



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 2, 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](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 or dragland@decaturtx.org before and during the meeting on Tuesday, May 2nd. 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 April 4, 2023.

PUBLIC HEARING ITEMS:

ITEM 2: **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 3: **RP2023-02** Hear comments and take action to make a recommendation to City Council regarding a request to final plat Lots 3R-1 and 3R-2, Block 78, South Decatur

Addition, being approximately a 0.337 acre tract of land to create 2 lots located east of Trinity Street and north of Park Street in the City of Decatur, Wise County, Texas for property located at 1307 South Trinity Street. **(Application RP2023-02—Mr. Eric Langto)**

Open Public Hearing at: _____ Close Public Hearing at: _____

NON-PUBLIC HEARING ITEMS:

ITEM 4: **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 west of Deer Park Road and north of West Thompson Street in the City of Decatur, Wise County, Texas. **(Application PP2023-03—Mr. Luis Gonzalez, on behalf of Deer Park QOZB, LLC)**

ITEM 5: **V2023-07** Consider and make a recommendation to City Council regarding a request from Eric Langto for a variance from requirements to install sidewalk on property located at 1307 S. Trinity Street, Decatur, Texas, along S. Trinity Street. **(Application V2023-07—Mr. Eric Langto)**

ITEM 6: **V2023-08** Consider and make a recommendation to City Council regarding a request from Eric Langto for a variance from requirements to install sidewalk on property located at 1307 S. Trinity Street, Decatur, Texas, along E. Park Street. **(Application V2023-08—Mr. Eric Langto)**

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. As of agenda posting, the June 6, 2023, meeting currently has no (0) new Planning applications. Submittal deadline is 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.)**

Prepared and posted this the 28th day of April 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.**