



CITY OF TEXARKANA
PLANNING & ZONING COMMISSION
AGENDA • APRIL 1, 2019

Council Chambers	Regular Meeting	6:00 PM
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220 TEXAS BLVD.
 TEXARKANA, TX 75501

Chairman	Commissioner	
Gene Joyce III	James Larkins	Commissioner
Vice Chairman	Commissioner	Casey Boyette
Dianna Patterson Kinsey	Wanda Northam	Alternate Commissioner
Commissioner	Commissioner	George Merrill
Tom Coleman	Jay Davis	

I. CALL TO ORDER

II. AGENDA ITEMS

1. Consider preliminary and final plat for Hibbs Subdivision. Nick Hibbs, owner. MTG Engineers and Surveyors, agent.
 2. Consider Replat of Block 3, Waggoner Creek Crossing One Addition. Church on the Rock, owner. MTG Engineers and Surveyors, agent.
 3. Consider replat of Lots 5 & 6, Block 4, Rochelle Addition. Jaime Daigle, owner. MTG Engineers and Surveyors. agent.
 4. Z-19-4: A 0.603 acre tract of land being part of Lots 3 & 4, Block 1, Carrie D. Hart's First Addition, located at 1705 North Bishop Road. Office to General Retail. Matt Clark, owner.
 5. Z-19-5: A 3.62 acre tract of land in the H.S. Janes HRS, A-306, located at 4020 South Lake Drive. Single Family-2 to General Retail. Omair Bashir, dba DIM Enterprises. LLC, applicant.
-

6. Z-19-6: South 1/2 Lots 1 & 4, Block 29, Ghio Fish Boulevard Addition, located in the 3200 blk. of Main Street. Single Family-2 to Townhouse. Brandon Taylor. dba 2 Builders LLC, applicant.
7. S-704: Specific Use Permit to allow permanent cosmetics/microblading (tatooing) on a 1.66 acre tract in the MEP & P HRS, A-421, located at 3505 Summerhill Road, Suite 6. Tiffany Labrada. applicant. Vanessa Wilson, agent.
8. Z-19-7: Lot 5, Block 10, Bellview Addition, located at 1809 Charlestine Street. Single Family-2 to Single Family-3. Emil Thurman, applicant.
9. S-705: Specific Use Permit to allow a double wide HUD code manufactured home on Lot 5, Block 10, Bellview Addition, located at 1809 Charlestine Street. Emil Thurman, applicant.

III. STAFF UPDATES

IV. CONSIDER APPROVAL OF MINUTES

1. Consider approval of March 4, 2019 Minutes

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

Briefing Sheet

Version:
Update Date: 3/29/2019 10:39 AM

Lead Department: Planning and Community Development **Action Officer:** Debbie Burk,
Subject: Consider preliminary and final plat for Hibbs Subdivision. Nick Hibbs, owner.
MTG Engineers and Surveyors, agent.

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

SEE ATTACHMENTS

Potential Options:

NONE

Fiscal Implications:

NONE

Staff Recommendation:

SEE ATTACHMENTS

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

April 1, 2019

Attachments

- a. P&ZMemo-PlatReview-HibbsSubdivision-April2019 (PDF)

Memorandum

City of Texarkana, Texas

TO: Planning and Zoning Members

FROM: Dusty Henslee, P.E., CFM, Director of Public Works

[Handwritten signature] 3-27-19

SUBJECT: Consider approval of preliminary and final plat for Hibbs Subdivision

This is a request by Nick Nibbs, owner, and MTG Engineers and Surveyors, agent, to consider the preliminary and final plat for Hibbs Subdivision. This subdivision is located off Richmond Road just north of the intersection with N. King's Highway. Copies of the proposed plats are attached as well all the correspondence from the utility companies.

Comments are as follows:

1. Texas Department of Transportation – No issues
2. Reliant/Arkla Gas –No issues
3. Cable One – **No response**
4. Windstream Communications- No response
5. Electric company –
AEP - No issues
Bowie Cass – **No response**
REA – **No response**
6. TWU- Texarkana Water and Sewer Service – No issues. See TWU Memo
7. Public Works/ Planning -
 1. A tax certificate of the property for recording purposes from the BCAD must be provided showing all taxes on this proposed plat have been paid in order to be recorded at the County Courthouse. (Texas State Legislature amendment 12.002 of the Texas Property Code)
 2. Mylar copy after recording to public works department and via electronic media.
 3. **Please note greenspace lot as unbuildable**
 4. **Label street name**
 5. **Who will be responsible for maintenance of detention basin? This also needs to be labeled as unbuildable.**
 6. **Staff has reviewed and sent comments on construction plans but has not approved yet. These comments are attached, and they should not have any effect on the plats.**
8. Fire Department – No issues. See Fire memo.

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

Attachment: P&Z Memo-Plat Review-Hibbs Subdivision-April 2019 (2050 : Plats for Hibbs Subdivision)

MEMORANDUM

City of Texarkana, Texas Public Works Department

TO: City Departments and Utility Representatives

FROM: Dusty Henslee, P.E., CFM, Director of Public Works 

SUBJECT: Preliminary and Final Plat for Hibbs Subdivision

DATE: March 18, 2019

The City of Texarkana, Texas has received a request for approval of the preliminary and final plat for Hibbs Subdivision. This property is located at 6804 Richmond Road . This proposed subdivision will create 25 residential lots.

A copy of the application, checklists, proposed and existing plats are attached.

Please refer to the attachments and provide any comments to me before Wednesday, March, 27. This item will be on the April 1, 2019 P & Z agenda.

Your prompt response is appreciated. If you have any questions, please call me at 903-798-3953 or e-mail at dustin.henslee@txkusa.org.

Attachment(s)

Attachment: P&ZMemo-PlatReview-HibbsSubdivision-April2019 (2050 : Plats for Hibbs Subdivision)



CITY OF

TEXARKANA

TEXAS

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

Application for Subdivision Plat Approval

Type:

☒ Preliminary ☒ Final ☐ Replat ☐ Minor ☐ Amended ☐ Vacation

Purpose of Plat: Subdivide 9.321 acres into 25 residential lots

Plat Title: Hibbs Subdivision

Current Legal Description: 9.321 acres in the F. V. Evans Headright, Survey, Abstract 742

Total Acreage: 9.321 **Number of Lots:** 25 **Zoning:** SF1

Owner/Developer Information:

Name: Nick Hibbs

Address: 3607 Melody Lane, Texarkana TX 75503

Phone: () Fax: () Work E-mail: nrhibbs@yahoo.com

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: () 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

3/14/19

Date

Application Fee:

Received by:

Revised: 12/21/2015



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)	☒

Revised: 12/21/2015



CITY OF TEXARKANA TEXAS

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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.	
Signature	Date
<u>Jeffrey Wood</u>	<u>3/14/19</u>
Printed Name	
<u>Jeffrey Wood</u>	

Attachment: P&Z Memo-Plat Review-Hibbs Subdivision-April 2019 (2050 : Plats for Hibbs Subdivision)

Revised: 12/21/2015



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. Commercial (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.


 Signature _____ Date 3/14/19
Jeffrey Wood
 Printed Name _____

Attachment: P&Z Memo-Plat Review-Hibbs Subdivision-April 2019 (2050 : Plats for Hibbs Subdivision)

FINAL PLAT HIBBS SUBDIVISION 4.921 ACRES IN PART OF THE F.V. ESTATE OF DEBORAH L. SURVEY, BOWNE COUNTY, TEXAS			
Date: _____ By: _____ Title: _____ Notary Public for Texas	2004 S. UNIVERSITY DALLAS, TEXAS 75205 P 817.338.6533 F 817.337.7192 www.mtgengineers.com		
Sheet No. _____ of _____	Created By: _____ Plotted By: _____ Date: _____	04/25/2014 10:58 AM	10:58 AM 10:58 AM

TEX-Henslee, Dustin

From: TEX-Henslee, Dustin
Sent: Monday, March 18, 2019 3:53 PM
To: 'dwwiley@aep.com'; Jeffrey Graham; 'Poplin, Steven'; Chris Jackson; 'diane.engelkes@centerpointenergy.com'; Brandon Brooks; Ronnie Watkins; Rick Syphers; TTFD-Steele, Kenneth; TWU-Smith, Gary; TWU-Phillips, JD; 'Greg D. Russell (gregr@bcec.com)'; 'todc@bcec.com'; 'Zachary S Pianalto'; TWU-Rogers, Terri; 'Edwardo J Manzanaras'; 'paul.wong@txdot.gov'; Jeff Tollett (jtollett@swrea.com)
Cc: TEX-Burk, Debbie; Tex-Orr, David
Subject: Plat Review for April 2019 P & Z-Hibbs Subdivision
Attachments: UtilityMemo-PlatReview-HibbsSubdivision-April2019.pdf

All,

The City of Texarkana, Texas has received a request for consideration for the preliminary and final plat for Hibbs Subdivision at the **April 1, 2019 P&Z Meeting**. Please see the attached memo.

Please review and provide any comments to me via email (dustin.henslee@txkusa.org) by Wednesday, **March 27, 2019**. If you have any questions or comments then please let me know.

Thanks,

Dusty Henslee, P.E., CFM
Director of Public Works
City of Texarkana, Texas
 Office: (903)-798-3953
 Cell: (903)-908-1808
 Fax: (903) 792-6419

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

Attachment: P&ZMemo-PlatReview-HibbsSubdivision-April2019 (2050 : Plats for Hibbs Subdivision)

TEX-Henslee, Dustin

From: TEX-Henslee, Dustin
Sent: Friday, March 22, 2019 11:22 AM
To: 'dwwiley@aep.com'; 'Edwardo J Manzanares'; 'Zachary S Pianalto'; Jeff Tollett (jtollett@swrea.com); Rick Syphers; 'Greg D. Russell (gregr@bcec.com)' (gregr@bcec.com); 'todc@bcec.com'
Subject: REMINDER: Plat Review for April 2019 P & Z-Hibbs Subdivision
Attachments: UtilityMemo-PlatReview-HibbsSubdivision-April2019.pdf

All,

This is a reminder of the above plat review.

Thanks
 Dusty

From: TEX-Henslee, Dustin
Sent: Monday, March 18, 2019 3:53 PM
To: 'dwwiley@aep.com' <dwwiley@aep.com>; Jeffrey Graham <Jeffrey.Graham@windstream.com>; 'Poplin, Steven' <Steven.Poplin@windstream.com>; Chris Jackson <chris.jackson@windstream.com>; 'diane.engelkes@centerpointenergy.com' <diane.engelkes@centerpointenergy.com>; Brandon Brooks <Brandon.Brooks@centerpointenergy.com>; Ronnie Watkins <Ronnie.Watkins@centerpointenergy.com>; Rick Syphers <rick.syphers@cableone.biz>; TTFD-Steele, Kenneth <ksteele@txkusa.org>; TWU-Smith, Gary <gsmith@txkusa.org>; TWU-Phillips, JD <phillips@txkusa.org>; 'Greg D. Russell (gregr@bcec.com)' <gregr@bcec.com>; 'todc@bcec.com' <todc@bcec.com>; 'Zachary S Pianalto' <zspianalto@aep.com>; TWU-Rogers, Terri <terri.rogers@txkusa.org>; 'Edwardo J Manzanares' <ejmanzanares@aep.com>; 'paul.wong@txdot.gov' <paul.wong@txdot.gov>; Jeff Tollett (jtollett@swrea.com) <jtollett@swrea.com>
Cc: TEX-Burk, Debbie <Burk@txkusa.org>; Tex-Orr, David <david.orr@txkusa.org>
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Thanks,

Dusty Henslee, P.E., CFM
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 Fax: (903) 792-6419

Attachment: P&ZMemo-PlatReview-HibbsSubdivision-April2019 (2050 : Plats for Hibbs Subdivision)

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TEX-Henslee, Dustin

From: Paul Wong <Paul.Wong@txdot.gov>
Sent: Monday, March 18, 2019 4:58 PM
To: TEX-Henslee, Dustin
Subject: RE: Plat Review for April 2019 P & Z-Hibbs Subdivision

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,

No comment on the proposed subdivision. Thanks...Paul

From: TEX-Henslee, Dustin [mailto:dustin.henslee@txkusa.org]
Sent: Monday, March 18, 2019 3:53 PM
To: dwwiley@aep.com; Jeffrey Graham; Poplin, Steven; Chris Jackson; diane.engelkes@centerpointenergy.com; Brandon Brooks; Ronnie Watkins; Rick Syphers; TTFD-Steele, Kenneth; TWU-Smith, Gary; TWU-Phillips, JD; Greg D. Russell (gregr@bcec.com); todc@bcec.com; Zachary S Pianalto; TWU-Rogers, Terri; Edwardo J Manzanares; Paul Wong; Jeff Tollett (jtollett@swrea.com)
Cc: TEX-Burk, Debbie; Tex-Orr, David
Subject: Plat Review for April 2019 P & Z-Hibbs Subdivision

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

All,

The City of Texarkana, Texas has received a request for consideration for the preliminary and final plat for Hibbs Subdivision at the **April 1, 2019 P&Z Meeting**. Please see the attached memo.

Please review and provide any comments to me via email (dustin.henslee@txkusa.org) by Wednesday, **March 27, 2019**. If you have any questions or comments then please let me know.

Thanks,

Dusty Henslee, P.E., CFM
Director of Public Works
City of Texarkana, Texas
 Office: (903)-798-3953
 Cell: (903)-908-1808
 Fax: (903) 792-6419

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Attachment: P&ZMemo-PlatReview-HibbsSubdivision-April2019 (2050 : Plats for Hibbs Subdivision)



TEX-Henslee, Dustin

From: Brooks, Brandon D <Brandon.Brooks@centerpointenergy.com>
Sent: Friday, March 22, 2019 10:59 AM
To: TEX-Henslee, Dustin
Subject: RE: [External Email] Plat Review for April 2019 P & Z-Hibbs Subdivision

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.

CenterPoint Has no issues with this.



Brandon Brooks
 Operations Supervisor | Texarkana/Hope
 870.779.6309 w. | 903.824.1304c.
 CenterPointEnergy.com



From: TEX-Henslee, Dustin <dustin.henslee@txkusa.org>
Sent: Monday, March 18, 2019 3:53 PM
To: dwwiley@aep.com; Jeffrey Graham <Jeffrey.Graham@windstream.com>; Poplin, Steven <Steven.Poplin@windstream.com>; Chris Jackson <chris.jackson@windstream.com>; Engelkes, Diane L. <diane.engelkes@centerpointenergy.com>; Brooks, Brandon D <Brandon.Brooks@centerpointenergy.com>; Watkins, Ronnie M <Ronnie.Watkins@centerpointenergy.com>; Rick Syphers <rick.syphers@cablone.biz>; TTFD-Steele, Kenneth <ksteele@txkusa.org>; TWU-Smith, Gary <gsmith@txkusa.org>; TWU-Phillips, JD <phillips@txkusa.org>; Greg D. Russell <gregr@bcec.com> <gregr@bcec.com>; todc@bcec.com; Zachary S Pianalto <zspianalto@aep.com>; TWU-Rogers, Terri <terri.rogers@txkusa.org>; Edwardo J Manzanares <ejmanzanares@aep.com>; paul.wong@txdot.gov; Jeff Tollett <jtollett@swrea.com> <jtollett@swrea.com>
Cc: TEX-Burk, Debbie <Burk@txkusa.org>; Tex-Orr, David <david.orr@txkusa.org>
Subject: [External Email] Plat Review for April 2019 P & Z-Hibbs Subdivision

EXTERNAL EMAIL

All,

The City of Texarkana, Texas has received a request for consideration for the preliminary and final plat for Hibbs Subdivision at the **April 1, 2019 P&Z Meeting**. Please see the attached memo.

Attachment: P&Z Memo-Plat Review-Hibbs Subdivision-April 2019 (2050 : Plats for Hibbs Subdivision)

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Dusty Henslee, P.E., CFM
Director of Public Works
City of Texarkana, Texas
Office: (903)-798-3953
Cell: (903)-908-1808
Fax: (903) 792-6419

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Attachment: P&ZMemo-PlatReview-HibbsSubdivision-April2019 (2050 : Plats for Hibbs Subdivision)

TEX-Henslee, Dustin

From: Poplin, Steven <Steven.Poplin@windstream.com>
Sent: Tuesday, March 19, 2019 6:56 AM
To: TEX-Henslee, Dustin
Subject: RE: Plat Review for April 2019 P & Z-Hibbs Subdivision

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.

I see no conflicts in this area.

From: TEX-Henslee, Dustin <dustin.henslee@txkusa.org>
Sent: Monday, March 18, 2019 3:53 PM
To: dw Wiley@aep.com; Graham, Jeffrey <Jeffrey.Graham@windstream.com>; Poplin, Steven <Steven.Poplin@windstream.com>; Jackson, Chris <Chris.Jackson@windstream.com>; Diane Engelkes@centerpointenergy.com; Brandon Brooks <Brandon.Brooks@centerpointenergy.com>; Ronnie Watkins <Ronnie.Watkins@centerpointenergy.com>; Rick Syphers <rick.syphers@cableone.biz>; TTFD-Steele, Kenneth <ksteele@txkusa.org>; TWU-Smith, Gary <gsmith@txkusa.org>; TWU-Phillips, JD <jdphillips@txkusa.org>; Greg D. Russell <gregd@bcec.com>; Greg R. Russell <gregr@bcec.com>; Tod C. Russell <todc@bcec.com>; Zachary S Pinalto <zspinalto@aep.com>; TWU-Rogers, Terri <terri.rogers@txkusa.org>; Eduardo J Manzanarez <ejmanzanarez@aep.com>; Paul Wong <paul.wong@txdot.gov>; Jeff Tollett <jtollett@swrea.com>
Cc: TEX-Burk, Debbie <Burk@txkusa.org>; Tex-Orr, David <david.orr@txkusa.org>
Subject: Plat Review for April 2019 P & Z-Hibbs Subdivision

All,

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Please review and provide any comments to me via email (dustin.henslee@txkusa.org) by Wednesday, **March 27, 2019**. If you have any questions or comments then please let me know.

