



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, August 29, 2023

SPECIAL 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 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, August 29th. 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 August 1, 2023.

PUBLIC HEARING ITEMS:

ITEM 2: **SUP2023-04** Hold a public hearing and make a recommendation to City Council regarding a request from Wayne Kauffman, on behalf of Cornerstone Community Action Agency, to allow a day care in a C-2, Thoroughfare Business Zoning District, on approximately 0.679 acres of land located at 503 N. US Hwy 81-287 Business. **(Specific Use Permit Application 2023-04—Mr. Wayne Kauffman, on behalf of Cornerstone Community Action Agency.)**

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

ITEM 3: **SUP2023-05** Hold a public hearing and make a recommendation to City Council regarding a request from Brittany Jones, on behalf of Wise Kids Day Care, to allow a day care in a C-2, Thoroughfare Business Zoning District, on approximately 8.0 acres of land located at 3483 S. FM 51. **(Specific Use Permit Application 2023-05—Mrs. Brittany Jones, on behalf of Wise Kids Day Care)**

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

ITEM 4: **ZC2023-06** Hold a public hearing and make a recommendation to City Council regarding a request from Sten Juhl, on behalf of SCJM LLC, to rezone approximately 0.129 acres of land located at 1303 S. Trinity Street from a Single-Family Residential Zoning District (SF-2) to a Two-Family Residential Zoning District (2F). **(Zoning Change Application 2023-06—Mr. Sten Juhl, on behalf of property owner SCJM, LLC.)**

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

ITEM 5: **RP2023-04** Hear comments and take action to make a recommendation to City Council regarding a request from Sten Juhl, on behalf of SCJM LLC, to final plat Lots 2R-1A and 2R-2A, Block 78, South Decatur Addition, being approximately a 0.363 acre tract of land located east of South Trinity Street and south of East Prince Street in the City of Decatur, Wise County, Texas for property located at 1303 South Trinity Street. **(Replat Application 2023-04—Mr. Sten Juhl, on behalf of SCJM, LLC)**

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

NON-PUBLIC HEARING ITEMS:

ITEM 6: **V2023-11** Consider and take action to make a recommendation to City Council regarding a request for a Design Standards variance from Section 107, "Landscape design," of the City of Decatur, Texas Design Standards. Specifically, applicant is requesting to reduce the landscape strip from ten feet (10') to five feet (5') on approximately 300 linear feet along Charles St., a public street, where adjacent to the north boundary of a 7.89 acre tract of land in the AJ Walker Survey, Abstract No. 860, City of Decatur, Wise County, Texas, and proposed as Lot 1, Block 1 and Lot 1, Block 2, Decatur Police Station, and more commonly known as 1601 S. Church Street, Decatur, Texas. **(Variance Application 2023-11—Chief Delvon Campbell, on behalf of City of Decatur)**

ITEM 7: **V2023-12** Consider and take action to make a recommendation to City Council regarding a request for a Design Standards variance from Section 107, "Landscape design," of the City of Decatur, Texas Design Standards. Specifically, applicant is requesting to reduce the landscape strip from ten feet (10') to zero feet (0') on approximately 391.74 linear feet along S. Hatcher St., a public street, where adjacent to the east boundary of a 7.89 acre tract of land in the AJ Walker Survey, Abstract No. 860, City of Decatur, Wise County, Texas, and proposed as Lot 1, Block 1 and Lot 1, Block 2, Decatur Police Station, and more commonly known as 1601 S. Church Street, Decatur, Texas. **(Variance Application 2023-11—Chief Delvon Campbell, on behalf of City of Decatur)**

ITEM 8: **PP2023-05** Consider and make a recommendation to City Council regarding a request from Chief of Police Delvon Campbell, on behalf of City of Decatur, to preliminary plat Lot 1, Block 1 and Lot 1, Block 2, Decatur Police Station, being a 7.89-acre tract of land in all of Blocks 110 and 118 and portions of Church, Short and Trinity Streets, South Decatur Addition, in the City of Decatur, Wise County, Texas located at located at 1601 South Church Street. **(Preliminary Plat Application 2023-05—Chief of Police Delvon Campbell, on behalf of City of Decatur)**

ITEM 9: **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. PP2023-06** Consider and make a recommendation to City Council regarding a request from Greg Hall, on behalf of City of Decatur, to preliminary plat Lot 1, Block 1, Harmon Park being a 5.073 acre tract in Blocks 5-9 and part of 11, James A Proctor Survey, Abstract Number 683, in the City of Decatur, Wise County, Texas located at 351 E. Mill Street. **(Preliminary Plat Application 2023-06—Mr. Greg Hall, on behalf of City of Decatur)**
- B. FP2023-05** Consider and make a recommendation to City Council regarding a request from Greg Hall, on behalf of City of Decatur, to final plat Lot 1, Block 1, Harmon Park being a 5.073 acre tract in Blocks 5-9 and part of 11, James A Proctor Survey, Abstract Number 683, in the City of Decatur, Wise County, Texas located at 351 E. Mill Street. **(Final Plat Application 2023-05—Mr. Greg Hall, on behalf of City of Decatur)**
- C. RP2023-05** Consider and make a recommendation to City Council regarding a request from Matthew Martinez, on behalf of Decatur Hospital Authority and Wise Health Services, Inc., to final plat Lots 1RA1RA, 1RA1RB and Lot 8R, Block A, Decatur Community Hospital Addition, being a 50.631-acre replat of Lot 1RA1R, Block A, Decatur Community Hospital Addition Cab D, SLD 599, P.R.W.C.T. and Lot 8, Block A, Decatur Community Hospital Addition, Cab C, SLD 410, P.R.W.C.T. situated in the City of Decatur, Wise County, Texas for Decatur Hospital Authority and Wise Health Services, Inc. **(Replat Application 2023-05—Mr. Matthew Martinez, on behalf of Decatur Hospital Authority and Wise Health Services, Inc.)**

For Your Information Items:

- ITEM 10:** Discussion of future agenda new business items, staff requests and potential special called meeting and/or workshop requests:
- a. A special meeting will be needed for PP2023-04 Vineyards at Decatur, Lot 1, Block 1 once Staff has determined that submittal is complete.
 - b. As of agenda posting, the September 5, 2023, meeting currently has no (0) new Planning applications. Submittal deadline was August 7, 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 25th day of August 2023, in accordance with Chapter 551, Texas Government Code.



Dedra Denée Ragland, AICP
Director of Planning