



# 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 Regular Meeting\*

Tuesday, August 3, 2021, at 5:30 P.M.

**VIA - VIDEOCONFERENCING**

#### Call to Order

**ITEM 1:** Consider and take appropriate action regarding approval of the Planning and Zoning Commission Meeting Minutes from July 6, 2021.

#### General Agenda Comments

***This videoconferencing meeting is being used to allow Commissioners, staff and public participants 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 and 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 you 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 non-English 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 3<sup>rd</sup>. Please provide your name, address and the agenda item number.***

#### Non-Public Hearing Items:

**ITEM 2:** **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. PP2021-04** Commission to take action to make a recommendation to City Council regarding a request to preliminary plat Lots 1-8, Block A; Lots 1X-24, Block B; Lots 1-10, Block C; Lots 1-31, Block D; Lots 1-29, Block E; Lots 1X-42, Block F; Lots 1-56, Lot G; Lots 1-10, Block H; Lots 1-17, Block I, Lots 1-32, Block J; Lot 1X, Block K; Lots 1X-29, Block L; Lots 1-52, Block M; Lots 1X-15, Block N; and Lot 1X, Block O, Vista Park, to the City of Decatur, Wise County, Texas being an approximate 89.639-acre tract of land out of the John C. Bullock Survey, Abstract No. 79 and the David Moses Survey, Abstract No. 537, City of Decatur, Wise County, Texas. A complete legal description of the property is found on the plat exhibit located in the staff report. **(Application PP2021-04—Mr. Jody Boyd, on behalf of Marsha Rodden Gage)**

**B. FP2021-04** Commission to take action to make a recommendation to City Council regarding a request to final plat Lot 1, Block 1, Circle S Plaza, to the City of

Decatur, Wise County, Texas being an approximate 0.642-acre tract of land out of the A. J. Walker Survey, Abstract No. 860, Wise County, Texas, and more commonly referred to as 1210 S. FM 51, Decatur, Texas. A complete legal description of the property is found on the plat exhibit located in the staff report. **(Application FP2021-04—Mr. Hank Quigg, on behalf of 97 Circle S Convenience Stores INC.)**

**ITEM 3:** **PP2021-05** Commission to take action to make a recommendation to City Council regarding a request to preliminary plat Lots 1 & 2, Block 1, Bishop Heights Addition, to the City of Decatur, Wise County, Texas being an approximate 16.653-acre tract of land out of the J. Bullock Survey, Abstract No. 79, Wise County, Decatur, Texas. A complete legal description of the property is found on the plat exhibit located in the staff report. **(Application PP2021-05—Mr. Troy Lewis, on behalf of NS MF Partners LLC.)**

**Or**

Consider and take action regarding the Applicant's written request for an extension of the 30-day period for P&Z consideration of a request to preliminary plat Lots 1 & 2, Block 1, Bishop Heights Addition, to the City of Decatur, Wise County, Texas being an approximate 16.653-acre tract of land out of the J. Bullock Survey, Abstract No. 79, Wise County, Decatur, Texas. A complete legal description of the property is found on the plat exhibit located in the staff report. **(Application PP2021-05—Mr. Troy Lewis, on behalf of NS MF Partners LLC.)**

**ITEM 4:** **FP2021-05** Commission to take action to make a recommendation to City Council regarding a request to final plat Lots 1 & 2, Block 1, Bishop Heights Addition, to the City of Decatur, Wise County, Texas being an approximate 16.653-acre tract of land out of the J. Bullock Survey, Abstract No. 79, Wise County, Decatur, Texas. A complete legal description of the property is found on the plat exhibit located in the staff report. **(Application FP2021-05—Mr. Troy Lewis, on behalf of NS MF Partners LLC.)**

**Or**

Consider and take action regarding the Applicant's written request for an extension of the 30-day period for P&Z consideration of a request to final plat Lots 1 & 2, Block 1, Bishop Heights Addition, to the City of Decatur, Wise County, Texas being an approximate 16.653-acre tract of land out of the J. Bullock Survey, Abstract No. 79, Wise County, Decatur, Texas. A complete legal description of the property is found on the plat exhibit located in the staff report. **(Application FP2021-05—Mr. Troy Lewis, on behalf of NS MF Partners LLC.)**

**For Your Information Items:**

**ITEM 5:** Commission to hear staff comments and take action to make a recommendation to City Council regarding proposed selection criteria and process for candidates desiring to serve on the Planning and Zoning Commission.

**ITEM 6:** New and/or future business items:

- a. As of agenda posting, the September 7, 2021, meeting currently has no (0) new Planning applications. Submittal deadline is August 9, 2021, at 11:00 a.m. **((The meeting will be a virtual only meeting unless otherwise determined.))**

Prepared and posted this the 30<sup>th</sup> day of July, 2021, in accordance with Chapter 551, Texas Government Code.



Cheryl Fuss for Dedra Deneé Ragland, AICP  
Planning and Development Director

**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.**