



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 Special Meeting*

Tuesday, August 16, 2016, at 6:00 P.M.

City Hall Council Chamber

201 E. Walnut

Call to Order

ITEM 1: Consider and take appropriate action regarding approval of August 2, 2016, Planning and Zoning Commission Meeting Minutes.

Public Hearing Items:

ITEM 2: **RP2016-02** Commission to hear and consider and take action to make a recommendation to City Council regarding Replat Application 2016-02—Harold Ballard's request, on behalf of Tiffany Leeann Woskowicz, to final plat Lots 1R, 2R & 3R, Block A, Fairview Estates East, being a replat of Lot 1, Block A, Fairview Estates East, in the Extraterritorial Jurisdiction (ETJ) of the City of Decatur, Wise County, Texas. *(Item previously tabled from the August 2, 2016, Planning and Zoning Commission Meeting.) Staff is recommending that this item be tabled to the September 6, 2016, Planning and Zoning Commission meeting.*

ITEM 3: **RP2016-03** Commission to hear and consider and take action to make a recommendation to City Council regarding Replat Application 2016-03—QuikTrip's request to final plat Lot 1, Block 1, QT 1853 Addition, being a replat of Lots 1 & 2, Block 41; Lots 1 & 2 Block 42; Lots 1 & 2, Block 61; Lot 1, Block 62; part of Lot 2, Block 62; part of Lots 1 & 2, Block 63; Lots 1 & 2, Block 64; all of Fields Street closed by Ord. 3-63; a portion of Collum Street closed by Ord. 3-63; a portion of S. Cowan Street closed by Ord. 3-63 and a portion Saunders Street closed by Ord. 2003-07-11, South Decatur Addition, and the remainder of Lots 1 & 2, Block 42, White's Addition, being 5.4058 acres out of the A. J. Walker Survey, Abstract No. 860, and more commonly referred to as 710 W. Hale Street, City of Decatur, Wise County, Texas. *(Item previously tabled from the August 2, 2016, Planning and Zoning Commission Meeting.)*

Non Public Hearing Items:

ITEM 4: **PP2015-02** Commission to hear and consider and take action to make a recommendation to City Council regarding Preliminary Plat Application 2015-02—Thom Lambert's request on behalf of the Decatur Economic Development Corporation and the City of Decatur ("Property Owners"), to preliminary plat Lots 1&2, Block 1, Decatur Civic Center Addition, being 30.115 acres of land, more or less, located in the Joseph H. Moore Survey, Abstract No. 538, the George M. Vigil Survey, Abstract No. 857, and the John B. Williams Survey, Abstract No. 880, in Wise County, Texas; said tract being a portion of a tract of land described in Deed to the City of Decatur recorded in Vol. 712, p. 208, Real Records of Wise County, Texas; and as more completely described by metes and bounds on the plat exhibit in the staff report.

ITEM 5: **FP2015-07** Commission to hear and consider and take action to make a recommendation to City Council regarding Final Plat Application 2015-07— Thom Lambert’s request on behalf of the Decatur Economic Development Corporation and the City of Decatur (“Property Owners”), to final plat Lots 1&2, Block 1, Decatur Civic Center Addition, being 30.115 acres of land, more or less, located in the Joseph H. Moore Survey, Abstract No. 538, the George M. Vigil Survey, Abstract No. 857, and the John B. Williams Survey, Abstract No. 880, in Wise County, Texas; said tract being a portion of a tract of land described in Deed to the City of Decatur recorded in Vol. 712, p. 208, Real Records of Wise County, Texas; and as more completely described by metes and bounds on the plat exhibit in the staff report.

ITEM 6: New and/or future business items.

Adjournment

Prepared and posted this the 12th day of August, 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.**

MINUTES

Agenda Item 1

A regular meeting of the City of Decatur Planning and Zoning Commission was held at 6:00 p.m., Tuesday, August 2, 2016, in City Hall Council Chambers with the following in attendance:

MEMBERS PRESENT:

Cecil LeMond, Vice-Chairman
Eileen Standridge
Curtis Creswell
Terry Berube
Eddie Allen

MEMBER ABSENT:

William D. Edwards, Chairman
John Lainer

OTHERS PRESENT: Planning and Development Director Dedra Ragland, Legal Counsel Patricia Adams and Development Services Coordinator Codi Delcambre, representing the staff; and Juan Vasquez representing the applicant.

