

AGENDA

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

TUESDAY, JANUARY 6, 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; 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 December 2, 2025.

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) (requesting continuance to February 3, 2026)

Open Public Hearing at: _____

Close Public Hearing at: _____

NON-PUBLIC HEARING ITEMS:

ITEM 3: 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)**

ITEM 4: 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. **(30-day Extension Request) (Nouvelle Terrace Lofts Addition)**

CONSENT AGENDA:

ITEM 5: 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)**

For Your Information Items:

- ITEM 6:** 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, February 3, 2026, meeting currently has three (3) Planning applications. The submittal deadline is 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.)**

Prepared and posted this on the 30th day of December 2025, 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, December 2, 2025, 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, December 2, 2025, via in-person and videoconferencing with the following participating:

MEMBERS PRESENT:

Cecil LeMond, Chairman
 Will Klose, Vice-Chairman
 Mason Woodruff
 John Lanier
 Eileen Cross
 Shelby Hicks

MEMBERS ABSENT:

Terry Berube

OTHERS PRESENT: Planning Director Lisa Hannon, Development Services Director Wayne Smith, City Mayor Mike McQuiston, City Manager Nate Mara, City Attorney Pam Liston, Assistant Planner Cheryl Fuss, and Information Technology Technician Herandi Martinez representing the staff. Troy Lewis, and Jody Boyd representing applicants. Allen Arnold, Nancy Arnold, Sandra Barrera, Jorge Garcia, Cecilia Mata, Ivan Osornio (online) and John Kaker representing concerned citizens.

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

ITEM 1: Consider and take appropriate action regarding approval of the Planning and Zoning Commission Meeting Minutes from November 5, 2025.

Commissioner Cross made a motion to approve the November 5, 2025, Planning and Zoning Commission Meeting Minutes. Commissioner Hicks seconded the motion. The motion carries 5-0, Commissioner Berube absent.

Public Hearing Items:

ITEM 2: RP-25-0013 Public hearing, discussion, and make a recommendation to the City Council regarding a replat application for Lots 1 and 2, Block 1, Delgado Place, being a replat of Lot 5, Block 11, Devereux Addition, portion of Lot 4, Block 10, Devereux Addition, abandoned portion Elm Street, abandoned portion alley in the Devereux addition, located in the City of Decatur, Wise County, Texas. **(Rogelio Delgado)**

Chairman LeMond opened the public hearing on RP-25-0013 at 5:32 p.m.

Planning Director Hannon presented the staff report for RP-25-0013. She stated that sixteen (16) property owners were notified. Staff received no (0) responses in favor of, opposed to, or neutral to the request.

Staff recommends approval of RP-25-0013 contingent upon the approval of Specific Use Permit 25-0005.

Chairman LeMond asked if there is anyone in the audience wishing to speak. There was none. The public hearing was closed at 5:35 p.m.

Discussion between Commissioners and Staff was held.

Chairman LeMond asked if there are any other questions or comments. There were none, Chairman LeMond asked for a motion for RP-25-0013.

Vice-Chairman Klose made a motion to recommend approval of Replat Application 25-0013 contingent upon the approval of Specific Use Permit 25-0005. Commissioner Lanier seconded the motion. The motion carries 5-0, Commissioner Berube absent.

ITEM 3: RP-25-0016 Public hearing, discussion, and make a recommendation to the City Council regarding a request to Replat Lot 2R, Block 17, South Decatur Addition, and being a replat of Lot 2, and part of Lot 3, Block 17, South Decatur Addition, to the City of Decatur, Wise County, Texas. **(801 S Trenchard Street – Jorge Alberto Garcia Ramirez)**

Chairman LeMond opened the public hearing on RP-25-0016 at 5:40 p.m.

Planning Director Hannon presented the staff report for RP-25-0016. She stated that eighteen (18) property owners were notified. Staff received no (0) responses in favor of, opposed to, or neutral to the request.

Staff recommends approval of RP-25-0016 contingent upon approval of the Special Exceptions by the Board of Adjustment.

Chairman LeMond asked if there is anyone in the audience wishing to speak. There was none. The public hearing was closed at 5:41 p.m.

Discussion between Commissioners and Staff was held.

Chairman LeMond asked if there are any other questions or comments. There were none, Chairman LeMond asked for a motion for RP-25-0016.

Commissioner Woodruff made a motion to recommend approval of Replat Application 25-0016. Commissioner Lanier seconded the motion. The motion carries 5-0, Commissioner Berube absent.

ITEM 4: SUP-25-0005 Public hearing, discussion, and make a recommendation to the City Council regarding an ordinance to allow a Detached Accessory Dwelling in an SF-2, Single-Family Residential Zoning District, on approximately 0.403 acres of land located at 505 N Lane Street, Decatur, Texas. **(Rogelio Delgado)**

Chairman LeMond opened the public hearing on SUP-25-0005 at 5:43 p.m.

Planning Director Hannon presented the staff report for SUP-25-0005. She stated that sixteen (16) property owners were notified. Staff received no (0) responses in favor of, opposed to, or neutral to the request.

Staff recommends approval of SUP-25-0005 with the condition that proper building permits are obtained and inspections are approved.

Chairman LeMond asked if there is anyone in the audience wishing to speak. There was none. The public hearing was closed at 5:44 p.m.

Discussion between Commissioners and Staff was held.

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

Vice-Chairman Klose made a motion to recommend approval Specific Use Permit Application 25-0005. Commissioner Cross seconded the motion. The motion carries 5-0, Commissioner Berube absent.

ITEM 5: SUP-25-0006 Public hearing, discussion, and make a recommendation to the City Council regarding an ordinance to amend Appendix “B,” “Zoning” of the Code of Ordinances of the City of Decatur, to grant a Specific Use Permit (SUP) to allow a convenience store with gasoline sales, in a Restricted Business (C-1) Zoning District, on an approximate 0.55-acre tract of land being legally described as Lot 15R, Block 1, Lipsey Addition, City of Decatur, Wise County, Texas, also known as 2806 S FM 51. **(Decatur Gas Station and Convenience Store)**

Chairman LeMond opened the public hearing on SUP-25-0006 at 5:46 p.m.

Planning Director Hannon presented the staff report for SUP-25-0006. She stated that nine (9) property owners were notified. Staff received two (2) responses opposed to the request and no (0) responses in favor of or neutral to the request.

During the Public Hearing,

Concerned Citizen Allen Arnold 3002 S. FM 51, Decatur, Texas, **Concerned Citizen** Nancy Arnold 3004 S. FM 51, Decatur, Texas, **Concerned Citizen via Zoom** Zianya Hernandez 2809 Lipsey St., Decatur, Texas, and **Concerned Business Owner** John Kaker 2804 S. FM 51, Decatur, Texas stated opposition to the convenience store, sale of liquor, parking and traffic.

