



CITY OF TEXARKANA
PLANNING & ZONING COMMISSION
AGENDA • APRIL 3, 2023

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

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

I. CALL TO ORDER

II. AGENDA ITEMS

1. Consider approval the final and preliminary plat for the Summer Ridge 2nd Addition, located at the intersection of Mall Drive and Summer Ridge Drive. Green Meadow Capital, LLC, owner, and Jeffrey Wood, MTG Engineers and Surveyors, agent.
 2. Consider approval of the final of preliminary plat for the McKnight Crossing Third Addition, located at McKnight Crossing. State Bank of DeKalb, owner, and Jeffrey wood, MTG Engineers and Surveyors, agent.
 3. Consider approval of the Replat of Lot 1D, Block 2, Waggoner Creek Crossing Two, located at University Avenue and West Park Boulevard. Waggoner Creek Crossing LP, owner, and Jeffrey Wood, MTG Engineers and Surveyors, agent.
 4. Consider Amending Zoning Ordinance Section 140-247 Signs with 100 feet of interstate or loop corridor.
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5. Z-23-7: rezoning an approximate 9.37-acre tract of land (being Tract 173, 173A, 174, and 175), H.S. Janes HRS, A-306, located at 3811 S. Lake Dr. Single Family-2 to Commercial. Michael Petty, owner and Kyle Davis, attorney.
6. Z-23-9: rezoning on an approximate 1.24-acre tract of land (being the North Part of Tract 9 and 10), Flower Acres, located at 3327 S. Lake Dr. General Retail to Commercial. Phil Hadaway, owner.
7. Z-23-10: rezoning on an approximate 0.71-acre tract of land (being South 150' of Tract 9 and 10), Flower Acres, located at 2107 Flower Acres Rd. General Retail to Commercial. Phil Hadaway, owner.
8. S-774: Specific Use Permit to allow permanent cosmetics (facial tattooing) on an approximate 5.65-acre tract of land (being Tract 388 and 388A), George Brinlee HRS, A-18, located at 4115 N. Kings Hwy, Suite 109. Carter Floyd, owner, and Tammy Wroten, agent.
9. Z-23-8: rezoning on an approximate 3.36-acre tract of land (being Tract 4D), West Texarkana GDN, located at 700 Elliott Road. Single Family-2 to Single Family-3. Katherine McGee, owner and Austin Edwards, agent.
10. S-775: Specific Use Permit allowing the location of a double wide HUD code manufactured home on an approximate 3.36-acre tract of land (being Tract 4D), West Texarkana GDN, located at 700 Elliott Road. Katherine McGee, owner, and Austin Edwards, agent.
11. Z-23-6: rezoning (TABLED) Lot 2, Martha S Pace Subdivision an approximate 1.499-acre tract of land, located in the 3400 block of Galleria Oaks Drive. Single Family-1 to Two Family-1. Joel S. Pace, Trustee Martha Pace Trust, owner, and Brian Henry, agent.
12. S-772: (TABLED) Specific Use Permit to allow the location of a cellular tower on an approximate 7.13-acre tract of land (being Tract 44A), J M Goffe, HRS, A-244, located at 2718 Moores Lane. Patrick Cannon, Representing Walnut Church of Christ, owner, and Wayne Barnett, agent.

III. STAFF UPDATES

IV. CONSIDER APPROVAL OF MINUTES

1. Consider approval of the minutes from the Planning and Zoning Commission March 6, 2023 meeting.

V. ADJOURNMENT**VI. P&Z AGENDA ITEMS**

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

Summary Sheet

Version:

Update Date: 3/28/2023 8:20 AM

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

Subject: Consider approval the final and preliminary plat for the Summer Ridge 2nd Addition, located at the intersection of Mall Drive and Summer Ridge Drive. Green Meadow Capital, LLC, owner, and Jeffrey Wood, MTG Engineers and Surveyors, agent.

Meeting Date: 4/3/2023

Attachments

- a. P&ZMemo-PlatReview-FinalPrelimPlatSummerRidge2ndAddition-April2023 (PDF)

Staff Coordination

Building Code Administration	Mashell Daniel	Department Head Review
Pending		
Planning & Zoning Commission		Department Review
Pending		
Planning & Zoning Commission	Laura Puckett	Meeting Pending
04/03/2023 6:00 PM		

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

See attached Memorandum.

