



# 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 Meeting**  
**Decatur City Hall – 201 E. Walnut St., Decatur, TX**  
**Tuesday, December 5, 2023**  
**REGULAR MEETING 5:30 p.m.**

**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](http://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: [cfuss@decaturtx.org](mailto:cfuss@decaturtx.org) or [wsmith@decaturtx.org](mailto:wsmith@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 approval of the Planning and Zoning Commission Meeting Minutes from October 31, 2023.
- ITEM 2:** Consider and take appropriate action regarding approval of the Planning and Zoning Commission Meeting Minutes from November 7, 2023.

### PUBLIC HEARING ITEMS:

- ITEM 3:** **CP2023-05** Hold a public hearing and make a recommendation to City Council on the request of City of Decatur to amend the Comprehensive Plan and Future Land Use Map for an approximate 7.795 acres of land located at 201 N. Chico St., 203 N. Chico St., 205 N. Chico St., 208 N. Chico St., 209 N. Chico St., and 217 N. Chico St. and including approximately 0.502 acres to the centerline of N. Chico St., 0.799 acres to the centerline of N. Highway 81-287 Business, 0.245 acres of W. Auction St., and 0.244 acres to the centerline of W. Walnut Rd. where adjacent to the subject tracts from Community Commercial Land Use (CC) to Activity Center Land Use (AC). **(Comprehensive Plan Amendment Application 2023-05—City of Decatur)**

**Open Public Hearing at:** \_\_\_\_\_ **Close Public Hearing at:** \_\_\_\_\_

- ITEM 4:** **SI2023-03** Hold a public hearing and make a recommendation to City Council on the request from City of Decatur regarding proposed amendments to the Zoning Ordinance

regarding height restrictions and square footage restrictions for Multiple Family (MF) structures located in C-2, Thoroughfare Business Districts (C-2). **(Staff Initiated Application 2023-03—City of Decatur)**

Open Public Hearing at: \_\_\_\_\_ Close Public Hearing at: \_\_\_\_\_

- ITEM 5:** **SUP2023-07** Hold a public hearing and make a recommendation to City Council regarding a request from Shayne Hardin, on behalf of Piper Blu Salon, to allow permanent makeup application, as a secondary use, in a C-1, Restricted Business Zoning District, on approximately 0.0165 acres of land located at 600 W. Walnut St. Ste. A. **(Specific Use Permit Application 2023-07—Ms. Shayne Hardin, on behalf of Piper Blu Salon)**

Open Public Hearing at: \_\_\_\_\_ Close Public Hearing at: \_\_\_\_\_

- ITEM 6:** **SUP2023-08** Hold a public hearing and make a recommendation to City Council regarding a request from Chana Massey, to allow an Accessory Dwelling in a SF-2, Single-Family Residential Zoning District, on approximately 0.232 acres of land located at 300 S. Hill Street. **(Specific Use Permit Application 2023-08—Mrs. Chana Massey)**

Open Public Hearing at: \_\_\_\_\_ Close Public Hearing at: \_\_\_\_\_

#### **NON- PUBLIC HEARING ITEMS:**

- 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. PP2023-08** Consider and make a recommendation to City Council regarding a request from David Greer, on behalf of Nortex AG Properties Inc. and E.W. Moran LLC to preliminary plat a 3.584-acre tract of land, part of Blocks 2 & 5 Sunset Hill Addition, 20 foot Alley and Auction Street and being situated in the George M. Vigil Survey, Abstract No. 857, City of Decatur, Wise County, Texas. **(Preliminary Plat Application PP2023-08—Mr. David Greer, on behalf of Nortex AG Properties Inc. and E.W. Moran LLC)**

#### **NON-CONSENT AGENDA ITEMS:**

- ITEM 8:** **PP2023-09** Consider and make a recommendation to City Council regarding a request from Ryan Owen to preliminary plat a 0.22-acre tract of land in the George M. Vigil Survey, Abstract Number 857, in the City of Decatur, Wise County, Texas. **(Preliminary Plat Application 2023-09—Mr. Ryan Owen, on behalf of Star Flower Homes)**

- ITEM 9:** **FP2023-06** Consider and make a recommendation to City Council regarding a request from Star Flower Homes to final plat Lot 1, Block 1, Star Flower Homes Addition being a 0.22-acre tract in the George M. Vigil Survey, Abstract Number 857, in the City of Decatur, Wise County, Texas. **(Final Plat Application 2023-06—Mr. Ryan Owen, on behalf of Star Flower Homes)**

- ITEM 10:** **PP2023-10** Consider and make a recommendation to City Council regarding a request from Zheeno Rostam to preliminary plat an 8.496-acre tract of land in the David Moses Survey, Abstract Number 537, in the City of Decatur, Wise County, Texas. **(Preliminary**

**Plat Application 2023-10—Mr. Zheeno Rostam, on behalf of Decatur Deer Run Investors, LLC)**

**ITEM 11:** **PP2023-11** Commission to take action to make a recommendation to the City Council regarding a request to preliminary plat Lots 1X, 2X, 5X, 6X, 1-114, Block 1, Lots 1-17, Block 2, Lots 4X, 1-81, Block 3, Lots 3X, 1-13, Block 4, Lots 1-25, Block 5, Lots 1-11, Block 6, Lots 1-6, Block 7, Meadow Creek Addition, to the City of Decatur, Wise County, Texas, being an approximate 137.02-acre tract of land, of which 83.22 acres is in the William S. Hogue Survey, Abstract Number 385, Wise County, Texas, and of which 53.80 acres is in the Smith Bowen Survey, Abstract Number 51, City of Decatur, Wise County, Texas. **(Preliminary Plat Application 2023-11—Mr. Jody Boyd, on behalf of Rick and Derek McCarley)**

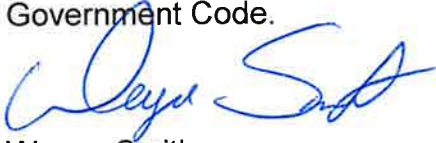
**ITEM 12:** Discuss and approve 2024 Meeting Schedule.

**For Your Information Items:**

**ITEM 13:** Discussion of future agenda new business items, staff requests and potential special called meeting and/or workshop requests:

- a. As of agenda posting, the January 2, 2024, meeting currently has no (0) new Planning applications. Submittal deadline was December 4, 2023, at 5:00 p.m. **(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 the 1<sup>st</sup> day of December 2023, in accordance with Chapter 551, Texas Government Code.



Wayne Smith  
Interim 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.**