



AGENDA
Planning & Zoning Commission
Regular Meeting
Grayson College South Campus, 1455 W Van Alstyne Pkwy
Wednesday, March 8, 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. Approval of minutes from February 15, 2023 regular meeting.
[AG Communication-23-060 - Pdf](#)
 - b. Approve a final plat for Pecan Hollow, Lots 1 and 2, being a 0.3-acre tract of land located on the southwest corner of Main Street and Paris Street.
[AG Communication-23-055 - Pdf](#)
 - c. Approve a final plat for the Sammie Perkins Addition, being a 0.1-acre tract of land located on the west side of Sherman Lane, south of Fulton Street.
[AG Communication-23-057 - Pdf](#)
 - d. Approve a preliminary plat for Saddle Brook Addition, Phase 5, being an 81.2-acre tract of land located on the south side of FM 121, west of Durning Road, in the City of Van Alstyne’s extraterritorial jurisdiction (ETJ).
[AG Communication-23-058 - Pdf](#)
4. PUBLIC HEARINGS/REGULAR AGENDA (NON-CONSENT)
 - a. 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-23-059 - Pdf](#)
 - b. Staff Comments.
Discuss development process, recent actions taken by the City Council, and receive a development update from City Engineer.
[AG Communication-23-062 - Pdf](#)
5. 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 March 3, 2023.

Alex Glushko, Director of Development Services

If during the course of the meeting covered by this notice, the Commission should determine that a closed or executive meeting or session of the Commission or a consultation with the attorney for the City should be held or is required, then such closed or executive meeting or session or consultation with attorney as authorized by the Texas Open Meetings Act, Texas Government Code § 551.001 et. seq., will be held by the Commission at the date, hour and place given in this notice as the Commission may conveniently meet in such closed or executive meeting or session or consult with the attorney for the City concerning any and all subjects and for any and all purposes permitted by the Act, including, but not limited to, the following sanctions and purposes: