

CITY OF VAN ALSTYNE

MINUTES

Planning and Zoning Commission Meeting

Van Alstyne EDC/ CDC Office
228 E. Marshall St.

Tuesday, May 6, 2014

6:30 P.M.

Members present: Jim Atchison, Jeff Webster and David Barr.

Staff present: Jennifer Gould.

1. Call to Order. Jim Atchison called the meeting to order at 6:30pm.

PUBLIC HEARINGS.

2. Conduct a Public Hearing regarding a request by the City of Van Alstyne to amend Ordinance No. 538 (adopted in 2003) Planned Development District No. 3 that zoned property situated in the County of Grayson, State of Texas, and being a part of the Ashley McKinney Survey, Abstract No. 851, and being approximately 126.32 acres and described as 3 Tracts in Ordinance No. 538; being commonly known as Georgetown Heights, Georgetown Meadows and Georgetown Trails and being more particularly known as all of that tract of land described as Tract One in a Warranty Deed from John K. Hynds to Hynds Acres, Ltd. as recorded in Volume 3006, Page 863 of the Deed Records of Grayson County, Texas and being part of that tract of land described as Tract Two in the above cited Warranty Deed recorded in Volume 3006, Page 863 of the Deed Records of Grayson County, Texas, and being part of that tract of land described in a Warranty Deed from Linda Cullum Griffin, et al to Van Alstyne Partners, Ltd. as recorded in Volume 2558, Page 316 of the Deed Records of Grayson County, Texas to amend the fencing requirements within the zoning classification of Planned Development District No. 3 as established by Ordinance No. 538. Jim Atchison opened the Public Hearing at 6:32pm. Jennifer Gould described the changes requested by City Council. There being no public comments the hearing was closed at 6:36pm.

REGULAR AGENDA.

3. Consider and take any action necessary regarding approval of the February 10, 2014 meeting minutes. David Barr 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 a request by the owner/agent to plat the Clark Addition being 3.995 acres in the N.H. Haney Survey, Abstract No. 431, Collin County, Texas. Len McManus, the City's contract engineer described the plat advising that the requestor is dividing the lot into two parts. A sixty foot right-of-way will also be dedicated. Sam Luscombe, the requestor's engineer, identified a typo in that the acreage should be listed as 9.33 rather than 3.995. Mr. McManus advised that all comments have

been addressed to satisfaction. Jeff Webster made a motion to recommend approval of the plat. David Barr seconded the motion and the motion passed unanimously.

5. Consider and take any action necessary regarding a request by the owner/agent to plat Georgetown Meadows, Phase II. Len McManus advised that no action is required however it is most desirable to make a public record of receipt of the engineering plans that are received to build the subdivision. Discussion was held regarding the number of lots, water and wastewater to tie in to existing mains, continuation of Dallas Avenue and curbing throughout the subdivision.
6. Consider and take any action necessary regarding a request by the City of Van Alstyne to amend Ordinance No. 538 (adopted in 2003) Planned Development District No. 3 that zoned property situated in the County of Grayson, State of Texas, and being a part of the Ashley McKinney Survey, Abstract No. 851, and being approximately 126.32 acres and described as 3 Tracts in Ordinance No. 538; being commonly known as Georgetown Heights, Georgetown Meadows and Georgetown Trails and being more particularly known as all of that tract of land described as Tract One in a Warranty Deed from John K. Hynds to Hynds Acres, Ltd. as recorded in Volume 3006, Page 863 of the Deed Records of Grayson County, Texas and being part of that tract of land described as Tract Two in the above cited Warranty Deed recorded in Volume 3006, Page 863 of the Deed Records of Grayson County, Texas, and being part of that tract of land described in a Warranty Deed from Linda Cullum Griffin, et al to Van Alstyne Partners, Ltd. as recorded in Volume 2558, Page 316 of the Deed Records of Grayson County, Texas to amend the fencing requirements within the zoning classification of Planned Development District No. 3 as established by Ordinance No. 538. Discussion was held regarding the proposed definition of a fence and the addition of the requirement to leave thirty six inches between parallel fences or fences alongside existing fences. It was determined that the definition provided identifies that a fence shall be between six feet and eight feet in height. It was determined that existing double fencing will be grandfathered and may remain in place. It was clarified that one may attach to the existing fence of a neighbor as long as they are not adding posts and with the neighbors consent. Discussion was held regarding the need for access to space between fences and it was suggested that a gate be required. David Barr made a motion to recommend approval of the proposed amending ordinance with the addition of "if a new fence is erected then an inward swinging gate with a minimum width of three feet, providing access to the space, shall be installed." Jeff Webster seconded the motion and the motion passed unanimously.
7. Adjournment. Jeff Webster made a motion to adjourn at 7:52pm. David Barr seconded the motion and the motion passed unanimously.

Jim Atchison, Chairman

ATTEST:

Jennifer Gould, City Clerk