

**A QUORUM OF THE VAN ALSTYNE COMMUNITY AND ECONOMIC DEVELOPMENT CORPORATION, PARKS AND RECREATION BOARDS AND PLANNING & ZONING COMMISSION MEMBERS MAY OR MAY NOT BE IN ATTENDANCE. NO ACTION BY THESE BOARDS WILL BE TAKEN AT THIS MEETING.**

**CITY OF VAN ALSTYNE**

**AGENDA**

**Zoning Board of Adjustment**  
Van Alstyne City Hall  
152 N Main Drive

**September 10, 2019**  
**6:30 P.M.**

**(The City Council Meeting will come to order immediately following the Zoning Board of Adjustment Meeting)**

*Citizens may appear before the City Council to address items not listed on the agenda, in accordance with procedural rules as determined by the meeting Chair and by submitting a "Public Comment Form" to the City Clerk no later than the conclusion of Agenda Item 3 (Pledges of Allegiance).*

*Citizens may appear before the City Council to address items listed on the agenda, in accordance with procedural rules as determined by the meeting chair and by submitting a "Public Comment Form" to the City Clerk no later than the conclusion of Agenda Item 3 (Pledges of Allegiance).*

*A "Public Comment Form" is not necessary when speaking for or against a Public Hearing item.*

*Persons with disabilities who plan to attend this meeting and who may need assistance should contact Jennifer Gould at (903) 482-5426 at least 48 hours prior to the meeting so that appropriate arrangements can be made. All persons attending shall abide by the City of Van Alstyne Public Meeting Rules of Citizen and Visitor Decorum adopted by Resolution No. 02-2010-01.*

*Pursuant to Section 551.127, Texas Government Code, one or more Councilmembers or employees may attend this meeting remotely using videoconferencing technology. The video and audio feed of the videoconferencing equipment can be viewed and heard by the public at the address posted above as the location of the meeting.*

**AGENDA**

1. Call to Order.
2. Invocation.
3. Pledges of Allegiance. (*US and Texas*)

**PUBLIC HEARINGS**

4. Conduct a Public Hearing regarding a request by the owner/agent for a variance to Section 46-71 (d) Height and Area Regulations and Section 46-83 (d) superseding regulations for properties within the original town residential overlay to allow the minimum front yard to remain as is at approximately 18'3" and to allow the masonry to remain as is at zero percent should a requested zone change receive approval. The subject property is situated in the City of Van Alstyne, County of Grayson, State of Texas, being described as DIVISIONS VAN ALSTYNE, BLOCK 3, LOT E ½ OF 6, 150X140 and more commonly known as 226 N Dallas Avenue.

5. Conduct a Public Hearing regarding a request by the owner/agent for a variance to Section 46-86 (e) Parking requirements and Section 46-96 Off-street parking, loading and drive-through requirements to allow for a reduction of parking spaces to 12 rather than the required 17. The subject property is situated in the City of Van Alstyne, County of Grayson, State of Texas, being described as OTP VAN ALSTYNE ADDN, BLOCK 33, LOT 1 & PT 2 and more commonly known as 306 or 356 S. Waco Street.

#### ITEMS FOR CONSIDERATION

6. Consider and take any action necessary regarding a request by the owner/agent for a variance to Section 46-71 (d) Height and Area Regulations and Section 46-83 (d) superseding regulations for properties within the original town residential overlay to allow the minimum front yard to remain as is at approximately 18'3" and to allow the masonry to remain as is at zero percent should a requested zone change receive approval. The subject property is situated in the City of Van Alstyne, County of Grayson, State of Texas, being described as DIVISIONS VAN ALSTYNE, BLOCK 3, LOT E ½ OF 6, 150X140 and more commonly known as 226 N Dallas Avenue.
7. Consider and take any action necessary regarding a request by the owner/agent for a variance to Section 46-86 (e) Parking requirements and Section 46-96 Off-street parking, loading and drive-through requirements to allow for a reduction of parking spaces to 12 rather than the required 17. The subject property is situated in the City of Van Alstyne, County of Grayson, State of Texas, being described as OTP VAN ALSTYNE ADDN, BLOCK 33, LOT 1 & PT 2 and more commonly known as 306 or 356 S. Waco Street.
8. Adjournment.

---

I certify that I, Jennifer Gould, posted this agenda on the announcements board located in front of City Hall at 144 N. Main Dr at or before 11:00 a.m. on September 6, 2019.

---

Jennifer Gould, City Clerk

If during the course of the meeting covered by this notice, the City Council should determine that a closed or executive meeting or session of the City Council or a consultation with the attorney for the City should be held or is required, then such closed or executive meeting or session or consultation with attorney as authorized by the Texas Open Meetings Act, Texas Government Code § 551.001 et. seq., will be held by the City Council at the date, hour and place given in this notice as the City Council may conveniently meet in such closed or executive meeting or session or consult with the attorney for the City concerning any and all subjects and for any and all purposes permitted by the Act, including, but not limited to, the following sanctions and purposes:

Texas Government Code Section:

§ 551.071 – Private consultation with the attorney for the City regarding any item on this agenda.

§ 551.072 – Discussing purchase, exchange, lease or value of real property.

§ 551.074 – Discussing personnel or to hear complaints against personnel.