

**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](http://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](mailto: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 27<sup>th</sup> 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.**

**MINUTES**  
**PLANNING AND ZONING COMMISSION REGULAR MEETING**  
**Tuesday, January 6, 2026, at 5:30 P.M.**  
**REGULAR MEETING and VIA - VIDEOCONFERENCING**

A regular meeting of the City of Decatur Planning and Zoning Commission was held at 5:30 p.m., Tuesday, January 6, 2026, via in-person and videoconferencing with the following participating:

**MEMBERS PRESENT:**

Cecil LeMond, Chairman  
Mason Woodruff, Vice-Chairman  
Samer Mohamed  
Melinda Wray  
John Lanier  
Eileen Cross  
Shelby Hicks  
Brad Morgan (Alternate P&Z Commissioner)

**MEMBERS ABSENT:**

**OTHERS PRESENT:** Planning Director Lisa Hannon, Development Services Director Wayne Smith, City Manager Nate Mara, City Attorney Pam Liston, and Assistant Planner Cheryl Fuss representing the staff. Mir M Ali representing the applicant.

**Chairman LeMond called the meeting to order at 5:30 p.m.**

Planning Director Hannon stated that Commissioner Terry Berube is resigning from the P&Z Board saying that the City is going to miss her dearly. She said the City wants to thank Commissioner Berube very much for all her wonderful years of service and wishes her the very best in all her future endeavors.

Planning Director Hannon gave Terry Berube a parting gift for all her years of service.

Planning Director Hannon invited the two (2) new P&Z Commissioners, Samer Mohamed and Melinda Wray. to take their positions on the dais. She then introduced Brad Morgan as the Alternate P&Z Commissioner.

Commissioner Mohamed introduced himself to the P&Z Commissioners.

Commissioner Wray introduced herself to the P&Z Commissioners.

**ITEM 1:** Election of Vice-Chairman for Planning and Zoning Commission.

Chairman LeMond nominated Commissioner Woodruff to be the Vice-Chairman. There were no other nominations.

Commissioner Woodruff accepted the nomination.

**The P&Z Commissioners voted and the motion carries 6-0.**

**ITEM 2:** Consider and take appropriate action regarding approval of the Planning and Zoning Commission Meeting Minutes from December 2, 2025.

**Commissioner Lanier made a motion to approve the December 2, 2025, Planning and Zoning Commission Meeting Minutes. Commissioner Hicks seconded the motion. The motion carries 6-0.**

**Public Hearing Items:**

**ITEM 3:** 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) (requesting continuance to February 3, 2026)**

Chairman LeMond opened the public hearing on PD-25-0005 at 5:40 p.m.

Planning Director Hannon stated staff requests a continuance to the February 3, 2026 P&Z meeting. Planning Director Hannon stated the Planned Development is being revised and staff is working with the property owner.

Staff recommends approval of a continuance to the February 3, 2026, P&Z meeting.

Chairman LeMond asked if there is anyone in the audience wishing to speak. There was none. The public hearing was closed at 5:42 p.m.

Vice-Chairman Woodruff asked about the plat changes that were mentioned.

Planning Director Hannon stated the applicant is requesting 30-day extensions on the Preliminary and the Final plats. She said there are some layout changes with the road widths and fire turnaround lanes that are required.

Chairman LeMond asked if there are any other questions or comments. There were none, Chairman LeMond asked for a motion for PD-25-0005.

**Commissioner Woodruff made a motion to continue the Planned Development Application 25-0005 to the February 3, 2026, P&Z meeting. Commissioner Cross seconded the motion. The motion carries 6-0.**

#### **Non-Public Hearing Items:**

**ITEM 4: PP-25-0008** Consider and take action regarding a 30-day extension request for 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. **(30-day Extension Request) (Nouvelle Terrace Lofts Addition)**

Planning Director Hannon presented the staff report for PP-25-0008. She stated the applicant has submitted a 30-day extension request. Planning Director Hannon stated there are some plat changes regarding fire safety, roadway widths and turnaround lanes for the fire truck. She stated the Applicant has requested a 30-day extension and no special meeting will be required for February.

Staff recommends approval of the 30-day extension request.

Chairman LeMond asked if there is anyone from the Commissioners. There were none.

Chairman LeMond asked for a motion for PP-25-0008.

**Commissioner Mohamed made a motion to approve the 30-day extension request of Preliminary Plat Application 25-0008. Commissioner Hicks seconded the motion. The motion carries 6-0.**

**ITEM 5: FP-25-0013** Consider and take action regarding a 30-day extension request for 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. **(30-day Extension Request) (Nouvelle Terrace Lofts Addition)**

She stated the applicant has submitted a 30-day extension request. Planning Director Hannon stated there are some plat changes regarding fire safety, roadway widths and turnaround lanes for the fire truck. She stated the Applicant has requested a 30-day extension and no special meeting will be required for February. Staff recommends approval of the 30-day extension request.

Chairman LeMond asked if there is anyone from the Commissioners. There were none.

Chairman LeMond asked for a motion for FP-25-0013.

**Commissioner Hicks made a motion to approve the 30-day extension request of Final Plat Application 25-0013. Commissioner Lanier seconded the motion. The motion carries 6-0.**

**Consent Agenda:**

**ITEM 6: FP-25-0012** Consider and make a recommendation to the City Council to approve a request for the Final Plat of Lot 1, Block 1, and Lot 1, Block 2, Decatur Police Station, being 7.8826 acres in unplatted land situated A.J. Walker Survey, Abstract No. 860, City of Decatur, Wise County, Texas, a.k.a. 1601 S Church Street. **(City of Decatur – Police Department)**

Planning Director Hannon presented the staff report for FP-25-0012.

Staff recommends approval of FP-25-0012.

Chairman LeMond asked if there are any other questions or comments. There were none, Chairman LeMond asked for a motion for FP-25-0012.

**Vice-Chairman Woodruff made a motion to recommend approval of the Consent Agenda for Final Plat 25-0012. Commissioner Mohamed seconded the motion. The motion carries 6-0.**

**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 Tuesday, February 3, 2026, meeting currently has three (3) new Planning applications. Submittal deadline was January 5, 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.)

Planning Director Hannon said there are now three (3) planning applications for the February 3, 2026, P&Z meeting; however, that could change due to application sufficiency and notification deadlines.

**The meeting adjourned at 5:47 p.m.**

\_\_\_\_\_  
Cecil LeMond, Chairman

ATTEST:

Minutes Prepared by:

\_\_\_\_\_  
Lisa Hannon, Planning Director

\_\_\_\_\_  
Cheryl Fuss, Assistant Planner



**PLANNED DEVELOPMENT STAFF REPORT**

TO: Planning and Zoning Commission

FROM: Lisa Hannon, Planning Director

PUBLIC HEARING DATE: February 3, 2026

RE: PD-25-0005 – Deer Park aka Nouvelle Terrace Planned Development

***Applicant Request:***

**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)**

***Summary of Applicant’s Request:***

Zheeno Rostam, on behalf of Architechton, LLC, has submitted a Planned Development rezoning application to amend the approved Planned Development, Ordinance No. 2023-06-16, for the property located at 700 Deer Park Road, Decatur, Texas.

***Findings:***

- Finding #1.** The City Council approved the Planned Development rezoning application on June 26, 2023, Ordinance No. 2023-06-16.
- Finding #2.** The developer is requesting to amend the approved Planned Development.
- Finding #3.** The proposed changes are minor and include:
  - a. Reducing the number of dwelling units from 64 to 61 in Phase 2
  - b. Reducing the lot area square footage for two-car garage units from 2212 sf to 2128 sf. A reduction of 84 sf.
  - c. Updated setback requirements for site layout.
  - d. Updated road and right-of-way dimensions to align with Fire Department requirements.
  - e. Removed pool and clubhouse with new site layout.

