

## AGENDA

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

**WEDNESDAY, MARCH 4, 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**; 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 February 3, 2026.

### NON-PUBLIC HEARING ITEMS:

**ITEM 2: FP-25-0013** – Consider 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 3: PP-25-0009** – Consider a 30-day extension request for 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) (30-day extension request)**

**ITEM 4: FP-25-0011** – Consider a 30-day extension request for 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) (30-day extension request)**

## CONSENT AGENDA:

**ITEM 5: PP-26-0001** – Consider and take appropriate action regarding a Preliminary Plat application of Lot 1, Block 1, Brannon Addition, being a replat of part of Block 52, Proctor Addition in the J. Proctor Survey, Abstract Number 683, in the City of Decatur, Wise County, Texas, also known as 600 E US Hwy 380 Business.

**ITEM 6: FP-26-0001** – Consider and take appropriate action regarding a Final Plat application of Lot 1, Block 1, Brannon Addition, being a replat of part of Block 52, Proctor Addition in the J. Proctor Survey, Abstract Number 683, in the City of Decatur, Wise County, Texas, also known as 600 E US Hwy 380 Business.

## 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. If the 30-day extension requests are approved for Items 2, 3, and 4, a special meeting will be required on March 31, 2026.
- b. As of the agenda posting, the Tuesday, April 7, 2026, meeting currently has four (4) Planning applications. The submittal deadline is March 9, 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 25<sup>th</sup> day of February 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, February 3, 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, February 3, 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 Attorney Pam Liston (online via Zoom), Assistant Planner Cheryl Fuss and Information Technology Technician Joseph Wyatt representing the staff. Mir M Ali (online via Zoom), representing the applicant.

**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 January 6, 2026.

**Commissioner Cross made a motion to approve the January 6, 2026, Planning and Zoning Commission Meeting Minutes. Commissioner Wray seconded the motion. The motion carries 6-0.**

**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)**

Chairman LeMond opened the public hearing on PD-25-0005 at 5:32 p.m.

Planning Director Hannon presented the staff report for PD-25-0005. She stated the Planned Development is updating the lot sizes of the two (2) car garage units from 2,212 sq. ft. to 2,128 sq. Planning Director Hannon stated the layout of the Preliminary Plat was changed to accommodate fire lanes, lane widths and a fire turnaround in the Cul de Sac at the northwest corner of the property. She stated the clubhouse, pool and dog park have been eliminated and they are lowering the number of dwelling units from 64 to 60.

Planning Director Hannon stated the Planned Development (PD) is still in conformance with the City’s Comprehensive Plan.

Staff recommends approval of PD-25-0005.

Chairman LeMond asked if there is anyone in the audience wishing to speak. There was none. The public hearing was closed at 5:34 p.m.

Commissioner Cross asked Planning Director Hannon to repeat the change in the number of dwelling units because their paperwork says 61. Planning Director Hannon stated the staff report was published before she received their latest revision of the PD.

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 Mohamed made a motion to recommend approval of Planned Development Application 25-0005. Commissioner Woodruff seconded the motion. The motion carries 6-0.**

### **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) **(30-day Extension Request) (Nouvelle Terrace Lofts Addition)**

Planning Director Hannon presented the staff report for FP-25-0013. She stated the applicant has submitted a 30-day extension request. Planning Director Hannon stated the applicant did not get everything completed to make the Preliminary and Final plats to match. She stated the Applicant has requested a 30-day extension and no special meeting will be required for March.

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

**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. **(30-day Extension Request) (Cashen-Lusk Addition).**

Planning Director Hannon presented the staff report for PP-25-0009. She stated the Applicant has requested a 30-day extension and no special meeting will be required for March.

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-25-0009.

**Commissioner Cross made a motion to approve the 30-day extension request of Preliminary Plat Application 25-0009. Commissioner Lanier seconded the motion. The motion carries 6-0.**

**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. **(30-day Extension Request) (Cashen-Lusk Addition).**

Planning Director Hannon presented the staff report for FP-25-0011. She stated the Applicant has requested a 30-day extension and no special meeting will be required for March.

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-25-0011.

**Commissioner Mohamed made a motion to approve the 30-day extension request of Final Plat Application 25-0011. Commissioner Hicks seconded the motion. The motion carries 6-0.**

#### **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)**

Planning Director Hannon asked the Planning & Zoning Commissioners to remove Item 6, PP-25-0008 from the Consent Agenda to be voted on separately.

City Attorney Liston stated that any P&Z Commissioner can pull an item from the Consent Agenda.

Commissioner Woodruff pulled Item 6, PP-25-0008 from the Consent Agenda.

Planning Director Hannon presented the staff report for PP-25-0008.

Staff recommends approval of PP-25-0008 with the condition that the outstanding comments are addressed prior to the City Council meeting.

Chairman LeMond asked if there are any other questions or comments. There were none, Chairman LeMond asked for a motion for PP-25-0008.

**Commissioner Hicks made a motion to recommend approval of the Consent Agenda with conditions for Preliminary Plat 25-0008. Commissioner Cross seconded the motion. The motion carries 6-0.**

**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)**

Planning Director Hannon presented the staff report for FP-25-0010.