Commissioner Berube called the meeting to order at 6:04 p.m.

ITEM 1: Consider and take appropriate action regarding approval of July 5, 2016, Planning and Zoning Commission Meeting Minutes:

Commissioner Creswell made a motion approve the Minutes for July 7, 2016. Commissioner Berube seconded the motion. The motion passed 5-0, Chairman Edwards and Commissioner Lanier absent.

ITEM 2: **RP2016-02** Commission to hear and consider and take action to make a recommendation to City Council regarding Replat Application 2016-02—Harold Ballard’s request, on behalf of Tiffany Leeann Waskowicz, to final plat Lots 1R, 2R & 3R, Block A, Fairview Estates East, being a replat of Lot 1, Block A, Fairview Estates East, in the Extraterritorial Jurisdiction (ETJ) of the City of Decatur, Wise County, Texas. *(Table item to the August 16, 2016, Planning and Zoning Commission Meeting.)*

Commissioner Creswell made a motion to table Replat Application 2016-02 to August 16, 2016, Planning and Zoning Commission Meeting. Commissioner Berube seconded the motion. The motion passed 5-0, Chairman Edwards and Commissioner Lanier absent.

ITEM 3: **RP2016-03** Commission to hear and consider and take action to make a recommendation to City Council regarding Replat Application 2016-03—QuikTrip’s request to final plat Lot 1, Block 1, QT 1853 Addition, being a replat of Lots 1 & 2, Block 41; Lots 1 & 2 Block 42; Lots 1 & 2, Block 61; Lot 1, Block 62; part of Lot 2, Block 62; part of Lots 1 & 2, Block 63; Lots 1 & 2, Block 64; all of Fields Street closed by Ord. 3-63; a portion of Collum Street closed by Ord. 3-63; a portion of S. Cowan Street closed by Ord. 3-63 and a portion Saunders Street closed by Ord. 2003-07-11, South Decatur Addition, being 5.4058 acres out of the A. J. Walker Survey, Abstract No. 860, and more commonly referred to as 710 W. Hale Street, City of Decatur, Wise County, Texas. *(Table item to the August 16, 2016, Planning and Zoning Commission Meeting.)*

Commissioner Creswell made a motion to table Replat Application 2016-03 to August 16, 2016, Planning and Zoning Commission Meeting. Commissioner Berube seconded the motion. The motion passed 5-0, Chairman Edwards and Commissioner Lanier absent.

ITEM 4: **FP2016-04** Commission to hear and consider and take action to make a recommendation to City Council regarding Final Plat Application 2016-04—Juan Vasquez’s request, on behalf of Discount Tire, to final 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, City of Decatur, Wise County, Texas.

Planning Director Ragland presented the staff report. Staff recommends approval.

Commissioner Standridge made a motion to approve Final Plat Application 2016-04. Commissioner Berube seconded the motion. The motion passed 5-0, Chairman Edwards and Commissioner Lanier absent.

ITEM 5: **New and/or future business items:**

- A. Special Called Meeting for the Decatur Civic Center Hotel (Fairfield Inn and Suites) preliminary and final plat for mid-August—August 16, 2016.
- B. Annexation of property owned by Daniel Cocanougher and others.
- C. Long Range Master Plan Land Use Map Workshop date. To be determined.

The meeting adjourned at 6:17 p.m.

William D. Edwards, Chairman

ATTEST:

Dedra Denée Ragland, Planning Director



CITY OF DECATUR, TEXAS

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

STAFF REPORT

August 16, 2016 – Planning and Zoning Commission Meeting

TO: Planning & Zoning Commissioners **CASE:** RP2016-03
FROM: Dedra D. Ragland, AICP, Planning Director **APPLICANT:** Quik Trip
DATE: August 2, 2016 **REQUEST:** Replat Application

Case Notes:

