

**City of Van Alstyne**

**MINUTES**  
**Planning & Zoning Commission Meeting**  
City Hall, 152 N Main Drive

**Wednesday, April 19, 2023**  
**6:30 PM**

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

*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. Approval of minutes from March 8, 2023 regular meeting.
- b. Approve a final plat for the Waterby Farms Addition, being a 14.3-acre tract of land located on the northeast corner of Cold Springs Road and BH Cook Lane, in the City of Van Alstyne's extraterritorial jurisdiction (ETJ).
- c. Approve a final plat for the Complete Customs Addition, being a 5.2-acre tract of land located on the south side of FM 121, east of Eagle Point Road, in the City of Van Alstyne's extraterritorial jurisdiction (ETJ).
- d. Approve a preliminary plat for River Ranch, being an 53.0-acre tract of land located on the north side of Spence Road, west of Waco Street (SH5).

*Items 3b. and 3d. were pulled for discussion. Jim DuBois moved to approve the remaining items on the Consent Agenda, Items 3a. and 3c. The motion was seconded by Dale DeMond and passed unanimously.*

*Regarding Item 3b., the Commission noted concerns regarding the layout and flag lots and advised staff to research regulations related to minimum driveway standards. No action was taken on Item 3b. As such, the plat is approved per Section 212.009 of the Local Government Code.*

*Regarding Item 3d., Jim DuBois voiced concern regarding tree preservation efforts. Matt Uppole moved to approve Item 3d. The motion was seconded by Mark McKinney and passed*

*by a vote of 3-1-1, with Jim DuBois voting in opposition and Dale DeMond abstaining from the vote.*

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

- a. Consider and make a recommendation to City Council regarding a site plan for a storage yard (Techline), being a 3.7-acre tract of land located on the south side of Martin Duke Road, east of S. John Douglas Road.

*Alex Glushko provided an overview of the request and recommended approval.*

*James Wu (applicant) provided information about the development.*

*The Commission generally inquired about the adjacent properties, screening, environmental and soil testing.*

*Mark McKinney moved to approve Item 4a., subject to staff recommendations. The motion was seconded by Dale DeMond, and passed unanimously.*

- b. Staff Comments.

*Received a development update from City Engineer.*

**5. ADJOURNMENT.**

*The meeting was adjourned at 7:01 p.m.*

---

John Spies, Chairman

---

Alex Glushko, Director of Development Services