Staff recommends approval of FP-25-0010.

Chairman LeMond asked if there are any other questions or comments. There were none, Chairman LeMond asked for a motion for FP-25-0010.

**Commissioner Mohamed made a motion to recommend approval of the Consent Agenda. Commissioner Lanier seconded the motion. The motion carries 6-0.**

#### **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 agenda posting, the Wednesday, March 4, 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.)

Planning Director Hannon said there are now five (5) planning applications for the March 3, 2026, P&Z meeting; however, that could change due to application sufficiency and notification deadlines.

P&Z Commissioners stated the calendar is showing the meeting to be on Wednesday, March 4, 2026.

Planning Director Hannon stated due to the election, the meeting is on the calendar as Wednesday, March 4, 2026.

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

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

ATTEST:

Minutes Prepared by:

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

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



PRELIMINARY PLAT STAFF REPORT

TO: Planning and Zoning Commission
FROM: Lisa Hannon, Planning Director
PUBLIC HEARING DATE: March 4, 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.

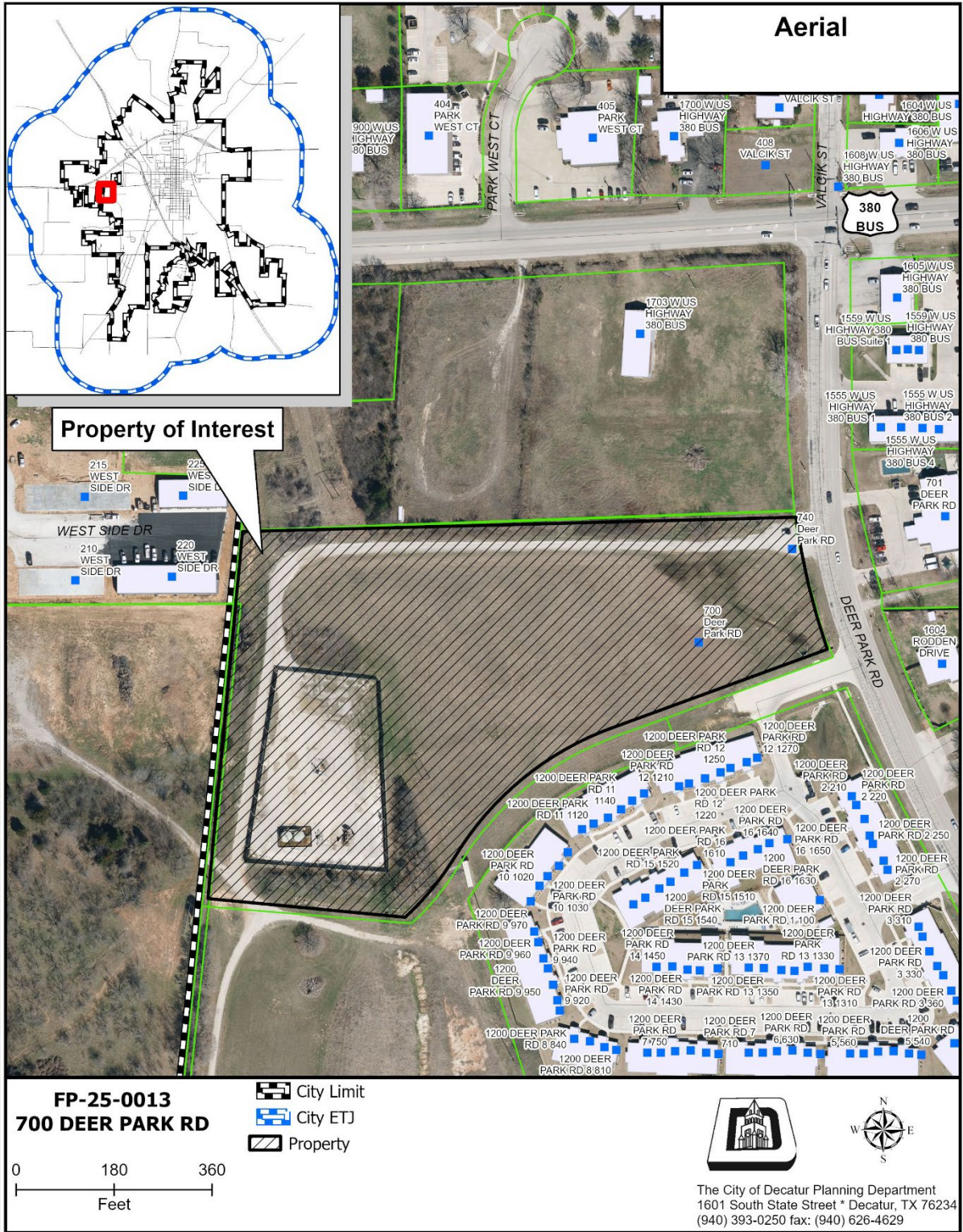
Staff Recommendations - based on the aforementioned findings & conclusions:

Development Services staff recommends approval of the 30-day extension request for FP-25-0013. A special meeting will be required on March 31, 2026.

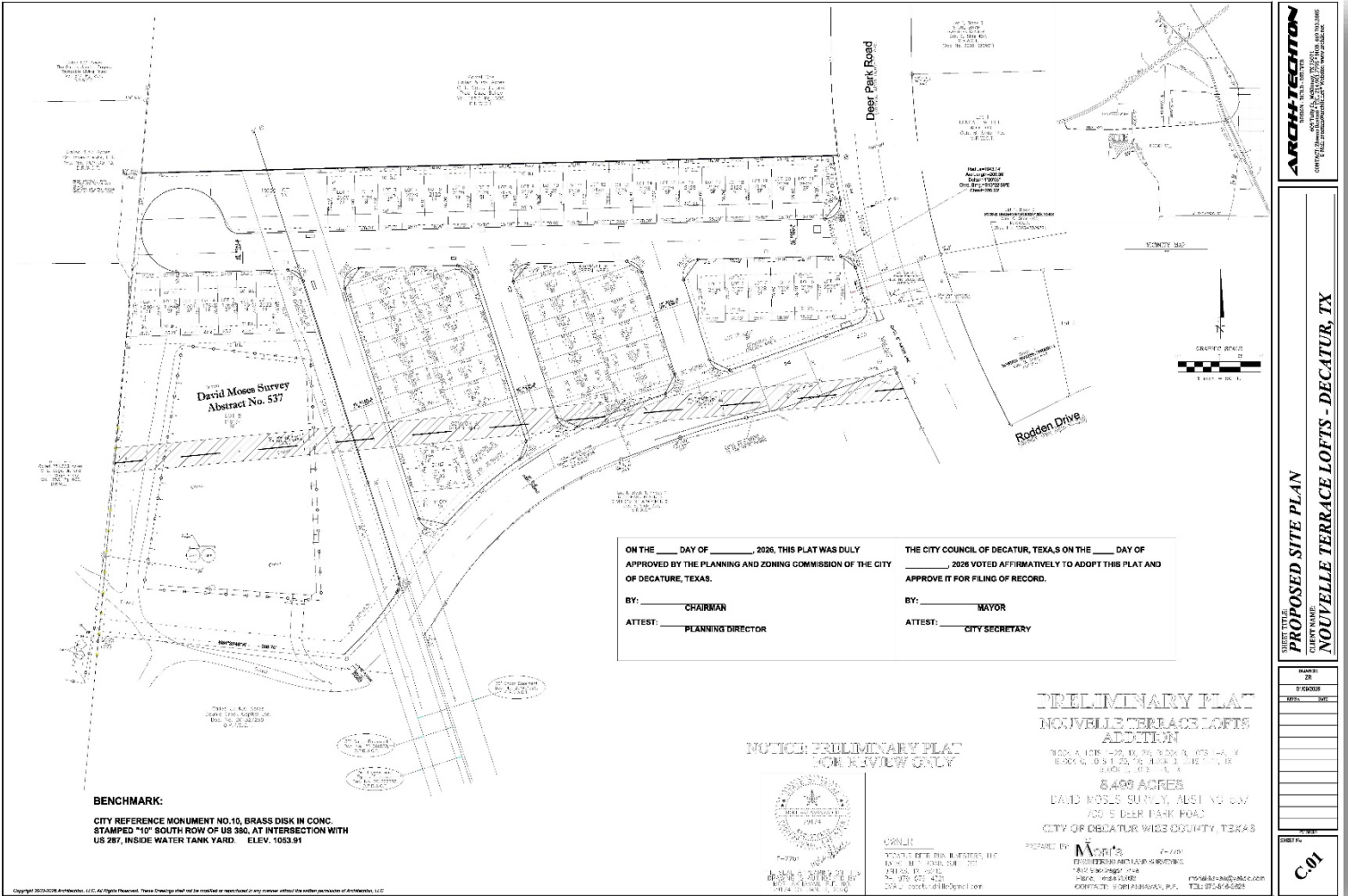
Attachments:

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

# Exhibit "1" Location/Aerial Map



# Exhibit "2" Final Plat Exhibit





**PRELIMINARY PLAT STAFF REPORT**

TO: Planning and Zoning Commission  
 FROM: Lisa Hannon, Planning Director  
 PUBLIC HEARING DATE: March 4, 2026  
 RE: PP-25-0009 – 1904 W Bus. Hwy 380 – Deborah Cashen-Lusk

**\*\*\*30-DAY EXTENSION REQUESTED\*\*\***

***Applicant Request:***

**PP-25-0009** – Consider and take action to approve a 30-day extension 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.** Currently, the plat ***does not meet*** the minimum requirements of the City of Decatur’s Zoning Ordinance, Subdivision Regulations, and the Design Standards.
- 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.** A variance is required for an existing non-conforming structure located on Lot 2.
- Conclusion #2.** 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.** 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:***

