

AGENDA

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

TUESDAY, APRIL 7, 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

PUBLIC HEARING ITEMS:

- ITEM 1: ZC-26-0002** – Public hearing, discussion, and make a recommendation to the City Council regarding an ordinance rezoning approximately 0.409-acre tract of land being described as Lot 3R-2, Block 116, South Decatur Addition, in the City of Decatur, Wise County, Texas, from Single-Family (SF-2) Residential District to Two-Family Residential District (2F), also known as 1707 S Hatcher Street. **(Connie Weaver, property owner)**

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

ITEM 2: CP-26-0001 – Public hearing, discussion, and make a recommendation to the City Council regarding an ordinance to amend the City’s Comprehensive Land Use Map to change the following land use designation from Traditional Neighborhood (TN) to Compact Neighborhood (CN) on an approximately 0.409-acre tract of land, described as Lot 3R-2, Block 116, South Decatur Addition, Wise County, Texas, also known as 1707 S Hatcher Street. **(Connie Weaver, property owner)**

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

CONSENT AGENDA:

ITEM 3: RP-26-0003 – Public hearing, discussion, and make a recommendation to the City Council regarding a Replat application for approximately a 4.193 acre tract of land for Decatur Shopping Center, Lots 1R-1, 1R-2, 1R-3, and Lot 2 Block 1, City of Decatur, Wise County, Texas, being a replat of Lot 1R, Block 1, Decatur Shopping Center, and addition in the City of Decatur, Wise County, Texas, and a 0.260 acre tract in the A.J. Walker Survey, Abstract No. 860, Wise County, Texas, also known as 1300 S FM 51. **(FX5 Real Estate LP, property owner)**

For Your Information Items:

- ITEM 4:** 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, May 5, 2026, meeting currently has one (1) Planning applications. The submittal deadline was April 6, 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 1st day of April, 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.**



ZONING CHANGE STAFF REPORT

TO: Planning and Zoning Commission
FROM: Lisa Hannon, Planning Director
PUBLIC HEARING DATE: April 7, 2026
RE: ZC-26-0002 – 1707 S Hatcher Street – Connie Weaver, Property Owner

Applicant Request:

ZC-26-0002 – Public hearing, discussion, and action regarding an ordinance rezoning approximately 0.409-acre tract of land being described as Lot 3R-2, Block 116, South Decatur Addition, in the City of Decatur, Wise County, Texas, from Single-Family (SF-2) Residential District to Two-Family Residential District (2F), also known as 1707 S Hatcher Street. **(Connie Weaver, property owner)**

Summary of Applicant's Request:

Connie Weaver, the property owner, is requesting a zoning change for the property at 1707 S Hatcher Street to construct a duplex.

Findings:

- Finding #1.** A comprehensive plan future land use amendment is required as the Future Land Use is Traditional Neighborhood.
- Finding #2.** The property is zoned Single-Family (SF-2). To develop the property as a two-family/duplex residence, rezoning is required.
- Finding #3.** Surrounding property zoning districts:

DIRECTION	EXISTING ZONING
North	Single-Family (SF-2)
South	Thoroughfare Business District (C-2)
East	Single-Family (SF-2)
West	Office District (C-O)
- Finding #4.** The City Council approved the replat of the property at the November 24, 2025, meeting.
- Finding #5.** The rezoning request is consistent with the City of Decatur's 2050 Comprehensive Plan, specifically:
 - a. General Growth Trends
 - i. Exploring housing options
 - ii. Building new development as infill
 - iii. Reduces sprawl/expansion into the unincorporated county

Conclusion(s):

- Conclusion #1:** The application is in order, and statutory requirements have been met.
- Conclusion #2:** The rezoning request is consistent with the City of Decatur 2050 Comprehensive Plan.
- Conclusion #3:** A Comprehensive Plan Future Land Use Map amendment is required and running concurrently with the rezoning application.
- Conclusion #4:** Permits are required prior to the commencement of any construction.

Staff Recommendations - based on the aforementioned findings & conclusions:

Based on the findings and conclusions outlined in the staff report, Development Services staff recommends approval of ZC-26-0002.

