



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** **Wednesday, January 20, 2016 at 3:30 P.M.** **City Hall Council Chambers** **201 E. Walnut**

Call to Order

- ITEM 1:** Administer Statement of Appointed Official and Oath of Office to Mark Duncum, Will Klose, Dennis McCreary and Don Ogle.
- ITEM 2:** Approval of September 21, 2015 Minutes.
- ITEM 3:** **ZBA2016-01**— The Board to hear public input and consider taking action on a request from Joe Hilliard, on behalf of Corporation for Economic Development (“Property Owner”) and Gatehouse Decatur Development, LLC, (“Applicant”) for a Special Exception from the City of Decatur’s Zoning Ordinance minimum front yard and rear yard setback requirements (Ordinance 2015-03-01, Section 5.1.11 “C-2, Thoroughfare Business District”). Specifically, the Applicant is requesting a Special Exception from the required front yard setback of 25’ and rear yard setback of 10’ to a front and rear yard setback of 5’ in a Commercial Zoning District. The subject property is legally described as a 0.515 acres of land, more or less, located in the Joseph H. Moore Survey, Abstract No. 538, the George M. Vigil Survey, Abstract No. 857, and the John B. Williams Survey, Abstract No. 880, in Wise County, Texas; said tract being a portion of a tract of land described in Deed to the City of Decatur recorded in Vol. 712, p. 208, Real Records of Wise County, Texas; the complete legal description is included in the Staff Report and the legal notice.
- ITEM 4:** **ZBA2016-02** —The Board to hear public input and consider taking action on a request from Joe Hilliard, on behalf of Corporation for Economic Development (“Property Owner”) and Gatehouse Decatur Development, LLC, (“Applicant”) for a Special Exception from the City of Decatur’s Zoning Ordinance regarding parking. Specifically, applicant is requesting a Special Exception to the off-street parking provisions (Ordinance 2015-03-01, Section 7.3.2 “Off-Street Parking Provisions”). The subject property is legally described as a 0.515 acres of land, more or less, located in the Joseph H. Moore Survey, Abstract No. 538, the George M. Vigil Survey, Abstract No. 857, and the John B. Williams Survey, Abstract No. 880, in Wise County, Texas; said tract being a portion of a tract of land described in Deed to the City of Decatur recorded in Vol. 712, p. 208, Real Records of Wise County, Texas; the complete legal description is included in the Staff Report and the legal notice.
- ITEM 5:** Discuss and Approve 2016 Meeting Schedule.
- ITEM 6:** New and/or future business items.

Adjournment

Prepared and posted this 15th day of January 2016 in accordance with Chapter 551, Texas Government Code.



Dedra D. Ragland, AICP
Director of Planning and Development