



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 and City Council Joint Workshop*

Monday, September 12, 2016, at 5:30 P.M.

City Hall Council Chamber

201 E. Walnut

Call to Order

ITEM 1: HEAR, DISCUSS AND GIVE STAFF DIRECTION REGARDING THE PROPOSED AMENDMENTS TO THE CITY OF DECATUR COMPREHENSIVE PLAN'S LONG RANGE MASTER PLAN (LRMP) FUTURE LAND USES OF CERTAIN TRACTS OF LAND INSIDE THE CITY LIMITS AND EXTENDING THE LAND USE DESIGNATIONS TO THE EXTRATERRITORIAL JURISDICTION (ETJ).

Adjournment

Prepared and posted this the 8th day of September, 2016, in accordance with Chapter 551, Texas Government Code.

Dedra Denée Ragland, AICP
Planning and Development Director



CITY OF DECATUR, TEXAS

AGENDA CITY COUNCIL MEETING Monday, September 12, 2016

COUNCIL AND PLANNING & ZONING COMMISSION **JOINT WORKSHOP 5:30 p.m.**

HEAR, DISCUSS AND GIVE STAFF DIRECTION REGARDING THE PROPOSED AMENDMENTS TO THE CITY OF DECATUR COMPREHENSIVE PLAN'S LONG RANGE MASTER PLAN (LRMP) FUTURE LAND USES OF CERTAIN TRACTS OF LAND INSIDE THE CITY LIMITS AND EXTENDING THE LAND USES IN THE EXTRATERRITORIAL JURISDICTION (ETJ).

REGULAR MEETING **6:00 p.m.**

CALL TO ORDER

MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

1. CONSIDER APPROVAL OF MINUTES OF COUNCIL MEETINGS HELD:
 - a. AUGUST 22, 2016
 - b. AUGUST 29, 2016
2. CONSIDER APPROVAL OF BILLS AND INVOICES FOR AUGUST 2016.

Planning and Zoning Report:

Open Public Hearing:

3. HEAR STAFF REPORT, PUBLIC COMMENT, AND TAKE ACTION ON **REPLAT APPLICATION RP2016-02**—HAROLD BALLARD'S REQUEST, ON BEHALF OF TIFFANY LEEANN WASKOWICZ, TO FINAL PLAT LOTS 1R, 2R & 3R, BLOCK A, FAIRVIEW ESTATES EAST, BEING A REPLAT OF LOT 1, BLOCK A, FAIRVIEW ESTATES EAST, IN THE EXTRATERRITORIAL JURISDICTION (ETJ) OF THE CITY OF DECATUR, WISE COUNTY, TEXAS. **(THE PLANNING AND ZONING COMMISSION RECOMMEND APPROVAL 5-0, VICE-CHAIRMAN LEMOND ABSENT.)**
4. HEAR AND CONSIDER STAFF REPORT, PUBLIC COMMENT, SERVICE PLAN AND FIRST READING OF AN ORDINANCE ON VOLUNTARY ANNEXATION PETITION 2016-01—DANIEL COCANOUGH'S REQUEST, ON BEHALF OF COCANOUGH FAMILY MANAGEMENT, LLC; WISE ASSET PROPERTY DECATUR, LTD; DARLA WOOTEN; ALLEE MOULDER; THE ESTATE OF DEBORAH LYNN BRIDGES; AND MARIE SUE MURRAY TO VOLUNTARILY ANNEX (AND SUBSEQUENTLY UPDATE THE LAND USE MAP TO COMMERCIAL AND ZONE

