



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, January 7, 2020, at 5:30 P.M. City Hall Council Chambers 201 E. Walnut St.

Call to Order

- ITEM 1:** Consider and take appropriate action regarding approval of the Planning and Zoning Commission Meeting Minutes from December 17, 2019.

General Agenda Comments

Anyone wishing to speak on a posted agenda item must complete a speaker card with his/her name and address and must identify the agenda item number for which he/she would like to speak. A card must be submitted to Cheryl Fuss, Development Review Coordinator, so that the speaker may be recognized by the Chair at the appropriate time. Speakers will each be allowed a total of three (3) minute time period to provide comments regarding the posted agenda item for which the request to speak was submitted and may speak during this item or during the Commission's consideration of individual items in accordance with City Council Rules of Procedure. The three (3) minute time period will be extended to six (6) minutes if a translator is required for a non-English speaker to communicate his/her comments regarding the posted agenda item for which the request to speak was filed.

Public Hearing Items:

- ITEM 2:** **RP2019-22** Commission to hear staff report and public comments and consider taking action to make a recommendation to City Council regarding **Replat Application 2019-22** – Mr. Darrell McCandless' request, on behalf of Zuberi and Associates, Inc., to final plat Lot 1R, Block 16, South Decatur Addition, being approximately 0.588 acre tract of land in the City of Decatur, Wise County, Texas and being a portion of that certain tract of land as described as Lots 1 & 2, Block 16, South Decatur Addition as recorded in Volume 8, Page 642 of the Deed Records of Wise County, Texas and the south 25 feet of abandoned Collins St. in City Ordinance No. 2016-03-04, as recorded in Instrument No. 201602359, Official Records of Wise County, Texas and the east 17 feet of an abandoned alley in City Ordinance 2005-10-19 as recorded in Volume 377, Page 559 D.R.W.C.T., and more commonly referred to as 800 S. Trenchard St., Decatur, Texas. A complete legal description of the property is found on the plat exhibit located in the staff report.
- ITEM 3:** **SUP2019-04** Commission to hear staff report and public comment and consider taking 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 the sale of alcoholic or mixed beverages for on-premises consumption in a C-1A, Decatur Square Business Zoning District, on approximately 0.057 acres of land and including approximately 0.014 acres to the centerline of N. State St. and 0.005 acres to the centerline of a 17' alley where adjacent to the subject tract. The property is generally located approximately 25' west of the centerline of N. State St. and 88' south of the centerline of W. Walnut St. and is more commonly referred to as 113 N. State St., Decatur, Texas. (**Application SUP2019-04**—Mr. Michael Barnett's request, on behalf of State St. Pizza Co.)

ITEM 4: **CP2019-03** Commission to hear staff report and public comments and consider taking action to make a recommendation to the City Council regarding an amendment to Appendix “B,” “Zoning,” of the Code of Ordinances of the City of Decatur, Texas to grant a Comprehensive Plan Amendment and to amend the Land Use Map from an Institutional (INST) Land Use Designation to a Commercial (COM) Land Use Designation, on an approximate 1.856-acre tract of land and including approximately 0.05 acres to the centerline of S. FM51 and 0.40 acres to the centerline of Preskitt Rd. where adjacent to the subject tract. The property is generally located at the northeast intersection of S. FM51 and Preskitt Rd. and is more commonly referred to as 2501 S. FM 51, Decatur, Texas. (**Application CP2019-03**—Jody Adams’ request, on behalf of Double Creek Capital LTD.)

ITEM 5: **ZC2019-06** Commission to hear staff report and public comments and consider taking action to make a recommendation to the 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 C-1, Restricted Business Zoning District to a C-2, Thoroughfare Business Zoning District for an approximate 1.856-acre tract of land and including approximately 0.57 acres to the centerline of S. FM51 and 0.40 acres to the centerline of Preskitt Rd. where adjacent to the subject tract. The property is generally located at the northeast intersection of S. FM51 and Preskitt Rd. and is more commonly referred to as 2501 S. FM 51, Decatur, Texas. (**Application ZC2019-06**—Jody Adams’ request, on behalf of Double Creek Capital, LTD.)

For Your Information Items:

ITEM 6: New and/or future business items:

- a. January 21, 2020, meeting has no (0) Planning applications. Submittal deadline was December 23, 2019.
(NO MEETING IS SCHEDULED FOR JANUARY 21, 2020.)
- b. February 4, 2020, meeting currently has no (0) Planning applications. Submittal deadline was January 6, 2020.
(NO MEETING IS SCHEDULED FOR FEBRUARY 4, 2020.)

Adjournment:

Prepared and posted this the 3rd day of January, 2020, in accordance with Chapter 551, Texas Government Code.

Dedra Denée Ragland, AICP
Planning and Development Director