Thanks,

Dusty Henslee, P.E., CFM
Director of Public Works
City of Texarkana, Texas
 Office: (903)-798-3953
 Cell: (903)-908-1808
 Fax: (903) 792-6419

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Attachment: P&Z Memo-Plat Review-Hibbs Subdivision-April 2019 (2050 : Plats for Hibbs Subdivision)

TEX-Henslee, Dustin

From: Edwardo J Manzanares <ejmanzanares@aep.com>
Sent: Friday, March 22, 2019 4:18 PM
To: TEX-Henslee, Dustin
Subject: RE: REMINDER: Plat Review for April 2019 P & Z-Hibbs Subdivision

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,

We okay with the preliminary and final plat for Hibbs Subdivision.

Thanks,



EDUARDO J MANZANARES | ENGINEER ASSC
EJMANZANARES@AEP.COM | D:903.223.5721
 3708 W 7TH ST, TEXARKANA, TX 75501-6324

From: TEX-Henslee, Dustin <dustin.henslee@txkusa.org>
Sent: Friday, March 22, 2019 11:22 AM
To: Dusty Wiley <dwwiley@aep.com>; Edwardo J Manzanares <ejmanzanares@aep.com>; Zac Pianalto <zspianalto@aep.com>; Jeff Tollett (jtollett@swrea.com) <jtollett@swrea.com>; Rick Syphers <rick.syphers@cableone.biz>; 'Greg D. Russell (gregr@bcec.com)' <gregr@bcec.com> <gregr@bcec.com>; 'todc@bcec.com' <todc@bcec.com>
Subject: [EXTERNAL] REMINDER: Plat Review for April 2019 P & Z-Hibbs Subdivision

This is an **EXTERNAL** email. **STOP. THINK** before you **CLICK** links or **OPEN** attachments. If suspicious please click the '**Report to Incidents**' button in Outlook or forward to incidents@aep.com from a mobile device.

All,

This is a reminder of the above plat review.

Thanks
 Dusty

From: TEX-Henslee, Dustin
Sent: Monday, March 18, 2019 3:53 PM
To: 'dwwiley@aep.com' <dwwiley@aep.com>; Jeffrey Graham <Jeffrey.Graham@windstream.com>; 'Poplin, Steven' <Steven.Poplin@windstream.com>; Chris Jackson <chris.jackson@windstream.com>; 'diane.engelkes@centerpointenergy.com' <diane.engelkes@centerpointenergy.com>; Brandon Brooks <Brandon.Brooks@centerpointenergy.com>; Ronnie Watkins <Ronnie.Watkins@centerpointenergy.com>; Rick Syphers <rick.syphers@cableone.biz>; TTFD-Steele, Kenneth <ksteele@txkusa.org>; TWU-Smith, Gary <gsmith@txkusa.org>; TWU-Phillips, JD <phillips@txkusa.org>; 'Greg D. Russell (gregr@bcec.com)' <gregr@bcec.com>; 'todc@bcec.com' <todc@bcec.com>; 'Zachary S Pianalto' <zspianalto@aep.com>; TWU-Rogers, Terri <terri.rogers@txkusa.org>; 'Edwardo

Attachment: P&ZMemo-PlatReview-HibbsSubdivision-April2019 (2050 : Plats for Hibbs Subdivision)

J Manzanares' <ejmanzanares@aep.com>; 'paul.wong@txdot.gov' <paul.wong@txdot.gov>; Jeff Tollett
(jtollett@swrea.com) <jtollett@swrea.com>

Cc: TEX-Burk, Debbie <Burk@txkusa.org>; Tex-Orr, David <david.orr@txkusa.org>

Subject: Plat Review for April 2019 P & Z-Hibbs Subdivision

All,

The City of Texarkana, Texas has received a request for consideration for the preliminary and final plat for Hibbs Subdivision at the **April 1, 2019** P&Z Meeting. Please see the attached memo.

Please review and provide any comments to me via email (dustin.henslee@txkusa.org) by Wednesday, **March 27, 2019**. If you have any questions or comments then please let me know.

Thanks,

Dusty Henslee, P.E., CFM
Director of Public Works
City of Texarkana, Texas
Office: (903)-798-3953
Cell: (903)-908-1808
Fax: (903) 792-6419

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

Attachment: P&ZMemo-PlatReview-HibbsSubdivision-April2019 (2050 : Plats for Hibbs Subdivision)



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, Director of Public Works, City of Texarkana, Texas

From: Gary L. Smith, P.E., Director of O & M, TWU

Date: March 19, 2019

Re: **Preliminary and Final Plats for Hibbs Subdivision**

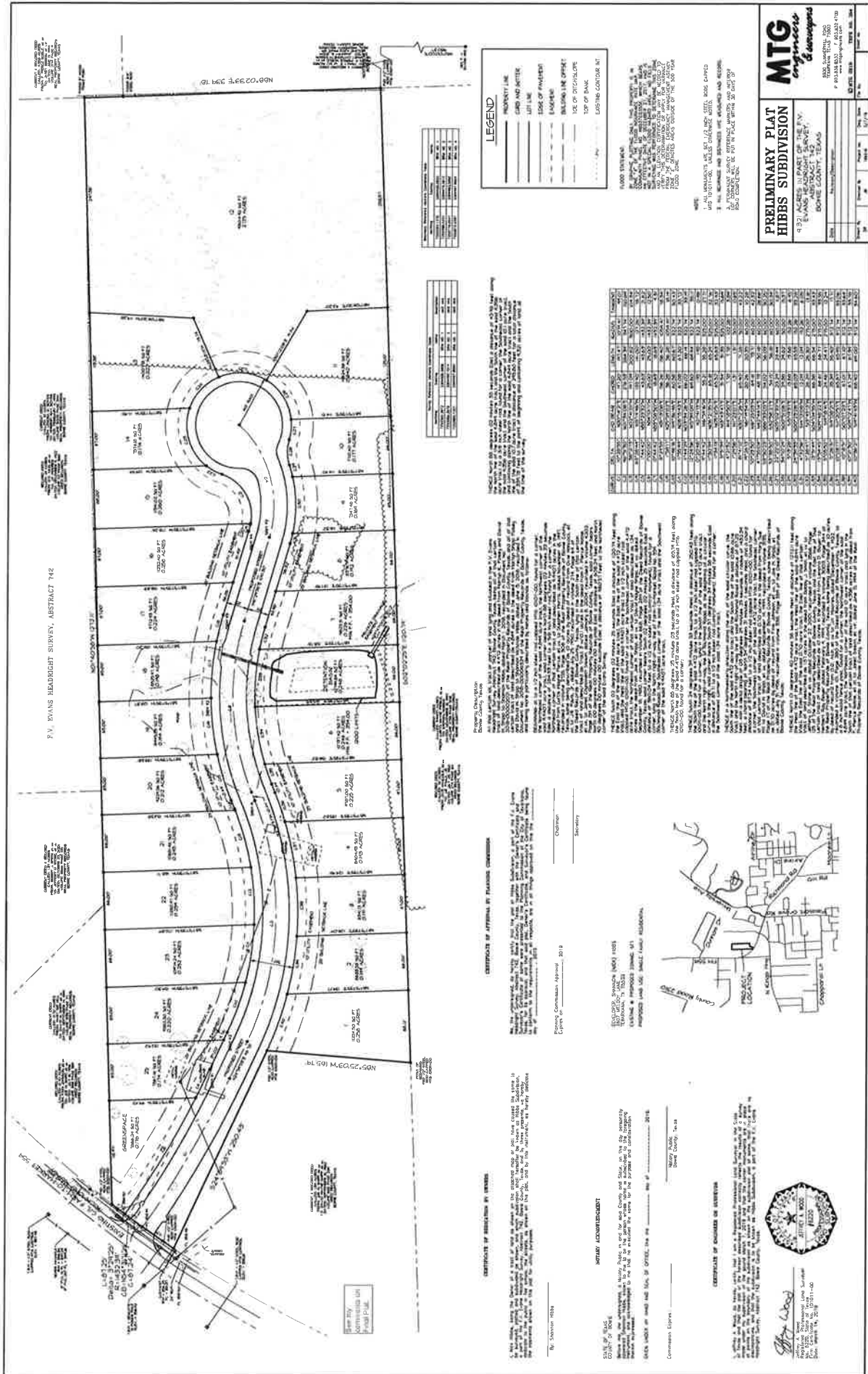
The Utility staff has reviewed the above referenced plat and has the following comments:

1. There is an existing six-inch (6") water main along the north side of Richmond Road and an existing eight-inch (8") sanitary sewer main along the south side of Richmond Road.
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: J. D. Phillips, P.E., Executive Director, TWU
Kenny Icenhower, P.E., Design Engineer, TWU
Bill Moss, GIS Technician, TWU

Attachment: P&Z Memo-Plat Review-Hibbs Subdivision-April 2019 (2050 : Plats for Hibbs Subdivision)





CITY OF
TEXARKANA
Public Works Department TEXAS

919 Elm Street
Texarkana, TX 75501
Phone (903) 798-3948
Fax (903) 792-6419

March 19, 2019

MTG Engineers and Surveyors
5430 Summerhill Road
Texarkana, TX 75503
Attn: Kayla Wood, P.E.

Re: Hibbs Subdivision -Public Works Plan Review Comments

Dear Mrs. Wood:

I have reviewed the civil plans for the above referenced project. My comments are provided on the attached plans and they are also listed below:

- a. Sheet 3 – Driveway Permit will need to be submitted to TxDOT for approval
- b. Sheet 4 – Was pavement and subgrade design performed for this specific site?
- c. Sheet 4 – Which finished pavement section is preferred?
- d. Sheet 5 – Show proposed street light locations
- e. Sheet 5 – How will cross slope of proposed street transition at tie in with Richmond Rd?
- f. Sheet 5 – Label proposed street name
- g. Sheet 5 – Provide street cross sections
- h. Sheet 6-7 – Plans have been forwarded to TWU and Fire Department for review.
- i. Sheet 8 – Who will be responsible for maintenance of detention basin?
- j. Sheet 8 – Could inlet be installed on east side of road to connect storm pipe to prior to discharging in pond?
- k. Sheet 10 – Add statement about effect on surrounding and downstream properties.
- l. Sheet 11 – This will require a large stormwater permit prior to construction.

Once these comments have addressed, please resubmit the entire set of plans and letter responding to each comment via email to dustin.henslee@txkusa.org. If you have any questions or would like to discuss, please give me a call at 903-798-3948.

Sincerely,

Dusty Henslee, P.E., CFM
Director of Public Works

CC: Jonathan Wade, Associate City Engineer
Sarah Chadwick, Administrative Coordinator

TEXARKANA TEXAS FIRE DEPARTMENT

Fire Chief Eric Schlotter

220 Texas Boulevard, Texarkana, TX 75501 • 903-798-3994 • Fax 903-793-4731



Preliminary and Final Plat review

To: Dusty Henslee, Director of Public Works Texarkana Texas

FROM: Ken Steele, Fire Inspector; Texarkana, Texas Fire Dept.

DATE: March 19, 2019

SUBJECT: Preliminary and Final Plat for Hibbs Subdivision
6804 Richmond Road

Mr. Henslee,

This office has no discrepancies with the proposed preliminary and final plat noted above; the following are items the owner or contractor will be required to meet or comply with at time of development.

Address

The numeric characters of the buildings' address shall be posted of material not less than 4-inch, but shall be of sufficient size that the numbers are discernible from the street of address.

If a ground sign is to be installed at the front of the property, the numeric address should be posted on it in such a manner that it can be recognized from approaching directions.

Water Supplies for Fire Protection

The International Fire Code requires an approved water supply for fire protection for structures or portions of structures constructed or moved into the jurisdiction. The fire flow requirements for those structures shall be based on the ISO Needed Fire Flow Formula. Where a portion of the structure is more than 400 feet for non-sprinklered buildings or 600 feet for fully sprinklered buildings from a fire hydrant on a fire apparatus access or public road as measured by hose lay around the exterior of the structure, on site fire hydrants and mains shall be provided where required by the fire code official.

A 3-foot clear space shall be maintained around fire hydrants and the center of a hose outlet shall not be less than 18 inches to final grade. Where fire hydrants are subject to impact by a motor vehicle, guard posts or other approved means shall be installed. Fire hydrants shall be installed in accordance with the Texarkana Water Utilities standards.

Attachment: P&Z Memo-Plat Review-Hibbs Subdivision-April 2019 (2050 : Plats for Hibbs Subdivision)

Fire Department access appears to meet code.

If you have any further questions or comments concerning this project, please call me @ 903-798-3909 or e-mail me at ksteele@txkusa.org

Respectfully,

Ken Steele
Fire Inspector
Building & Life Safety Division
Texarkana Texas Fire Department
903-798-3909
ksteele@txkusa.org

City of Texarkana, Texas

Briefing SheetVersion:
Update Date: 3/29/2019 10:39 AM

Lead Department: Planning and Community Development **Action Officer:** Debbie Burk,
Subject: Consider Replat of Block 3, Waggoner Creek Crossing One Addition. Church on the Rock, owner. MTG Engineers and Surveyors, agent.

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

SEE ATTACHMENTS

Potential Options:

NONE

Fiscal Implications:

NONE

Staff Recommendation:

SEE ATTACHMENTS

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

April 1, 2019

Attachments

- a. P&ZMemo-PlatReview-ReplatBlk3WaggonerCreekCrossingOne-April2019 (PDF)

Memorandum

City of Texarkana, Texas

TO: Planning and Zoning Members

FROM: Dusty Henslee, P.E., CFM, Director of Public Works

DH 3-27-19

SUBJECT: Consider approval of Replat of Block 3 Waggoner Creek Crossing One

This is a request by Church on the Rock, owner, and MTG Engineers and Surveyors, agent, to consider the approval of Replat of Block 3 Waggoner Creek Crossing One. The purpose of the plat is to adjust the lot lines between lots 1 and 2. This property is located along University Avenue north of I-30. Copies of the proposed plats are attached all the correspondence as well from the utility companies.

Comments are as follows:

1. Texas Department of Transportation – No issues
2. Reliant/Arkla Gas –No issues
3. Cable One – No issues
4. Windstream Communications- No issues
5. Electric company –
AEP - No issues.
Bowie Cass – No issues
REA – **No response**
6. TWU- Texarkana Water and Sewer Service – No issues. See memo
7. Public Works/ Planning -
 1. A tax certificate of the property for recording purposes from the BCAD must be provided showing all taxes on this proposed plat have been paid in order to be recorded at the County Courthouse. (Texas State Legislature amendment 12.002 of the Texas Property Code)
 2. Mylar copy after recording to public works department and via electronic media.
 3. **Are 10' utility easements on west and north side of lot 1 being dedicated by this plat or have they been previously dedicated?**
8. Fire Department – No issues

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

Attachment: P&ZMemo-PlatReview-ReplatBlk3WaggonerCreekCrossingOne-April2019 (2051 : Replat of Waggoner Creek)

MEMORANDUM

City of Texarkana, Texas Public Works Department

TO: City Departments and Utility Representatives

FROM: Dusty Henslee, P.E., CFM, Director of Public Works 

SUBJECT: Replat of Block No. 3 Waggoner Creek Crossing One

DATE: March 18, 2019

The City of Texarkana, Texas has received a request for approval of Replat of Block No. 3 Waggoner Creek Crossing One. This property is located North of I-30 and West of University Avenue. The purpose of this plat is to adjust the lot lines between lots 1 and 2.

A copy of the application, checklists, proposed and existing plats are attached.

Please refer to the attachments and provide any comments to me before Wednesday, March, 27. This item will be on the April 1, 2019 P & Z agenda.

Your prompt response is appreciated. If you have any questions, please call me at 903-798-3953 or e-mail at dustin.henslee@txkusa.org.