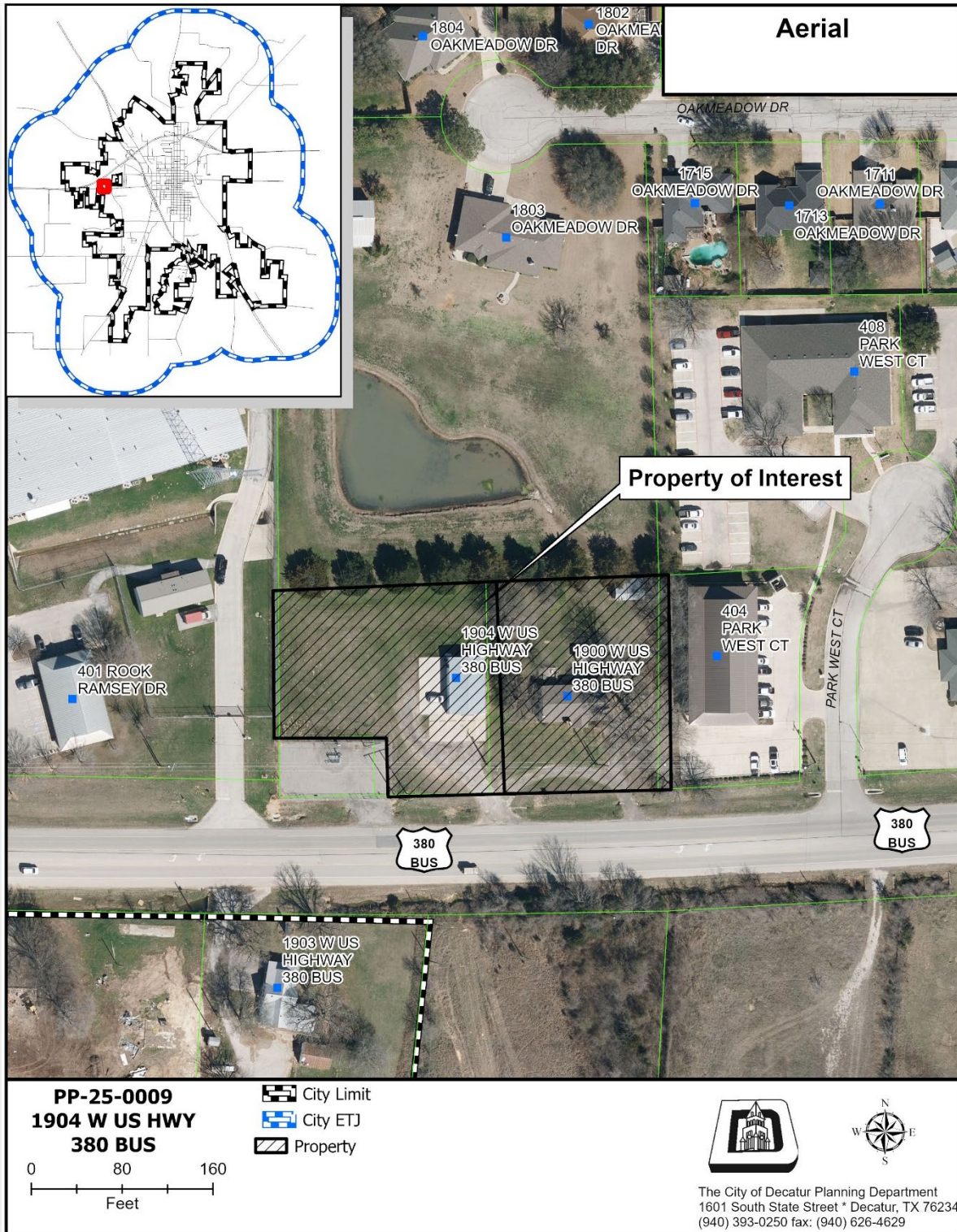
Staff recommends approval of the 30-day extension request for PP-25-0009. A special meeting will be required on March 31, 2026.

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: March 4, 2026  
 RE: FP-25-0011 – 1904 W Bus. Hwy 380 – Deborah Cashen-Lusk

**\*\*\*30-DAY EXTENSION REQUESTED\*\*\***

***Applicant Request:***

**FP-25-0011** – Consider and take action to approve a 30-day extension 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.** Currently the plat ***does not meet*** the minimum requirements of the City of Decatur’s Zoning Ordinance, Subdivision Regulations, and the Design Standards.
- 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.** A variance is required for an existing non-conforming structure located on Lot 2.
- Conclusion #2.** 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.** 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:***

