



# 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, October 4, 2022

**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 September 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](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 [wsmith@decaturtx.org](mailto:wsmith@decaturtx.org) before and during the meeting on Tuesday, October 4<sup>th</sup>. Please provide your name, address and the agenda item number.***

### Public Hearing Items:

**ITEM 2:** **A2022-01** Commission to hold a public hearing, hear comments, and consider taking action to make a recommendation to the City Council regarding a request for voluntary annexation of an approximate 157.31 acres of land located within the City's extraterritorial jurisdiction into the corporate limits of the City of Decatur. The property to be annexed is generally located in the H.D. Donald Survey, Abstract No. 1158 and the John C. Logan Survey, Abstract No. 494, Wise County, Texas and generally located at the intersection of U.S. Highway 380 and Business U.S. 380, adjacent to the current city limits in Decatur's eastern extraterritorial jurisdiction (ETJ), Wise County, Texas, and being described by metes and bounds on the survey located at the Planning & Development Service Building, 1601 S. State St., Bldg. C, Decatur, Texas. **(Annexation Application A2022-01— Mr. Sam Satterwhite, on behalf of property owners James Christopher Knapp, Darcy Lee Knapp Fricks and Shelly Lynn Knapp, Et al.)**

- ITEM 3:** **CP2022-02** 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 "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 165.51 acres of land, most of which is currently in the extraterritorial jurisdiction of the City, but for which the property owner has requested annexation into the City's corporate limits, to change the designation on the property from Agricultural and Rural Living (AR - ETJ), Estate Living (EL - ETJ), Community Commercial (CC - ETJ), Compact Neighborhood (CN - ETJ) and Traditional Neighborhood (TN - ETJ) to a Compact Neighborhood (CN) and Activity Center (AC) Land Use Designations. The property to be annexed is generally located in the H.D. Donald Survey, Abstract No. 1158 and the John C. Logan Survey, Abstract No. 494, Wise County, Texas and generally located at the intersection of U.S. Highway 380 and Business U.S. 380, adjacent to the current city limits in Decatur's eastern extraterritorial jurisdiction (ETJ), Wise County, Texas, and being described by metes and bounds on the survey located at the Planning & Development Service Building, 1601 S. State St., Bldg. C, Decatur, Texas. The Commission recommendation for this item is subject to the City Council's approval of the request for annexation. **(Comprehensive Plan Amendment Application 2022-02— Mr. Sam Satterwhite, on behalf of property owners James Christopher Knapp, Darcy Lee Knapp Fricks and Shelly Lynn Knapp, Et al.)**
- ITEM 4:** **PD2022-01** 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 165.51 acres of land, most of which is currently in the extraterritorial jurisdiction of the City, but for which the property owner has requested annexation into the City's corporate limits, to change the designation on the property from Agriculture and Rural Living (AR - ETJ) to a Compact Neighborhood (CN) and Activity Center (AC) Land Use Designations. The property to be annexed is generally located in the H.D. Donald Survey, Abstract No. 1158 and the John C. Logan Survey, Abstract No. 494, Wise County, Texas and generally located at the intersection of U.S. Highway 380 and Business U.S. 380, adjacent to the current city limits in Decatur's eastern extraterritorial jurisdiction (ETJ), Wise County, Texas, and being described by metes and bounds on the survey located at the Planning & Development Service Building, 1601 S. State St., Bldg. C, Decatur, Texas. The Commission recommendation for this item is subject to the City Council's approval of the request for annexation and the accompanying proposed Comprehensive Plan and Future Land Use Map amendment. **(Planned Development Application 2022-01— Mr. Sam Satterwhite, on behalf of property owners James Christopher Knapp, Darcy Lee Knapp Fricks and Shelly Lynn Knapp, Et al.)**
- ITEM 5:** **ZC2022-03** 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, the Comprehensive Zoning Ordinance and the official Zoning Map of the City, to rezone an approximate 0.195 acres of land located at 1203 S. State Street, Decatur, Texas, an approximate 0.062 acres of land generally located to the centerline of State Street and 0.047 acres of land generally located to the centerline of Prince Street and adjacent to 1203 S. State Street, Decatur, Texas, from a SF-1, Single-Family Residential Zoning District, to a 2F, Two-Family Residential Zoning District. The

property is more commonly referred to as 1203 S. State Street, Decatur, Texas. **(Application ZC2022-03—Mr. Sten Juhl, on behalf of Morning Glory Inv. Group and SCJM LLC)**