Potential Options:

Approve or Deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

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

Advisory Board/Committee Review:

Planning and Zoning Commission

City of Texarkana, Texas**Board/Committee Recommendation:**

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

April 3, 2023

MEMORANDUM

To: Planning and Zoning Commission

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

Date: March 22, 2023

Subject: **Consider approval of final and preliminary plat for the Summer Ridge 2nd Addition**

This is a request by Green Meadow Capital, LLC, owner, and Jeffrey Wood, MTG Engineers and Surveyors, agent, to consider approval of the final of preliminary plat for the Summer Ridge 2nd Addition. The purpose of this plat is create a two lot subdivision located off Summer Ridge Drive and Mall Drive.

Comments are as follows:

1. TxDOT – No response
2. Summit Utilities – No issues
3. Sparklight – No issues
4. Windstream - No issues
5. Electric Companies
 - a. AEP - No issues
 - b. Bowie Cass – No issues
 - c. REA – No response but not in service area
6. TWU - **See memo**
7. PW/Planning Departments
 - a. Tax certificate of the property for recording purposes from BCAD must be provided showing all taxes have been paid for entire property in order to be recorded at the County Courthouse (Texas State Legislature amendment 12.002 of the Texas Property Code)
 - b. Mylar copy and electronic copy via email submitted to Public Works office after recording
 - c. **Site design will have to meet Stormwater Design Manual and new requirements set fort in Chapter 130 Street and Sidewalks (attaching copy of new ordinance)**
8. Fire Department – No response

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



Texarkana Water Utilities

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

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

MEMORANDUM

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

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

Date: March 9, 2023

Re: **Summer Ridge 2nd Addition – Preliminary and Final Plat**

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

1. There is an existing six-inch (6") water main that appears to begin adjacent to the north east corner of the proposed Lot No. 2, running in a north easterly direction. Lot No. 1 will not be served by water. An extension will be required to serve Lot No. 1 and may be required to serve Lot No. 2. This will be the responsibility of the owner/developer.
2. There is an existing eight-inch (8") sanitary sewer main parallel and adjacent to the north boundary line of the proposed Lot No. 1 and Lot No. 2.
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: Kenny Icenhower, P.E., Assistant Executive Director, TWU
Bill Moss, GIS Technician, TWU
Teresa Akard, Engineering Technician II, TWU
Pam White, Administrative Coordinator, TWU

Chapter 130 STREETS AND SIDEWALKS

ARTICLE I. IN GENERAL

Sec. 130-1. Permit to construct sidewalks, curbs, and shared use paths.

It shall be unlawful for any person to construct any concrete sidewalk, curb, or shared use path within the city, without first having obtained a permit therefor from the city council. Such permit may be either a special permit for each job or a general permit for all such work to be done by the person to whom the permit is issued.

Sec. 130-2. Sidewalks, curbs, and shared use paths to conform to established criteria; minimum construction requirements.

- (a) All sidewalks, curbs, and shared use paths constructed in the city shall be so constructed as to conform to the established grade and lines of the streets, sidewalks and alleys of the city and as to meet all applicable statutory and regulatory requirements under the Americans with Disabilities Act. It shall be the duty of the property owner to determine and mark the established grade, or, in case there is no established grade, the natural and probable grade of any sidewalk or alley, and to request inspection by the City Engineer prior to pouring sidewalk.
- (b) All sidewalks constructed in the city shall be so constructed (i) to a minimum width of five feet (5') unless a different width is approved in writing by the City Engineer, (ii) of Class "A" (3,000 psi test) concrete, and (iii) to a minimum slab thickness of four inches, reinforced with six inches by six inches by ten-gauge welded wire mesh or approved equivalent.
- (c) All shared use paths constructed in the city shall be so constructed (i) to a minimum width of eight feet (8') unless a different width is approved in writing by the City Engineer, (ii) of Class "A" (3,000 psi test) concrete, and (iii) to a minimum slab thickness of four inches, reinforced with six inches by six inches by ten-gauge welded wire mesh or approved equivalent. Other material can be substituted upon written approval of the City Engineer.

Sec. 130-3. Construction of sidewalks by property owners and developers.

