



# 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  
Tuesday, September 6, 2022

**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 August 2, 2022.

### 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](http://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](mailto:cfuss@decaturtx.org) or [wsmith@decaturtx.org](mailto:wsmith@decaturtx.org) before and during the meeting on Tuesday, September 6<sup>th</sup>. Please provide your name, address and the agenda item number.*

### Non-Public Hearing Items:

**ITEM 2:** Commission to take action to make a recommendation to the City Council regarding a request to preliminary plat Lot 1, Block 1, Decatur TA Addition, being an approximately 17.479-acre tract of land in the Antonio Hernandez Survey, Abstract Number 401, City of Decatur, Wise County, Texas. A complete legal description of the property is found on the plat exhibit located in the staff report. **(Application PP2022-03—Mr. Majed Khalaf, on behalf of Elorr Realty, LLC)**

**Or**

Consider and take action regarding the Applicant's written request for an extension of the 30-day period for P&Z consideration of a request to preliminary plat Lot 1, Block 1, Decatur TA Addition, being an approximately 17.479-acre tract of land in the Antonio Hernandez Survey, Abstract Number 401, City of Decatur, Wise County, Texas. A complete legal description of the property is found on the plat exhibit located in the staff report. **(Application PP2022-03—Mr. Majed Khalaf, on behalf of Elorr Realty, LLC)**

**For Your Information Items:**

- ITEM 3:** Discussion of future agenda new business items, staff requests and potential special called meeting and/or workshop requests:
- a. As of agenda posting, the October 4, 2022, meeting currently has three (3) new Planning applications. Submittal deadline is September 6, 2022, at 5:00 p.m. **(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 the 2<sup>nd</sup> day of September, 2022, in accordance with Chapter 551, Texas Government Code.

Wayne Smith  
Interim 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.**