City Attorney Liston stated she wants to remind the Commissioners that in considering these sorts of requests, they are bound by law to consider the use, not the user. She said commissioners can consider neutral factors such as traffic, but other factors are not appropriate for consideration.

Building Official Smith stated this property did go through this process a year and a half ago. He said there was a lot of concern over the parking and the size of the building. Building Official Smith stated they redesigned some of this and they do have a smaller building footprint building and a larger parking footprint. He said the project did go dormant during this redesign phase. Building Official Smith said that is why everything is coming back for approval of the replat and specific use permits again. He stated this had all been approved previously with the smaller footprint.

Building Official Smith stated the applicant put the project on hold because they were waiting on TxDOT's approval of the traffic control plan. He said during that time, everything that they had submitted had expired.

Building Official Smith also stated the applicant is now starting the process over again basically coming back in with the same plans that were approved previously.

Discussion occurred between Commissioners, Concerned Citizens and Staff was held.

Staff recommends approval of SUP-25-0006.

Chairman LeMond asked if there is anyone else in the audience wishing to speak. No one else asked to speak. The public hearing was closed at 6:09 p.m.

Discussion between Commissioners and Staff was held.

Chairman LeMond asked if there are any other questions or comments. There were none, Chairman LeMond asked for a motion for SUP-25-0006.

Vice-Chairman Klose made a motion to recommend approval of Specific Use Permit Application 25-0006. Commissioner Hicks seconded the motion. The motion carries 5-0, Commissioner Berube absent.

ITEM 6: SUP-25-0007 Public hearing, discussion, and make a recommendation to the City Council regarding an ordinance to amend Appendix "B," "Zoning," of the Code of Ordinances of the City of Decatur, to grant a Specific Use Permit (SUP) to allow the sale of beer and/or wine for off-premises consumption, in a Restricted Business (C-1) Zoning District, on an approximate 0.55-acre tract of land being legally described as Lot 15R, Block 1, Lipsey Addition, City of Decatur, Wise County, Texas, also known as 2806 S FM 51. **(Decatur Gas Station and Convenience Store)**

Chairman LeMond opened the public hearing on SUP-27-0007 at 6:10 p.m.

Planning Director Hannon presented the staff report for SUP-25-0007. She stated that nine (9) property owners were notified. Staff received three (3) responses opposed to the request, one property was in the 200' zone and two (2) were not, and no (0) responses in favor of or neutral to the request.

During the Public Hearing,

Concerned Citizen via Zoom Ivan Osornio 2809 Lipsey St., Decatur, Texas, stated opposition to the convenience store, sale of liquor, parking and traffic.

Staff recommends approval of SUP-25-0007. Chairman LeMond stated Mr. Arnold's concerns could carryover to SUP-25-0007. Mr. Arnold agreed.

Chairman LeMond asked if there is anyone in the audience wishing to speak. There was none. The public hearing was closed at 6:18 p.m.

Discussion between Commissioners and Staff was held.

Chairman LeMond asked if there are any other questions or comments. There were none, Chairman LeMond asked for a motion for SUP-25-0007.

Vice-Chairman Klose made a motion to recommend approval of Specific Use Permit Application 25-0007. Commissioner Woodruff seconded the motion. The motion carries 5-0, Commissioner Berube absent.

ITEM 7: PD-25-0004 Public hearing, discussion, and make a recommendation to the City Council regarding an ordinance amending Ordinance No. 2023-08-23, 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 89.64 acres, Vista Park Planned Development, to update the Planned Development's development standards. **(Vista Park)**

Chairman LeMond opened the public hearing on PD-25-0004 at 6:23 p.m.

Planning Director Hannon presented the staff report for PD-25-0004. She stated that nine (9) property owners were notified. Staff received no (0) responses in favor of, neutral to, or opposed to the request.

Building Official Smith stated he had received one (1) informal inquiry.

Staff recommends approval of PD-25-0004.

Chairman LeMond asked if there is anyone in the audience wishing to speak. There was none. The public hearing was closed at 6:25 p.m.

Chairman LeMond asked if there are any other questions or comments. There were none, Chairman LeMond asked for a motion for PD-25-0004.

Commissioner Lanier made a motion to recommend approval of Planned Development Application 25-0004. Commissioner Cross seconded the motion. The motion carries 5-0, Commissioner Berube absent.

ITEM 8: 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. . (30-day Extension Request) (Nouvelle Terrace)

Chairman LeMond opened the public hearing on PD-25-0005 at 6:30 p.m.

Planning Director Hannon stated staff requests a continuance to the January 6, 2026 P&Z meeting. Planning Director Hannon stated the Planned Development is being revised and staff is working with the property owner. Staff requested a continuance to the January 6, 2026, P&Z meeting.

Staff recommends approval of a continuance of the January 6, 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 6:32 p.m.

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 January 6, 2026, P&Z meeting. Commissioner Hicks seconded the motion. The motion carries 5-0, Commissioner Berube absent.

Non-Public Hearing Items:

ITEM 9: Discuss and approve 2026 Meeting Schedule

Commissioner Lanier made a motion to approve the 2026 Meeting Schedule. Commissioner Hicks seconded the motion. The motion carries 5-0, Commissioner Berube absent.

ITEM 10: Discuss appointment of a Planning and Zoning Commissioner to replace Ms. Terry Berube, and appointment of two alternate commissioners.

Planning Director Hannon said staff received three (3) applicants and staff reviewed and scored those applicants. She stated the City Charter, Chapter 11, Section 11.03, states that the City Council will appoint a replacement member to the Planning and Zoning Board.

Staff recommends the following applicant to be appointed as the Planning and Zoning Commissioner, Samer Mohamed.

Planning Director Hannon stated staff discussed this with our City Attorney, and staff had two (2) other qualified applicants, and staff would like to name them as alternates to the Planning and Zoning Commission. She said they are Brad Morgan and Melinda Wray.

Planning Director Hannon said we have not had alternates in the past; however, this gives a little bit of a succession planning for our Planning and Zoning Commission. She said this allows them to sit in during some of these meeting and the audience, learn, get a little more adjusted, and gain some education as they go through that.

Staff is recommending those to be places as alternates.

Commissioner Woodruff asked if the document that establishes this Commission allows the appointment of alternates who can sit in and vote if somebody is not present.

City Attorney Liston stated it does not prohibit it, and they could if you appoint them, if City Council appoints them with that authority.

Commissioner Woodruff responded okay.

Vice-Chairman Klose stated the last time that the Commissioners went through this process, the Commissioners evaluated the applications and made the recommendation. He said it sounds like between then and now, there has been a change to that process.

City Attorney Liston stated she thinks there was a change in the process. She said the Commissioners could continue to deliberate these applicants and make whatever recommendation that they would like to make to Council. City Attorney Liston stated it does not have to be what is put before the Commission.

