



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

Wednesday, February 21, 2024, at 3:30 P.M.

IN PERSON AND VIA VIDEOCONFERENCE/TELECONFERENCE

Call to Order

- ITEM 1:** Board to select a member to serve as Vice-Chairman of the Board.
- ITEM 2:** Discuss and take appropriate action regarding September 18, 2023, Minutes.
- ITEM 3:** Discuss and take appropriate action regarding December 18, 2023, 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; 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 or cfuss@decaturtx.org before and during the meeting. Please provide your name, address and the agenda item number.

Public Hearing Items:

- ITEM 4:** 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 proposed as Lot 1, Block 1, Carson Addition and more commonly referred to as 1411 S. 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 5, "Zoning Districts," Section 5.1, "Zoning Districts Established," Subsection 5.1.11, "C-2, Thoroughfare Business District," D., "Area Regulations," (1), "Size of Yards," (a), "Minimum Front Yard," to allow an existing commercial structure, as identified in Attachment 3A of the staff report, to encroach ten and four tenths feet (10.4') into the required twenty-five foot (25') front yard setback along south FM 51. **(ZBA Application 2024-01 – Brad Eubanks, on behalf of property owner Carol Ann Carson, Independent Executrix of the Estate of Betty Burnett Carson)**

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 setback encroachment variance from the City of Decatur's Zoning Ordinance regarding front yards for the property proposed as Lot 1, Block 1, Carson Addition and more commonly referred to as 1411 S. 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 5, "Zoning Districts," Section 5.1, "Zoning Districts Established," Subsection 5.1.11, "C-2, Thoroughfare Business District," D., "Area Regulations," (1), "Size of Yards," (a), "Minimum Front Yard," to allow the existing pole sign, as identified in Attachment 3B of the staff report, to encroach twenty and seven tenths feet (20.7') into the required twenty-five foot (25') front yard setback along south FM 51. **(ZBA Application 2024-02 – Brad Eubanks, on behalf of property owner Carol Ann Carson, Independent Executrix of the Estate of Betty Burnett Carson)**

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 March 18, 2024, meeting currently has no (0) ZBA Planning application. Application submittal deadline was Tuesday, February 20, 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 February 2024, in accordance with Chapter 551, Texas Government Code.



Dedra Ragland, AICP
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.**