



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 Meeting*

Monday, October 21, 2019, at 3:30 P.M.

City Hall Council Chamber

201 E. Walnut

Decatur, Texas 76234

Call to Order

ITEM 1: Approval of September 30, 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 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 Commission'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: **ZBA2019-30** - The Board to consider and take action on Mr. Chad Harvey's request, on behalf of Decatur Eagle Drive Properties LLC, for a setback encroachment variance from the City of Decatur's Zoning Ordinance regarding front yards. 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 5.1.9 "C-1, Restricted Business District," Item D "Area Regulations," (1) "Size of Yard," (a) "Minimum Front Yard," to allow an existing monument sign, as identified in Attachment 3 of the staff report, to encroach fourteen and eight tenths feet (14.8') into the required twenty-five foot (25') front yard setback along Eagle Dr. The subject property is proposed as Lot 1, Block 1, S&J Addition and is more commonly referred to as 1101 Eagle Dr., City of Decatur, Wise County, Texas.

ITEM 3: **ZBA2019-31** - The Board to consider and take action on Pastor and Mrs. Timothy Jenkins' request for a setback encroachment special exception from the City of Decatur's Zoning Ordinance regarding front yards. Specifically, applicant is requesting a special exception to the City of Decatur Code of Ordinances, Appendix B. "Zoning," Article 5, "Zoning Districts," Section 5.1 "Zoning Districts Established," Subsection 5.1.2 "SF-2, Single Family Residential District," D. "Area Regulations," (1) "Size of Yards," (a) "Minimum Front Yard," to allow the existing residential structure, as identified in Attachment 3 of the staff report, to encroach nineteen and eight tenths feet (19.8') into the required twenty-five foot (25') front yard setback along S. Holman St. The subject property is proposed as Lot 1, Block 56, Tarleton Addition and is more commonly referred to as 200 S. Holman St., City of Decatur, Wise County, Texas.

ITEM 4: **ZBA2019-32** - The Board to consider and take action on Pastor and Mrs. Timothy Jenkins' request for a setback encroachment special exception from the City of Decatur's Zoning Ordinance regarding front yards. Specifically, applicant is requesting a special exception to the City of Decatur Code of Ordinances, Appendix B. "Zoning," Article 5, "Zoning

Districts,” Section 5.1 “Zoning Districts Established,” Subsection 5.1.2 “SF-2, Single Family Residential District,” D. “Area Regulations,” (1) “Size of Yards,” (a) “Minimum Front Yard,” to allow the existing residential structure, as identified in Attachment 3 of the staff report, to encroach eighteen and two tenths feet (18.2’) into the required twenty-five foot (25’) front yard setback along W. Shoemaker St. The subject property is proposed as Lot 1, Block 56, Tarleton Addition and is more commonly referred to as 200 S. Holman St., City of Decatur, Wise County, Texas.

ITEM 5: **ZBA2019-33** - The Board to consider and take action on Pastor and Mrs. Timothy Jenkins’ request for a setback encroachment special exception from the City of Decatur’s Zoning Ordinance regarding front yards. Specifically, applicant is requesting a special exception to the City of Decatur Code of Ordinances, Appendix B. “Zoning,” Article 5, “Zoning Districts,” Section 5.1 “Zoning Districts Established,” Subsection 5.1.2 “SF-2, Single Family Residential District,” D. “Area Regulations,” (1) “Size of Yards,” (a) “Minimum Front Yard,” to allow the existing accessory structure, as identified in Attachment 3 of the staff report, to encroach twenty-four and one tenth feet (24.1’) into the required twenty-five foot (25’) front yard setback along W. Pecan St. The subject property is proposed as Lot 1, Block 56, Tarleton Addition and is more commonly referred to as 200 S. Holman St., City of Decatur, Wise County, Texas.

ITEM 6: **ZBA2019-37** - The Board to consider and take action on Mr. Doug Henderson’s request, on behalf of Jeff Horn, W-H Storage and AT&T, for a setback encroachment variance from the City of Decatur’s Zoning Ordinance regarding front yards. 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 commercial structure, as identified in Attachment 3 of the staff report, to encroach seven and two tenths feet (7.2’) into the required twenty-five foot (25’) front yard setback along south State Street. The subject property is described as parts of Blocks 107, 120, and Charles and Short Streets (closed by City Ordinance No. 2-74), South Decatur Addition and is more commonly referred to as 1600 S. State St., City of Decatur, Wise County, Texas.

ITEM 7: **ZBA2019-38** - The Board to consider and take action on Mr. John Fuller’s request, on behalf of Summit Investment Corporation, for a setback encroachment special exception from the City of Decatur’s Zoning Ordinance regarding front yards. Specifically, applicant is requesting a special exception to the City of Decatur Code of Ordinances, Appendix B. “Zoning,” Article 5, “Zoning Districts,” Section 5.1 “Zoning Districts Established,” Subsection 5.1.2 “SF-2, Single Family Residential District,” D. “Area Regulations,” (1) “Size of Yards,” (a) “Minimum Front Yard,” to allow an existing residential structure, as identified in Attachment 3 of the staff report, to encroach five feet (5’) into the required twenty-five foot (25’) front yard setback along west Saunders Street. The subject property is proposed as Lot 1R, Block 68, South Decatur Addition and is more commonly referred to as 103 W. Saunders St., City of Decatur, Wise County, Texas.

ITEM 8: **ZBA2019-39** - The Board to consider and take action on Mr. Christopher Burton’s request, on behalf of FM 51 Partners, for a setback encroachment variance from the City of Decatur’s Zoning Ordinance regarding front yards. 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 an existing pole sign, as identified in Attachment 3 of the staff report, to encroach thirteen and seven tenths feet (13.7’) into the required twenty-five foot (25’) front yard setback along south FM 51. The subject property is proposed as Lot

1, Block 1, Burton FM51 Partners Addition and is more commonly referred to as 1510 S. FM 51, City of Decatur, Wise County, Texas.

For Your Information Items:

ITEM 9: New and/or future business items.

- a. November 4, 2019 meeting currently has no (0) Planning applications.
Application submittal deadline is Thursday, October 21, 2019, at 12 noon.

Adjournment

Prepared and posted this 17th day of October 2019, in accordance with Chapter 551, Texas Government Code.

Dedra D. Ragland, AICP
Director of Planning and Development