



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, August 6, 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 July 2, 2019.

Non-Public Hearing Items:

ITEM 2: **V2019-37** Commission to hear staff comments and consider taking action to make a recommendation to City Council regarding **Variance Application 2019-37**—Mr. Mike Richey's request, on behalf of V & M Investments LP, for a variance from Article 3, "Preliminary Plat," Section 3.07 "Drainage" of the Wise County's Development Rules and Regulations. Specifically, applicant is requesting a variance from the requirement for an engineered drainage study for property being preliminary platted in Decatur's extraterritorial jurisdiction (ETJ). The property is being proposed to be platted as Lots 1-9, Block 1, Cedar Oak Country Estates, and more commonly referred to as 1607 N. FM 51, Decatur, Texas. Property is located in the ETJ. A complete legal description of the subject property is found on the plat exhibit located in the staff report.

ITEM 3: **V2019-38** Commission to hear staff comments and consider taking action to make a recommendation to City Council regarding **Variance Application 2019-38**—Mr. Jody Adams' request, on behalf of Double Creek Capital, LTD., for a variance from Chapter 2, Section 201, "Street Improvements (curb/gutter)," of the City of Decatur's Design Standards on approximately 270 linear feet of property located along Old Reunion Rd., where adjacent to the west boundary of proposed Lots 1 thru 3, Block 1, Old Reunion Addition, Decatur, Texas. Property is located in the ETJ. A complete legal description of the subject property is found on the plat exhibit located in the staff report.

ITEM 4: **V2019-39** Commission to hear staff comments and consider taking action to make a recommendation to City Council regarding **Variance Application 2019-39**—Mr. Jody Adams' request, on behalf of Double Creek Capital, LTD., for a variance from Chapter 1, Section 106, "Sidewalks," of the City of Decatur's Design Standards on approximately 270 linear feet of property located along Old Reunion Rd., where adjacent to the west boundary of proposed Lots 1 thru 3, Block 1, Old Reunion Addition, Decatur, Texas. Property is located in the ETJ. A complete legal description of the subject property is found on the plat exhibit located in the staff report.

ITEM 5: **V2019-40** Commission to hear staff comments and consider taking action to make a recommendation to City Council regarding **Variance Application 2019-40**—Mr. Jody Adams' request, on behalf of Double Creek Capital, LTD., for a variance from Article 6 "Design Criteria," Section 6.02 "Lots," Item B of the Wise County's Development Rules and Regulations. Specifically, applicant is requesting a variance from the requirement that "Lots shall have a minimum road frontage of 150 feet as measured at the property line, except in cul-de-sacs and along street

eyebrows where the minimum road frontage shall be 50 feet as measured at the property line,” and allowing a minimum road frontage of 50 feet as measured at the property line of proposed Lots 2 and 3, Block 1, Old Reunion Addition. Property is located in the ETJ. A complete legal description of the subject property is found on the plat exhibit located in the staff report.

ITEM 6:

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. PP2018-07** Commission to consider taking action to make a recommendation to City Council regarding **Preliminary Plat Application 2018-07**—Mr. Jody Adams’ request, on behalf of Double Creek Capital, LTD., to preliminary plat Lots 1-3, Block 1, Old Reunion Addition, being a 7.412-acre tract in the S. Bowen Survey, Abstract Number 51, the W.S. Hogue Survey, Abstract Number 385 and the S.J. Beck Survey, Abstract Number 78, Wise County, Texas. Property is located in the ETJ. A complete legal description of the property is located on the plat exhibit found in the staff report.
- B. FP2018-10** Commission to consider taking action to make a recommendation to City Council regarding **Final Plat Application 2018-10**—Mr. Jody Adams’ request, on behalf of Double Creek Capital, LTD., to final plat Lots 1-3, Block 1, Old Reunion Addition, being a 7.412-acre tract in the S. Bowen Survey, Abstract Number 51, the W.S. Hogue Survey, Abstract Number 385 and the S.J. Beck Survey, Abstract Number 78, Wise County, Texas. Property is located in the ETJ. A complete legal description of the property is located on the plat exhibit found in the staff report.
- C. PP2018-09** Commission consider taking action to make a recommendation to City Council regarding **Preliminary Plat Application 2018-09**—Mr. Mike Richey’s request, on behalf of V&M Investments LP, to preliminary plat Lots 1-9, Block 1, Cedar Oak Country Estates, being an 18.134-acre tract in the J.W. Merrell Survey, Abstract Number 557, the J. Levins Survey, Abstract Number 490, the G. W. Conrad Survey, Abstract Number 982 and the H.P. Brewster Survey, Abstract Number 98, Wise County, Texas. Property is located in the ETJ. A complete legal description of the property is located on the plat exhibit found in the staff report.
- D. FP2018-12** Commission to consider taking action to make a recommendation to City Council regarding **Final Plat Application 2018-12**—Mr. Mike Richey’s request, on behalf of V&M Investments LP, to final plat Lots 1-9, Cedar Oak Country Estates, being an 18.134-acre tract in the J.W. Merrell Survey, Abstract Number 557, the J. Levins Survey, Abstract Number 490, the G. W. Conrad Survey, Abstract Number 982 and the H.P. Brewster Survey, Abstract Number 98, Wise County, Texas. Property is located in the ETJ. A complete legal description of the property is located on the plat exhibit found in the staff report.
- E. RP2018-20** Commission to consider taking action to make a recommendation to City Council regarding **Replat Application 2018-20**—The City of Decatur’s request and Phil Reicheneker’s request, on behalf of

