



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 Special Meeting *
Decatur City Hall – 201 E. Walnut St., Decatur, TX
Wednesday, November 3, 2021

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 October 5, 2021.

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 Wednesday, November 3rd. Please provide your name, address and the agenda item number.

Non-Public Hearing Items:

ITEM 2: **V2021-14** Commission to hear staff comments and 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 29,237.22 linear feet of property located along Enterprise Dr., adjacent to the east boundary of Lots 1R, 4X, 5, 6 & 7, Block 1, the south boundary of Lot 2R-1, Block 1 and the west boundary of Lots 3R & 3R-1, Block 1, Eagles Landing Business Park Addition, and more commonly referred to as Eagles Landing Business Park, Decatur, Texas. A complete legal description of the subject property is found on the plat exhibit located in the staff report. **(Application V2021-14—Mr. Kevin Holzbog, on behalf of Decatur Economic Development Corporation and Cardinal Paints)**

ITEM 3: **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. PP2021-07 Commission to take action to make a recommendation to City Council regarding a request to preliminary plat Lot 1, Block 1, CEFCO Addition, to the City of Decatur, Wise County, Texas being an approximate 6.7245-acre tract of land in the Joseph H. Moore Survey, Abstract No. 538, City of Decatur, Wise County, Texas, and

more commonly referred to as 2202 W. US Highway 380, Decatur, Texas. A complete legal description of the property is found on the plat exhibit located in the staff report. **(Application PP2021-07—Mr. Jordan Schaefer, on behalf of C.L. Gage, George Gage and CEFCO)**


- B. RP2021-04** Commission to take action to make a recommendation to City Council regarding a request to final plat Lots 3R and 3R-1, Block 1, Eagles Landing Business Park Addition, to the City of Decatur, Wise County, Texas, being a replat of Lot 3, 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 RP2021-04—Mr. Kevin Holzbog, on behalf of Decatur Economic Development Corporation and Omega Research)**

For Your Information Items:

ITEM 4: New and/or future business items:

- a. Interview potential P&Z Candidates at the Tuesday, November 9, 2021, meeting.
- b. As of agenda posting, the December 7, 2021, meeting currently has no (0) new Planning applications. Submittal deadline is November 8, 2021, at 11:00 a.m. **(The meeting will be an in person meeting with potential virtual attendance of staff and members of the public unless otherwise determined.)**
- c. Future Zoning Amendments:
 1. Building Standards Commission creation
 2. Stand-alone automated teller machines (ATMs) with SUP
 3. ZBA Criteria for Undue Hardships pursuant to HB1475

Prepared and posted this the 29th day of October, 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.**