Attachments:

1. Aerial Map
2. Plat Exhibit
3. Existing Zoning Map
4. Proposed Zoning Map
5. Property Owner Notification Map

Exhibit "1" Location/Aerial Map

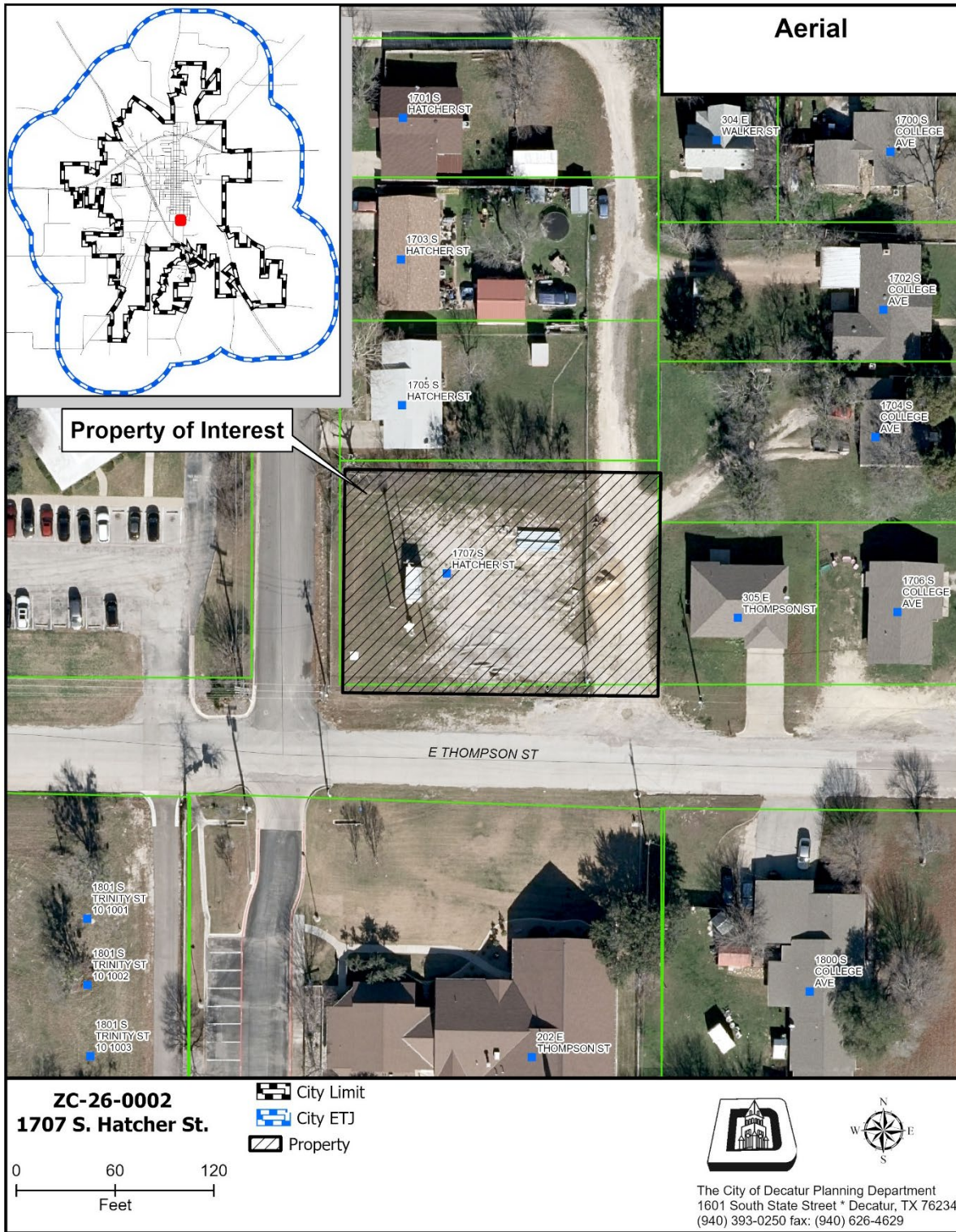


Exhibit "3" Existing Zoning Map

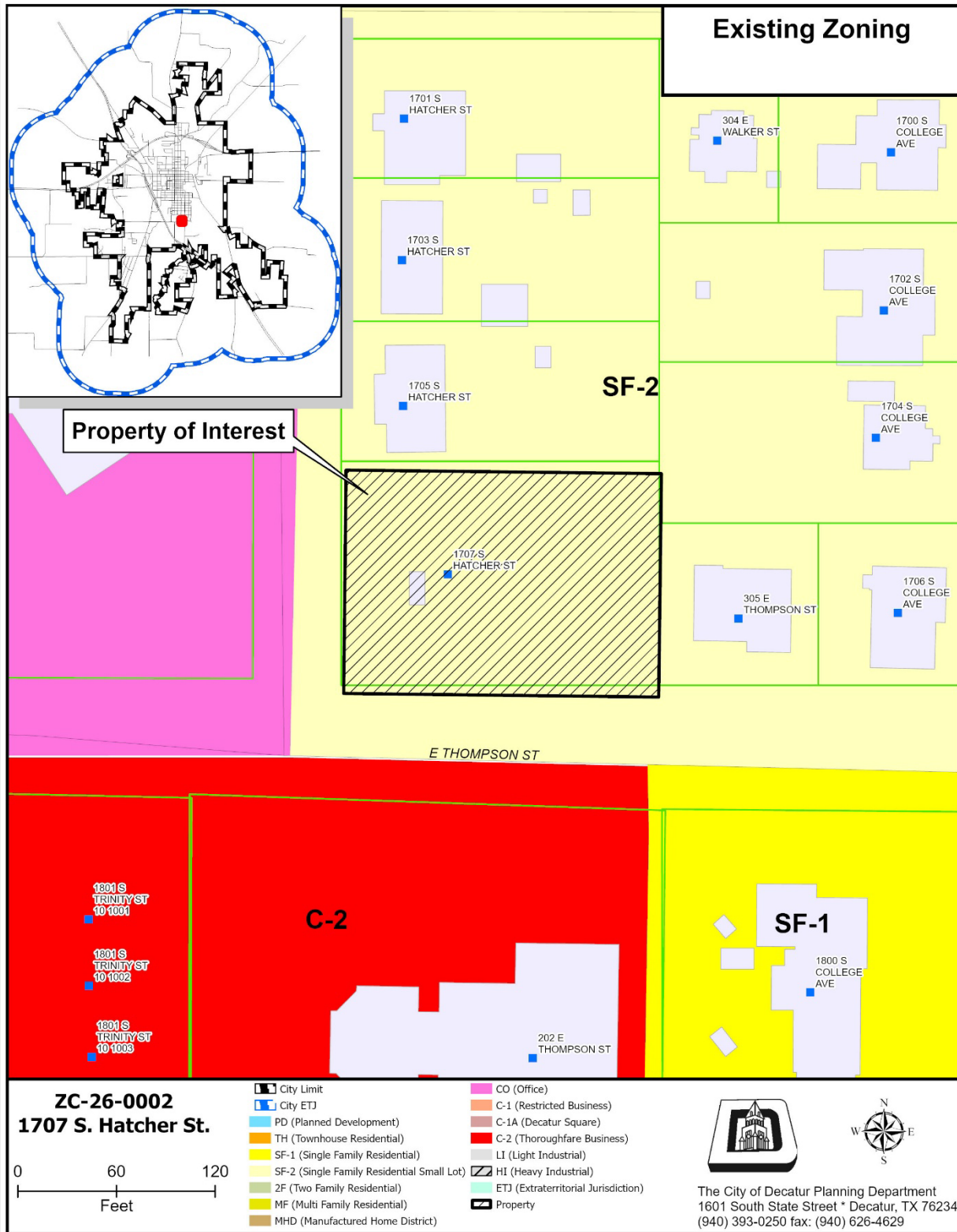
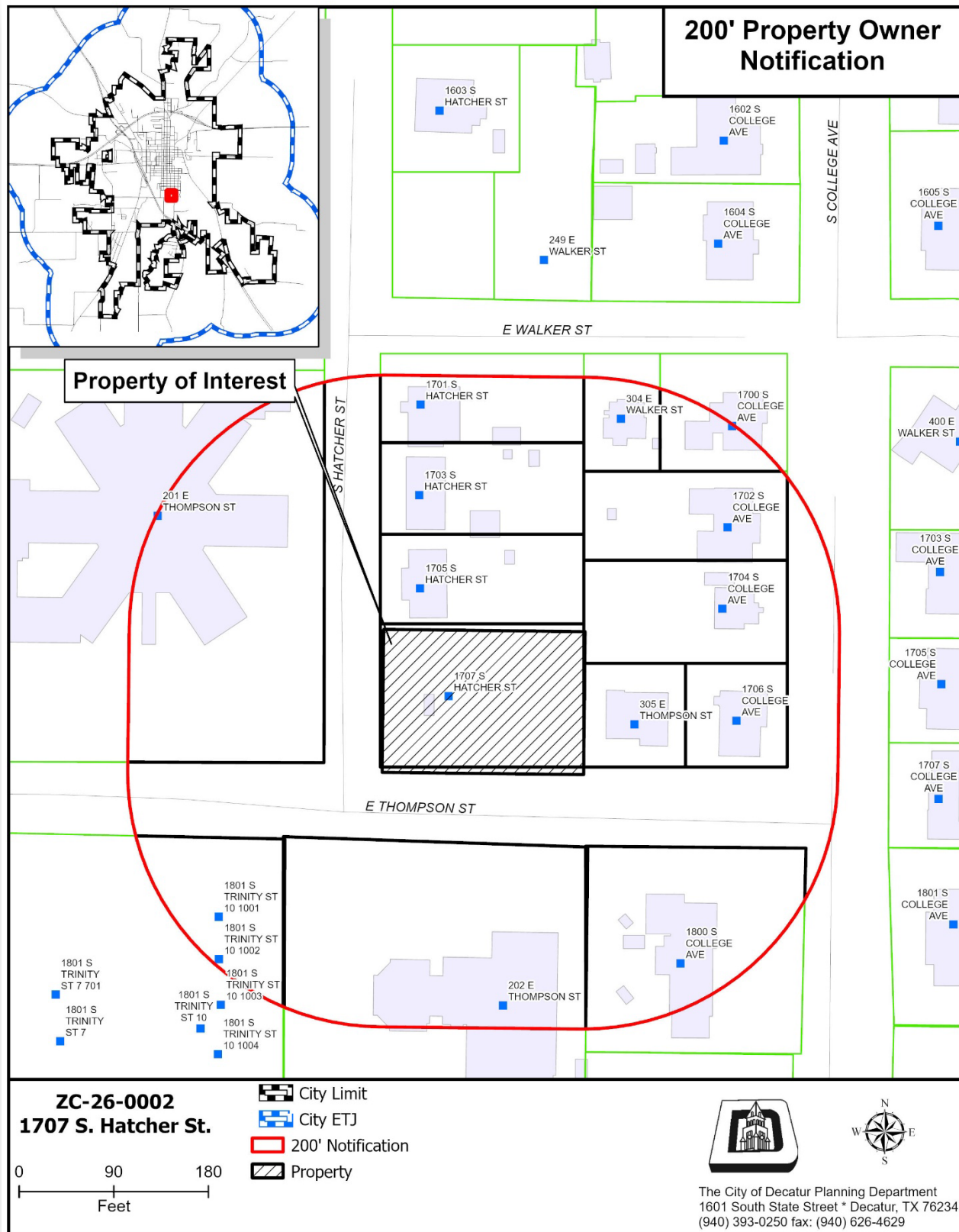


