



# 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, July 5, 2016, at 6:00 P.M.

City Hall Council Chambers

201 E. Walnut

#### Call to Order

- ITEM 1:** Consider and take appropriate action regarding approval of:
- April 5, 2016 Planning and Zoning Commission Meeting Minutes
  - May 3, 2016 Planning and Zoning Commission Meeting Minutes
  - June 7, 2016 Planning and Zoning Commission Meeting Minutes

#### Non Public Hearing Items:

- ITEM 2:** **V2016-03** Commission to hear and consider and take action to make a recommendation to City Council regarding Variance Application 2016-03—Ronald Hubbard's request, on behalf of The Eagle Drive Baptist Church, for a variance to the Decatur Design Standards, Chapter 1 "Design Criteria," Section 104 "Easements," Subsection 104.1 "Utility Easements." Specifically, applicant is requesting a reduction from the ten (10) feet wide easement requirement on either side of all rear lot lines and along the side lot lines for utilities such as electric, telephone and gas to 3' along the rear lot line where adjacent to the accessory structure of proposed Lot 1, Block 1, Eagle Drive Baptist Church Addition, being a 1.65-acre tract of a 5.26-acre tract of land out of the David Moses Survey, Abstract No. 537, and being the same tracts of land as deeded to Trustees of Decatur Baptist Temple in Volume 409, Page 379, Real Records, Wise County, Texas and to Eagle Drive Baptist Church in Volume 1838, Page 598, Official Records, and as more completely described by metes and bounds on the plat exhibit in the staff report, City of Decatur, Wise County, Texas.
- ITEM 3:** **V2016-04** Commission to hear and consider and take action to make a recommendation to City Council regarding Variance Application 2016-04—Ronald Hubbard's request, on behalf of The Eagle Drive Baptist Church, for a variance to the Decatur Design Standards, Chapter 1 "Design Criteria," Section 104 "Easements," Subsection 104.1 "Utility Easements." Specifically, applicant is requesting a reduction from the ten (10) feet wide easement requirement on either side of all rear lot lines and along the side lot lines for utilities such as electric, telephone and gas to 7.5' along the side lot line of proposed Lots 1 & 2, Block 1, Eagle Drive Baptist Church Addition (as diagrammed in the easement exhibits in Attachment 3 of the staff report), being a 1.65-acre tract (Lot 1) and a 3.61-acre tract (Lot 2) of a 5.26-acre tract of land out of the David Moses Survey, Abstract No. 537, and being the same tracts of land as deeded to Trustees of Decatur Baptist Temple in Volume 409, Page 379, Real Records, Wise County, Texas and to Eagle Drive Baptist Church in Volume 1838, Page 598, Official Records, and as more completely described by metes and bounds on the plat exhibit in the staff report, City of Decatur, Wise County, Texas.
- .ITEM 4:** **PP2016-03** Commission to hear and consider and take action to make a recommendation to City Council regarding Preliminary Plat Application 2016-03—Ronald Hubbard's request, on behalf of The Eagle Drive Baptist Church, to preliminary plat Lot 1 and Lot 2, Block 1, Eagle Drive Baptist Church Addition, being a 5.26-acre tract of land out of the David Moses Survey, Abstract No. 537,

and being the same tracts of land as deeded to Trustees of Decatur Baptist Temple in Volume 409, Page 379, Real Records, Wise County, Texas and to Eagle Drive Baptist Church in Volume 1838, Page 598, Official Records, and as more completely described by metes and bounds on the plat exhibit in the staff report, City of Decatur, Wise County, Texas.

**ITEM 5: FP2016-03** Commission to hear and consider and take action to make a recommendation to City Council regarding Final Plat Application 2016-03—Ronald Hubbard's request, on behalf of The Eagle Drive Baptist Church, to final plat Lot 1 and Lot 2, Block 1, Eagle Drive Baptist Church Addition, being a 5.26-acre tract of land out of the David Moses Survey, Abstract No. 537, and being the same tracts of land as deeded to Trustees of Decatur Baptist Temple in Volume 409, Page 379, Real Records, Wise County, Texas and to Eagle Drive Baptist Church in Volume 1838, Page 598, Official Records, and as more completely described by metes and bounds on the plat exhibit in the staff report, City of Decatur, Wise County, Texas.

**ITEM 6:** New and/or future business items.

### **Adjournment**

Prepared and posted this the 1<sup>st</sup> day of July, 2016, in accordance with Chapter 551, Texas Government Code.



Dedra Denée Ragland, AICP  
Planning and Development Director