



Planning & Zoning Commission
Van Alstyne City Hall
152 N. Main Drive
Wednesday, September 21, 2022
6:30 p.m.

AGENDA

1. Call to Order. The Chairman will call the meeting to order and establish a quorum.
2. Commissioner Appointments. Consider and take any action necessary regarding ranking applicants for appointment to Commission Place 5 and Alternate Places 1 and 2.
3. 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).
4. 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 Planning & Zoning Commission meeting held on August 17, 2022.
 - b. Consider and approve a Final Plat for Ishmael Estates, Block A, Lots 1 and 2, being a 22.3-acre tract of land generally located on the north side of FM 121, east of Bucksnot Road, in the City of Van Alstyne’s extraterritorial jurisdiction (ETJ).
 - c. Consider and approve a Final Plat for the A. J. Jernigan Addition, being a 5.0-acre tract of land generally located on the east side of Sedalia Road, west of Bucksnot Road, in the City of Van Alstyne’s extraterritorial jurisdiction (ETJ).
 - d. Consider and approve a Preliminary Plat for Saddle Brook Addition, Phase 4, being an 81.2-acre tract of land generally located on the south side of FM 121, west of Durning Road, in the City of Van Alstyne’s extraterritorial jurisdiction (ETJ).
5. Public Hearings/Regular Agenda (Non-Consent).
 - a. Consider and approve a Waiver to the Subdivision Ordinance regarding Pavement Design Requirements, on a 5.2-acre tract of land generally located on the south side of Kepler Road, east of Hill Street.
 - b. Conduct a public hearing, consider, and make a recommendation to City Council regarding a request to rezone an approximately 83.6-acre tract of land from Single-Family Residential District-72 (SF-72), to Planned Development District (PD) with an underlying zoning designation of

Single-Family Residential District-72 (SF-72), in order to modify the roof pitch and masonry development standards, located on the north side of Redden Road, west of Waco Street (SH 5).

- c. Conduct a public hearing, consider, and make a recommendation to City Council regarding a request to rezone an approximately 84.4-acre tract of land from Single-Family Residential District-Estate (SF-E), to Single-Family Residential District-65 (SF-65), located on the west side of Waco Street (SH 5), and approximately 3,500 feet north of Redden Road.

6. Staff Comments. Updates regarding recent actions taken by the City Council and other development related matters.

7. 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.

“I certify that I, Alex Glushko, posted this agenda on the announcement board located in front of City Hall, 144 N. Main Drive on or before 5:00 p.m. on September 16, 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