



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, May 20, 2019, at 3:30 P.M.

City Hall Council Chamber

201 E. Walnut

Decatur, Texas 76234

Call to Order

- ITEM 1:** Approval of April 15, 2019, Minutes.
- ITEM 2:** **ZBA2019-01**—The Board to consider and take action on Mr. Doug Henderson’s request, on behalf of Jeff Horn, W-H Storage and AT&T, for a variance from the City of Decatur’s Zoning Ordinance regarding commercial antenna/antenna support structure setback. Specifically, applicant is requesting a variance to the City of Decatur Code of Ordinances, Appendix B. “Zoning,” Article 6, “Use Regulations,” Section 6.2 “Supplemental Use Regulations,” Subsection 6.2.2 “Antenna Uses.” Item A(1)(a) reads: “Antenna support structures shall be setback a distance equal to or greater than the tower's height measured from the property lines.” The proposed tower is 120’ tall. Applicant is seeking a variance to reduce the required minimum 120-foot setback to a setback of 106 feet from the eastern property line of the site. The subject property is described as parts of Blocks 107, 120, and Charles and Short Streets (closed by City Ordinance No. 2-74), South Decatur Addition and is more commonly referred to as 1600 S. State St., City of Decatur, Wise County, Texas.
- ITEM 3:** **ZBA2019-02**—The Board to consider and take action on Mr. Doug Henderson’s request, on behalf of Jeff Horn, W-H Storage and AT&T, for a variance from the City of Decatur’s Zoning Ordinance regarding commercial antenna/antenna support structure setback. Specifically, applicant is requesting a variance to the City of Decatur Code of Ordinances, Appendix B. “Zoning,” Article 6, “Use Regulations,” Section 6.2 “Supplemental Use Regulations,” Subsection 6.2.2 “Antenna Uses.” Item A(1)(a) reads: “Antenna support structures shall be setback a distance equal to or greater than the tower's height measured from the property lines.” The proposed tower is 120’ tall. Applicant is seeking a variance to reduce the required minimum 120-foot setback to a setback of 67 feet from the western property line of the site. The subject property is described as parts of Blocks 107, 120, and Charles and Short Streets (closed by City Ordinance No. 2-74), South Decatur Addition and is more commonly referred to as 1600 S. State St., City of Decatur, Wise County, Texas.
- ITEM 4:** **ZBA2019-10**—The Board to consider and take action on Mr. John Pimentel’s request, on behalf of QuikTrip Corporation, 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 Directional Sign #1, as identified in Attachment 3 of the staff report, to encroach twenty-four feet (24’) into the required twenty-five foot (25’) front yard setback along south Trenchard St. The subject property is platted as Lot 1, Block 1,

QT 1853 Addition and is more commonly referred to as 701 W. Hale St., City of Decatur, Wise County, Texas.

- ITEM 5:** **ZBA2019-11**—The Board to consider and take action on Mr. John Pimentel’s request, on behalf of QuikTrip Corporation, 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 Directional Sign #2, as identified in Attachment 3 of the staff report, to encroach twenty-four and four tenths feet (24.4’) into the required twenty-five foot (25’) front yard setback along south Trenchard St. The subject property is platted as Lot 1, Block 1, QT 1853 Addition and is more commonly referred to as 701 W. Hale St., City of Decatur, Wise County, Texas.
- ITEM 6:** **ZBA2019-12**—The Board to consider and take action on Mr. John Pimentel’s request, on behalf of QuikTrip Corporation, 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 Directional Sign #3, as identified in Attachment 3 of the staff report, to encroach twenty-five feet (25’) into the required twenty-five foot (25’) front yard setback along south Trenchard St. The subject property is platted as Lot 1, Block 1, QT 1853 Addition and is more commonly referred to as 701 W. Hale St., City of Decatur, Wise County, Texas.
- ITEM 7:** **ZBA2019-13**—The Board to consider and take action on Mr. John Pimentel’s request, on behalf of QuikTrip Corporation, 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 Directional Sign #4, as identified in Attachment 3 of the staff report, to encroach twenty-five feet (25’) into the required twenty-five foot (25’) front yard setback along south US Highway 81/287. The subject property is platted as Lot 1, Block 1, QT 1853 Addition and is more commonly referred to as 701 W. Hale St., City of Decatur, Wise County, Texas.
- ITEM 8:** **ZBA2019-14**—The Board to consider and take action on Mr. John Pimentel’s request, on behalf of QuikTrip Corporation, 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 Directional Sign #7, as identified in Attachment 3 of the staff report, to encroach eighteen and eight tenths feet (18.8’) into the required twenty-five foot (25’) front yard setback along west Hale St. The subject property is platted as Lot 1, Block 1, QT 1853 Addition and is more commonly referred to as 701 W. Hale St., City of Decatur, Wise County, Texas.
- ITEM 9:** New and/or future business items.
- a. June 2019 meeting currently has **four (4)** Planning applications:
 1. ZBA2019-15 – Jose Agular 403 S. Lane St. (Front yard special exception - Lane St.)

2. ZBA2019-16 – Jose Agular 403 S. Lane St. (Front yard special exception - Ward St.)
3. ZBA2019-17 – Angela Smith 301 and 303 W. Main St. (Front yard variance - Main St.)
4. ZBA2019-18 – Angela Smith 301 W. Main St. (Front yard variance - Holman St.)

Adjournment

Prepared and posted this 16th day of May 2019, in accordance with Chapter 551, Texas Government Code.

Dedra D. Ragland, AICP
Director of Planning and Development