



CITY OF DECATUR, TEXAS

Development Services ★ 1601 S. State Street ★ Decatur, TX 76234 ★ (940) 627-9600 voice ★ (940) 626-4629 fax

AGENDA

Planning and Zoning Commission Meeting*

Tuesday, August 3, 2010 at 6:00 P.M.

City Hall Council Chamber

201 E. Walnut

Call to Order

ITEM 1: Introduction of New Planning Commissioner, Dan Raasch

ITEM 2: Approval of July 6, 2010 Minutes.

Open Public Hearing/Public Hearing Items

ITEM 3: **SUP2010-03** Commission to hear and take action to make a recommendation to City Council regarding Special Use Permit Application 2010-03—Pastor Allen Bates' request for a Special Use Permit to allow for a Private School (Kindergarten, Primary and Secondary) and a Private Day Care in a SF-2 (Single-Family 2) zoning district. The subject property is legally described as Lot 1R, Block 2, Victory Estates Subdivision and is more commonly referred to as 400 W. Hwy 380, Victory Family Church, Decatur, Texas.

Close Public Hearing/Non-Public Hearing Items

ITEM 4: Commission to take action to make a recommendation on ITEM 3, **SUP2010-03**.

ITEM 5: **V2010-06** Commission to take action to make a recommendation to City Council regarding Variance Application 2010-06—Louise Halprin's request, on behalf of Mahnaz Tseng, DDS, for a variance from Chapter 1, Section 106 "Sidewalks" of the City of Decatur's Design Standards on approximately 190 linear feet along US Hwy 380 Business. The subject property is legally described as a 1.6411 acre tract of land in the J. B. Williams Survey, Abstract No. 880, City of Decatur, Wise County, Texas, and being the same tract of land as described in deed to Haghiri-Tseng Enterprises, LLC, as recorded in Volume 2147, Page 239, of the Deed Records of Wise County, Texas, and more commonly known 1500 W. US Hwy. 380 Business, Decatur, Texas.

ITEM 6: **V2010-07** Commission to take action to make a recommendation to City Council regarding Variance Application 2010-07— Louise Halprin's request, on behalf of Mahnaz Tseng, DDS, for a variance from Chapter 2, Section 201.2.3 'Street Improvements: "Curb and Gutter"' of the City of Decatur's Design Standards on approximately 190 linear feet along US Hwy 380 Business. The subject property is legally described as a 1.6411 acre tract of land in the J. B. Williams Survey, Abstract No. 880, City of Decatur, Wise County, Texas, and being the same tract of land as described in deed to Haghiri-Tseng Enterprises, LLC, as recorded in Volume 2147, Page 239, of the Deed Records of Wise County, Texas, and more commonly known 1500 W. US Hwy. 380 Business, Decatur, Texas.

ITEM 7: **FP2010-07** Commission to hear and take action to make a recommendation to City Council regarding Final Plat Application 2010-07—Louise Halprin’s request, on behalf of Mahnaz Tseng, DDS, to Final Plat Lot 1, Block 1, Decatur Sunshine Addition, legally described as a 1.6411 acre tract of land in the J. B. Williams Survey, Abstract No. 880, City of Decatur, Wise County, Texas, and being the same tract of land as described in deed to Haghiri-Tseng Enterprises, LLC, as recorded in Volume 2147, Page 239, of the Deed Records of Wise County, Texas, and more commonly known 1500 W. US Hwy. 380 Business, Decatur, Texas.

Adjournment

Prepared and posted this the 30th day of July 2010 in accordance with Chapter 551, Texas Government Code.



Dedra Denée Ragland, AICP
Planning 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.**