



## **Planning & Zoning Commission**

**Grayson College South Campus**

**1455 W Van Alstyne Pkwy**

**Van Alstyne, Texas 75495**

**Wednesday, October 19, 2022**

**6:30 p.m.**

### **AGENDA**

1. Call to Order. The Chairman will call the meeting to order and establish a quorum.
2. Recognition of New Commissioner(s). Recognize (re)appointments 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. Consider and approve Minutes from the September 21, 2022, Regular Planning & Zoning Commission meeting.
  - b. Consider and approve a Final Plat for the Pitts Addition, Block A, Lots 1 and 2, being a 1.2-acre tract of land located on the southeast corner of Waco Street and Cobb Street. (FP-22-023)
  - c. Consider and approve a Final Plat for Creek View Addition, Phase 2, being a 108.2-acre tract of land located east of Majors Road, on the south side of future Stroud Road, in the City of Van Alstyne’s extraterritorial jurisdiction (ETJ). (FP-22-024)
  - d. Consider and approve a Final Plat for Deer Crossing, being a 44.4-acre tract of land located on the north side of Burke Road, west of Muncy Road, in the City of Van Alstyne’s extraterritorial jurisdiction (ETJ). (FP-22-025)
  - e. Consider and approve a Final Plat for the GT Bailey Lane Addition, being a 3.2-acre tract of land located on the west side of G.T. Bailey Lane, north of FM 121, in the City of Van Alstyne’s extraterritorial jurisdiction (ETJ). (FP-22-026)
  - f. Consider and approve a Replat of the Morris Addition, Lot 2, being an 11.0-acre tract of land located on the southeast corner of Kepler Road and Hill Street. (RP-22-003)

5. Public Hearings/Regular Agenda (Non-Consent).

- a. Consider and make a recommendation to City Council regarding a Site Plan for a Day Care expansion (Almost Grandma's), being a 1.2-acre tract of land located on the southeast corner of Waco Street and Cobb Street. (SP-22-007)
- b. Consider and approve a Waiver to the Subdivision Ordinance regarding Sanitary Sewer Facilities, on a 124.6-acre tract of land located on the east and west sides of FM 2729, north of FM 121, in the City of Van Alstyne's extraterritorial jurisdiction (ETJ). (MISC-22-003)
- c. Consider and approve Waivers to the Subdivision Ordinance regarding Sanitary Sewer Facilities and Block Length, on a 64.3-acre tract of land located on the east side of Old Highway 6, north of Spence Road, in the City of Van Alstyne's extraterritorial jurisdiction (ETJ). (MISC-22-004)
- d. Conduct a public hearing, consider, and make a recommendation to City Council regarding a request to rezone a 3.1-acre tract of land from Agricultural District (A), (subject to the associated voluntary annexation petition, A-22-005), to Commercial District-General (C-2), located on the north side of FM 121, east of Jim Jones Road. (Z-22-013)

6. Staff Comments. Discuss 1) progress report, 2) provide updates regarding recent actions taken by the City Council, and 3) receive development update from City Engineer.

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.*

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"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 October 14, 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