
AGENDA

**Board of Adjustment Regular Meeting
Decatur City Hall – 201 E. Walnut St., Decatur, TX**

MONDAY, March 16, 2026, at 3:30 P.M.

IN PERSON AND VIA VIDEOCONFERENCE/TELECONFERENCE

General Agenda Comments

This is an in-person and videoconference meeting. Videoconferencing is being used to allow staff and members of the public 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](tel: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: planning@decaturtx.org before and during the meeting. Please provide your name, address, and the agenda item number.

CALL TO ORDER AND ANNOUNCE A QUORUM

ITEM 1: Discuss and take appropriate action regarding February 18, 2026, BOA Minutes.

ITEM 2: **BOA-26-0001** – A request by Cheryl Walters, on behalf of Deborah Cashen-Lusk, property owner, pursuant to the City of Decatur Code of Ordinances, Appendix B, "Zoning," Section 4.3.6, "Variances." The request is for a variance to the City of Decatur Code of Ordinances, Appendix B, "Zoning," Article 5, "Zoning Districts," Section 5.1.9, "C-1, Restricted Business District," Subsection D, "Area Regulations," (1)Size of Yards, (d) Minimum Rear Yard: Ten Feet (10'), to allow an existing, non-conforming concrete block building to encroach 9.78 feet and 9.52 feet, respectively, into the required ten (10) foot rear yard setback at the property located at 1900 W US Hwy 380 Business, Decatur, Texas. **(Cashen-Lusk)**

Open Public Hearing at: _____ Close Public Hearing at: _____

Discussion items:

- ITEM 3:** Carports
- a. Setbacks
 - i. Intent of code
 - b. Storm damage

- ITEM 4:** Infill Development projects
- a. Special Exceptions/Variances
 - i. Lot sizes
 - ii. Parking
 - iii. Setbacks

For Your Information Items:

- ITEM 5:** New and/or future business items.
- a. As of the agenda posting, the meeting on **Monday, April 13, 2026**, currently has no (0) BOA applications. The application deadline is Monday, March 16, 2026, by 5 p.m. **(The meeting will be an in-person meeting with potential virtual attendance of staff and members of the public unless otherwise determined.)**

Adjournment:

Prepared and posted on this 10th day of March, 2026, in accordance with Chapter 551, Texas Government Code.



Lisa Hannon
Assistant Director Development Services