



# 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 5, 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 Wednesday, July 5<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 May 30, 2023.
- ITEM 2:** Consider and take appropriate action regarding approval of the Planning and Zoning Commission Meeting Minutes from June 6, 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:**      **ZC2023-05** Hold a public hearing and make a recommendation to City Council on the request of Decatur Bible Church to rezone approximately 0.613 acres of land located at 700 N. Trinity Street from a Single-Family-2 Residential Zoning District (SF-2) to an Office Zoning District (C-O). **(Zoning Change Application 2023-05—Mr. and Mrs. Stephen Reeves, on behalf of property owner Decatur Bible Church)**

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

**NON-PUBLIC HEARING ITEMS:**

**ITEM 5:**      **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. 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)**

**B. FP2023-03** Consider and make a recommendation to City Council regarding a request from Deer Park QOZB, LLC for a final 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. **(Final Plat Application 2023-03—Mr. Josh Jezek, on behalf of Deer Park QOZB, LLC)**

**Non-Consent Agenda Items:**

**ITEM 6:**      **PP2023-04** Consider and make a recommendation to City Council regarding a request from Highest Development, LLC for a preliminary plat of an approximate 9.76-acre tract of land to create Lot 1, Block 1, Vineyards of Decatur located west of Murvil Street and Garland Street in the City of Decatur, Wise County, Texas. **(Preliminary Plat Application 2023-04—Mr. Naveen Khammampati, on behalf of Highest Development, LLC)**

**ITEM 7:**      **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 8:** 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 FP2023-02 Vista Park once Staff has determined that submittal is complete.
  - b. As of agenda posting, the August 1, 2023, meeting currently has no (0) new 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.)**

Prepared and posted this the 30<sup>th</sup> day of June 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.**