CITY OF TEXARKANA

PLANNING & ZONING COMMISSION

AGENDA ● MARCH 4, 2024

Council Chambers | **Regular Meeting** | **6:00 PM**

220 TEXAS BLVD.
TEXARKANA, TX 75501

Chairperson	Commissioner	Commissioner
Gene Joyce III	James Larkins	Brad Bailey
Vice Chairperson	**Commissioner**	**Alternate Commissioner**
Dianna Patterson Kinsey	Wanda Northam	Lee Kernek
Commissioner	**Commissioner**	**Alternate Commissioner**
Tom Coleman	Casey Boyette	Ross Sarine

I. CALL TO ORDER

II. AGENDA ITEMS

1. Consider approval of the Joshua Tree First Addition being a replat of a portion of Lots 7-10, Carrie D Harts First Addition located at the intersection of Elliott Road and New Boston Road. F.M. Slack, III, owner, and Clint Head, agent.

2. Consider approval of the replat of Block 6, Tilson's Cotton Belt Addition located at the intersection of South Lelia Avenue and Beaumont Street. 1204 South Lelia Avenue Trust, owner and Jeffrey Wood, MTG Engineers and Surveyors, agent.

3. Consider approval of the final and preliminary plat for Roundabout Way Addition No. 1 located at the intersection Roundabout Way and Gibson. Christus Health ARK-LA-TEX and Gibson Park Development, LLP., owners, and Jeffrey Wood, MTG Engineers and Surveyors, agent.

4. Ordinance No. 2024-021 amending the Zoning Code, Chapter 140, Article VII by adding Section 140-182, "Telecommunications Tower & Stealth Telecommunications Tower", and adding corresponding definitions to Section 140-179 and "Utility and Service Uses" to Section 140-81(b).

5. Ordinance No. 2024-xxx amending the Zoning Code, Chapter 140, by adding to Section 140-111, "UPDD University Planned Development District", (6) "Sign regulations" by allowing way-finding guides from street entrances to an educational institution, adding corresponding definitions to Section 140-111 (h); and adding compliance provisions to Section 140-111 (e) (8) b. "Site plan submittal requirements for UPDD."

6. Z-24-1: rezoning on an approximate 0.17-acre tract of land (being Part of Tract 35), W. H. Ector, HRS, A-695, located at 1319 Richmond Road from Multiple Family-1/Planned Development-General Retail to Neighborhood Service. Sundar Adhikari, owner, and Rita Johnson-Williams, agent.

7. S-786: Specific Use Permit to allow the location of a daycare on the N1/2 Lots 9-12 and Part of the Alley, Block 55, Grandview, located at 1616 Iowa Street. Callie Donelson, owner, and Stephanie Thompson, agent.

8. Z-24-2: rezoning on an approximate 20.70-acre tract of land (being part of Tracts 9-12, 13, 17, 18 and 19), R. E. Sevey HRS, A-523, located at 2300 Buchanan Road from Single Family-1 to Commercial. Jeff Wright, LEISD, owner, and Robert Sanderson, agent.

9. Z-24-3: rezoning on N 250’ of Lots 7, 8, 9, and 10, Block 2, Carrie D. Harts 1st, located at 4001 New Boston Road from Commercial-Agriculture to Commercial. F.M. Slack, owner, and Clint Head, agent.

10. Z-24-4: rezoning on an approximate 4-acre tract of land (being Tract 64), J. A. Talbot HRS, A-564, located at 5613 Richmond Road from Single Family-1 to Planned Development General Retail. Josh Morriss, Morriss Family LP, owners, and Jason Bolling, Guggenheim Development Services LLC, agent.

11. Amendment to PD-24-1(GR) for site plan approval on an approximate 4-acre tract of land (being Tract 64), J. A. Talbot HRS, A-564, located at 5613 Richmond Road. Josh Morriss, Morriss Family LP, owner, and Jason Bolling, Guggenheim Development Services LLC, agent.

III. STAFF UPDATES

IV. CONSIDER APPROVAL OF MINUTES

1. Consider Planning and Zoning Commission meeting minutes from February 5, 2024.

V. ADJOURNMENT

This open meeting of a governmental entity is subject to the Texas Open Meetings Act (Chapter 551, Government Code). The "Council Chambers" is the room or property where the Planning and Zoning Commission holds this meeting.

Pursuant to Section 46.035(c), Penal Code (unlawful carrying of handgun by license holder), a license holder commits an offense if the license holder intentionally, knowingly, or recklessly carries a handgun under the authority of Subchapter H, Chapter 411, Government Code, regardless of whether the handgun is concealed or carried in a shoulder or belt holster, in the room or rooms where a meeting of a governmental entity is held and if the meeting is an open meeting subject to Chapter 551, Government Code, and the entity provided notice as required by that chapter.

Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun.

Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly.

This meeting is being conducted in accordance with the Americans with Disabilities Act [42 USC 12101 (1991)]. The facility is wheelchair accessible and handicap parking is available. Requests for sign interpretive services are available upon requests received at least 48 hours prior to the meeting. To make arrangements for these services, please call 903.798.3917, Personnel or (TDD) 1.800.RELAY.TX (1.800.735.2989).

City of Texarkana, Texas

Version:

Summary Sheet

Update Date: 2/27/2024 3:35 PM

Lead Department: Planning & Zoning Commission **Action Officer:** Laura Puckett, Zoning Administrator

Subject: Consider approval of the Joshua Tree First Addition being a replat of a portion of Lots 7-10, Carrie D Harts First Addition located at the intersection of Elliott Road and New Boston Road. F.M. Slack, III, owner, and Clint Head, agent.

Meeting Date: 3/4/2024

Attachments

a. PlatComments-JoshuaTreeFirstAddition-March2024 (PDF)

Staff Coordination

Planning & Zoning Commission	Laura Puckett	Reviewer	Pending
Building Code Administration	Mashell Daniel	Reviewer	Pending
Planning & Zoning Commission 03/04/2024 6:00 PM	Laura Puckett	Meeting	Pending

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

See attached memorandum.

Potential Options:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends for approval of the final plat pending any staff and utility changes.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

City of Texarkana, Texas

Advisory Board/Committee Meeting Date and Minutes:

March 4, 2024

MEMORANDUM

To: Planning and Zoning Commission

From: Dusty Henslee, P.E., CFM, CPM
Assist. City Manager/Director of Public Works, Texarkana, Texas

Date: February 27, 2024

Subject: **Consider approval of the Joshua Tree First Addition being a replat of a portion of Lots 7-10 of the Carrie D Harts First Addition**

This is a request by F.M. Slack III, owner, and Clint Head, agent, to consider approval of **Joshua Tree First Addition being a replat of a portion of Lots 7-10 of the Carrie D Harts First Addition**. The purpose of this to replat this into 3 lots.

Comments are as follows:

1. TxDOT – No response
2. Summit Utilities – No issues
3. Sparklight/Cableone – No response
4. Windstream - No response
5. Electric Companies
    a. AEP - No response
    b. Bowie Cass – No response
    c. REA – No response
6. TWU - See memo
7. PW/Planning Departments
    a. Submit electronic copy once the plat is recorded.
    b. Tax certificate of the property for recording purposes from BCAD must be provided showing all taxes have been paid for entire property in order to be recorded at the County Courthouse (Texas State Legislature amendment 12.002 of the Texas Property Code).
    c. No restrictive covenants can affected by this replat. Need note added to plat verifying this.
    d. Change Certificate of Approval by Planning Commission (see below for example)

Attachment: PlatComments-JoshuaTreeFirstAddition-March2024 (4187 : Replat Joshua Tree First Addition Elliott Rd & New Boston Rd)

CERTIFICATE OF APPROVAL BY PLANNING COMMISSION

We, the undersigned, do hereby certify that the Final Plat of McKnight Crossing Third Addition, a subdivision of a part of the George Brinlee Headright Survey, Abstract 18, Bowie County, Texas, together with the Owner's Certificate and Surveyor's Certificate of same were presented to the Planning Commission of the City of Texarkana, Bowie County, Texas, for its approval, and that said plat, Owner's Certificate, and Surveyor's Certificate being found to conform to the requirements in all respects, are in all things approved on this the _____ day of _____, 2023.

_____
Chairman

Planning Commission Approval
Expires on_____

_____
Secretary

8. Fire Department – No issues

Staff recommends approval of the final plat pending any staff and utility changes mentioned above. Once the final plat is approved, it must be recorded within 121 days after approval by the Commission or the approval is void.

Attachment: PlatComments-JoshuaTreeFirstAddition-March2024 (4187 : Replat Joshua Tree First Addition Elliott Rd & New Boston Rd)

TEX-Henslee, Dustin

From: TEX-Henslee, Dustin
Sent: Thursday, February 15, 2024 8:24 AM
To: dwwiley@aep.com; Zachary S Pianalto; michael.a.latham@windstream.com; Chris Jackson; TWU-Smith, Gary; TEX-Daniel, Mashell; willb@bcec.com; TWU-Rogers, Terri; Langley, Joe; TTFD-James, Heather; mgross@bowieappraisal.org; Tommy Bruce; philip.mcdowell@rittercommunications.com; tray.mcneil@rittercommunications.com; Brandon Brooks; GREG STRICKLAND; Stephanie Green; Jeremy Lindsey; dmcdowell@swrea.com; TX-Maxey, Shawn; Adam Keahey
Cc: TEX-Puckett, Laura
Subject: Plat Review - Joshua Tree First Addition
Attachments: PlatReview-JoshuaTreeFirstAddition-March2024.pdf

All,

We have received a request for approval of the plat for Joshua Tree First Addition, being a replat of a portion of Lots 7,8,9 and 10 of the Carrie D. Harts First Addition . They are replatting these lots into 3 lots. This is located at the intersection of Elliot Rd and New Boston Road.

Attached is the application, checklist, and plat for the proposed plat. This will be on the March 4, 2024 P& Z agenda so please review and provide any comments back to me via email by **12 PM, February 28, 2024. .** If you have any questions, please let me know.

Thanks,

Dusty Henslee, P.E., CFM, CPM
Assistant City Manager/Director of Public Works
City of Texarkana, Texas
Office: (903)-798-3953
Cell: (903)-908-1808

Email communications through this office may be subject to Texas Public Records laws and may be shared with others.

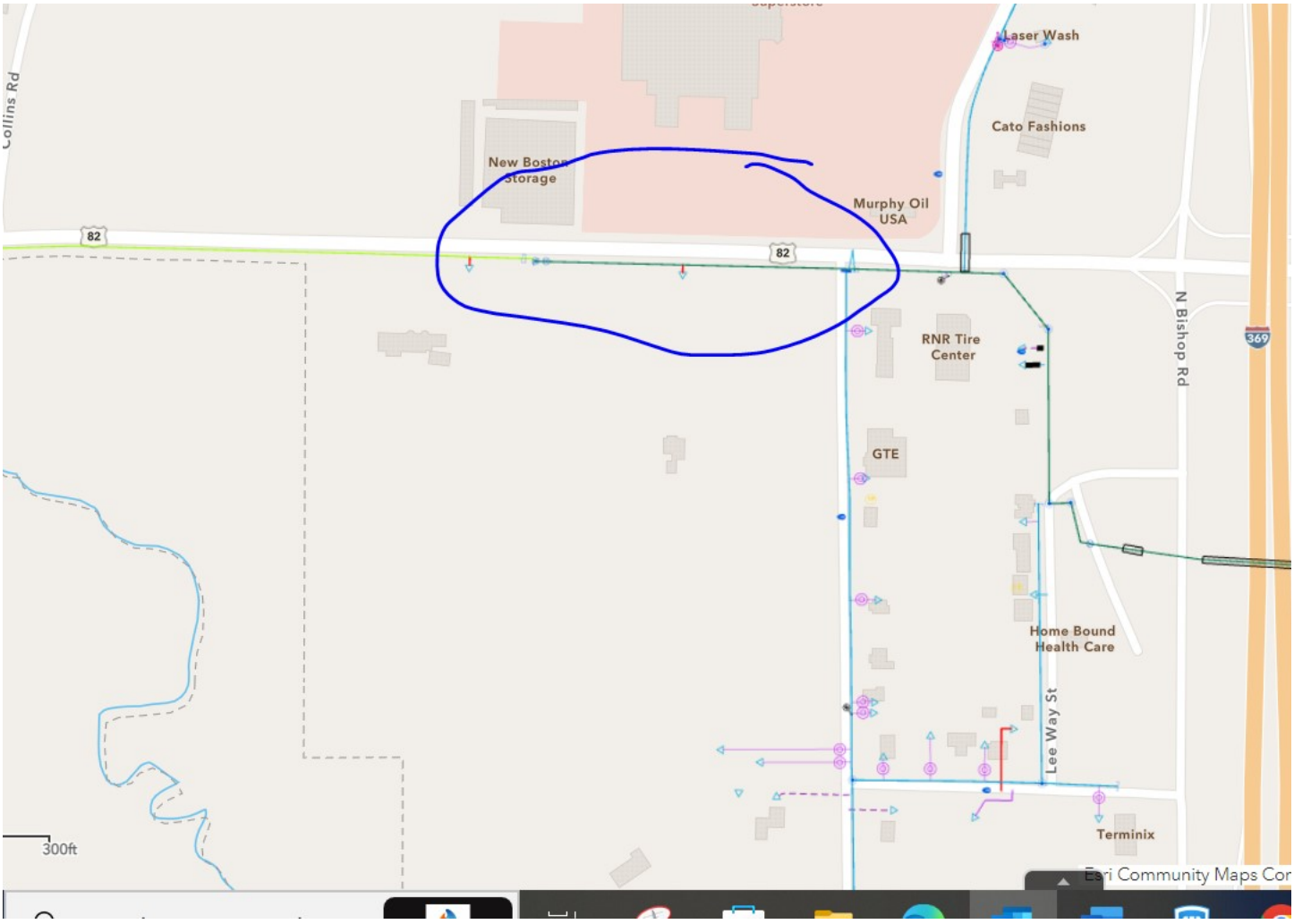
Attachment: PlatComments-JoshuaTreeFirstAddition-March2024 (4187 : Replat Joshua Tree First Addition Elliott Rd & New Boston Rd)

TEX-Henslee, Dustin

From: Brandon Brooks <bbrooks@summitutilities.com>
Sent: Monday, February 19, 2024 1:27 PM
To: TEX-Henslee, Dustin
Cc: Ronnie Watkins
Subject: RE: [EXTERNAL EMAIL] Plat Review - Joshua Tree First Addition

CAUTION: This email originated from outside our email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dustin we should be good. We do have a 8” Steel on the HWY ROW.



Brandon Brooks
Operations Supervisor | Texarkana, Arkansas
903.824.1304 c.
bbrooks@summitutilities.com

Attachment: PlatComments-JoshuaTreeFirstAddition-March2024 (4187 : Replat Joshua Tree First Addition Elliott Rd & New Boston Rd)

From: TEX-Henslee, Dustin <dustin.henslee@texarkanatexas.gov>
Sent: Thursday, February 15, 2024 8:24 AM
To: dwwiley@aep.com; Zachary S Pianalto <zspianalto@aep.com>; michael.a.latham@windstream.com; chris.jackson@windstream.com; TWU-Smith, Gary <gsmith@txkusa.org>; TEX-Daniel, Mashell <mhodges@texarkanatexas.gov>; willb@bcec.com; TWU-Rogers, Terri <terri.rogers@txkusa.org>; joe.langley@sparklight.biz; TTFD-James, Heather <heather.james@texarkanatexas.gov>; mgross <mgross@bowieappraisal.org>; Tommy Bruce <Tommy.Bruce@txdot.gov>; philip.mcdowell@rittercommunications.com; tray.mcneil@rittercommunications.com; Brandon Brooks <bbrooks@summitutilities.com>; Greg Strickland <gstrickland@summitutilities.com>; Stephanie Green <sgreen@conterra.com>; Jeremy Lindsey <jlindsey@swrea.com>; dmcdowell@swrea.com; TX-Maxey, Shawn <s.maxey@texarkanatexas.gov>; Adam Keahey <akeahey@conterra.com>
Cc: TEX-Puckett, Laura <lpuckett@texarkanatexas.gov>
Subject: [EXTERNAL EMAIL] Plat Review - Joshua Tree First Addition

All,

We have received a request for approval of the plat for Joshua Tree First Addition, being a replat of a portion of Lots 7,8,9 and 10 of the Carrie D. Harts First Addition . They are replatting these lots into 3 lots. This is located at the intersection of Elliot Rd and New Boston Road.

Attached is the application, checklist, and plat for the proposed plat. This will be on the March 4, 2024 P& Z agenda so please review and provide any comments back to me via email by **12 PM, February 28, 2024. .** If you have any questions, please let me know.

Thanks,

Dusty Henslee, P.E., CFM, CPM
Assistant City Manager/Director of Public Works
City of Texarkana, Texas
Office: (903)-798-3953
Cell: (903)-908-1808

Email communications through this office may be subject to Texas Public Records laws and may be shared with others.

If you received this message in error, please do not read, copy, or share it. Instead, please notify the sender immediately and permanently delete all copies in your possession.

Attachment: PlatComments-JoshuaTreeFirstAddition-March2024 (4187 : Replat Joshua Tree First Addition Elliott Rd & New Boston Rd)

Texarkana Water Utilities

801 Wood Street, P.O. Box 2008, Texarkana, Texas 75504

(903) 798-3800 Phone
711 TTY
(903) 791-0724 Fax

MEMORANDUM

To: Dusty Henslee, P.E., CFM, CSI, Assistant City Manager, City of Texarkana, Texas

From: Kenneth L. Icenhower, P.E., Asst Executive Director, TWU

Date: February 18, 2024

Re: **Joshua Tree First Addition which is a Replat of Carrie D Harts 1st Addition lots 7, 8, 9, 10**

Project # 24-000349

The Utility staff has reviewed the above replat and has the following comments:

1. There is an existing six-inch (6") water main on the South side of US82, an existing six-inch (6") water main on the West side of Elliott Rd and an existing fifteen-inch (15") sanitary sewer main on the East side of Elliott Rd.

2. Lot 1 is served by sanitary sewer. The owner would be responsible to extend sewer to Lots 2&3.

3. The Utility reserves the right to request additional utility easements upon review of the plans.

4. The size and location of the existing water and sanitary sewer mains have not been field verified. The developer's representative shall field verify the size and location of the existing utilities before designing or constructing extensions of the system.

If you should have any questions or require further information, please do not hesitate to contact me. Thank you.

cc: Gary L. Smith, P.E., Executive Director, TWU

Attachment: PlatComments-JoshuaTreeFirstAddition-March2024 (4187 : Replat Joshua Tree First Addition Elliott Rd & New Boston Rd)

Bill Moss, GIS Asset Management Administrator, TWU
Teresa Akard, O & M Coordinator, TWU
Michelle Warren, Executive Assistant, TWU

Attachment: PlatComments-JoshuaTreeFirstAddition-March2024 (4187 : Replat Joshua Tree First Addition Elliott Rd & New Boston Rd)

CITY OF TEXARKANA TEXAS
P.O. Box 1967
Texarkana, TX 75504
Phone (903) 798-3900

Application for Subdivision Plat Approval

Type:

___Preliminary ___Final X Replat ___Minor ___Amended ___Vacation

Purpose of Plat: TO REPLAT A PORTION OF LOTS 7,8,9,&10 OF CARRIE D HARTS 1ST ADDITION

Plat Title: FINAL PLAT JOSHUA TREE FIRST ADDITION

Current Legal Description: N 250' OF LOTS 7,8,9,&10 OF CARRIE D HARTS 1ST ADDITION

Total Acreage: 4.340 ***Number of Lots:*** 3 ***Zoning:*** "C" (Proposed)

Owner/Developer Information:

Name: F.M. SLACK III

Address: PO BOX 3367, DURANGO, CO 81302

Phone: ( )615-476-2627 Fax: ( ) Work E-mail: JLOCKWOODJ@BRESNAN.NET

Surveyor/Engineer Information:

Name: CLINT HEAD

Address: 1202 CROSSLAND AVE, CLARKSVILLE, TN 37040

Phone: ( )931 645-2524 Fax: ( ) Work E-mail: CLINT@YOUNGHOBBS.COM

Applicant/Agent Information:

Name: Clint Head

Address: 1202 CROSSLAND AVE, CLARKSVILLE, TN 37040

Phone: ( )931 645-2524 Fax: ( ) Work E-mail: clint@younghobbs.com

Required Documents:

- ✓ Electronic Copy of Proposed Plat
- ✓ Electronic Copy of Most Current Recorded Subdivision Plat for Replat or Amendment
- ✓ Plat Checklist(s)

Owners/Applicant Certification

A plat application will not be considered filed pursuant to Section 212.009 of the Texas Local Government Code until all required documents and fees have been submitted and all of the terms and conditions of the City of Texarkana Subdivision Ordinance, including all necessary studies, plans, and supporting information are accepted and approved. All necessary plat checklists and fees must also be turned in with this application.

I certify that the information on this form and the attached plats is true and accurate to the best of my/our knowledge and that all necessary documents have been submitted for approval, and all terms and conditions of the City of Texarkana, Texas Subdivision Ordinance have been met. I understand that the City may reject this application if any information that is submitted is incomplete.

Clint Head — Applicant's Printed Name

Clint Head — Applicant's Signature

2/14/24 — Date

Application Fee: _____ Received by: _____

Attachment: PlatComments-JoshuaTreeFirstAddition-March2024 (4187 : Replat Joshua Tree First Addition Elliott Rd & New Boston Rd)

CITY OF TEXARKANA TEXAS
P.O. Box 1967
Texarkana, TX 75504
Phone (903) 798-3900

REPLAT CHECKLIST

GENERAL INFORMATION / PROJECT DESCRIPTION	
Date, written and graphic scale (100 scale or smaller) and north arrow	☑
Location Map for proposed development	☑
Title and Name of Subdivision	☑
Legal Description and identification of tract being subdivided or resubdivided	☑
1. Legal description shall be referenced to a previous recorded subdivision	
SPECIFIC PLAT INFORMATION	
Names or designations of all adjoining subdivisions or properties	☑
Adjacent dedicated streets, alleys, and easements	☑
Outline of proposed tract (shall stand out compared to other boundary lines)	☑
Location and designation of all streets, alleys, and other areas with dimensions that are intended for public use	☑
All block, lot and street boundary lines	☑
1. Blocks and lots shall be numbered	
2. Building lines and easements are shown	
a.Commerical (15')	
b. Residential (25')	
c. In PUR, building line is not less than 15'	
Surveyor Note explaining purpose of Replat	☑
100 Year FEMA Flood Zones	☑
Finish Floor Elevations (lots adjacent to flood zones and drainage facilities)	☑
Shown all necessary dimensions	☑
Supplemental Survey Reference Markers	☐
Certificate of ownership	☑
Certificate of surveyor	☑
Certificate of approval by planning and zoning commission	☑

CERTIFICATION STATEMENT

I have reviewed the checklist and submittals for completeness and accuracy. I understand this plat will not be reviewed until all information is included.

Clint Head — 2/14/24

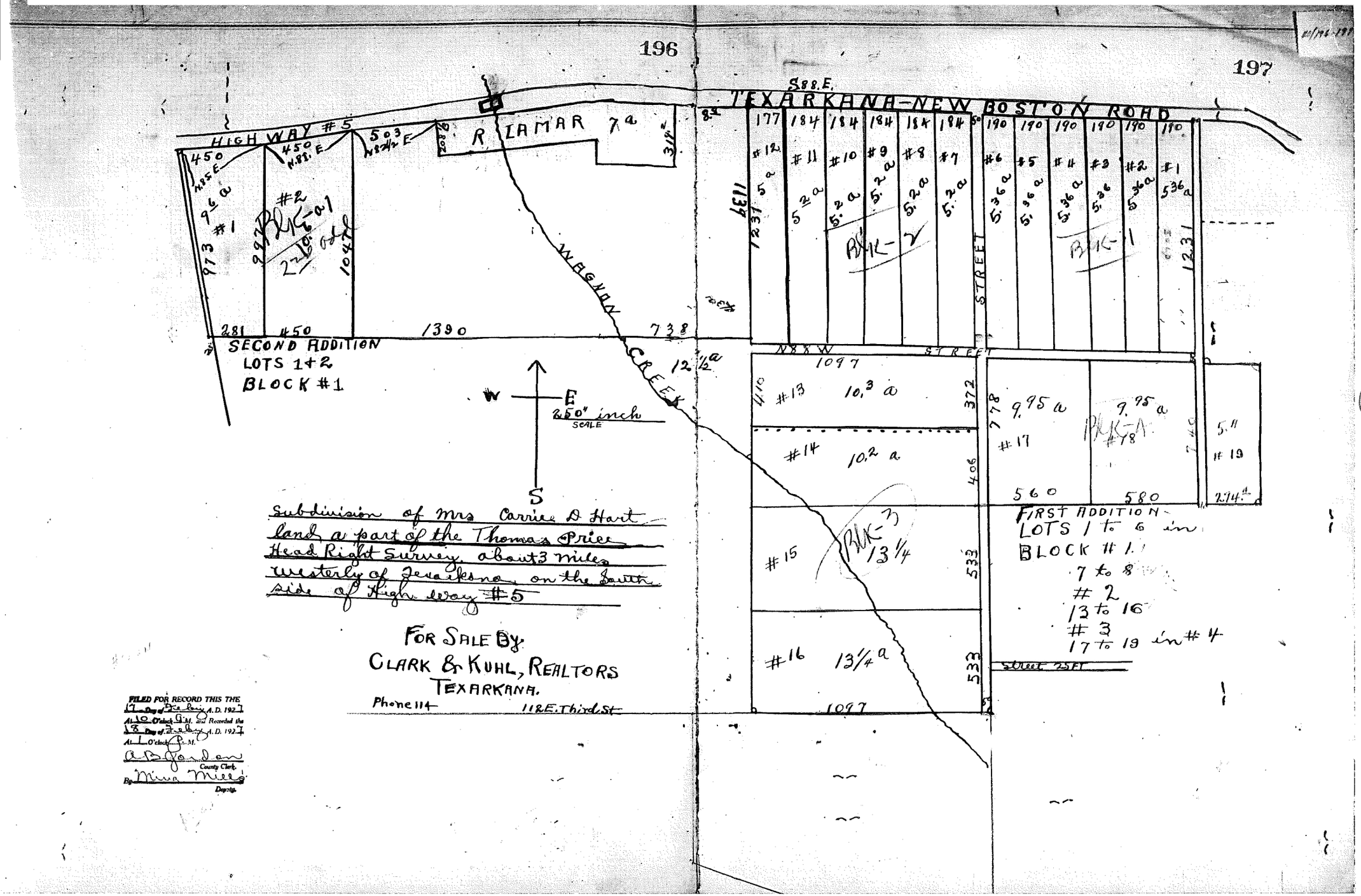
Signature — Date

Clint Head

Printed Name

Attachment: PlatComments-JoshuaTreeFirstAddition-March2024 (4187 : Replat Joshua Tree First Addition Elliott Rd & New Boston Rd)

Attachment: PlatComments-JoshuaTreeFirstAddition-March2024 (4187 : Replat Joshua Tree First Addition Elliott Rd & New Boston Rd)



Subdivision of Mrs Carrie D Hart land a part of the Thomas Price Head Right Survey, about 3 miles westerly of Texarkana, on the South side of High Way #5

FOR SALE BY
CLARK & KUHL, REALTORS
TEXARKANA.
Phone 114 112 E. Third St

FILED FOR RECORD THIS THE 17 Day of Dec A.D. 1927
At 10 O'clock A.M. and Recorded the 13 Day of Jan A.D. 1928
At 1 O'clock P.M.
A B Gordon County Clerk.
By Nina Miller Deputy.

Vol 40
Page 196-197

Carrie D. Hart Addn.

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY
- IRON PIN SET ○
- IRON PIN FOUND ●
- MINIMUM BUILDING SETBACK LINE — M.B.S.L.
- PUBLIC UTILITY AND DRAINAGE EASEMENT — P.U.D.E.

SURVEY NOTES:

INFORMATION REGARDING THE PRESENCE, SIZE AND LOCATION OF UNDERGROUND UTILITIES IS SHOWN HEREON AND IS BASED ON THE LOCATION OF ABOVE GROUND APPURTENANCES, AVAILABLE DESIGN PLANS, AND FLAGS AND PAINT PLACED BY THE UNDERGROUND PROTECTION SERVICE. NO CERTIFICATION IS MADE AS THE ACCURACY OR THOROUGHNESS OF THE INFORMATION CONCERNING UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON (CALL 1-800-DIG-TESS)

NO PRIVATE UTILITY LOCATE WAS PERFORMED ON THIS SITE AT THE TIME OF THIS SURVEY.

CONTACT PROPER AUTHORITIES BEFORE BUILDING NEAR UTILITY LINES, FOR EASEMENT WIDTH AND RESTRICTIONS. UTILITIES ARE APPROXIMATE AND SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION.

PURPOSE OF REPLAT: THE PURPOSE OF THIS PLAT IS TO REPLAT A PORTION OF LOTS 7, 8, 9, & 10 OF CARRIE D HARTS 1ST ADDITION AS SHOWN HEREON.

THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING ZONE DESIGNATIONS OF "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 48037C0355E, WITH AN EFFECTIVE DATE OF 12/21/2017, IN THE CITY OF TEXARKANA STATE OF TEXAS, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED."
GROUND MEASUREMENTS ARE USED AS THE BASIS FOR LOCATION OF ALL FEATURES OF THE SUBJECT PROPERTY.

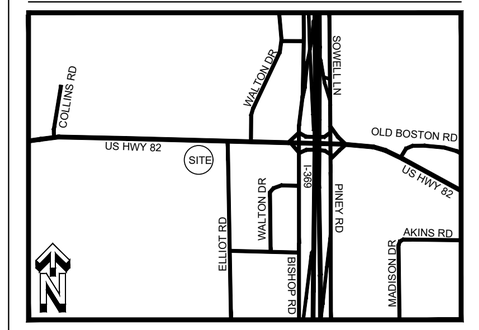
I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN TEXAS, AND THE ACTUAL RELATIVE LOCATION OF CORNER MONUMENTS FOUND OR SET WITHIN THE CORPORATE LIMITS OF ANY CITIES IN TEXAS SHALL BE REPORTED WITHIN A POSITIONAL TOLERANCE OF 1:10,000 + 0.10 FEET

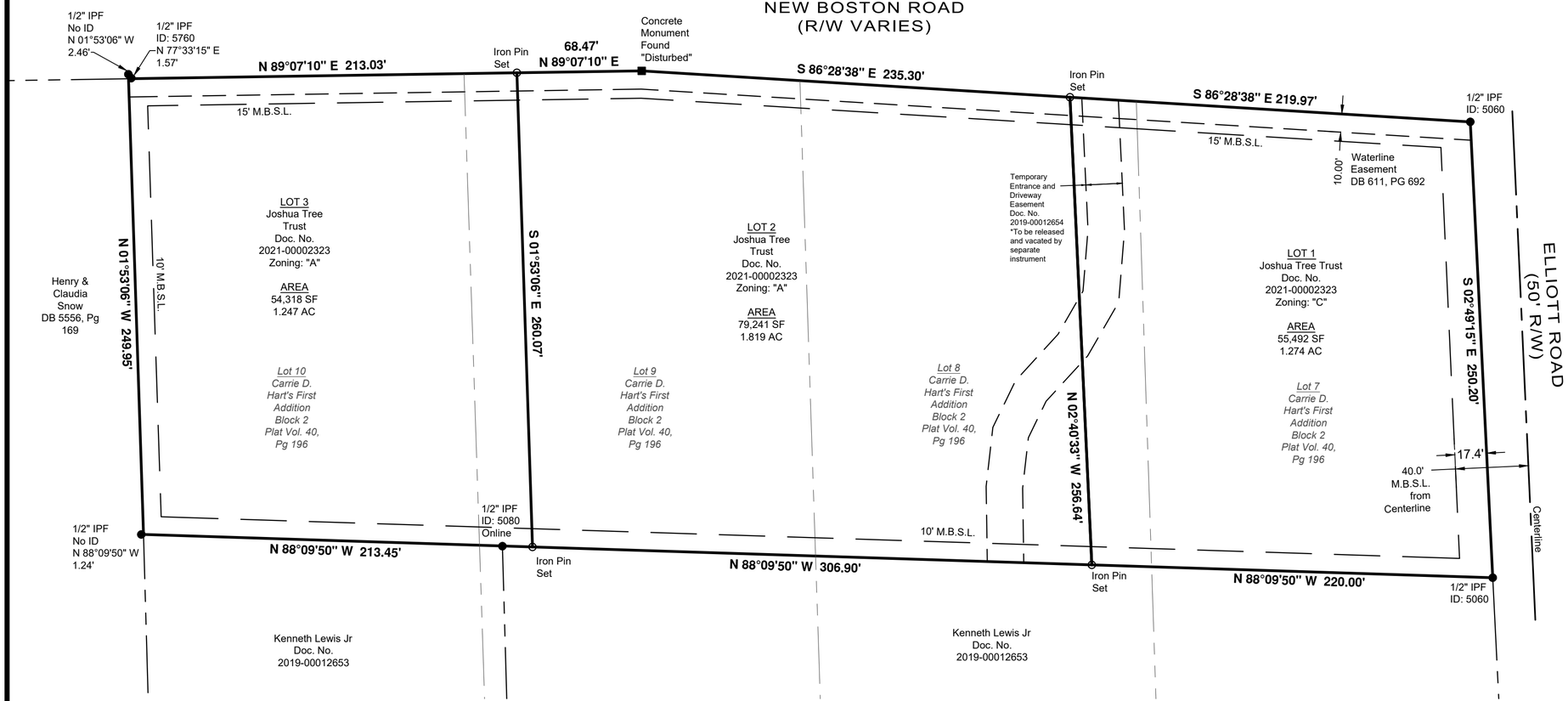
LAND DESCRIPTION

(PER DOC. NUMBER 2021-00002323):

THE NORTH TWO HUNDRED FIFTY FEET (N 250') OF LOTS NUMBERED SEVEN (7), EIGHT (8), NINE (9) AND TEN (10) IN BLOCK NUMBERED TWO (2) OF CARRIE D HARTS 1ST ADDITION TO THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 40, PAGE 196 OF THE PLAT RECORDS OF BOWIE COUNTY, TEXAS.

SITE MAP NTS





BASIS OF BEARINGS
TX STATE PLANE
COORDINATE SYSTEM
SPC (4202 TXNC)

0 50 100 150
SCALE 1" = 50'

CERTIFICATE OF OWNERSHIP AND DEDICATION

_____, BEING THE OWNER OF THE HEREON DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SURVEYED, PLATTED AND SUBDIVIDED AS SHOWN HEREON AND WHICH SUBDIVISION SHALL BE KNOWN AS JOSHUA TREE FIRST ADDITION, AND BY THESE PRESENTS, THE UNDERSIGNED HEREBY DEDICATES TO THE PUBLIC IN FEE SIMPLE, THE STREETS AND/OR EASEMENTS SHOWN ON THIS PLAT FOR THEIR NOTED PURPOSES.

BY: _____
OWNER

NOTARIZATION

STATE OF _____,
COUNTY OF _____

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE DOES HEREBY EXECUTE THE SAME FOR THE PURPOSES AND CONSIDERATION HEREON EXPRESSED.

GIVE UNDER MY HAND AND SEAL OF OFFICE AS NOTARY PUBLIC, ON THIS _____ DAY OF _____, 20___.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES:_____

CERTIFICATE OF SURVEYOR

I, CLINTON T HEAD, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, AND THAT THE PLAT OF THE HEREON DESCRIBED SUBDIVISION KNOWN AS JOSHUA TREE FIRST ADDITION CORRECTLY REFLECTS THE RESULTS OF A SURVEY BY ME AND THAT THE CORNER MONUMENTS ARE IN PLACE AND/OR WILL BE PLACED AT THE POINTS ON THE BOUNDARY OF THE SUBDIVISION AS SHOWN ON THE PLAT OF SAME, AND THAT THE SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS.

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document"

CLINTON T. HEAD RPLS TX NO. 6541
YOUNG HOBBS & ASSOCIATES
1202 CROSSLAND AVE
CLARKSVILLE, TN

CERTIFICATE OF APPROVAL BY PLANNING DEPARTMENT

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE PLAT OF JOSHUA TREE FIRST ADDITION, BOWIE COUNTY, TEXAS, TOGETHER WITH ITS OWNER'S CERTIFICATE AND THE SURVEYOR'S CERTIFICATE ON THE SAME, WAS PRESENTED TO THE PLANNING COMMISSION OF THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, FOR ITS APPROVAL THAT SAID PLAT, OWNER'S CERTIFICATE AND THE SURVEYOR'S CERTIFICATE BEING FOUND TO CONFORM TO THE PLATTING REQUIREMENTS IN ALL RESPECTS ARE IN ALL THINGS APPROVED ON THE _____ DAY OF _____, 20_____.

THE CERTIFICATED OF APPROVAL BY THE PLANNING COMMISSION SHALL BE NULL AND VOID SHOULD THIS PLAT NOT BE PROPERLY FILED AND RECORDED WITHIN _____ DAYS OF APPROVAL.

_____
PLANNING CHAIRMAN

FINAL PLAT

JOSHUA TREE FIRST ADDITION

BEING A REPLAT OF A PORTION OF LOTS 7, 8, 9, & 10 OF CARRIE D HARTS 1ST ADDITION TO THE CITY OF TEXARKANA, COUNTY OF BOWIE, STATE OF TEXAS
PLAT VOLUME 40, PAGE 196

YOUNG HOBBS AND ASSOCIATES
1202 CROSSLAND AVE.
CLARKSVILLE, TN 37040
(931)645-2524 FAX:(931)645-2768

11/27/2023
DATE

OWNER - JOSHUA TREE TRUST
DOC. NO. 2021-00002323
PO BOX 3367
DURANGO, CO 81302
PARCEL ID: 10100002010

TOTAL ACRES 4.340 ACRES ±
ACRES NEW ROAD 0
ACRES OPEN SPACE 0
TOTAL LOTS 2 LOTS
MILES NEW ROAD 0

SCALE: 1"=50'
50 0 50 100

Attachment: PlatComments-JoshuaTreeFirstAddition-March2024 (4187 : Replat Joshua Tree First Addition Elliott Rd & New Boston Rd)

City of Texarkana, Texas

Version:

Summary Sheet

Update Date: 2/27/2024 3:35 PM

Lead Department:	Planning & Zoning Commission	**Action Officer:**	Laura Puckett, Zoning Administrator
Subject:	Consider approval of the replat of Block 6, Tilson's Cotton Belt Addition located at the intersection of South Lelia Avenue and Beaumont Street. 1204 South Lelia Avenue Trust, owner and Jeffrey Wood, MTG Engineers and Surveyors, agent.		

Meeting Date: 3/4/2024

Attachments

a. PlatComments-ReplatBlk6-TilsonsCottonBeltAddition-March2024(PDF)

Staff Coordination

Building Code Administration	Mashell Daniel	Department Head Review	Pending
Planning & Zoning Commission		Department Review	Pending
Planning & Zoning Commission	Laura Puckett	Meeting 03/04/2024 6:00 PM	Pending

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

See attached memorandum.

Potential Options:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends for approval of the final plat pending any staff and utility changes.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

March 4, 2024

MEMORANDUM

To: Planning and Zoning Commission

From: Dusty Henslee, P.E., CFM, CPM
Assist. City Manager/Director of Public Works, Texarkana, Texas

Date: February 27, 2024

Subject: **Consider approval of the replat of Block 6 Tilson's Cotton Belt Addition**

This is a request by 1204 South Lelia Avenue Trust, owner, and Jeffrey Wood, MTG Engineers and Surveyors, agent, to consider approval **replat of Block 6 Tilson's Cotton Belt Addition**. The purpose of this to combine all these lots into 1 lot.

Comments are as follows:

1. TxDOT – No response
2. Summit Utilities – No issues
3. Sparklight/Cableone – No response
4. Windstream - No response
5. Electric Companies
    a. AEP - No issues
    b. Bowie Cass – No issues
    c. REA – No response
6. TWU - See memo
7. PW/Planning Departments
    a. Change to Lot 1A
    b. Submit electronic copy once the plat is recorded.
    c. Tax certificate of the property for recording purposes from BCAD must be provided showing all taxes have been paid for entire property in order to be recorded at the County Courthouse (Texas State Legislature amendment 12.002 of the Texas Property Code).
8. Fire Department – No issues

Staff recommends approval of the final plat pending any staff and utility changes mentioned above. Once the final plat is approved, it must be recorded within 121 days after approval by the Commission or the approval is void.

Attachment: PlatComments-ReplatBlk6-TilsonsCottonBeltAddition-March2024 (4188 : Replat Tilson's Cotton Belt Addition S Lelia Street &

TEX-Henslee, Dustin

From: TEX-Henslee, Dustin
Sent: Thursday, February 15, 2024 8:29 AM
To: 'dwwiley@aep.com'; 'Zachary S Pianalto'; 'michael.a.latham@windstream.com'; Chris Jackson; TWU-Smith, Gary; TEX-Daniel, Mashell; 'willb@bcec.com'; TWU-Rogers, Terri; 'Langley, Joe'; TTFD-James, Heather; 'mgross@bowieappraisal.org'; 'Tommy Bruce'; 'philip.mcdowell@rittercommunications.com'; 'tray.mcneil@rittercommunications.com'; 'Brandon Brooks'; 'GREG STRICKLAND'; 'Stephanie Green'; 'Jeremy Lindsey'; 'dmcdowell@swrea.com'; TX-Maxey, Shawn; 'Adam Keahey'
Cc: TEX-Puckett, Laura
Subject: Plat Review -Replat of Block 6 Tilson's Cotton Belt Addition
Attachments: PlatReview-ReplatBlk6TilsonCottonBeltAddition-March2024.pdf

All,

We have received a request for approval of the Replat of Block 6 Tilson's Cotton Belt Addition. They are replatting lots 1 thru 4 into 1 lot. This is located at the intersection of S. Lelia Street and Beaumont Street.

Attached is the application, checklist, and plat for the proposed plat. This will be on the March 4, 2024 P& Z agenda so please review and provide any comments back to me via email by **12 PM, February 28, 2024. .** If you have any questions, please let me know.

Thanks,

Dusty Henslee, P.E., CFM, CPM
Assistant City Manager/Director of Public Works
City of Texarkana, Texas
Office: (903)-798-3953
Cell: (903)-908-1808

Email communications through this office may be subject to Texas Public Records laws and may be shared with others.

Attachment: PlatComments-ReplatBlk6-TilsonsCottonBeltAddition-March2024 (4188 : Replat Tilson's Cotton Belt Addition S Lelia Street &

TEX-Henslee, Dustin

From: Brandon Brooks <bbrooks@summitutilities.com>
Sent: Monday, February 19, 2024 1:31 PM
To: TEX-Henslee, Dustin
Subject: RE: [EXTERNAL EMAIL] Plat Review -Replat of Block 6 Tilson's Cotton Belt Addition

CAUTION: This email originated from outside our email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

We are good here. Thanks



Brandon Brooks
Operations Supervisor | Texarkana, Arkansas
903.824.1304 c.
bbrooks@summitutilities.com

From: TEX-Henslee, Dustin <dustin.henslee@texarkanatexas.gov>
Sent: Thursday, February 15, 2024 8:29 AM
To: dwwiley@aep.com; Zachary S Pianalto <zspianalto@aep.com>; michael.a.latham@windstream.com; chris.jackson@windstream.com; TWU-Smith, Gary <gsmith@txkusa.org>; TEX-Daniel, Mashell <mhodges@texarkanatexas.gov>; willb@bcec.com; TWU-Rogers, Terri <terri.rogers@txkusa.org>; joe.langley@sparklight.biz; TTFD-James, Heather <heather.james@texarkanatexas.gov>; mgross <mgross@bowieappraisal.org>; Tommy Bruce <Tommy.Bruce@txdot.gov>; philip.mcdowell@rittercommunications.com; tray.mcneil@rittercommunications.com; Brandon Brooks <bbrooks@summitutilities.com>; Greg Strickland <gstrickland@summitutilities.com>; Stephanie Green <sgreen@conterra.com>; Jeremy Lindsey <jlindsey@swrea.com>; dmcdowell@swrea.com; TX-Maxey, Shawn <s.maxey@texarkanatexas.gov>; Adam Keahey <akeahey@conterra.com>
Cc: TEX-Puckett, Laura <lpuckett@texarkanatexas.gov>
Subject: [EXTERNAL EMAIL] Plat Review -Replat of Block 6 Tilson's Cotton Belt Addition

All,

We have received a request for approval of the Replat of Block 6 Tilson's Cotton Belt Addition. They are replatting lots 1 thru 4 into 1 lot. This is located at the intersection of S. Lelia Street and Beaumont Street.

Attached is the application, checklist, and plat for the proposed plat. This will be on the March 4, 2024 P& Z agenda so please review and provide any comments back to me via email by **12 PM, February 28, 2024. .** If you have any questions, please let me know.

