



# 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, March 5, 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 February 5, 2019.

#### Non-Public Hearing Items:

**ITEM 2:** **V2018-31** Commission to hear and consider and take action to make a recommendation to City Council regarding Variance Application 2018-31—Mr. Marc Sanders' request for a variance from Chapter 1, Section 106, Sidewalks of the City of Decatur's Design Standards on approximately 100 linear feet along S. College Avenue, where adjacent to the east boundary of proposed Lot 3R, Block 29, South Decatur Addition, more commonly known as 903 S. College Ave., Decatur, Texas. A complete legal description of the property is found on the plat exhibit located in the staff report.

**ITEM 3:** **V2018-32** Commission to hear comment and consider and take action to make a recommendation to City Council regarding Variance Application 2018-32—Mr. Marc Sanders' request for a variance from Chapter 1, Section 106, Sidewalks of the City of Decatur's Design Standards on approximately 150 linear feet along E. Hale Street, where adjacent to the south boundary of proposed Lot 3R, Block 29, South Decatur Addition, more commonly known as 903 S. College Ave., Decatur, Texas. A complete legal description of the property is found on the plat exhibit located in the staff report.

#### Public Hearing Items:

**ITEM 4:** **RP2018-18** Commission to hear and consider and take action to make a recommendation to City Council regarding Replat Application 2018-18—Mr. Brett Griffin's request to final plat Lot 8R, Block 1, The Trails at Catlett Creek, being approximately 9.031 acres of land and a replat of Lot 8, Block 1, The Trails at Catlett Creek and also including a 1.403 acre tract in the John M. Birdwell Survey, Abstract Number 68, Wise County, Texas and more commonly referred to as 272 N. FM 730, Decatur, Texas. A complete legal description of the property is found on the plat exhibit located in the staff report. Property is located in the ETJ.

**ITEM 5:** **RP2018-19** Commission to hear and consider and take action to make a recommendation to City Council regarding Replat Application 2018-19—Mr. Marc Sanders' request to final plat Lot 3R, Block 29, South Decatur Addition, being approximately 0.344 acres of land and a replat of Lot 3, Block 29, South Decatur Addition, to the City of Decatur, Wise County, Texas and more commonly referred to as 903 S. College Ave., Decatur, Texas. A complete legal description of the property is found on the plat exhibit located in the staff report.

**ITEM 6:** **ZC2019-01** 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 ZC2019-01**—Mr. Larry Henry's request.)

**ITEM 7:**

New and/or future business items:

- a. April 2019 meeting currently has twenty-eight (28) Planning application.
  1. PP2018-06 – Birdwell Subdivision (Preliminary Plat in ETJ)
  2. FP2018-09 – Birdwell Subdivision (Final Plat in ETJ)
  3. VARIANCE – Birdwell Subdivision (Curb & Gutter in ETJ)
  4. VARIANCE – Birdwell Subdivision (Sidewalk in ETJ)
  5. VARIANCE – Birdwell Subdivision (Drainage Study in ETJ)
  6. PP2018-07 – Old Reunion Addition (Preliminary Plat in ETJ)
  7. FP2018-10 – Old Reunion Addition (Final Plat in ETJ)
  8. VARIANCE – Old Reunion Addition (Curb & Gutter in ETJ)
  9. VARIANCE – Old Reunion Addition (Sidewalk in ETJ)
  10. VARIANCE – Old Reunion Addition (Lot Frontage in ETJ)
  11. PP2018-08 – Highland Oaks Estates (Preliminary Plat in ETJ)
  12. FP2018-11 – Highland Oaks Estates (Final Plat in ETJ)
  13. V2019-16 – Highland Oaks Estates (Drainage Study in ETJ)
  14. PP2018-09 – Cedar Oaks Country Estates (Preliminary Plat in ETJ)
  15. FP2018-12 – Cedar Oaks Country Estates (Final Plat in ETJ)
  16. VARIANCE – Cedar Oaks Country Estates (Drainage Study in ETJ)
  17. FP2018-13 – Ronald Walker 1803 S. Hwy 287 (Final Plat)
  18. PP2019-01 – Decatur Shopping Center (Preliminary Plat)
  19. FP2019-01 – Decatur Shopping Center (Final Plat)
  20. PP2019-02 – 380 Medical Park (Preliminary Plat)
  21. FP2019-02 – 380 Medical Park (Final Plat)
  22. PP2019-03 – Browning Addition (Preliminary Plat)
  23. FP2019-03 – Browning Addition (Final Plat)
  24. V2019-17 – Browning Addition (Sidewalk)
  25. RP2018-20 – COD & Wise County Antique Auto Club 1200/1208 Rose Ave. (Commercial Replat)
  26. RP2019-01 – 1200 S. College St. (Residential Replat)
  27. RP2019-02 – 2706 S FM 51 (Commercial Replat)
  28. SUP2019-01 – AT&T Monopole Tower in a C-2, Thoroughfare Business Zoning District
- b. May 2019 meeting currently has no (0) Planning applications. Application deadline is 12 noon on March 21.

**Adjournment:**

Prepared and posted this the 1<sup>st</sup> day of March, 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.**