



# 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, April 4, 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](tel: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, April 4<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 March 7, 2023.

### PUBLIC HEARING ITEMS:

**ITEM 2:** **CP2023-02** Hold a public hearing and make a recommendation to City Council on the request of Decatur VP, LLC to amend the Comprehensive Plan and Future Land Use Map for an approximate 62.97 acres of land located east of Deer Park Road and north of West Thompson Street from Traditional Neighborhood (TN) to Community Commercial (CC) and Compact Neighborhood (CN) for Vista Park Planned Development. **(Comprehensive Plan Amendment Application 2023-02—Mr. Jody Boyd's request on behalf of Decatur VP, LLC)**

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

**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:** **ZC2023-03** Hold a public hearing and make a recommendation to City Council on the request of DM Land Holding LLC to rezone approximately 0.471 acres of land located at 1603 N. Colorado Street from a Single-Family Residential Zoning District (SF-2) to a Two-Family Residential Zoning District (2F). **(Zoning Change Application 2023-03—Mr. Dustin Hunter, on behalf of property owner DM Land Holding LLC.)**

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

**NON-PUBLIC HEARING ITEMS:**

**ITEM 5:** **PP2023-02** 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 349 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 PP2023-02—Mr. Jody Boyd, on behalf of Decatur VP, LLC)**

**ITEM 6:** **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. **(Application FP2023-02—Mr. Jody Boyd, on behalf of Decatur VP, LLC)**

**ITEM 7:** **V2023-03** Consider and make a recommendation to City Council regarding a request from DM Land Holding LLC for a variance from requirements to install curb and gutter on property located at 1603 N. Colorado Street, Decatur, Texas, along N. Colorado Street. **(Application V2023-03—Mr. Dustin Hunter, on behalf of property owner DM Land Holding LLC)**

**ITEM 8:** **V2023-04** Consider and make a recommendation to City Council regarding a request from DM Land Holding LLC for a variance from requirements to install sidewalk on property located at 1603 N. Colorado Street, Decatur, Texas, along N. Colorado Street. **(Application V2023-04—Mr. Dustin Hunter, on behalf of property owner DM Land Holding LLC)**

**ITEM 9:** **V2023-05** Consider and make a recommendation to City Council regarding a request from Top Ridge Homes for a variance from requirements to install curb and gutter on property located at 1180 W. Main Street, Decatur, Texas, along W. Main Street. **(Application V2023-05—Mr. Nocona Mundy, on behalf of property owner Top Ridge Homes)**

**ITEM 10:**     **V2023-06** Consider and make a recommendation to City Council on a request from Top Ridge Homes for a variance from requirements to install sidewalk on property located at 1180 W. Main Street, Decatur, Texas, along W. Main Street. **(Application V2023-06—Mr. Nocona Mundy, on behalf of property owner Top Ridge Homes)**

**For Your Information Items:**

**ITEM 11:**     Discussion of future agenda new business items, staff requests and potential special called meeting and/or workshop requests:

- a. As of agenda posting, the May 2, 2023, meeting currently has no (0) new Planning applications. Submittal deadline was April 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.)**

Prepared and posted this the 31<sup>st</sup> day of March 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.**