

AGENDA

Planning and Zoning Commission Meeting
Decatur City Hall – 201 E. Walnut St., Decatur, TX

MONDAY, MARCH 30, 2026

SPECIAL MEETING 5:30 p.m.

IN PERSON AND VIA VIDEOCONFERENCE/TELECONFERENCE

General Agenda Comments

This is an in-person and videoconference meeting. Videoconferencing is being used to allow staff and members of the public to join the meeting in the following manner:

Anyone may join the meeting via videoconference at www.zoom.us/join or via telephone by calling **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. Virtual and in-person non-applicant speakers 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 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 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: planning@decaturtx.org before and during the meeting. Please provide your name, address, and the agenda item number.

CALL TO ORDER AND ANNOUNCE A QUORUM

ITEM 1: Consider and take appropriate action regarding the approval of the Planning and Zoning Commission Meeting Minutes from March 4, 2026.

PUBLIC HEARING ITEMS:

ITEM 2: ZC-26-0001 – Public hearing, discussion, and make a recommendation to the City Council regarding an ordinance rezoning approximately 1.067-acre tract of land in the Proctor Addition, in the J. Proctor Survey, Abstract Number 683, in the City of Decatur, Wise County, Texas, from Light Industrial (LI) to Single-Family (SF-2) Zoning District, also known as 600 E US Hwy 380 Business. **(Clifford Brannon, Property Owner)**

Open Public Hearing at: _____ Close Public Hearing at: _____

ITEM 3: SUP-26-0001. Public hearing, discussion, and make a recommendation to the City Council regarding an ordinance to amend Appendix “B,” “Zoning” of the Code of Ordinances of the City of Decatur, to grant a Specific Use Permit (SUP) to allow a convenience store with gasoline sales, in a Restricted Business (C-1) Zoning District, on an approximate 0.55-acre tract of land being legally described as Lot 15R, Block 1, Lipsey Addition, City of Decatur, Wise County, Texas, also known as 2806 S FM 51. **(Krishna Raj Joshi, Property Owner)**

Open Public Hearing at: _____ Close Public Hearing at: _____

ITEM 4: RP-26-0001. Consider and make a recommendation to the City Council regarding a request to Replat an approximate 0.61-acre parcel, described as Lot 1R, Block 111, South Decatur Addition, being a replat of Lots 1, 2, and 4, Block 111, South Decatur Addition, located in the City of Decatur, Wise County, Texas, also known as 1600 S College Street. **(Quint Burks, on behalf of Eric Kavicky, Property Owner)**

Open Public Hearing at: _____ Close Public Hearing at: _____

ITEM 5: RP-26-0002. Consider and make a recommendation to the City Council regarding a request to Replat Lots 11R1 and 11R2, Block J, Mrs. E.O. Cates Addition, being a replat of Lots 11 – 13, Block J, Mrs. E. O. Cates Addition, located in the City of Decatur, Wise County, Texas, also known as 201 and 203 S Cates Street. **(Cliff Spence, on behalf of Spence Residential Properties, LLC, property owner)**

Open Public Hearing at: _____ Close Public Hearing at: _____

NON-PUBLIC HEARING ITEM(S):

ITEM 6: FP-25-0013 – Consider and make a recommendation to the City Council regarding a Final Plat application for Block A, Lots 1-22, 1X, 2X; Block B, Lots 1-8, 1X; Block C, Lots 1-20, 1X; Block D, Lots 1-11, 1X; Block E, Lots 1-4, 1X; being 8.496 acres, part of David Moses Survey, Abst. No. 537, City of Decatur, Wise County, Texas, also known as 700 S Deer Park Road. **(Zheeno Rostam, Architechton, LLC, on behalf of Decatur Deer Run Investors, LLC, property owner)**
THIS APPLICATION HAS BEEN WITHDRAWN BY THE APPLICANT

CONSENT AGENDA:

ITEM 7: PP-25-0009 – Consider and make a recommendation to the City Council regarding a Preliminary Plat application of Lot 1 and Lot 2, Block 1, Cashen-Lusk Addition, being 1.37 acres in the J. B. Williams Survey, A-880, City of Decatur, Wise County, Texas, also known as 1904 W US Hwy 380 Business. **(Diversified Elite Construction, on behalf of Deborah Cashen-Lusk, property owner)**

ITEM 8: FP-25-0011 – Consider and make a recommendation to the City Council regarding a Final Plat application of Lot 1 and Lot 2, Block 1, Cashen-Lusk Addition, being 1.37 acres in the J. B. Williams Survey, A-880, City of Decatur, Wise County, Texas, also known as 1904 W US Hwy 380 Business. **(Diversified Elite Construction, on behalf of Deborah Cashen-Lusk, property owner)**

For Your Information Items:

ITEM 10: Discussion of future agenda, new business items, staff requests, and potential special-called meeting and/or workshop requests:

- a. As of the agenda posting, the Tuesday, April 7, 2026, meeting currently has three (3) Planning applications. The submittal deadline was March 9, 2026, at 5:00 p.m. (If there is a meeting, the meeting will be an in-person meeting with potential virtual attendance of staff and members of the public unless otherwise determined.)

Prepared and posted this on the 23rd day of March 2026, in accordance with Chapter 551, Texas Government Code.



Lisa Hannon
Planning 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.**