Thanks,

Dusty Henslee, P.E., CFM, CPM
Assistant City Manager/Director of Public Works
City of Texarkana, Texas
Office: (903)-798-3953

Attachment: PlatComments-ReplatBlk6-TilsonsCottonBeltAddition-March2024 (4188 : Replat Tilson's Cotton Belt Addition S Lelia Street &

Cell: (903)-908-1808

Email communications through this office may be subject to Texas Public Records laws and may be shared with others.

If you received this message in error, please do not read, copy, or share it. Instead, please notify the sender immediately and permanently delete all copies in your possession.

Attachment: PlatComments-ReplatBlk6-TilsonsCottonBeltAddition-March2024 (4188 : Replat Tilson's Cotton Belt Addition S Lelia Street &

Texarkana Water Utilities

801 Wood Street, P.O. Box 2008, Texarkana, Texas 75504

(903) 798-3800 Phone
711 TTY
(903) 791-0724 Fax

MEMORANDUM

To: Dusty Henslee, P.E., CFM, CSI, Assistant City Manager, City of Texarkana, Texas

From: Kenneth L. Icenhower, P.E., Asst Executive Director, TWU

Date: February 18, 2024

Re: **Replat of Block 6 Tilson's Cotton Belt Addition**

Project # 24-000346

The Utility staff has reviewed the above replat and has the following comments:

1. There is an existing six-inch (6") water main on the North side of S Lelia Street. No sewer available.

2. The owner is responsible to extend sewer service to this property.

3. The Utility reserves the right to request additional utility easements upon review of the plans.

4. The size and location of the existing water and sanitary sewer mains have not been field verified. The developer's representative shall field verify the size and location of the existing utilities before designing or constructing extensions of the system.

If you should have any questions or require further information, please do not hesitate to contact me. Thank you.

cc: Gary L. Smith, P.E., Executive Director, TWU
Bill Moss, GIS Asset Management Administrator, TWU
Teresa Akard, O & M Coordinator, TWU
Michelle Warren, Executive Assistant, TWU

Texarkana Water Utilities is an equal opportunity provider and employer

Attachment: PlatComments-ReplatBlk6-TilsonsCottonBeltAddition-March2024 (4188 : Replat Tilson's Cotton Belt Addition S Lelia Street &

CITY OF
TEXARKANA
TEXAS
P.O. Box 1967
Texarkana, TX 75504
Phone (903) 798-3900

Application for Subdivision Plat Approval

Type:

___*Preliminary* ___*Final* X *Replat* ___*Minor* ___*Amended* ___*Vacation*

Purpose of Plat: To combine Lots 1-4, and a part of Lot 5 Block 6 into one lot

Plat Title: Replat of Block 6 Tilson's Cotton Belt Addition

Current Legal Description: All of Lots No. 1, 2, 3, 4, and a part of Lot 5 Block 6 Tilson's Cotton Belt Ad

Total Acreage: 0.734 ***Number of Lots:*** 1 ***Zoning:*** C, I-2

Owner/Developer Information:

Name: 1204 SOUTH LELIA AVENUE TRUST

Address: P. O. BOX 8231 BACLIFF TX, 77518

Phone: ( ) Fax: ( ) Work E-mail:

Surveyor/Engineer Information:

Name: Jeffrey Wood - MTG Engineers & Surveyors

Address: 5930 Summerhill Road, Texarkana TX 75503

Phone: (903) 838-8533 Fax: ( ) Work E-mail: jwood@mtgengineers.com

Applicant/Agent Information:

Name: Jeffrey Wood - MTG Engineers & Surveyors

Address: 5930 Summerhill Road, Texarkana TX 75503

Phone: (903) 838-8533 Fax: ( ) Work E-mail: jwood@mtgengineers.com

Required Documents:

- 1 Electronic Copy of Plat
- 1 Fullsize Copy of Plat (24"x36")
- 1 Halfsize Copy of Plat (11"x17")
- Most Current Recorded Subdivision Plat for Replat or Amendment

Owners/Applicant Certification

A plat application will not be considered filed pursuant to Section 212.009 of the Texas Local Government Code until all required documents and fees have been submitted and all of the terms and conditions of the City of Texarkana Subdivision Ordinance, including all necessary studies, plans, and supporting information are accepted and approved. All necessary plat checklists and fees must also be turned in with this application.

I certify that the information on this form and the attached plats is true and accurate to the best of my/our knowledge and that all necessary documents have been submitted for approval, and all terms and conditions of the City of Texarkana, Texas Subdivision Ordinance have been met. I understand that the City may reject this application if any information that is submitted is incomplete.

Jeffrey Wood — Applicant's Printed Name

Jeffrey Wood — Applicant's Signature

2/14/23 — Date

Application Fee: _____ Received by: _____

Revis

Attachment: PlatComments-ReplatBlk6-TilsonsCottonBeltAddition-March2024 (4188 : Replat Tilson's Cotton Belt Addition S Lelia Street &

CITY OF TEXARKANA TEXAS
P.O. Box 1967
Texarkana, TX 75504
Phone (903) 798-3900

REPLAT CHECKLIST

GENERAL INFORMATION / PROJECT DESCRIPTION	
Date, written and graphic scale (100 scale or smaller) and north arrow	☒
Location Map for proposed development	☒
Title and Name of Subdivision	☒
Legal Description and identification of tract being subdivided or resubdivided	☒
1. Legal description shall be referenced to a previous recorded subdivision	
SPECIFIC PLAT INFORMATION	
Names or designations of all adjoining subdivisions or properties	☒
Adjacent dedicated streets, alleys, and easements	☒
Outline of proposed tract (shall stand out compared to other boundary lines)	☒
Location and designation of all streets, alleys, and other areas with dimensions that are intended for public use	☒
All block, lot and street boundary lines	☒
1. Blocks and lots shall be numbered	
2. Building lines and easements are shown	
a.Commerical (15')	
b. Residential (25')	
c. In PUR, building line is not less than 15'	
Surveyor Note explaining purpose of Replat	☒
100 Year FEMA Flood Zones	☒
Finish Floor Elevations (lots adjacent to flood zones and drainage facilities)	☐ N/A
Shown all necessary dimensions	☒
Supplemental Survey Reference Markers	☒
Certificate of ownership	☒
Certificate of surveyor	☒
Certificate of approval by planning and zoning commission	☒

CERTIFICATION STATEMENT

I have reviewed the checklist and submittals for completeness and accuracy. I understand this plat will not be reviewed until all information is included.

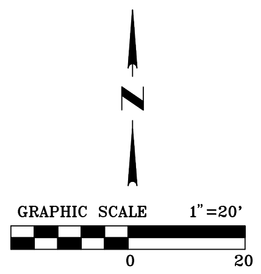
Jeffrey Wood _____ 2/14/23 _____

Signature Date

Jeffrey Wood _____

Printed Name

Attachment: PlatComments-ReplatBlk6-TilsonsCottonBeltAddition-March2024 (4188 : Replat Tilson's Cotton Belt Addition S Lelia Street &



Property Description
0.734 Acres
Bowie County, Texas

All that certain lot, tract or parcel of land, being all of Lots No. 1, 2, 3, and 4, and a part of Lot No. 5, Block No. 6 of Tilson's Cotton Belt Addition to the city of Texarkana, Texas, and being that certain tract of land as described in the deed from Home Equity Options, LLC, to South Lelia Avenue Trust, dated January 20, 2024 of the Real Property Records of Bowie County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8 inch steel rod (control monument), found for a corner, lying in the East line of the said Block No. 6, and at the right-of-way intersection of a platted 60-foot street and the North right-of-way line of South Lelia Street, said corner bears North 87 degrees 23 minutes 05 seconds East (basis of bearings) a distance of 200.55 feet to a 1/2 inch steel rod (control monument), found for a corner, the Southwest corner of Lot No. 8, Block No. 4 of Factory Heights Addition to the City of Texarkana, Texas;

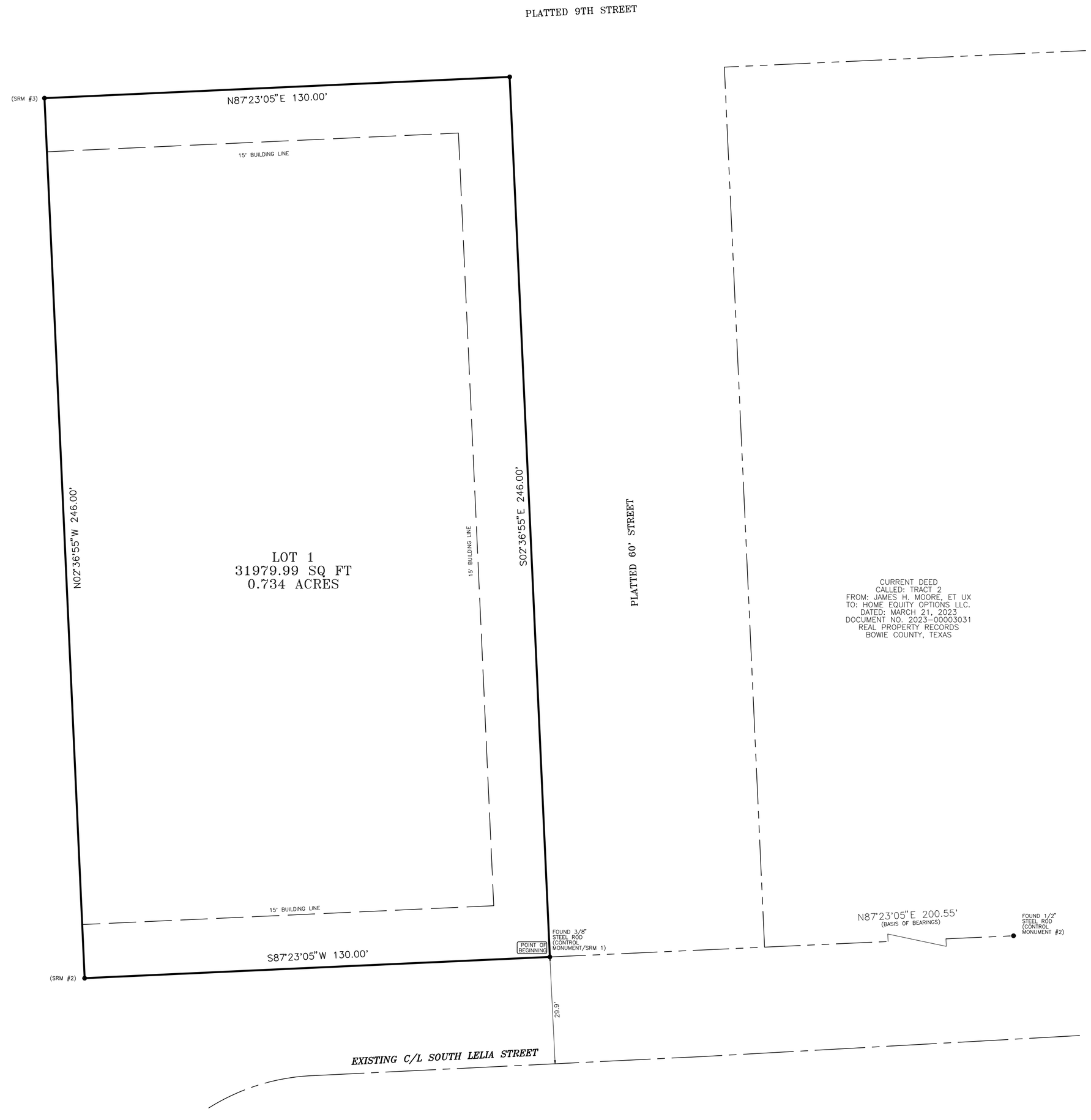
THENCE South 87 degrees 23 minutes 05 seconds West a distance of 130.00 feet along the North right-of-way line of the said South Lelia Street to a 1/2 inch steel rod, capped MTG ENG, set for a corner in the West line of the said Block No. 6 and lying in the East line of that certain tract of land described as 26.9 acres in the deed from M. D. Tilson to St. Louis Southwestern Railway Company, dated April 4, 1895, recorded in Volume 15, Page 407 of the Deed Records of Bowie County, Texas;

THENCE North 02 degrees 36 minutes 55 seconds West a distance of 246.00 feet along the West line of the said Block No. 6 and the East line of the said 26.9 acre tract to a 1/2 inch steel rod, capped MTG ENG, set for a corner, same being the Northwest corner of the said Block No. 6, and lying in the South right-of-way of 9th Street;

THENCE North 87 degrees 23 minutes 05 seconds East a distance of 130.00 feet along the North line of the said Block No. 6 and the South right-of-way of the said 9th Street to a 1/2 inch steel rod, capped MTG ENG, set for a corner, same being the Northeast corner of the said Block No. 6, and at the right-of-way intersection of 9th Street and the said platted 60-foot Street;

THENCE South 02 degrees 36 minutes 55 seconds East a distance of 246.00 feet along the East line of the said Block No. 6 and the West right-of-way of the said 60-foot Street to the point of beginning and containing 0.734 acres of land, at the time of this survey.

CURRENT DEED
CALLED: 26.9 ACRES
FROM: M. D. TILSON
TO: ST. LOUIS SOUTHWESTERN RAILWAY COMPANY
DATED: APRIL 4, 1895
VOLUME 15, PAGE 407
DEED RECORDS
BOWIE COUNTY, TEXAS



CURRENT DEED
CALLED: TRACT 2
FROM: JAMES H. MOORE, ET UX
TO: HOME EQUITY OPTIONS LLC.
DATED: MARCH 21, 2023
DOCUMENT NO. 2023-00003031
REAL PROPERTY RECORDS
BOWIE COUNTY, TEXAS

CERTIFICATE OF DEDICATION BY OWNER

We, 1204 South Lelia Avenue Trust., being the Owner of a tract of land as shown on the attached map or plat have caused the same to be surveyed, platted and subdivided as shown, and which subdivision shall hereafter be known as The Replat of Block No. 6, Tilson's Cotton Belt Addition, a subdivision of a part of the Jacob Carsner Headright Survey, Abstract 116, Bowie County, Texas.

_____
Kenneth David Norman

STATE OF TEXAS
COUNTY OF BOWIE

Before me, the undersigned authority in and for said County and State, on this day personally appeared Kenneth David Norman, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, and in the capacity therein stated. GIVEN UNDER MY HAND AND SEAL this _____ day of _____, 2024.

Notary Public _____ Commission Expires: _____
State of Texas

CERTIFICATE OF APPROVAL BY PLANNING COMMISSION

We, the undersigned, do hereby certify that the the Replat of Block No. 6, Tilson's Cotton Belt Addition, a subdivision of a part of the Jacob Carsner Headright Survey, Abstract 116, Bowie County, Texas, together with the Owner's Certificate and Surveyor's Certificate of same were presented to the Planning Commission of the City of Texarkana, Bowie County, Texas, for its approval, and that said plat, Owner's Certificate, and Surveyor's Certificate being found to conform to the requirements in all respects, are in all things approved on this the _____ day of _____, 2024.

_____
Chairman

Planning Commission Approval
Expires on_____

_____
Secretary

CERTIFICATE OF ENGINEER OR SURVEYOR

I, Jeffrey A. Wood, do hereby certify that I am a Registered Professional Land Surveyor in the State of Texas and that subdivision plat attached hereto correctly reflects the results of a survey made by me on the ground January 31, 2024, that the corner monuments are in place at points on the boundaries as shown, that there are no visible encroachments (other than shown on the map) or discrepancies, and that the subdivision shall be known as Replat of Block No. 6, Tilson's Cotton Belt Addition, a subdivision of a part of the Jacob Carsner Headright Survey, Abstract 116, Bowie County, Texas.

_____

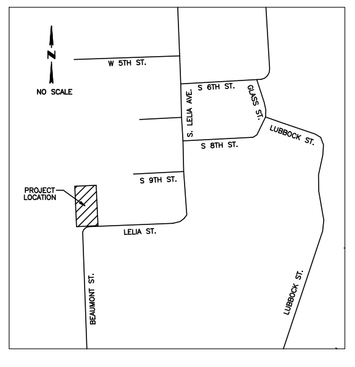
Jeffrey A. Wood
Registered Professional Land Surveyor
No. 6220, State of Texas
Firm Certificate No. 101011-00
Date: February 14, 2024

STATE OF TEXAS
JEFFREY A. WOOD
#6220
PROFESSIONAL LAND SURVEYOR

FLOOD STATEMENT:

By graphic plotting only, a all of this property is in Zone "X" areas determined to be outside the 1% Annual Chance Flood. In Community of the City of Texarkan, Number 480060, Panel 0370, Suffix E, Map Number 48037C0370E, Dated December 21, 2017. No field surveying was performed to determine this zone and an elevation certification may be needed to verify this determination or apply for variance from the Federal Emergency Management Agency.

VICINITY MAP



The bearings are based on Grid North within the "Texas Coordinate System of 1983, North Central Zone", NAD83 (CORS96, EPOCH2002.0), grid, with a bearing of North 87 degrees 23 minutes 05 seconds East. The following control monuments were used to establish the basis of bearings:

CONTROL MONUMENT #1
N=7224267.7590
E=3323884.9760

CONTROL MONUMENT #2
N=7224276.9100
E=3324085.3210

NOTE:
In providing this boundary survey, no attempt has been made to obtain or show data concerning existence, size, depth, condition, capacity or location of any utility existing on the site, whether private, municipal or public owned. Subsurface and environmental conditions were not surveyed or examined or statement is made concerning the existence of underground or overhead conditions, containers or facilities that may affect the use or development of this property. Easement research was not done for this property by the surveyor, nor was a current title policy provided prior to this survey.

SURVEY REFERNCE MONUMENTS			
#	NORTHING	EASTING	DESCRIPTION
SRM#1	7224267.7590	3323884.9760	3/8" REBAR
SRM#2	7224261.8273	3323755.1114	1/2" REBAR
SRM#3	7224507.5710	3323743.8866	1/2" REBAR

SURVEYOR NOTE:

THE PURPOSE OF THE REPLAT IS TO MAKE THE FOLLOWING CHANGES:

1) TO COMBINE LOTS 1-4, AND PART OF LOT 5 BLOCK 6 INTO ONE LOT

2) THIS REPLAT IS NOT IN VIOLATION OF ANY RESTRICTIVE COVENANTS AFFECTING THE PROPERTY.

NOTES:

ALL MONUMENTS ARE SET 1/2" STEEL RODS CAPPED MTG ENG, UNLESS OTHERWISE INDICATED.

REPLAT OF BLOCK 6 TILSON'S COTTON BELT ADDITION

0.734 ACRES IN THE JACOB CARSONER HEADRIGHT SURVEY, ABSTRACT NO. 116, BOWIE COUNTY, TEXAS

Date	Revision/Description

Drawn By	Checked By	Project No.	Dwg. Date	File No.	Sheet No.
DH	JW	242021	02/08/2024		

MTG
ENGINEERS &SURVEYORS
5930 SUMMERHILL ROAD TEXARKANA, TX
P 903.838.8533 www.mtgengineers.com
TBPE FIRM NO. F-354 AR COA NO. 125
© MTG 2024

X:\2024 Projects\242021 1204 South Lelia Ave\242021.pro
Wed Feb 14, 2024 9:35AM

Attachment: PlatComments-ReplatBlk6-TilsonsCottonBeltAddition-March2024 (4188 : Replat Tilson's Cotton Belt Addition S Lelia Street & Beaumont Street)

City of Texarkana, Texas

Version:

Summary Sheet

Update Date: 2/27/2024 3:36 PM

Lead Department:	Planning & Zoning Commission	**Action Officer:**	Laura Puckett, Zoning Administrator
Subject:	Consider approval of the final and preliminary plat for Roundabout Way Addition No. 1 located at the intersection Roundabout Way and Gibson. Christus Health ARK-LA-TEX and Gibson Park Development, LLP., owners, and Jeffrey Wood, MTG Engineers and Surveyors, agent.		

Meeting Date: 3/4/2024

Attachments

a. PlatComments-FinalPrelimPlatRoundaboutWayAddition1-March2024 (PDF)

Staff Coordination

Building Code Administration	Mashell Daniel	Department Head Review	Pending
Planning & Zoning Commission		Department Review	Pending
Planning & Zoning Commission	Laura Puckett	Meeting 03/04/2024 6:00 PM	Pending

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

See attached memorandum.

Potential Options:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends for approval of the final and preliminary plat pending any staff and utility changes.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

March 4, 2024

MEMORANDUM

To: Planning and Zoning Commission

From: Dusty Henslee, P.E., CFM, CPM
Assist. City Manager/Director of Public Works, Texarkana, Texas

Date: February 27, 2024

Subject: **Consider approval of final and preliminary plat for Roundabout Way Addition No. 1**

This is a request by Christus Health ARK-LA-TEX and Gibson Park Development, LLP., owners, and Jeffrey Wood, MTG Engineers and Surveyors, agent, to consider approval of final and preliminary plat for Roundabout Way Addition No. This plat is creating a 2 lot subdivision and dedicating ROW for Roundabout Way.

Comments are as follows:

1. TxDOT – No response
2. Summit Utilities – No issues
3. Sparklight/Cableone –
    a. No response
4. Windstream - No response
5. Electric Companies
    a. AEP - No issues
    b. Bowie Cass – No response
    c. REA – No response
6. TWU - See memo
7. PW/Planning Departments

    a. Tax certificate of the property for recording purposes from BCAD must be provided showing all taxes have been paid for entire property in order to be recorded at the County Courthouse (Texas State Legislature amendment 12.002 of the Texas Property Code).
    b. Please submit electronic copy of recorded plat.
    c. Owner/engineer of record must submit all necessary documents and follow all procedures for the acceptance of Roundabout Way. In the event the infrastructure improvements do not meet City requirements, owner will be responsible for maintenance of these improvements.
    d. Request corner clip on west side at intersection or Roundabout Way and Gibson.

8. Fire Department – No issues

Attachment: PlatComments-FinalPrelimPlatRoundaboutWayAddition1-March2024 (4189 : Preliminary and Final Plat Roundabout Way Addition

Staff recommends approval of the final and preliminary plat pending any staff and utility changes mentioned above. Once the final plat is approved, it must be recorded within 121 days after approval by the Commission or the approval is void.

Attachment: PlatComments-FinalPrelimPlatRoundaboutWayAddition1-March2024 (4189 : Preliminary and Final Plat Roundabout Way Addition

TEX-Henslee, Dustin

From: TEX-Henslee, Dustin
Sent: Thursday, February 15, 2024 8:32 AM
To: dwwiley@aep.com; Zachary S Pianalto; michael.a.latham@windstream.com; Chris Jackson; TWU-Smith, Gary; TEX-Daniel, Mashell; willb@bcec.com; TWU-Rogers, Terri; Langley, Joe; TTFD-James, Heather; mgross@bowieappraisal.org; Tommy Bruce; philip.mcdowell@rittercommunications.com; tray.mcneil@rittercommunications.com; Brandon Brooks; GREG STRICKLAND; Stephanie Green; Jeremy Lindsey; dmcdowell@swrea.com; TX-Maxey, Shawn; Adam Keahey
Cc: TEX-Puckett, Laura
Subject: Plat Review -Preliminary and Final Plat for Roundabout Way Addition No. 1
Attachments: PlatReview-RoundaboutWayAddtionNo.1-March2024.pdf

All,

We have received a request for approval of the Preliminary and Final Plat for Roundabout Way Addition No. 1. This is located at the intersection of the Roundabout Way and Gibson Lane and Pavilion Parkway.

Attached is the application, checklist, and plat for the proposed plat. This will be on the March 4, 2024 P& Z agenda so please review and provide any comments back to me via email by **12 PM, February 28, 2024. .** If you have any questions, please let me know.

Thanks,

Dusty Henslee, P.E., CFM, CPM
Assistant City Manager/Director of Public Works
City of Texarkana, Texas
Office: (903)-798-3953
Cell: (903)-908-1808

Email communications through this office may be subject to Texas Public Records laws and may be shared with others.

Attachment: PlatComments-FinalPrelimPlatRoundaboutWayAddition1-March2024 (4189 : Preliminary and Final Plat Roundabout Way Addition

From: Zac Pianalto
To: TEX-Henslee, Dustin; Dusty Wiley
Subject: RE: Plat Review -Preliminary and Final Plat for Roundabout Way Addition No. 1
Date: Friday, February 23, 2024 11:31:36 AM
Attachments: image001.png

CAUTION: This email originated from outside our email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dusty Henslee,

SWEPCO has no objections to the plat review of Roundabout Way.

Thank you,

ZAC PIANALTO | **ENGINEER**
ZSPIANALTO@AEP.COM | C:903.826.5027
3708 W 7TH ST, TEXARKANA, TX 75501-6324

From: TEX-Henslee, Dustin <dustin.henslee@texarkanatexas.gov>
Sent: Thursday, February 15, 2024 8:32 AM
To: Dusty Wiley <dwwiley@aep.com>; Zac Pianalto <zspianalto@aep.com>; michael.a.latham@windstream.com; chris.jackson@windstream.com; TWU-Smith, Gary <gsmith@txkusa.org>; TEX-Daniel, Mashell <mhodges@texarkanatexas.gov>; willb@bcec.com; TWU-Rogers, Terri <terri.rogers@txkusa.org>; joe.langley@sparklight.biz; TTFD-James, Heather <heather.james@texarkanatexas.gov>; mgross <mgross@bowieappraisal.org>; Tommy Bruce <Tommy.Bruce@txdot.gov>; philip.mcdowell@rittercommunications.com; tray.mcneil@rittercommunications.com; Brandon Brooks <bbrooks@summitutilities.com>; GREG STRICKLAND <gstrickland@summitutilities.com>; Stephanie Green <sgreen@conterra.com>; Jeremy Lindsey <jlindsey@swrea.com>; dmcdowell@swrea.com; TX-Maxey, Shawn <s.maxey@texarkanatexas.gov>; Adam Keahey <akeahey@conterra.com>
Cc: TEX-Puckett, Laura <lpuckett@texarkanatexas.gov>
Subject: [EXTERNAL] Plat Review -Preliminary and Final Plat for Roundabout Way Addition No. 1

All,

We have received a request for approval of the Preliminary and Final Plat for Roundabout Way Addition No. 1. This is located at the intersection of the Roundabout Way and Gibson Lane and Pavilion Parkway.

Attached is the application, checklist, and plat for the proposed plat. This will be on the March 4, 2024 P& Z agenda so please review and provide any comments back to me via email by **12 PM, February 28, 2024. .** If you have any questions, please let me know.

Thanks,

Attachment: PlatComments-FinalPrelimPlatRoundaboutWayAddition1-March2024 (4189 : Preliminary and Final Plat Roundabout Way Addition

Dusty Henslee, P.E., CFM, CPM
Assistant City Manager/Director of Public Works
City of Texarkana, Texas
Office: (903)-798-3953
Cell: (903)-908-1808

Email communications through this office may be subject to Texas Public Records laws and may be shared with others.

Attachment: PlatComments-FinalPrelimPlatRoundaboutWayAddition1-March2024 (4189 : Preliminary and Final Plat Roundabout Way Addition

TEX-Henslee, Dustin

From: Brandon Brooks <bbrooks@summitutilities.com>
Sent: Monday, February 19, 2024 1:32 PM
To: TEX-Henslee, Dustin
Subject: RE: [EXTERNAL EMAIL] Plat Review -Preliminary and Final Plat for Roundabout Way Addition No. 1

CAUTION: This email originated from outside our email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good on this one also.

Brandon Brooks
Operations Supervisor | Texarkana, Arkansas
903.824.1304 c.
bbrooks@summitutilities.com

From: TEX-Henslee, Dustin <dustin.henslee@texarkanatexas.gov>
Sent: Thursday, February 15, 2024 8:32 AM
To: dwwiley@aep.com; Zachary S Pianalto <zspianalto@aep.com>; michael.a.latham@windstream.com; chris.jackson@windstream.com; TWU-Smith, Gary <gsmith@txkusa.org>; TEX-Daniel, Mashell <mhodges@texarkanatexas.gov>; willb@bcec.com; TWU-Rogers, Terri <terri.rogers@txkusa.org>; joe.langley@sparklight.biz; TTFD-James, Heather <heather.james@texarkanatexas.gov>; mgross <mgross@bowieappraisal.org>; Tommy Bruce <Tommy.Bruce@txdot.gov>; philip.mcdowell@rittercommunications.com; tray.mcneil@rittercommunications.com; Brandon Brooks <bbrooks@summitutilities.com>; Greg Strickland <gstrickland@summitutilities.com>; Stephanie Green <sgreen@conterra.com>; Jeremy Lindsey <jlindsey@swrea.com>; dmcdowell@swrea.com; TX-Maxey, Shawn <s.maxey@texarkanatexas.gov>; Adam Keahey <akeahey@conterra.com>
Cc: TEX-Puckett, Laura <lpuckett@texarkanatexas.gov>
Subject: [EXTERNAL EMAIL] Plat Review -Preliminary and Final Plat for Roundabout Way Addition No. 1

All,

We have received a request for approval of the Preliminary and Final Plat for Roundabout Way Addition No. 1. This is located at the intersection of the Roundabout Way and Gibson Lane and Pavilion Parkway.

Attached is the application, checklist, and plat for the proposed plat. This will be on the March 4, 2024 P& Z agenda so please review and provide any comments back to me via email by **12 PM, February 28, 2024. .** If you have any questions, please let me know.

Thanks,

Dusty Henslee, P.E., CFM, CPM
Assistant City Manager/Director of Public Works

Attachment: PlatComments-FinalPrelimPlatRoundaboutWayAddition1-March2024 (4189 : Preliminary and Final Plat Roundabout Way Addition

City of Texarkana, Texas
Office: (903)-798-3953
Cell: (903)-908-1808

Email communications through this office may be subject to Texas Public Records laws and may be shared with others.

If you received this message in error, please do not read, copy, or share it. Instead, please notify the sender immediately and permanently delete all copies in your possession.

Attachment: PlatComments-FinalPrelimPlatRoundaboutWayAddition1-March2024 (4189 : Preliminary and Final Plat Roundabout Way Addition

Texarkana Water Utilities

801 Wood Street, P.O. Box 2008, Texarkana, Texas 75504

(903) 798-3800 Phone
711 TTY
(903) 791-0724 Fax

MEMORANDUM

To: Dusty Henslee, P.E., CFM, CSI, Assistant City Manager, City of Texarkana, Texas

From: Kenneth L. Icenhower, P.E., Asst Executive Director, TWU

Date: February 18, 2024

Re: **Plat of Roundabout Way Addition No 1**

Project # 24-000344

The Utility staff has reviewed the above replat and has the following comments:

1. There is an existing eight-inch (8") water main on the South side of Gibson Lane and an existing eight-inch (8") water main on the East side of Pavilion Parkway. There is an existing eight-inch (8") sewer main along the West side of Pavilion Parkway and an existing eight-inch (8") sewer main along a portion of the East side of Pavilion Parkway.

2. The Utility reserves the right to request additional utility easements upon review of the plans.

3. The size and location of the existing water and sanitary sewer mains have not been field verified. The developer's representative shall field verify the size and location of the existing utilities before designing or constructing extensions of the system.

If you should have any questions or require further information, please do not hesitate to contact me. Thank you.

cc: Gary L. Smith, P.E., Executive Director, TWU
Bill Moss, GIS Asset Management Administrator, TWU
Teresa Akard, O & M Coordinator, TWU
Michelle Warren, Executive Assistant, TWU

Texarkana Water Utilities is an equal opportunity provider and employer

Attachment: PlatComments-FinalPrelimPlatRoundaboutWayAddition1-March2024 (4189 : Preliminary and Final Plat Roundabout Way Addition

CITY OF TEXARKANA TEXAS
P.O. Box 1967
Texarkana, TX 75504
Phone (903) 798-3900

Application for Subdivision Plat Approval

Type: X *Preliminary* X *Final* ___*Replat* ___*Minor* ___*Amended* ___*Vacation*

Purpose of Plat: To create a 2 Lot Subdivision

Plat Title: Roundabout Way Addition #1

Current Legal Description: L1, Pavilion Park, all of 7.760 ac., & pt. of 43.229 ac.

Total Acreage: 14.480 ***Number of Lots:*** 2 ***Zoning:*** GR-PD

Owner/Developer Information:

Name: Christus Health ARK-LA-TEX & Gibson Park Development, LLP.

Address:

Phone: ( ) Fax: ( ) Work E-mail:

Surveyor/Engineer Information:

Name: Jeffrey Wood - MTG Engineers & Surveyors

Address: 5930 Summerhill Road, Texarkana, Texas, 75503

Phone: (903)838-8533 Fax: ( ) Work E-mail: jwood@mtgengineers.com

Applicant/Agent Information:

Name: Jeffrey Wood - MTG Engineers & Surveyors

Address: 5930 Summerhill Road, Texarkana, Texas, 75503

Phone: (903) 506-8507 Fax: ( ) Work E-mail: jwood@mtgengineers.com

Required Documents:

- 1 Electronic Copy of Plat
- 1 Fullsize Copy of Plat (24"x36")
- 1 Halfsize Copy of Plat (11"x17")
- Most Current Recorded Subdivision Plat for Replat or Amendment

Owners/Applicant Certification

A plat application will not be considered filed pursuant to Section 212.009 of the Texas Local Government Code until all required documents and fees have been submitted and all of the terms and conditions of the City of Texarkana Subdivision Ordinance, including all necessary studies, plans, and supporting information are accepted and approved. All necessary plat checklists and fees must also be turned in with this application.

I certify that the information on this form and the attached plats is true and accurate to the best of my/our knowledge and that all necessary documents have been submitted for approval, and all terms and conditions of the City of Texarkana, Texas Subdivision Ordinance have been met. I understand that the City may reject this application if any information that is submitted is incomplete.

Jeffrey Wood	Jeffrey Wood	02/14/2024
Applicant's Printed Name	Applicant's Signature	Date

Application Fee: _____ Received by: _____

Revis

Attachment: PlatComments-FinalPrelimPlatRoundaboutWayAddition1-March2024 (4189 : Preliminary and Final Plat Roundabout Way Addition

CITY OF
TEXARKANA
TEXAS
P.O. Box 1967
Texarkana, TX 75504
Phone (903) 798-3900

PRELIMINARY PLAT CHECKLIST

GENERAL INFORMATION / PROJECT DESCRIPTION	
Date, written and graphic scale (100 scale or smaller) and north arrow	☑
Location Map for proposed development	☑
Name and address of (if applicable):	☑
1. Developer	
2. Record Property Owner or Owners	
3. Planners	
4. Engineer	
5. Surveyor	
BOUNDARIES, ACREAGE, AND USES	
Names or designations of all adjoining subdivisions or properties	☑
Any city of extraterritorial lines traversing or on the boundary of the development	☑
Outline of proposed tract (shall stand out compared to other boundary lines)	☑
Total Acreage in development	☑
Existing and Proposed Land Uses and Acreage	☑
Existing and Proposed Zoning	☑
EXISTING FEATURES	
Streets, roads, alleys	☑
Utilities	☑
1.Water	
2. Sewer	
3. Gas	
4. Electric	
5. Cable, Phone, Etc.	
Survey Information	☑
1.Lot Information	
2. Easements	
3. Building Lines	
4. Street Names	
5. Setbacks	
Parks	☑
Drainage Facilities	☑
1. Watercourses (rivers, creeks, ravines, channels, etc.)	
2. Bridges	
3. Culverts	
4. Underground drainage systems	
5. Ponds (Retention/Detention)	
6. FEMA Flood Zones	
Contour Lines (not greater than 3' intervals)	☑

Attachment: PlatComments-FinalPrelimPlatRoundaboutWayAddition1-March2024 (4189 : Preliminary and Final Plat Roundabout Way Addition

CITY OF
TEXARKANA
TEXAS
P.O. Box 1967
Texarkana, TX 75504
Phone (903) 798-3900

PROPOSED FEATURES	
Streets, roads, alleys	☑
Utilities	☑
1.Water	
2. Sewer	
3. Gas	
4. Electric	
5. Cable, Phone, Etc.	
Survey Information	☑
1.Lot Information	
2. Easements	
3. Building Lines	
4. Street Names	
5. Setbacks	
Parks	☑
Drainage Facilities	☑
1. Watercourses (rivers, creeks, ravines, channels, etc.)	
2. Bridges	
3. Culverts	
4. Underground drainage systems	
5. Ponds (Retention/Detention)	
6. FEMA Flood Zones	
Contour Lines (not greater than 3' intervals)	☑
Registered Professional Land Surveyor Seal	☑

CERTIFICATION STATEMENT

I have reviewed the checklist and submittals for completeness and accuracy. I understand this plat will not be reviewed until all information is included.

Jeffrey Wood — Signature

02/14/2024 — Date

Jeffrey Wood — Printed Name

Attachment: PlatComments-FinalPrelimPlatRoundaboutWayAddition1-March2024 (4189 : Preliminary and Final Plat Roundabout Way Addition

CITY OF
TEXARKANA
TEXAS
P.O. Box 1967
Texarkana, TX 75504
Phone (903) 798-3900

FINAL PLAT CHECKLIST

GENERAL INFORMATION / PROJECT DESCRIPTION	
Date, written and graphic scale (100 scale or smaller) and north arrow	☑
Location Map for proposed development	☑
Title and Name of Subdivision	☑
Legal Description and identification of tract being subdivided or resubdivided	☑
1. Legal description shall be referenced to a corner of an original headright survey	
SPECIFIC PLAT INFORMATION	
Names or designations of all adjoining subdivisions or properties	☑
Adjacent dedicated streets, alleys, and easements	☑
Outline of proposed tract (shall stand out compared to other boundary lines)	☑
Location and designation of all streets, alleys, and other areas with dimensions that are intended for public use	☑
All block, lot and street boundary lines	☑
1. Blocks and lots shall be numbered	
2. Building lines and easements are shown	
a.Commerical (15')	
b. Residential (25')	
c. In PUR, building line is not less than 15'	
100 Year FEMA Flood Zones	☑
Finish Floor Elevations (lots adjacent to flood zones and drainage facilities)	☑
Shown all necessary dimensions	☑
Supplemental Survey Reference Markers	☑
Certificate of ownership	☑
Certificate of surveyor	☑
Certificate of approval by planning and zoning commission	☑

CERTIFICATION STATEMENT

I have reviewed the checklist and submittals for completeness and accuracy. I understand this plat will not be reviewed until all information is included.

Jeffrey Wood — 02/14/2024

Signature — Date

Jeffrey Wood

Printed Name

Attachment: PlatComments-FinalPrelimPlatRoundaboutWayAddition1-March2024 (4189 : Preliminary and Final Plat Roundabout Way Addition

Property Description
14.480 Acres
Bowie County, Texas

All that certain lot, tract or parcel of land lying and situated in the George Brinlee Headright Survey, Abstract 18, Bowie County, Texas, being all of that certain tract of land described as Lot No. 1 of the Minor Plat of Pavilion Park according to the plat filed in Plat Cabinet D, Sleeve 9 and recorded in Document No. 2016-8900 of the Real Property Records of Bowie County, Texas, all of that certain tract of land described as 7.760 acres in the deed from Gibson Park Development, LLP. to Christus Health ARK-LA-TEX, dated March 24, 2022, recorded in Document No. 2022-00003602 of the Real Property Records of Bowie County, Texas, and being a portion of that certain tract of land described as 43.229 acres in the deed from Kirk Patton, et al to Gibson Park Development, LLC., dated October 27, 2005, recorded in Volume 4765, Page 302 of the Real Property Records of Bowie County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch steel rod, capped MTG 101011-00, found for a corner, same being the Southeast corner of the said 7.760 acre tract, and lying in the North right-of-way of Gibson Lane;

THENCE South 86 degrees 58 minutes 37 West a distance of 75.59 feet along the South line of the said 7.760 acre tract, the North right-of-way of the said Gibson Lane to a 1/2 inch steel rod, found for a corner at the beginning of a curve to the left, tangent to the said line;

THENCE in a Southwesterly direction along the arc of the said circular curve a distance of 321.22 feet, with a delta angle of 26 degrees 40 minutes 23 seconds, a radius of 690.00 feet, a chord bearing of South 73 degrees 35 minutes 31 seconds West, and a chord distance of 318.33 feet to a 1/2 inch steel rod, capped MTG 101011-00, found for a corner, at the end of the said circular curve;

THENCE South 61 degrees 23 minutes 35 seconds West a distance of 125.15 feet along the South line of the said Lot No. 1 and the North right-of-way of the said Gibson Lane to a 1/2 inch steel rod, capped MTG 101011-00, found for a corner, at an angle point;

THENCE South 59 degrees 01 minutes 52 seconds West a distance of 88.55 feet along the South line of the said Lot No. 1 and the North right-of-way of the said Gibson Lane to a 1/2 inch steel rod, capped MTG 101011-00, found for al corner;

THENCE North 75 degrees 50 minutes 32 degrees West a distance of 78.94 feet along the South line of the said Lot No. 1 to a 1/2 inch steel rod (control monument), capped MTG 101011-00, found for a corner lying in the East right-of-way of Pavilion Parkway;

THENCE North 30 degrees 50 minutes 27 seconds West (Basis Of Bearings) a distance of 114.82 feet along the West line of the said Lot No. 1, the East right-of-way of the said Pavilion Parkway to a 1/2 inch steel rod (control monument), capped MTG 101011-00, found for a corner at the beginning of a circular curve to the right, tangent to the said line;

THENCE in a Northwesterly direction along the arc of the said curve a distance of 311.87 feet, with a delt angle of 53 degrees 38 minutes 07 seconds, a radius of 333.15 feet, a chord bearing of North 04 degrees 01 minutes 31 seconds West, and a chord distance of 300.60 feet to a 1/2 inch steel rod, capped MTG 101011-00, at the end of the said circular curve;

THENCE North 22 degrees 47 minutes 33 minutes East a distance of 123.33 feet along the West line of the said 7.760 acre tract and the East right-of-way to said Pavilion Parkway to a 1/2 inch steel rod, capped MTG 101011-00, found for a corner, at the beginning of a circular curve to the left, tangent to said line;

THENCE in a Northeasterly direction along the arc of the said circular curve a distance of 264.06 feet, a delta angle of 24 degrees 00 minutes 54 seconds, a radius of 630.00 feet, a chord bearing of North 10 degrees 47 minutes 06 seconds East, and a chord distance of 262.13 feet to a 1/2 inch steel rod, capped MTG 101011-00, found for a corner, at the end of the said circular curve;

THENCE North 01 degrees 13 minutes 22 seconds West a distance of 246.28 feet along the East right-of-way of the said Pavilion Parkway to a 1/2 inch steel rod, capped MTG ENG, set for a corner, at the intersection of the North line of the said 43.229 acre tract, the East right-of-way line of the said Pavilion Parkway, and the South line of that certain tract of land described as 9.24 acres in the deed from Melony Diane Oliver Graham, et al to East McKnight, LLC., dated September 30, 2015, recorded in Document No. 2015-11269 of the Real Property Records of Bowie County, Texas, at the beginning of a circular curve to the left;

THENCE in a Southeasterly direction along the arc of the said circular curve a distance of 31.54 feet, with a delta angle of 90 degrees 21 minutes 00 seconds, a radius of 20.00 feet, a chord bearing of South 49 degrees 39 minutes 06 seconds East, and a chord distance of 28.37 feet to a 1/2 inch steel rod, capped MTG ENG, set for a corner;

THENCE North 85 degrees 07 minutes 48 seconds East a distance of 203.91 feet across the said 43.229 acre tract to a 1/2 inch steel rod, capped MTG ENG, set for a corner the beginning of a circular curve to the right, tangent to said line;

THENCE in a Southeasterly along the arc of the said circular curve a distance of 683.80 feet, having a delta angle of 92 degrees 30 minutes 05 seconds, a radius of 423.55 feet, a chord bearing of South 48 degrees 37 minutes 10 seconds East, and a chord distance of 611.92 feet to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner, at the end of the said circular curve;

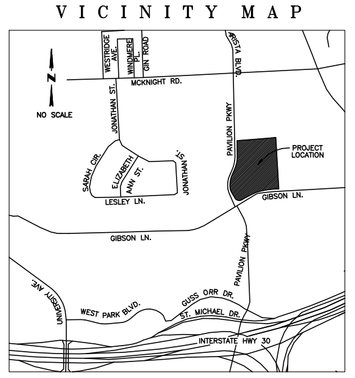
THENCE South 02 degrees 22 minutes 08 seconds East a distance of 406.61 feet across the said 43.229 acre tract to a 1/2 inch steel rod, capped MTG ENG, set for a corner at the beginning of a circular curve to the left, tangent to said line;

THENCE in a Southeasterly along the arc of the said circular curve a distance of 30.29 feet, with a delta angle of 86 degrees 45 minutes 58 seconds, a radius 20.00 feet, a chord bearing South 45 degrees 45 minutes 07 seconds East, and a chord distance of 27.48 feet to a 1/2 inch steel rod, capped MTG ENG, set for a corner, lying in the South line of the said 43.229 acre tract and the North right-of-way of the said Gibson Lane;

THENCE South 86 degrees 55 minutes 20 seconds West a distance of 88.98 feet along the South line of the said 43.229 acre tract and the North right-of-way of the said Gibson Lane to the point of beginning and containing 14.480 acres of land, at the time of this survey.



V I C I N I T Y M A P



LINE	LENGTH	DELTA	RADIUS	CHD BEAR	CHORD
C1	160.50'	14°35'49"	630.00'	N15°29'38"E	160.07'
C2	103.56'	9°25'06"	630.00'	N03°29'11"E	103.44'
C3	28.73'	82°18'18"	20.00'	N43°58'39"E	26.33'
C4	31.54'	90°21'00"	20.00'	S49°39'06"E	28.37'
C5	30.29'	86°45'58"	20.00'	S45°45'07"E	27.48'

LINE	BEARING	DISTANCE
L1	S86°55'20"W	88.98'
L2	S86°58'37"W	75.59'
L3	S59°01'52"W	88.55'
L4	N75°50'32"W	78.94'

The bearings are based on Grid North within the "Texas Coordinate System of 1983, North Central Zone", NAD83 (CORS96, EPOCH2002.0), grid, with a bearing of North 30 degrees 50 minutes 27 seconds West. The following control monuments were used to establish the basis of bearings:

CONTROL MONUMENT #1
N=7242597.3040
E=3310666.3379

CONTROL MONUMENT #2
N=7242695.8870
E=3310607.4756

NOTE:
In providing this boundary survey, no attempt has been made to obtain or show data concerning existence, size, depth, condition, capacity or location of any utility existing on the site, whether private, municipal or public owned. Subsurface and environmental conditions were not surveyed or examined or statement is made concerning the existence of underground or overhead conditions, containers or facilities that may affect the use or development of this property. Easement research was not done for this property by the surveyor, nor was a current title policy provided prior to this survey.

SURVEY REFERENCE MONUMENTS			
#	NORTHING	EASTING	DESCRIPTION
SRM#1	7242777.3892	3311309.5246	1/2" REBAR
SRM#2	7243317.6251	3311280.5353	1/2" REBAR
SRM#3	7243515.5291	3310680.0302	1/2" REBAR

FLOOD STATEMENT:

By graphic plotting only, a of this property is in Zone "X" areas determined to be outside the 1% Annual Chance Flood. In Community of the City of Texarkana, Number 480060, Panel 0355, Suffix E, Map Number 48037C0355E, Dated December 21, 2017. No field surveying was performed to determine this zone and an elevation certification may be needed to verify this determination or apply for variance from the Federal Emergency Management Agency.

CERTIFICATE OF DEDICATION BY OWNER

We, Christus Healith ARK-LA-TEX & Gibson Park Development, LLP., being the Owner of a tract of land as shown on the attached map or plat have caused the same to be surveyed, platted and subdivided as shown, and which subdivision shall hereafter be known as Roundabout Way Addition #1, a subdivision of a part of the George Brinlee Headright Survey, Abstract 18, Bowie County, Texas, and by hese presents. We hereby dedicate to the public in fee simple, the streets and roads as shown on this plat, and by this instrument, We hereby dedicate the easements shown on this plat for utility purposes.

Jason Rounds, President
Christus Health ARK-LA-TEX
Owner – Lot 1

David Whitt, M. D., Authorized Partner
Gibson Park Development, LLP.
Owner– Lot 2

STATE OF TEXAS
COUNTY OF BOWIE

Before me, the undersigned authority in and for said County and State, on this day personally appeared Jason Rounds, as President of Christus Health ARK-LA-TEX., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, and in the capacity therein stated. GIVEN UNDER MY HAND AND SEAL

this _____ day of _____, 2024.

Notary Public _____ Commission Expires: _____
State of Texas

STATE OF TEXAS
COUNTY OF BOWIE

Before me, the undersigned authority in and for said County and State, on this day personally appeared David Whitt, M. D., as Authorized Partner of Gibson Park Development, LLP., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, and in the capacity therein stated. GIVEN UNDER MY HAND AND SEAL

this _____ day of _____, 2024.

Notary Public _____ Commission Expires: _____
State of Texas

CERTIFICATE OF APPROVAL BY PLANNING COMMISSION

We, the undersigned, do hereby certify that the Roundabout Way Addition #1, a subdivision of a part of the George Brinlee Headright Survey, Abstract 18, Bowie County, Texas, together with the Owner's Certificate and Surveyor's Certificate of same were presented to the Planning Commission of the City of Texarkana, Bowie County, Texas, for its approval, and that said plat, Owner's Certificate, and Surveyor's Certificate being found to conform to the requirements in all respects, are in all things approved

on this the _____ day of _____, 2024.

_____
Chairman

Planning Commission Approval
Expires on_____

_____
Secretary

CERTIFICATE OF ENGINEER OR SURVEYOR

I, Jeffrey A. Wood, do hereby certify that I am a Registered Professional Land Surveyor in the State of Texas and that subdivision plat attached hereto correctly reflects the results of a survey made by me on the ground February 12, 2024, that the corner monuments are in place at points on the boundaries as shown, that there are no visible encroachments (other than shown on the map) or discrepancies, and that the subdivision shall be known as Roundabout Way Addition #1, a subdivision of part of the George Brinlee Headright Survey, Abstract 18, Bowie County, Texas.

Jeffrey A. Wood
Registered Professional Land Surveyor
No. 6220, State of Texas
Firm Certificate No. 101011-00
Date: February 14, 2024

STATE OF TEXAS
JEFFREY A. WOOD
#6220
REGISTERED PROFESSIONAL LAND SURVEYOR

DEVELOPERS: CHRISTUS HEALTH ARK-LA-TEX & GIBSON PARK DEVELOPMENT, LLP.
EXISTING LAND USE: VACANT (14.480 ACRES)
PROPOSED LAND USE: HOSPITAL (LOT 1)
EXISTING ZONING: GENERAL RETAIL DISTRICT

NOTES:

ALL MONUMENTS ARE SET 1/2" STEEL RODS CAPPED MTG ENG, UNLESS OTHERWISE INDICATED.

ROUNDABOUT WAY ADDITION #1 PRELIMINARY PLAT

14.480 ACRES IN THE GEORGE BRINLEE HEADRIGHT SURVEY, ABSTRACT 18, BOWIE COUNTY, TEXAS

Date	Revision/Description

Drawn By	Checked By	Project No.	Dwg. Date
DH	JW	226035	02/14/2024

File No. | Sheet No.

MTG ENGINEERS &SURVEYORS
5930 SUMMERHILL ROAD TEXARKANA, TX
P 903.838.8533 www.mtgengineers.com
TBPE FIRM NO. F-354 AR COA NO. 125

© MTG 2024

X:\2022 Projects\226035 Christus Expansion\02 Surveying\226035 PLAT Prelimary.pro
Wed Feb 14, 2024 10:37AM

Attachment: PlatComments-FinalPrelimPlatRoundaboutWayAddition1-March2024 (4189 : Preliminary and Final Plat Roundabout Way Addition No. 1 Roundabout & Gibson)

Property Description
14.480 Acres
Bowie County, Texas

All that certain lot, tract or parcel of land lying and situated in the George Brinlee Headright Survey, Abstract 18, Bowie County, Texas, being all of that certain tract of land described as Lot No. 1 of the Minor Plat of Pavilion Park according to the plat filed in Plat Cabinet D, Sleeve 9 and recorded in Document No. 2016-8900 of the Real Property Records of Bowie County, Texas, all of that certain tract of land described as 7.760 acres in the deed from Gibson Park Development, LLP. to Christus Health ARK-LA-TEX, dated March 24, 2022, recorded in Document No, 2022-00003602 of the Real Property Records of Bowie County, Texas, and being a portion of that certain tract of land described as 43.229 acres in the deed from Kirk Patton, et al to Gibson Park Development, LLC., dated October 27, 2005, recorded in Volume 4765, Page 302 of the Real Property Records of Bowie County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch steel rod, capped MTG 101011-00, found for a corner, same being the Southeast corner of the said 7.760 acre tract, and lying in the North right-of-way of Gibson Lane;

THENCE South 86 degrees 58 minutes 37 West a distance of 75.59 feet along the South line of the said 7.760 acre tract, the North right-of-way of the said Gibson Lane to a 1/2 inch steel rod, found for a corner at the beginning of a curve to the left, tangent to the said line;

THENCE in a Southwesterly direction along the arc of the said circular curve a distance of 321.22 feet, with a delta angle of 26 degrees 40 minutes 23 seconds, a radius of 690.00 feet, a chord bearing of South 73 degrees 35 minutes 31 seconds West, and a chord distance of 318.33 feet to a 1/2 inch steel rod, capped MTG 101011-00, found for a corner, at the end of the said circular curve;

THENCE South 61 degrees 23 minutes 35 seconds West a distance of 125.15 feet along the South line of the said Lot No. 1 and the North right-of-way of the said Gibson Lane to a 1/2 inch steel rod, capped MTG 101011-00, found for a corner, at an angle point;

THENCE South 59 degrees 01 minutes 52 seconds West a distance of 88.55 feet along the South line of the said Lot No. 1 and the North right-of-way of the said Gibson Lane to a 1/2 inch steel rod, capped MTG 101011-00, found for al corner;

THENCE North 75 degrees 50 minutes 32 degrees West a distance of 78.94 feet along the South line of the said Lot No. 1 to a 1/2 inch steel rod (control monument), capped MTG 101011-00, found for a corner lying in the East right-of-way of Pavilion Parkway;

THENCE North 30 degrees 50 minutes 27 seconds West (Basis Of Bearings) a distance of 114.82 feet along the West line of the said Lot No. 1, the East right-of-way of the said Pavilion Parkway to a 1/2 inch steel rod (control monument), capped MTG 101011-00, found for a corner at the beginning of a circular curve to the right, tangent to the said line;

THENCE in a Northwesterly direction along the arc of the said curve a distance of 311.87 feet, with a delt angle of 53 degrees 38 minutes 07 seconds, a radius of 333.15 feet, a chord bearing of North 04 degrees 01 minutes 31 seconds West, and a chord distance of 300.60 feet to a 1/2 inch steel rod, capped MTG 101011-00, at the end of the said circular curve;

THENCE North 22 degrees 47 minutes 33 minutes East a distance of 123.33 feet along the West line of the said 7.760 acre tract and the East right-of-way to said Pavilion Parkway to a 1/2 inch steel rod, capped MTG 101011-00, found for a corner, at the beginning of a circular curve to the left, tangent to said line;

THENCE in a Northeasterly direction along the arc of the said circular curve a distance of 264.06 feet, a delta angle of 24 degrees 00 minutes 54 seconds, a radius of 630.00 feet, a chord bearing of North 10 degrees 47 minutes 06 seconds East, and a chord distance of 262.13 feet to a 1/2 inch steel rod, capped MTG 101011-00, found for a corner, at the end of the said circular curve;

THENCE North 01 degrees 13 minutes 22 seconds West a distance of 246.28 feet along the East right-of-way of the said Pavilion Parkway to a 1/2 inch steel rod, capped MTG ENG, set for a corner, at the intersection of the North line of the said 43.229 acre tract, the East right-of-way line of the said Pavilion Parkway, and the South line of that certain tract of land described as 9.24 acres in the deed from Melony Diane Oliver Graham, et al to East McKnight, LLC., dated September 30, 2015, recorded in Document No. 2015-11269 of the Real Property Records of Bowie County, Texas, at the beginning of a circular curve to the left;

THENCE in a Southeasterly direction along the arc of the said circular curve a distance of 31.54 feet, with a delta angle of 90 degrees 21 minutes 00 seconds, a radius of 20.00 feet, a chord bearing of South 49 degrees 39 minutes 06 seconds East, and a chord distance of 28.37 feet to a 1/2 inch steel rod, capped MTG ENG, set for a corner;

THENCE North 85 degrees 07 minutes 48 seconds East a distance of 203.91 feet across the said 43.229 acre tract to a 1/2 inch steel rod, capped MTG ENG, set for a corner the beginning of a circular curve to the right, tangent to said line;

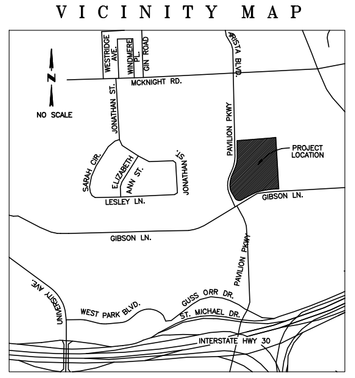
THENCE in a Southeasterly along the arc of the said circular curve a distance of 683.80 feet, having a delta angle of 92 degrees 30 minutes 05 seconds, a radius of 423.55 feet, a chord bearing of South 48 degrees 37 minutes 10 seconds East, and a chord distance of 611.92 feet to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner, at the end of the said circular curve;

THENCE South 02 degrees 22 minutes 08 seconds East a distance of 406.61 feet across the said 43.229 acre tract to a 1/2 inch steel rod, capped MTG ENG, set for a corner at the beginning of a circular curve to the left, tangent to said line;

THENCE in a Southeasterly along the arc of the said circular curve a distance of 30.29 feet, with a delta angle of 86 degrees 45 minutes 58 seconds, a radius 20.00 feet, a chord bearing South 45 degrees 45 minutes 07 seconds East, and a chord distance of 27.48 feet to a 1/2 inch steel rod, capped MTG ENG, set for a corner, lying in the South line of the said 43.229 acre tract and the North right-of-way of the said Gibson Lane;

THENCE South 86 degrees 55 minutes 20 seconds West a distance of 88.98 feet along the South line of the said 43.229 acre tract and the North right-of-way of the said Gibson Lane to the point of beginning and containing 14.480 acres of land, at the time of this survey.

V I C I N I T Y M A P

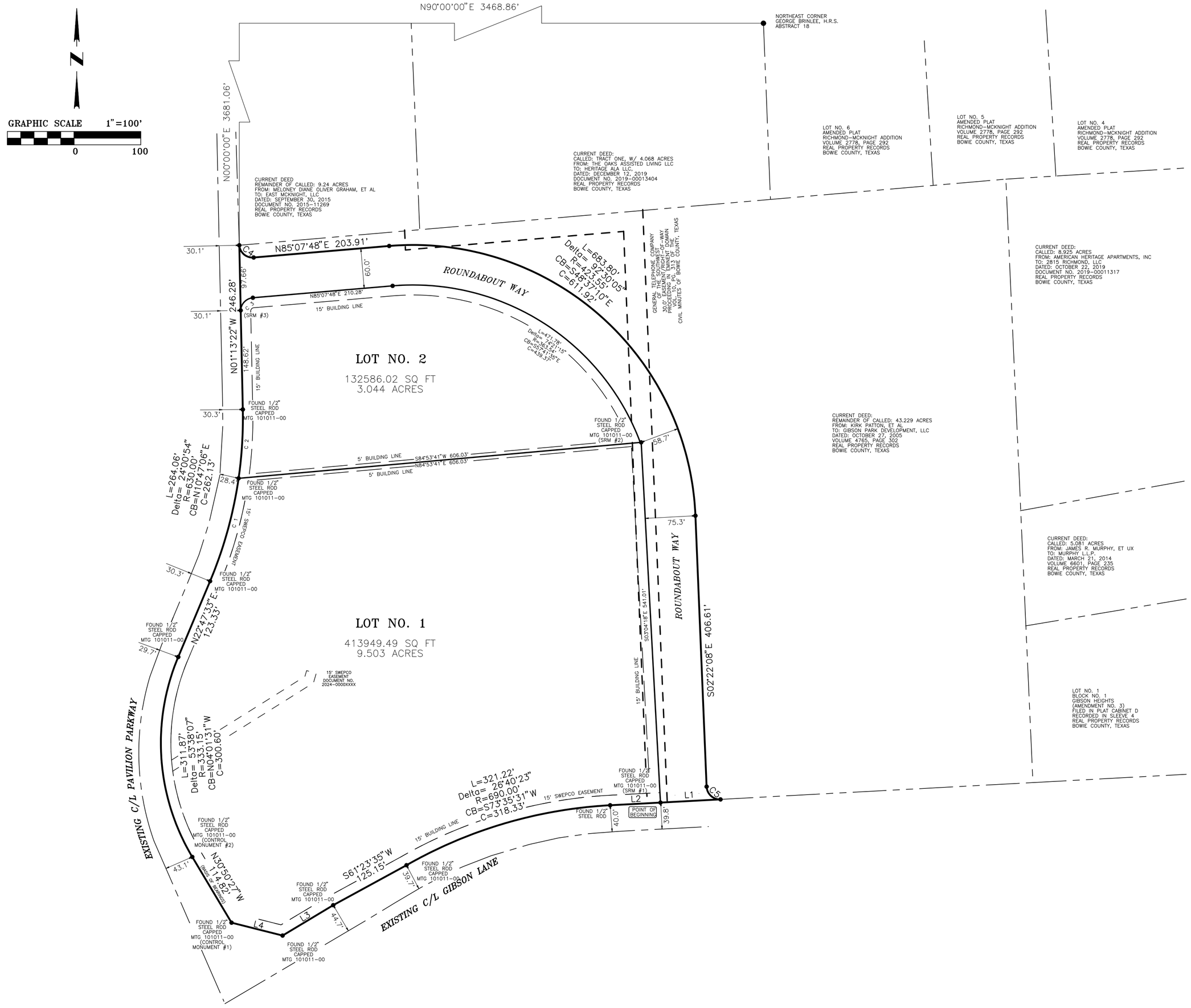


The bearings are based on Grid North within the "Texas Coordinate System of 1983, North Central Zone", NAD83 (CORS96, EPOCH2002.0), grid, with a bearing of North 30 degrees 50 minutes 27 seconds West. The following control monuments were used to establish the basis of bearings:

CONTROL MONUMENT #1
N=7242597.3040
E=3310666.3379

CONTROL MONUMENT #2
N=7242695.8870
E=3310607.4756

NOTE:
In providing this boundary survey, no attempt has been made to obtain or show data concerning existence, size, depth, condition, capacity or location of any utility existing on the site, whether private, municipal or public owned. Subsurface and environmental conditions were not surveyed or examined or statement is made concerning the existence of underground or overhead conditions, containers or facilities that may affect the use or development of this property. Easement research was not done for this property by the surveyor, nor was a current title policy provided prior to this survey.



LINE	LENGTH	DELTA	RADIUS	CHD BEAR	CHORD
C1	160.50'	14°35'49"	630.00'	N15°29'38"E	160.07'
C2	103.56'	9°25'06"	630.00'	N03°29'11"E	103.44'
C3	28.73'	82°18'18"	20.00'	N43°58'39"E	26.33'
C4	31.54'	90°21'00"	20.00'	S49°39'06"E	28.37'
C5	30.29'	86°45'58"	20.00'	S45°45'07"E	27.48'

LINE	BEARING	DISTANCE
L1	S86°55'20"W	88.98'
L2	S86°58'37"W	75.59'
L3	S59°01'52"W	88.55'
L4	N75°50'32"W	78.94'

SURVEY REFERENCE MONUMENTS			
#	NORTHING	EASTING	DESCRIPTION
SRM#1	7242777.3892	3311309.5246	1/2" REBAR
SRM#2	7243317.6251	3311280.5353	1/2" REBAR
SRM#3	7243515.5291	3310680.0302	1/2" REBAR

FLOOD STATEMENT:

By graphic plotting only, a of this property is in Zone "X" areas determined to be outside the 1% Annual Chance Flood. In Community of the City of Texarkana, Number 480060, Panel 0355, Suffix E, Map Number 48037C0355E, Dated December 21, 2017. No field surveying was performed to determine this zone and an elevation certification may be needed to verify this determination or apply for variance from the Federal Emergency Management Agency.

CERTIFICATE OF DEDICATION BY OWNER

We, Christus Healith ARK-LA-TEX & Gibson Park Development, LLP., being the Owner of a tract of land as shown on the attached map or plat have caused the same to be surveyed, platted and subdivided as shown, and which subdivision shall hereafter be known as Roundabout Way Addition #1, a subdivision of a part of the George Brinlee Headright Survey, Abstract 18, Bowie County, Texas, and by hese presents. We hereby dedicate to the public in fee simple, the streets and roads as shown on this plat, and by this instrument, We hereby dedicate the easements shown on this plat for utility purposes.

Jason Rounds, President
Christis Health ARK-LA-TEX
Owner – Lot 1

David Whitt, M. D., Authorized Partner
Gibson Park Development, LLP.
Owner– Lot 2

STATE OF TEXAS
COUNTY OF BOWIE

Before me, the undersigned authority in and for said County and State, on this day personally appeared Jason Rounds, as President of Christus Health ARK-LA-TEX., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, and in the capacity therein stated. GIVEN UNDER MY HAND AND SEAL

this _____ day of _____, 2024.

Notary Public _____ Commission Expires: _____
State of Texas

STATE OF TEXAS
COUNTY OF BOWIE

Before me, the undersigned authority in and for said County and State, on this day personally appeared David Whitt, M. D., as Authorized Partner of Gibson Park Development, LLP., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, and in the capacity therein stated. GIVEN UNDER MY HAND AND SEAL

this _____ day of _____, 2024.

Notary Public _____ Commission Expires: _____
State of Texas

CERTIFICATE OF APPROVAL BY PLANNING COMMISSION

We, the undersigned, do hereby certify that the Roundabout Way Addition #1, a subdivision of a part of the George Brinlee Headright Survey, Abstract 18, Bowie County, Texas, together with the Owner's Certificate and Surveyor's Certificate of same were presented to the Planning Commission of the City of Texarkana, Bowie County, Texas, for its approval, and that said plat, Owner's Certificate, and Surveyor's Certificate being found to conform to the requirements in all respects, are in all things approved

on this the _____ day of _____, 2024.

_____
Chairman

Planning Commission Approval
Expires on_____

_____
Secretary

CERTIFICATE OF ENGINEER OR SURVEYOR

I, Jeffrey A. Wood, do hereby certify that I am a Registered Professional Land Surveyor in the State of Texas and that subdivision plat attached hereto correctly reflects the results of a survey made by me on the ground February 12, 2024, that the corner monuments are in place at points on the boundaries as shown, that there are no visible encroachments (other than shown on the map) or discrepancies, and that the subdivision shall be known as Roundabout Way Addition #1, a subdivision of part of the George Brinlee Headright Survey, Abstract 18, Bowie County, Texas.

Jeffrey A. Wood
Registered Professional Land Surveyor
No. 6220, State of Texas
Firm Certificate No. 101011-00
Date: February 14, 2024

STATE OF TEXAS
JEFFREY A. WOOD
#6220
PROFESSIONAL LAND SURVEYOR

NOTES:

ALL MONUMENTS ARE SET 1/2" STEEL RODS CAPPED MTG ENG, UNLESS OTHERWISE INDICATED.

ROUNDABOUT WAY ADDITION #1 FINAL PLAT

14.480 ACRES IN THE GEORGE BRINLEE HEADRIGHT SURVEY, ABSTRACT 18, BOWIE COUNTY, TEXAS

Date	Revision/Description

Drawn By	Checked By	Project No.	Dwg. Date	File No.	Sheet No.
DH	JW	226035	02/14/2024		

MTG ENGINEERS &SURVEYORS
5930 SUMMERHILL ROAD TEXARKANA, TX
P 903.838.8533 www.mtgengineers.com
TBPE FIRM NO. F-354 AR COA NO. 125
© MTG 2024

City of Texarkana, Texas

Version:

Summary Sheet

Update Date: 2/28/2024 10:41 AM

Lead Department:	Planning & Zoning Commission	**Action Officer:**	Laura Puckett, Zoning Administrator
Subject:	Ordinance No. 2024-021 amending the Zoning Code, Chapter 140, Article VII by adding Section 140-182, "Telecommunications Tower & Stealth Telecommunications Tower", and adding corresponding definitions to Section 140-179 and "Utility and Service Uses" to Section 140-81(b).		

Meeting Date: 3/4/2024

Attachments

a. 2024-021 ORD cell towers (DOCX)

Staff Coordination

Building Code Administration	Mashell Daniel	Reviewer	Pending
Planning & Zoning Commission 03/04/2024 6:00 PM	Laura Puckett	Meeting	Pending

Updates/History of Briefing:

The Planning and Zoning Commission unanimously recommended for approval of this request on February 5, 2024. After review of the ordinance it was discovered that the Planned Development Zoning District was omitted from the ordinance.

Executive Summary and Background Information:

The city has received requests in the past for the installation of telecommunications towers to meet the needs of cellular service in high-traffic and densely populated areas. In the past, towers were treated as radio towers and allowed in certain zoning areas with a specific use permit, which requires approval through a public process. Cellular companies perform months and even years of research to determine the best location for a tower to provide the cellular coverage needed for the public. Having this ordinance sets boundaries as to where these towers are allowed, therefore assisting cellular companies in their research for locations of towers without having to go through a public approval process.

Currently, the city does not have any ordinances on the placement of telecommunication towers. For the past several months, staff has researched and studied the ordinances of other municipalities to create a draft of a tower ordinance. Then staff hosted a workshop for the Planning & Zoning Commission (P&Z) to present a summary of the data collected and a draft of an ordinance. P&Z made comments which were addressed in the next draft of the ordinance. Then the ordinance was presented to P&Z for further comments at the next 2 monthly meetings, before approving the ordinance in its entirety on February 5, 2024. By approving this ordinance, residential properties will be protected from tower placement, and a

removal bond is required to remove the tower if it ever becomes inactive or abandoned. Therefore, staff recommends adding Section 140-182, "Telecommunications Tower and Stealth Communications Tower" to the ordinance to better assist with property planning, use, and development.

Potential Options:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff Recommends for approval.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

The Planning and Zoning Commission unanimously recommended for approval of this request on February 5, 2024.

Advisory Board/Committee Meeting Date and Minutes:

March 4, 2024

Publish

ORDINANCE NO. 2024-021

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING THE ZONING CODE, CHAPTER 140, OF THE CODE OF ORDINANCES OF THE CITY OF TEXARKANA, TEXAS, BY ADDING SECTION 140-182, "TELECOMMUNICATIONS TOWER AND STEALTH TELECOMMUNICATIONS TOWER"; ADDING CORRESPONDING DEFINITIONS TO SECTION 140-179 AND CORRESPONDING USES TO "UTILITY AND SERVICE USES" IN SECTION 140-81; ADDING COMPLIANCE PROVISIONS TO SECTION 140-108, "PLANNED DEVELOPMENT"; CONTAINING SEVERABILITY AND SUPERSEDING CLAUSES; PROVIDING FOR PUBLICATION; AND ESTABLISHING AN EFFECTIVE DATE.

Recitals

WHEREAS, the telecommunications industry and federal government investments over the past years have expanded access to broadband in the United States: from 2009 through 2017, the industry made capital investments of about $795 billion, including investments in broadband infrastructure; federal investments totaled about $47.3 billion to target broadband infrastructure for rural areas over the same time; the Federal Communications Commission's Universal Service Fund high-cost program expanded service to about 2.3 million residential and small business locations, mostly from 2015 through 2017; the FCC reported that fixed broadband service was available to 94.4 percent of the U.S. population in 2018, up from 81.2 percent in 2012, although affordability and digital literacy remain barriers to adoption and use; and while service availability for people in rural areas increased from 45.7 percent in 2012 to 77.7 percent in 2018, service in rural areas continues to lag behind urban areas [source: United States Government Accountability Office (GAO-20-535), released June 25, 2020]; and

WHEREAS, in 2022, the United States Government Accountability Office, finding that the U.S. broadband efforts were not guided by a national strategy with clear roles, goals, objectives, and performance measures, recommended that the National Telecommunications and Information Administration (NTIA) identify key statutory limitations to program alignment and develop legislative proposals as appropriate, and that the Executive Office of the President develop and implement a national broadband strategy [source: United States Government Accountability Office (GAO-22-104611) released May 31, 2022];

WHEREAS, in 2023, NTIA issued the National Spectrum Strategy, a comprehensive plan to modernize federal spectrum policy and make the most efficient use possible of this vital national resource: the strategy focuses on promoting innovation and United States leadership in wireless technologies; collaborative long-term planning among government agencies and the private sector to support the nation's evolving spectrum needs; driving technological innovation, including innovative spectrum sharing technologies; boosting United States industrial competitiveness; protecting the security of the American people; fostering scientific advancements and promoting digital equity and inclusion; maintaining U.S. leadership in global markets for wireless equipment and services; and the ultimate goal -- enhancing the quality of life for all Americans by expanding

Attachment: 2024-021 ORD cell towers (4190 : 2024-021 ORD Cell Towers)

access to advanced wireless broadband networks and technologies [source: NTIA "National Spectrum Strategy" released November 13, 2023]; and

WHEREAS, under federal and state law, the location and type of wireless facility project determines a municipality's time to review and act on a request for locating such a project: for locations on private property, federal law, as interpreted by the FCC, and FCC rules, governs; and for locations on rights-of-way, Chapter 284 of the Texas Local Government Code governs; and

WHEREAS, current City Code provisions and administrative practices allow for locating telecommunications towers in certain zoning areas only with a specific use permit approved by the City Council; and

WHEREAS, telecommunications companies typically perform months, even years, of research and due diligence to determine the optimum locations for telecommunications towers for provision of cellular and broadband coverage needs, and City staff researched and studied ordinances of other municipalities in an effort to recommend to the City Council revisions to the City Code for greater predictability on locating telecommunications towers in specific zoning districts within the City together with defining by ordinance an administrative process specific to such towers; and

WHEREAS, City staff hosted a workshop for the Planning & Zoning Commission (P&Z) on September 5, 2023, to present a summary of the data collected and an initial draft of a proposed ordinance, to which P&Z made comments which were addressed in subsequent drafts and P&Z regular meetings held on October 2, 2023, November 6, 2023, December 4, 2023, January 2, 2024, and February 5, 2024, culminating in presentment of the submitted proposed ordinance to P&Z during its regular meeting on March 4, 2024, and P&Z unanimously recommending to the City Council approval of this ordinance to revise the Zoning Code; and

WHEREAS, the City Council finds and determines that this ordinance: furthers federal, state, and local policy for citizens' access to telecommunications technology; provides for greater predictability in locating telecommunications towers within the City; provides for an appropriate administrative process specific to requests for locating such towers; is necessary to protect health, life, and property and to preserve the good government, order, and security of the municipality and its inhabitants; and is in the best interests of the citizens of the City of Texarkana, Texas.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS:

SECTION 1: The Zoning Code, Chapter 140, Article VII – Supplemental Regulations, Section 140-179, of the Code of Ordinances of the City of Texarkana, Texas, is hereby amended to add the following definitions:

> *Telecommunications tower* ("tower") means a facility, including self-supporting lattice towers, guy towers or monopole towers, but not including stealth communication towers, designed to support one or more antennas and to contain ancillary facilities designed and used for the purpose of transmitting, receiving, and relaying voice, data, and other similar signals to or from various wireless communication devices; provided, however, that a *telecommunication tower* shall not

Attachment: 2024-021 ORD cell towers (4190 : 2024-021 ORD Cell Towers)

Publish

be defined to include the following: "*Radio, television, or microwave towers*"; amateur radio transmission facilities not used for commercial purposes; or facilities used exclusively for the transmission of television and radio signals.

Stealth telecommunications tower ("stealth tower") means a facility that is designed in such a way that the facility is not readily recognizable as a *telecommunications tower* or telecommunications equipment. By way of example and not limitation, *stealth towers* may include the following: totally enclosed antennas; wireless facilities that replicate, duplicate, or simulate the construction of common structures such as flagpoles, signs, monopoles with totally enclosed antennas, or light poles and that serve as a function of the use or uses of the site; or camouflaged wireless facilities that are constructed to blend into the surrounding environment.

SECTION 2: The Zoning Code, Chapter 140, Article VII – Supplemental Regulations, of the Code of Ordinances of the City of Texarkana, Texas, is hereby amended to add the following new section 140-182, "Telecommunications Tower and Stealth Telecommunications Tower", to provide as follows:

Sec. 140-182. - Telecommunications Tower and Stealth Telecommunications Tower.

(a) Location, placement, and distance.

(1) Use and Zoning Districts. Subject to the requirements of this section, land use for a Telecommunications tower ("tower") and Stealth telecommunications tower ("stealth tower") is a use by right in zoning districts P, O, GR, LC, CB, C, I-1, and I-2, but shall only be allowed by specific use permit in zoning districts A and NS. Towers and stealth towers shall not be allowed in any residential zoning districts.

(2) Setbacks. Towers and stealth towers shall be setback either a minimum of five hundred feet (500') or two feet for each foot in height, whichever is greater, from a one-family, two-family, or multifamily district or from any residential zoning or residential use.

(3) Distance from other towers or stealth towers. A minimum of a half-mile (or 2,640 feet) shall be required between each and every tower or stealth tower.

(4) Planned Development. Nothing in this section shall be construed to waive the requirements of section 140-108 (Planned development).

(5) The Board of Adjustment (*see* section 140-342, *et seq.*) shall not have authority to grant variances to the requirements of this subsection.

(b) Application for placement approval; design plan.

(1) Application; general requirements. A property owner desiring to locate a tower or stealth tower as authorized by 140-182(a)(1) shall submit an application to the Inspections Department with authorizations and information required by this section and a performance bond and removal bond as required by section (g).

(2) Owner or agent authorization. The property owner or agent of the property owner shall sign the application. An agent of the property

Attachment: 2024-021 ORD cell towers (4190 : 2024-021 ORD Cell Towers)

owner must be authorized by power of attorney or other notarized document granting the agent both the authority to represent the property owner and the authority to use the specific land for situs of a tower or stealth tower.

a. The application shall include a plan or plans containing the following: The metes and bounds legal description of the entirety of the owner's property where the tower or stealth tower is proposed to be located.

b. The metes and bounds of the specific area within the owner's property where the tower or stealth tower and ancillary facilities are to be located.

c. A drawing or drawings to scale of the following:
    i. location and height of the tower or stealth tower, including all ancillary facilities;
    ii. tower or stealth tower proximity to all buildings and other structures on both the owner's property and on adjacent properties;
    iii. compliance with setback and distance requirements contained in 140-182(a)(2) and 140-182(a)(3); and
    iv. landscaping plan for the site of the tower or stealth tower, showing existing and proposed topography, existing and proposed fencing and finished color, method of camouflage and illumination, and irrigation methods (type, spacing, and size). Applicable to stealth towers only, the drawing or drawings should demonstrate designs for an appearance that blends with the surrounding landscape; and acceptable designs include trees, flagpoles, or other appearances as approved by the Chief Building Official or Zoning Administrator.

d. A visual depiction or simulation of the proposed tower or stealth tower and ancillary facilities, to scale, in the existing natural or built environment for both day and night views, depicting all written warnings, markings, and lighting as may be proposed or otherwise required by law or regulations, and from the points-of-view of closest public street, closest occupied structure, aerial view, and any other location specified by the Chief Building Official or Zoning Administrator.

e. Engineering plans certified by a Texas registered professional engineer to include, with respect to the proposed tower or stealth tower, wind loads, foundation design, structural analysis, and capacity in terms of the number and types of antennae to be placed or accommodated.

f. A system plan to include the following: rationales for the particular location, design, and height of the tower or stealth tower; the provider's telecommunication facilities presently

Attachment: 2024-021 ORD cell towers (4190 : 2024-021 ORD Cell Towers)

constructed or approved; and a map indicating the provider's current coverage for the City and the projected coverage change with construction of the tower or stealth tower.

(c) Construction requirements.

(1) All towers or stealth towers shall be of monopole construction, shall meet FCC and FAA guidelines, and shall comply with the current building codes adopted by the City.

(2) Towers and stealth towers shall not be illuminated by artificial means or display strobe lights or other warning lighting unless required by the Federal Aviation Administration or any other federal, state or city law, rule or regulation. Any lighting shall be shielded or directed so as not to project directly onto property zoned residential or any residential use; and light fixtures used to illuminate ancillary facilities, sports facilities, parking or storage areas, or other similar areas may be attached to a tower or stealth tower only when incorporated into the approved design.

(3) Any new tower must be constructed to support a minimum of two separate antenna arrays and at least one additional antenna for every fifteen feet (15') or fraction thereof above sixty feet (60') in height and provide the ground space for any equipment necessary for the operation of additional antenna.

(4) Any new stealth tower must be able to support at least one additional antenna for every fifteen feet (15') or fraction thereof above sixty feet (60') in height and provide the ground space for any equipment necessary for the operation of additional antenna.

(d) Landscaping and screening requirements.

(1) All towers or stealth towers and ancillary facilities must have an eight-foot (8') solid screening fence or corresponding screening shrubs as described below.

a. The screening fence shall be constructed of wood, brick, stone, or reinforced concrete.

b. Screening shrubs shall be installed around a fence and screen from view the associated structures. All screening shrubs shall be a minimum of three feet (3') in height at planting, have the potential to grow to a mature height of a minimum of six feet (6') in three years and must have a permanently installed irrigation system that provides total water coverage to all plant materials. The vegetation shall always be kept in an attractive state and in good condition. The preservation of mature trees on the existing lot may be proposed as an alternative for screening shrubs.

(2) Outdoor storage of vehicles, materials, or equipment is prohibited. Outside parking of vehicles or equipment is prohibited unless such is being used by an authorized person on site in direct support of the tower or stealth tower and ancillary facilities.

(3) Unless expressly required by federal or state laws, rules, or regulations, or unless otherwise disclosed and approved in the visual depiction submitted pursuant to 140-182(b)(2)(e), banners, signs, moving objects, or other attention devices are prohibited on the tower or stealth tower and ancillary facilities.

Attachment: 2024-021 ORD cell towers (4190 : 2024-021 ORD Cell Towers)

(e) Notice of change in status; removal upon cessation of operation.

(1) With respect to the normal business operation as proposed of the tower or stealth tower, the property owner or agent of the property owner shall give notice to the Chief Building Official within forty-five (45) days of any of the following: any change in the status of operation; any disconnection of electrical service for more than thirty (30) days; or any cessation for more than thirty (30) days of the use of a tower or stealth tower for the support of active communications antennae.

(2) If disconnection of electrical service or cessation of use of all antennae on the tower or stealth tower to transmit, receive, or relay voice and data signals to or from wireless communication devices persists for twelve (12) months, the property owner shall promptly remove the tower or stealth tower (and associated components of the facility) and restore the site to its original condition to a depth of two feet.

(3) After notice and opportunity to be heard is provided, the City may remove or cause the removal of a tower or stealth tower (and associated components of the facility) described in subsection (e)(2) of this section and assess the costs of removal, storage, and disposal against the property. The City shall mail to the property owner a notice of the City's intent to remove or cause such removal before taking such action; the property owner may request a hearing before the Board of Adjustment to show cause why the abandoned tower or stealth tower and associated components should not be removed from the property at the expense of the property owner; and the failure by a property owner to request a hearing within thirty (30) days after receipt of notice shall be deemed a failure to exhaust administrative remedies and a waiver of the right to a hearing.

(f) Exclusions. This section does not apply to the following:

(1) The UPDD -- section 140-111 of this Code; and

(2) Temporary, mobile towers erected under the authority of Chapter 14 of this Code.

(g) A performance bond shall be required for all new towers and new stealth towers, including relocated towers, where a previous bond has not been accepted, in a form acceptable to the City; a cash deposit may be substituted in lieu of a bond, in an amount sufficient to provide for removal, storage, and disposal of the tower, plus an additional fifteen percent (15%) contingency to restore the site, including stabilization and re-vegetation as necessary. An estimate of the removal cost from a Texas-licensed company experienced in contracting for removal of standard components shall accompany the bond. Unless the tower or stealth tower is located on property owned by a governmental entity where a guarantee is in place for removal of the tower when no longer in use, a separate bond will be required for each tower regardless of owner(s) or location. All bonds shall provide for the City to collect the full amount of the guarantee if the applicant fails to comply with this section. This subsection shall not apply to a governmental entity or public utility company.

(h) Limited legacy exception. Subsections (a), (b), (c), and (d)(1) shall not apply to legacy towers or stealth towers authorized by a specific ordinance of the City

Attachment: 2024-021 ORD cell towers (4190 : 2024-021 ORD Cell Towers)

Council adopted prior to enactment of this section.

(i) Penalty. Any person violating or failing to comply with any of the provisions of this section shall, upon conviction, be fined not less than $500.00 or more than $2,000.00, and each day any violation or non-compliance continues shall constitute a separate and distinct offense.

SECTION 3: The Zoning Code, Chapter 140, Article VII – Supplemental Regulations, of the Code of Ordinances of the City of Texarkana, Texas, is hereby amended to add "Telecommunications Tower" and "Stealth Telecommunications Tower" to the listing of "Utility and Service Uses" contained in Section 140-81 – "Legend for interpreting schedule of use".

SECTION 4: The Zoning Code, Chapter 140, Article V – Special District Designations, section 140-108, "Planned development", subsection (b) "Application procedures", sub-subsection (b)(1) "Proposed uses", of the Code of Ordinances of the City of Texarkana, Texas, is hereby amended to add a concluding sentence as follows (additional sentence in underscore and boldface):

(1) Proposed uses. An application for a PD district shall specify and describe the category or type of use or the combination of uses proposed. Permitted uses under PD zoning shall be specified in each PD ordinance. If such ordinance specifies permitted uses by references to a zoning district, the permitted uses shall include those uses permitted in the referenced district, including those permitted through the cumulative provision of this chapter. **If an application for a PD district specifies a tower or stealth tower, regardless of whether such use is a permitted use in the referenced district, a separate application in compliance with the provisions of section 140-178 shall also be required.**

SECTION 5: In the event a section, clause, sentence, or part of this Ordinance shall be deemed or adjudged by a court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair or invalidate the remainder of this Ordinance.

SECTION 6: Except as provided herein, in the event of any conflict between this Ordinance and any other ordinances or parts of ordinances, this Ordinance shall supersede and control; provided, however, that all ordinances or parts of ordinances authorizing towers or stealth towers prior to enactment of this Ordinance shall control and remain in full force and effect except as provided or augmented in the "limited legacy exception" set out in Section 140-182 (f) of the Code of Ordinances.

SECTION 7: The Recitals set out in this Ordinance are true and correct and are incorporated herein and made a part hereof as legislative findings of the City Council for all purposes.

SECTION 8: The City Secretary shall give notice of the passage of this Ordinance as provided in Article XI, Section 3, of the Charter of the City of Texarkana, Texas.

SECTION 9: This Ordinance shall be in full force and effect ten (10) days after its passage and approval.

Attachment: 2024-021 ORD cell towers (4190 : 2024-021 ORD Cell Towers)

Publish

PASSED AND APPROVED in Regular Council Session on this the **25th day of March, 2024**.

ATTEST:

_____	_____
JENNIFER EVANS, CITY SECRETARY	BOB BRUGGEMAN, MAYOR

Attachment: 2024-021 ORD cell towers (4190 : 2024-021 ORD Cell Towers)

City of Texarkana, Texas

Version:

Summary Sheet

Update Date: 2/28/2024 2:14 PM

Lead Department:	Planning & Zoning Commission	**Action Officer:**	Laura Puckett, Zoning Administrator
Subject:	Ordinance No. 2024-xxx amending the Zoning Code, Chapter 140, by adding to Section 140-111, "UPDD University Planned Development District", (6) "Sign regulations" by allowing way-finding guides from street entrances to an educational institution, adding corresponding definitions to Section 140-111 (h); and adding compliance provisions to Section 140-111 (e) (8) b. "Site plan submittal requirements for UPDD."		

Meeting Date: 3/4/2024

Attachments

a. UPDD w-wayfinding revised (002) (DOCX)
b. UPDD w-wayfinding revised [detail] (DOCX)

Staff Coordination

Building Code Administration	Mashell Daniel	Department Head Review	Pending
Planning & Zoning Commission		Department Review	Pending
Planning & Zoning Commission	Laura Puckett	Meeting 03/04/2024 6:00 PM	Pending

Updates/History of Briefing:

The Planning & Zoning Commission was made aware of the amendments to the UPDD ordinance by allowing the use of way-finding guides at the entrances of educational institutions in their regularly scheduled meeting on February 5, 2024 in staff updates.

Executive Summary and Background Information:

Texas A&M University – Texarkana has requested to allow the use of way-finding banners to existing street light poles along University Drive on each side of their main entrance. These way-finding guides are defined as a network of signs, minimal in number, installed and maintained by educational institutions to which the Texas Education Code applies, which guide the traveling public to said institution.

In order to receive approval, the University will have to submit signage locations, details of the proposed design and graphics, an updated site plan, and written permission from the pole owner in which the way-finding guides will be placed. When all documents are sufficient, the UPDD Committee will review the request through the site plan approval process.

Potential Options:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends for approval.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

March 4, 2024

Sec. 140-111. UPDD University Planned Development District.

(a) *Purpose of district.* The purpose of this district is to provide appropriate design standards for the development of properties within the UPDD University Planned Development District boundary. These standards recognize and support the area's unique development character and significance of the university as a primary source for development in this subject area. This article's purpose and vision are paraphrased below in the goals of the district.

(b) *Goals of the district.*

(1) *Land use.*

a. Provide for a more compact and integrated mix of land uses and densities that will encourage economic vitality, maintain and embrace the integrity of the existing single-family neighborhoods, efficient use of land and city services and a strong sense of community.

b. Provide a greater variety of housing to accommodate a broad range of student and family demand, including both more urban style housing within walking distance of campus amenities and to integrate and complement the existing, single-family housing within the UPDD.

c. Retail areas should be designed to be pedestrian-oriented and be integrated with neighboring residential and commercial areas. This could be created through a mixed-use project that serves as a transition from retail to its surroundings, by the inclusion of walkways, roadways, trails and other means of access.

d. Strengthen the university's position as the cultural heart of the district by encouraging retail, restaurant and residential uses with development standards designed to enhance the district's form, character and function.

