



**Planning & Zoning Commission**  
**Special Called Meeting**  
Van Alstyne City Hall  
152 N. Main Drive  
**Tuesday, November 1, 2022**  
**5:30 p.m.**

**SPECIAL CALLED MEETING**  
**MINUTES**

*Commissioners present: Chairman John Spies, Dale De Mond, Craig Page, Matt Uppole, and Mark McKinney (Alternate 1)*

*Commissioners absent: Vice-Chairman Jim DuBois*

*Staff present: Director of Development Services, Alex Glushko*

1. Call to Order. *The Chairman called the meeting to order and established a quorum at 5:31 p.m.*
2. Citizen Comments. *Chairman Spies called for any citizen comments.*

*Jesse Copeland (Winstead PC) addressed the Commission regarding Items 4a. and 4b. Provided a letter and exhibit regarding the Items to the Commission. Requested approval of the Preliminary Plats, suggesting adequacy of certain public facilities, and that all facilities will be provided in conjunction with approval of Final Plats.*

3. EXECUTIVE SESSION *In accordance with Chapter 551 of the Texas Government Code (Open Meetings Law), the Planning & Zoning Commission may meet in a closed Executive Session pursuant to applicable laws.*

All items below for Executive Session:

Pursuant to the following designated sections of Texas Government Code, Annotated, Subchapter 551, the Council will enter into executive session to discuss the following items:

- a. Texas Gov't Code Section 551.071 [Legal Advice] regarding Items 4a. and 4b.

*The Planning & Zoning Commission did not convene for Executive Session*

4. 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)*

*Commissioner McKinney moved to deny Item 4a. 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)*

*Commissioner Uppole moved to deny Item 4b. The motion was seconded by Commissioner De Mond and passed unanimously.*

5. Adjournment: The Chairman adjourned the meeting at 5:38 p.m.

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John Spies, Chairman

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