- (a) *Generally.* For new commercial development or redevelopment or new residential development, it shall be the duty of the developer of the property and every owner of any lot or part of a lot or block adjoining or abutting any public street or highway in the city to grade and construct sidewalks in front of and alongside of the lot or part of the lot or block so owned; and in new development, sidewalks shall be constructed on both sides of street at the time the street is constructed. Prior to grading, the owner and developer shall request a written determination from the City Engineer on whether construction of a shared use path or paths shall also be required. The cost of grading and construction required by this subsection shall be borne by the owner.
- (b) *Existing commercial and residential corridors.* In all existing corridors, it shall be the duty of every owner of any lot or part of a lot or block adjoining or abutting any public street or highway in such corridor, when improving property so owned to increase its value, to grade and construct sidewalks in front of and alongside of the lot or part of the lot or block so owned. If sidewalks are neither present in such corridor nor are planned based on the City's active transportation plan, the requirements of this subsection shall not apply unless the City Engineer notifies the owner in writing of the applicability of this subsection. The cost of grading and construction required by this subsection shall be borne by the owner.

- (c) *Maintenance.* The maintenance of a sidewalk or shared use path constructed on private property shall be the responsibility of the property owner. The maintenance of a sidewalk or shared use path constructed within the public right-of-way or public sidewalk easement may be specified in writing between the City Engineer and property owner; and absent any writing specifying responsibility for maintenance, such maintenance shall be the responsibility of the City.
- (d) *Material and dimensions.* Sidewalks and shared use paths constructed under this section shall be constructed per the requirements of section 130-2.
- (e) *Appeal.* The decisions or determinations made by the City Engineer as provided in this section shall be final unless the owner files an appeal to the Zoning Board of Adjustment within five (5) business days of the owner's receipt of the City Engineer's determination.

Sec. 130-4. Governing TxDOT standard specifications.

All applicable sections of the then-current edition of the Texas Department of Transportation "Standard Specifications for Construction and Maintenance of Highways, Streets and Bridges" ("TxDOT Standard Specs"), a copy of which publication shall be on file in the Public Works Department, are hereby adopted herein by reference as the standard specifications for materials and methods of construction for highways, streets, and bridges within the city. All materials used in city street and alley construction shall conform in all respects to the applicable provisions of such publication.

Sec. 130-5. Encumbrances and obstructions on streets, sidewalks and other public rights-of-way.

- (a) *Definitions.* The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:

Alley means a minor way that is used primarily for installation of public utilities and for vehicular service access to the backside or the side of the property otherwise abutting the street.

Easement means a right held by the city to be used for access, drainage or the placement of utilities such as, but not limited to, water, sewer, gas, telephone, cable television and electrical lines.

Franchise means a grant of authority by the city to utilize the public right-of-way under certain specific terms and conditions given by ordinance.

Noncertificated telecommunications provider means an entity who has not been issued a certificate of convenience and necessity, certificate of operating authority or service provider certificate of operating authority to offer local exchange telephone service.

Right-of-way means any strip or area of land, including, surface, overhead or air space, or underground or subsurface space that is used, or intended to be used, or dedicated to be used wholly or in part as a public street, sidewalk, alley or as the location of public walkways and utility or drainage facilities or installations.

Sidewalk means the concrete or asphalt surfaced portion of a street between either the curblin or roadway and the adjacent property line intended for pedestrian use.

Street means the entire width between the boundary lines of every right-of-way, other than an alley, publicly maintained when any part of it is opened to the public for vehicular use.

- (b) *Other definitions.* Definitions not expressly described herein are to be determined in accordance with customary usage in municipal planning and engineering practices.
- (c) *Unlawful activities.* The following activities, uses, conditions or occurrences on the public right-of-way shall be deemed unlawful:

- (1) Operating any machinery having tracks, feet or pulling lugs over or along any paved streets or alleys.
 - (2) Hauling of gravel, brick, sand, concrete, ready mix concrete or mortar in such a manner to scatter or waste these substances onto any streets, alleys or sidewalks.
 - (3) Dropping, spilling or leaking out of any tank or vessel, whether connected with a motor vehicle or otherwise, any gasoline or other oil or petroleum-based substance on to any street, alley or sidewalk.
 - (4) Discharging any odorous water, sewage, wastewater, waste oils, kitchen grease, kitchen slop water, mop water or other offensive or hazardous substance onto any public right-of-way.
 - (5) Placing, storing, constructing, installing or maintaining any structure, building, object, vehicle, device, fence, wall or other material on or within any public right-of-way. Trees and other living, domesticated vegetation located within the parkway area of a paved street and mailboxes are exempt from this prohibition. Provided, however, the city, or its authorized agents, shall not be required to replace any obstruction on or within any public way that must be removed during the course of maintenance, construction and/or reconstruction on or within the public way.
 - (6) Casting, placing or storing any animal, offal, garbage, trash, refuse or debris into or upon any street, alley, sidewalk, street gutter or other public right-of-way.
 - (7) Constructing or placing any temporary or permanent structure within, on or over any public utility or drainage easement, except for franchised utilities, other public facilities associated with drainage, or as provided herein. The property owner may place removable section type fencing, asphalt or concrete paving, or landscaping within any dedicated public utility easement. Provided, however, that the city or any franchised utility of the city shall not be required to replace anything that must be removed during the course of maintenance, construction or reconstruction within any public utility or drainage easement.
- (d) *License to encumber right-of-way or easements.* The following shall control the consideration of requests for encumbrances on, over, under or through public rights-of-way or easements.
- (1) The right to encumber the public right-of-way may be granted only by license and every grantee of a license shall agree to indemnify and hold the city harmless from any and all damages to persons or property or both, arising in any manner out of the use of licensed premises. Each applicant for a license shall complete an application form obtained from the public works department. The applicant shall provide a certificate of insurance naming the city as a co-insured with liability insurance coverage in a minimum amount of \$1,000,000.00 for each person for bodily injury and \$500,000.00 for each single occurrence for injury to or destruction of property. The application must be accompanied by plans or drawings showing the area to be used and a statement of the purpose for which the right-of-way is to be used.
- (1-a) The right to encumber a public sidewalk shall be restricted to the CB central business district and shall be subject to these additional criteria:
- a. A license authorized by this subsection shall be held only by the applicant and shall not be transferable.
 - b. Any encumbrances authorized by this subsection shall be:
 1. Restricted to the front of the applicant's licensed business and used solely for purposes directly related to the applicant's licensed business;
 2. Placed in such a manner as to leave a minimum unobstructed sidewalk width of four feet, a minimum of one foot away from the curb line or edge of vehicular traveled way, and allow ease of movement by many persons in and around the encumbrances; and
 3. Limited to chairs, benches, tables, window boxes, railings, and one "sandwich board" or stand-up sign per license, with display of advertising restricted solely to "sandwich boards" or stand-up signs (see sections 140-179, 140-239).

- c. The following placement of encumbrances shall be prohibited:
 - 1. Placement in front of any door or other means of ingress or egress;
 - 2. Placement which blocks or hinders access to the adjoining property;
 - 3. Placement which blocks or hinders visibility of drivers or pedestrians;
 - 4. Placement on a corner lot within twenty feet of the points of intersection of the joining street rights-of-way;
 - 5. Placement on the sidewalk of any hazardous material; and
 - 6. For "sandwich boards" or stand-up signs, placement on the sidewalk at such times as the applicant's business is closed to the public.
 - d. The license may be revoked with or without notice if, in the discretion of the director of public works or code enforcement officer, the use or utilization of the encumbrance or public sidewalk violates any provision of the Code, or the encumbrance becomes destroyed, unsightly, or deteriorated. This provision is cumulative of any other remedies or enforcement provisions contained in the Code.
 - e. For any encumbrance authorized by this subsection (1-a) in the CB central business district, a licensee shall pay a one-time license fee.
- (2) No individual, person, firm or corporation shall be granted a license for an encumbrance of the public right-of-way that would adversely affect the public health, safety or welfare of the citizens of the city.
 - (3) Unless otherwise specified in this subsection, no license shall be issued or granted for an encumbrance of the public right-of-way for less than a three-foot width.
 - (4) Unless otherwise specified in this subsection, for a private license authorizing a surface, subsurface, or air space encroachment at or above the ground level (examples include a private water or sewer line, an overhead line, or a building encroachment), a licensee shall pay a one-time license fee of ten percent (10%) of the fair market value times the square footage of encumbrance; provided, however, in no event shall a license fee be less than \$200.00. The city will determine the fair market value in the areas of consideration for license. Fair market value may be established by use of the county appraisal district records referencing value of adjacent land without improvements.
 - (5) Unless otherwise specified in this subsection, any deposits, license fees or annual fees required by this section shall be in an amount as established by the city council from time to time and is on file in the city secretary's office or city website.
 - (6) The total deposit shall be credited toward the license fee for the issuance of the first year if a license should be granted. Any individual, person, firm, or corporation wishing to encumber the public right-of-way in any manner shall submit a license application and required deposit to the director of public works. Upon receipt and normal review by various city departments and public utility companies of such application, the director of public works shall forward the request to the city manager for approval.
 - (7) Any license granted hereunder shall specify the area licensed for use and shall be issued by the public works department.
 - (8) Any applicant denied a license shall have the right to appeal such denial to the city council by filing a written notice of appeal with the city secretary no later than five days from receipt of notice of the denial of the request.
 - (9) The city council shall hear the applicant's request within 30 days of notice of appeal and shall determine whether or not to uphold the denial, to grant the request as presented or to modify it.
- (e) *Exemptions.*