***Conclusion(s):***

- Conclusion #1:** The application is in order, and statutory requirements have been met.
- Conclusion #2:** The Planned Development rezoning request is consistent with the City of Decatur 2050 Comprehensive Plan.
- Conclusion #3:** The proposed amendments do not change the service plan or development agreement previously approved by the City Council.
- Conclusion #4:** The proposed amendments to the Planned Development are relatively minor.

***Staff Recommendations - based on the aforementioned findings & conclusions:***

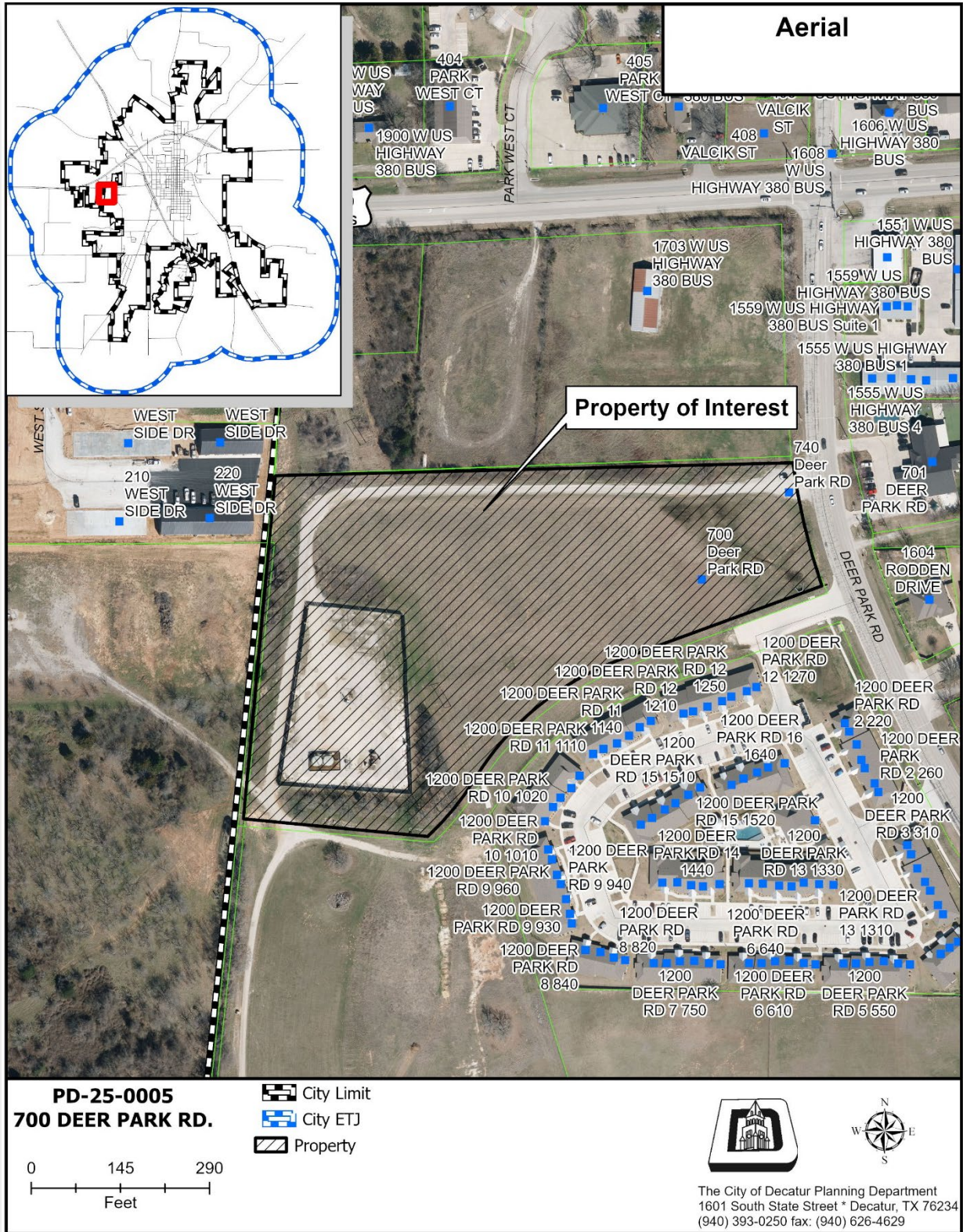
Based on the Findings and Conclusions outlined in the staff report, Development Services staff recommends approval of PD-25-0005, a PD amendment for Deer Creek Planned Development, aka Nouvelle Terrace.

Attachments:

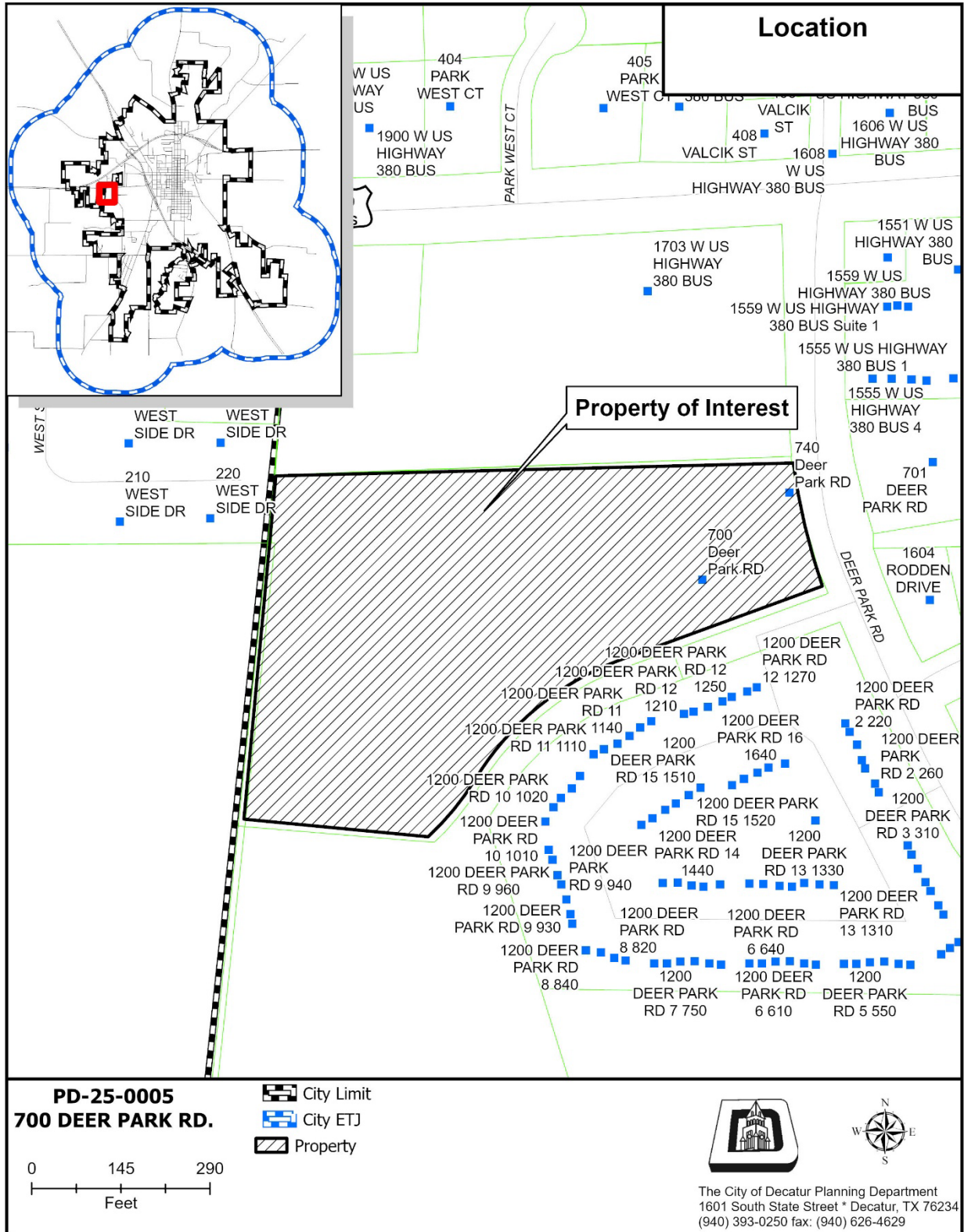
1. Aerial Map
2. Location Map
3. Property Owner Notification and Response Map
4. Property Owner Response Letters

