



# 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 Special Called Meeting\*

Tuesday, March 9, 2021, at 3:30 P.M.

**VIA - VIDEOCONFERENCING**

#### Call to Order

**ITEM 1:** Discuss and take appropriate action regarding December 21, 2020, 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](http://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](mailto:dragland@decaturtx.org) or [cfuss@decaturtx.org](mailto:cfuss@decaturtx.org) before and during the meeting on Tuesday, March 9<sup>th</sup>. Please provide your name, address and the agenda item number.*

#### Public Hearing Items:

**ITEM 2:** **ZBA2021-01** - The Board to consider and take action on a request for a setback encroachment special exception from the City of Decatur's Zoning Ordinance regarding rear yards for the property proposed as Lot 7R, Block 5, Lipsey Addition and more commonly referred to as 2803 Murvil St., City of Decatur, Wise County, Texas. The request is for a special exception to the City of Decatur Code of Ordinances, Appendix B. "Zoning," Article 7, "Development Standards," Section 7.6 "Accessory Structure Regulations," Subsection 7.6.1 "Accessory Structures in Residential Districts," Item C. "Rear Yard. There shall be a rear yard for accessory buildings not less than three (3) feet from any lot line, alley line or easement line, except that if no alley exists, the rear yard shall not be less than ten (10) feet as measured from the rear lot line," to allow an existing detached accessory structure, as identified in Attachment 3A of the staff report, to encroach seven and eight tenths feet (7.8') into the required ten foot (10') rear yard setback along the eastern property line. (**ZBA Application 2021-01 – Property Owner Amanda Meador**)

**ITEM 3:** **ZBA2021-02** - The Board to consider and take action on a request for a setback encroachment special exception from the City of Decatur's Zoning Ordinance regarding rear yards for the property proposed as Lot 7R, Block 5, Lipsey Addition and more commonly referred to as 2803 Murvil St., City of Decatur, Wise County, Texas. The request is for a special exception to the City of Decatur Code of Ordinances, Appendix B. "Zoning," Article 7, "Development Standards," Section 7.6 "Accessory Structure Regulations," Subsection 7.6.1 "Accessory Structures in Residential Districts," Item C.

“Rear Yard. There shall be a rear yard for accessory buildings not less than three (3) feet from any lot line, alley line or easement line, except that if no alley exists, the rear yard shall not be less than ten (10) feet as measured from the rear lot line,” to allow an existing detached accessory structure, as identified in Attachment 3B of the staff report, to encroach eight and three tenths feet (8.3’) into the required ten foot (10’) rear yard setback along the eastern property line. **(ZBA Application 2021-02 – Property Owner Amanda Meador)**

- ITEM 4:** **ZBA2021-03** - The Board to consider and take action on a request for a setback encroachment special exception from the City of Decatur’s Zoning Ordinance regarding side yards for the property proposed as Lot 7R, Block 5, Lipsey Addition and more commonly referred to as 2803 Murvil St., City of Decatur, Wise County, Texas. The request is for 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,” (b) “Minimum Side Yard,” to allow the existing residential structure, as identified in Attachment 3C of the staff report, to encroach one and five tenths feet (1.5’) into the required fifteen foot (15’) side yard setback along the northern property line. **(ZBA Application 2021-03 – Property Owner Amanda Meador)**
- ITEM 5:** **ZBA2021-04** - The Board to consider and take action on a request for a setback encroachment special exception from the City of Decatur’s Zoning Ordinance regarding front yards for the property proposed as Lot 1, Block 1, Decatur ISD School Addition and more commonly referred to as 1200 Eagle Dr., City of Decatur, Wise County, Texas. The request is for 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 5.1.2 “SF-1, Single Family Residential District,” Item D “Area Regulations,” (1) “Size of Yard,” (a) “Minimum Front Yard,” to allow the existing monument sign, as identified in Attachment 3A of the staff report, to encroach twenty-four and seven tenths feet (24.7’) into the required thirty foot (30’) front yard setback along Eagle Drive. **(ZBA Application 2021-04 – Property Owner Decatur ISD)**
- ITEM 6:** **ZBA2021-05** - The Board to consider and take action on a request for a setback encroachment special exception from the City of Decatur’s Zoning Ordinance regarding front yards for the property proposed as Lot 1, Block 1, Decatur ISD School Addition and more commonly referred to as 1200 Eagle Dr., City of Decatur, Wise County, Texas. The request is for 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 5.1.2 “SF-1, Single Family Residential District,” Item D “Area Regulations,” (1) “Size of Yard,” (a) “Minimum Front Yard,” to allow the existing monument sign, as identified in Attachment 3B of the staff report, to encroach eight and ninety-one hundredths feet (8.91’) into the required thirty foot (30’) front yard setback along Thompson St. **(ZBA Application 2021-05 – Property Owner Decatur ISD)**
- ITEM 7:** **ZBA2021-06** - The Board to consider and take action on a request for a setback encroachment special exception from the City of Decatur’s Zoning Ordinance regarding front yards for the property proposed as Lot 1, Block 1, Decatur ISD School Addition and more commonly referred to as 1200 Eagle Dr., City of Decatur, Wise County, Texas. The request is for 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 5.1.2 “SF-1, Single Family Residential District,” Item D “Area Regulations,” (1) “Size of Yard,” (a) “Minimum Front Yard,” to allow the existing tennis court fence, as identified in Attachment 3C of the staff report, to encroach sixteen and five tenths feet (16.5’) into the required thirty foot (30’) front yard setback along Thompson St. **(ZBA Application 2021-06 – Property Owner Decatur ISD)**

