



CITY OF DECATUR, TEXAS

AGENDA CITY COUNCIL MEETING Monday, January 9, 2017 REGULAR MEETING 6:00 p.m.

CALL TO ORDER

MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

1. CONSIDER APPROVAL OF MINUTES OF COUNCIL MEETING HELD DECEMBER 12, 2016.
2. CONSIDER APPROVAL OF BILLS AND INVOICES FOR DECEMBER 2016.

Planning and Zoning Report:

Open Public Hearing:

3. HEAR STAFF REPORT, PUBLIC COMMENT AND CONSIDER TAKING ACTION ON **REPLAT APPLICATION 2016-04**—AMIR ALWANI'S REQUEST, ON BEHALF OF AL-WANI REAL ESTATE, TO FINAL PLAT LOT 1R, BLOCK 3, SUNSET HILL ADDITION, BEING 0.978 ACRES AND A REPLAT OF LOTS 10-12, BLOCK 2; ALL OF LOTS 1-2, PART OF LOTS 3, 4, 22, 23, AND 24, BLOCK 3 AND PART OF GUINN AVENUE AS CLOSED BY CITY ORDINANCE NO. 3-60 (JUNE 7, 1960) AND PART OF THE ALLEY LYING IN SAID BLOCKS 2 AND 3 AS CLOSED BY CITY ORDINANCE, AND MORE COMMONLY REFERRED TO AS 200 N US HWY 81-287, DECATUR, TEXAS. A COMPLETE LEGAL DESCRIPTION IS FOUND ON THE PLAT EXHIBIT IN THE STAFF REPORT. **(THE PLANNING AND ZONING COMMISSION RECOMMEND APPROVAL, WITH THE CONDITION CONSTRUCTION PLANS WILL BE PROVIDED WITH BUILDING PLANS IF EXISTING BUILDING IS PROPOSED FOR EXPANSION, 5-0, COMMISSIONER STANDRIDGE ABSENT.)**

Close Public Hearing

4. CONSIDER TAKING ACTION ON SECOND READING OF AN ORDINANCE ON ZONING APPLICATION 2016-05—LOYD JACKSON'S REQUEST, ON BEHALF OF JAMES WOOD, TO AMEND A PORTION (APPROXIMATELY 50.18 ACRES) OF THE SOUTH MARTIN BRANCH PD AND CONCEPT PLAN, ORDINANCE 2007-05-12 AND ORDINANCE 2015-03-02 A-1, WHICH IS AN 84.909-ACRE TRACT OF LAND, COMMONLY KNOWN AS "SOUTH MARTIN BRANCH SUBDIVISION, AND INCLUDES 2,621.36 LINEAR FEET ALONG FM730 WHERE ADJACENT AND PREVIOUSLY REFERRED TO AND APPROVED AS ZC2006-09 AND ZC2015-01, AND MORE COMMONLY LOCATED SOUTH OF THE BROOKHOLLOW ADDITION AND WEST OF SOUTH FM730. THE PROPOSED AMENDMENT WILL AFFECT ONLY THE 97 UNDEVELOPED LOTS IN THE FUTURE RESIDENTIAL PHASES (50.18 ACRES), SPECIFICALLY:
BLOCK B, LOTS 1-14, 15A-15D (FORMERLY LOTS 1-15) AND OPEN SPACE;
BLOCK C, LOTS 1-9; BLOCK D, LOTS 8-15 AND OPEN SPACE; BLOCK E, LOTS 47-60, 61A, 61B, 62-64 (FORMERLY LOTS 47-64); BLOCK G, LOTS 1-19; BLOCK H, LOTS 1-24 (FORMERLY LOTS 1-26) AND OPEN SPACE; BLOCK I, LOTS 1-28 (FORMERLY LOTS 1-25) AND OPEN SPACE; BLOCK J, LOTS 1-10 AND OPEN

SPACES; BLOCK K, LOTS 1-10 (FORMERLY LOTS 1-9) AND OPEN SPACES; AND BLOCK L, LOTS 1-20 (FORMERLY LOTS 1-16) AND OPEN SPACE, SOUTH MARTIN BRANCH ADDITION AS REFLECTED ON THE ORIGINAL ADOPTED CONCEPT PLAN FOR SOUTH MARTIN BRANCH.

THE PROPOSED AMENDMENTS INCLUDE A MODIFICATION IN THE LOT SIZES OF THE REMAINING UNDEVELOPED RESIDENTIAL LAND WITH A NEW CONCEPT PLAN; AN INCREASE IN THE ROOF PITCH FROM 8:12 TO 10:12 AND MODIFICATIONS TO THE MINIMUM REQUIRED HOME SQUARE FOOTAGES FROM 1,200 SQ. FT. (50' WIDE LOT), 1,400 SQ. FT. (60' WIDE LOT) AND 1,600 SQ. FT. (70' LOT) TO 1,600 SQ. FT., 1,800 SQ. FT., AND 2,000 SQ. FT., RESPECTIVELY. **(THE PLANNING AND ZONING COMMISSION RECOMMEND APPROVAL 2-0, COMMISSIONERS CRESWELL, LEMOND AND STANDRIDGE AND RECUSED AND COMMISSIONER ALLEN ABSENT.)**

5. CONSIDER TAKING ACTION ON **REPLAT APPLICATION 2016-07**—DANIEL FRANKLIN'S REQUEST, ON BEHALF OF LACKLAND HOLDINGS, TO FINAL PLAT LOT 1-1A, BLOCK A, RODDEN ESTATES, PHASE 4, BEING 14.257 ACRES AND A REPLAT OF LOT 1-A, BLOCK A, RODDEN ESTATES, PHASE 4 ACCORDING TO THE PLAT RECORDED IN CABINET B, SLIDE 353, PROPERTY RECORDS WISE COUNTY, TEXAS. A COMPLETE LEGAL DESCRIPTION IS FOUND ON THE PLAT EXHIBIT IN THE STAFF REPORT. **(THE PLANNING AND ZONING COMMISSION RECOMMEND APPROVAL 5-0, COMMISSIONER STANDRIDGE ABSENT.)**

6. CONSIDER TAKING ACTION ON **REPLAT APPLICATION 2016-08**—JEFF AND PENNY HORN'S REQUEST TO FINAL PLAT LOT 1 BLOCK 1, GIANT EAGLE ADDITION, BEING 2.48 ACRES AND A REPLAT OF ALL OF PARTS OF BLOCKS 107, 120, CHARLES STREET (CLOSED BY ORD. #2-74 AND SHORT STREET CLOSED BY ORDINANCE #2-74) IN SOUTH DECATUR ADDITION TO THE CITY OF DECATUR, WISE COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 8, PAGE 642, DEED RECORDS WISE COUNTY, TEXAS. A COMPLETE LEGAL DESCRIPTION IS FOUND ON THE PLAT EXHIBIT IN THE STAFF REPORT. **(THE PLANNING AND ZONING COMMISSION RECOMMEND APPROVAL 5-0, CHAIRMAN EDWARDS RECUSED AND COMMISSIONER STANDRIDGE ABSENT.)**

7. DISCUSS ORDINANCE AMENDMENTS AS A RESULT OF THE LOCAL OPTION ELECTION.

ADJOURNMENT

I hereby certify that the above agenda was posted on the official bulletin board at City Hall, 201 E. Walnut, Decatur Texas, on Thursday, January 7, 2016, by 5:00 p.m., pursuant to the Texas Government Code, Chapter 551.

Diane Cockrell, TRMC, City Secretary