(2) *Framework.*

a. Provide University Avenue with landscaping, furnishings and public art to enhance the university lifestyle, and provide the district with cohesive design elements that accommodate vehicular, pedestrian and bicycle traffic.

b. Ensure that the character of both private and public buildings and structures reflects a sense of permanence and public pride through prominent locations and high quality of design, landscaping, materials and construction.

c. Identify and protect sceneries that contribute to the district's character and uniqueness, particularly Bringle Lake.

(3) *Development.*

a. In the mixed-use areas set out in this plan, the site layout for commercial and for loft, townhome and urban housing developments should encourage buildings to be placed close to the roadway, with parking primarily located to the rear or side of buildings.

b. Landscaping must be designed, installed, maintained and replanted to ensure that design objectives and the long-term health of plant materials are achieved.

c. Building facades should be consistent with the overall Texas A&M University-Texarkana (TAMU-T) Campus. The facades of large commercial buildings should be designed and detailed in a manner and scale that minimizes their visual impact on the district.

d. Implement sign standards to minimize visual clutter while providing clear identity and information.

Attachment: UPDD w-wayfinding revised (002) (4198 : Consider wayfinding guides in the UPDD Section 140-111)

e. Use site design considerations including layout, screening and buffering to minimize negative visual impacts on adjacent properties.

(4) University district design concept (from TAMU-T campus entrance to University Avenue Bridge). Boundary areas (refer to UPDD site map):

a. *Area boundaries.* UPDD development areas are those areas within close proximity to Texas A&M University-Texarkana campus and the University Corridor from Richmond Road to Summerhill Road, as shown in the boundary map on file in the city secretary's office.

b. *Compliance required.* All property within the boundaries of the UPDD shall adhere to the UPDD development standards.

c. *Application to develop inside UPDD.* Upon receipt of a request for building permit or subdivision plat within the designated UPDD development area, the applicant will receive a copy of the UPDD development standards and submittal requirements.

(c) *UPDD zoning districts established.* The UPDD is hereby divided into nine zoning districts. The use, height and area regulations as set out herein are uniform throughout each district. The boundaries of the zoning districts set out herein are delineated by the zoning district map of the UPDD on file in the city secretary's office. The nine districts established herein shall be known as:

(1) Texas A&M University-Texarkana Campus.

(2) Reserved.

(3) Retail and Mixed Uses.

Additional Retail and Mixed Uses.

(4) Bringle Lake and park.

(5) Single-Family Residential.

(6) Mixed-Use Residential.

(7) Office and Residential Uses.

(8) Richmond Road Mixed-Use Development.

(9) Summerhill Road Retail Development.

(10) Future district expansion.

(d) *Use regulations.* A church or chapel is allowed in all areas.

(1) Texas A&M University-Texarkana Campus:

a. Office use;

b. Educational buildings;

c. Public schools;

d. Food services;

e. High density university housing;

f. Parking garages;

g. Sporting event centers; and

h. College or university.

Attachment: UPDD w-wayfinding revised (002) (4198 : Consider wayfinding guides in the UPDD Section 140-111)

(2) Reserved.

(3) Retail and Mixed Uses:

a. School, public;

b. Bank, credit union, or financial services;

c. Food and beverage store (no package stores);

d. Restaurant or eateries (no drive-thru service allowed east of bridge) roof top/patio/outside seating allowed (only along Bringle Lake frontage);

e. Office use;

f. Mixed uses with ground floor retail, personal services and/or offices, upper floor condominiums;

g. Brownstone condominiums;

h. Department stores;

i. Dry cleaner stores with cleaning facilities outside the UPDD;

j. Civic, cultural, and community facilities;

k. Medical clinic;

l. Coffee, bakery or confectionary shop;

m. Retail and shops under 10,000 square feet of gross leasable floor area; and

n. Single-family homes (site-built homes, not modular or industrial/manufactured homes).

(4) Additional Retail and Mixed Uses:

a. Hotels;

b. Apartments, townhomes;

c. University housing;

d. Restaurant or eateries (drive thru service allowed east of bridge);

e. Parking garages;

f. Drug store or pharmacy; and

g. Cinema/theatre.

(5) Bringle Lake and Park:

a. Nature and walking/mountain biking trails;

b. Park pavilions and picnic areas;

c. Playgrounds;

d. Boat ramps; and

e. Park buildings (including restrooms, maintenance and offices).

(6) Single-Family Residential: Single-family homes (one unit per lot, only site-built homes no modular or industrial/manufactured homes).

(7) Mixed Use Residential (no apartments, townhomes or duplexes allowed):

a. Brownstone townhome/condominiums; and

Attachment: UPDD w-wayfinding revised (002) (4198 : Consider wayfinding guides in the UPDD Section 140-111)

b. Single-family homes (one unit per lot, only site-built homes no modular or industrial/manufactured homes).

(8) Office and Residential Uses:

a. Office use;

b. Single-family homes (one unit per lot, only site-built homes no modular or industrial/manufactured homes); and

c. Brownstone townhomes/condominiums.

(9) Additional Retail and Mixed Use:

a. Special event venue; and

b. Bed and breakfast inn.

(10) Richmond Road Mixed Use Development: All that is allowed in Retail and Mixed-Use, plus:

a. Fast food eateries;

b. Gas stations;

c. Townhomes (no duplexes, triplexes or apartments);

d. Day care facility;

e. Neighborhood health center;

f. Landscape maintenance business with outdoor display sales and equipment;

g. Application of permanent cosmetics;

h. Mini-warehouse development with retail and/or office uses fronting on Richmond Road, University Avenue, Kings Highway or Pleasant Grove Road;

i. Garden shop and plant sales;

j. Veterinarian (office only);

k. Barber and beauty shop; and

l. Day spa.

(11) Summerhill Road Retail Development (all that is allowed in Mixed Use Residential), plus:

a. Food and beverage store (no package store);

b. Fast food eateries;

c. Gas stations;

d. Offices;

e. Retail stores;

f. Dry cleaners; and

g. Coffee, bakery or confectionary shop.

(12) Future Development (golf course and Bringle Lake Park property):

a. Golf course;

b. Golf course amenities;

Attachment: UPDD w-wayfinding revised (002) (4198 : Consider wayfinding guides in the UPDD Section 140-111)

c. Golf course clubhouse with restaurant and bar;

d. Golf course clubhouse gift shop; and

e. Park green space.

(e) *Building and site design.*

(1) *Height regulations (see University District map).* In the following zoning districts, the maximum height of buildings and structures shall be:

a. Texas A&M University-Texarkana Campus—No height restriction.

b. (Removed from district).

c. Retail and Mixed Uses—Three stories (35-foot maximum) six stories.

d. Additional Retail and Mixed Uses.

e. Bringle Lake and Park—2½ stories (35-foot maximum).

f. Single-family Residential—2½ stories (35-foot maximum).

g. Mixed Use Residential—3½ stories (40-foot maximum).

h. Office and Residential Uses—2½ stories (35-foot maximum).

i. Richmond Road Mixed Use Development—3½ stories (40-foot maximum).

j. Summerhill Road Retail Development—2½ stories (35-foot maximum).

k. Future Development—2½ stories (35-foot maximum).

(2) *Architectural style requirements; applicability.* All structures/buildings with the exception of Single-Family Residential within the district shall comply with the standards in this section.

a. *Exterior building material requirements; masonry requirement*. One hundred percent of the exterior of all buildings (excluding doors and windows) shall be finished in one or more of the following materials:

1. Brick, stone, cast stone, rock, marble and/or granite shall be used in at least 50 percent of exterior walls of the building.

2. Exterior Insulating Finishing System (E1FS) shall not exceed 30 percent of any exterior wall of the building, nor be located in the first ten feet of the structure.

3. Glass with less than 20 percent reflectance. However, only a maximum of 30 percent of a building facade may be constructed in glass. Buildings over three stories will be allowed to increase glass surface with UPDD site plan approval.

4. Poured-in-place concrete and tilt-wall concrete shall have an integrated color and be textured or patterned. Tilt-wall concrete structures shall include reveals, punch-outs, or other similar surface characteristics and adornments to enhance the facade on at least ten percent of each facade.

5. Wood and concrete board, such as Hardy Plank or other similar material, properly installed may be allowed up to 30 percent of a facade, excluding all windows, doors and glass construction materials.

6. Established chain restaurants and national retailers with specific tradedress designs will be allowed with UPDD site plan approval.

Attachment: UPDD w-wayfinding revised (002) (4198 : Consider wayfinding guides in the UPDD Section 140-111)

b. *Architectural features.* The facades of all primary commercial and multifamily structures which face a street shall include the following key architectural features:

1. Classical architectural elements, such as a distinct base, wall, columns and cornice or top.
2. The use of covered walkways, architectural awnings, canopies or porticos is required along the primary facade.
3. Windows, which may include see-through doors, shall be provided along all facades which face streets.
4. TAMU-T University is the focal point of the district and designs shall enhance or complement the overall architectural features of the campus.

c. *Roofs.*

1. Roofline variations are required to reduce the visual scale of buildings and to create additional interest. The roofs of nonresidential and multifamily residential buildings shall include:

(i) Parapet walls that conceal flat roofs and rooftop equipment from public view at adjacent public streets. Parapet walls shall vary in height and will include architectural detailing, cornices, moldings, trims, variations in brick coursing and/or other similar type detailing.

(ii) Or at least two of the following elements:

A. Overhanging eaves, extending no less than 18 inches past the supporting walls.

B. Two or more roof slope planes.

C. Sloped roofs shall be finished with tile, 30-year or better deep profile composite shingle, metal shingles, slate shingles or standing seam metal. UPDD site plan approval is required for material color.

D. Roof top patios.

2. Single-family residential buildings shall have sloped roofs.
3. Brownstone townhomes shall have sloped roofs on 75 percent of the building.

d. *Color.* All commercial and multifamily buildings shall comply with the standards in this section.

1. Exterior colors shall be low reflectance, subtle, neutral, earth tone or colors compatible with the surrounding area. Some color recommendations are neutral or earth tones such as beige, brown, white, earthy greens and yellows or colors matching with the university, such as a muted red brick.
2. The use of high intensity, primary or fluorescent colors is prohibited.
3. Established chain restaurants with specific tradedress colors will be allowed with UPDD site plan approval.

e. *Retaining walls; visible.*

1. Retaining wall blocks and designs shall consist of the same materials as the building facade. Keystone or gravity stone may also be used in a color palette consistent to the color palette of the facade.

Attachment: UPDD w-wayfinding revised (002) (4198 : Consider wayfinding guides in the UPDD Section 140-111)

2. Retaining wall blocks and designs are required to be detailed in the site plan approval process.

3. Nonvisible. Alternate materials must be approved by the UPDD.

(3) *Site design.*

a. Building placement and site orientation (except Single-Family Residential).

1. Minimum setbacks from property lines adjacent to University Avenue:

(i) Fifteen-foot front yard setbacks;

(ii) Ten-foot side yard setbacks;

(iii) Fifteen-foot rear yard setback.

2. Minimum setbacks from property lines not adjacent to University Avenue:

(i) Fifteen-foot front yard setbacks;

(ii) Five-foot side yard setbacks;

(iii) Five-foot rear yard setback.

3. Minimum setbacks from property lines adjacent to Bringle Lake:

(i) Fifteen-foot front yard setbacks (facing university);

(ii) Ten-foot side yard setbacks;

(iii) Zero-foot rear setback for deck (lake side);

(iv) Twenty-foot rear setback for building (lake side).

4. Minimum setbacks from property lines for Brownstone townhome/condominium:

(i) Fifteen-foot front yard setbacks (facing university).

(ii) Ten-foot side yard setback from end of building cluster. No side yard setback is required between attached buildings.

(iii) Five-foot rear yard setback.

(iv) A brownstone condominium shall not contain more than eight dwelling units and shall not exceed 200 feet in length.

5. Buildings not adjacent to the lake should be located as close as possible to the front property line to improve the overall appearance from adjacent streets and provide a strong building wall on either side of street.

6. Site layouts on individual lots shall be developed in such a manner that pedestrian connections between buildings both on that lot and between lots within the overall district can be achieved.

7. Residential parking areas shall be placed at the side or rear of buildings adjacent to University Avenue to improve the overall appearance from the streets.

b. *Single-family residential building placement and site orientation.*

1. Minimum setbacks from property lines adjacent to University Avenue:

(i) Twenty-five foot front yard setbacks;

(ii) Eight-foot side yard setbacks;

Attachment: UPDD w-wayfinding revised (002) (4198 : Consider wayfinding guides in the UPDD Section 140-111)

(iii) Ten-foot rear yard setback.

2. New driveways for Residential Use must provide an on-site turn-around to prevent backing out onto University Avenue.

c. *Accessory uses.*

1. Residential accessory buildings are structures allowed only within a residential dwelling unit. These structures shall be of consistent material and color to the primary structure and located in the rear yard only. Accessory buildings shall not exceed 50 percent of the rear yard. Only one of each type listed below is allowed per lot:

(i) Storage building or shed;

(ii) Free standing garage;

(iii) Workshops;

(iv) Gazebos; and

(v) Pool house.

2. Commercial accessory buildings shall be of the same material and color of the primary structure.

d. *Lot regulations.* The following table provides information on lot regulations:

Dwelling Type	Minimum Lot Area Per Dwelling Unit (S.F.)	Minimum Lot Width (Feet)	Minimum Lot Depth (Feet)	Lot Coverage
Single-family	12,000	90	100	40%
Duplex	5,000	70	100	40%
Triplex	3,000	70	100	40%
Fourplex	2,500	70	100	50%
Townhouses	1,600	16	100	60%
Apartments/condominiums	1,800	60	100	60%
Mixed use lofts	1,000	n/a	n/a	60%
Dorms	550	n/a	n/a	60%
Nonresidential	n/a	n/a	n/a	50%

e. *Parking regulations.*

1. *Parking space requirements.* It is the intent of the district to be a pedestrian friendly community. In the event of a UPDD parking garage, parking minimums may be decreased. Credit can be given for bike racks. The following table provides parking requirements per building use:

Building Use	Parking Requirements
Hotel	One space per guestroom, one space per employee per shift,

Attachment: UPDD w-wayfinding revised (002) (4198 : Consider wayfinding guides in the UPDD Section 140-111)

	one space per three seats in meeting room, (plus restaurant requirements)
Restaurant	One space per three seats, one space per employee per shift
Retail	One space per 200 square feet
Single-Family Residential	Two spaces per unit
Multiple-Family Residential	One space per bedroom, one designated visitor space per four units
Brownstone Townhome/ Condominium	Two spaces per unit, one designated visitor space per six units
QSR-Quick Service Restaurants	One space per 100 square feet

2. *Parking layout and access requirements.*

(i) No on-street parking will be allowed on University Avenue.

(ii) No parking in grass, yard or landscaped areas.

(iii) No parking spaces shall be located in front of multiple-family residential units.

(iv) Parking space sizes shall be 180 square feet. Two-foot overhangs are allowed where a minimum five-foot sidewalk is provided or additional green space.

(v) Compact car off-street parking spaces may account for up to ten percent of the required parking spaces, provided the spaces are permanently designated by signs as being for use by compact cars only. All compact car parking spaces shall be a minimum eight feet in width and a minimum of 16 feet in depth.

(vi) All parking areas shall provide a drive aisle connection to adjoining properties for cross access. Pedestrian connections shall also connect to adjoining properties.

(vii) Three public pedestrian access points will be required from University Avenue to the lakefront boardwalk. These points are subject to development location and access shall be required. Maintenance of these boardwalk connections located off of private property will be the city's responsibility.

(viii) Required stacking space for drive-through aisles shall be a minimum of three vehicles and shall not block parking drive aisles or passageways. Stacking space shall not impair the streetscape of University Avenue.

(ix) Parking areas and driveways shall be concrete with curb and gutter. However, the utilization of other paving materials not immediately adjacent to University Avenue is allowable with UPDD approval.

(x) In areas where sidewalk is not provided adjacent to University Avenue, continuous ten-foot wide concrete sidewalks shall be placed along the entire property frontage.

(xi) Installation of bicycle racks and seating benches are encouraged to accommodate pedestrian and bicycle traffic. Installation of bicycle racks and seating benches will offset parking space 1:1 for bicycle racks and 2:1 for seating benches up to a total of two parking spaces.

Attachment: UPDD w-wayfinding revised (002) (4198 : Consider wayfinding guides in the UPDD Section 140-111)

3. *Parking garage requirement.*

(i) Parking spaces for restaurants and businesses may meet requirements by using assigned parking garage spaces.

(ii) Parking deck shall conform to architectural style requirements of the UPDD.

(iii) UPDD lighting requirements must be followed, including LED interior lighting or approved equivalent for parking areas.

(iv) It is encouraged that the structure be mixed use with retail space available on the ground level.

f. *Site drainage*.

1. All parking lot runoff shall be directed to sanitary sewer. Any collection of drainage shall be filtered of hydrocarbons before leaving the site. Proper maintenance of the filtration is the responsibility of the property owner.

2. Lakefront properties may be allowed to direct runoff towards Bringle Lake. Any discharge towards the lake shall be filtered of hydrocarbons, debris and harmful chemicals to fish and wildlife. Proper maintenance of the filtration is the responsibility of the property owner.

3. All drainage calculations, sizing and reporting to city engineers shall follow the city drainage ordinance with exceptions as noted in the UPDD.

4. All stormwater pollution prevention shall be in accordance with the city MS4 permit.

(4) Landscaping, fencing and screening requirements.

a. A landscaping plan, including planting and irrigation details, shall be submitted in conjunction with the site plan review process. The landscape plan can either be a separate print or be included on the required site plan print. Minimum information required on the landscape plan shall include:

1. Locations of existing boundary lines, dimensions of the lot or property, proposed and existing utility easements on or adjacent to the lot and location of overhead power lines and any underground utilities.

2. The location of the proposed water faucets or a note indicating the installation of the irrigation system covering the entire lot.

3. A plant schedule listing the botanical and/or common names of all plants and the size of plant material, date, scale, north arrow, name and phone number.

b. Landscaping shall be required on all developments (except Single-Family Residential) and shall be completed prior to the issuance of the certificate of occupancy.

c. Tree preservation.

1. The preservation of existing trees is encouraged throughout the district. No tree over 12 inches caliper shall be removed in the district without a UPDD approved site plan.

2. All site plans shall be submitted with a tree survey showing location, size, and type of all trees greater than 12 inches in diameter. Additionally, it shall be indicated on all site plans if these trees are to be retained or removed.

3. Preservation of trees over 12 inches caliper shall be given landscaping credits:

(i) Twelve inches to 18 inches equals ten points.

Attachment: UPDD w-wayfinding revised (002) (4198 : Consider wayfinding guides in the UPDD Section 140-111)

(ii) Eighteen inches to 24 inches equals 15 points.

(iii) Twenty-four inches and larger equals 20 points.

d. Every site adjacent to University Avenue shall include a 15 foot buffer strip, landscaped and irrigated. The landscape buffer shall consist of trees, shrubs, groundcover, berms and related elements as specified below. All sidewalks shall be a minimum of four feet in width.

1. One three-inch caliper or greater deciduous shade tree per 75 feet of linear frontage along University Avenue. Large shade trees:

(i) Red maple (not silver maple);

(ii) White oak;

(iii) Red oak;

(iv) Shumard oak;

(v) Pin oak;

(vi) Additional selections must have UPDD approval.

2. A landscape screen with a minimum height of 18 inches and a maximum height of 36 inches (as measured from the finished grade of the parking area) shall be provided in locations where the landscape buffer separates a surface parking area from University Avenue. Landscape screens can be achieved through a combination of the following methods:

(i) Shrubbery hedges forming a continuous living screen not to exceed 36 inches in height. Shrubs shall be one or a combination of the following:

A. Yaupons;

B. Boxwoods;

C. Roses;

D. Yews;

E. Additional selections must have UPDD approval.

(ii) Earthen berms not to exceed 24 inches in height shall be allowed in conjunction with small planting on top of the berm.

(iii) Any landscaping shall conform to the required visibility triangles.

e. Every site adjacent to the Bringle Lake Wilderness Area, regardless of zoning use shall include a 15-foot buffer strip, landscaped and irrigated. The landscape buffer shall consist of trees, shrubs, groundcover, berms and related elements as specified in subsection (e)d. of this section.

f. A ten-foot tree landscape buffer and fencing as noted in subsection (e)5e. of this section. Screening and fencing requirements is required covering 70 percent of the buffer area with trees along the property line between area 5 and area 7 as shown on the UPDD map and shall also include the southern boundary of zone 8 and the southwestern boundary of zone 8 along the Briarwood Circle neighborhood through Parcel 6005.

g. Parking lot landscaping. Landscaped areas in a parking lot shall be contained within the parking area, based on the standards below:

1. One two-inch caliper tree and six shrubs shall be planted for each 12 parking spaces.

Attachment: UPDD w-wayfinding revised (002) (4198 : Consider wayfinding guides in the UPDD Section 140-111)

2. All new trees within a parking lot shall be planted in a landscaped island of at least 150 square feet and have a minimum dimension of 8½ feet, (e.g., 8.5 feet by 18 feet). However, up to 20 percent of the required trees may be planted in islands of at least 25 square feet and have a minimum dimension of five feet.

h. Remaining site landscaping. (Points will be allowed for landscaping in the ROW.)

1. In addition to the above requirements, landscape plans must earn a minimum of 100 points by using some or all of the required electives listed below in a project:

(i) Irrigation system—20 points.

(ii) Drought tolerant vegetation (50 square feet/minimum)—Ten points (maximum 20 points).

(iii) Grass/groundcover (50 square feet/minimum)—Ten points (maximum 20 points).

(iv) Small tree (each, see plant list)—Five points.

(v) Large tree (each, see plant list)—Ten points.

(vi) Planter box (each)—Five points (maximum ten points).

(vii) Landscape entry/exit (annuals)—Ten points (maximum 20 points).

(viii) Landscape around signage—Ten points.

(ix) Foundation planting—Ten points/facade side (maximum 20 points).

i. All required landscaping shall be maintained in a neat and orderly manner at all times. This shall include mowing, edging, pruning or trimming, fertilizing, weeding, watering and other such activities common to the maintenance of landscaping. Plant materials which die shall be replaced with plant material of similar variety and size within 30 days, weather permitting.

j. No permits shall be issued for building, paving, grading or construction until a qualifying landscape plan is submitted. In the event that the proposed project is in a planned development district, a landscape plan is required as part of the site plan approval process by the city council.

k. Prior to the issuance of a certificate of occupancy for any building or structure all landscaping requirements shall be in place. If the building official determines that it would be impractical to plant trees, shrubs, grass or to lay turf, due to the season of the year, a temporary certificate of occupancy may be issued. All landscaping required by the landscaping plan must be installed within six months of the date of the issuance of the certificate of occupancy or penalties shall be applied.

l. Plant list. (Suggested, but other plants can be approved if plant zone requirements are met according to the temperature ranges of the Texarkana area):

Large Trees — 30 - 60 feet	
Oaks-Pin, Shumard, Red, White, Post, Live, Black, etc.	Quercus species
Pine-Loblolly	Pinus taeda
Ash	Fraxinus species
Maple Red (No Silver Maples)	Acer species
Bald Cypress	Taxodium distichum
Birches-River, Paper	Betula species

Attachment: UPDD w-wayfinding revised (002) (4198 : Consider wayfinding guides in the UPDD Section 140-111)

Elms-American, Cedar, Lacebark, Winged	Ulmus species
Southern Magnolia	Magnolia grandiflora
Pistache	Pistacia chinensis
Small (Accent) Trees — 10 - 20 feet	
Redbud	Ceris canadensis
Crape Myrtle (any species)	Lagerstroemia indica
Crab Apple	Malus angustifloia
Hollies-Foster, Nellie R. Stevens, Savannah	Ilex species
Loquat	Eriobotrya japonica
Magnolias-Jane, Little Gem, Saucer, Star, Sweet Bay, Tulip	Magnolia species
Redbuds-Chinese, Eastern, Mexican, Oklahoma, Texas	Cercis species
Vitex	Vitex agnus-castus
Wax Myrtle	Myrica cerifera
Japanese Maple	Acer palmatum
Dogwood	Cornus Florida
(Bradford Pears not recommended for this district)	
Shrubs — 3 - 8 feet	
Dwarf Crape Myrtle	Lagerstroemia indica nana
Yaupon Holly	Ilex vomitoria
Dwarf Yaupon Holly	Ilex vomitoria "Nana"
Foster Holly	Ilex fosteri
Elaeagnus	Elaeagnus species
Fraser's Photinia	Photinia Fraseri
Abelia	Abelia grandiflora
Azaleas	Rhododendron species
Barberries-Crimson, Pigmy, Golden, Rose Glow, Wintergreen	Berberis species
Boxwoods-Harland, Japanese Wintergreen	Buxus species
Cleyera	Ternstroemia gymnanthera
Hollies-Dwarf Burford, Dwarf Chinese Carissa, Helleri	Ilex species
Nandinas-Dwarf, Fire Power, Gulf Stream, Harbour Dwarf	Nandina domestica species
Pittosporum	Pittosporum tobira
Sasanquas	Camelia sasanqua species
Spiraea	Spiraea japonica
Yews	Taxus species
Loropetalum Ruby	Loropetalum Chinese var. rubrum

Attachment: UPDD w-wayfinding revised (002) (4198 : Consider wayfinding guides in the UPDD Section 140-111)

(5) *Screening and fencing requirements (excludes Single-Family Residential).*

a. *Screening of mechanical equipment.*

1. Properties that may be viewed from residential uses, streets, lakefront or public park areas shall screen all roof, ground and wall-mounted mechanical equipment (compressors, duct work, transformers, meters, elevator equipment, etc.) from view at ground level on adjacent properties or public streets or parks.

2. Roof-mounted mechanical equipment shall be shielded from view on four sides; use of dog-house screening is prohibited. Screening shall consist of materials consistent with the primary building materials, and may include metal screening or louvers that are painted to blend with the primary building.

3. Screening shall result in the mechanical equipment blending in with the primary building, and not appearing separate from the building,

4. Wall or ground-mounted equipment screening shall be constructed of:

(i) Planting screens.

(ii) Brick, stone or other similar masonry materials.

(iii) Redwood or cedar pressure treated wood.

(iv) All fence posts shall be rust-protected metal, concrete-based masonry or concrete pillars.

(v) A combination of the above.

b. *Screening of outside storage.*

1. Outside storage shall be located on the side or rear of the primary building and shall be screened from public view on streets, lakefront or park areas.

2. Outside storage shall be screened with a minimum seven foot tall screen or a screen that is a minimum of one foot above the top of the storage materials, whichever is taller. Screening shall be:

(i) A masonry wall or other material that is similar to the primary structure.

(ii) A berm.

(iii) A planting enclosure of large evergreen shrubs planted a maximum of four feet apart that shall create a solid screen to a minimum height of seven feet within two years as determined by a registered landscape architect, certified nurseryman or master gardener.

(iv) A combination of the above.

3. Outside storage for a landscape maintenance business shall be screened with an eight-foot fence with construction materials of brick or stone columns (maximum of 20 feet between columns) and a wooden fence stained or painted to compliment the business. Gates for access to the area will match fence materials.

c. *Screening of waste containers.*

1. Waste containers shall consist of the following:

(i) Dumpsters.

(ii) Compactors.

Attachment: UPDD w-wayfinding revised (002) (4198 : Consider wayfinding guides in the UPDD Section 140-111)

(iii) Grease storage.

(iv) Recycling containers.

(v) Composting areas.

(vi) Cardboard storage.

(vii) Crates/pallets.

2. Waste containers shall be located on the side or rear of the building and screened from public view on streets, lakefront or public park areas.

3. Waste containers shall be located outside of the required building setback areas:

(i) When adjacent to residentially zoned property, the waste container must be located at least 50 feet away from residential property lines.

(ii) When adjacent to the lakefront, the waste container must be located at least 50 feet away from the northern property line.

4. Waste containers shall be screened on four sides, using an enclosure that is seven feet tall or of a height that is a minimum of one foot above the top of the dumpster, whichever is taller.

(i) Screening materials shall match the primary masonry structure exterior.

(ii) Gates shall be solid and painted to match the primary structure. Gate materials shall consist of metal, redwood or cedar pressure treated wood. All fence posts shall be rust-protected metal, concrete-based masonry or concrete pillars.

5. Any drainage runoff occurring from dumpster shall be incorporated with overall drainage plan and filtered of pollutants.

d. *Screening of loading and service areas.*

1. Loading and service areas shall be located at the side or rear of buildings. Exception: Lakefront developments shall not have loading docks adjacent to the lake.

2. Loading areas shall be screened from view of any residential uses, streets, lakefront or public park areas.

3. Loading areas shall be enclosed on three sides by a wall not less than eight feet in height.

4. Loading areas shall not be located closer than 50 feet to any single-family lot, unless wholly within an enclosed building.

5. Screening materials shall be comprised of a wall that has a similar finish and material to the primary structure.

e. *Fencing.*

1. Fencing shall be required whenever a nonresidential development abuts to a single-family and multiple-family residential area. Multiple-family residential areas shall be fenced if adjacent to a single-family residential area. Fencing shall be required when the property is developed and shall be maintained by the property owner.

2. Fencing shall create a solid visual barrier.

3. Fencing materials shall be limited to the following or a combination of the following: stone, brick, decorative spit faced block masonry, decorative concrete or other masonry materials.

Attachment: UPDD w-wayfinding revised (002) (4198 : Consider wayfinding guides in the UPDD Section 140-111)

4. To create a consistent fence line, fencing along that line, shall be similar in material, pattern and design.

5. Fences shall be a minimum of seven feet in height, measured from ground level.

6. Fencing shall not block drainage and shall leave a two-inch space between the ground and the fence. Should drainage require additional spacing, sufficient drainage plans and fence elevations must be provided with UPDD site plan approval.

f. *Retaining walls*. See subsection (e)(2) of this section, architectural style requirements.

(6) *Sign regulations (excludes Single-Family Residential).*

a. *Monument signage.* A permanent ground sign fully supported by the base without the use of poles as the primary support that is constructed out of brick, stone, concrete or similar materials that complement the architecture of the primary structure, across the entire base of the structure.

Building Use	Maximum Height (Feet)	Maximum Copy Area (square feet)	Maximum Total Area (including copy area square feet)	Number of Signs	Minimum Spacing (feet)
Commercial, Restaurant, Office or Retail	6	60	90	One per street frontage	60
Apartments or High-Density Residential	6	30	45	One per street frontage	60
Multitenant Mixed Use Development, three tenants or less	8	80	110	One per street frontage	60
Multitenant Mixed Use Development, four tenants or more	10	120	150	One per street frontage	100
Directional	2.5	8	n/a	One per drive	n/a

b. *Lighting.*

1. Sign shall be internally lit or lit by the use of ground lighting incorporated with landscaping (no flood lighting);

2. No neon lighting;

3. No electronic or changeable messaging; and

4. Exception: each entrance into the UPDD will be allowed one electronic or changeable message sign. This sign will have joint use of the district for advertising purposes.

Attachment: UPDD w-wayfinding revised (002) (4198 : Consider wayfinding guides in the UPDD Section 140-111)

c. *Location.*

1. Signs must be located within 30 feet of ROW;
2. Signs shall not block sight distances;
3. Excepting Way-finding guides, signs shall not be inside a ROW; ~~and~~
4. Signs can be located within a city utility easement, but any repairs or damage occurred to signage due to utilities will be at owner's expense; and
5. Way-finding guides shall only be allowed within 1,000 feet each direction from the street entrance/entrances to the educational institution site; and such guides can be attached to existing street light poles (provided, however, if a pole is not city-owned, written permission from the pole owner shall be a prerequisite to the site plan submittal).

d. *Business name.* Name of business and main address must be located on a single tenant sign.

1. *Wall signage*. Signs should be located and attached to the exterior of a building.
   (i) Attached signs shall not extend above the roof or parapet wall;
   (ii) Wall signs shall not exceed 150 square feet per wall facade. An additional ten square feet of signage will be allowed per 20 feet in building height over 35 feet in height;
   (iii) Lake front signage shall be limited to 30 square feet in area; and
   (iv) Individual letter height shall not exceed six feet.
2. *Prohibited signs.* The following are signs not allowed in district:
   (i) Off-premises advertising signs;
   (ii) Banners (exception: Way-finding guides);
   (iii) Flags (does not include TAMU-T flags, state or United States of America flags);
   (iv) Inflatable objects;
   (v) 3-D imaging;
   (vi) Streamers or balloons;
   (vii) Coroplast, stake or placards;
   (viii) Flashing or arrow signs;
   (ix) A-frame or sandwich boards;
   (x) Writing on windows;
   (xi) Exception: on-campus signage is not regulated.

(7) *Lighting (excludes Single-Family Residential).* The intent of the lighting is to enhance amenities, promote safety and encourage dark skies. In an effort to promote dark skies, excess lighting can be limited by the UPDD.

a. The following standards shall apply to all outdoor lighting:

1. The use of LIED lighting or approved equivalent is required for all outside fixtures in the UPDD;
2. Structures of pole lighting shall match or complement the street light pole design;

Attachment: UPDD w-wayfinding revised (002) (4198 : Consider wayfinding guides in the UPDD Section 140-111)

3. Lighting for parking light poles shall have a maximum of 20 feet;
4. No flood lighting will be allowed;
5. Ground lighting or up lighting can be used along parking lots, screening and landscaping areas;
6. Christmas outdoor lighting will be consistent for the overall UPDD with the same signage restrictions as section 6;
7. Outdoor lighting shall be hooded, shielded, and aimed downward as shown in the images below, including doorway lighting;
8. The hood or shield shall mask the direct horizontal surface of the light source. The light shall be aimed to ensure that the illumination is only pointing downward onto the ground surface;
9. All outdoor lighting fixtures shall be designed, installed, located and maintained such that all direct illumination is kept within the boundaries of the fixture owner's property;
10. Ground mounted accent lighting for buildings, directed onto the building.
    (i) Direct light emissions shall not be visible above the roofline or beyond the building edge.
    (ii) All upward aimed light shall be fully shielded, fully confined from projecting into the sky by eaves, roofs or overhangs and all fixtures shall be located as close to the building being illuminated as possible.
    (iii) All ground mounted accent fixtures shall be permanently fixed such that they are resistant from tampering or redirection of the light source. Ground mounted spotlights shall not be located in such a way as to have the bulb or lamp visible from a pedestrian or vehicular egress.
11. Pedestrian walkway lighting 12 feet or less in height above the adjacent walkway grade may be permitted. This includes lighting applications such as bollards, light fixtures located in retaining and landscape walls, and lighting fixtures located on or within structures utilized for pedestrian safety, for example, stairwell lighting.

(8) *Site plan approval process.*

a. The site plan approval process will be a review to assure compliance, by a five-member panel consisting of the director of city planning or zoning, or their designee, the planning and zoning chairperson, the city engineer, or their designee, and two citizens of Ward 5 who reside in the city limits as shown by the member committee zone map (exhibit "D"). The citizen members shall serve no more than one consecutive three-year term. The initial term of one citizen member shall be two years, which citizen member to be determined by lot or chance. Appointment of the citizen members shall be by nomination from the Ward 5 city councilmember then sitting with confirmation by a vote of the city council.

b. Site plan submittal requirements for UPDD.

1. The site plan shall be clearly defined and drawn to an appropriate scale to permit accurate review for compliance with UPDD standards.
2. Two copies of the site plan shall be given not to exceed 24 inches by 36 inches. The site plan shall be drawn on dimensionally stable reproducible sheets and shall be appropriately drafted at an engineering scale of one inch equals 30 inches or larger.

Attachment: UPDD w-wayfinding revised (002) (4198 : Consider wayfinding guides in the UPDD Section 140-111)

3. The following features, as a minimum, shall be required on all site plans before they will be accepted for review:

    (i) Legal description, address, property lines and dimensions;

    (ii) Location, sizes and names of adjacent or included streets, alleys, easements and cross connectivity agreements;

    (iii) Location, setbacks, dimensions and square footage of existing/proposed buildings, existing/proposed elevations with finished floor elevation;

    (iv) Signage location and detail (including, for Way-finding guides, proposed design and graphics);

    (v) Location of buildings on adjoining property within 20 feet of the subject property;

    (vi) Location and dimensions of existing/proposed parking spaces, driveways, vehicle maneuvering areas, curb cuts, loading facilities and sight visibility triangle areas;

    (vii) Parking calculation table;

    (viii) Existing/proposed surfacing, landscape/buffer areas and screening or fencing;

    (ix) Location of facilities for refuse disposal with appropriate screening;

    (x) Landscape and irrigation plan;

    (xi) Lighting plan, including foot candles and areas affected by the lighting;

    (xii) Drainage direction and outfall, filtration device, location type and size of drainage facilities (calculations when necessary);

    (xiii) Proposed uses, north arrow, graphic scale and date of plan preparation;

    (xiv) Floodplain limits, if applicable.

4. Where not stated in the UPDD, all building codes, drainage ordinances, subdivision platting and stormwater MS4 will still apply.

5. If denied, the appeal process for the site plan approval will go to the planning and zoning commission for recommendation to the city council. The city council will make the final decision. If the planning and zoning commission recommends for denial, a percent vote of the city council will be required.

6. To amend this district, a request will be filed with the planning and zoning commission. If the request is recommended by the planning and zoning commission, it will be sent to the city council.

7. Changes to an approved site plan shall adhere to the same process as required by this section.

(f) *Penalty.* Any person violating or failing to comply with any of the provisions of this article shall be fined upon conviction not less than $500.00 or more than $2,000.00, and each day any violation or noncompliance continues shall constitute a separate and distinct offense.

(g) *Applicability of other city ordinances.* This article shall take precedence over any other city ordinance governing the matters contained herein. However, any matter not specifically controlled by this article shall continue to be governed by any other city ordinance that may be applicable.

Attachment: UPDD w-wayfinding revised (002) (4198 : Consider wayfinding guides in the UPDD Section 140-111)

(h) *Definitions.*

Accessory use means a use subordinate to and incidental to the primary use of the main building or to the primary use of the premises.

Apartment means a room or suite of rooms in a multifamily dwelling or apartment house arranged, designed or occupied as a place of residence by a single-family, individual or group of individuals.

Building means any structure built for the support, shelter and enclosure of persons, animals, chattels or movable property of any kind. When subdivided in a manner sufficient to prevent the spread of fire, each portion so subdivided may be deemed a separate building.

City council means the governing body of the city.

Coverage means the percent of a lot or tract covered by the roof or first floor of a building. Roof eaves to the extent of three feet from the walls of a building shall be excluded from coverage computations.

District means a section of the city for which the regulations governing the area, height or use of the land and buildings are uniform.

Dwelling, brownstone townhome condominium, means a specific type of family development consisting of single-family attached units, typically with two to four floors per unit. The exterior facade shall comply with all architectural style requirements of the UPDD.

Dwelling, multiple-family, means any building or portion thereof, which is designed, built, rented, leased or let to be occupied as three or more dwelling units or apartments or which is occupied as a home or residence of three or more families.

Dwelling, one-family, means a detached building having accommodations for and occupied by not more than one family or by one family and not more than three boarders and lodgers.

Dwelling, two-family, means a detached building having separate accommodations for and occupied by not more than two families or by two families and not more than three boarders and lodgers.

Dwelling unit means a building or portion of a building which is arranged, occupied or intended to be occupied as living quarters and includes facilities for food preparation and sleeping.

Family means any number of individuals living together as a single housekeeping unit in which not more than three individuals are unrelated by blood, marriage or adoption.

Height means the vertical distance of a building measured from the finished floor of the front door, to:

(1) The highest point of the roofs surface if a flat surface;

(2) To the deck line of mansard roofs; or

(3) To the mean height level between eaves and ridge for hip and gable roofs and, in any event, excluding chimneys, cooling towers, elevator bulkheads, penthouses, tanks, water towers, radio towers, ornamental cupolas, domes or spires and parapet walls not exceeding ten feet in height.

If the street grade has not been officially established, the average front yard grade shall be used for a base level.

LED lighting approved equivalent means a metal halide, high pressure sodium or other fixture with the same color temperature range as existing LED street lighting.

Legal height means the maximum height of a building permitted by any airport zoning ordinance or other ordinance restricting the height of structures.

Living unit means the room, or rooms, occupied by a family and must include cooking facilities.

Attachment: UPDD w-wayfinding revised (002) (4198 : Consider wayfinding guides in the UPDD Section 140-111)

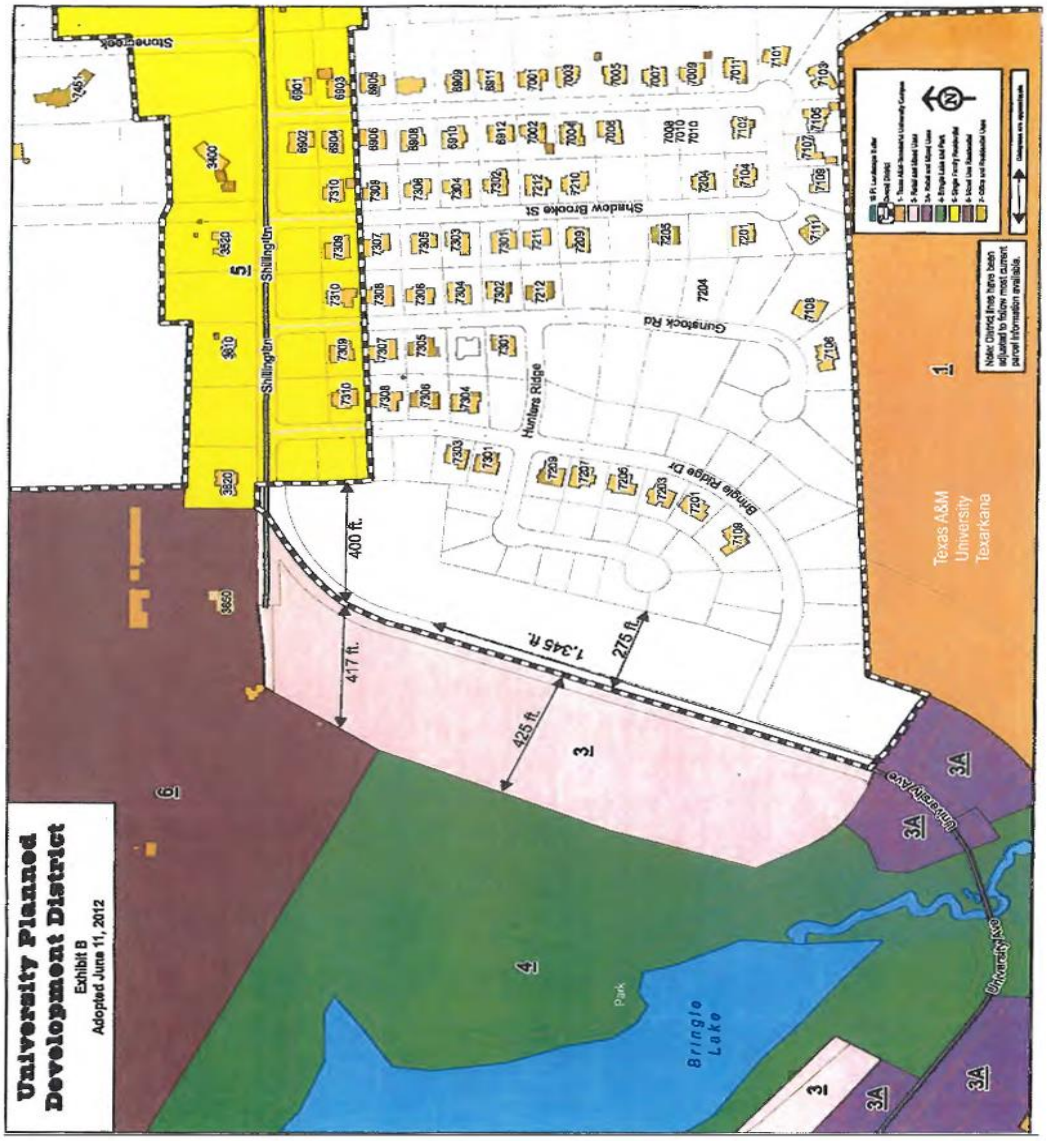
Lot coverage means the percentage of the total area of a lot occupied by the base (first story or floor) of buildings located on the lot or the area determined as the maximum cross sectional area of a building's. story. The height between the successive floors of a building or from the top floor to the roof. The standard height for a story is 11 feet, six inches.

Way-finding guides means a network of signs, minimal in number, installed and maintained by educational institutions to which the Texas Education Code applies, which guide the traveling public to said institution.

