



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, April 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 March 5, 2019.

Non-Public Hearing Items:

ITEM 2: **V2019-17** Commission to hear comment and consider and take action to make a recommendation to City Council regarding Variance Application 2019-17—Mr. and Mrs. Sean Browning's request for a variance from Chapter 1, Section 106, Sidewalks of the City of Decatur's Design Standards on approximately 209 linear feet along Deer Park Road, where adjacent to the west boundary of proposed Lot 1, Block 1, Browning Addition, more commonly known as 2101 Deer Park Road, Decatur, Texas. A complete legal description of the property is found on the plat exhibit located in the staff report.

ITEM 3: **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. PP2018-08** Commission to hear and take action to make a recommendation to City Council regarding Preliminary Plat Application 2018-08—Mr. & Mrs. Brian Bosworth's request to preliminary plat Lot 8-RA, Block 1, Highland Oaks Estates, being a 3.0 acre tract in the S. Isaacs Survey, Abstract Number 454, Wise County, Texas. A complete legal description of the property is located on the plat exhibit found in the staff report.
- B. FP2018-11** Commission to hear and take action to make a recommendation to City Council regarding Final Plat Application 2018-11—Mr. & Mrs. Brian Bosworth's request to final plat Lot 8-RA, Block 1, Highland Oaks Estates, being a 3.0 acre tract in the S. Isaacs Survey, Abstract Number 454, Wise County, Texas. A complete legal description of the property is located on the plat exhibit found in the staff report.
- C. PP2019-01** Commission to hear and take action to make a recommendation to City Council regarding Preliminary Plat Application 2019-01—David Fuller's request, on behalf of FX5 Real Estate, LP, to preliminary plat Lot 1, Block 1, Decatur Shopping Center, being a 6.365-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 1300-1304 S. FM 51. A complete legal description of the property is located on the plat exhibit found in the staff report.
- D. FP2019-01** Commission to hear and take action to make a recommendation to City Council regarding Final Plat Application 2019-01—David Fuller's request, on behalf of FX5 Real Estate, LP, to final plat Lot 1, Block 1, Decatur Shopping Center, being a 6.365-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 1300-1304 S. FM 51. A complete legal description of the property is located on the plat exhibit found in the staff report.

- E. PP2019-03** Commission to hear and take action to make a recommendation to City Council regarding Preliminary Plat Application 2019-03—Mr. and Mrs. Sean Browning’s request to preliminary plat Lot 1, Block 1, Browning Addition, being a 2.022-acre tract in the D. Moses Survey, Abstract Number 537, City of Decatur, Wise County, Texas and is more commonly referred to as 2101 Deer Park Road. A complete legal description of the property is located on the plat exhibit found in the staff report.
- F. FP2019-03** Commission to hear and take action to make a recommendation to City Council regarding Final Plat Application 2019-03—Mr. and Mrs. Sean Browning’s request to final plat Lot 1, Block 1, Browning Addition, being a 2.022-acre tract in the D. Moses Survey, Abstract Number 537, City of Decatur, Wise County, Texas and is more commonly referred to as 2101 Deer Park Road. A complete legal description of the property is located on the plat exhibit found in the staff report.
- G. RP2019-02** Commission to hear and take action to make a recommendation to City Council regarding Replat Application 2019-02—Mr. Gary Garrison’s request, on behalf of Great Abode Investments LLC., to final plat Lot 15R, Block 1, Lipsey Addition, being a replat of lots 14 and 15, and to the centerline of a twenty foot (20’) alley, Block 1, Lipsey Addition, of the City of Decatur, Wise County, Texas and more commonly referred to as 2806 S. FM 51. A complete legal description of the property is located on the plat exhibit found in the staff report.
- H. FP2018-13** Commission to hear and take action to make a recommendation to City Council regarding Final Plat Application 2018-13—Mr. Ronald Walker’s request to final plat Lot 1, Block 1, Walker Addition, being a total of 1.014 acres, including 1.013 acres in the Samuel Perrin Survey, Abstract Number 684, and being part of the same tract of land as deeded to Ronald D. Walker in Volume 951, Page 760, and all of a 0.001 acre tract as deeded to Ronald D. Walker and wife, Debra L. Walker in Instrument No. 201902782, Official Records, Wise County, Texas and more commonly referred to as 1803 S. Hwy 81-287, City of Decatur, Wise County, Texas. A complete legal description of the property is located on the plat exhibit found in the staff report.

Public Hearing Items:

- ITEM 4: RP2019-01** Commission to hear and consider and take action to make a recommendation to City Council regarding Replat Application 2019-01—Mr. Johnny Cohoon’s request to final plat Lot 1R, Block 71, South Decatur Addition, being approximately 0.367 acres of land and a replat of Lot 1, Block 71, South Decatur Addition, and the east ten feet (10’) of a vacated alley, to the City of Decatur, Wise County, Texas and more commonly referred to as 1200 S. College Ave., 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 5:** New and/or future business items:

 - a. May 2019 meeting currently has twenty (20) Planning applications.
 - 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. PP2018-09 – Cedar Oaks Country Estates (Preliminary Plat in ETJ)
 12. FP2018-12 – Cedar Oaks Country Estates (Final Plat in ETJ)
 13. VARIANCE – Cedar Oaks Country Estates (Drainage Study in ETJ)
 14. PP2019-02 – 1400 W. US Hwy 380 Business
 15. FP2019-02 – 1400 W. US Hwy 380 Business
 16. ZC2019-02 – Classify light manufacturing in a C1-A Decatur Square Business District for new coffee roasting facility.
 17. SUP2019-01 – AT&T Monopole Tower in a C-2, Thoroughfare Business Zoning District
 18. RP2018-20 – COD & Wise County Antique Auto Club 1200/1208 Rose Ave. (Commercial Replat)
 19. RP2019-03 – 101 W. Park St. (Residential Replat)
- b. June 2019 meeting currently has one (1) Planning application. Submittal deadline for June is April 18, 2019.
1. SUP2019-02 – Trinity Street Coffee Bar coffee roasting in a C1-A Decatur Square Business District.

Adjournment:

Prepared and posted this the 29th day of March, 2019, in accordance with Chapter 551, Texas Government Code.

Dedra Denée Ragland, AICP
Planning and Development Director