

CITY OF VAN ALSTYNE

MINUTES

Zoning Board of Adjustment Special Called Meeting

Van Alstyne City Hall
242 E. Jefferson St

April 24, 2018

6:30 P.M.

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

Staff present: Lane Jones, Jennifer Gould and Ryan Dockery.

AGENDA

1. Call to Order. *Mayor Pro Tem Salmon called the meeting to order at 6:30pm.*

PUBLIC HEARINGS

2. Conduct a Public Hearing regarding an appeal, 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., of the determination by an administrative official of the city that the owner/agent must wait at least 12 months for his variance request to be reconsidered instead of having right to resubmit the variance to the Zoning Board of Adjustment if the request to resubmit is received within 30 days of April 10, 2018. *The Public Hearing opened at 6:31pm. Mayor Pro Tem Salmon made three calls for comments. There being none, the hearing closed at 6:32pm.*

ITEMS FOR CONSIDERATION

3. Consider and take any action necessary regarding an appeal, 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., seeking relief from the determination by an administrative official of the city that the owner/agent must wait at least 12 months for his variance request to be reconsidered, and allowing ability to resubmit the variance to the Zoning Board of Adjustment without additional cost if the request to resubmit is received by the city within 30 days of April 10, 2018. *Robert Jaska made a motion to grant the appeal as requested. Brad Clough seconded the motion and the motion passed with Robert Jaska, Brad Clough, Lee Thomas and Teddie Ann Salmon in favor and Suzon Crowell opposed.*
4. 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). *Owner/agent Scott Moody detailed the need as an 1,800-square foot home is required but will not fit on the lot with the existing storm cellar. Mr. Moody advised he plans to be build a craftsman style home on the lot at approximately 1,400 square feet. Suzon Crowell advised that she agrees with the need for the home and wants to encourage development but there is no hardship and it is not appropriate for approval. Mrs. Crowell would like Planning and Zoning to fix the zoning regulations in the area as they are not currently appropriate. Robert Jaska advised it is not common sense to adhere to an ordinance that is not conducive and continue to push the responsibility off on the Planning and Zoning Commission. Mrs. Crowell suggested the Planning and Zoning Commission should be held accountable to correct the zoning issue. Teddie Ann Salmon suggested that not every rule made can be adhered to as it will not fit for everyone. Suzon Crowell made a motion to deny due to no demonstrated hardship. The motion died for lack of a second. Robert Jaska made a motion to grant the variance to allow for a 1,400-square foot home. Lee Thomas seconded the motion and the motion passed with Robert Jaska, Lee Thomas, Brad Clough and Teddie Ann Salmon in favor and Suzon Crowell opposed.*

5. *Adjournment. Lee Thomas made a motion to adjourn at 6:44pm. Brad Clough seconded the motion and the motion passed unanimously.*

Teddie Ann Salmon, Mayor Pro Tem

ATTEST:

Jennifer Gould, City Clerk