

City of Van Alstyne

MINUTES

Planning & Zoning Commission Meeting

Grayson College South Campus, 1455 W Van Alstyne Pkwy

Wednesday, February 15, 2023

6:30 PM

Members present: Dale De Mond, Jim DuBois, John Spies, Mark McKinney, and Matt Uppole

Members absent:

Alternates present: Mike Malone and Craig Page

Staff present: Alex Glushko and Len McManus

1. CALL TO ORDER

The Chairman called the meeting to order at 6:30 PM.

2. CITIZENS COMMUNICATIONS

None.

3. CONSENT AGENDA

a. Approve minutes from January 18, 2023 regular meeting.

b. Approve a final plat for the King Addition, being a 1.2-acre tract of land located on the west side of Bost Road, north of W. Farmington Road, in the City of Van Alstyne's extraterritorial jurisdiction (ETJ).

c. Approve a preliminary plat for Georgetown Heights, Phase 2, being a 1.9-acre tract of land located at the terminus of San Carlos Drive.

Jim DuBois made a motion to approve the Consent Agenda, subject to staff recommendations. Dale De Mond seconded the motion. Motion Carried 5 - 0

4. PUBLIC HEARINGS/REGULAR AGENDA (NON-CONSENT)

d. Conduct a Public Hearing, consider, and make a recommendation to City Council regarding a request for a Specific Use Permit (SUP), to allow a changeable electronic message/reader board sign in the Central Business District (CBD), for First Christian Church, located on the northwest corner of Waco Street (SH 5) and W. Fulton Street.

Mr. Glushko provided an overview of the request, noting the Public Hearing Notice Reply Forms received regarding the request, with two (2) in support and one (1) in opposition to the request. Recommended approval, subject to City Council approval of a variance related to the request.

Jeff Gibbons (applicant) presented information regarding the request and a history of the project.

The Public Hearing was opened. There being no speakers, the Public Hearing was closed. The Commission generally discussed the sign and the associated illumination.

Mark McKinney made a motion to approve Item 4a., subject to staff recommendations. Matt Uppole seconded the motion. Motion Carried 5 - 0

- e. 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).

Mr. Glushko provided an overview of the request, noting a Public Hearing Notice Reply Form received in opposition to the request.

Bryan Clark (applicant) presented information regarding the proposed request.

The Public Hearing was opened, the following individuals spoke regarding the request:

D'Anna Cavender (resident) expressed concern regarding the lack of screening.

Alfred Loftice (resident) expressed concern regarding truck traffic related to the development.

Dottie Izzy (resident) inquired about access to the site.

Crystal Walker (resident) expressed concerns regarding screening and privacy.

The Public Hearing was closed.

The Commission generally discussed the pole sign, monument sign, screening wall, traffic access and circulation, landscaping, building size and orientation, drainage, lighting, and waste disposal.

Matthew Fusselman (applicant) provided information regarding the screening wall.

Craig Honeywell (applicant) provided information about the proposed pole sign, site lighting, drainage, and hazard material mitigation measures.

Len McManus provided information related to the adjacent creek.

Vice-Chairman DuBois moved to approve the request with certain stipulations; however, the motion was withdrawn.

Mark McKinney made a motion to table Item 4b. and continue the Public Hearing at the March 8, 2023, Planning & Zoning Commission meeting. Jim DuBois seconded the motion. Motion Carried 5 - 0

5. STAFF COMMENTS.

Discussed amendments to the Subdivision Ordinance regarding waivers, amendments to the Sign Ordinances regarding temporary development signs, and amendments to the Zoning Ordinance regarding Old Town Residential District Overlay lot sizes.

Discussed the roles and responsibilities of the Commission.

Received development update from Mr. Manus.

6. ADJOURNMENT.

The meeting was adjourned at 9:15 p.m.

John Spies, Chairman

Alex Glushko, Director of Development Services