

CITY OF VAN ALSTYNE

MINUTES

Zoning Board of Adjustment

Van Alstyne Community Center
262 N. Preston Ave

DECEMBER 12, 2017

6:30 P.M.

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

Staff present: Jennifer Gould, Tim Barnes, Ryan Dockery, Judy Kimzey and Steve White.

AGENDA

1. Call to Order. *Mayor Cooper called the meeting to order at 6:32pm.*
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 TAYLOR RILEY ADDITION, LOT 1, ACRES 0.211 located at the south-east corner of S. Dallas Ave and W. Umphress St, currently zoned Single Family Residential District – 1 (SF - 1) for a variance to the Van Alstyne Code of Ordinances, Section 46-73 (d) to reduce the setback requirements. *The Public Hearing opened at 6:34pm. The property owner/agent, Ted Stephens addressed Council and presented his site plan to detail his request and the need. Mr. Stephens advised that he would like to reduce the front yard setback to 20 feet and the rear yard setback to 20 feet or to reduce the rear yard setback to 15 feet to allow for a craftsman style home. Julie Fort verified that the notice language allows for the approval of any setback variance request. Teddie Ann Salmon read into record, the written response provided by Emily Kendrick in opposition of the request as it compromises the integrity of the neighboring homes. There being no further comments the hearing closed at 6:50pm.*

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 TAYLOR RILEY ADDITION, LOT 1, ACRES 0.211 located at the south-east corner of S. Dallas Ave and W. Umphress St, currently zoned Single Family Residential District – 1 (SF - 1) for a variance to the Van Alstyne Code of Ordinances, Section 46-73 (d) to reduce the setback requirements. *Suzon Crowell made a motion to deny the request as there is no unique or oppressive hardship. Current codes should be*

followed. The motion died for lack of a second. Brad Clough made a motion to approve the request with a 20-foot rear yard setback and a 20-foot front yard setback. The motion died for lack of a second. Lee Thomas made a motion to approve the request with a 25-foot front yard setback and a 15-foot rear yard setback. Brad Clough seconded the motion. Robert Jaska expressed concern that the board would be obligated to allow variances on the two adjacent lots owned by Mr. Stephens. Mrs. Crowell agreed adding that the obligation is to Mr. Stephens and all other requestors. The motion failed with Lee Thomas and Brad Clough in favor, Suzon Crowell and Robert Jaska opposed and Teddie Ann Salmon abstaining.

6. *Adjournment. Teddie Ann Salmon made a motion to adjourn at 7:00pm. Brad Clough seconded the motion and the motion passed unanimously.*

Larry Cooper, Mayor

ATTEST:

Jennifer Gould, City Clerk