Planning & Zoning Commission Meeting Agenda

Tuesday, October 20, 2026 6:30 PM
(or immediately following the preceding
Planning & Zoning Commission Work Session)
Van Alstyne City Hall, 152 N Main Drive

- *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.*
- *Persons with disabilities who plan to attend this meeting and who may need assistance should contact City Hall at (903) 482-5426 at least 48 hours prior to the meeting so that appropriate arrangements can be made.*
- *All persons attending shall abide by the City of Van Alstyne Public Meeting Rules of Citizen and Visitor Decorum adopted by Resolution No. 02-2010-01.*

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. Approval of minutes from the August 18, 2026, September 2, 2026, and September 22, 2026, meetings of the Planning & Zoning Commission.
   AG Communication-26-221 - Pdf

   b. Approve a final plat for the Yowell Addition, being a 4.0-acre tract of land located on the north side of Durning Road, west of FM 3356, in the City of Van Alstyne's extraterritorial jurisdiction (ETJ), subject to conditions.
   AG Communication-26-219 - Pdf

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

   a. Conduct a Public Hearing, consider, and act upon a replat of Hudson Estates, being a 3.1-acre tract of land located on the east side of CR 830, north of Winding Creek Lane, in the City of Van Alstyne's extraterritorial jurisdiction (ETJ), subject to conditions.
   AG Communication-26-218 - Pdf

   b. Conduct a Public Hearing, consider, and make a recommendation to City Council regarding an amendment to the City of Van Alstyne's Code of Ordinance, Section 46-201. - Planning and zoning commission, generally regarding organization, appointment, and membership of the Commission.
   AG Communication-26-220 - Pdf

5. COMMISSION AND STAFF COMMENTS
Including upcoming meeting schedule, action taken by the City Council, general announcements, and/or to provide directive to City staff.

6. ADJOURNMENT.

I, the undersigned authority, do hereby certify that this meeting notice was posted at Van Alstyne City Hall, located at 144 N. Main Dr., Van Alstyne, TX 75495, a place convenient and readily accessible to the general public at all times, and said notice remained so posted in accordance with TexasGovernment Code Ch. 551.

_____

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:

§ 551.071 - Private consultation with the attorney for the City regarding any item on this agenda.

§ 551.072 - Discussing purchase, exchange, lease or value of real property.

§ 551.074 - Discussing personnel or to hear complaints against personnel

AGENDA COMMUNICATION

Meeting Date: October 20, 2026

Staff Contact: Alex Glushko, Director of Development Services

Department: Development Services

Subject: **Approval of minutes from the August 18, 2026, September 2, 2026, and September 22, 2026, meetings of the Planning & Zoning Commission.**

Attachments:

081826 PZ Minutes
090226 PZ Minutes
092226 PZ Minutes

Planning & Zoning Commission Meeting Minutes

Tuesday, August 18, 2026 6:30 PM Van Alstyne City Hall, 152 N Main Drive

Members Present: Jim DuBois, Mike Malone, Matt Uppole, Mark McKinney and Jonathan Yates

Alternates Present: Craig Page

Members Absent: John Spies

Staff Present: Alex Glushko and Mike Shaw

1. CALL TO ORDER

   The Vice-Chairman called the meeting to order at 6:30 PM

2. CITIZENS COMMUNICATIONS

   None

3. PUBLIC HEARINGS/REGULAR AGENDA (NON-CONSENT)

   a. Consider and act upon minutes from the July 21, 2026, Regular Meeting, and the August 7, 2026, Work Session, of the Planning & Zoning Commission.

      Matt Uppole made a motion to approve Item 3.a. The motion was seconded by Mark McKinney and passed unanimously.

   b. Consider and act upon a plat for the J. Kinkaid Addition, being a 0.4-acre tract of land located on the northwest corner of N. Dallas Avenue and Texana Street, subject to conditions.

      Alex Glushko provided an overview of the request.
      The public hearing was opened at 6:34 PM.
      Crystal DeBacker (representative) provided information regarding the request.
      The Commission discussed obsolete zoning districts and non-conforming uses and structures.
      The public hearing was closed at 6:35 PM.
      Mark McKinney made a motion to approve Item 3.b., subject to conditions. The motion was seconded by Mike Malone and passed unanimously.

   c. Consider and act upon a plat for 1st Quick Check Addition, being a 1.5-acre tract of land located on the northeast corner of Waco Street and Van Alstyne Parkway, subject to conditions.

      Alex Glushko provided an overview of the request.
      The public hearing was opened at 6:41 PM.
      Roger Brown (representative) provided information regarding the request.
      The Commission discussed the request.
      The public hearing was closed at 6:42 PM.
      Jonathan Yates made a motion to approve Item 3.c., subject to conditions. The motion was seconded by Mike Malone and passed unanimously.

d. Consider and act upon a plat for Cold Springs Industrial Park, Phase 2, being a 16.3-acre tract of land located on the east side of Industrial Parkway, north of CR 377, subject to conditions.

Alex Glushko provided an overview of the request.
The public hearing was opened at 6:46 PM.
There being no speakers, the public hearing was closed at 6:47 PM.
Mark McKinney made a motion to approve Item 3.d., subject to conditions. The motion was seconded by Matt Uppole and passed unanimously.

e. Consider and act upon a plat for the Grid Iron Addition, being an approximately 8.6-acre tract of land located on the northwest corner of Waco Street and Blassingame Avenue, subject to conditions.

Alex Glushko provided an overview of the request.
Matt Uppole made a motion to approve Item 3.e., subject to conditions. The motion was seconded by Mike Malone and passed unanimously.

f. Consider and act upon a plat for Kelly Lane Commercial Addition, being a 1.9-acre tract of land located on the west side of Kelly Lane, north of Panther Parkway, in the City of Van Alstyne's extraterritorial jurisdiction (ETJ), subject to conditions.

