



# 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, May 1, 2018, at 5:30 P.M.

City Hall Meeting Room

201 E. Walnut

#### Call to Order

**ITEM 1:** Consider and take appropriate action regarding approval of the Planning and Zoning Commission Meeting Minutes on April 3, 2018.

#### Non Public Hearing Items:

**ITEM 2:** **FP2018-02** Commission to hear and take action to make a recommendation to City Council regarding Final Plat Application 2018-02—Mr. Jake Long's request, on behalf of J&S Wood Investments, to final 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 3:** **RP2018-04** Commission to hear and take action to make a recommendation to the City Council regarding Replat Application 2018-04—Mrs. Beth McCurdy's request to final plat Lot 3R, Block 16, Range C, Devereux Addition, being approximately 0.56 acres and a commercial replat of part of Lots 3 and 4, Block 16, Range C, Devereux Addition, to the City of Decatur, Wise County Texas. A complete legal description is included in the staff report.

**ITEM 4:** **V2018-04** Commission to hear and take action to make a recommendation to City Council regarding Variance Application 2018-04—Mr. Buddy Miller's request for a variance, on behalf of Todd Burger, Braided & Bundled, LLC, from Chapter 1, Section 106, Sidewalks of the City of Decatur's Design Standards on approximately 112.52 linear feet along S. Hatcher Street and 75.75 linear feet along E. Park Street, where adjacent to the west and south boundary of proposed Lot 3A, Block 76, South Decatur Addition, and more commonly known as 1303 S. Hatcher Street, City of Decatur, Texas.

**ITEM 5:** **V2018-05** Commission to hear and take action to make a recommendation to City Council regarding Variance Application 2018-05—Mr. Buddy Miller's request for a variance, on behalf of Todd Burger, Braided & Bundled, LLC, from Chapter 2, Section 201, Street Improvements of the City of Decatur's Design Standards on approximately 112.52 linear feet along S. Hatcher Street and 75.75 linear feet along E. Park Street, where adjacent to the west and south boundary of proposed Lot 3A, Block 76, South Decatur Addition, and more commonly known as 1303 S. Hatcher Street, City of Decatur, Texas.

#### Public Hearing Items:

**ITEM 6:** **RP2018-03** Commission to hear and take action to make recommendation to the City Council regarding Replat Application 2018-03—Mr. Luis Martinez's request to final plat Lots 1-4, Block 186R, Tarleton Addition, being approximately 0.782 acres and a replat of Block 186 and part of Block 187, James Tarleton Addition, to the

City of Decatur, Wise County Texas. A complete legal description is included in the staff report.

**ITEM 7:** **RP2018-05** Commission to hear and take action to make a recommendation to the City Council regarding Replat Application 2018-05—Mr. Buddy Miller’s request, on behalf of Mr. Todd Burger, to final plat Lot 3A, Block 76, South Decatur Addition, being approximately 0.196 acres of land and a replat of part of Lot 3 Block 76, South Decatur Addition, to the City of Decatur, Wise County Texas and more commonly referred to as 1303 S. Hatcher St., Decatur, Texas. A complete legal description is included in the staff report.

**ITEM 8:** **SI2018-01** Commission to hear and take action to make a recommendation to City Council regarding an ordinance amending Appendix “B”, “Zoning” of the Code of Ordinances of the City of Decatur, Texas to adopt regulations relating to Article 5, “Zoning Districts” relative to the C1-A, Decatur Square Business District and the C2, Thoroughfare Business District to regulate Multiple Family Dwellings in a Mixed Use Development, relating to Article 6, “Use Chart”, Table 7 to allow Multiple Family Dwellings as Part of a Mixed Use Development with a Specific Use permit and to remove the Loft Apartment Use as an allowed use in the Multiple Family Zoning District, providing amendments to Article 3, “Definitions” and other sections of Appendix “B”, “Zoning” as related to and resulting from the foregoing amendments to the C1-A, Decatur Square Business District and the C-2, Thoroughfare Business District.

**ITEM 9:** New and/or future business items:  
a. June meeting currently has one (1) application.

### **Adjournment**

Prepared and posted this the 27<sup>th</sup> day of April, 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.**