



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, August 19, 2019, at 3:30 P.M.

City Hall Council Chamber

201 E. Walnut

Decatur, Texas 76234

Call to Order

ITEM 1: Approval of June 17, 2019, Minutes.

ITEM 2: **ZBA2019-25**—The Board to consider and take action on Mr. Will Klose’s request, on behalf of State Farm Insurance, 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 5.1.9 “C1, Restricted Business District,” Item D “Area Regulations,” (1) “Size of Yard,” (a) “Minimum Front Yard,” to allow the existing monument sign, as identified in Attachment 3 of the staff report, to encroach twenty-one and seven tenths feet (21.7’) into the required twenty-five foot (25’) front yard setback along west Walnut St. The subject property is proposed as Lot 1, Block 162, James Tarleton Addition and is more commonly referred to as 402 W. Walnut St., City of Decatur, Wise County, Texas.

For Your Information Items:

ITEM 3: New and/or future business items.

- a. Hear and discuss legislative update and potential impacts to the Zoning Board of Adjustment.
- b. September 2019 meeting currently has no (0) Planning applications:
Application submittal deadline is Thursday, August 22, 2019, at 12 noon.

Adjournment

Prepared and posted this 16th day of August 2019, in accordance with Chapter 551, Texas Government Code.

Dedra D. Ragland, AICP
Director of Planning and Development

*NOTE: THE (ZONING) BOARD OF ADJUSTMENT RESERVES THE RIGHT TO ADJOURN INTO A CLOSED MEETING AT ANY TIME REGARDING ANY ITEM ON THE AGENDA FOR WHICH IT IS LEGALLY PERMISSIBLE UNDER THE TEXAS OPEN MEETINGS ACT PURSUANT TO LGC 551.071.