
AGENDA
Board of Adjustment Regular Meeting
Decatur City Hall – 201 E. Walnut St., Decatur, TX
Monday, March 17, 2025, at 3:30 P.M.

IN PERSON AND VIA VIDEOCONFERENCE/TELECONFERENCE

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: planning@decaturtx.org before and during the meeting. Please provide your name, address and the agenda item number.

CALL TO ORDER AND ANNOUNCE A QUORUM

ITEM 1: **BOA-25-0001** – A request by Trina Zais, Authorized Agent for Wise County, Judge JD Clark, property owner, pursuant to the City of Decatur Code of Ordinances, Appendix B, "Zoning," Section 4.3.6, "Variances," regarding a front yard for the property located at 300 N Trinity Street, City of Decatur, Wise County, Texas. The request is for a variance to the City of Decatur Code of Ordinances, Appendix B, "Zoning," Article 5, "Zoning Districts," Section 5.1, "Zoning Districts Established," Subsection 5.1.9, "C-1, Restricted Business District," D., "Area Regulations," (1), "Size of Yards," (a), "Minimum Front Yard," to allow a new commercial structure, as identified in Attachment 2A of the staff report, to encroach approximately five (5) +/- feet into the required twenty-five (25) foot setback along Trinity Street, a.k.a. FM 730.

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

ITEM 2: **BOA-25-0002** – A request by Rolando Lomas, property owner, pursuant to the City of Decatur Code of Ordinances, Appendix B, “Zoning,” Section 4.3.7, “Special Exceptions,” regarding lot area requirements for the property described as Block 4, Range “J,” Devereaux Addition, J. Tarlton A-805, Lot 4R-1 and Lot 4R-2, 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,” (2) “Size of Lots,” (a) “Minimum Lot Area,” to allow two 6,297 square foot lots, as identified in Attachment 2A of the staff report, to be created for future development, outside of the minimum area of 8,000 square foot requirements of the SF-2 residential lot dimensions.

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

NON-PUBLIC HEARING ITEMS:

For Your Information Items:

ITEM 3: New and/or future business items.

- a. As of the agenda posting, the meeting on **Wednesday, April 16, 2025**, currently has one (1) BOA Planning application. The application deadline is Monday, March 17, 2025, 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 on this 14th day of March 2025, in accordance with Chapter 551, Texas Government Code.



Lisa Hannon
Assistant Development Services Director