Exhibit "5"

Property Owner Notification Map



Property Owner Notification Responses

**NO RESPONSES RECEIVED AS OF
APRIL 1, 2026**



COMPREHENSIVE PLAN AMENDMENT STAFF REPORT

TO: Planning and Zoning Commission
FROM: Lisa Hannon, Planning Director
PUBLIC HEARING DATE: April 7, 2026
RE: CP-26-0001 – 1707 S Hatcher Street – Connie Weaver, Property Owner

Applicant Request:

CP-26-0001 – Public hearing, discussion, and action regarding an ordinance to amend the City's Comprehensive Land Use Map to change the following land use designation from Traditional Neighborhood (TN) to Compact Neighborhood (CN) on an approximately 0.409-acre tract of land, described as Lot 3R-2, Block 116, South Decatur Addition, Wise County, Texas, also known as 1707 S. Hatcher Street. **(Connie Weaver, property owner)**

Summary of Applicant's Request:

Connie Weaver, the property owner, is requesting an amendment to the Comprehensive Plan Future Land Use Map for the property at 1707 S Hatcher Street to construct a duplex.

Findings:

- Finding #1. An amendment to the comprehensive plan future land use map is required.
- Finding #2. Current future land use is Traditional Neighborhood, with a primary use of Single-Family detached homes.
- Finding #3. The amendment will change the future land use to Compact Neighborhood, with a primary use of small-lot single-family detached, patio homes, town homes, and duplexes.
- Finding #4. The property is zoned Single-Family (SF-2). To develop the property as a two-family/duplex residence, rezoning is required and is running concurrently with the Comprehensive Plan Future Land Use amendment.
- Finding #5. Surrounding property future land uses:

DIRECTION	EXISTING LAND USES
North	Traditional Neighborhood (TN)
South	Compact Neighborhood (CN)
East	Traditional Neighborhood (TN)
West	Professional Services & Light Industrial (PSLI)

- Finding #6. The City Council approved the replat of the property at the November 24, 2025, meeting.
- Finding #7. The comprehensive plan amendment is consistent with the City of Decatur's 2050 Comprehensive Plan, specifically:
 - a. General Growth Trends
 - i. Exploring housing options
 - ii. Building new development as infill
 - iii. Reduces sprawl/expansion into the unincorporated county

Conclusion(s):

- Conclusion #1: The application is in order, and statutory requirements have been met.
- Conclusion #2: The comprehensive plan amendment is consistent with the City of Decatur 2050 Comprehensive Plan.

