



CITY OF DECATUR, TEXAS

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

AGENDA

Planning and Zoning Commission Regular Meeting*

Tuesday, May 3, 2016, at 6:00 P.M.

City Hall Council Chambers

201 E. Walnut

Call to Order

ITEM 1: Consider and take appropriate action regarding approval of April 5, 2016, Planning and Zoning Commission Meeting Minutes. *(No meeting minutes available.)*

Non Public Hearing Items:

ITEM 2: **PP2016-02** Commission to hear and consider and take action to make a recommendation to City Council regarding Preliminary Plat Application 2016-02— Juan Vasquez's request, on behalf of Isham Properties, LTD and Discount Tire, to preliminary plat Lot 1, Block 1, Discount Tire Addition, being a 1.262-acre tract of land conveyed in deed to Isham Properties, LTD, as recorded in Volume 1346, Page 30 and being situated in the J.C. Bullock, Abstract No. 79, and as legally described by metes and bounds on the plat exhibit in the staff report, City of Decatur, Wise County, Texas.

ITEM 3: New and/or future business items.

Adjournment

Prepared and posted this the 29th day of April, 2016, in accordance with Chapter 551, Texas Government Code.

Dedra Denée Ragland, AICP
Planning and Development Director

*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.



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STAFF REPORT

May 3, 2016 – Planning & Zoning Commission Meeting

TO: Planning & Zoning Commissioners **CASE:** PP2016-02
FROM: Dedra D. Ragland, AICP, Planning Director **APPLICANT:** Isham Properties, LTD/Discount Tire
DATE: April 28, 2016 **REQUEST:** Preliminary Plat Application

Case Notes:

Hear staff report and consider taking action to make a recommendation to City Council regarding Preliminary Plat Application 2016-02—Juan Vasquez’s request, on behalf of Isham Properties, LTD and Discount Tire, to preliminary plat Lot 1, Block 1, Discount Tire Addition, being a 1.262-acre tract of land conveyed in deed to Isham Properties, LTD, as recorded in Volume 1346, Page 30 and being situated in the J.C. Bullock, Abstract No. 79, and as legally described by metes and bounds on the plat exhibit in the staff report, City of Decatur, Wise County, Texas.

Legality:

This property can be legally platted in accordance with Section 212 of the *Texas Local Government Code*.

Issues:

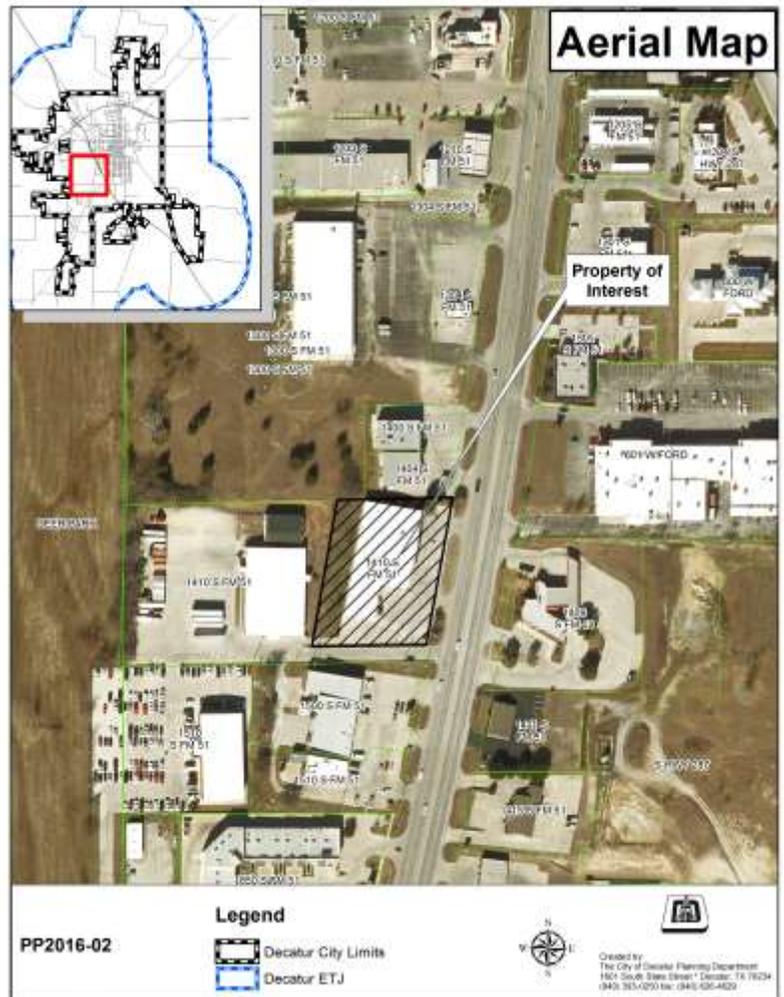
None.

