



CITY OF DECATUR, TEXAS

Development Services ★ 1601 S. State Street ★ Decatur, TX 76234 ★ (940) 393-0250 voice ★ (940) 626-4629 fax

AGENDA

Planning and Zoning Commission Regular Meeting* Tuesday, February 6, 2018, at 6:00 P.M. City Hall Council Chamber 201 E. Walnut

Call to Order

- ITEM 1:** Consider and take appropriate action regarding approval of the Planning and Zoning Commission Meeting Minutes on:
- January 2, 2018
 - January 29, 2018, Joint Workshop with City Council

Public Hearing Items:

- ITEM 2:** **A2017-16** Commission to hear and consider and take action to make recommendation to the City Council regarding Annexation Application 2017-16—Mr. Joe Forman and Mrs. LaDonna Forman Wren's request to voluntarily annex approximately 2.168 acres into the corporate limits of the City of Decatur, Texas and approximately 1.22 acres of the portion of FM 1810 adjacent to and extending 283' along said territory where adjacent to the current city limits and to the tract to be annexed in Decatur's western extraterritorial jurisdiction (ETJ). A complete legal description of the property can be obtained from the Planning and Development Services Department.
- ITEM 3:** **CP2017-18** Commission to hear and consider and take action to make recommendation to the City Council regarding Comprehensive Plan Amendment Application 2017-18—Mr. Joe Forman and Mrs. LaDonna Forman Wren's request to amend the official comprehensive land use map, on approximately 2.168 acres of land and approximately 1.22 acres of the portion of FM 1810 adjacent to and extending 283' along said territory where adjacent to the corporate limits of the City of Decatur, Texas, to a Low Density Residential (LDR) Land Use Designation. The property to be annexed and land use amended is generally located 283' west of the centerline of Fortenberry Road in Decatur's western extraterritorial jurisdiction (ETJ). A complete legal description of the property can be obtained from the Planning and Development Services Department.
- ITEM 4:** **ZC2017-19** Commission to hear and consider and take action to make recommendation to the City Council regarding Zoning Change Application 2017-19—Mr. Joe Forman and Mrs. LaDonna Forman Wren's request to zone approximately 2.168 acres of land and approximately 1.22 acres of the portion of FM 1810 adjacent to and extending 283' along said territory where adjacent to the corporate limits of the City of Decatur, Texas, upon the effective date of Annexation, to a Single Family Residential-1 (Sf-1) Zoning District. The property to be annexed and zoned is generally located 283' west of the centerline of Fortenberry Road in Decatur's western extraterritorial jurisdiction (ETJ). A complete legal description of the property can be obtained from the Planning and Development Services Department.
- ITEM 5:** **SUP2017-07** Commission to hear and consider and take action to make a recommendation to City Council regarding Specific Use Permit Application 2017-07—Mrs. Bobbie Branscum's request, on behalf of South Martin Branch, LP, for a Specific Use Permit to allow a Day Care in a Thoroughfare Business (C-2) Zoning District in the South Martin Branch Planned Development (PD), on approximately 0.98 acres of land being legally proposed as Lot 37, Block F, South Martin Branch Addition, Phase 5, or more commonly referred to as 420 Martin Branch Rd., Decatur, Texas. A complete legal description of the property can be obtained from the Planning and Development Services Department.

Non Public Hearing Items:

- ITEM 6:** **PP2017-10** Commission to hear and consider and take action to make a recommendation to City Council regarding Preliminary Plat Application 2017-10—Mr. Glenn Hughes' request, on behalf of Wise County, Texas, to preliminary plat Lot 1, Block 1, Wise County Fair Grounds Addition, being a 166.66-acre tract in the S. Isaacs Survey, Abstract No. 454, Wise County, Texas. A complete legal description of the property is located on the plat exhibit found in the staff report.
- ITEM 7:** **FP2017-03** Commission to hear and consider and take action to make a recommendation to City Council regarding Final Plat Application 2017-03—Mr. Glenn Hughes' request, on behalf of Wise County, Texas, to final plat Lot 1, Block 1, Wise County Fair Grounds Addition, being a 166.66-acre tract in the S. Isaacs Survey, Abstract No. 454, Wise County, Texas. A complete legal description of the property is located on the plat exhibit found in the staff report.
- ITEM 8:** **PP2017-15** Commission to hear and consider and take action to make a recommendation to City Council regarding Preliminary Plat Application 2017-15—Mrs. Bobbie Branscum's request, on behalf of South Martin Branch, LP, to preliminary plat Lot 37, Block F, South Martin Branch Addition, Phase 5, being a 0.98-acre tract of land in the William Dunn Survey, Abstract 257, and in the South Martin Branch Planned Development (PD), in the City of Decatur, Wise County, Texas. A complete legal description of the property is located on the plat exhibit found in the staff report.
- ITEM 9:** **FP2017-15** Commission to hear and consider and take action to make a recommendation to City Council regarding Final Plat Application 2017-15—Mrs. Bobbie Branscum's request, on behalf of South Martin Branch, LP, to final plat Lot 37, Block F, South Martin Branch Addition, Phase 5, being a 0.98-acre tract of land in the William Dunn Survey, Abstract 257, and in the South Martin Branch Planned Development (PD), in the City of Decatur, Wise County, Texas. A complete legal description of the property is located on the plat exhibit found in the staff report.
- ITEM 10:** **RP2018-01** Commission to hear and consider and take action to make a recommendation to City Council regarding Replat Application 2018-01—Mr. Willie Hayden's request to final plat Lot 2R, Block 101, South Decatur Addition, being a 0.862-acre tract of land and a replat of a portion of Lots 1-4, Block 101, South Decatur Addition, to the City of Decatur, Wise County Texas. Access to US Hwy 81-287 is by way of a 30' private road easement (Volume 789, Page 788). A complete legal description of the property is located on the plat exhibit found in the staff report.
- ITEM 11:** New and/or future business items:
- a. March meeting currently has four (4) applications.
 - b. Begin public input meetings for proposed Downtown Land Use District Extension and Hale Street Corridor Mixed-Use Land Use District. Possibly Tuesday, February 20, 2018 and Tuesday, February 27, 2018.

Adjournment

Prepared and posted this the 2nd day of February, 2018, in accordance with Chapter 551, Texas Government Code.

Dedra Denée Ragland, AICP
Planning and Development Director

***NOTE: THE PLANNING AND ZONING COMMISSION RESERVES THE RIGHT TO ADJOURN INTO A CLOSED MEETING AT ANY TIME REGARDING ANY ITEM ON THE AGENDA FOR WHICH IT IS LEGALLY PERMISSIBLE UNDER THE TEXAS OPEN MEETINGS ACT PURSUANT TO LGC 551.071.**