Building Official Smith stated the City has tried to establish a standard process for appointing Boards and Commissions. He said there is an application process, a posting process that has been established and this is how several of the Boards and Commissions have been populated over the last few months. Building Official Smith stated the process has been very well received and has worked very well. He stated that they are trying to provide that as a standard process across the board for any Board or Commission in the city, rather than have each board and commission having their own process.

City Attorney Liston stated this has been an objective of the City Manager that staff will follow the same process for all subcommittee appointments.

Chairman LeMond asked for a motion to recommend approval or denial on Samer Mohamed for the vacant Planning and Zoning Commissioner position.

Commissioner Woodruff asked if the Commissioners need to designate the order number of the alternates.

City Attorney Liston said they can if they chose to, but they are not required to.

Commissioner Woodruff asked City Attorney Liston what happens if there is a vacancy and both alternates are present, who will sit.

City Attorney Liston stated that is how it goes with the BOA and the BSC all the time. She says she does not know how they decide among themselves who will sit. City Attorney Liston said if the Commissioners would like to rank the alternates, they certainly could do that.

Commissioner Woodruff asked staff if they had a recommendation with regard to the order of the alternates.

Planning Director Hannon stated they did not.

Commissioner Hicks asked staff what characteristics Samer had that made him the top pick.

Building Official Smith said Samer currently serves on other boards. He serves on the Board of Adjustment as well as on the Building Standards Commission. Building Official stated Samer has a lot of experience with this type of board and the closest relationship to the Planning and Zoning Board would be the Board of Adjustments.

Commissioner Woodruff asked if Samer would have to step down from that Board to serve on the Planning and Zoning Board.

Building Official Smith said staff could not find anything that said that he cannot serve on both boards.

Commissioner Woodruff questioned if the person could serve on both Board of Adjustment and the P&Z, because that does not strike him as a good idea.

City Attorney Liston said she had not looked into that question. She stated she would look into that. City Attorney Liston stated it may be required that he step down, it may not. She will have to look that section up in the Charter.

Planning Director Hannon stated both Building Official Smith and she looked at that when they were discussing and reviewing this, and it says only if they become a City Council Member or are running for a City Council Member position. She stated it does not say that they cannot serve on any other advisory board or any of the other boards.

Commissioner Woodruff said he was not questioning whether it says that now, he is questioning whether it should say that.

Vice-Chairman Klose stated he saw here that Samer was on the Board of Adjustments and his natural inclination was that Samer was going to vacate that and move just like Vice-Chairman Klose did.

City Attorney Liston said they could make their recommendation, and she will be sure of that answer before it goes to City Council.

Commissioner Woodruff stated if Council agrees with that recommendation, what Commissioner Woodruff is suggesting is, then Samer has a choice to make. He said in which case, staff will need to move down this list if Samer chooses not to.

Commissioner Woodruff stated he is not sure how to address that with regard to a recommendation right now to the Council.

City Attorney Liston stated if you want to make a recommendation as staff has put forward, then she suggests ranking them in case Samer does not become the primary choice.

Commissioner Hicks as staff since they interviewed the applicants, did they have a ranking or some kind of scoring system they utilized.

Planning Director Hannon said the score sheets are in the packet.

Chairman LeMond asked if the Commissioners could vote on both or have a single motion for everything.

City Attorney Liston stated it would be an appropriate motion to move to appoint a commissioner and alternate commissioners in this order.

Commissioner Woodruff stated as an addendum to that, he would add to that motion that we suggest that the Council give thought as to whether an individual should be permitted to simultaneously serve on the Board of Adjustment and this Board. He said Samer has a choice.

City Attorney Liston agreed.

Commissioner Woodruff made a motion to recommend appoint Samer Mohamed to fill Terry Berube's spot on the P&Z, and alternates Melinda Wray and Brad Morgan in that ranked order. And also that it be recommended to the Council that they consider in establishing a requirement that an individual not serve on both the P&Z and the Board of Adjustment. And if for any reason Samer Mohamed does not serve as P&Z Commissioner, then it would fall down to the alternates in the order stated. Vice-Chairman Klose seconded the motion. The motion carries 5-0, Commissioner Berube absent.

For Your Information Items:

ITEM 11: 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, January 6, 2026, meeting currently has seven (7) new Planning applications. Submittal deadline was December 8, 2025, 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 seven (7) planning applications for the January 6, 2026, P&Z meeting; however, that could change due to application sufficiency and notification deadlines.

The meeting adjourned at 6:45 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: January 6, 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) (Staff is requesting to continue this case to the Feb. 3, 2026 P&Z Meeting)**

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.** There are some outstanding items needed from the applicant before staff can conduct a thorough review.

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:** Staff is requesting to continue case PD-25-0005 to the January 6, 2026, P&Z meeting in order to address the deficiencies in the application package.

Staff Recommendations - based on the aforementioned findings & conclusions:

Development Services staff is requesting to continue PD-25-0005 to the February 3, 2026, P&Z Meeting.

Attachments:

1. Aerial Map
2. Location Map
3. Property Owner Notification and Response Map
4. Property Owner Response Letters
5. Existing Zoning
6. Conceptual and Amenity Map

