DAYTON TEXAS

Agenda
Dayton Board of Adjustment Meeting
801 S. Cleveland St.
Dayton, TX 77535
Thursday, September 10, 2026 at 6:00 PM

I. Call To Order

II. Invocation

III. Pledge of Allegiance and Texas Pledge - "Honor the Texas flag, I pledge allegiance to the Texas, one state under God, one and indivisible."

IV. Roll Call

V. Minutes

V.A Minutes 8/13/2026

VI. Citizen Comment Period

VII. Appointments

VII.A Consider with possible action the appointments for Chair and Vice Chair.

VIII. Action Items

VIII.A Public Hearing for a Variance Request to vary the maximum area for a parapet sign depicted in Table 14.205.4-1 Allowed Attached Permanent Signs of the Unified Development Code (UDC) for property located at 303 S Winfree Street, suite B, property ID 284706, legally described as JCS Development LLC, Block 1, Lot 1.

VIII.B Consider with possible action a Variance Request to vary the maximum area for a parapet sign depicted in Table 14.205.4-1 Allowed Attached Permanent Signs of the Unified Development Code (UDC) for property located at 303 S Winfree Street, suite B, property ID 284706, legally described as JCS Development LLC, Block 1, Lot 1.

VIII.C Public Hearing for a Variance Request to vary the setback standards of Table 14.102.11-1, Development Standards in the Industrial (IN) zoning district of the Unified Development Code (UDC) for property located at 2626 Hwy 146, property ID 25648, legally described as Brown & Sterling, Lot 6, Tract 16 30 54.

VIII.D Consider with possible action a Variance Request to vary the setback standards of Table 14.102.11-1, Development Standards in the Industrial (IN) zoning district of the

Unified Development Code (UDC) for property located at 2626 Hwy 146, property ID 25648, legally described as Brown & Sterling, Lot 6, Tract 16 30 54.

IX. Discussion Items

IX.A Review and discussion of Zoning Board of Adjustment Rules of Procedure.

X. Director's Report

XI. Adjourn

Executive Session Disclosure Statement: The Board of Adjustment reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by the Texas Government Code, Section 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices) and 551.087 (Economic Development).

I hereby certify that the above shown notice was posted at Dayton City Hall, 117 Cook Street and Dayton Community Center, 801 S Cleveland Street, Dayton, Texas 77535 on or before September 3, 2026 by 5:00 pm.

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City Representative