



# 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, December 18, 2017, at 3:30 P.M.  
City Hall Council Chambers  
201 E. Walnut**

### Call to Order

- ITEM 1:** Administer Statement of Appointed Official and Oath of Office to Mark Duncum.
- ITEM 2:** Approval of the ZBA Meeting Minutes on October 16, 2017.
- ITEM 3:** **ZBA2017-10**—The Board to consider and take action on Ms. Pricilla Davidson’s request, on behalf of IHOP, 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(1)(a) “Area Regulations for Nonresidential Uses” to reduce the required front yard setback of twenty-five feet (25’) to nine feet (9’), a variance of sixteen feet (16’) along the frontage road of US Hwy 81-287. The subject property is the International House of Pancakes Addition and is more commonly referred to as 801 S. Hwy 81-287, City of Decatur, Wise County, Texas.
- ITEM 4:** Discuss and approve 2018 Meeting Schedule.
- ITEM 5:** New and/or future business items.

### Adjournment

Prepared and posted this 14<sup>th</sup> day of December 2017, in accordance with Chapter 551, Texas Government Code.

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Dedra D. Ragland, AICP  
Director of Planning and Development