



City of Van Alstyne
AGENDA
City Council Meeting
City Hall, 152 North Main Dr.
Tuesday, September 13, 2022
6:30 PM

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 Secretary no later than the conclusion of Agenda Item 1 (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. INVOCATION

III. PLEDGES OF ALLEGIANCE

US and Texas

IV. PRESENTATIONS

1. Presentation of Proclamation designating the week of August 29, 2022 through September 2, 2022 as United Way of Grayson County Week.
2. Presentation of Proclamation designating October 4, 2022 as National Night Out.

V. 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.

VI. 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 the Oaklawn Development.

VII. OPEN MEETING

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

VIII. 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 August 9, 2022 regular, August 9, 2022 and August 16, 2022 work session meetings.
6. Approval of an ordinance amending Van Alstyne Code of Ordinances Chapter 28, Offenses, by adding Article IV related to possession of catalytic converters.
7. Approval of a resolution requesting FM 121 East closure authorization from TXDOT for the October 8, 2022 Fall-Der-All event.
8. Approve advertisement of bids for the construction of the Preston Avenue Sewer Replacement and set a bid date of October 4, 2022.
9. Discuss and act on an ordinance of the City Council of the City of Van Alstyne, Texas, regarding the proposed amendment of Chapter 42, "Traffic And Vehicles," Article II, "Traffic Schedules," Division 3, "Parking," Section 42-82 "Parking Schedule," by adding regulations for Newport Drive. (*Newport Drive Parking Amendment*)

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

10. Conduct a public hearing regarding the proposed 2022 tax rate of \$0.563713 per \$100 of value for the City of Van Alstyne.
11. Consider and take action regarding an ordinance adopting the fiscal year 2022 – 2023 City of Van Alstyne operating budget. [Vote must be a record vote]
12. Consider and act regarding ratifying, by vote, the property tax increase reflected in the budget mandated by Texas Local Government Code Section 102.007. [Vote must be a record vote]
13. Consider and act on an ordinance levying taxes for the 2022 Tax Year. [Vote must be a record vote]
14. Consider and act on an ordinance to rezone a 1.858-acre tract of land from an A, Agricultural Zoning District to a PD, Planned Development Zoning District with the underlying zoning classification of SF-65, Single-Family Residential District. 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. (*Georgetown Phase 2 Rezoning*)
15. Consider and act 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 1.858-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. (*Hernandez Development Agreement*)
16. Conduct a public hearing, consider, and act 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*)

17. Conduct a public hearing, consider, and act on a request to amend a portion of Planned Development-2 (PD-2), in order to allow Mini-Warehouse/Self-Storage as a permitted use, on a 5.6-acre tract of land generally located on the northeast corner of Texana Street and future Longbow Street. (Ace Affordable Storage and Office Suites PD-2 Amendment)
18. Discuss and consider adoption of an Ordinance providing for the Sale and Issuance of the City of Van Alstyne, Texas Combination Tax and Revenue Certificates Of Obligation, Series 2022A; and Ordaining other matters relating to the Subject.
19. City Manager's Report.
20. 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.
21. 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 1:30 p.m. on September 9, 2022.

Jennifer Gould, City Secretary/ACM

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.