



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, February 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 January 8, 2019.

Non-Public Hearing Items:

ITEM 2: **V2019-11** Commission to hear staff report and take action to make a recommendation to City Council regarding Variance Application 2019-11—Mr. and Mrs. Gordon King’s request for a variance from Chapter 1, Section 106, Sidewalks of the City of Decatur’s Design Standards on approximately 92.5 linear feet along Park St., where adjacent to the north boundary of Part of Lot 1, Block 88, South Decatur Addition, and more commonly referred to as 101 W. Park St., Decatur, Texas.

ITEM 3: **V2019-12** Commission to hear staff report and take action to make a recommendation to City Council regarding Variance Application 2019-12—Mr. and Mrs. Gordon King’s request for a variance from Chapter 1, Section 106, Sidewalks of the City of Decatur’s Design Standards on approximately 112.5 linear feet along S. Trinity St., where adjacent to the east boundary of Part of Lot 1, Block 88, South Decatur Addition, and more commonly referred to as 101 W. Park St., Decatur, Texas.

ITEM 4: **V2019-13** Commission to hear staff report and take action to make a recommendation to City Council regarding Variance Application 2019-13—Mr. Clifton Smith’s request 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 and 2, Block 1, GMP Addition, and more commonly referred to as 170 CR 3198, Decatur, Texas.

ITEM 5: **V2018-14** Commission to hear staff report and take action to make a recommendation to City Council regarding Variance Application 2019-14—Mr. Clifton Smith’s request for a variance from Chapter 2, Section 201, Street Improvements (curb/gutter) of the City of Decatur’s Design Standards on approximately 367.7 linear feet of Property located along County Road 3198, where adjacent to the east boundary of proposed Lots 1 and 2, Block 1, GMP Addition, and more commonly referred to as 170 CR 3198, 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 6: **V2019-15** Commission to hear staff report and take action to make a recommendation to City Council regarding Variance Application 2019-15—Mr.

Clifton Smith's request for a variance from Chapter 1, Section 106, Sidewalks of the City of Decatur's Design Standards on approximately 367.7 linear feet of property located along County Road 3198, where adjacent to the east boundary of proposed Lots 1 and 2, Block 1, GMP Addition, and more commonly referred to as 170 CR 3198, 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 7: **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. PP2018-05 Commission to take action to make a recommendation to City Council regarding Preliminary Plat Application 2018-05—Mr. Clifton Smith's request, to preliminary plat Lots 1 and 2, Block 1, GMP Addition, being a 6.010-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. Property is located in the ETJ.

B. FP2018-08 Commission to take action to make a recommendation to City Council regarding Final Plat Application 2018-08—Mr. Clifton Smith's request, to final plat Lots 1 and 2, Block 1, GMP Addition, being a 6.010-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. Property is located in the ETJ.

ITEM 8: New and/or future business items:

- a. March 2019 meeting currently has nineteen (19) Planning applications:
1. RP2018-18 – Brett Griffin 272 N. FM 730 Catlett Creek (Residential Replat in ETJ)
 2. RP2018-19 – Marc Sanders 903 S. College Ave. (Residential Replat)
 3. RP2018-20 – COD & Wise County Antique Auto Club 1200 and 1208 Rose Ave. (Commercial Replat)
 4. ZC2019-01 – Larry Henry 305 E. Vernon St. Zone Change from SF-2 to 2F
 5. FP2018-13 – Ronald Walker 1803 S. Hwy 287 (Commercial Replat)
 6. V2018-31 – 903 S. College Ave. Sidewalk Variance along S. College Ave.
 7. V2018-32 – 903 S. College Ave. Sidewalk Variance along E. Hale St.
 8. PP2018-06 – Birdwell Subdivision (Preliminary Plat in ETJ)
 9. FP2018-09 – Birdwell Subdivision (Final Plat in ETJ)
 10. PP2018-07 – Old Reunion Addition (Preliminary Plat in ETJ)
 11. FP2018-10 – Old Reunion Addition (Final Plat in ETJ)
 12. PP2018-08 – Highland Oaks Estates (Preliminary Plat in ETJ)
 13. FP2018-11 – Highland Oaks Estates (Final Plat 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. PP2019-01 – Decatur Shopping Center (Preliminary Plat)
 17. FP2019-01 – Decatur Shopping Center (Final Plat)
 18. PP2019-02 – 380 Medical Park (Preliminary Plat)
 19. FP2019-02 – 380 Medical Park (Final Plat)

b. April 2019 meeting currently has one (1) application:

1. RP2019-01 – Angela King 101 W. Park St. (Residential Replat)

Adjournment:

Prepared and posted this the 1st day of February, 2019, in accordance with Chapter 551, Texas Government Code.

Dedra Denée Ragland, AICP
Planning and Development Director