

**A QUORUM OF THE VAN ALSTYNE COMMUNITY AND ECONOMIC DEVELOPMENT CORPORATION 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

**August 10, 2021**

**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 ZBA 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 1 (Call to Order).*

*Citizens may appear before the ZBA 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 members 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.

**PUBLIC HEARINGS / ITEMS FOR CONSIDERATION**

2. Consider and take action on approval of minutes from the July 13, 2021 Zoning Board of Adjustment meeting.
3. Conduct a Public Hearing regarding a request by an owner/agent for a variance to the Van Alstyne Code of Ordinances, as follows: (1) 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 parking lot standard requiring parking lots to be paved in concrete; (2) Chapter 46, "Zoning," Appendix 1-B, "Nonresidential Area Regulations," to grant a variance from the required side yard setback; and (3) Chapter 46, "Zoning," Section 46-141, "Parking Regulations," to grant a variance from the required number of parking spaces for a retail establishment. The subject property is described as OTP Van Alstyne Addition, Lot 1, Block 33, generally located at the northwest corner of State Highway 5 (South Waco Street) and West Shreveport Street, more commonly known as 306 S. Waco Street.

4. Consider and take any action necessary regarding a request by the owner/agent for a variance to the Van Alstyne Code of Ordinances, as follows: (1) 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 parking lot standard requiring parking lots to be paved in concrete; (2) Chapter 46, "Zoning," Appendix 1-B, "Nonresidential Area Regulations," to grant a variance from the required side yard setback; and (3) Chapter 46, "Zoning," Section 46-141, "Parking Regulations," to grant a variance from the required number of parking spaces for a retail establishment. The subject property is described as OTP Van Alstyne Addition, Lot 1, Block 33, generally located at the northwest corner of State Highway 5 (South Waco Street) and West Shreveport Street, more commonly known as 306 S. Waco Street.
5. 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 parking lot standard requiring parking lots and internal fire lanes to be paved in concrete. The applicant is requesting the expanded use of crushed gravel for two proposed warehouse buildings. Crushed gravel is currently being used for the existing building. The 2.5-acre tract of land is situated in the S. Whitaker Survey, Abstract No. 1332, Grayson County, Texas, generally located on the south side of Martin Duke Road approximately 2,800 feet northwest of FM 3133 and more commonly known as 601 Martin Duke Rd.
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 38, "Subdivision and Land Development." Article X, "Design Standards, Section 38-258, "General Construction and Improvements" to grant a variance from the Van Alstyne parking lot standard requiring parking lots and internal fire lanes to be paved in concrete. The applicant is requesting the expanded use of crushed gravel for two proposed warehouse buildings. Crushed gravel is currently being used for the existing building. The 2.5-acre tract of land is situated in the S. Whitaker Survey, Abstract No. 1332, Grayson County, Texas, generally located on the south side of Martin Duke Road approximately 2,800 feet northwest of FM 3133 and more commonly known as 601 Martin Duke Rd.
7. Adjournment.

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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 1:00 p.m. on August 6, 2021.

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Jennifer Gould, City Clerk

If during the course of the meeting covered by this notice, the ZBA should determine that a closed or executive meeting or session of the ZBA 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 ZBA at the date, hour and place given in this notice as the ZBA 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.