



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.

REGULAR MEETING MINUTES

Commissioners present: Chairman John Spies, Vice-Chairman Jim DuBois, Dale De Mond, Matt Uppole, Mark McKinney (Alternate 1)

Craig Page (Alternate 2) was in attendance

Staff present: 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. Commissioner Appointments. Consider and take any action necessary regarding ranking applicants for appointment to Commission Place 3 and Alternate Place 1.

This Item was considered following Item 6. Commissioner Uppole moved to rank the applicants as follows, 1) Mark McKinney, 2) Michael Malone, and 3) Robin Grangruth. The motion was seconded by Vice-Chairman DuBois and passed unanimously.

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 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).

Vice-Chairman DuBois moved to approve the Consent Agenda, subject to staff recommendations. The motion was seconded by Commissioner McKinney and passed unanimously.

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).

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

Andy Gerdes (applicant) provided information about the development.

Vice-Chairman DuBois inquired about Architectural Review Panel meeting and provided information related the building elevations.

Mr. McManus provided information about adjacent utilities.

Commissioner Uppole moved to approve Item 5a., subject to staff recommendations. The motion was seconded by Vice-Chairman DuBois and passed unanimously.

- 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).

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

Commissioner McKinney moved to approve Item 5b., subject to staff recommendations. The motion was seconded by Commissioner De Mond and passed unanimously.

- 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.

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

Shea Kirkman (applicant) provided information about the proposed zoning.

The Public Hearing was opened, there being no speakers the Public Hearing was closed.

Commissioners generally discussed the proposed zoning and potential impacts on the City.

Commissioner McKinney moved to approve Item 5c. The motion was seconded by Commissioner DeMond and passed unanimously.

6. Staff Comments. Discuss recent actions taken by the Zoning Board of Adjustment and City Council, and receive a development update from City Engineer.

Mr. Glushko provided info about recent actions by both the Zoning Board of Adjustment City Council.

Mr. McManus provided a development update.

7. Adjournment: The Chairman adjourned the meeting at 6:54 p.m.

John Spies, Chairman

ATTEST: _____
Alex Glushko, Director of Development Services