

CITY OF VAN ALSTYNE

MINUTES

Zoning Board of Adjustment

Van Alstyne City Hall

152 N Main Drive

July 14, 2020

6:30 P.M.

NOTICE REGARDING PUBLIC PARTICIPATION

Governor Greg Abbott has granted a temporary suspension of certain rules to allow for telephone or videoconference public meetings in order to reduce in-person meetings that assemble large groups of people, due to the COVID-19 (coronavirus) public health emergency. Pursuant to those rules, **City Hall will NOT be open to the public during the meeting.**

Individuals will be able to address the City Council via videoconference hosted by Zoom.

To access the videoconference online, follow these instructions:

1. Join the Zoom Meeting by clicking the following link:
<https://us02web.zoom.us/j/87542541437>
2. Enter Webinar ID: **875-4254-1437**
3. To request to speak, click on “Participants” at the bottom of the screen, and click “Raise Hand.” The meeting moderator will acknowledge your request and allow you to speak.

If you encounter any problems joining or participating in the meeting, please call our help line at 903-819-0833 for assistance.

Pursuant to Section 551.007 of the Texas Government Code, individuals wishing to address the Council for items listed as public hearings will be recognized when the public hearing is opened. For individuals wishing to speak on a non-public hearing item, they may either address the Council during the Citizen Communications portion of the meeting or when the item is considered by Council.

Pursuant to the temporary Texas Open Meetings Act suspensions, a majority of the City Council may attend via videoconference and may not be present at the City Hall.

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

Staff present: David Ritter, Jennifer Gould, Tim Barnes and Amy Mathews.

AGENDA

1. Call to Order. *Mayor Atchison called the meeting to order at 6:33pm.*

PUBLIC HEARINGS

2. Conduct a Public Hearing regarding a request by the owner/agent for a variance to the Van Alstyne Code of Ordinances, Chapter 46, Article II, Division 2, Section 46-97 Accessory building regulations (c) Side yard, to reduce the required setback for an accessory structure. The subject property is located at 1500 San Carlos Drive, in the City of Van Alstyne, County of Grayson, State of Texas. *The Public Hearing opened at 6:34pm. The owner/agent, Maricella Derrick spoke to the proposed placement of an accessory structure and the existing hardship. Mayor Atchison read written responses into record. There being no further public comments, the hearing closed at 6:41pm.*
3. Conduct a Public Hearing regarding a request by the owner/agent for a variance to the Van Alstyne Code of Ordinances, Chapter 46, Article II, Division 2, Special, Specific and Nonconforming Uses, Section 46-151 Special uses. (b) Construction yards, field offices, batching plants and other temporary buildings, to allow the owner to live in a Recreational Vehicle (RV) on the site while their home in under construction. The subject property is located at 722 Clements Avenue, in the City of Van Alstyne, County of Grayson, State of Texas. *The Public Hearing opened at 6:41pm. City Planner, Amy Mathews detailed the need on behalf of the owner/agent. There being no public comments, the hearing closed at 6:48pm.*

ITEMS FOR CONSIDERATION

4. Consider and take any action necessary regarding minutes of the June 9, 2020 Zoning Board of Adjustment meeting. *Lee Thomas made a motion to approve the minutes as presented. Robert Jaska seconded the motion and the motion passed unanimously.*
5. Consider and take any action necessary regarding a request by the owner/agent for a variance to the Van Alstyne Code of Ordinances, Chapter 46, Article II, Division 2, Section 46-97 Accessory building regulations (c) Side yard, to reduce the required setback for an accessory structure. The subject property is located at 1500 San Carlos Drive, in the City of Van Alstyne, County of Grayson, State of Texas. *Katrina Arsenault made a motion to approve the proposed variance per the drawing provided. Robert Jaska seconded the motion and the motion passed unanimously.*
6. Consider and take any action necessary regarding a request by the owner/agent for a variance to the Van Alstyne Code of Ordinances, Chapter 46, Article II, Division 2, Special, Specific and Nonconforming Uses, Section 46-151 Special uses. (b) Construction yards, field offices, batching plants and other temporary buildings, to allow the owner to live in a Recreational Vehicle (RV) on the site while their home in under construction. The subject property is located at 722 Clements Avenue, in the City of Van Alstyne, County of Grayson, State of Texas. *Discussion was held regarding the ability to connect the recreational vehicle to city utilities. David Ritter advised that the variance only allows for the placement of the recreational vehicle. The owner/agent must comply with all other codes. Marla Butler made a motion to approve the variance for the maximum of eighteen months from today. Lee Thomas seconded the motion and the motion passed with Marla Butler, Lee Thomas, Robert Jaska and Katrina Arsenault in favor and Ryan Neal opposed.*

7. Adjournment. *Robert Jaska made a motion to adjourn at 6:58pm. Lee Thomas seconded the motion and the motion passed unanimously.*

Jim Atchison, Mayor

Jennifer Gould, City Clerk