



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, April 15, 2019, at 3:30 P.M.

City Hall Council Chamber

201 E. Walnut

Decatur, Texas 76234

Call to Order

- ITEM 1:** Approval of March 18, 2019, Minutes.
- ITEM 2:** **ZBA2019-01**—The Board to consider and take action on Mr. Doug Henderson’s request, on behalf of Jeff Horn, W-H Storage and AT&T, for a variance from the City of Decatur’s Zoning Ordinance regarding commercial antenna/antenna support structure setback. Specifically, applicant is requesting a variance to the City of Decatur Code of Ordinances, Appendix B. “Zoning,” Article 6, “Use Regulations,” Section 6.2 “Supplemental Use Regulations,” Subsection 6.2.2 “Antenna Uses.” Item A(1)(a) reads: “Antenna support structures shall be setback a distance equal to or greater than the tower's height measured from the property lines.” The proposed tower is 120’ tall. Applicant is seeking a variance to reduce the required minimum 120-foot setback to a setback of 106 feet from the eastern property line of the site. The subject property is described as parts of Blocks 107, 120, and Charles and Short Streets (closed by City Ordinance No. 2-74), South Decatur Addition and is more commonly referred to as 1600 S. State St., City of Decatur, Wise County, Texas. *Applicant has requested that this item be tabled to May’s ZBA meeting.*
- ITEM 3:** **ZBA2019-02**—The Board to consider and take action on Mr. Doug Henderson’s request, on behalf of Jeff Horn, W-H Storage and AT&T, for a variance from the City of Decatur’s Zoning Ordinance regarding commercial antenna/antenna support structure setback. Specifically, applicant is requesting a variance to the City of Decatur Code of Ordinances, Appendix B. “Zoning,” Article 6, “Use Regulations,” Section 6.2 “Supplemental Use Regulations,” Subsection 6.2.2 “Antenna Uses.” Item A(1)(a) reads: “Antenna support structures shall be setback a distance equal to or greater than the tower's height measured from the property lines.” The proposed tower is 120’ tall. Applicant is seeking a variance to reduce the required minimum 120 foot setback to a setback of 67 feet from the western property line of the site. The subject property is described as parts of Blocks 107, 120, and Charles and Short Streets (closed by City Ordinance No. 2-74), South Decatur Addition and is more commonly referred to as 1600 S. State St., City of Decatur, Wise County, Texas. *Applicant has requested that this item be tabled to May’s ZBA meeting.*
- ITEM 4:** **ZBA2019-07**—The Board to consider and take action on Mr. and Mrs. Jack Reeve’s request for a special exception from the City of Decatur’s Zoning Ordinance regarding front yard setbacks. Specifically, applicant is requesting 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 5.1.3 “SF-2, Single Residential District,” Item D “Area Regulations,” (1) “Size of Yard,” (a) “Minimum Front Yard: Twenty-five feet (25’).” Applicant is seeking a special exception to allow the existing residential structure, as identified in Attachment 3 of the staff report, to encroach six and three tenths

feet (6.3') into the platted thirty foot (30') front yard setback along Brookhollow Street. The subject property is platted as Lot 18, Block 1, Brookhollow Estates and is more commonly referred to as 204 Brookhollow Street, City of Decatur, Wise County, Texas.

ITEM 5: **ZBA2019-08**—The Board to consider and take action on Mr. Dave Fuller's request, on behalf of FX5 Real Estate, LP., for a variance from the City of Decatur's Zoning Ordinance regarding parking. Specifically, applicant is requesting a variance to the City of Decatur Code of Ordinances, Appendix B. "Zoning," Article 7, "Development Standards," Section 7.3 "Off Street Parking and Loading Regulations," Subsection 7.3.3 "Parking Requirements Based Upon Use," Item B "Nonresidential Use Parking Schedule. Compliance with the following minimum parking space regulations shall be required: (21) Retail or Personal Service: One (1) space for each two hundred (200) square feet of floor area (minimum of five (5) spaces)," to reduce the minimum calculated parking space requirement from one hundred and twenty (120) parking spaces to fifty-seven (57) striped parking spaces. The subject property is proposed as Lot 1, Block 1, Decatur Shopping Center (currently a 6.365-acre tract of land in the J. Bullock Survey, Abstract Number 79 and the AJ. Walker Survey, Abstract Number 860) and is more commonly referred to as 1300 S. FM 51, City of Decatur, Wise County, Texas.

ITEM 6: **ZBA2019-09**—The Board to consider and take action on Mr. Ronald Walker's request for a variance from the City of Decatur's Zoning Ordinance regarding parking. Specifically, applicant is requesting a variance to the City of Decatur Code of Ordinances, Appendix B. "Zoning," Article 7, "Development Standards," Section 7.3 "Off Street Parking and Loading Regulations," Subsection 7.3.3 "Parking Requirements Based Upon Use," Item B "Nonresidential Use Parking Schedule. Compliance with the following minimum parking space regulations shall be required: (20) Restaurant or Cafeteria: One (1) space for every three (3) seats under maximum seating arrangement (minimum of five (5) spaces)," to reduce the minimum calculated parking space requirement from ninety-two (92) parking spaces to seventy-six (76) striped parking spaces. The subject property is proposed as Lot 1, Block 1, Walker Addition (currently a 1.014-acre tract of land, including 1.013 acres in the Samuel Perrin Survey, Abstract Number 684, and being part of the same tract of land as deeded to Ronald D. Walker in Volume 951, Page 760, and all of a 0.001 acre tract as deeded to Ronald D. Walker and wife, Debra L. Walker in Instrument No. 201902782, Official Records) and is more commonly referred to as 1803 S. US Highway 81-287, City of Decatur, Wise County, Texas.

ITEM 7: New and/or future business items.

Adjournment

Prepared and posted this 12th day of April 2019, in accordance with Chapter 551, Texas Government Code.

Dedra D. Ragland, AICP
Director of Planning and Development