



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

Decatur City Hall – 201 E. Walnut St., Decatur, TX

Monday, August 15, 2022, at 3:30 P.M.

AND VIA VIDEOCONFERENCE/TELECONFERENCE

Call to Order

ITEM 1: Discuss and take appropriate action regarding July 18, 2022, Minutes.

General Agenda Comments

*This is an in person and videoconference meeting. Videoconferencing is being used to allow staff and members of the public 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, August 15th. Please provide your name, address and the agenda item number.

Public Hearing Items:

ITEM 2: **ZBA2022-05**—The Board to hold a public hearing, consider and take action on a request for a variance from the City of Decatur's Zoning Ordinance regarding parking for the property proposed as Lot 1, Block 1, Chisholm Addition and more commonly referred to as 1500 South Deer Park Road, City of Decatur, Wise County, Texas. 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 7.3.3, "Parking Requirements Based Upon Use." The following parking requirements apply to the property located in the MF, Multiple-Family Residential District: Two and one-quarter (2 ¼) spaces for each dwelling unit within the apartment complex, pursuant to section A of subsection 7.3.3. The variance request seeks to reduce the minimum calculated parking space requirement from four hundred and fifty-nine (459) parking spaces to three hundred and fifty-seven (357) parking spaces. Additionally, pursuant to section B of subsection 7.3.3., the property also must comply with the following minimum parking space regulations: Recreational, Private or Commercial area or building (other than listed): Standalone: One (1) space per one hundred (100) square feet. This variance request seeks to reduce the minimum calculated parking space requirement from sixty-two (62) parking spaces to zero (0) parking spaces. **(ZBA Application 2022-05 – Josh Jezek, on behalf of Deer Park QOZB, LLC)**

For Your Information Items:

ITEM 3: New and/or future business items.

- a. As of agenda posting, the September 19, 2022, meeting currently has no (0) ZBA Planning applications. Application submittal deadline is Monday, August 15, 2022, by 5 p.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 12th day of August 2022, in accordance with Chapter 551, Texas Government Code.

Wayne Smith
“Interim” Planning & Development Director

****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 TO SEEK THE ADVICE OF ITS ATTORNEY UNDER THE TEXAS OPEN MEETINGS ACT PURSUANT TO LGC 551.071 “CONSULTATION WITH ATTORNEY”.**