TO C-2 OR THOROUGHFARE BUSINESS) APPROXIMATELY 168.8 ACRES AND APPROXIMATELY 27 ACRES OF US HWY 81/287 (TXDOT RIGHT-OF-WAY) INTO THE CORPORATE LIMITS OF THE CITY OF DECATUR, TEXAS. THE PROPERTY TO BE ANNEXED IS GENERALLY LOCATED NORTHWEST AND SOUTHWEST OF US HWY 81/287, SOUTH OF CARSON DRIVE AND WEST OF US HWY 81/287 BUSINESS, AND INCLUDING US HWY 81/287 WHERE ADJACENT TO THE CURRENT CITY LIMITS AND TO THE TRACTS TO BE ANNEXED IN DECATUR'S SOUTHEASTERN EXTRATERRITORIAL JURISDICTION (ETJ). A COMPLETE LEGAL DESCRIPTION OF THE PROPERTY CAN BE OBTAINED FROM THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT. **(THE PLANNING AND ZONING COMMISSION RECOMMEND APPROVAL 5-0, VICE-CHAIRMAN LEMOND ABSENT AND CHAIRMAN EDWARDS RECUSED.)**

5. HEAR AND CONSIDER STAFF REPORT, PUBLIC COMMENT AND FIRST READING OF AN ORDINANCE ON COMPREHENSIVE PLAN AMENDMENT APPLICATION 2016-02—DANIEL COCANOUGH'S REQUEST, ON BEHALF OF COCANOUGH FAMILY MANAGEMENT, LLC; WISE ASSET PROPERTY DECATUR, LTD; DARLA WOOTEN; ALLEE MOULDER; THE ESTATE OF DEBORAH LYNN BRIDGES; AND MARIE SUE MURRAY TO UPDATE THE LAND USE MAP TO A COMMERCIAL (COM) LAND USE DESIGNATION ON APPROXIMATELY 168.8 ACRES AND APPROXIMATELY 27 ACRES OF US HWY 81/287 (TXDOT RIGHT-OF-WAY) IMMEDIATELY UPON ANNEXATION INTO THE CORPORATE LIMITS OF THE CITY OF DECATUR, TEXAS. THE PROPERTY IS GENERALLY LOCATED NORTHWEST AND SOUTHWEST OF US HWY 81/287, SOUTH OF CARSON DRIVE AND WEST OF US HWY 81/287 BUSINESS, AND INCLUDING US HWY 81/287 WHERE ADJACENT TO THE CURRENT CITY LIMITS AND TO THE TRACTS TO BE ANNEXED IN DECATUR'S SOUTHEASTERN EXTRATERRITORIAL JURISDICTION (ETJ). A COMPLETE LEGAL DESCRIPTION OF THE PROPERTY CAN BE OBTAINED FROM THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT. **(THE PLANNING AND ZONING COMMISSION RECOMMEND APPROVAL 5-0, VICE-CHAIRMAN LEMOND ABSENT AND CHAIRMAN EDWARDS RECUSED.)**
6. HEAR STAFF REPORT, PUBLIC COMMENT AND CONSIDER FIRST READING OF AN ORDINANCE ON ZONING APPLICATION 2016-04—DANIEL COCANOUGH'S REQUEST, ON BEHALF OF COCANOUGH FAMILY MANAGEMENT, LLC; WISE ASSET PROPERTY DECATUR, LTD; DARLA WOOTEN; ALLEE MOULDER; THE ESTATE OF DEBORAH LYNN BRIDGES; AND MARIE SUE MURRAY TO ZONE APPROXIMATELY 168.8 ACRES AND APPROXIMATELY 27 ACRES OF US HWY 81/287 (TXDOT RIGHT-OF-WAY) WHERE IT ABUTS THE SITE AND THE CITY LIMITS TO A THOROUGHFARE BUSINESS DISTRICT (C2) ZONING DISTRICT IMMEDIATELY UPON ANNEXATION INTO THE CORPORATE LIMITS OF THE CITY OF DECATUR, TEXAS. THE PROPERTY TO BE ZONED IS GENERALLY LOCATED NORTHWEST AND SOUTHWEST OF US HWY 81/287, SOUTH OF CARSON DRIVE AND WEST OF US HWY 81/287 BUSINESS, AND INCLUDING US HWY 81/287 WHERE ADJACENT TO THE CURRENT CITY LIMITS AND TO THE TRACTS TO BE ANNEXED IN DECATUR'S SOUTHEASTERN EXTRATERRITORIAL JURISDICTION (ETJ). A COMPLETE LEGAL DESCRIPTION OF THE PROPERTY CAN BE OBTAINED FROM THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT. **(THE PLANNING AND ZONING COMMISSION RECOMMEND APPROVAL 5-0, VICE-CHAIRMAN LEMOND ABSENT AND CHAIRMAN EDWARDS RECUSED.)**

Close Public Hearing

7. CONSIDER TAKING ACTION ON SECOND READING OF AN ORDINANCE AMENDING THE CITY OF DECATUR SCHEDULE OF FEES IN ORDINANCE 2015-09-11, BY UPDATING FEES IMPOSED BY THE CITY FOR WASTEWATER/SEWER RATES, CURBSIDE BRUSH REMOVAL, BALL FIELD FEES AND WATER METER FEES.

