



# 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, January 5, 2021, at 5:30 P.M.**

**VIA - VIDEOCONFERENCING**

### Call to Order

**ITEM 1:** Consider and take appropriate action regarding approval of the Planning and Zoning Commission Meeting Minutes from December 1, 2020.

### General Agenda Comments

***This videoconferencing meeting is being used to allow Commissioners, staff and public participants to join the meeting in the following manner:***

**Anyone may join the meeting via videoconference at [www.zoom.us/join](http://www.zoom.us/join) or via telephone by calling [1-346-248-7799](tel:1-346-248-7799); meeting ID [988 5813 2625](#); and Password [069758](#).**

***If you join the meeting via Videoconferencing and want to address the Commission on an agenda item, you will need to have your camera on and hold up your hand when the Chairman calls for public comment and you will be recognized by the Chairman to address the Commission and will be allowed a total of three (3) minutes to provide comments regarding the posted agenda item for which the request to speak was submitted and you may speak during this item or during the Commission's consideration of individual items in accordance with City Council Rules of Procedure. 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. You may also email your comments to be read at the meeting to: [cfuss@decaturtx.org](mailto:cfuss@decaturtx.org) or [dragland@decaturtx.org](mailto:dragland@decaturtx.org) before and during the meeting on Tuesday, January 5<sup>th</sup>. Please provide your name, address and the agenda item number.***

### Non-Public Hearing Items:

**ITEM 2:** **PP2020-01** Commission to take action to make a recommendation to City Council regarding a request to preliminary plat Lot 1, Block 1, Decatur ISD School Addition, to the City of Decatur, Wise County, Texas being an approximate 44.6-acre tract of land out of the D. Moses Survey, Abstract No. 537, Wise County, Texas, and more commonly referred to as 1200 Eagle Dr., Decatur, Texas. A complete legal description of the property is found on the plat exhibit located in the staff report. **(Application PP2020-01—Mr. James Stevens, on behalf of Decatur ISD)**

**Or**

Consider and take action regarding the Applicant's written request for an extension of the 30-day period for P&Z consideration of a request to preliminary plat Lot 1, Block 1, Decatur ISD School Addition, to the City of Decatur, Wise County, Texas being an approximate 44.6-acre tract of land out of the D. Moses Survey, Abstract No. 537, Wise County, Texas, and more commonly referred to as 1200 Eagle Dr., Decatur, Texas. A complete legal description of the property is found on the plat exhibit located in the staff report. **(Application PP2020-01—Mr. James Stevens, on behalf of Decatur ISD)**

**ITEM 3:** **FP2020-04** Commission to take action to make a recommendation to City Council regarding a request to final plat Lot 1, Block 1, Decatur ISD School Addition, to the City of Decatur, Wise County, Texas being an approximate 44.6-acre tract of land out of the D. Moses Survey, Abstract No. 537, Wise County, Texas, and more commonly referred to as 1200 Eagle Dr., Decatur, Texas. A complete legal description of the property is found on the plat exhibit located in the staff report. **(Application FP2020-04—Mr. James Stevens, on behalf of Decatur ISD)**

**Or**

Consider and take action regarding the Applicant's written request for an extension of the 30-day period for P&Z consideration of a request to final plat Lot 1, Block 1, Decatur ISD School Addition, to the City of Decatur, Wise County, Texas being an approximate 44.6-acre tract of land out of the D. Moses Survey, Abstract No. 537, Wise County, Texas, and more commonly referred to as 1200 Eagle Dr., Decatur, Texas. A complete legal description of the property is found on the plat exhibit located in the staff report. **(Application FP2020-04—Mr. James Stevens, on behalf of Decatur ISD)**

**ITEM 4:** **V2020-10** Commission to hear staff comments and take action to make a recommendation to City Council regarding a request for a variance from Chapter 2, Section 201, "Street Improvements (curb/gutter)," of the City of Decatur's Design Standards on approximately 90.85 linear feet of property located along north Colorado Street, where adjacent to the east boundary of proposed Lot 1R, Block 29, Gage - McCoy Addition, and more commonly referred to as 1603 N. Colorado Street, Decatur, Texas. A complete legal description of the subject property is found on the plat exhibit located in the staff report. **(Application V2020-10—Mr. and Mrs. Evan Hughes)**

