



**AGENDA**  
**Planning & Zoning Commission**  
**Regular Meeting**  
**Grayson College South Campus, 1455 W Van Alstyne Pkwy**  
**Wednesday, January 18, 2023**  
**6:30 PM**

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A QUORUM OF THE VAN ALSTYNE COMMUNITY AND ECONOMIC DEVELOPMENT CORPORATIONS, ARCHITECTURAL REVIEW PANEL, AND PLANNING & ZONING COMMISSION MEMBERS MAY BE IN ATTENDANCE. NO ACTION BY THESE BOARDS WILL BE TAKEN AT THIS MEETING.

AGENDA

1. CALL TO ORDER
2. RECOGNITION OF NEW COMMISSIONER(S)  
Recognize (re)appointments to Commission Place 3 and Alternate Place 1.
3. CITIZENS COMMUNICATIONS  
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 November 16, 2022, Planning & Zoning Commission meeting.  
[AG Communication-23-007 - Pdf](#)
  - b. Consider and approve a replat for the West Fulton Addition, being a 0.4-acre tract of land located on the north side of Fulton Street, east of Wilkens Street.  
[AG Communication-23-008 - Pdf](#)
  - c. Consider and approve a final plat for Saddle Brook, Phase 4A, being a 14.2-acre tract of land located south of FM 121, west of Durning Road, in the City of Van Alstyne’s extraterritorial jurisdiction (ETJ).  
[AG Communication-23-009 - Pdf](#)
5. PUBLIC HEARINGS/REGULAR AGENDA (NON-CONSENT)
  - a. Consider and make a recommendation to City Council regarding a site plan for a light manufacturing facility (Allan Commercial Millwork), being a 7.0-acre tract of land located on the west side of Industrial Parkway, south of Village Parkway (FM 3133).  
[AG Communication-23-010 - Pdf](#)
  - b. Consider and make a recommendation to City Council regarding a site plan for a self-storage facility (Ace Affordable Storage and Office Suites), being a 5.5-acre tract of land located on the northeast corner of Longbow Steet and Texana Street.  
[AG Communication-23-011 - Pdf](#)
  - c. Consider and approve a final plat for the Ace Storage Van Alstyne Addition, being a 5.5-acre tract of land located on the northeast corner of Longbow Steet and Texana Street.  
[AG Communication-23-012 - Pdf](#)
  - d. Conduct a Public Hearing, consider, and make a recommendation to City Council regarding a request to amend Planned Development-900, generally to amend single-family residential lot coverage and related

development standards, on a 59.5-acre tract of land, located on the northwest corner of Waco Street (SH 5) and Spence Road.

[AG Communication-23-013 - Pdf](#)

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.

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I certify that I, Alex Glushko, posted this agenda on the announcements board located in front of City Hall at 144 N. Main Dr. at or before 5:00 p.m. on January 13, 2023.

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Alex Glushko, Director of Development Services

If during the course of the meeting covered by this notice, the Commission should determine that a closed or executive meeting or session of the Commission or a consultation with the attorney for the City should be held or is required, then such closed or executive meeting or session or consultation with attorney as authorized by the Texas Open Meetings Act, Texas Government Code § 551.001 et. seq., will be held by the Commission at the date, hour and place given in this notice as the Commission may conveniently meet in such closed or executive meeting or session or consult with the attorney for the City concerning any and all subjects and for any and all purposes permitted by the Act, including, but not limited to, the following sanctions and purposes: