
AGENDA

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

MONDAY, APRIL 13, 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](tel:912-5595-2930); and Password [976527](tel: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 March 16, 2026, BOA Minutes.

Discussion Items:

- ITEM 2:** Carports
- a. Intent of Code
 - b. Storm-damaged structures
- ITEM 3:** Residential Infill properties
- a. Setbacks
 - b. Lot sizes
 - c. Parking

Public Hearing Items:

ITEM 4: BOA-26-0002 – A request by Cliff Spence, on behalf of Spence Residential Properties, LLC, property owner, pursuant to the City of Decatur Infill Procedure and the City of Decatur Code of Ordinances, Appendix B, “Zoning,” Section 4.3.7, “Special Exceptions,” regarding lot dimensions for the property described as Lot 11R1, Block J, Mrs. E. O. Cates Addition, 201 S Cates Street, 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 5.1.3, “SF-2, Single-Family Residential District,” Subsection D, “Area Regulations,” (2) Size of Lots, (a) “Minimum Lot Area” to allow a 4,353 square foot lot to be created, outside of the minimum area of 8,000 square foot requirement of the SF-2 residential lot dimensions; and (b) “Minimum Lot Width” to allow a 48.40’ wide lot to be created, outside of the minimum lot width of fifty feet (50’) requirement of the SF-2 residential lot dimensions.

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

ITEM 5: BOA-26-0003 – A request by Cliff Spence, on behalf of Huerta Esperanza, property owner, pursuant to the City of Decatur Code of Ordinances, Appendix B, “Zoning,” Section 4.3.7, “Special Exceptions,” regarding lot dimensions and structure setbacks for the property described as Lot 11R2, Block J, Mrs. E. O. Cates Addition, 203 S Cates Street, 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 5.1.3, “SF-2, Single-Family Residential District,” Subsection D, “Area Regulations,” (1) Size of Yards, (a) Minimum Front Yard to allow an existing structure to encroach 10.8 feet into the required twenty-five foot (25’) front yard setback along S Cates Street; and (b) Minimum Side Yard to allow an existing structure to encroach 0.2 feet into the side yard, outside of the minimum ten percent (10%) side yard setback requirement of the SF-2 residential area regulations; and (2) Size of Lots, (a) Minimum Lot Area to allow a 4640 square foot lot to be created, outside of the minimum area of 8,000 square foot requirement of the SF-2 residential lot dimensions.

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

ITEM 6: BOA-26-0004 – A request by Eric Kavicky, property owner, pursuant to the City of Decatur Code of Ordinances, Appendix B, “Zoning,” Section 4.3.7, “Special Exceptions,” regarding setbacks for an existing structure for the property described as Lot 1R, Block 111, South Decatur Addition, being a replat of Lots 1, 2, and 4, Block 111, South Decatur Addition, City of Decatur, Wise County, Texas. The request is for a variance to the City of Decatur Code of Ordinances, Appendix B, “Zoning,” Article 7, “Accessory Structure Regulations,” Section 7.6.1, “Accessory Buildings and Structures in Residential Districts,” Subsection B, “Side Yard,” to allow an existing pool house building to encroach 0.1 foot into the side yard, outside of the minimum side yard requirement of three feet (3’); and Subsection C, “Rear Yard,” to allow an existing pool house building to encroach 3.2 feet into the rear yard, outside of the minimum rear yard requirement of ten feet (10’).

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

ITEM 7: BOA-26-0005 – A request by Connie Lamirand, property owner, pursuant to the City of Decatur Code of Ordinances, Appendix B, “Zoning,” Section 4.3.7, “Special Exceptions,” regarding setbacks for existing structures on the property described as a 0.438 acre tract in Lots 3 and 4, Block 58, South Decatur Addition, and part of Saunders Street (not open), recorded in Clerk’s File Number 201802116, Official Records of Wise County, Texas; 1104 S State Street, 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 5.1.3, “SF-2, Single-Family Residential District,” Subsection D, “Area Regulations,” (1) Size of Yards, (a) Minimum Front Yard to allow an existing structure to encroach 2.3 feet and 1.2 feet, respectively, outside of the minimum front yard setback requirement of twenty-five foot (25’) per the SF-2 residential area regulations; and Article 7, “Accessory Structure Regulations,” Section 7.6.1, “Accessory Buildings and Structures in Residential Districts,” Subsection B, “Side Yard,” to allow an existing shed structure to encroach 0.6 foot into the side yard, outside of the minimum side yard requirement of 3 feet; and Subsection C, “Rear Yard,” to allow an existing shed structure to encroach 6.9 feet into the rear yard, outside of the minimum rear yard requirement of ten feet (10’).

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

For Your Information Items:

- ITEM 8:** New and/or future business items.
- a. As of the agenda posting, the meeting on **Monday, May 18, 2026**, currently has no (0) BOA applications. The application deadline is Monday, April 13, 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 6th day of April, 2026, in accordance with Chapter 551, Texas Government Code.



Lisa Hannon
Assistant Director Development Services