CITY OF DECATUR, TEXAS

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AGENDA
(Zoning) Board of Adjustment Meeting
Wednesday, February 22, 2017 at 3:30 P.M.
City Hall Council Chambers
201 E. Walnut

Call to Order

ITEM 1: Approval of January 18, 2017 Minutes.

ITEM 2: **ZBA2017-01**—The Board to consider and take action on William and Alicia Richardson's request for a variance from the City of Decatur's Zoning Ordinance regarding rear yard setbacks in an SF-2 Zoning District. 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 5.1.3 "SF-2, Single-Family Residential District", Item D(1)(b) "Area Regulations, Minimum Side Yard Regulations", to reduce the required ten percent (10%) of lot width setback to 5', a variance of 5' along the northern property line. The subject property is described as Lot 1, Block A, Homes of Briar Crossing, Phase 1 Addition and is more commonly referred to as 1517 Briar Crossing Drive, City of Decatur, Wise County, Texas.

ITEM 3: **ZBA2017-02**—The Board to consider and take action on Sean William's request for a variance from the City of Decatur's Zoning Ordinance regarding front yard setbacks on a corner lot and a side yard setback in an SF-2 Zoning District. Specifically, applicant is requesting:

a. A variance to the City of Decatur Code of Ordinances, Appendix B. "Zoning", Article 5. "Zoning Districts", Section 5.1 "Zoning Districts Established", Subsection 5.1.3 "SF-2, Single-Family Residential District", Item D(1)(a) "Area Regulations, Minimum Front Yard", to reduce the required twenty-five feet (25') to twenty feet (20'), a variance of five feet (5') along S. State Street.
b. A variance to the City of Decatur Code of Ordinances, Appendix B. "Zoning", Article 5. "Zoning Districts", Section 5.1 "Zoning Districts Established", Subsection 5.1.3 "SF-2, Single-Family Residential District", Item D(1)(a) "Area Regulations, Minimum Front Yard", to reduce the required twenty-five feet (25') to twelve and a half feet (12.5'), a variance of twelve and a half feet (12.5') along W. Collins Street.
c. A variance to the City of Decatur Code of Ordinances, Appendix B. "Zoning", Article 5. "Zoning Districts", Section 5.1 "Zoning Districts Established", Subsection 5.1.3 "SF-2, Single-Family Residential District", Item D(1)(b) "Area Regulations, Minimum Side Yard", to reduce the required ten percent (10%) of lot width setback to zero feet (0'), a variance of 7.6' along the northern property line.
d. A variance to the City of Decatur Code of Ordinances, Appendix B. "Zoning", Article 5. "Zoning Districts", Section 5.1 "Zoning Districts Established", Subsection 5.1.3 "SF-2, Single-Family Residential District", Item D(1)(c) "Area Regulations, Minimum Rear Yard", to reduce the required ten feet (10') to 8.6', a variance of 1.4' along the western property line.

The subject property is proposed as Lot 6-A-R1, Block 10, South Decatur Addition (replat to be processed once ZBA action is taken) and is located at the southwest corner of W. Collins and S. State Streets, Decatur, Wise County, Texas.

ITEM 4: New and/or future business items.

Adjournment

Prepared and posted this 17th day of February 2017 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.**