Commission to hear and consider and take action to make a recommendation to City Council regarding Replat Application 2016-03—QuikTrip’s request to final plat Lot 1, Block 1, QT 1853 Addition, being a replat of Lots 1 & 2, Block 41; Lots 1 & 2 Block 42; Lots 1 & 2, Block 61; Lot 1, Block 62; part of Lot 2, Block 62; part of Lots 1 & 2, Block 63; Lots 1 & 2, Block 64; all of Fields Street closed by Ord. 3-63; a portion of Collum Street closed by Ord. 3-63; a portion of S. Cowan Street closed by Ord. 3-63 and a portion Saunders Street closed by Ord. 2003-07-11, South Decatur Addition, and remainder of Lots 1 & 2, Block 42, White Addition, being 5.4058 acres out of the A. J. Walker Survey, Abstract No. 860, and more commonly referred to as 710 W. Hale Street, 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:

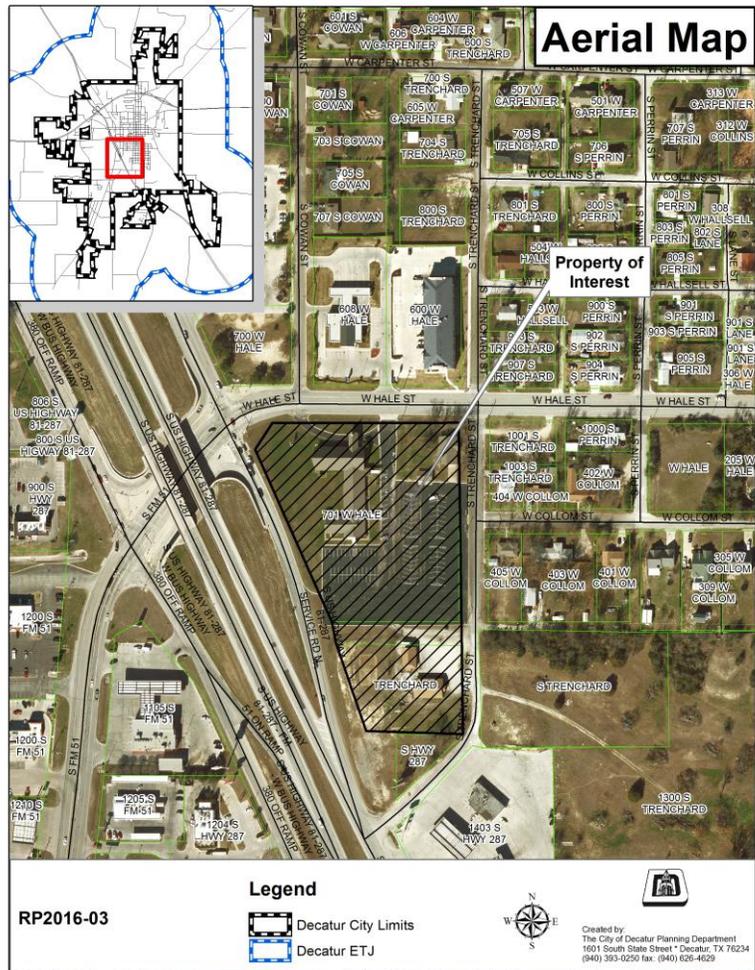
None.

Recommendation:

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

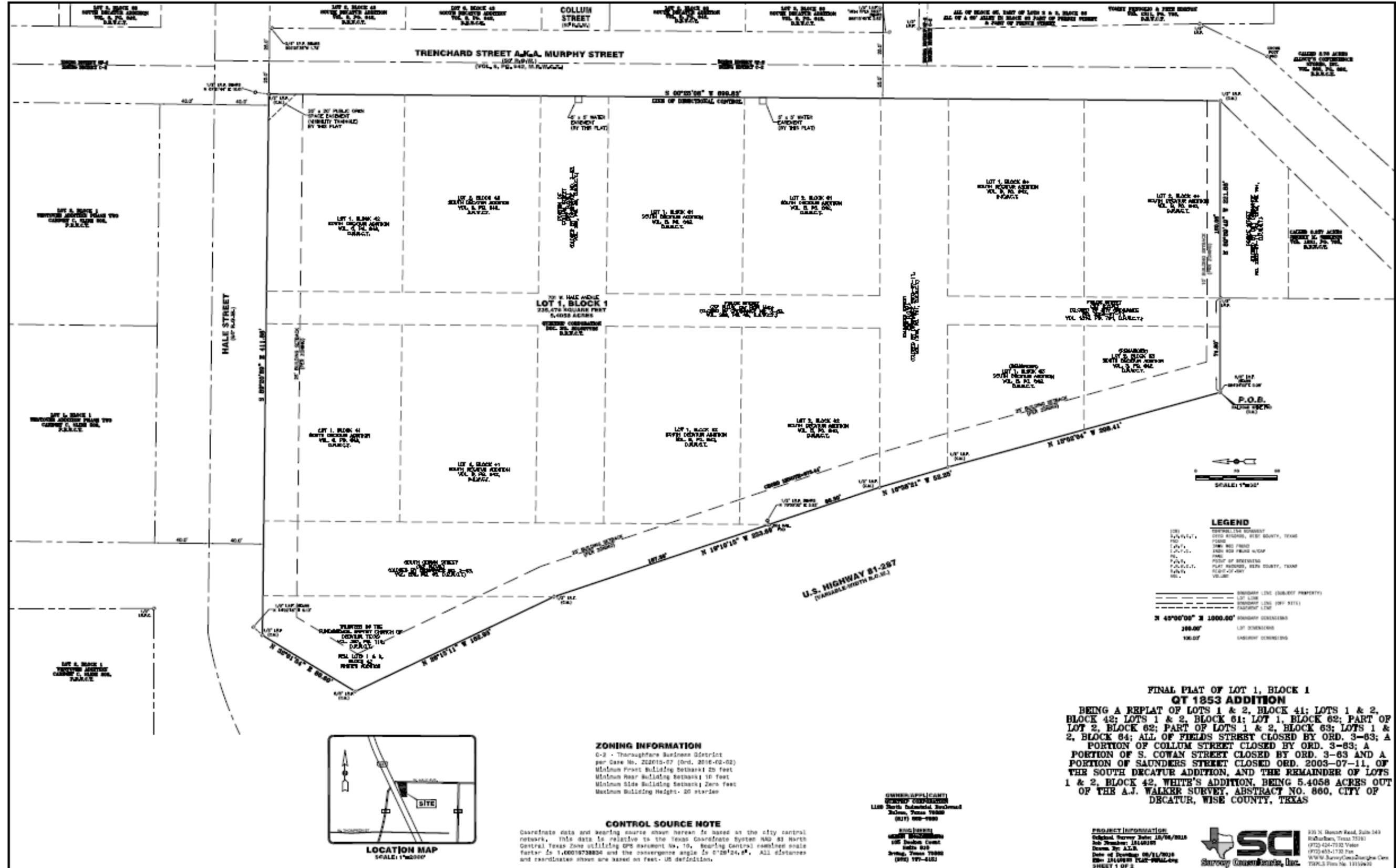
Attachment:

1. Replat Exhibit
2. Original Plat Exhibit



LOCATION MAP

ATTACHMENT 1
Replat Exhibit



LEGEND

---	BOUNDARY LINE (SUBJECT PROPERTY)
---	LOT LINE
---	BOUNDARY LINE (NOT SITE)
---	ADJACENT LINE
---	BOUNDARY DIMENSIONS
---	LOT DIMENSIONS
---	CADASTRAL DIMENSIONS

BOUNDARY DIMENSIONS
N 45°00'00" E 1000.00'

LOT DIMENSIONS
200.00'

CADASTRAL DIMENSIONS
100.00'

**FINAL PLAT OF LOT 1, BLOCK 1
QT 1853 ADDITION**
BEING A REPLAT OF LOTS 1 & 2, BLOCK 41; LOTS 1 & 2, BLOCK 42; LOTS 1 & 2, BLOCK 61; LOT 1, BLOCK 62; PART OF LOT 2, BLOCK 62; PART OF LOTS 1 & 2, BLOCK 63; LOTS 1 & 2, BLOCK 84; ALL OF FIELDS STREET CLOSED BY ORD. 3-83; A PORTION OF COLLUM STREET CLOSED BY ORD. 3-83; A PORTION OF S. COWAN STREET CLOSED BY ORD. 3-83 AND A PORTION OF SAUNDERS STREET CLOSED BY ORD. 2003-07-11, OF THE SOUTH DECATUR ADDITION, AND THE REMAINDER OF LOTS 1 & 2, BLOCK 42, WHITE'S ADDITION, BEING 5.4058 ACRES OUT OF THE A.J. WALKER SURVEY, ABSTRACT NO. 860, CITY OF DECATUR, WISE COUNTY, TEXAS



ZONING INFORMATION
C-2 - Thoroughfare Business District
per Case No. 202015-07 (Ord. 2016-02-02)
Minimum Front Building Setback: 25 Feet
Minimum Rear Building Setback: 10 Feet
Minimum Side Building Setback: Zero Feet
Maximum Building Height: 20 stories

CONTROL SOURCE NOTE
Coordinate data and bearing source shown herein 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 No. 10. Bearing Control combined scale factor is 1.00019728834 and the convergence angle is 0°29'24.2". All distances and coordinates shown are based on feet - US definition.