Alex Glushko provided an overview of the request.
The Commission discussed Kelly Lane improvements.
Mike Malone made a motion to approve Item 3.f., subject to conditions. The motion was seconded by Matt Uppole and passed unanimously.

g. Consider and make a recommendation to City Council regarding approval of a Site Plan for Texas Wealth Management, being a 1.2-acre tract of land located on the northwest corner of Texana Street and Longbow Street, subject to conditions.

Alex Glushko provided an overview of the request.
Jonathan Hake (engineer) provided information about the development.
Sarah Marshall (owner) provided information about the business and building.
The Commission discussed the development.
Matt Uppole made a motion to approve Item 3.g., subject to relocating the dumpster and enclosure to a more inconspicuous location. The motion was seconded by Mike Malone and passed unanimously.

h. Consider and act upon a plat for J. Umphress Center, Phase One, being a 1.2-acre tract of land located on the northwest corner of Texana Street and Longbow Street, subject to conditions.

Alex Glushko provided an overview of the request.
The public hearing was opened at 6:52 PM.
There being no speakers, the public hearing was closed at 6:53 PM.
Mark McKinney made a motion to approve Item 3.h., subject to conditions. The motion was seconded by Jonathan Yates and passed unanimously.

i. Receive presentations from Hayden Family Capital and Catalyst Commercial/Fraser Capital, regarding prospective developments, for properties respectively located in the following locations: east side of Old Highway 6 and Blythe Road; and the northwest corner of US 75 and Panther Parkway.

The Commission received presentations from Hayden Family Capital and Catalyst Commercial. No action was taken.

j. Receive and update regarding the Comp Plan 2035 Implementation Plan, including but not limited to various Zoning Ordinance amendments and related regulations.
The Commission received an update.

5. *COMMISSION AND STAFF COMMENTS.*
   None

6. ADJOURNMENT
   The meeting was adjourned at 7:45 PM

_____
John Spies, Chairman

_____
Alex Glushko, Director of Development Services

Planning & Zoning Commission Work Session Agenda

Wednesday, September 2, 2026 @ 5:30 PM

Van Alstyne Recreation Center, 588 W.A. Denton Drive

Members Present: John Spies, Jim DuBois, Mike Malone, Matt Uppole, Mark McKinney, and Craig Page

Members Absent: Jonathan Yates

Staff Present: Alex Glushko

1. CALL TO ORDER
   The Chairman called the meeting to order at 5:32 PM

2. REGULAR AGENDA

   a. Discuss the Comp Plan 2035 Implementation Plan, including but not limited to various Zoning Ordinance amendments and related regulations.
   The Commission and staff discussed the Comp Plan 2035 Implementation Plan, including various Zoning Ordinance amendments, including process, timeline, community engagements, and regulations relating to the historic district, corridor districts, land use, and area standards. No action was taken.

3. ADJOURNMENT
   The meeting was adjourned at 7:11 PM

_____
John Spies, Chairman

_____
Alex Glushko, Director of Development Services

Planning & Zoning Commission Meeting Agenda

Tuesday, September 22, 2026 6:30 PM Van Alstyne City Hall, 152 N Main Drive

Members Present: John Spies, Jim DuBois, Mike Malone, Mark McKinney, and Craig Page

Members Absent: Matt Uppole and Jonathan Yates

Staff Present: Alex Glushko and Mike Shaw

1. CALL TO ORDER
   The Chairman called the meeting to order at 6:30 PM

2. CITIZENS COMMUNICATIONS
   None

3. CONSENT AGENDA

   a. Approve minutes from the August 18, 2026, Regular Meeting of the Planning & Zoning Commission.

   Jim DuBois made a motion to table Item 3.a., per a staff request. The motion was seconded by Mike Malone and passed by a vote of 5-0.

   b. Approve a Final Plat for Block A, Lot 1, of the Detention Pond, being a 0.8-acre tract of land located on the northwest corner of Kelly Lane and S. Henry Hynds Expressway, in the City of Van Alstyne's extraterritorial jurisdiction (ETJ), subject to conditions.

   The Commission discussed the relationship between the detention pond lot and proposed Kelly Lane roadway improvements. Jim DuBois made a motion to approve Item 3.b., subject to review of associated civil engineering plans for the detention pond lot and proposed Kelly Lane roadway, and any modifications resulting from such review based on the correlation of the improvements. The motion was seconded by Mike Malone and passed unanimously.

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

   a. Receive presentation(s) regarding prospective development(s).

   The Commission received a presentation from Roger Boyd and Ram Peddineni regarding a prospective townhome development located along future Dumas Street. No action was taken.

   b. Receive and update regarding the Comp Plan 2035 Implementation Plan, including but not limited to various Zoning Ordinance amendments and related regulations.

   The Commission received an update regarding the Comp Plan 2035 Implementation Plan, including various Zoning Ordinance amendments, including process, timeline, community engagements. No action was taken.

5. *COMMISSION AND STAFF COMMENTS.*
   None

6. ADJOURNMENT
The meeting was adjourned at 8:05 PM

John Spies, Chairman

Alex Glushko, Director of Development Services

AGENDA COMMUNICATION

Meeting Date: October 20, 2026

Staff Contact: Alex Glushko, Director of Development Services

Department: Development Services

Subject: **Approve a final plat for the Yowell Addition, being a 4.0-acre tract of land located on the north side of Durning Road, west of FM 3356, in the City of Van Alstyne's extraterritorial jurisdiction (ETJ), subject to conditions.**

Background Information:

The final plat lays one (1) residential lot on 4.0 acres and dedications right-of-way for Durning Road. The property is located in the extraterritorial jurisdiction (ETJ). The final plat meets the requirements of the Subdivision Ordinance, but is subject to final review by Collin County.