Conclusion #3: A Comprehensive Plan Future Land Use Map amendment is required and running concurrently with the rezoning application.

Conclusion #4: Permits are required prior to the commencement of any construction.

Staff Recommendations - based on the aforementioned findings & conclusions:

Based on the findings and conclusions outlined in the staff report, Development Services staff recommends approval of CP-26-0001.

Attachments:

1. Aerial Map
2. Plat Exhibit
3. Existing Zoning Map
4. Proposed Zoning Map
5. Property Owner Notification Map

Exhibit "3" Existing Future Land Use Map

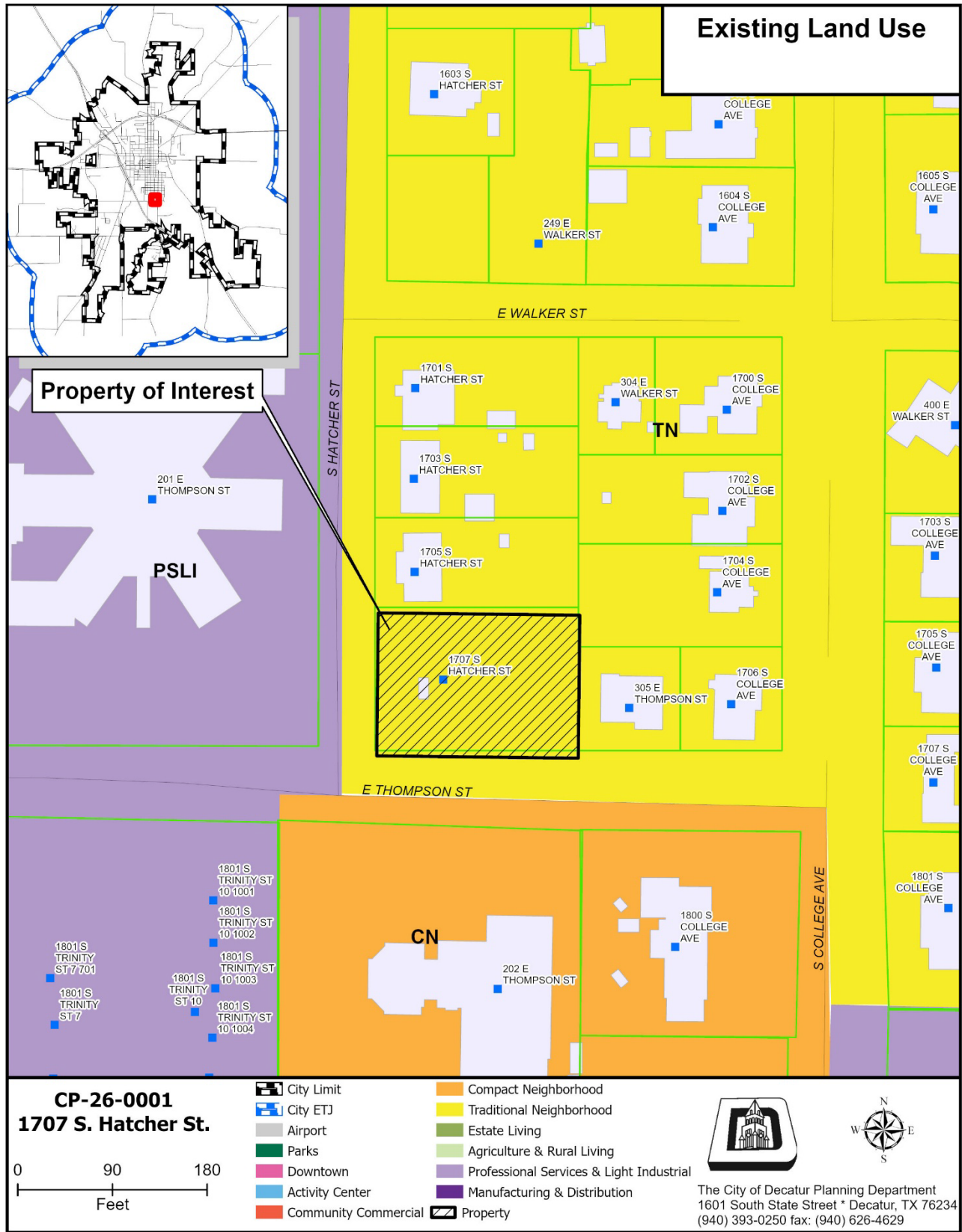


Exhibit "4" Proposed Land Use Map

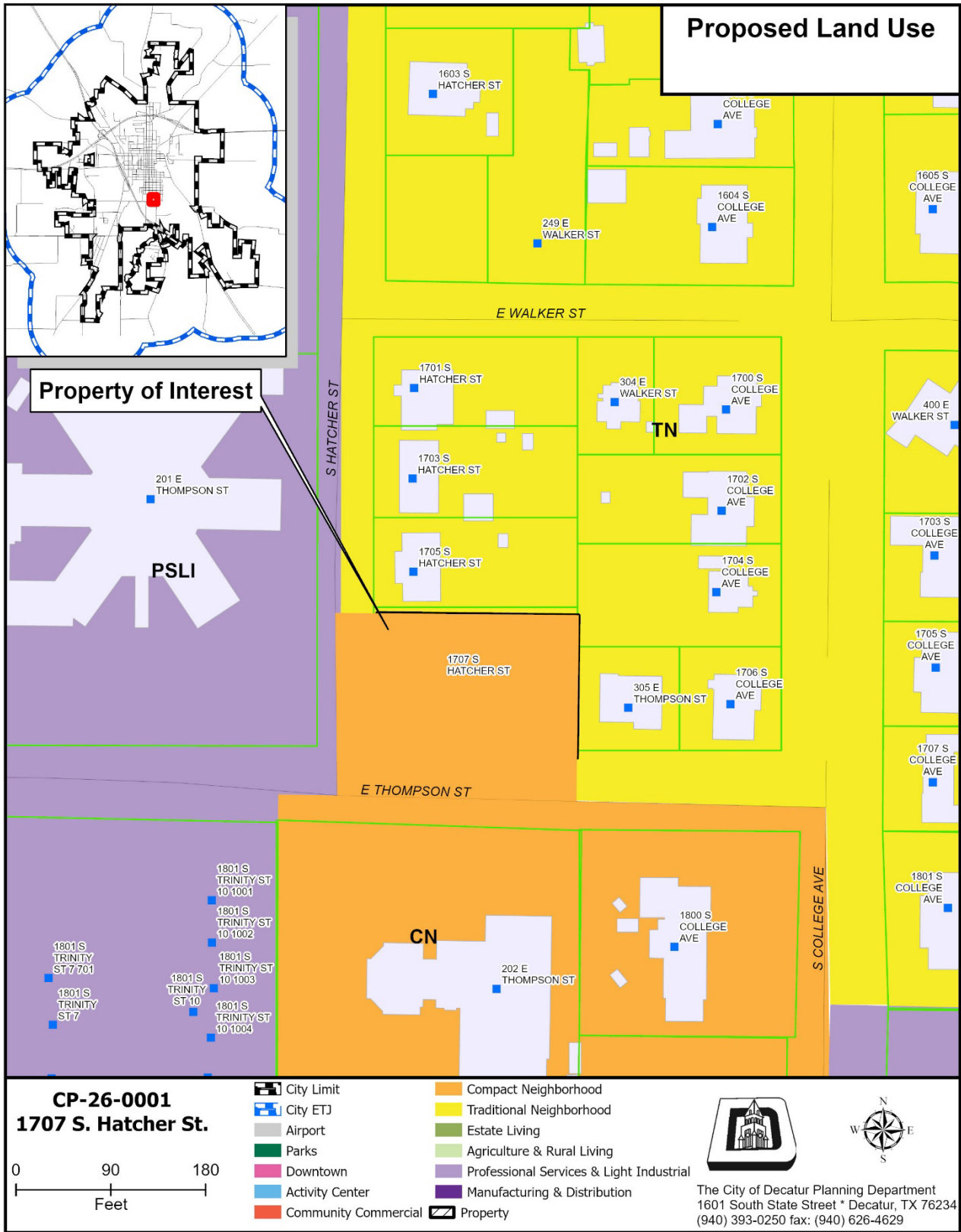
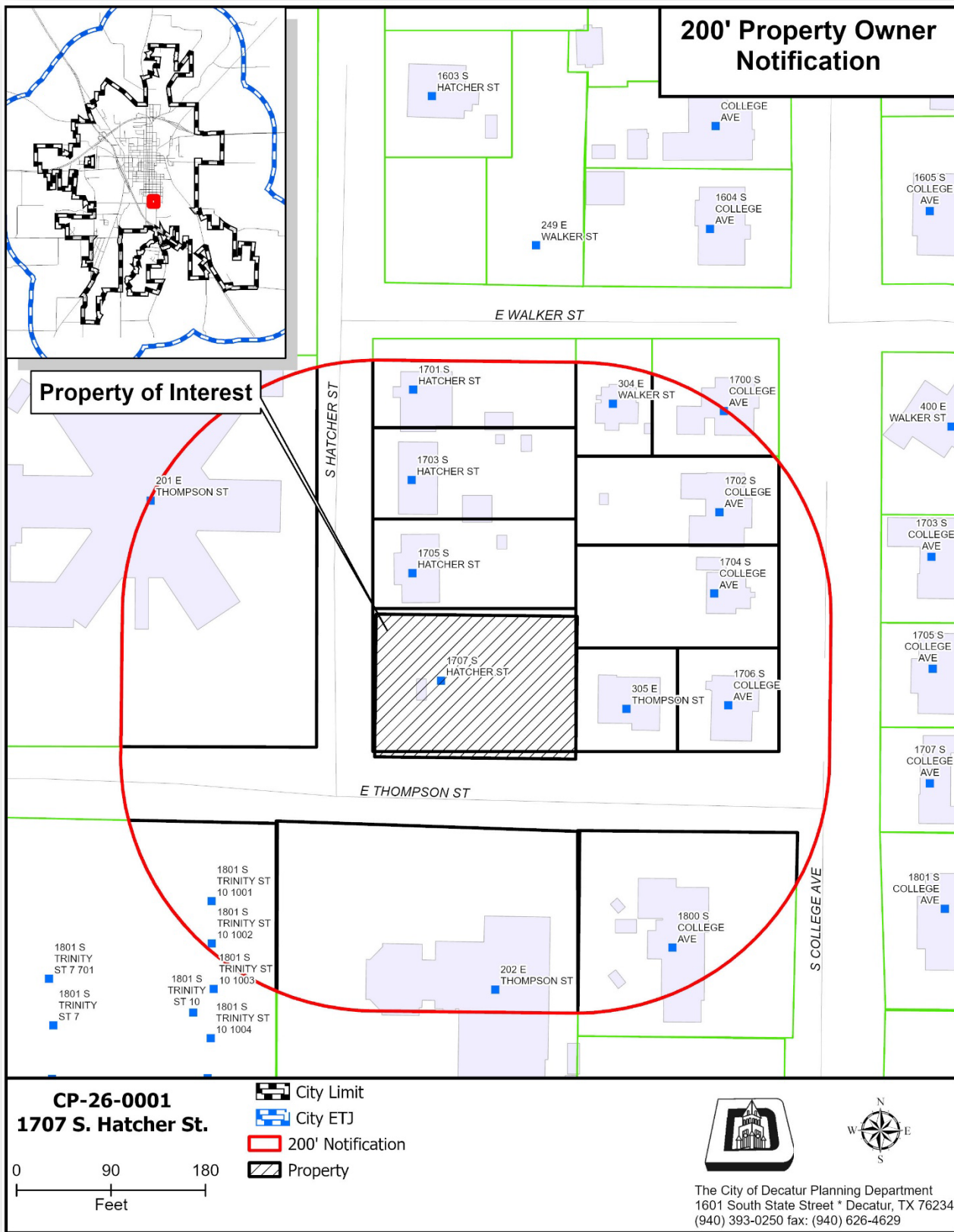


