

5. Workshop.

Planner Brooks Wilson suggested several changes to the Sign Ordinance. Commissioners discussed the options, size limitations, and reasons for signage and directed staff to write a text amendment to the Sign Ordinance that reflects the signs and regulations proposed and the discussion of the Commissioners.

6. 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 in the next few months.

7. Adjournment: The Chairman adjourned the meeting at 7:25 p.m.

John Spies, Chairman

ATTEST: _____
Brooks Wilson, Planner