



CITY OF DECATUR, TEXAS

Development Services ★ 1601 S. State Street ★ Decatur, TX 76234 ★ (940) 393-0250 voice ★ (940) 626-4629

AGENDA

(Zoning) Board of Adjustment Special Called Meeting* Monday, June 21, 2021, at 3:30 P.M.

VIA - VIDEOCONFERENCING

Call to Order

ITEM 1: Discuss and take appropriate action regarding April 19, 2021, Minutes.

General Agenda Comments

This videoconferencing meeting is being used to allow Board members, staff and public participants to join the meeting in the following manner:

Anyone may join the meeting via videoconference at www.zoom.us/join or via telephone by calling 1-346-248-7799; meeting ID 912 5595 2930; and Password 976527.

If you join the meeting via Videoconferencing and want to address the Board on an agenda item, you will need to have your camera on and hold up your hand when the Chairman calls for public comment and you will be recognized by the Chairman to address the Board and will be allowed a total of three (3) minutes to provide comments regarding the posted agenda item for which the request to speak was submitted and you may speak during this item or during the Board's consideration of individual items in accordance with City Council Rules of Procedure. The three (3) minute time period will be extended to six (6) minutes if a translator is required for a non-English speaker to communicate his/her comments regarding the posted agenda item for which the request to speak was filed. You may also email your comments to be read at the meeting to: dragland@decaturtx.org or cfuss@decaturtx.org before and during the meeting on Monday, June 21st. Please provide your name, address and the agenda item number.

Public Hearing Items:

ITEM 2: **ZBA2021-10**—The Board to hold a public hearing, consider and take action on a request for a variance for the property identified as 1400 S. FM 51, City of Decatur, Wise County, Texas to reduce the required minimum stacking space requirement. The request is for 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 7.3.2 "Off-Street Parking Provisions," Item B "Nonresidential and Multi-Family Districts," (12) "A stacking space," (b) "For each service window of a drive-through restaurant, a minimum of five (5) spaces shall be provided for the first vehicle stop." The request is to reduce the minimum stacking space requirement from five (5) spaces to four (4) spaces, as identified in Attachment 3, of the staff report. **(ZBA Application 2021-10 – Property Owner Decatur Opportunity Fund II, LLC)**

For Your Information Items:

ITEM 3: New and/or future business items.

- a. As of agenda posting, the July 19, 2021, meeting currently has no (0) ZBA Planning applications. Application submittal deadline was Monday, June 21, 2021, by 11 a.m. **If there are applications submitted, the meeting will be a virtual only meeting.**

Adjournment:

Prepared and posted this 18th day of June 2021, in accordance with Chapter 551, Texas Government Code.



Dedra D. Ragland, AICP
Director of Planning and Development

PURSUANT TO SECTION 551.127, TEXAS GOVERNMENT CODE, ONE OR MORE COMMISSIONERS OR EMPLOYEES MAY ATTEND THIS MEETING REMOTELY USING VIDEOCONFERENCING TECHNOLOGY. THE VIDEO AND AUDIO FEED OF THE VIDEOCONFERENCING EQUIPMENT CAN BE VIEWED AND HEARD BY THE PUBLIC AT THE ADDRESS POSTED ABOVE AS THE LOCATION OF THE MEETING.

***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.**