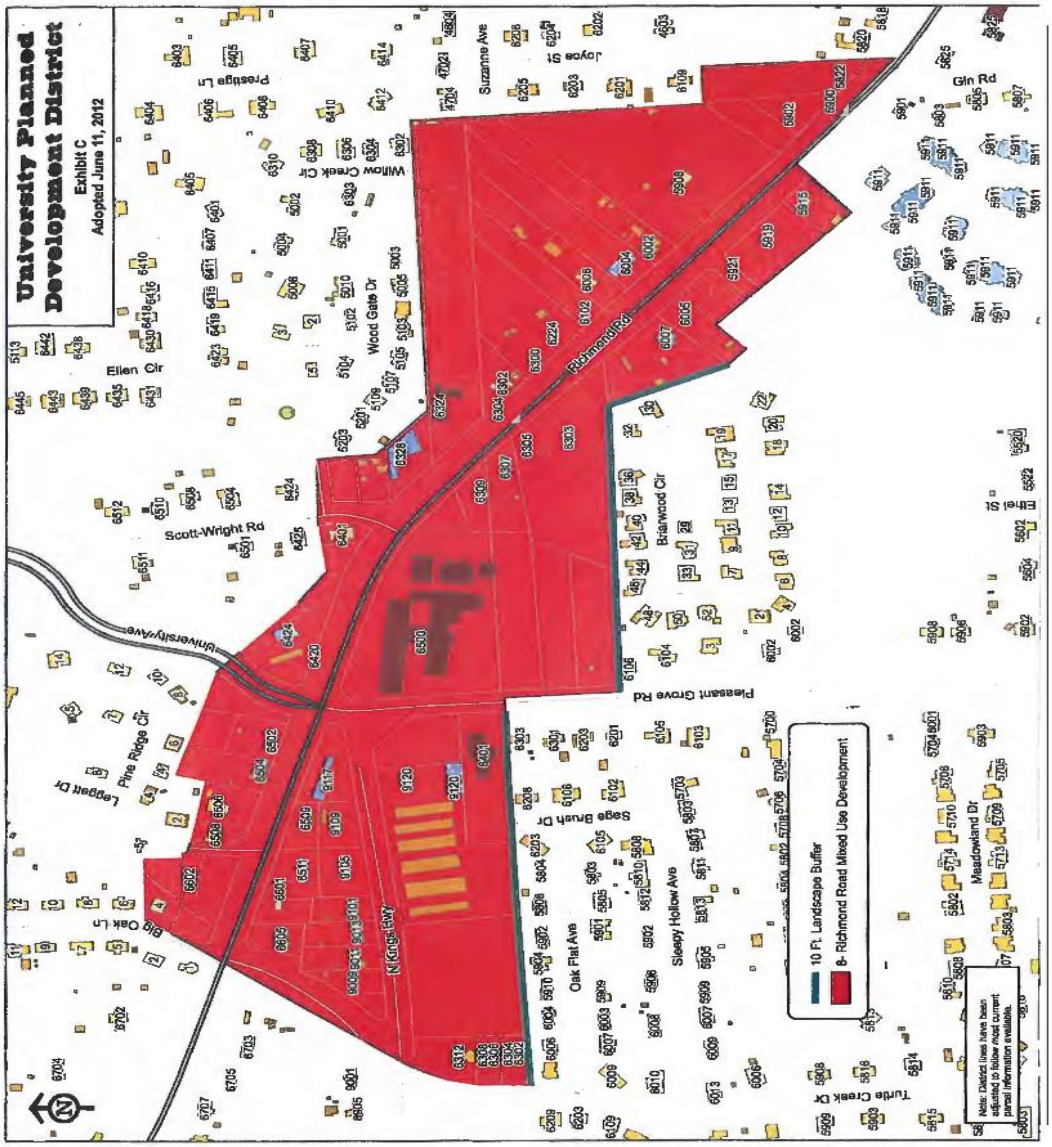
Planning and zoning commission means the agency appointed by the city council as an advisory body to it and which is authorized to recommend changes in the zoning.

For additional definitions refer to article II of this chapter.

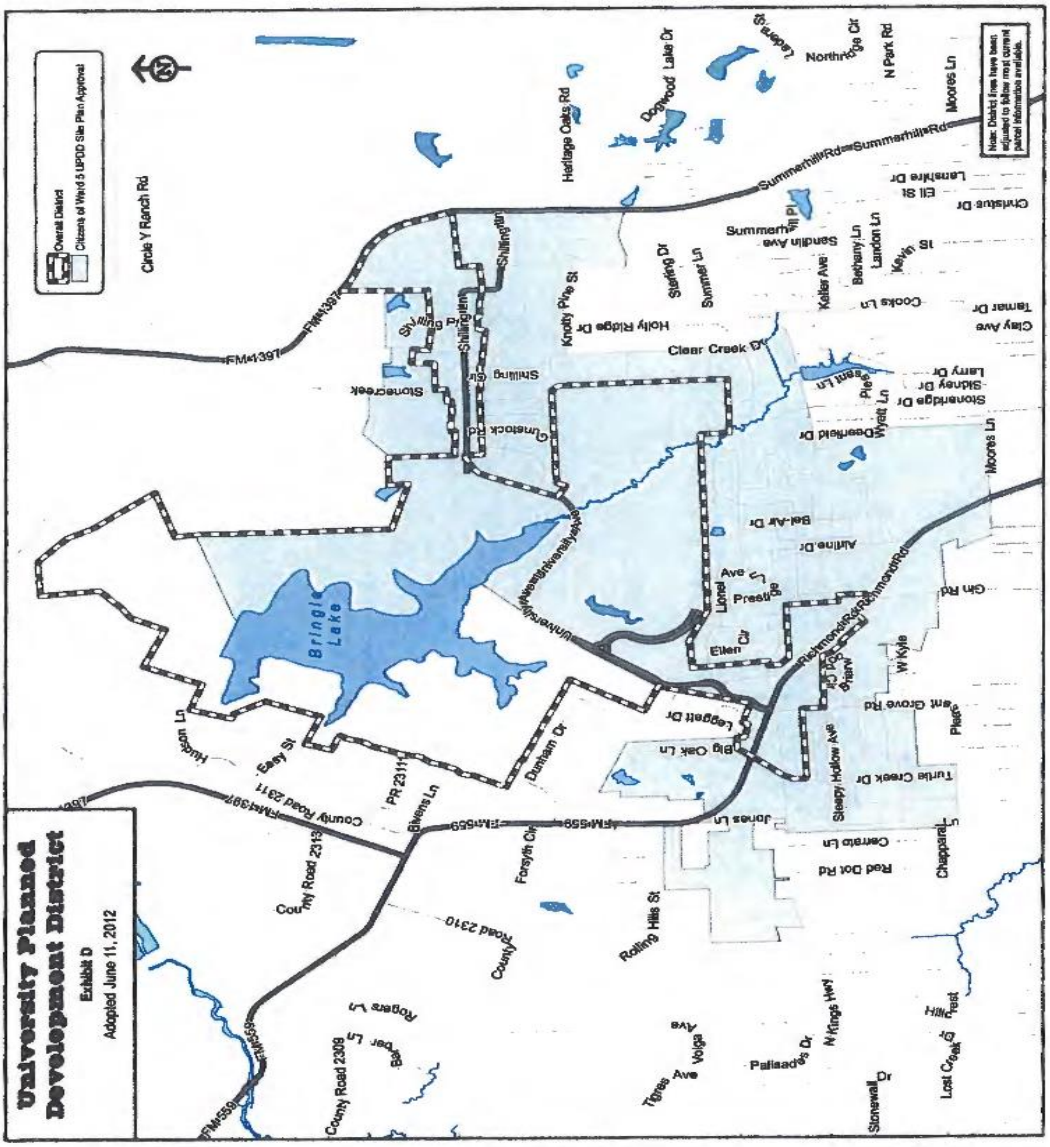
(i) *Review.* The UPDD will be reviewed by the planning and zoning commission and the city council for amendments no sooner than annually but not less than every five years thereafter.



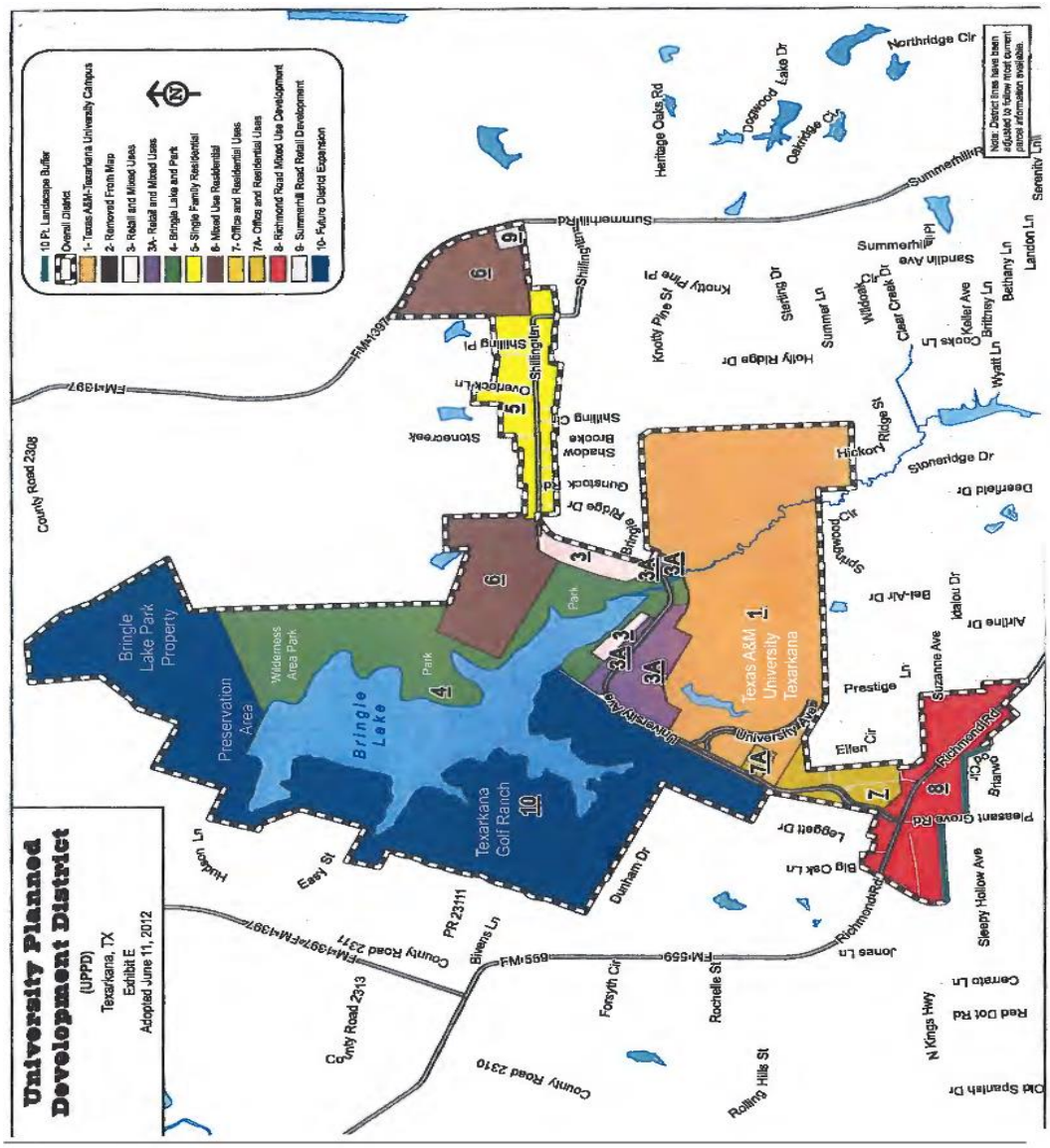
Attachment: UPDD w-wayfinding revised (002) (4198 : Consider wayfinding guides in the UPDD Section 140-111)



Attachment: UPDD w-wayfinding revised (002) (4198 : Consider wayfinding guides in the UPDD Section 140-111)



Attachment: UPDD w-wayfinding revised (002) (4198 : Consider wayfinding guides in the UPDD Section 140-111)



(Ord. No. 052-2012, 6-11-2012; Ord. No. 2014-069 , § 1, 7-14-2014; Ord. No. 2017-121 , § 1, 12-11-2017; Ord. No. 2019-001 , § 1, 1-28-2019)

Attachment: UPDD w-wayfinding revised (002) (4198 : Consider wayfinding guides in the UPDD Section 140-111)

(e) *Building and site design.*

(6) *Sign regulations (excludes Single-Family Residential).*

c. *Location.*

1. Signs must be located within 30 feet of ROW;

2. Signs shall not block sight distances;

3. Excepting Way-finding guides, signs shall not be inside a ROW; ~~and~~

4. Signs can be located within a city utility easement, but any repairs or damage occurred to signage due to utilities will be at owner's expense; and

5. Way-finding guides shall only be allowed within 1,000 feet each direction from the street entrance/entrances to the educational institution site; and such guides can be attached to existing street light poles (provided, however, if a pole is not city-owned, written permission from the pole owner shall be a prerequisite to the site plan submittal).

(8) *Site plan approval process.*

b. Site plan submittal requirements for UPDD.

3. The following features, as a minimum, shall be required on all site plans before they will be accepted for review:

(iv) Signage location and detail (including, for Way-finding guides, proposed design and graphics);

6. To amend this district, a request will be filed with the planning and zoning commission. If the request is recommended by the planning and zoning commission, it will be sent to the city council.

7. Changes to an approved site plan shall adhere to the same process as required by this section.

(h) *Definitions.*

Way-finding guides means a network of signs, minimal in number, installed and maintained by educational institutions to which the Texas Education Code applies, which guide the traveling public to said institution.

***** Mashell --- for context on the call-out to the Education Code, Section 1.001 of the Texas Education Code provides:

Sec. 1.001. APPLICABILITY. (a) This code applies to all educational institutions supported in whole or in part by state tax funds unless specifically excluded by this code.

(b) Except as provided by Chapter 18, Chapter 19, Subchapter A of Chapter 29, Subchapter E of Chapter 30, or Chapter 30A, this code does not apply to students, facilities, or programs under the jurisdiction of the Department of Aging and Disability Services, the Department of State Health Services, the Health and Human Services Commission, the Texas Juvenile Justice Department, the Texas Department of Criminal Justice, a Job Corps program operated by or under contract with the United States Department of Labor, or any juvenile probation agency.

Attachment: UPDD w-wayfinding revised [detail] (4198 : Consider wayfinding guides in the UPDD Section 140-111)

City of Texarkana, Texas

Version:

Summary Sheet

Update Date: 2/27/2024 3:36 PM

Lead Department:	Planning & Zoning Commission	**Action Officer:**	Laura Puckett, Zoning Administrator
Subject:	Z-24-1: rezoning on an approximate 0.17-acre tract of land (being Part of Tract 35), W. H. Ector, HRS, A-695, located at 1319 Richmond Road from Multiple Family-1/Planned Development-General Retail to Neighborhood Service. Sundar Adhikari, owner, and Rita Johnson-Williams, agent.		

Meeting Date: 3/4/2024

Attachments

a. Hearing Notice and Application (PDF)
b. Maps (PDF)
c. Legal Description (PDF)

Staff Coordination

Building Code Administration	Mashell Daniel	Department Head Review	Pending
Planning & Zoning Commission		Department Review	Pending
Planning & Zoning Commission	Laura Puckett	Meeting 03/04/2024 6:00 PM	Pending

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Sundar Adhikari, owner, and Rita Johnson-Williams, agent to rezone on an approximate 0.17-acre tract of land (being part of Tract 35), W.H. Ector HRS, A-695, located at 1319 Richmond Road from Multiple Family-1/Planned Development-General Retail to Neighborhood Service. The intention is to expand on current business at 1317 Richmond Road.

The Future Land Use Map has designated this property as “Neighborhood Residential”.

The adjacent zoning is Office to the north, Multiple Family-1 to the west, Neighborhood Service to the south, and Single Family-2 to the east. The adjacent land use is an office to the north, apartments to the west, business to the south, and residences to the east.

Staff recommends for approval of this request.

The applicant should also be aware that if this zoning change is approved, all other applicable city code/ordinance requirements must be met including but not limited to new drainage ordinance, stormwater design manual, building codes, setbacks, subdivision, fire, parking, drainage, water and sewer prior to the issuance of building permits.

All notification and application requirements have been met to consider this request.

Potential Options:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends for approval of this request

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

March 4, 2024

NOTICE OF PUBLIC HEARINGS

Public hearings will be held by the Planning and Zoning Commission and the City Council of the City of Texarkana, Texas at the below stated date and time. The Public Hearings will be held in the Council Chambers, Municipal Building, 220 Texas Blvd, (3rd & Texas) Texarkana, Texas to consider a proposed change in zoning classification as indicated below. According to the Tax Records, you are the owner of property within the area of the proposed change or within 200 feet of that property. THIS IS NOT A SUMMONS TO APPEAR AT THE HEARINGS. If you care to attend, you will be given an opportunity to be heard. If additional information is desired, please contact the Planning Department at (903) 798-3945.

PLANNING & ZONING COMMISSION: Hearing Date: MONDAY, March 4, 2024 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, April 22, 2024 Hearing Time: 6:00 pm

- If they desire, persons concerned with the proposed change can present a letter in opposition to or in favor of the proposed change. If a written protest in opposition to a proposed change contains the signatures of persons who own twenty (20) percent or more of the land within 200 feet of the proposed change, a 3/4th vote of the City Council will be required. In order to be considered, the letter must be received and filed before or at the Planning and Zoning Commission Meeting. (The letter can be emailed to lpuckett@texarkanatexas.gov).



OWNER: Sundar Adhikari, owner, and Rita Johnson-Williams, agent

OWNER'S ADDRESS: 6005 Beacon Hill Drive, Texarkana, Texas 75503

LOCATION OF REZONING: 1319 Richmond Road, Texarkana, Texas 75501

PROPOSED CHANGE: Align the zoning with the use at this location

ZONING CHANGE FROM: Multiple Family-1/Planned Development-General Retail TO: Neighborhood Service

LEGAL DESCRIPTION: on an approximate 0.17-acre tract of land (being Part of Tract 35), WH Ector HRS, A-695

CASE NUMBER: Z-24-1 DATE MAILED: February 21, 2024

Attachment: Hearing Notice and Application (4191 : Z-24-1 MF-1/PD-GR to NS at 1319 Richmond Rd)

ZONING APPLICATION

CITY OF TEXARKANA TEXAS

Po Box 1967
220 Texas Blvd
Texarkana TX 75504
(903) 798-3945
www.ci.texarkana.tx.us.org

Receipt No. 24-000287 Case Z-24-1 Date 1-25-24

To: The Planning and Zoning Commission
City of Texarkana Texas

Please consider this as my application to amend the Zoning Map of the City of Texarkana, Texas for the following described property:

Lot:_____ Block: _____ Addition: Wm Ector, A695 Tract Pt35
(Or see attached legal description)

Location: 1319 Richmond Rd.

Present Zoning: Planned Development General Retail & Multiple Family-1

Proposed Zoning: Neighborhood Service

If the Zoning Classification is changed by the Commission, this property will be used as:
Want to make the zoning align with use

Describe the changed conditions occurring since the original zoning which affect your property and justify rezoning:

Attorney or Agent Signature
Rita Johnson-Williams
Print Name
621 East 3rd Street
Address
Texarkana, AR 71854
City, State, Zip
903-417-4398
Home Phone & Cell Phone
Email Address

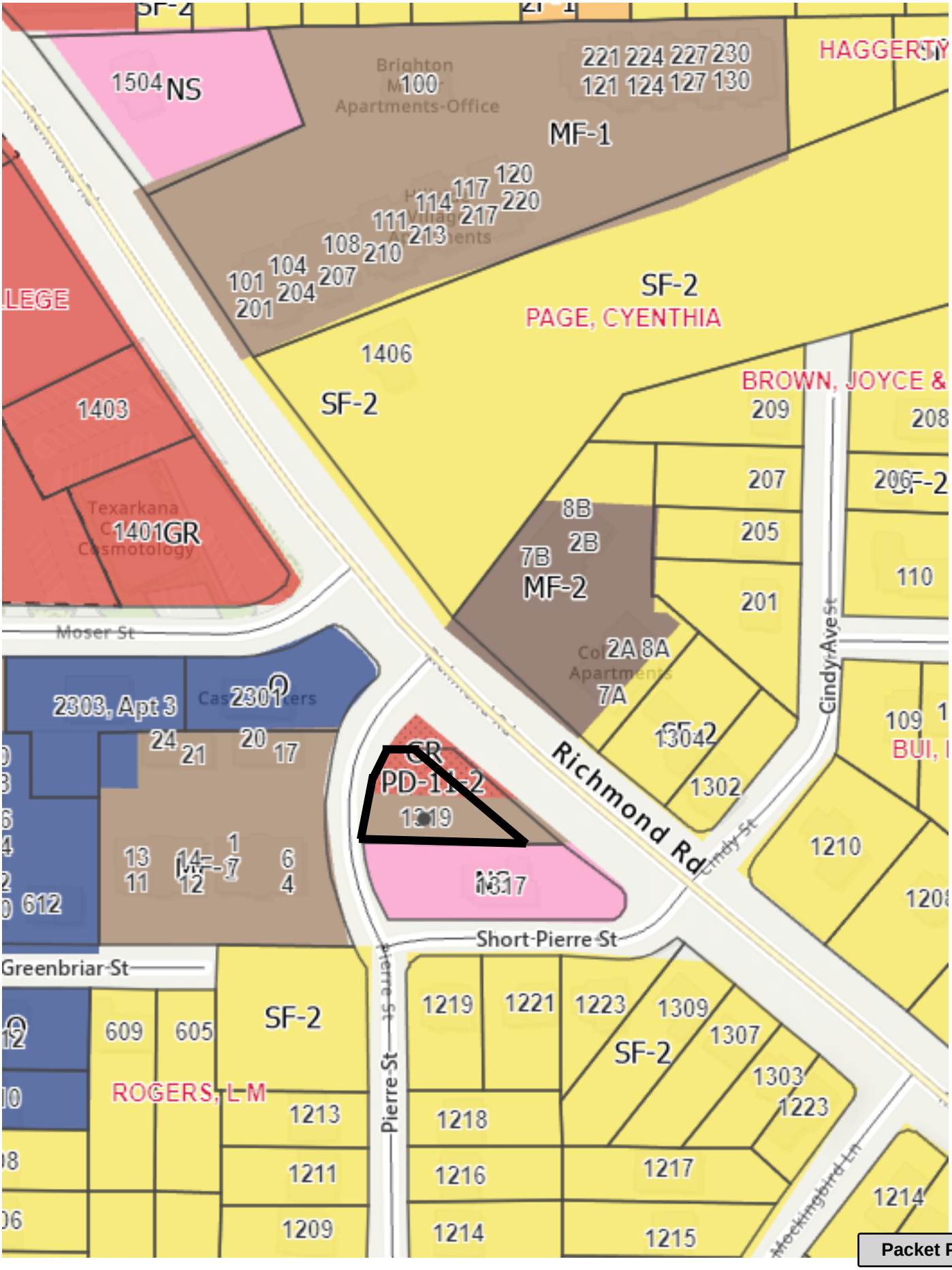
Property Owner Signature
Sundar Adhikari
Print Name
6005 beacon hill dr
Address
Texarkana TX 7550
City, State, Zip
9037426301
Home Phone & Cell Phone
adhikarishrey13@gmail.
Email Address

BY SIGNING THIS APPLICATION, YOU HAVE AGREED TO ALLOW THE CITY TO PLACE A SIGN ON YOUR PROPERTY

Attachment: Hearing Notice and Application (4191 : Z-24-1 MF-1/PD-GR to NS at 1319 Richmond Rd)

Z-24-1

1319 Richmond Rd



Attachment: Maps (4191 : Z-24-1 MF-1/PD-GR to NS at 1319 Richmond Rd)

Z-24-1

1319 Richmond Rd



Attachment: Maps (4191 : Z-24-1 MF-1/PD-GR to NS at 1319 Richmond Rd)

Warranty Deed with Vendor's Lien

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

Date: **February 2, 2023**

Grantor: **Reginal G. Reid Sr. aka Reginald G. Reid Sr., a married man as his sole and separate property**

Grantor's Mailing Address: 106 Melrose Dr., Texarkana, TX 75501

Grantee: **Ratna International,Inc**

Grantee's Mailing Address: 6005 Beacon Hill Dr., Texarkana TX 75503

Consideration:

Cash and other good and valuable consideration along with a note of even date executed by Grantee and payable to the order of Guaranty Bank & Trust, N.A. in the principal amount of $30,400.00 (Thirty Thousand Four Hundred and 00/100 Dollars). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of Guaranty Bank & Trust, N.A. and by a first-lien deed of trust of even date from Grantee to Kirk L. Lee, trustee.

Property (including any improvements):

All that certain tract or parcel of land being a part of the W. H. ECTOR HEADRIGHT SURVEY, Abstract No. 695, Bowie County, and being a part of that certain 0.256 acre tract conveyed to Patricia Hirsch by Warranty Deed recorded in Volume 615, Page 735 of the Deed Records of Bowie County, Texas, and the subject tract of land being more particularly described by metes and bounds as follows:

Beginning at a 1/2" iron pin set for corner at the Southeast corner of said 0.256 acre tract, being called South, 872.2 feet from the Northeast corner of the Hoskins and Smelser Headright Survey, Abstract No. 718, Bowie County, Texas;
THENCE: N 01°01'07" W, 55.00 feet with the West line of said 0.256 acre tract to a right-of-way marker found for corner on the West right-of-way line of Richmond Road (F. M. Highway No. 559);
THENCE: N 51°48'04" E, 63.90 feet with said right-of-way line to a right-of-way marker found corner at the beginning of a curve to the left having a radius of 1689.36 feet;
THENCE: Southeasterly, with said right-of-way line and said curve for a distance of 124.05 feet through a central angle of 04°12'26" (having a chord of S 49°39'49" E, 124.02 feet) to a 1/2" iron pin found for corner on the South line of said 0.256 acre tract of land;
THENCE: S 84°20'53" W, 144.48 feet with the South line of said 0.256 acre tract of land to the Point of Beginning and containing 0.135 acres of land, more or less.
Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

This conveyance, however, is made and accepted subject to any and all restrictions, encumbrances, easements, covenants, and conditions, if any, relating to the hereinabove described property as the same are filed for record in County Clerk's Office of Bowie County, Texas.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person

Attachment: Legal Description (4191 : Z-24-1 MF-1/PD-GR to NS at 1319 Richmond Rd)

BEGINNING at a 1/2" iron pin found for corner on the East right-of-way line of Pierre Street, being the Northwest corner of said Pree tract, and also being the Southwest corner of a certain 0.135 acre tract of land as conveyed to Reginald G. Reid, Sr. by Substitute Administrator's Deed recorded in Volume 6079, Page 299 of the Real Property Records of Bowie County, Texas;
THENCE N 84 deg. 29' 04" E., 144.93 feet with the North line of said Pree tract, same being the South line of said Reid tract, to a 1/2" iron pin found for corner at the Northeast corner of said Pree tract and the Southeast corner of said Reid tract, said corner being located on the West right-of-way line of Richmond Road, being a curve to the left having a radius of 1689.36 feet;
THENCE Southeasterly, with said curve and right-of-way line for a distance of 5.71 feet (chord is S 51 deg. 51' 59" E., 5.71 feet) through a central angle of 00 deg. 11' 37" to a right-of-way marker found at the end of said curve;
THENCE S 51 deg. 57' 48" E., 79.08 feet with the West right-of-way line of Richmond Road for a right-of-way marker found for corner;
THENCE S 38 deg. 02' 12" W., 35.22 feet with the West right-of-way line of Richmond Road to a right-of-way marker found for corner on the North right-of-way line of a street known as Short Pierre Street;
THENCE S 88 deg. 14' 05" W., 187.50 feet along the North right-of-way line of Short Pierre Street to a nail set for corner at the edge of Pierre Street;
THENCE N 01 deg. 31' 49" W., 71.86 feet along the East right-of-way line of Pierre Street to the Point of Beginning and containing 0.329 acres of land, more or less.

Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty:

Concrete parking and driveway partially lies outside property lines as shown on survey dated September 5, 2016, by Johnny E. Plunk, Jr., RPLS, Texas No. 5080.

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests, and water interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; and taxes for 2016, which Grantee assumes and agrees to pay, but not subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantor assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to

Attachment: Legal Description (4191 : Z-24-1 MF-1/PD-GR to NS at 1319 Richmond Rd)

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Warranty Deed with Vendor's Lien

Date: Sept 28, 2016

Grantor: DEBORAH N. PREE, dba BRITE BEGINNINGS DAY CARE and husband, JAMES PREE

1614697 MS

Grantor's Mailing Address:

DEBORAH N. PREE and JAMES PREE
3108 Keller Avenue
Texarkana, TX 75503
Bowie County

Grantee: SUNDAR BABU ADHIKARI and wife, KRISHNA ADHIKARI SHRESTHA

Grantee's Mailing Address:

SUNDAR BABU ADHIKARI and KRISHNA ADHIKARI SHRESTHA
3306 Westridge Avenue
Texarkana, TX 75503
Bowe County

Consideration:

Cash and a note of even date executed by Grantee and payable to the order of GUARANTY BANK & TRUST, N.A. in the principal amount of FIFTY THOUSAND NINE HUNDRED AND NO/100 DOLLARS ($50,900.00). The first-lien note is secured by the first and superior vendor's lien against, and superior title to, the Property retained in this deed in favor of GUARANTY BANK & TRUST, N.A. and is also secured by a first-lien deed of trust of even date from Grantee to Kirk L. Lee, trustee.

Property (including any improvements):

All that certain tract or parcel of land being a part of the W. H. ECTOR HEADRIGHT SURVEY, Abstract No. 695, Bowie County, Texas, and being a part of a 0.554 acre tract of land as conveyed to P. M. Brown and Helen Asimos by Deed recorded in Volume 619, Page 311 of the Deed Records of Bowie County, Texas, and being the same tract of land as conveyed to Deborah N. Pree dba Brite Beginnings Day Care by Third Party Deed recorded in Volume 4310, Page 99 of the Real Property Records of Bowie County, Texas, and the subject tract of land being more particularly described by metes and bounds as follows:

Attachment: Legal Description (4191 : Z-24-1 MF-1/PD-GR to NS at 1319 Richmond Rd)

Bowie
Tina Petty
County Clerk
New Boston, Texas 75570

70 2016 00011567

Instrument Number: 2016-11567
As
Recording

Recorded On: September 30, 2016

Parties: PREE DEBORAH N DBA ETVIR
To ADHIKARI SUNDAR BABU ETUX

Billable Pages: 3
Number of Pages:

Comment: WARRANTY DEED

(Parties listed above are for Clerks reference only)

** THIS IS NOT A BILL **

Recording	34.00
Total Recording:	34.00

********** DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT **********

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:
Document Number: 2016-11567
Receipt Number: 337664
Recorded Date/Time: September 30, 2016 01:52:57P

User / Station: A Thompson - Scan Station #3

Record and Return To:
TWIN CITY TITLE COMPANY
3615 RICHMOND ROAD
TEXARKANA TX 75503

Attachment: Legal Description (4191 : Z-24-1 MF-1/PD-GR to NS at 1319 Richmond Rd)

whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

The Vendor's Lien against and Superior Title to the Property are retained until the Note described is fully paid according to its terms, at which time this Deed will become absolute. The Vendor's Lien and Superior Title herein retained are hereby transferred, assigned, sold, and conveyed to the payee of the Note, and the successors and assigns of the payee.

When the context requires, singular nouns and pronouns include the plural.

EXECUTED this 2nd day of February, 2023.

Reginal G. Reid Sr. aka Reginald G. Reid Sr.

THE STATE OF Texas §
§
COUNTY OF Bowie §

Before me, a Notary Public, the foregoing instrument was acknowledged on 2nd day of February, 2023 by Reginal G. Reid Sr. aka Reginald G. Reid Sr. who personally appeared before me, and who is known to me through DL to be the person(s) who executed it for the purposes and consideration expressed therein, and in the capacity stated.

NOTARY PUBLIC, STATE OF Texas

AFTER RECORDING, RETURN TO:

CapitalTitle℠

3615 Richmond Road Office: (903) 716-5959
Texarkana, TX 75503 Fax # 833-972-1055
GF # 23-718614-TX

PREPARED IN THE LAW OFFICE OF
Shaddock & Associates, P. C.
2400 N. Dallas Parkway, Ste. 560
Plano, Texas 75093

THE STATE OF TEXAS
COUNTY OF BOWIE

I hereby certify that this instrument was FILED on tl date and the time stamped hereon by me and was duly RECORDED in the Records of Bowie County, Texas.

2023-00001013 DEED
02/03/2023 01:09:31 PM Total Fees: $30.00

Tina Petty, County Clerk
Bowie County, Texas

Attachment: Legal Description (4191 : Z-24-1 MF-1/PD-GR to NS at 1319 Richmond Rd)

Conveyance and Warranty.

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

GUARANTY BANK & TRUST, N.A., at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of GUARANTY BANK & TRUST, N.A. and are transferred to GUARANTY BANK & TRUST, N.A. without recourse against Grantor.

When the context requires, singular nouns and pronouns include the plural.

Deborah Pree
DEBORAH N. PREE

JAMES PREE

STATE OF TEXAS }

COUNTY OF BOWIE }

Before me, a Notary Public, on this day personally appeared DEBORAH N. PREE and husband, JAMES PREE, known to me, or proved to me through Driver License (description of identity card or other document) to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 28 day of September, 2016.

MELODY L JOHNSON
NOTARY PUBLIC
STATE OF TEXAS
COMM. EXP. 08-08-2019

Melody L Johnson
Notary Public, State of Texas
My Commission Expires: _____

PREPARED IN THE OFFICE OF:
LANGDON★DAVIS
Attorneys at Law
625 Sam Houston
New Boston, TX 75570

AFTER RECORDING, RETURN TO:
TWIN CITY TITLE
3615 Richmond Road
Texarkana, TX 75503

When recorded return to
Twin City Title Company
3615 Richmond Rd
Texarkana, TX 75503

Attachment: Legal Description (4191 : Z-24-1 MF-1/PD-GR to NS at 1319 Richmond Rd)

City of Texarkana, Texas

Version:

Summary Sheet

Update Date: 2/27/2024 3:36 PM

Lead Department:	Planning & Zoning Commission	**Action Officer:**	Laura Puckett, Zoning Administrator
Subject:	S-786: Specific Use Permit to allow the location of a daycare on the N1/2 Lots 9-12 and Part of the Alley, Block 55, Grandview, located at 1616 Iowa Street. Callie Donelson, owner, and Stephanie Thompson, agent.		

Meeting Date: 3/4/2024

Attachments

a. Hearing Notice and Application (PDF)
b. Maps (PDF)

Staff Coordination

Building Code Administration	Mashell Daniel	Department Head Review	Pending
Planning & Zoning Commission		Department Review	Pending
Planning & Zoning Commission	Laura Puckett	Meeting 03/04/2024 6:00 PM	Pending

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Callie Donelson, owner, and Stephanie Thompson, agent for a Specific Use Permit to allow a daycare/preschool on the N ½ of Lots 9-12, Block 55, Grandview, located at 1616 Iowa Street. The property is zoned Single Family-3 and was previously a daycare.

The Future Land Use Map has designated this property as “Neighborhood Residential”.

The adjacent zoning is Single Family-3 to the north, west and south, and Single Family-2 to the east. The adjacent land usage is residential to the north, west, south, and east.

A Specific Use Permit is required to allow daycare use in this zoning district.

Staff recommends for approval of this request.

The applicant should also be aware that if this zoning change is approved, all other applicable city code/ordinance requirements must be met including but not limited to building codes, setbacks, subdivision, fire, parking, drainage, water and sewer prior to the issuance of building permits.

All notifications and application requirements have been met to consider this request.

Potential Options:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends for approval of this request.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

March 4, 2024

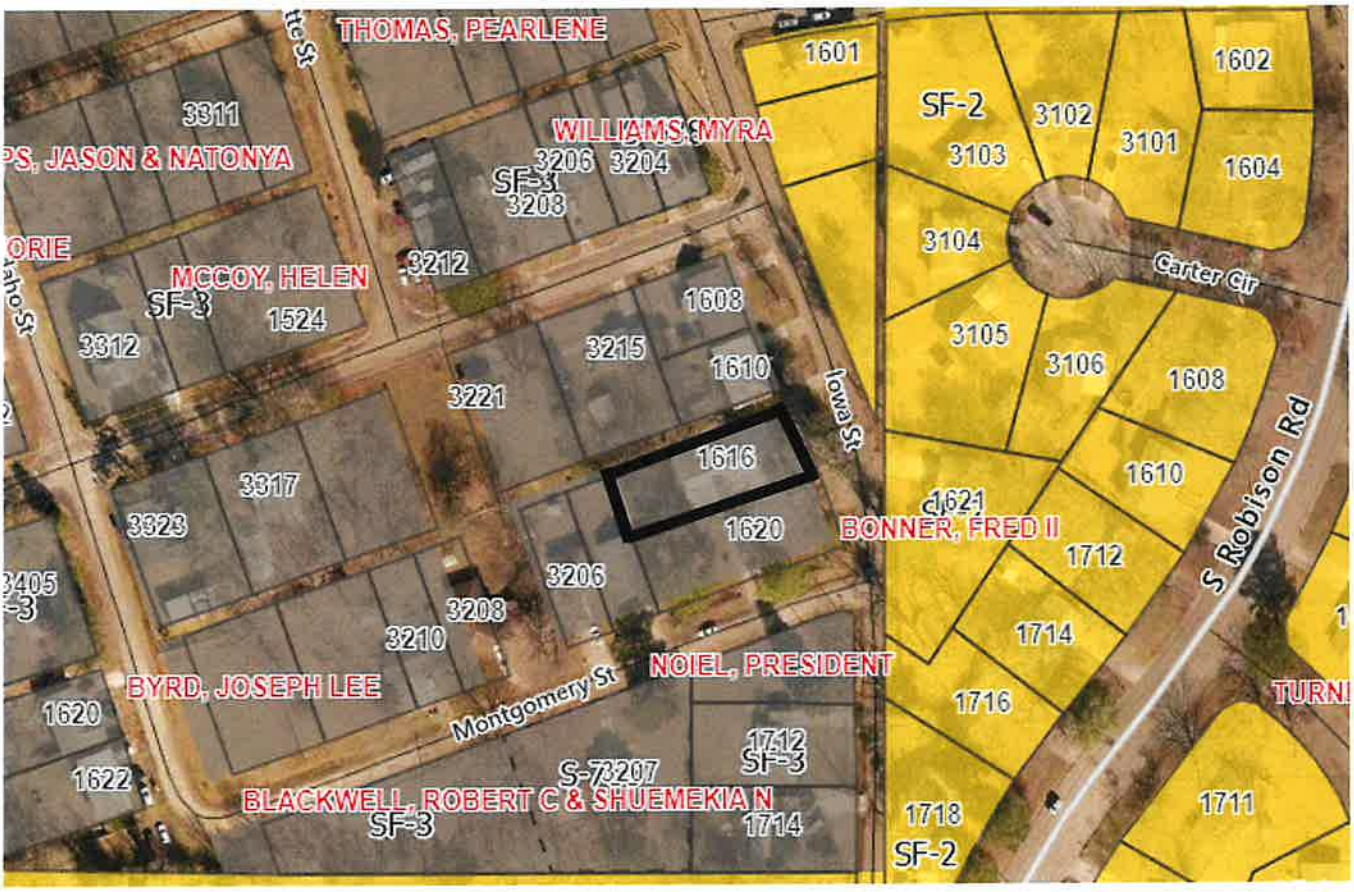
NOTICE OF PUBLIC HEARINGS

Public hearings will be held by the Planning and Zoning Commission and the City Council of the City of Texarkana, Texas at the below stated date and time. The Public Hearings will be held in the Council Chambers, Municipal Building, 220 Texas Blvd, (3rd & Texas) Texarkana, Texas to consider a proposed change in zoning classification as indicated below. According to the Tax Records, you are the owner of property within the area of the proposed change or within 200 feet of that property. THIS IS NOT A SUMMONS TO APPEAR AT THE HEARINGS. If you care to attend, you will be given an opportunity to be heard. If additional information is desired, please contact the Planning Department at (903) 798-3535.

PLANNING & ZONING COMMISSION: Hearing Date: MONDAY, March 4, 2024 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, April 22, 2024 Hearing Time: 6:00 pm

- If they desire, persons concerned with the proposed change can present a letter in opposition to or in favor of the proposed change. If a written protest in opposition to a proposed change contains the signatures of persons who own twenty (20) percent or more of the land within 200 feet of the proposed change, a 3/4th vote of the City Council will be required. In order to be considered, the letter must be received and filed before or at the Planning and Zoning Commission Meeting. (The letter can be emailed to lpuckett@texarkanatexas.gov).



OWNER: Callie Donelson, owner, and Stephanie Thompson, agent

OWNER'S ADDRESS: 5933 Buchanan Rd., Texarkana, Texas 75501

LOCATION OF REZONING: 1616 Iowa Street, Texarkana, Texas 75503

PROPOSED CHANGE: Specific Use Permit to allow the location of a daycare/preschool

LEGAL DESCRIPTION: N ½ of Lots 9-12, Block 55, Grandview

CASE NUMBER: S-786 DATE MAILED: February 21, 2024

Attachment: Hearing Notice and Application (4192 : S-786: SUP for daycare at 1616 Iowa Street)

ZONING APPLICATION

CITY OF TEXARKANA TEXAS

Po Box 1967
220 Texas Blvd
Texarkana TX 75504
(903) 798-3945
www.ci.texarkana.tx.us.org

Receipt No 24-00075

Case S-786

Date 2-12-24

To: The Planning and Zoning Commission
City of Texarkana Texas

Please consider this as my application to amend the Zoning Map of the City of Texarkana, Texas for the following described property.

Lot: 9-12 Block: 55/.023 acres Addition: Grandview
(Or see attached legal description)

Location 1616 Iowa St Texarkana TX 75501

Present Zoning

Requested Specific Use Permit

The requested Specific Use Permit will be used for the following:

Childcare (24 hrs)

Describe the changed conditions, if any, occurring since the original zoning, which affect your property and which justify rezoning:

No Changes

Stephanie Thompson
Attorney or Agent Signature

Printed Name: Stephanie Thompson

3208 Montgomery St
Address

Texarkana TX 75501
City, State, Zip

903-559-7560
Home Phone & Cell Phone

Solo5st thompson@gmail.com
Email Address

Callie Donelson
Property Owner Signature

Printed Name: Callie Donelson

5933 Buchanan Rd
Address

Texarkana TX 75501
City, State, Zip

903-793-5919
Home Phone & Cell Phone

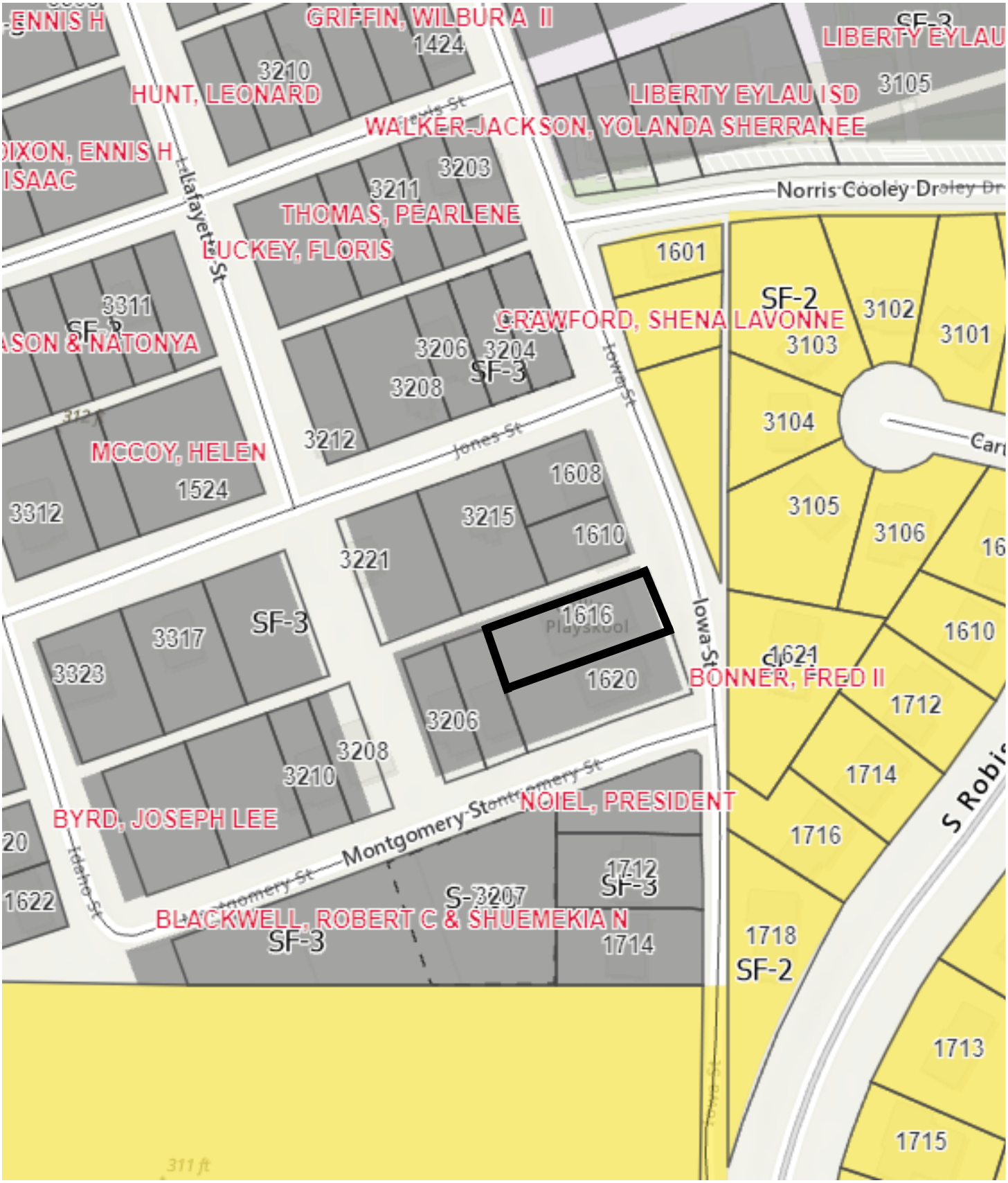
Email Address

BY SIGNING THIS APPLICATION, YOU HAVE AGREED TO ALLOW THE CITY TO PLACE A SIGN ON YOUR PROPERTY

Attachment: Hearing Notice and Application (4192 : S-786: SUP for daycare at 1616 Iowa Street)

S-786

1616 Iowa Street



Attachment: Maps (4192 : S-786: SUP for daycare at 1616 Iowa Street)

S-786

1616 Iowa Street



Attachment: Maps (4192 : S-786: SUP for daycare at 1616 Iowa Street)

City of Texarkana, Texas

Version:

Summary Sheet

Update Date: 2/27/2024 3:37 PM

Lead Department:	Planning & Zoning Commission	**Action Officer:**	Laura Puckett, Zoning Administrator
Subject:	Z-24-2: rezoning on an approximate 20.70-acre tract of land (being part of Tracts 9-12, 13, 17, 18 and 19), R. E. Sevey HRS, A-523, located at 2300 Buchanan Road from Single Family-1 to Commercial. Jeff Wright, LEISD, owner, and Robert Sanderson, agent.		

