DAYTON TEXAS

Agenda
Dayton Board of Adjustment Meeting
801 S. Cleveland St.
Dayton, TX 77535
Thursday, May 14, 2026 at 6:00 PM

I. Call To Order

II. Roll Call

III. Invocation

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

V. Minutes

1. Minutes 4/16/2026

VI. Action Items

1. Public Hearing for a Variance Request to exceed the maximum area and number allowed for Parapet/Wall Signs in Sec. 14.205.4 Permanent Signs of the Unified Development Code (UDC) for BuyBite #3 located at 303 S Winfree Street Dayton, Texas 77535, legally described as JCS Development Llc, Block 1, Lot 1.

2. Consider with possible action a Variance Request to exceed the maximum area allowed for Parapet Signs in Sec. 14.205.4 Permanent Signs of the Unified Development Code (UDC) for BuyBite #3 located at 303 S Winfree Street Dayton, Texas 77535, legally described as JCS Development Llc, Block 1, Lot 1.

3. Public Hearing for a Variance Request to vary the minimum interior side setback area in the Semi-Urban Residential (SU) zoning district; located at 1013 S Winfree Street, Dayton, Texas 77535, legally described as Ford, Lot 2 Tr 2.

4. Consider with possible action a Variance Request to vary the minimum interior side setback area in the Semi-Urban Residential (SU) zoning district; located at 1013 S Winfree Street, Dayton, Texas 77535, legally described as Ford, Lot 2 Tr 2.

VII. 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 Friday, May 8, 2026 by 5:00 pm.

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City Representative