5. Existing/Proposed Zoning
6. Existing Conceptual Map
7. Proposed Conceptual Map
8. Existing Open Space Map
9. Proposed Open Space Map

# Exhibit "1" Aerial

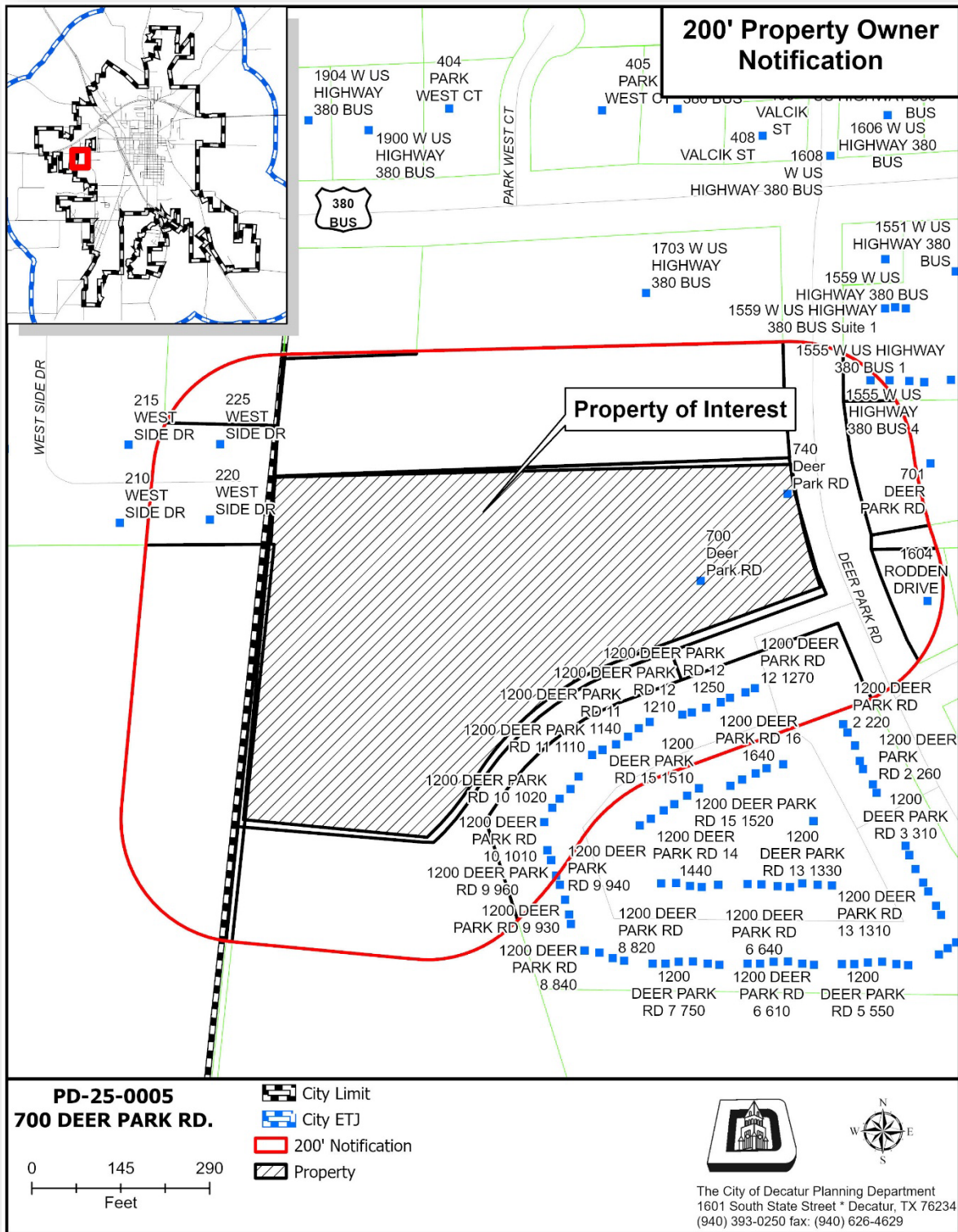


# Exhibit "2" Location Map



# Exhibit "3"

## Property Owner Notification Map

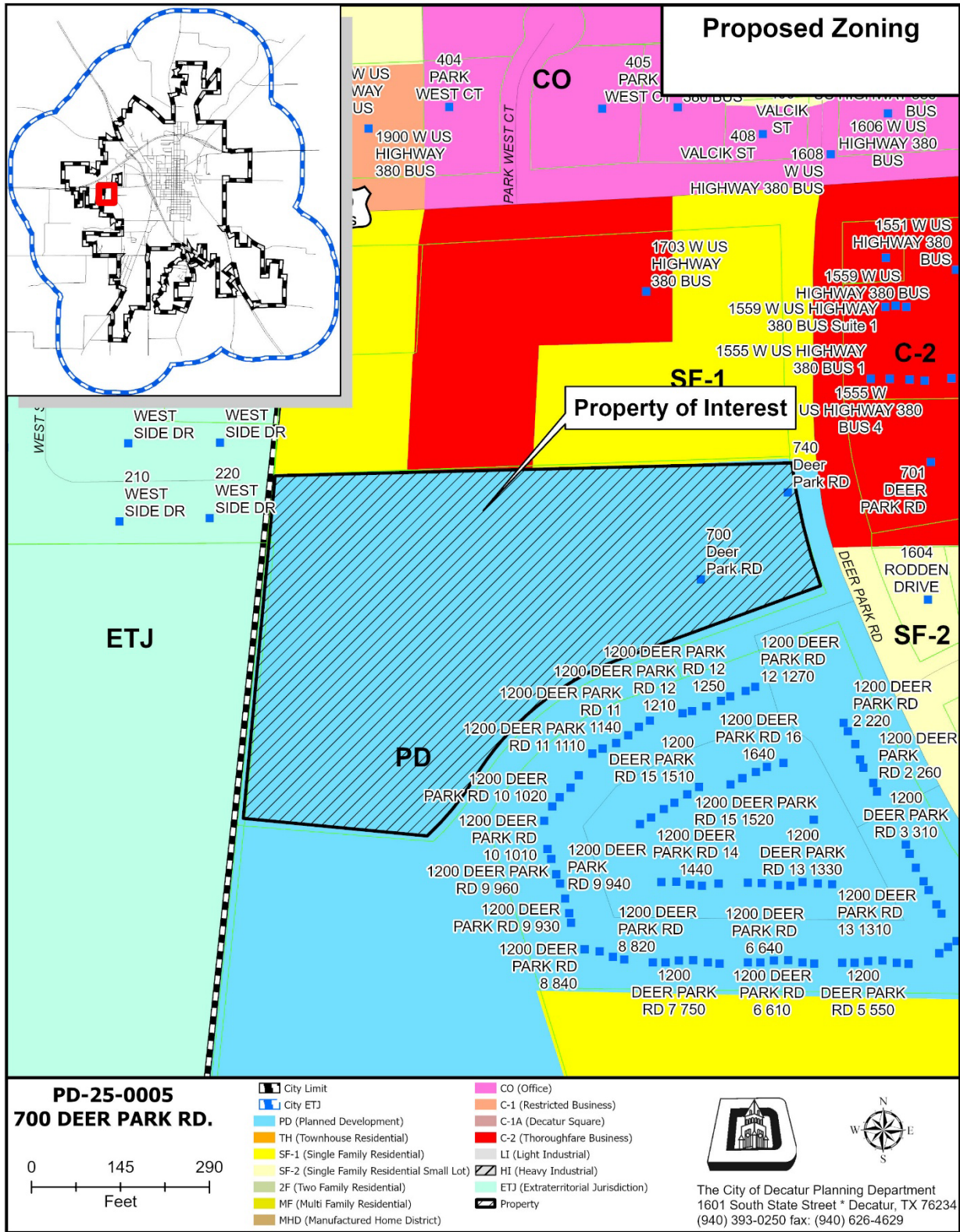


