



# 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\***  
**Wednesday, February 20, 2019, at 3:30 P.M.**  
**City Hall Council Chamber**  
**201 E. Walnut**  
**Decatur, Texas 76234**

### Call to Order

- ITEM 1:** Approval of December 17, 2018, Minutes.
- ITEM 2:** **ZBA2018-27**—The Board to consider and take action on Mr. Marc Sanders’ 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 Family Residential District,” Item D “Area Regulations,” (1) “Size of Yard,” (a) “Minimum Front Yard: Twenty-five feet (25’).” Applicant is seeking to reduce the required front yard setback from twenty-five feet (25’) to twenty-three feet (23’), a reduction of two feet (2’) along south College Avenue. The subject property is proposed as Lot 3R, Block 29, South Decatur Addition and is more commonly referred to as 903 S. College Ave., City of Decatur, Wise County, Texas.
- ITEM 3:** **ZBA2018-28**—The Board to consider and take action on Mr. Marc Sanders’ request for a special exception from the City of Decatur’s Zoning Ordinance regarding side 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 Family Residential District,” Item D “Area Regulations,” (1) “Size of Yard,” (b) “Minimum Side Yard: Five feet (5’) or ten percent (10%) of the lot width, but not exceed fifteen feet (15’).” Applicant is seeking to reduce the required side yard setback from ten feet (10’) to two feet (2’), a reduction of eight feet (8’) along the northern property line. The subject property is proposed as Lot 3R, Block 29, South Decatur Addition and is more commonly referred to as 903 S. College Ave., City of Decatur, Wise County, Texas.
- ITEM 4:** **ZBA2018-29**—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 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 one (1) existing pole sign to encroach twenty-two feet (22’) into the required twenty-five feet (25’) front yard setback, along south US Highway 81-287. Mr. Walker’s property is proposed as Lot 1, Block 1, Walker Addition and is more commonly referred to as 1803 S. US Hwy 81-287, City of Decatur, Wise County, Texas.
- ITEM 5:** **ZBA2019-03**—The Board to consider and take action on Mr. & Mrs. Gordon King’s request for a special exception from the City of Decatur’s Zoning Ordinance regarding rear 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 Family Residential

District,” Item D “Area Regulations,” (1) “Size of Yard,” (c) “Minimum Rear Yard: Ten feet (10’).” Applicant is seeking to reduce the required rear yard setback from ten feet (10’) to five feet (5’), a reduction of five feet (5’) along the southern property line. The subject property is legally described as Part of Lot 1, Block 88, South Decatur Addition and is more commonly referred to as 101 W. Park St., City of Decatur, Wise County, Texas.

**ITEM 6:** **ZBA2019-04**—The Board to consider and take action on Mr. & Mrs. Gordon King’s request for a special exception from the City of Decatur’s Zoning Ordinance regarding side 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 Family Residential District,” Item D “Area Regulations,” (1) “Size of Yard,” (b) “Minimum Side Yard: Five feet (5’) or ten percent (10%) of the lot width, but not exceed fifteen feet (15’).” Applicant is seeking to reduce the required side yard setback of nine and three tenths feet (9.3’) to eight and five tenths feet (8.5’) along the western side yard, a reduction of eight tenths feet (0.8’) along the western property line. The subject property is legally described as Part of Lot 1, Block 88, South Decatur Addition and is more commonly referred to as 101 W. Park St., City of Decatur, Wise County, Texas.

**ITEM 7:** **ZBA2019-05**—The Board to consider and take action on Mr. & Mrs. Gordon King’s request for a special exception from the City of Decatur’s Zoning Ordinance regarding side 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 Family Residential District,” Item D “Area Regulations,” (1) “Size of Yard,” (a) “Minimum Front Yard,” to reduce the required front yard setback of twenty-five feet (25.0’) to eight feet (8.0’) along the eastern property line (proposed to be replatted as a side yard), a reduction of seventeen feet (17.0’) along south Trinity Street. The subject property is legally described as Part of Lot 1, Block 88, South Decatur Addition and is more commonly referred to as 101 W. Park St., City of Decatur, Wise County, Texas.

**ITEM 8:** New and/or future business items.

- a. March 2019 meeting currently has two (2) Planning applications:
  1. ZBA2019-01 – Doug Henderson 1600 S. State St. (Commercial antenna/antenna support structure setback)
  2. ZBA2019-02 – Doug Henderson 1600 S. State St. (Commercial antenna/antenna support structure setback)

## Adjournment

Prepared and posted this 15<sup>th</sup> day of February 2019, in accordance with Chapter 551, Texas Government Code.

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Dedra D. Ragland, AICP  
Director of Planning and Development