



# 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, July 16, 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 as Regular ZBA Members.
- ITEM 2:** Administer Statement of Appointed Official and Oath of Office to Kristy Campbell as an Alternate ZBA Member.
- ITEM 3:** Elect a Vice-Chairman.
- ITEM 4:** Approval of June 18, 2018, Minutes.
- ITEM 5:** **ZBA2018-10**—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 rear 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 Zoning District,” Item D “Area Regulations,” (1) “Size of Yard,” (d) “Minimum Rear Yard,” to reduce the required rear yard setback from ten feet (10’) to zero feet (0’), a reduction of ten feet (10’), along the southern property line. 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:** **ZBA2018-11**—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 Zoning 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 seven feet (7’), a reduction of eighteen feet (18’) along west Hale Street. 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:** New and/or future business items.

#### Adjournment

Prepared and posted this 13<sup>th</sup> day of July 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.