

CITY OF VAN ALSTYNE

MINUTES

Zoning Board of Adjustments

Van Alstyne Community Center

262 N. Preston Ave

September 25, 2017

6:30 P.M.

Members present: Mayor Larry Cooper, Brad Clough, Teddie Ann Salmon, Robert Jaska, Lee Thomas and Suzon Crowell.

Staff present: Frank Baker

AGENDA

1. Call to Order. *Mayor Cooper called the meeting to order at 6:32pm.*

PUBLIC HEARINGS

2. 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 BOYDS ADDITION, LOT 2, ACRES 0.455, a vacant lot just east of 249 Cobb Ave for variances to the Van Alstyne Code of Ordinances, Section 46-73 (d) Height and area regulations to reduce the minimum building size from 1,800 square feet to under 1,000 square feet. The subject property is currently zoned Single Family Residential District – 1 (SF-1). *The Public Hearing opened at 6:33pm. Mayor Cooper provided a general location of the subject property and advised that everything down Cobb Ave is either a mobile home or a manufactured home, with at least one being small. Mayor Cooper also stated that he believes building an 1,800 square foot home there might do harm, or depreciate the value of the surrounding homes. Theresa Boyd- Gilson, the property owner, explained the history of zoning with the property and what she plans to do in the future, if the request is approved. Mayor Cooper asked what material and type of construction planned for the property. Suzon Crowell asked why there should be a change to the zoning. Mrs. Gilson advised that when this process originally started the zoning was different and has since changed. When trying to sell the property, no one is interested in putting a \$200,000 house on the lot considering the age of the neighboring mobile homes. There being no further comments, the hearing closed at 6:38pm.*

ITEMS FOR CONSIDERATION

3. 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 BOYDS ADDITION, LOT 2, ACRES 0.455, a vacant lot just east of 249 Cobb Ave for variances to the Van Alstyne Code of Ordinances, Section 46-73 (d) Height and area regulations to reduce the minimum building size from 1,800 square feet to under 1,000 square feet. The subject property is currently zoned Single Family Residential District – 1 (SF-1). *Teddie Ann Salmon asked why this request has not gone to the Planning and Zoning Commission. Mayor Cooper advised that a variance only goes before the Zoning Board of Adjustment (ZBA). Robert Jaska made a motion to grant the variance as requested. Lee Thomas seconded the motion. Suzon Crowell clarified that there has been no demonstration of unnecessary hardship. Mr. Jaska advised that the changes happened after the property was divided and after the mobile homes moved in, therefore the existing ones are grandfathered in and they're talking about the small parcel of land. Councilman Jaska continued to advise that it would not make sense to put a building twice the size as others in the surrounding*

area. The motion passed with Teddie Ann Salmon, Lee Thomas, Brad Clough and Robert Jaska in favor and Suzon Crowell opposed.

4. *Adjournment. Teddie Ann Salmon made a motion to adjourn at 6:44pm. Robert Jaska seconded the motion and the motion passed unanimously.*

Larry Cooper, Mayor

Jennifer Gould, City Clerk