OWNER/APPLICANT
SCOTT COOPER
1108 North DeWitt, Decatur
Texas, Texas 75808
(972) 999-7000

ENGINEER
SCOTT COOPER
1108 North DeWitt
Decatur, Texas 75808
(972) 999-7000

PROJECT INFORMATION
Original Survey Date: 10/06/2014
Job Number: 1814910
Drawn By: A.L.S.
Date of Drawing: 06/11/2016
Elev: 18149101-2-2-PLAT-01
SHEET 1 OF 2

SCI
Surveying & Mapping, Inc.

230 N. Cooper Road, Suite 149
Richardson, Texas 75081
(972) 424-7332 Voice
(972) 451-1732 Fax
18149101-2-2-PLAT-01
75081, Texas 75081

UTILITY STATEMENT

The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

FLOOD STATEMENT

By graphic plotting only, the property described hereon lies in Zone "X", areas determined to be outside the 1% annual chance flood plain, as indicated on documents issued by the Federal Emergency Management Agency, entitled "Flood Insurance Rate Map, for Wise County, Texas and Incorporated Areas, Community Panel Number 48497022500, Map Revised Date, December 16, 2011. This flood statement does not imply that the property and any structures thereon will be free from flooding or flood damage. In rare instances, 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.

BENCHMARKS

BM-1a City of Decatur Monument Reference No. 10, being a brass disk set in concrete stamped "10" located at the intersection of the south N.O.W. line of U.S. 360 and southwest N.O.W. line of U.S. 287.

Elevation = 1000.91'

BM-2j City of Decatur Monument Reference No. 11, being a brass disk set in concrete stamped "11" located at the intersection of the north N.O.W. line of E. Walnut Street and the west N.O.W. line of Miller Street.

Elevation = 1002.41'

TM-1j Being a square with "j" cut set on the center of the east side of a concrete curb inlet on the east line of the northbound service road of U.S. 287, being 404 feet south of the back of curb along the south N.O.W. of Hale Street.

Elevation = 1016.34'

TM-2j Being a square with "x" cut set on the center of a concrete headwall for culvert, being west of the asphalt line of the northbound service road of U.S. 287, being 205 feet south of the back of curb along the south N.O.W. of Hale Street.

Elevation = 1016.37'

CERTIFICATE OF SURVEYOR

I, Douglas S. LaRue, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

RELEASED 7/27/2016 FOR REVISION PURPOSES ONLY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.
Douglas S. LaRue
Registered Professional Land Surveyor No. 5190

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE me, the undersigned authority, a Notary Public for the State of Texas, on this day personally appeared DOUGLAS S. LARUE, 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 expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 17th day of AUGUST, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

UTILITY CONTACTS

Water & Sewer
City of Decatur Public Works
(847) 390-0290

TXU Electric
(847) 390-6501

AT&T Gas
(847) 286-0700

AT&T Telephone
(847) 644-0447

FINAL PLAT CERTIFICATE

ON THE DAY OF _____ DAY OF _____, THIS PLAT WAS DULY APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF DECATUR, TEXAS.

BY: _____
CHAIRMAN

ATTEST: _____
CITY SECRETARY

THE CITY COUNCIL OF DECATUR, TEXAS ON THE _____ DAY OF _____, VOTED AFFIRMATIVELY TO ADOPT THIS PLAT AND APPROVE IT FOR FILING OF RECORD.

