



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, April 6, 2020, at 3:30 P.M.

City Hall Council Chamber

201 E. Walnut St.

Decatur, Texas 76234

Call to Order

ITEM 1: Approval of February 19, 2020, Minutes.

General Agenda Comments

Anyone wishing to speak on a posted agenda item must complete a speaker card with his/her name and address and must identify the agenda item number for which he/she would like to speak. A card must be submitted to Cheryl Fuss, Development Review Coordinator, so that the speaker may be recognized by the Chair at the appropriate time. Speakers will each be allowed a total of three (3) minute time period to provide comments regarding the posted agenda item for which the request to speak was submitted and may speak during this item or during the Commission'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.

ITEM 2: **ZBA2020-02** - The Board to consider and take action on Ms. Diana Mares' request for a setback encroachment special exception from the City of Decatur's Zoning Ordinance regarding side yards. Specifically, applicant is requesting 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," B. "Side Yard - There shall be a side yard for any detached accessory building of not less than three (3) feet from any side lot line when such detached accessory building is located in the rear of the lot (the rear of a line erected connecting the midpoints on the two (2) opposite side lot lines of any lot, tract or plot)," to allow the existing detached accessory structure, as identified in Attachment 3 of the staff report, to encroach one foot (1') into the required three foot (3') side yard setback along the northern property line. The subject property is Lot 5, Block 6, Terrell Addition, the City of Decatur, Texas, and is more commonly referred to as 902 N. Church St., Decatur, Texas.

ITEM 3: **ZBA2020-03** - The Board to consider and take action on Ms. Diana Mares' request for a setback encroachment special exception from the City of Decatur's Zoning Ordinance regarding rear yards. Specifically, applicant is requesting 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 3 of the staff report, to encroach three and six tenths feet (3.6') into the required ten foot (10') rear yard setback along the eastern property line. The subject property is identified as Lot 5, Block 6, Terrell Addition and is more commonly referred to as 902 N Church St., City of Decatur, Wise County, Texas.

ITEM 4: **ZBA2020-04** - The Board to consider and take action on Ms. Lori Sherwood's request for a setback encroachment special exception from the City of Decatur's Zoning

Ordinance regarding accessory structure regulations. Specifically, applicant is requesting 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 3 of the staff report, to encroach three and two tenths feet (3.2') into the required ten foot (10') rear yard setback along the western property line. The subject property is identified as Lot 2, Block 2, Meadowbrook Phase 1 and is more commonly referred to as 208 Meadowbrook Ln., City of Decatur, Wise County, Texas.

ITEM 5: **ZBA2020-05** - The Board to consider and take action on Mr. and Mrs. Michael Lee's request for a setback encroachment special exception from the City of Decatur's Zoning Ordinance regarding front yards. Specifically, applicant is requesting 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-2, Single Family Residential District," D. "Area Regulations," (1) "Size of Yards," (a) "Minimum Front Yard," to allow an existing residential structure, as identified in Attachment 3 of the staff report, to encroach three and nine tenths feet (3.9') into the required twenty-five foot (25') front yard setback along south Trinity Street. The subject property is identified as Lot 3, Block 9, South Decatur Addition and is more commonly referred to as 704 S. Trinity St., City of Decatur, Wise County, Texas.

ITEM 6: **ZBA2020-06** - The Board to consider and take action on Mr. and Mrs. Michael Lee's request for a setback encroachment special exception from the City of Decatur's Zoning Ordinance regarding front yards. Specifically, applicant is requesting 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-2, Single Family Residential District," D. "Area Regulations," (1) "Size of Yards," (a) "Minimum Front Yard," to allow an existing residential structure, as identified in Attachment 3 of the staff report, to encroach eleven and two tenths feet (11.2') into the required twenty-five foot (25') front yard setback along west Collins Street. The subject property is identified as Lot 3, Block 9, South Decatur Addition and is more commonly referred to as 704 S. Trinity St., City of Decatur, Wise County, Texas.

For Your Information Items:

ITEM 7: New and/or future business items.

- a. April 20, 2020, meeting currently has no (0) Planning applications. Application submittal deadline was **Monday, April 6, 2020**, at 12 noon.
- b. May 4, 2020, meeting currently has no (0) Planning applications. Application submittal deadline is **Monday, April 20, 2020**, at 12 noon.

Adjournment

Prepared and posted this 31st day of March 2020, in accordance with Chapter 551, Texas Government Code.

Dedra D. Ragland, AICP
Director of Planning and Development