



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 8, 2019, 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 December 4, 2018.

Non-Public Hearing Items:

ITEM 2: **V2018-25** Commission to hear staff report and take action to make a recommendation to City Council regarding Variance Application 2018-25—Mr. Randall Watson's request for a variance from Chapter 1, Section 106, Sidewalks of the City of Decatur's Design Standards on approximately 149 linear feet along Emma Call Ct., where adjacent to the west boundary of proposed Lot 1R, Block 4, Range G, Devereux Addition, and more commonly referred to as 1400 Emma Call Ct., Decatur, Texas. A complete legal description of the property is found on the plat exhibit located in the staff report.

ITEM 3: **V2018-26** Commission to hear staff report and take action to make a recommendation to City Council regarding Variance Application 2018-26—Mr. Randall Watson's request for a variance from Chapter 1, Section 106, Sidewalks of the City of Decatur's Design Standards on approximately 150 linear feet along N. Trinity St., where adjacent to the east boundary of proposed Lot 4R, Block 4, Range H, Devereux Addition, and more commonly referred to as 1103 S. Trinity St., Decatur, Texas. A complete legal description of the property is found on the plat exhibit located in the staff report.

ITEM 4: **V2018-29** Commission to hear staff report and take action to make a recommendation to City Council regarding Variance Application 2018-29—Mr. James Hornback's request for a variance from Chapter 1, Section 106, Sidewalks of the City of Decatur's Design Standards on approximately 237 linear feet along Hidden Oaks Ln., where adjacent to the north boundary of proposed Lot 25R, Block 1, The Estates in Hidden Oaks, and more commonly referred to as 1305 Hidden Oaks Ln., Decatur, Texas. A complete legal description of the property is found on the plat exhibit located in the staff report.

ITEM 5: **V2018-30** Commission to hear staff report and take action to make a recommendation to City Council regarding Variance Application 2018-30—Mr. James Hornback's request for a variance from Chapter 1, Section 106, Sidewalks of the City of Decatur's Design Standards on approximately 115 linear feet along Thousand Oaks Dr., where adjacent to the east boundary of proposed Lot 25R, Block 1, The Estates in Hidden Oaks, and more commonly referred to as 1305 Hidden Oaks Ln., Decatur, Texas. A complete legal description of the property is found on the plat exhibit located in the staff report.

Public Hearing Items:

- ITEM 6:** **SUP2018-08** Commission to hear staff report and public 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 Specific Use Permit to allow Charitable Bingo for a Religious Society in a SF-2, Single-Family Residential Zoning District, on approximately 7.25 acres of land being legally described as Lot 1, Block 1, Assumption Classroom #2 Addition or more commonly referred to as 1305 Deer Park Rd., Decatur, Texas. (Application SUP2018-08—Mr. Howard Biel’s request, on behalf of the Assumption of the Blessed Virgin Mary Catholic Church.) A complete legal description of the property can be obtained from the Planning and Development Services Department.
- ITEM 7:** **SUP2018-09** Commission to hear staff report and public 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 Specific Use Permit to allow the sale of alcoholic or mixed beverages for on-premises consumption in a C-1, Restricted Business Zoning District, on approximately 1.38 acres of land being legally described as Lot 8R2, Block 1, Lipsey Addition, or more commonly referred to as 2708 S. FM 51, Decatur, Texas. (Application SUP2018-09—Mr. Steven Torres’ request, on behalf of Casa Torres Restaurant.) A complete legal description of the property can be obtained from the Planning and Development Services Department.
- ITEM 8:** **SUP2018-10** Commission to hear staff report and public comment 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 to allow permanent makeup application, as a secondary use, in a C-1A, Decatur Square Business Zoning District, on approximately 0.217 acres of land being legally described as Part of Lot 3 & 4, Block 4, Original Town of Decatur, or more commonly referred to as 114 E. Main St., Decatur, Texas. (Application SUP2018-10—Ms. Phyllis Howard’s request, on behalf of Tangles 2 Hair Salon and Skin Spa.) A complete legal description of the property can be obtained from the Planning and Development Services Department.
- ITEM 9:** **SUP2018-11** Commission to hear staff report and public comment 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 to allow a daycare in a MF, Multiple-Family Residential Zoning District, on approximately 1.252 acres of land being legally described as Lot 1, Block A, Head Start Addition, or more commonly referred to as 575 W. Mulberry St., Decatur, Texas. (Application SUP2018-11—Community Development Institute Head Start’s request.) A complete legal description of the property can be obtained from the Planning and Development Services Department.
- ITEM 10:** **ZC2018-05** Commission to hear staff report and public 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 a SF-2, Single Family Residential District Zoning District to a TH, Townhouse Residential Zoning District on approximately 0.317 acre tract of land. The property is legally described as Part of Lot 4, Block 3, Range H, part of Lots 1 and 2, Block 4, Range H, part of North State Street and part of Tilden Street, Devereux Addition (proposed to be replatted as Lot 1R, Block 4,

Range G, Devereux Addition), and is more commonly referred to as 1400 Emma Call Ct., Decatur, Texas. (Application ZC2018-05—Mr. Randall Watson’s request.)

