



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, September 16, 2019, at 3:30 P.M.
City Hall Council Chamber
201 E. Walnut
Decatur, Texas 76234

Call to Order

- ITEM 1:** Approval of August 19, 2019, Minutes.
- ITEM 2:** **ZBA2019-26** - The Board to consider and take action on Mr. Vina Patel's request, on behalf of Vina 1 LLC, for a variance from the City of Decatur's Zoning Ordinance regarding front yard setback. Specifically, applicant is requesting 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," Item D "Area Regulations," (1) "Size of Yard," (a) "Minimum Front Yard," to allow the existing swimming pool, as identified in Attachment 3 of the staff report, to encroach twenty-one and two tenths feet (21.2') into the required twenty-five foot (25') front yard setback along south US Highway 81-287. The subject property is proposed as Lot 1, Block 2R, Flusche Addition and is more commonly referred to as 1709 S. US Highway 81-287, City of Decatur, Wise County, Texas.
- ITEM 3:** **ZBA2019-27** - The Board to consider and take action on Mr. Vina Patel's request, on behalf of Vina 1 LLC, for a variance from the City of Decatur's Zoning Ordinance regarding front yard setback. Specifically, applicant is requesting 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," Item D "Area Regulations," (1) "Size of Yard," (a) "Minimum Front Yard," to allow the highway pole sign, as identified in Attachment 3 of the staff report, to encroach fifteen feet (15') into the required twenty-five foot (25') front yard setback along south US Highway 81-287. The subject property is proposed as Lot 1, Block 2R, Flusche Addition and is more commonly referred to as 1709 S. US Highway 81-287, City of Decatur, Wise County, Texas.
- ITEM 4:** **ZBA2019-28** - The Board to consider and take action on Mr. Vina Patel's request, on behalf of Vina 1 LLC, for a variance from the City of Decatur's Zoning Ordinance regarding front yard setback. Specifically, applicant is requesting 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," Item D "Area Regulations," (1) "Size of Yard," (a) "Minimum Front Yard," to allow the existing pole sign, as identified in Attachment 3 of the staff report, to encroach twenty-two and two tenths feet (22.2') into the required twenty-five foot (25') front yard setback along south US Highway 81-287. The subject property is proposed as Lot 1, Block 2R, Flusche Addition and is more commonly referred to as 1709 S. US Highway 81-287, City of Decatur, Wise County, Texas.
- ITEM 5:** **ZBA2019-29** - The Board to consider and take action on Mr. Vina Patel's request, on behalf of Vina 1 LLC, for a variance from the City of Decatur's Zoning Ordinance

regarding front yard setback. Specifically, applicant is requesting 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," Item D "Area Regulations," (1) "Size of Yard," (a) "Minimum Front Yard," to allow the existing directional sign, as identified in Attachment 3 of the staff report, to encroach twenty-one feet (21.') into the required twenty-five foot (25') front yard setback along south US Highway 81-287. The subject property is proposed as Lot 1, Block 2R, Flusche Addition and is more commonly referred to as 1709 S. US Highway 81-287, City of Decatur, Wise County, Texas.

For Your Information Items:

ITEM 6: New and/or future business items.

- a. ZBA will meet the first and third Monday of the month, if needed, beginning in November.
- b. October 2019 meeting currently has four (4) Planning applications:
Application submittal deadline is September 6, 2019 and October 7, 2019, at 12 noon
 1. ZBA2019-30 – Chad Harvey 1101 Eagle Dr. (Front yard variance along Eagle Dr.)
 2. ZBA2019-31 – Rhonda Jenkins 200 S. Holman St. (Front yard special exception along Holman St.)
 3. ZBA2019-32 – Rhonda Jenkins 200 S. Holman St. (Front yard special exception along Shoemaker St.)
 4. ZBA2019-33 – Rhonda Jenkins 200 S. Holman St. (Front yard special exception along Pecan St.)

Adjournment

Prepared and posted this 13th day of September 2019, in accordance with Chapter 551, Texas Government Code.

Dedra D. Ragland, AICP
Director of Planning and Development