



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 Meeting
Monday, September 20, 2021, at 3:30 P.M.

VIA - VIDEOCONFERENCING

Call to Order

ITEM 1: Discuss and take appropriate action regarding August 30, 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](tel:1-346-248-7799); meeting ID [912 5595 2930](https://zoom.us/j/91255952930); and Password [976527](https://zoom.us/j/91255952930).

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, September 20th. Please provide your name, address and the agenda item number.

Public Hearing Items:

ITEM 2: **ZBA2021-12**—The Board to hold a public hearing, consider and take action on a request for a variance for the property identified as Lot 1, Block 1, Klement Addition and more commonly referred to as 2670 S. US Hwy 81-287, City of Decatur, Wise County, Texas. The request is for a variance from the City of Decatur Code of Ordinances, specifically section D(1)(a), “Minimum Front Yard: Twenty-five feet (25’), of subsection 5.1.11, “C-2, Thoroughfare Business District”, of Section 5.1, “Zoning Districts Established”, of Article 5, “Zoning Districts,” of Appendix B, “Zoning”, to allow twenty-two existing light poles to encroach twenty-four feet (24’) onto the required twenty-five foot (25’) front yard setback along South US Hwy 81-287, as identified in Attachment 3A of the staff report. (**ZBA Application 2021-12 – Karl Klement Properties Inc.**)

ITEM 3: **ZBA2021-13**—The Board to hold a public hearing, consider and take action on a request for a variance for the property identified as Lot 1, Block 1, Klement Addition and more commonly referred to as 2670 S. US Hwy 81-287, City of Decatur, Wise County, Texas. The request is for a variance from the City of Decatur Code of Ordinances, specifically section D(1)(a), “Minimum Front Yard: Twenty-five feet (25’), of subsection 5.1.11, “C-2, Thoroughfare Business District”, of Section 5.1, “Zoning Districts Established”, of Article 5, “Zoning Districts,” of Appendix B, “Zoning”, to allow an existing highway pole sign and two existing pole signs to encroach twenty and eight feet (20.8’) onto the required twenty-five foot (25’) front yard setback along South

US Hwy 81-287, as identified in Attachment 3B of the staff report. **(ZBA Application 2021-12 – Karl Klement Properties Inc.)**

For Your Information Items:

ITEM 4: New and/or future business items.

- a. As of agenda posting, the October 18, 2021, meeting currently has **no (0)** ZBA Planning applications. Application submittal deadline is Monday, September 20, 2021, by 11 a.m. **(The meeting will be an in person meeting with potential virtual attendance of staff and members of the public unless otherwise determined.)**

Adjournment:

Prepared and posted this 17th day of September 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.**