

**City of Van Alstyne**

MINUTES

**City Council Meeting**

City Hall, 152 North Main Dr.

**Tuesday, September 13, 2022**

**6:30 PM**

*Members present: Jim Atchison, Dusty Williams, Ryan Neal, Lee Thomas, and Katrina Arsenault*

*Members absent: Marla Butler*

*Staff present: Lane Jones, Jennifer Gould, David Ritter, Tim Barnes, Ryan Dockery, Alex Glushko, Judy Kimzey, and Tiffanie McDaniel*

**I. CALL TO ORDER**

*Mayor Atchison called the meeting to order at 6:32 PM.*

**II. INVOCATION**

*Recited by Mayor Jim Atchison.*

**III. PLEDGES OF ALLEGIANCE**

*U.S. 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.  
*Mayor Atchison presented the Proclamation to Stephanie Chandler with United Way of Grayson County.*
2. Presentation of Proclamation designating October 4, 2022 as National Night Out.  
*Mayor Atchison presented the Proclamation to Chief Tim Barnes.*

**V. CITIZENS COMMUNICATIONS**

*None.*

**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*)

*Lee Thomas made a motion to approve all items listed on the consent agenda.*

*Dusty Williams seconded the motion. Motion Carried 4 - 0 (absent: Marla Butler)*

#### **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.

*The Public Hearing opened at 6:43pm. City Manager Lane Jones provided a summary of the FY2023 budget and tax rate. There being no further public comment, the hearing closed at 6:52pm.*

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]

*Ryan Neal made a motion to approve the ordinance adopting the fiscal year 2022 - 2023 City of Van Alstyne operating budget as presented.*

*Katrina Arsenault seconded the motion. Motion Carried 4 - 0*

<i>Dusty Williams</i>	<i>For</i>
<i>Ryan Neal</i>	<i>For</i>
<i>Marla Butler</i>	<i>Absent</i>
<i>Lee Thomas</i>	<i>For</i>
<i>Katrina Arsenault</i>	<i>For</i>

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]

*Lee Thomas made a motion to ratify that the 2022 - 2023 budget requires raising more revenue from property taxes than last year's budget. Ryan Neal seconded the motion. Motion Carried 4 - 0*

<i>Dusty Williams</i>	<i>For</i>
<i>Ryan Neal</i>	<i>For</i>
<i>Marla Butler</i>	<i>Absent</i>
<i>Lee Thomas</i>	<i>For</i>
<i>Katrina Arsenault</i>	<i>For</i>

13. Consider and act on an ordinance levying taxes for the 2022 Tax Year. [Vote must be a record vote]

*Ryan Neal made a motion to approve the ordinance levying taxes for the 2022 Tax Year. Dusty Williams seconded the motion. Motion Carried 4 - 0*

<i>Dusty Williams</i>	<i>For</i>
<i>Ryan Neal</i>	<i>For</i>
<i>Marla Butler</i>	<i>Absent</i>
<i>Lee Thomas</i>	<i>For</i>
<i>Katrina Arsenault</i>	<i>For</i>

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*)

*Alex Glushko advised that the development has been annexed into the nearby Georgetown homeowners association.*

*Lee Thomas made a motion to approve the ordinance as presented. Ryan Neal seconded the motion. Motion Carried 3 - 1 (opposed: Dusty Williams) (absent: Marla Butler)*

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*)

*Ryan Neal made a motion to approve the Development Agreement as presented.*

*Lee Thomas seconded the motion. Motion Carried 4 - 0 (absent: Marla Butler)*

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*)

*The Public Hearing opened at 7:04pm. Alex Glushko provided an overview of the request. The applicant withdrew the SUP request. Mayor Atchison read into record, a letter of opposition from Ken Barnett. Matt Uppole (374 Sunshine Trail) expressed opposition due to lack of direction and the request not agreeing to the City's land use plan. Jim DuBois (500 Bryn Mawr Lane) expressed opposition. William McKinney, the applicant's surveyor, advised that a plat has been submitted with Lincoln Park Road right-of-way dedicated. There being no further public comment, the hearing closed at 7:14pm.*

*Ryan Neal made a motion to deny without prejudice, the request for C-1 zoning and to deny with prejudice, the SUP request. Katrina Arsenault seconded the motion. Motion Carried 3 - 1 (opposed: Lee Thomas) (absent: Marla Butler)*

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)

*The Public Hearing opened at 7:28pm. Alex Glushko provided an overview of the request. David Bacca, representing the applicant, detailed the project. Jim DuBois (500 Bryn Mawr Lane) expressed opposition as the parking does not seem to be sufficient for the retail aspect of the use. Mr. Bacca advised there will be no retail, only office space for lease. There being no further public comment, the hearing closed at 7:37pm.*

*Ryan Neal made a motion to approve the request, subject to City Council adoption of an ordinance for the proposed amendment and approval of a Development Agreement related to the development.*

*Lee Thomas seconded the motion. Motion Carried 3 - 1 (opposed: Dusty Williams) (absent: Marla Butler)*

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.

*Jorge Delgado with Hilltop Securities detailed the sale and issuance.*

*Ryan Neal made a motion to approve the ordinance as presented. Lee Thomas seconded the motion. Motion Carried 4 - 0 (absent: Marla Butler)*

## **VI. EXECUTIVE SESSION**

3. Texas Gov't Code Section 551.071 [Legal Advice] regarding the Oaklawn Development.  
*Council recessed into executive session at 7:52pm.  
Council convened into open session at 8:20pm.*

## **VII. OPEN MEETING**

4. Consider and take any action necessary regarding Executive Session items.  
*No action taken.*
19. City Manager's Report.  
*Lane Jones detailed progress of various city projects.*
20. Mayor and Council Closing Comments.  
*Mayor and Council members thanked staff, expressed congratulations on the success of the Jefferson Starship concert and detailed upcoming events.*

21. Adjournment.

*Ryan Neal made a motion to adjourn the meeting at 8:25pm. Dusty Williams seconded the motion. Motion Carried 4 - 0 (absent: Marla Butler)*

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Jim Atchison, Mayor

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Jennifer Gould, City Secretary