



Planning & Zoning Commission

Van Alstyne City Hall

152 N. Main Drive

June 15, 2022

6:30 p.m.

REGULAR MEETING

MINUTES

Commissioners present: Chairman John Spies, Jim DuBois, Matt Uppole, Larry Cooper, and Mark McKinney

Commissioners absent: Dale De Mond 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. Commissioner Appointments. Consider and take any action necessary regarding ranking applicants for appointment to Commission Places 2 and 4.
Commissioner Uppole moved to recommend reappointment of John Spies and Jim DuBois to continue in Places 2 and 4, respectively. The motion was seconded by Commissioner McKinney and approved unanimously.
3. Citizen Comments. Chairman Spies called for any citizen comments. There were none.
4. Consent Agenda.
 - a. Minutes Approval. Consider and take any action necessary regarding approval of the Minutes from the May 18, 2022 Regular 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 Sunset Pointe Addition, Phase 2, a 13.312-acre tract of land situated in the William McCulloch Survey, Abstract No. 805, Grayson County, Texas, and generally located north of Stone Marshall Drive approximately 1,900 feet south of Knob Hill Road. (*Sunset Pointe Phase 2 Final Plat*)
Commissioner DuBois moved to approve the Consent Agenda. The motion was seconded by Commissioner McKinney and passed unanimously.
5. 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 once again postpone consideration of this rezoning request and asked that the Chairman open the Public Hearing and continue the Public Hearing to the regular July meeting of the Planning & Zoning Commission.

Chairman Spies opened the Public Hearing at 6:33 p.m. No one came forward to speak.

Commissioner Cooper moved to continue the Public Hearing to the regular July meeting of the Planning & Zoning Commission. The motion was seconded by Commissioner Uppole and passed unanimously.

6. Staff Comments. *Mr. Glushko reported that the City Council passed the Sign Ordinance, changing only one item – to reduce the amortization period for billboards from the Commission’s recommendation of ten years to a maximum of five years. The residential parking ordinance and the Planning & Zoning Commission repeal of term limits also passed. City Engineer Len McManus reported on several projects in progress.*

7. Adjournment: There being no further business, the Chairman adjourned the meeting at 6:38 p.m.

John Spies, Chairman

ATTEST: _____
Alex Glushko, Director of Development Services