Exhibit "1" Aerial

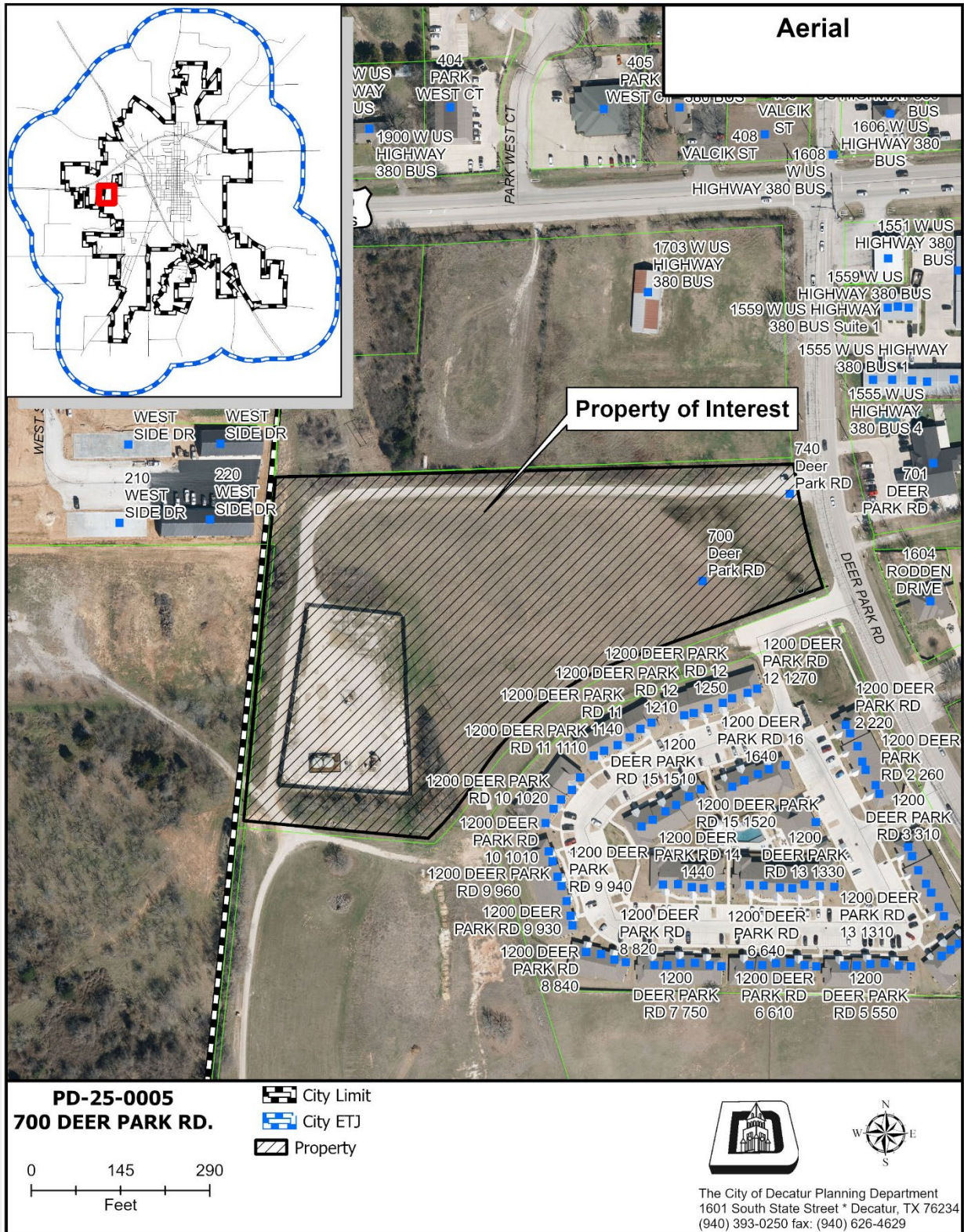


Exhibit "2" Location Map

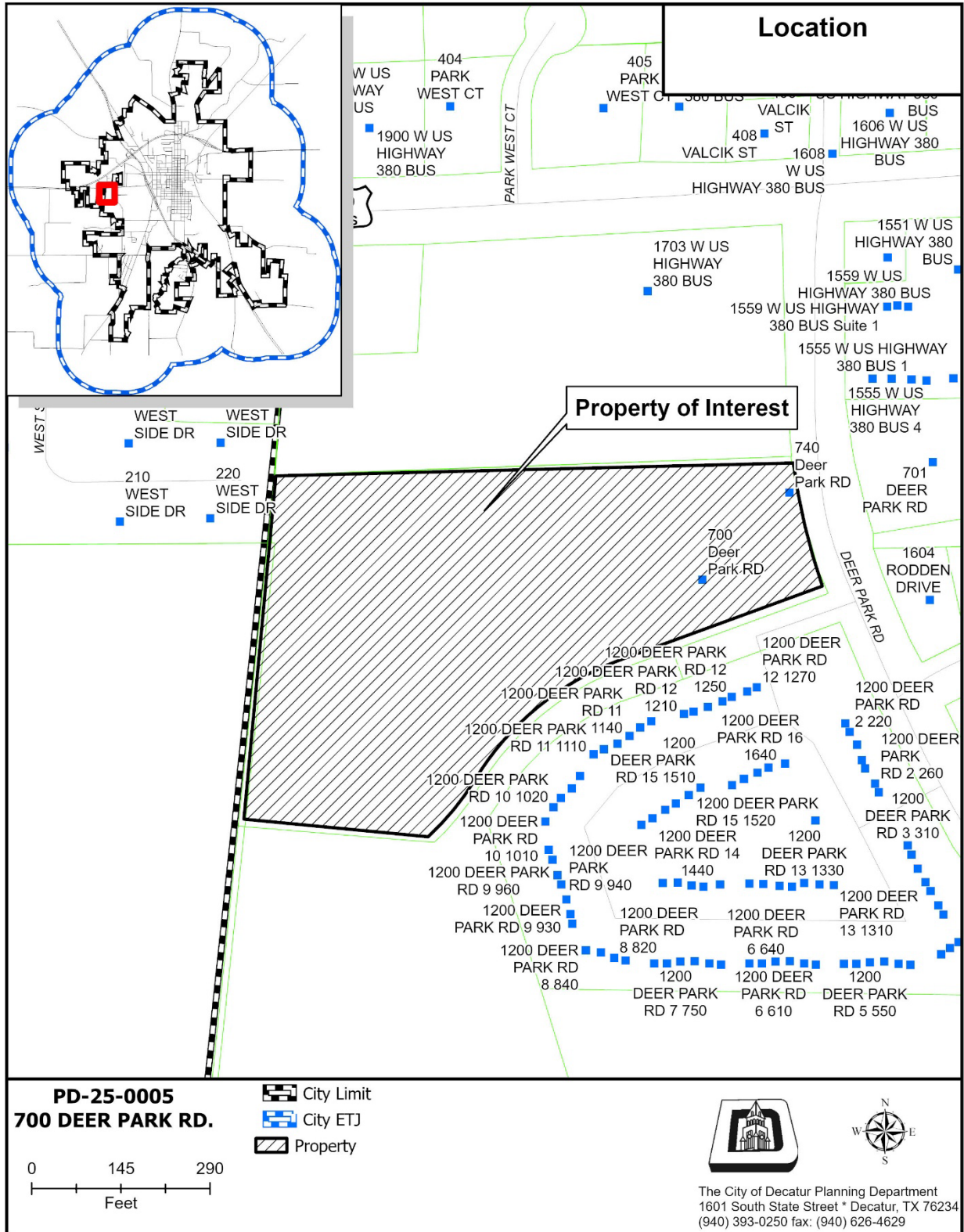


Exhibit "3"