Exhibit "5"

Property Owner Notification Map



Property Owner Notification Responses

**NO RESPONSES RECEIVED AS OF
APRIL 1, 2026**



REPLAT STAFF REPORT

TO: Planning and Zoning Commission
FROM: Lisa Hannon, Planning Director
PUBLIC HEARING DATE: April 7, 2026
RE: RP-25-0003 – 1300 S FM 51 – (FX5 Real Estate, LP – property owner)

Applicant Request:

RP-26-0003 – Public hearing, discussion, and make a recommendation to the City Council regarding a Replat application for approximately a 4.193 acre tract of land for Decatur Shopping Center, Lots 1R-1, 1R-2, 1R-3, and Lot 2 Block 1, City of Decatur, Wise County, Texas, being a replat of Lot 1R, Block 1, Decatur Shopping Center, and addition in the City of Decatur, Wise County, Texas, and a 0.260 acre tract in the A.J. Walker Survy, Abstract No. 860, Wise County, Texas, also known as 1300 S FM 51. **(FX5 Real Estate LP, property owner)**

Summary of Applicant's Request:

David Fuller, on behalf of FX5 Real Estate, LP, property owner, has submitted a replat application for the property located at 1300 S FM 51, Decatur, Texas.

Findings:

- Finding #1.** According to the Texas Local Government Code (TLGC), Section 212, the property can be legally platted.
- Finding #2.** The plat meets the minimum requirements of the City of Decatur's Zoning Ordinance, Subdivision Regulations, and the Design Standards.
- Finding #3.** The approval process for the replat is ministerial, meaning the decision to approve, approve with conditions, or deny the request cannot be arbitrary.
- Finding #4.** Replatting for potential future commercial development.

Conclusion(s):

Conclusion #1. The application is in order, and statutory requirements have been met.

Staff Recommendations - based on the aforementioned findings & conclusions:

Based on the Findings and Conclusions outlined in the staff report, Development Services staff recommends approval of RP-26-0003.

Attachments:

- 1. Aerial/Location Map
- 2. Plat Exhibit

Exhibit "1"

Location/Aerial Map

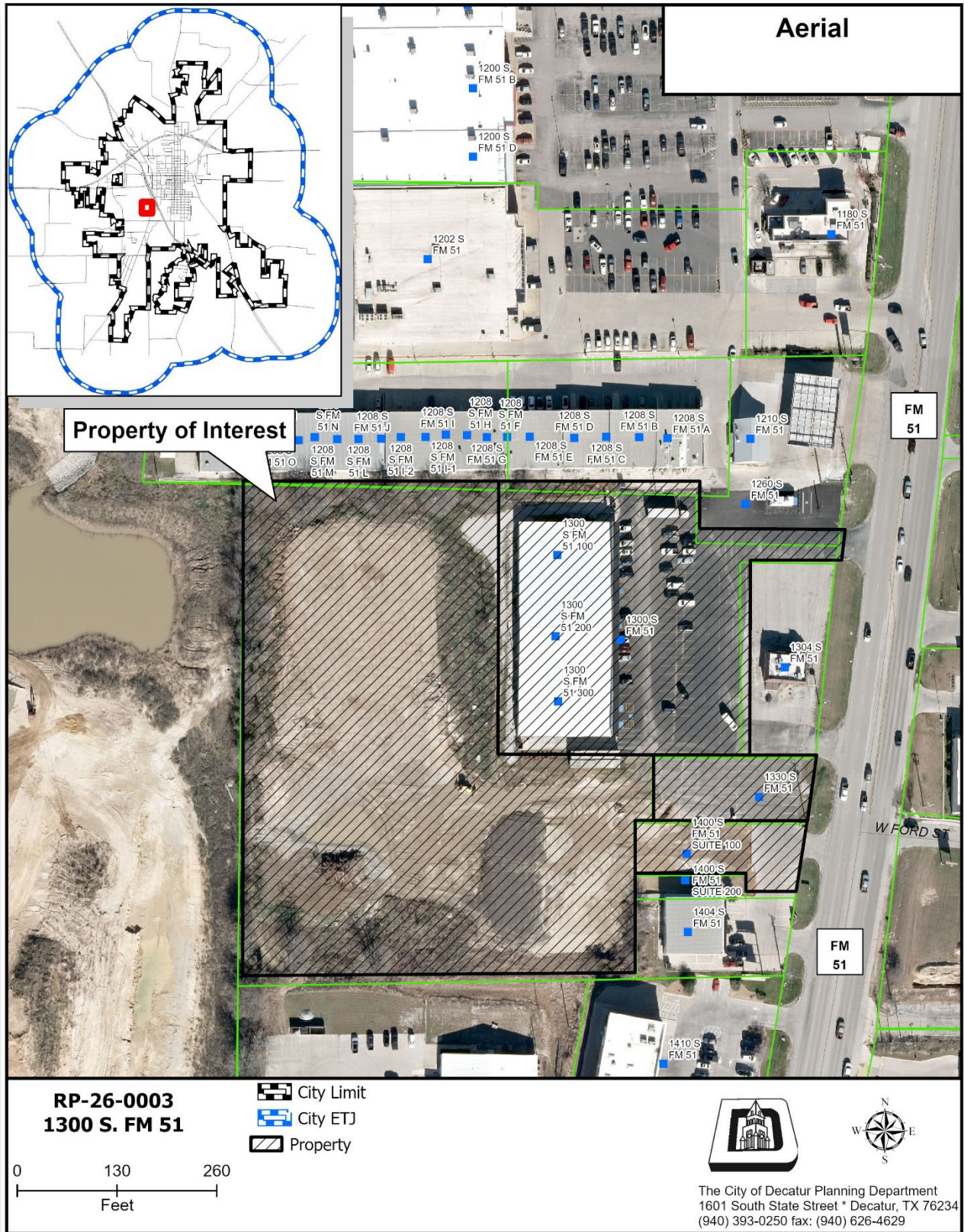


Exhibit "2" Plat Exhibit

