



**AGENDA**  
**Planning & Zoning Commission**  
**Regular Meeting**  
**Van Alstyne City Hall, 152 N Main Drive**  
**Wednesday, June 21, 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. Approve minutes from the May 17, 2023 regular meeting.
  - b. Approve a final plat for Churchill, Phase 3A-2, being a 14.2-acre tract of land located north of CR 429, east of CR 830, in the City of Van Alstyne’s extraterritorial jurisdiction (ETJ).
  - c. Approve a preliminary plat for Deer Crossing, Phases 2-4, being a 73.5-acre tract of land located on the northwest corner of Burke Road and Muncy Road, in the City of Van Alstyne’s extraterritorial jurisdiction (ETJ)
  - d. Approve a final 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).
  - e. Approve a final plat for the LeBleu Heights, being a 7.9-acre tract of land located on the southwest corner of Pitchfork Road, north of Knob Hill Road, in the City of Van Alstyne’s extraterritorial jurisdiction (ETJ).
  - f. Approve a preliminary plat for Oaklawn, being a 255.6-acre tract of land located on the north side of FM 3133, west of Jim Cannon Road, in the City of Van Alstyne’s extraterritorial jurisdiction (ETJ).
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 approximate 2.5-acre tract of land from Agricultural District (A), (subject to the associated voluntary annexation petition, A-23-002), to Commercial District-General (C-2), located on the north side of County Road 377, east of SH 5 (Waco Street).

- b. Conduct a Public Hearing, consider, and make a recommendation to City Council regarding a request for a Specific Use Permit (SUP), to allow for a child care center in a single-family residential district, in order to allow for a day care (Uptown Kids Childcare and Learning Center) to operate in an existing church facility (Van Alstyne Church of Christ), on approximately 2.4 acres, generally located on the southeast corner of Rigsby Street and Hopson Street.
  
- c. Receive presentation regarding a prospective development and related concepts, for property generally located at the southeast corner of FM 121 (Jefferson Street) and the future extension of Lincoln Park Road.
  
- d. Staff Comments.  
Discuss recent actions taken by the City Council.

5. ADJOURNMENT.

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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 June 16, 2023.

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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: