



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, November 6, 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 from October 2, 2018.

ITEM 2: Administer Statement of Appointed Official and Oath of Office to Eddie Allen.

Public Hearing Items:

ITEM 3: **SUP2018-06** Commission to hear and take action to make a recommendation to City Council regarding an amendment to Appendix "B," "Zoning" of the Code of Ordinances of the City of Decatur, Texas to grant a Specific Use Permit to allow an Accessory Dwelling in a SF-2, Single-Family Residential Zoning District, on approximately 0.3 acres of land being legally described as Lot 3, Block 20, South Decatur Addition, Wise County, Decatur, Texas and more commonly referred to 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. (Application SUP2018-06—Ms. Carla Tipton's request)

ITEM 4: **RP2018-11** Commission to hear and take action to make a recommendation to City Council regarding Replat Application 2018-11—Mr. Diego Semper's request, on behalf of Lighthouse Homes LLC to final plat Lot 1R-1, Block 5, South Decatur Addition, being approximately 0.287 acres of land, a replat of part of Lot 1, Block 5, South Decatur Addition, to the City of Decatur, Wise County Texas and more commonly referred to 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 5: **ZC2018-03** Commission to hear and take action to make a recommendation to City Council regarding an amendment to Appendix "B," "Zoning," of the Code of Ordinances of the City of Decatur, Texas to grant a zoning change and to amend the zoning map from a SF-2, Single Family Residential District Zoning District to a CO, Office District Zoning District for an approximately 1.337 acres of land and approximately 0.09 acres to the centerline of Charles Street where adjacent to subject tract. The property is legally described as part of Block 108 and Block 109, part of Trinity Street and Short Street, South Decatur Addition (proposed to be replatted as Lot 1, Block 1, Wise County Heritage Museum Addition), generally located at the terminus of S. Trinity Street at the intersection of Charles Street and is more commonly referred to as 1602 S. Trinity Street, Decatur, Texas. A complete legal description of the property is found in the staff report. (Application ZC2018-03—Mr. Kerry Clower's request, on behalf of the Wise County Historical Society, Inc.)

ITEM 6: **SUP2018-07** Commission to hear and take action to make a recommendation to City Council regarding an amendment to Appendix "B," "Zoning" of the Code of Ordinances of the City of Decatur, Texas to grant a Specific Use Permit to allow a Museum in a CO, Office Zoning District, on approximately 1.337 acres of land and approximately 0.09 acres to the centerline of Charles Street where adjacent to

subject tract. The property is legally described as part of Block 108 and Block 109, part of Trinity Street and Short Street, South Decatur Addition (proposed to be replatted as Lot 1, Block 1, Wise County Heritage Museum Addition), generally located at the terminus of S. Trinity Street at the intersection of Charles Street and is more commonly referred to as 1602 S. Trinity Street, Decatur, Texas. A complete legal description of the property is found on the plat exhibit located in the staff report. (Application SUP2018-07—Mr. Kerry Clower’s request, on behalf of the Wise County Historical Society, Inc.)

- ITEM 7:** **SI2018-02** Commission to hear and take action to make a recommendation to City Council regarding an amendment to Appendix “B,” “Zoning” of the Code of Ordinances of the City of Decatur, Texas to adopt amendments to Article 6, “Use Regulations,” Section 6.1 “Use Chart,” Table 7, “Permitted Use Chart” to allow Community/ Farmers Markets as a permitted use by right in the C-1, Restricted Business and C-1A, Decatur Square Business Zoning Districts and to allow as a permitted use with an approved Specific Use Permit (SUP) in the C-2, Thoroughfare Business Zoning District; and to allow Food Truck Parks, and Mobile Food Units as permitted uses by right in the C-1A, Decatur Square Business; C-2, Thoroughfare Business; LI, Light Industrial; HI, Heavy Industrial; PD, Planned Development and CD, Convention Overlay District Zoning Districts and to allow as permitted uses with an approved Specific Use Permit (SUP) in the C-1, Restricted Business Zoning District; providing amendments to Article 3, “Definitions” thereof, and to other sections of Appendix “B,” “Zoning” as related to and resulting from the foregoing amendments; and providing amendments to Article VI “Food Establishment Rules” of Chapter 7, “Licenses and Business Regulations” of the Code of Ordinances of the City, for the orderly regulation of land within the City of Decatur.

Non Public Hearing Items:

- ITEM 8:** **RP2018-09** Commission to hear and take action to make a recommendation to the City Council regarding Replat Application 2018-09—Ms. Page Warner’s request, on behalf of Margaret Page Warner Non-Exempt Trust, to final plat Lot 13R, S.L. Brown’s Addition, being approximately 0.436 acres of land, a replat of Lots 13 and 14, part of Lot 15, and part of a closed 20’ Alley, S.L. Brown’s Addition, to the 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 on the plat exhibit located in the staff report.
- ITEM 9:** **RP2018-13** Commission to hear and take action to make a recommendation to City Council regarding Replat Application 2018-13—John Pimentel’s request, on behalf of QuikTrip Corporation, to final plat Lot 1, Block 1, QT 1853 Addition, being 5.4058 acres out of the A. J. Walker Survey, Abstract No. 860, a replat of Lots 1 & 2, Block 41; Lots 1 & 2 Block 42; Lots 1 & 2, Block 61; Lot 1, Block 62; part of Lot 2, Block 62; part of Lots 1 & 2, Block 63; Lots 1 & 2, Block 64; all of Fields Street closed by Ord. 3-63; a portion of Collum Street closed by Ord. 3-63; a portion of S. Cowan Street closed by Ord. 3-63 and a portion Saunders Street closed by Ord. 2003-07-11, South Decatur Addition, and the remainder of Lots 1 & 2, Block 42, White Addition, and more commonly referred to as 701 W. Hale Street, City of Decatur, Wise County, Texas. A complete legal description of the property is found on the plat exhibit located in the staff report.

ITEM 10: New and/or future business items – December Meeting

- a. Eight (8) Planning applications:
 1. RP2018-12 – City of Decatur PD/Development Services/Fire Non-residential Replat
 2. RP2018-14 – Wise Historical Museum Non-residential Replat
 3. FP2018-05 – Decatur Plaza 1208 S FM 51 (Commercial Replat)
 4. PP2018-03 – Rockin N Subdivision (Preliminary Plat in ETJ)
 5. FP2018-06 – Rockin N Subdivision (Final Plat in ETJ)
 6. RP2018-16 – Orschlen Decatur Hills Subdivision (Commercial Replat)
 7. ZC2018-04 – 305 S. Vernon St. Zone Change from SF-2 to 2F
 8. ZC2018-06 – Deer Park PD Design Standards Amendment Change (formerly Ord. 2016-03-07)
- b. Discussion and approval of 2019 Meeting Schedule.

Adjournment:

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

Dedra Denée Ragland, AICP
Director of Planning and Development Services