



# CITY OF DECATUR, TEXAS

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## AGENDA

Planning and Zoning Commission Meeting  
Decatur City Hall – 201 E. Walnut St., Decatur, TX  
Wednesday, July 26, 2023  
**SPECIAL 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](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 [dragland@decaturtx.org](mailto:dragland@decaturtx.org) before and during the meeting on Wednesday, July 26<sup>th</sup>. Please provide your name, address and the agenda item number.*

### CALL TO ORDER AND ANNOUNCE A QUORUM

**ITEM 1:** Consider and take appropriate action regarding approval of the Planning and Zoning Commission Meeting Minutes from July 5, 2023. **(Meeting Minutes unavailable.)**

### NON-PUBLIC HEARING ITEMS:

**ITEM 2:** **CONSENT AGENDA** – 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 a P&Z Commissioner so requests, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.

**A. FP2023-02** Consider and make a recommendation to City Council regarding a request from Decatur VP, LLC for a final plat of an approximate 37.515-acre tract of land to create 150 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, Phase 1A. **(Final Plat Application FP2023-02—Mr. Jody Boyd, on behalf of Decatur VP, 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. A special meeting will be needed for PP2023-04 Vineyards at Decatur, Lot 1, Block 1 once Staff has determined that submittal is complete.
  - b. As of agenda posting, the August 1, 2023, meeting currently has three (3) Planning applications. Submittal deadline was July 3, 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.)**
    1. FP2023-04 Paloma Trails Phase 1
    2. PP2023-05 Lot 1, Block 1 and Lot 1, Block 2 Decatur Police Station
    3. RP2023-03 Lot 1R, Block 54 Tarleton Addition - 301 S. Holman St.

Prepared and posted this the 21<sup>st</sup> day of July 2023, in accordance with Chapter 551, Texas Government Code.



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.**