



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, December 4, 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 November 6, 2018.

Public Hearing Items:

ITEM 2: ZC2018-04 Commission to hear comment 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 SF-2, Single Family Residential Zoning District to 2F, Two-Family Zoning District for an approximate 0.431 acre tract of land and for an approximate 0.014 acres to the centerline of Henry Street (an unopened R.O.W.) where adjacent to the 0.431 acre tract. The property is legally described as Lot 1-R, Block 4, S.L. Terrell's Addition and is more commonly referred to as 305 E. Vernon Street, Decatur, Texas. (Application ZC2018-04—Mr. Larry Henry's request.)

ITEM 3: ZC2018-06 Commission to hear comment and take action to make a recommendation to City Council regarding an amendment to the Deer Park Planned Development (Deer Park PD), Ordinance 2016-03-07, a tract of land approximately 47 acres out of the David Moses Survey, A-537 and the John C. Bullock Survey, A-79 and located on the west side of Deer Park Road and immediately adjacent to Rann Elementary School, Decatur, Texas and previously referred to and approved as ZC2016-01. The requested amendment would amend the PD Ordinance to eliminate the maximum size limitation (currently 6,000 square feet) for each multiple family structure as required by Section 5.1.6 "MF, Multiple-Family Residential District," (E) "Special Regulations," Item (7) of the Zoning Ordinance. (Application ZC2018-06 – Mr. Jody Adams' request, on behalf of Double Creek Capital, Ltd.)

Non-Public Hearing Items:

ITEM 4: CONSENT AGENDA – All consent agenda items listed are considered to be routine by the Planning and Zoning Commission and will be recommended in one motion. There will be no separate discussion of these items unless a P&Z Commissioner so requests, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.

A. RP2018-12 Commission to take action to make a recommendation to City Council regarding Replat Application 2018-12—The City of Decatur's request to final plat Lot 1R, Block 108 and Lot 1R, Block 119, South Decatur Addition, being approximately 4.011 acres of land, a replat of part of Blocks 107, 108, 119, and 120, and two unopened streets (S. State Street and Short Street), South Decatur Addition, to the City of Decatur, Wise County, Texas and more commonly referred to as 1601 and 1705 S. State St., Decatur, Texas. A complete legal description of the property is found on the plat exhibit located in the staff report.

- B. RP2018-14** Commission to take action to make a recommendation to City Council regarding Replat Application 2018-14—Mr. Kerry Clower’s request, on behalf of the Wise County Historical Society, Inc., to final plat Lot 1, Block 1, Wise County Heritage Museum Addition, being approximately 1.337 acres of land and a replat of part of Block 108 and Block 109, part of Trinity Street and Short Street, South Decatur Addition, generally located at the terminus of S. Trinity Street at the intersection of Charles Street and more commonly referred to as 1602 S. Trinity 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.
- C. FP2018-05** Commission to take action to make a recommendation to City Council regarding Final Plat Application 2018-05—Mr. and Mrs. Kenneth Bryan’s request and Mark Duncum’s request, on behalf of Double Creek Capital, Inc., to final plat Lot 1 and Lot 2, Block 1, Decatur Plaza, being approximately 1.931 acres of land in the J. Bullock Survey, Abstract No. 79, and the A.J. Walker Survey, Abstract Number 860, and more commonly referred to as 1208 S. FM 51, City of Decatur, Wise County, Texas. A complete legal description of the property is found on the plat exhibit located in the staff report.
- D. PP2018-03** Commission to hear and take action to make a recommendation to City Council regarding Preliminary Plat Application 2018-03—Mr. Douglas Norman’s request to preliminary plat Lot 1, Block 1, Rockin N Subdivision, being a 5.15 acre tract part of G. Birdwell Survey Abstract No. 71 and J. Birdwell Survey Abstract No. 70, City of Decatur, Wise County, Texas, and being part of a called 10.03 acre tract described in instrument recorded in Clerk’s File Number 2018094676, Official Records, Wise County, Texas. A complete legal description of the property is located on the plat exhibit found in the staff report.
- E. FP2018-06** Commission to hear and take action to make a recommendation to City Council regarding Final Plat Application 2018-06—Mr. Douglas Norman’s request to final plat Lot 1, Block 1, Rockin N Subdivision, being a 5.15 acre tract part of G. Birdwell Survey Abstract No. 71 and J. Birdwell Survey Abstract No. 70, City of Decatur, Wise County, Texas, and being part of a called 10.03 acre tract described in instrument recorded in Clerk’s File Number 2018094676, Official Records, Wise County, Texas. A complete legal description of the property is located on the plat exhibit found in the staff report.
- F. RP2018-16** Commission to take action to make a recommendation to City Council regarding Replat Application 2018-16—Mr. Jake Long’s request, on behalf of Orscheln Properties Co. LLC to final plat Lots 2R1 & 2R2, Block 1, West Decatur Hills Addition, being approximately 10 acres of land and being a replat of Lot 2, Block 1, West Decatur Hills Subdivision, and more commonly referred to as 1200 W. US Hwy 380 BUS, 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 5: Discuss and approve 2019 Meeting Schedule.

ITEM 6: New and/or future business items:

- a. January 2019 meeting currently has seventeen (17) Planning application.

1. SUP2018-08 – Assumption of Blessed Virgin Mary Church – Charitable Bingo
2. SUP2018-09 – Casa Torres Sale of Alcoholic Beverages for On-Premises Consumption in a C-1, Restricted Business
3. SUP2018-10 – Tangles Permanent Makeup Application in a C-1A, Decatur Square Business
4. SUP2018-11 – CDI Head Start Daycare in a MF, Multiple-Family Residential
5. ZC2018-05 – 1103 N. Trinity St. Zone Change from SF-2 to TH
6. RP2018-15 – Randall Watson, 1103 N. Trinity St. (Residential Replat)
7. RP2018-17 – James Hornback 1305 Hidden Oaks Ln. (Residential Replat)
8. RP2018-18 – Brett Griffin 272 N. FM 730 Catlett Creek (Residential Replat in ETJ)
9. SI2018-06 – MF, Multi-family Zoning District text amendment repealing and replacing size limitation on buildings designed or erected for multifamily occupancy
10. PP2018-04 – Highland Oaks Estates (Preliminary Plat in ETJ)
11. FP2018-07 – Highland Oaks Estates (Final Plat in ETJ)
12. PP2018-05 – GMP Addition (Preliminary Plat in ETJ)
13. FP2018-08 – GMP Addition (Final Plat in ETJ)
14. V2018-25 – 1103 N. Trinity St. Sidewalk Variance along Emma Call St.
15. V2018-26 – 1103 N. Trinity St. Sidewalk Variance along N. Trinity St.
16. V2018-29 –1305 Hidden Oaks Ln. Sidewalk Variance along Hidden Oaks Ln.
17. V2018-30 –1305 Hidden Oaks Ln. Sidewalk Variance along Thousand Oaks

Adjournment:

Prepared and posted this the 30th day of November, 2018, in accordance with Chapter 551, Texas Government Code.

Dedra Denée Ragland, AICP
Planning and Development Director