



# 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, December 16, 2019, at 3:30 P.M.**  
**City Hall Council Chamber**  
**201 E. Walnut**  
**Decatur, Texas 76234**

### Call to Order

**ITEM 1:** Approval of November 8, 2019, Minutes.

### General Agenda 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 total of three (3) minute time period to provide comments regarding the posted agenda item for which the request to speak was submitted and may speak during this item or during the Commission's consideration of individual items in accordance with City Council Rules of Procedure. 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:** **ZBA2019-45** - The Board to consider and take action on Mr. Josh Edge's request, on behalf of JWM Dealership Property, 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 5.1.11 "C-2, Thoroughfare Business District," Item D "Area Regulations," (1) "Size of Yard," (a) "Minimum Front Yard: Twenty-five feet (25')," to allow two existing signs, as identified in Attachment 3 of the staff report, to encroach twenty-five feet (25') into the required twenty-five foot (25') front yard setback along south US Hwy 81-287. The subject property is identified as Lot 1, Block 1, James Wood North Lot Addition and is more commonly referred to as 2111 S. US Hwy 81-287, City of Decatur, Wise County, Texas.

**ITEM 3:** **ZBA2019-46** - The Board to consider and take action on Mr. Josh Edge's request, on behalf of JWM Dealership Property, 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 5.1.11 "C-2, Thoroughfare Business District," Item D "Area Regulations," (1) "Size of Yard," (a) "Minimum Front Yard: Twenty-five feet (25')," to allow existing ~~and proposed~~ commercial canopy structures, as identified in Attachment 3 of the staff report, to encroach twenty-four and nine tenths feet (24.9') into the required twenty-five foot (25') front yard setback along south US Hwy 81-287. The subject property is identified

as Lot 1, Block 1, James Wood North Lot Addition and is more commonly referred to as 2111 S. US Hwy 81-287, City of Decatur, Wise County, Texas.

**ITEM 4:** **ZBA2019-47** - The Board to consider and take action on Mr. Josh Edge's request, on behalf of JWM Dealership Property, 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 5.1.11 "C-2, Thoroughfare Business District," Item D "Area Regulations," (1) "Size of Yard," (a) "Minimum Front Yard: Twenty-five feet (25')," to allow existing ~~and proposed~~ commercial canopy structures, as identified in Attachment 3 of the staff report, to encroach twenty-four and nine tenths feet (24.9') into the required twenty-five foot (25') front yard setback along south FM730. The subject property is identified as Lot 1, Block 1, James Wood North Lot Addition and is more commonly referred to as 2111 S. US Hwy 81-287, City of Decatur, Wise County, Texas.

**ITEM 5:** **ZBA2019-48** - The Board to consider and take action on Mr. Josh Edge's request, on behalf of JWM Dealership Property, LLC., for a setback encroachment variance from the City of Decatur's Zoning Ordinance regarding rear 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," (d) "Minimum Rear Yard," (ii) "Non-Residential: Ten Feet (10')," to allow ~~existing and~~ proposed commercial canopy structures, as identified in Attachment 3 of the staff report, to encroach three and fifty-three hundredths feet (3.53') into the required ten foot (10') rear yard setback along the northern property line. The subject property is identified as Lot 1, Block 1, James Wood North Lot Addition and is more commonly referred to as 2111 S. US Hwy 81-287, City of Decatur, Wise County, Texas.

**ITEM 6:** Discuss and approve 2020 Meeting Schedule.

**For Your Information Items:**

**ITEM 7:** New and/or future business items.

- a. January 6, 2020, meeting currently has no (0) Planning applications.  
Application submittal deadline was **Monday, December 9, 2019**, at 12 noon.
- b. January 20, 2020, meeting currently has no (0) Planning applications.  
Application submittal deadline is **Monday, December 23, 2019**, at 12 noon.

**Adjournment**

Prepared and posted this 13<sup>th</sup> day of December 2019, in accordance with Chapter 551, Texas Government Code.

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Dedra D. Ragland, AICP  
Director of Planning and Development