



# CITY OF DECATUR, TEXAS

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## AGENDA

Planning and Zoning Commission Meeting  
Decatur City Hall – 201 E. Walnut St., Decatur, TX  
Tuesday, November 9, 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 November 3, 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](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 Wednesday, November 9<sup>th</sup>. Please provide your name, address and the agenda item number.***

### Public Hearing Items:

**ITEM 2:** **CP2021-01** 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 "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 6.7245 acres of land located at 2202 W. US Highway 380 Bypass, Decatur, Texas, and an approximate 1.57 acres of land generally located to the centerline of US Highway 380 Bypass and adjacent to 2202 W. US Highway 380 Bypass, Decatur, Texas, from Estate Living (EL) and Traditional Neighborhood (TN) Land Use Designations to an Activity Center (AC) Land Use Designation. The property is more commonly referred to as 2202 W. US Highway 380 Bypass, Decatur, Texas. **(Application CP2021-01—Mr. Jordan Schaefer, on behalf of C.L. Gage, George Gage and CEFCO)**

**ITEM 3:** **ZC2021-02** Commission to hold a public hearing, hear comments, and consider taking action to make a recommendation to 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 6.7245 acres of land located at 2202 W. US Highway 380 Bypass, Decatur, Texas, and an

approximate 1.57 acres of land generally located to the centerline of US Highway 380 Bypass and adjacent to 2202 W. US Highway 380 Bypass, Decatur, Texas, from a SF-1, Single-Family Residential Zoning District, to a C-2, Thoroughfare Business Zoning District. The property is more commonly referred to as 2202 W. US Highway 380 Bypass, Decatur, Texas. **(Application ZC2021-02—Mr. Jordan Schaefer, on behalf of C.L. Gage, George Gage and CEFCO)**

**ITEM 4:** **SI2021-03** Commission to hold a public hearing, hear comments and consider taking action to make a recommendation to City Council regarding an amendment to Section 3.2, "Definitions", of Article 3, "Definitions", of Appendix "B", "Zoning", of the City's Code of Ordinances, containing the Comprehensive Zoning Ordinance of the City, ("Zoning Ordinance"), to provide that automatic teller machines ("ATMs"), may be considered a primary structure in the C-1A, "Downtown Decatur Business District", C-1, "Restricted Business District", C-2, "Thoroughfare Business District", CO, "Office District", LI, "Light Industrial District" and the HI, "Heavy Industrial" Zoning Districts of the City upon City Council approval of a Specific Use Permit ("SUP") and providing criteria for Council consideration of a Specific Use Permit. **(Application SI2021-03—City of Decatur)**

**ITEM 5:** **SI2021-04** Commission to hold a public hearing, hear comments and consider taking action to make a recommendation to City Council regarding an amendment to Subsection 4.3.6, "Variances", of Section 4.3, "Board of Adjustment", of Article 4, "Zoning Procedures and Administration", of Appendix B, "Zoning", of the City's Code of Ordinances, containing the Comprehensive Zoning Ordinance of the City, ("Zoning Ordinance"), to provide for amendments to the Zoning Board of Adjustment's consideration of criteria in its determination of undue hardship. **(Application SI2021-04—City of Decatur)**

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

**ITEM 6:** **SI2021-01** Interview potential P&Z candidates, discuss and provide a recommendation to the City Council regarding vacant Planning and Zoning Commission seat. Term to expire October 1, 2022. Interested candidates are: (Applications, and Selection Criteria, Procedures and Methodology Packet previously provided.)

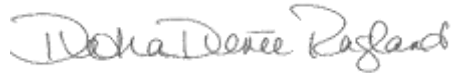
- A. Mark Ary
- B. Mason Woodruff

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

**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 December 7, 2021, meeting currently has no (0) new Planning applications. Submittal deadline was 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.)**
- b. Future Zoning Amendments:
  - 1. P&Z Chairman right to vote

Prepared and posted this the 5<sup>th</sup> day of November, 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.**