



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
Wednesday, March 2, 2022

REGULAR MEETING 5:30 p.m.

AND VIA VIDEOCONFERENCE/TELECONFERENCE

Call to Order

ITEM 1: Consider and take appropriate action regarding approval of the Planning and Zoning Commission Meeting Minutes from February 1, 2022.

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: cfuss@decaturtx.org or dragland@decaturtx.org before and during the meeting on Wednesday, March 2nd. Please provide your name, address and the agenda item number.

Public Hearing Items:

ITEM 2: **CP2022-01** Commission to hold a public hearing, hear comments, and consider taking action to make a recommendation to the City Council regarding an amendment to Appendix "D," "Comprehensive Plan," of the Code of Ordinances of the City of Decatur, Texas, to amend the Comprehensive Plan and the Future Land Use Map of the City, for an approximate 3.035 acres of land located at 2112 Deer Park Road, Decatur, Texas, and an approximate 0.191 acres of land generally located to the centerline of Deer Park Road and adjacent to 2112 Deer Park Road, Decatur, Texas, from Estate Living (EL) Land Use Designation to Compact Neighborhood (CN) Land Use Designation. The property is more commonly referred to as 2112 Deer Park Rd., Decatur, Texas. **(Application CP2022-01—Mr. Naveen Khammampati)**

ITEM 3: **ZC2022-01** Commission to hold a public hearing, hear comments, and consider taking action to make a recommendation to the City Council regarding an amendment to Appendix "B," "Zoning," of the Code of Ordinances of the City of Decatur, Texas, the Comprehensive Zoning Ordinance and the official Zoning Map of the City, to rezone

an approximate 3.035 acres of land located at 2112 Deer Park Road, Decatur, Texas, and an approximate 0.191 acres of land generally located to the centerline of Deer Park Road and adjacent to 2112 Deer Park Road, Decatur, Texas, from a SF-1, Single-Family Residential Zoning District, to a TH, Townhouse Residential Zoning District. The property is more commonly referred to as 2112 Deer Park Rd., Decatur, Texas. **(Application ZC2022-01—Mr. Naveen Khammampati)**

ITEM 4: **ZC2022-02** Commission to hold a public hearing, hear comments, and consider taking action to make a recommendation to the City Council regarding an amendment to Appendix “B,” “Zoning,” of the Code of Ordinances of the City of Decatur, Texas, the Comprehensive Zoning Ordinance and the official Zoning Map of the City, to rezone an approximate 0.231 acres of land located at 1303 S. Trinity Street, Decatur, Texas, and an approximate 0.071 acres of land generally located to the centerline of Trinity Street and 0.06 acres of land generally located to the centerline of Prince Street and adjacent to 1303 S. Trinity Street, Decatur, Texas, from a SF-1, Single-Family Residential Zoning District, to a 2F, Two-Family Residential Zoning District. The property is more commonly referred to as 1303 S. Trinity Street, Decatur, Texas. **(Application ZC2022-02—Mr. Keith Bryan)**

ITEM 5: **RP2022-01** Commission to hear comments and take action to make a recommendation to the City Council regarding a request to final plat Lots 2R-1 and 2R-2, Block 78, South Decatur Addition, being approximately a 0.363 acre tract of land in the City of Decatur, Wise County, Texas and being a replat of Lot 2, and part of the alley, Block 78, South Decatur Addition and more commonly referred to as 1303 S. Trinity St., Decatur, Texas. A complete legal description of the property is found on the plat exhibit located in the staff report. **(Application RP2022-01—Mr. Keith Bryan)**

Or

Consider and take action regarding the Applicant’s written request for an extension of the 30-day period for P&Z consideration of a request to final plat Lots 2R-1 and 2R-2, Block 78, South Decatur Addition, being approximately a 0.363 acre tract of land in the City of Decatur, Wise County, Texas and being a replat of Lot 2, and part of the alley, Block 78, South Decatur Addition and more commonly referred to as 1303 S. Trinity St., Decatur, Texas. A complete legal description of the property is found on the plat exhibit located in the staff report. **(Application RP2022-01—Mr. Keith Bryan)**

ITEM 6: **RP2022-02** Commission to hear comments and take action to make a recommendation to the City Council regarding a request to final plat Lots 1-21, Block 1, Downwind Estates, being approximately a 4.063 acre tract of land in the City of Decatur, Wise County, Texas and being a replat of Lot 1-R, Block 11-R, North Decatur Addition, Decatur, Texas. A complete legal description of the property is found on the plat exhibit located in the staff report. **(Application RP2022-02—Mr. David Fuller, on behalf of FX5 Real Estate Investments, LLC)**

Or

Consider and take action regarding the Applicant’s written request for an extension of the 30-day period for P&Z consideration of a request to final plat Lots 1-21, Block 1, Downwind Estates, being approximately a 4.063 acre tract of land in the City of Decatur, Wise County, Texas and being a replat of Lot 1-R, Block 11-R, North Decatur Addition, Decatur, Texas. A complete legal description of the property is found on the plat exhibit located in the staff report. **(Application RP2022-02—Mr. David Fuller, on behalf of FX5 Real Estate Investments, LLC)**

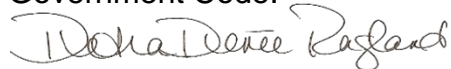
Non-Public Hearing Items:

- 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. **RP2022-03** Commission to take action to make a recommendation to the City Council regarding a request to final plat Lot 1, Block 2, Original Town of Decatur, being approximately a 0.55 acre tract of land in the City of Decatur, Wise County, Texas and being a replat of Lots 1, 2, 3 and 4, Block 2, Original Town of Decatur, Decatur, Texas and more commonly referred to as 106 S. Trinity St., Decatur, Texas. A complete legal description of the property is found on the plat exhibit located in the staff report. **(Application RP2022-03—Ms. Frieda Lasater, on behalf of City of Decatur)**
- ITEM 8:** **SI2021-01** Follow-up discussion regarding selection criteria, process and methodology for serving on the Planning and Zoning Commission.
- ITEM 9:** **SI2022-02** Consider and take appropriate action to make a recommendation to City Council for an amendment to the City’s Subdivision Regulations to provide a three (3) year period of effectiveness for Curb, Gutter and Sidewalk Variances when use remains the same.

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 agenda posting, the April 5, 2022, meeting currently has no (0) new Planning applications. Submittal deadline is March 7, 2022, at 11:00 a.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 25th day of February, 2022, in accordance with Chapter 551, Texas Government Code.



Dedra Denée Ragland, AICP
Planning and Development 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.**