**Exhibit “4”  
Property Owner Response Letters**

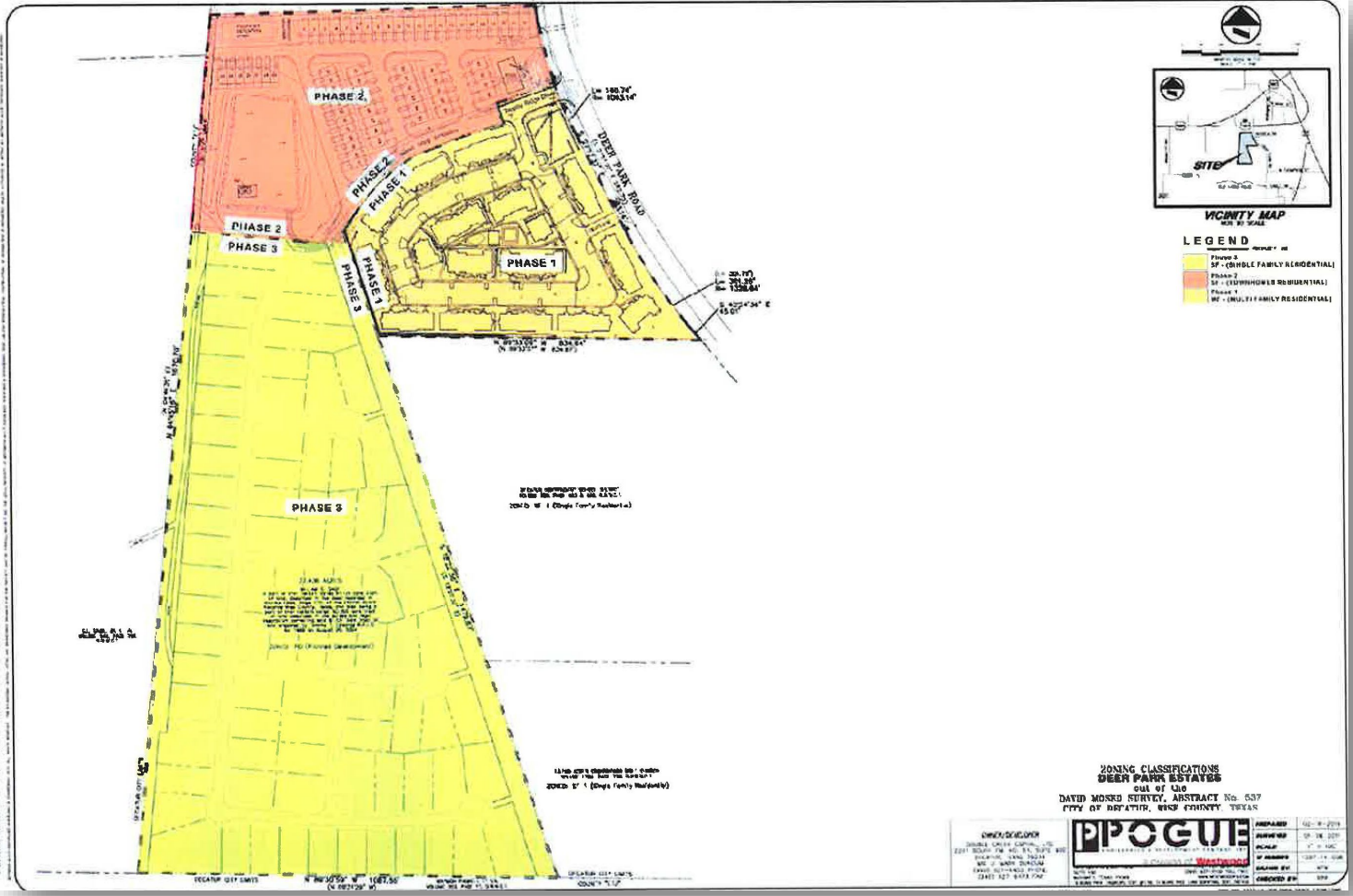
**NO FORMAL RESPONSES  
RECEIVED AS OF JANUARY  
27, 2026**

**1 EMAIL/PHONE INQUIRY**

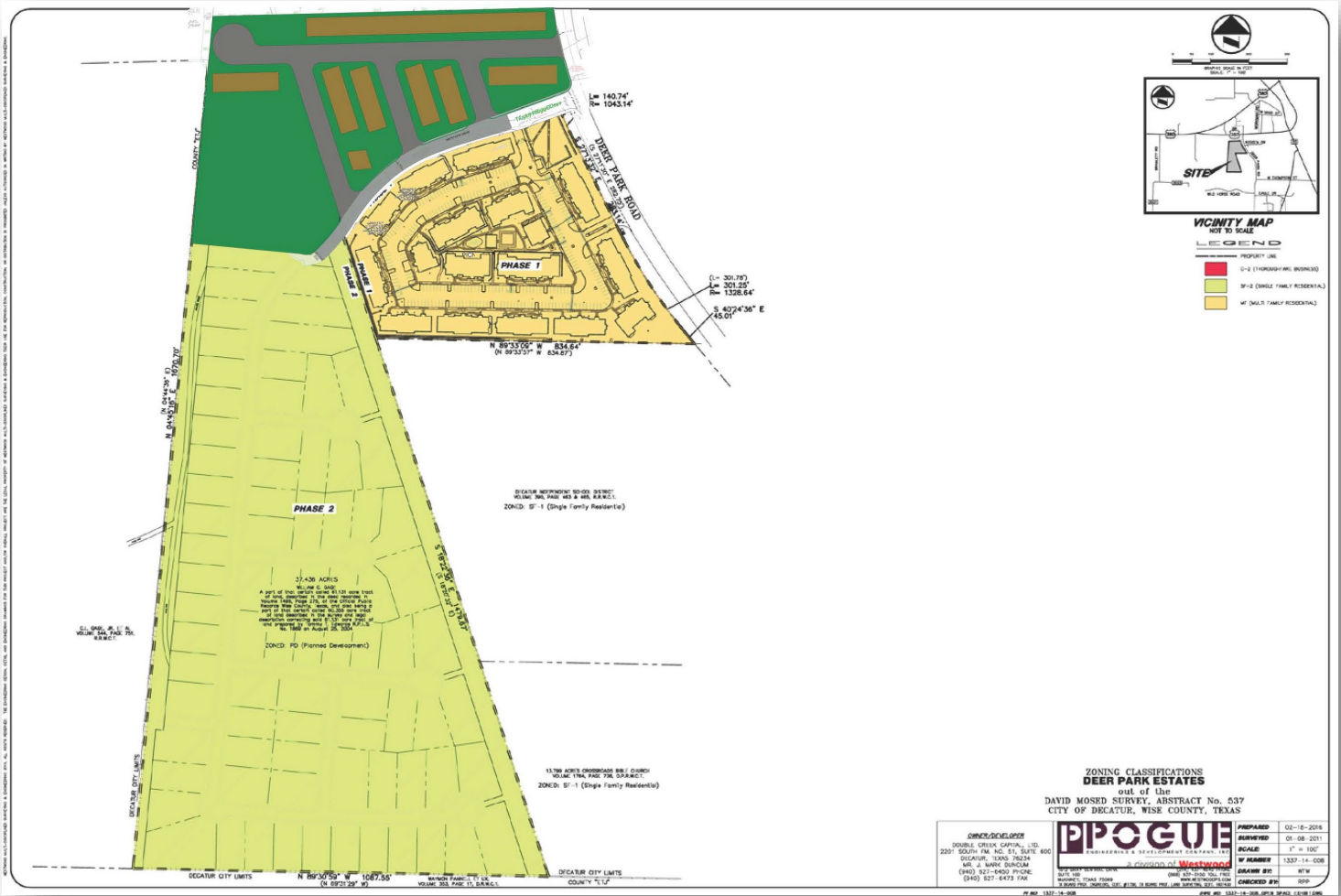
# Exhibit "5" Existing/Proposed Zoning Map