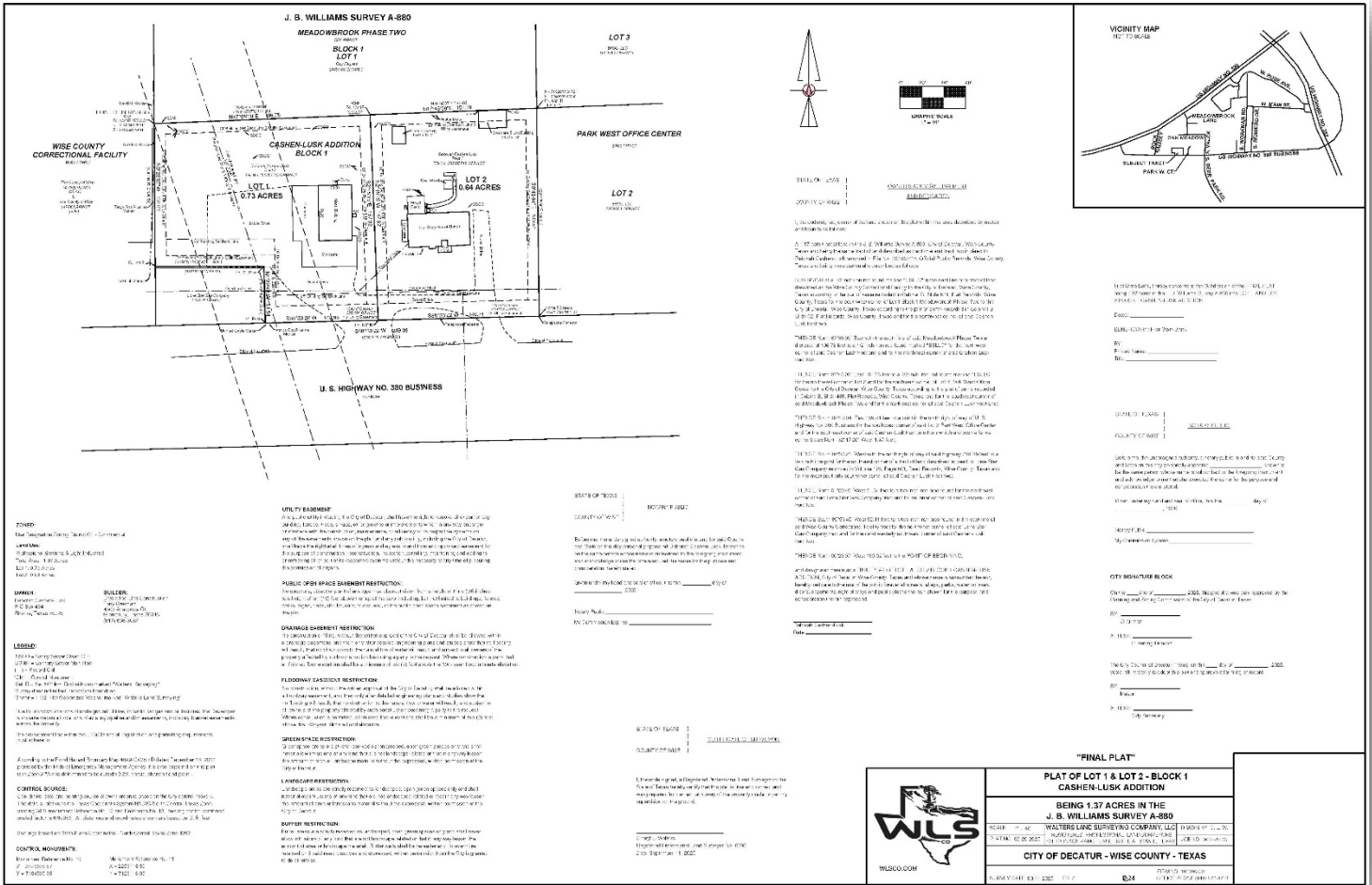
Staff recommends approval of the 30-day extension request for FP-25-0011. A special meeting will be required on March 31, 2026.

Attachments:

1. Location/Aerial Map
2. Final Plat Exhibit



# Exhibit "2" Preliminary Plat Exhibit





PRELIMINARY PLAT STAFF REPORT

TO: Planning and Zoning Commission Members
FROM: Lisa Hannon, Planning Director
PUBLIC HEARING DATE: March 4, 2028
RE: PP-26-0001 – 600 E US Hwy 380 Business – Clifford Brannon

Applicant Request:

PP-26-0001 – Consider and make a recommendation to the City Council regarding a Preliminary Plat application of Lot 1, Block 1, Brannon Addition, being a replat of part of Block 52, Proctor Addition in the J. Proctor Survey, Abstract Number 683, in the City of Decatur, Wise County, Texas, also known as 600 E US Hwy 380 Business. (Clifford Brannon)

Summary of Applicant's Request:

Clifford Brannon, property owner, has submitted a preliminary plat application for the property located at 600 E US Hwy 380 Business.

Findings:

- Finding #1. The property is located within the corporate limits of the City of Decatur.
Finding #2. The property can be platted according to the Texas Local Government Code (TLGC), Section 212.
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.
Finding #4. The property is proposed for development as a single-family residence; therefore, it will be required to be rezoned from Light Industrial to Single-Family SF-2.
Finding #5. The rezoning application has been submitted and will be heard at the Planning and Zoning Commission meeting on April 7, 2026.

Conclusion(s):

Conclusion #1: The application is in order, and statutory requirements have been met.

