



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 ANNEX – 303 E. Walnut St., Decatur, TX

Tuesday, November 7, 2023

REGULAR MEETING 5:30 p.m.

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; 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 Tuesday, November 7th. Please provide your name, address and the agenda item number.

CALL TO ORDER AND ANNOUNCE A QUORUM

NON- PUBLIC HEARING ITEMS:

ITEM 1: **PP2023-07** Consider and make a recommendation to City Council regarding a request from Decatur VP, LLC for a preliminary plat of an approximate 89.639-acre tract of land to create 397 lots located east of Deer Park Road and north of West Thompson Street in the City of Decatur, Wise County, Texas for Vista Park Planned Development. **(Application PP2023-07—Mr. Jody Boyd, on behalf of Decatur VP, LLC)**

For Your Information Items:

ITEM 2: Discussion of future agenda new business items, staff requests and potential special called meeting and/or workshop requests:

- a. As of agenda posting, the December 5, 2023, meeting currently has two (2) new Planning applications. Submittal deadline is November 6, 2023, 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.)**

CP2023-05 City Initiated N Chico St. from CC to AC

SI2023-03 Zoning Amendment to the C-2, Thoroughfare Business Zoning District

Prepared and posted this the 3rd day of November 2023, in accordance with Chapter 551, Texas Government Code.

A handwritten signature in cursive script that reads "Dedra Denée Ragland".

Dedra Denée Ragland, AICP
Director of Planning

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.**