



Notice of Planning and Zoning Commission Meeting

August 4, 2026 | 5:30 PM

Decatur City Hall, 201 East Walnut, Decatur, Texas

I. CALL TO ORDER

Announce a Quorum

II. OPEN FORUM

CITIZENS' COMMENTS Please complete a speaker registration form before speaking. Speakers are limited to 3 minutes. In accordance with the Texas Open Meetings Act, the Planning and Zoning Commission is restricted from discussing or acting on items not listed on the agenda. Large groups interested in the same matter should choose a spokesperson. Comments should be made to the Planning and Zoning Commission rather than to individual members, and no action will be taken by the Planning and Zoning Commission.

III. PUBLIC HEARING ITEMS

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

1. **A-26-0001** – Public Hearing, discussion, and action to make a recommendation to the City Council regarding the first reading of an ordinance to annex a 3.93-acre tract of land, located at 3260 S US Hwy 81-287 (long legal on file), and within the Extraterritorial Jurisdiction (ETJ). (**JWM Dealership Property, LLC**)

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

2. **CP-26-0002** – Public Hearing, discussion, and action to make a recommendation to the City Council regarding the first reading of an ordinance to amend the City of Decatur's Comprehensive Plan and Future Land Use Map from Agriculture and Rural Living Land Use (AR) to Activity Center Land Use (AC), for a 3.93-acre tract of land, located at 3260 S US Hwy 81-287 (long legal on file), and within the Extraterritorial Jurisdiction (ETJ). (**JWM Dealership Property, LLC**)

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

3. **ZC-26-0003** – Public Hearing, discussion, and action to make a recommendation to the City Council regarding the first reading of an ordinance to change the zoning from Extraterritorial Jurisdiction (ETJ) to Thoroughfare Business District (C-2) for a 3.93-acre tract of land, located at 3260 S US Hwy 81-287 (long legal on file), and within the Extraterritorial Jurisdiction (ETJ). (**JWM Dealership Property, LLC**)

IV. DISCUSSION ITEMS

None

V. CONSENT AGENDA ITEMS

1. 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 requested by a commissioner, in which event the item will be removed from the consent agenda and considered in its normal sequence on the agenda:
 - A. Approve the July 7, 2026, Planning and Zoning meeting minutes.
 - B. **PP-26-0002** – Recommend that the City Council approve a Preliminary Plat application for an approximately 2.76-acre tract of land, Quick AI's Addition, Lot 1, Block 1, in the City of Decatur, Wise County, Texas, addressed as 1105 N US Hwy 81-287. (**Quick AI's Real Estate, Inc.**)

VI. FUTURE AGENDA ITEMS

1. A Planning and Zoning Commission meeting is scheduled for Monday, **September 1, 2026**, at 5:30 p.m.
 - A. The submittal deadline is August 3, 2026.

VII. ADJOURNMENT

CERTIFICATION

I hereby certify that the above agenda was posted on the official bulletin board at City Hall, 201 E. Walnut, Decatur, Texas, on Tuesday, July 28, 2026, pursuant to the Texas Government Code, Chapter 551.



Lisa Hannon, Planning Director

NOTICES

REMOTE PARTICIPATION: The location identified on this agenda is the location at which a quorum of the governing body will be physically present. Members of the Planning and Zoning Commission may participate remotely in compliance with the Texas Open Meetings Act. Persons wishing to attend a meeting virtually can access the meeting at www.zoom.us/join or via telephone by calling 1-346-248-7799; meeting ID 988 5813 2625; and Password 069758. Meetings can be watched live at <https://decaturtx.new.swagit.com/views/212/>.

SPEAKING AVAILABILITY: Individual speaker presentations shall be limited to a total of three minutes: (1) for the consent agenda, regardless of the number of consent-agenda items for which a person has registered, (2) for the non-consent agenda, regardless of the number of non-consent-agenda items for which a person has registered, and (3) for each zoning and public hearing. The three-minute time period shall be extended to six minutes if a translator is required for a non-English speaker. At the Chairperson's discretion, time limits may be reasonably adjusted.

ADA ACCESSIBILITY: Decatur City Hall and the City Council Chamber are wheelchair-accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City at (940) 393-0204 or e-mail adelgado@decaturtx.org at least 48 hours prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least 48 hours prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodation. A free nationwide telecommunications relay service (TRS) may be accessed by calling 7-1-1.

CLOSED SESSIONS: The Planning and Zoning Commission may convene into a closed session at any time to discuss matters listed on the agenda as authorized by the Texas Government Code, including but not limited to: §551.071 (legal advice), §551.072 (real property), §551.074 (personnel matters), §551.076 (security), §551.087 (economic development). Any decision on such matters shall be made in an open session.