Wise County Antique Auto Club, to final plat Lot 4RA, Block 14, 1R, Block 15 and Lot 1R, Block 17, Sunset Hill Addition, being a replat of Lots 4R, Block 14, Lots 1-16 and part of Lots 17-32, Block 15, Lots 1-2, 15-24 and part of Lots 3-8 and 13-14, Block 17, Lots 1-23, Block 18, part of High Street and Texas Avenue in Sunset Hill Addition, City of Decatur, Wise County, Texas and more commonly referred to as 1200 / 1208 Rose Avenue. A complete legal description of the property is located on the plat exhibit found in the staff report.

- F. RP2019-02** Commission to consider taking 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.
- G. FP2019-06** Commission to consider taking action to make a recommendation to City Council regarding **Final Plat Application 2019-06**— Mr. Jody Adams’ request, on behalf of Double Creek Capital, Ltd., to final plat Lot 1, Block 1, Decatur Medical Professional Addition, being a 1.047-acre tract in the D. Moses Survey, Abstract 537, of the City of Decatur, Wise County, Texas and more commonly referred to as 2200 S. FM51. A complete legal description of the property is located on the plat exhibit found in the staff report.

Public Hearing Items:

- ITEM 7:** **RP2019-04** Commission to hear public comments and consider taking action to make a recommendation to City Council regarding **Replat Application 2019-04**— Mr. and Mrs. Jose Aguilar’s request to final plat Block 42R, Tarlton Addition, being approximately 0.465 acres of land and a replat of Block 37 and Block 42, Tarlton Addition, City of Decatur, Wise County, Texas and more commonly referred to as 403 S. Lane St., Decatur, Texas. A complete legal description of the property is found on the plat exhibit located in the staff report.
- ITEM 8:** **SI2019-01** Commission to hear public comments and consider taking action to make a recommendation to City Council regarding an ordinance amending the Zoning Ordinance, Subdivision Regulations Ordinance, Design Standards Ordinance and Building Codes to cause said ordinances to be in compliance with House Bill 2439, House Bill 3167 and House Bill 2497, which bills take effect on September 1, 2019.

For Your Information Items:

- ITEM 9:** New and/or future business items:
- a. Legislative Update and potential impacts to the Planning and Zoning Commission.
 - b. Joint City Council/P&Z Workshop to discuss exemptions to the Subdivision Regulations, August 19, 2019.
 - c. September 2019 meeting currently has nine (9) Planning applications:
 1. PD2019-01 – Rodden PD Amendment
 2. PD2019-02 – McCullar Multifamily PD

3. A2019-01 – 0.343-acre tract City-owned
4. CP2019-01 – 0.343-acre tract City-owned
5. ZC2019-01 – 0.343-acre tract City-owned Zone Change from ETJ to SF-1
6. V2019-43 – 300 S. Lane St. (Curb/Gutter – Houston St.)
7. V2019-44 – 300 S. Lane St. (Sidewalk – Houston St.)
8. RP2019-11 – 300 S. Lane St. Residential Replat
9. FP2019-06 – Commercial Plat

Adjournment:

Prepared and posted this the 2nd day of August, 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.**