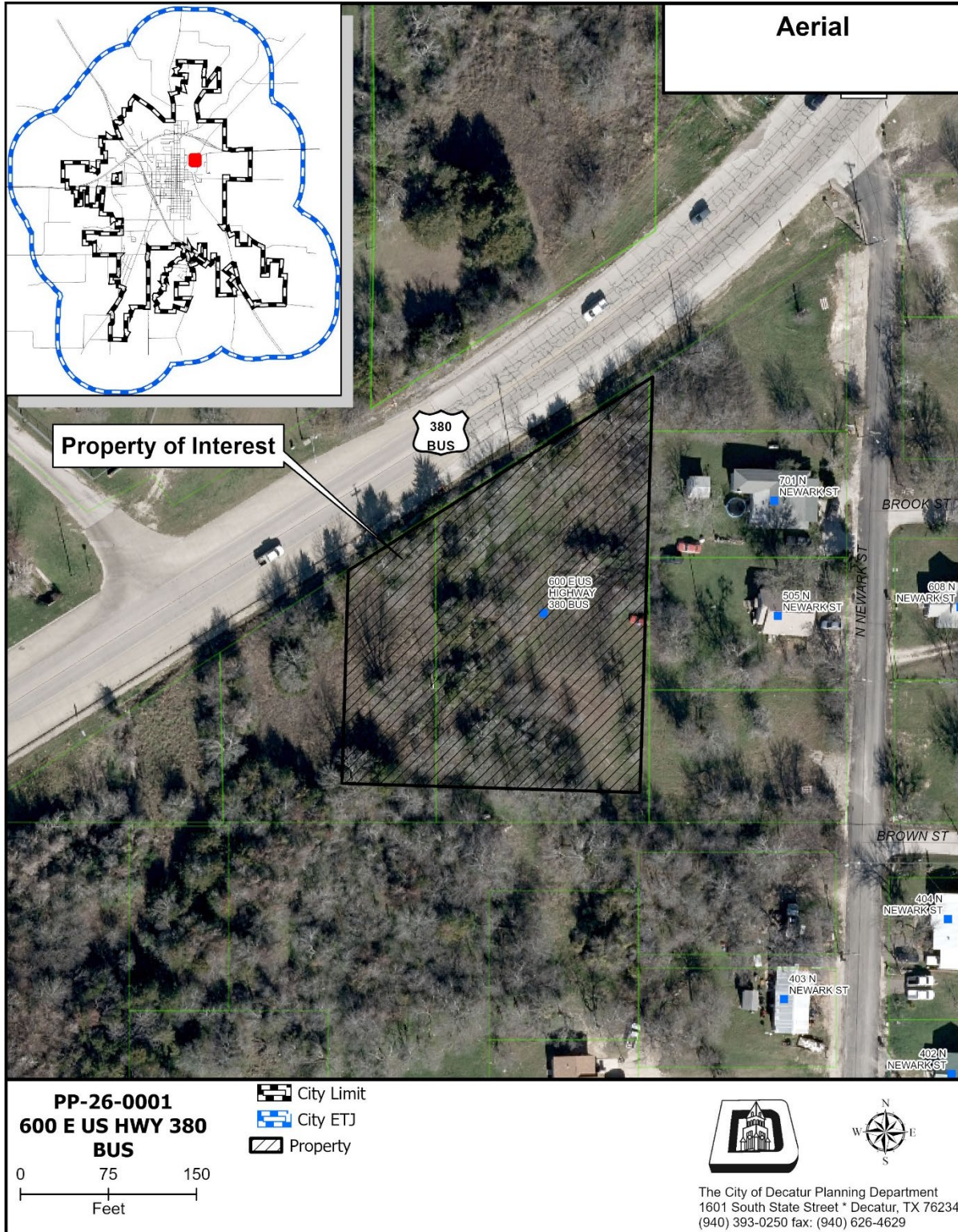
Staff Recommendations - based on the aforementioned findings & conclusions:

Based on the findings and conclusions outlined in the staff report, Development Services staff recommends approval of PP-26-0001.

Attachments:

- 1. Aerial Map
2. Plat Exhibit

# Exhibit "1" Location/Aerial Map







**FINAL PLAT STAFF REPORT**

TO: Planning and Zoning Commission Members  
 FROM: Lisa Hannon, Planning Director  
 PUBLIC HEARING DATE: March 4, 2028  
 RE: FP-26-0001 – 600 E US Hwy 380 Business – Clifford Brannon

***Applicant Request:***

**FP-26-0001** – Consider and make a recommendation to the City Council regarding a Final Plat application of Lot 1, Block 1, Brannon Addition, being a replat of part of Block 52, Proctor Addition in the J. Proctor Survey, Abstract Number 683, in the City of Decatur, Wise County, Texas, also known as 600 E US Hwy 380 Business. **(Clifford Brannon)**

***Summary of Applicant’s Request:***

Clifford Brannon, property owner, has submitted a final plat application for the property located at 600 E US Hwy 380 Business.

***Findings:***

- Finding #1.** The property is located within the corporate limits of the City of Decatur.
- Finding #2.** The property can be platted according to the Texas Local Government Code (TLGC), Section 212.
- 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.
- Finding #4.** The property is proposed for development as a single-family residence; therefore, it will be required to be rezoned from Light Industrial to Single-Family SF-2.
- Finding #5.** The rezoning application has been submitted and will be heard at the Planning and Zoning Commission meeting on April 7, 2026.