8. CONSIDER TAKING ACTION ON SECOND READING OF AN ORDINANCE OF THE CITY OF DECATUR, TEXAS ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2016 AND ENDING SEPTEMBER 30, 2017.
9. CONSIDER TAKING ACTION ON SECOND READING OF AN ORDINANCE OF THE CITY OF DECATUR, TEXAS APPROVING THE APPRAISAL ROLL; LEVYING AD VALOREM TAXES FOR 2016 AT \$0.717 PER ONE HUNDRED DOLLARS ASSESSED VALUATION OF ALL TAXABLE PROPERTY WITHIN THE CORPORATE LIMITS TO PROVIDE REVENUES FOR CURRENT EXPENSES AND INTEREST AND SINKING FUND REQUIREMENTS; PROVIDING FOR A DECREASE IN TAXES FOR MAINTENANCE AND OPERATIONS; PROVIDING DUE AND DELINQUENT DATES AND PROVIDING AN EFFECTIVE DATE.
10. DISCUSS AND CONSIDER FIRST READING OF AN ORDINANCE AMENDING ORDINANCE 2016-07-13 ESTABLISHING A MEMORIAL DESIGNATION FOR US HWY 380, AS IS SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF DECATUR, TO "JAMES 'PONCHO' BENNETT MEMORIAL HIGHWAY".
11. CONSIDER AND TAKE APPROPRIATE ACTION REGARDING EMPLOYMENT OF AUDITOR TO PERFORM ANNUAL OUTSIDE AUDIT.
12. CONSIDER AND APPROVE INTERLOCAL AGREEMENT BETWEEN WISE COUNTY AND THE CITY OF DECATUR, TEXAS FOR FIRE PROTECTION AND FIRST RESPONDER SERVICES FOR FISCAL YEAR 2016-2017.
13. CONSIDER AND TAKE ACTION REGARDING A CONTRACT OF SERVICE BETWEEN WISE COUNTY AND THE DECATUR PUBLIC LIBRARY FOR SERVICES AS A COUNTY LIBRARY FOR FISCAL YEAR 2016-2017.
14. CONSIDER AWARD OF A BID TO EAGLE LABS, INC. FOR ONE YEAR BEGINNING OCTOBER 1, 2016 WITH TWO ONE YEAR OPTIONS FOR THE PURCHASE OF CHEMICALS. (WATER TREATMENT)
15. CONSIDER APPROVAL OF ROUTINE AIRPORT MAINTENANCE PROGRAM (RAMP) AGREEMENT BETWEEN THE CITY OF DECATUR AND THE TEXAS DEPARTMENT OF TRANSPORTATION, AVIATION DIVISION AND AUTHORIZE CITY MANAGER TO EXECUTE AGREEMENT.
16. CONSIDER A REQUEST OF THE DECATUR POLICE DEPARTMENT FOR THE CLOSURE OF 100 BLOCK OF MAIN STREET AND 100 BLOCK OF STATE STREET (AT THE SQUARE) CLOSED ON TUESDAY, OCTOBER 4TH FROM 5:00 TO 10:00 P.M. FOR THE POLICE DEPARTMENT CELEBRATION OF TEXAS NIGHT OUT.
17. **EXECUTIVE SESSION** – IN ACCORDANCE WITH TEXAS GOVERNMENT CODE 551, SUBCHAPTER D – SUBSECTION 551.074 – PERSONNEL MATTERS – EVALUATION OF CITY MANAGER.
18. ACTION FROM EXECUTIVE SESSION

ADJOURNMENT

I hereby certify that the above agenda was posted on the official bulletin board at City Hall, 201 E. Walnut, Decatur Texas, on Thursday, September 8, 2016, by 5:00 p.m., pursuant to the Texas Government Code, Chapter 551.

