

AGENDA

Planning and Zoning Commission Meeting
Decatur City Hall – 201 E. Walnut St., Decatur, TX
Tuesday, May 6, 2025
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: planning@decaturtx.org before and during the meeting. 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 the approval of the Planning and Zoning Commission Special Meeting Minutes from March 18, 2025.
- ITEM 2:** Consider and take appropriate action regarding the approval of the Planning and Zoning Commission Meeting Minutes from April 1, 2025.

PUBLIC HEARING ITEMS:

- ITEM 3: WAV-25-0001/Nature Creek Reserve** Consider and make a recommendation to the City Council pursuant to the City of Decatur Subdivision Ordinance, Section 702: Major Waivers; regarding a waiver request to modify the tree survey requirement on the 200.447-acre property located at 1800 N US Hwy 81-287 Business. **(Waiver Application – Nature Creek Reserve, Kyle Gill)**

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

ITEM 4: RP-25-0005 – Public hearing, discussion, and make a recommendation to the City Council regarding a request to replat approximately 0.847 acres, Lot 5R, Block 3, Range “K”, Devereaux Addition, being a replat of Lots 5 – 6, Block 3, Range “K”, Lots 1 and 4, Block No. 4, Range “L” and part of Tilden Street (not open) in the Devereux Addition, to the City of Decatur, Wise County, Texas, also known as 1200 N Miller Street. **(1200 N Miller Street – WCCA)**

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

ITEM 5: SUP-25-0002 – Public hearing, discussion, and make a recommendation to the City Council regarding an ordinance to allow Philanthropic Use in an SF-2, Single-Family Zoning District, on approximately 0.847 acres of land located at 1200 N Miller Street, Decatur, Texas. **(1200 N Miller Street – WCCA)**

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

ITEM 6: CP-25-0002 – Public hearing, discussion, and make a recommendation to the City Council regarding an ordinance amending the Code of Ordinances of the City of Decatur, by amending Appendix D, the Comprehensive Plan of the City of Decatur, to change the land use designation on the future land use map from Compact Neighborhood (CN) to Community Commercial (CC) land use on approximately 5.114 acres of land located at 1901 S Trinity Street, Decatur, Texas. **(1901 S Trinity Street – River of Life Church)**

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

ITEM 7: ZC-25-0001 – Public hearing, discussion, and make a recommendation to the City Council regarding an ordinance rezoning approximately 2.0355-acre tract of land in the A.J. Walker Survey, Abstract Number 860, in the City of Decatur, Wise County, Texas, being part of a certain called 2.59-acre tract recorded in Clerk's File Number 202406609, Official Records, Wise County, Texas, from Multiple-Family Zoning District to Thoroughfare Business District (C-2) Zoning District. **(1901 S Trinity Street – River of Life Church)**

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

ITEM 8: PD-25-0001 – Public hearing, discussion, and make a recommendation to the City Council regarding an ordinance amending Ordinance No. 2025-03-13, and Appendix B, “Zoning”, of the City’s Code of Ordinances and the City’s Official Zoning Map to provide for amendments to the current zoning regulations on a tract of approximately 200.4471 acres, located at 1800 N US Hwy 81-287 Business, the Nature Creek Reserve Planned Development, to update the development standards and the concept plan regarding calculation of square footage of homes. **(Nature Creek Reserve – Kyle Gill)**

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

NON-PUBLIC HEARING ITEMS:

- ITEM 9: PP-25-0002** – Consider and make a recommendation to the City Council to approve a request to preliminary plat approximately 200.447-acre tract of land located in the Nelson H. Munger Survey, Abstract No. 581, The Daniel Waggoner Survey, Abstract NO. 884, The James Tarleton Survey, Abstract No. 805, and the George M. Vigel Survey, Abstract No. 857, City of Decatur, Wise County, Texas, Said 200.447-acre tract being all of a called 100.64-acre tract Of Land Conveyed to Sheri Frances Huling, by Deed thereof filed for record in Volume 750, Page 813, O.P.R.W.C.T., said 200.447-acre tract also being all of a called 100.64 acre tract of land conveyed to Sue Nell Reid, by Deed thereof filed, in the City of Decatur, Wise County, Texas. **(Nature Creek Reserve — Kyle Gill)**
- ITEM 10: PP-25-0003** – Consider and make a recommendation to the City Council to approve a request to preliminary plat approximately 5.831 acres of land being a replat of Lot 1R, Block 1, South Decatur Business Park, CAB. D, Slide 509, O.P.R.W.C.T., Doc. No. 201408820, to the City of Decatur, Wise County, Texas, also known as 1801 S Trinity Street. **(Decatur Office Village)**
- ITEM 11: CONSENT AGENDA** – All consent agenda items listed are routine by the Planning and Zoning Commission and will be recommended in one motion. There will be no separate discussion of these matters 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. PP-25-0004** – Consider and make a recommendation to the City Council to approve a request to preliminary plat a total of approximately 5.070 acres of land in the ROLC Addition, Lot 1R, Block 1, being a replat of Lot 1, Block 1, ROLC Addition, and a 2.59-acre tract in the A.J. Walker Survey, Abstract Number 860, in the City of Decatur, Wise County, Texas, also known as 1901 S Trinity Street. **(River of Life Church)**
- B. PP-25-0005** – Consider and make a recommendation to the City Council to approve a request to preliminary plat an approximately 0.640-acre tract of land in the Moses Addition, Lot 1, Block 1, in the D. Moses Survey, Abstract Number 537, City of Decatur, Wise County, Texas, also known as 2002 Deer Park Road. **(First United Methodist Church)**
- C. FP-25-0003** – Consider and make a recommendation to the City Council to approve a request to final plat an approximately 0.640-acre tract of land in the Moses Addition, Lot 1, Block 1, in the D. Moses Survey, Abstract Number 537, City of Decatur, Wise County, Texas, also known as 2002 Deer Park Road. **(First United Methodist Church)**
- D. FP-25-0004** – Consider and make a recommendation to the City Council to approve a request to final plat a total of approximately 5.070 acres of land in the ROLC Addition, Lot 1R, Block 1, being a replat of Lot 1, Block 1, ROLC Addition, and a 2.59-acre tract in the A.J. Walker Survey, Abstract Number 860, in the City of Decatur, Wise County, Texas, also known as 1901 S Trinity Street. **(River of Life Church)**

Discussion Items:

- ITEM 12:SI-25-0001** – City Council will consider a proposed amendment to Section 2-126 “Membership and Terms,” of Division 6 “Planning and Zoning Commission,” of Article III “Boards, Committees, Commissions,” of Chapter 2 “Administration,” of the Code of Ordinances of the City of Decatur, Texas to include a provision for Chairperson voting; providing a savings and repealer clause; providing severability; and providing an effective date. **(Staff Initiated amendment)**

For Your Information Items:

ITEM 13: Discussion of future agenda, new business items, staff requests, and potential special-called meeting and/or workshop requests:

- a. As of the agenda posting, the June 3, 2025, meeting currently has one (1) new Planning application. The submittal deadline was May 5, 2025, at 5:00 p.m. **(If there is a meeting, 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 on the 2nd day of May 2025, in accordance with Chapter 551, Texas Government Code.



Lisa Hannon
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.**