Planning & Zoning Commission Meeting Agenda

Tuesday, September 22, 2026 6:30 PM 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. Approve minutes from the August 18, 2026, Regular Meeting of the Planning & Zoning Commission. **(ITEM TO BE TABLED)**

   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.
   AG Communication-26-214 - Pdf

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

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

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

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: September 22, 2026

Staff Contact: Alex Glushko, Director of Development Services

Department: Development Services

Subject: **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.**

Background Information:

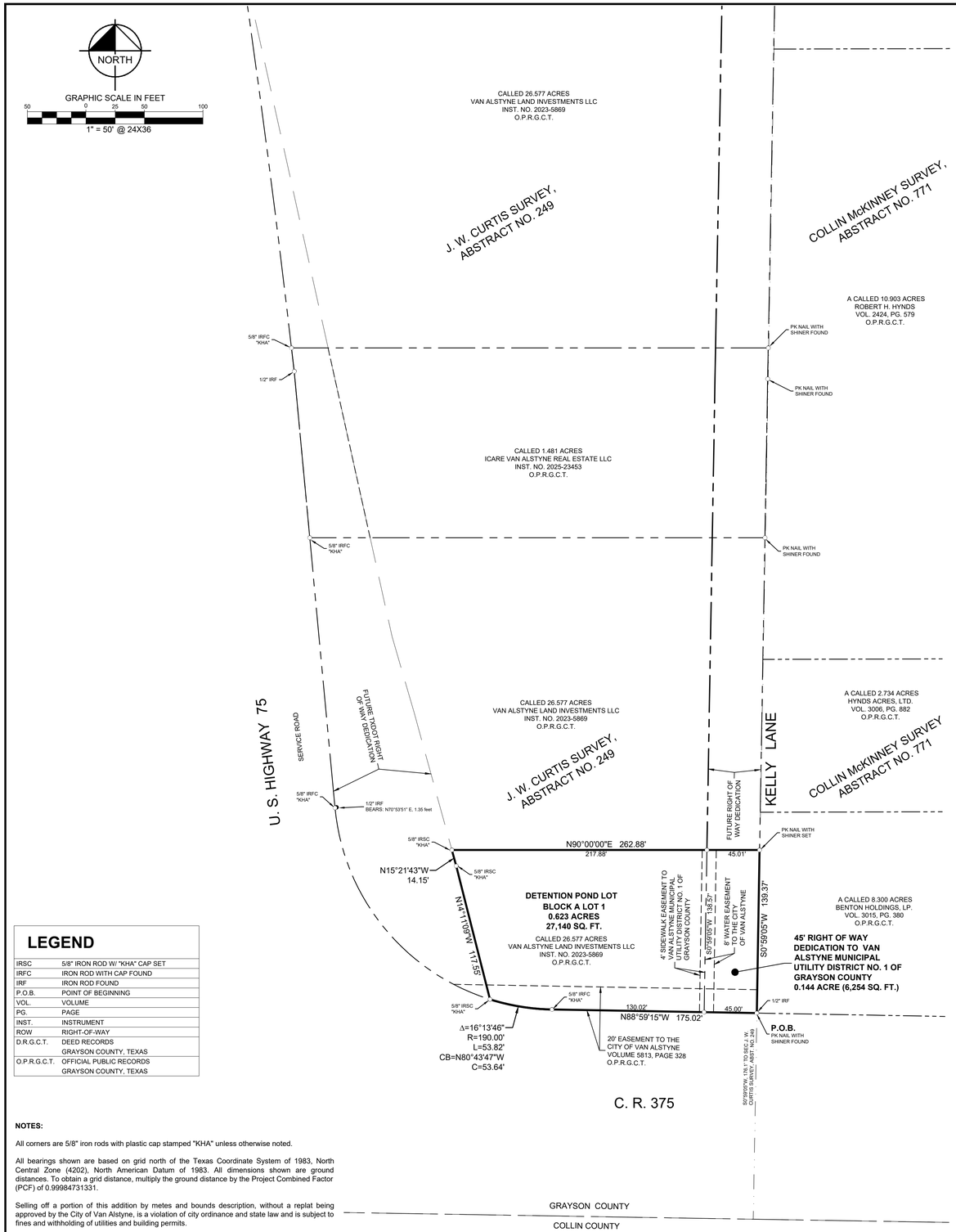
The proposed final plat lays out one (1) lot for a detention pond to accommodate commercial development in Mantua. The property is located in a Municipal Utility District (MUD). The plat includes the required 45-foot right-of-way dedication to the MUD for the west half of Kelly Lane.

