

AGENDA

Planning and Zoning Commission Meeting
Decatur City Hall – 201 E. Walnut St., Decatur, TX
Tuesday, August 5, 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](tel: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 Meeting Minutes from July 1, 2025.

PUBLIC HEARING ITEMS:

ITEM 2: Case SUP-25-0003. Public hearing, discussion, and recommendation to the City Council regarding an Ordinance for a Specific Use Permit (SUP), in accordance with Appendix B, "Zoning", Section 7.6 "Accessory Structure Regulations," Subsection 7.6.5, (A) "Residential Uses," (5) to allow a carport that is in excess of twenty-four (24) feet in length, (6) to allow a carport in excess of twelve (12) feet in height, and (8) to allow a second carport on a legally platted lot, in an SF-2, Single-Family Zoning District, on approximately 0.45 acres of land located at 1204 John Avenue, Decatur, Texas.

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

ITEM 3: Case SUP-25-0004. Public hearing, discussion, and action regarding an ordinance to allow the sale of alcoholic or mixed beverages for on-premises consumption in a C-1A, Decatur Square Business Zoning District, on approximately 0.11 acres of land described as Lot 3, Block 12, Original Town of Decatur, located at 109 N State Street, Decatur, Texas.

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

ITEM 4: Case SI-25-0002. Public hearing, discussion and recommendation to the City Council regarding an Ordinance of the City Council of the City of Decatur, Texas amending Appendix "B", "Zoning," of the City of Decatur's Code of Ordinances, containing the comprehensive zoning ordinance of the City of Decatur ("Zoning Ordinance"), to provide for amendments to Article 3. Definitions, Subsection 3.2 Definitions; and to Section 7.5 Screening, Fencing, and Buffering regulations; Subsection 7.5.2 Screening of Nonresidential and Multi-Family areas with Screening Salls; and to Subsection 7.5.3, Fences in Residential Areas.

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

ITEM 5: Case PD-25-0002. Public hearing, discussion, and action regarding an ordinance amending Ordinance No. 2022-10-28, 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 166 +/- acres, the Paloma Trails Planned Development, to update the development standards and the concept plan.

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

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 the agenda posting, the September 2, 2025, meeting currently has **one (1)** new Planning applications. The submittal deadline was August 4, 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 30th day of July, 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.**