



City of Van Alstyne
AGENDA
Zoning Board of Adjustment Meeting
City Hall, 152 North Main Dr.
Tuesday, April 12, 2022
6:30 PM

(The City Council Meeting will come to order immediately following the Zoning Board of Adjustment Meeting)

A QUORUM OF THE VAN ALSTYNE COMMUNITY AND ECONOMIC DEVELOPMENT CORPORATIONS, ARCHITECTURAL REVIEW PANEL, AND PLANNING & ZONING COMMISSION MEMBERS MAY BE IN ATTENDANCE. NO ACTION BY THESE BOARDS WILL BE TAKEN AT THIS MEETING.

Citizens may appear before the ZBA to address items of public interest, or items listed on the agenda not otherwise set for public hearing, 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).

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, though a quorum will be present at the physical location. 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

I. CALL TO ORDER

II. INVOCATION

III. PLEDGES OF ALLEGIANCE
U.S. and Texas

IV. PUBLIC HEARINGS/REGULAR AGENDA (NON-CONSENT)

1. Conduct a Public Hearing regarding a request by an owner/agent for a request from the First Baptist Church of Van Alstyne for a variance to the Van Alstyne Code of Ordinances, Chapter 46, "Zoning," Appendix 1-B, "Current Nonresidential Zoning Districts and Area Regulations" to grant a variance from the C-1, Commercial District building height standard of a maximum height of 25 feet to allow the construction of a sanctuary and steeple. The 20.0-acre tract of land is situated in the W. B. Blundell Survey, Abstract No. 115, Grayson County, Texas, and is generally located on the east side of Collin McKinney Parkway (formerly Cartwright Road) and approximately 1,500 feet south of FM 121 (West Van Alstyne Parkway). (First Baptist Height Variance)
2. Consider and take any action necessary regarding a request by an owner/agent for a request from the First Baptist Church of Van Alstyne for a variance to the Van Alstyne Code of Ordinances, Chapter 46, "Zoning," Appendix 1-B, "Current Nonresidential Zoning Districts and Area Regulations" to grant a variance from the C-1, Commercial District building height standard of a maximum height of 25 feet to allow the construction of a sanctuary and steeple. The 20.0-acre tract of land is situated in the W. B. Blundell Survey, Abstract No. 115, Grayson County, Texas, and is generally located on the east side of Collin McKinney Parkway (formerly Cartwright Road) and approximately 1,500 feet south of FM 121 (West Van Alstyne Parkway). (First Baptist Height Variance)
3. Adjournment.

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 11:00 p.m. on April 8, 2022.

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.