



## **Planning & Zoning Commission**

Van Alstyne City Hall

152 N. Main Drive

**July 20, 2022**

**6:30 p.m.**

### **AGENDA**

1. Call to Order. The Chairman will call the meeting to order and establish a quorum.
2. Citizen Comments. Citizens may appear before the Planning & Zoning Commission 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 staff no later than the conclusion of Agenda Item 1 (Call to Order).
3. Consent Agenda.  
Items are considered self-explanatory and will be enacted with a single motion. No separate discussion of these items will occur unless so requested by at least one member of the Planning & Zoning Commission.
  - a. Minutes Approval. Consider and take any action necessary regarding approval of the Minutes from the Regular Meeting Planning & Zoning Commission held on June 15, 2022.
  - b. Consider and take any action necessary regarding a request by an owner/agent for approval of a Final Plat for the First Baptist Church, Phase 1, a 14.530-acre tract of land situated in the William B Blundell Survey, Abstract No. 115, Grayson County, Texas, and generally located on the east side of Collin McKinney Parkway approximately 1,500 feet south of West FM 121 (West Van Alstyne Parkway). (*First Baptist Church, Phase 1 Final Plat*)
  - c. Consider and take any action necessary regarding a request by an owner/agent for approval of a Final Plat for the Ballard Addition, Phase 1, a 35.462-acre tract of land situated in the Ashley McKinney Survey, Abstract No. 851 and the William Creager Survey, Abstract No. 201, Grayson County, Texas, and generally located on the south side of Ballard Road, the north side of Martin Duke Road, and on the west side of future South Lincoln Park Road. (*Ballard Addition, Phase 1 Final Plat*)
  - d. Consider and take any action necessary regarding a request by an owner/agent for approval of a Final 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 Final Plat*)
  - e. Consider and take any action necessary regarding a request by an owner/agent for approval of a Final Plat for the CK Addition, a 1.500-acre tract of land situated in the D. Wilson Survey, Abstract No. 1331, Grayson County and generally located on the west side of Bear Road and approximately 3,600 feet southwest of US 75 in Van Alstyne’s ETJ. (*CK Addition Final Plat*)

- f. Consider and make a recommendation to City Council regarding a request by an owner/agent for approval of a Revised Site Plan for Airview Air Conditioning to approve a new warehouse building, additional parking, and extended fire lanes. The 1.44-acre tract of land is situated in the Divisions Addition, Block Point 12, Grayson County, Texas, and is generally located on the north side of East Van Alstyne Parkway and the east side of the DART Railroad right-of way. *(Airview Revised Site Plan)*

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 0.758-acre tract of land situated in the James McKinney Survey, Abstract No. 770, Grayson County from a C-1, Commercial Zoning District – Office, Light Retail, and Neighborhood Services and SF-2, Single Family Residential Zoning District to the CBD, Central Business District. The property combines three tracts of land that are generally located on the west side SH 5 (Waco Street) between West FM 121 (West Jefferson Street) and West Marshall Drive. *(Eckard Downtown Rezoning Request)*

***[REQUEST TO BE TABLED]***

- b. Consider and take any action necessary regarding a request by an owner/agent for approval of a Preliminary Plat for the Oaklawn Addition, a 255.63-acre tract of land situated in the A H Hardin Survey, Abstract No. 553, Grayson County, Texas, and generally located north of FM 3133 and east of Willie Vester Road in Van Alstyne’s ETJ. *(Oaklawn Preliminary Plat)*
- c. Conduct a public hearing, consider, 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)*

- 5. Staff Comments. Staff will update the Commission on development issues, including recent actions taken by the City Council.

- 6. Adjournment: The Chairman shall adjourn the meeting.

*The Planning & Zoning Commission may vote and/or act upon each of the items listed in this Agenda. The Commission reserves the right to adjourn into Executive Session concerning any of the items listed on this Agenda, whenever it is considered necessary and legally justified under the Open Meeting Act, including: Personnel under the Texas Local Government Code, Chapter 551.074, consultation with the City Attorney under the Texas Local Government Code, Chapter 551.071, deliberation regarding Real Property under the Texas Local Government Code, Chapter 551.072, and any other authorized matters pursuant to Chapter 551 of the Texas Local Government Code.*

*Persons with disabilities who plan to attend this meeting and who may need assistance should contact Jennifer Gould at 903-482-5426 two working days prior to the meeting so that appropriate arrangements can be made.*

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“I certify that I, Alex Glushko, posted this agenda on the announcement board located in front of City Hall, 152 N. Main Drive on or before 5:00 p.m. on July 15, 2022 and remained so posted continuously for at least 72 hours prior to the scheduled time of said meetings”

Signed: \_\_\_\_\_

Alex Glushko, Director of Development Services