**ITEM 5:** **V2020-11** Commission to hear staff comments take action to make a recommendation to City Council regarding a request for a variance from Chapter 1, Section 106, "Sidewalks," of the City of Decatur's Design Standards on approximately 90.85 linear feet of property located along north Colorado Street, where adjacent to the east boundary of proposed Lot 1R, Block 29, Gage - McCoy Addition, and more commonly referred to as 1603 N. Colorado Street, Decatur, Texas. A complete legal description of the subject property is found on the plat exhibit located in the staff report. **(Application V2020-11—Mr. and Mrs. Evan Hughes)**

**ITEM 6:** **V2020-12** Commission to hear staff comments and take action to make a recommendation to City Council regarding a request for a variance from Chapter 1, Section 106, "Sidewalks," of the City of Decatur's Design Standards on approximately 96.96 linear feet of property located along south Hill Street, where adjacent to the east boundary of proposed Lot 24R-1, Block 3, C.D. Cates Addition, and more commonly referred to as 604 S. Hill Street, Decatur, Texas. A complete legal description of the subject property is found on the plat exhibit located in the staff report. **(Application V2020-12—Mr. Matthew Huddleston)**

**ITEM 7:** **V2020-13** Commission to hear staff comments and take action to make a recommendation to City Council regarding a request for a variance from Chapter 1, Section 106, "Sidewalks," of the City of Decatur's Design Standards on approximately 51.61 linear feet of property located along east Carpenter Street,

where adjacent to the south boundary of proposed Lot 24R-1, Block 3, C.D. Cates Addition, and more commonly referred to as 604 S. Hill Street, Decatur, Texas. A complete legal description of the subject property is found on the plat exhibit located in the staff report. **(Application V2020-13—Mr. Matthew Huddleston)**

- ITEM 8:** **V2020-14** Commission to hear staff comments and take action to make a recommendation to City Council regarding a request for a variance from Chapter 2, Section 201, "Street Improvements (curb/gutter)," of the City of Decatur's Design Standards on approximately 136.53 linear feet of property located along north Cates Street, where adjacent to the east boundary of proposed Lot 2R, Block 27, North Decatur Addition, and more commonly referred to as 1504 N. Cates Street, Decatur, Texas. A complete legal description of the subject property is found on the plat exhibit located in the staff report. **(Application V2020-14—Ms. Tara Bohme, on behalf of KBT Investment LLC.)**
- ITEM 9:** **V2020-15** Commission to hear staff comments and take action to make a recommendation to City Council regarding a request for a variance from Chapter 2, Section 201, "Street Improvements (curb/gutter)," of the City of Decatur's Design Standards on approximately 80.23 linear feet of property located along north McDonald Street, where adjacent to the west boundary of proposed Lot 6R, Block 27, North Decatur Addition, and more commonly referred to as 1504 N. Cates Street, Decatur, Texas. A complete legal description of the subject property is found on the plat exhibit located in the staff report. **(Application V2020-15—Ms. Tara Bohme, on behalf of KBT Investment LLC.)**
- ITEM 10:** **V2020-16** Commission to hear staff comments and take action to make a recommendation to City Council regarding a request for a variance from Chapter 2, Section 201, "Street Improvements (curb/gutter)," of the City of Decatur's Design Standards on approximately 306.46 linear feet of property located along east McCoy Street, where adjacent to the south boundary of proposed Lots 2R and 6R, Block 27, North Decatur Addition, and more commonly referred to as 1504 N. Cates Street, Decatur, Texas. A complete legal description of the subject property is found on the plat exhibit located in the staff report. **(Application V2020-16—Ms. Tara Bohme, on behalf of KBT Investment LLC.)**
- ITEM 11:** **V2020-17** Commission to hear staff comments and take action to make a recommendation to City Council regarding a request for a variance from Chapter 1, Section 106, "Sidewalks," of the City of Decatur's Design Standards on approximately 136.53 linear feet of property located along north Cates Street, where adjacent to the east boundary of proposed Lot 2R, Block 27, North Decatur Addition, and more commonly referred to as 1504 N. Cates Street, Decatur, Texas. A complete legal description of the subject property is found on the plat exhibit located in the staff report. **(Application V2020-17—Ms. Tara Bohme, on behalf of KBT Investment LLC.)**
- ITEM 12:** **V2020-18** Commission to hear staff comments and take action to make a recommendation to City Council regarding a request for a variance from Chapter 1, Section 106, "Sidewalks," of the City of Decatur's Design Standards on approximately 80.23 linear feet of property located along north McDonald Street, where adjacent to the west boundary of proposed Lot 6R, Block 27, North Decatur Addition, and more commonly referred to as 1504 N. Cates Street, Decatur, Texas. A complete legal description of the subject property is found on the plat exhibit located in the staff report. **(Application V2020-18—Ms. Tara Bohme, on behalf of KBT Investment LLC.)**