Property Owner Notification Map

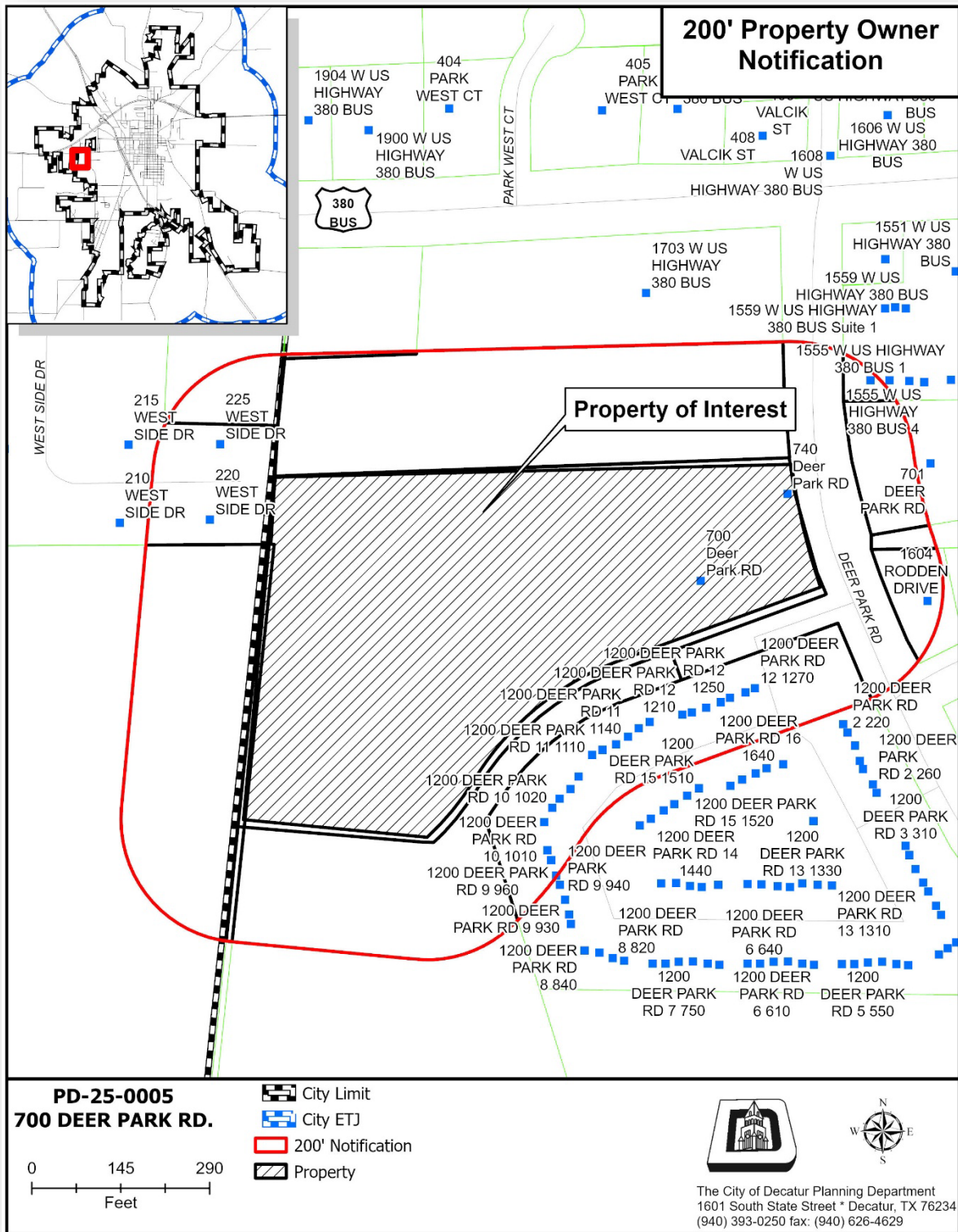


Exhibit “4”

Property Owner Response Letters

**NO RESPONSES RECEIVED AS OF
DECEMBER 30, 2025**

Exhibit "5" Proposed Zoning Map

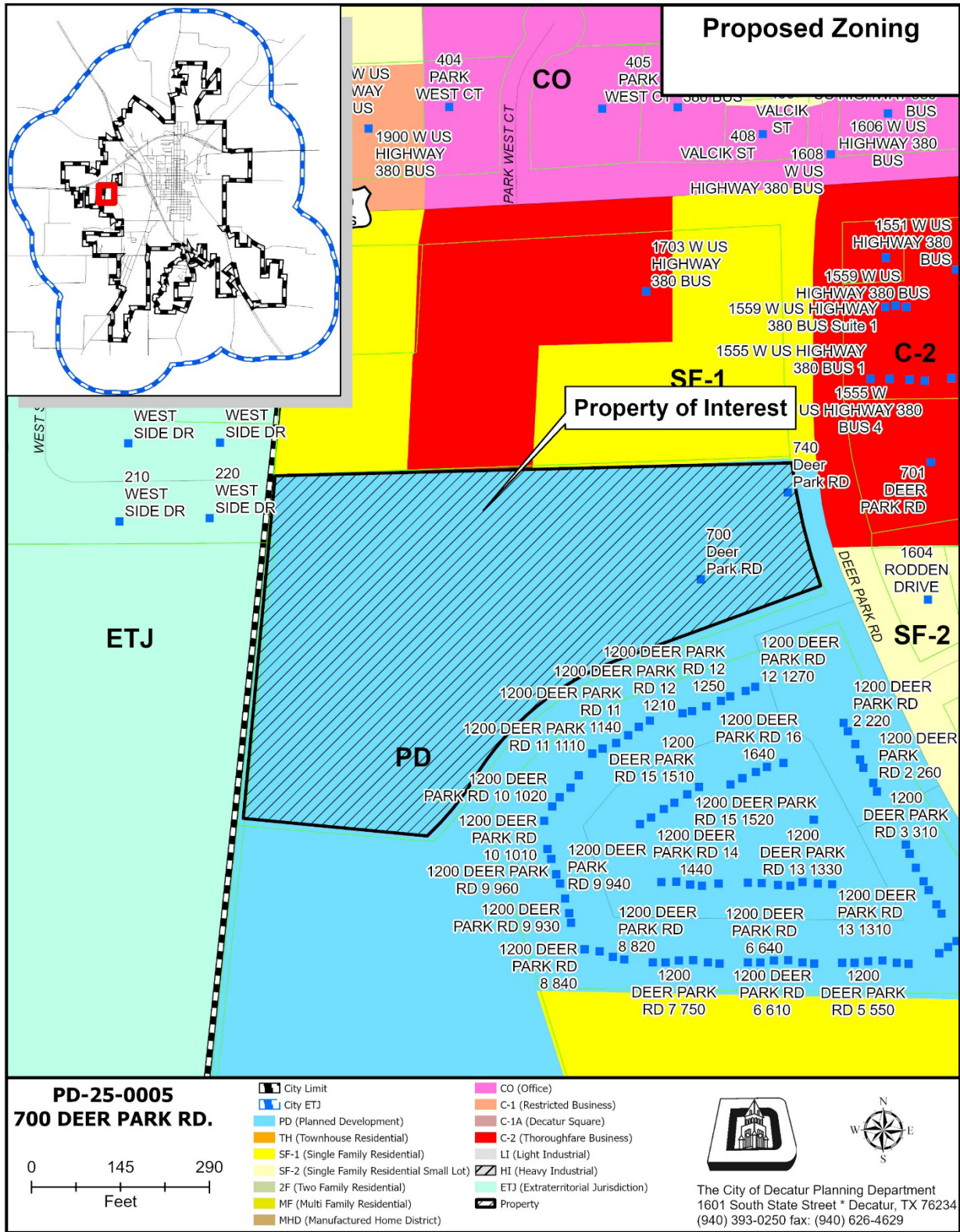


Exhibit "7" Conceptual and Amenity Plan





PRELIMINARY PLAT STAFF REPORT

TO: Planning and Zoning Commission
FROM: Lisa Hannon, Planning Director
PUBLIC HEARING DATE: January 6, 2026
RE: PP-25-0008 – 700 S Deer Park Road – Nouvelle Terrace Lofts Addition

