

CITY OF VAN ALSTYNE

MINUTES

Zoning Board of Adjustment

Van Alstyne Community Center
262 N. Preston Ave

April 10, 2018

6:30 P.M.

Members present: Mayor Pro Tem Teddie Ann Salmon, Robert Jaska, Lee Thomas and Suzon Crowell (*via Skype*).

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

AGENDA

1. Call to Order. *Mayor Pro Tem Salmon called the meeting to order at 6:34pm.*
2. Invocation. *Recited by Robert Jaska.*
3. Pledges of Allegiance. *Led by Teddie Ann Salmon.*

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 COLLEGE ADDN, BLOCK 16, LOT 8, next to 559 Nunnalee Ave currently zoned Single Family Residential District – 2 (SF - 2) for a variance to the Van Alstyne Code of Ordinances, Section 46-73 (d) Height and area regulations and 46-95 Area, setback, height, and coverage regulations to reduce the minimum building size and setback requirements. *The Public Hearing opened at 6:38pm. Julie Fort advised that the applicant should clarify the setbacks being requested as it will need to be part of the motion made during the action item. The applicant, Carey Pitts, advised that he will need a four foot-seven inch setback on the rear yard and a two foot-five inch setback on the side yard. There being no further comments, the hearing closed at 6:40pm.*
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 GREERS 1ST ADDN, BLOCK 4, LOT PT 1 & 2 more commonly known as 756 Nash Ave, for variances to the Van Alstyne Code of Ordinances, Section 46-73 (d) Height and area regulations and Section 46-95 Area, setback, height, and coverage regulations to reduce the minimum building size. The subject property is currently zoned Single Family Residential District – 1 (SF – 1). *The Public Hearing opened at 6:40pm. Julie Fort advised that the request is specifically to reduce the minimum size of the structure from 1,800 square feet to 1,400 square feet. Mayor Pro Tem Salmon made three calls for comments. There being none, the hearing closed at 6:41pm.*

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 COLLEGE ADDN, BLOCK 16, LOT 8, next to 559 Nunnalee Ave currently zoned Single Family Residential District – 2 (SF - 2) for a variance to the Van Alstyne Code of Ordinances, Section 46-73 (d) Height and area regulations and 46-95 Area, setback, height, and coverage regulations to reduce the minimum building size and setback requirements. *Teddie Ann Salmon advised that a super majority vote in favor of the request is required for approval giving the requestor, Carey Pitts the opportunity to request that action be tabled. Mr. Pitts advised he would like to continue and present his request. Robert Jaska made a motion to approve the request. Lee Thomas seconded the motion and the motion failed due to lack of a super majority vote as Robert Jaska, Lee Thomas, Teddie Ann Salmon were in favor and Suzon Crowell was opposed.*

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 GREERS 1ST ADDN, BLOCK 4, LOT PT 1 & 2 more commonly known as 756 Nash Ave, for variances to the Van Alstyne Code of Ordinances, Section 46-73 (d) Height and area regulations and Section 46-95 Area, setback, height, and coverage regulations to reduce the minimum building size. The subject property is currently zoned Single Family Residential District – 1 (SF – 1). *Teddie Ann Salmon requested to table the item for a special called meeting. Robert Jaska made a motion to table the item for a special called meeting. Lee Thomas seconded the motion and the motion passed unanimously.*

8. Adjournment. *Mayor Pro Tem Salmon adjourned the meeting at 6:45pm.*

Teddie Ann Salmon, Mayor Pro Tem

ATTEST:

Jennifer Gould, City Clerk