



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, May 30, 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 or via telephone by calling [1-346-248-7799](tel:1-346-248-7799); meeting ID [988 5813 2625](https://zoom.us/j/98858132625); and Password [069758](https://zoom.us/j/98858132625).

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, May 30th. 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 May 2, 2023.

NON-PUBLIC HEARING ITEMS:

ITEM 2: **PP2023-03** Consider and make a recommendation to City Council regarding a request from Deer Park QOZB, LLC for a preliminary plat of an approximate 12.826-acre tract of land to create Lot 1, Block 1, Chisholm Addition located at 1555 Deer Park Road, west of Deer Park Road and north of West Thompson Street in the City of Decatur, Wise County, Texas. **(Application PP2023-03—Mr. Josh Jezek, on behalf of Deer Park QOZB, 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 June 6, 2023, meeting currently has eleven (11) new Planning applications. Submittal deadline was May 8, 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. PD2023-01 Planned Development – Vista Park PD
 2. CP2023-03 Comprehensive Plan Amendment – 700 Deer Park Rd.
 3. CP2023-04 Comprehensive Plan Amendment – 1200 Deer Park Rd.
 4. PD2023-02 Planned Development – Deer Park PD
 5. SUP2023-01 Specific Use Permit – 103B W. Main St.
 6. SUP2023-02 Specific Use Permit – 107 E. Hallsell St.
 7. SUP2023-03 Specific Use Permit – 2806 S. FM 51
 8. ZC2023-04 Zoning Change – 708 E. Hale St. from SF-2 to C-2
 9. PP2023-03 Preliminary Plat – Chisholm Addition
 10. FP2023-03 Final Plat – Chisholm Addition
 11. PP2023-04 Preliminary Plat – Murvil St.

Prepared and posted this the 26th day of May 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.**