- (1) An applicant who wishes to encumber the public right-of-way adjacent to the applicants' private property for the purpose of installation of a private lawn sprinkler or irrigation system is hereby exempt from the license fee requirements of this chapter. However, neither the city nor any franchised utility shall be responsible or liable for damages or expenses resulting from the maintenance or operations of utilities in said right-of-way.
 - (2) Noncertificated telecommunications providers shall be subject to an annual fee, per lineal foot, of an amount as established by the city from time to time and is on file in the city secretary's office or city website.
 - (3) Any applicant who is approved for a license to encumber public right-of-way for the placement of an ornamental device, is hereby exempt from the annual license fee and subject to a one-time license fee. The license fee shall be in an amount as established by the city council from time to time and is on file in the city secretary's office or city website.
 - (4) In the CB central business district, any applicant who is approved for a license to encumber a specified area of a public sidewalk is hereby exempt from the annual license fee and subject to a one-time license fee.
- (f) *No obstruction of public property.* The applicant shall not, unnecessarily or for an unreasonable period of time, obstruct or interfere with the public use of any streets, roads, highways, alleys or public ways owned or controlled by the city.
 - (g) *Repair of damages.* Applicant shall repair any and all damages caused by the applicant to any real property owned or controlled by the city and shall restore such real property to substantially its condition immediately before the incident causing such damage. The applicant shall commence such repairs immediately upon completion of the work or activity in which the applicant was involved at the time the damage occurred and shall complete such repairs to the satisfaction of the city for one-year from the date of surface of said street, road, highway, alley or public way is broken for such construction or maintenance work, after which time, responsibility for the maintenance shall become the duty of the city. The city may, from time to time, adopt reasonable ordinances regulating such work.
 - (h) *Conduct of work or activities.* The applicant shall use reasonable care in conducting its work or activities in order to prevent injury to any person and unnecessary damage to any real or personal property.
 - (i) *Use of alleys.* The applicant shall attempt to utilize the alleys of the city insofar as is reasonably practical in conducting its work and activities hereunder. Notwithstanding the foregoing, however, the applicant may, when approved by city, utilize the streets and any other public ways owned or controlled by the city to perform such work and activities.
 - (j) *Changes in encroachments.* Applicant shall (at the applicant's expense), upon written request from the city, change the location, position, route, depth or height of any encroachment or other components of the encroachment if and when such change becomes reasonably necessary because of a change in the grade of any street, road, highway, alley, public way or other real property owned or controlled by the city or because of any change in the location of, or in the manner of maintaining, constructing, laying, repairing, removing, replacing, installing or operating, any pavement, curbs, gutters or underground or aboveground wires, cables or water or sewer pipes owned or controlled by the city. The city's written request for such change must set forth, in detail, all of the essential elements and specifications of the requested change.
 - (k) *Maps of encumbrances.* The applicant shall, at all times, keep on file with the City Engineer a map showing the current location of all encumbrances and other components of the applicant's facilities located in the city.
 - (l) *Conflicts.* In the event of any conflict between the provisions of this section and any other provision of this Code or other ordinances, this section shall control. Provided, however, that nothing in this section shall affect the right of a holder of a lawfully granted franchise.

Sec. 130-6. Removal.

Any unlicensed obstruction or encroachment upon any sidewalk, street, alley or other public thoroughfare of the city as specified in section 130-5, shall be removed by the owner or person in charge thereof, and upon failure to do so, the city may remove said obstruction or encroachment and dispose of the same, institute proceedings in any court pursuant to Texas law or this code to require compliance with this section or penalize non-compliance, or utilize any combination of remedies contained in this code and Texas law to require compliance with this section or penalize non-compliance.

Sec. 130-7. Structural interference with view of street intersection.