Recommendation(s):

Staff recommends approval of the final plat.

Attachments:

068300600 Detention Pond FP



LEGEND

IRSC	5/8" IRON ROD W/ "KHA" CAP SET
IRFC	IRON ROD WITH CAP FOUND
IRF	IRON ROD FOUND
P.O.B.	POINT OF BEGINNING
VOL.	VOLUME
PG.	PAGE
INST.	INSTRUMENT
ROW	RIGHT-OF-WAY
D.R.G.C.T.	DEED RECORDS GRAYSON COUNTY, TEXAS
O.P.R.G.C.T.	OFFICIAL PUBLIC RECORDS GRAYSON COUNTY, TEXAS

NOTES:

All corners are 5/8" iron rods with plastic cap stamped "KHA" unless otherwise noted.

All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.99984731331.

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.

Visibility Note: intersection visibility triangles shall be shown and maintained in accordance with the City Design Manual.

According to Community Panel No. 48181C0550F, dated September 29, 2010, of the National Flood Insurance Program Map, Flood Insurance Rate Map of Grayson County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is within Zone X (unshaded). If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

STATE OF TEXAS §

COUNTY OF GRAYSON §

WHEREAS VAN ALSTYNE LAND INVESTMENTS LLC, is the owner of a tract of land situated in the J. W. Curtis Survey, Abstract No. 249, City of Van Alstyne, Grayson County, Texas, and being a portion of a called 26.577-acre tract of land described in a deed to Van Alstyne Land Investments LLC, recorded in Instrument No. 2023-5869 of the Official Public Records of Grayson County, Texas, and being more particularly described as follows:

BEGINNING at a PK nail with shine found in asphalt at the intersection of Kelly Lane, an apparent public use right-of-way, with the northerly right-of-way line of C.R. 375, a variable width public right-of-way, for the southeast corner of said 26.577-acre tract, common to the southwest corner of a called 8.300-acre tract of land described in a deed to Benton Holdings, LP., recorded in Volume 3015, Page 380 of the Official Public Records of Grayson County, Texas;

THENCE North 88°59'15" West departing said Kelly Lane, along the northerly right-of-way line of said C.R. 375 and along the southerly line of said 26.577-acre tract, a distance of 175.02 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found at the beginning of a non-tangent curve to the right with a radius of 190.00 feet, a central angle of 16°13'46", and a chord bearing and distance of North 80°43'47" West, 53.64 feet;

THENCE in a westerly direction, continuing along the northerly right-of-way line of said C.R. 375 and the southerly line of said 26.577-acre tract, with said non-tangent curve to the right, an arc distance of 53.82 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 14°11'09" West, departing the northerly right-of-way line of said C.R. 375 and the southerly line of said 26.577-acre tract, and crossing said 26.577-acre tract, a distance of 117.55 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 15°21'43" West, continuing across said 26.577-acre tract, a distance of 14.15 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE South 90°00'00" East, continuing across said 26.577-acre tract, a distance of 262.88 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner in said Kelly lane, same being on the easterly line of said 26.577-acre tract, same also being on the westerly line of said 8.300-acre tract;

