
AGENDA
Board of Adjustment Regular Meeting
Decatur City Hall – 201 E. Walnut St., Decatur, TX

Monday, November 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: Discuss and take appropriate action regarding July 21, 2025, BOA Minutes.

ITEM 2: BOA-25-0007 – A request by the City of Decatur, on behalf of Beverley Jernigan, property owner, pursuant to the City of Decatur Code of Ordinances, Appendix B, "Zoning," Section 4.3.7, "Special Exceptions," regarding an existing front yard and an existing side yard setback for the property located at 1701 S Hatcher Street, 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 District," D., "Area Regulations," (1), "Size of Yards," (a), "Minimum Front Yard," to allow the existing single-family structure to encroach 13.3 feet into front setback along S Hatcher Street; and a Special Exception request 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 District," D., "Area Regulations," (1), "Size of Yards," (b), "Minimum Side Yard," to allow the single-family structure to encroach 3.4 feet into the side yard setback.

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

ITEM 3: BOA-25-0008 – A request by the City of Decatur, on behalf of Ricky T Fennewald, property owner, pursuant to the City of Decatur Code of Ordinances, Appendix B, “Zoning,” Section 4.3.7, “Special Exceptions,” regarding an existing front yard and an existing side yard setback for the property located at 1703 S Hatcher Street, 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 District,” D., “Area Regulations,” (1), “Size of Yards,” (a), “Minimum Front Yard,” to allow the existing single-family structure to encroach 7.1 feet into front setback along S Hatcher Street; and a Special Exception request to the City of Decatur Code of Ordinances, Article 7 “Development Standards,” Subsection 7.6.1 “Accessory Buildings and Structures in Residential Districts,” (B) Side Yard, to allow an existing metal building (accessory structure) in the rear of the property to encroach 2.9 feet into the side yard.

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

ITEM 4: BOA-25-0009 – A request by the City of Decatur, on behalf of Samer and Katrina Mohamed, property owner, pursuant to the City of Decatur Code of Ordinances, Appendix B, “Zoning,” Section 4.3.7, “Special Exceptions,” regarding an existing front yard for setback for the property located at 1705 S Hatcher Street, 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 District,” D., “Area Regulations,” (1), “Size of Yards,” (a), “Minimum Front Yard,” to allow an existing single-family structure encroach 11.3 feet into the front yard setback along S Hatcher Street.

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

For Your Information Items:

ITEM 5: New and/or future business items.

- a. As of the agenda posting, the meeting on Monday, December 15, 2025, currently has one (1) BOA application. The application deadline was Monday, November 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 12th day of November 2025, in accordance with Chapter 551, Texas Government Code.

A handwritten signature in blue ink, reading "Lisa Hannon". The signature is fluid and cursive, with the first name "Lisa" and last name "Hannon" clearly distinguishable.

Lisa Hannon
Assistant Director Development Services