



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, July 2, 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 from June 4, 2019.

Non-Public Hearing Items:

ITEM 2: **V2019-25** Commission to hear comments and consider taking action to make a recommendation to City Council regarding **Variance Application 2019-25**—Mr. and Mrs. Jose Aguilar's request for a variance from Chapter 2, Section 201, "Street Improvements (curb/gutter)," of the City of Decatur's Design Standards on approximately 95 linear feet of property located along W. Ward St., where adjacent to the north boundary of proposed Block 42R, Tarlton Addition, and more commonly referred to as 403 S. Lane St., Decatur, Texas. A complete legal description of the subject property is found on the plat exhibit located in the staff report.

ITEM 3: **V2019-26** Commission to hear comments and consider taking action to make a recommendation to City Council regarding **Variance Application 2019-26**—Mr. and Mrs. Jose Aguilar's request for a variance from Chapter 2, Section 201, "Street Improvements (curb/gutter)," of the City of Decatur's Design Standards on approximately 96.3 linear feet of property located along W. Brady St., where adjacent to the south boundary of proposed Block 42R, Tarlton Addition, and more commonly referred to as 403 S. Lane St., Decatur, Texas. A complete legal description of the subject property is found on the plat exhibit located in the staff report.

ITEM 4: **V2019-27** Commission to hear comments and consider taking action to make a recommendation to City Council regarding **Variance Application 2019-27**—Mr. and Mrs. Jose Aguilar's request for a variance from Chapter 1, Section 106, "Sidewalks," of the City of Decatur's Design Standards on approximately 183.3 linear feet of property located along S. Lane St., where adjacent to the west boundary of proposed Block 42R, Tarlton Addition, and more commonly referred to as 403 S. Lane St., Decatur, Texas. A complete legal description of the subject property is found on the plat exhibit located in the staff report.

ITEM 5: **V2019-28** Commission to hear comments and consider taking action to make a recommendation to City Council regarding **Variance Application 2019-28**—Mr. and Mrs. Jose Aguilar's request for a variance from Chapter 1, Section 106, "Sidewalks," of the City of Decatur's Design Standards on approximately 95 linear feet of property located along W. Ward St., where adjacent to the north boundary of proposed Block 42R, Tarlton Addition, and more commonly referred to as 403 S. Lane St., Decatur, Texas. A complete legal description of the subject property is found on the plat exhibit located in the staff report.

ITEM 6: **V2019-29** Commission to hear comments and consider taking action to make a recommendation to City Council regarding **Variance Application 2019-29**—Mr. and Mrs. Jose Aguilar's request for a variance from Chapter 1, Section 106,

“Sidewalks,” of the City of Decatur’s Design Standards on approximately 96.3 linear feet of property located along W. Brady St., where adjacent to the south boundary of proposed Block 42R, Tarlton Addition, and more commonly referred to as 403 S. Lane St., Decatur, Texas. A complete legal description of the subject property is found on the plat exhibit located in the staff report.

ITEM 7: **V2019-34** Commission to hear comments and consider taking action to make a recommendation to City Council regarding **Variance Application 2019-34**—Ms. Christalla Workman’s request for a variance from Chapter 1, Section 106, “Sidewalks,” of the City of Decatur’s Design Standards on approximately 350.25 linear feet of property located along S. Stratton St., where adjacent to the west boundary of proposed Lot 4R, Block 3, Helm Acres, and more commonly referred to as 1605 S. Stratton St., Decatur, Texas. A complete legal description of the subject property is found on the plat exhibit located in the staff report.

ITEM 8: **V2019-36** Commission to hear comments and consider taking action to make a recommendation to City Council regarding **Variance Application 2019-36**—Mr. Jason Ticknor’s request for a variance from Chapter 1, Section 106, “Sidewalks,” of the City of Decatur’s Design Standards on approximately 154 linear feet of property located along Cyndilu Ln., where adjacent to the east boundary of Lot 24, Block 1, Kings Terrace Estates, and more commonly referred to as 315 Cyndilu Ln., Decatur, Texas. A complete legal description of the subject property is found on the plat exhibit located in the staff report.

ITEM 9: **V2019-41** Commission to hear comments and consider taking action to make a recommendation to City Council regarding **Variance Application 2019-41**—Mr. Jason Ticknor’s request for a variance from Chapter 1, Section 106, “Sidewalks,” of the City of Decatur’s Design Standards on approximately 145.59 linear feet of property located along William Allen Ln., where adjacent to the north boundary of Lot 24, Block 1, Kings Terrace Estates, and more commonly referred to as 315 Cyndilu Ln., Decatur, Texas. A complete legal description of the subject property is found on the plat exhibit located in the staff report.

