



CITY OF DECATUR, TEXAS

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AGENDA

Planning and Zoning Commission Meeting
Decatur City Hall – 201 E. Walnut St., Decatur, TX

Tuesday, August 6, 2024

REGULAR MEETING 5:30 p.m.

IN PERSON 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**; 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 wsmith@decaturtx.org before and during the meeting. 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 July 2, 2024.
- ITEM 2:** Consider and take appropriate action regarding approval of the Planning and Zoning Commission Special Meeting Minutes from July 9, 2024.
- ITEM 3:** Consider and take appropriate action regarding approval of the Planning and Zoning Commission Special Meeting Minutes from July 30, 2024.

PUBLIC HEARING ITEMS:

- ITEM 4:** **RP2024-03** Hear comments and take action to make a recommendation to City Council regarding a request to final plat Lots 1R-2R, Block 203, James Tarleton Addition, being a replat of Block 203, James Tarleton Addition to the City of Decatur, Wise County, Texas. Property is located at 905 North Trinity Street. **(Replat Application 2024-03—Eleazar Ovalle-Sanchez)**

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

- ITEM 5:** **RP2024-04** Hear comments and take action to make a recommendation to City Council regarding a request to final plat Lots 1R and 2R, Block 1, Eagle Drive Baptist Church Addition, being a replat of Lots 1 and 2, Block 1, Eagle Drive Baptist Church Addition to

the City of Decatur, Wise County, Texas. Properties are located at 1301 Eagle Drive and 2001 Deer Park Road. **(Replat Application 2024-04—Nate Mara, on behalf of property owners Eagle Drive Baptist Church and Nathan and Amber Mara)**

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

NON-PUBLIC HEARING ITEMS:

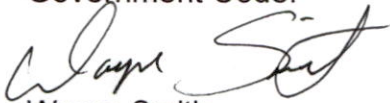
ITEM 6: **FP2024-02** Consider and make a recommendation to City Council regarding a request to final plat an approximate 46.488-acre tract of land creating 188 lots for Meadow Creek Development, Phase 1 located west of FM 730 in the City of Decatur, Wise County, Texas. **(Application FP2024-02—Mr. Jody Boyd, on behalf of Derek McCarley and Rickey McCarley)**

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 September 3, 2024, meeting currently has no (0) new Planning applications. Submittal deadline was August 5, 2024, 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 2nd day of August 2024, in accordance with Chapter 551, Texas Government Code.


Wayne Smith
Interim Planning 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.