Recommendation:

The plat meets the minimum requirements of the City of Decatur’s Zoning Ordinance, Subdivision Regulations and the Design Standards. Staff recommends approval.

Attachment:

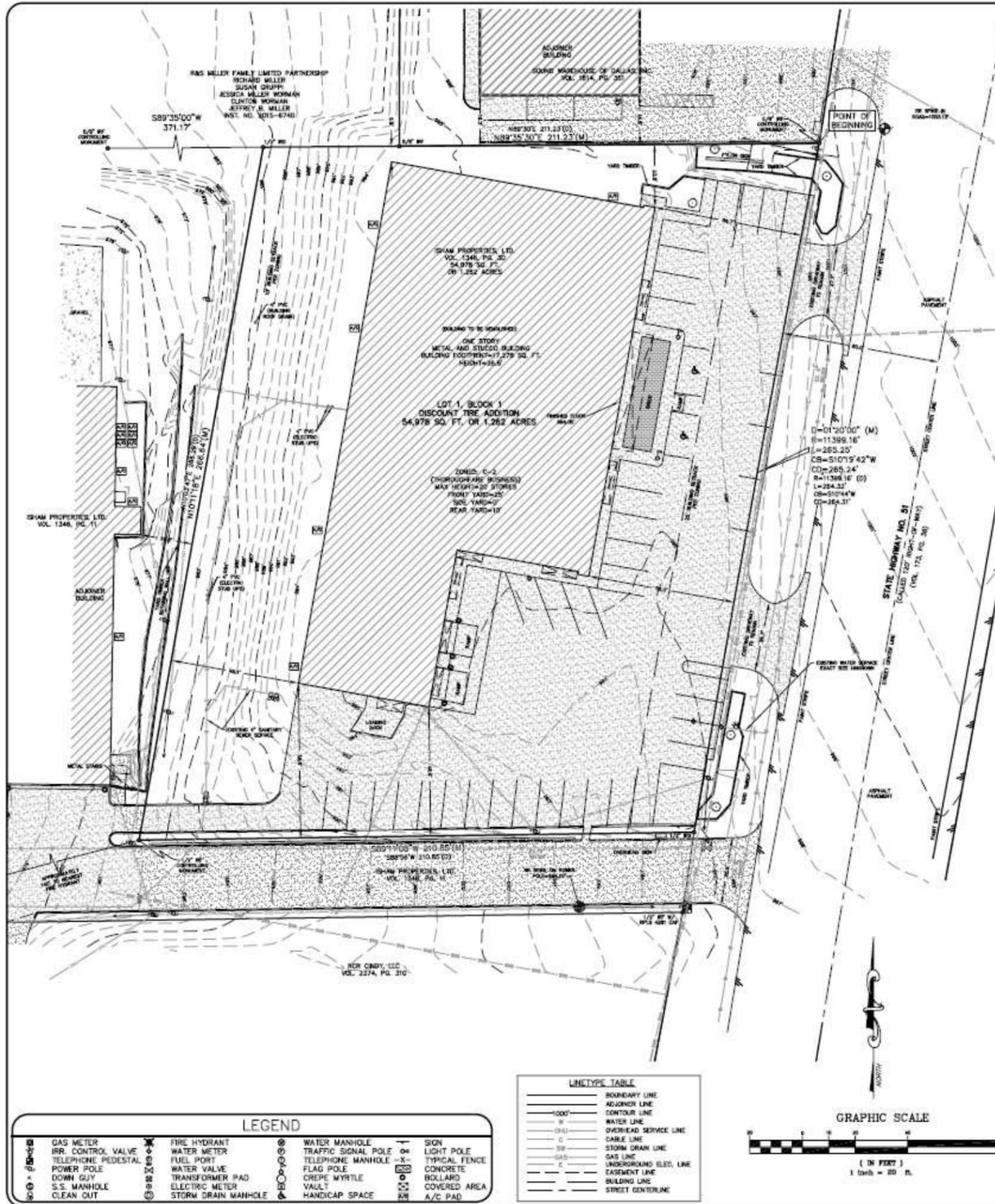
1. Preliminary Plat Exhibit



LOCATION MAP

ATTACHMENT 1

Preliminary Plat Exhibit



NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT THE CITY OF DECATUR, WISE COUNTY, TEXAS, and hereby dedicates to the public use forever that right-of-way and easements shown herein. The easements shown herein are hereby reserved for the purposes as indicated. The utility easements shall be open for all City or franchised public utilities for each particular use. The maintenance of paving on the easements are the responsibility of the property owner. No building or auxiliary structures shall be constructed, reconstructed, or placed upon, over, or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of public utilities using, or desiring to use same. Any City or franchised utility shall have the full right to remove and keep removed all or parts of any fences, trees, shrubs, or other construction, interference, or obstructions of the respective system on the easements and all City or franchised utilities shall at all times have the full right of ingress and egress to and from and upon said easements for the purpose of constructing, reconstructing, inspecting, repairing, maintaining, and adding to or removing all or parts of its respective system without the necessity of obtaining the permission of anyone. I have released the City's findings concerning dedications and I do agree that the statements are true and correct.

