



# 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\* Wednesday, September 9, 2020, at 3:30 P.M. VIA - VIDEOCONFERENCING

#### Call to Order

**ITEM 1:** Discuss and take appropriate action regarding August 3, 2020, Minutes.

#### General Agenda Comments

*This videoconferencing meeting is being used to allow Board members, staff and public participants to join the meeting in the following manner:*

Anyone may join the meeting via videoconference at [www.zoom.us/join](http://www.zoom.us/join) or via telephone by calling 1-346-248-7799; meeting ID 912 5595 2930; and Password 976527.

*If you join the meeting via Videoconferencing and want to address the Board on an agenda item, you will need to have your camera on and hold up your hand when the Chairman calls for public comment and you will be recognized by the Chairman to address the Board and will be allowed a total of three (3) minutes to provide comments regarding the posted agenda item for which the request to speak was submitted and you may speak during this item or during the Board'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. You may also email your comments to be read at the meeting to: [dragland@decaturtx.org](mailto:dragland@decaturtx.org) before and during the meeting on Wednesday, September 9<sup>th</sup>. Please provide your name, address and the agenda item number.*

#### Public Hearing Items:

**ITEM 2:** **ZBA2020-07** - The Board to consider and take action on a request for a setback encroachment special exception from the City of Decatur's Zoning Ordinance regarding front yards for the property proposed as Lot 13R, S.L. Brown's Addition (currently platted as Lots 13 and 14, Part of Lot 15, and Part of a closed 20' alley, S.L. Brown's Addition) and more commonly referred to as 605 W. Main St., City of Decatur, Wise County, Texas. The request is for 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 5.1.9 "C-1, Restricted Business District," D. "Area Regulations," (1) "Size of Yards," (a) "Minimum Front Yard," to allow a proposed extension to the existing residential structure to encroach thirteen and three tenths feet (13.3') into the required twenty-five foot (25') front yard setback along south Cowan Street. (Property Owner Derrell Dodson)

#### Non-Public Hearing Items:

**ITEM 3:** Discuss and approve second revision to the 2020 ZBA Meeting Schedule.

#### For Your Information Items:

**ITEM 4:** New and/or future business items.

- a. October 5, 2020, meeting currently has no (0) Planning applications. Application submittal deadline is **Monday, September 21, 2020**, by 11 a.m. **Meeting will be a virtual only meeting.**

## **Adjournment**

Prepared and posted this 4<sup>th</sup> day of September 2020, in accordance with Chapter 551, Texas Government Code.

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Dedra D. Ragland, AICP  
Director of Planning and Development