



## **Planning & Zoning Commission**

Grayson College South Campus, SB117  
1455 W Van Alstyne Pkwy  
Van Alstyne, Texas 75495

**Wednesday, January 18, 2023**

**6:30 p.m.**

### **REGULAR MEETING MINUTES**

*Commissioners present: Chairman John Spies, Vice-Chairman Jim DuBois, Dale DeMond, Matt Uppole, Mark McKinney*

*Michael Malone (Alternate 1) and Craig Page (Alternate 2) were 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. Recognition of New Commissioner(s). *Mr. Glushko recognized the appointment of Place 3 to Mark McKinney and Alternate Place 1 to Michael Malone by the City Council*
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 November 16, 2022, Planning & Zoning Commission meeting.*
  - 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.*
  - 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).*

*Item 4b. was pulled for discussion. Vice-Chairman DuBois moved to approve Consent Agenda Items 4a. and 4c. The motion was seconded by Commissioner DeMond and passed unanimously. Regarding Item 4b., the Commission indicated desire for larger lots, and concern about compatibility with proposed lot sizes with surrounding lots, and the impact of the subdivision with existing mature trees on the property. No action was taken on Item 4b. As such the plat is 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 Light Manufacturing (Allan Millwork), being a 7.0-acre tract of land located on the west side of Industrial Parkway, south of Village Parkway (FM 3133).

*Mr. Glushko provided an overview of the request and recommended approval. Provided information about a municipality's inability to regulate building materials and design.*

*Matt King (architect) provided information about the development. Indicated a willingness to add windows to the building.*

*The Commission generally inquired about the adjacent roadway, the building materials and design, and expressed a desire for windows to be incorporated into the building facade.*

*Commissioner DeMond moved to approve Item 5a., subject to staff recommendations. The motion was seconded by Commissioner McKinney and passed by a vote of 4-1, with Vice-Chair DuBois voting in opposition to the request.*

- 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.

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

*Todd Young (developer) provided information about the development.*

*The Commission generally inquired about parking and construction/funding of adjacent roadways.*

*Mr. McManus provided information about adjacent roadways.*

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

- 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.

*Commissioner McKinney moved to approve Item 5c., subject to staff recommendations. The motion was seconded by Commissioner Uppole, and passed unanimously.*

- d. Conduct a public hearing, consider, and make a recommendation to City Council regarding a request to amend PD-900, generally to amend 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.

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

*Ryan Hayes (applicant) presented information regarding the development and the proposed amendment.*

*The Public Hearing was opened.*

*Leah Hogan (resident) voiced concerns regarding the request.*

*Dora Blanhard (resident) voiced concerns regarding the request.*

*The Public Hearing was closed.*

*The Commission generally discussed building design, materials, sizes of homes, number of lots, existing trees, open space, effective green space, and drainage.*

*Mr. McManus provided information about lot coverage.*

*Mr. Hayes provided additional information about building design, masonry, lot count, building coverage, and drainage.*

*Vice-Chair DuBois moved to approve Item 5d., subject to a maximum 55% lot coverage, and approval of a development agreement including tree preservation and architectural regulations, including minimum 80% masonry and 8:12 main roof pitch. The motion was seconded by Commissioner McKinney and passed by a vote of 4-0-1 with Commissioner DeMond abstaining from the vote.*

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, and the upcoming meeting schedule. Mr. McManus provided a development update.*

7. Adjournment: The Chairman adjourned the meeting at 8:09 p.m.

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John Spies, Chairman

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