



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 Regular Meeting*

Tuesday, June 1, 2021, at 5:30 P.M.

VIA - VIDEOCONFERENCING

Call to Order

ITEM 1: Consider and take appropriate action regarding approval of the Planning and Zoning Commission Meeting Minutes from May 4, 2021.

General Agenda Comments

This videoconferencing meeting is being used to allow Commissioners, staff and public participants 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 and 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 you 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 non-English 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, June 1st. Please provide your name, address and the agenda item number.

Public Hearing Items:

- ITEM 2:** **PD2021-02** Commission to hear comments and consider taking action to make a recommendation to City Council regarding an ordinance amending the Code of Ordinances of the City of Decatur, by amending the Official Zoning Map of the City of Decatur, granting zoning change on a Planned Development formerly known as the McCullar Multi-Family Planned Development (McCullar Multi-Family PD), Ordinance 2019-09-21, a tract of land identified as being approximately 16.65-acre tract of land currently zoned as the McCullar Multi-Family PD and consisting of the following land use designations: an approximate 7.38 acres of land zoned for park/open space, an approximate 0.93 acres designated for right of way and an approximate 8.34 acres of land zoned for multi-family use. The proposed change would rezone the approximate 16.65-acre tract from the above stated designations to Bishop Heights Multi-Family Planned Development (Bishop Heights Multi-Family PD) for Multi-Family and Commercial use. The Bishop Heights Multi-Family PD would be located east of Deer Park Road and North of West Thompson Street, Decatur, Texas. (**Application PD2021-02**—Mr. Troy Lewis' request on behalf of NS MF Partners – Decatur LLC)
- ITEM 3:** **PD2021-03** Commission to hear comments and consider taking action to make a recommendation to City Council regarding an ordinance amending the Code of

Ordinances of the City of Decatur, by amending the Official Zoning Map of the City of Decatur, granting zoning change on a Planned Development formerly known as the Rodden Estates Planned Development (Rodden Estates PD), Ordinance 2019-09-20, a tract of land identified as being approximately 89.66 acre tract of land currently zoned as the Rodden Estates PD and consisting of the following land use designations: an approximate 68.93 acres or 21 lots of 4,000 SF townhome, 51 lots of 5,500 SF, 94 lots of 7,500 SF and 36 lots of 20,000 SF of land zoned for single family use, an approximate 20.45 acres of land zoned for park/drainage and an approximate 0.28 acres designated for right of way. The proposed change would rezone the approximate 89.66-acre tract from the above stated designations to Vista Park Planned Development (Vista Park PD) for Single-Family and Commercial use. The Vista Park PD would be located east of Deer Park Road and North of West Thompson Street, Decatur, Texas. **(Application PD2021-03—Mr. Jody Boyd’s request on behalf of Marsha Rodden)**

- ITEM 4:** **RP2021-03** Commission to hear comments and take action to make a recommendation to the City Council regarding a request to final plat Lot 7R, Block 5, Lipsey Addition, being approximately a 0.910 acre tract of land in the City of Decatur, Wise County, Texas and being a replat of Lot 7 and a portion of Lots 1, 2, 3 and 8, Block 5, Lipsey Addition and more commonly referred to as 2803 S. Murvil St., Decatur, Texas. A complete legal description of the property is found on the plat exhibit located in the staff report. **(Application RP2021-03—Mr. Tommy Burks, on behalf of Ms. Amanda Meador)**

Non-Public Hearing Items:

- ITEM 5:** **V2021-04** 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 295.69 linear feet of property located along south Murvil Street, where adjacent to the west boundary of proposed Lot 7R, Block 5, Lipsey Addition, and more commonly referred to as 2803 S. Murvil Street, Decatur, Texas. A complete legal description of the subject property is found on the plat exhibit located in the staff report. **(Application V2021-04—Mr. Tommy Burks, on behalf of Amanda Meador)**

- ITEM 6:** **V2021-05** Commission to hear staff comments 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 295.69 linear feet of property located along south Murvil Street, where adjacent to the west boundary of proposed Lot 7R, Block 5, Lipsey Addition, and more commonly referred to as 2803 S. Murvil Street, Decatur, Texas. A complete legal description of the subject property is found on the plat exhibit located in the staff report. **(Application V2021-05—Mr. Tommy Burks, on behalf of Amanda Meador)**

- ITEM 7:** Commission to hear staff comments and take action to make a recommendation to City Council regarding proposed selection criteria and process for candidates desiring to serve on the Planning and Zoning Commission.

For Your Information Items:

- ITEM 8:** New and/or future business items:

- a. As of agenda posting, the July 6, 2021, meeting currently has no (0) Planning applications. Submittal deadline is June 7, 2021, at 11:00 a.m. (If applications are received, the meeting will be a Virtual Only meeting unless otherwise decided.)

Prepared and posted this the 28th day of May, 2021, 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.**