



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 21, 2020, at 3:30 P.M. **VIA - VIDEOCONFERENCING**

Call to Order

ITEM 1: Discuss and take appropriate action regarding September 9, 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 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 before and during the meeting on Monday, December 21st. Please provide your name, address and the agenda item number.

Public Hearing Items:

ITEM 2: **ZBA2020-08** - The Board to consider and take action on a request for a setback encroachment variance from the City of Decatur's Zoning Ordinance regarding front yards for the property proposed as Lot 1, Block 1, Braum's Addition and more commonly referred to as 701 S. Washburn St., City of Decatur, Wise County, Texas. The request is for 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," D. "Area Regulations," (1) "Size of Yards," (a) "Minimum Front Yard," to allow an existing retaining wall to encroach twenty-two and seven tenths feet (22.7') into the required twenty-five foot (25') front yard setback along west Carpenter Street. (**ZBA Application 2020-08** – Property Owner Braum's)

ITEM 3: **ZBA2020-09** - The Board to consider and take action on a request for a setback encroachment variance from the City of Decatur's Zoning Ordinance regarding front yards for the property proposed as Lot 1, Block 1, Braum's and more commonly referred to as 701 S. Washburn St., City of Decatur, Wise County, Texas. The request is for 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," D. "Area Regulations," (1) "Size of Yards," (a) "Minimum Front Yard," to allow an existing highway pole sign to encroach ten and three tenths feet (10.3') into the required twenty-five foot (25') front yard setback along west Carpenter Street. (**ZBA Application 2020-09** – Property Owner Braum's)

ITEM 4: **ZBA2020-10** - The Board to consider and take action on a request for a setback encroachment variance from the City of Decatur’s Zoning Ordinance regarding front yards for the property proposed as Lot 1, Block 1, Braum’s Addition and more commonly referred to as 701 S. Washburn St., City of Decatur, Wise County, Texas. The request is for 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,” D. “Area Regulations,” (1) “Size of Yards,” (a) “Minimum Front Yard,” to allow an existing highway pole sign to encroach nineteen and three tenths feet (19.3’) into the required twenty-five foot (25’) front yard setback along northbound US Highway 81-287 Service Road. (**ZBA Application 2020-10** – Property Owner Braum’s)

ITEM 5: **ZBA2020-11** - The Board to consider and take action on a request for a setback encroachment variance from the City of Decatur’s Zoning Ordinance regarding front yards for the property proposed as Lot 1, Block 1, Braum’s Addition and more commonly referred to as 701 S. Washburn St., City of Decatur, Wise County, Texas. The request is for 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,” D. “Area Regulations,” (1) “Size of Yards,” (a) “Minimum Front Yard,” to allow an existing highway pole sign to encroach five and five tenths feet (5.5’) into the required twenty-five foot (25’) front yard setback along northbound US Highway 81-287 Service Road. (**ZBA Application 2020-11** – Property Owner Braum’s)

ITEM 6: **ZBA2020-12** - The Board to consider and take action on a request for a setback encroachment variance from the City of Decatur’s Zoning Ordinance regarding rear yards for the property proposed as Lot 1, Block 1, Braum’s and more commonly referred to as 701 S. Washburn St., City of Decatur, Wise County, Texas. The request is for 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,” D. “Area Regulations,” (1) “Size of Yards,” (d) “Minimum Rear Yard,” to allow an existing highway pole sign to encroach three and seven tenths feet (3.7’) into the required ten foot (10’) rear yard setback along the southern property line. (**ZBA Application 2020-12** – Property Owner Braum’s)

Non-Public Hearing Items:

ITEM 7: Discuss and approve the 2021 ZBA Meeting Schedule.

For Your Information Items:

ITEM 8: New and/or future business items.

- a. As of agenda posting, the January 20, 2021, meeting currently has no (0) Planning applications. Application submittal deadline was Monday, December 21, 2020, by 11 a.m. **If there are applications submitted, the meeting will be a virtual only meeting.**

Adjournment:

Prepared and posted this 18th day of December 2020, in accordance with Chapter 551, Texas Government Code.



Dedra D. Ragland, AICP
Director of Planning and Development