



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 16, 2018 at 3:30 P.M.

City Hall Council Chamber

201 E. Walnut

Decatur Texas 76234

Call to Order

- ITEM 1:** Approval of December 18, 2017 Minutes.
- ITEM 2:** **ZBA2018-01**—The Board to consider and take action on Mrs. Beth McCurdy’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(1)(a) “Area Regulations for Nonresidential Uses,” to reduce the required front yard setback of twenty-five feet (25’) to fifteen feet (15’), a reduction of ten feet (10’) along west Brady Street. The subject property is proposed as Lot 3R, Block 16, Range C, Devereux Addition and is more commonly referred to as 401 S. Washburn St., City of Decatur, Wise County, Texas.
- ITEM 3:** **ZBA2018-03**—The Board to consider and take action on Mr. Buddy Miller’s request, on behalf of Mr. Todd Burger, for a special exception from the City of Decatur’s Zoning Ordinance regarding residential 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(1)(b)(c) “Area Regulations,” to reduce the required front yard setback twenty-five feet (25’) to sixteen and two-tenths feet (16.2’), a reduction of eight and eight-tenths feet (8.8’) along S. Hatcher Street at the northeast intersection of Hatcher and East Park Street. The subject property is proposed as Lot 3A, Block 76, South Decatur Addition and is more commonly referred to as 1303 S. Hatcher St., City of Decatur, Wise County, Texas.
- ITEM 4:** New and/or future business items.

Adjournment

Prepared and posted this 12th day of April 2018 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.