



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, April 5, 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 March 2, 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](tel: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, April 5th. Please provide your name, address and the agenda item number.

Public Hearing Items:

ITEM 2: **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)**

ITEM 3: **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 an approximate 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 an approximate 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 4: PP2022-01 Commission to take action to make a recommendation to the City Council regarding a request to preliminary plat Lots 1-71 and HOA Lots 1-5 Block A; Lots 1-68 and HOA Lot 6, Block B; Lots 1-14 and HOA Lot 7, Block C; Lots 1-32 and HOA Lot 8, Block D; Lots 1-23, Block E; Lots 1-25 and HOA Lot 9, Block F; Lots 1-44 and HOA Lot 10, Lot G; Lots 1-26, Block H; Lots 1-27 and HOA Lot 11, Block I, Lots 1-9 and HOA Lots HOA Lots 12-13, Block J; Lots 1-30 and HOA Lot 14, Block K; Lots 1-20 and HOA Lot 15, Block L; Lots 1-18, Block M; Lots 1-33, Block N; and Lots 1-40 and HOA Lots 17-18, Block O, 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. A complete legal description of the property is found on the plat exhibit located in the staff report. **(Application PP2022-01—Mr. Troy Lewis, on behalf of Rick and Derek McCarley)**

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 preliminary plat Lots 1-71 and HOA Lots 1-5 Block A; Lots 1-68 and HOA Lot 6, Block B; Lots 1-14 and HOA Lot 7, Block C; Lots 1-32 and HOA Lot 8, Block D; Lots 1-23, Block E; Lots 1-25 and HOA Lot 9, Block F; Lots 1-44 and HOA Lot 10, Lot G; Lots 1-26, Block H; Lots 1-27 and HOA Lot 11, Block I, Lots 1-9 and HOA Lots HOA Lots 12-13, Block J; Lots 1-30 and HOA Lot 14, Block K; Lots 1-20 and HOA Lot 15, Block L; Lots 1-18, Block M; Lots 1-33, Block N; and Lots 1-40 and HOA Lots 17-18, Block O, 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 in the William S. Hogue Survey, Abstract Number 385, Wise County, Texas, and of which 53.80 acres in the Smith Bowen Survey, Abstract Number 51, 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 PP2022-01—Mr. Troy Lewis, on behalf of Rick and Derek McCarley)**

For Your Information Items:

ITEM 5: Discussion of future agenda new business items, staff requests and potential special called meeting and/or workshop requests:

- a. As of agenda posting, the May 3, 2022, meeting currently has no (0) new Planning applications. Submittal deadline is April 4, 2022, 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 1st day of April, 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.**