



CITY OF DECATUR, TEXAS

Development Services ★ 1601 S. State Street ★ Decatur, TX 76234 ★ (940) 393-0250 voice ★ (940) 626-4629 fax

AGENDA

(Zoning) Board of Adjustment Meeting*

Monday, March 18, 2019, at 3:30 P.M.

City Hall Council Chamber

201 E. Walnut

Decatur, Texas 76234

Call to Order

ITEM 1: Approval of February 20, 2019, Minutes.

ITEM 2: **ZBA2019-06**—The Board to consider and take action on Mr. and Mrs. Johnny Cohoon's request for a special exception from the City of Decatur's Zoning Ordinance regarding side yard setbacks. Specifically, applicant is requesting 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," Item D "Area Regulations," (1) "Size of Yard," (b) "Minimum Side Yard: Five feet (5') or ten percent (10%) of the lot width, but not exceed fifteen feet (15')." Applicant is seeking a special exception to allow the existing residential structure (garage), as identified in Attachment 3 of the staff report, to encroach six and five tenths feet (6.5') into the required ten foot (10') side yard setback along the southern property line. The subject property is platted as Lot 1, Block 71, South Decatur Addition (proposed to be replatted as Lot 1R, Block 71, South Decatur Addition) and is more commonly referred to as 1200 S. College Ave., City of Decatur, Wise County, Texas.

ITEM 3: New and/or future business items.

Adjournment

Prepared and posted this 15th day of March 2019, in accordance with Chapter 551, Texas Government Code.

Dedra D. Ragland, AICP
Director of Planning and Development