

CITY OF VAN ALSTYNE

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

APRIL 11, 2017
6:30 P.M.

**(The City Council Meeting will come to order immediately following
the Zoning Board of Adjustment Meeting)**

Persons with disabilities who plan to attend this meeting and who may need assistance should contact Jennifer Gould 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.

Pursuant to Section 551.127, Texas Government Code, one or more Councilmembers or employees may attend this meeting remotely using videoconferencing technology. The video and audio feed of the videoconferencing equipment can be viewed and heard by the public at the address posted above as the location of the meeting.

AGENDA

1. Call to Order.
2. Invocation.
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 G-0770 MCKINNEY JAMES &HRS A-G0770, ACRES 0.5 and G-0770 MCKINNEY JAMES &HRS A-G0770, ACRES 0.65 more commonly known as 332 North Henry Hynds Expressway (currently zoned Commercial District - 2) for variances to the Van Alstyne Code of Ordinances, Section 46-38 and Section 38-6 to allow the structures currently existing to remain as they are, to allow the use of a non-concrete material on the parking lot and so as not to require landscape areas (10%) and detail of plant material used.
5. 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 E ½ OF 7, 140X150 more commonly known as 278 N Dallas Avenue (currently zoned Commercial District - 1) for variances to the Van Alstyne Code of Ordinances, Section 46-37 (d) Area, Setback, Height, and Coverage Regulations to reduce the required side yard setback.

ITEMS FOR CONSIDERATION

6. 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 G-0770 MCKINNEY JAMES &HRS A-G0770, ACRES 0.5 and G-0770 MCKINNEY JAMES &HRS A-G0770, ACRES 0.65 more commonly known as 332

North Henry Hynds Expressway (currently zoned Commercial District - 2) for variances to the Van Alstyne Code of Ordinances, Section 46-38 and Section 38-6 to allow the structures currently existing to remain as they are, to allow the use of a non-concrete material on the parking lot and so as not to require landscape areas (10%) and detail of plant material used.

7. 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 E ½ OF 7, 140X150 more commonly known as 278 N Dallas Avenue (currently zoned Commercial District - 1) for variances to the Van Alstyne Code of Ordinances, Section 46-37 (d) Area, Setback, Height, and Coverage Regulations to reduce the required side yard setback.
8. Adjournment.

I certify that I, Jennifer Gould, posted this agenda on the announcements board located in front of City Hall at 242 E. Jefferson at 1:00 p.m. on April 7, 2017.

Jennifer Gould, City Clerk

If during the course of the meeting covered by this notice, the City Council should determine that a closed or executive meeting or session of the City Council 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 City Council at the date, hour and place given in this notice as the City Council 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:

Texas Government Code Section:

§ 551.071 – Private consultation with the attorney for the City.

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

§ 551.074 – Discussing personnel or to hear complaints against personnel.