Attachment(s)

Attachment: P&ZMemo-PlatReview-ReplatBlk3WaggonerCreekCrossingOne-April2019 (2051 : Replat of Waggoner Creek)



CITY OF

TEXARKANA

TEXAS

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

Application for Subdivision Plat Approval

Type:

☐ Preliminary ☐ Final ☒ Replat ☐ Minor ☐ Amended ☐ Vacation

Purpose of Plat: Adjust lot line between Lots 1 and 2, Block 3 Waggoner Creek Crossing One

Plat Title: Replat of Block No. 3 Waggoner Creek Crossing One

Current Legal Description: Lots 1 and 2, Block 3 Waggoner Creek Crossing One

Total Acreage: 49.025 acres **Number of Lots:** 2 **Zoning:** GR

Owner/Developer Information:

Name: Church on the Rock - Texarkana

Address: 1601 Mall Drive, Texarkana, TX 75503

Phone: (903) 794-8589

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

Applicant's Signature

3/14/19

Date

Application Fee: _____

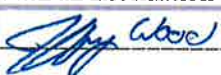
Received by: _____

Revised: 12/21/2015



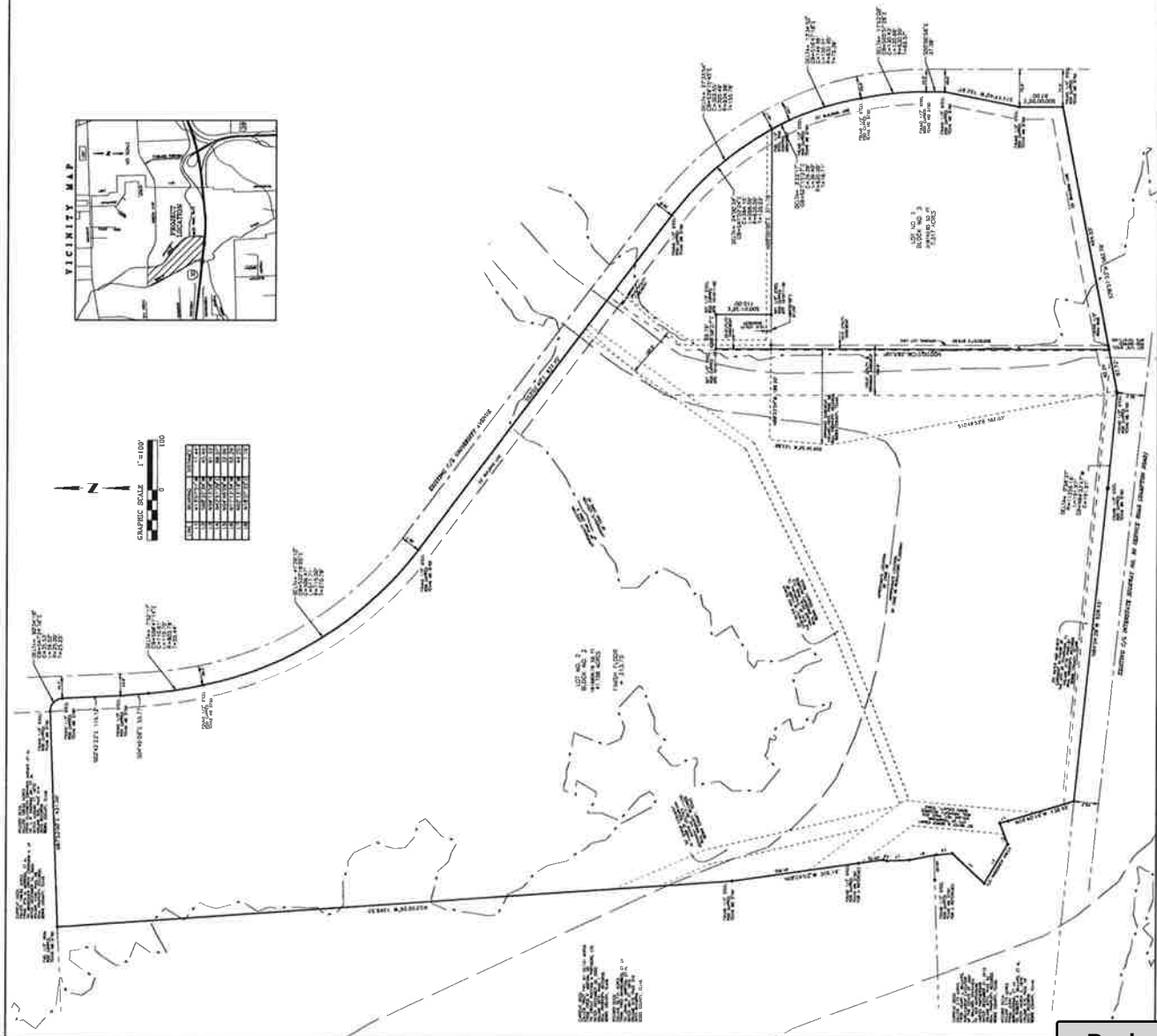
CITY OF TEXARKANA TEXAS

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. Commercial (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.	
 Signature	3/14/19 Date
 Printed Name	

Attachment: P&Z Memo-Plat Review-Replat Blk 3 Waggoner Creek Crossing One-April 2019 (2051 : Replat of Waggoner Creek)

Revised: 12/21/2015



Prosper, Oregon
4,025 acres
Boas, Calif. 1928

STAFFORD UNIVERSITY

We, being the Owner of Lot No. 2, Block No. 3 as shown on the attached map or plat have returned the same to be surveyed, platted and subdivided as shown, and which subdivision hereafter be known as Tract or Lot No. 1 and Lot No. 2, Block No. 3 at Morgan Creek Crossing. The 1/2 subdivision is part of the George Brinker Masonry Tract, Acreage 18, Town County, Texas.

WAGONER CREEK CROSSING, LP
BY: WAGONER CREEK MANAGEMENT, L.L.C., GENERAL PARTNER
JOSH A. MORRIS, JR. MANAGER

STATE OF _____

County of _____

Before me, the undersigned authority, on this _____ day of _____, 2015, personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged to me that he executed the same for the purposes and consideration therein expressed, and is the legally binding agent of the _____ and _____.

_____, Notary Public in and for the State of _____

My commission expires _____ 2015.

Notary Public -
State of Texas

Effect of Education on Gender

[illegible]

XXXXXXXXXXXXXXXXXXXX
CHURCH ON THE ROCK - TEXARKANA

STATE OF -

Before me, the undersigned authority, a Notary Public for said County and State, on this day personally appeared XXXXXXXXXXXXXX, 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, and in the timely presence of UNITA VONDER BRUGG AND SEAN.

Given under my hand and the seal of said County and State, this _____ day of _____, 2013.

Molary Public -
State of Tenn

CONFIDENTIALITY OF INFORMATION IS MAINTAINED THROUGHOUT

[illegible]

Planning Commission Annual

CONTRACTOR OF RECORD FOR SURVEY

[illegible]

DATE OF DEPOSIT: 10/10/2010

in 2007, the U.S. exports 5.5 million tons of food, valued at \$10.5 billion, to 190 countries, according to the U.S. Department of Agriculture. The U.S. exports 1.5 million tons of food to 100 countries, valued at \$3 billion, in 2007, and 1.5 million tons of food to 100 countries, valued at \$3 billion, in 2007, and 1.5 million tons of food to 100 countries, valued at \$3 billion, in 2007.



REPLAT OF BLOCK NO. 3 WAGONER CREEK CROSSING ONE

A SUBDIVISION OF A PART OF THE
GEORGETOWN TRACT, SECTION 36,
TOWNSHIP 36N, RANGE 10E,
BOONE COUNTY, TEXAS



2500 WARENET, 1002
P. BOX 1040,333
W. BOCA RATON, FL 33432-4700
www.mtg-engineers.com

DATE	DRAWN BY	CHECKED BY	APPROVED BY	FIELD BOOK	SHEET NO.	SHEET TOTAL

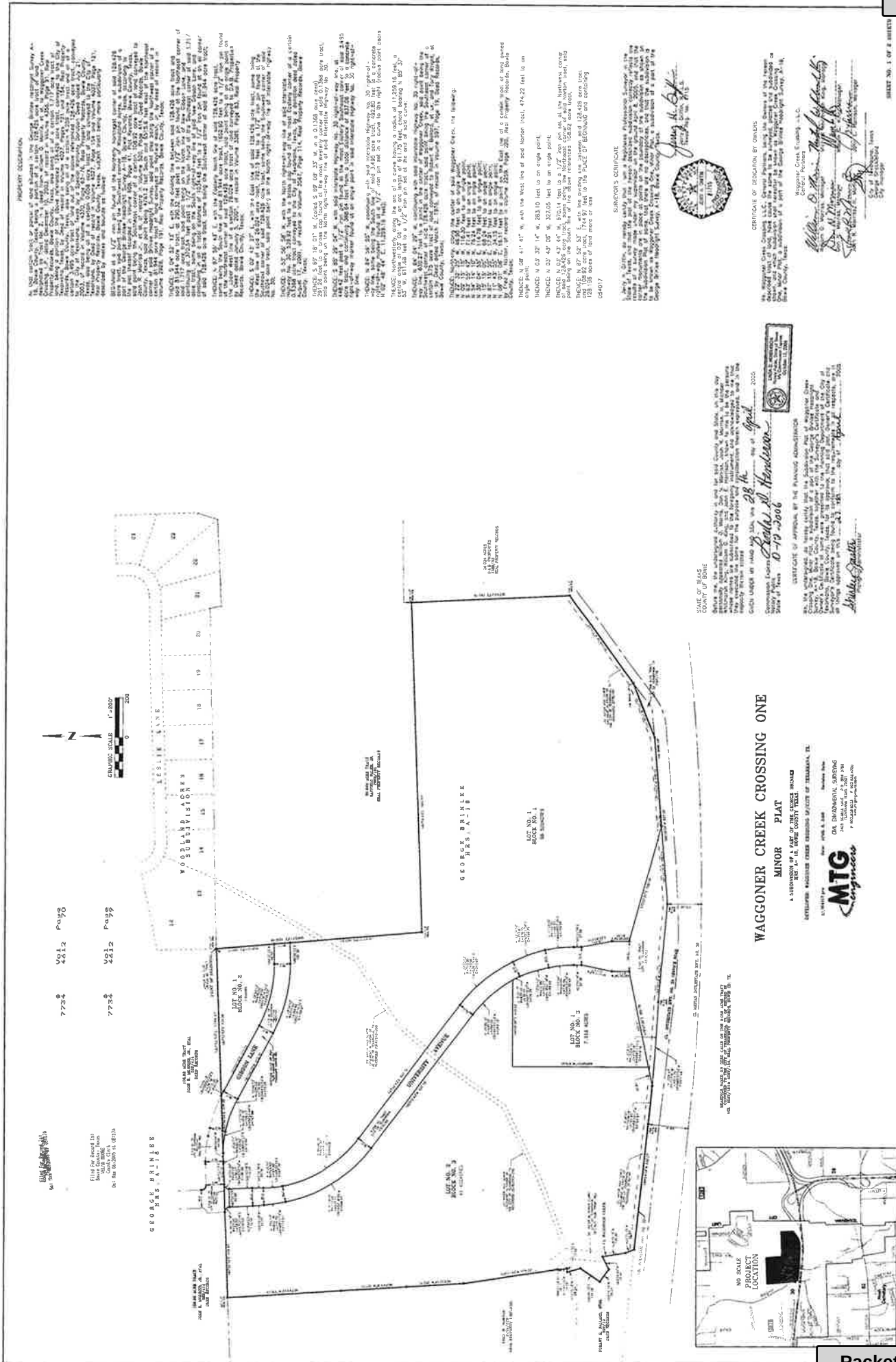
DATE: 11/11/11

BY: J. L. BROWN

DATE: 11/11/11

BY: J. L. BROWN

NOTE:
1) THE PURPOSE OF THE REPEAT IS TO ADJUST THE LOT LINE BETWEEN LOTS 1 AND 2
2) THIS REPEAT IS NOT IN VIOLATION OF THE RESTRICTIVE COVENANTS REFERENCED IN PARAGRAPH 1, PAGE 25, AND AMENDED IN VOLUME 4623, PAGE 14, OF THE 1971-1972 DOCUMENT NO. 2115-12781, AND DOCUMENT NO. 2115-13067-2 OF THE REAL PROPERTY RECORDS OF BOWNE COUNTY, MISSOURI.



TEX-Henslee, Dustin

From: TEX-Henslee, Dustin
Sent: Monday, March 18, 2019 3:54 PM
To: 'dwwiley@aep.com'; Jeffrey Graham; 'Poplin, Steven'; Chris Jackson; 'diane.engelkes@centerpointenergy.com'; Brandon Brooks; Ronnie Watkins; Rick Syphers; TTFD-Steele, Kenneth; TWU-Smith, Gary; TWU-Phillips, JD; 'Greg D. Russell (gregr@bcec.com)'; 'todc@bcec.com'; 'Zachary S Pianalto'; TWU-Rogers, Terri; 'Edwardo J Manzanares'; 'paul.wong@txdot.gov'; Jeff Tollett (jtollett@swrea.com)
Cc: TEX-Burk, Debbie; Tex-Orr, David
Subject: Plat Review for April 2019 P & Z-Replat Block No. 3 Waggoner Creek Crossing One
Attachments: UtilityMemo-PlatReview-ReplatBlk3WaggonerCreekCrossingOne-April2019.pdf

All,

The City of Texarkana, Texas has received a request for consideration for the replat of Block No. 2 Waggoner Creek Crossing One at the **April 1, 2019 P&Z Meeting**. Please see the attached memo.

Please review and provide any comments to me via email (dustin.henslee@txkusa.org) by Wednesday, **March 27, 2019**. If you have any questions or comments then please let me know.

Thanks,

Dusty Henslee, P.E., CFM
Director of Public Works
City of Texarkana, Texas
Office: (903)-798-3953
Cell: (903)-908-1808
Fax: (903) 792-6419

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

Attachment: P&ZMemo-PlatReview-ReplatBlk3WaggonerCreekCrossingOne-April2019 (2051 : Replat of Waggoner Creek)

TEX-Henslee, Dustin

From: TEX-Henslee, Dustin
Sent: Friday, March 22, 2019 11:21 AM
To: 'dwwiley@aep.com'; 'Edwardo J Manzanares'; 'Zachary S Pianalto'; Jeff Tollett (jtollett@swrea.com); Rick Syphers; 'Greg D. Russell (gregr@bcec.com)' (gregr@bcec.com); 'todc@bcec.com'
Subject: REMINDER: Plat Review for April 2019 P & Z-Replat Block No. 3 Waggoner Creek Crossing One
Attachments: UtilityMemo-PlatReview-ReplatBlk3WaggonerCreekCrossingOne-April2019.pdf

All,

This is a reminder of the above plat review.

Thanks
 Dusty

From: TEX-Henslee, Dustin
Sent: Monday, March 18, 2019 3:54 PM
To: 'dwwiley@aep.com' <dwwiley@aep.com>; Jeffrey Graham <Jeffrey.Graham@windstream.com>; 'Poplin, Steven' <Steven.Poplin@windstream.com>; Chris Jackson <chris.jackson@windstream.com>; 'diane.engelkes@centerpointenergy.com' <diane.engelkes@centerpointenergy.com>; Brandon Brooks <Brandon.Brooks@centerpointenergy.com>; Ronnie Watkins <Ronnie.Watkins@centerpointenergy.com>; Rick Syphers <rick.syphers@cableone.biz>; TTFD-Steele, Kenneth <ksteele@txkusa.org>; TWU-Smith, Gary <gsmith@txkusa.org>; TWU-Phillips, JD <phillips@txkusa.org>; 'Greg D. Russell (gregr@bcec.com)' <gregr@bcec.com>; 'todc@bcec.com' <todc@bcec.com>; 'Zachary S Pianalto' <zspianalto@aep.com>; TWU-Rogers, Terri <terri.rogers@txkusa.org>; 'Edwardo J Manzanares' <ejmanzanares@aep.com>; 'paul.wong@txdot.gov' <paul.wong@txdot.gov>; Jeff Tollett (jtollett@swrea.com) <jtollett@swrea.com>
Cc: TEX-Burk, Debbie <Burk@txkusa.org>; Tex-Orr, David <david.orr@txkusa.org>
Subject: Plat Review for April 2019 P & Z-Replat Block No. 3 Waggoner Creek Crossing One

All,

The City of Texarkana, Texas has received a request for consideration for the replat of Block No. 2 Waggoner Creek Crossing One at the **April 1, 2019** P&Z Meeting. Please see the attached memo.

Please review and provide any comments to me via email (dustin.henslee@txkusa.org) by Wednesday, **March 27, 2019**. If you have any questions or comments then please let me know.

Thanks,

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

TEX-Henslee, Dustin

From: Paul Wong <Paul.Wong@txdot.gov>
Sent: Monday, March 18, 2019 4:57 PM
To: TEX-Henslee, Dustin
Subject: RE: Plat Review for April 2019 P & Z-Replat Block No. 3 Waggoner Creek Crossing One

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,

No comment on the proposed replat. Thanks...Paul

From: TEX-Henslee, Dustin [mailto:dustin.henslee@txkusa.org]
Sent: Monday, March 18, 2019 3:54 PM
To: dwwiley@aep.com; Jeffrey Graham; Poplin, Steven; Chris Jackson; diane.engelkes@centerpointenergy.com; Brandon Brooks; Ronnie Watkins; Rick Syphers; TTFD-Steele, Kenneth; TWU-Smith, Gary; TWU-Phillips, JD; Greg D. Russell (gregr@bcec.com); todc@bcec.com; Zachary S Pianalto; TWU-Rogers, Terri; Edwardo J Manzanares; Paul Wong; Jeff Tollett (jtollett@swrea.com)
Cc: TEX-Burk, Debbie; Tex-Orr, David
Subject: Plat Review for April 2019 P & Z-Replat Block No. 3 Waggoner Creek Crossing One

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

All,

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Please review and provide any comments to me via email (dustin.henslee@txkusa.org) by Wednesday, **March 27, 2019**. If you have any questions or comments then please let me know.

Thanks,

Dusty Henslee, P.E., CFM
Director of Public Works
City of Texarkana, Texas
 Office: (903)-798-3953
 Cell: (903)-908-1808
 Fax: (903) 792-6419

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

Attachment: P&ZMemo-PlatReview-ReplatBlk3WaggonerCreekCrossingOne-April2019 (2051 : Replat of Waggoner Creek)



TEX-Henslee, Dustin

From: Brooks, Brandon D <Brandon.Brooks@centerpointenergy.com>
Sent: Friday, March 22, 2019 11:01 AM
To: TEX-Henslee, Dustin
Subject: RE: [External Email] Plat Review for April 2019 P & Z-Replat Block No. 3 Waggoner Creek Crossing One

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.

CenterPoint has no issues with this.