This plat approved subject to all plotting ordinances, rules, regulations, and resolutions of the City of Decatur, Texas.

Witness my hand this _____ day of _____, 2016.

Isaham Properties, Ltd./Owner/Representative

STATE OF TEXAS
COUNTY OF WISE

Before me, undersigned Notary Public in and for said county and state, on this day personally appeared _____ known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this _____ day of _____, 2016.

Notary Public, State of Texas
My Commission Expires _____

FLOOD CERTIFICATE
As determined by the FLOOD INSURANCE RATE MAPS for Wise County, the subject property Does Not appear to lie within a Special Flood Hazard Area (100 Year Flood), Map date 12/16/2011 Community Panel No. 48497CD3500 subject lot is located in Zone X. If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Flood Statement shall not create liability on the part of the Surveyor.

NOTES:
1. IRF - Iron Rod Found
2. IRS - Iron Rod Set w/ "PEISER & MANKIN SURV" red plastic cap
3. Bearings based on the State Plane Coordinate System, North Central Zone 4202, NAD83, as derived by field observations utilizing the RTK Network administered by Western Data Systems.
4. Acceptance of the drainage features identified on the Preliminary Plat are subject to change during the final plat process and do not constitute subsequent approval of same. The city reserves the right to require additional data or studies to ensure compliance with City of Decatur's Subdivision Ordinance, Design Standards and Comprehensive Master Drainage Plan.

ENGINEER:
VASQUEZ ENGINEERING, L.L.C.
1919 S. SHILOH ROAD
SUITE 440, LB 44
GARLAND, TEXAS 75042
972-278-2948
CONTACT: JUAN J. VASQUEZ, P.E.

OWNER:
ISHAM PROPERTIES, LTD.
1410 SOUTH FM 51
DECATUR, TEXAS 76234
CONTACT:

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF WISE

WHEREAS ISHAM PROPERTIES, LTD is the sole owner of all that certain tract of land situated in the J. C. Bullock Survey, Abstract No. 79, City of Decatur, Wise County, Texas, and being all that certain tract of land conveyed to Isaham Properties, Ltd., by General Warranty Deed recorded in Volume 1346, Page 30, Deed Records, Wise County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found for the Northeast corner of said Isaham (Volume 1346, Page 30) tract, some being the Southeast corner of that certain tract of land conveyed to Sound Warehouse of Dallas, Inc., by deed recorded in Volume 1614, Page 301, said Deed Records, same being in the West right-of-way line of State Highway No. 51 (called 120 foot right-of-way), same being the beginning of a curve to the left, having a radius of 11399.16 feet, and a chord bearing and distance of South 10 deg. 19 min. 42 sec. West, 265.24 feet;

THENCE along the common line of said Isaham (Volume 1346, Page 30) tract and said State Highway No. 51 and along said curve to the left, an arc distance of 265.25 feet and a central angle of 01 deg. 20 min. 00 sec. to a 1/2 inch iron rod set with "PEISER & MANKIN SURV" red plastic cap (hereinafter referred to as 1/2 inch iron rod set) for the Southeast corner of said Isaham (Volume 1346, Page 30) tract, same being the Northeast corner of that certain tract of land conveyed to Isaham Properties, Ltd., by deed recorded in Volume 1346, Page 11, aforesaid Deed Records;

THENCE along common line of said Isaham (Volume 1346, Page 30) tract and said Isaham (Volume 1346, Page 11) tract as follows:

South 89 deg. 11 min. 08 sec. West, a distance of 210.85 feet to a 1/2 inch iron rod found for the Southwest corner of said Isaham (Volume 1346, Page 30) tract;

North 10 deg. 11 min. 18 sec. East, a distance of 266.64 feet to a 1/2 inch iron rod set for the Northwest corner of said Isaham (Volume 1346, Page 30) tract, some being the Northeast corner of said Isaham (Volume 1346, Page 11) tract, some being in the South line of that certain tract of land conveyed to R&S Miller Family Limited Partnership, by deed recorded in Instrument Number 2015-6740, aforesaid Deed Records;

THENCE North 89 deg. 35 min. 30 sec. East, along the common line of said Isaham (Volume 1346, Page 30) tract and said R&S tract, passing a 5/8 inch iron rod found for the Southwest corner of said R&S tract, some being the Southwest corner of aforesaid Sound Warehouse tract, and continuing along the common line of said Isaham (Volume 1346, Page 30) tract and said Sound Warehouse tract, a total distance of 211.23 feet to the POINT OF BEGINNING and containing 54,976 square feet or 1.262 acres of computed land, more or less.