ITEM 11: **RP2018-15** Commission to hear staff report and public comment and take action to make a recommendation to City Council regarding Replat Application 2018-15—Mr. Randall Watson’s request to final plat Lot 1R, Block 4, Range G and Lot 8R, Block 4, Range H, Devereux Addition, being approximately 1.426 acres of land and a replat of Lot 4, Block 3 and part of Lot 6, Block 4, Range F; part of Lot 3, Block 3 and part of Lot 1, Block 4, Range G; part of Lots 4 and 5, Block 3, all of Lots 1 and 8 and part of Lots 2 and 7, Block 4, Range H; part of an alley, part of North State Street and part of Tilden Street, Devereux Addition, to the City of Decatur, Wise County, Texas and more commonly referred to as 1103 N. Trinity St. and 1400 Emma Call Ct., Decatur, Texas. A complete legal description of the property is found on the plat exhibit located in the staff report.

ITEM 12: **RP2018-17** Commission to hear staff report and public comment and take action to make a recommendation to City Council regarding Replat Application 2018-17—Mr. James Hornback’s request to final plat Lot 25R, Block 1, The Estates of Hidden Oaks, being approximately 0.604 acres of land and a replat of Lots 25 and 26, Block 1, The Estates of Hidden Oaks, to the City of Decatur, Wise County, Texas and more commonly referred to as 1305 Hidden Oaks Ln., Decatur, Texas. A complete legal description of the property is found on the plat exhibit located in the staff report.

ITEM 13: **SI2018-06** Commission to hear staff report and public comment and take action to make a recommendation to City Council regarding an ordinance amending Subsection E, “Special Regulations,” of Section 5.1.6, “MF, Multiple-Family Residential District” of Article 5, “Zoning Districts” of Appendix “B,” “Zoning” of the Code of Ordinances of the City of Decatur, Texas to increase the maximum per floor square footage allowed for Multiple-Family structures.

ITEM 14: New and/or future business items:

- a. February 2019 meeting currently has thirteen (13) Planning applications.
 1. RP2018-18 – Brett Griffin 272 N. FM 730 Catlett Creek (Residential Replat in ETJ)
 2. PP2018-04 – Highland Oaks Estates (Preliminary Plat in ETJ)
 3. FP2018-07 – Highland Oaks Estates (Final Plat in ETJ)
 4. PP2018-05 – GMP Addition (Preliminary Plat in ETJ)
 5. FP2018-08 – GMP Addition (Final Plat in ETJ)
 6. PP2018-06 – Birdwell Subdivision (Preliminary Plat in ETJ)
 7. FP2018-09 – Birdwell Subdivision (Final Plat in ETJ)
 8. PP2018-07 – Old Reunion Addition (Preliminary Plat in ETJ)
 9. FP2018-10 – Old Reunion Addition (Final Plat in ETJ)
 10. PP2018-08 – Highland Oaks Estates (Preliminary Plat in ETJ)
 11. FP2018-11 – Highland Oaks Estates (Final Plat in ETJ)
 12. PP2018-09 – Cedar Oaks Country Estates (Preliminary Plat in ETJ)
 13. FP2018-12 – Cedar Oaks Country Estates (Final Plat in ETJ)
- b. March 2019 meeting currently has five (5) Planning applications.
 1. FP2018-13 – Ronald Walker 1803 S. Hwy 287 (Commercial Final Plat)
 2. RP2018-19 – Marc Sanders 903 S. College Ave. (Residential Replat)
 3. V2018-31 – 903 S. College Ave. Sidewalk Variance along S. College Ave.
 4. V2018-32 – 903 S. College Ave. Sidewalk Variance along E. Hale St.
 5. RP2018-20 – Sunset Hill Addition (City of Decatur/Antique Auto Club Replat)

Adjournment:

Prepared and posted this the 4th day of January, 2019, in accordance with Chapter 551, Texas Government Code.

Dedra Denée Ragland, AICP
Planning and Development Director