

AGENDA

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

TUESDAY, FEBRUARY 3, 2026

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](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: planning@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 the approval of the Planning and Zoning Commission Meeting Minutes from January 6, 2026.

PUBLIC HEARING ITEMS:

ITEM 2: **PD-25-0005** – Public hearing, discussion, and make a recommendation to the City Council regarding an ordinance amending Ordinance No. 2023-06-16, and Appendix B, "Zoning," of the City's Code of Ordinances and the City's Official Zoning Map to provide for amendments to the current zoning regulations on a tract of approximately 47 acres, Deer Park (aka Nouvelle Terrace) Planned Development, to update the Planned Development's development standards. **(Nouvelle Terrace)**

Open Public Hearing at: _____

Close Public Hearing at: _____

NON-PUBLIC HEARING ITEMS:

- ITEM 3: FP-25-0013** – Consider and take action regarding a 30-day extension request for a Final Plat application for Block A, Lots 1-22, 1X, 2X; Block B, Lots 1-8, 1X; Block C, Lots 1-20, 1X; Block D, Lots 1-11, 1X; Block E, Lots 1-4, 1X; being 8.496 acres, part of David Moses Survey, Abst. No. 537, City of Decatur, Wise County, Texas, also known as 700 S Deer Park Road. **(Nouvelle Terrace Lofts Addition) (30-day extension request)**
- ITEM 4: PP-25-0009** – Consider and make a recommendation to the City Council regarding a Preliminary Plat application of Lot 1 and Lot 2, Block 1, Cashen-Lusk Addition, being 1.37 acres in the J. B. Williams Survey, A-880, City of Decatur, Wise County, Texas, also known as 1904 W US Hwy 380 Business. **(Cashen-Lusk Addition)**
- ITEM 5: FP-25-0011** – Consider and make a recommendation to the City Council regarding a Final Plat application of Lot 1 and Lot 2, Block 1, Cashen-Lusk Addition, being 1.37 acres in the J. B. Williams Survey, A-880, City of Decatur, Wise County, Texas, also known as 1904 W US Hwy 380 Business. **(Cashen-Lusk Addition)**

CONSENT AGENDA:

- ITEM 6: PP-25-0008** – Consider and make a recommendation to the City Council regarding a Preliminary Plat application for Block A, Lots 1-22, 1X, 2X; Block B, Lots 1-8, 1X; Block C, Lots 1-20, 1X; Block D, Lots 1-11, 1X; Block E, Lots 1-4, 1X; being 8.496 acres, part of David Moses Survey, Abst. No. 537, City of Decatur, Wise County, Texas, also known as 700 S Deer Park Road. **(Nouvelle Terrace Lofts Addition)**
- ITEM 7: FP-25-0010** – Consider and make a recommendation to the City Council regarding a Final Plat application of Lots 1X and 2-24, Block B, Lots 1-10, Block C, Lots 1-28 and 29X, Block D, Lots 2-13, 14X, and 15-26, Block E, Lots 1-4, 5X, and 6-23 Block F, Vista Park Phase I-B, being 26.666 acres situated in the John C. Bullock Survey, Abstract Number 79, City of Decatur, Wise County, Texas. **(Vista Park Phase I-B)**

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. As of the agenda posting, the Tuesday, March 3, 2026, meeting currently has three (3) Planning applications. The submittal deadline is February 2, 2026, at 5:00 p.m. **(If there is a meeting, 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 on the 28th day of January 2026, in accordance with Chapter 551, Texas Government Code.



Lisa Hannon
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.**