***Conclusion(s):***

**Conclusion #1:** The application is in order, and statutory requirements have been met.

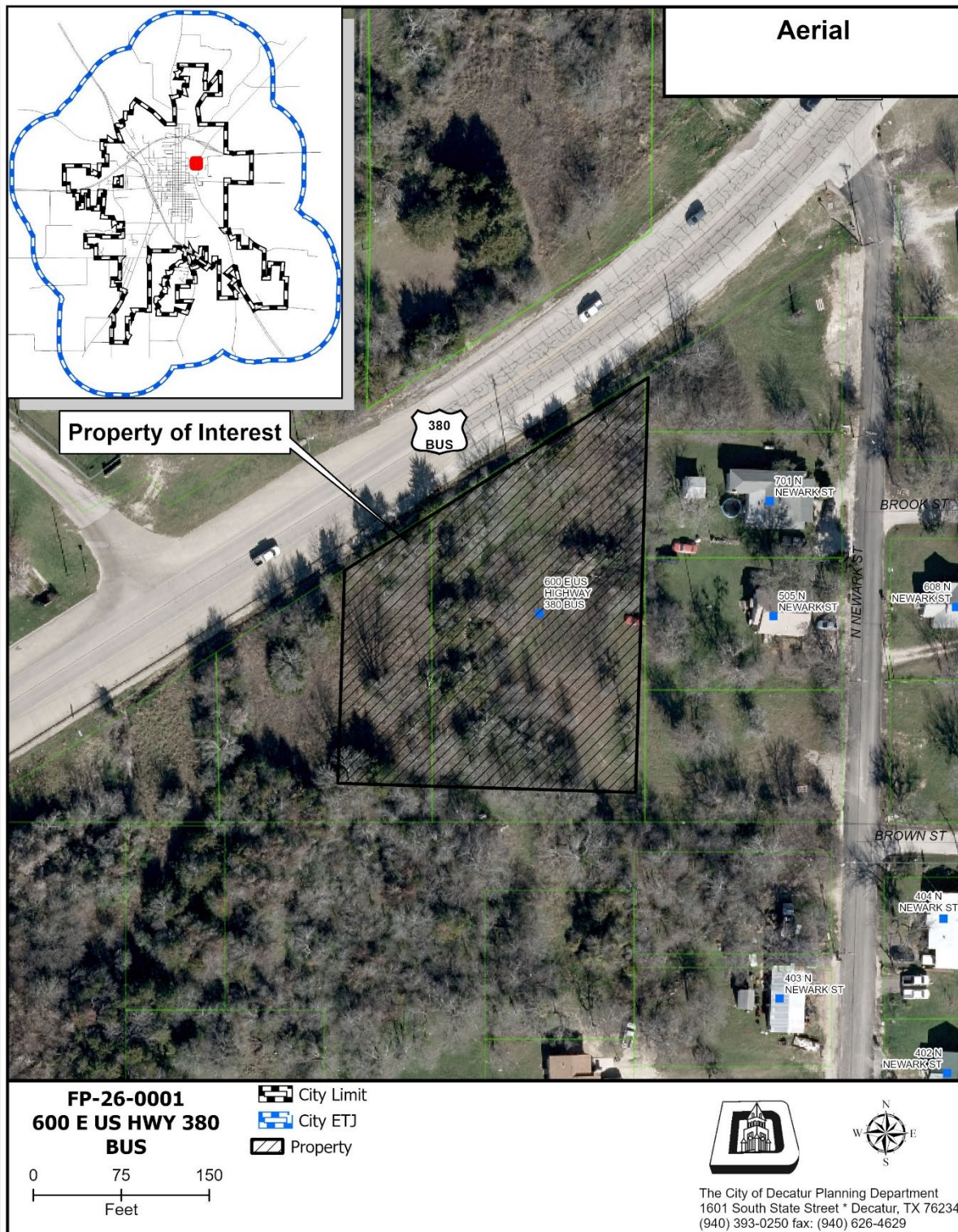
***Staff Recommendations - based on the aforementioned findings & conclusions:***

Based on the findings and conclusions outlined in the staff report, Development Services staff recommends approval of FP-26-0001.

Attachments:

1. Aerial Map
2. Plat Exhibit

# Exhibit "1" Location/Aerial Map



# Exhibit "2" Plat Exhibit

**Hat Notes:**

**Utility Easements Restriction (U.E.):**  
Any public utility, including the City of Beaufort, 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 in any of the easements shown on the plat; and any public utility, including the City of Beaufort, Wise County, Texas, shall have the right at all times of ingress and egress to said 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.

**Floodway Easement Restriction:**  
No construction, or filling without the written approval of the City of Beaufort, 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 easements 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 two (2) feet above the 100-year flood elevation.

**Drainage Easement Restriction (D.E.):**  
No construction, or filling without the written approval of the City of Beaufort, 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 easements 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 two (2) feet 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 Beaufort.