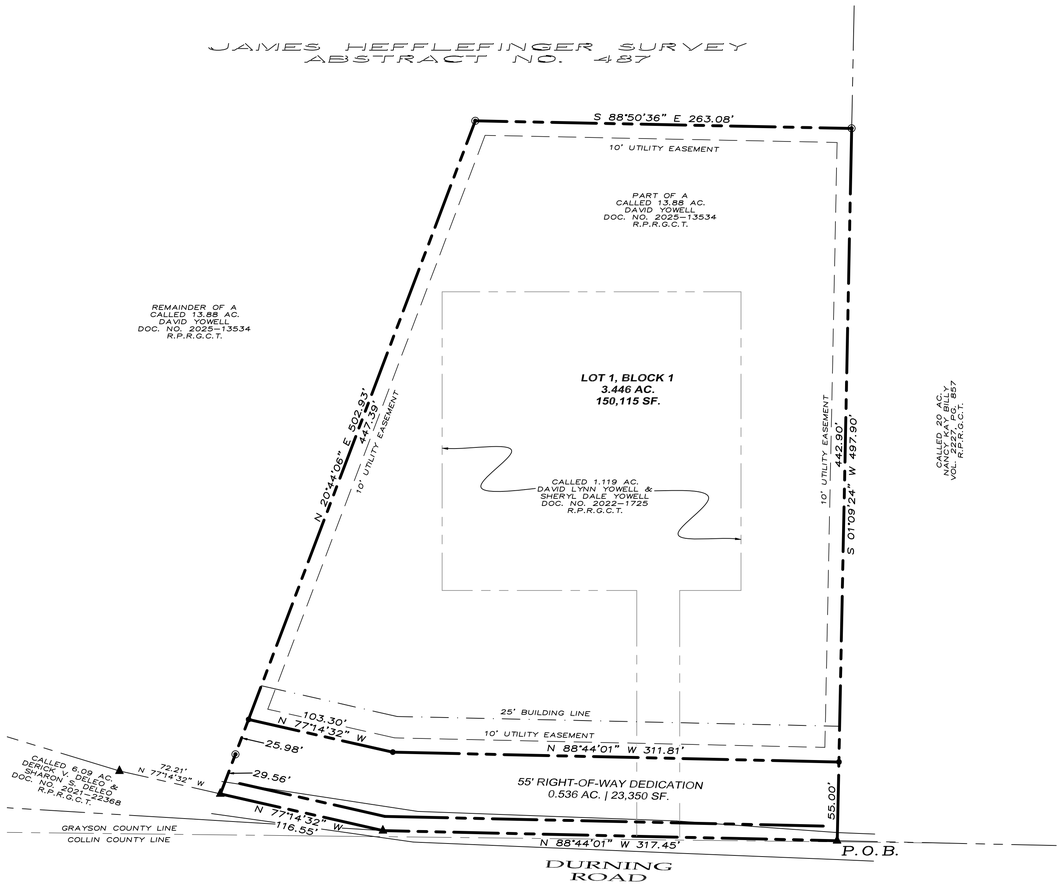
Recommendation(s):

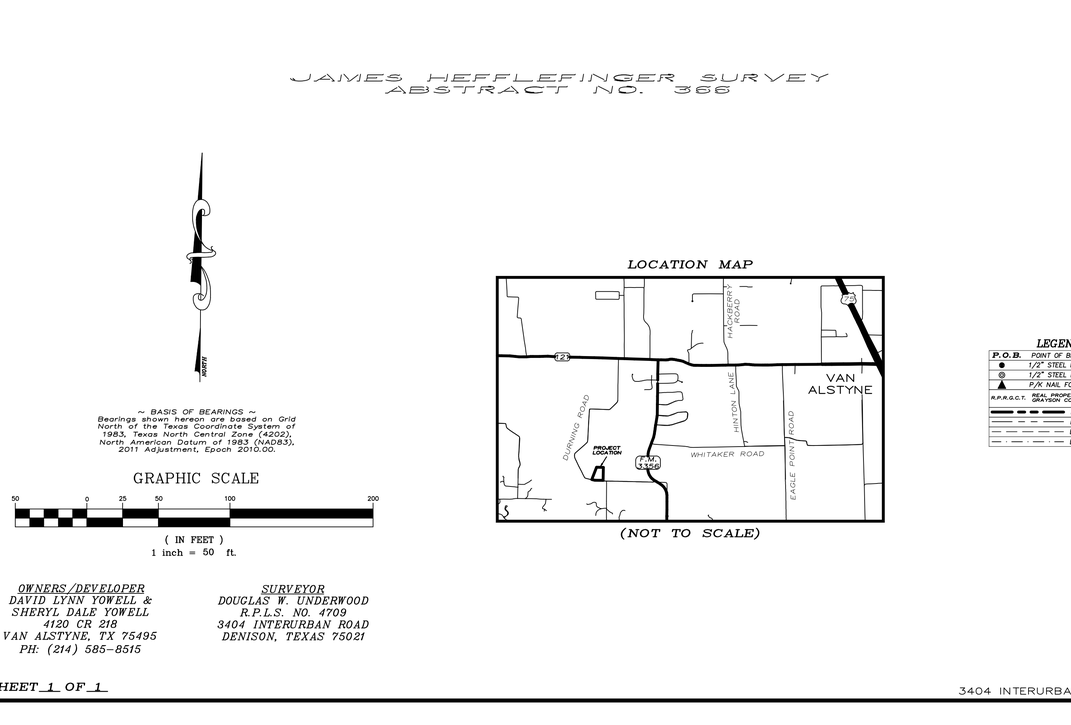
Staff recommends approval of the plat subject to approval by Collin County, as applicable.

