



# 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, October 2, 2018, at 5:30 P.M.

City Hall Meeting Room

201 E. Walnut

#### Call to Order

- ITEM 1:** Administer Statement of Appointed Official and Oath of Office to Eddie Allen, Vice Chairman Curtis Creswell, and Chairman Cecil LeMond.
- ITEM 2:** Consider and take appropriate action regarding approval of the Planning and Zoning Commission and City Council Joint Workshop Meeting Minutes on June 18, 2018.
- ITEM 3:** Consider and take appropriate action regarding approval of the Planning and Zoning Commission Meeting Minutes on July 3, 2018.

#### Non-Public Hearing Items:

- ITEM 4:** **PP2018-02** Commission to hear and consider and take action to make a recommendation to City Council regarding Preliminary Plat Application 2018-02—Mr. Daniel Stoker's request, on behalf of Stoker Capital LLC, to preliminary plat Lots 1-6, Block 1, Hackberry Creek Estates, being a 15.51 acre tract in the Asa Hill Survey, Abstract Number 363, Wise County, Texas, being part of a certain called 25.391 acre tract (Tract 1), part of a certain called 0.593 acre tract (Tract 2) and part of a certain called 1.437 acre tract (Tract 3) described in instrument recorded in Clerk's File Number 201805705, Official Records, Wise County, Texas. A complete legal description of the property is located on the plat exhibit found in the staff report.
- ITEM 5:** **FP2018-03** Commission to hear and consider and take action to make a recommendation to City Council regarding Final Plat Application 2018-03—Mr. Daniel Stoker's request, on behalf of Stoker Capital LLC, to final plat Lots 1-6, Block 1, Hackberry Creek Estates, being a 15.51 acre tract in the Asa Hill Survey, Abstract Number 363, Wise County, Texas, being part of a certain called 25.391 acre tract (Tract 1), part of a certain called 0.593 acre tract (Tract 2) and part of a certain called 1.437 acre tract (Tract 3) described in instrument recorded in Clerk's File Number 201805705, Official Records, Wise County, Texas. A complete legal description of the property is located on the plat exhibit found in the staff report.
- ITEM 6:** **V2018-13** Commission to hear and take action to make a recommendation to City Council regarding Variance Application 2018-13—Ms. Page Warner's request, on behalf of Margaret Page Warner Non-Exempt Trust, for a variance from Chapter 1, Section 106, Sidewalks of the City of Decatur's Design Standards on approximately 161 linear feet along S. Cowan Street and 118 linear feet along W. Main Street, where adjacent to the west and north boundary of proposed Lot 13R, S.L. Brown's Addition, and more commonly known as 605 W. Main St., Decatur, Texas. A complete legal description of the property is found on the plat exhibit located in the staff report.
- ITEM 7:** **V2018-14** Commission to hear and take action to make recommendation to the City Council regarding Variance Application 2018-14—Mrs. Audra Rhine's request, on behalf of J & S Wood Investments L.P., for a variance from Chapter 1, Section 106, Sidewalks of the City of Decatur's Design Standards on approximately 385 linear feet along S. Trinity Street and 295 linear feet along Thompson Street, where adjacent to the east and north

boundary of Lot 3, Block 1R, Flusche Addition, more commonly known as 1798 S. Trinity St., Decatur, Texas. A complete legal description of the property is found on the plat exhibit located in the staff report.

- ITEM 8: V2018-15** Commission to hear and consider and take action to make a recommendation to City Council regarding Variance Application 2018-15—Mr. Diego Semper’s request, on behalf of Lighthouse Homes LLC, for a variance from Chapter 2, Section 201, Street Improvements of the City of Decatur’s Design Standards on approximately 125 linear feet along E. Carpenter Street, where adjacent to the north boundary of proposed Lot 1R-1, Block 5, South Decatur Addition, more commonly known as 701 S. Miller St., Decatur, Texas. A complete legal description of the property is found on the plat exhibit located in the staff report.
- ITEM 9: V2018-16** Commission to hear and consider and take action to make a recommendation to City Council regarding Variance Application 2018-16—Mr. Diego Semper’s request, on behalf of Lighthouse Homes LLC, for a variance from Chapter 1, Section 106, Sidewalks of the City of Decatur’s Design Standards on approximately 125 linear feet along E. Carpenter Street and approximately 100 linear feet along S. Miller Street, where adjacent to the north and west boundary of proposed Lot 1R-1, Block 5, South Decatur Addition, more commonly known as 701 S. Miller St., Decatur, Texas. A complete legal description of the property is found on the plat exhibit located in the staff report.
- ITEM 10: V2018-17** Commission to hear and consider and take action to make a recommendation to City Council regarding Variance Application 2018-17—Mr. and Mrs. Sam Lee’s request for a variance from Chapter 1, Section 106, Sidewalks of the City of Decatur’s Design Standards on approximately 52 linear feet along E. Carpenter Street and 97 linear feet along S. Hill Street, where adjacent to the south and east boundary of proposed Lot 24R, Block 3, C.D. Cates Addition, more commonly known as 604 S. Hill St., Decatur, Texas. A complete legal description of the property is found on the plat exhibit located in the staff report.
- ITEM 11: V2018-18** Commission to hear and consider and take action to make a recommendation to City Council regarding Variance Application 2018-18—Ms. Carla Tipton’s request for a variance from Chapter 1, Section 106, Sidewalks of the City of Decatur’s Design Standards on approximately 190 linear feet along W. Hallsell St., where adjacent to the south boundary of Lot 3, Block 20, South Decatur Addition, more commonly known as 804 S. Trinity St., Decatur, Texas. A complete legal description of the property is found on the plat exhibit located in the staff report.
- ITEM 12: V2018-19** Commission to hear and consider and take action to make a recommendation to City Council regarding Variance Application 2018-19—Ms. Carla Tipton’s request for a variance from Chapter 1, Section 106, Sidewalks of the City of Decatur’s Design Standards on approximately 67 linear feet along S. State St., where adjacent to the west boundary of Lot 3, Block 20, South Decatur Addition, more commonly known as 804 S. Trinity St., Decatur, Texas. A complete legal description of the property is found on the plat exhibit located in the staff report.
- ITEM 13: V2018-20** Commission to hear and consider and take action to make a recommendation to City Council regarding Variance Application 2018-20—Ms. Carla Tipton’s request for a variance from Chapter 2, Section 201, Street Improvements of the City of Decatur’s Design Standards on approximately 190 linear feet along W. Hallsell St., where adjacent to the south boundary of Lot 3, Block 20, South Decatur Addition, more commonly known as 804 S. Trinity St., Decatur, Texas. A complete legal description of the property is found on the plat exhibit located in the staff report.

