



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 18, 2018 at 3:30 P.M.

City Hall Council Chamber

201 E. Walnut

Decatur Texas 76234

Call to Order

- ITEM 1:** Administer Statement of Appointed Official and Oath of Office to Murvelle Chandler, Dennis McCreary and Wayne Stone as Regular ZBA Members.
- ITEM 2:** Accept resignation of Vice-Chairman Will Klose and elect a Vice-Chairman.
- ITEM 3:** Administer Statement of Appointed Official and Oath of Office to Kristy Campbell as an Alternate ZBA Member.
- ITEM 4:** Approval of April 16, 2018, Minutes.
- ITEM 5:** **ZBA2018-06**—The Board to consider and take action on Mrs. Mitzi Sullivan’s request for a Special Exception 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 5.1.9 “C-1, Restricted Business District,” Item D “Area Regulations,” (1) “Size of Yard,” (a) “Minimum Front Yard,” to reduce the required front yard setback from twenty-five feet (25’) to seven feet (7’), a reduction of eighteen feet (18’), along west Walnut Street. The subject property is platted as Lot 1, Block 157R, Tarleton Addition and is more commonly referred to as 506 W. Walnut St., City of Decatur, Wise County, Texas.
- ITEM 6:** **ZBA2018-07**—The Board to consider and take action on Mrs. Marsha Nieman’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 5.1.9 “C-1, Restricted Business District,” Item D “Area Regulations,” (1) “Size of Yards,” (a) “Minimum Front Yard,” to reduce the required front yard setback from twenty-five feet (25’) to seventeen feet (17’), a reduction of eight feet (8’) along south. Lane Street. The subject property is identified as Lot 9R, Block 15, Range F, Devereux Addition and is more commonly referred to as 105 S. Lane St., City of Decatur, Wise County, Texas.
- ITEM 7:** **ZBA2018-08** The Board to consider and take action on Mrs. Marsha Nieman’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 5.1.9 “C-1, Restricted Business District,” Item D “Area Regulations,” (1) “Size of Yards,” (c) “Minimum Side Yard,” to reduce the required side yard setback from nine feet (9’) to two feet (2’), a reduction of seven feet (7’)

along the northern property line. The subject property is identified as Lot 9R, Block 15, Range F, Devereux Addition and is more commonly referred to as 105 S. Lane St., City of Decatur, Wise County, Texas.

ITEM 8: **ZBA2018-09** The Board to consider and take action on Mrs. Marsha Nieman’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 5.1.9 “C-1, Restricted Business District,” Item D “Area Regulations,” (1) “Size of Yards,” (d) “Minimum Rear Yard,” to reduce the required rear yard setback from ten feet (10’) to two feet (2’), a reduction of eight feet (8’) along the rear property line. The subject property is identified as Lot 9R, Block 15, Range F, Devereux Addition and is more commonly referred to as 105 S. Lane St., City of Decatur, Wise County, Texas.

ITEM 9: New and/or future business items.

Adjournment

Prepared and posted this 14th day of June 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.**