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

Applicant Request:

PP-25-0008 – Consider and take action to approve a 30-day extension request regarding the 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)**

Summary of Applicant’s Request:

Zheeno Rostam, on behalf of the property owner, has filed 30-day extension request 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.** 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 preliminary 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:

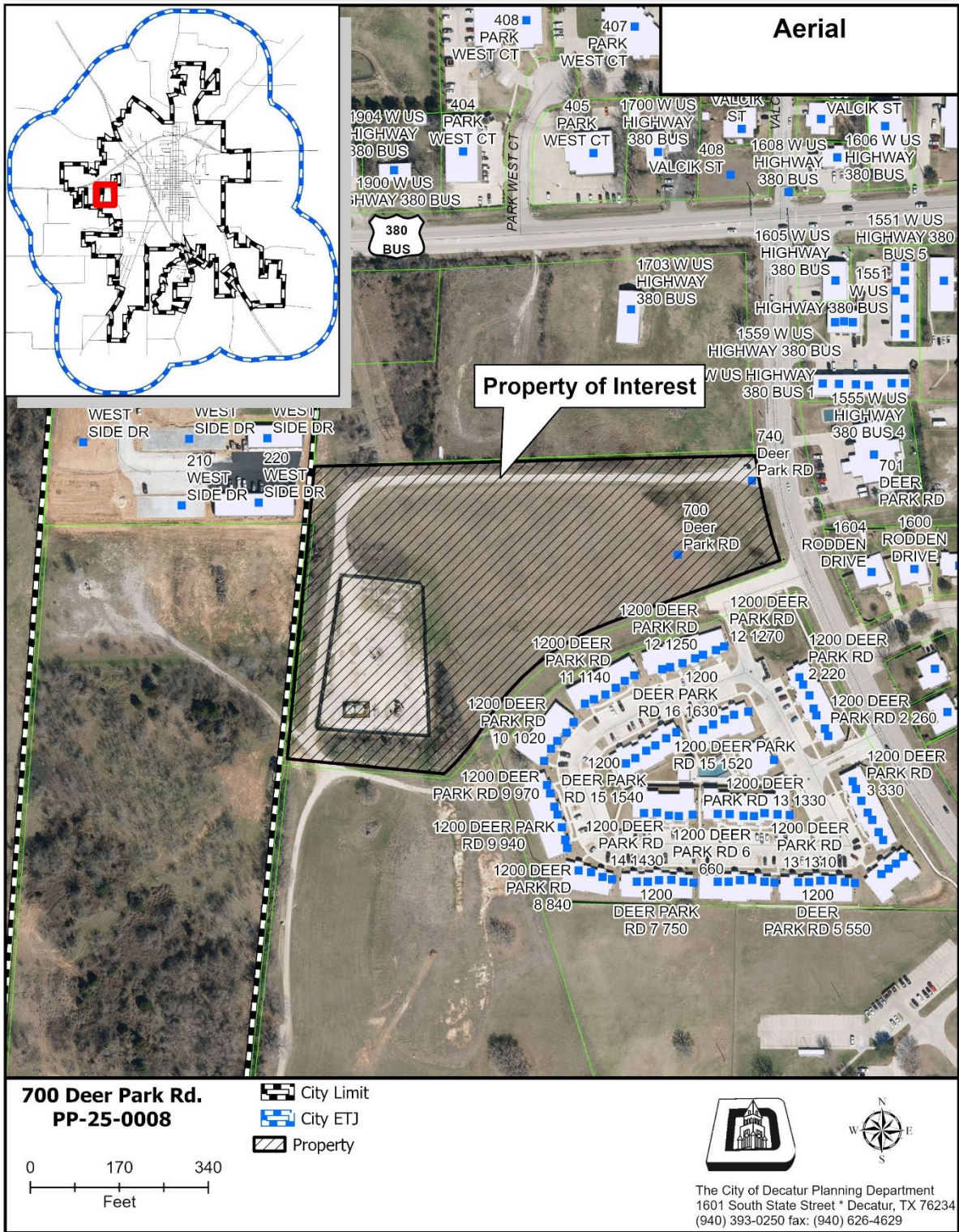
Development Services staff recommends approval of the 30-day extension request for PP-25-0008.

Attachments:

- 1. Location/Aerial Map
- 2. Preliminary Plat Exhibit

Exhibit "1"

Location/Aerial Map





CITY OF DECATUR, TEXAS

Development Services ★ 1601 S. State Street ★ Decatur, TX 76234 ★ (940) 393-0250 voice ★ (940) 626-4629 fax

Planning and Zoning Commission

DECATUR, TEXAS EXTENSION OF 30-DAY PERIOD REQUEST FORM - PLATS

In accordance with the provisions of Chapter 212 of the Texas Local Government Code, applicants may request an extension from the municipal authority or governing body responsible for approving plats, as applicable. These requests must be approved by the municipal authority or governing body.

I hereby request the municipal authority or governing body responsible for approving plats, as applicable, to extend the 30-day approval period per Chapter 212 of the Texas Local Governing Code for my application as described below. I acknowledge that I consent to this request and that if approved by the City Council, the municipal authority or governing body is granted 30 additional days to act upon my plat application. If my request is approved, the 30 days begin on the date the request was approved by the municipal authority or governing body.

