



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, January 3, 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 December 6, 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; 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 Tuesday, January 3rd. Please provide your name, address and the agenda item number.

Public Hearing Items:

ITEM 2: **CP2022-07** 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 16.65 acres of land located east of Deer Park Road and north of West Thompson Street, Decatur, Texas, and an approximate 0.646 acres of land generally located to the centerline of Deer Park Road, and an approximate 0.29 acres of land generally located to the centerline of west Thompson Street and adjacent to Deer Park Road and Thompson Street, Decatur, Texas, from Traditional Neighborhood (TN) Land Use Designation to Activity Center (AC) Land Use Designation. The property, more commonly referred to as Bishop Heights, is located east of Deer Park Road and north of West Thompson Street, Decatur, Texas. **(Comprehensive Plan Amendment Application 2022-07—Mr. Lou Christopher, on behalf of NS MF Partners – Decatur LLC)**

ITEM 3: **CP2022-08** 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 7.89 acres of land located south of Charles St., west of Hatcher St., north of W. Thompson St. and 427.8’ east of S. State St. along E. Charles St. and 278.9’ east of State St. along W. Thompson St., Decatur, Texas, and an approximate 0.235 acres of land generally located to the centerline of east Charles St., and an approximate 0.2 acres of land generally located to the centerline of south Hatcher St., and an approximate 0.278 acres of land generally located to the centerline of east Thompson St., Decatur, Texas, from Compact Neighborhood (CN) Land Use Designation to Professional Service and Light Industrial (PSLI) Land Use Designation. The property is more commonly referred to as 1601 S. Church Street, Decatur, Texas. **(Comprehensive Plan Amendment Application 2022-08—City of Decatur)**

ITEM 4: **ZC2022-06** 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 7.89 acres of land located south of Charles St., west of Hatcher St., north of Thompson St. and 427.8’ east of S. State St. along E. Charles St. and 278.9’ east of State St. along W. Thompson St., Decatur, Texas, and an approximate 0.235 acres of land generally located to the centerline of east Charles Street, and an approximate 0.2 acres of land generally located to the centerline of south Hatcher St., and an approximate 0.278 acres of land generally located to the centerline of east Thompson St., Decatur, Texas, from a MF, Multi-Family Residential Zoning District, to a C-O, Office Zoning District. The property is more commonly referred to as 1601 S. Church Street, Decatur, Texas. **(Zoning Change Application 2022-05—City of Decatur)**

ITEM 5: **SUP2022-03** 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 to grant a Specific Use Permit to allow a public park located south of Charles St., west of Hatcher St., north of Thompson St. and 427.8’ east of S. State St. along E. Charles St. and 278.9’ east of State St. along W. Thompson St., Decatur, Texas, on approximately 7.89 acres of land. The property is proposed to be addressed as 1601 S. Church St., Decatur, Texas. **(Specific Use Permit Application SUP2022-03—City of Decatur)**

For Your Information Items:

ITEM 6: Discussion regarding Ordinance 2022-04-17 Adopting an Expiration for Curb/Gutter and Sidewalk Variances.

ITEM 7: Discussion of future agenda new business items, staff requests and potential special called meeting and/or workshop requests:

- a. As of agenda posting, the February 7, 2023, meeting currently has no (0) new Planning applications. Submittal deadline is 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 30th day of December, 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.**