THENCE South 00°59'05" West, along said Kelly Lane, the easterly line of said 26.577-acre tract and the westerly line of said 8.300-acre tract, a distance of 139.37 feet to the **POINT OF BEGINNING** and containing 0.767 of an acre (33,394 square feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT VAN ALSTYNE LAND INVESTMENTS LLC, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS **DETENTION POND, BLOCK A, LOT 1**, AN ADDITION TO THE CITY OF VAN ALSTYNE, TEXAS AND DOES HEREBY DEDICATE, IN FEE SIMPLE, TO THE VAN ALSTYNE MUNICIPAL UTILITY DISTRICT NO. 1 OF GRAYSON COUNTY'S USE FOREVER, THE STREET AND SIDEWALK EASEMENT, AND DOES HEREBY DEDICATE THE WATER EASEMENT SHOWN ON THE PLAT FOR THE PURPOSES INDICATED TO THE CITY OF VAN ALSTYNE'S 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. THE VAN ALSTYNE MUNICIPAL UTILITY DISTRICT NO. 1 OF GRAYSON COUNTY AND THE CITY OF VAN ALSTYNE 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 VAN ALSTYNE MUNICIPAL UTILITY DISTRICT NO. 1 OF GRAYSON COUNTY AND THE CITY OF VAN ALSTYNE 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. **VAN ALSTYNE LAND INVESTMENTS LLC** DOES HEREBY BIND ITSELF, ITS SUCCESSORS AND ASSIGNS TO FOREVER WARRANT AND DEFEND ALL AND SINGULAR THE ABOVE DESCRIBED STREET AND EASEMENTS, AND RIGHTS 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.

BY: VAN ALSTYNE LAND INVESTMENTS LLC, a Texas limited liability company

By: _____
Signature

By: _____
Printed name and title

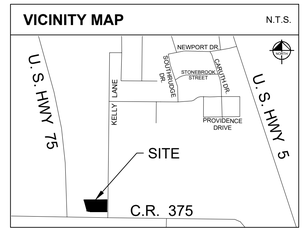
STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2026.

_____
Notary Public, State of Texas



SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Michael B. Marx, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision regulations of the City of Van Alstyne, Texas.

_____
Michael B. Marx
Registered Professional Land Surveyor No. 5181
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, Texas 75034
Phone 972-335-3580
Fax 972-335-3779

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

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Michael B. Marx, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 20___.

_____
Notary Public, State of Texas

CITY SIGNATURE BLOCK

On the _____ day of _____, 20___, this plat was duly approved by the Planning and Zoning Commission of the city of Van Alstyne.

Signed: _____
Chairman
Planning and Zoning Commission

Attest: _____
City Secretary

FINAL PLAT
DETENTION POND
BLOCK A, LOT 1
BEING 0.767 ACRES OUT OF THE
J. W. CURTIS SURVEY, ABSTRACT NO. 249
CITY OF VAN ALSTYNE, GRAYSON COUNTY, TEXAS

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
Tel. No. (972) 335-3580
FIRM # 10115500
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	JCC	KHA	SEPT. 2026	068300600	1 OF 1

SURVEYOR:
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, Texas 75034
Phone: 972-335-3580
Fax: 972-335-3779
Contact : Michael Marx, RPLS

OWNER:
Van Alstyne Land Investments LLC
251 E. Southlake Blvd., Suite 100
Southlake, TX 76092
Phone: 817-337-3433
Contact : Andrew Miller

APPLICANT:
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, Texas 75034
Phone: 972-335-3580
Fax: 972-335-3779
Contact : Thomas G. Coppin, P.E.

DWG NAME: K:\FRI_SURVEY\068300600-MANTUA 26 ACRES SITE - VAN ALSTYNE\DWG\068300600 DETENTION POND FINAL PLAT.DWG PLOTTED BY CRABLE, JEFF 9/3/2026 9:37 AM LAST SAVED 9/3/2026 9:22 AM