- ITEM 13:** **V2020-19** Commission to hear staff comments and take action to make a recommendation to City Council regarding a request for a variance from Chapter 1, Section 106, "Sidewalks," of the City of Decatur's Design Standards on approximately 306.46 linear feet of property located along east McCoy Street, where adjacent to the south boundary of proposed Lots 2R and 6R, Block 27, North Decatur Addition, and more commonly referred to as 1504 N. Cates Street, Decatur, Texas. A complete legal description of the subject property is found on the plat exhibit located in the staff report. **(Application V2020-19—Ms. Tara Bohme, on behalf of KBT Investment LLC.)**
- ITEM 14:** **V2020-20** Commission to hear staff comments and take action to make a recommendation to City Council regarding a request for a variance from Chapter 2, Section 201, "Street Improvements (curb/gutter)," of the City of Decatur's Design Standards on approximately 124.7 linear feet of property located along north Colorado Street, where adjacent to the west boundary of proposed Lot 5-R, Block 16, North Hills Addition, and more commonly referred to as 1700 N. Colorado Street, Decatur, Texas. A complete legal description of the subject property is found on the plat exhibit located in the staff report. **(Application V2020-20—Mr. Marvin Crawford)**
- ITEM 15:** **V2020-21** Commission to hear staff comments and take action to make a recommendation to City Council regarding a request for a variance from Chapter 2, Section 201, "Street Improvements (curb/gutter)," of the City of Decatur's Design Standards on approximately 142.29 linear feet of property located along Fuller Street, where adjacent to the west boundary of proposed Lot 5-R, Block 16, North Hills Addition, and more commonly referred to as 1700 N. Colorado Street, Decatur, Texas. A complete legal description of the subject property is found on the plat exhibit located in the staff report. **(Variance Application V2020-21—Mr. Marvin Crawford)**
- ITEM 16:** **V2020-22** Commission to hear staff comments and take action to make a recommendation to City Council regarding a request for a variance from Chapter 1, Section 106, "Sidewalks," of the City of Decatur's Design Standards on approximately 124.7 linear feet of property located along north Colorado Street, where adjacent to the west boundary of proposed Lot 5-R, Block 16, North Hills Addition, and more commonly referred to as 1700 N. Colorado Street, Decatur, Texas. A complete legal description of the subject property is found on the plat exhibit located in the staff report. **(Application V2020-22—Mr. Marvin Crawford)**
- ITEM 17:** **V2020-23** Commission to hear staff comments and take action to make a recommendation to City Council regarding a request for a variance from Chapter 1, Section 106, "Sidewalks," of the City of Decatur's Design Standards on approximately 142.29 linear feet of property located along Fuller Street, where adjacent to the west boundary of proposed Lot 5-R, Block 16, North Hills Addition, and more commonly referred to as 1700 N. Colorado Street, Decatur, Texas. A complete legal description of the subject property is found on the plat exhibit located in the staff report. **(Application V2020-23—Mr. Marvin Crawford)**

