

**CITY OF VAN ALSTYNE**

**MINUTES**

**Zoning Board of Adjustment**  
Van Alstyne Community Center  
262 N. Preston Ave

**MARCH 7, 2017**

**6:30 P.M.**

Members present: Mayor Larry Cooper, Billy Plake, Robert Jaska, Russell Moore and Brad Clough.

Staff present: Frank Baker, Jennifer Gould, Steve White, Tim Barnes, Jeremy Powell, Ashley McSwain, Judy Kimzey and Jodi Carr.

**AGENDA**

1. Call to Order. *Mayor Cooper called the meeting to order at 6:30pm.*
2. Invocation. *Recited by Mayor Cooper.*
3. Pledges of Allegiance. *US and Texas.*

**PUBLIC HEARINGS**

4. Conduct a Public Hearing regarding a request by the owner/agent of the property situated in the City of Van Alstyne, County of Grayson, State of Texas, being described as DIVISIONS VAN ALSTYNE, BLOCK 3, LOT PT OF SD 10 more commonly known as 495 W Van Alstyne Parkway (currently zoned Commercial District – 1) and 475 W Van Alstyne Parkway (currently zoned Single Family - 1) for variances to the Van Alstyne Code of Ordinances, Section 46-44 (k)(2), Section 46-44(b)(2) and Section 38-6 to allow wood fencing along the side and rear yards of the commercial property adjacent to residential districts, to allow the use of a non-concrete material in the expansion of parking and so as not to require landscape areas (10%) and detail of plant material used. *The Public Hearing opened at 6:32pm. William Pacheco, owner/agent of the property, advised that he expanded the parking lot only. He would like to use a wood fence as was in place prior to expansion, to separate the residential and commercial properties. Marla Butler expressed concern for the sewer issues that had recently occurred and the maintenance of the proposed wood fence. Mrs. Butler added that she had to call twice before the unpermitted parking lot expansion was stopped. There being no further public comment the hearing was closed at 6:36pm.*

**ITEMS FOR CONSIDERATION**

5. Consider and take any action necessary regarding a request by the owner/agent of the property situated in the City of Van Alstyne, County of Grayson, State of Texas, being described as DIVISIONS VAN ALSTYNE, BLOCK 3, LOT PT OF SD 10 more commonly known as 495 W Van Alstyne Parkway (currently zoned Commercial District – 1) and 475 W Van Alstyne Parkway (currently zoned Single Family - 1) for variances to

the Van Alstyne Code of Ordinances, Section 46-44 (k)(2), Section 46-44(b)(2) and Section 38-6 to allow wood fencing along the side and rear yards of the commercial property adjacent to residential districts, to allow the use of a non-concrete material in the expansion of parking and so as not to require landscape areas (10%) and detail of plant material used. *Len McManus advised that work was performed without a permit. In an effort to keep Mr. Pacheco from having to undo the unpermitted work he is seeking a variance to the requirements identified for which the unpermitted work does not comply. Mr. Pacheco will also have to have his property replatted so that the expanded parking lot is wholly contained on the commercial lot as currently it crosses over onto the residential lot. Julie Fort advised that if the Board should decide to approve the requested variances, it should do so contingent upon approval of a replat. Discussion was held regarding the possible issues Mr. Pacheco may encounter with a replat as it relates to his mortgage lender. Robert Jaska expressed concern for this reflects on the treatment of small business. The Board should do what is needed to keep the business here. Russell Moore made a motion to approve the request pending approval of a replat within 90 days. Robert Jaska seconded the motion and the motion passed unanimously.*

6. Adjournment. *Mayor Cooper adjourned the meeting at 6:59pm.*

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Larry Cooper, Mayor

ATTEST:

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Jennifer Gould, City Clerk