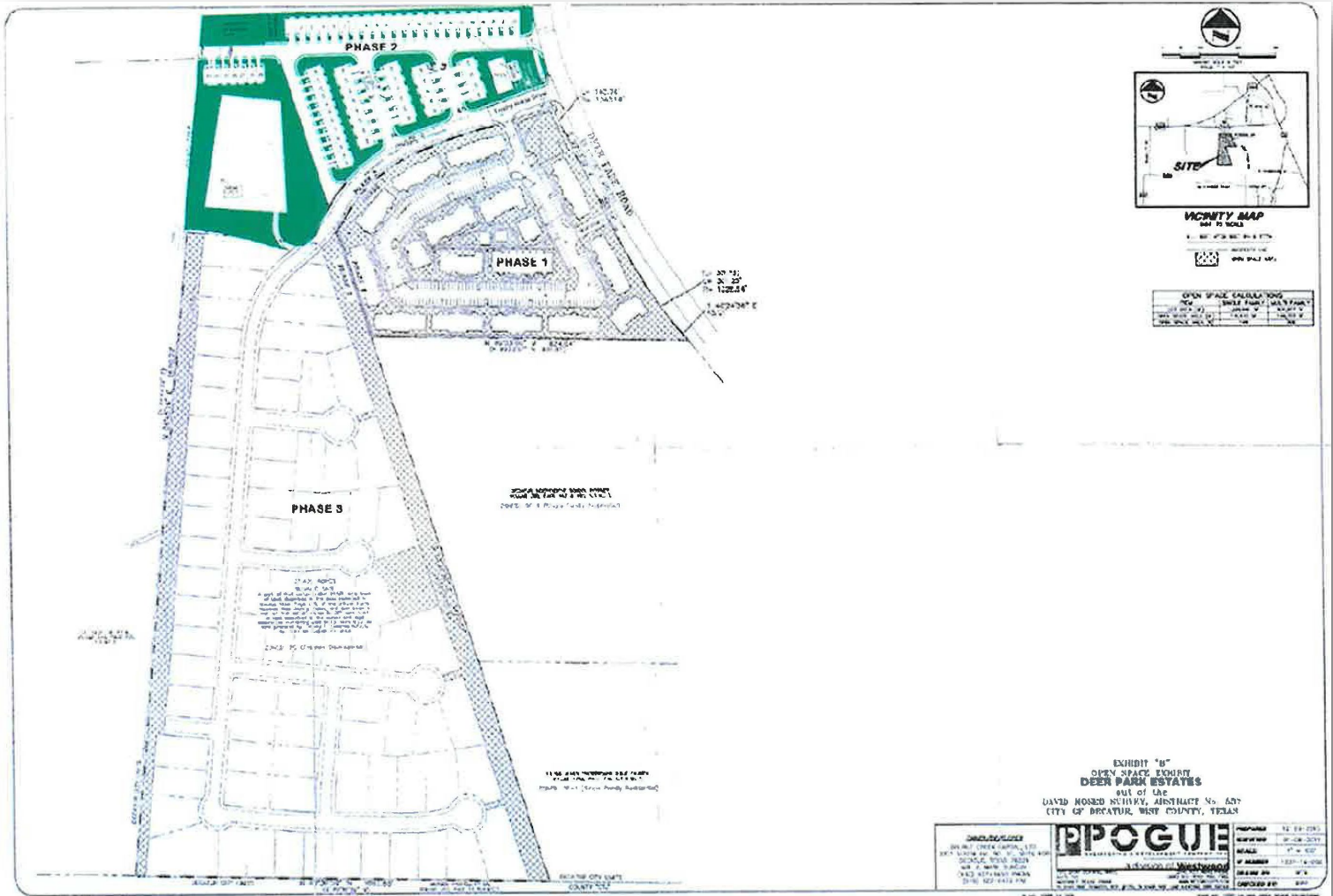
# Exhibit "6" "C-1" Existing Concept Plan



# EXHIBIT "7" "C-2" PROPOSED CONCEPT PLAN



# Exhibit "8" "D-1" Existing Open Space Plan







**FINAL PLAT STAFF REPORT**

TO: Planning and Zoning Commission  
 FROM: Lisa Hannon, Planning Director  
 PUBLIC HEARING DATE: February 3, 2026  
 RE: FP-25-0013 – 700 S Deer Park Road – Nouvelle Terrace Lofts Addition

**\*\*\*30-DAY EXTENSION REQUEST\*\*\***

*Applicant Request:*

**FP-25-0013** – Consider and take action to approve a 30-day extension request regarding the 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. **(30-day Extension Request )(Nouvelle Terrace Lofts Addition)**

*Summary of Applicant’s Request:*

Zheeno Rostam, on behalf of the property owner, has filed 30-day extension request for a Final Plat for the property located at 700 S Deer Park Road, Decatur, Texas.

*Findings:*

- Finding #1.** The property can be legally platted according to the Texas Local Government Code (TLGC), Section 212.
- Finding #2.** Although the plat meets the minimum requirements of the City of Decatur’s Zoning Ordinance, Subdivision Regulations, and the Design Standards, there is an approved Planned Development that governs the development standards for the property.
- Finding #3.** The final plat does not meet the development standards outlined in the Planned Development.
- Finding #4.** The applicant is requesting a 30-day extension to address the inconsistencies between the proposed plat and the approved Planned Development.

*Conclusion(s):*

**Conclusion #1.** A 30-day extension will provide the applicant time to correct the inconsistencies between the proposed plat and the approved Planned Development.

