



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, October 1, 2019, at 5:30 P.M.
City Hall Council Chambers
201 E. Walnut St.**

Call to Order

ITEM 1: Consider and take appropriate action regarding approval of the Planning and Zoning Commission Meeting Minutes from September 3, 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: **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. RP2019-12** Commission to take action to make a recommendation to City Council regarding **Replat Application 2019-12**—Mr. Will Klose's request, on behalf of Cary Bohn, to final plat Lot 1, Block 162R, James Tarleton Addition, being 0.312 acres and a replat of a portion of Block 162, Tarleton Addition, of the City of Decatur, Wise County, Texas and more commonly referred to as 402 W. Walnut St., Decatur, Texas. A complete legal description of the property is found on the plat exhibit located in the staff report.
- B. RP2019-13** Commission to take action to make a recommendation to City Council regarding **Replat Application 2019-13**—Mr. and Mrs. Bryan Brown's request to final plat Lot 1R, Block 16, Sunset Hill Addition, being a replat of Lots 4-32, Block 16, in the Sunset Hill Addition, City of Decatur, Wise County, Texas, and more commonly referred to as 601 N. US Highway 81-287, Decatur, Texas. A complete legal description of the property is found on the plat exhibit located in the staff report.
- C. RP2019-14** Commission to take action to make a recommendation to City Council regarding **Replat Application 2019-14**—Mr. Steven Homeyer's request, on behalf of Decatur Holdings, LLC., to final plat Lot 2R, Block 1, Eagles Landing Business Park Addition, being a replat of Lot 2, Block 1, Eagles Landing Business Park Addition, City of Decatur, Wise County, Texas, and more

commonly referred to as 3101 Enterprise Dr., Decatur, Texas. A complete legal description of the property is found on the plat exhibit located in the staff report.

D. RP2019-15 Commission to take action to make a recommendation to City Council regarding **Replat Application 2019-15**—Mr. Vina Patel’s request, on behalf of Vina 1 LLC., to final plat Lot 1, Block 2R, Flusche Addition, being a replat of Block 2, and a part of State Street (closed by Ordinance No. 6-1-82), Flusche Addition, an addition to the City of Decatur, Wise County, Texas, according to the plat recorded in Volume 3, Page 149, Surveyors’ Records, Wise County, Texas and more commonly referred to as 1709 S. US Highway 81-287, Decatur, Texas. A complete legal description of the property is found on the plat exhibit located in the staff report.

ITEM 3: FP2019-07 Commission to take action to make a recommendation to City Council regarding **Final Application 2019-07**—Mr. Chad Harvey’s request, on behalf of Decatur Center LLC., to final plat Lot 1, Block 1, Decatur Center Addition, being a 1.75 acre tract of land in the Samuel Perrin Survey, Abstract No. 684, City of Decatur, Wise County, Texas and being a portion of that certain tract of land as described in deed to Decatur Center, LLC as recorded in Volume 2061, Page 275 of the Official Records of Wise County, Texas and more commonly referred to as 1816 S. FM 51, Decatur, Texas. A complete legal description of the property is found on the plat exhibit located in the staff report.

Or

Consider and take action regarding the Applicant’s written request for an extension of the 30-day period for P&Z consideration of **Final Plat Application 2019-07**—Mr. Chad Harvey’s request, on behalf of Decatur Center LLC., to final plat Lot 1, Block 1, Decatur Center Addition, being a 1.75 acre tract of land in the Samuel Perrin Survey, Abstract No. 684, City of Decatur, Wise County, Texas and being a portion of that certain tract of land as described in deed to Decatur Center, LLC as recorded in Volume 2061, Page 275 of the Official Records of Wise County, Texas and more commonly referred to as 1816 S. FM 51, Decatur, Texas. A complete legal description of the property is found on the plat exhibit located in the staff report.

Public Hearing Items:

ITEM 4: CP2019-02 Commission to hear staff report and public comments and consider taking action to make a recommendation to the City Council regarding **Comprehensive Plan Amendment Application 2019-02**—Dr. Aamir Zuberi’s request, on behalf of Zuberi & Associates, to amend the land use map from a Medium Density Residential (MDR) Land Use Designation to a Commercial (COM) Land Use Designation on approximately 0.44 acres of land and including approximately 0.06 acres to the centerline of a 34’ wide alley; and approximately 0.09 acres to the centerline of W. Collins St., a 50’ wide ROW (closed by Ordinance 2016-03-04), and approximately 0.09 acres to the centerline of S. Trenchard St. where adjacent to the subject property. The property is generally located approximately 252’ west of the centerline of College St., approximately 787’ south of the centerline of US Hwy 81/287 and is more commonly referred to as 800 S. Trenchard, Decatur, Texas.

ITEM 5: ZC2019-04 Commission to hear staff report and public comments and consider

taking action to make a recommendation to the City Council regarding **Zoning Change Application 2019-04**—Mr. Aamir Zuberi's request, on behalf of Zuberi & Associates, to zone an approximate 0.44-acre tract of land and including approximately 0.06 acres to the centerline of a 34' wide alley; and approximately 0.09 acres to the centerline of W. Collins St., a 50' wide ROW (closed by Ordinance 2016-03-04), and approximately 0.09 acres to the centerline of S. Trenchard St. where adjacent to the subject tract. The property is generally located approximately 252' west of the centerline of College St., approximately 787' south of the centerline of US Hwy 81/287 and is more commonly referred to as 800 S. Trenchard, Decatur, Texas.

For Your Information Items:

ITEM 6: New and/or future business items:

- a. November 5, 2019 meeting currently has no (0) Planning applications. Submittal deadline is October 7, 2019.

Adjournment:

Prepared and posted this the 27th day of September, 2019, in accordance with Chapter 551, Texas Local Government Code.

Dedra Denée Ragland, AICP
Planning and Development Director