



# 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, April 3, 2018, at 5:30 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 March 6, 2018.

#### Public Hearing Items:

**ITEM 2:** **ZC2018-01** Commission to hear and take action to make a recommendation to City Council regarding Zoning Change Application 2018-01—Mr. Mark Southard's request to amend the zoning map from a Single Family-2 (SF-2) Zoning District to a Two Family (2F) Zoning District on Lot 1R-1, Block 79, South Decatur Addition, a 0.258 acre-tract of land and is more commonly referred to as 1301 S. State Street, Decatur, Texas. A complete legal description of the property is included in the staff report.

#### Non Public Hearing Items:

**ITEM 3:** **PP2017-12** Commission to hear and take action to make a recommendation to City Council regarding Preliminary Plat Application 2017-12—Mr. Jake Long's request, on behalf of J&S Wood Investments, to preliminary plat Lots 1 & 2, Block 1, West Decatur Hill Subdivision, being a 28.41-acre tract of land in the G.M. Vigil Survey, Abstract Number 857, City of Decatur, Wise County, Texas. A complete legal description of the property is included in the staff report.

**ITEM 4:** **PP2018-01** Commission to hear and take action to make a recommendation to City Council regarding Preliminary Plat Application 2018-01—Mr. Kelly Garrett's request, on behalf of JRJ Wood LP, to preliminary plat Lot 1, Block 1, Legacy Trails of Decatur, being 7.51 acres in the Samuel Isaacs Survey, Abstract Number 454 and being a portion of that called 60.075-acre tract of land described in the deed to JRJ Wood, L.P., Wise County, Decatur, Texas. A complete legal description of the property is included in the staff report.

**ITEM 5:** **FP2018-01** Commission to hear and take action to make a recommendation to City Council regarding Final Plat Application 2018-01—Mr. Kelly Garrett's request, on behalf of JRJ Wood LP, to preliminary plat Lot 1, Block 1, Legacy Trails of Decatur, being 7.51 acres in the Samuel Isaacs Survey, Abstract Number 454 and being a portion of that called 60.075-acre tract of land described in the deed to JRJ Wood, L.P., Wise County, Decatur, Texas. A complete legal description of the property is included in the staff report.

**ITEM 6:** **V2018-03** Commission to hear and take action to make a recommendation to City Council regarding Variance Application 2018-03—Mr. and Mrs. Troy Wolfe's request for a variance from Chapter 1, Section 106, Sidewalks of the City of Decatur's Design Standards on approximately 130.31 linear feet along Shady Lane, where adjacent to the west boundary of Lot 22, Woodland Estates, and more commonly known as 1400 Shady Lane, City of Decatur, Texas.

- ITEM 7:** New and/or future business items:
- a. May meeting currently has eight (8) applications:
    - i. SI2018-01 – Zoning Amendments to C-1A Zoning District
    - ii. SI2018-02 – Zoning Amendments related to Food Establishment Rules
    - iii. FP2018-02 – West Decatur Hills Subdivision
    - iv. RP2018-03 – Lots 1-4, Block 186R, James Tarleton Addition
    - v. RP2018-04 – Lot 3R, Block 16, Range C, Devereux Addition (Commercial Replat)
    - vi. RP2018-05 – Lot 3A, Block 76 South Decatur Addition
    - vii. V2018-04 – Sidewalk Variance, 1303 S. Hatcher
    - viii. V2018-05 – Curb & Gutter Variance, 1303 S. Hatcher

### **Adjournment**

Prepared and posted this the 30<sup>th</sup> day of March, 2018, in accordance with Chapter 551, Texas Government Code.

Dedra Denée Ragland, AICP  
Planning and Development Director