



Planning & Zoning Commission
Van Alstyne City Hall
152 N. Main Drive
Wednesday, August 17, 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

Commissioner Mark McKinney (Alternate 1) was in attendance

Commissioners absent: 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. Elect a Chairman and a Vice-Chairman.
Commissioner De Mond moved to elect John Spies as Chairman and Jim DuBois as Vice-Chairman. The motion was seconded by Commissioner Uppole and passed unanimously.
3. Citizen Comments. Chairman Spies called for citizen comments; none were provided.
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 Meeting Planning & Zoning Commission held on July 20, 2022.
 - b. Consider and act upon a Final Plat for the Timothy Anderson Addition, Lot 1, being a 2.9-acre tract of land generally located on the south side of Old Highway 6, east of the DART railroad right-of-way, in the City of Van Alstyne's extraterritorial jurisdiction (ETJ). *(Timothy Anderson Addition Final Plat)*
 - c. Consider and act upon a Final Plat for Blaise Acres, Block A, Lots 1 and 2, being a 9.1-acre tract of land generally located on the east side of Willy Vester Road, south of Ballard Road, in the City of Van Alstyne's extraterritorial jurisdiction (ETJ). *(Blaise Acres Final Plat)*
 - d. Consider and act upon a Preliminary Plat for Deer Crossing, being a 44.4-acre tract of land generally located on the north side of Burke Road, west of Muncy Road, in the City of Van

Alstyne's extraterritorial jurisdiction (ETJ). (*Deer Crossing Preliminary Plat*)

Vice-Chairman DuBois requested Item 4c. be pulled from the Consent Agenda. Vice-Chairman DuBois moved to approve the Consent Agenda, including revised Minutes from the July 20, 2022, Planning & Zoning Commission meeting, with the exception of Item 4c. The motion was seconded by Commissioner Cooper and passed unanimously.

Regarding Item 4c., Vice-Chairman DuBois expressed concern with the number of driveways in the proximity of the subject property. No action was taken on Item 4c. As such the plat is approved per Section 212.009 of the Local Government Code.

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

- a. Consider and act upon a Preliminary Plat for Treasure Island, Section 1, being a 44.3-acre tract of land generally located on the south side of W. Farmington Road, west of Fielder Road, in the City of Van Alstyne's extraterritorial jurisdiction (ETJ). (*Treasure Island, Section 1, Preliminary Plat*)

Mr. Glushko indicated the plat does not meet the requirements of the Subdivision Ordinance and recommended denial of the plat.

Kirby Taylor (applicant) was in attendance and did not have additional information to provide.

Mike Drynen (resident) was in attendance and inquired about open space within the proposed development.

Mark McKinney (resident) noted concern about the density and lot sizes of the proposed development, and stated the development is not in conformance with the vision of the city.

Commissioners generally expressed concern regarding the proposed development, noting a seeming lack of partnership between the City and developer, stating a preference for cooperation and a mutually beneficial development. Commission also expressed concern regarding a lack of various public facilities, including schools.

Commissioner Uppole made a motion to deny Item 5a. The motion was seconded by Commissioner De Mond and passed unanimously.

- b. Consider and act upon a Preliminary Plat for Treasure Island, Section 2, being a 56.0-acre tract of land generally located on the south side of W. Farmington Road, west of Fielder Road, in the City of Van Alstyne's extraterritorial jurisdiction (ETJ). (*Treasure Island, Section 2, Preliminary Plat*)

Staff, the applicant, and the Commission indicated a replication of comments to the previous Item, 5a.

Vice-Chairman DuBois made a motion to deny Item 5b. The motion was seconded by Commissioner Cooper and passed unanimously.

- c. Conduct a public hearing, consider, and make a recommendation to City Council regarding a request to amend a portion 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*)

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

David Baca (applicant) provided additional regarding the development.

Chairman Spies opened the public hearing. Following an inquiry regarding the location of the subject property, the public hearing was closed.

The Commission inquired about potential office users, functionality of the office spaces, parking, building materials, utilities, adjacent roadways, trash pickup, similar projects in other locations, and a development agreement. The Commission expressed concerns regarding potential parking issues.

Vice-Chairman DuBois expressed concern regarding the inconsistency of the proposed exhibits.

Todd Young (developer) provided information to the Commission related to their inquiries.

Mr. McManus provided information regarding adjacent roadways.

Commissioner Uppole moved to approve Item 5c. The motion was seconded by Commissioner De Mond. The motion was approved by a vote of 4-1, with Vice-Chairman DuBois voting in opposition to the request.

6. Staff Comments. *Mr. Glushko provided Commissioners with a development map. Len McManus provided a development update.*

7. Adjournment: The Chairman adjourned the meeting at 7:38 p.m.

John Spies, Chairman

ATTEST: _____
Alex Glushko, Director of Development Services