



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**
****Friday, November 8, 2019, at 3:30 P.M.**
City Hall Council Chamber
201 E. Walnut
Decatur, Texas 76234

Call to Order

ITEM 1: Approval of October 21, 2019, Minutes.

General Agenda Comments

Anyone wishing to speak on a posted agenda item must complete a speaker card with his/her name and address and must identify the agenda item number for which he/she would like to speak. A card must be submitted to Cheryl Fuss, Development Review Coordinator, so that the speaker may be recognized by the Chair at the appropriate time. Speakers will each be allowed a total of three (3) minute time period to provide comments regarding the posted agenda item for which the request to speak was submitted and may speak during this item or during the Commission'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.

ITEM 2: **ZBA2019-40** - The Board to consider and take action on Chad Harvey's request, on behalf of Decatur Center, LLC., for a setback encroachment variance from the City of Decatur's Zoning Ordinance regarding front yards. 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 5.1.9 "C-1, Restricted Business District," Item D "Area Regulations," (1) "Size of Yard," (a) "Minimum Front Yard," to allow the existing dumpster enclosure, as identified in Attachment 3 of the staff report, to encroach twenty-four and two tenths feet (24.2') into the required twenty-five foot (25') front yard setback along south FM 51. The subject property is proposed as Lot 1, Block 1, Decatur Center Addition and is more commonly referred to as 1816 S. FM 51, City of Decatur, Wise County, Texas.

ITEM 3: **ZBA2019-41** - The Board to consider and take action on Mr. Chad Harvey's request, on behalf of Decatur Center, LLC., for a setback encroachment variance from the City of Decatur's Zoning Ordinance regarding rear yards. 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 5.1.9 "C-1, Restricted Business District," Item D "Area Regulations," (1) "Size of Yard," (d) "Minimum Rear Yard," to allow the existing commercial structure, as identified in Attachment 3 of the staff report, to encroach five feet (5') into the required ten foot (10') rear yard setback along the western property line. The subject property is proposed as Lot 1, Block 1, Decatur Center Addition and is more commonly referred to as 1816 S. FM 51, City of Decatur, Wise County, Texas.

For Your Information Items:

ITEM 4: New and/or future business items.

- a. November 18, 2019 meeting currently has no (0) Planning applications.
Application submittal deadline is **Monday, November 4, 2019**, at 12 noon.

Adjournment

Prepared and posted this 5th day of November 2019, in accordance with Chapter 551, Texas Government Code.

Dedra D. Ragland, AICP
Director of Planning and Development

*NOTE: THE (ZONING) BOARD OF ADJUSTMENT RESERVES THE RIGHT TO ADJOURN INTO A CLOSED MEETING AT ANY TIME REGARDING ANY ITEM ON THE AGENDA FOR WHICH IT IS LEGALLY PERMISSIBLE **UNDER THE TEXAS OPEN MEETINGS ACT PURSUANT TO LGC 551.071.**

**Meeting is a continuation from the November 4, 2019, ZBA Meeting.