



# 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, May 16, 2022, at 3:30 P.M.

**AND VIA VIDEOCONFERENCE/TELECONFERENCE**

### Call to Order

ITEM 1: Discuss and take appropriate action regarding September 20, 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](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 Monday, May 16<sup>th</sup>. Please provide your name, address and the agenda item number.*

### Public Hearing Items:

ITEM 2: **ZBA2022-01**—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 identified as Lot 1, Block 1, Rose Avenue Addition and more commonly referred to as 1555 W. US Highway 380, 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 five hundred and forty (540) parking spaces to four hundred and forty-four (444) striped 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-five (65) parking spaces to nineteen (19) parking spaces. **(ZBA Application 2022-01 – Ryan Voorhees, on behalf of Decatur OZF, LLC)**

ITEM 3: **ZBA2022-02** - The Board to hold a public hearing, 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 identified as Lot 5R-2, Block 37, South Decatur Addition and more commonly referred to as 905 S. Perrin 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,” D., “Area Regulations,” (1), “Size of Yards,” (a), “Minimum Front Yard,” to allow an existing residential structure, as identified in Attachment 3A of the staff report, to encroach fourteen and two tenths feet (14.2’) into the required twenty-five foot (25’) front yard setback along west Hale Street. **(ZBA Application 2022-02 – Stephanie Jimenez)**

**ITEM 4:** **ZBA2022-03** - The Board to hold a public hearing, 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 identified as Lot 5R-2, Block 37, South Decatur Addition and more commonly referred to as 905 S. Perrin 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,” D., “Area Regulations,” (1), “Size of Yards,” (a), “Minimum Front Yard,” to allow an existing residential structure, as identified in Attachment 3B of the staff report, to encroach twenty-two and three tenths feet (22.3’) into the required twenty-five foot (25’) front yard setback along south Perrin Street. **(ZBA Application 2022-03 – Stephanie Jimenez)**

**ITEM 5:** **ZBA2022-02** - The Board to hold a public hearing, 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 identified as Lot 5R-2, Block 37, South Decatur Addition and more commonly referred to as 905 S. Perrin 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,” D., “Area Regulations,” (1), “Size of Yards,” (a), “Minimum Front Yard,” to allow an existing detached accessory structure, as identified in Attachment 3C of the staff report, to encroach three and seven tenths feet (3.7’) into the required twenty-five foot (25’) front yard setback along south Perrin Street. **(ZBA Application 2022-04 – Stephanie Jimenez)**

#### **Non-Public Hearing Items:**

**ITEM 6:** Discuss and approve 2022 Meeting Schedule.

#### **For Your Information Items:**

**ITEM 3:** New and/or future business items.

- a. As of agenda posting, the June 20, 2022, meeting currently has no (0) ZBA Planning applications. Application submittal deadline is Monday, May 16, 2022, 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 13<sup>th</sup> day of May 2022, 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.**