



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, June 7, 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 and
 - May 3, 2016 Planning and Zoning Commission Meeting Minutes
- (April and May's meeting minutes unavailable.)*

Non Public Hearing Items:

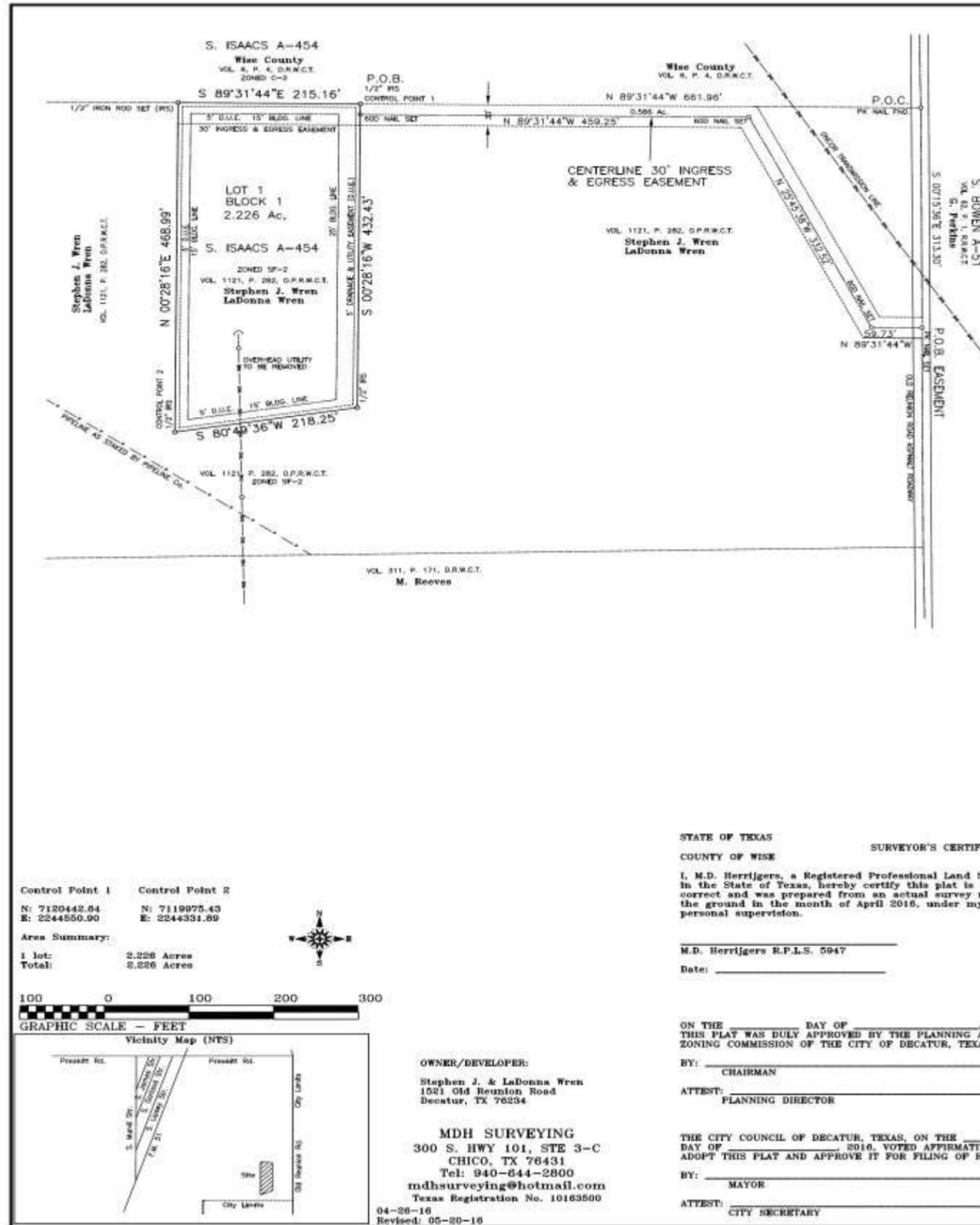
- ITEM 2:** **FP2016-02** Commission to hear and consider and take action to make a recommendation to City Council regarding Final Plat Application 2016-02— Stephen and LaDonna Wren's request to final plat Lot 1, Block 1, Wren Acres, being a 2.226-acre tract of land in the S. Isaacs Survey, Abstract Number 454, 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 3rd day of June, 2016, in accordance with Chapter 551, Texas Government Code.

Dedra Denée Ragland, AICP
Planning and Development Director

ATTACHMENT 1
Final Plat Exhibit



Plat Notes:

Utility Easements Restriction: (U.E.)
Any public utility, including the City of Decatur, Wise County, Texas, shall have the right to move and keep moved all or part of any building, fences, trees, shrubs, other growths or improvements which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat; and any public utility, including the City of Decatur, Wise County, Texas, shall have the right at all times of ingress and egress to and from and upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

Drainage Easement Restriction: (D.E.)
No construction, or filling without the written approval of the City of Decatur, shall be allowed within a drainage easement, and then only after detailed engineering plans and studies show that no flooding will result, that no obstruction of the natural flow of water will result; and subject to all owners of property affected by such construction becoming a party to the request. Where construction is permitted, all finished floor elevations shall be a minimum of one (1) foot above the 100-year flood elevation.

Landscape Restriction:
Landscape areas are strictly reserved as landscaped, open green spaces only and shall never allow intrusions of any kind that are not landscape related or that in any way lessen the amount of area or landscape material without the expressed, written permission of the City of Decatur.