Meeting Date: 3/4/2024

Attachments

a. Hearing Notice and Application (PDF)
b. Maps (PDF)
c. Legal Description (PDF)

Staff Coordination

Building Code Administration	Mashell Daniel	Department Head Review	Pending
Planning & Zoning Commission		Department Review	Pending
Planning & Zoning Commission	Laura Puckett	Meeting 03/04/2024 6:00 PM	Pending

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Jeff Wright, LEISD, owner, and Robert Sanderson, agent to rezone on an approximate 20.70-acre tract of land (being part of Tracts 9-12, 13, 17, 18, and 19), R.E. Sevey HRS, A-523, located at 2300 Buchanan Road from Single Family-1 to Commercial. The intention is multiple uses.

The Future Land Use Map has designated this property as “Suburban Residential”.

The adjacent zoning is Single Family-1 to the north, west and south, and Industrial-2 to the east. The adjacent land use is City Park to the north, residences to the west and south, and railroad yard to the east.

Staff recommends for approval this request.

The applicant should also be aware that if this zoning change is approved, all other applicable city code/ordinance requirements must be met including but not limited to new drainage ordinance, stormwater design manual, building codes, setbacks, subdivision, fire, parking, drainage, water and sewer prior to the issuance of building permits.

All notification and application requirements have been met to consider this request.

Potential Options:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends for approval of this request.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

March 4, 2024

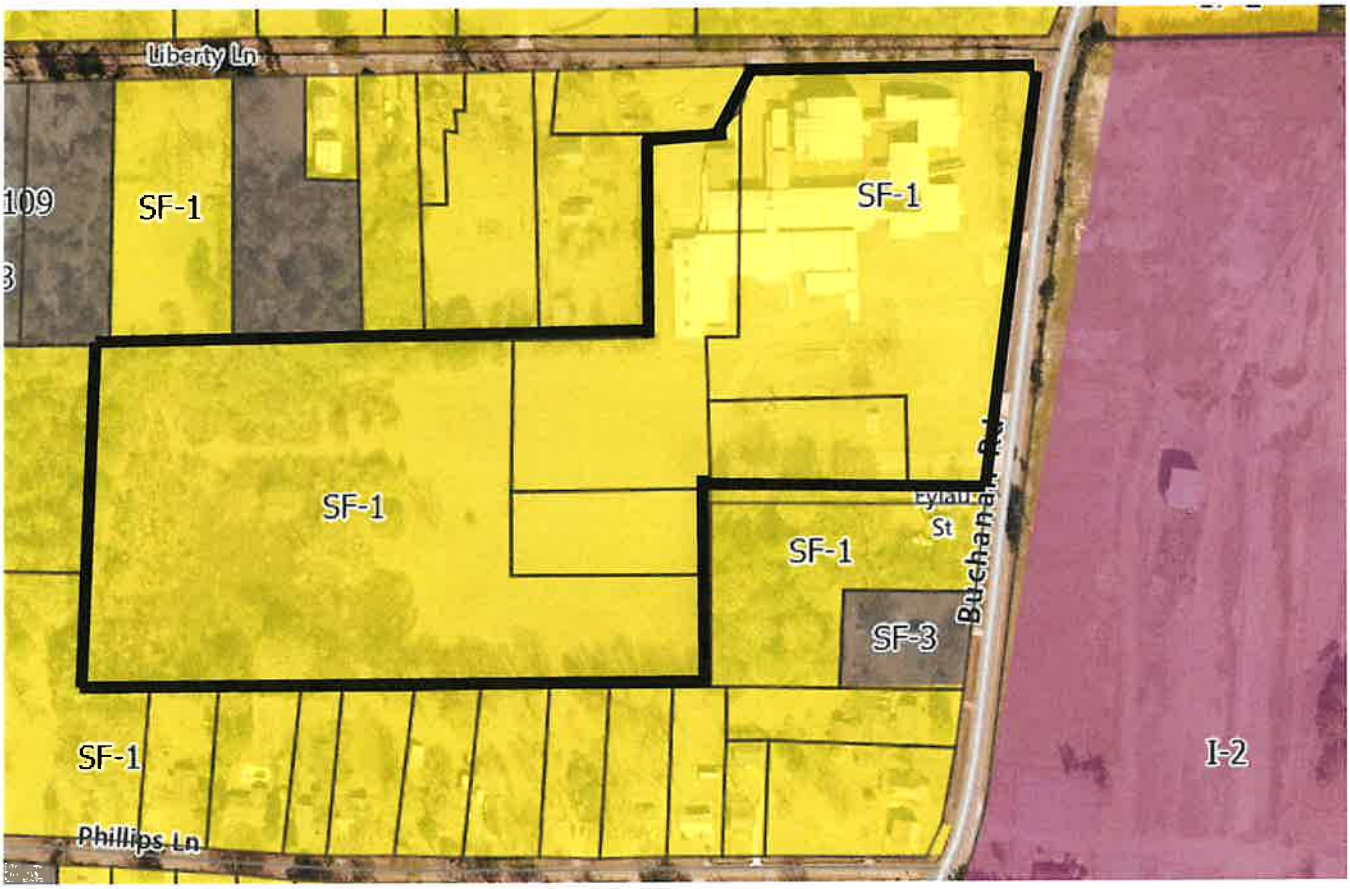
NOTICE OF PUBLIC HEARINGS

Public hearings will be held by the Planning and Zoning Commission and the City Council of the City of Texarkana, Texas at the below stated date and time. The Public Hearings will be held in the Council Chambers, Municipal Building, 220 Texas Blvd, (3rd & Texas) Texarkana, Texas to consider a proposed change in zoning classification as indicated below. According to the Tax Records, you are the owner of property within the area of the proposed change or within 200 feet of that property. THIS IS NOT A SUMMONS TO APPEAR AT THE HEARINGS. If you care to attend, you will be given an opportunity to be heard. If additional information is desired, please contact the Planning Department at (903) 798-3945.

PLANNING & ZONING COMMISSION: Hearing Date: MONDAY, March 4, 2024 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, April 22, 2024 Hearing Time: 6:00 pm

- If they desire, persons concerned with the proposed change can present a letter in opposition to or in favor of the proposed change. If a written protest in opposition to a proposed change contains the signatures of persons who own twenty (20) percent or more of the land within 200 feet of the proposed change, a 3/4th vote of the City Council will be required. In order to be considered, the letter must be received and filed before or at the Planning and Zoning Commission Meeting. (The letter can be emailed to lpuckett@texarkanatexas.gov).



OWNER: Jeff Wright for LEISD, owner, and Robert Sanderson, agent

OWNER'S ADDRESS: 2901 Leopard Drive, Texarkana, Texas 75501

LOCATION OF REZONING: 2300 Buchanan Road, Texarkana, Texas 75501

PROPOSED CHANGE: Would like multiple uses at this location (warehouse, offices, daycare, etc.)

ZONING CHANGE FROM: Single Family-1 TO: Commercial

LEGAL DESCRIPTION: on an approximate 20.70-acre tract of land (being Part of Tracts 9-12,13, 17, 18, and 19), RE Sevey HRS, A-523

CASE NUMBER: Z-24-2 DATE MAILED: February 21, 2024

Attachment: Hearing Notice and Application (4193 : Z-24-2: rezoning SF-1 to C at 2300 Buchanan Road)

ZONING APPLICATION

CITY OF TEXARKANA TEXAS

Po Box 1967
220 Texas Blvd
Texarkana TX 75504
(903) 798-3945
www.ci.texarkana.tx.us.org

Receipt No. 24-000501

Case Z-24-2

Date 2-14-24

To: The Planning and Zoning Commission
City of Texarkana Texas

Please consider this as my application to amend the Zoning Map of the City of Texarkana, Texas for the following described property.

Lot: _____ Block: _____ Addition: Tracts 9-12,13,17,18, & 19 RE Sevey HRS A523
(Or see attached legal description)

Location: 2300 Buchanan Road, Texarkana, TX 75501

Present Zoning: SF-1

Proposed Zoning: C

If the Zoning Classification is changed by the Commission, this property will be used as:
warehouse storage, office lease space, day care

Describe the changed conditions, if any, occurring since the original zoning, which affect your property and which justify rezoning:
property owned by school made zoning a non-issue

rezoning is needed to justify multiple uses for property

Attorney or Agent Signature

6411 Tennessee Road
Address

Texarkana, AR 71854
City, State, Zip

903-733-4447
Home Phone & Cell Phone

robert.sanderson1964@gmail.com
Email Address

Property Owner Signature (LEISD)

2901 Leopard Drive
Address

Texarkana Tx. 75501
City, State, Zip

903 832 1535
Home Phone & Cell Phone

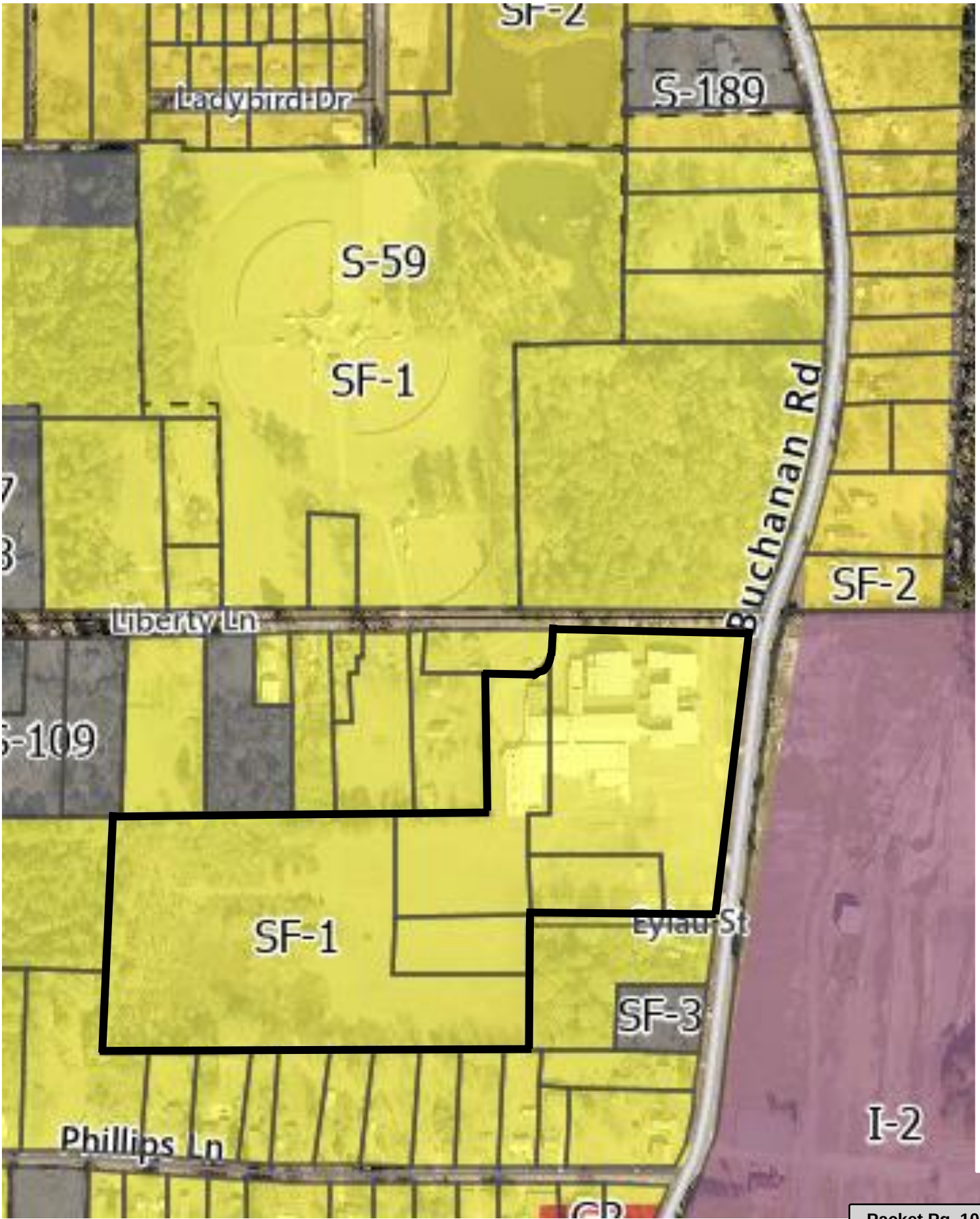
jeff.wright@LEISD.net
Email Address

BY SIGNING THIS APPLICATION, YOU HAVE AGREED TO ALLOW THE CITY TO PLACE A SIGN ON YOUR PROPERTY

Attachment: Hearing Notice and Application (4193 : Z-24-2: rezoning SF-1 to C at 2300 Buchanan Road)

Z-24-2

2300 Buchanan Road



Attachment: Maps (4193 : Z-24-2: rezoning SF-1 to C at 2300 Buchanan Road)

Z-24-2

2300 Buchanan Road



Attachment: Maps (4193 : Z-24-2: rezoning SF-1 to C at 2300 Buchanan Road)

Tax Certificate

Account: 21000002100 (45290/5825)

Year: 2023 Certificate No.: 910

Prepared By:
TAX ASSESSOR-COLLECTOR
PO BOX 6527
TEXARKANA, TEXAS 75505

Legal Description
R E SEVEY A-523
190/496, 286/104
BLK/TRACT 18 19
2.85 ACRES

Owner:
LIBERTY EYLAU ISD
2901 LEOPARD RD
TEXARKANA TX 755017817

Situs Address:
2400 BUCHANAN LP RD
TEXARKANA

Date: 2/08/2024
Description:

This is to certify that after a careful check of the tax records of this office, the following current/delinquent taxes, penalties and interest are due on the described property for the following taxing units:

There Are No Taxes Due At This Time

If this property received SPECIAL USE considerations, it could be subject to a rollback tax. If this property was exempt from taxation, this property may be subject to a prorata portion of the current year tax if this property does not qualify for an exemption from taxation after a change in ownership. Please contact your Tax Office.

Tax Year 2023								
Value								
Land-HS	Land-Other	Ag-Mkt	Ag-Use	Imp-HS	Imp-Other	HS-Cap	Appraised	Assessed
0	22,800	0	0	0	0	0	22,800	22,800

Jurisdiction Name	Exemption Codes	Exempt Amount	Taxable	Rate/100	Tax Levy
BOWIE COUNTY	ABSO	22,800	0	.396934	.00
LIBERTY EYLAU ISD	ABSO	22,800	0	.957600	.00
TEXARKANA CITY	ABSO	22,800	0	.650000	.00
TEXARKANA COLLEGE	ABSO	22,800	0	.109639	.00
Total					.00

Signed and Executed on this 8th day of FEBRUARY, 2024

Suzanne K. Linder

Signature of Authorized Officer of Collecting Office

Issued To:

TWIN CITY TITLE COMPANY INC.
3310 ARISTA BLVD
TEXARKANA TX 75503

Attachment: Legal Description (4193 : Z-24-2: rezoning SF-1 to C at 2300 Buchanan Road)

Vol 190 Page 496

Names of Purported Owners: R. T. Pierce and Merta Lee Pierce.
Address of Purported Owners: Hooks, Texas.
Estimated Compensation: $310.00.

In fee simple, subject, however, to all existing easements for railroads and public utilities, light beacon stations and for water supply purposes, vested in the United States of America upon the filing of said Declaration of Taking and the depositing in the Registry of this Court of the said sum of $5,956.00, as hereinabove recited, that said lands are deemed to have been condemned and taken for the use of the United States of America and the right to just compensation for the property taken, upon the filing of the Declaration of Taking, vested in the persons entitled thereto, and the amount of compensation shall be ascertained and awarded in this proceeding and established by judgment herein pursuant to law, and

IT IS FURTHER ADJUDGED, ORDERED AND DECREED that the possession of the above-described property has been delivered to the United States of America on the 7th day of July, 1941, and this cause is held open for such other and further orders, judgments and decrees as may be necessary in the premises.

By the Court.

/s/ Randolph Bryant
United States District Court for the Eastern District of Texas.

Filed for Record on the 30th day of June A. D. 1942. at 10 o'clock A. M.
Recorded on the 2nd day of July A. D. 1942, at 1:30 o'clock P. M.

By Helen Rackley Deputy — Sam Minnick, County Clerk

$3389 — WARRANTY DEED — 1.00

J. A. Martin & Wife -to- W. A. Smith et al, Trustees Liberty Consolidated Sch. Dist.

THE STATE OF TEXAS))
KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF BOWIE))

THAT I, J. A. Martin joined by my wife Maymie Martin of the County of Bowie State of Texas for and in consideration of the sum of Seven Hundred & No/100 Dollars, to us paid and secured to be paid by Emmett Moore W. A. Smith and Ollie Warren, Trustees of the Liberty Consolidated School District, as follows:

$700.00 Cash in hand paid the receipt of which is hereby acknowledged and confessed.

have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY, unto the said Emmett Moore W. A. Smith and Ollie Warren; Trustees of the Liberty Consolidated School District, and their successors in office of the County of Bowie State of Texas, all that certain

Tract or parcel of land situated in Bowie County Texas, and being a part of a 3 acre tract out of the H. E. Sevey H. R. Survey, and lying just West of the Liberty School 5 acre tract of land, and also including a 50 foot strip heretofore designated as a street or road lying on the East side of said 3 acre tract of land, and described as follows:

BEGINNING 126 feet South from the N. W. corner of the Liberty High School 5 acre tract of land to a point of beginning; THENCE WEST across said 50 ft street or road, and on West 100 feet to a stake for corner---same being 150 feet feet west of the West line of said 5 acre tract; THENCE South 339 feet to the S. E. line of the said 3 acre tract; THENCE East 150 feet to the S. W. corner of said school 5 acre tract; THENCE North 339 feet to place of beginning; containing 1-15/100 acre of land.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Emmett Moore; W. A. Smith and Ollie Warren, Trustees of the Liberty Consolidated School District, and their successors if office assigns forever, and we do hereby bind ourselves, our heirs, executors and administrators, to WARRANT AND FOREVER DEFEND, all and singular the said premises unto the said

Emmett Moore; W. A. Smith and Ollie Warren, Trustees of the Liberty Consolidated School District, and to their successors in office. and assigns against every-person whomsoever lawfully claiming, or to claim the same , or any part thereof.

WITNESS our hand at Texarkana this 17 day of June A. D. 1942

WITNESS AT REQUEST OF GRANTOR: J. A. Martin
Maymie Martin

1.10 Revenue Stamps Duly Cancelled:

THE STATE OF TEXAS)) Joint Acknowledgment
COUNTY OF --------))

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared J. A. Martin and Maymie Martin, his wife, both known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they each executed the same for the purposes and consideration therein expressed, and the said Maymie Martin, wife of the said J. A. Martin having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said Maymie Martin acknowledged such instrument to be her act and deed, and she declared that she had

Attachment: Legal Description (4193 : Z-24-2: rezoning SF-1 to C at 2300 Buchanan Road)

497

willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 17th day of June A. D. 1942.

L.S.

L. C. Boswell
Notary Public in and for Bowie County, Texas.
L. C. Boswell
Notary Public Bowie County, Texas

Filed for Record on the 1st day of July A. D. 1942 at 10 o'clock A. M.
Recorded on the 6th day of July A. D. 1942 at 9 o'clock A. M.

By Helen Pickard Deputy

Sam Minnick, County Clerk

#3390
D. V. Davis

Assignment of Oil and Gas Lease
-to-
C. W. Robinson

1.00

Whereas, On the 13th day of January, 1942, a certain oil and gas mining lease was made and entered into by and between J. T. Barrett, Lessor and D. V. Davis, Lessee covering the following described land in the county of Bowie and State of Texas, to-wit:

Being 130 acres off the North end of a 190 acre tract of land, in Bowie County, Texas, which 190 acre tract of land is more particularly described by meter and bounds in the record of said original lease,

Said lease being recorded in the office of the County Clerk in and for said County in book 125, page 430-31-32, to which lease and record reference is here made for all purposes; and Whereas, The said lease and all rights thereunder or incident thereto are now owned by D. V. Davis;

Now, Therefore, for and in consideration of One Dollar (and other good and valuable considerations), the receipt of which is hereby acknowledged, the undersigned, the present owner of the said lease and all rights thereunder or incident thereto, does hereby bargain, sell, transfer, assign and convey, an undivided one-half (1/2) interest in and to all rights, title and interest of the original lessee and present owner in and to said lease and rights thereunder, insofar as it covers the lands described in said original lease, and covered thereby,

together with all personal property used or obtained in connection therewith to C. W. Robinson Shreveport, Louisiana and his heirs, successors and assigns,

And for the same considerations, the undersigned for myself and my heirs, successors and representatives, do covenant with the said assignee, his heirs, successors, or assigns, that I am the lawful owner of the said lease and rights and interest thereunder and of the personal property thereon or used in connection therewith; that the undersigned has good right and authority to sell and convey the same, and that said rights, interest and property are free and clear from all liens and incumbrances, and that all rentals and royalties due and payable thereunder have been duly paid.

In Witness Whereof, The undersigned owner and assignor has signed and sealed this instrument the 19th day of June, 1942.

D. V. Davis

.55¢ REVENUE STAMPS DULY CANCELLED

SINGLE ACKNOWLEDGMENT

THE STATE OF TEXAS))

COUNTY OF CASS))

BEFORE ME, the undersigned, a Notary Public, in and for said County, Texas, on this day personally appeared D. V. Davis, 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 expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, This 19th day of June, A. D. 1942.

L.S.

Tom J. Mays,
Tom J. Mays, Notary Public, Cass County, Texas.

Filed for Record on the 1st day of July A. D. 1942 at 10 o'clock A. M.
Recorded on the 6th day of July A. D. 1942 at 9:30 o'clock A. M.

By Helen Pickard Deputy

Sam Minnick, County Clerk

Attachment: Legal Description (4193 : Z-24-2: rezoning SF-1 to C at 2300 Buchanan Road)

104
104

Vol 286 Page 104

nature and extent of the injury sustained, shall be abated until the premises shall have been fully repaired and restored by the lessor, or, in case the said premises shall be substantially destroyed, then at the election of the lessee the estate hereby created may thereupon be determined.

In witness whereof the said parties hereto and to another instrument of like tenor have hereunto set their hands and seals this 15th day of April, 1952.

John Q. Crow (Seal)
Lessor

Mrs. Dorothy Crow (Seal)
Wife of Lessor

T D Bolton (Seal)
Lessee

Lala Bolton (Seal)
Wife of Lessee

THE STATE OF TEXAS,
COUNTY OF BOWIE

BEFORE ME, A Notary Public in and for Bowie County, Texas, on this day personally appeared John Q. Crow & T. D. Bolton and Dorothy Crow and Lala Bolton their wife, both known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they each executed the same for the purposes and consideration therein expressed, and the said Dorothy Crow and Lala Bolton wives of the said John Q. Crow and T. D. Bolton having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said Dorothy Crow and Lala Bolton acknowledged such instrument to be her act and deed, and she declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, This 15th day of April, A. D. 1952

(L. S.)

S. H. Lee
NOTARY PUBLIC IN AND FOR BOWIE COUNTY, TEXAS

Filed for Record on the 17 day of April A. D. 1952 at 10 o'clock A.M.
Duly Recorded this the 24 day of April A. D. 1952 at 10 o'clock A.M.
Instrument No. 2012

O. E. COOPER, County Clerk
Bowie County, Texas.
By _____ Deputy

D-1151—WARRANTY DEED—Single, Separate and Joint Acknowledgment. Clarke & Courts, Houston-Dallas-Galveston

The State of Texas,
COUNTY OF BOWIE

Know all Men by These Presents:
#2013----$1.00

That We, Lyle V. P. Strubhar and wife, Verna Strubhar, of the County of Bowie State of Texas for and in consideration of the sum of Fifteen Hundred and No/100 - - - - - - - - - - - - - - - - - - DOLLARS to us in hand paid by W. A. Smith, E. J. Kennedy and W. H. Gentry, Trustees Liberty School District No. 12, Bowie County, Texas, as follows:

Cash, the receipt of which is hereby acknowledged,

D/R Vol. 286

Attachment: Legal Description (4193 : Z-24-2: rezoning SF-1 to C at 2300 Buchanan Road)

have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey, unto the said W. A. Smith, E. J. Kennedy, and W. H. Gentry, Trustees Liberty School District No. 12, Bowie County, Texas, or to their successors in office,

of the County of Bowie State of Texas all that certain lot, tract or parcel of land, about one mile Southwesterly of the South end of Buchanan Avenue in Texarkana, Texas, a part of the R. E. Sevey Headright Survey, the land herein described being out of the Northeast corner of the 12-acre tract of land now owned by Lyle V. P. Strubhar, as more particularly described in that certain warranty deed dated June 19, 1942, from Robert D. Caldwell and Ruth G. Caldwell, his wife, to Lyle V. P. Strubhar and Verna Strubhar, his wife, duly recorded and now appearing of record in Vol. 192, Page 181, of the Deed Records of Bowie County, Texas, to which said deed and the record of which, together with the deeds and record thereof referred to therein, reference is hereby made for greater certainty as to description:

BEGINNING at the Northeast corner of said 12-acre tract of land;
THENCE South with the East boundary line of said 12-acre tract of land, 240.5 feet to a stake in the North boundary line of a 25-foot street;

THENCE West with the street, 313 feet to a stake;
THENCE North parallel to the East boundary line of said 12-acre tract, 240.5 feet to a stake in the North boundary line of said tract;
THENCE East 313 feet to the place of beginning, containing approximately 1.7 acres of land.

(Field Notes by Paul Blocker, Feb. 20, 1952.)

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said W. A. Smith, E. J. Kennedy and W. H. Gentry, Trustees Liberty School District Number 12, Bowie County, Texas, or to their successors in office,

heirs and assigns forever and we do hereby bind ourselves, our heirs, executors and administrators, to Warrant and Forever Defend, all and singular the said premises unto the said W. A. Smith, E. J. Kennedy and W. H. Gentry, Trustees Liberty School District Number 12, Bowie County, Texas, or to their successors in office, heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

WITNESS our hand s at Texarkana, Texas, this 12th day of April, A. D. 1952.

Lyle V. P. Strubhar
Verna Strubhar

Witness at request of Grantor:

JOINT ACKNOWLEDGMENT

THE STATE OF TEXAS,
COUNTY OF Bowie

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared LYLE V. P. STRUBHAR and VERNA STRUBHAR, his wife, both known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they each executed the same for the purposes and consideration therein expressed, and the said VERNA STRUBHAR, wife of the said LYLE V. P. STRUBHAR having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said VERNA STRUBHAR acknowledged such instrument to be her act and deed, and she declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 12th day of April, A. D., 19 52.

(L. S.) HERBERT LING
By Comm. Expires June 1st 1953

Herbert Ling
Notary Public in and for Bowie County, Texas

Filed for Record on the 17 day of April A. D. 1952 at 10 o'clock A M.
Duly Recorded this the 24 day of April A. D. 1952 at 10 o'clock A M.
Instrument No. 2013

O. E. COOPER, County Clerk
Bowie County, Texas
By Annie Mae Lidwell Deputy

D/R Vol. 286

Attachment: Legal Description (4193 : Z-24-2: rezoning SF-1 to C at 2300 Buchanan Road)

Tax Certificate

Account: 21000002000 (45288/5825)

Year: 2023 Certificate No.: 908

Prepared By:
TAX ASSESSOR-COLLECTOR
PO BOX 6527
TEXARKANA, TEXAS 75505

Legal Description
R E SEVEY A-523
751/100
BLK/TRACT 17
1 ACRES

Owner:
LIBERTY EYLAU ISD
2901 LEOPARD RD
TEXARKANA TX 755017817

Situs Address:
2502 BUCHANAN LP RD
TEXARKANA

Date: 2/08/2024
Description:

This is to certify that after a careful check of the tax records of this office, the following current/delinquent taxes, penalties and interest are due on the described property for the following taxing units:

There Are No Taxes Due At This Time

If this property received SPECIAL USE considerations, it could be subject to a rollback tax. If this property was exempt from taxation, this property may be subject to a prorata portion of the current year tax if this property does not qualify for an exemption from taxation after a change in ownership. Please contact your Tax Office.

Tax Year 2023								
Value								
Land-HS	Land-Other	Ag-Mkt	Ag-Use	Imp-HS	Imp-Other	HS-Cap	Appraised	Assessed
0	7,000	0	0	0	0	0	7,000	7,000

Jurisdiction Name	Exemption Codes	Exempt Amount	Taxable	Rate/100	Tax Levy
BOWIE COUNTY	ABSO	7,000	0	.396934	.00
LIBERTY EYLAU ISD	ABSO	7,000	0	.957600	.00
TEXARKANA CITY	ABSO	7,000	0	.650000	.00
TEXARKANA COLLEGE	ABSO	7,000	0	.109639	.00
Total					.00

Signed and Executed on this 8th day of FEBRUARY, 2024

Suzanne K. Kinder

Signature of Authorized Officer of Collecting Office

Issued To:

TWIN CITY TITLE COMPANY INC.
3310 ARISTA BLVD
TEXARKANA TX 75503

Attachment: Legal Description (4193 : Z-24-2: rezoning SF-1 to C at 2300 Buchanan Road)

Z-24-2

Tax Certificate

Account: 21000002001 (45289/5825)

Year: 2023 Certificate No.: 909

Prepared By:
TAX ASSESSOR-COLLECTOR
PO BOX 6527
TEXARKANA, TEXAS 75505

Legal Description
R E SEVEY A-523
751/100
BLK/TRACT 17
9.3 ACRES

Owner:
LIBERTY EYLAU ISD
2901 LEOPARD RD
TEXARKANA TX 755017817

Situs Address:
TEXARKANA

Date: 2/08/2024
Description:

This is to certify that after a careful check of the tax records of this office, the following current/delinquent taxes, penalties and interest are due on the described property for the following taxing units:

There Are No Taxes Due At This Time

If this property received SPECIAL USE considerations, it could be subject to a rollback tax. If this property was exempt from taxation, this property may be subject to a prorata portion of the current year tax if this property does not qualify for an exemption from taxation after a change in ownership. Please contact your Tax Office.

Tax Year 2023								
Value								
Land-HS	Land-Other	Ag-Mkt	Ag-Use	Imp-HS	Imp-Other	HS-Cap	Appraised	Assessed
0	65,100	0	0	0	0	0	65,100	65,100

Jurisdiction Name	Exemption Codes	Exempt Amount	Taxable	Rate/100	Tax Levy
BOWIE COUNTY	ABSO	65,100	0	.396934	.00
LIBERTY EYLAU ISD	ABSO	65,100	0	.957600	.00
TEXARKANA CITY	ABSO	65,100	0	.650000	.00
TEXARKANA COLLEGE	ABSO	65,100	0	.109639	.00
Total					.00

Signed and Executed on this 8th day of FEBRUARY, 2024

Suzanne K. Kinder

Signature of Authorized Officer of Collecting Office

Issued To:

TWIN CITY TITLE COMPANY INC.
3310 ARISTA BLVD
TEXARKANA TX 75503

Attachment: Legal Description (4193 : Z-24-2: rezoning SF-1 to C at 2300 Buchanan Road)

Attachment: Legal Description (4193 : Z-24-2: rezoning SF-1 to C at 2300 Buchanan Road)

O-993-WARRANTY DEED - With Vendor's Lien and Cooperative Acknowledgment — Form Software by Rolm

VOL. 751 PAGE 109

THE STATE OF TEXAS, } KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF

1387

That MALCOLM STRUBHAR and LEAH STRUBHAR DUNBAR, each of the County of Dallas, State of Texas, and VERNA STRUBHAR acting herein by and through her attorneys-in-fact, LEAH DUNBAR and MALCOLM STRUBHAR, in accordance with that certain Power-of-Attorney dated February 1st, A.D., 1985, from said VERNA STRUBHAR to them duly filed for record in the office of the County Clerk of Bowie County, Texas, on the 11th day of February, A.D., 1985, under Clerk's File No. 1385 of the County of Dallas State of Texas, for and in consideration of

the sum of - - - - - - - Ten and No/100 ($10.00) - - - - - - -

VOL 751 PAGE 101

All that certain lot, tract or parcel of land lying and being situated in the County of Bowie and State of Texas, described as follows, to-wit: Twelve (12) acres of land out of the R. E. Sevey Headright Survey, Abst. No. 523 in Bowie County, Texas, described by metes and bounds as follows:

BEGINNING at a stake five hundred forty-nine (549) feet West and four hundred seventy (470) feet South from the Northeast corner of the Liberty High School tract;
THENCE West nine hundred fifty (950) feet a stake;
THENCE South five hundred forty (540) feet a stake;
THENCE East nine hundred fifty (950) feet a stake;
THENCE North five hundred forty (540) feet to the place of beginning,
CONTAINING twelve (12) acres of land, more or less,
AND being the same lands conveyed to J. W. Thornton by A. S. Watlington, et al., by Deed dated March 12, 1926 and recorded in Volume 121, Page 161 of the Deed Records of Bowie County, Texas.

SAVE AND EXCEPT all that certain tract or parcel of land, being a part of the above described 12 acre tract, conveyed to W. A. Smith, E. J. Kennedy, and W. H. Gentry, Trustees Liberty School District No. 12, by that certain Deed dated April 12, 1952 and recorded in Volume 286, Page 104 of the Deed Records of Bowie County, Texas, said tract being described by metes and bounds as follows:
BEGINNING at the Northeast corner of said 12 acre tract of land;
THENCE South with the East boundary line of said 12 acre tract of land, 240.5 feet to a stake in the North boundary line of a 25 foot street;
THENCE West with the street, 313 feet to a stake;
THENCE North parallel to the East boundary line of said 12 acre tract, 240.5 feet to a stake in the North boundary line of said tract;
THENCE East 313 feet to the place of beginning,
CONTAINING approximately 1.7 acres of land.

SIGNED FOR IDENTIFICATION PURPOSES this the 8th day of February, A.D., 1985.

Malcolm Strubhar
MALCOLM STRUBHAR

Leah Strubhar Dunbar
LEAH STRUBHAR DUNBAR

VERNA STRUBHAR

By: Malcolm Strubhar
MALCOLM STRUBHAR

By: Leah Dunbar
LEAH DUNBAR

Her Attorneys-in-Fact

Attachment: Legal Description (4193 : Z-24-2: rezoning SF-1 to C at 2300 Buchanan Road)

Z-24-2

VOL. 751 PAGE 102

TO HAVE AND TO HOLD the above described premises, together with all and singular, the rights and appurtenances thereto in anywise belonging unto the said LIBERTY-EYLAU INDEPENDENT SCHOOL DISTRICT, its successors ~~heirs~~ and assigns forever; and we do hereby bind ourselves, our heirs, executors and administrators, to Warrant and Forever Defend all and singular the said premises unto the said LIBERTY-EYLAU INDEPENDENT SCHOOL DISTRICT, its successors ~~heirs~~ and assigns, against every person whomsoever lawfully claiming, or to claim the same or any part thereof.

Witness our hands at Texarkana, Bowie County, Texas, this 8th day of FEBRUARY, A. D. 19 85.

~~Witnesses at Request of Grantor:~~

Correct Mailing Address of Grantee:
Liberty-Eylau Independent School District
2901 F. C. I. Road
Texarkana, Texas 75501

Malcolm Strubhar
Malcolm Strubhar

Leah Strubhar Dunbar
Leah Strubhar Dunbar

VERNA STRUBHAR
By: Malcolm Strubhar

By: [redacted]

Attachment: Legal Description (4193 : Z-24-2: rezoning SF-1 to C at 2300 Buchanan Road)

VOL 751 PAGE 103

ACKNOWLEDGMENT

THE STATE OF TEXAS,
COUNTY OF BOWIE

BEFORE ME, the undersigned authority, on this day personally appeared MALCOLM STRUBHAR and LEAH STRUBHAR DUNBAR, both known to me to be the person s whose name s are subscribed to the foregoing instrument, and acknowledged to me that t he y each executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, This 8th day of February, A.D. 19 85.

(L.S.)

Carolyn S. King
Notary Public, in and for the State of Texas.
My Commission Expires 10/21/86

ACKNOWLEDGMENT

THE STATE OF TEXAS,
COUNTY OF BOWIE

BEFORE ME, the undersigned authority, on this day personally appeared MALCOM STRUBHAR and LEAH DUNBAR, as Attorneys-in-Fact for VERNA STRUBHAR, known to me to be the persons whose name s are subscribed to the foregoing instrument, and acknowledged to me that t he y each executed the same for the purposes and consideration therein expressed and in the capacity therein stated. GIVEN UNDER MY HAND AND SEAL OF OFFICE, This 8th day of February, A.D. 19 85.

(L.S.)

Carolyn S. King
Notary Public, in and for the State of Texas.
My Commission Expires 10/21/86

CORPORATION ACKNOWLEDGMENT

THE STATE OF TEXAS,
COUNTY OF

BEFORE ME, the undersigned authority, on this day personally appeared known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said a corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, This day of , A.D. 19

(L.S.)

Notary Public, in and for the State of Texas.
My Commission Expires

COMPARED

No. 1387

WARRANTY DEED

FROM Malcolm Strubhar et ux

TO Roberts Eglan Andrews et al

FILED FOR RECORD this 8 day of Feb A. D. 19 85 at 2:05 o'clock P M.

County Clerk, Bowie County, Texas
By Deputy.

RECORDED A. D. 19

'85 FEB 11 PM 12 52

in Book 751, Page 100-103

BOWIE COUNTY, TEXAS
MARYLENE MEGASON

Recording Fee $

This instrument should be filed immediately with the County Clerk for record.

MARTIN Stationery Co., Dallas

FILED FOR RECORD DAY OF A.D. 1985, AT A.M.
RECORDED DAY OF A.D. 1985.
MARYLENE MEGASON, COUNTY CLERK, BOWIE COUNTY, TEXAS.
BY Lucille Murdock DEPUTY INST. #

Attachment: Legal Description (4193 : Z-24-2: rezoning SF-1 to C at 2300 Buchanan Road)

Z-24-2

Tax Certificate

Account: 21000001000 (45282/5825)

Year: 2023 Certificate No.: 906

Prepared By:
TAX ASSESSOR-COLLECTOR
PO BOX 6527
TEXARKANA, TEXAS 75505

Legal Description
R E SEVEY A-523
73/188
BLK/TRACT 9 10 11 12
6.55 ACRES

Owner:
LIBERTY EYLAU ISD
2901 LEOPARD RD
TEXARKANA TX 755017817

Situs Address:
2300 BUCHANAN RD
TEXARKANA

Date: 2/08/2024
Description:

24335540
AH/SC
2-12-24
LBK

This is to certify that after a careful check of the tax records of this office, the following current/delinquent taxes, penalties and interest are due on the described property for the following taxing units:

There Are No Taxes Due At This Time

If this property received SPECIAL USE considerations, it could be subject to a rollback tax. If this property was exempt from taxation, this property may be subject to a prorata portion of the current year tax if this property does not qualify for an exemption from taxation after a change in ownership. Please contact your Tax Office.

Tax Year 2023								
Value								
Land-HS	Land-Other	Ag-Mkt	Ag-Use	Imp-HS	Imp-Other	HS-Cap	Appraised	Assessed
0	78,600	0	0	0	11,670,000	0	11,748,600	11,748,600

Jurisdiction Name	Exemption Codes	Exempt Amount	Taxable	Rate/100	Tax Levy
BOWIE COUNTY	ABSO	11,748,600	0	.396934	.00
LIBERTY EYLAU ISD	ABSO	11,748,600	0	.957600	.00
TEXARKANA CITY	ABSO	11,748,600	0	.650000	.00
TEXARKANA COLLEGE	ABSO	11,748,600	0	.109639	.00
Total					.00

Signed and Executed on this 8th day of FEBRUARY, 2024

Suzanne K. Kinder

Signature of Authorized Officer of Collecting Office

Issued To:

TWIN CITY TITLE COMPANY INC.
3310 ARISTA BLVD
TEXARKANA TX 75503

Attachment: Legal Description (4193 : Z-24-2: rezoning SF-1 to C at 2300 Buchanan Road)

Vol 73 Page 188

continued

(Seal) Given under my hand and seal of office, this 28th. day of June, A.D.,1915.
Jno. W. Wheeler, Notary Public,
Bowie County, Texas.

State of Texas, }
County of Bowie. } Before me, Jno.W.Wheeler, a Notary Public, in and for said County and State, on this day personally appeared Mrs.Lida Neill, wife of C.F.Neill, known to me to be the person whose name is subscribed to the foregoing instrument, and having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said Mrs. Lida Neill, acknowledged such instrument to be her act and deed, and declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

(Seal) Given under my hand and seal of office, this 28th day of June, A.D.,1915.
Jno.W.Wheeler, Notary Public,
Bowie County, Texas.

(This instrument (from some cause) bears One dollars ($1.00) in Internal Revenue Stamp and same being duly cancelled according to law.)

Filed for record on the 29th day of June 1915 at 2 O'Clock P.M.Recorded on same day at 8 O'Clock P.M.

Joe White, Clerk, County Court.
By [signature] Deputy. (JPL)

Jas.Gould - - - - - - - to C A Myrick,D Leuchauer Trustees & Lee Tidwell Co Judge

DEED BY JAMES GOULD TO LEE TIDWELL, COUNTY JUDGE OF BOWIE COUNTY, TEXAS, AND HIS SUCCESSORS IN OFFICE IN TRUST FOR COMMON SCHOOL DISTRICT NO.12 BOWIE COUNTY, TEXAS.

State of Texas, }
County of Bowie. } KNOW ALL MEN BY THESE PRESENTS: That I, James Gould, of the County of Jefferson, and state of Arkansas, for and in consideration of Seven hundred fifty dollars ($750.00) to me in hand paid by C.A.Myrick, and D.Leuchauer in their official capacity as trustees of Common School District No. 12, of Bowie County, Texas, have granted, sold and conveyed, and by these presents do grant, sell and convey, unto the said Lee Tidwell, County Judge of Bowie county, Texas, and his successors in office in trust for Common School District No.12, Bowie County, Texas, all that certain five (5) acres of land in the R P Sevey Headright survey in Bowie County, Texas, the same being five acres out of the northeast corner of the following tract of land;(The tract being the " Neill Tract" and conveyed by C F Neill and wife Lida Neill, to James Gould by general warranty deed dated May 16, 1914, and recorded in Volume 71, page 114 deed records of Bowie county, Texas,),to-wit:

Beginning at a point on the south line of the R P Sevey survey the southeast corner of this tract of land and the northeast corner of the L T King survey, from which a maple bears N 12-30 west 11.1 feet and a pine north 48-30 west 88.8 feet; Thence North 8-15 west 804.5 feet to a point; Thence North 81-45 east 602 feet to a point the west side of the public road from Texarkana to Sulphur River; Thence with the meanders of the road,-north 7-30 west 344 feet; North 2-00 east 171 feet; North 18-45 east 348 feet;North 1-45 East 127 feet; North 1-45 west 420 feet; North 00-30 west 727 feet, to a point the north east corner of this tract;-- Thence with the lane south 81-30 west 2788 feet to the northwest corner of this tract; Thence South 8-05 east 1301 feet; thence south 82-30 west 459 feet; Thence south 8-30 east 1745 feet to the southeast corner of this tract on the south line of the R P Sevey Survey; Thence North 81-30 east with the south line of said Sevey survey 2267 feet to the point of beginning. Containing 171.2 acres.