Attachments:

26090837 PLAT

JOB NO. 26090837
DFT: BH





~ BASIS OF BEARINGS ~
Bearings shown hereon are based on Grid North of the Texas Coordinate System of 1983, Texas North Central Zone (4202), North American Datum of 1983 (NAD83), 2011 Adjustment, Epoch 2010.00.

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

LOCATION MAP

(NOT TO SCALE)

LEGEND

P.O.B.	POINT OF BEGINNING
●	1/2" STEEL ROD SET
⊙	1/2" STEEL ROD FOUND
▲	P/K NAIL FOUND
R.P.R.G.C.T.	REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS
	BOUNDARY LINE
	PROPERTY LINE
	EASEMENT LINE
	BUILDING LINE

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of James Hefflefinger Survey, Abstract No. 487, and being part of a called 13.88 acre tract of land described in the deed to David Yowell, recorded in Document No. 2025-13534, Real Property Records, Grayson County, Texas, and all of a called 1.119 acre tract of land described in the deed to David Lynn Yowell and Sheryl Dale Yowell, recorded in Document No. 2022-1725, said Real Property Records, and being described by metes and bounds as follows:

Beginning at a P/K nail for the southeast corner of said 13.88 acre tract, common to the southwest corner of a called 20 acre tract of land described in the deed to Nancy Kay Billy, recorded in Volume 2227, Page 857, said Real Property Records, and in Durning Road;

Thence North 88°44'01" West, with the southerly line of said 13.88 acre tract, and with the southerly line of aforesaid 1.119 acre tract, and in said Durning Road, a distance of 317.45 feet to a found P/K nail;

Thence North 77°14'32" West, continuing with the southerly line of said 13.88 acre tract, a distance of 116.55 feet to a found P/K nail for the southwest corner of the herein described tract of land;

Thence North 20°44'06" East, crossing said 13.88 acre tract, passing en route at a distance of 29.56 feet a found 1/2" steel rod (ROOME), and continuing on said course a total distance of 502.93 feet to a found 1/2" steel rod (ROOME) for the northwest corner of the herein described tract of land;

Thence South 88°50'36" East, continuing across said 13.88 acre tract, a distance of 263.08 feet to a found 1/2" steel rod (ROOME) for the northeast corner of the herein described tract of land, and on the easterly line of said 13.88 acre tract, and on the westerly line of aforesaid 20 acre tract;

Thence South 01°09'24" West, with the easterly line of said 13.88 acre tract, and with the westerly line of said 20 acre tract, a distance of 497.90 feet to the Point of Beginning and containing 3.982 acres of land, more or less.

CITY ACCEPTANCE

On the ____day of _____, 20____, this plat was duly approved by the Planning & Zoning Commission of the City of Van Alstyne.

Signed: _____ Attest: _____
Chairman
Planning and Zoning Commission
City Clerk

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

That I, Douglas W. Underwood, Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments thereon where properly placed, under my personal supervision, in accordance with the subdivision regulations of the City of Van Alstyne, Texas.

_____ _____
Douglas W. Underwood Date
Registered Professional
Land Surveyor, No. 4709

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED, VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

OWNERS DEDICATION

STATE OF TEXAS
COUNTY OF GRAYSON

THAT DAVID LYNN YOWELL & SHERYL DALE YOWELL ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS YOWELL ADDITION, AN ADDITION TO THE CITY OF VAN ALSTYNE, TEXAS AND DOES HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER, THE STREETS, ALLEYS, AND PUBLIC USE AREAS SHOWN HEREON, AND DOES HEREBY DEDICATE THE EASEMENTS SHOWN ON THE PLAT FOR THE PURPOSES INDICATED TO THE PUBLIC USE FOREVER, SAID DEDICATIONS BEING FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES EXCEPT AS SHOWN HEREIN. NO BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE EASEMENTS ON SAID PLAT. UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO A PARTICULAR UTILITY OR UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND CITY OF VAN ALSTYNE'S USE THEREOF. THE CITY OF VAN ALSTYNE AND ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON ANY OF THESE EASEMENTS AND THE CITY OF VAN ALSTYNE ON ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS AND EGRESS TO AND FROM AND UPON ANY OF SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEM WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. DAVID LYNN YOWELL & SHERYL DALE YOWELL DOES HEREBY BIND ITSELF, ITS SUCCESSORS AND ASSIGNS TO FOREVER WARRANT AND DEFEND ALL AND SINGULAR THE ABOVE DESCRIBED STREETS, ALLEYS, EASEMENTS, AND RIGHTS UNTO THE PUBLIC AGAINST EVERY PERSON WHOMSOEVER LAWFULLY CLAIMING OR TO CLAIM THE SAME OR ANY PART THEREOF. THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF VAN ALSTYNE.

WITNESS MY HAND this _____ day of _____, 2026.

_____
DAVID LYNN YOWELL

_____
SHERYL DALE YOWELL

STATE OF TEXAS
COUNTY OF GRAYSON

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared DAVID LYNN YOWELL, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this___day of_____, 2026.

_____
Notary Public in and for
the State of Texas

STATE OF TEXAS
COUNTY OF GRAYSON

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared SHERYL DALE YOWELL, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this___day of_____, 2026.

