



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, November 19, 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 October 29, 2019.

General Agenda 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 total of three (3) minute time period to provide comments regarding the posted agenda item for which the request to speak was submitted and 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.

Non-Public Hearing Items:

- ITEM 2:** **V2019-54** Commission to hear staff comments and consider taking action to make a recommendation to City Council regarding **Variance Application 2019-54**—Pastor and Mrs. Timothy Jenkins' request for a variance from Chapter 1, Section 106, "Sidewalks," of the City of Decatur's Design Standards on approximately 94.9 linear feet of property located along S. Holman Street, where adjacent to the east boundary of proposed Lot 1, Block 56R, Tarleton Addition, and more commonly referred to as 200 S. Holman Street, Decatur, Texas. A complete legal description of the subject property is found on the plat exhibit located in the staff report.
- ITEM 3:** **V2019-55** Commission to hear staff comments and consider taking action to make a recommendation to City Council regarding **Variance Application 2019-55**—Pastor and Mrs. Timothy Jenkins' request for a variance from Chapter 2, Section 201, "Street Improvements (curb/gutter)," of the City of Decatur's Design Standards on approximately 90.3 linear feet of property located along W. Shoemaker Street, where adjacent to the south boundary of proposed Lot 1, Block 56R, Tarleton Addition, and more commonly referred to as 200 S. Holman Street, Decatur, Texas. A complete legal description of the subject property is found on the plat exhibit located in the staff report.
- ITEM 4:** **V2019-56** Commission to hear staff comments and consider taking action to make a recommendation to City Council regarding **Variance Application 2019-56**—Pastor and Mrs. Timothy Jenkins' request for a variance from Chapter 1, Section 106, "Sidewalks," of the City of Decatur's Design Standards on approximately 90.3 linear feet of property located along W. Shoemaker Street, where adjacent to the south boundary of proposed Lot 1, Block 56R, Tarleton Addition, and more commonly referred to as 200 S. Holman Street, Decatur, Texas. A complete legal description of the subject property is found on the plat exhibit located in the staff report.

- ITEM 5:** **V2019-57** Commission to hear staff comments and consider taking action to make a recommendation to City Council regarding **Variance Application 2019-57**—Pastor and Mrs. Timothy Jenkins’ request for a variance from Chapter 2, Section 201, “Street Improvements (curb/gutter),” of the City of Decatur’s Design Standards on approximately 90.1 linear feet of property located along W. Pecan Street, where adjacent to the north boundary of proposed Lot 1, Block 56R, Tarleton Addition, and more commonly referred to as 200 S. Holman Street, Decatur, Texas. A complete legal description of the subject property is found on the plat exhibit located in the staff report.
- ITEM 6:** **V2019-58** Commission to hear staff comments and consider taking action to make a recommendation to City Council regarding **Variance Application 2019-58**—Pastor and Mrs. Timothy Jenkins’ request for a variance from Chapter 1, Section 106, “Sidewalks,” of the City of Decatur’s Design Standards on approximately 90.1 linear feet of property located along W. Pecan Street, where adjacent to the north boundary of proposed Lot 1, Block 56R, Tarleton Addition, and more commonly referred to as 200 S. Holman Street, Decatur, Texas. A complete legal description of the subject property is found on the plat exhibit located in the staff report.
- ITEM 7:** **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. RP2019-18** Commission to take action to make a recommendation to City Council regarding **Replat Application 2019-18**—Mr. Doug Henderson’s request, on behalf of Jeff Horn, W-H Storage and AT&T, to final plat Lot 1, Block 1, Giant Eagle Addition, being a replat of parts of Blocks 107, 120, and Charles Street (closed by City Ordinance No. 2-74) and Short Street (closed by City Ordinance No. 2-74) in the South Decatur Addition, City of Decatur, Wise County, Texas, and more commonly referred to as 1600 S. State St., Decatur, Texas. A complete legal description of the property is found on the plat exhibit located in the staff report.
- B. 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.
- C. FP2019-09** Commission to take action to make a recommendation to City Council regarding **Final Plat Application 2019-09**—Ms. Dayna Bland’s request, on behalf of University of Gymnastics, to final plat Lot 1, Block 1, Nicole Rose Hill Addition, being a 1.341-acre tract of land in the G.M. Vigil Survey, Abstract Number 857, City of Decatur, Wise County, Texas and more commonly referred to as 1303 N. US Highway 287 Business, Decatur, Texas. A complete legal description of the property is found on the plat exhibit located in the staff report.

ITEM 8: **RP2019-19** Commission to take action to make a recommendation to City Council regarding **Replat Application 2019-19**—Earl Smith’s request, on behalf of City of Decatur and High Five Capital LP, to final plat Lots 1R and 2R, Block 1, Cartwright Addition, being a replat of Block 2, Lots 1-3, Lots 6-8, and part of Lots 4 & 5, Cartwright Addition, to the City of Decatur, Texas, according to the plat recorded in Cabinet B, Slide 595 Plat Records, Wise County, Texas and being all of Blocks 2, 3 and part of Block 4 of J. A. Proctor Survey, Abstract No. 683, Wise County, Texas, City of Decatur, Texas including a 10’ x 175’ alley abandonment situated in said Cartwright Addition, and more commonly referred to as 303 E. Walnut St. and 201 N. Cates St., 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 **Replat Application 2019-19**—Earl Smith’s request, on behalf of City of Decatur and High Five Capital LP, to final plat Lots 1R and 2R, Block 1, Cartwright Addition, being a replat of Block 2, Lots 1-3, Lots 6-8, and part of Lots 4 & 5, Cartwright Addition, to the City of Decatur, Texas, according to the plat recorded in Cabinet B, Slide 595 Plat Records, Wise County, Texas and being all of Blocks 2, 3 and part of Block 4 of J. A. Proctor Survey, Abstract No. 683, Wise County, Texas, City of Decatur, Texas including a 10’ x 175’ alley abandonment situated in said Cartwright Addition, and more commonly referred to as 303 E. Walnut St. and 201 N. Cates St., Decatur, Texas. A complete legal description of the property is found on the plat exhibit located in the staff report.

Public Hearing Items:

ITEM 9: **RP2019-17** Commission to hear staff report and public comments and consider and take action to make a recommendation to City Council regarding **Replat Application 2019-17**—Pastor and Mrs. Timothy Jenkins’ request to final plat Lot 1, Block 56R, Tarleton Addition, being approximately 0.19 acres and a replat of part of Block 56, of the Subdivision of the James Tarleton Survey, Abstract Number 805, in the City of Decatur, Wise County, Texas and more commonly referred to as 200 S. Holman Street, Decatur, Texas. A complete legal description of the property is found on the plat exhibit located in the staff report.

For Your Information Items:

- ITEM 10:** New and/or future business items:
- a. December 3, 2019 meeting currently has one (1) Planning application. Submittal deadline was November 4, 2019:
 - 1. RP2019-20 – 103 W. Saunders St. Residential Replat
 - b. December 17, 2019 meeting currently has no (0) Planning applications. Submittal deadline was November 18, 2019.

Adjournment:

Prepared and posted this the 14th day of November, 2019, in accordance with Chapter 551, Texas Government Code.

Dedra Denée Ragland, AICP
Planning and Development Director