Brandon Brooks
 Operations Supervisor | Texarkana/Hope
 870.779.6309 w. | 903.824.1304c.
 CenterPointEnergy.com



From: TEX-Henslee, Dustin <dustin.henslee@txkusa.org>
Sent: Monday, March 18, 2019 3:54 PM
To: dwwiley@aep.com; Jeffrey Graham <Jeffrey.Graham@windstream.com>; Poplin, Steven <Steven.Poplin@windstream.com>; Chris Jackson <chris.jackson@windstream.com>; Engelkes, Diane L. <diane.engelkes@centerpointenergy.com>; Brooks, Brandon D <Brandon.Brooks@centerpointenergy.com>; Watkins, Ronnie M <Ronnie.Watkins@centerpointenergy.com>; Rick Syphers <rick.syphers@cableone.biz>; TTFD-Steele, Kenneth <ksteele@txkusa.org>; TWU-Smith, Gary <gsmith@txkusa.org>; TWU-Phillips, JD <phillips@txkusa.org>; Greg D. Russell <gregr@bcec.com> <gregr@bcec.com>; todc@bcec.com; Zachary S Pianalto <zspianalto@aep.com>; TWU-Rogers, Terri <terri.rogers@txkusa.org>; Eduardo J Manzanares <ejmanzanares@aep.com>; paul.wong@txdot.gov; Jeff Tollett <jtollett@swrea.com> <jtollett@swrea.com>
Cc: TEX-Burk, Debbie <Burk@txkusa.org>; Tex-Orr, David <david.orr@txkusa.org>
Subject: [External Email] Plat Review for April 2019 P & Z-Replat Block No. 3 Waggoner Creek Crossing One

EXTERNAL EMAIL

All,

The City of Texarkana, Texas has received a request for consideration for the replat of Block No. 2 Waggoner Creek Crossing One at the **April 1, 2019** P&Z Meeting. Please see the attached memo.

Please review and provide any comments to me via email (dustin.henslee@txkusa.org) by Wednesday, **March 27, 2019**. If you have any questions or comments then please let me know.

Thanks,

Dusty Henslee, P.E., CFM
Director of Public Works
City of Texarkana, Texas
Office: (903)-798-3953
Cell: (903)-908-1808
Fax: (903) 792-6419

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

***** This email is from an external sender outside of the CenterPoint Energy network. Be cautious about clicking links or opening attachments from unknown sources. *****

Attachment: P&ZMemo-PlatReview-ReplatBlk3WaggonerCreekCrossingOne-April2019 (2051 : Replat of Waggoner Creek)

TEX-Henslee, Dustin

From: Syphers, Rick <Donald.Syphers@cableone.biz>
Sent: Monday, March 25, 2019 3:25 PM
To: TEX-Henslee, Dustin
Subject: RE: Plat Review for April 2019 P & Z-Replat Block No. 3 Waggoner Creek Crossing One

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.

Cable One Inc. is okay with this replat.

From: TEX-Henslee, Dustin <dustin.henslee@txkusa.org>
Sent: Monday, March 18, 2019 3:54 PM
To: dwwiley@aep.com; Jeffrey Graham <Jeffrey.Graham@windstream.com>; Poplin, Steven <Steven.Poplin@windstream.com>; Chris Jackson <chris.jackson@windstream.com>; diane.engelkes@centerpointenergy.com; Brandon Brooks <Brandon.Brooks@centerpointenergy.com>; Ronnie Watkins <Ronnie.Watkins@centerpointenergy.com>; Syphers, Rick <Donald.Syphers@cableone.biz>; TTFD-Steele, Kenneth <ksteele@txkusa.org>; TWU-Smith, Gary <gsmith@txkusa.org>; TWU-Phillips, JD <phillips@txkusa.org>; Greg D. Russell <gregr@bcec.com> <gregr@bcec.com>; todc@bcec.com; Zachary S Pinalto <zspinalto@aep.com>; TWU-Rogers, Terri <terri.rogers@txkusa.org>; Edwardo J Manzanares <ejmanzanares@aep.com>; paul.wong@txdot.gov; Jeff Tollett <jtollett@swrea.com> <jtollett@swrea.com>
Cc: TEX-Burk, Debbie <Burk@txkusa.org>; Tex-Orr, David <david.orr@txkusa.org>
Subject: Plat Review for April 2019 P & Z-Replat Block No. 3 Waggoner Creek Crossing One

CAUTION: External source. **THINK BEFORE YOU CLICK!**

All,

The City of Texarkana, Texas has received a request for consideration for the replat of Block No. 2 Waggoner Creek Crossing One at the **April 1, 2019** P&Z Meeting. Please see the attached memo.

Please review and provide any comments to me via email (dustin.henslee@txkusa.org) by Wednesday, **March 27, 2019**. If you have any questions or comments then please let me know.

Thanks,

Dusty Henslee, P.E., CFM
Director of Public Works
City of Texarkana, Texas
 Office: (903)-798-3953
 Cell: (903)-908-1808
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Attachment: P&ZMemo-PlatReview-ReplatBlk3WaggonerCreekCrossingOne-April2019 (2051 : Replat of Waggoner Creek)

TEX-Henslee, Dustin

From: Poplin, Steven <Steven.Poplin@windstream.com>
Sent: Tuesday, March 19, 2019 6:55 AM
To: TEX-Henslee, Dustin
Subject: RE: Plat Review for April 2019 P & Z-Replat Block No. 3 Waggoner Creek Crossing One

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.

I see no conflicts in this area.

From: TEX-Henslee, Dustin <dustin.henslee@txkusa.org>
Sent: Monday, March 18, 2019 3:54 PM
To: dwwiley@aep.com; Graham, Jeffrey <Jeffrey.Graham@windstream.com>; Poplin, Steven <Steven.Poplin@windstream.com>; Jackson, Chris <Chris.Jackson@windstream.com>; diane.engelkes@centerpointenergy.com; Brandon Brooks <Brandon.Brooks@centerpointenergy.com>; Ronnie Watkins <Ronnie.Watkins@centerpointenergy.com>; Rick Syphers <rick.syphers@cableone.biz>; TTFD-Steele, Kenneth <ksteele@txkusa.org>; TWU-Smith, Gary <gsmith@txkusa.org>; TWU-Phillips, JD <phillips@txkusa.org>; Greg D. Russell <gregr@bcec.com> <gregr@bcec.com>; todc@bcec.com; Zachary S Pianalto <zspianalto@aep.com>; TWU-Rogers, Terri <terri.rogers@txkusa.org>; Eduardo J Manzanares <ejmanzanares@aep.com>; paul.wong@txdot.gov; Jeff Tollett <jtollett@swrea.com> <jtollett@swrea.com>
Cc: TEX-Burk, Debbie <Burk@txkusa.org>; Tex-Orr, David <david.orr@txkusa.org>
Subject: Plat Review for April 2019 P & Z-Replat Block No. 3 Waggoner Creek Crossing One

All,

The City of Texarkana, Texas has received a request for consideration for the replat of Block No. 2 Waggoner Creek Crossing One at the **April 1, 2019** P&Z Meeting. Please see the attached memo.

Please review and provide any comments to me via email (dustin.henslee@txkusa.org) by Wednesday, **March 27, 2019**. If you have any questions or comments then please let me know.

Thanks,

Dusty Henslee, P.E., CFM
Director of Public Works
City of Texarkana, Texas
 Office: (903)-798-3953
 Cell: (903)-908-1808
 Fax: (903) 792-6419

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Attachment: P&ZMemo-PlatReview-ReplatBlk3WaggonerCreekCrossingOne-April2019 (2051 : Replat of Waggoner Creek)

TEX-Henslee, Dustin

From: Edwardo J Manzanares <ejmanzanares@aep.com>
Sent: Friday, March 22, 2019 4:51 PM
To: TEX-Henslee, Dustin
Subject: RE: REMINDER: Plat Review for April 2019 P & Z-Replat Block No. 3 Waggoner Creek Crossing One

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,

We're okay with adjusted lot lines for Lots 1 & 2 on Block No. 3. Our facilities run along the west side of the property line within utility easement.

Thanks,



EDUARDO J MANZANARES | ENGINEER ASSC
EJMANZANARES@AEP.COM | D:903.223.5721
 3708 W 7TH ST, TEXARKANA, TX 75501-6324

From: TEX-Henslee, Dustin <dustin.henslee@txkusa.org>
Sent: Friday, March 22, 2019 11:21 AM
To: Dusty Wiley <dwwiley@aep.com>; Edwardo J Manzanares <ejmanzanares@aep.com>; Zac Pianalto <zspianalto@aep.com>; Jeff Tollett (jtollett@swrea.com) <jtollett@swrea.com>; Rick Syphers <rick.syphers@cableone.biz>; 'Greg D. Russell (gregr@bcec.com)' (gregr@bcec.com) <gregr@bcec.com>; 'todc@bcec.com' <todc@bcec.com>
Subject: [EXTERNAL] REMINDER: Plat Review for April 2019 P & Z-Replat Block No. 3 Waggoner Creek Crossing One

This is an **EXTERNAL** email. **STOP. THINK** before you **CLICK** links or **OPEN** attachments. If suspicious please click the '**Report to Incidents**' button in Outlook or forward to incidents@aep.com from a mobile device.

All,

This is a reminder of the above plat review.

Thanks
 Dusty

From: TEX-Henslee, Dustin
Sent: Monday, March 18, 2019 3:54 PM
To: 'dwwiley@aep.com' <dwwiley@aep.com>; Jeffrey Graham <Jeffrey.Graham@windstream.com>; 'Poplin, Steven' <Steven.Poplin@windstream.com>; Chris Jackson <chris.jackson@windstream.com>; 'diane.engelkes@centerpointenergy.com' <diane.engelkes@centerpointenergy.com>; Brandon Brooks <Brandon.Brooks@centerpointenergy.com>; Ronnie Watkins <Ronnie.Watkins@centerpointenergy.com>; Rick Syphers

Attachment: P&ZMemo-PlatReview-ReplatBlk3WaggonerCreekCrossingOne-April2019 (2051 : Replat of Waggoner Creek)

<rick.syphers@cableone.biz>; TTFD-Steele, Kenneth <ksteele@txkusa.org>; TWU-Smith, Gary <gsmith@txkusa.org>; TWU-Phillips, JD <phillips@txkusa.org>; 'Greg D. Russell (gregr@bcec.com)' <gregr@bcec.com>; 'todc@bcec.com' <todc@bcec.com>; 'Zachary S Pianalto' <zspianalto@aep.com>; TWU-Rogers, Terri <terri.rogers@txkusa.org>; 'Edwardo J Manzanares' <ejmanzanares@aep.com>; 'paul.wong@txdot.gov' <paul.wong@txdot.gov>; Jeff Tollett (jtollett@swrea.com) <jtollett@swrea.com>
Cc: TEX-Burk, Debbie <Burk@txkusa.org>; Tex-Orr, David <david.orr@txkusa.org>
Subject: Plat Review for April 2019 P & Z-Replat Block No. 3 Waggoner Creek Crossing One

All,

The City of Texarkana, Texas has received a request for consideration for the replat of Block No. 2 Waggoner Creek Crossing One at the **April 1, 2019** P&Z Meeting. Please see the attached memo.

Please review and provide any comments to me via email (dustin.henslee@txkusa.org) by Wednesday, **March 27, 2019**. If you have any questions or comments then please let me know.

Thanks,

Dusty Henslee, P.E., CFM
Director of Public Works
City of Texarkana, Texas
 Office: (903)-798-3953
 Cell: (903)-908-1808
 Fax: (903) 792-6419

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Attachment: P&ZMemo-PlatReview-ReplatBlk3WaggonerCreekCrossingOne-April2019 (2051 : Replat of Waggoner Creek)

TEX-Henslee, Dustin

From: Tod Corbin <todc@bcec.com>
Sent: Friday, March 22, 2019 1:45 PM
To: TEX-Henslee, Dustin
Subject: Re: REMINDER: Plat Review for April 2019 P & Z-Replat Block No. 3 Waggoner Creek Crossing One

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.

Bowie-Cass has no comment on the subject replat.
 Tod Corbin

Sent from my iPad

On Mar 22, 2019, at 11:24 AM, TEX-Henslee, Dustin <dustin.henslee@txkusa.org> wrote:

All,

This is a reminder of the above plat review.

Thanks
 Dusty

From: TEX-Henslee, Dustin
Sent: Monday, March 18, 2019 3:54 PM
To: 'dwwiley@aep.com' <dwwiley@aep.com>; Jeffrey Graham <Jeffrey.Graham@windstream.com>; 'Poplin, Steven' <Steven.Poplin@windstream.com>; Chris Jackson <chris.jackson@windstream.com>; 'diane.engelkes@centerpointenergy.com' <diane.engelkes@centerpointenergy.com>; Brandon Brooks <Brandon.Brooks@centerpointenergy.com>; Ronnie Watkins <Ronnie.Watkins@centerpointenergy.com>; Rick Syphers <rick.syphers@cableone.biz>; TTFD-Steele, Kenneth <ksteele@txkusa.org>; TWU-Smith, Gary <gsmith@txkusa.org>; TWU-Phillips, JD <phillips@txkusa.org>; 'Greg D. Russell' <gregr@bcec.com> <gregr@bcec.com>; 'todc@bcec.com' <todc@bcec.com>; 'Zachary S Pinalto' <zspialto@aep.com>; TWU-Rogers, Terri <terri.rogers@txkusa.org>; 'Edwardo J Manzanares' <ejmanzanares@aep.com>; 'paul.wong@txdot.gov' <paul.wong@txdot.gov>; Jeff Tollett <jtollett@swrea.com> <jtollett@swrea.com>
Cc: TEX-Burk, Debbie <Burk@txkusa.org>; Tex-Orr, David <david.orr@txkusa.org>
Subject: Plat Review for April 2019 P & Z-Replat Block No. 3 Waggoner Creek Crossing One

All,

The City of Texarkana, Texas has received a request for consideration for the replat of Block No. 2 Waggoner Creek Crossing One at the **April 1, 2019 P&Z Meeting**. Please see the attached memo.

Attachment: P&ZMemo-PlatReview-ReplatBlk3WaggonerCreekCrossingOne-April2019 (2051 : Replat of Waggoner Creek)

Please review and provide any comments to me via email (dustin.henslee@txkusa.org) by Wednesday, **March 27, 2019**. If you have any questions or comments then please let me know.

Thanks,

Dusty Henslee, P.E., CFM
Director of Public Works
City of Texarkana, Texas
Office: (903)-798-3953
Cell: (903)-908-1808
Fax: (903) 792-6419

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<UtilityMemo-PlatReview-ReplatBlk3WaggonerCreekCrossingOne-April2019.pdf>

Attachment: P&ZMemo-PlatReview-ReplatBlk3WaggonerCreekCrossingOne-April2019 (2051 : Replat of Waggoner Creek)



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, Director of Public Works, City of Texarkana, Texas

From: Gary L. Smith, P.E., Director of O & M, TWU

Date: March 19, 2019

Re: **Replat of Block No. 3 Waggoner Creek Crossing One**

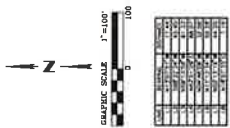
The Utility staff has reviewed the above referenced plat and has the following comments:

1. There is an existing eight-inch (8") water main along the west side of University Avenue and an existing eight-inch (8") water main along the south, west, and north side of the existing building.
2. There is an existing eight-inch (8") sanitary sewer main along the south side of the 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: J. D. Phillips, P.E., Executive Director, TWU
Kenny Icenhower, P.E., Design Engineer, TWU
Bill Moss, GIS Technician, TWU

Attachment: P&ZMemo-PlatReview-ReplatBlk3WaggonerCreekCrossingOne-April2019 (2051 : Replat of Waggoner Creek)

[illegible]

NOTE: 1. THE PURPOSE OF THE REPORT IS TO ADJUST THE LOT LINE BETWEEN LOTS 1 AND 2.

TEXARKANA TEXAS FIRE DEPARTMENT

Fire Chief Eric Schlotter

220 Texas Boulevard, Texarkana, TX 75501 • 903-798-3994 • Fax 903-793-4731



Re-plat review

To: Dusty Henslee, Director of Public Works, City of Texarkana Texas

FROM: Ken Steele, Fire Inspector; Texarkana, Texas Fire Dept.

DATE: March 19, 2019

SUBJECT: Replat of Block No. 3 Waggoner Creek Crossing One, Lots 1 & 2

Mr. Henslee,

This office has no discrepancies with the proposed replat noted above; the following are items the owner or contractor may be required to meet or comply with at time of development, (to be determined with site plans).

Water Supplies for Fire Protection

The International Fire Code requires an approved water supply for fire protection for structures or portions of structures constructed or moved into the jurisdiction. The fire flow requirements for those structures shall be based on the ISO Needed Fire Flow Formula. Where a portion of the structure is more than 400 feet for non-sprinklered buildings or 600 feet for fully sprinklered buildings from a fire hydrant on a fire apparatus access or public road as measured by hose lay around the exterior of the structure, on site fire hydrants and mains shall be provided where required by the fire code official.

A 3-foot clear space shall be maintained around fire hydrants and the center of a hose outlet shall not be less than 18 inches to final grade. Where fire hydrants are subject to impact by a motor vehicle, guard posts or other approved means shall be installed. Fire hydrants shall be installed in accordance with the Texarkana Water Utilities standards.

If you have any further questions or comments concerning this project, please call me @ 903-798-3909
or e-mail me at ksteele@txkusa.org

Respectfully,

Attachment: P&ZMemo-PlatReview-ReplatBlk3WaggonerCreekCrossingOne-April2019 (2051 : Replat of Waggoner Creek)

Ken Steele
Fire Inspector
Building & Life Safety Division
Texarkana Texas Fire Department
903-798-3909
ksteele@txkusa.org

City of Texarkana, Texas

Briefing SheetVersion:
Update Date: 3/29/2019 10:38 AM

Lead Department: Planning and Community Development **Action Officer:** Debbie Burk,
Subject: Consider replat of Lots 5 & 6, Block 4, Rochelle Addition. Jaime Daigle,
owner. MTG Engineers and Surveyors. agent.

