



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 19, 2024, at 3:30 P.M.

IN PERSON AND VIA VIDEOCONFERENCE/TELECONFERENCE

Call to Order

ITEM 1: Discuss and take appropriate action regarding June 17, 2024, ZBA 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](https://us02zoom.us/join?jmtk=91255952930); and Password [976527](https://us02zoom.us/join?jmtk=91255952930).

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. Please provide your name, address and the agenda item number.

Public Hearing Items:

ITEM 2: 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 side yards for the property identified as Lot 8, Block 1, Eagle Addition and more commonly referred to as 1206 West Hawk Circle, 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 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 4A of the staff report, to encroach six and nine tenths feet (6.9') into the required fifteen foot (15') side yard setback along the eastern property line. **(ZBA Application 2024-07 – Donald and Mary Mathre)**

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 special exception from the City of Decatur's Zoning Ordinance regarding rear yards for the property identified as Lot 8, Block 1, Eagle Addition and more commonly referred to as 1206 West Hawk Circle, 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 4B of the staff report, to encroach eight and seven tenths feet (8.7') into the required ten foot (10') rear yard setback along the northern property line. **(ZBA Application 2024-08 – Donald and Mary Mathre)**

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

ITEM 4: 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 side yards for the property identified as Lot 8, Block 1, Eagle Addition and more commonly referred to as 1206 West Hawk Circle, 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 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 4C of the staff report, to encroach six and one tenth feet (6.1') into the required fifteen-foot (15') side yard setback along the southern property line. **(ZBA Application 2024-09 – Donald and Mary Mathre)**

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

ITEM 5: 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 1R, Block 1, Marketplace Addition and more commonly referred to as 1202 South FM 51, 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 C-2, Thoroughfare Business District: One (1) space for each two hundred (200) square feet of floor area, pursuant to section B of subsection 7.3.3. The variance request seeks to reduce the minimum calculated parking space requirement from one hundred and forty-one (141) parking spaces to one hundred and twenty-nine (129) parking spaces. **(ZBA Application 2024-10 – Suzanne Shelton, on behalf of 4S Market Place LP)**

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

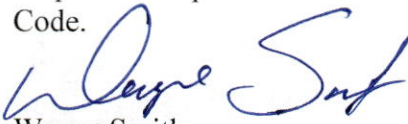
For Your Information Items:

ITEM 6: New and/or future business items.

a. As of agenda posting, the September 16, 2024, meeting currently has no (0) ZBA Planning application. Application submittal deadline was Monday, August 19, 2024, 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 16th day of August 2024, in accordance with Chapter 551, Texas Government Code.



Wayne Smith
Interim Director of Planning

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.