**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 hereafter, 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 Beaufort.

**Control Sources:**  
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 "City Monument # 10". Bearing control combined scale factor is 0.99997768. All distances and coordinates shown are based on feet-1S definition.

**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.

According to a copy of the Flood Insurance Rate Map for Wise County, Texas and Incorporated Areas, Map Number 480702050 D effective date November 16, 2011 no part of subject property appears to be in the 100 year flood zone, said property is in Zone "X".

All iron rods set are 1/2" iron rods with an orange plastic cap stamped MDH 8026 0207.

Current Zoning: I1, Zoning change requested.

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.  
THIS PLAT WAS DRAFTED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BEAUFORT, TEXAS.  
BY: \_\_\_\_\_  
ATTEST: \_\_\_\_\_  
PLANNING COMMISSION

THE CITY COUNCIL OF BEAUFORT, TEXAS, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, HEREBY ADOPTS THIS PLAT AND APPROVES IT FOR FILING OF RECORD.  
BY: \_\_\_\_\_  
ATTEST: \_\_\_\_\_  
CITY SECRETARY

Control Point 1  
N 114°08'33" E  
E 250'00" 0.0'

Control Point 2  
N 75°12'12" E  
E 250'00" 0.0'

**DEVELOPER:**  
Clifford Brannon  
2721 Hydrex Drive  
Lawburg, MO 64641  
617-214-8164

STATE OF TEXAS  
COUNTY OF WISE

**SURVEYOR'S CERTIFICATION:**  
I, R.B. Harrington, a Registered Professional Land Surveyor in the State of Texas, Survey under this plat to show and correct said plat prepared from an aerial survey made on the ground in 1971 pursuant to the statute 2005, 2007, 63 permanent legislation.

E.E. Borchert R.P.L.S. 3047  
Date: \_\_\_\_\_

MDH SURVEYING  
340 CUNDEFF-CRAFTON RD.  
CIRCLE 73, 75103  
940-644-2900  
mdhsurveying@hotmail.com  
Texas Registration No. 10102005

41 15 2022

STATE OF TEXAS  
COUNTY OF WISE

**GENERAL ACKNOWLEDGMENT AND JURATON**

Clifford Brannon, the owner of a 1.007 acre tract in the 2<sup>nd</sup> Block of Block 1, Brannon Addition, in the City of Beaufort, Wise County, Texas, being part of Block 1, Brannon Addition, and conveyed to Clifford Brannon described in Volume 264, Page 262, Official Public Records, Wise County, Texas and being described by meter and bounds as follows:

BEING more or less a 50' capped iron rod stamped "MDH 8026 0207" set in the South right-of-way of East Damages Highway Number 395 on the Southwest corner of said Brannon tract and the Northwest corner of a certain called BREA iron fence located in Clark's File Number 20184818, Official Records, Wise County, Texas.

BEING more or less a 50' capped iron rod stamped "MDH 8026 0207" set in the Southwest corner of said 0.284 acre tract, passing the Northwest corner of Block 40 at a distance of 123.24 feet, in all a distance of 370.15 feet to a 6" capped iron rod stamped "MDH 8026 0207" set in the East line of said Block 40 and the West line of a tract conveyed to L. Brannon, recorded in Clark's File Number 20184818, Official Records, Wise County, Texas for the Southeast corner of said Brannon tract and the Northwest corner of said Block 40 and the Northwest corner of a certain called BREA iron fence located in Clark's File Number 20184818, Official Records, Wise County, Texas.

BEING more or less a 50' capped iron rod stamped "MDH 8026 0207" set in the Southwest corner of said Brannon tract and the Northwest corner of said Block 40 at a distance of 210.00 feet to a 6" capped iron rod stamped "MDH 8026 0207" set in the Southwest corner of said Brannon tract, the Northwest corner of said Block 40 and the Northwest corner of a certain called BREA iron fence located in Clark's File Number 20184818, Official Records, Wise County, Texas.

BEING more or less a 50' capped iron rod stamped "MDH 8026 0207" set in the Southwest corner of said Brannon tract and the Northwest corner of said Block 40 at a distance of 203.92 feet to the POINT OF BEGINNING and containing 1.007 acres of land and designated herein as Lot 1, Block 1, Brannon Addition, in the City of Beaufort, Wise County, Texas and whose area is subdivided herein, hereby defined to be the use of the public, forever and always, public, water courses, drains, easements, right-of-way and public places therein shown for the purpose and consideration therein expressed.

Clifford Brannon  
Date: \_\_\_\_\_

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_ 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 consideration therein stated.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC  
\_\_\_\_\_ COUNTY, \_\_\_\_\_

FINAL PLAT  
LOT 1, BLOCK 1  
BRANNON ADDITION  
CITY OF BEAUFORT, WISE COUNTY, TEXAS.  
BEING A 50'-CAPED IRON ROD OF BLOCK 1,  
BRANNON ADDITION IN P.P.S. 1, BRANNON TRACT,  
SUBJECT NUMBER 264, IN THE CITY OF BEAUFORT,  
WISE COUNTY, TEXAS.