



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

**REGULAR MEETING
MINUTES**

Commissioners present: Chairman John Spies, Vice-Chairman Jim DuBois, Dale De Mond (arrived at 7:04 p.m.), Matt Uppole, and Mark McKinney (Alternate 1)

Commissioners absent: Larry Cooper and Caleb Pruitt (Alternate 2)

Staff present: Director of Development Services Alex Glushko 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 Place 5 and Alternate Places 1 and 2.
Vice-Chairman DuBois moved to rank the applicants in the following order: 1) Matthew Uppole, 2) Mark McKinney, 3) Craig Page, and 4) Rebekah Elliott. The motion was seconded by Chairman Spies and passed unanimously.
3. Citizen Comments. Chairman Spies called for any citizen comments.
Dr. John Spies, speaking as a citizen, commented on 1) recent changes in zoning that have occurred to establish minimum lot sizes and density expectations of the City, 2) recent trainings regarding annexation and municipal financing, and 3) a recent presentation by State Senator Drew Springer who is serving on a commission evaluating Municipal Utility Districts (MUD) and the role of Texas Commission on Environmental Quality (TCEQ) on approving MUDs.
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).

Commissioner McKinney moved to approve the Consent Agenda. The motion was seconded by Vice-Chairman DuBois and passed unanimously.

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.

Mr. Glushko provided an overview of the request and recommended approval.

The Commission generally discussed the desire for concrete paving in lieu of gravel.

Commissioner Uppole made a motion to approve Item 5a. The motion was seconded by Commissioner McKinney, and was approved by a vote of 3-1, with Vice-Chairman DuBois voting in opposition to the request.

- 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).

Mr. Glushko provided an overview of the request and recommended approval.

Bryan Robertson (applicant) provided information regarding the proposed development.

Chairman Spies opened the Public Hearing.

Donald Patterson (resident) voiced concerns regarding traffic, road conditions, water run-off, and general development of the surrounding area.

Chairman Spies closed the Public Hearing.

The Commission generally discussed roof pitch.

Mr. Robertson provided additional information about house design and surrounding roadways and improvements.

Vice-Chairman DuBois moved to approve Item 5b. The motion was seconded by Commissioner McKinney and passed unanimously.

- 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.

Mr. Glushko provided an overview of the request and recommended approval.

Jerry Sylo (applicant) provided information regarding the proposed development, infrastructure, and history of the property.

Chairman Spies opened the Public Hearing.

Donald Patterson (resident) voiced concerns regarding traffic, road conditions, water run-off, and general development of the surrounding area.

Rex Redden (resident) spoke in opposition to the request, generally citing traffic concerns, but acknowledging the inevitability of development in the area.

Chairman Spies closed the public hearing.

The Commission generally discussed and inquired about the difference between SF-E and SF65 and proposed open space.

Mr. Robertson provided information related to lot yield and construction timeline.

Mr. Sylo provided information related to drainage and detention.

Chairman Spies provided information regarding the original zoning approval for the subject property.

Commission generally indicated support for larger lots.

Vice Chairman DuBois made a motion to deny Item 5c. The motion was seconded by Commissioner McKinney and passed unanimously.

6. Staff Comments. *Mr. Glushko provided Commissioners with an update of recent action taken by City Council. Len McManus provided a development update.*
7. Adjournment: The Chairman adjourned the meeting at 7:24 p.m.

John Spies, Chairman

ATTEST: _____
Alex Glushko, Director of Development Services