

CITY OF VAN ALSTYNE

MINUTES

Zoning Board of Adjustment

Van Alstyne Community Center
262 N. Preston Ave

**Tuesday, April 12, 2016
6:30 P.M.**

Members present: Mayor Larry Cooper, Billy Plake, Timmerle Kelly, Robert Jaska and Russell Moore.

Staff present: Frank Baker, Jennifer Gould, Tim Barnes, Steve White and Judy Kimzey.

AGENDA

1. Call to Order. *Mayor Cooper called the meeting to order at 6:35pm.*
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 BLUNDELL W B A-G0115, & J MCKINNEY A-770, AC 4.00 more commonly known as 229 S Henry Hynds Expwy for a variance to the Comprehensive Zoning Regulations Section 18.4 Height and Area Regulations, Appendix 1-B, Masonry Regulations. The owner agent is requesting the variance to reduce the percent of masonry required for the property which is currently zoned Commercial District - General - 2 (C - 2) and has requested a zone change to Manufacturing/Industrial District – Light (M/I – 1). *Mayor Cooper opened the Public Hearing at 6:35pm. Paul Nobles asked what type of business is anticipated to occupy the space to which Mayor Cooper advised that the same topic will be discussed again. There being no further comments the Public Hearing closed at 6:37pm.*
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 G-0851 MCKINNEY ASHLEY A-G0851, ACRES 0.337 more commonly known as 1363 S. Waco Street for a variance to the Comprehensive Zoning Regulations Section 16A.7 Miscellaneous Provisions regarding signage. The owner agent is requesting the variance to allow a 5' x 5' monument sign, with a 10" depth, internally illuminated with HO lamps for the property which is currently zoned Neighborhood Convenience (NC). *Mayor Cooper opened the Public Hearing at 6:37pm. The owner/agents representative advised that the need for the sign is to make customers aware of the location and for brand awareness. There being no further comments the Public Hearing closed at 6:39pm.*

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 BLUNDELL W B A-G0115, & J MCKINNEY A-770, AC 4.00 more commonly known as 229 S Henry Hynds Expwy for a variance to the Comprehensive Zoning Regulations Section 18.4 Height and Area Regulations, Appendix 1-B, Masonry Regulations. The owner agent is requesting the variance to reduce the percent of masonry required for the property which is currently zoned Commercial District - General - 2 (C - 2) and has requested a zone change to Manufacturing/Industrial District – Light (M/I – 1). *Billy Plake asked if the property owners had been notified of the request to which Mr. Baker advised that all property owners within 200 feet of the property have been mailed notifications. Mr. Baker added that staff has not received any response regarding the requested variance. Russell Moore asked what occurred to prompt the property owner to make the variance request to which Mr. Baker answered that a potential lessee required a zone change and therefore a variance to the masonry was necessary. Robert Jaska made a motion to grant the variance to the masonry requirement to leave all current structures as they currently exist. Timmerle Kelly seconded the motion and the motion passed unanimously.*

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 G-0851 MCKINNEY ASHLEY A-G0851, ACRES 0.337 more commonly known as 1363 S. Waco Street for a variance to the Comprehensive Zoning Regulations Section 16A.7 Miscellaneous Provisions regarding signage. The owner agent is requesting the variance to allow a 5' x 5' monument sign, with a 10" depth, internally illuminated with HO lamps for the property which is currently zoned Neighborhood Convenience (NC). *Russell Moore advised that since the long range plan for Waco St or State Highway 5 is to be a commercial corridor granting the sign variance is not outside of the future plan for the City. Russell Moore made a motion to grant the variance to allow the sign as requested. Billy Plake seconded the motion and the motion passed unanimously.*

8. Adjournment. *Mayor Cooper adjourned the meeting at 6:53pm.*

Larry Cooper, Mayor

ATTEST:

Jennifer Gould, City Clerk