



# 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, November 19, 2018, at 3:30 P.M.**  
**City Hall Council Chamber**  
**201 E. Walnut**  
**Decatur, Texas 76234**

### Call to Order

- ITEM 1:** Approval of October 15, 2018, Minutes.
- ITEM 2:** **ZBA2018-20**—The Board to consider and take action on the City of Decatur’s request for a variance from the City of Decatur’s Zoning Ordinance regarding front yard setbacks. 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: Twenty-five feet (25’),” to allow an existing monument sign to encroach ten feet (10’) into the required twenty-five feet (25’) front yard setback, along south State Street. The subject property is proposed as Lot 1R, Block 108 and Lot 1R, Block 119, South Decatur Addition (currently platted as part of Blocks 107, 108, 119, and 120, and two unopened streets, S. State Street and Short Street, South Decatur Addition) and is more commonly referred to as 1601/1705 S. State St., City of Decatur, Wise County, Texas.
- ITEM 3:** **ZBA2018-21**—The Board to consider and take action on the City of Decatur’s request for a variance from the City of Decatur’s Zoning Ordinance regarding rear yard setbacks. 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,” (c) “Minimum Rear Yard: Ten feet (10’),” applicant is seeking to reduce the required rear yard setback from ten feet (10’) to zero feet (0’), a reduction of ten feet (10’), along the eastern property line. The subject property is proposed as Lot 1R, Block 108 and Lot 1R, Block 119, South Decatur Addition (currently platted as part of Blocks 107, 108, 119, and 120, and two unopened streets, S. State Street and Short Street, South Decatur Addition) and is more commonly referred to as 1601/1705 S. State St., City of Decatur, Wise County, Texas.
- ITEM 4:** **ZBA2018-23**—The Board to consider and take action on the Wise County Heritage Museum’s request for a variance from the City of Decatur’s Zoning Ordinance regarding front yard setbacks. 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: Twenty-five feet (25’) to allow an existing monument/pole sign to encroach ten feet (10’) into the required twenty-five feet (25’) front yard setback, along Charles Street. The subject property is proposed as Lot 1, Block 1, Wise Heritage Museum Addition (currently platted as part of Block 108 and Block 109, part of Trinity Street and Short Street, South Decatur Addition) and is more commonly referred to as 1602 S. Trinity St., City of Decatur, Wise County, Texas.

- ITEM 5:** **ZBA2018-24**—The Board to consider and take action on the Wise County Heritage Museum’s request for a variance from the City of Decatur’s Zoning Ordinance regarding rear yard setbacks. 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,” (c) “Minimum Rear Yard: Ten feet (10’),” to allow an existing tower to encroach four feet (4’) into the required ten feet (10’) rear yard setback, along the southern property line. The subject property is proposed as Lot 1, Block 1, Wise Heritage Museum Addition (currently platted as part of Block 108 and Block 109, part of Trinity Street and Short Street, South Decatur Addition) and is more commonly referred to as 1602 S. Trinity St., City of Decatur, Wise County, Texas.
- ITEM 6:** **ZBA2018-25**—The Board to consider and take action on the Wise County Heritage Museum’s request for a variance from the City of Decatur’s Zoning Ordinance regarding side yard setbacks. 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,” (b) “Minimum Side Yard: Zero feet (0’),” (i) “Where a commercial, retail, or other nonresidential use abuts upon a District boundary line dividing such District from a Residential District, a minimum ten (10) foot side yard shall be provided on the side adjacent to the Residential District,” to allow an existing tower to encroach three feet (3’) into the required ten feet (10’) side yard setback, along the eastern property line. The subject property is proposed as Lot 1, Block 1, Wise Heritage Museum Addition (currently platted as part of Block 108 and Block 109, part of Trinity Street and Short Street, South Decatur Addition) and is more commonly referred to as 1602 S. Trinity St., City of Decatur, Wise County, Texas.
- ITEM 7:** **ZBA2018-26**—The Board to consider and take action on the Wise County Heritage Museum’s request for a variance from the City of Decatur’s Zoning Ordinance regarding parking. Specifically, applicant is requesting a variance to the City of Decatur Code of Ordinances, Appendix B. “Zoning,” Article 7, “Development Standards,” Section 7.3 “Off Street Parking and Loading Regulations,” Subsection 7.3.3 “Parking Requirements Based Upon Use,” Item B “Nonresidential Use Parking Schedule. Compliance with the following minimum parking space regulations shall be required: (15) Library or Museum: Ten (10) spaces plus one (1) space for each three hundred (300) square feet of floor area,” to reduce the minimum calculated parking space requirement from thirty-three (33) parking spaces to ten (10) unstriped parking spaces. The subject property is proposed as Lot 1, Block 1, Wise Heritage Museum Addition (currently platted as part of Block 108 and Block 109, part of Trinity Street and Short Street, South Decatur Addition) and is more commonly referred to as 1602 S. Trinity St., City of Decatur, Wise County, Texas.
- ITEM 8:** Discuss and approve 2019 Meeting Schedule.
- ITEM 9:** New and/or future business items.

## **Adjournment**

Prepared and posted this 15<sup>th</sup> day of November 2018, in accordance with Chapter 551, Texas Government Code.

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Dedra D. Ragland, AICP  
Director of Planning and Development