BY: _____
MAYOR

ATTEST: _____
CITY SECRETARY

OWNER/APPLICANT:
WALKER CORPORATION
1100 South Industrial Boulevard
Dallas, Texas 75202
(817) 250-7000

ENGINEER:
GARY B. HARRIS
106 Dallas Court
Dallas, Texas 75202
(972) 747-0841

OWNER'S ACKNOWLEDGMENT AND DEDICATION

WHEREAS, Walker Corporation, an Oklahoma Corporation, is the owner of that tract of land situated in the City of Decatur, Wise County, Texas, part of the A.J. Walker Survey, Abstract No. 860, being all of Lots 1 and 2, Block 41; Lots 1 and 2, Block 42; Lots 1 and 2, Block 61; Lot 1, Block 62; Lots 1 and 2, Block 63; and a portion of Lot 2, Block 62 and a portion of Lots 1 and 2, Block 63 of the Map of South Decatur, as addition to the City of Decatur, Wise County, Texas, according to the map thereof recorded in Volume 9, Page 642, Deed Records, Wise County, Texas, being a portion of Cowan Street, Fields Street, Collum Street and Saunders Street, as located and measured by city Ordinance numbers 3-83, 3-84 and 2003-07-11, being all of that parcel of land as described in deed to Fundamental Baptist Church of Decatur, Texas as recorded in Volume 289, Page 47, Deed Records, Wise County, Texas, being all of that parcel of 1.154 acre tract of land to Converter Baptist Church of Decatur, Texas as recorded in Volume 1331, Page 680, Deed Records, Wise County, Texas, being all of that certain 0.4286 acre tract of land, as described by deed to Walker Corporation, as recorded as Document No. 2010-0770, Deed Records, Wise County, Texas, and being more particularly described as follows:

BEGINNING at a railroad spike found in the northeast right-of-way line of US-287/81 (variable width right-of-way), from which a 5/8 inch iron rod found bears South 84 degrees 24 minutes 02 seconds East, a distance of 5.05 feet, being the southwest corner of the remainder of Lot 2, Block 63 said Map of South Decatur, same being the southwest corner of said 1.154 acre tract;

THENCE, along said right-of-way, the west line of said 1.154 acre tract and the west line of said Fundamental Baptist Church tract the following course and distances:

North 16 degrees 02 minutes 24 seconds West, a distance of 203.41 feet to a 1/2 inch iron rod found at the northwest corner of said Lot 1, Block 63, being the northwest corner of said 1.154 acre tract;

North 16 degrees 02 minutes 21 seconds West, a distance of 52.25 feet to a 1/2 inch iron rod found at the southeast corner of said Lot 2, Block 63, same being the southeast corner of said Fundamental Baptist Church tract;

North 19 degrees 10 minutes 15 seconds West, at 80.92 feet pass a 60 nail found from which a 1/2 inch iron rod found bears North 72 degrees 00 minutes 22 seconds East, a distance of 3.22 feet, and continue for a total distance of 203.60 feet to a 1/2 inch iron rod found;

North 26 degrees 15 minutes 11 seconds West, a distance of 102.83 feet to a 5/8 inch iron rod found;

North 32 degrees 01 minutes 34 seconds East, a distance of 60.60 feet to a 1/2 inch iron rod found in the south right-of-way line of Hale Avenue (60' R.O.W.), being the northeast corner of said Fundamental Baptist Church tract from which a 1/2 inch iron rod found bears North 44 degrees 02 minutes 48 seconds East, a distance of 9.73 feet;

THENCE, along said south right-of-way line and the north line of said Fundamental Baptist Church tract, South 88 degrees 20 minutes 00 seconds East, a distance of 41.68 feet to a 1/2 inch iron rod found at the intersection of said south right-of-way line and the west right-of-way line of Tronhard Street (also known as Murphy Street), being the northeast corner of said Lot 1, Block 42 and the northeast corner of said Fundamental Baptist Church tract, from which a 1/2 inch iron rod found bears North 07 degrees 21 minutes 44 seconds East, a distance of 10.01 feet;

THENCE, along said west right-of-way line, the east line of said Fundamental Baptist Church tract and the east line of said 1.154 acre tract, South 06 degrees 23 minutes 08 seconds West, a distance of 896.63 feet to a 1/2 inch iron rod found at the southeast corner of said Lot 2, Block 64, the southeast corner of said 1.154 acre tract and the northeast corner of that called 0.257 acre tract of land to Jeremy W. Shelton as recorded in Volume 1331, Page 790, Official Records, Wise County, Texas;

THENCE, along the south line of said 1.154 acre tract, the north line of said 0.257 acre tract and the northeast right-of-way line of said US-287/81, North 88 degrees 58 minutes 46 seconds West at 100.05 feet pass a 1/2 inch iron rod found at the northwest corner of said Lot 2, Block 64, the northeast corner of said 0.257 acre tract and an all corner of said northeast right-of-way line, and continue for a total distance of 221.68 feet to the POINT OF BEGINNING, containing 235,476 square feet or 5.4058 acres of land more or less.

