



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, June 4, 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 May 7, 2019.

Non-Public Hearing Items:

ITEM 2: **V2019-33** Commission to hear comments and consider taking action to make a recommendation to City Council regarding Variance Application 2019-33—Mr. and Mrs. James Robertson's request for a variance from Chapter 1, Section 106, Sidewalks of the City of Decatur's Design Standards on approximately 40 linear feet of Property located along Shady Lane, where adjacent to the south boundary of proposed Lot 16-R, Woodland Estates, and more commonly referred to as 1502-B Shady Lane, City of Decatur, Wise County Texas. A complete legal description of the subject property is found on the plat exhibit located in the staff report.

ITEM 3: **V2019-35** Commission to hear comments and consider taking action to make a recommendation to City Council regarding Variance Application 2019-35—Mrs. Cynthia Fernihough's request for a variance from Chapter 1, Section 106, Sidewalks of the City of Decatur's Design Standards on approximately 90 linear feet of Property located along Main St., where adjacent to the south boundary of proposed Lot 1, Block 138R, Tarleton Subdivision, and more commonly referred to as 604 W. Main St., City of Decatur, Wise County Texas. A complete legal description of the subject property is found on the plat exhibit located in the staff report.

ITEM 4: **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. RP2019-09 Commission to consider taking action to make a recommendation to City Council regarding Replat Application 2019-09—Mrs. Cynthia Fernihough's request to final plat Lot 1, Block 138R, Tarleton Subdivision, being a replat of a part of Block 138, Tarleton Subdivision, City of Decatur, Wise County, Texas. A complete legal description of the subject property is found on the plat exhibit located in the staff report.

Public Hearing Items:

ITEM 5: **SUP2019-01** 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 a 120 ft. Monopole Tower in a 40 ft. by 60 ft. unmanned fenced compound in a C-2, Thoroughfare Business Zoning District, on approximately 2.481-acres of land being legally described as Part of Blocks 107 and 120, (Charles Street and Short Street closed by Ordinance) in the South Decatur

Addition, or more commonly referred to as 1600 S. State St., Decatur, Texas. (**Application SUP2019-01**—Mr. Doug Henderson’s request, on behalf of Jeff Horn, W-H Storage and AT&T.) A complete legal description of the property can be obtained from the Planning and Development Services Department.

ITEM 6: **SUP2019-02** 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 coffee roasting, a light manufacturing use, in a C-1A, Decatur Square Business District, on approximately 0.21-acres of land being legally described as Lot 4 and Part of Lot 3, Block 5, in the Original Decatur, or more commonly referred to as 110 N. and 114 N. Trinity St., Decatur, Texas. (**Application SUP2019-02**—Mr. Matt Fisher’s request, on behalf of Trinity Street Coffee Bar.) A complete legal description of the property can be obtained from the Planning and Development Services Department.

ITEM 7: **RP2019-06** Commission to hear and consider and take action to make a recommendation to City Council regarding Replat Application 2019-06—Mr. and Mrs. James Robertson’s request to final plat Lot 16-R, Woodland Estates, being a replat of Lot 16, Woodland Estates and also including a 2.067-acre tract in the G.M. Vigil Survey, Abstract Number 857, City of Decatur, Wise County, Texas for a total of approximately 2.404 acres of land and more commonly referred to as 1502-B Shady Lane, Decatur, Texas. A complete legal description of the property is found on the plat exhibit located in the staff report.

ITEM 8: New and/or future business items:

- a. July 2019 meeting currently has twenty-three (23) Planning application.
 1. RP2019-02 – 2806 S FM 51 (Commercial Replat)
 2. RP2019-04 – 403 S. Lane St. (Residential Replat)
 3. V2019-25 – 403 S. Lane St. (Curb & Gutter – Ward St.)
 4. V2019-26 – 403 S. Lane St. (Curb & Gutter – Brady St.)
 5. V2019-27 – 403 S. Lane St. (Sidewalk – Lane St.)
 6. V2019-28 – 403 S. Lane St. (Sidewalk – Ward St.)
 7. V2019-29 – 403 S. Lane St. (Sidewalk – Brady St.)
 8. RP2018-05 – 301 and 303 W. Main St. (Commercial Replat)
 9. RP2018-20 – COD & Wise County Antique Auto Club 1200/1208 Rose Ave. (Commercial Replat)
 10. RP2019-07 – 1200 W. Bus 380 Orscheln (Commercial Replat)
 11. RP2019-08 – 1201 N Hwy 81/287 Decatur Tire (Commercial Replat)
 12. RP2019-10 – 1605 S. Stratton St. (Residential Replat)
 13. V2019-34 – 1605 S. Stratton St. (Sidewalk – Stratton St.)
 14. FP2019-04 – 3173 S. FM 730 Hutchins – Foster (Final Plat in ETJ)
 15. FP2019-05 – 1414 S. FM 51 Isham Properties (Commercial Final Plat)
 16. VARIANCE – Duncum – City Curb/Gutter requirements
 17. VARIANCE – Duncum – City Sidewalk requirements
 18. VARIANCE – Duncum – County Lot Size requirements
 19. VARIANCE – Richey – County Drainage requirements
 20. PP2018-07 – Old Reunion Addition (Preliminary Plat in ETJ)
 21. FP2018-10 – Old Reunion Addition (Final Plat in ETJ)
 22. PP2018-09 – Cedar Oaks Country Estates (Preliminary Plat in ETJ)
 23. FP2018-12 – Cedar Oaks Country Estates (Final Plat in ETJ)

Adjournment:

Prepared and posted this the 30th day of May, 2019, in accordance with Chapter 551, Texas Government Code.

Dedra Denée Ragland, AICP
Planning and Development Director