City Case Number: Preliminary Plat #PP-25-0008

Printed Name of Applicant, Owner, or Authorized Agent: Zheeno Rostam

Signature of Applicant, Owner, or Authorized Agent: _____

Date: 12/29/2025

This form must be signed by the applicant, owner, or authorized agent as specified on the initial application submitted to the Planning & Development Department

For Office Use Only:

Planning and Zoning Commission Meeting Date:

Agenda Item:

Vote:

- The request to extend the 30-day approval period has been approved
- The request to extend the 30-day approval period has been denied

Date

Cecil LeMond, Chairman



PRELIMINARY PLAT STAFF REPORT

TO: Planning and Zoning Commission

FROM: Lisa Hannon, Planning Director

PUBLIC HEARING DATE: January 6, 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

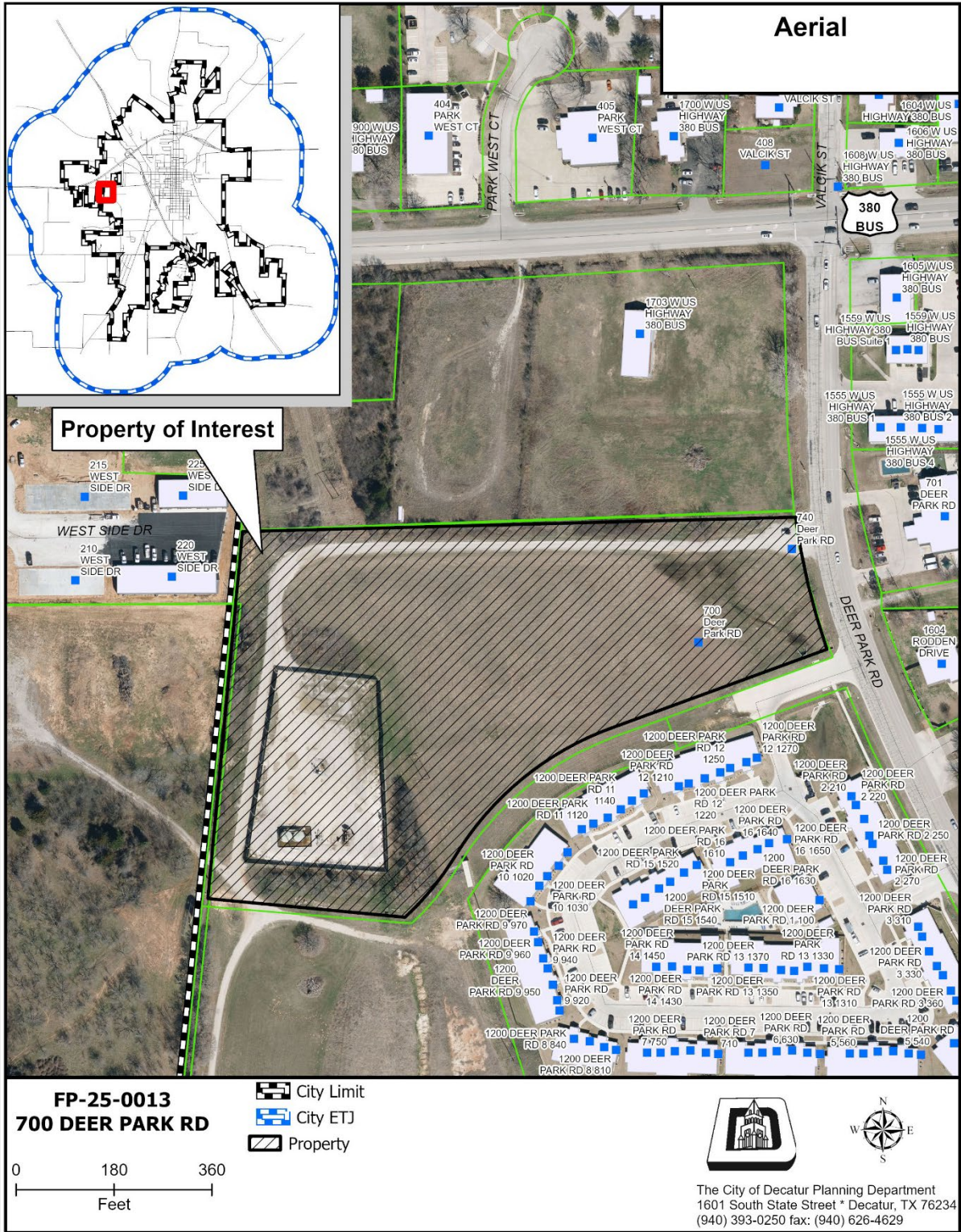
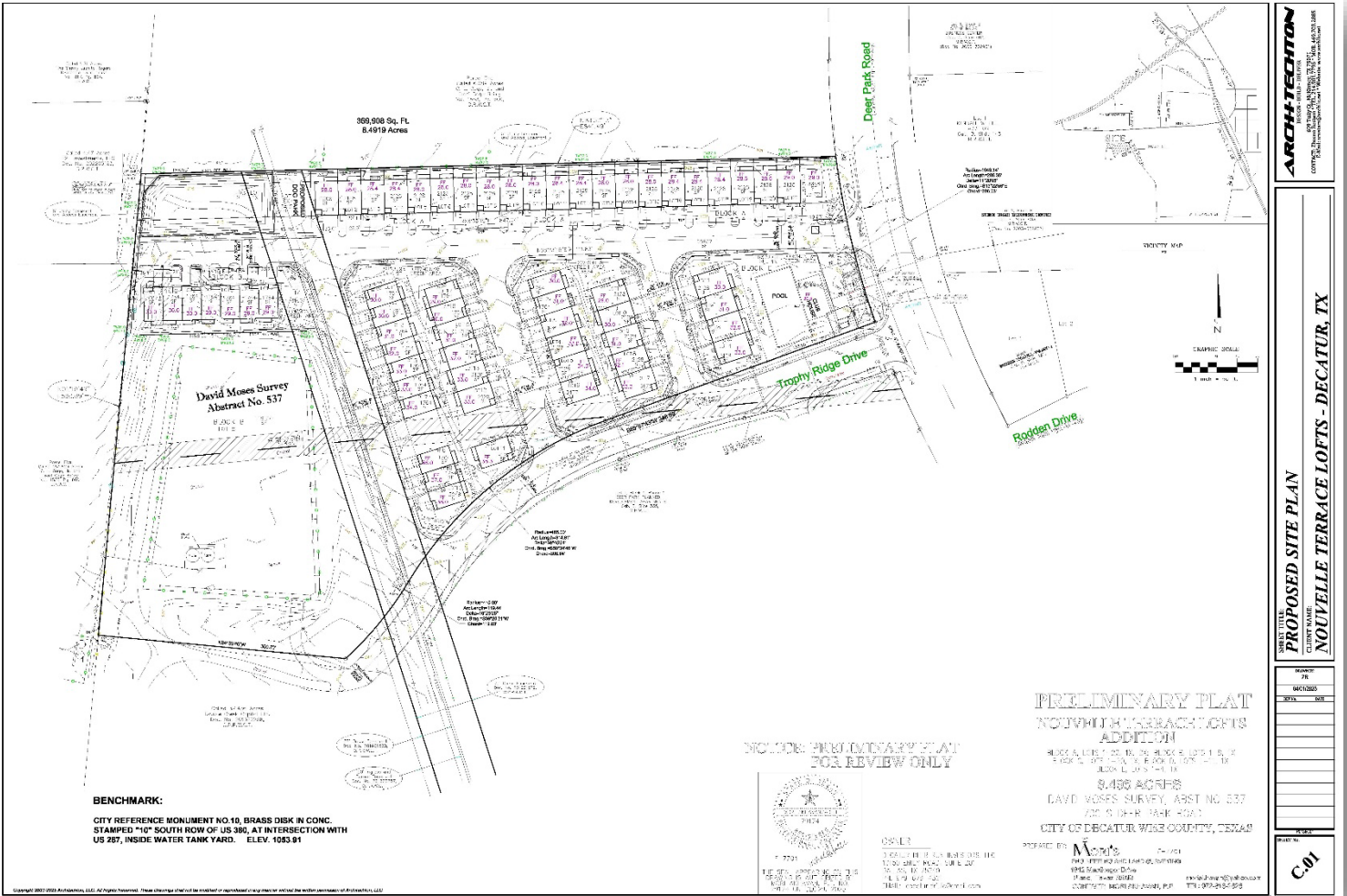