KNOW ALL MEN BY THESE PRESENTS:

That, WALKER CORPORATION does hereby designate the above described property as QT 1853 ADDITION, and does hereby dedicate to the public use thereover the rights-of-way and easements shown hereon.

By: WALKER CORPORATION

By: _____
Joseph S. Fanni
Director of Real Estate

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE me, the undersigned authority, a Notary Public for the State of Texas, on this day personally appeared JOSEPH S. FANNI, 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 expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2016.

Notary Public In and for the State of Texas

**FINAL PLAT OF LOT 1, BLOCK 1
QT 1853 ADDITION**
BEING A REPLAT OF LOTS 1 & 2, BLOCK 41; LOTS 1 & 2, BLOCK 42; LOTS 1 & 2, BLOCK 61; LOT 1, BLOCK 62; PART OF LOT 2, BLOCK 62; PART OF LOTS 1 & 2, BLOCK 63; LOTS 1 & 2, BLOCK 64; ALL OF FIELDS STREET CLOSED BY ORD. 3-83; A PORTION OF COLLUM STREET CLOSED BY ORD. 3-83; A PORTION OF S. COWAN STREET CLOSED BY ORD. 3-83 AND A PORTION OF SAUNDERS STREET CLOSED ORD. 2003-07-11, OF THE SOUTH DECATUR ADDITION, BEING 5.4058 ACRES OUT OF THE A.J. WALKER SURVEY, ABSTRACT NO. 860, CITY OF DECATUR, WISE COUNTY, TEXAS

PROJECT INFORMATION
Detailed Survey Date 10/06/2016
Job Number 1014110
Survey the A.L.S.
Date of Recording 08/17/2016
File 185318 PLAT-2016.dwg
SHEET 2 OF 2





CITY OF DECATUR, TEXAS

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

STAFF REPORT

August 16, 2016 – Planning & Zoning Commission Meeting

TO: Planning & Zoning Commissioners **CASE:** PP2015-02
FROM: Dedra D. Ragland, AICP, Planning Director **APPLICANT:** Thom Lambert, on behalf of Decatur Economic Development Corporation and the City of Decatur
DATE: August 1, 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 2015-07—Thom Lambert’s request, on behalf of Decatur Economic Development Corporation and the City of Decatur, Texas (“Property Owners”) to preliminary plat Lots 1&2, Block 1, Decatur Civic Center Addition, being 30.115 acres of land, more or less, located in the Joseph H. Moore Survey, Abstract No. 538, the George M. Vigil Survey, Abstract No. 857, and the John B. Williams Survey, Abstract No. 880, in Wise County, Texas; said tract being a portion of a tract of land described in Deed to the City of Decatur recorded in Vol. 712, p. 208, Real Records of Wise County, Texas.

Legality:

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

Issues:

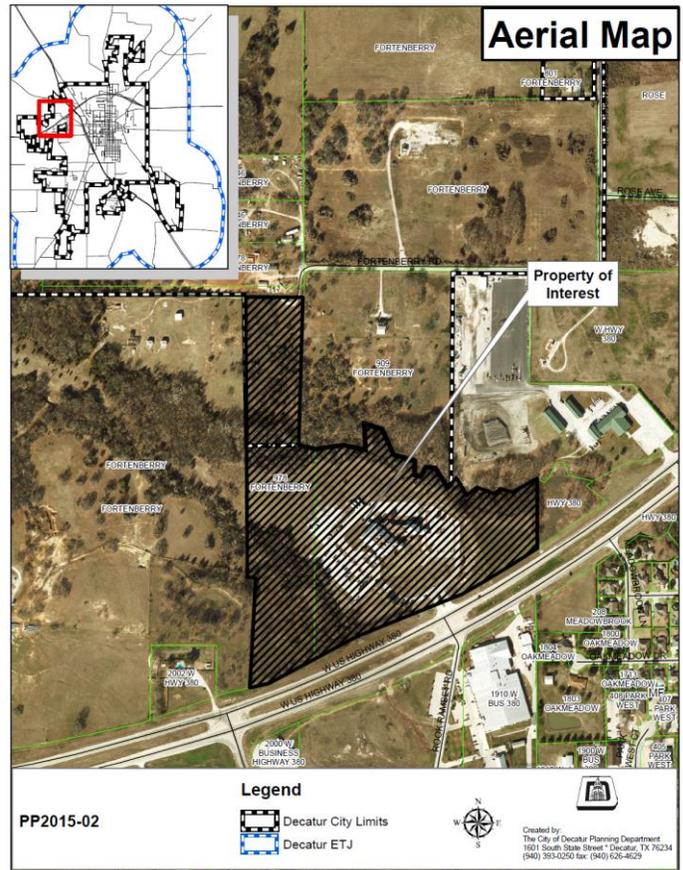
None.