The five (5) acres of land herein conveyed being described by metes and bounds as follows,to-wit:

Beginning at the northeast corner of the "Neill Tract" on the west side of the Sulphur road; thence south with the west side of the Sulphur road, south 8 degrees west 470 feet, a stake; thence south 89-1/2 degrees west 433-7/10 feet; Thence North 1/2 degrees west 466-7/10 feet to a stake on the north boundary line of said " Neill tract" Thence North 89-1/2 degrees east 498-7/10 feet, to place of beginning, containing five (5) acres of land.

To have and to hold the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Lee Tidwell, County Judge of Bowie county, Texas, and his successors in office, and I do hereby bind myself, my heirs, executors, and administrators, to warrant and forever defend, all and singular the said premises unto the said Lee Tidwell, County Judge of Bowie County, Texas, and his successors in office against every person whomsoever lawfully claiming or to clair the same or any part thereof.

Witness my hand at Pine Bluff, Arkansas, this the 26th. day of June, A.D.1915.

Jas. Gould

State of Arkansas, }
County of Jefferson. } Before me, Fred T. Goode, a Notary Public, in and for Jefferson county, Arkansas, on this day personally appeared, James Gould, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he had executed the same for the purposes and consideration therein expressed.

(Seal) Given under my hand and seal of office, this the 28th day of June, A.D., 1915.

Fred T.Goode, Notary Public,
Jefferson County, Arkansas.

My Commission expires the 30th day of December, A.D.,1916.

(This Deed bears one dollar in Internal Revenue Stamps and same is duly cancelled according to law.)

Filed for record on the 29th day of June, 1915 at 2 O'Clock P.M.And recorded on the 30th day of June 1915 at 8 O'Clock A.M.

Joe White, Clerk, County Court.
By [signature] Deputy. (JPL)

Attachment: Legal Description (4193 : Z-24-2: rezoning SF-1 to C at 2300 Buchanan Road)

The state of Texas,)
County of Bowie.) KNOW ALL MEN BY THESE PRESENTS:That we, Joseph W. Farrier, and his wife, Roberta L.Farrier, of the county of Bowie and state of Texas, for and in consideration of the sum of one ($1.00) Xp/100 dollars, paid and the further consideration of love and affection existing between the said Joseph W.Farrier and his wife Roberta L.Farrier; and their son Rufus S. Farrier; (This deed bears 50 Cents in Internal Revenue Stamps and are duly cancelled)(Clerk's Note) have granted, sold and conveyed, and by these presents do grant, sell and convey, unto the said Rufus S.Farrier, of the County of Red River, and state of Texas, all that certain tract and parcel of land lying in the county of Bowie, state of Texas, about eighteen miles S W of Boston, being a part of the H R Survey of W K Dalby for four hundred eighty acres and more particularly described as follows, beginning at the N W corner of the H R survey of Benjamin Booth, a stake, thence a red oak bears S.-50W. 7 varas off. Thence W. with Ellis to the N E corner of J D Lumpkin's land; thence south thence east, thence south with the said J D Lumpkin's line to the S line of W K Dalby H R Survey; thence E. with said line to a corner a stake, on the W. boundary line of B Booth's survey, whence a red oak bears N 43 1/2 W 14 varas, a Do.N.80 W.18 vrs a post oak bears S 42e W 9 Vrs a post oak marked W K D Thence N 1896 varas to beginnine. —

Less one (1) acre of land heretofore deeded to the M E Church South now known as the School House lot; also the several lots, known as the Flood, Cox, Tisdale and others, heretofore sold from a plat located in the south east corner of above described property the said property to be known as the Dalby Springs property

Also that certain parcel of land lying and being situated in said county and being in the town of Dalby Springs and described as follows,to-wit:

Beginning at a stake on the N boundary line of J W Whitecotton's survey N of S R Barry's N W Corner; thence south passing S R Barry's N " corner and running with said S R Barry's west line to a stake on said line, 50 feet from beginning; thence west to the W boundary line of said Whitecottons survey a stake; thence N.50,feet to the Whitecotton N W corner a stake Thence E with said Whitecotton's N boundary line to beginning;

Also all that certain parcel of land lying and being situated in the town of Dalby Springs in Bowie county, Texas, and described as follows,to-wit:

Beginning at the S W corner of a lot owned by J D Welch, on the south line of Montgomery's survey; a stake the same being N of S R Barry's N W corner;thence north with Welches' west passing his corner and at 50 feet a stake; thence west to the west boundary line of the Montgomery survey; the same being the dividing line between the W K Dalby and B Booth H R Surveys, a stake on said line; thence south with said original W K Dalby line to the S W corner of the Montgomery survey the same being the N W corner of the Whitecotton survey thence east with the Montgomery south line to the beginning; the same being a part of the survey of land, surveyed in the name of Wm. Montgomery a part of the B.Booth H.R.Survey.

To have and to hold the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Joseph W.Farrier, and his wife, Roberta L.Farrier heirs and assigns forever; and we do hereby bind ourselves, heirs, executors and administrators, to warrant and forever defend, all and singular, the said premises unto the said Rufus S.Farrier, heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same or any part thereof.

Witness----------hand --at----------this---day of------A.D.191--

J. W. Farrier
R. L. Farrier

The state of Texas,)
County of Bowie.) Before me, U. U. Shaw, Notary Public, in and for Bowie County, Texas, on this day personally appeared J.W.Farrier, 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 expressed.

(Seal) Given under my hand and seal of office, this 30th day of June, A.D. 1915. U.U.Shaw,Notary Public, Bowie Co., Tex.

The state of Texas,)
County of Bowie.) Before me, U.U.Shaw, Notary Public in and for Bowie county, Texas, on this day personally appeared R.L.Farrier, and - - - wife of J.W.Farrier, known to me to be the persons whose names- is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed; and the said R.L. Farrier, wife of said J.W.Farrier, having been examined by me, privily and apart from her husband, and having the same by me fully explained to her, she, the said R.L.Farrier, acknowledged such instrument to be her act and deed, and she declared she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

(Seal) Given under my hand and seal of office, this 30th day of June, A.D.,1915. U.U.Shaw, Notary Public, Bowie Co., Tex.

Filed for record July 1st 1915 at 9 O'Clock A.M.Recorded on the same day.at 3 O'Clock P.M.

Joe White, Clerk, County Court.

By [signature] Deputy.(JPL).

Attachment: Legal Description (4193 : Z-24-2: rezoning SF-1 to C at 2300 Buchanan Road)

City of Texarkana, Texas

Version:

Summary Sheet

Update Date: 2/27/2024 3:37 PM

Lead Department:	Planning & Zoning Commission	**Action Officer:**	Laura Puckett, Zoning Administrator
Subject:	Z-24-3: rezoning on N 250' of Lots 7, 8, 9, and 10, Block 2, Carrie D. Harts 1st, located at 4001 New Boston Road from Commercial-Agriculture to Commercial. F.M. Slack, owner, and Clint Head, agent.		

Meeting Date: 3/4/2024

Attachments

a. Hearing Notice and Application (PDF)
b. Maps (PDF)

Staff Coordination

Building Code Administration	Mashell Daniel	Department Head Review	Pending
Planning & Zoning Commission		Department Review	Pending
Planning & Zoning Commission	Laura Puckett	Meeting 03/04/2024 6:00 PM	Pending

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by F. M. Slack, owner, and Clint Head, agent to rezone on the N 250' of Lots 7-10, Block 2, Carrie D. Harts 1st, located at 4001 New Boston Road from Commercial/Agriculture to Commercial. The intended use is a service station.

The Future Land Use Map has designated this property as "Regional Commercial".

The adjacent zoning is Commercial to the north, and east, Agriculture to the west and south. The adjacent land use is grocery store north, veterinary clinic east, vacant lot west and residence south.

Staff recommends for approval of this request.

The applicant should also be aware that if this zoning change is approved, all other applicable city code/ordinance requirements must be met including but not limited to new drainage ordinance, stormwater design manual, building codes, setbacks,

subdivision, fire, parking, drainage, water and sewer prior to the issuance of building permits.

All notification and application requirements have been met to consider this request.

Potential Options:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends for approval of this request.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

March 4, 2024

NOTICE OF PUBLIC HEARINGS

Public hearings will be held by the Planning and Zoning Commission and the City Council of the City of Texarkana, Texas at the below stated date and time. The Public Hearings will be held in the Council Chambers, Municipal Building, 220 Texas Blvd, (3rd & Texas) Texarkana, Texas to consider a proposed change in zoning classification as indicated below. According to the Tax Records, you are the owner of property within the area of the proposed change or within 200 feet of that property. THIS IS NOT A SUMMONS TO APPEAR AT THE HEARINGS. If you care to attend, you will be given an opportunity to be heard. If additional information is desired, please contact the Planning Department at (903) 798-3945.

PLANNING & ZONING COMMISSION: Hearing Date: MONDAY, March 4, 2024 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, April 22, 2024 Hearing Time: 6:00 pm

- If they desire, persons concerned with the proposed change can present a letter in opposition to or in favor of the proposed change. If a written protest in opposition to a proposed change contains the signatures of persons who own twenty (20) percent or more of the land within 200 feet of the proposed change, a 3/4th vote of the City Council will be required. In order to be considered, the letter must be received and filed before or at the Planning and Zoning Commission Meeting. (The letter can be emailed to lpuckett@texarkanatexas.gov).



OWNER: F. M. Slack, owner, and Clint Head, agent

OWNER'S ADDRESS: P.O. Box 3367 Durango, Colorado 81302

LOCATION OF REZONING: 4001 New Boston Road, Texarkana, Texas 75501

PROPOSED CHANGE: Build new Murphy Oil Gas Station

ZONING CHANGE FROM: Commercial/Agriculture TO: Commercial

LEGAL DESCRIPTION: N 250' of Lots 7-10, Block 2, Carrie D. Harts 1st

CASE NUMBER: Z-24-3 DATE MAILED: February 21, 2024

Attachment: Hearing Notice and Application (4194 : Z-24-3 rezoning C/A to C at 4001 New Boston Road)

ZONING APPLICATION

CITY OF TEXARKANA TEXAS

Po Box 1967
220 Texas Blvd
Texarkana TX 75504
(903) 798-3945
www.ci.texarkana.tx.us.org

Receipt No. 24-000511

Case Z-24-3

Date 2-12-24

To: The Planning and Zoning Commission
City of Texarkana Texas

Please consider this as my application to amend the Zoning Map of the City of Texarkana, Texas for the following described property.

Lot: PO Lots 7,8,9 & 10 Block: 2 Addition: Carrie D Hart 1st Addition
(Or see attached legal description) See attached legal description

Location: ~~4011~~ 4004 New Boston Road, Texarkana, TX

Present Zoning: A - Agricultural District & C - Commercial District

Proposed Zoning: C - Commercial District

If the Zoning Classification is changed by the Commission, this property will be used as:

Murphy Oil Gas Station

Describe the changed conditions, if any, occurring since the original zoning, which affect your property and which justify rezoning:

Growth and development in the areas surrounding the property, most specifically the Wal-Mart Supercenter directly across the street would justify rezoning the property from agricultural to commercial.

Clint Head
Attorney or Agent Signature

1202 Crossland Ave
Address

Clarksville, TN
City, State, Zip

931-645-2524
Home Phone & Cell Phone

clint@younghobbs.com
Email Address

F. M. Slack III
Property Owner Signature

PO Box 3367
Address

Durango, CO 81302
City, State, Zip

970-385-4631 615-476-2627 cell
Home Phone & Cell Phone

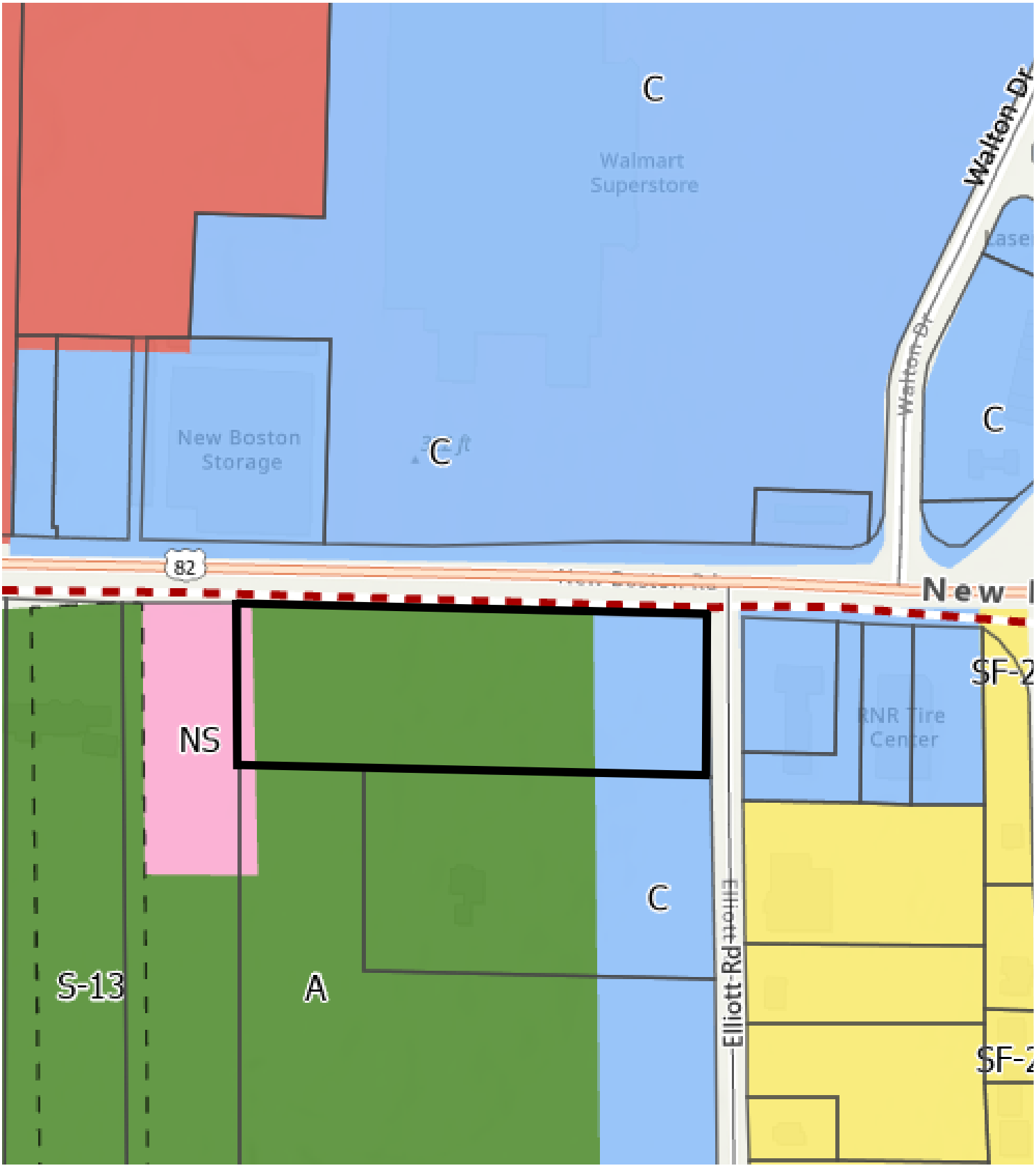
jlockwoodj@bresnan.net
Email Address

BY SIGNING THIS APPLICATION, YOU HAVE AGREED TO ALLOW THE CITY TO PLACE A SIGN ON YOUR PROPERTY

Attachment: Hearing Notice and Application (4194 : Z-24-3 rezoning C/A to C at 4001 New Boston Road)

Z-24-3

4001 New Boston Road



Attachment: Maps (4194 : Z-24-3 rezoning C/A to C at 4001 New Boston Road)

Z-24-3

4001 New Boston Road



Attachment: Maps (4194 : Z-24-3 rezoning C/A to C at 4001 New Boston Road)

City of Texarkana, Texas

Version:

Summary Sheet

Update Date: 2/27/2024 3:38 PM

Lead Department:	Planning & Zoning Commission	**Action Officer:**	Laura Puckett, Zoning Administrator
Subject:	Z-24-4: rezoning on an approximate 4-acre tract of land (being Tract 64), J. A. Talbot HRS, A-564, located at 5613 Richmond Road from Single Family-1 to Planned Development General Retail. Josh Morriss, Morriss Family LP, owners, and Jason Bolling, Guggenheim Development Services LLC, agent.		

Meeting Date: 3/4/2024

Attachments

a. Hearing Notice and Application (PDF)
b. Maps (PDF)
c. Legal Description (PDF)

Staff Coordination

Building Code Administration	Mashell Daniel	Department Head Review	Pending
Planning & Zoning Commission		Department Review	Pending
Planning & Zoning Commission	Laura Puckett	Meeting 03/04/2024 6:00 PM	Pending

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Josh Morriss, Morriss Family LP, owners, and Jason Bolling, Guggenheim Development Services LLC, agent, to rezone on an approximate 4-acre tract of land (being Tract 64), J.A. Talbot HRS, A-564, located at 5613 Richmond Road from Single Family-1 to Planned Development-General Retail. The intended use is a Jiffy Lube.

The Future Land Use Map has designated this property as “Neighborhood Retail”.

The adjacent zoning is Single Family-1 to the north, office to the west, Planned Development-General retail to the south, and General Retail to the east. The adjacent land use is vacant land north and west, car wash south and mixed uses east.

Staff recommends for approval this request.

The applicant should also be aware that if this zoning change is approved, all other applicable city code/ordinance requirements must be met including but not limited to new drainage ordinance, stormwater design manual, building codes, setbacks, subdivision, fire, parking, drainage, water and sewer prior to the issuance of building permits.

All notification and application requirements have been met to consider this request.

Potential Options:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends for approval of this request.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

March 4, 2024

NOTICE OF PUBLIC HEARINGS

Public hearings will be held by the Planning and Zoning Commission and the City Council of the City of Texarkana, Texas at the below stated date and time. The Public Hearings will be held in the Council Chambers, Municipal Building, 220 Texas Blvd, (3rd & Texas) Texarkana, Texas to consider a proposed change in zoning classification as indicated below. According to the Tax Records, you are the owner of property within the area of the proposed change or within 200 feet of that property. THIS IS NOT A SUMMONS TO APPEAR AT THE HEARINGS. If you care to attend, you will be given an opportunity to be heard. If additional information is desired, please contact the Planning Department at (903) 798-3945.

PLANNING & ZONING COMMISSION: Hearing Date: MONDAY, March 4, 2024 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, April 22, 2024 Hearing Time: 6:00 pm

- If they desire, persons concerned with the proposed change can present a letter in opposition to or in favor of the proposed change. If a written protest in opposition to a proposed change contains the signatures of persons who own twenty (20) percent or more of the land within 200 feet of the proposed change, a 3/4th vote of the City Council will be required. In order to be considered, the letter must be received and filed before or at the Planning and Zoning Commission Meeting. (The letter can be emailed to lpuckett@texarkanatexas.gov).



OWNER: Josh Morriss, Morriss Family LP, owner, and Jason Bolling, Guggenheim Development Services LLC, agent

OWNER'S ADDRESS: 217 W Broad Street, Apt D, Texarkana, Texas 75501

LOCATION OF REZONING: 5613 Richmond Road, Texarkana, Texas 75501

PROPOSED CHANGE: Build new Jiffy Lube Auto Service Center

ZONING CHANGE FROM: Single Family-1 TO: General Retail

LEGAL DESCRIPTION: on an approximate 4-acre tract of land (being Tract 64), J. A. Talbot HRS, A-564

CASE NUMBER: Z-24-4 DATE MAILED: February 21, 2024

Attachment: Hearing Notice and Application (4195 : Z-24-4: rezoning SF-1 to PD-GR at 5613 Richmond Rd)

ZONING APPLICATION

CITY OF TEXARKANA TEXAS

Po Box 1967
220 Texas Blvd
Texarkana TX 75504
(903) 798-3945
www.ci.texarkana.tx.us.org

Receipt No. 24-000510 Case Z-24-4 Date 12-14-24

To: The Planning and Zoning Commission
City of Texarkana Texas

Please consider this as my application to amend the Zoning Map of the City of Texarkana, Texas for the following described property:

Lot: (or see attached legal description) Block: Tract 64 Addition: JA Talbot HRS - A-564 on survey & proposed plat

Location: NWQ Richmond Rd. & Moores Ln. 5613 Richmond Rd.

Present Zoning: SF-1 (single family)

Proposed Zoning: GR (general retail) with PD Overlay

If the Zoning Classification is changed by the Commission, this property will be used as:

Jiffy Lube auto service center

Describe the changed conditions occurring since the original zoning which affect your property and justify rezoning:

Property is currently zoned SF-1 (single-family) and will need to be rezoned to GR (general retail) to allow for the proposed development.

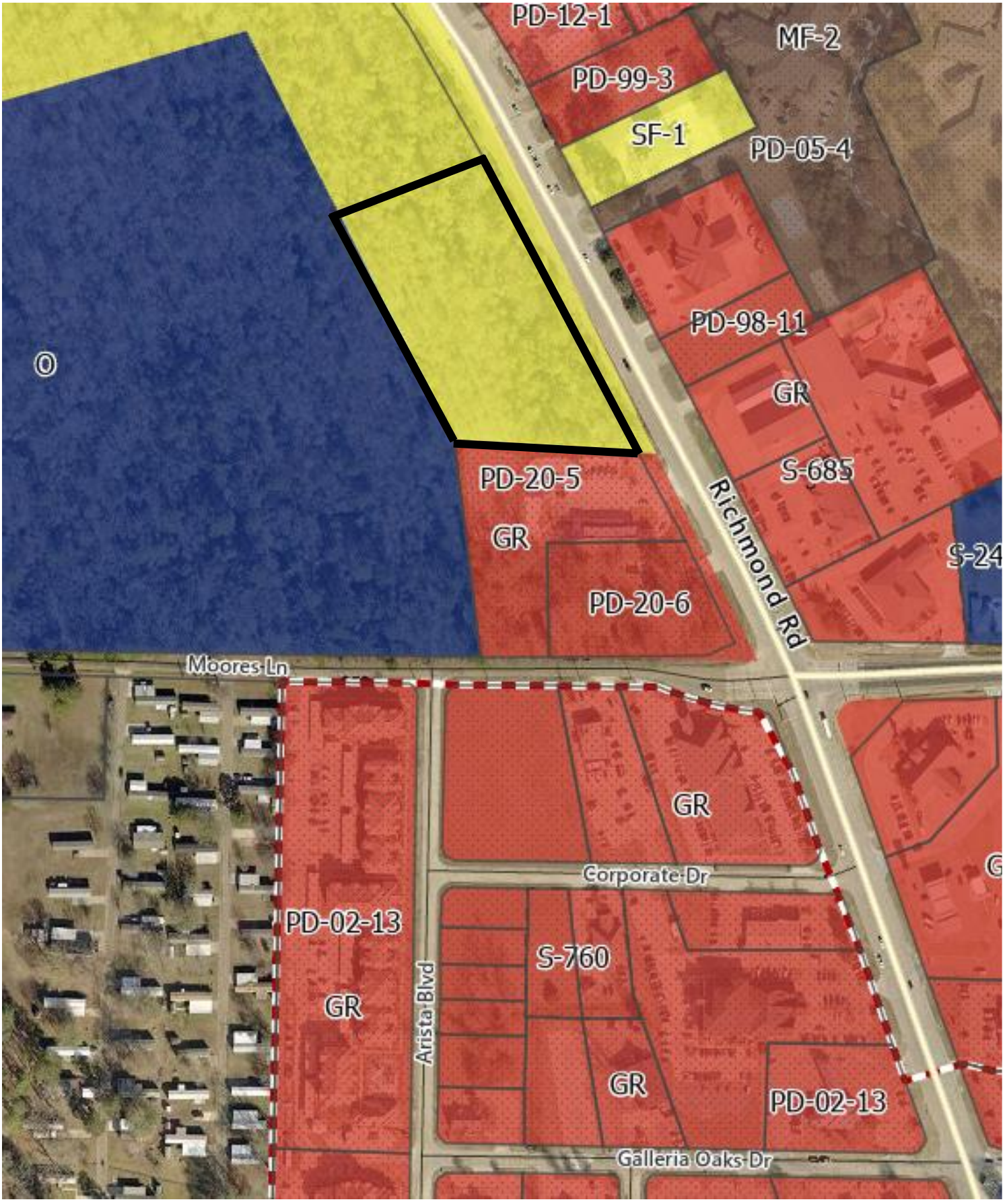
Attorney of Agent Signature	Property Owner Signature
Jason Bolling, Guggenheim Development Services LLC Print Name	Josh Morriss, Morriss Family LP Print Name
3000 Internet Blvd, Ste 570 Address	217 W Broad St, Apt D Address
Frisco, TX 75034 City, State, Zip	Texarkana, TX 75501 City, State, Zip
214-872-4058 Home Phone & Cell Phone	903-244-8526 Home Phone & Cell Phone
jason.bolling@guggenheimpartners.com Email Address	Email Address

BY SIGNING THIS APPLICATION, YOU HAVE AGREED TO ALLOW THE CITY TO PLACE A SIGN ON YOUR PROPERTY

Attachment: Hearing Notice and Application (4195 : Z-24-4: rezoning SF-1 to PD-GR at 5613 Richmond Rd)

Z-24-4

5613 Richmond Road



Attachment: Maps (4195 : Z-24-4: rezoning SF-1 to PD-GR at 5613 Richmond Rd)

Z-24-4

5613 Richmond Road



Attachment: Maps (4195 : Z-24-4: rezoning SF-1 to PD-GR at 5613 Richmond Rd)

Property Description
0.839 Acres
Bowie County, Texas

All that certain lot, tract or parcel of land lying and situated in the J. A. Talbot Headright Survey, Abstract 564, Bowie County, Texas, being a part of that certain tract of land described as 58.95 acres (1/10 undivided interest) in the deed from Thomas Conor Stilwell, as Independent Executor of the Estate of Martha Louise Arnold Stilwell to Thomas Conor Stilwell and Meagan Rachel Stilwell Ingersoll, dated January 21, 2022, recorded in Document No. 2022-00001331 of the Real Property Records of Bowie County, Texas, same being that certain tract of land described as 58.95 acres (1/10 undivided interest) in the trustees deed from Regions Bank, F/K/A The State First National Bank of Texarkana to Thomas H. Arnold and Martha Louise Arnold Stilwell, dated July 27, 2011, recorded in Volume 6120, Page 299 of the Real Property Records of Bowie County, Texas, same being that certain tract of land described as 58.95 acres (1/10 undivided interest) in the deed from Thomas H. Arnold, as Independent Executor of the Estate of Martha Thomas Arnold to Thomas H. Arnold and Martha Louise Arnold Stilwell, dated July 21, 2011, recorded in Volume 6120, Page 302 of the Real Property Records of Bowie County, Texas, and same being that certain tract of land described as Tract No. 5 with 58.95 acres (4/5 undivided interest) in the deed from Josh R. Morriss and Martha W. Morriss to the Josh R. Morriss, Jr. Family Limited Partnership, dated December 29, 1997, recorded in Volume 2772, Page 166 of the Real Property Records of Bowie County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch steel rod, capped Lonnie Pace RPLS 1573 TX, found for a corner, lying in the intersection of the South line of the said 58.95 acre tract and the West right-of-way line of Richmond Road, and being the Northeast corner of Lot No. 2 of Richmond-Moores Subdivision, according to the plat recorded in Document No. 2021-00011060, and filed in Plat Cabinet D, Sleeve 102 of the Real Property Records of Bowie County, Texas;

THENCE North 89 degrees 08 minutes 16 seconds West a distance of 211.44 feet along the South line of the said 58.95 acre tract, and the North line of the said Lot No. 2 to a 1/2 inch steel rod set for a corner, capped MTG ENG, said corner bears North 89 degrees 08 minutes 16 seconds West a distance of 131.45 feet to a 1/2 inch steel rod, capped MTG 101011-00, found for a corner, being an angle point of the said 58.95 acre tract, and the Northwest corner of the said Lot No. 2;

THENCE North 30 degrees 15 minutes 43 seconds West a distance of 147.63 feet across the said 58.95 acre tract to a 1/2 inch steel rod set for a corner, capped MTG ENG;

THENCE North 59 degrees 44 minutes 17 seconds East, a distance of 161.00 feet across the said 58.95 acre tract to a 1/2 inch steel rod set for a corner, capped MTG ENG, at the beginning of a curve to the right, tangent to the said line;

THENCE in a Southeasterly direction along the arc of the said circular curve a distance of 31.42 feet, with a delta angle of 90 degrees 00 minutes 00 seconds, a radius of 20.00 feet, a chord bearing of South 75 degrees 15 minutes 43 seconds East, and a chord distance of 28.28 feet to a 1/2 inch steel rod set for a corner, capped MTG ENG, lying in the West right-of-way line of the said Richmond Road;

THENCE South 30 degrees 15 minutes 43 seconds East a distance of 236.92 feet along the West right-of-way line of the said Richmond Road to the point of beginning and containing 0.839 acres of land, at the time of this survey.

Attachment: Legal Description (4195 : Z-24-4: rezoning SF-1 to PD-GR at 5613 Richmond Rd)

Property Description
0.253 Acres
Bowie County, Texas

All that certain lot, tract or parcel of land lying and situated in the J. A. Talbot Headright Survey, Abstract 564, Bowie County, Texas, being a part of that certain tract of land described as 58.95 acres (1/10 undivided interest) in the deed from Thomas Conor Stilwell, as Independent Executor of the Estate of Martha Louise Arnold Stilwell to Thomas Conor Stilwell and Meagan Rachel Stilwell Ingersoll, dated January 21, 2022, recorded in Document No. 2022-00001331 of the Real Property Records of Bowie County, Texas, same being that certain tract of land described as 58.95 acres (1/10 undivided interest) in the trustees deed from Regions Bank, F/K/A The State First National Bank of Texarkana to Thomas H. Arnold and Martha Louise Arnold Stilwell, dated July 27, 2011, recorded in Volume 6120, Page 299 of the Real Property Records of Bowie County, Texas, same being that certain tract of land described as 58.95 acres (1/10 undivided interest) in the deed from Thomas H. Arnold, as Independent Executor of the Estate of Martha Thomas Arnold to Thomas H. Arnold and Martha Louise Arnold Stilwell, dated July 21, 2011, recorded in Volume 6120, Page 302 of the Real Property Records of Bowie County, Texas, and same being that certain tract of land described as Tract No. 5 with 58.95 acres (4/5 undivided interest) in the deed from Josh R. Morriss and Martha W. Morriss to the Josh R. Morriss, Jr. Family Limited Partnership, dated December 29, 1997, recorded in Volume 2772, Page 166 of the Real Property Records of Bowie County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch steel rod set for a corner, capped MTG ENG, lying in the West right-of-way line of Richmond Road, at the beginning of a circular curve to the left, said corner bears South 30 degrees 15 minutes 43 seconds East a distance of 236.92 feet along the West right-of-way line of the said Richmond Road to a 5/8 inch steel rod, capped Lonnie Pace RPLS 1573 TX, found for a corner, lying in the intersection of the South line of the said 58.95 acre tract and the West right-of-way line of the said Richmond Road, and being the Northeast corner of Lot No. 2 of Richmond-Moores Subdivision, according to the plat recorded in Document No. 2021-00011060, and filed in Plat Cabinet D, Sleeve 102 of the Real Property Records of Bowie County, Texas;

THENCE in a Northwesterly direction along the arc of the said circular curve a distance of 31.42 feet, with a delta angle of 90 degrees 00 minutes 00 seconds, a radius of 20.00 feet, a chord bearing of North 75 degrees 15 minutes 43 seconds West, and a chord distance of 28.28 feet to a 1/2 inch steel rod set for a corner, capped MTG ENG, at the end of the said circular curve;

THENCE South 59 degrees 44 minutes 17 seconds West a distance of 161.00 feet across the said 58.95 acre tract to a 1/2 inch steel rod set for a corner, capped MTG ENG;

THENCE North 30 degrees 15 minutes 43 seconds West a distance of 60.00 feet across the said 58.95 acre tract to a 1/2 inch steel rod set for a corner, capped MTG ENG;

THENCE North 59 degrees 44 minutes 17 seconds East a distance of 161.00 feet across the said 58.95 acre tract to a 1/2 inch steel rod set for a corner, capped MTG ENG, at the beginning of a circular curve to the left, tangent to the said line;

THENCE in a Northeasterly direction along the arc of the said circular curve a distance of 31.42 feet, with a delta angle of 90 degrees 00 minutes 00 seconds, a radius of 20.00 feet, a chord bearing of North 14 degrees 44 minutes 17 seconds East, and a chord distance of 28.28 feet to a 1/2 inch steel rod set for a corner, capped MTG ENG, at the end of the said circular curve, lying in the West right-of-way line of the said Richmond Road;

THENCE South 30 degrees 15 minutes 43 seconds East a distance of 100.00 feet along the West right-of-way line of the said Richmond Road to the point of beginning and containing 0.253 acres of land, at the time of this survey.

Attachment: Legal Description (4195 : Z-24-4: rezoning SF-1 to PD-GR at 5613 Richmond Rd)

City of Texarkana, Texas

Version:

Summary Sheet

Update Date: 2/27/2024 3:38 PM

Lead Department:	Planning & Zoning Commission	**Action Officer:**	Laura Puckett, Zoning Administrator
Subject:	Amendment to PD-24-1(GR) for site plan approval on an approximate 4-acre tract of land (being Tract 64), J. A. Talbot HRS, A-564, located at 5613 Richmond Road. Josh Morriss, Morriss Family LP, owner, and Jason Bolling, Guggenheim Development Services LLC, agent.		

Meeting Date: 3/4/2024

Attachments

a. Hearing Notice and Application (PDF)
b. Maps (PDF)
c. Site Plan (PDF)
d. Legal Description (PDF)
e. Elevations (PDF)
f. Floorplan (PDF)

Staff Coordination

Building Code Administration	Mashell Daniel	Department Head Review	Pending
Planning & Zoning Commission		Department Review	Pending
Planning & Zoning Commission	Laura Puckett	Meeting 03/04/2024 6:00 PM	Pending

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Josh Morriss, Morriss Family LP, owners, and Josh Bolling, Guggenheim Development Services LLC, agent for site plan approval on an approximate 4-acre tract of land (being Tract 64) J.A. Talbot HRS, A-564 located at 5613 Richmond Road. The current zoning is Planned Development-General Retail. The property is currently vacant property. The proposed use is a Jiffy Lube.

The Future Land Use Map designates this property as “Neighborhood Retail”.

The adjacent zoning is Single Family-1 to the north, office to the west, Planned Development-General retail to the south, and General Retail to the east. The adjacent land use is vacant land north and west, car wash south and mixed uses east.

The site plan consists of the following:

1. The construction of 3,052 sq ft building.
2. The access driveway will be off Richmond Road.
3. There will be 11 parking spaces and includes 1 handicapped space. All parking spaces shall be a minimum of 180 sq. ft. in size.
4. A 6'X8' monument style sign. No Electronic messaging will be allowed.
5. Development must meet Drainage Ordinance and Stormwater Manual Design Standards.
6. Meet Ordinance regarding sidewalk along Richmond Road.
7. A Fire Lane may be required due to the most remote part of the building being more than 150 feet away from the public street.
8. Screened dumpster site.

Staff recommends for approval of the site plan with stipulations.

The applicant should also be aware that if this site plan approval item is approved, all other applicable city code/ordinance requirements must be met including but not limited to building codes, setbacks, subdivision, fire, parking, drainage, water and sewer prior to the issuance of building permits.

Potential Options:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends approval of this request with stipulations.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

March 4, 2024

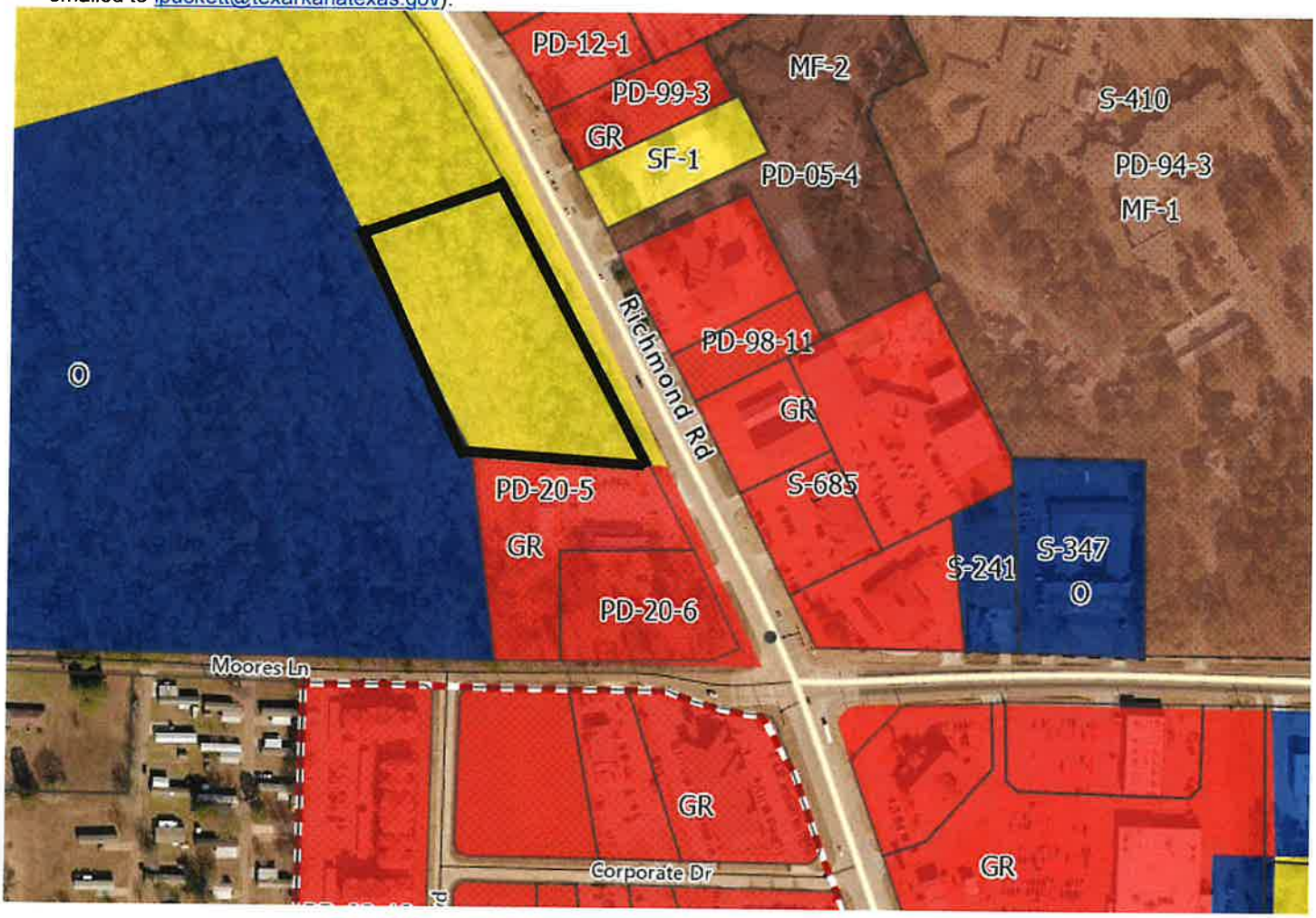
NOTICE OF PUBLIC HEARINGS

Public hearings will be held by the Planning and Zoning Commission and the City Council of the City of Texarkana, Texas at the below stated date and time. The Public Hearings will be held in the Council Chambers, Municipal Building, 220 Texas Blvd, (3rd & Texas) Texarkana, Texas to consider a proposed change in zoning classification as indicated below. According to the Tax Records, you are the owner of property within the area of the proposed change or within 200 feet of that property. THIS IS NOT A SUMMONS TO APPEAR AT THE HEARINGS. If you care to attend, you will be given an opportunity to be heard. If additional information is desired, please contact the Planning Department at (903) 798-3945.

PLANNING & ZONING COMMISSION: Hearing Date: MONDAY, March 4, 2024 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, April 22, 2024 Hearing Time: 6:00 pm

- If they desire, persons concerned with the proposed change can present a letter in opposition to or in favor of the proposed change. If a written protest in opposition to a proposed change contains the signatures of persons who own twenty (20) percent or more of the land within 200 feet of the proposed change, a 3/4th vote of the City Council will be required. In order to be considered, the letter must be received and filed before or at the Planning and Zoning Commission Meeting. (The letter can be emailed to lpuckett@texarkanatexas.gov).



OWNER: Josh Morriss, Morriss Family LP, owner, and Jason Bolling, Guggenheim Dvlpmt, Svs. LLC, agent

OWNER'S ADDRESS: 217 W Broad Street, Apt D, Texarkana, Texas 75501

LOCATION OF REZONING: 5613 Richmond Road, Texarkana, Texas 75503

PROPOSED CHANGE: Amendment to PD-24-1 for site plan approval for the construction of Jiffy Lube

LEGAL DESCRIPTION: on an approximate 4-acre tract of land (being Tract 64) JA Talbot HRS, A-564

CASE NUMBER: Amendment-PD-24-1 DATE MAILED: February 21, 2024

Attachment: Hearing Notice and Application (4196 : Amendment to PD-24-1 site plan approval 5613 Richmond Rd)

SITE PLAN APPROVAL APPLICATION

CITY OF TEXARKANA TEXAS

220 Texas Blvd
Texarkana TX 75501
(903) 798-3945
www.ci.texarkana.tx.us.org

Receipt No. 24-000509

Case PD-24-1

Date 2-14-24

To: The Planning and Zoning Commission
City of Texarkana Texas

Please consider this as my application for site plan approval in the City of Texarkana, Texas for the following described property.

LEGAL DESCRIPTION OF PROPERTY. (Lot and block numbers if in a subdivision; metes and bounds description if any portion of property does not have assigned lot and block numbers)

Lot: Block: Tract 64 Addition: JA Talbot HRS, A-564
~~(Or see attached metes and bounds legal description)~~ on survey & proposed plat

Project location/address:
NWQ Richmond Rd. & Moores Ln. 5613 Richmond Rd.

Present zoning: SF-1 (single family) Proposed zoning (if applicable) GR (general retail) with PD Overlay

Proposed use: Jiffy Lube auto service center

Total square footage of proposed building 3,052 Number of parking spaces 11

Number of required parking spaces per Ordinance 1 per 2 employees or 1 per 1,000 SF Handicapped spaces 1

~~Material of building façade~~

SIGNAGE: Type (i.e. monument, pole) Monument

Size

Material to be used for structure (if monument style)

Attorney or Agent Signature	Property Owner Signature
Printed Name: Jason Bolling, Guggenheim Development Services LLC	Printed Name: Josh Morriss, Morriss Family LP
3000 Internet Blvd, Ste 570 ~~Address~~	217 W Broad St, Apt D ~~Address~~
Frisco, TX 75034 ~~City, State, Zip~~	Texarkana, TX 75501 ~~City, State, Zip~~
214-872-4058 ~~Home Phone & Cell Phone~~	903-244-8526 ~~Home Phone & Cell Phone~~
jason.bolling@guggenheimpartners.com ~~Email Address~~	~~Email Address~~

BY SIGNING THIS APPLICATION, YOU HAVE AGREED TO ALLOW THE CITY TO PLACE A SIGN ON YOUR PROPERTY

Attachment: Hearing Notice and Application (4196 : Amendment to PD-24-1 site plan approval 5613 Richmond Rd)

SITE PLAN CHECK-LIST

Submission of Site Plan – all applications for site plan approval or amendment to site plan must include comprehensive site plan of the proposed development.

The site plan shall include as a minimum the following:

- X North point, scale, and location map.
- ___ Adjacent zoning.
- ___ Property dimensions of the site and lot area.
- ___ The proposed size, location and arrangement of proposed building(s).
- ___ Ingress and egress into the property; existing and proposed drives, existing, proposed and adjacent streets.
- ___ Location of existing and proposed utilities, setbacks and fire hydrants.
- ___ Location of existing and proposed drainage feature (inlets, storm pipe, channels, detention, etc.).
- ___ All parking spaces and parking space dimensions.
- ___ All proposed landscaping, screening (fencing), buffer zones or other protective requirements.
- ___ Location, height and dimensions of any proposed signage.

In addition, the following needs to be provided separate from the site plan:

- X Rendering of proposed signage.
- X Building elevations

CONDITIONS OF APPROVAL – Please be aware that the Planning and Zoning Commission and/or City Council may impose any additional requirements or conditions they deem necessary to protect adjacent property owners, guarantee the compatibility of surrounding land uses, or protect the interests of the City. Examples are but are not limited to screening, lighting and signage.

