

CITY OF VAN ALSTYNE

MINUTES

Zoning Board of Adjustment

Van Alstyne City Hall

152 N Main Drive

October 13, 2020

6:30 P.M.

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

Staff present: Lane Jones, Robert Jaska, David Ritter and Jennifer Gould.

AGENDA

1. Call to Order. *Mayor Atchison called the meeting to order at 6:30pm.*
2. Invocation. *Recited by Mayor Atchison.*
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 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 1917 Peggys Cove, in the City of Van Alstyne, County of Grayson, State of Texas. *The Public Hearing opened at 6:32pm. Jennifer Gould described the request. Mayor Atchison read written responses into record. There being no public comment 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 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 1917 Peggys Cove, in the City of Van Alstyne, County of Grayson, State of Texas. *Ryan Neal made a motion to approve the variance as requested. Lee Thomas seconded the motion and the motion passed unanimously.*

The Board of Adjustments recessed at 6:39pm.

The Board of Adjustments reconvened at 7:10pm.

PUBLIC HEARINGS

5. Conduct a Public Hearing regarding a request by the owner/agent for a variance to the Van Alstyne Code of Ordinances, Chapter 32, Section 32-13 criteria for permissible signs, (12) pole sign, (c) maximum height to allow for a height of 70' being 30' above the maximum allowable height. The subject property is situated in the City of Van Alstyne, County of Grayson, State of Texas, legally described as J UMPRHRESS CENTER PHASE ONE REPLAT LT 1 BLK TWO REPLAT, BLOCK 2, LOT 1, ACRES 1.093. The subject property is more commonly known as 385 N Henry Hynds Expressway. *The Public Hearing opened at 7:13pm. David Ritter clarified that four votes are required to pass the variance request. Luke Motley, representing the owner/agent, spoke to the*

request, concern for statutory construction and the writing of the amending ordinance. There being no public comment the hearing closed at 7:24pm.

ITEMS FOR CONSIDERATION

7. Consider and take any action necessary regarding request by the owner/agent for a variance to the Van Alstyne Code of Ordinances, Chapter 32, Section 32-13 criteria for permissible signs, (12) pole sign, (c) maximum height to allow for a height of 70' being 30' above the maximum allowable height. The subject property is situated in the City of Van Alstyne, County of Grayson, State of Texas, legally described as J UMPRHRESS CENTER PHASE ONE REPLAT LT 1 BLK TWO REPLAT, BLOCK 2, LOT 1, ACRES 1.093. The subject property is more commonly known as 385 N Henry Hynds Expressway. *Discussion was held regarding the sign, visibility, hardship and other signs in the area. The sign vendor advised that communication was lacking during the COVID pandemic with staff being out of the office and the code update being done in the middle of sign production created the primary hardship. Ryan Neal made a motion to approve the variance as requested. Marla Butler seconded the motion and the motion passed unanimously.*
8. Adjournment. *Lee Thomas made a motion to adjourn at 7:45pm. Marla Butler seconded the motion and the motion passed unanimously.*

Jim Atchison, Mayor

Jennifer Gould, City Clerk