



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, September 3, 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 August 6, 2019.

Citizen Comments

Anyone wishing to speak on a posted agenda item must complete a speaker card with his/her name and address and must identify the agenda item number for which he/she would like to speak. A card must be submitted to Cheryl Fuss, Development Review Coordinator so that the speaker may be recognized by the Chair at the appropriate time. Speakers will each be allowed a three (3) minute time period to provide comments regarding the posted agenda item for which the request to speak was submitted and may speak before or during the Commission's consideration of the item. The three (3) minute time period will be extended to six (6) minutes if a translator is required for a non-English speaker to communicate his/her comments regarding the posted agenda item for which the request to speak was filed.

Non-Public Hearing Items

- ITEM 2:** **V2019-43** Commission to hear staff comments and consider taking action to make a recommendation to City Council regarding **Variance Application 2019-43**—Ms. Julie Perkins' request for a variance from Chapter 2, Section 201, "Street Improvements (curb/gutter)," of the City of Decatur's Design Standards on approximately 92 linear feet of property located along S. Houston Street, where adjacent to the west boundary of proposed Lot 1, Block 51, Tarleton Addition, and more commonly referred to as 300 S. Lane Street, Decatur, Texas. A complete legal description of the subject property is found on the plat exhibit located in the staff report.
- ITEM 3:** **V2019-44** Commission to hear staff comments and consider taking action to make a recommendation to City Council regarding **Variance Application 2019-44**—Ms. Julie Perkins' request for a variance from Chapter 1, Section 106, "Sidewalks," of the City of Decatur's Design Standards on approximately 92 linear feet of property located along S. Houston Street, where adjacent to the west boundary of proposed Lot 1, Block 51, Tarleton Addition, and more commonly referred to as 300 S. Lane Street, Decatur, Texas. A complete legal description of the subject property is found on the plat exhibit located in the staff report.

Public Hearing Items

- ITEM 4:** **RP2019-11** Commission to hear staff report and public comments and consider and take action to make a recommendation to City Council regarding **Replat Application 2019-11**—Ms. Julie Perkins' request to final plat Lot 1, Block 51, Tarleton Addition, being approximately 0.127 acres and a replat of the north 92' of Block 51, Tarleton Addition, of the City of Decatur, Wise County, Texas and more commonly referred to as 300 S. Lane, Decatur, Texas. A complete legal description

of the property is found on the plat exhibit located in the staff report.

- ITEM 5:** **PD2019-01** Commission to hear staff report and public comments and take action to make a recommendation to the City Council regarding an amendment to the Rodden Estates Planned Development (Rodden Estates PD), Ordinance 2006-08-04, a tract of land identified as being approximately 105 acres (2019 survey reflects 106.313 acres) out of the David Moses Survey, Abstract #537, the G.M. Vigil Survey, Abstract #857, and the J.B. Williams Survey, Abstract #880, located east of Deer Park Road and north of West Thompson Street, Decatur, Texas. The proposed amendment will remove 16.65 acres currently zoned as follows: an approximate 1.62 acres of commercial, an approximate 0.43 acres of park/open space, an approximate 13.67 acres or 77 lots of 5,500 SF single family zoning and an approximate 0.93 acres designated for right of way from the Rodden Estates PD; will correct errors discovered in acreage specifications and Exhibits and will affect the legal description, total acreage, single-family and commercial land use tracts; the street alignment connecting to Deer Park Road and the internal street network, the density of single-family residential tracts; and the open space, multi-family and single family acreage, the official Zoning Map and to include other various zoning amendments applicable to the District. (**Application PD2019-01**—Mr. Shannon Nave’s request on behalf of Marsha Gage and McCullar Realty Co.)
- ITEM 6:** **PD2019-02** Commission to hear staff report and public comments and take action to make a recommendation to the City Council regarding a requested zoning change on an approximate 16.65 acre tract of land currently zoned as part of the Rodden Estates PD and consisting of the following land use designations: an approximate 1.62 acres of land zoned for commercial uses, an approximate 0.43 acres of land zoned for park/open space, an approximate 13.67 acres or 77 lots of 5,500 SF zoned for single family use and an approximate 0.93 acres designated for right of way. The proposed change would remove the approximate 16.65 acre tract from the Rodden Estates PD and rezone the tract from the above stated designations to a Planned Development District for Multi-Family use (McCullar Multi-Family PD). The McCullar Muti-Family PD would be located east of Deer Park Road and North of West Thompson Street, Decatur, Texas. (**Application PD2019-02**—Mr. Shannon Nave’s request on behalf of Marsha Gage and McCullar Realty Co.)
- ITEM 7:** **A2019-01** Commission to hear staff report and public comments and take action to make a recommendation to the City Council regarding **Annexation Application 2019-01**—Mr. Brett Shannon’s request, on behalf of the City of Decatur, to voluntarily annex approximately 0.343 acres of land into the corporate limits of the City of Decatur, Texas. The property to be annexed is generally located approximately 252’ west of the centerline of College St., approximately 787’ south of the centerline of US Hwy 81/287, and being 0.343 acres of land out of the A.G. Harris Survey, Abstract No. 375, in Wise County, Texas; being the same land as described in Warranty Deed made by J.G. Perkins and wife, Vernell Perkins, to the City of Decatur, Texas, dated April 26, 1956, recorded in Vol. 200, p. 429, Deed Records of Wise County, Texas; and being described by metes and bounds on the survey located in the staff report. Property is currently located in Decatur’s southeastern ETJ.
- ITEM 8:** **CP2019-01** Commission to hear staff report and public comments and take action to make a recommendation to the City Council regarding **Comprehensive Plan Amendment Application 2019-01**—Mr. Brett Shannon’s request, on behalf of the City of Decatur, to amend the official comprehensive land use map, on