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

SEE ATTACHMENTS

Potential Options:

NONE

Fiscal Implications:

NONE

Staff Recommendation:

SEE ATTACHMENTS

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

April 1, 2019

Attachments

- a. P&ZMemo-PlatReview-RepltLts5and6Blk4RochelleAddition-April2019 (PDF)

Memorandum

City of Texarkana, Texas

TO: Planning and Zoning Members

FROM: Dusty Henslee, P.E., CFM, Director of Public Works  3-27-19

SUBJECT: Consider approval of Replat of Lots 5 & 5, Block 4 Rochelle Addition

This is a request by Jaime Daigle, owner, and MTG Engineers and Surveyors, agent, to consider the approval of Replat of Lots 5 and 5, Block 4 Rochelle Addition. The purpose of the plat is to combine lots 5 and 6 into 1 lot (lot 5A). Copies of the proposed plats are attached all the correspondence as well from the utility companies.

Comments are as follows:

1. Texas Department of Transportation – No issues
2. Reliant/Arkla Gas –No issues
3. Cable One – No issues
4. Windstream Communications- Wants alley to remain as easement (see attachment and PW Comments as well)
5. Electric company –
AEP - No issues.
Bowie Cass – No issues
REA – No response
6. TWU- Texarkana Water and Sewer Service – No issues. See memo
7. Public Works/ Planning -
 1. A tax certificate of the property for recording purposes from the BCAD must be provided showing all taxes on this proposed plat have been paid in order to be recorded at the County Courthouse. (Texas State Legislature amendment 12.002 of the Texas Property Code)
 2. Mylar copy after recording to public works department and via electronic media.
 3. Remove curb and gutter along Walnut
 4. Abandoned alley should still be noted as utility easement (see recorded ordinance when alley was abandoned).
8. Fire Department – No issues

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

Attachment: P&ZMemo-PlatReview-ReplTts5and6Blk4RochelleAddition-April2019 (2053 : Replat Rochelle Addition)

MEMORANDUM

City of Texarkana, Texas Public Works Department

TO: City Departments and Utility Representatives

FROM: Dusty Henslee, P.E., CFM, Director of Public Works 

SUBJECT: Replat of Lots 5 & 6, Block 4 Rochelle Addition

DATE: March 18, 2019

The City of Texarkana, Texas has received a request for approval of Replat of Lots 5 and 6, Block 4 Rochelle Addition. This property is located between Hazel St. and Wood St. and between 36th St. and 35th St. The purpose of this plat is to combine lots 5 and 6 into one lot (5A).

A copy of the application, checklists, proposed and existing plats are attached.

Please refer to the attachments and provide any comments to me before Wednesday, March, 27. This item will be on the April 1, 2019 P & Z agenda.

Your prompt response is appreciated. If you have any questions, please call me at 903-798-3953 or e-mail at dustin.henslee@txkusa.org.

Attachment(s)

Attachment: P&ZMemo-PlatReview-ReplatLots5and6Blk4RochelleAddition-April2019 (2053 : Replat Rochelle Addition)



CITY OF

TEXARKANA

TEXAS

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

Application for Subdivision Plat Approval

Type:

☐ Preliminary ☐ Final ☒ Replat ☐ Minor ☐ Amended ☐ Vacation

Purpose of Plat: Combine Lots 5 and 6, Block 4 Rochelle Addition into one Lot

Plat Title:

Replat of Lots 5 & 6, Block 4 Rochelle Addition

Current Legal Description:

0.9188 acres, Being Pt Lot 1, and all of Lots 2-6 Block 4 Rochelle Addition

Total Acreage:

0.356

Number of Lots:

1

Zoning:

SF-2

Owner/Developer Information:

Name: Jamie Daigle

Address: 3510 Wood Street, Texarkana TX 75503

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

Applicant's Signature

3/14/19

Date

Application Fee: _____

Received by: _____

Revised: 12/21/2015



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. Commercial (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.	
 Signature	<u>3/14/19</u> Date
<u>Jeffrey Wood</u> Printed Name	

Attachment: P&ZMemo-PlatReview-ReplTlts5and6Blk4RochelleAddition-April2019 (2053 : Replat Rochelle Addition)

Revised: 12/21/2015

ROCHELLE. ADD.

Survey of a part of the
County of Worcester
By J. E. Hargrave & Co.
1870

There is a subscription of 54,700 acres or about
500,000 acres of one hundred fifty acres
patented to the Healdsburg Company of the
M. & P. Railway Company and more
money and public attention to the
City of Healdsburg.

rec'd 1 June

[illegible]

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TEX-Henslee, Dustin

From: TEX-Henslee, Dustin
Sent: Monday, March 18, 2019 3:56 PM
To: 'dwwiley@aep.com'; Jeffrey Graham; 'Poplin, Steven'; Chris Jackson; 'diane.engelkes@centerpointenergy.com'; Brandon Brooks; Ronnie Watkins; Rick Syphers; TTFD-Steele, Kenneth; TWU-Smith, Gary; TWU-Phillips, JD; 'Greg D. Russell (gregr@bcec.com)'; 'todc@bcec.com'; 'Zachary S Pianalto'; TWU-Rogers, Terri; 'Edwardo J Manzanares'; 'paul.wong@txdot.gov'; Jeff Tollett (jtollett@swrea.com)
Cc: TEX-Burk, Debbie; Tex-Orr, David
Subject: Plat Review for April 2019 P & Z-Replat Lots 5 and 6, Block 4 Rochelle Addition
Attachments: UtilityMemo-PlatReview-ReplatLots5and6Blk4RochelleAddition-April2019.pdf

All,

The City of Texarkana, Texas has received a request for consideration for the replat of Lots 5 and 6, Block 4 Rochelle Addition at the **April 1, 2019** P&Z Meeting. Please see the attached memo.

Please review and provide any comments to me via email (dustin.henslee@txkusa.org) by Wednesday, **March 27, 2019**. If you have any questions or comments then please let me know.

Thanks,

Dusty Henslee, P.E., CFM
Director of Public Works
City of Texarkana, Texas
 Office: (903)-798-3953
 Cell: (903)-908-1808
 Fax: (903) 792-6419

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

Attachment: P&ZMemo-PlatReview-ReplatLots5and6Blk4RochelleAddition-April2019 (2053 : Replat Rochelle Addition)

TEX-Henslee, Dustin

From: TEX-Henslee, Dustin
Sent: Friday, March 22, 2019 11:20 AM
To: 'dwwiley@aep.com'; 'Edwardo J Manzanares'; 'Zachary S Pianalto'; Jeff Tollett (jtollett@swrea.com); Rick Syphers; 'Greg D. Russell (gregr@bcec.com)' (gregr@bcec.com); 'todc@bcec.com'
Subject: REMINDER: Plat Review for April 2019 P & Z-Replat Lots 5 and 6, Block 4 Rochelle Addition
Attachments: UtilityMemo-PlatReview-ReplatLots5and6Blk4RochelleAddition-April2019.pdf

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 Dusty

From: TEX-Henslee, Dustin
Sent: Monday, March 18, 2019 3:56 PM
To: 'dwwiley@aep.com' <dwwiley@aep.com>; Jeffrey Graham <Jeffrey.Graham@windstream.com>; 'Poplin, Steven' <Steven.Poplin@windstream.com>; Chris Jackson <chris.jackson@windstream.com>; 'diane.engelkes@centerpointenergy.com' <diane.engelkes@centerpointenergy.com>; Brandon Brooks <Brandon.Brooks@centerpointenergy.com>; Ronnie Watkins <Ronnie.Watkins@centerpointenergy.com>; Rick Syphers <rick.syphers@cableone.biz>; TTFD-Steele, Kenneth <ksteele@txkusa.org>; TWU-Smith, Gary <gsmith@txkusa.org>; TWU-Phillips, JD <phillips@txkusa.org>; 'Greg D. Russell (gregr@bcec.com)' <gregr@bcec.com>; 'todc@bcec.com' <todc@bcec.com>; 'Zachary S Pianalto' <zspianalto@aep.com>; TWU-Rogers, Terri <terri.rogers@txkusa.org>; 'Edwardo J Manzanares' <ejmanzanares@aep.com>; 'paul.wong@txdot.gov' <paul.wong@txdot.gov>; Jeff Tollett (jtollett@swrea.com) <jtollett@swrea.com>
Cc: TEX-Burk, Debbie <Burk@txkusa.org>; Tex-Orr, David <david.orr@txkusa.org>
Subject: Plat Review for April 2019 P & Z-Replat Lots 5 and 6, Block 4 Rochelle Addition

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Attachment: P&ZMemo-PlatReview-ReplatLots5and6Blk4RochelleAddition-April2019 (2053 : Replat Rochelle Addition)

Fax: (903) 792-6419

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Attachment: P&ZMemo-PlatReview-ReplTlts5and6Blk4RochelleAddition-April2019 (2053 : Replat Rochelle Addition)

TEX-Henslee, Dustin

From: Paul Wong <Paul.Wong@txdot.gov>
Sent: Monday, March 18, 2019 4:57 PM
To: TEX-Henslee, Dustin
Subject: RE: Plat Review for April 2019 P & Z-Replat Lots 5 and 6, Block 4 Rochelle 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.

Dusty,

No objection to the proposed replat. Thanks...Paul

From: TEX-Henslee, Dustin [mailto:dustin.henslee@txkusa.org]
Sent: Monday, March 18, 2019 3:56 PM
To: dwwiley@aep.com; Jeffrey Graham; Poplin, Steven; Chris Jackson; diane.engelkes@centerpointenergy.com; Brandon Brooks; Ronnie Watkins; Rick Syphers; TTFD-Steele, Kenneth; TWU-Smith, Gary; TWU-Phillips, JD; Greg D. Russell (gregr@bcec.com); todc@bcec.com; Zachary S Pianalto; TWU-Rogers, Terri; Edwardo J Manzanares; Paul Wong; Jeff Tollett (jtollett@swrea.com)
Cc: TEX-Burk, Debbie; Tex-Orr, David
Subject: Plat Review for April 2019 P & Z-Replat Lots 5 and 6, Block 4 Rochelle Addition

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All,

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Attachment: P&ZMemo-PlatReview-ReplatLots5and6Blk4RochelleAddition-April2019 (2053 : Replat Rochelle Addition)

TEX-Henslee, Dustin

From: Brooks, Brandon D <Brandon.Brooks@centerpointenergy.com>
Sent: Friday, March 22, 2019 11:04 AM
To: TEX-Henslee, Dustin
Subject: RE: [External Email] Plat Review for April 2019 P & Z-Replat Lots 5 and 6, Block 4 Rochelle 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.

CenterPoint has no issues with this.



Brandon Brooks
 Operations Supervisor | Texarkana/Hope
 870.779.6309 w. | 903.824.1304c.
 CenterPointEnergy.com



From: TEX-Henslee, Dustin <dustin.henslee@txkusa.org>
Sent: Monday, March 18, 2019 3:56 PM
To: dwwiley@aep.com; Jeffrey Graham <Jeffrey.Graham@windstream.com>; Poplin, Steven <Steven.Poplin@windstream.com>; Chris Jackson <chris.jackson@windstream.com>; Engelkes, Diane L. <diane.engelkes@centerpointenergy.com>; Brooks, Brandon D <Brandon.Brooks@centerpointenergy.com>; Watkins, Ronnie M <Ronnie.Watkins@centerpointenergy.com>; Rick Syphers <rick.syphers@cableone.biz>; TTFD-Steele, Kenneth <ksteele@txkusa.org>; TWU-Smith, Gary <gsmith@txkusa.org>; TWU-Phillips, JD <phillips@txkusa.org>; Greg D. Russell <gregd@bcec.com>; <gregd@bcec.com>; todc@bcec.com; Zachary S Pianalto <zspianalto@aep.com>; TWU-Rogers, Terri <terri.rogers@txkusa.org>; Eduardo J Manzanares <ejmanzanares@aep.com>; paul.wong@txdot.gov; Jeff Tollett <jtollett@swrea.com> <jtollett@swrea.com>
Cc: TEX-Burk, Debbie <Burk@txkusa.org>; Tex-Orr, David <david.orr@txkusa.org>
Subject: [External Email] Plat Review for April 2019 P & Z-Replat Lots 5 and 6, Block 4 Rochelle Addition

EXTERNAL EMAIL

All,

The City of Texarkana, Texas has received a request for consideration for the replat of Lots 5 and 6, Block 4 Rochelle Addition at the **April 1, 2019** P&Z Meeting. Please see the attached memo.

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Director of Public Works
City of Texarkana, Texas
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Fax: (903) 792-6419

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***** This email is from an external sender outside of the CenterPoint Energy network. Be cautious about clicking links or opening attachments from unknown sources. *****

Attachment: P&ZMemo-PlatReview-ReplTlts5and6Blk4RochelleAddition-April2019 (2053 : Replat Rochelle Addition)

TEX-Henslee, Dustin

From: Syphers, Rick <Donald.Syphers@cableone.biz>
Sent: Monday, March 25, 2019 3:29 PM
To: TEX-Henslee, Dustin
Subject: RE: Plat Review for April 2019 P & Z-Replat Lots 5 and 6, Block 4 Rochelle 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.

Cable One Inc. is okay with this replat.

From: TEX-Henslee, Dustin <dustin.henslee@txkusa.org>
Sent: Monday, March 18, 2019 3:56 PM
To: dwwiley@aep.com; Jeffrey Graham <Jeffrey.Graham@windstream.com>; Poplin, Steven <Steven.Poplin@windstream.com>; Chris Jackson <chris.jackson@windstream.com>; diane.engelkes@centerpointenergy.com; Brandon Brooks <Brandon.Brooks@centerpointenergy.com>; Ronnie Watkins <Ronnie.Watkins@centerpointenergy.com>; Syphers, Rick <Donald.Syphers@cableone.biz>; TTFD-Steele, Kenneth <ksteele@txkusa.org>; TWU-Smith, Gary <gsmith@txkusa.org>; TWU-Phillips, JD <phillips@txkusa.org>; Greg D. Russell <gregr@bcec.com> <gregr@bcec.com>; todc@bcec.com; Zachary S Pianalto <zspianalto@aep.com>; TWU-Rogers, Terri <terri.rogers@txkusa.org>; Edwardo J Manzanares <ejmanzanares@aep.com>; paul.wong@txdot.gov; Jeff Tollett <jtollett@swrea.com> <jtollett@swrea.com>
Cc: TEX-Burk, Debbie <Burk@txkusa.org>; Tex-Orr, David <david.orr@txkusa.org>
Subject: Plat Review for April 2019 P & Z-Replat Lots 5 and 6, Block 4 Rochelle Addition

CAUTION: External source. **THINK BEFORE YOU CLICK!**

All,

The City of Texarkana, Texas has received a request for consideration for the replat of Lots 5 and 6, Block 4 Rochelle Addition at the **April 1, 2019 P&Z Meeting**. Please see the attached memo.

Please review and provide any comments to me via email (dustin.henslee@txkusa.org) by Wednesday, **March 27, 2019**. If you have any questions or comments then please let me know.

Thanks,

Dusty Henslee, P.E., CFM
Director of Public Works
City of Texarkana, Texas
 Office: (903)-798-3953
 Cell: (903)-908-1808
 Fax: (903) 792-6419

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Attachment: P&ZMemo-PlatReview-ReplTlts5and6Blk4RochelleAddition-April2019 (2053 : Replat Rochelle Addition)

TEX-Henslee, Dustin

From: Graham, Jeffrey <Jeffrey.Graham@windstream.com>
Sent: Tuesday, March 19, 2019 6:34 AM
To: TEX-Henslee, Dustin
Subject: RE: Plat Review for April 2019 P & Z-Replat Lots 5 and 6, Block 4 Rochelle Addition
Attachments: UtilityMemo-PlatReview-ReplatLots5and6Blk4RochelleAddition-April2019.pdf

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,

I assume that the old alley way will remain a utility easement? I do not see that designation on the map.

From: TEX-Henslee, Dustin <dustin.henslee@txkusa.org>
Sent: Monday, March 18, 2019 3:56 PM
To: dw Wiley@aep.com; Graham, Jeffrey <Jeffrey.Graham@windstream.com>; Poplin, Steven <Steven.Poplin@windstream.com>; Jackson, Chris <Chris.Jackson@windstream.com>; diane.engelkes@centerpointenergy.com; Brandon Brooks <Brandon.Brooks@centerpointenergy.com>; Ronnie Watkins <Ronnie.Watkins@centerpointenergy.com>; Rick Syphers <rick.syphers@cableone.biz>; TTFD-Steele, Kenneth <ksteele@txkusa.org>; TWU-Smith, Gary <gsmith@txkusa.org>; TWU-Phillips, JD <phillips@txkusa.org>; Greg D. Russell <gregr@bcec.com> <gregr@bcec.com>; todc@bcec.com; Zachary S Pianalto <zspianalto@aep.com>; TWU-Rogers, Terri <terri.rogers@txkusa.org>; Eduardo J Manzanares <ejmanzanares@aep.com>; paul.wong@txdot.gov; Jeff Tollett <jtollett@swrea.com> <jtollett@swrea.com>
Cc: TEX-Burk, Debbie <Burk@txkusa.org>; Tex-Orr, David <david.orr@txkusa.org>
Subject: Plat Review for April 2019 P & Z-Replat Lots 5 and 6, Block 4 Rochelle Addition

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Thanks,

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

Attachment: P&ZMemo-PlatReview-ReplatLots5and6Blk4RochelleAddition-April2019 (2053 : Replat Rochelle Addition)

Fax: (903) 792-6419

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Attachment: P&ZMemo-PlatReview-ReplTlts5and6Blk4RochelleAddition-April2019 (2053 : Replat Rochelle Addition)

TEX-Henslee, Dustin

From: Edwardo J Manzanares <ejmanzanares@aep.com>
Sent: Friday, March 22, 2019 4:06 PM
To: TEX-Henslee, Dustin
Subject: RE: REMINDER: Plat Review for April 2019 P & Z-Replat Lots 5 and 6, Block 4 Rochelle 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're okay with the Lots 5 & 6 combining on Walnut St.

