



Planning & Zoning Commission

Van Alstyne City Hall

152 N. Main Drive

Wednesday, July 20, 2022

6:30 p.m.

REGULAR MEETING

MINUTES

Commissioners present: Chairman John Spies, Vice-Chairman Jim DuBois, Dale De Mond, Matt Uppole, and Larry Cooper

Commissioners absent: Mark McKinney (Alternate 1) and Caleb Pruitt (Alternate 2)

Staff present: Director of Development Services Alex Glushko, 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. *Prior to consideration of the Consent Agenda, Director of Development Services Alex Glushko requested Item 3c. (Ballard Phase 1 Final Plat) be removed from the Consent Agenda.*
 - a. Minutes Approval. Consider and take any action necessary regarding approval of the Minutes from the June 15, 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 First Baptist Church, Phase 1, a 12.239-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)*

Commissioner Cooper moved to approve the Consent Agenda, with the exception of Item 3c. The motion was seconded by Commissioner De Mond and passed unanimously.

Subsequently, Mr. Glushko requested that the Ballard Phase 1 Final Plat be approved subject to Engineering approval of all roadway locations and spacings.

There being no further comments or questions on the matter, Commissioner De Mond moved to approve Item 3c, subject to Engineering approval of all roadway locations and spacings. The motion was seconded by Vice-Chairman DuBois and passed unanimously.

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)*

Mr. Glushko informed the Commission the applicant has requested the item be tabled indefinitely while pursuing additional land that may become part of the request. Indicated that Public Hearing notification will be resent whenever the request is rescheduled for consideration by the Commission.

Commissioner De Mond made a motion to table Item 4a. indefinitely. The motion was seconded by Vice-Chairman DuBois and passed unanimously.

- 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 Vestor Road. *(Oaklawn Preliminary Plat)*

Mr. Glushko explained that the applicant has requested the plat be tabled, and informed of an option in the TEXAS LOCAL GOVERNMENT CODE, Section 212.009(B-2), that would allow for a one-time, 30-day extension. Mr. Glushko recommended an extension of the plat to the August 17, 2022, Planning & Zoning Commission meeting.

The Commissioners generally inquired about options to approve, deny, or table plats.

Mr. Glushko informed the Commission the options for actions on plats include approval, approval with conditions, disapproval, a one-time 30-day extension. In addition, if the Commission does not take action, the plat would be deemed approved.

The Commissioners inquired about substantial progress that could occur within a 30-day timeframe.

There being no further comments or questions on the matter, Vice-Chairman DuBois moved disapprove the Preliminary Plat. The motion was seconded by Commissioner Uppole and passed with a vote of 3-0-1, with Chairman Spies abstaining from the vote.

- c. 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*)

Mr. Glushko provided an overview of the request and staff recommendation and noted multiple correspondences in opposition to the request provided to the City.

The applicant, Mr. Eddie Harrell, provided information regarding the request.

Chairman Spies opened the Public Hearing at 6:56 p.m.

Dottie Izzy, 211 Sunshine Trail, Van Alstyne, Texas, spoke against the commercial and self-storage uses, citing excessive noise and traffic issues.

The public hearing was closed at 7:02 p.m.

Chairman Spies inquired of the applicant if he would be agreeable with the staff recommendation to rezone to C-1, but withdrawal of the request for an SUP for mini-warehouse/self-storage uses.

Mr. Harrell indicated interest in continued pursuit of a request for an SUP.

Commissioner Uppole noted concern with approving rezoning without the benefit of a site layout and the quantity of resident oppositions received.

Commissioner Cooper agreed with Commissioner Uppole.

There being no further questions or comments, Commissioner Uppole moved to deny Item 4c. The motion was seconded by Commissioner De Mond and passed unanimously.

5. Staff Comments. *Mr. Glushko provided Commissioners with a development map. Len McManus provided a development update.*
6. Adjournment: The Chairman adjourned the meeting at 7:23 p.m.

John Spies, Chairman

ATTEST: _____
Alex Glushko, Director of Development Services