It shall be unlawful for any person to place or maintain any sign, display or any structure at street intersections in such a manner that the view of intersecting traffic is obstructed, hindered or obscured, or to place or maintain any sign, display or any structure in such a manner as to hinder or obscure the vision of operators of motor vehicles, or pedestrians upon the streets, sidewalks or alleys of the city.

Sec. 130-8. Signs and awnings—Permit.

Any person desiring to erect or place an overhanging sign or awning over or across any sidewalk or over or across any public property in the city shall first apply for and secure a permit to do so from a city inspector. If such sign complies with the provisions of the building code, and, if in the judgment of the city inspector, such sign or awning can be safely erected or placed, the inspector shall issue the permit.

Sec. 130-9. Same—Use of public property.

The supports and guys of all signs and awnings which are not publicly owned shall be placed on private property and such supports and guys shall comply with the provisions of the building code which has been adopted by reference by the city in this Code.

Sec. 130-10. Reserved.**Sec. 130-11. Use of streets and sidewalks for business purposes.**

Except as otherwise provided in this Code, it shall be unlawful for any person to use any part of any sidewalk, street or alley in the city for the purpose of merchandizing or conducting any trade or business.

Sec. 130-12. Inspection of utility poles, lines, etc.

The city fire chief, building inspector, electrical inspector, police officers and other persons designated by the city shall have power and it shall be their duty to examine and inspect, from time to time, all telegraph, telephone, electric light or other poles, gas pipe lines, pipes and other fixtures in the public places within the city for the purpose of seeing that they are in a safe and suitable condition, and, whenever any such item is found to be unsafe or unsuitable for the purpose for which it is used, the person using, possessing or maintaining the same shall be notified and required to place the same in a safe and suitable condition.

Sec. 130-13. Deposit of litter, trash, etc., on streets and sidewalks—Prohibited.

It shall be unlawful for any person to throw, place or in any wise deposit any litter, trash, refuse or garbage upon the sidewalks, streets, street rights-of-way, highways or highway rights-of-way within the city.

Sec. 130-14. Same—Signs authorized.

The City Engineer's office is hereby authorized to place signs at locations within the city designated by the chief executive officer or the city council to give notice of the provisions of section 130-13.

Sec. 130-15. Going upon or interfering with street or sidewalk being paved, repaired, etc.

It shall be unlawful for any person to drive, ride, walk or otherwise go upon or in any other manner interfere with any sidewalk, street or alley, or part thereof, which is being paved, repaired or constructed.

Sec. 130-16. Removal of lanterns, barricades, etc., from site of street or sidewalk construction.

It shall be unlawful for any person to remove any lanterns, barricade or other warning device or obstruction placed to prevent the public from going onto and upon any sidewalk, street or alley or other public place which is being paved, repaired or constructed.

Sec. 130-17. Breaking, defacing, etc., street name signs.

It shall be unlawful for any person to willfully, maliciously or negligently break, knock down, throw down or in any way deface or otherwise injure any board, plate or card carrying or having upon it the name or designation of any street or public way in the city.

Sec. 130-18. Trees, shrubs and other plants—Clearance over sidewalks.

It shall be unlawful for any person to permit any tree, shrub, vine, palm or any other plant of any description or kind to be grown, maintained or cultivated on any property owned by the person or under the owner's control in such a manner that any portion of such tree, shrub, vine, palm or other plant overhangs or protrudes upon or over any sidewalk, unless there is a full ten-foot clearance between the surface of all portions of the sidewalk and the overhanging tree, limb, shrub, vine, palm or plant.

Sec. 130-19. Same—Clearance over streets.

It shall be unlawful for any person to permit any tree, shrub, vine, palm or other plant of any description or kind to be grown, maintained or cultivated on property owned or controlled by the person in any manner so as any portion of such tree, vine, shrub, palm or plant hangs over or protrudes upon any street or highway in the city, unless there is a full 12-foot clearance between the surface of all portions of such street or highway and the overhanging tree, limb, shrub, vine, palm or plant.

Sec. 130-20. Same—Location between curb and sidewalk.

- (a) It shall be unlawful for any person to plant, maintain or cultivate any tree, shrub, vine, palm or plant of any description or kind which is more than three feet in height between the sidewalk and the curb of any public street or highway in the city at a lesser distance than 20 feet from the corner of any block of any such public street or highway, such measurement to be computed at the point of intersection of two lines extended parallel with the curblines of the street or avenue intersecting and causing such corner. Shade trees growing between the sidewalk and the curb of any public street or highway on or before May 27, 1941, shall not be affected by the terms of this section, until the city council passes a resolution declaring that the growing of the trees constitutes a public nuisance or hazard and orders the same removed by the owner, occupant, lessee or person in charge of such property, within five days from the date the notice is given.