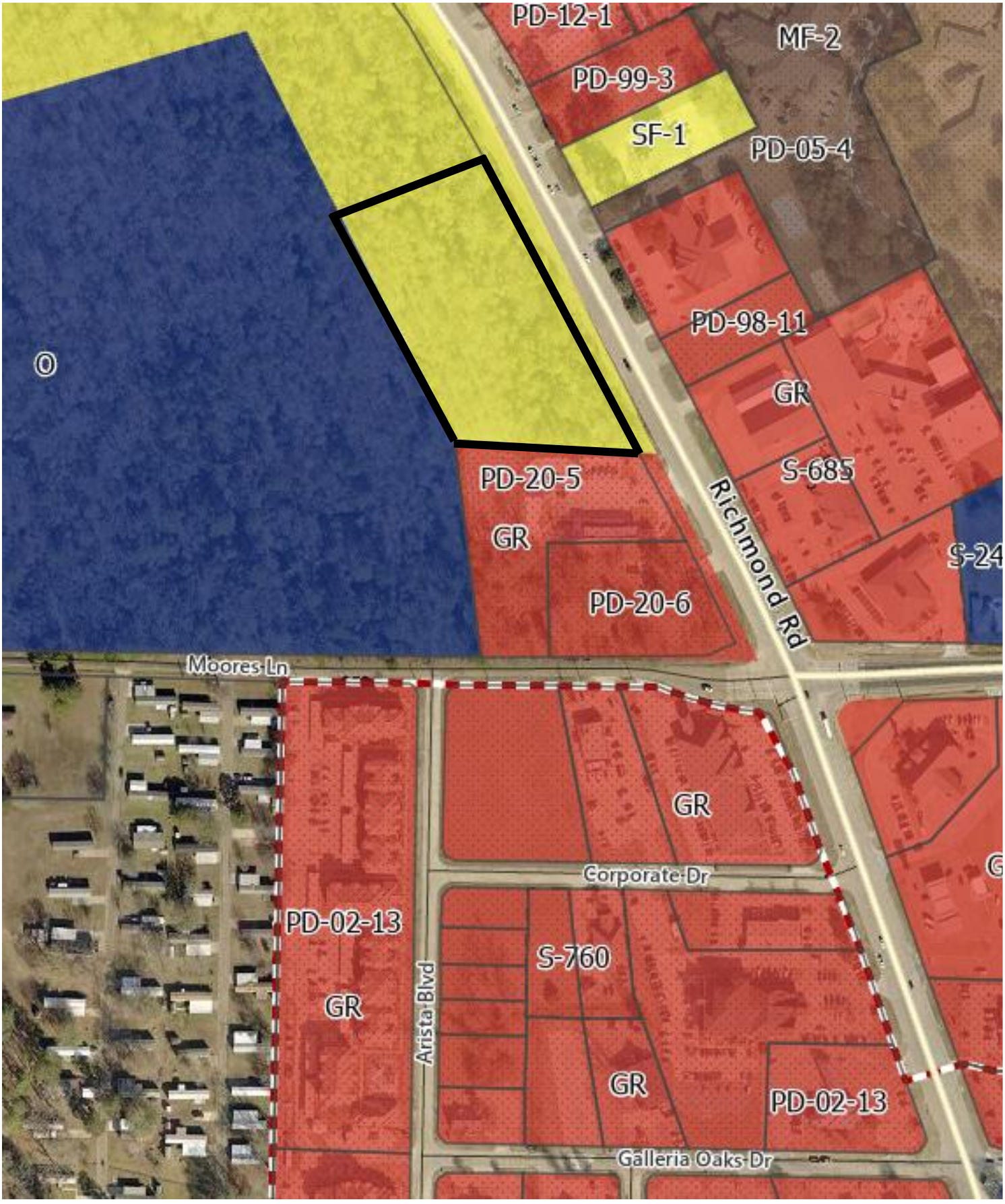
COMPLIANCE WITH SITE PLAN – No deviation may be made from an approved site plan without the administrative approval of the Director of Planning and Community Development (or his designee). Any significant change in the approved site plan may necessitate re-submittal to the Planning and Zoning Commission and City Council.

UNDER NO CONDITIONS WILL A PERMIT BE ISSUED FOR CONSTRUCTION IN A PLANNED DEVELOPMENT DISTRICT UNLESS ALL REQUIREMENTS OF THE SITE PLAN HAVE BEEN SATISFIED. ADDITIONAL REQUIREMENTS MAY BE NECESSARY FOR THE BUILDING PERMIT PROCESS.

Attachment: Hearing Notice and Application (4196 : Amendment to PD-24-1 site plan approval 5613 Richmond Rd)

Amendment to PD-24-4

5613 Richmond Road



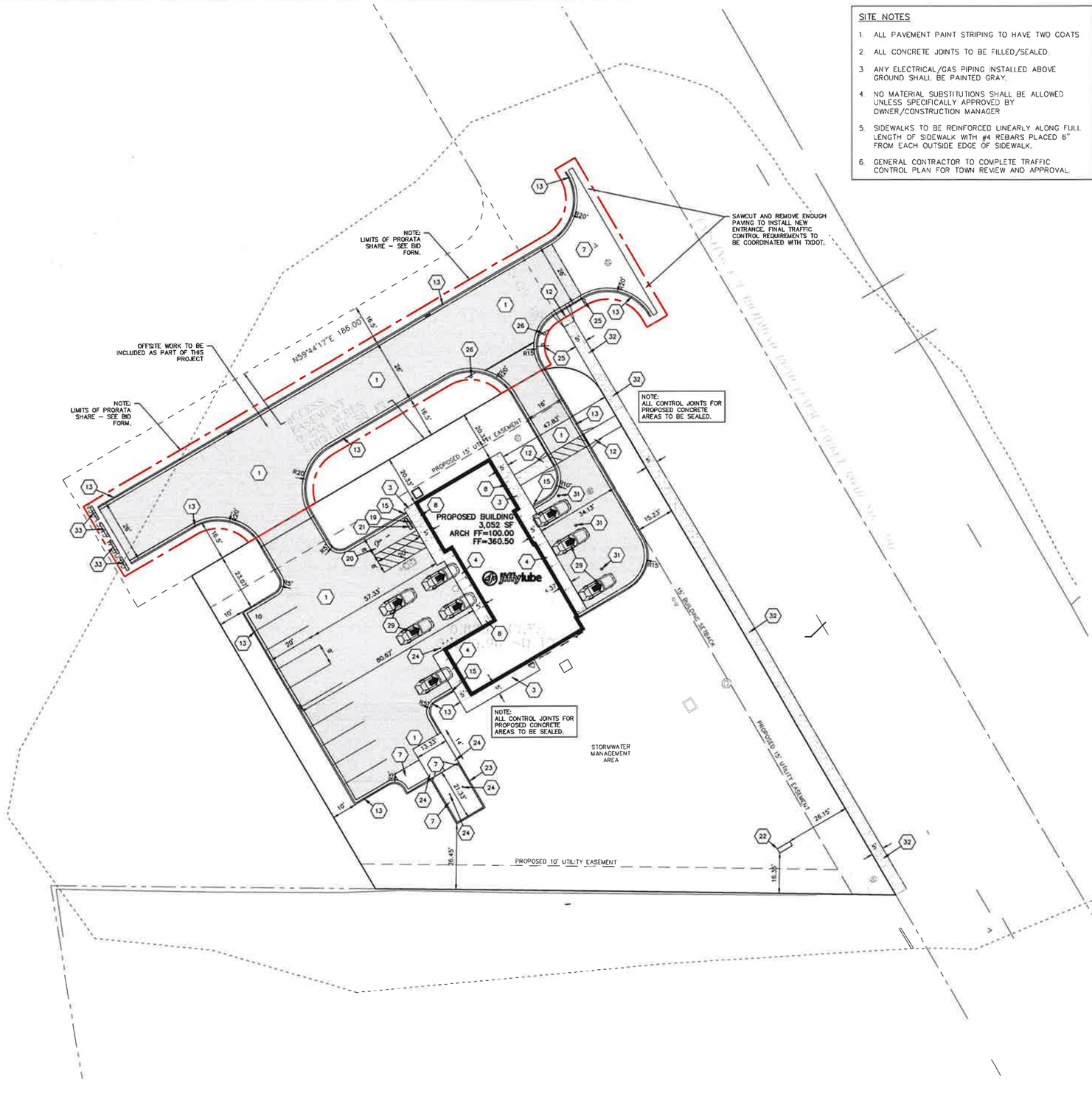
Attachment: Maps (4196 : Amendment to PD-24-1 site plan approval 5613 Richmond Rd)

Amendment to PD-24-4

5613 Richmond Road



Attachment: Maps (4196 : Amendment to PD-24-1 site plan approval 5613 Richmond Rd)



SITE NOTES

1. ALL PAVEMENT PAINT STRIPING TO HAVE TWO COATS
2. ALL CONCRETE JOINTS TO BE FILLED/SEALED.
3. ANY ELECTRICAL/GAS PIPING INSTALLED ABOVE GROUND SHALL BE PAINTED GRAY.
4. NO MATERIAL SUBSTITUTIONS SHALL BE ALLOWED UNLESS SPECIFICALLY APPROVED BY OWNER/CONSTRUCTION MANAGER
5. SIDEWALKS TO BE REINFORCED LINEARLY ALONG FULL LENGTH OF SIDEWALK WITH #4 REBARS PLACED 6" FROM EACH OUTSIDE EDGE OF SIDEWALK.
6. GENERAL CONTRACTOR TO COMPLETE TRAFFIC CONTROL PLAN FOR TOWN REVIEW AND APPROVAL.

SITE INFORMATION:

PROPERTY AREA:	AREA = 36,526 S.F. (0.84 ACRES).
EXISTING ZONING:	SF-1 SINGLE FAMILY DWELLING
PROPOSED ZONING:	GR-PD GENERAL RETAIL WITH PLANED DEVELOPMENT
PROPOSED USE:	AUTOMOBILE SERVICE SHOP
AREA OF SITE DISTURBANCE:	1.31 ACRES
SETBACKS: BUILDING:	FRONT = 15' SIDE = 0' REAR = 0'
PAVEMENT:	FRONT = N/A SIDE = N/A REAR = N/A
PROPOSED BUILDING HEIGHT:	21' (MAX. HEIGHT ALLOWED: 3 STORIES)
PARKING REQUIRED:	1 SPACE PER 200 S.F (EXCLUDING SERVICE BAYS) 1069 / 200 = 6 STALLS REQUIRED
PARKING PROVIDED:	11 SPACES (1 H.C. ACCESSIBLE)
HANDICAP STALLS REQUIRED:	1, HANDICAP STALLS PROVIDED: 1
MAXIMUM LOT COVERAGE – BUILDING ONLY:	40%

SITE PLAN KEYNOTES

1	STANDARD ASPHALT SECTION (TYP.)
3	CONCRETE SIDEWALK (TYP.)
4	STANDARD DUTY CONCRETE (TYP)
7	DUMPSTER PAD/APRON/HEAVY DUTY CONCRETE (TYP.)
8	CONCRETE STOOP (TYP.) SEE ARCH. PLANS FOR DETAILS.
12	CURB RAMP (TYP.)
13	18" CURB & GUTTER (TYP.)
15	CURB TAPER (TYP.)
19	HANDICAP SIGN (TYP.)
20	HANDICAP STALL & STRIPING PER STATE CODES
21	PRECAST CONCRETE WHEEL STOP (TYP.)
22	FREE STANDING SIGN (DETAILS, FINAL LOCATION, & APPROVAL BY SIGN VENDOR)
23	DUMPSTER ENCLOSURE (SEE ARCH PLANS FOR DETAILS)
24	BOLLARDS (SEE DETAIL ON ARCH. PLAN)
25	STOP SIGN (MUTCD R1-1). (TYP)
26	DO NOT ENTER SIGN (MUTCD R5-1). (TYP)
29	TRAFFIC FLOW ARROWS. COLOR TO MATCH PARKING STALL STRIPING
31	SAFETY SQUARE PAINT MARKING (TYP)
32	REINFORCED CONCRETE SIDEWALK WITH #3 REBAR REINFORCING (18" O.C. BOTH WAYS) PER TXDOT SPECIFICATIONS (TYP). EXPANSION JOINTS TO BE 1" ASPHALT BOARD. SEE DETAIL ON C2.1.
33	(4) TYPE III ROADWAY BARRICADES WITH BOTTOM CAST IN 4' WIDE (6" THICK) CONCRETE APRON. SEE DETAIL ON SHEET C2.2 (TYP)

EXISTING SITE DATA

	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	1.13	49,048	
BUILDING FLOOR AREA	0.00	0	0.0%
PAVEMENT (ASP. & CONC.)	0.00	0	0.0%
TOTAL IMPERVIOUS	0.00	0	0.0%
LANDSCAPE/ OPEN SPACE	1.13	49,048	100.0%

PROPOSED SITE DATA

	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	1.13	49,048	
BUILDING FLOOR AREA	0.08	3,303	6.7%
PAVEMENT (ASP. & CONC.)	0.40	17,468	35.6%
TOTAL IMPERVIOUS	0.48	20,771	42.3%
LANDSCAPE/ OPEN SPACE	0.65	28,277	57.7%

PAVEMENT HATCH KEY:

- STANDARD ASPHALT
- CONCRETE
- CONCRETE SIDEWALK

NORTH

1" = 20' SCALE — 20' 0 20' 40' FEET

CIVIL SITE PLAN

EXCEL
ARCHITECTS • ENGINEERS • SURVEYORS
Always a **Better Plan**
100 Camelot Drive
Fond Du Lac, WI 54935
Phone: (920) 926-9800
www.EXCELENGINEER.com

ANY IDEAS, PLANS, SPECIFICATIONS AND OTHER INFORMATION PRESENTED BY THIS DRAWING ARE THE PROPERTY OF EXCEL ENGINEERING, INC. AND ARE SUBJECT TO COPYRIGHT PROTECTION. THIS DRAWING IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THE PROJECT SPECIFICALLY IDENTIFIED HEREIN WITHOUT THE EXPRESS WRITTEN CONSENT OF EXCEL ENGINEERING, INC. ANY UNAUTHORIZED USE OF THESE DRAWINGS SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO EXCEL ENGINEERING, INC. AND THE USER SHALL INDEMNIFY AND HOLD HARMLESS EXCEL ENGINEERING, INC. FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM. ANY UNAUTHORIZED USE OF THESE DRAWINGS SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO EXCEL ENGINEERING, INC. AND THE USER SHALL INDEMNIFY AND HOLD HARMLESS EXCEL ENGINEERING, INC. FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM. ANY UNAUTHORIZED USE OF THESE DRAWINGS SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO EXCEL ENGINEERING, INC. AND THE USER SHALL INDEMNIFY AND HOLD HARMLESS EXCEL ENGINEERING, INC. FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM. ANY UNAUTHORIZED USE OF THESE DRAWINGS SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO EXCEL ENGINEERING, INC. AND THE USER SHALL INDEMNIFY AND HOLD HARMLESS EXCEL ENGINEERING, INC. FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

jiffy lube®
MULTI-CARE SERVICES
CRITERIA V2020.10-1X4
TEXARKANA, TX

REVISIONS

PROFESSIONAL OF RECORD

Drawn /Checked By:	-
Project Number	2230320
Owner Date	2/9/2024
Permit Date	2/14/2024
Bid Date	

C1.1

Attachment: Site Plan (4196 : Amendment to PD-24-1 site plan approval 5613 Richmond Rd)

Property Description
0.839 Acres
Bowie County, Texas

All that certain lot, tract or parcel of land lying and situated in the J. A. Talbot Headright Survey, Abstract 564, Bowie County, Texas, being a part of that certain tract of land described as 58.95 acres (1/10 undivided interest) in the deed from Thomas Conor Stilwell, as Independent Executor of the Estate of Martha Louise Arnold Stilwell to Thomas Conor Stilwell and Meagan Rachel Stilwell Ingersoll, dated January 21, 2022, recorded in Document No. 2022-00001331 of the Real Property Records of Bowie County, Texas, same being that certain tract of land described as 58.95 acres (1/10 undivided interest) in the trustees deed from Regions Bank, F/K/A The State First National Bank of Texarkana to Thomas H. Arnold and Martha Louise Arnold Stilwell, dated July 27, 2011, recorded in Volume 6120, Page 299 of the Real Property Records of Bowie County, Texas, same being that certain tract of land described as 58.95 acres (1/10 undivided interest) in the deed from Thomas H. Arnold, as Independent Executor of the Estate of Martha Thomas Arnold to Thomas H. Arnold and Martha Louise Arnold Stilwell, dated July 21, 2011, recorded in Volume 6120, Page 302 of the Real Property Records of Bowie County, Texas, and same being that certain tract of land described as Tract No. 5 with 58.95 acres (4/5 undivided interest) in the deed from Josh R. Morriss and Martha W. Morriss to the Josh R. Morriss, Jr. Family Limited Partnership, dated December 29, 1997, recorded in Volume 2772, Page 166 of the Real Property Records of Bowie County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch steel rod, capped Lonnie Pace RPLS 1573 TX, found for a corner, lying in the intersection of the South line of the said 58.95 acre tract and the West right-of-way line of Richmond Road, and being the Northeast corner of Lot No. 2 of Richmond-Moores Subdivision, according to the plat recorded in Document No. 2021-00011060, and filed in Plat Cabinet D, Sleeve 102 of the Real Property Records of Bowie County, Texas;

THENCE North 89 degrees 08 minutes 16 seconds West a distance of 211.44 feet along the South line of the said 58.95 acre tract, and the North line of the said Lot No. 2 to a 1/2 inch steel rod set for a corner, capped MTG ENG, said corner bears North 89 degrees 08 minutes 16 seconds West a distance of 131.45 feet to a 1/2 inch steel rod, capped MTG 101011-00, found for a corner, being an angle point of the said 58.95 acre tract, and the Northwest corner of the said Lot No. 2;

THENCE North 30 degrees 15 minutes 43 seconds West a distance of 147.63 feet across the said 58.95 acre tract to a 1/2 inch steel rod set for a corner, capped MTG ENG;

THENCE North 59 degrees 44 minutes 17 seconds East, a distance of 161.00 feet across the said 58.95 acre tract to a 1/2 inch steel rod set for a corner, capped MTG ENG, at the beginning of a curve to the right, tangent to the said line;

THENCE in a Southeasterly direction along the arc of the said circular curve a distance of 31.42 feet, with a delta angle of 90 degrees 00 minutes 00 seconds, a radius of 20.00 feet, a chord bearing of South 75 degrees 15 minutes 43 seconds East, and a chord distance of 28.28 feet to a 1/2 inch steel rod set for a corner, capped MTG ENG, lying in the West right-of-way line of the said Richmond Road;

THENCE South 30 degrees 15 minutes 43 seconds East a distance of 236.92 feet along the West right-of-way line of the said Richmond Road to the point of beginning and containing 0.839 acres of land, at the time of this survey.

Attachment: Legal Description (4196 : Amendment to PD-24-1 site plan approval 5613 Richmond Rd)

Property Description
0.253 Acres
Bowie County, Texas

All that certain lot, tract or parcel of land lying and situated in the J. A. Talbot Headright Survey, Abstract 564, Bowie County, Texas, being a part of that certain tract of land described as 58.95 acres (1/10 undivided interest) in the deed from Thomas Conor Stilwell, as Independent Executor of the Estate of Martha Louise Arnold Stilwell to Thomas Conor Stilwell and Meagan Rachel Stilwell Ingersoll, dated January 21, 2022, recorded in Document No. 2022–00001331 of the Real Property Records of Bowie County, Texas, same being that certain tract of land described as 58.95 acres (1/10 undivided interest) in the trustees deed from Regions Bank, F/K/A The State First National Bank of Texarkana to Thomas H. Arnold and Martha Louise Arnold Stilwell, dated July 27, 2011, recorded in Volume 6120, Page 299 of the Real Property Records of Bowie County, Texas, same being that certain tract of land described as 58.95 acres (1/10 undivided interest) in the deed from Thomas H. Arnold, as Independent Executor of the Estate of Martha Thomas Arnold to Thomas H. Arnold and Martha Louise Arnold Stilwell, dated July 21, 2011, recorded in Volume 6120, Page 302 of the Real Property Records of Bowie County, Texas, and same being that certain tract of land described as Tract No. 5 with 58.95 acres (4/5 undivided interest) in the deed from Josh R. Morriss and Martha W. Morriss to the Josh R. Morriss, Jr. Family Limited Partnership, dated December 29, 1997, recorded in Volume 2772, Page 166 of the Real Property Records of Bowie County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch steel rod set for a corner, capped MTG ENG, lying in the West right–of–way line of Richmond Road, at the beginning of a circular curve to the left, said corner bears South 30 degrees 15 minutes 43 seconds East a distance of 236.92 feet along the West right–of–way line of the said Richmond Road to a 5/8 inch steel rod, capped Lonnie Pace RPLS 1573 TX, found for a corner, lying in the intersection of the South line of the said 58.95 acre tract and the West right–of–way line of the said Richmond Road, and being the Northeast corner of Lot No. 2 of Richmond–Moores Subdivision, according to the plat recorded in Document No. 2021–00011060, and filed in Plat Cabinet D, Sleeve 102 of the Real Property Records of Bowie County, Texas;

THENCE in a Northwesterly direction along the arc of the said circular curve a distance of 31.42 feet, with a delta angle of 90 degrees 00 minutes 00 seconds, a radius of 20.00 feet, a chord bearing of North 75 degrees 15 minutes 43 seconds West, and a chord distance of 28.28 feet to a 1/2 inch steel rod set for a corner, capped MTG ENG, at the end of the said circular curve;

THENCE South 59 degrees 44 minutes 17 seconds West a distance of 161.00 feet across the said 58.95 acre tract to a 1/2 inch steel rod set for a corner, capped MTG ENG;

THENCE North 30 degrees 15 minutes 43 seconds West a distance of 60.00 feet across the said 58.95 acre tract to a 1/2 inch steel rod set for a corner, capped MTG ENG;

THENCE North 59 degrees 44 minutes 17 seconds East a distance of 161.00 feet across the said 58.95 acre tract to a 1/2 inch steel rod set for a corner, capped MTG ENG, at the beginning of a circular curve to the left, tangent to the said line;

THENCE in a Northeasterly direction along the arc of the said circular curve a distance of 31.42 feet, with a delta angle of 90 degrees 00 minutes 00 seconds, a radius of 20.00 feet, a chord bearing of North 14 degrees 44 minutes 17 seconds East, and a chord distance of 28.28 feet to a 1/2 inch steel rod set for a corner, capped MTG ENG, at the end of the said circular curve, lying in the West right–of–way line of the said Richmond Road;

THENCE South 30 degrees 15 minutes 43 seconds East a distance of 100.00 feet along the West right–of–way line of the said Richmond Road to the point of beginning and containing 0.253 acres of land, at the time of this survey.

Attachment: Legal Description (4196 : Amendment to PD-24-1 site plan approval 5613 Richmond Rd)



ENTRY PERSPECTIVE

ADG ARCHITECTURAL DESIGN GUILD
2710 Sutton Boulevard
St. Louis, Missouri 63143
www.adg-stl.com
P:: 314.644.1234
F:: 314.644.4373

jiffy lube multicare℠

GUGGENHEIM

Design Development Plans

Proposed Jiffy Lube Multicare
NWQ Richmond Rd. & Moores Ln.
Texarkana, TX

2/13/2024

Attachment: Elevations (4196 : Amendment to PD-24-1 site plan approval 5613 Richmond Rd)



ENTRY PERSPECTIVE

ARCHITECTURAL DESIGN • GUILD
2710 Sutton Boulevard
St. Louis, Missouri 63143
www.adg-stl.com
P:: 314.644.1234
F:: 314.644.4373

jiffy lube multicare℠

GUGGENHEIM

Design Development Plans

Proposed Jiffy Lube Multicare
NWQ Richmond Rd. & Moores Ln.
Texarkana, TX

2/13/2024

Attachment: Elevations (4196 : Amendment to PD-24-1 site plan approval 5613 Richmond Rd)



REAR PERSPECTIVE

ARCHITECTURAL DESIGN • GUILD
2710 Sutton Boulevard
St. Louis, Missouri 63143
www.adg-stl.com
P:: 314.644.1234
F:: 314.644.4373

jiffy lube multicare℠

GUGGENHEIM

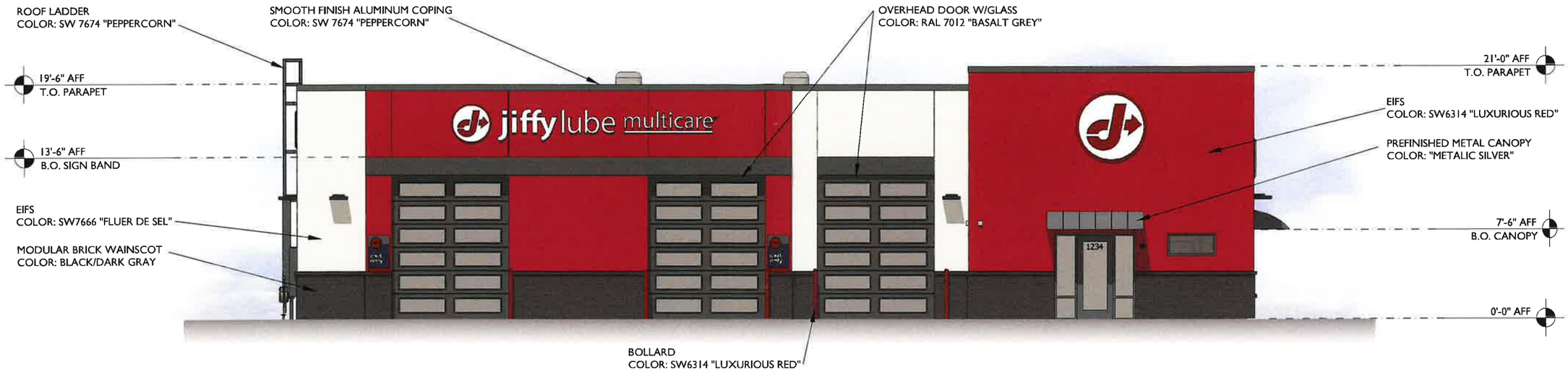
Design Development Plans

Proposed Jiffy Lube Multicare
NWQ Richmond Rd. & Moores Ln.
Texarkana, TX

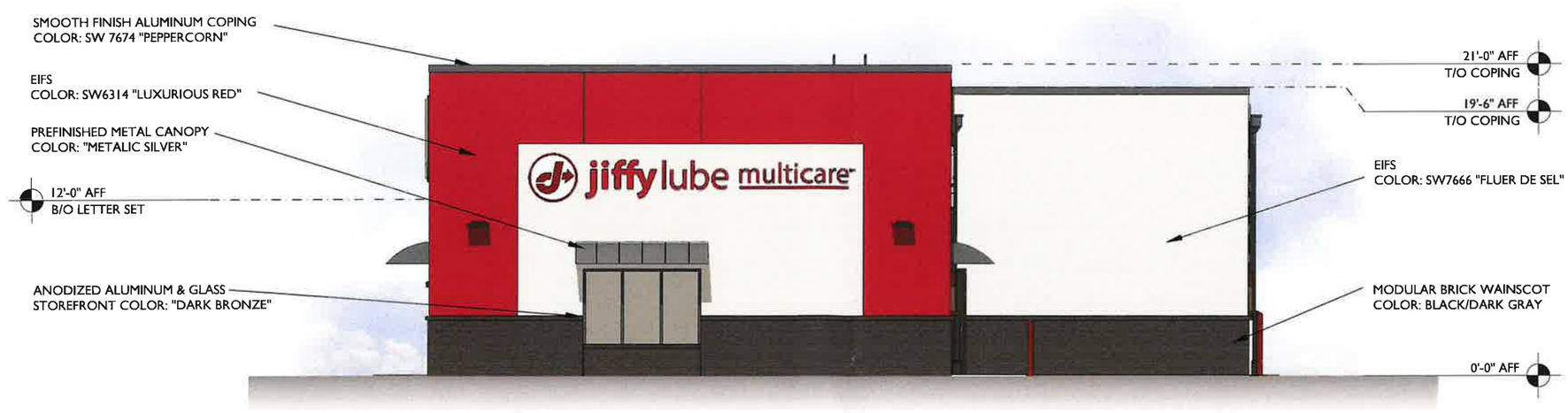
2/13/2024

Attachment: Elevations (4196 : Amendment to PD-24-1 site plan approval 5613 Richmond Rd)

Amendment to PD-24-1



FRONT ELEVATION



LEFT ELEVATION

ARCHITECTURAL DESIGN GUILD
2710 Sutton Boulevard
St. Louis, Missouri 63143
www.adg-stl.com
P:: 314.644.1234
F:: 314.644.4373

jiffy lube multicare℠

GUGGENHEIM

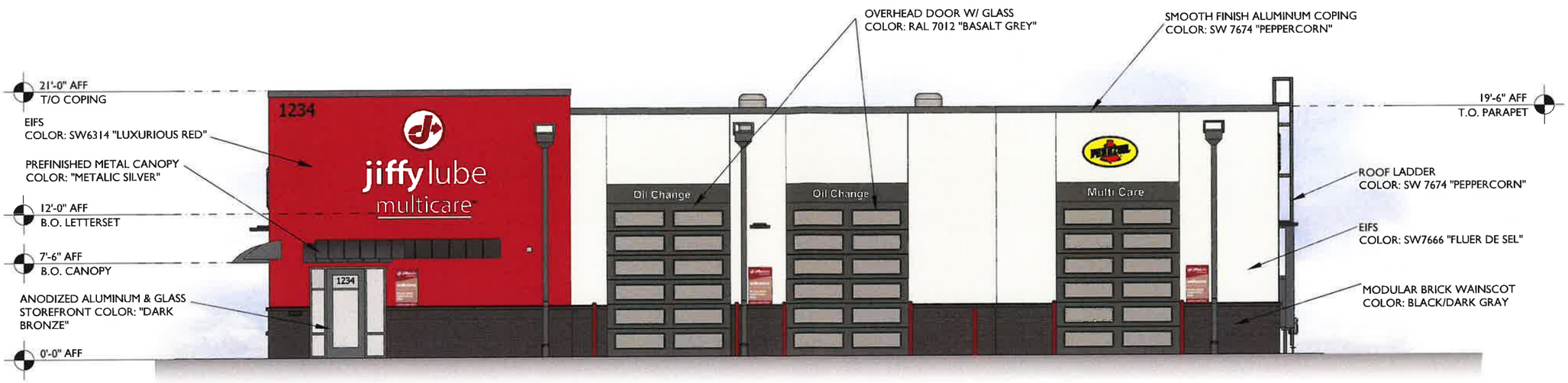
Design Development Plans

Proposed Jiffy Lube Multicare
NWQ Richmond Rd. & Moores Ln.
Texarkana, TX

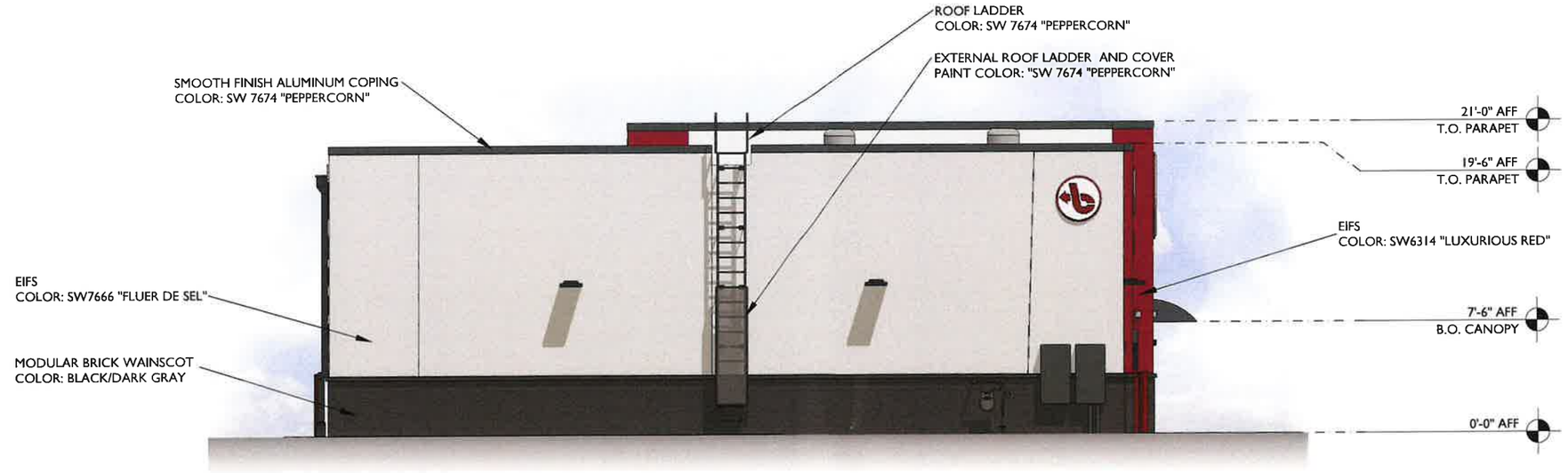
2/13/2024

Attachment: Elevations (4196 : Amendment to PD-24-1 site plan approval 5613 Richmond Rd)

Amendment to PD-24-1



REAR ELEVATION



RIGHT ELEVATION

ARCHITECTURAL DESIGN • GUILD
2710 Sutton Boulevard
St. Louis, Missouri 63143
www.adg-stl.com
P:: 314.644.1234
F:: 314.644.4373

jiffy lube multicare℠

GUGGENHEIM

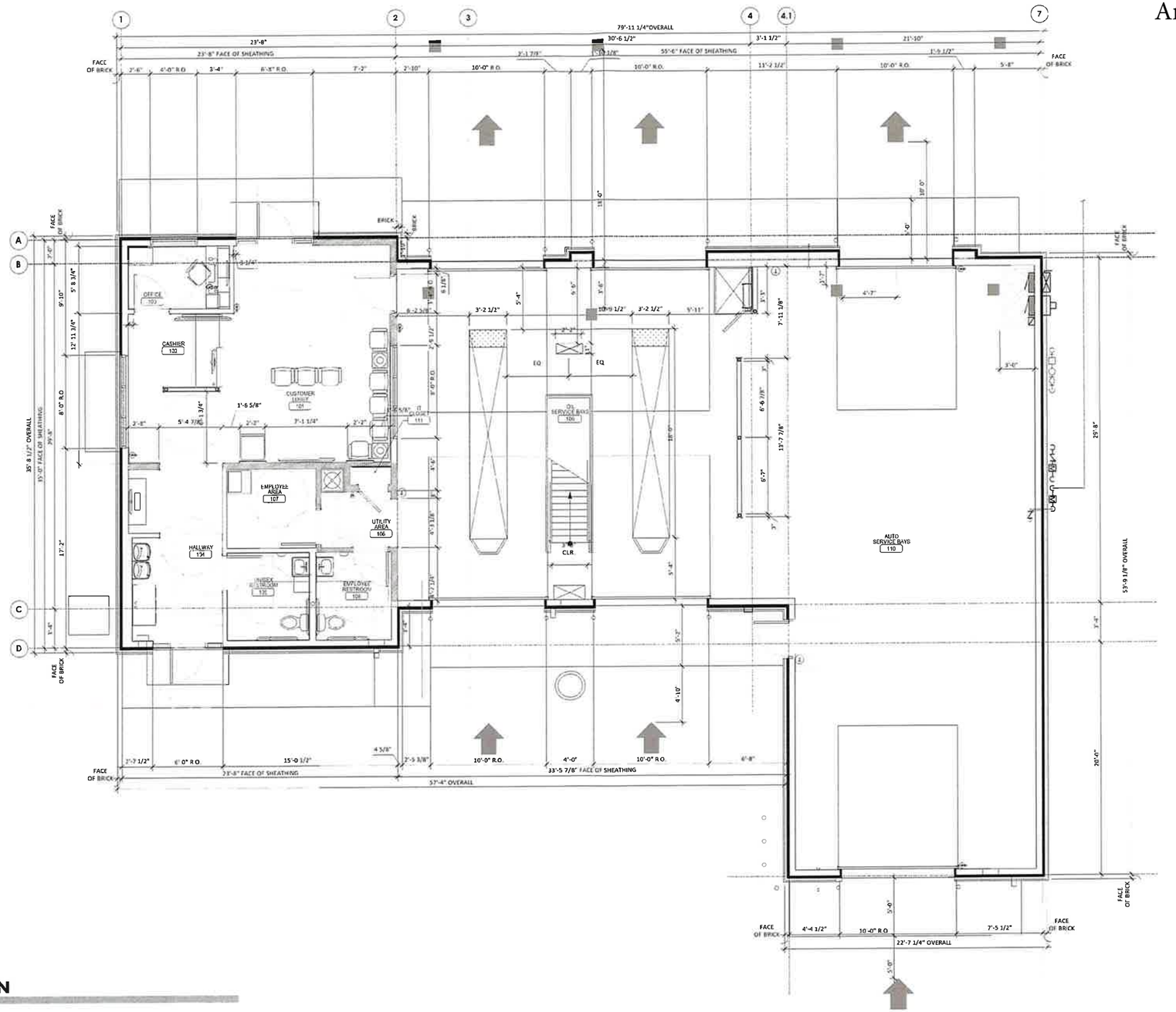
Design Development Plans

Proposed Jiffy Lube Multicare
NWQ Richmond Rd. & Moores Ln.
Texarkana, TX

2/13/2024

Attachment: Elevations (4196 : Amendment to PD-24-1 site plan approval 5613 Richmond Rd)

Amendment to PD-24-1



FLOOR PLAN

ARCHITECTURAL DESIGN GUILD
2710 Sutton Boulevard
St. Louis, Missouri 63143
www.adg-stl.com
P:: 314.644.1234
F:: 314.644.4373

jiffy lube multicare℠

GUGGENHEIM

Design Development Plans

Proposed Jiffy Lube Multicare
NWQ Richmond Rd. & Moores Ln.
Texarkana, TX

2/13/2024

Attachment: Floorplan (4196 : Amendment to PD-24-1 site plan approval 5613 Richmond Rd)

City of Texarkana, Texas

Summary Sheet

Version:
Update Date: 2/27/2024 3:38 PM

Lead Department: Planning & Zoning Commission
Action Officer: Laura Puckett, Zoning Administrator
Subject: Consider Planning and Zoning Commission meeting minutes from February 5, 2024.

Meeting Date: 3/4/2024

Attachments

a. February 5, 2024 P&Z Minutes (PDF)

Staff Coordination

Building Code Administration	Mashell Daniel	Department Head Review	Pending
Planning & Zoning Commission		Department Review	Pending
Planning & Zoning Commission 03/04/2024 6:00 PM	Laura Puckett	Meeting	Pending

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

See attached minutes.

Potential Options:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends approval of the February 5, 2024 Planning and Zoning Commission meeting minutes.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

March 4, 2024

CITY OF TEXARKANA

PLANNING & ZONING COMMISSION

MINUTES • FEBRUARY 5, 2024

Council Chambers | **Regular Meeting** | **6:00 PM**

220 TEXAS BLVD.
TEXARKANA, TX 75501

I. CALL TO ORDER

II. AGENDA ITEMS

1. Consider Approval of James Cannon Addition final and preliminary plat, located at or near 2712 Austin Street. James Cannon, owner, and Jeffrey Wood, MTG Engineers and Surveyors, agent.

   Dusty Henslee said that applicant is replatting several 10 lots into two to put a house on it.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Brad Bailey, Commissioner
SECONDER:	Dianna Patterson Kinsey, Vice Chairperson
AYES:	Kinsey, Coleman, Larkins, Northam, Boyette, Bailey
ABSENT:	Kernek, Sarine
EXCUSED:	Joyce III

2. Consider approval of the preliminary plat for Cedar Cottages Addition, located in the 5800 block of Cooks Lane. 2B Builders LLC, owner, and Jeffrey Wood, MTG Engineers and Surveyors, agent.

   Brad Meador, 2B Builders, proposing the extension of Bethany and for single family residences. There are a total of 7 lots. Mr. Meador said that the entire neighborhood is zoned Single Family-2 the same as their lots being platted.. Mr. Meador said that they are building modern style looking 1300 sq ft with garages and yards. Extending Bethany to Cooks Lane.

   John Mark Burgess 5807 Cooks Lane has no objection. He commented that appears the lots are close to the minimum square footage and to wants to make sure lot sizes are checked.

   Dave Halt 3102 Bethany last house right before the extension of Bethany doesn't object to the extension. The issue he has is drainage and wants the issue fixed. He wants to know where the excess water going.

Attachment: February 5, 2024 P&Z Minutes (4197 : Consider P&Z meeting minutes from February 5, 2024)

Tracey Kempke 3518 Woodridge objects to 1300 square foot home and said that it will decrease the property values. She says that drainage is an issue on Bethany and Woodbridge which drains toward Morris. She wants to approve of what is going to be built on these lots. There will be a final plat for approval before the Planning and Zoning Commission and she wants to know will there be low income housing, what determination will keep that from happening. She said that with low square footage it would be geared toward low income housing and section 8. She continued that this wouldn't be for or benefit the neighborhood.

Brad Meador replied by saying these will be individual homes for sale and that 2B Builders has never built anything for low income housing. Mr. Meador said that he would be able to apply HOA or rules of some sort.

Ms. Kempke said she hears a lot of intentions but there is no guarantee. She wants an exact plan of what they are building.

Mr. Meador said lots will be 60 feet by 100 feet. Mr. Meador said that building plans are not required for platting. Specific to drainage and engineering this is an application for lot lines and nothing else. MTG does all of the engineering for 2B Builders and roads will be doing to specifications of the city.

Gene Bratton 5806 Cooks Lane and have 3 acres that adjoin this property by a driveway. There will be a huge drainage problem and is in water right now. She does think the city will make it where it drains properly. The smallest lots is on minimum acreage. She wants to know where the families will park with only one car garages. She wants to know if there will be driveways for parking. She said they were told the residents could park on Cooks Lane.

Mashell Daniel told her that they would have to meet the minimum of two parking space for each house/unit.

Ms. Bratton said that during the school year Cooks Lane is congested. She said that 8 more houses will cause worse traffic congestion.

George Shackleford 3511 Woodridge. He understands minimum 1300 square feet. He wants to know what facade will be used and will it be conducive to the neighborhood.

Tracey Kempke said that the neighborhood does know if its going to meet standards. Ms. Kempke said when the homes were built they are twice the size of the homes they are proposing.

Gene Joyce told her that statement was an exaggeration because not all the homes on Cooks Lane are 2600 sq ft. Mr. Joyce told her that he lives around the corner in the same neighborhood and is fully aware of what is going on.

Mr. Kempke said if there is such a backlash from the neighbors, 2B Builders should see that the people are upset. She wants them to build four homes that are 2500 sq ft.

Attachment: February 5, 2024 P&Z Minutes (4197 : Consider P&Z meeting minutes from February 5, 2024)

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Casey Boyette, Commissioner
SECONDER:	Tom Coleman, Commissioner
AYES:	Kinsey, Coleman, Larkins, Northam, Boyette, Bailey
ABSENT:	Kernek, Sarine
EXCUSED:	Joyce III

3. Amendment to PD-05-7 for site plan approval on an approximate 4-acre tract of land (being part of Tracts 71, 71B, 71A, and 71C), George Brinlee HRS, A18, located at 1 Roundabout Way. Cheney Pruett, owner and Kayla Wood, MTG Engineers and Surveyors, agent.

   Vance Liles appeared for MTG Engineers and Surveyors and explained that this site plan was already approved but they changed some drainage which changed the layout maybe added a unit. Mr. Liles said this is an extension of the Oakes.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Wanda Northam, Commissioner
SECONDER:	Dianna Patterson Kinsey, Vice Chairperson
AYES:	Kinsey, Coleman, Larkins, Northam, Boyette, Bailey
ABSENT:	Kernek, Sarine
EXCUSED:	Joyce III

4. Ordinance No. 2024-021 amending the Zoning Code, Chapter 140, Article VII by adding Section 140-182, "Telecommunications Tower & Stealth Telecommunications Tower", and adding corresponding definitions to Section 140-179 and "Utility and Service Uses" to Section 140-81(b).

   Mashell Daniel gave update on the Cell Tower ordinance 140-179 to take before City Council. She explained that staff and legal has approved. Laura Puckett advised that after 3 years if the tower hasn't been built the SUP can be revoked.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Dianna Patterson Kinsey, Vice Chairperson
SECONDER:	James Larkins, Commissioner
AYES:	Kinsey, Coleman, Larkins, Northam, Boyette, Bailey
ABSENT:	Kernek, Sarine
EXCUSED:	Joyce III

III. STAFF UPDATES

Mashell Daniel has an update on a Banner Ordinance and the ordinance will be forthcoming.

IV. CONSIDER APPROVAL OF MINUTES

Attachment: February 5, 2024 P&Z Minutes (4197 : Consider P&Z meeting minutes from February 5, 2024)

1. Consider approval of the Planning and Zoning Commission meeting minutes from January 2, 2024.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Tom Coleman, Commissioner
SECONDER:	James Larkins, Commissioner
AYES:	Kinsey, Coleman, Larkins, Northam, Boyette, Bailey
ABSENT:	Kernek, Sarine
EXCUSED:	Joyce III

V. ADJOURNMENT

_____ _____

Laura Puckett, Secretary Gene Joyce, III, Chairperson

Attachment: February 5, 2024 P&Z Minutes (4197 : Consider P&Z meeting minutes from February 5, 2024)