Thanks,



EDUARDO J MANZANARES | ENGINEER ASSC
EJMANZANARES@AEP.COM | D:903.223.5721
 3708 W 7TH ST, TEXARKANA, TX 75501-6324

From: TEX-Henslee, Dustin <dustin.henslee@txkusa.org>
Sent: Friday, March 22, 2019 11:20 AM
To: Dusty Wiley <dwwiley@aep.com>; Edwardo J Manzanares <ejmanzanares@aep.com>; Zac Pianalto <zspianalto@aep.com>; Jeff Tollett (jtollett@swrea.com) <jtollett@swrea.com>; Rick Syphers <rick.syphers@cableone.biz>; 'Greg D. Russell (gregr@bcec.com)' (gregr@bcec.com) <gregr@bcec.com>; 'todc@bcec.com' <todc@bcec.com>
Subject: [EXTERNAL] REMINDER: Plat Review for April 2019 P & Z-Replat Lots 5 and 6, Block 4 Rochelle Addition

This is an **EXTERNAL** email. **STOP. THINK** before you **CLICK** links or **OPEN** attachments. If suspicious please click the 'Report to Incidents' button in Outlook or forward to incidents@aep.com from a mobile device.

All,

This is a reminder of the above plat review.

Thanks
 Dusty

From: TEX-Henslee, Dustin
Sent: Monday, March 18, 2019 3:56 PM
To: 'dwwiley@aep.com' <dwwiley@aep.com>; Jeffrey Graham <Jeffrey.Graham@windstream.com>; 'Poplin, Steven' <Steven.Poplin@windstream.com>; Chris Jackson <chris.jackson@windstream.com>; 'diane.engelkes@centerpointenergy.com' <diane.engelkes@centerpointenergy.com>; Brandon Brooks <Brandon.Brooks@centerpointenergy.com>; Ronnie Watkins <Ronnie.Watkins@centerpointenergy.com>; Rick Syphers <rick.syphers@cableone.biz>; TTFD-Steele, Kenneth <ksteele@txkusa.org>; TWU-Smith, Gary <gsmith@txkusa.org>; TWU-Phillips, JD <phillips@txkusa.org>; 'Greg D. Russell (gregr@bcec.com)' <gregr@bcec.com>; 'todc@bcec.com' <todc@bcec.com>; 'Zachary S Pianalto' <zspianalto@aep.com>; TWU-Rogers, Terri <terri.rogers@txkusa.org>; 'Edwardo J Manzanares' <ejmanzanares@aep.com>; 'paul.wong@txdot.gov' <paul.wong@txdot.gov>; Jeff Tollett

(jtollett@swrea.com) <jtollett@swrea.com>

Cc: TEX-Burk, Debbie <Burk@txkusa.org>; Tex-Orr, David <david.orr@txkusa.org>

Subject: Plat Review for April 2019 P & Z-Replat Lots 5 and 6, Block 4 Rochelle Addition

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Attachment: P&ZMemo-PlatReview-ReplatLots5and6Blk4RochelleAddition-April2019 (2053 : Replat Rochelle Addition)

TEX-Henslee, Dustin

From: Tod Corbin <todc@bcec.com>
Sent: Friday, March 22, 2019 1:41 PM
To: TEX-Henslee, Dustin
Subject: Re: REMINDER: Plat Review for April 2019 P & Z-Replat Lots 5 and 6, Block 4 Rochelle Addition

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Bowie-Cass Electric has no comment on the subject Plat Revision.
 Tod Corbin

Sent from my iPad

On Mar 22, 2019, at 11:24 AM, TEX-Henslee, Dustin <dustin.henslee@txkusa.org> wrote:

All,

This is a reminder of the above plat review.

Thanks
 Dusty

From: TEX-Henslee, Dustin
Sent: Monday, March 18, 2019 3:56 PM
To: 'dwwiley@aep.com' <dwwiley@aep.com>; Jeffrey Graham <Jeffrey.Graham@windstream.com>; 'Poplin, Steven' <Steven.Poplin@windstream.com>; Chris Jackson <chris.jackson@windstream.com>; 'diane.engelkes@centerpointenergy.com' <diane.engelkes@centerpointenergy.com>; Brandon Brooks <Brandon.Brooks@centerpointenergy.com>; Ronnie Watkins <Ronnie.Watkins@centerpointenergy.com>; Rick Syphers <rick.syphers@cableone.biz>; TTFD-Steele, Kenneth <ksteele@txkusa.org>; TWU-Smith, Gary <gsmith@txkusa.org>; TWU-Phillips, JD <phillips@txkusa.org>; 'Greg D. Russell (gregr@bcec.com)' <gregr@bcec.com>; 'todc@bcec.com' <todc@bcec.com>; 'Zachary S Pianalto' <zspianalto@aep.com>; TWU-Rogers, Terri <terri.rogers@txkusa.org>; 'Edwardo J Manzanares' <ejmanzanares@aep.com>; 'paul.wong@txdot.gov' <paul.wong@txdot.gov>; Jeff Tollett (jtollett@swrea.com) <jtollett@swrea.com>
Cc: TEX-Burk, Debbie <Burk@txkusa.org>; Tex-Orr, David <david.orr@txkusa.org>
Subject: Plat Review for April 2019 P & Z-Replat Lots 5 and 6, Block 4 Rochelle Addition

All,

The City of Texarkana, Texas has received a request for consideration for the replat of Lots 5 and 6, Block 4 Rochelle Addition at the **April 1, 2019** P&Z Meeting. Please see the attached memo.

Attachment: P&Z Memo-Plat Review-Replat Lots 5 and 6 Block 4 Rochelle Addition-April 2019 (2053 : Replat Rochelle Addition)

Please review and provide any comments to me via email (dustin.henslee@txkusa.org) by Wednesday, **March 27, 2019**. If you have any questions or comments then please let me know.

Thanks,

Dusty Henslee, P.E., CFM
Director of Public Works
City of Texarkana, Texas
Office: (903)-798-3953
Cell: (903)-908-1808
Fax: (903) 792-6419

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

<UtilityMemo-PlatReview-ReplatLots5and6Blk4RochelleAddition-April2019.pdf>

Attachment: P&ZMemo-PlatReview-ReplatLots5and6Blk4RochelleAddition-April2019 (2053 : Replat Rochelle 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, Director of Public Works, City of Texarkana, Texas

From: Gary L. Smith, P.E., Director of O & M, TWU

Date: March 19, 2018

Re: **Replat of Lots 5 & 6, Block 4 Rochelle Addition**

The Utility staff has reviewed the above referenced plat and has the following comments:

1. There is an existing six-inch (6") water main along the west side of Walnut Street.
2. There is an existing twelve-inch (12") sanitary sewer main along the west side of Walnut Street and an existing six-inch (6") sanitary sewer main along the west side of the re-platted Lot 5.
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: J. D. Phillips, P.E., Executive Director, TWU
Kenny Icenhower, P.E., Design Engineer, TWU
Bill Moss, GIS Technician, TWU

Attachment: P&ZMemo-PlatReview-ReplTLts5and6Blk4RochelleAddition-April2019 (2053 : Replat Rochelle Addition)

TEXARKANA TEXAS FIRE DEPARTMENT

Fire Chief Eric Schlotter

220 Texas Boulevard, Texarkana, TX 75501 • 903-798-3994 • Fax 903-793-4731



Re-plat review

To: Dusty Henslee, Director of Public Works, City of Texarkana Texas
FROM: Ken Steele, Fire Inspector; Texarkana, Texas Fire Dept.
DATE: March 20, 2019
SUBJECT: Replat of Lots 5 & 6, Block 4 Rochelle Addition

Mr. Henslee,

This office has no discrepancies with the proposed replat noted above; the owner or contractor will be required to meet or comply with at time of development water supplies for firefighting and fire department apparatus access.

If you have any further questions or comments concerning this project, please call me @ 903-798-3909
or e-mail me at ksteele@txkusa.org

Respectfully,

A handwritten signature in cursive script that reads "Ken Steele".

Ken Steele
Fire Inspector
Building & Life Safety Division
Texarkana Texas Fire Department
903-798-3909
ksteele@txkusa.org

Attachment: P&ZMemo-PlatReview-ReplTLts5and6Blk4RochelleAddition-April2019 (2053 : Replat Rochelle Addition)

shall be referred to the Ordinance Committee and that it report thereon, and the Mayor who is present and presiding at this Council meeting are at the request of the Mayor shall be in full force and effect from and after the date of its passage and approval and posting.

PASSED AND APPROVED, this 28th day of September, A. D., 1954.

TEST:

/s/ Mary Elizabeth Young, City Secretary

AN ORDINANCE No. 70-54

ENTITLED: "AN ORDINANCE VACATING, CLOSING AND ABANDONING AN AREA DEDICATED AS A PUBLIC ALLEY, LYING AND SITUATED IN BLOCK 4, ROCHELLE'S ADDITION TO THE CITY OF TEXARKANA, TEXAS, RESERVING THEREIN AN EASEMENT IN THE PUBLIC FOR UTILITY PURPOSES ONLY, PROVIDING FOR THE REVERSION OF THE FEE TO SAID AREA, AND DECLARING AN EMERGENCY."

WHEREAS, by plat field of record, Volume 40, page 23, of the plat record of BOWIE County, Rochelle's Addition to the City of Texarkana, Texas, was subdivided, and the streets and alleys appearing on said plat were thereby dedicated to the public, and

WHEREAS, by said plat and dedication, there was dedicated to the public an alley running North and South in Block 4 in Rochelle's addition to the City of Texarkana, Texas, the same being between 35th and 36th Streets within said City, said alley being dedicated to the extent of 20 feet in width, being between numbers

its 10-16 in the west portion of said block, fronting on Wood Street, and lots numbered 1-9 in the east portion of said block, fronting on Walnut Street, and lots 10-16, said a lay, hereinabove described, has never been opened, and is maintained as a public alley or used as an alley, and said alley as dedicated and shown on said plat does not coincide with any alley to the north of said 36th Street, and is dedicated by said plat in said addition south of 36th Street, and is maintained or used as a public street, and

WHEREAS, by reason of the fact that a creek enters said alley on the south portion thereof, and continues south across 35th Street, and

WHEREAS, to open said alley so that the same may be used by the public as an alley, and maintain the same as a public alley, would be an unreasonable cost to the City of Texarkana, Texas, requiring said creek be bridged, and the bridge now located on 35th Street at the south entrance to the alley be rebuilt, and the cost of maintaining such an alley and bridges being unreasonable to the benefit derived therefrom, and

WHEREAS, the opening and maintenance of such an alley in said block is no longer useful or convenient to the public, and it will be a benefit to the public and the City of Texarkana, Texas, to relieve the public and said city from the unreasonable cost of opening and maintaining said area as an alley, and it will be of actual benefit to the public, the City of Texarkana, Texas, and the property owners in said block, whose property abuts said alley, that the alley hereinabove described is vacated, closed, and abandoned, NOW, THEREFORE:

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

SECTION 1: The alley heretofore dedicated to the public, running north and south between 35th and 36th Streets in Block 4, Rochelle's addition to the City of Texarkana, Texas, in the City of Texarkana, Texas, being 20 feet in width, as shown and described on the plat records of Bowie County, Texas, Volume 40, page 23, to which record reference is hereby made for complete description of same as though copied herein in full, be and the same is hereby vacated, closed and abandoned as an alley or a public alley.

SECTION 2: That the fee to the land heretofore within the area described as said alley shall revert to the abutting property owners of said alley as provided by law.

SECTION 3: Said vacating, closing, abandoning and reversion of the fee to the abutting owners thereon is expressly made subject, and there is expressly reserved hereby, an easement in the public and the City of Texarkana, Texas, for public utility purposes only, in and to said area hereinbefore described, and heretofore

to establish and remove the
ation to local business.

2), Block Two (2),
un, Bowie County,

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is in immediate need of
enters an emergency ordinance
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at this Council Meeting,
and effect from and after
D., 1954.

Miller, Jr., Mayor

LA DEDICATED AS A
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OR UTILITY PURPOSES
DECLARING AN

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the City of
in said City,
between said

... as said alley.

SECTION 43

SECTION 22

— the 104th day of September, 1956.

1990

City of Texarkana, Texas

Briefing Sheet

Version:

Update Date: 3/29/2019 9:22 AM

Lead Department: Planning and Community Development **Action Officer:** Debbie Burk,
Z-19-4: A 0.603 acre tract of land being part of Lots 3 & 4, Block 1, Carrie D. Hart's First Addition, located at 1705 North Bishop Road. Office to General Retail. Matt Clark, owner.

Subject: Retail. Matt Clark, owner.

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

Z-19-4: This is a request for rezoning from Office to General Retail by Matt Clark, owner, at 1705 North Bishop Street (a 0.603 acre tract of land being part of Lots 3 & 4, Carrie D. Hart's First Addition). Currently a vacant office building is located at this site.

The adjacent zoning is Single Family-2 to the west and Office to the south. North Bishop Road right-of-way is located to the north and east. The adjacent land use is residential to the west and vacant land to the north, east and south.

The Comprehensive Plan has designated this area as Regional Commercial.

An office was previously located at this site. The owner, Mr. Clark is proposing to open an embroidery shop at this location. Since the embroidery shop is a retail business, this property is required to be rezoned to General Retail. There appears to be adequate parking for this type use. Therefore, staff recommends for approval of this request.

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

Potential Options:

NONE

Fiscal Implications:

NONE

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:

April 1, 2019

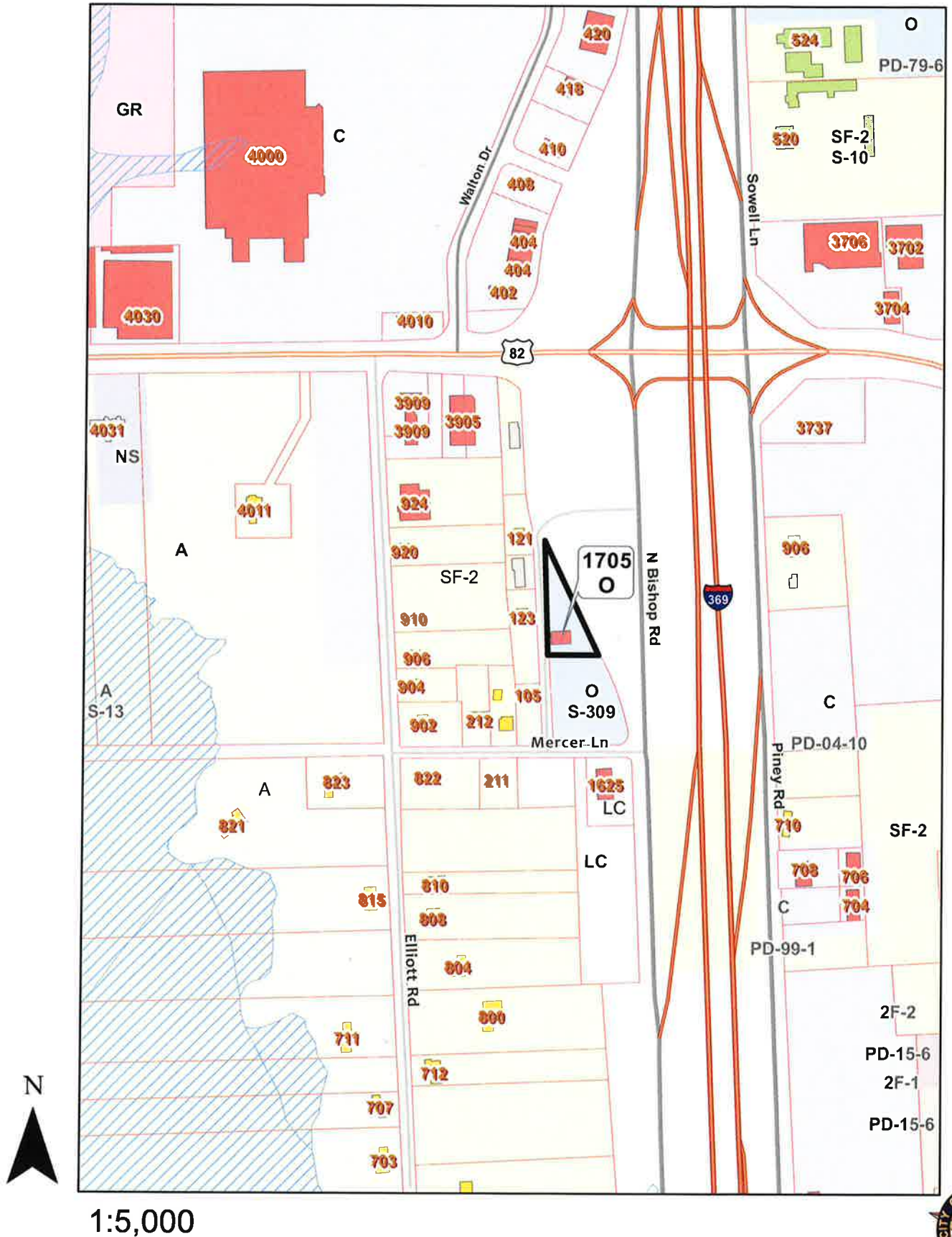
Attachments

- a. Z-19-4 Maps (PDF)

City of Texarkana, Texas

b. Z-19-4 Application (PDF)

