



Notice of Planning and Zoning Commission Meeting

October 6, 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. **SUP-26-0004** – 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 0.278 acres of land located at 106 S Cates Street, Decatur, Texas. **(First United Methodist Church)**

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

2. **RP-26-0011** – Take appropriate action to approve a 30-day extension request regarding the replat application for Lots 29 - 40, Block M, being a total of 1.791 acres in the John C. Bullock Survey, Abstract Number 79, in the City of Decatur, Wise County, Texas. **(Vista Park Phase 1A)**

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

3. **RP-26-0013** – Public hearing, discussion, and make a recommendation to the City Council regarding a request to replat Lots 4R-1, 4R-2, Block 2, Carpenter Addition, being a replat of Lot No. 4, in Block No. 2 in the Carpenter Addition, located in the City of Decatur, Wise County, Texas, also known as 202 S Arthur Street. **(Huddleston)**.

IV. ACTION ITEMS

4. **FP-26-0004** – Take appropriate action to approve a 30-day extension request regarding the Final 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.)**
5. **RP-26-0012** – Take appropriate action to approve a 30-day extension regarding the replat request for Lots 3R-1 and 3R-2, Block A, being a replat of Lot 3, Block A, 1810 Subdivision, City of Decatur, Wise County, Texas. **(First Choice Truck Lube, Inc.)**

V. DISCUSSION ITEMS

6. Discussion of a proposed ordinance establishing a Data Center Overlay District, including development standards and special regulations applicable to Data Centers.
7. Land-Use Workshop – October 20, 2026 – 6 p.m. to 8 p.m. at the Decatur Convention Center.

VI. CONSENT AGENDA ITEMS

8. 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 September 1, 2026, Planning and Zoning meeting minutes.

VII. FUTURE AGENDA ITEMS

8. A Planning and Zoning Commission meeting is scheduled for **WEDNESDAY, November 4, 2026**, at 5:30 p.m. This is a change due to the November 3 election.
 - A. The submittal deadline was October 5, 2026.

VIII. 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, September 29, 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.