



## **Planning & Zoning Commission**

Grayson College South Campus  
1455 W Van Alstyne Pkwy  
Van Alstyne, Texas 75495

**Wednesday, October 19, 2022**

**6:30 p.m.**

### **REGULAR MEETING MINUTES**

*Commissioners present: Chairman John Spies, Vice-Chairman Jim DuBois, Dale De Mond, Matt Uppole, and Craig Page (Alternate 2)*

*Commissioners absent: Mark McKinney (Alternate 1)*

*Staff present: City Manager Lane Jones, 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. Recognition of New Commissioner(s). Recognize (re)appointments to Commission Place 5 and Alternate Places 1 and 2.

*Mr. Glushko recognized reappointed and new Commissioners and informed of Commissioner Larry Cooper's resignation*

3. Citizen Comments. *No citizen comments were received.*
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)

*Item 4b. was considered in conjunction with Item 5a. Commissioner Page moved to approve Item 4b. The motion was seconded by Commissioner Uppole and passed by a vote of 3-1. Vice-Chairman DuBois voted in opposition to the request.*

- 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)

*Items 4b. and 4f. were pulled off the Consent Agenda. Commissioner De Mond moved to approve the remaining Consent Agenda Items. The motion was seconded by Commissioner Uppole and passed unanimously.*

*Vice-Chairman DuBois inquired about the association of Item 4b. on the Consent Agenda and Item 5a. on the Non-Consent Agenda. Item 4b. was considered in conjunction with Item 5a.*

*Vice-Chairman DuBois inquired about the relationship between Item 4f. and a Subdivision Waiver request considered at the September 21, 2022 Planning & Zoning Commission meeting. Mr. Glushko explained the relationship and indicated they were separate requests on related properties. No action was taken on Item 4f. As a result, the plat was approved per Section 212.009 of the Local Government Code.*

#### 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)

*Mr. Glushko provided an overview of the request and recommended approval.*

*Rob Morse (applicant) provided an overview of the project including parking and adjacent properties.*

*Sharla Thornhill (operator) provided information about the Specific Use Permit (SUP) approval process and associated discussion at City Council, which included concerns from both the surrounding neighborhood and Council with the use of Cobb Street for parking and circulation.*

*The Commission generally inquired about future student capacity and staffing associated with the expansion, traffic circulation, the adjacent residence, and screening.*

*Commissioner Page moved to approve Item 4a. The motion was seconded by Commissioner Uppole and passed by a vote of 3-1. Vice-Chairman DuBois voted in opposition to the request.*

- 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)

*Mr. Glushko provided an overview of the request and recommended approval.*

*Manivannan Raja (applicant) provided information regarding the proposed project.*

*The Commission generally discussed the streets, including paving material and maintenance, the proposed septic systems, including servicing and maintenance, implications for setting a precedent with approval of the Waiver, proposed builders, including building materials, and a development agreement.*

*Mr. McManus provided information regarding road maintenance by the County.*

*Mr. Raja indicated support in entering into a development agreement including building regulations consistent with City standards.*

*Vice-Chairman DuBois moved to approved Item 5b. subject to a development agreement. The motion was seconded by Commissioner De Mond and passed unanimously.*

- 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)

*Mr. Glushko provided an overview of the request, noting that recent information had been received from the City Attorney indicating that voluntary annexation of the subject property was a possibility.*

*Sivakumar Bandi (owner) introduced his development team, provided background regarding property acquisition, and the decision to pursue development as presented.*

*Tom Jones (applicant) provided information regarding the proposed project, including site design. Indicated the applicant had considered voluntary annexation, but determined that the cost of associated public improvements was prohibitive to annexation, and expressed a desire to develop half-acre lots. Noted the possibility of developing adjacent tract for medical office uses.*

*Mr. McManus indicated the potential that the current Certificate of Convenience and Necessity (CCN) holder, South Grayson Special Utility District, may not be able to provided adequate water service.*

*The Commission generally discussed the request for oversize block lengths, public safety services, and inquired about tabling the request.*

*Mr. Jones indicated a willingness to table the item to allow for additional time to consult with City staff and consider annexation.*

*Commissioner Uppole moved to table Item 5c. The motion was seconded by Vice-Chairman DuBois and passed unanimously.*

- 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)

*Mr. Glushko provided an overview of the request and recommended approval.*

*John Royer (applicant) provided information regarding the proposed development indicating a willingness to enter into a development agreement related to building and screening standards.*

*The Public Hearing was opened and with no public speakers was closed.*

*The Commission generally discussed the vision of the Thoroughfare Overlay District with regard to standards including, but not limited to building orientation, screening, landscaping, and signage.*

*Commissioner De Mond made a motion to approve Item 5d., subject to a development agreement. The motion was seconded by Commissioner Uppole and passed unanimously.*

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.

*Mr. Glushko provided a progress report and received input from the Commission regarding past accomplishments and a future work plan. Mr. Jones provided an overview of the approved budget including current and future City projects and matters. Mr. McManus provided a development update.*

7. Adjournment: The Chairman adjourned the meeting at 8:39 p.m.

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John Spies, Chairman

ATTEST: \_\_\_\_\_  
Alex Glushko, Director of Development Services