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

Plat exhibit to be provided at the Meeting

Plat exhibit to be provided at the Meeting



CITY OF DECATUR, TEXAS

Development Services ★ 1601 S. State Street ★ Decatur, TX 76234 ★ (940) 393-0250 voice ★ (940) 627-4629 fax

STAFF REPORT

August 16, 2016 – Planning & Zoning Commission Meeting

TO: Planning & Zoning Commissioners
FROM: Dedra D. Ragland, AICP, Planning Director
DATE: August 1, 2016

CASE: FP2015-07
APPLICANT: Thom Lambert, on behalf of Decatur Economic Development Corporation and the City of Decatur
REQUEST: Final Plat Application

Case Notes:

Hear staff report and consider taking action to make a recommendation to City Council regarding Final Plat Application 2015-07—Thom Lambert’s request, on behalf of Decatur Economic Development Corporation and the City of Decatur (“Property Owner”) to final plat Lots 1&2, Block 1, Decatur Civic Center Addition, being 30.115 acres of land, more or less, located in the Joseph H. Moore Survey, Abstract No. 538, the George M. Vigil Survey, Abstract No. 857, and the John B. Williams Survey, Abstract No. 880, in Wise County, Texas; said tract being a portion of a tract of land described in Deed to the City of Decatur recorded in Vol. 712, p. 208, Real Records of Wise County.

Legality:

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Issues:

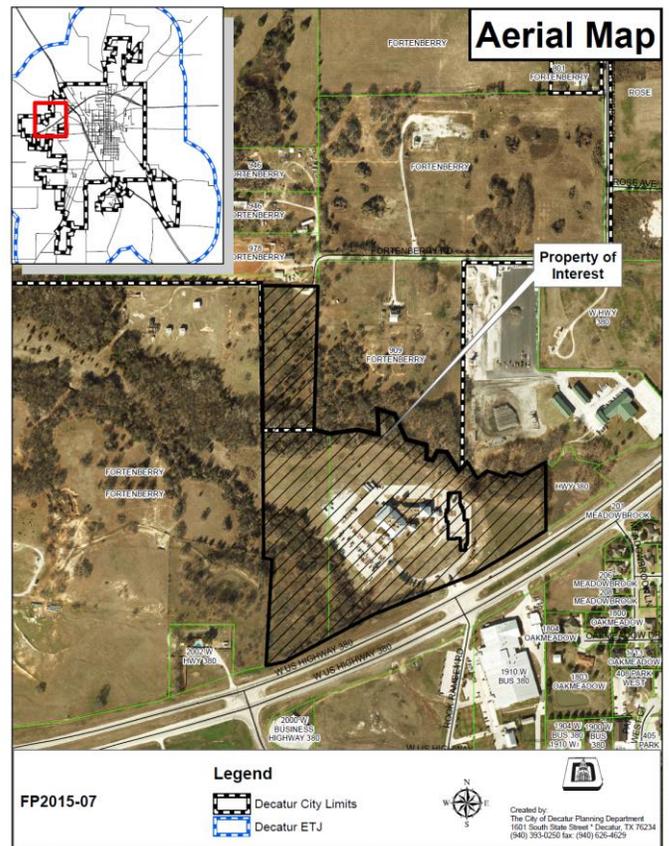
None.

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. Final Plat Exhibit



Location Map

ATTACHMENT 1
Final Plat Exhibit

Plat exhibit to be provided at the Meeting

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