



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, June 17, 2019, at 3:30 P.M.

City Hall Council Chamber

201 E. Walnut

Decatur, Texas 76234

Call to Order

ITEM 1: Approval of May 20, 2019, Minutes.

ITEM 2: **ZBA2019-15**—The Board to consider and take action on Mr. and Mrs. Jose Aguilar’s request for a special exception from the City of Decatur’s Zoning Ordinance regarding front yard setback. 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 allow the existing residential structure, as identified in Attachment 3 of the staff report, to encroach fourteen and three tenths feet (14.3’) into the required twenty-five foot (25’) front yard setback along south Lane St. The subject property is proposed as Block 42R, Tarlton Addition and is more commonly referred to as 403 S. Lane St., City of Decatur, Wise County, Texas.

ITEM 3: **ZBA2019-16**—The Board to consider and take action on Mr. and Mrs. Jose Aguilar’s request for a special exception from the City of Decatur’s Zoning Ordinance regarding accessory structure regulations. Specifically, applicant is requesting a special exception to the City of Decatur Code of Ordinances, Appendix B. “Zoning,” Article 7. “Development Standards,” Section 7.6 “Accessory Structure Regulations,” Subsection 7.6.1 “Accessory Structures in Residential Districts,” A. “Front Yard - Attached accessory buildings,” to allow the existing detached accessory structure, as identified in Attachment 3 of the staff report, to be located in the front yard (and along west Ward St.) and not located in the area defined as the rear yard. The subject property is proposed as Block 42R, Tarlton Addition and is more commonly referred to as 403 S. Lane St., City of Decatur, Wise County, Texas.

ITEM 4: **ZBA2019-17**—The Board to consider and take action on Mrs. Angela Smith’s request, on behalf of The Angela and Brock Smith Revocable Family Trust, 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 5.1.8 “CO, Office Zoning District,” Item D “Area Regulations,” (1) “Size of Yard,” (a) “Minimum Front Yard,” to allow the existing structures, as identified in Attachment 3 of the staff report, to encroach three and three tenths feet (3.3’) into the required twenty-five foot (25’) front yard setback along west Main St. The subject property is proposed as Lots 1 and 2, Block 66, Tarlton Addition and is more commonly referred to as 301 and 303 W. Main St., City of Decatur, Wise County, Texas.

ITEM 5: **ZBA2019-18**—The Board to consider and take action on Mrs. Angela Smith’s request, on behalf of The Angela and Brock Smith Revocable Family Trust, 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 5.1.8 "CO, Office Zoning District," Item D "Area Regulations," (1) "Size of Yard," (a) "Minimum Front Yard," to allow the existing structure, 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 Holman St. The subject property is proposed as Lot 2, Block 66, Tarlton Addition and is more commonly referred to as 301 W. Main St., City of Decatur, Wise County, Texas.

- ITEM 6:** **ZBA2019-20**—The Board to consider and take action on Mr. and Mrs. Jose Aguilar's request for a special exception from the City of Decatur's Zoning Ordinance regarding front yard setback. 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 allow the existing detached accessory structure, 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 west Ward St. The subject property is proposed as Block 42R, Tarlton Addition and is more commonly referred to as 403 S. Lane St., City of Decatur, Wise County, Texas.
- ITEM 7:** **ZBA2019-21**—The Board to consider and take action on Ms. Christalla Workman's request for a special exception from the City of Decatur's Zoning Ordinance regarding front yard setback. 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 allow the existing residential structure, as identified in Attachment 3 of the staff report, to encroach one foot (1') into the required twenty-five foot (25') front yard setback along south Stratton St. The subject property is proposed as Lot 4R, Block 3, Helm Acres and is more commonly referred to as 1605 S. Stratton St., City of Decatur, Wise County, Texas.
- ITEM 8:** **ZBA2019-22**—The Board to consider and take action on Ms. Christalla Workman'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," to allow the existing residential structure, as identified in Attachment 3 of the staff report, to encroach three and five tenths feet (3.5') into the required fifteen foot (15') side yard setback along the northern property line. The subject property is proposed as Lot 4R, Block 3, Helm Acres and is more commonly referred to as 1605 S. Stratton St., City of Decatur, Wise County, Texas.
- ITEM 9:** **ZBA2019-23**—The Board to consider and take action on Ms. Kim Chamber's request, on behalf of Decatur Tire Store, Inc., 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 a Pole Sign, as identified in Attachment 3 of the staff report, to encroach nineteen and seven tenth feet (19.7') into the required twenty-five foot

(25') front yard setback along north US Highway 81/287. The subject property is proposed as Lot 1R, Block A, 1810 Subdivision and is more commonly referred to as 1201 N. US Highway 81/287, City of Decatur, Wise County, Texas.

ITEM 10: **ZBA2019-24**—The Board to consider and take action on Ms. Kim Chamber's request, on behalf of Decatur Tire Store, Inc., 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 a Pole Sign, as identified in Attachment 3 of the staff report, to encroach eleven feet (11') into the required twenty-five foot (25') front yard setback along FM 1810. The subject property is proposed as Lot 1R, Block A, 1810 Subdivision and is more commonly referred to as 1201 N. US Highway 81/287, City of Decatur, Wise County, Texas.

ITEM 11: New and/or future business items.
a. July 2019 meeting currently has no (0) Planning applications:
Application submittal deadline is Thursday, June 20, 2019, at 12 noon.

Adjournment

Prepared and posted this 14th day of June 2019, in accordance with Chapter 551, Texas Government Code.

Dedra D. Ragland, AICP
Director of Planning and Development