Diane Cockrell, TRMC, City Secretary



CITY OF DECATUR, TEXAS

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STAFF REPORT

September 12, 2016 – Planning & Zoning Commission and City Council Joint Workshop

TO: Honorable Mayor and City Council Members
Planning & Zoning Commissioners

CASE: SI2016-04

FROM: Dedra D. Ragland, AICP, Planning Director

APPLICANT: City of Decatur

DATE: September 7, 2016

REQUEST: Amend and extend Long Range Master Plan Land Use

Case Notes:

City Council and Planning and Zoning Commission to hear and discuss and give staff direction regarding the proposed amendments to the City of Decatur Comprehensive Plan's Long Range Master Plan (LRMP) future land uses of certain tracts of land inside the City Limits and extending the land uses in the Extraterritorial Jurisdiction (ETJ).

Legality:

According to the Texas Local Government Code, the land use designation can be legally amended given a public hearing (§213.003), review and recommendation from the Planning & Zoning Commission (§213.003), and approval by City Council (City Charter).

Analysis:

- The Comprehensive Plan is driven by a small and simple set of key principles that have helped identify the development priorities of the plan. These include the concept of sustainability and the planning and design ideas incorporated in the smart growth movement. It sets forth goals, policies, and guidelines intended to direct the present and future physical, social and economic development that occurs within its planning jurisdiction and that includes a unified physical design for the public and private development of the community.
- Land use is the basic element of the comprehensive plan. It designates the future use or reuse of the land within the City, and the policies and reasoning used to arrive at the decisions in the plan. The land use plan serves as a guide to official decisions regarding the distribution and intensity of private development, as well as public decisions on the location of future public facilities and open spaces. It is also a basic guide to zoning and subdivision controls, urban renewal, and capital improvement programs. It is the long-range plan for the desirable use of land in the City; the purpose of such plan being, among other purposes, to serve as a guide in future development and zoning for the City.
- Following the adoption of the Annexation Policy on October 14, 2013, staff was directed to extend the land use classifications to the ETJ to help guide policy discussion and policy directives when assessing annexations on a case-by-case basis.
- Current land use map, amended in August 2006, does not identify the future land uses in most of the ETJ (refer to Attachment 1). Planning and Zoning Commission and City Council to discuss staff's proposal for extending the future land use designations into the ETJ and amending certain tracts inside the city limits to reflect more feasible and accurate development potential.
 - Primary Areas within the City to consider amending land use designation (refer to Attachment 2):
 1. Hale Street, west of Trinity, from Low Density Residential (LDR) to Commercial (COM) corridor;

2. Identification of City/Public Facilities; and
 3. Others
- Primary Areas within the ETJ to consider extending land use designations(refer to Attachment 2):
 1. Mostly Low Density Residential (LDR);
 2. Cocanougher Ranch to be annexed—Commercial (COM);
 3. Along major thoroughfares—Commercial (COM); and
 4. Others

Recommendation:

Direct staff to continue process for adopting the proposed amendments to the future land use map.

Attachments:

