



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, October 15, 2018, at 3:30 P.M.

City Hall Council Chamber

201 E. Walnut

Decatur, Texas 76234

Call to Order

- ITEM 1:** Consider and take appropriate action to appoint a member to serve as Temporary Chair to conduct the October 15, 2018 meeting in the absence of the Chair and vacancy in the position of Vice-Chair.
- ITEM 2:** Consider and take appropriate action to appoint a member to serve as Vice-Chair of the Board.
- ITEM 3:** Consider and take appropriate action regarding the July 16, 2018, Minutes.
- ITEM 4:** **ZBA2018-13**—Consider and take action on Ms. Page Warner’s request, on behalf of Margaret Page Warner Non-Exempt Trust, for a special exception from the City of Decatur’s Zoning Ordinance regarding 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 5.1.9 “C-1, Restricted Business Zoning District,” Item E “Special Regulations. Residential dwelling structures shall comply with all regulations for One-Family Detached, One-Family Attached, and Two-Family Dwelling structures located in the applicable SF-2, Single-Family Residential District, TH, Townhouse Residential District, or 2F, Two-Family Residential District.” Per Subsection 5.1.3 “SF-2, Single-Family Residential District,” Item D “Area Regulations,” (1) “Size of Yard,” (a) “Minimum Front Yard: Twenty-five feet (25’).” Applicant is seeking to reduce the required front yard setback from twenty-five feet (25’) to eleven feet (11’), a reduction of fourteen feet (14’), along south Cowan Street. The subject property is proposed as Lot 13R, S.L. Brown’s Addition (currently platted as Lots 13 and 14, Part of Lot 15, and Part of a closed 20’ alley, S.L. Brown’s Addition) and is more commonly referred to as 605 W. Main St., City of Decatur, Wise County, Texas.
- ITEM 5:** **ZBA2018-14**—Consider and take action on Ms. Page Warner’s request, on behalf of Margaret Page Warner Non-Exempt Trust, 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 Zoning District,” Item E “Special Regulations. Residential dwelling structures shall comply with all regulations for One-Family Detached, One-Family Attached, and Two-Family Dwelling structures located in the applicable SF-2, Single-Family Residential District, TH, Townhouse Residential District, or 2F, Two-Family Residential District.” Per Subsection 5.1.3 “SF-2, Single-Family Residential District,” Item D “Area Regulations,” (1) “Size of Yard,” (c) “Minimum Rear Yard: Ten

feet (10’).” Applicant is seeking to reduce the required rear yard setback from ten feet (10’) to eight feet (8’), a reduction of two feet (2’), along southern property line. The subject property is proposed as Lot 13R, S.L. Brown’s Addition (currently platted as Lots 13 and 14, Part of Lot 15, and Part of a closed 20’ alley, S.L. Brown’s Addition) and is more commonly referred to as 605 W. Main St., City of Decatur, Wise County, Texas.

ITEM 6: **ZBA2018-15**—Consider and take action on Ms. Page Warner’s request, on behalf of Margaret Page Warner Non-Exempt Trust, 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 Zoning District,” Item E “Special Regulations. Residential dwelling structures shall comply with all regulations for One-Family Detached, One-Family Attached, and Two-Family Dwelling structures located in the applicable SF-2, Single-Family Residential District, TH, Townhouse Residential District, or 2F, Two-Family Residential District.” Per Subsection 5.1.3 “SF-2, Single-Family Residential District,” Item D “Area Regulations,” (1) “Size of Yard,” (b) “Minimum Side Yard: Five feet (5’) or ten percent (10%) of the lot width, but not to exceed fifteen feet (15’).” Applicant is seeking to reduce the required side yard setbacks from eleven and eight tenth feet (11.8’) to six feet (6’), a reduction of five and eight tenth feet (5.8’), along the eastern property line. The subject property is proposed as Lot 13R, S.L. Brown’s Addition (currently platted as Lots 13 and 14, Part of Lot 15, and Part of a closed 20’ alley, S.L. Brown’s Addition) and is more commonly referred to as 605 W. Main St., City of Decatur, Wise County, Texas.

ITEM 7: **ZBA2018-17**—Consider and take action on Mr. Diego Semper’s request, on behalf of Lighthouse Homes, LLC, 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 5.1.3 “SF-2, Single Family Residential District,” Item D “Area Regulations,” (1) “Size of Yard,” (c) “Minimum Rear Yard: Ten feet (10’).” Applicant is seeking to reduce the required rear yard setback from ten feet (10’) to five feet (5’), a reduction of five feet (5’) along the eastern property line. The subject property is proposed as Lot 1R-1, Block 5, South Decatur Addition (currently platted as Part of Lot 1, Block 5, South Decatur Addition) and is more commonly referred to as 701 S. Miller St., City of Decatur, Wise County, Texas.

ITEM 8: **ZBA2018-18**—Consider and take action on Ms. Carla Tipton’s request for a special exception from the City of Decatur’s Zoning Ordinance regarding 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 “Area Regulations,” (1) “Size of Yard,” (a) “Minimum Front Yard: Twenty-five feet (25’).” Applicant is seeking to reduce the required front yard setback from twenty-five feet (25’) to zero feet (0’), a reduction of twenty-five feet (25’) along the southern property line adjacent to Hallsell Street. The subject property is platted as Lot 3, Block 20, South Decatur Addition and is more commonly referred to as 804 S. Trinity St., City of Decatur, Wise County, Texas.

ITEM 9: New and/or future business items.

a. November meeting currently has six (6) Planning applications:

1. ZBA2018-20 City of Decatur 1601 / 1705 S. State St. (Front yard setback)

2. ZBA2018-21 City of Decatur 1601 / 1705 S. State St. (Rear yard setback)
3. ZBA2018-23 Wise County Heritage Museum 1602 S. Trinity St. (Front yard setback)
4. ZBA2018-24 Wise County Heritage Museum 1602 S. Trinity St. (Rear yard setback)
5. ZBA2018-25 Wise County Heritage Museum 1602 S. Trinity St. (Side yard setback)
6. ZBA2018-26 Wise County Heritage Museum 1602 S. Trinity St. (Parking Variance)

Adjournment

Prepared and posted this 11th day of October 2018, in accordance with Chapter 551, Texas Government Code.



Dedra D. Ragland, AICP
Director of Planning and Development