Buffer Restriction:
Buffer areas are strictly reserved as landscaped, open green spaces only and shall never allow intrusions of any kind that are not landscape related or that in any way lessen the amount of area or landscape material. Buffer walls shall be hereafter and forevermore retained until said need dissolves and expressed, written permission from the city is granted to do otherwise.

Green Space Restriction:
Green space areas are strictly reserved as landscaped, open green spaces only and shall never allow intrusions of any kind that are not landscape related or that in any way lessen the amount of area or landscape material without the expressed, written permission of the City of Decatur.

Public Open Space Restriction (P.O.S.R.):
No structure, object, or plant of any type may obstruct vision from a height of thirty (30) inches to a height of ten (10) feet above the crown of the road, including, but not limited to buildings, fences, walls, signs, trees, shrubs, cars, trucks, etc., in the public open space easement as shown on the plat.

Control Source per City GIS Analyst:
Coordinate data and bearing source shown hereon is based on the city control network. This data is relative to the Texas Coordinate System, NAD 83 North Central Texas Zone utilizing GPS monument City Monuments # 9 and 10, scale factor for control point 1 is 0.999975930 and the convergence-angle is 00°28'31.9284". All distances and coordinates shown are based on feet-US definition.

According to a copy of the Flood Insurance Rate Map for Wise County, Texas and Incorporated Areas, Map Number 48497C0350 D effective date December 16, 2011 no part of subject property appears to be in the 100 year flood zone, said property is in Zone "X".

1/2" iron rod with an orange plastic cap stamped MDH RPLS 5947 set at all corners, unless otherwise noted.

The maintenance of the 30' Ingress & Egress Easement shown is the responsibility of the property owner.

STATE OF TEXAS
COUNTY OF WISE

OWNER'S ACKNOWLEDGMENT AND DEDICATION

Whereas Stephen J. and LaDonna Wren, the owners of a certain 2.226 acre tract in the S. Isaacs Survey, Abstract Number 454, Wise County, Texas, being part of a certain called 23.47 acre tract described in instrument recorded in Volume 1121, Page 282, Real Records, Wise County, Texas and being described by metes and bounds as follows:

COMMENCING at a PK nail found in the center of Old Reunion Road for the Northeast corner of said 23.47 acre tract and the Southeast corner of a tract conveyed to Wise County and recorded in Volume 6, Page 4, Deed Records, Wise County, Texas; THENCE North 89°31'44" West with the North line of said 23.47 acre tract and the South line of said Wise County tract a distance of 661.96 feet to a 1/2" iron rod set for the POINT OF BEGINNING and Northeast corner of the tract herein described;

THENCE South 00°28'16" West a distance of 432.43 feet to a 1/2" iron rod set for the Southeast corner of the tract herein described; THENCE South 80°49'36" West a distance of 218.25 feet to a 1/2" iron rod set for the Southwest corner of the tract herein described; THENCE North 00°28'16" East a distance of 468.99 feet to a 1/2" iron rod set in the North line of said 23.47 acre tract and the South line of said Wise County tract for the Northwest corner of the tract herein described;

THENCE South 89°31'44" East with the North line of said 23.47 acre tract and the South line of said Wise County tract a distance of 215.10 feet to the POINT OF BEGINNING and containing 2.226 acres of land together with a 30' ingress and egress easement described as follows: Being a 30 foot strip of land in the S. Isaacs Survey, Abstract Number 454, Wise County, Texas, being part of a certain called 23.47 acre tract described in instrument recorded in Volume 1121, Page 282, Real Records, Wise County, Texas and said easement being 30 foot wide lying 15 feet on each side of the following centerline being described by metes and bounds as follows:

COMMENCING at a PK nail found in the center of Old Reunion Road for the Northeast corner of said 23.47 acre tract and the Southeast corner of a tract conveyed to Wise County and recorded in Volume 6, Page 4, Deed Records, Wise County, Texas; THENCE South 00°15'36" East with said Old Reunion Road and the East line of said 23.47 acre tract a distance of 313.30 feet to a PK nail set for the POINT OF BEGINNING of the easement herein described;

THENCE with the centerline of said 30-foot ingress and egress easement the following courses and distances:
North 80°31'44" West a distance of 59.73 feet to a 60D nail set for a corner;
North 25°45'36" West a distance of 332.52 feet to a 60D nail set for a corner;
North 89°31'44" West a distance of 459.25 feet to a 60D nail set at the end of the easement herein described.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That Stephen J. and LaDonna Wren, does hereby adopt this plat and designated herein as Lot 1, Block 1, Wren Acres, an addition to the City of Decatur, Wise County, Texas and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements, right-of-way and public places thereon shown for the purpose and consideration therein expressed.

Stephen J. Wren
Date: _____

LaDonna Wren
Date: _____

STATE OF TEXAS
COUNTY OF WISE

BEFORE ME, the undersigned authority, on this day personally appeared Stephen J. Wren, known to me 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 stated.

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

NOTARY PUBLIC
WISE COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF WISE

BEFORE ME, the undersigned authority, on this day personally appeared LaDonna Wren, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and considerations therein stated.

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

NOTARY PUBLIC
WISE COUNTY, TEXAS

FINAL PLAT

**LOT 1, BLOCK 1
WREN ACRES**

BRING A 2.226 ACRE TRACT IN THE S. ISAACS SURVEY, ABSTRACT NUMBER 454, WISE COUNTY, TEXAS.

2016096