ITEM 10: **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. RP2019-05 Commission to hear and take action to make a recommendation to City Council regarding **Replat Application 2019-05**—Mr. and Mrs. Brock Smith’s request, on behalf of the Angela Smith and Brock Smith Revocable Family Trust, to final plat Lots 1 and 2, Block 66, Tarlton Addition, being a replat of part of Block 66, Tarlton Addition, City of Decatur, Wise County, Texas and more commonly referred to as 301 and 303 W. Main St., Decatur, Texas. A complete legal description of the property is found on the plat exhibit located in the staff report.

B. RP2019-07 Commission to hear and take action to make a recommendation to City Council regarding **Replat Application 2019-07**—Mr. Jake Long’s request, on behalf of Orscheln Properties, CO. LLC, to final plat Lots 2R1-A and 2R2-A, Block 1, West Decatur Hill Subdivision, being a replat of Lots 2R1 and 2R2, Block 1, West Decatur Hill Subdivision, City of Decatur, Wise

County, Texas and more commonly referred to as 1200 W. US Highway 380 BUS., Decatur, Texas. A complete legal description of the property is found on the plat exhibit located in the staff report.

- C. RP2019-08** Commission to hear and take action to make a recommendation to City Council regarding **Replat Application 2019-08**—Ms. Kim Chamber's request, on behalf of Decatur Tire Store Inc., to final plat Lots 1R and 2R, Block A, 1810 Subdivision, being a replat of Lots 1 and 2, Block A, 1810 Subdivision, City of Decatur, Wise County, Texas and more commonly referred to as 1201 N. US Highway 81/287, Decatur, Texas. Decatur, Texas. A complete legal description of the property is found on the plat exhibit located in the staff report.
- D. FP2019-05** Commission to hear and take action to make a recommendation to City Council regarding **Final Plat Application 2019-05**—Mr. Ron Finch's request, on behalf of Isham Properties, Ltd., LP, to final plat Lot 1, Block 1, Isham Addition, being a 2.473-acre tract in the J. Bullock Survey, Abstract Number 79 and the AJ. Walker Survey, Abstract Number 860, Wise County, Texas and is more commonly referred to as 1414 S. FM 51. A complete legal description of the property is located on the plat exhibit found in the staff report.

Public Hearing Items:

- ITEM 11:** **RP2019-10** Commission to hear and consider and take action to make a recommendation to City Council regarding **Replat Application 2019-10**—Ms. Christalla Workman's request to final plat Lot 4R, Block 3, Helm Acres, being approximately 0.333 acres of land and a replat of part of Lot 3 and all of Lot 4, Block 3, Helm Acres, City of Decatur, Wise County, Texas and more commonly referred to as 1605 S. Stratton St., Decatur, Texas. A complete legal description of the property is found on the plat exhibit located in the staff report.

For Your Information Items:

- ITEM 12:** New and/or future business items:
- a. August 2019 meeting currently has fifteen (15) Planning application.
 1. V2019-37 – ETJ Richey Drainage Variance
 2. V2019-38 – ETJ Duncum Curb/Gutter Variance
 3. V2019-39 – ETJ Duncum Sidewalk Variance
 4. V2019-40 – ETJ Duncum Frontage Variance
 5. PP2018-07 – ETJ Duncum Residential Plat
 6. FP2018-10 – ETJ Duncum Residential Plat
 7. PP2018-09 – ETJ Richey Residential Plat
 8. FP2018-12 – ETJ Richey Residential Plat
 9. RP2018-20 – City of Decatur and Wise County Antique Auto Club Plat
 10. RP2019-02 – Great Abode Investments Plat
 11. FP2019-04 – ETJ Hutchins Residential Plat
 12. RP2019-04 – Jose Aguilar Residential Plat
 - b. September 2019 meeting currently has three (3) applications. The submittal deadline is July 18, 2019:
 1. PD2019-01 – Amend Rodden PD
 2. PD2019-02 – McCullar Multi-Family PD

3. RP2019-11 – Perkins Residential Plat

Adjournment:

Prepared and posted this the 28th day of June, 2019, in accordance with Chapter 551, Texas Government Code.

Dedra Denée Ragland, AICP
Planning and Development Director

***NOTE: THE PLANNING AND ZONING COMMISSION RESERVES THE RIGHT TO ADJOURN INTO A CLOSED MEETING AT ANY TIME REGARDING ANY ITEM ON THE AGENDA FOR WHICH IT IS LEGALLY PERMISSIBLE UNDER THE TEXAS OPEN MEETINGS ACT PURSUANT TO LGC 551.071.**