Exhibit "2" Final Plat Exhibit





CITY OF DECATUR, TEXAS

Development Services ★ 1601 S. State Street ★ Decatur, TX 76234 ★ (940) 393-0250 voice ★ (940) 626-4629 fax

Planning and Zoning Commission

DECATUR, TEXAS EXTENSION OF 30-DAY PERIOD REQUEST FORM - PLATS

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I hereby request the municipal authority or governing body responsible for approving plats, as applicable, to extend the 30-day approval period per Chapter 212 of the Texas Local Governing Code for my application as described below. I acknowledge that I consent to this request and that if approved by the City Council, the municipal authority or governing body is granted 30 additional days to act upon my plat application. If my request is approved, the 30 days begin on the date the request was approved by the municipal authority or governing body.

City Case Number: Final Plat #FP-25-0013

Printed Name of Applicant, Owner, or Authorized Agent: Zheeno Rostam

Signature of Applicant, Owner, or Authorized Agent: _____

Date: 12/29/2025

This form must be signed by the applicant, owner, or authorized agent as specified on the initial application submitted to the Planning & Development Department

For Office Use Only:

Planning and Zoning Commission Meeting Date:

Agenda Item:

Vote:

- The request to extend the 30-day approval period has been approved
- The request to extend the 30-day approval period has been denied

Date

Cecil LeMond, Chairman



FINAL PLAT STAFF REPORT

TO: Planning and Zoning Commission

FROM: Lisa Hannon, Planning Director

PUBLIC HEARING DATE: January 6, 2026

RE: FP-25-0012 – 1601 S Church Street – **(City of Decatur – Police Station)**

Applicant Request:

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)**

Summary of Applicant's Request:

John Tedesco, Kimley-Horn, on behalf of the property owner, City of Decatur, has submitted the final plat application for the property located at 1601 S Church Street, 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 property is the site of the new police station.
- Finding #4.** The reason for the new final plat
 - a. Easements were relocated during construction.
- Finding #5.** 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.

Conditions of Approval:

- Condition #1.** There are no conditions for approval.

Staff Recommendations - based on the aforementioned findings & conclusions:

Development Services staff recommends conditional approval of FP-25-0012.

Attachments:

1. Location/Aerial Map
2. Final Plat Exhibit

Exhibit "1" Location/Aerial Map

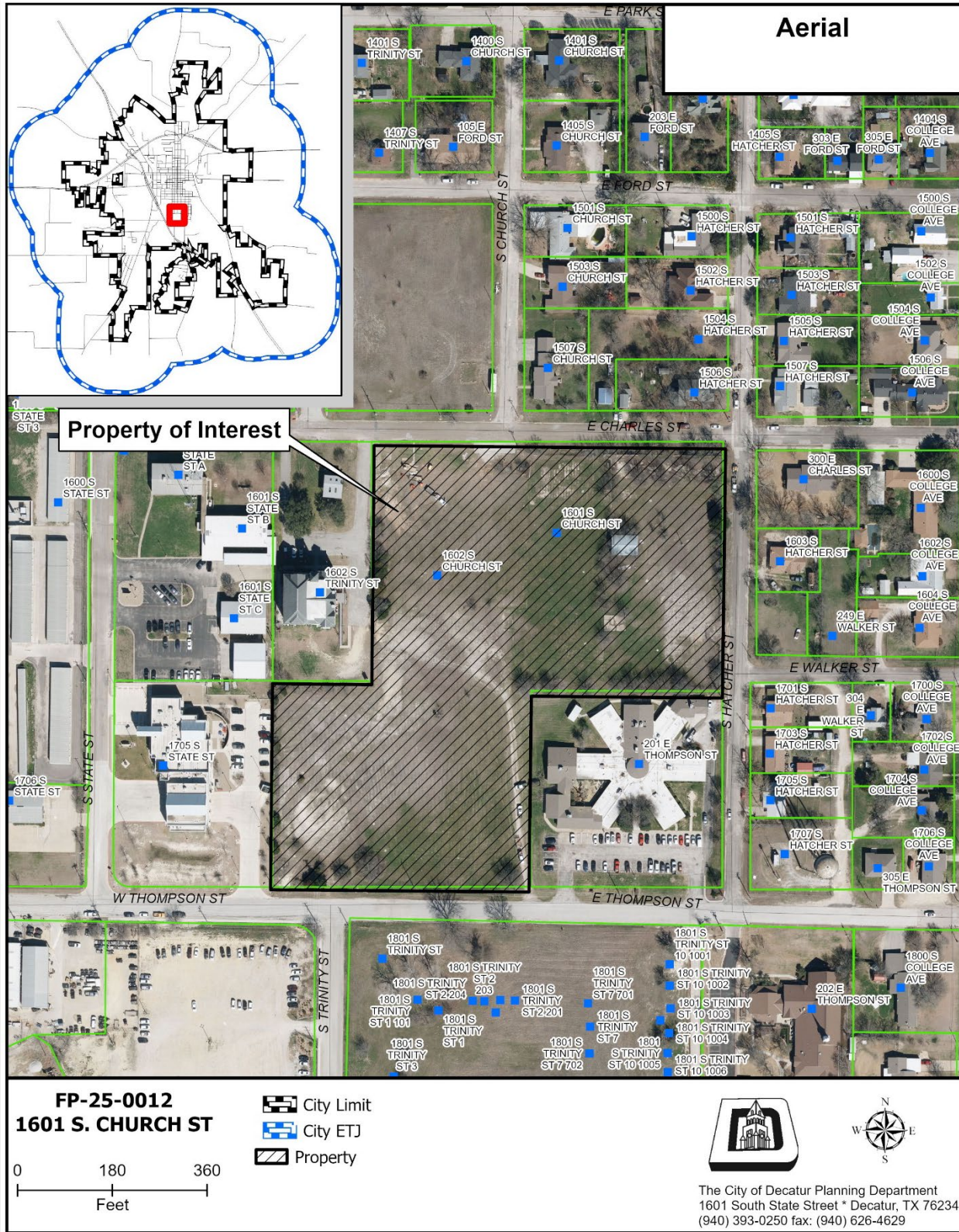


EXHIBIT "2" Final Plat Exhibit

