



# CITY OF DECATUR, TEXAS

Development Services ★ 1601 S. State Street ★ Decatur, TX 76234 ★ (940) 393-0250 voice ★ (940) 626-4629 fax

## AGENDA **AMENDED**

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

Tuesday, June 6, 2023

**REGULAR MEETING 5:30 p.m.**

**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](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, June 6<sup>th</sup>. Please provide your name, address and the agenda item number.*

### CALL TO ORDER AND ANNOUNCE A QUORUM

**ITEM 1:** Consider and take appropriate action regarding approval of the Planning and Zoning Commission Meeting Minutes from May 30, 2023. ***(Meeting Minutes unavailable.)***

### PUBLIC HEARING ITEMS:

**ITEM 2:** **PD2023-01** Hold a public hearing and make a recommendation to City Council on the request of Decatur VP, LLC to rezone approximately 9.44 acres of property located east of Deer Park Road and north of West Thompson Street from Single-Family Residential, SF-2 to Townhouse, TH to allow townhomes and from Commercial C-2 to Commercial C-1 for Vista Park Planned Development. **(Application PD2021-03—Mr. Jody Boyd's request on behalf of Decatur VP, LLC)**

Open Public Hearing at: \_\_\_\_\_ Close Public Hearing at: \_\_\_\_\_

**ITEM 3:** **CP2023-03** Hold a public hearing and make a recommendation to City Council on the request of Decatur Deer Run Investors, LLC. to amend the Comprehensive Plan and Future Land Use Map for an approximate 8.496 acres of land located at 700 Deer Park Road from an Estate Living Land Use (EL) to a Compact Neighborhood Land Use (CN). **(Comprehensive Plan Amendment Application 2023-03—Mr. Zheeno Rostam, on behalf of property owner Decatur Deer Run Investors, LLC.)**

**Open Public Hearing at:** \_\_\_\_\_ **Close Public Hearing at:** \_\_\_\_\_

**ITEM 4:** **CP2023-04** Hold a public hearing and make a recommendation to City Council on the request of Double Creek Capital, LTD to amend the Comprehensive Plan and Future Land Use Map for an approximate 37.436 acres of land located at 1200 Deer Park Road from an Estate Living Land Use (EL) to Compact Neighborhood (CN) and Activity Center (AC) Land Use Designations. **(Comprehensive Plan Amendment Application 2023-04—Mr. Mark Duncum, on behalf of property owner Double Creek Capital, LTD.)**

**Open Public Hearing at:** \_\_\_\_\_ **Close Public Hearing at:** \_\_\_\_\_

**ITEM 5:** **PD2023-02** Hold a public hearing and make a recommendation to City Council on the request of Decatur Deer Run Investors, LLC to rezone approximately 8.496 acres of property located at 700 Deer Park Road, west of Deer Park Road and south of West US Highway 380 Business, from Thoroughfare Business, C-2 to Townhouse, TH to allow townhomes in the Deer Park Planned Development. **(Planned Development Application 2023-02— Mr. Zheeno Rostam, on behalf of property owner Decatur Deer Run Investors, LLC.)**

**Open Public Hearing at:** \_\_\_\_\_ **Close Public Hearing at:** \_\_\_\_\_

**ITEM 6:** **SUP2023-01** Hold a public hearing and make a recommendation to City Council on the request of Ezra Zion, LLC. to allow the sale of alcoholic or mixed beverages for on-premises consumption in a C-1A, Decatur Square Business Zoning District, on approximately 0.055 acres of land located at 103 B W. Main Street. **(Specific Use Permit Application 2023-01—Mr. Chris Kelly, on behalf of property owner Ezra Zion, LLC.)**

**Open Public Hearing at:** \_\_\_\_\_ **Close Public Hearing at:** \_\_\_\_\_

**ITEM 7:** **SUP2023-02** Hold a public hearing and make a recommendation to City Council on the request of Jeffrey Harrison to allow an Accessory Dwelling in a SF-2, Single-Family Residential Zoning District, on approximately 0.275 acres of land located at 107 E. Hallsell Street. **(Specific Use Permit Application 2023-02—Ms. Lory Ruiz, on behalf of property owner Jeffrey Harrison)**

**Open Public Hearing at:** \_\_\_\_\_ **Close Public Hearing at:** \_\_\_\_\_

**ITEM 8:** **SUP2023-03** Hold a public hearing and make a recommendation to City Council on the request of Great Abode Investments, LLC. to allow the sale of alcoholic or mixed beverages for off-premises consumption in a C-1, Restricted Business Zoning District,

on approximately 0.84 acres of land located at 2806 S. FM 51. **(Specific Use Permit Application 2023-01—Mr. Joe Mead, on behalf of property owner Great Abode Investments, LLC.)**

Open Public Hearing at: \_\_\_\_\_ Close Public Hearing at: \_\_\_\_\_

**ITEM 9:** **ZC2023-04** Hold a public hearing and make a recommendation to City Council on the request of 97 Circle S Convenience Stores Inc. to rezone approximately 0.84 acres of land located at 708 E. Hale Street from a Single-Family-2 Residential Zoning District (SF-2) to a Thoroughfare Business Zoning District (C-2). **(Zoning Change Application 2023-04—Mr. R.B. Sanford, on behalf of property owner 97 Circle S Convenience Stores Inc.)**

Open Public Hearing at: \_\_\_\_\_ Close Public Hearing at: \_\_\_\_\_

#### **NON-PUBLIC HEARING ITEMS:**

**ITEM 10:** **PP2023-04** Consider and make a recommendation to City Council regarding a request from Highest Development, LLC for a preliminary plat of an approximate 9.76-acre tract of land to create Lot 2, Block 1, Woodland Park located west of Murvil Street and Garland Street in the City of Decatur, Wise County, Texas. **(Preliminary Plat Application 2023-04—Mr. Naveen Khammampati, on behalf of Highest Development, LLC)**

**ITEM 11:** **PP2023-03** Consider and make a recommendation to City Council regarding a request from Deer Park QOZB, LLC for a preliminary plat of an approximate 12.826-acre tract of land to create Lot 1, Block 1, Chisholm Addition located at 1555 Deer Park Road, west of Deer Park Road and north of West Thompson Street in the City of Decatur, Wise County, Texas. **(Application PP2023-03—Mr. Josh Jezek, on behalf of Deer Park QOZB, LLC)**

**ITEM 12:** **FP2023-03** Consider and make a recommendation to City Council regarding a request from Deer Park QOZB, LLC for a final plat of an approximate 12.826-acre tract of land to create Lot 1, Block 1, Chisholm Addition located at 1555 Deer Park Road, west of Deer Park Road and north of West Thompson Street in the City of Decatur, Wise County, Texas. **(Final Plat Application 2023-03—Mr. Josh Jezek, on behalf of Deer Park QOZB, LLC)**

#### **For Your Information Items:**

**ITEM 13:** Discussion of future agenda new business items, staff requests and potential special called meeting and/or workshop requests:

- a. As of agenda posting, the July 5, 2023, meeting currently has no (0) new Planning applications. Submittal deadline was June 5, 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 2<sup>nd</sup> day of June 2023, in accordance with Chapter 551, Texas Government Code.

A handwritten signature in cursive script that reads "Dedra Denée Ragland".

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.**