



# 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, February 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 January 3, 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](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 [dragland@decaturtx.org](mailto:dragland@decaturtx.org) before and during the meeting on Tuesday, February 7<sup>th</sup>. Please provide your name, address and the agenda item number.*

### Non-Public Hearing Items:

**ITEM 2:** **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. PP2023-01** Commission to take action to make a recommendation to City Council regarding a request to preliminary plat Lots 1 & 2, Block 1, Bishop Heights Addition, to the City of Decatur, Wise County, Texas being an approximate 16.653-acre tract of land out of the J. Bullock Survey, Abstract No. 79, Wise County, Decatur, Texas. A complete legal description of the property is found on the plat exhibit located in the staff report. **(Application PP2023-01—Mr. Lou Christopher, on behalf of NS MF Partners LLC.)**

**B. FP2023-01** Commission to take action to make a recommendation to City Council regarding a request to final plat Lots 1 & 2, Block 1, Bishop Heights Addition, to

the City of Decatur, Wise County, Texas being an approximate 16.653-acre tract of land out of the J. Bullock Survey, Abstract No. 79, Wise County, Decatur, Texas. A complete legal description of the property is found on the plat exhibit located in the staff report. **(Application FP2023-01—Mr. Lou Christopher, on behalf of NS MF Partners LLC.)**

**Public Hearing Items:**

- ITEM 3:**     **ZC2023-01** 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 0.344 acres of land located at 1001 S. Trenchard Street, Decatur, Texas, and an approximate 0.133 acres of land generally located to the centerline of east Hale Street, and an approximate 0.076 acres of land generally located to the centerline of South Trenchard Street, Decatur, Texas, from a SF-2, Single-Family Residential Zoning District, to a C-2, Thoroughfare Business Zoning District. The property is more commonly referred to as 1001 S. Trenchard Street, Decatur, Texas. **(Zoning Change Application 2023-01—Mr. Jake Hayes, on behalf of property owner Walter Charles Pitts.)**
- ITEM 4:**     **CP2023-01** 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 5.061 acres of land located north of US Highway 380 Business and both east and west of Valcik Street, Decatur, Texas, and an approximate 0.873 acres of land generally located to the centerline of west US Highway 380 Business, and an approximate 0.092 acres of land generally located to the centerline of South Valcik Street, Decatur, Texas, from Traditional Neighborhood (TN) and Professional Service and Light Industrial (PSLI) Land Use Designations to Community Commercial (CC) Land Use Designation. The properties, more commonly referred to as 404 Park West Court, 405 Park West Court, 407 Park West Court, 408 Park West Court, 1700 W. US Highway 380 Business, 1606 W. US Highway 380 Business and 408 Valcik Street, are located north of US Highway 380 Business and both east and west of Valcik Street, Decatur, Texas. **(Comprehensive Plan Amendment Application 2023-01—Mrs. BreAnna Smith, on behalf of property owners Mark Duncum, David Fuller, Gary Shelton, Debbie Hearrell, Ron Westbrook and Sue Westbrook)**
- ITEM 5:**     **ZC2023-02** 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 5.061 acres of land located north of US Highway 380 Business and both east and west of Valcik Street, Decatur, Texas, and an approximate 0.873 acres of land generally located to the centerline of west US Highway 380 Business, and an approximate 0.092 acres of land generally located to the centerline of South Valcik Street, Decatur, Texas, from Office (C-O) Zoning District to Thoroughfare Business (C-2) Zoning District. The properties, more commonly referred to as 404 Park West Court, 405 Park West Court, 407 Park West Court, 408 Park West Court, 1700 W. US Highway 380 Business, 1606 W. US Highway 380 Business and 408 Valcik Street, are located north of US Highway 380 Business and both east and west of Valcik

Street, Decatur, Texas. The Commission recommendation for this item is subject to the City Council's approval of the request for the proposed Comprehensive Plan and Future Land Use Map amendment. **(Zoning Change Application 2023-02—Mrs. BreAnna Smith, on behalf of property owners Mark Duncum, David Fuller, Gary Shelton, Debbie Hearrell, Ron Westbrook and Sue Westbrook)**

**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 March 7, 2023, meeting currently has no (0) new Planning applications. Submittal deadline was February 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 3<sup>rd</sup> day of February, 2023, 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.**