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**AGENDA**

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

**WEDNESDAY, February 18, 2026, 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](http://www.zoom.us/join) or via telephone by calling [1-346-248-7799](tel: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](mailto: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 December 15, 2025, BOA Minutes.

**ITEM 2: BOA-25-0012** – A request by Christopher Evan and Madalynn Renee Vanover, property owners, pursuant to the City of Decatur Code of Ordinances, Appendix B, "Zoning," Section 4.3.7, "Special Exceptions." 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 Trinity 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 shed structure to encroach 3.0 feet into the side yard along E Ward Street; and (C), "Rear Yard," to allow an existing shed structure to encroach 6.5 feet into the rear yard along S Market Street; and to allow a new garage building (accessory structure) in the rear of the property to encroach five (5) feet into the rear street yard along S Market Street, for the property located at 401 S Trinity Street, Decatur, Texas. **(Vanover)**

Open Public Hearing at: \_\_\_\_\_ Close Public Hearing at: \_\_\_\_\_

**For Your Information Items:**

**ITEM 3:** New and/or future business items.

- a. As of the agenda posting, the meeting on Monday, March 16, 2026, currently has one (1) BOA application. The application deadline is Monday, December 15, 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 11<sup>th</sup> day of February, 2026, in accordance with Chapter 551, Texas Government Code.



Lisa Hannon  
Assistant Director Development Services