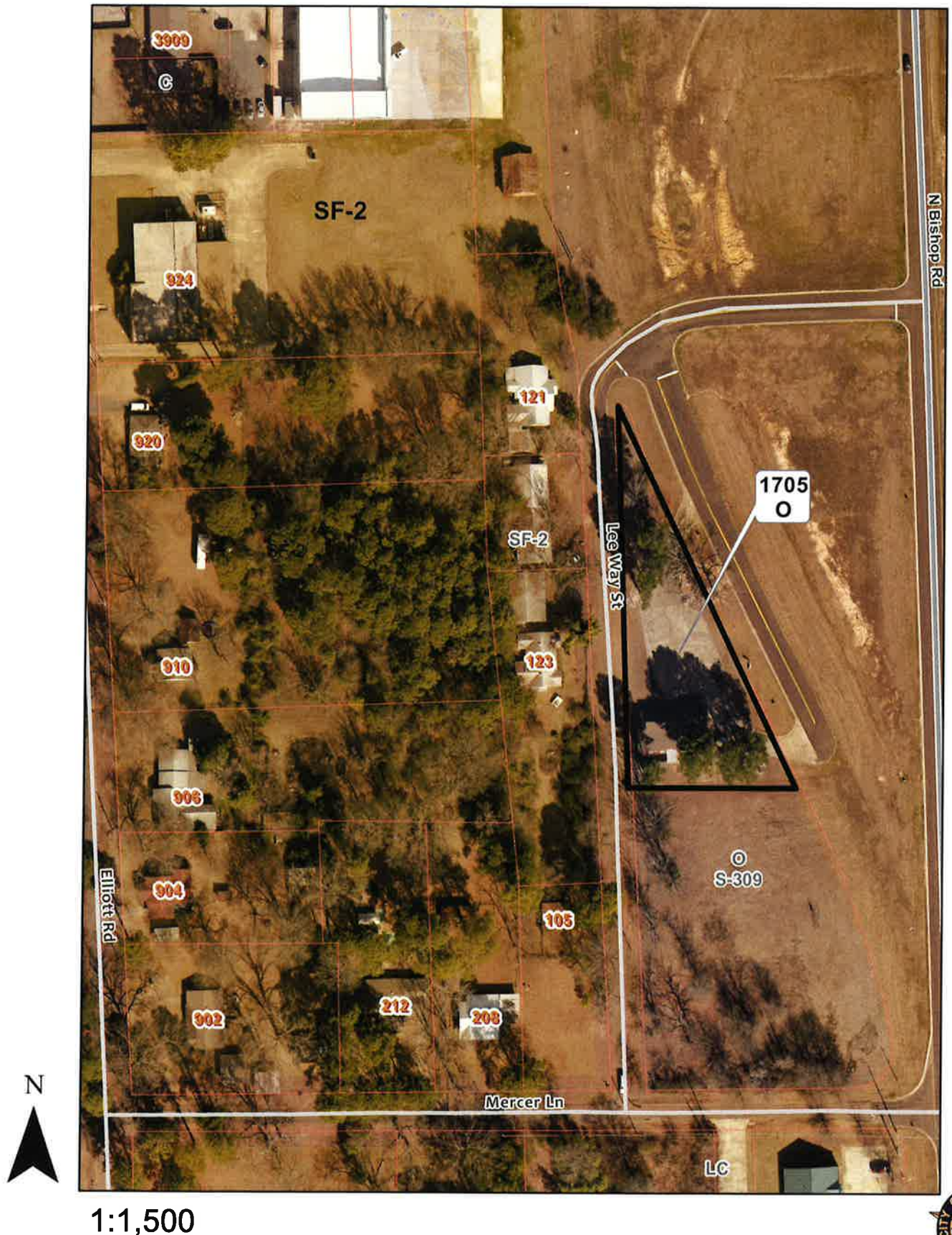
1705 N Bishop Rd. Department of Planning and Community Development



Attachment: Z-19-4 Maps (2044 : Z-19-4; 1705 N. Bishop Rd. Office to GR)



1705 N Bishop Rd.
Department of Planning and Community Development



Attachment: Z-19-4 Maps (2044 : Z-19-4; 1705 N. Bishop Rd. Office to GR)





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. 00153225

Case Z-19-4

Date 2-22-19

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: _____
(Or see attached legal description)

Location: 1705 N. Bishop

Present Zoning: Office

Proposed Zoning: GP

If the Zoning Classification is changed by the Commission, this property will be used as:

Sew Fancy - Embroidery Shop

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

Attorney or Agent Signature

Address

City, State, Zip

Home Phone & Cell Phone

Email Address

Matt Clark
Property Owner Signature

6410 Prestige Lane
Address

Texarkana, TX 75503
City, State, Zip

Cell (903) 276-9376
Home Phone & Cell Phone

mclark@clark-transport.com
Email Address

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

Attachment: Z-19-4 Application (2044 : Z-19-4; 1705 N. Bishop Rd. Office to GR)

City of Texarkana, Texas

Briefing Sheet

Version:

Update Date: 3/29/2019 9:42 AM

Lead Department: Planning and Community Development **Action Officer:** Debbie Burk,
Subject: Z-19-5: A 3.62 acre tract of land in the H.S. Janes HRS, A-306, located at 4020 South Lake Drive. Single Family-2 to General Retail. Omair Bashir, dba DIM Enterprises. LLC, applicant.

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

Z-19-5: This is a request for rezoning from Single Family-2 to General Retail by Omair Bashir, dba DIM Enterprises. LLC, owner, at 4020 South Lake Drive (a 3.62 acre tract of land located in the H.S. Janes HRS, A-306). Currently a convenience store is located on this site.

The adjacent zoning is Single Family-2 to the north and outside the city limits to the south and west. Jarvis Parkway is located to the east. The adjacent land usage is vacant land to the north and west, South Lake Drive to the south and Jarvis Parkway to the east.

The Comprehensive Plan has designated this area as Regional Commercial.

This property was recently annexed into the city limits as a non-conforming use and was given the temporary zoning classification of Single Family-2 per Section 140-78 of the Zoning Ordinance. The owner, Mr. Bashir, is requesting rezoning to General Retail to make the convenience store a conforming use.

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

Potential Options:

NONE

Fiscal Implications:

NONE

Staff Recommendation:

Since this is an existing business and rezoning will create a conforming use, staff recommends for approval.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

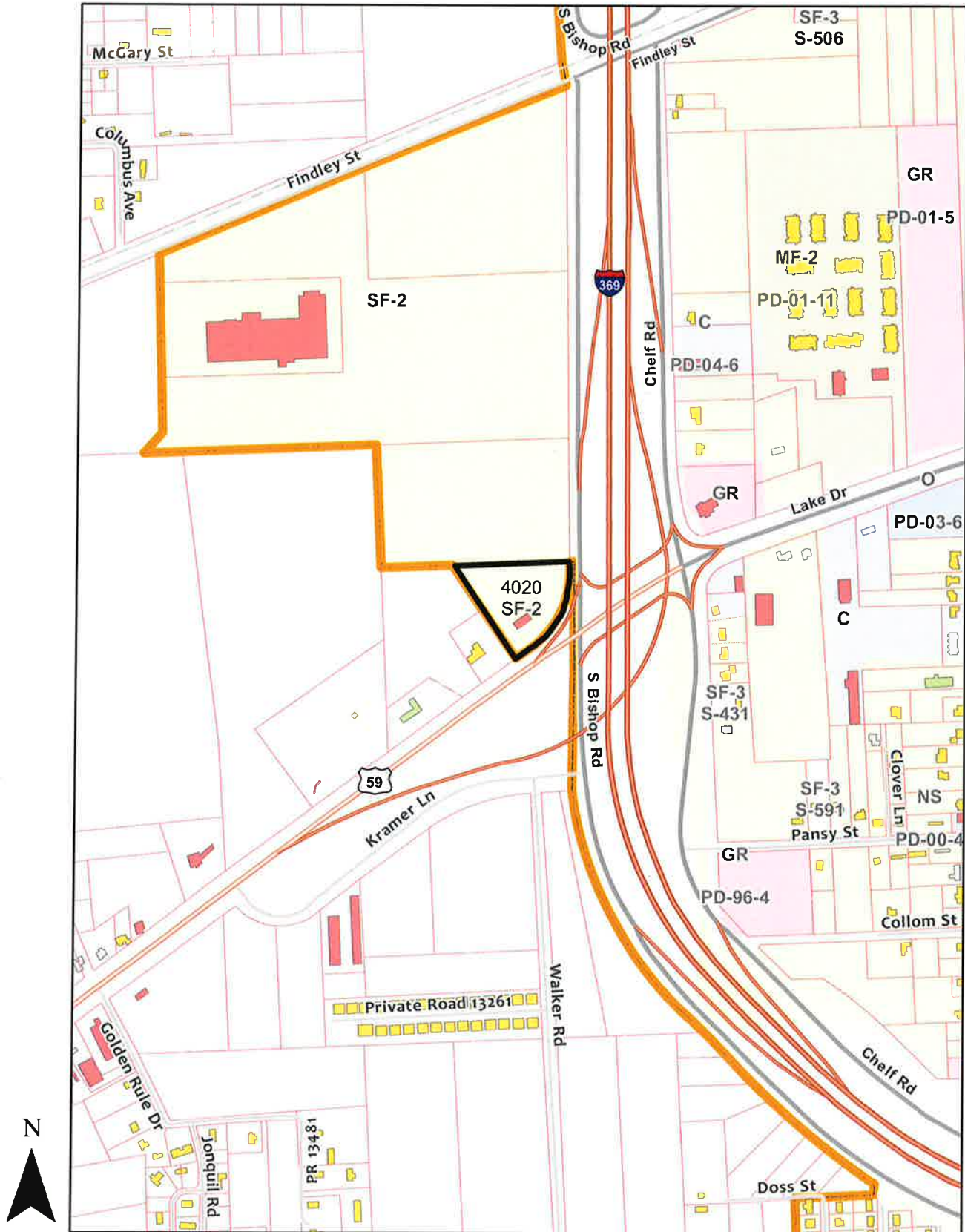
April 1, 2019

Attachments

- a. Z-19-5 Maps (PDF)
- b. Z-9-5 Application (PDF)

4020 South Lake Drive

Department of Planning and Community Development



1:8,000



Attachment: Z-19-5 Maps (2045 : Z-19-5: 4020 S. Lake Dr. SF-2 to C)

4020 South Lake Drive

Department of Planning and Community Development



1:2,500



Attachment: Z-19-5 Maps (2045 : Z-19-5: 4020 S. Lake Dr. SF-2 to C)



ZONING APPLICATION

CITY OF TEXARKANA TEXAS

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

2.5.b

Receipt No. 60154108

Case Z-19-5

Date 3-18-19

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: 3.82 acres, H.S. Jones HRS - A - 306

Lot: _____ Block: _____ Addition: _____
(Or see attached legal description)

Location: 4020 S. Lake Drive, Texarkana, TX 75501

Present Zoning: SF-2

Proposed Zoning: GR

If the Zoning Classification is changed by the Commission, this property will be used as:

Convenience store with gas.

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

none

Ahsan Rashid

Attorney or Agent Signature

5911 Richmond Rd Apt

Address

Texarkana, TX 75503

City, State, Zip

281/467-7543

Home Phone & Cell Phone

ahsan.rashid1@live

Email Address

com

Imair

Property Owner Signature

6300 Richmond Ave, Ste 300

Address

Houston, TX 77057

City, State, Zip

832/831-6103

Home Phone & Cell Phone

omair.sassistant.1@hotmail.com

Email Address

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

Attachment: Z-9-5 Application (2045 : Z-19-5: 4020 S. Lake Dr. SF-2 to C)

City of Texarkana, Texas

Version:

Update Date: 3/29/2019 9:49 AM

Briefing Sheet

Lead Department: Planning and Community Development **Action Officer:** Debbie Burk,
Z-19-6: South 1/2 Lots 1 & 4, Block 29, Ghio Fish Boulevard Addition, located
in the 3200 blk. of Main Street. Single Family-2 to Townhouse. Brandon
Subject: Taylor. dba 2 Builders LLC, applicant.

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

Z-19-6: This is a request for rezoning from Single Family-2 to Townhouse zoning by Brandon Taylor, dba 2 B Builders, owner, in the 3200 block of Main Street (south ½ of Lots 1 & 4, Block 29, Ghio-Fish Boulevard Addition). The proposed use is townhomes. There is an existing substandard structure at this location that will be demolished and removed from the property prior to construction of the townhomes.

The adjacent zoning is Single Family-2 to the north, south and east and General Retail to the west. The adjacent land use is a business and residence to the north, a strip shopping center and multi-family housing unit to the west, vacant land and a park to the south, and vacant land to the east.

The Comprehensive Plan has designated this area as Neighborhood Residential.

The applicant is proposing to construct six townhomes at this location. The attached proposed layout shows the townhomes facing Main Street with parking in the rear. Access is shown off West 32nd Street.

Following are comments from the Engineering Department:

1. Minimum parking requirements have been met.
2. Property will need to be replatted. If property is split into 1 lot per structure, then all zoning requirements for lot width, depth, etc. will be required to be met. Also, each lot will require 2 parking spaces within that lot.
3. The 15' building line along West 32nd Street will need a variance or to be approved by plat. On a corner lot a 25' building line is required on both street frontages.
4. A Floodplain Development application will need to be submitted prior to construction.

Staff has also advised the applicant to consider the layout and orientation of the proposed development to front towards Ferguson Park to the south. This recommendation was based on an implementation goal of the Comprehensive Plan through the subdivision and development process to include consideration of the way in which residential and nonresidential lots are laid out— in which adjacency and accessibility to park and open space areas should be optimized in all types of development.

There are several vacant lots in this immediate area. There is not a high likelihood that this property will ever develop with single family residences since it is adjacent to and behind a retail strip center. The proposed townhome development could act as a buffer between the business property to the west and the residential area to the east. In addition, the existing dilapidated structure will be removed from the property. Therefore, staff recommends for approval of this request.

The applicant should be aware that if this rezoning is approved, there may be additional applicable city code/ordinance requirements in addition to those listed including but not limited to building, subdivision, fire, 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:

NONE

City of Texarkana, Texas

Fiscal Implications:

NONE

Staff Recommendation:

Staff recommends for approval. See comments above.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

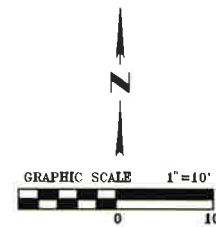
Advisory Board/Committee Meeting Date and Minutes:

April 1, 2019

Attachments

- a. Z-19-6 Plan layout (PDF)
- b. Z-19-6 Maps (PDF)
- c. Z-19-6 Application (PDF)

3-2019 Projects\196035 Main Street Townhomes\05 Engineering Design\Design_01.dwg
4/29/19



LEGEND	
	PROPERTY LINE
	CURB AND GUTTER
	BUILDING EDGE
	EDGE OF PAVEMENT
	BUILDING LINE OFFSET
	OVERHEAD POWER LINE
	WATER MAIN
	SANITARY SEWER MAIN
	TELEPHONE LINE
	PROPOSED CONTOUR INT.
	EXISTING CONTOUR INT.
	FLOOD FLAIN

PRELIMINARY ~ FOR REVIEW ONLY
NOT INTENDED FOR BIDDING,
CONSTRUCTION OR PERMIT
PURPOSES ~ 02-19-19
KAYLA R. WOOD P.E. #104859

SITE LAYOUT

MAIN STREET
TOWNHOMES

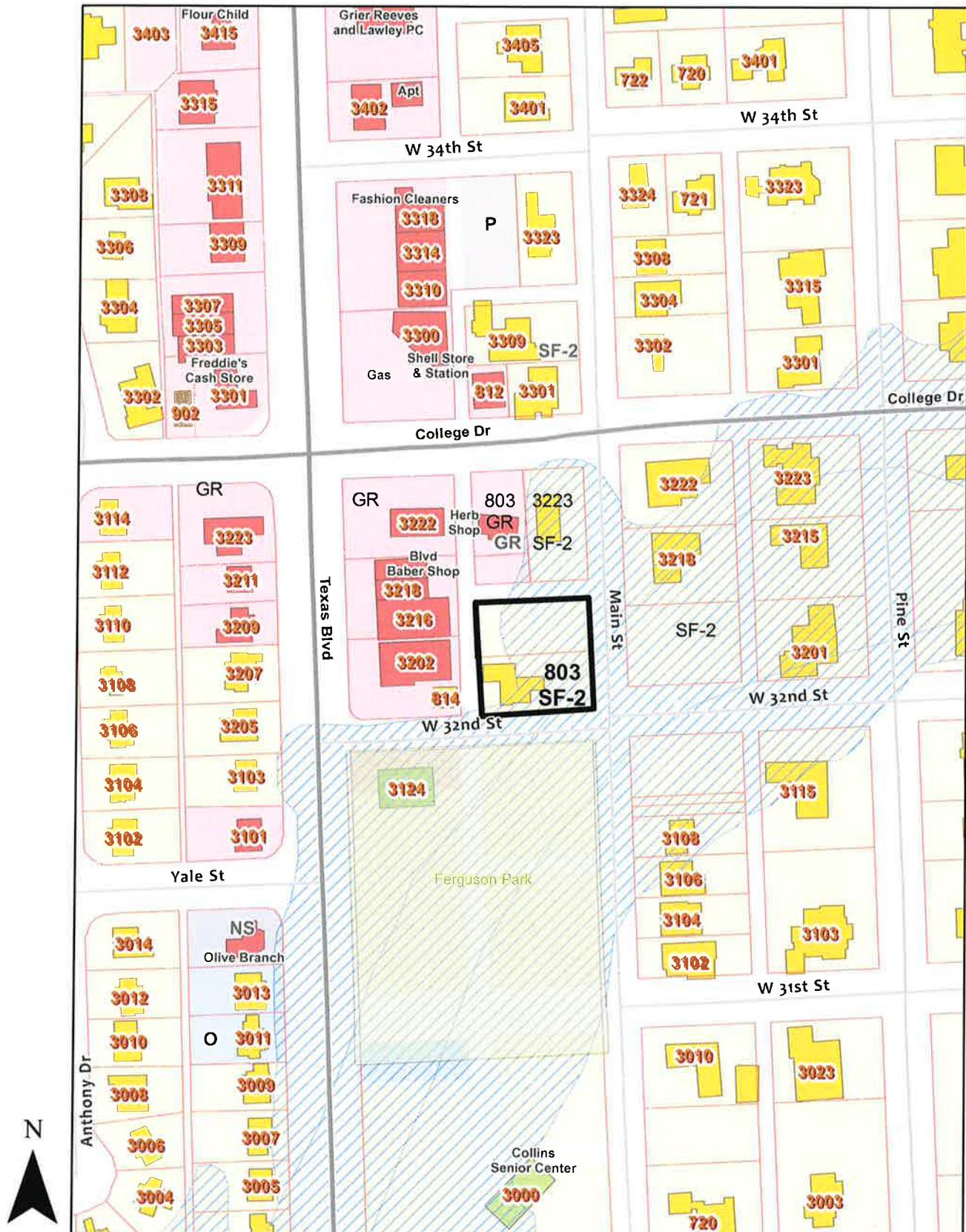
MTG
engineers

Packet Pg. 91

TEXARKANA TEXAS 75503

3200 Block. Main St. (Lots 1&4, Block 29)

Department of Planning and Community Development



1:2,000



3200 Block. Main St. (Lots 1&4, Block 29)
 Department of Planning and Community Development



Attachment: Z-19-6 Maps (2046 : Z-19-6: 3200 blk. Main St. SF-2 to TH)





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. 00157208

Case 2-19-6

Date 3-18-19

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: 1-4 Block: 29 Addition: Glenn Fish Blvd. Add.
(Or see attached legal description)

Location: 3200 blk. Main Street

Present Zoning: SF-2

Proposed Zoning: TH

If the Zoning Classification is changed by the Commission, this property will be used as:

Six townhome units

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

Attorney or Agent Signature

Address

City, State, Zip

Home Phone & Cell Phone

Email Address

Property Owner Signature

Address

City, State, Zip

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: Z-19-6 Application (2046 : Z-19-6: 3200 blk. Main St. SF-2 to TH)

City of Texarkana, Texas

Version:

Update Date: 3/29/2019 10:09 AM

Briefing Sheet

Lead Department: Planning and Community Development **Action Officer:** Debbie Burk,
S-704: Specific Use Permit to allow permanent cosmetics/microblading
(tattooing) on a 1.66 acre tract in the MEP & P HRS, A-421, located at 3505
Subject: Summerhill Road, Suite 6. Tiffany Labrada, applicant. Vanessa Wilson, agent.