_____
Notary Public in and for
the State of Texas

~ GENERAL NOTES ~

1. BLOCKING THE FLOW OF WATER OR CONSTRUCTION OF IMPROVEMENTS IN DRAINAGE EASEMENTS, FILLING OR OBSTRUCTION OF THE FLOODWAY, INTERFERING WITH A DRAINAGE PATTERN OR NATURAL FLOW OF SURFACE WATER IS PROHIBITED.
2. THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THE ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE COURSES ALONG OR ACROSS SAID LOTS.
3. GRAYSON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID DRAINAGE WAYS OR THE CONTROL OF EROSION.
4. GRAYSON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OF LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOODING CONDITIONS.
5. THE OWNER AGREES TO COMPLY WITH ALL STATE OR FEDERAL REGULATIONS RELATING TO SUBDIVISIONS OF THIS TYPE.
6. THERE WILL BE NO LOT SALES UNTIL THE PLAT HAS BEEN APPROVED BY GRAYSON COUNTY AND FILED IN GRAYSON COUNTY PLAT RECORDS.
7. ELECTRIC SERVICE WILL BE PROVIDED BY GCEC.
8. ALL LOTS WILL REQUIRE A SITE SPECIFIC ON-SITE SEWAGE FACILITY APPROVED BY GRAYSON COUNTY.
9. WATER WILL BE PROVIDED BY MUSTANG SUD.
10. LAND WILL BE USED FOR RESIDENTIAL USE.
11. ROADS TO BE MAINTAINED BY GRAYSON COUNTY SUBJECT TO SEPARATE ACTION TO ACCEPT MAINTENANCE BY THE COMMISSIONERS COURT.
12. A FLOODPLAIN DEVELOPMENT PERMIT WILL BE REQUIRED FROM GRAYSON COUNTY FOR ANY CONSTRUCTION IN THE FLOODPLAIN.
13. THE SUBJECT TRACT LIES WITHIN ZONE "X" (AREAS OUTSIDE THE 100 YEAR FLOOD PLAIN) ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 48181C 0525 F AND 48085C 0045 J, EFFECTIVE DATES 9/29/2010 AND 6/2/09.
14. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDINGS OF UTILITIES AND BUILDING PERMITS.

FINAL PLAT
YOWELL ADDITION

AN ADDITION TO THE ETJ OF THE
CITY OF VAN ALSTYNE
GRAYSON COUNTY, TEXAS
BEING PART OF A CALLED 13.88 ACRE TRACT
OF LAND RECORDED IN
DOC. NO. 2025-13534, R.P.R.G.C.T.
AND ALL OF A CALLED 1.119 ACRE TRACT
OF LAND RECORDED IN
DOC. NO. 2022-1725
IN THE JAMES HEFFLEFINGER SURVEY
ABSTRACT NO. 487
BEING A TOTAL OF 3.982 ACRES

09-21-2026

OWNERS/DEVELOPER
DAVID LYNN YOWELL &
SHERYL DALE YOWELL
4120 CR 218
VAN ALSTYNE, TX 75495
PH: (214) 585-8515

SURVEYOR
DOUGLAS W. UNDERWOOD
R.P.L.S. NO. 4709
3404 INTERURBAN ROAD
DENISON, TEXAS 75021

UNDERWOOD
DRAFTING & SURVEYING
3404 INTERURBAN ROAD DENISON, TEXAS 75021 (903)465-2151

AGENDA COMMUNICATION

Meeting Date: October 20, 2026

Staff Contact: Alex Glushko, Director of Development Services

Department: Development Services

Subject: **Conduct a Public Hearing, consider, and act upon a replat of Hudson Estates, being a 3.1-acre tract of land located on the east side of CR 830, north of Winding Creek Lane, in the City of Van Alstyne's extraterritorial jurisdiction (ETJ), subject to conditions.**

Background Information:

The subject plat is a replat. Section 38-181. - Special provisions. (a) of the Subdivision Ordinance requires a Public Hearing to be held.

The proposed final plat lays four (4) lots on 3.1-acres and dedicates easements for development. The property is located in the extraterritorial jurisdiction (ETJ). The replat meets the requirements of the Subdivision Ordinance, but is subject to final review by engineering and Collin County.

Recommendation(s):

Staff recommends a Public Hearing be held, and the Commission approve the plat subject to approval of engineering plans by the city, and approval by Collin County, as applicable.