## Public Hearing Items:

- ITEM 14: SUP2018-04** 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 grant a Specific Use Permit (Application SUP2018-04—Ms. Page Warner’s request, on behalf of Margaret Page Warner Non-Exempt Trust) to allow a Bed and Breakfast in a C-1, Restricted Business Zoning District, on approximately 0.436 acres of land being legally described as Lots 13 and 14, part of Lot 15, and part of a closed 20’ alley, S.L. Brown’s Addition (proposed to be replatted as Lot 13R, S.L. Brown’s Addition, RP2018-09), City of Decatur, Wise County, Texas and more commonly referred to as 605 W. Main St., Decatur, Texas. A complete legal description of the property is found in the staff report.
- ITEM 15: SUP2018-05** 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 grant a Specific use Permit (Application SUP2018-05—Mrs. Patricia Gross’ request, on behalf of Kueo Birth Center LLC) to allow a Birthing Center in a C-1, Restricted Business Zoning District, on approximately 0.344 acres of land being legally described as Lot 12, Block 1, Lipsey Addition), City of Decatur, Wise County, Texas and more commonly referred to as 2802 S. FM 51, Decatur, Texas. A complete legal description of the property is found in the staff report.
- ITEM 16: RP2018-10** Commission to hear and take action to make a recommendation to City Council regarding Replat Application 2018-10—Mr. and Mrs. Sam Lee’s request to final plat Lot 24R, Block 3, C.D. Cates Addition, being approximately 0.172 acres of land and a replat of Lot 24, Block 3, C.D. Cates Addition, to the City of Decatur, Wise County Texas and more commonly referred to as 604 S. Hill St., Decatur, Texas. A complete legal description of the property is found on the plat exhibit located in the staff report.
- ITEM 17:** New and/or future business items:
- a. November meeting currently has ten (10) Planning applications:
    1. RP2018-09 Warner B&B 605 W. Main St. (Residential Replat)
    2. RP2018-11 Diego Semper, on behalf of Lighthouse Homes, 701 S. Miller St. (Residential Replat)
    3. RP2018-13 QuikTrip 701 W. Hale St. (Commercial Replat)
    4. SUP2018-06 Tipton Residential Accessory Dwelling in SF-2 Zoning District
    5. ZC2018-03 Wise County Historical Society, Inc. Zone Change from SF-2 to CO
    6. SUP2018-07 Wise County Historical Society, Inc. Museum in CO Zoning District
    7. V2018-23 Wise County Historical Society, Inc. 1602 S. Trinity St. Curb & Gutter Variance
    8. V2018-24 Wise County Historical Society, Inc. 1602 S. Trinity St. Sidewalk Variance
    9. FP2018-04 David Isham 1414 S. FM 51 (Final Plat)
    10. SI2018-02 Zoning Amendments related to the City’s Health Code with respect to Community/Farmer’s Markets, Food Truck Parks and Mobile Food Units.
  - b. December meeting currently has two (2) Planning applications:
    1. RP2018-12 City of Decatur, 1601 / 1705 S. State St. (Commercial Replat)
    2. RP2018-14 Wise County Historical Society, Inc., 1602 S. Trinity St. (Commercial Replat)

## **Adjournment**

Prepared and posted this the 27<sup>th</sup> day of September, 2018, in accordance with Chapter 551, Texas Government Code.

Dedra Denée Ragland, AICP  
Planning and Development Director