



# 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 Special Meeting  
Tuesday, October 29, 2019, at 2:00 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 30, 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:** **V2019-49** Commission to hear staff report and consider taking action to make a recommendation to City Council **regarding Variance Application 2019-49**—Mr. John Fuller's request for a variance from Chapter 2, Section 201, "Street Improvements (curb/gutter)," of the City of Decatur's Design Standards on approximately 94.96 linear feet of property located along W. Saunders St., where adjacent to the north boundary of proposed Lot 1R, Block 68, South Decatur Addition, and more commonly referred to as 103 W. Saunders St., Decatur, Texas. A complete legal description of the subject property is found on the plat exhibit located in this staff report.

**ITEM 3:** **V2019-50** Commission to hear staff report and consider taking action to make a recommendation to City Council regarding **Variance Application 2019-50**—Mr. John Fuller's request for a variance from Chapter 1, Section 106, "Sidewalks," of the City of Decatur's Design Standards on approximately 94.96 linear feet of property located along W. Saunders St., where adjacent to the north boundary of proposed Lot 1R, Block 68, South Decatur Addition, and more commonly referred to as 103 W. Saunders St., Decatur, Texas. A complete legal description of the subject property is found on the plat exhibit located in this staff report.

**ITEM 4:** **V2019-51** Commission to hear staff report and consider taking action to make a recommendation to City Council regarding **Variance Application 2019-51**—Mr. John Fuller's request for a variance from Chapter 2, Section 201, "Street Improvements (curb/gutter)," of the City of Decatur's Design Standards on approximately 100.06 linear feet of property located along S. State St., where adjacent to the west boundary of proposed Lot 1R, Block 68, South Decatur Addition, and more commonly referred to as 103 W. Saunders St., Decatur, Texas.

A complete legal description of the subject property is found on the plat exhibit located in this staff report.

**ITEM 5:** **V2019-52** Commission to hear staff report and consider taking action to make a recommendation to City Council regarding Variance **Application 2019-52**—Mr. John Fuller’s request for a variance from Chapter 1, Section 106, “Sidewalks,” of the City of Decatur’s Design Standards on approximately 100.06 linear feet of property located along S. State St., where adjacent to the west boundary of proposed Lot 1R, Block 68, South Decatur Addition, and more commonly referred to as 103 W. Saunders St., Decatur, Texas. A complete legal description of the subject property is found on the plat exhibit located in this staff report.

**ITEM 6:** **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.

**ITEM 7:** **FP2019-08** Commission to take action to make a recommendation to City Council regarding **Final Plat Application 2019-08**—Mr. Chris Burton’s request, on behalf of Burton FM51 Partners, to final plat Lot 1, Block 1, Burton FM51 Partners Addition, being a 0.644-acre tract of land out of the J.C. Bullock Survey, Abstract No. 79, Wise County, Texas and being part of that tract of land as deeded to Christopher T. Burton and FM 51 Partners in Volume 1602, Page 312. Official Records Wise County, Texas and more commonly referred to as 1510 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 2019-08**—Mr. Chris Burton’s request, on behalf of Burton FM51 Partners, to final plat Lot 1, Block 1, Burton FM51 Partners Addition, being a 0.644-acre tract of land out of the J.C. Bullock Survey, Abstract No. 79, Wise County, Texas and being part of that tract of land as deeded to Christopher T. Burton and FM 51 Partners in Volume 1602, Page 312. Official Records Wise County, Texas and more commonly referred to as 1510 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 8:** **ZC2019-05** Commission to hear staff report and public comments and consider taking action to make a recommendation to the City Council regarding an amendment to Appendix “B,” “Zoning,” of the Code of Ordinances of the City of Decatur, Texas to grant a zoning change and to amend the zoning map from an SF-2, Single-Family Residential Zoning District to a C-1, Restricted Business Zoning District for an approximate 1.33-acre tract of land and including approximately 0.241 acres to the centerline of US Highway 81/287 BUS where

adjacent to the subject tract. The property is generally located approximately 44' west of the centerline of US Highway 81/287 BUS and is more commonly referred to as 1303 N. US Highway 81/287 BUS, Decatur, Texas. (**Application ZC2019-05**—Dayna Bland's request, on behalf of University of Gymnastics.)

**ITEM 9:** **SUP2019-03** Commission to hear staff report and public comments and consider taking action to make a recommendation to the 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 Licensed Child Care Center, in a C-1, Restricted Business Zoning District on approximately 1.33 acres of land and including approximately 0.241 acres to the centerline of US Highway 81/287 BUS where adjacent to the subject tract. The property is generally located approximately 44' west of the centerline of US Highway 81/287 BUS and is more commonly referred to as 1303 N. US Highway 81/287 BUS, Decatur, Texas. (**Application SUP2019-03**—Dayna Bland's request, on behalf of University of Gymnastics.)

#### **For Your Information Items:**

**ITEM 10:** New and/or future business items:

- a. November 5, 2019, meeting has no (0) Planning Applications. Submittal deadline was October 7, 2019. **THERE WILL NOT BE A MEETING ON NOVEMBER 5, 2019.**
- b. November 19, 2019, meeting has nine (9) Planning Applications. Submittal deadline was October 21, 2019:
  1. RP2019-17 – 200 S. Holman St. Residential Replat
  2. RP2019-18 – Non-residential replat of 2.4794 acres of land owned by W-H Storage
  3. RP2019-19 – Non-residential replat of 2.676 acres of land owned by COD and High Five Capital LP
  4. V2019-53 – 200 S. Holman St. (Curb/Gutter – Holman St.)
  5. V2019-54 – 200 S. Holman St. (Sidewalk – Holman St.)
  6. V2019-55 – 200 S. Holman St. (Curb/Gutter – Shoemaker St.)
  7. V2019-56 – 200 S. Holman St. (Sidewalk – Shoemaker St.)
  8. V2019-57 – 200 S. Holman St. (Curb/Gutter – Pecan St.)
  9. V2019-58 – 200 S. Holman St. (Sidewalk – Pecan St.)

#### **Adjournment:**

Prepared and posted this the 24<sup>th</sup> day of October, 2019, in accordance with Chapter 551, Texas Local Government Code.

Dedra Denée Ragland, AICP  
Planning and Development Director