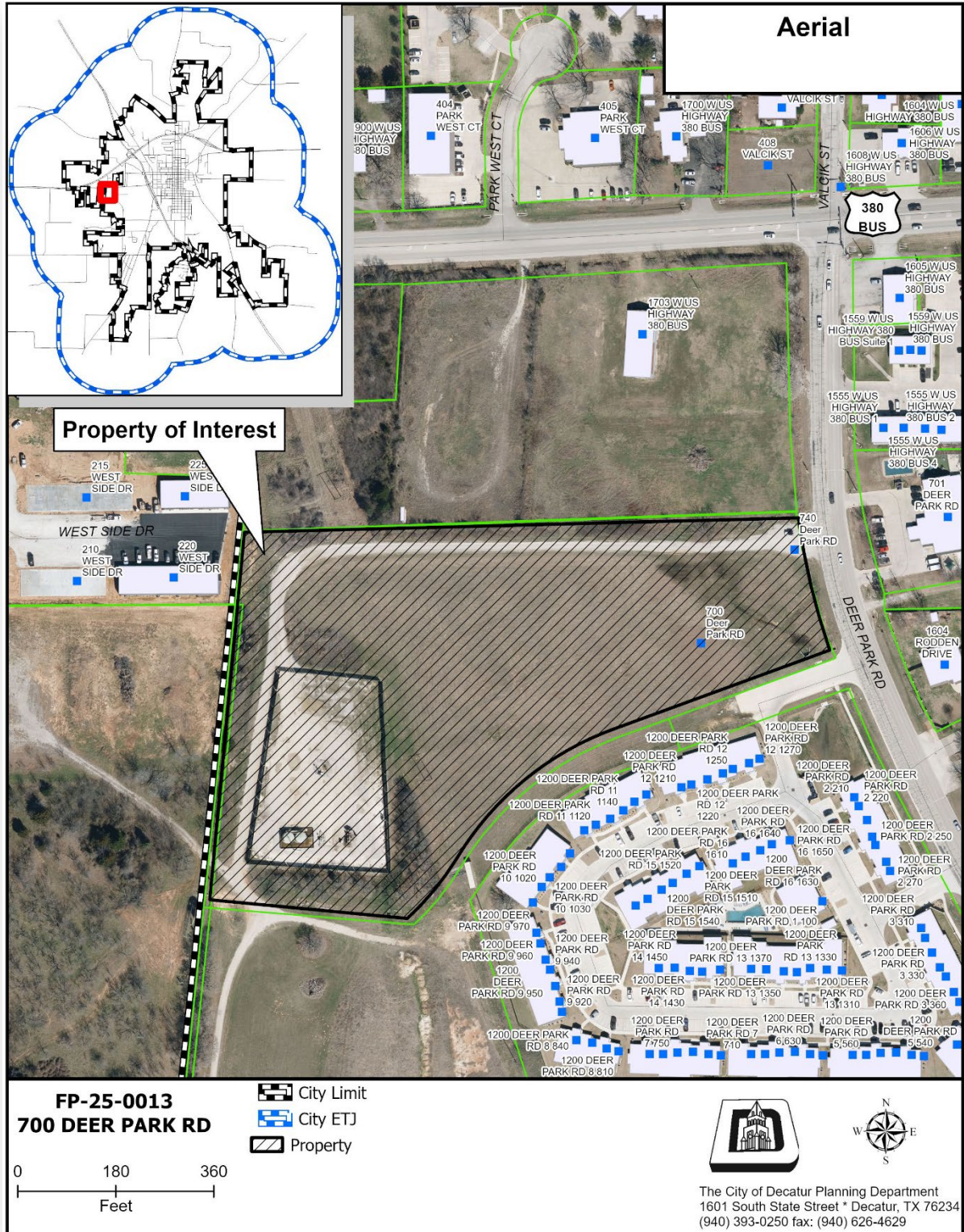
*Staff Recommendations - based on the aforementioned findings & conclusions:*

Development Services staff recommends approval of the 30-day extension request for FP-25-0013.

Attachments:

1. Location/Aerial Map
2. Preliminary Plat Exhibit

# Exhibit "1" Location/Aerial Map







**PRELIMINARY PLAT STAFF REPORT**

TO: Planning and Zoning Commission  
 FROM: Lisa Hannon, Planning Director  
 PUBLIC HEARING DATE: February 3, 2026  
 RE: PP-25-0009 – 1904 W Bus. Hwy 380 – Deborah Cashen-Lusk

**Applicant Request:**

**PP-25-0009** – Consider and make a recommendation to the City Council to approve a request for a preliminary plat 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 Business Hwy 380. **(Deborah Cashen-Lusk)**

**Summary of Applicant’s Request:**

Diversified Elite Construction, on behalf of Deborah Cashen-Lusk, property owner, has filed an application for a Preliminary Plat for the property located at 1904 W Business Hwy 380, Decatur, Texas.

**Findings:**

- Finding #1.** The property can be legally platted according to the Texas Local Government Code (TLGC), Section 212.
- Finding #2.** The Final Plat application is running concurrently with the Preliminary Plat application.
- Finding #3.** There is an existing non-conforming structure located on Lot 2 that will require a variance through the Board of Adjustments (BOA).
- Finding #4.** The application has been submitted; no fees have been paid; therefore, staff cannot process the BOA application.
- Finding #5.** Without an approved variance for the non-conforming structure, the plat **does not meet** the minimum requirements of the City of Decatur’s Zoning Ordinance, Subdivision Regulations, and the Design Standards.
- Finding #6.** The approval process for the preliminary plat is **ministerial**, meaning the decision to approve, approve with conditions, or deny the request cannot be arbitrary.

**Conclusion(s):**

- Conclusion #1.** A variance is required for an existing non-conforming structure located on Lot 2.
- Conclusion #2.** The application has been submitted; no fees have been paid; therefore, staff cannot process the BOA application.
- Conclusion #3.** Without an approved variance for the non-conforming structure, the plat **does not meet** the minimum requirements of the City of Decatur’s Zoning Ordinance, Subdivision Regulations, and the Design Standards.
- Conclusion #4.** City has confirmed there are two separate sewer services for 1904 and 1900 US Highway 380. Both services terminate in the northwest corner of Lot 1. The owner needs the right to access and maintain their private sewer service line.

**Condition(s):**

- Condition #1.** The BOA application fees are required to be paid prior to processing the variance request.

**Condition #2.** An easement encroachment agreement is required so that the City and the adjacent property owner(s) can access and maintain any public or private sewer service line.

***Staff Recommendations - based on the aforementioned findings & conclusions:***

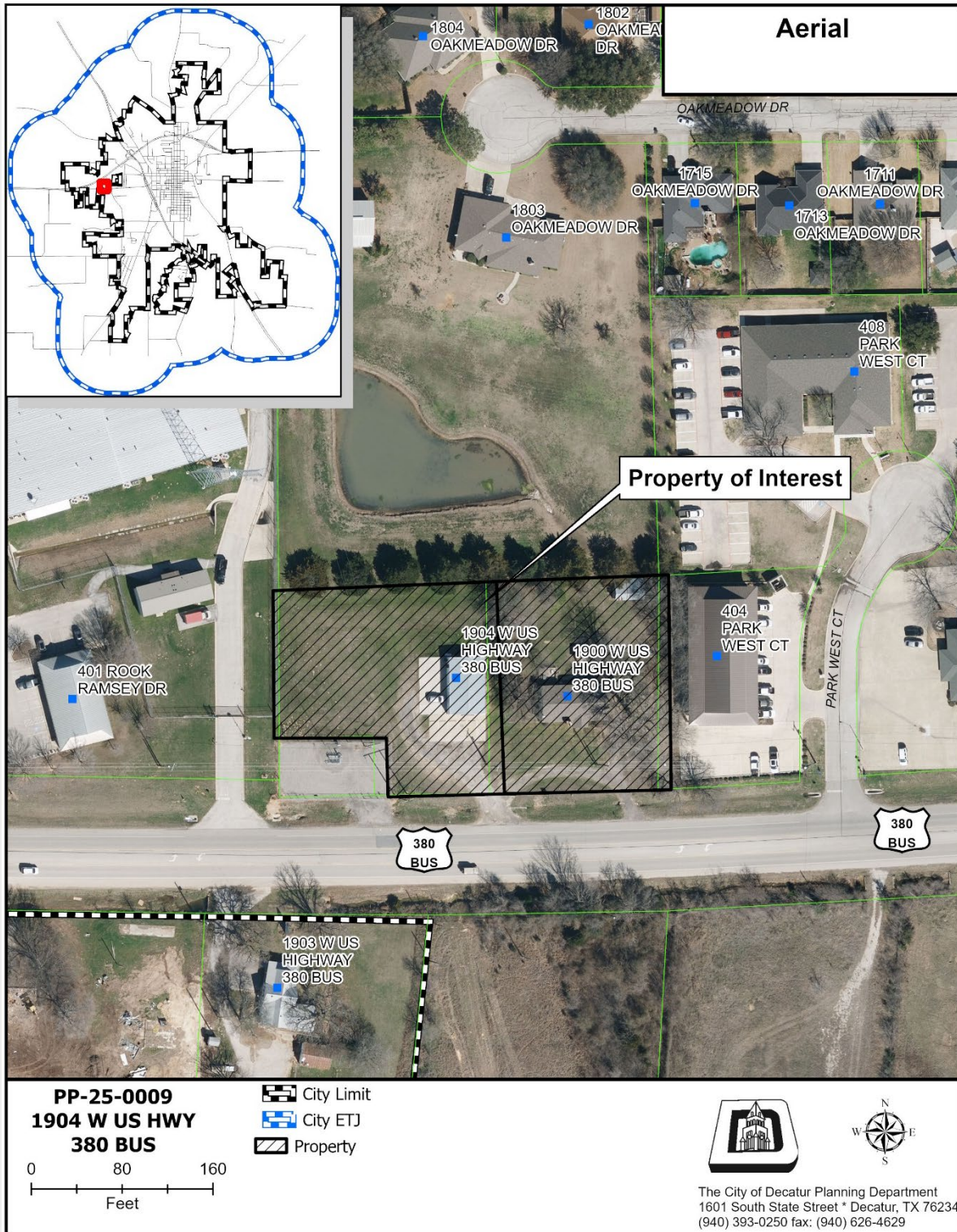
Based on the Findings and Conclusions outlined in the staff report, the Development Services staff recommends denial of PP-25-0009. The applicant has the right to reapply once all conditions are met