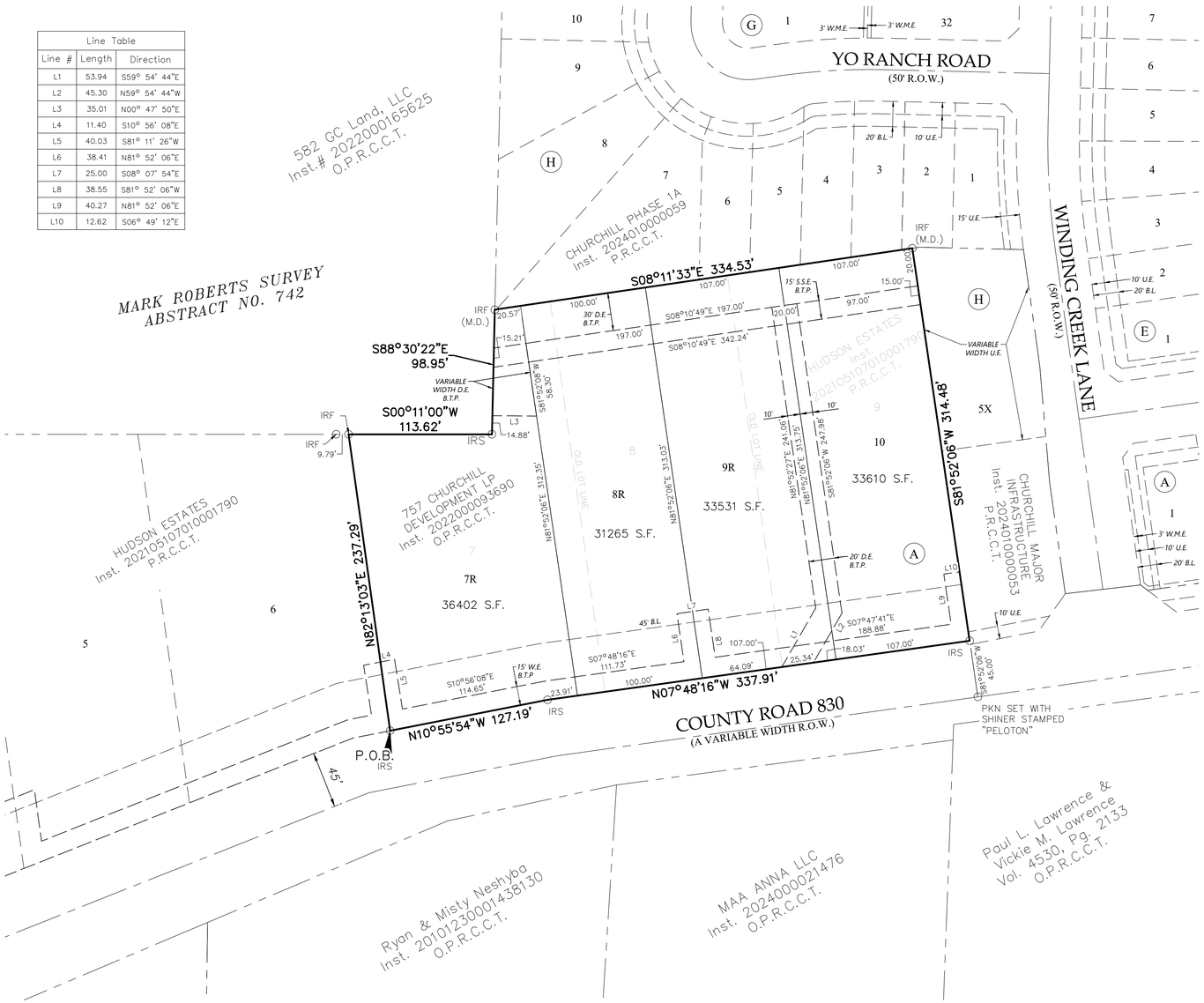
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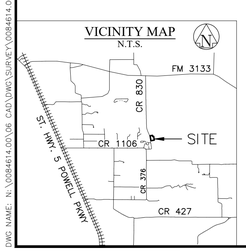
2026-09-21_0084614.00_Replat

TBPELS Firm Reg. No. 10194468

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Line Table		
Line #	Length	Direction
L1	53.94	S59° 54' 44"E
L2	45.30	N59° 54' 44"W
L3	35.01	N00° 47' 50"E
L4	11.40	S10° 56' 08"E
L5	40.03	S81° 11' 26"W
L6	38.41	N81° 52' 06"E
L7	25.00	S08° 07' 54"E
L8	38.55	S81° 52' 06"W
L9	40.27	N81° 52' 06"E
L10	12.62	S06° 49' 12"E





LEGEND

PKN	PK NAIL
(M.D.)	MONUMENT OF RECORD DIGNITY
R.O.W.	RIGHT-OF-WAY
B.L.	BUILDING LINE
D.E.	DRAINAGE EASEMENT
U.L.	UTILITY EASEMENT
W.E.	WATER EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
IRF	5/8" IRON ROD FOUND STAMPED "PELOTON"
IRS	1/2" IRON ROD SET STAMPED "WESTWOOD PS"
ESMT.	EASEMENT
W.M.E.	WALL MAINTENANCE EASEMENT
TYP.	TYPICAL
P.R.C.C.T.	PLAT RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
B.T.P.	BY THIS PLAT

CITY SIGNATURE BLOCK

ON THE _____ DAY OF _____, 20_____, THIS PLAT WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF VAN ALSTYNE.

SIGNED: _____ ATTEST: _____

CITY MANAGER CITY CLERK

UTILITY CERTIFICATION

THIS PLAT CORRECTLY PRESENTS THE REQUIRED EASEMENTS FOR THIS DEVELOPMENT.

ATMOS GAS _____ NAME/TITLE

ONCOR ELECTRIC DELIVERY _____ NAME/TITLE

GRAYSON-COLLIN ELECTRIC COOPERATIVE _____ NAME/TITLE

SOUTH GRAYSON WATER SUPPLY _____ NAME/TITLE

NOTES

1. SELLING OFF A PORTION OF THIS ADDITION BY METES AND BOUNDS DESCRIPTION, WITHOUT A REPLAT BEING APPROVED BY THE CITY OF VAN ALSTYNE, IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
2. VISIBILITY NOTE. INTERSECTION VISIBILITY TRIANGLES SHALL BE SHOWN AND MAINTAINED IN ACCORDANCE WITH THE CITY DESIGN MANUAL.
3. ALL CORNERS SET ARE 1/2 INCH IRON RODS WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD" UNLESS OTHERWISE NOTED.
4. BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, NAD 83, ZONE 4202
5. THE APPROXIMATE 100 YEAR FLOOD PLAIN LINES SHOWN WAS DIGITIZED FROM FLOOD INSURANCE MAP NUMBER 48085C0120J, DATED JUNE 2, 2009. DOES NOT AFFECT.

