

CITY OF VAN ALSTYNE

MINUTES

Zoning Board of Adjustment

Van Alstyne City Hall

152 N Main Drive

July 13, 2021

6:30 P.M.

Members present: Mayor Jim Atchison, Ryan Neal, Marla Butler, Bruce Dawsey and Lee Thomas.

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

AGENDA

1. Call to Order. *Mayor Atchison called the meeting to order at 6:30pm.*
2. Invocation. *Recited by Ryan Neal.*
3. Pledges of Allegiance. *US and Texas.*

PUBLIC HEARINGS / ITEMS FOR CONSIDERATION

4. Conduct a Public Hearing regarding a request by an owner/agent for a variance to the Van Alstyne Code of Ordinances, Chapter 38, "Subdivision and Land Development." Article X, "Design Standards," Section 38-258, "General Construction and Improvements" to grant a variance from the Van Alstyne street standard requiring concrete streets constructed with curb and gutters. The subject property is situated in the S. Whitaker Survey, Abstract No. 1332, Grayson County, Texas, and generally located approximately 900 feet south of Whitaker Road and approximately 1,900 feet west of Eagle Point Road. *(Thornton 76.4 acres)*
The Public Hearing opened at 6:33pm. Mark Melton spoke to the work done prior to the City's ETJ expansion and advised that concrete streets with curb and gutter are not typical in rural developments. Planning and Zoning Commission Chairman John Spies advised that the Commission plans to issue a recommendation to City Council that, if accepted, will allow for roads with a cement treated base and chip seal on top. There being no additional comments, the hearing closed at 6:38pm.
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 38, "Subdivision and Land Development." Article X, "Design Standards," Section 38-258, "General Construction and Improvements" to grant a variance from the Van Alstyne street standard requiring concrete streets constructed with curb and gutters. The subject property is situated in the S. Whitaker Survey, Abstract No. 1332, Grayson County, Texas, and generally located approximately 900 feet south of Whitaker Road and approximately 1,900 feet west of Eagle Point Road. *(Thornton 76.4 acres)*
Mark Melton advised that the proposed development will have fifty-eight lots with two streets. Hinton Lane will also be extended. Marla Butler made a motion to approve the variance. Lee Thomas seconded the motion. Ryan Neal made a secondary motion to amend the original motion to approve the variance requiring a cement base. Marla Butler seconded the motion and the motion passed unanimously. The primary motion passed unanimously.
6. Conduct a Public Hearing regarding a request by an owner/agent for a variance to the Van Alstyne Code of Ordinances, Chapter 38, "Subdivision and Land Development." Article X, "Design Standards," Section 38-258, "General Construction and Improvements" to grant a variance from the Van Alstyne street standard requiring concrete streets constructed with curb and gutters. The

subject property is situated in the S. Whitaker Survey, Abstract No. 1332, Grayson County, Texas, and generally located approximately 900 feet south of Whitaker Road and approximately 1,900 feet west of Eagle Point Road. (*Melton 86.3 acres*)

The Public Hearing opened at 6:47pm. Mayor Atchison made three calls for comments and there being none, the hearing closed at 6:47pm.

7. Consider and take any action necessary regarding a request by the owner/agent for a variance to the Van Alstyne Code of Ordinances, Chapter 38, "Subdivision and Land Development." Article X, "Design Standards," Section 38-258, "General Construction and Improvements" to grant a variance from the Van Alstyne street standard requiring concrete streets constructed with curb and gutters. The subject property is situated in the S. Whitaker Survey, Abstract No. 1332, Grayson County, Texas, and generally located approximately 900 feet south of Whitaker Road and approximately 1,900 feet west of Eagle Point Road. (*Melton 86.3 acres*)

Lee Thomas made a motion to approve the variance requiring a cement base. Marla Butler seconded the motion and the motion passed unanimously.

8. Adjournment. *Mayor Atchison adjourned the meeting at 6:48pm.*

Jim Atchison, Mayor

Jennifer Gould, City Clerk