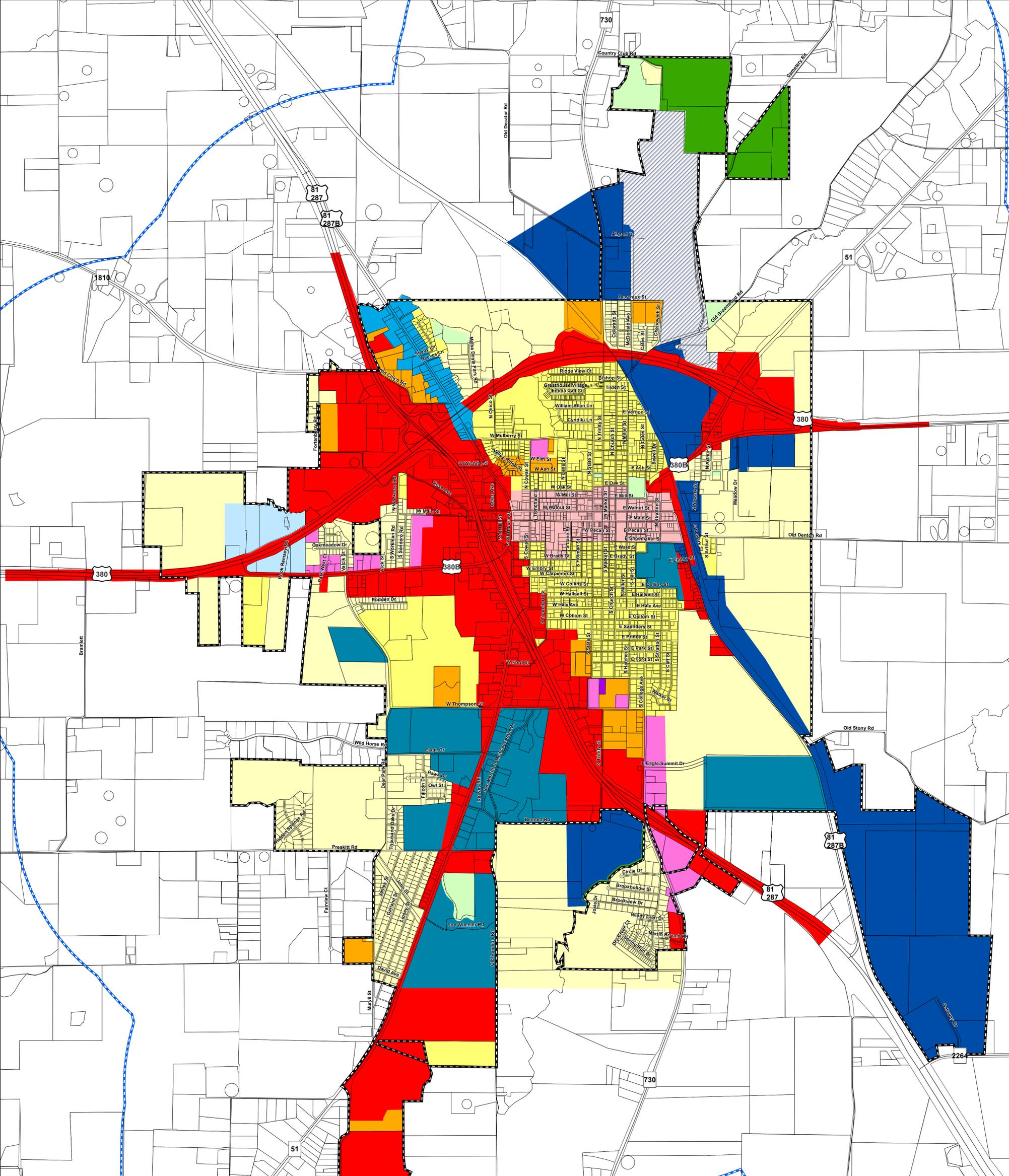
1. Land Use Map (Existing)
2. Land Use Map (Proposed)

DECATUR *Texas*

LAND USE MAP

August 2016

PLANNING & DEVELOPMENT



- Landuse**
- Airport
 - Commercial
 - Convention District
 - Downtown
 - Industrial
 - Institution
 - Low Density Residential
 - Medium Density Residential
 - High Density Residential
 - Mixed Use
 - Museum District
 - Office
 - Park
 - Trail System/Open Space

Legend

- Decatur City Limits
- Decatur ETJ



Not to Scale

Last Ordinance: CP2016-01 Ord 2016-02-01

This map is a graphic representation prepared by the City of Decatur's Planning Department and is intended for use only as a reference. Data depicted here is not guaranteed for accuracy and may be subject to revision at any time without notification. A Registered Surveyor for the State of Texas was not consulted. For survey level accuracy, supervision and certification on the produced data by a Registered Professional Land Surveyor for the State of Texas would have to be performed.

