

City of Van Alstyne

MINUTES

Planning & Zoning Commission Meeting

Grayson College South Campus, 1455 W Van Alstyne Pkwy

Wednesday, March 8, 2023

6:30 PM

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

Alternates present: Craig Page and Mike Malone

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. Approval of minutes from February 15, 2023 regular meeting.
- 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.
- 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.
- 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).

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

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).

Mr. Glushko provided an overview of the request, noting modifications that were made since the item was tabled at the previous Planning & Zoning Commission meeting.

Bryan Clark (applicant) presented information regarding the proposed development and modifications made since the previous meeting including screening, signage, access, and circulation.

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

Craig Page (resident) encouraged the City to establish a policy related to acts of nature and the effects on improvements, i.e. heavy winds knocking down fencing and/or screening.

The Public Hearing was closed.

The Commission generally discussed the vision of signage in Van Alstyne, including pole signs and monument signs, as well as the details of the proposed signage.

Craig Honeywell (applicant) generally discussed the proposed signage.

Jim DuBois made a motion to approve Item 4a., subject to, denial of the proposed pole sign; allowance of a second 14-foot monument sign along S. Henry Hynds Expy. (US 75); the proposed monument signs utilizing brick to match the main building; the proposed monument signs having a minimum 75-foot separation; and City Council approval of a development agreement. Mark McKinney seconded the motion. Motion Carried 5 - 0

b. Staff Comments.

Discussed the development process and received a development update.

5. ADJOURNMENT.

The meeting was adjourned at 7:37 p.m.

John Spies, Chairman

Alex Glushko, Director of Development Services