STATE OF TEXAS
COUNTY OF COLLIN

BEING A 3.095 ACRE TRACT OF LAND SITUATED IN THE MARK R. ROBERTS SURVEY, ABSTRACT NO. 742, COLLIN COUNTY, TEXAS, AND BEING LOTS 7, 8, AND 9, BLOCK A, HUDSON ESTATES, AN ADDITION TO COLLIN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2021, PAGE 292, PLAT RECORDS, COLLIN COUNTY, TEXAS; SAID 3.095 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD PS" SET IN THE EAST LINE OF COUNTY ROAD NUMBER 830, FOR THE NORTHWEST CORNER OF LOT 7;

THENCE NORTH 82 DEGREES 13 MINUTES 03 SECONDS EAST, A DISTANCE OF 237.29 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PELOTON" FOUND FOR THE MOST NORTHERLY NORTHEAST CORNER OF LOT 7;

THENCE SOUTH 0 DEGREES 11 MINUTES 00 SECONDS WEST, A DISTANCE OF 113.62 FEET TO A 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD PS" SET FOR A NORTHEAST CORNER OF LOT 7;

THENCE SOUTH 88 DEGREES 30 MINUTES 22 SECONDS EAST, A DISTANCE OF 98.95 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PELOTON" FOUND FOR THE MOST EASTERLY NORTHEAST CORNER OF LOT 7;

THENCE SOUTH 8 DEGREES 11 MINUTES 33 SECONDS EAST, A DISTANCE OF 334.53 FEET ALONG THE EAST LINE OF LOTS 7, 8, AND 9, TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PELOTON" FOUND FOR THE SOUTHEAST CORNER OF LOT 9;

THENCE SOUTH 81 DEGREES 52 MINUTES 6 SECONDS WEST, A DISTANCE OF 314.48 FEET TO A 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD PS" SET FOR THE SOUTHWEST CORNER OF LOT 9, IN THE EAST LINE OF COUNTY ROAD NUMBER 830;

THENCE THE FOLLOWING COURSES AND DISTANCES ALONG THE WEST LINE OF LOTS 9, 8, AND 7, AND ALONG THE EAST LINE OF COUNTY ROAD NUMBER 830:

NORTH 7 DEGREES 48 MINUTES 16 SECONDS WEST, A DISTANCE OF 337.91 FEET TO A 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD PS" SET;

NORTH 10 DEGREES 55 MINUTES 54 SECONDS WEST, A DISTANCE OF 127.19 FEET TO THE POINT-OF-BEGINNING, CONTAINING 134,793 SQUARE FEET OR 3.094 ACRES OF LAND.

GRAPHIC SCALE IN FEET
0 25 50 100
1" = 50'

DEDICATION STATEMENT

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS;

THAT 757 CHURCHILL DEVELOPMENT, LP, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS HUDSON ESTATES, AN ADDITION TO THE CITY OF VAN ALSTYNE, TEXAS AND DOES HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER, THE STREETS, ALLEYS, AND PUBLIC USE AREAS SHOWN HEREON, AND DOES HEREBY DEDICATE THE EASEMENTS SHOWN ON THE PLAT FOR THE PURPOSES INDICATED TO THE PUBLIC USE FOREVER, SAID DEDICATIONS BEING FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES EXCEPT AS SHOWN HEREIN. NO BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE EASEMENTS ON SAID PLAT. UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO A PARTICULAR UTILITY OR UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND CITY OF VAN ALSTYNE AND ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON ANY OF THESE EASEMENTS AND THE CITY OF VAN ALSTYNE ON ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS AND EGRESS TO AND FROM AND UPON ANY OF SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEM WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. LG82 LP DOES HEREBY BIND ITSELF, ITS SUCCESSORS AND ASSIGNS TO FOREVER WARRANT AND DEFEND ALL AND SINGULAR THE ABOVE DESCRIBED STREETS, ALLEYS, EASEMENTS, AND RIGHTS UNTO THE PUBLIC AGAINST EVERY PERSON WHOMSOEVER LAWFULLY CLAIMING OR TO CLAIM THE SAME OR ANY PART THEREOF. THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF VAN ALSTYNE.

WITNESS MY HAND THIS_____ DAY OF_____, 20_____.

_____ _____
SIGNATURE OF OWNER POSITION OF CORPORATION (IF APPLICABLE)

_____ _____
NAME OF CORPORATION (IF APPLICABLE) LIEN HOLDER (IF APPLICABLE)

TO THE BEST OF MY KNOWLEDGE, THERE ARE NO LIENS AGAINST THIS PROPERTY.

_____
SIGNATURE OF OWNER

NOTARY CERTIFICATE

STATE OF _____

COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED AND AS THE ACT AND DEED THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20_____.

_____
NOTARY SIGNATURE

CERTIFICATION:

THAT I, JASON ARMSTRONG DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS "SET" WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF VAN ALSTYNE.

_____
JASON ARMSTRONG
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5557

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED JASON ARMSTRONG, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2026

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON:_____

THIS REPLAT IS PROVIDED TO DIVIDE LOTS 7,8,AND 9 INTO LOTS 7R, 8R, 9R, AND 10. UPON RECORDING , THIS REPLAT IS CONTROLLING OVER THE PREVIOUSLY RECORDED HUDSON ESTATES PLAT RECORDED IN THE OFFICIAL RECORDS OF COLLIN COUNTY ON FEBRUARY 06, 2026, AT INSTRUMENT NUMBER 2024010000059.