A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

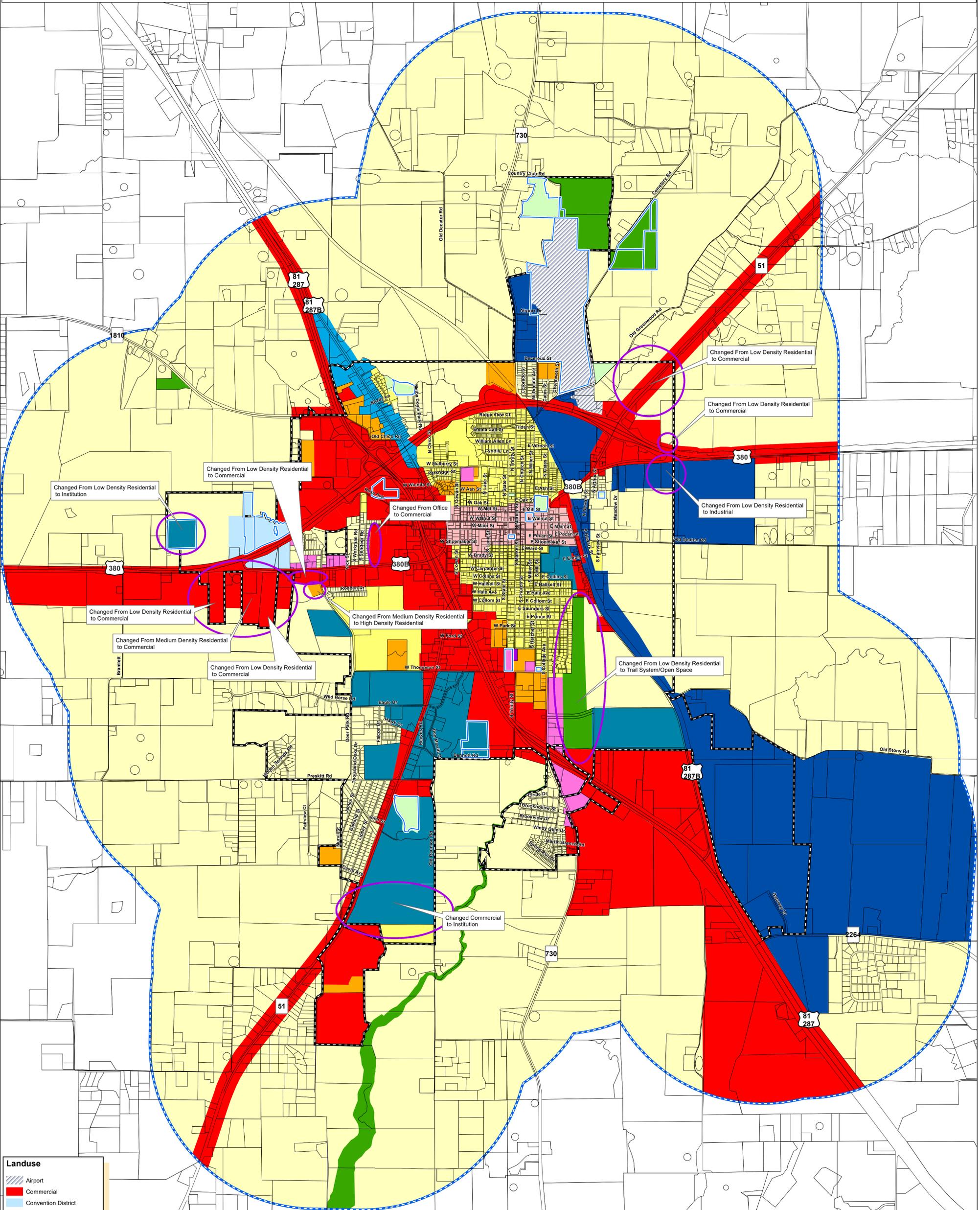
Created by:
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DECATUR *Texas*

LAND USE MAP

PLANNING & DEVELOPMENT

Proposed



Landuse

- Airport
- Commercial
- Convention District
- Downtown
- Industrial
- Institution
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Mixed Use
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Legend

- Decatur City Limits
- Decatur ETJ

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