



CITY OF DECATUR, TEXAS

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AGENDA

Planning and Zoning Commission Meeting
Decatur City Hall – 201 E. Walnut St., Decatur, TX
Tuesday, March 7, 2023

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 7, 2023.

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 Tuesday, March 7th. Please provide your name, address and the agenda item number.

Public Hearing Items:

ITEM 2: **RP2023-01** Commission to hear comments and take action to make a recommendation to the City Council regarding a request to final plat Lot 2A, Block 111, South Decatur Addition, being approximately a 0.30 acre tract of land in the City of Decatur, Wise County, Texas and being a replat of part of Lots 2 & 3, Block 111, South Decatur Addition, more commonly referred to as 259 East Walker Street, Decatur, Texas. A complete legal description of the property is found on the plat exhibit located in the staff report. **(Application RP2023-01—Mr. Tommy Burks, on behalf of property owner Pat Miller)**

Non-Public Hearing Items:

ITEM 3: **PP2023-02** Commission to take action to make a recommendation to City Council regarding a request to preliminary plat Lots 1-8, Block A; Lots 1X-24, Block B; Lots 1-10, Block C; Lots 1-31, Block D; Lots 1-29, Block E; Lots 1X-42, Block F; Lots 1-56, Lot G; Lots 1-10, Block H; Lots 1-17, Block I, Lots 1-32, Block J; Lot 1X, Block K; Lots

1X-29, Block L; Lots 1-52, Block M; Lots 1X-15, Block N; and Lot 1X, Block O, Vista Park, to the City of Decatur, Wise County, Texas being an approximate 89.639-acre tract of land out of the John C. Bullock Survey, Abstract No. 79 and the David Moses Survey, Abstract No. 537, City of Decatur, Wise County, Texas. A complete legal description of the property is found on the plat exhibit located in the staff report. **(Application PP2021-04—Mr. Jody Boyd, on behalf of Decatur VP, LLC)**

ITEM 4: **V2023-01** Commission to hear staff comments and take action to make a recommendation to City Council regarding a request for a variance from Chapter 2, Section 201, "Street Improvements (curb/gutter)," of the City of Decatur's Design Standards on approximately 76.5 linear feet of property located along east Walker St., where adjacent to the southern boundary of Lot 2A, Block 111, South Decatur Addition, and more commonly referred to as 259 E. Walker Street, Decatur, Texas. A complete legal description of the subject property is found on the plat exhibit located in the staff report. **(Application V2023-01—Mr. Tommy Burks, on behalf of property owner Pat Miller)**

ITEM 5: **V2023-02** Commission to hear staff comments and take action to make a recommendation to City Council regarding a request for a variance from Chapter 1, Section 106, "Sidewalks," of the City of Decatur's Design Standards on approximately 76.5 linear feet of property located along east Walker St., where adjacent to the southern boundary of Lot 2A, Block 111, South Decatur Addition, and more commonly referred to as 259 E. Walker Street, Decatur, Texas. A complete legal description of the subject property is found on the plat exhibit located in the staff report. **(Application V2023-02—Mr. Tommy Burks, on behalf of property owner Pat Miller)**

For Your Information Items:

ITEM 6: 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 4, 2023, meeting currently has no (0) new Planning applications. Submittal deadline was March 6, 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 3rd day of March, 2023, in accordance with Chapter 551, Texas Government Code.



Dedra Denée Ragland, AICP
Director of Planning

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.**