



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, December 18, 2023, at 3:30 P.M.

IN PERSON AND VIA VIDEOCONFERENCE/TELECONFERENCE

Call to Order

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: wsmith@decaturtx.org or cfuss@decaturtx.org before and during the meeting on Monday, September 18th. Please provide your name, address and the agenda item number.

Public Hearing Items:

ITEM 1: The Board to hold a public hearing, 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 Part of Lot 1, Block 3, C.D. Cates Addition and more commonly referred to as 300 S. Hill 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 4A of the staff report, to encroach three feet (3') into the required twenty-five foot (25') front yard setback along south Hill Street (**ZBA Application 2023-12 – Chana Massey**)

Open Public Hearing at: _____ Close Public Hearing at: _____

ITEM 2: The Board to hold a public hearing, 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 Part of Lot 1, Block 3, C.D. Cates Addition and more commonly referred to as 300 S. Hill 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 carport attached to detached accessory structure, as identified in Attachment 4B of the staff report, to encroach twenty-five feet (25') into the required twenty-five foot (25') front yard setback along east

Shoemaker Street twenty-five feet (25') and detached accessory structure, as identified in Attachment 4B of the staff report, to encroach three feet (3') along east Shoemaker St. (ZBA Application 2023-13 – Chana Massey)

Open Public Hearing at: _____ Close Public Hearing at: _____

ITEM 3: The Board to hold a public hearing, consider and take action on a request for a setback encroachment variance from the City of Decatur's Zoning Ordinance regarding rear yards for the property identified as Part of Lot 1, Block 3, C.D. Cates Addition and more commonly referred to as 300 S. Hill 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." That provision states "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." Applicant is requesting a setback encroachment special exception from the City's Zoning Ordinance to allow an existing detached accessory structure, as identified in Attachment 4C of the staff report, to encroach five feet (5.0') into the required ten foot (10') rear yard setback along western property line. (ZBA Application 2023-14 – Chana Massey)

Open Public Hearing at: _____ Close Public Hearing at: _____

ITEM 4: Discuss and approve 2024 Meeting Schedule.

For Your Information Items:

ITEM 5: New and/or future business items.

a. As of agenda posting, the January 17, 2024, meeting currently has no (0) ZBA Planning application. Application submittal deadline is Monday, December 18, 2023, 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 8th day of December 2023, in accordance with Chapter 551, Texas Government Code.


Wayne Smith
Interim Planning 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 FOR WHICH IT IS LEGALLY PERMISSIBLE UNDER THE TEXAS OPEN MEETINGS ACT PURSUANT TO LGC 551.071.