

CITY OF VAN ALSTYNE

MINUTES

Zoning Board of Adjustment
Van Alstyne Community Center
262 N. Preston Ave

Tuesday, February 10, 2015
6:30 P.M.

Members present: Mayor Teddie Ann Salmon, Billy Plake, Timmerle Kelly, Robert Jaska, Russell Moore and Larry Cooper.

Staff present: Frank Baker, Jennifer Gould, Tim Barnes, Steve White, Landon Smith and Judy Kimzey.

AGENDA

1. Call to Order. *Mayor Salmon called the meeting to order at 6:30pm.*
2. Invocation. *Recited by Shannon Jackson, Pastor of the Church of Christ.*
3. Pledges of Allegiance. *US and Texas.*

PUBLIC HEARINGS

4. Conduct a Public Hearing regarding a request by the owner/agent of the property situated in the City of Van Alstyne, County of Grayson, State of Texas, being described as OTP VAN ALSTYNE ADDN, BLOCK 24, LOT 6 THRU 10, ACRES .4017 more commonly known as 277 N. Waco Street, for a variance to the masonry requirement set forth in the Comprehensive Zoning Regulations Appendix 1-B, Non-Residential Zoning Districts and Area Regulations. The owner agent is requesting the variance to reduce the percent of masonry required for the property which is currently zoned Central Business District (CBD). *Mayor Salmon opened the Public Hearing at 6:33pm. Mike Dyson, owner/agent of the property advised that he is requesting a variance to allow for stucco on three sides of the building leaving the backside that faces the Fire Department as is. Mr. Dyson also requested a variance to the asbestos requirement and advised that the business will not have public restrooms. Frank Baker advised Mr. Dyson that the Public Hearing is only for the masonry variance and added that a variance cannot be granted for code requirements. There being no further public comments the hearing was closed at 6:37pm.*

ITEMS FOR CONSIDERATION

5. Consider and take any action necessary regarding a request by the owner/agent of the property situated in the City of Van Alstyne, County of Grayson, State of Texas, being described as OTP VAN ALSTYNE ADDN, BLOCK 24, LOT 6 THRU 10, ACRES .4017 more commonly known as 277 N. Waco Street, for a variance to the masonry requirement set forth in the Comprehensive Zoning Regulations Appendix 1-B, Non-Residential Zoning Districts and Area Regulations. The owner agent is requesting the variance to reduce the percent of masonry required for the property which is currently zoned Central Business

District (CBD). *Billy Plake questioned the historical allowances on the structure. Frank Baker advised that the structure was granted a masonry variance that required 30% to open, which is why masonry exists on the lower portion of the building, and requiring 100% masonry compliance within an identified time period. Unfortunately, the business closed before the requirement was met. Russell Moore asked if renderings are available for review to which Mr. Dyson advised he did not bring them. Mr. Moore advised he needs to see renderings before making a decision. Robert Jaska expressed willingness to grant the requested variance but understands the desire to see renderings. Timmerle Kelly and Larry Cooper expressed agreement with Mr. Jaska. Mr. Plake added that stucco is not similar to any neighboring structures therefore the variance would not be introducing a similar structure and no true hardship exists. Mr. Moore expressed favor for a faux brick or faux stone. Mr. Dyson advised that he would be willing to utilize faux brick or faux stone. Billy Plake made a motion to approve a variance to the masonry requirement to allow 100% coverage with faux stone or faux brick. Russell Moore seconded the motion and the motion passed with Billy Plake, Russell Moore, Robert Jaska and Larry Cooper in favor and Timmerle Kelly opposed.*

6. Adjournment. *Mayor Salmon adjourned the meeting at 6:52pm.*

Teddie Ann Salmon, Mayor

ATTEST:

Jennifer Gould, City Clerk