



CITY OF DECATUR, TEXAS

Development Services ★ 1601 S. State Street ★ Decatur, TX 76234 ★ (940) 393-0250 voice ★ (940) 626-4629 fax

AGENDA

Planning and Zoning Commission Meeting
Decatur City Hall – 201 E. Walnut St., Decatur, TX
Thursday, December 2, 2021

RESCHEDULED REGULAR MEETING 5:30 p.m. **AND VIA VIDEOCONFERENCE/TELECONFERENCE**

Call to Order

ITEM 1: Consider and take appropriate action regarding approval of the Planning and Zoning Commission Meeting Minutes from November 9, 2021.

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 dragland@decaturtx.org before and during the meeting on Thursday, December 2nd. Please provide your name, address and the agenda item number.

Non-Public Hearing Items:

ITEM 2: **FP2021-07** Consider and take action to make a recommendation to City Council regarding a request to final plat Lot 1, Block 1, CEFCO Addition, to the City of Decatur, Wise County, Texas being an approximate 6.7245-acre tract of land in the Joseph H. Moore Survey, Abstract No. 538, City of Decatur, Wise County, Texas, and more commonly referred to as 2202 W. US Highway 380, Decatur, Texas. A complete legal description of the property is found on the plat exhibit located in the staff report. **(Application FP2021-07—Mr. Jordan Schaefer, on behalf of C.L. Gage, George Gage, Reggie Hickerson and CEFCO)**

ITEM 3: **SI2021-01** Interview potential P&Z Commissioner candidates for vacant Planning and Zoning Commission seats. Terms to expire October 1, 2022. Interested candidates are listed below. (Applications, and Selection Criteria, Procedures and Methodology Packet previously provided.)

- A. Mark Ary
- B. Mason Woodruff
- C. Marissa Clinesmith
- D. Chad Lindt
- E. Chance Overton

Executive Session:

In accordance with Texas Government Code, Section 551.001, et seq., the Planning and Zoning Commission will recess into executive session to discuss the following:

551.074: Personnel Matters. Deliberation regarding the appointment, evaluation, reassignment, duties, discipline or dismissal of public officer or employee: Appointment of Planning and Zoning Commissioners

RECONVENE INTO OPEN SESSION – In accordance with Texas Government Code, Chapter 551, the Planning and Zoning Commission will reconvene into Regular Session to consider action, if any, on matters discussed in Executive Session:

ITEM 4: Discuss applicant interviews, selection criteria, and related matters, consider and take action to provide a recommendation to the City Council regarding vacant Planning and Zoning Commission seats,

ITEM 5: Discuss and approve 2022 Meeting Schedule.

For Your Information Items:

ITEM 6: Discussion of future agenda new business items, staff requests and potential special called meetings and/or workshop requests:

- a. As of agenda posting, the January 4, 2022, meeting currently has six (6) new Planning applications. Submittal deadline is December 6, 2021, at 11:00 a.m. **(The meeting will be an in person meeting with potential virtual attendance of staff and members of the public unless otherwise determined.)**
 1. A2021-01 – Annexation of a 11.224-acre tract, Chisholm Addition owned by Deer Park QOZB, LLC
 2. CP2021-02 – Comprehensive Plan Land Use Amendment on 11.224-acre tract for Chisholm Addition owned by Deer Park QOZB, LLC (ETJ to Activity Center (AC))
 3. ZC2021-03 – Zoning Change on 11.224-acre tract for Chisholm Addition owned by Deer Park QOZB, LLC (ETJ to Multi-Family (MF))
 4. A2021-02 – Annexation of a 137.02-acre tract, Meadow Creek owned by Rick McCarley
 5. CP2021-03 – Comprehensive Plan Land Use Amendment on 137.02-acre tract for Meadow Creek owned by Rick McCarley (ETJ to Compact Neighborhood (CN) and Community Commercial (CC))
 6. ZC2021-04 – Zoning Change on 137.02-acre tract for Meadow Creek owned by Rick McCarley (ETJ to Single-Family Residential (SF-2) and Thoroughfare Business (C-1))

Prepared and posted this the 29th day of November, 2021, in accordance with Chapter 551, Texas Government Code.



Dedra Denée Ragland, AICP
Planning and Development 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.**