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

S-704: This is a request by Tiffany Labrada, owner and Vanessa Wilson, agent, for a Specific Use Permit, SUP, to allow the location of a permanent cosmetics/microblading business in a tenant space at 3505 Summerhill Road (Suite 6). A strip shopping center is currently located on this site.

The adjacent zoning is Commercial and General Retail to the north, General Retail to the south and east, and Single Family-2 to the west. The adjacent land usage is vacant land and a car dealership to the north, a vacant car wash to the south, a shopping center across Summerhill Road to the east, and a school to the west.

This property is zoned General Retail. A Specific Use Permit is required to allow the one additional use of a permanent cosmetics/microblading business which is also considered a "tattoo" per the City's Zoning Ordinance. The State of Texas will regulate this business as to licensing and other health related issues. Several medical facilities and hair salons are now offering this type service for clients. Therefore, staff recommends for approval.

If this request is approved, staff would suggest the following stipulations be placed in the Ordinance:

1. That the owner/or any employee performing the application of permanent cosmetics/microblading (tattooing) procedures be currently licensed by the State and meet all Federal, State and City licensing laws and health regulations. (A copy of the current license must be provided to the City prior to the opening of the business).
2. That the Specific Use Permit be intended for the application of permanent cosmetics/microblading only.
3. That if this use ever ceases to exist at this location, the City may automatically revoke the Specific Use Permit.

This request meets all city requirements to allow this one additional use on this property. There should be adequate parking for this business.

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

Potential Options:

NONE

Fiscal Implications:

NONE

City of Texarkana, Texas**Staff Recommendation:**

Staff recommends for approval with stipulations.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

April 1, 2019

Attachments

- a. S-704 Maps (PDF)
- b. S-704 Application (PDF)



3505 Summerhill Rd. Suite 6 Department of Planning and Community Development



1:1,500



Attachment: S-704 Maps (2047 : S-704: 3505 Summerhill Rd. SUP for microblading)



ZONING APPLICATION

CITY OF TEXARKANA TEXAS

Po Box 196
220 Texas Blvd
Texarkana TX 75504
(903) 798-3945
www.ci.texarkana.tx.us.org

2.7.b

Receipt No. 0934207

Case S-704-

Date 3-18-19

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: _____
(Or see attached legal description)

Location: 3505 Summerhill Suite 6

Present Zoning: General Retail

Requested: Specific Use Permit

The requested Specific Use Permit will be used for the following:

microblading

Describe the changed conditions, if any, that have occurred which affects your property and justifies this Specific Use Permit:

Vanessa Wilson
Tiffany Sabrada
Attorney or Agent Signature

3505 Summerhill rd
802 Hawkins
Address

TEXARKANA TX 75501
City, State, Zip

903-490-8916
Home Phone & Cell Phone

Vanessapwilson@gmail.com
Email address

Tiffany Sabrada
Property Owner Signature

3505 Summerhill Rd Ste 2
Address

Texarkana, TX 75503
City, State, Zip

430-200-6013
Home Phone & Cell Phone

tiffanylmtg7@windstream.net
Email address

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

City of Texarkana, Texas

Briefing Sheet

Version:
Update Date: 3/29/2019 10:01 AM

Lead Department: Planning and Community Development **Action Officer:** Debbie Burk,
Z-19-7: Lot 5, Block 10, Bellview Addition, located at 1809 Charlestine Street.
Subject: Single Family-2 to Single Family-3. Emil Thurman, applicant.

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

Z-19-7: This is a request by Emil Thurman, owner, to rezone Lot 5, Block 10, Bellview Addition, located at 1809 Charlestine Street from Single Family-2 to Single Family-3. The proposed use is one double wide HUD code manufactured home. The current use is vacant land.

The adjacent zoning is Single Family-2 to the north, south, east and west. The adjacent land use is residences and vacant land to the north, south, east and west.

The City's Zoning Ordinance was amended to comply with the state law in 2002, requiring that all manufactured housing be HUD code building standard. This amendment also stipulated that all HUD code manufactured homes inside the city limits be placed in the Single Family-3 zoning district along with the approval of a Specific Use Permit.

The Comprehensive Plan has designated this as a Neighborhood Residential area. There is currently a manufactured home located two lots to the east of this site. Double wide manufactured housing looks like some of the existing frame pier and beam houses in the area. This type housing could also be a revitalization housing alternative to traditional site built homes. Therefore, 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 notification and application requirements have been met to consider this request.

Potential Options:

NONE

Fiscal Implications:

NONE

Staff Recommendation:

Staff recommends for approval.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

City of Texarkana, Texas

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

April 1, 2019

Attachments

- a. Z-19-7 Maps (PDF)
- b. Z-19-7 Application (PDF)



1809 Charlestine St. (Lot 5, Blk, 10, Bellview Addition)
 Department of Planning and Community Development



1:700



Attachment: Z-19-7 Maps (2048 : Z-9-7: 1809 Charlestine St. SF-2 to SF-3)



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. 00131195

Case 2-19-7

Date 3-19-19

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: 5 Block: 10 Addition: Bell View Acct # 01380009501
(Or see attached legal description)

Location: 1809 Charlestine

Present Zoning: SF-2

Proposed Zoning: SF-3

If the Zoning Classification is changed by the Commission, this property will be used as:

site for manufactured home for 92 yr old grandmother

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

none to my knowledge

Tonya Adridge
Attorney or Agent Signature

Address

City, State, Zip

(903) 908-4605
Home Phone & Cell Phone

Email Address

[Signature]
Property Owner Signature

2510 Quacco Road
Address

Podler, GA 31322
City, State, Zip

(912) 663-9689
Home Phone & Cell Phone

thumante@hotmail.com
Email Address

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

Attachment: Z-19-7 Application (2048 : Z-9-7: 1809 Charlestine St. SF-2 to SF-3)

City of Texarkana, Texas

Version:

Update Date: 3/29/2019 10:09 AM

Briefing Sheet

Lead Department: Planning and Community Development **Action Officer:** Debbie Burk,
S-705: Specific Use Permit to allow a double wide HUD code manufactured
home on Lot 5, Block 10, Bellview Addition, located at 1809 Charlestine Street.
Subject: Emil Thurman, applicant.

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

S-705: This is a request by Emil Thurman, owner, for a Specific Use Permit to allow the one additional use of a double wide HUD code manufactured home as a residence on Lot 5, Block 10, Bellview Addition, located at 1809 Charlestine Street. The current use is vacant land. The adjacent zoning is Single Family-2 to the north, south, east and west. The adjacent land use is residences and vacant land to the north, south, east and west.

The City's Zoning Ordinance was amended to comply with the state law in 2002, requiring that all manufactured housing be HUD code building standard. This amendment also stipulated that all HUD code manufactured homes inside the city limits be placed in the Single Family-3 zoning district along with the approval of a Specific Use Permit.

Staff recommends for approval of this request with the following stipulations:

1. That one new double wide HUD code manufactured home be allowed on this property.
2. That the double wide HUD code manufactured home be tied down/skirted/underpinned.
3. That the double wide HUD code manufactured home be used for dwelling purposes only, human occupancy only.
4. That the Specific Use Permit be in effect for a period of three (3) years, beginning at the date of this Ordinance. It is the owner's responsibility to renew this permit.
5. That if the HUD code manufactured home is not placed on the property within the three (3) year period, the Specific Use Permit will automatically be revoked.
6. That all driveways, parking, building codes/setbacks, engineered foundation, platting and flood plain requirements must be in accordance with the City of Texarkana, Texas codes.

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

Potential Options:

NONE

Fiscal Implications:

NONE

Staff Recommendation:

Staff recommends for approval with stipulations.

City of Texarkana, Texas**Advisory Board/Committee Review:**

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

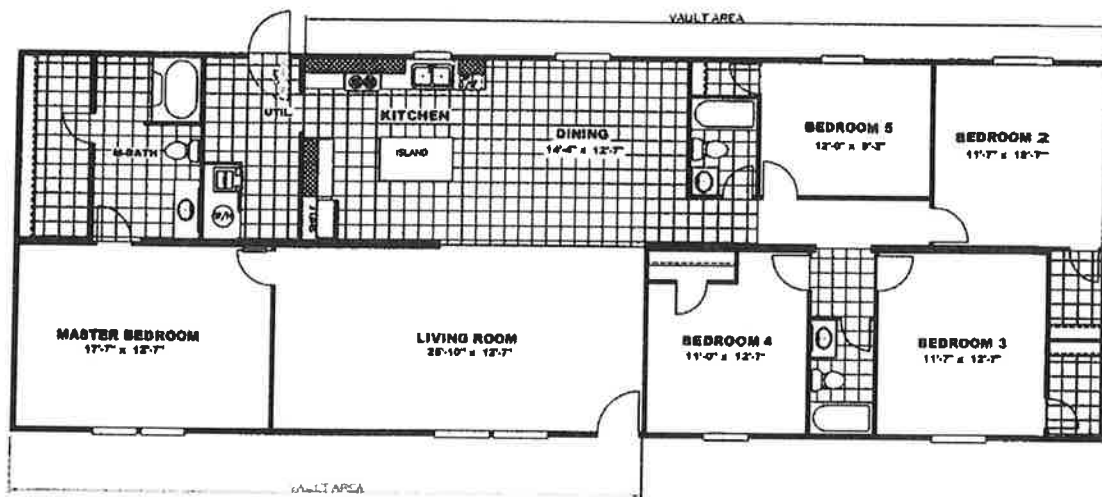
April 1, 2019

Attachments

- a. S-705 floor plan of manf. home (PDF)
- b. S-705 Maps (PDF)
- c. S-705 Application (PDF)

Clayton.
homes

TRIUMPH



TRIUMPH Model number: 98TRU28765AH19

5 beds • 3 baths • 2128 sq.ft. • 28' width • 76' depth

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<https://www.claytonhometexarkana.com>

**CLAYTON HOMES-
TEXARKANA**

4402 SOUTH LAKE DRIVE,
HWY 59
TEXARKANA, TX 75501

Monday - Thursday: 9am - 7pm
Friday: 9am - 6pm
Saturday: 9am - 5pm
Sunday: Closed

(903) 838-5994

1809 Charlestine St. (Lot 5, Blk, 10, Bellview Addition) Department of Planning and Community Development



1:2,000



Attachment: S-705 Maps (2049 : S-705: 1809 Charlestine St. SUP for manf. home)

1809 Charlestine St. (Lot 5, Blk, 10, Bellview Addition)
 Department of Planning and Community Development



1:700



Attachment: S-705 Maps (2049 : S-705: 1809 Charlestine St. SUP for manf. home)



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. 00134195

Case S-705

Date 8-19-15

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: 5 Block: 10 Addition Bell View Acct # 01380009500
(Or see attached legal description)

Location: 1809 Charlestine

Present Zoning: SF-3

Requested: Specific Use Permit

The requested Specific Use Permit will be used for the following:

Manufactured Home

Describe the changed conditions, if any, that have occurred which affects your property and justifies this Specific Use Permit:

none to my knowledge. Residential home previously on lot. Home has been torn down for several years now.

Tonya Adridge
Attorney or Agent Signature

Address

City, State, Zip

(903) 908-4665
Home Phone & Cell Phone

Email address

[Signature]
Property Owner Signature

2510 Quacco Road
Address

Pooler, GA 31322
City, State, Zip

(912) 6639689
Home Phone & Cell Phone

thumate@hotmail.com
Email address

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

Attachment: S-705 Application (2049 : S-705: 1809 Charlestine St. SUP for manf. home)

City of Texarkana, Texas

Briefing SheetVersion:
Update Date: 3/29/2019 10:30 AM

Lead Department: Planning and Community Development **Action Officer:** Debbie Burk

Subject: Consider approval of March 4, 2019 Minutes

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

SEE ATTACHMENT

Potential Options:

NONE

Fiscal Implications:

NONE

Staff Recommendation:

NOT APPLICABLE

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

April 1, 2019

Attachments

- a. 3-4-19 P Z Minutes (DOCX)

**MINUTES
REGULAR MEETING
PLANNING AND ZONING COMMISSION
COUNCIL CHAMBERS
2ND FLOOR, TEXAS MUNICIPAL BUILDING
220 TEXAS BOULEVARD, TEXARKANA, TEXAS
MONDAY, MARCH 4, 2019
6:00 P.M.**

The Planning and Zoning Commission of the City of Texarkana, Texas met in their regular session, Monday, March 4, 2019 at 6:00 p.m. in the Council Chambers, 2nd floor, Municipal Building, 220 Texas Boulevard, Texarkana, Texas with the following members present:

ATTENDING:

Ms. Dianna Patterson Kinsey, Vice Chairman
Mr. Casey Boyette
Mr. Tom Coleman
Mr. Jay Davis
Mr. James Larkins
Mr. George Merrill

ABSENT:

Mr. Gene Joyce III, Chairman
Dr. Wanda Northam

ALSO ATTENDING:

Mr. David Orr, Director of Planning and Community Development
Ms. Laura Puckett, Administrative Coordinator

Ms. Kinsey called the meeting to order at 6 p.m. Official notices of the meeting had previously been mailed to all property owners within 200 feet of the property on which the requests had been filed.

Z-19-3: A 3.32 acre tract of land located at 5203 North Kings Highway. Single Family -1 to Neighborhood Service. Wanda Brown Hiebert, applicant. T.W. Howell and Jimmy Howell, agent.

Mr. Howell explained that this request is to rezone this property to Neighborhood Service in order to build a Dollar General store at this location. He explained that his plot plan may vary a foot or so after he obtains the survey. He also noted that there would no changes to his plans except to brick four (4) sides of the building instead of three (3) sides. Also, he added that there are 46 parking spots.

Mr. Coleman asked Mr. Orr what the significance would be if a PD was required. Mr. Orr explained that based on the submittals there would be no great significance other than maybe a fire lane and fire hydrant and designated loading zone. Ms. Kinsey asked what type of sign would be used. Mr. Howell says that they have a 21' pole sign in the design.

Mr. Coleman made a motion to approve the rezoning to PD-Neighborhood Service with stipulations as follows:

- 1) any outside lighting be shielded from any adjacent residential properties
- 2) brick/rock be used on four sides of the building
- 3) install a fire lane and fire hydrant
- 4) create a loading zone, and
- 5) obtain TXDOT approval if existing driveway is improved or altered.

Mr. Howell amended his application to include the PD designation. Mr. Larkins seconded the motion. Members voted unanimously for approval.

RECOMMENDED FOR APPROVAL TO PD-NEIGHBORHOOD SERVICE WITH STIPULATIONS

Ms. Kinsey made a motion to approve the site plan with stipulations listed above. Mr. Davis seconded the motion. Members voted unanimously for approval.

RECOMMENDED FOR APPROVAL WITH STIPULATIONS

Consider approval of February 4, 2019 Minutes.

Mr. Larkins made a motion to approve the Minutes. Mr. Davis seconded the motion. Members voted unanimously for approval.

RECOMMENDED FOR APPROVAL

Adjournment.

There being no further business, the meeting was adjourned.

Dianna Patterson Kinsey, Vice-Chairman

Laura Puckett, Acting Secretary

Attachment: 3-4-19 P Z Minutes (2052 : Consider approval of March 4, 2019 minutes)