**ITEM 8:** **ZBA2021-07** - The Board to consider and take action on a request for a setback encroachment special exception from the City of Decatur’s Zoning Ordinance regarding front yards for the property proposed as Lot 1, Block 1, Decatur ISD School Addition and more commonly referred to as 1200 Eagle Dr., City of Decatur, Wise County, Texas. The request is for 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 5.1.2 “SF-1, Single Family Residential District,” Item D “Area Regulations,” (1) “Size of Yard,” (a) “Minimum Front Yard,” to allow the existing pole sign, as identified in Attachment 3D of the staff report, to encroach twenty-two feet (22’) into the required thirty foot (30’) front yard setback along Thompson St. **(ZBA Application 2021-07 – Property Owner Decatur ISD)**

**ITEM 9:** **ZBA2021-08** - The Board to consider and take action on a request for a setback encroachment variance from the City of Decatur’s Zoning Ordinance regarding front yards for the property identified as Lot 1, Block 2, Pecan Estates Addition and more commonly referred to as 1606 W. US Highway 380 Business, City of Decatur, Wise County, Texas. The request is for 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 “C-O, Office District,” Item D “Area Regulations,” (1) “Size of Yard,” (a) “Minimum Front Yard,” to allow a proposed monument sign, as identified in Attachment 3A of the staff report, to encroach twenty-two feet (22’) into the required twenty-five foot (25’) front yard setback along US Highway 380 Business. **(ZBA Application 2021-08 – Property Owner Sue Ann Denton, Realtor)**

**ITEM 10:** **ZBA2021-09** - The Board to consider and take action on a request for a setback encroachment variance from the City of Decatur’s Zoning Ordinance regarding front yards for the property identified as Lot 1, Block 2, Pecan Estates Addition and more commonly referred to as 1606 W. US Highway 380 Business, City of Decatur, Wise County, Texas. The request is for 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 “C-O, Office District,” Item D “Area Regulations,” (1) “Size of Yard,” (a) “Minimum Front Yard,” to allow a proposed monument sign, as identified in Attachment 3B of the staff report, to encroach twenty-four and nine tenths feet (24.9’) into the required twenty-five foot (25’) front yard setback along Valcik St. **(ZBA Application 2021-09 – Property Owner Sue Ann Denton, Realtor)**

**For Your Information Items:**

**ITEM 11:** New and/or future business items.

a. As of agenda posting, the March 15, 2021, meeting currently has no (0) ZBA Planning applications. Application submittal deadline was Tuesday, February 16, 2021, by 11 a.m. **If there are applications submitted, the meeting will be a virtual only meeting.**

**Adjournment:**

Prepared and posted this 5<sup>th</sup> day of March 2021, in accordance with Chapter 551, Texas Government Code.

A handwritten signature in cursive script that reads "Dedra D. Ragland".

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.**