approximately 0.343 acres of land where adjacent to the corporate limits of the City of Decatur, Texas, from Industrial (IND) and Trail System/Open Space (T/OS) to a Low Density Residential (LDR) Land Use Designation. The property to be annexed and land use amended is generally located approximately 252' west of the centerline of College St., approximately 787' south of the centerline of US Hwy 81/287, and being 0.343 acres of land out of the A.G. Harris Survey, Abstract No. 375, in Wise County, Texas; being the same land as described in Warranty Deed made by J.G. Perkins and wife, Vernell Perkins, to the City of Decatur, Texas, dated April 26, 1956, recorded in Vol. 200, p. 429, Deed Records of Wise County, Texas; and being described by metes and bounds on the survey located in the staff report. A complete legal description of the property can be found in the staff report. Property is currently located in Decatur's southeastern ETJ.

ITEM 9: **ZC2019-03** Commission to hear staff report and public comments and take action to make a recommendation to the City Council regarding **Zoning Change Application 2019-03**—Mr. Brett Shannon's request, on behalf of the City of Decatur, to zone approximately 0.343 acres of land where adjacent to the corporate limits of the City of Decatur, Texas, upon the effective date of Annexation, to a Single Family Residential-1 (SF-1) Zoning District. The property to be annexed and zoned is generally located approximately 252' west of the centerline of College St., approximately 787' south of the centerline of US Hwy 81/287, and being 0.343 acres of land out of the A.G. Harris Survey, Abstract No. 375, in Wise County, Texas; being the same land as described in Warranty Deed made by J.G. Perkins and wife, Vernell Perkins, to the City of Decatur, Texas, dated April 26, 1956, recorded in Vol. 200, p. 429, Deed Records of Wise County, Texas; and being described by metes and bounds on the survey located in the staff report. A complete legal description of the property can be found in the staff report. Property is currently located in Decatur's southeastern ETJ.

For Your Information Items:

- ITEM 10:** New and/or future business items:
- a. October 2019 meeting currently has six (6) Planning applications.
 1. CP2019-02 – Comprehensive Plan Land Use Amendment on 0.53 acres of land owned by Amir Zerubi (Medium Density Residential (MDR) to Commercial (COM)).
 2. ZC2019-04 – Zoning Designation of 0.53 acres of land owned by Amir Zerubi (SF-2 to C-2)
 3. RP2019-12 – Non-residential replat of 0.31 acres of land owned by Cary Bohn State Farm Office
 4. RP2019-13 – Non-residential replat of 2.095 acres of land owned by Bryan and Hailey Brown
 5. RP2019-14 – Non-residential replat of 21.08 acres of land owned by Industrial Diesel
 6. RP2019-15 – Non-residential replat of 1.455 acres of land owned by Vina 1, LLC, Econolodge

Adjournment:

Prepared and posted this the 30th 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.**