



# 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, August 1, 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](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 Tuesday, August 1<sup>st</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.
- ITEM 2:** Consider and take appropriate action regarding approval of the Planning and Zoning Commission Meeting Minutes from July 26, 2023.

### PUBLIC HEARING ITEMS:

- ITEM 3:** **PD2023-01** Hold a public hearing and make a recommendation to City Council on the request of Decatur VP, LLC to rezone approximately 9.44 acres of property located east of Deer Park Road and north of West Thompson Street from Single-Family Residential, SF-2 to Townhouse, TH to allow townhomes and from Commercial C-2 to Commercial C-1 for Vista Park Planned Development. **(Application PD2021-03—Mr. Jody Boyd's request on behalf of Decatur VP, LLC)**

Open Public Hearing at: \_\_\_\_\_ Close Public Hearing at: \_\_\_\_\_

**ITEM 4:** **RP2023-03** Hear comments and take action to make a recommendation to City Council regarding a request to final plat Lot 1R, Block 54, Tarleton Addition, being approximately a 0.25 acre tract of land located east of Holman Street and south of Shoemaker Street in the City of Decatur, Wise County, Texas for property located at 301 South Holman Street. **(Replat Application RP2023-03—Mr. Tommy Burks, on behalf of Katherine Nobles)**

Open Public Hearing at: \_\_\_\_\_ Close Public Hearing at: \_\_\_\_\_

**NON-PUBLIC HEARING ITEMS:**

**ITEM 5:** **PP2023-05** Consider and make a recommendation to City Council regarding a request from City of Decatur for a preliminary plat of an approximate 7.8826-acre tract of land located south of Charles Street and west of Walker Street in the City of Decatur, Wise County, Texas for the Decatur Police Department. **(Preliminary Plat Application PP2023-05—Mr. Delvon Campbell, on behalf of City of Decatur)**

**ITEM 6:** **FP2023-04** Consider and make a recommendation to City Council regarding a request from James Knapp, Darcy Knapp Fricks and et al Shelly Knapp for a final plat of an approximate 102.391-acre tract of land to create Phase 1, Paloma Trails located at the intersection of U.S. Highway 380 and Business U.S. 380, Wise County, Texas, in the City of Decatur, Wise County, Texas. **(Final Plat Application 2023-04—Mr. Todd Wintters, on behalf of James Knapp, Darcy Knapp Fricks and et al Shelly Knapp)**

**For Your Information Items:**

**ITEM 7:** 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 once Staff has determined that submittals are complete for:
  - PP2023-04 Vineyards at Decatur, Lot 1, Block 1
  - PP2023-05 Decatur Police Station, Lot 1, Block 1 and Lot 1, Block 2
  - FP2023-04 Paloma Trails Phase 1
  - Specific Use Permit for a day care at 503 N. US Hwy 287 Business
  - Specific Use Permit for a day care at 3483 S FM 51
- b. As of agenda posting, the September 5, 2023, meeting currently has no (0) new Planning applications. Submittal deadline is August 7, 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.)**

Prepared and posted this the 28<sup>th</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.**