



CITY OF DECATUR, TEXAS

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AGENDA

Planning and Zoning Commission Meeting
Decatur City Hall – 201 E. Walnut St., Decatur, TX

Tuesday, January 2, 2024

REGULAR MEETING 5:30 p.m.

IN PERSON 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 wsmith@decaturtx.org before and during the meeting. Please provide your name, address and the agenda item number.

CALL TO ORDER AND ANNOUNCE A QUORUM

PUBLIC HEARING ITEMS:

ITEM 1: **ZC2023-08** Hold a public hearing and make a recommendation to City Council regarding a request to rezone approximately 0.162 acres of land located at 401 East Mulberry Street from a Single-Family Residential Zoning District (SF-2) to a Two-Family Residential Zoning District (2F). (**Zoning Change Application 2023-08—Mr. Ryan Owen, on behalf of property owner Star Flower Homes, LLC.**)

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

ITEM 2: **RP2023-06** Hear comments and take action to make a recommendation to City Council regarding a request to final plat Lot 1R, Block 4, Parkview Addition, being approximately a 0.162 acre tract of land located north of East Mulberry Street and east of North Cates in the City of Decatur, Wise County, Texas for property located at 401 East Mulberry Street. (**Replat Application 2023-06— Mr. Ryan Owen, on behalf of property owner Star Flower Homes, LLC.**)

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

NON- PUBLIC HEARING ITEMS:

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. **PP2023-09** Consider and make a recommendation to City Council regarding a request from Ryan Owen to preliminary plat Lot 1, Block 1, Star Flower Homes Addition being a 0.22-acre tract in the George M. Vigil Survey, Abstract Number 857, in the City of Decatur, Wise County, Texas. **(Preliminary Plat Application 2023-09—Mr. Ryan Owen, on behalf of Star Flower Homes)**
- B. **FP2023-06** Consider and make a recommendation to City Council regarding a request from Star Flower Homes to final plat Lot 1, Block 1, Star Flower Homes Addition being a 0.22-acre tract in the George M. Vigil Survey, Abstract Number 857, in the City of Decatur, Wise County, Texas. **(Final Plat Application 2023-06—Mr. Ryan Owen, on behalf of Star Flower Homes)**
- C. **FP2023-07** Consider and make a recommendation to City Council regarding a request from David Greer, on behalf of Nortex AG Properties Inc. and E.W. Moran LLC to final plat Lot 1, Block 1, Reserve at Decatur, being 3.584 acres and part of Blocks 2 & 5, Sunset Hill Addition, 20 foot Alley and Auction Street and being situated in the George M. Vigil Survey, Abstract No. 857, City of Decatur, Wise County, Texas. **(Final Plat Application 2023-07—Mr. David Greer, on behalf of Nortex AG Properties Inc. and E.W. Moran LLC)**
- D. **PP2023-12** Consider and make a recommendation to City Council regarding a request to preliminary plat Lots 1-2, Block 1, Walther Estates, a 16.6-acre tract of land and a 1.0-acre tract of land in the D. Moses Survey, Abstract Number 537, City of Decatur, Wise County, Texas. **(Preliminary Plat Application 2023-12—Mr. and Mrs. James Walther)**
- E. **FP2023-08** Consider and make a recommendation to City Council regarding a request to final plat Lots 1-2, Block 1, Walther Estates, a 16.6-acre tract of land and a 1.0-acre tract of land in the D. Moses Survey, Abstract Number 537, City of Decatur, Wise County, Texas. **(Final Plat Application 2023-08—Mr. and Mrs. James Walther)**
- F. **FP2023-09** Consider and make a recommendation to City Council regarding a request to final 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 1601 South Church Street. **(Final Plat Application 2023-09—Chief of Police Delvon Campbell, on behalf of City of Decatur)**

ITEM 4: **PP2023-10** Consider and make a recommendation to City Council regarding a request from Zheeno Rostam to preliminary plat an 8.496-acre tract of land in the David Moses Survey, Abstract Number 537, in the City of Decatur, Wise County, Texas. **(Preliminary Plat Application 2023-10—Mr. Zheeno Rostam, on behalf of Decatur Deer Run Investors, LLC)**

ITEM 5: **PP2023-11** Commission to take action to make a recommendation to the City Council regarding a request to preliminary plat Lots 1X, 2X, 5X, 6X, 1-114, Block 1, Lots 1-17,

Block 2, Lots 4X, 1-81, Block 3, Lots 3X, 1-13, Block 4, Lots 1-25, Block 5, Lots 1-11, Block 6, Lots 1-6, Block 7, Meadow Creek Addition, to the City of Decatur, Wise County, Texas, being an approximate 137.02-acre tract of land, of which 83.22 acres is in the William S. Hogue Survey, Abstract Number 385, Wise County, Texas, and of which 53.80 acres is in the Smith Bowen Survey, Abstract Number 51, City of Decatur, Wise County, Texas. **(Preliminary Plat Application 2023-11—Mr. Jody Boyd, on behalf of Rick and Derek McCarley)**

For Your Information Items:

ITEM 6: 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 6, 2024, meeting currently has no (0) new Planning applications. Submittal deadline was January 8, 2024, 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 29th day of December 2023, 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.