

CITY OF VAN ALSTYNE

MINUTES

Planning and Zoning Commission Meeting

Van Alstyne Community Center
262 N. Preston Ave

**Wednesday, June 17, 2015
6:30 P.M.**

Members present: Jim Atchison, Bob Hendricks and Lesley Thorpe.

Staff present: Frank Baker and Jennifer Gould.

1. Call to Order. *Jim Atchison called the meeting to order at 6:48p.m.*

PUBLIC HEARINGS

2. Conduct a Public Hearing regarding a request by the owner/agent of 14.320 acres of the property described as being a part of the James McKinney Survey, Abstract No. 770, being a part of the 43.976 acre tract of land conveyed by Warranty Deed from Mont Hendricks, Joanne Davidchik and Sandra Watkins, to Felix Land Partners, L.P., on November 29, 2007, recorded in Volume 4367, Page 337, Official Public Records, Grayson County, Texas to rezone a portion of the property from the current zoning of SF – 1 (Single Family Residential District) to P.D. (Planned Development). The property described above is located on the north side of Blassingame Ave and South of Greywood Drive. *Jim Atchison opened the Public Hearing at 6:48p.m. Scott Johnson and Ryan Combs addressed the Commission regarding the proposed Planned Development with 132 units and 19 buildings. The primary building with three stories will have 60 units and an amenities center. There will be 18 quad cottages, 6ft wide walking paths, exercise stations, a pet park, 1.65 parking spaces per unit with 40 covered spaces and 6 garages. The northern end of the property will have a green screen and the remaining perimeter will have a 6 foot tall wrought iron fence. Jim Atchison asked the anticipated number of employees to which Scott Johnson answered eight, not including service staff. Julie Fort asked if the 40 covered parking spaces are included in the total proposed 1.65 spaces per unit or if they were in addition to which Ryan Combs specified that the 40 covered spaces are included in the 1.65 spaces per unit. Mrs. Fort clarified that 40 of the 1.65 spaces per unit are covered spaces wherein a fee will be due to utilize the spaces. This means they are not “free”. Bob Hendricks questioned the Fire Code compliance to which Frank Baker provided a response based on his conversations with the Fire Marshal. It was identified that road expansion/construction is not anticipated by Palladium USA but they are willing to deed to the City, land east of the site for future use. There being no further comment the hearing closed at 7:22p.m.*
3. Conduct a Public Hearing regarding recommendation of adoption of an Ordinance repealing Ordinance No. 389B, as amended April 16, 1998, July 13, 1999, August 31, 1999, and April 9, 2002, and adopting a new Subdivision Ordinance which includes, but is not limited to, General Provisions (including the adoption of a City Design Manual), Procedures for Plat Approval including administrative plats, preliminary plats, final plats, replats, miscellaneous plats and abandonments and planned development districts, Design and Construction Standards, Apportionment and Legal Provisions including Penalty, Severability and Repealing clauses and an Effective Date. *Jim Atchison opened the Public Hearing at 7:22p.m. There being no public comment the hearing was closed at 7:23p.m.*

REGULAR AGENDA

4. Consider and take any action necessary regarding approval of minutes from the April 15, 2015 regular meeting. *Bob Hendricks made a motion to approve the minutes as presented. Lesley Thorpe seconded the motion and the motion passed unanimously.*
5. Consider and take any action necessary regarding issuing a recommendation of appointment to Planning and Zoning Commission Place 3. *Jennifer Gould advised the Commission that Ken Bruce would like to serve on the Commission as he had served in the same capacity in Fairview for a number of year; however Mr. Bruce was not able to attend the meeting and asked that consideration be tabled until he is able to introduce himself. Jim Atchison made a motion to table the item until the applicant is able to attend the meeting per his request. Bob Hendricks seconded the motion and the motion passed unanimously.*
6. Consider and take any action necessary regarding a recommendation of adoption of an Ordinance repealing Ordinance No. 389B, as amended April 16, 1998, July 13, 1999, August 31, 1999, and April 9, 2002, and adopting a new Subdivision Ordinance which includes, but is not limited to, General Provisions (including the adoption of a City Design Manual), Procedures for Plat Approval including administrative plats, preliminary plats, final plats, replats, miscellaneous plats and abandonments and planned development districts, Design and Construction Standards, Apportionment and Legal Provisions including Penalty, Severability and Repealing clauses and an Effective Date. *Discussion was held regarding the proposed ordinance. Frank Baker advised the Commission that their review and notes, questions and recommendations are needed. Bob Hendricks made a motion to take no action and send any review comments to Mr. Baker via e-mail. Lesley Thorpe seconded the motion and the motion passed unanimously.*
7. Consider and take any action necessary regarding a request by the owner/agent of 14.320 acres of the property described as being a part of the James McKinney Survey, Abstract No. 770, being a part of the 43.976 acre tract of land conveyed by Warranty Deed from Mont Hendricks, Joanne Davidchik and Sandra Watkins, to Felix Land Partners, L.P., on November 29, 2007, recorded in Volume 4367, Page 337, Official Public Records, Grayson County, Texas to rezone a portion of the property from the current zoning of SF – 1 (Single Family Residential District) to P.D. (Planned Development). The property described above is located on the north side of Blassingame Ave and South of Greywood Drive. *Julie Fort suggested a brief executive session under the Texas Government Code section 551.071 for consultation with the City Attorney. The Commission convened into executive session at 7:28p.m. The Commission reconvened into open session at 8:09p.m. Discussion was held in open session about the ordinance proposed. Bob Hendricks asked what the plan is for exterior upkeep to which Scott Johnson advised that the exterior (stucco) will be painted every 6 or 7 years but the patios and balcony metals are painted as residents move in and out. Mr. Hendricks asked if Palladium USA would be willing to put this in writing to which Mr. Johnson answered no, because it varies. Discussion was held regarding the pool size. Mr. Atchison suggested adding a minimum number of gallons to the ordinance. Mr. Johnson suggested holding off on that so he can provide an accurate number of gallons. Mr. Hendricks asked for more details on the amenities center such as the number and type of exercise equipment to which Mr. Johnson advised that he did not want to be tied to anything as they change out equipment. Discussion was held regarding ordinance attachments. It was determined that the site plan and building elevations from all sides should be included. Bob Hendricks made a motion to recommend approval with the amendments, additions and attachments discussed. Lesley Thorpe seconded the motion and the motion passed unanimously.*

8. City Manager's Report. *Frank Baker updated the Commission on Golden Chick construction advising that the forms are not meeting design standards and staff is meeting with them regarding remedies*
9. Adjournment. *Bob Hendricks made a motion to adjourn at 9:09p.m. Lesley Thorpe seconded the motion and the motion passed unanimously.*

Jim Atchison, Chairman

ATTEST:

Jennifer Gould, City Clerk