Attachments:

1. Location/Aerial Map
2. Preliminary Plat Exhibit

# Exhibit "1"

## Location/Aerial Map







**FINAL PLAT STAFF REPORT**

TO: Planning and Zoning Commission  
 FROM: Lisa Hannon, Planning Director  
 PUBLIC HEARING DATE: February 3, 2026  
 RE: FP-25-0011 – 1904 W Bus. Hwy 380 – Deborah Cashen-Lusk

**Applicant Request:**

**FP-25-0011** – Consider and make a recommendation to the City Council to approve a request for a final plat 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 Business Hwy 380. (**Deborah Cashen-Lusk**)

**Summary of Applicant’s Request:**

Diversified Elite Construction, on behalf of Deborah Cashen-Lusk, property owner, has filed an application for a Final Plat for the property located at 1904 W Business Hwy 380, Decatur, Texas.

**Findings:**

- Finding #1. The property can be legally platted according to the Texas Local Government Code (TLGC), Section 212.
- Finding #2. The Final Plat application is running concurrently with the Preliminary Plat application.
- Finding #3. There is an existing non-conforming structure located on Lot 2 that will require a variance through the Board of Adjustments (BOA).
- Finding #4. There is an existing non-conforming structure located on Lot 2 that will require a variance through the Board of Adjustments (BOA).
- Finding #5. The application has been submitted; no fees have been paid; therefore, staff cannot process the BOA application.
- Finding #6. Without an approved variance for the non-conforming structure, the plat **does not meet** the minimum requirements of the City of Decatur’s Zoning Ordinance, Subdivision Regulations, and the Design Standards.
- Finding #7. The approval process for the preliminary plat is ***ministerial***, meaning the decision to approve, approve with conditions, or deny the request cannot be arbitrary.

**Conclusion(s):**

- Conclusion #1. A variance is required for an existing non-conforming structure located on Lot 2.
- Conclusion #2. The application has been submitted; no fees have been paid; therefore, staff cannot process the BOA application.
- Conclusion #3. Without an approved variance for the non-conforming structure, the plat **does not meet** the minimum requirements of the City of Decatur’s Zoning Ordinance, Subdivision Regulations, and the Design Standards.
- Conclusion #4. City has confirmed there are two separate sewer services for 1904 and 1900 US Highway 380. Both services terminate in the northwest corner of Lot 1. The owner needs the right to access and maintain their private sewer service line.

**Condition(s):**

- Condition #1.** The BOA application fees are required to be paid prior to processing the variance request.
- Condition #2.** An easement encroachment agreement is required so that the City and the adjacent property owner(s) can access and maintain any public or private sewer service line.

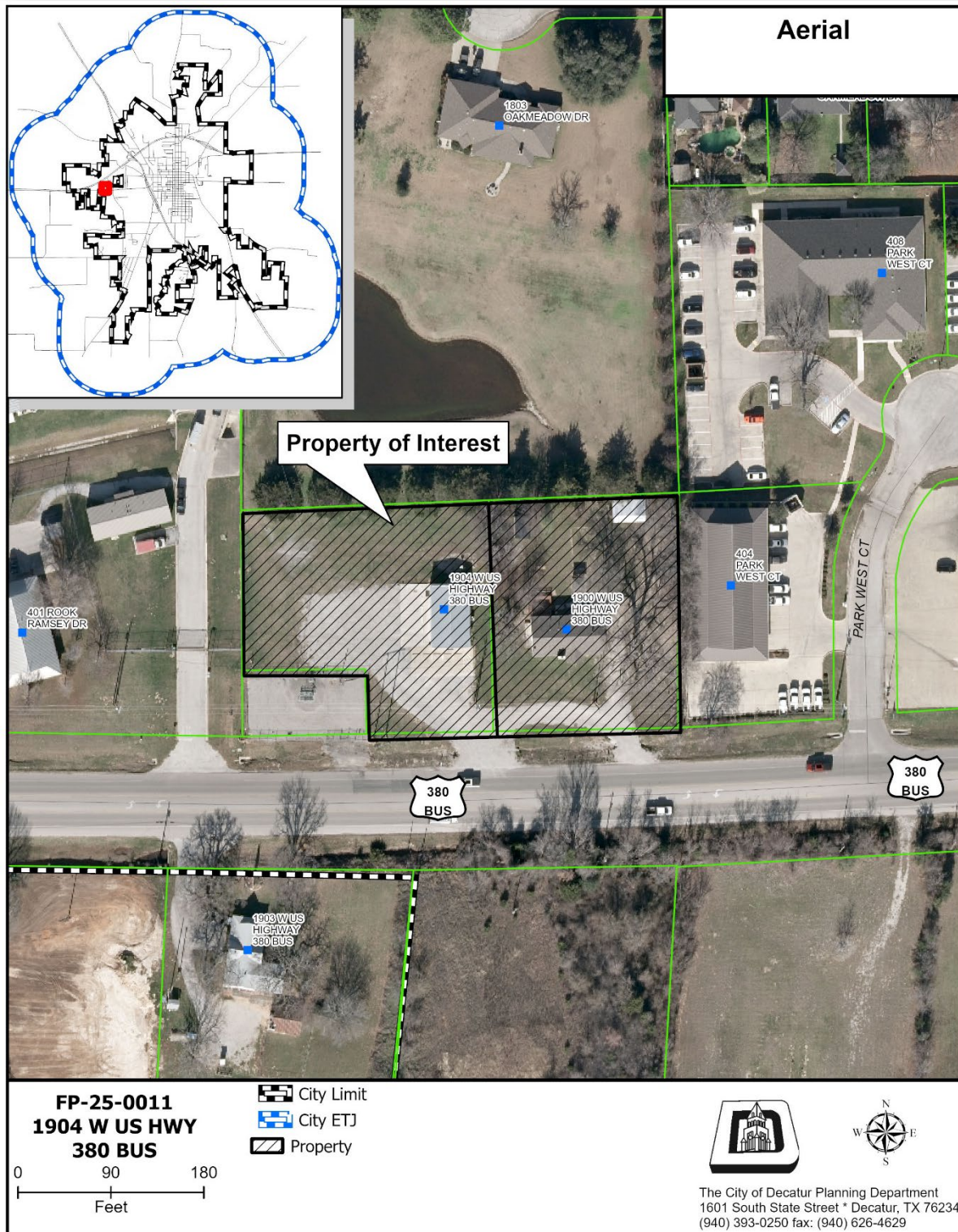
***Staff Recommendations - based on the aforementioned findings & conclusions:***

Based on the Findings and Conclusions outlined in the staff report, the Development Services staff recommends denial of FP-25-0011. The applicant has the right to reapply once all conditions are met.

