

CITY OF VAN ALSTYNE

MINUTES

Zoning Board of Adjustment

Van Alstyne Community Center

262 N. Preston Ave

July 10, 2018

6:30 P.M.

Members present: Mayor Steve Riley, Ryan Neal, Marla Butler, Robert Jaska, Lee Thomas and Suzon Crowell.

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

AGENDA

1. Call to Order. *Mayor Riley called the meeting to order 6:30pm.*
2. Invocation. *Recited by Robert Jaska.*
3. Pledges of Allegiance. *Led by Mayor Riley.*

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 G-0770 MCKINNEY JAMES &HRS A-G0070, ACRES 2.81 on the north east corner of Main Street and East Van Alstyne Parkway, for a variance to the Van Alstyne Code of Ordinances, Section 46-86 (d) Appendix 1-B to reduce the side yard, corner lot, street side setbacks from 25 feet to 5 feet. The subject property is currently zoned Commercial District-General - 2 (C - 2). *The Public Hearing opened at 6:33pm. Community Development Corporation Executive Director, Rodney Williams addressed City Council and detailed the need for the requested variance. Gerald and Amanda Rutledge advised of their plan to build and open a True Value hardware, feed and seed store. The requested variance is necessary due to an error in the original survey. The fifty-foot right-of-way for Main Drive will be provided but there is a desire to stay as far away from the railroad tracks as possible. There being no further public comment the hearing closed at 6:36pm.*

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.

5. Consider and take any action necessary regarding minutes from the June 12, 2018 Zoning Board of Adjustment meeting.

Robert Jaska made a motion to approve all items listed on the consent agenda. Lee Thomas seconded the motion and the motion passed unanimously.

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 G-0770 MCKINNEY JAMES &HRS A-G0070, ACRES 2.81 on the north east corner of Main Street and East Van Alstyne Parkway, for a variance to the Van Alstyne Code of Ordinances, Section 46-86 (d) Appendix 1-B to reduce the side yard, corner lot, street side setbacks from 25 feet to 5 feet. The subject property is currently zoned Commercial District-General - 2 (C - 2). *Contract City Engineer, Len McManus detailed the request and right-of-way advising that the structure will be approximately twenty-five feet from Main Street as it currently exists. A resident expressed concern for the additional traffic a business will create on Main. City Manager Lane Jones advised he will work with staff and the resident to come to a solution. Ryan Neal made a motion to approve the variance as requested. Marla Butler seconded the motion and the motion passed unanimously.*
7. Adjournment. *Mayor Riley adjourned the meeting at 6:43pm.*

Steve Riley, Mayor

ATTEST:

Jennifer Gould, City Clerk