**Public Hearing Items:**

- ITEM 18:** **RP2020-07** Commission to hear comments and take action to make a recommendation to the City Council regarding a request to final plat Lot 1R, Block 29, Gage – McCoy Addition, being approximately a 0.304-acre tract of land in the City of Decatur, Wise County, Texas and being a replat of the remainder of Lot 1,

Block 29, Gage – McCoy Addition and the south 25 feet of Harris Street and more commonly referred to as 1603 N. Colorado St., Decatur, Texas. A complete legal description of the property is found on the plat exhibit located in the staff report. **(Application RP2020-07—Mr. and Mrs. Evan Hughes)**

- ITEM 19:** **RP2020-08** Commission to hear comments and take action to make a recommendation to the City Council regarding a request to final plat Lot 24R-1, Block 3, C.D. Cates Addition, being approximately a 0.166-acre tract of land in the City of Decatur, Wise County, Texas and being a replat of Lot 24, Block 3, C.D. Cates Addition and more commonly referred to as 604 S. Hill St., Decatur, Texas. A complete legal description of the property is found on the plat exhibit located in the staff report. **(Application RP2020-08—Mr. Matthew Huddleston)**
- ITEM 20:** **RP2020-09** Commission to hear comments and take action to make a recommendation to the City Council regarding a request to final plat Lots 2R and 6R, Block 27, North Decatur Addition, being approximately a 0.773-acre tract of land in the City of Decatur, Wise County, Texas and being a replat of part of Lots 2, 3, 4, 6, 7 and part of an alley (not open), Block 27, North Decatur Addition and more commonly referred to as 1504 N. Cates St., Decatur, Texas. A complete legal description of the property is found on the plat exhibit located in the staff report. **(Application RP2020-09—Ms. Tara Bohme, on behalf of KBT Investment LLC.)**
- ITEM 21:** **RP2020-10** Commission to hear comments and take action to make a recommendation to the City Council regarding a request to final plat Lot 5R, Block 16, North Hills Addition, being approximately a 0.41-acre tract of land in the City of Decatur, Wise County, Texas and being a replat of Lots 5 and 6, Block 16, North Hills Addition and more commonly referred to as 1700 N. Colorado St., Decatur, Texas. A complete legal description of the property is found on the plat exhibit located in the staff report. **(Application RP2020-10—Mr. Marvin Crawford)**
- ITEM 22:** **SI2020-02** Commission to hear comments and take action to make a recommendation to the City Council regarding amendments to Appendix “B,” “Zoning,” of the Code of Ordinances, including amendments to the Definitions section, changes to applicable sections governing the Sale of Alcoholic Beverages at Golf Courses and Country Clubs located in residential districts to allow such use provided that a specific use permit is approved, changes to applicable Zoning Ordinance sections regulating side yard setbacks in the Single Family 1 (SF-1) and Single Family 2 (SF-2) zoning districts, and regulating fences in residential areas to allow fences under a specified height to be located in front yards, and amendments to other sections made necessary by the proposed amendments. **(Application SI2020-02 – City of Decatur Staff Initiated)**

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

- ITEM 23:** New and/or future business items:
- a. As of agenda posting, the February 2, 2021, meeting has no (0) Planning applications. Submittal deadline is January 4, 2021, at 11:00 a.m. (If applications are received, the meeting will be a Virtual Only meeting.)

Prepared and posted this the 31<sup>st</sup> day of December, 2020, in accordance with Chapter 551, Texas Government Code.



Dedra Denée Ragland, AICP  
Planning and Development Director

**PURSUANT TO SECTION 551.127, TEXAS GOVERNMENT CODE, ONE OR MORE COMMISSIONERS OR EMPLOYEES MAY ATTEND THIS MEETING REMOTELY USING VIDEOCONFERENCING TECHNOLOGY. THE VIDEO AND AUDIO FEED OF THE VIDEOCONFERENCING EQUIPMENT CAN BE VIEWED AND HEARD BY THE PUBLIC AT THE ADDRESS POSTED ABOVE AS THE LOCATION OF THE MEETING.**

**\*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.****