

CITY OF VAN ALSTYNE

MINUTES

Zoning Board of Adjustment

Van Alstyne Community Center
262 N. Preston Ave

May 8, 2018

6:30 P.M.

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

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

AGENDA

1. Call to Order. *Mayor Pro Tem Salmon called the meeting to order at 6:32pm.*
2. Invocation. *Recited by Robert Jaska.*
3. Pledges of Allegiance. *US and Texas, led by Brad Clough.*

CONSENT AGENDA

Items listed on the consent agenda allow the Council to approve all items together without discussion or individual motions. Items may be removed from the consent agenda on the request of any one member of the Council. Removed items will be discussed and action taken immediately after the consent agenda.

4. Consider and take any action necessary regarding minutes from the April 10, 2018 Zoning Board of Adjustment meeting and the April 24, 2018 Zoning Board of Adjustment special called meeting. *Suzon Crowell made a motion to approve minutes from the April 10, 2018 Zoning Board of Adjustment meeting. Robert Jaska seconded the motion and the motion passed with Suzon Crowell, Robert Jaska, Teddie Ann Salmon and Lee Thomas in favor and Brad Clough abstaining. Suzon Crowell made a motion to approve minutes from the April 24, 2018 Zoning Board of Adjustment special called meeting. Brad Clough seconded the motion and the motion passed unanimously.*

PUBLIC HEARINGS

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 COLD SPRINGS INDUSTRIAL, BLOCK 1, LOT 5, ACRES 1.647 on Industrial Parkway just south of 1801 Industrial Parkway, for a variance to the Van Alstyne Code of Ordinances, Section 46-239 Appendix 1-B to reduce the masonry requirement from 10% to 0%. The subject property is currently zoned Manufacturing/Industrial District - Heavy (MI – 2). *The Public Hearing opened at 6:36pm. Mayor Pro Tem Salmon made three calls for comments. There being none, the hearing closed at 6:36pm.*

6. 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, for variances to the Van Alstyne Code of Ordinances, Section 46-239 Appendix 1-A Area Regulations to reduce the setbacks to 4 feet-7 inches on the front and back and 2 feet-5 inches on the sides. The subject property is currently zoned Single Family Residential District - 2 (SF - 2). *The Public Hearing opened at 6:37pm. Owner/agent Carey Pitts detailed the need due to the code creating an unnecessary hardship in the development of the lot. Jim DeBois asked the specific hardship and intended use. Mr. Pitts advised that he is not able to meet the front, back and side yard setbacks on a structure that meets the minimum square footage requirement. The intent is to construct a single-family home. There being no further comments, the hearing closed at 6:39pm.*

ITEMS FOR CONSIDERATION

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 COLD SPRINGS INDUSTRIAL, BLOCK 1, LOT 5, ACRES 1.647 on Industrial Parkway just south of 1801 Industrial Parkway, for a variance to the Van Alstyne Code of Ordinances, Section 46-239 Appendix 1-B to reduce the masonry requirement from 10% to 0%. The subject property is currently zoned Manufacturing/Industrial District - Heavy (MI - 2). *EDC Executive Director Jodi Carr spoke to the need and the hardship. Lee Tomas made a motion to approve the request to reduce the masonry requirement from 10% to 0% as requested. Suzon Crowell seconded the motion and the motion passed unanimously.*
8. 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, for variances to the Van Alstyne Code of Ordinances, Section 46-239 Appendix 1-A Area Regulations to reduce the setbacks to 4 feet-7 inches on the front and back and 2 feet-5 inches on the sides. The subject property is currently zoned Single Family Residential District - 2 (SF - 2). *Suzon Crowell clarified that the subject property is one large lot that will be replatted into two smaller lots if the variance is granted. With this the requestor is creating a hardship that does not currently exist. Suzon Crowell made a motion to table the item for up to six months. Robert Jaska seconded the motion and the motion passed with Suzon Crowell, Robert Jaska, Teddie Ann Salmon and Brad Clough in favor and Lee Thomas opposed.*
9. Adjournment. *The meeting adjourned at 6:58pm.*

Steve Riley, Mayor

ATTEST:

Jennifer Gould, City Clerk