**ITEM 6:** **RP2022-06** Commission to hear comments and take action to make a recommendation to the City Council regarding a request to final plat Lot 2R-1, Block 68, South Decatur Addition, being approximately a 0.195 acre tract of land in the City of Decatur, Wise County, Texas and being a replat of part of Lot 2, Block 68, South Decatur Addition and more commonly referred to as 1203 S. State Street, Decatur, Texas. A complete legal description of the property is found on the plat exhibit located in the staff report. **(Application RP2022-06—Mr. Sten Juhl, on behalf of Morning Glory Inv. Group and SCJM LLC)**

**ITEM 7:** **RP2022-08** Commission to hear comments and take action to make a recommendation to the City Council regarding a request to final plat Lot 13R and Lot 14R, Block 6, Lipsey Addition, being approximately a 1.1184 acre tract of land in the City of Decatur, Wise County, Texas and being a replat of Lots 13 and 14, Block 6, Lipsey Addition and more commonly referred to as 3107 and 3109 S. Murvil St., Decatur, Texas. A complete legal description of the property is found on the plat exhibit located in the staff report. **(Replat Application 2022-08—Ms. Kimberly Chambers, on behalf of Kimberly Chambers Et al and Keitha D’Ann Stone)**

**ITEM 8:** **RP2022-09** Commission to hear comments and take action to make a recommendation to the City Council regarding a request to final plat Lot 1R, Block 8, Lipsey Addition, being approximately a 0.560 acre tract of land in the City of Decatur, Wise County, Texas and being a replat of Lot 1, and the southeast ten (10) feet of the alley, Block 8, Lipsey Addition and more commonly referred to as 3002 S. FM 51, Decatur, Texas. A complete legal description of the property is found on the plat exhibit located in the staff report. **(Replat Application 2022-09—Mr. Allen Arnold, on behalf of Connie Arnold)**

#### **Non-Public Hearing Items:**

**ITEM 9:** **PP2022-03** Commission to take action to make a recommendation to the City Council regarding a request to preliminary plat Lot 1, Block 1, Decatur TA Addition, being an approximately 17.479-acre tract of land in the Antonio Hernandez Survey, Abstract Number 401, City of Decatur, Wise County, Texas. A complete legal description of the property is found on the plat exhibit located in the staff report. **(Application PP2022-03—Mr. Majed Khalaf, on behalf of Elorr Realty, LLC.)**

**ITEM 10:** **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. RP2022-07** Commission to take action to make a recommendation to City Council regarding a request to final plat Lots 3R-1R, 3R-2 & 3R-3, Block 1, Eagles Landing Business Park Addition, to the City of Decatur, Wise County, Texas, being a replat of Lots 3R & 3R-1, Block 1, Eagles Landing Business Park Addition, to the City of Decatur, Wise County, Texas, and more commonly referred to as 3601 Enterprise Dr., Decatur, Texas. A complete legal description of the property is found on the plat exhibit located in the staff report. **(Application RP2022-07—Mr. Kevin Holzbog, on behalf of Decatur Economic Development Corporation and GC Omega RE, LLC)**

**For Your Information Items:**

- ITEM 11:** Discussion of future agenda new business items, staff requests and potential special called meeting and/or workshop requests:
- a. As of agenda posting, the November 1, 2022, meeting currently has no (0) new Planning applications. Submittal deadline is October 3, 2022, 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 30<sup>th</sup> day of September, 2022, in accordance with Chapter 551, Texas Government Code.

Wayne Smith  
Interim Planning 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.**