



Planning & Zoning Commission

Van Alstyne City Hall

152 N. Main Drive

May 18, 2022

6:30 p.m.

REGULAR MEETING

MINUTES

Commissioners present: Chairman John Spies, Jim DuBois, Dale De Mond, Matt Uppole, and Mark McKinney (Alternate 1)

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

Staff present: Director of Development Services Alex Glushko, Interim City Planner Brooks Wilson, and City Engineer Len McManus

1. Call to Order. The Chairman called the meeting to order and established a quorum at 6:30 p.m.
2. Citizen Comments. Chairman Spies called for any citizen comments. There were none.
3. Consent Agenda.
 - a. Minutes Approval. Consider and take any action necessary regarding approval of the Minutes from the April 20, 2022 Regular Planning & Zoning Commission meeting.
 - b. Consider and take any action necessary regarding a request by an owner/agent for approval of a Preliminary Plat for the First Baptist Church of Van Alstyne, a 20.075-acre tract of land situated in the William Creager Survey, Abstract No. 201, Grayson County and 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 Preliminary Plat*)
 - c. Consider and take any action necessary regarding a request by an owner/agent for approval of a Preliminary Plat for Grayson Ridge, a 70.160-acre tract of land situated in the William Creager Survey, Abstract No. 201, Grayson County and generally located on the south side of FM 3133 and the west side of CR 80 in Van Alstyne's ETJ. (*Grayson Ridge Preliminary Plat*)
 - d. Consider and take any action necessary regarding a request by an owner/agent for approval of a Preliminary Plat for Tinsley Meadows, a 28.345-acre tract of land situated in the William B. Blundell Survey, Abstract No. 115, Grayson County and generally located on the west side of Kelly Lane and approximately 1,800 feet south of West Houston Street. (*Tinsley Meadows Preliminary Plat*)
 - e. Consider and take any action necessary regarding a request by an owner/agent for approval of a Final Plat for Chancy Acres, a 2.201-acre tract of land situated in the William Creager Survey, Abstract No. 201, Grayson County and generally located east side of Oil Mill Road and approximately 700 feet north of FM 3133 in Van Alstyne's ETJ. (*Chancy Acres Final Plat*)

- f. Consider and take any action necessary regarding a request by an owner/agent for approval of a Final Plat for the Burk Addition, a 1.20-acre tract of land situated in the Ashley McKinney Survey, Abstract No. 851, Grayson County and generally located on the south side of Umphress Street and the west side of Main Street. *(Burk Addition Final Plat)*

Prior to the motion, Commissioner DuBois asked that Item D be removed from the Consent Agenda. Commissioner Uppole then moved to approve the remainder of the Consent Agenda. The motion was seconded by Commissioner McKinney and passed unanimously.

Commissioner DuBois inquired whether the number of residential lots to be platted in Tinsley Meadows matched the request from the associated zoning case. Interim City Planner Brooks Wilson explained that there was a typographical error in the rezoning request staff report stating that the number of lots was 70, but that that error was pointed out at the public hearing and clarified by both the staff and the applicant that the correct number of residential lots was 90. This number is reflected in the plat. Following the explanation, Commissioner DuBois moved to approve Item D. The motion was seconded by Commissioner De Mond and passed unanimously.

4. Public Hearings.

- a. Conduct a public hearing, discuss, and make a recommendation to City Council on a request by an owner/agent to rezone an approximately 3.410-acre tract of land situated in the James McKinney Survey, Abstract No. 770, Grayson County from an A, Agricultural Zoning District to a C-1, Commercial Zoning District – Office, Light Retail and Neighborhood Services and a Specific Use Permit (SUP) to allow Self-storage, Mini-warehouse uses. The tract of land is generally located on the southeast corner of FM 121 (East Jefferson Street) and the future South Lincoln Park Road. *(Harrell Addition Rezoning Request)*

Director of Development Services, Alex Glushko, explained that the applicant wishes to postpone consideration of this rezoning request to the regular June meeting of the Planning & Zoning Commission.

Chairman Spies opened the Public Hearing at 6:35 p.m.. No one came forward to speak.

Commissioner De Mond moved to continue the Public Hearing to the regular June meeting of the Planning & Zoning Commission. The motion was seconded by Commissioner DuBois and passed unanimously.

- b. Conduct a public hearing, discuss, and make a recommendation to City Council on a proposed text amendment to Chapter 46, “Zoning,” Article V, “Administration,” Section 46-201, “Planning and Zoning Commission,” by striking language that refers to term limits for Commissioners and Alternates. *(Term Limit Text Amendment)*

Mr. Glushko explained that historically there were no term limits for Commissioners. However, in the past years, an amendment providing for term limits was adopted by the City Council. The proposed text amendment would once again eliminate term limits. Mr. Glushko explained that by retaining Commissioners, the City benefits from their institutional knowledge and experience. In addition, Mr. Glushko stated that the text amendment proposes a revised schedule for term expiration/renewal: instead of having half the Commission’s terms come up for replacement or reappointment every two years, this schedule would have only a third of the Commissioners’ terms coming due every year. Mr. Glushko explained that this would ensure stability and consistency on the Commission.

Chairman Spies opened the Public Hearing at 6:36 p.m. There being no response, the Chairman closed the Public Hearing at 6:37 p.m.

Commissioner DuBois moved to approve the text amendment. Commissioner Uppole seconded the motion and the motion passed unanimously.

5. Staff Comments. *Mr. Glushko pointed out that the Commissioners' packet will now include City Council results from the previous meeting. He asked the Commissioners if they had any questions regarding the report. There were none.*
City Engineer Len McManus reported on several projects that had completed their pre-construction meetings and were now underway: Rolling Ridge, Lincoln Pointe, Thompson Farms Phase 2, and Mantua Phases 2A and 2B. He added that Oakbrook has poured 193 house slabs in the last nine months.
Commissioner DeBois asked staff about the progress on Megatel. Mr. McManus said that the City Manager is continuing negotiations with their staff.
Commissioner Uppole suggested that staff use the Van Alstyne Community Page on Facebook to advertise meetings in order to encourage more citizen involvement with the planning process.
6. Adjournment: The Chairman adjourned the meeting at 6:51 p.m.

John Spies, Chairman

ATTEST: _____
Alex Glushko, Director of Development Services