



AGENDA
Planning & Zoning Commission
Regular Meeting
City Hall, 152 N. Main Drive
Wednesday, May 17, 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 April 19, 2023 regular meeting.
 - b. Approve a final plat for Saddle Brook, Phase 5, being a 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).
 - c. Approve a final plat for Churchill, Phase 3A-1, being a 10.7-acre tract of land located north of CR 429, east of CR 830, in the City of Van Alstyne’s extraterritorial jurisdiction (ETJ).
 - d. Approve a final plat for the Torres Addition, being a 7.5-acre tract of land located on the south side of Knob Hill Road, east of Homer Smith Road, in the City of Van Alstyne’s extraterritorial jurisdiction (ETJ).
 - e. Approve a final plat for the Sterling Meadows Addition, being a 17.7-acre tract of land located on the southeast corner of Knob Hill Road and Old Highway 6, in the City of Van Alstyne’s extraterritorial jurisdiction (ETJ).
 - f. Approve a final plat for River Ranch, being a 37.7-acre tract of land located on the north side of Spence Road, west of Waco Street (SH5).
 - g. Approve a preliminary plat for Hidden Creek Estates, being a 42.4-acre tract of land located on the east side of Majors Road, north of FM 121, in the City of Van Alstyne’s extraterritorial jurisdiction (ETJ).
 - h. Approve a preliminary plat for Mantua Point, Phase 3A, being a 64.7-acre tract of land located on the northwest corner of Collin McKinney Parkway and Cartwright Road, in the City of Van Alstyne’s extraterritorial jurisdiction (ETJ).
4. PUBLIC HEARINGS/REGULAR AGENDA (NON-CONSENT)

- a. Consider and act upon a final plat for the CSWL Addition, and make a recommendation to City Council regarding a subdivision waiver for Elmont Storage regarding paving regulations, being a 12.9-acre tract of land located on the south side of FM 121, east of FM 3356, in the City of Van Alstyne’s extraterritorial jurisdiction (ETJ).
- b. Conduct a Public Hearing, consider, and make a recommendation to City Council regarding a request for a Specific Use Permit (SUP), to allow a church, rectory, or place of worship in a Single-Family Residential District-1 (SF-1), to allow for development of a fellowship hall at Fellowship Church of Van Alstyne, on 0.7 acres, located on the northwest corner of Marshall Drive and Dallas Avenue.
- c. Staff Comments.
Discuss recent actions taken by the City Council, Commissioner protocol, and receive a development update from City Engineer.

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 May 12, 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: