



CITY OF DECATUR, TEXAS

Development Services ★ 1601 S. State Street ★ Decatur, TX 76234 ★ (940) 393-0250 voice ★ (940) 626-4629 fax

AGENDA

(Zoning) Board of Adjustment Special Called Meeting*

Monday, September 30, 2019, at 3:30 P.M.

City Hall Council Chamber

201 E. Walnut

Decatur, Texas 76234

Call to Order

ITEM 1: Approval of September 16, 2019, Minutes.

Citizen Comments

Anyone wishing to speak on a posted agenda item must complete a speaker card with his/her name and address and must identify the agenda item number for which he/she would like to speak. A card must be submitted to either Cheryl Fuss, Development Review Coordinator, so that the speaker may be recognized by the Chair at the appropriate time. Speakers will each be allowed a three (3) minute time period to provide comments regarding the posted agenda item for which the request to speak was submitted and may speak before or during the Board's consideration of the item. The three (3) minute time period will be extended to six (6) minutes if a translator is required for a non-English speaker to communicate his/her comments regarding the posted agenda item for which the request to speak was filed.

ITEM 2: **ZBA2019-34** - The Board to consider and take action on Mr. Peter Patel's request, on behalf of Vina 1 LLC, for a variance from the City of Decatur's Zoning Ordinance regarding front yard setback. Specifically, applicant is requesting a variance to the City of Decatur Code of Ordinances, Appendix B. "Zoning," Article 5, "Zoning Districts," Section 5.1 "Zoning Districts Established," Subsection 5.1.11 "C-2, Thoroughfare Business District," Item D "Area Regulations," (1) "Size of Yard," (a) "Minimum Front Yard," to allow the existing porte cochere, as identified in Attachment 3 of the staff report, to encroach sixty three hundredths feet (0.63') into the required twenty-five foot (25') front yard setback along south US Highway 81-287. The subject property is proposed as Lot 1, Block 2R, Flusche Addition and is more commonly referred to as 1709 S. US Highway 81-287, City of Decatur, Wise County, Texas.

ITEM 3: **ZBA2019-35** - The Board to consider and take action on Mr. Peter Patel's request, on behalf of Vina 1 LLC, for a variance from the City of Decatur's Zoning Ordinance regarding front yard setback. Specifically, applicant is requesting a variance to the City of Decatur Code of Ordinances, Appendix B. "Zoning," Article 5, "Zoning Districts," Section 5.1 "Zoning Districts Established," Subsection 5.1.11 "C-2, Thoroughfare Business District," Item D "Area Regulations," (1) "Size of Yard," (a) "Minimum Front Yard," to allow the pool canopy #1, as identified in Attachment 3 of the staff report, to encroach seven and sixty-six hundredths feet (7.66') into the required twenty-five foot (25') front yard setback along south US Highway 81-287. The subject property is proposed as Lot 1, Block 2R, Flusche Addition and is more commonly referred to as 1709 S. US Highway 81-287, City of Decatur, Wise County, Texas.

ITEM 4: **ZBA2019-36** - The Board to consider and take action on Mr. Peter Patel’s request, on behalf of Vina 1 LLC, for a variance from the City of Decatur’s Zoning Ordinance regarding front yard setback. Specifically, applicant is requesting a variance to the City of Decatur Code of Ordinances, Appendix B. “Zoning,” Article 5, “Zoning Districts,” Section 5.1 “Zoning Districts Established,” Subsection 5.1.11 “C-2, Thoroughfare Business District,” Item D “Area Regulations,” (1) “Size of Yard,” (a) “Minimum Front Yard,” to allow the existing pole canopy #2, as identified in Attachment 3 of the staff report, to encroach twenty-four and five tenths feet (24.5’) into the required twenty-five foot (25’) front yard setback along south US Highway 81-287. The subject property is proposed as Lot 1, Block 2R, Flusche Addition and is more commonly referred to as 1709 S. US Highway 81-287, City of Decatur, Wise County, Texas.

For Your Information Items:

- ITEM 5:** New and/or future business items.
- a. ZBA will meet the first and third Monday of the month, if needed, beginning in November.
 - b. October 2019 meeting currently has four (4) Planning applications:
Application submittal deadline is September 6, 2019 and October 7, 2019, at 12 noon
 - 1. ZBA2019-30 – Chad Harvey 1101 Eagle Dr. (Front yard variance along Eagle Dr.)
 - 2. ZBA2019-31 – Rhonda Jenkins 200 S. Holman St. (Front yard special exception along Holman St.)
 - 3. ZBA2019-32 – Rhonda Jenkins 200 S. Holman St. (Front yard special exception along Shoemaker St.)
 - 4. ZBA2019-33 – Rhonda Jenkins 200 S. Holman St. (Front yard special exception along Pecan St.)

Adjournment

Prepared and posted this 27th day of September 2019, in accordance with Chapter 551, Texas Government Code.

Dedra D. Ragland, AICP
Director of Planning and Development