



# CITY OF DECATUR, TEXAS

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## AGENDA

### Planning and Zoning Commission *Special Meeting*

Decatur City Hall – 201 E. Walnut St., Decatur, TX

Tuesday, October 31, 2023

**SPECIAL 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, October 31<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 October 3, 2023.
- ITEM 2:** Consider and take appropriate action regarding approval of the Planning and Zoning Commission Joint Workshop Meeting Minutes from October 9, 2023. **(Meeting Minutes unavailable.)**

### PUBLIC HEARING ITEMS:

- ITEM 3:** **SUP2023-06** Hold a public hearing and make a recommendation to City Council regarding a request from Wayne Kauffman, on behalf of Cornerstone Community Action Agency, to allow a day care in a C-2, Thoroughfare Business Zoning District, on approximately 0.679 acres of land located at 503 N. US Hwy 81-287 Business. **(Specific Use Permit Application 2023-06—Mr. Justin Rie, on behalf of High Boot Hunting Dogs and Obedience)**

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

### NON- PUBLIC HEARING ITEMS:

- ITEM 4:** **PP2023-07** 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 397 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 PP2023-07—Mr. Jody Boyd, on behalf of Decatur VP, LLC)**

**For Your Information Items:**

- ITEM 5:** 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 submittal is complete for:  
PP2023-04 Vineyards at Decatur, Lot 1, Block 1  
PP2023-07 Vista Park
  - b. As of agenda posting, the December 5, 2023, meeting currently has no (0) new Planning applications. Submittal deadline is November 6, 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 27<sup>th</sup> day of October 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.**