

CITY OF VAN ALSTYNE

MINUTES

Zoning Board of Adjustment

Van Alstyne City Hall

152 N Main Drive

September 10, 2019

6:30 P.M.

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

Staff present: Lane Jones, Jennifer Gould and Angela McNeil.

AGENDA

1. Call to Order. *Mayor Riley called the meeting to order at 6:30pm.*
2. Invocation. *Recited by Robert Jaska.*
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. *The Public Hearing opened at 6:33pm. After calls for comment and there being none, the hearing closed at 6:34pm.*
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. *The Public Hearing opened at 6:34pm. Mike Domino, a representative for the owner, advised of the intended use of space as a donut shop. The parking requirements are due to the restaurant use applied to the shop. There being no further comments, the hearing closed at 6:34pm.*

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. *Lee*

Thomas made a motion to approve the variance as requested. Robert Jaska seconded the motion and the motion passed unanimously.

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. *Robert Jaska made a motion to approve the variance as requested. Marla Butler seconded the motion and the motion passed unanimously.*
8. Adjournment. *Mayor Riley adjourned the meeting at 6:42pm.*

Steve Riley, Mayor

Jennifer Gould, City Clerk