



## **Planning & Zoning Commission**

**Grayson College South Campus, SB117**

**1455 W Van Alstyne Pkwy**

**Van Alstyne, Texas 75495**

**Wednesday, November 16, 2022**

**6:30 p.m.**

### **AGENDA**

1. Call to Order. The Chairman will call the meeting to order and establish a quorum.
2. Commissioner Appointments. Consider and take any action necessary regarding ranking applicants for appointment to Commission Place 3 and Alternate Place 1.
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 October 19, 2022, Regular Planning & Zoning Commission meeting.
  - b. Consider and approve Minutes from the November 1, 2022, Special Called Planning & Zoning Commission meeting.
  - c. Consider and approve a Replat for the Escamilla Addition, being a 0.6-acre tract of land located on the south side of Jefferson Street (FM 121), east of Sherman Street.
  - d. Consider and approve a Final Plat for Grayson Ridge, being a 70.2-acre tract of land located on the southeast corner of FM 3133 and Cold Springs Road, in the City of Van Alstyne’s extraterritorial jurisdiction (ETJ).
  - e. Consider and approve a Replat of the Eatherly Addition, being a 0.8-acre tract of land located on the west side of Dallas Street, north of Kelly Lane.
  - f. Consider and approve a Final Plat for the North Collin Substation Addition, being a 5.5-acre tract of land located on the north side of CR 429, east of CR 376, in the City of Van Alstyne’s extraterritorial jurisdiction (ETJ).

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

- a. Consider and make a recommendation to City Council regarding a Site Plan for a restaurant (Tender Smokehouse), being a 0.2-acre tract of land located on the west side of Main Drive, north of Jefferson Street (FM 121).
- b. Consider and approve a Final Plat for the CAU Addition, being a 0.2-acre tract of land located on the west side of Main Drive, north of Jefferson Street (FM 121).
- c. Conduct a public hearing, consider, and make a recommendation to City Council regarding a request to rezone a 38.3-acre tract of land from Agricultural District (A), (subject to the associated voluntary annexation petition, A-22-006), to Commercial District-Office, Light Retail, and Neighborhood Services (C-1), located on the northwest corner of Waco Street (SH 5) and Redden Road.

6. Staff Comments. Discuss recent actions taken by the Zoning Board of Adjustment and City Council, and receive a 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 November 10, 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