SURVEYOR'S CERTIFICATE:
I, Timothy R. Mankin, of Peiser & Mankin Surveying, L.L.C., a Registered Professional Land Surveyor of the State of Texas, do hereby declare that I prepared this plat from an actual and accurate survey on the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the plotting rules and regulations of the State of Texas and the City of Decatur. **PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.**
Timothy R. Mankin, R.P.L.S. No. 8122 Date _____

STATE OF TEXAS
COUNTY OF TARRANT

Before me, undersigned Notary Public in and for said county and state, on this day personally appeared Timothy R. Mankin, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this _____ day of _____, 2016.

Notary Public, State of Texas
My Commission Expires 8/15/16

THE PLANNING AND ZONING COMMISSION OF DECATUR, TEXAS, ON THE _____ DAY OF _____, 2016, VOTED AFFIRMATIVELY TO RECOMMEND CONDITIONAL APPROVAL OF THIS PRELIMINARY PLAT, SUBJECT TO CONDITIONS ENUMERATED IN MINUTES OF THIS DATE.

BY: _____ CHAIRMAN

ATTEST: _____ PLANNING DIRECTOR

THE CITY COUNCIL OF DECATUR, TEXAS, ON THE _____ DAY OF _____, 2016, VOTED AFFIRMATIVELY TO CONDITIONALLY APPROVE PREPARATION OF A FINAL PLAT SUBJECT TO CONDITIONS ENUMERATED IN MINUTES OF THIS DATE.

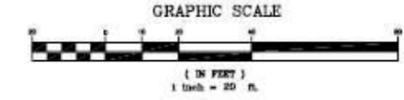
BY: _____ MAYOR

ATTEST: _____ CITY SECRETARY

PRELIMINARY PLAT
LOT 1, BLOCK 1
DISCOUNT TIRE ADDITION
54,978 SQ. FT. OR 1.262 ACRES
BEING 1.262 ACRE TRACT OF LAND CONVEYED IN DEED TO ISHAM PROPERTIES, LTD., AS RECORDED IN VOLUME 1346, PAGE 30 AND BEING SITUATED IN THE J.C. BULLOCK, ABSTRACT NO. 79 IN THE CITY OF DECATUR, WISE COUNTY, TEXAS
"APRIL 2016"
EXISTING ZONING: C-2
THIS PLAT FILED ON _____, 2016
INSTRUMENT _____

LEGEND			
○	GAS METER	⊗	FIRE HYDRANT
⊕	IRR. CONTROL VALVE	⊙	WATER MANHOLE
⊕	TELEPHONE PEDESTAL	⊙	WATER METER
⊕	POWER POLE	⊙	FUEL PORT
⊕	DOWN GUY	⊙	WATER VALVE
⊕	S.S. MANHOLE	⊙	TRANSFORMER PAD
⊕	CLEAN OUT	⊙	CREPE MYRTLE
		⊙	ELECTRIC METER
		⊙	STORM DRAIN MANHOLE
		⊙	FLAG POLE
		⊙	TELEPHONE MANHOLE
		⊙	VAULT
		⊙	HANDICAP SPACE
		⊙	SIGN
		⊙	TRAFFIC SIGNAL POLE
		⊙	TYPICAL FENCE
		⊙	CONCRETE
		⊙	BOLLARD
		⊙	COVERED AREA
		⊙	A/C PAD

LINETYPE TABLE	
---	BOUNDARY LINE
---	ADJACENT LINE
---	CONTOUR LINE
---	WATER LINE
---	OVERHEAD SERVICE LINE
---	CABLE LINE
---	STORM DRAIN LINE
---	GAS LINE
---	UNDERGROUND ELEC. LINE
---	EASEMENT LINE
---	BUILDING LINE
---	STREET CENTERLINE



JOB NO: 15-1214	PEISER & MANKIN SURVEYING, LLC www.peisersurveying.com	SHEET 1 OF 1
DATE: 4/7/2016		
REV: 4/28/2016		COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE
SCALE: 1" = 20'		
FILES: JSM		
DRAWN: MCM		
CHECKED: TAA	823 E. DALLAS ROAD GARLAND, TEXAS 75041 972-481-1806 (O) 972-481-1809 (F)	FIRM NO. 100999-00 Member Since 1977