

CITY OF VAN ALSTYNE

MINUTES

Planning and Zoning Commission Meeting

Van Alstyne Community Center
262 N. Preston Ave

Wednesday, January 21, 2015

6:30 P.M.

Members present: Jim Atchison, Herb Reed and Jeff Webster.

Staff present: Frank Baker and Jennifer Gould.

1. Call to Order. *Jim Atchison called the meeting to order at 6:32pm.*

PUBLIC HEARINGS

2. None.

REGULAR AGENDA

3. Consider and take any action necessary regarding approval of minutes from the December 17, 2014 regular meeting. *Herb Reed made a motion to approve the minutes as presented. Jeff Webster seconded the motion and the motion passed unanimously.*
4. Consider and take any action necessary regarding approval of the site plan for the Driscoll Hill Subdivision which is 54.0 acres located approximately 1,500 linear feet east of the US HWY 75 and County Line Road intersection. *Len McManus advised that the development plan submitted is as per the plat approved in 2002. Discussion was held regarding the subdivisions connection to the minor collector, Caruth Drive. Josh Edge, Driscoll Hill engineer, presented the plan to the commission. Mr. Edge advised that the City engineer's comments were significant and his firm is working to correct all issues before the February 2015 City Council meeting. Mr. McManus advised that design differences exist however the lot and street configurations are the same as the 2002 plat. County Line Road improvements may be necessary and the developer is required to improve half of the roadway or escrow the funds for future improvement. Discussion was held regarding engineering comments and review of the presented construction plans. The developer advised that they are considering Beezer, Megatel, Dream Finder and Blackstone home builders. The homes will have an average value of \$250,000.00 and be between 1,800 and 3,000 square feet. The Commission recognized the plans as a work in progress. Jeff Webster made a motion to recommend City Council approve the plans contingent upon satisfying the City engineer's comments. Herb Reed seconded the motion and the motion passed unanimously.*
5. City Manager's Report. *Frank Baker advised the Commission that staff has received a petition for voluntary annexation and zoning of a 388 acre tract of land and provided an update on the Palladium Development.*

6. Adjournment. *Herb Reed made a motion to adjourn the meeting at 7:41pm. Jeff Webster seconded the motion and the motion passed unanimously.*

Jim Atchison, Chairman

ATTEST:

Jennifer Gould, City Clerk