OWNER
757 CHURCHILL DEVELOPMENT LP
2727 ROUTH STREET
DALLAS, TEXAS 75201
214-455-8759

ENGINEER / SURVEYOR
WESTWOOD PROFESSIONAL SERVICES
11000 FRISCO STREET
SUITE 400
FRISCO, TX 75033
PHONE: 469-213-1800
TX FIRM NO 12207

A Replat of
Hudson Estates
Lots 7R, 8R, 9R, & 10
4 Residential Lots
3.095 Acres
Being a Revision of Lots 7, 8, and 9, Block A, Hudson Estates, According to the Plat Thereof Recorded in Volume 2021, Page 292, Plat Records of Collin County, Texas
Situated in the Mark Roberts Survey, Abstract Number 742
ETJ of Van Alystne, Collin County, Texas

Revisions:	

Job #:	0084614.00
Drawn By:	JRB
Checked By:	ARR
Date:	09.21.2026

Westwood
Phone (214) 473-4640
Toll Free (888) 937-5150
11000 Frisco Street, Suite 400
Frisco, TX 75033
westwoodps.com
Westwood Professional Services, Inc.
TBPE FIRM REGISTRATION F-11756
TBPELS FIRM REGISTRATION NO. 10194301

SHEET
1
OF 1 SHEETS

DWG NAME: N:\0084614.00\06 CAD\DWG\SURVEY\0084614.00_PA1.DWG PLOTTED BY: JACOB BLANKENSHIP 9/21/2026 2:35 PM 9/21/2026 2:35 PM

AGENDA COMMUNICATION

Meeting Date: October 20, 2026

Staff Contact: Alex Glushko, Director of Development Services

Department: Development Services

Subject: **Conduct a Public Hearing, consider, and make a recommendation to City Council regarding an amendment to the City of Van Alstyne's Code of Ordinance, Section 46-201. - Planning and zoning commission, generally regarding organization, appointment, and membership of the Commission.**

Background Information:

Staff recommends amending Section 46-201 to bring the Planning & Zoning Commission's membership structure and eligibility requirements in line with other City boards and commissions. The amendment would remove the two (2) alternate positions and set the Commission at seven (7) regular members. Every appointee would then hold full voting status at each meeting.

The amendment would also replace the extraterritorial jurisdiction (ETJ) residency standard with a requirement that members live within the city limits or within the boundaries of the Van Alstyne Independent School District. Since 2023, state law has let landowners leave a city's ETJ by petition, and the City cannot block those removals. As a result, the ETJ boundary can shift over time without any action by the City. A resident who qualifies at appointment could lose eligibility partway through a term because of a decision made by someone else. The VAISD boundary is more stable and easier to understand.

The current ordinance is attached for reference. Consider amending Section 46-201 amending the ordinance to make the Commission consist of seven (7) regular members, who reside within the City or VAISD.

Attachments:

Sec._46_201.___Planning_and_zoning_commission

Sec. 46-201. Planning and zoning commission

(a) *Organization and appointment.* There is hereby created a planning and zoning commission which shall be organized, appointed, and function as follows:

(1) *Membership.* The planning and zoning commission shall consist of five members and up to two alternate members who are residents of the city or its extraterritorial jurisdiction, except that a maximum of one member and one alternate member may reside outside of the city limits and outside of the extraterritorial jurisdiction of the city but must reside within the geographic boundary of the Van Alstyne Independent School District. Each member and each alternate member shall be appointed by the city council for a term of two years and may be removed by the city council at any time without cause. Appointees (both members and alternate members) shall fill positions which shall be designated by place numbers (e.g., place 1, place 2, alternate 1, alternate 2 etc.). Vacancies shall be filled for the unexpired term of any member whose place becomes vacant for any cause in the same manner as the original appointment was made. The two alternate members of the planning and zoning commission shall serve in the absence of one or more of the regular members when requested to do so by the chairman of the planning and zoning commission. In the event that only one alternate member is needed to serve during a meeting, alternate member 1 shall be asked to serve first. If alternate member 1 is not available or declines, then alternate member 2 will be asked to serve for that meeting.

(2) *Terms.* The terms of members filling places 1 and 3, shall expire September 30 every third year commencing in 2023, members filling places 2 and 4, shall expire September 30 every third year commencing in 2024, and members filling place 5 and alternate places 1 and 2, shall expire September 30 every third year commencing in 2022. Commissioners may be appointed for any number of terms by the city council. Newly appointed members and alternate members shall be installed at the first regular commission meeting after their appointment.

(3) *Organization.* The commission shall hold an organizational meeting in July of each year. The commission shall meet regularly and shall designate the time and place of its meetings. The commission shall adopt its own rules of procedure and keep a record of its proceedings consistent with the provisions of this chapter and the requirements of law. The planning and zoning commission shall elect a chairman and a vice chairman from its own membership at its annual organizational meeting. The vice chairman shall serve as chairman in the event that the chairman is absent.

(4) *Quorum and compensation.* A quorum for the conduct of business shall consist of three members or alternate members of the commission. The members shall serve without compensation, except for reimbursement of authorized expenses attendant to the performance of their duties.

(b) *Duties and authority.* The planning and zoning commission is hereby charged with the duty and invested with the authority to:

(1) Formulate and recommend to the city council for its adoption a city plan for the orderly growth and development of the city and its environs and annually recommend such changes in the plan as it finds will facilitate the movement of people and goods, and the health, recreation, safety, and general welfare of the citizens of the city.

(2) Formulate a zoning plan as may be deemed best to carry out the goals of the city plan; hold public hearings and make recommendations to the city council relating to the creation, amendment, and implementation of city zoning regulations and districts as authorized under state law.

(3) Exercise all powers of a commission as to approval or disapproval of plans, plats, or replats as authorized under state law.

(4) Study and recommend the location, extension, and planning of public rights-of-way, parks, or other public places, and on the vacating or closing of same.

(5) Study and make recommendations regarding the general design and location of public buildings, bridges, viaducts, street fixtures, and other structures and appurtenances.

(6) Initiate, in the name of the city, proposals for the opening, vacating, or closing of public rights-of-way, parks, or other public places and for the change of zoning district boundaries on an area-wide basis.

(7) Formulate and recommend to the city council for its adoption policies and regulations consistent with the adopted city plan governing the location or operation of utilities, public facilities, and services owned or under the control of the city.

(8) Submit each June a progress report to the city council summarizing its activities for the past year and a proposed work program for the coming year.

(Ord. No.907, § 3, 6-8-2021;Ord. No. 951, § 3, 6-14-2022)