**Attachments:**

1. Location/Aerial Map
2. Final Plat Exhibit

# Exhibit "1" Location/Aerial Map







**PRELIMINARY PLAT STAFF REPORT**

TO: Planning and Zoning Commission  
 FROM: Lisa Hannon, Planning Director  
 PUBLIC HEARING DATE: February 3, 2026  
 RE: PP-25-0008 – 700 S Deer Park Road – Nouvelle Terrace Lofts Addition

***Applicant Request:***

**PP-25-0008** – Consider and make a recommendation to the City Council to approve a request to preliminary plat 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)**

***Summary of Applicant’s Request:***

Zheeno Rostam, property owner, has filed an application for a Preliminary Plat for the property located at 700 S Deer Park Road, Decatur, Texas.

***Findings:***

- Finding #1.** The property can be legally platted according to the Texas Local Government Code (TLGC), Section 212.
- Finding #2.** An amendment to the approved Planned Development, Ordinance No. 2023-06-16, is running concurrently with the preliminary plat application process.
- Finding #3.** The plat meets the minimum requirements of the City of Decatur’s Zoning Ordinance, Subdivision Regulations, and the Design Standards.
- Finding #4.** The approval process for the preliminary plat is *ministerial*, meaning the decision to approve, approve with conditions, or deny the request cannot be arbitrary.

***Conclusion(s):***

- Conclusion #1.** An amendment to the approved planned development is required to address the lot numbers and dwelling sizes.
- Conclusion #2.** The PD amendment is running concurrently with the platting applications.
- Conclusion #3.** The application is in order, and statutory requirements have been met.

***Staff Recommendations - based on the aforementioned findings & conclusions:***

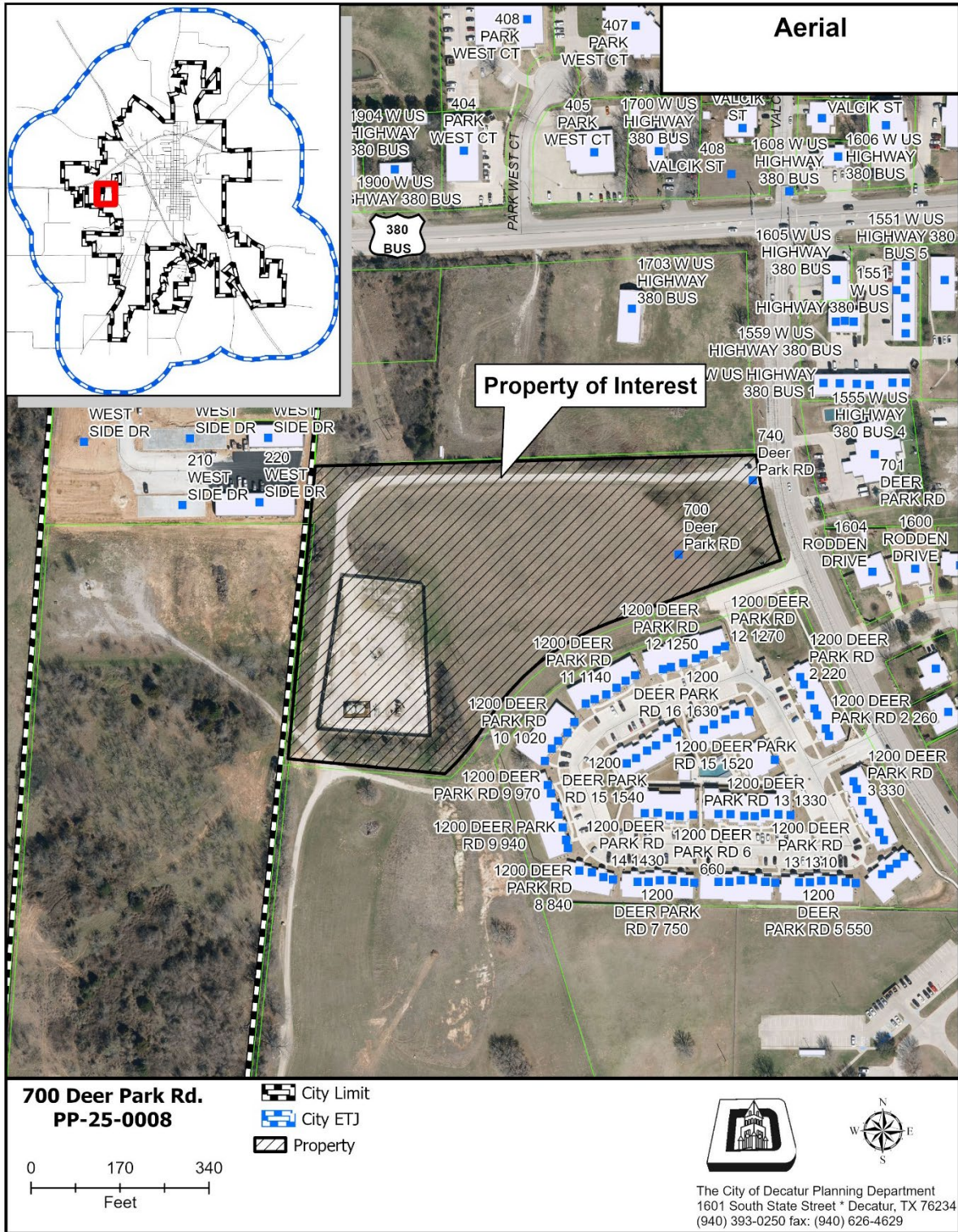
Development Services staff recommends approval of PP-25-0007, contingent upon City Council approval of the PD amendment.

Attachments:

1. Location/Aerial Map
2. Preliminary Plat Exhibit

# Exhibit "1"

## Location/Aerial Map







**FINAL PLAT STAFF REPORT**

TO: Planning and Zoning Commission  
 FROM: Lisa Hannon, Planning Director  
 PUBLIC HEARING DATE: February 3, 2026  
 RE: FP-25-0010 – 1307 Deer Park – **(Vista Park)**

***Applicant Request:***

**FP-25-0010** – Consider and make a recommendation to the City Council regarding a Final Plat application for 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 Ph 1B)**

***Summary of Applicant’s Request:***

Troy Lewis of BridgeRock Developments has submitted the final plat application for the property located at 1307 Deer Park Road, Decatur, Texas.

***Findings:***

- Finding #1.** The property can be legally platted according to the Texas Local Government Code (TLGC), Section 212.
- Finding #2.** The plat meets the minimum requirements of the City of Decatur’s Zoning Ordinance, Subdivision Regulations, and the Design Standards.
- Finding #3.** The approval process for the preliminary plat is **ministerial**, meaning the decision to approve, approve with conditions, or deny the request cannot be arbitrary.

***Conclusion(s):***

- Conclusion #1.** The application is in order, and statutory requirements have been met.
- Conclusion #2.** The final plat cannot be fully approved until the civil plan comments are addressed.

***Conditions of Approval:***

- Condition #1.** Final plat approval is contingent upon the civil plan comments being addressed.

***Staff Recommendations - based on the aforementioned findings & conclusions:***

Development Services staff recommends conditional approval of FP-25-0010, with the above-referenced condition.

Attachments:

1. Location/Aerial Map
2. Final Plat Exhibit

# Exhibit "1"

## Location/Aerial Map

