



AGENDA
Planning & Zoning Commission
Regular Meeting
Grayson College South Campus, 1455 W Van Alstyne Pkwy
Wednesday, February 15, 2023
6:30 PM

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

1. CALL TO ORDER

2. 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).

3. 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. Approve minutes from January 18, 2023 regular meeting.

[AG Communication-23-040 - Pdf](#)

- b. Approve a final plat for the King Addition, being a 1.2-acre tract of land located on the west side of Bost Road, north of W. Farmington Road, in the City of Van Alstyne's extraterritorial jurisdiction (ETJ).

[AG Communication-23-036 - Pdf](#)

- c. Approve a preliminary plat for Georgetown Heights, Phase 2, being a 1.9-acre tract of land located at the terminus of San Carlos Drive.

[AG Communication-23-037 - Pdf](#)

4. PUBLIC HEARINGS/REGULAR AGENDA (NON-CONSENT)

- a. Conduct a Public Hearing, consider, and make a recommendation to City Council regarding a request for a Specific Use Permit (SUP), to allow a changeable electronic message/reader board sign in the Central Business District (CBD), for First Christian Church, located on the northwest corner of Waco Street (SH 5) and W. Fulton Street.

[AG Communication-23-038 - Pdf](#)

- b. Conduct a Public Hearing, consider, and make a recommendation to City Council regarding a request to rezone an approximately 1.4-acre tract of land from Commercial District-General (C-2) and Thoroughfare Overlay District (THOR), to Planned Development District (PD) with an underlying zoning designation of Commercial District-General (C-2) and Thoroughfare Overlay District (THOR), in order to modify development standards and sign regulations, to allow for a service station (QuikTrip), located on the southeast corner of S. Henry Hynds Expy. (US 75) and W. Van Alstyne Pkwy. (FM 121).

[AG Communication-23-039 - Pdf](#)

5. STAFF COMMENTS.

Discuss 1) possible amendments to the Zoning, Subdivision, and Sign Ordinances; 2) roles and responsibilities of the Commission; and/or 3) receive development update.

6. ADJOURNMENT.

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 February 10, 2023.

Alex Glushko, Director of Development Services

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.