- (b) All trees between the curb and sidewalk shall be planted in a uniform line and in line with the trees already planted and growing.

Sec. 130-21. Same—Interference with traffic.

It shall be unlawful for any person to maintain any shrubbery or trees at street intersections in such a manner that the view of intersecting traffic is obstructed, hindered or obscured, or to maintain any trees or shrubbery having overhanging limbs or extending branches that obstruct, hinder or obscure the vision of operators of motor vehicles or pedestrians upon the streets, sidewalks or alleys of the city.

Sec. 130-22. Fees payable.

A fee shall be paid to the city, in addition to all other charges, fees or deposits, for the issuance of a permit or license, as applicable, under this chapter. This fee shall be for the purpose of defraying administrative costs of issuance, including but not limited to costs of inspection and obtaining appropriate placards. The fee shall be in an amount as established by the city council from time to time and is on file in the city secretary's office, Public Works office, or city website. All fees must be paid prior to issuance.

Secs. 130-23—130-44. Reserved.

ARTICLE II. RENTAL CHARGE FOR UTILITY POLES, LINES, ETC.

Sec. 130-45. Applicability of article.

The provisions of this article are subject to the exception set out in Texas Local Government Code Section 590.0001.

Sec. 130-46. Imposed; amount; when payable.

Upon August 1 of each and every year, every person occupying or using the streets, highways, easements, alleys, parks or other public places in the city with poles, pipes and for other fixtures shall, as a condition to such further occupancy, pay to the city annually for such privileges, a rental equal to not less than three percent of the gross receipts received by such person, association, organization or corporation from its business conducted in the corporate limits of the city for the preceding year, which sums shall be paid to the city.

Sec. 130-47. Report of gross receipts of payor.

Every person using or maintaining any telegraph, telephone, electric light or other poles, gas and water pipe lines, pipes and other fixtures in any of the streets, highways, easements, alleys, parks or other places within the corporate limits of the city shall, on August 1 of each year, file with the city secretary a sworn report showing the gross receipts from the business conducted by such person or within the corporate limits of the city for the preceding year, ending the June 13.

Sec. 130-48. Examination of books and records of payor.

The city council may, when it sees fit, have the books and records of any person required to pay the rental charge imposed by this article examined by a representative of the city to ascertain whether the statement filed in

accord with section 130-47 is accurate, but nothing in this section shall be construed to prevent the city from ascertaining the facts by any other method.

Sec. 130-49. Receipt for payment.

Upon receipt of the rental charge imposed by this article, the city secretary shall deliver to the person paying the same a receipt therefor, which receipt shall authorize such person to use and occupy the streets, highways, easements, alleys, parks and other public ways of the city in carrying on its business for 12 months from August 1st.

Sec. 130-50. Charge is not a tax, but is additional to taxes.

The rental charge provided for in this article is not charged as a tax, but is made for the privilege, enjoyed by the persons upon whom it is imposed of using the streets, easements, alleys and other public ways of the city in the conduct of their businesses, and such charge is additional to all ad valorem and franchise taxes and to all taxes of every nature imposed on such persons.

Sec. 130-51. Article does not grant franchise; cancellation of privilege and refund of rental.

This article does not grant a franchise to any utility or person to use the streets, easements, alleys and other public ways and shall never be so construed by the court or otherwise. The city reserves the right to cancel the privilege granted under this article and refund the unearned rentals paid to the city.

Sec. 130-52. Penalties.

- (a) Every person who shall operate any business without the payment of the rentals provided for in this article shall be subject to the general penalty as described in section 1-5, and for each and every day that such person shall conduct such business using and occupying the streets, easements, alleys or other public ways of the city without such payment, a fine may be recovered by the city in a court of competent jurisdiction by a suit filed therein.
- (b) Every person, and the local manager or agent of such person, failing or refusing to make the report required by section 130-47, or failing or refusing to allow the examination provided for in section 130-48 shall, upon conviction thereof, be fined and every day's failure or refusal shall be deemed a separate offense.

Secs. 130-53—130-77. Reserved.

ARTICLE III. EXCAVATIONS

Sec. 130-78. Permit—Required; fees.

- (a) It shall be unlawful for any person to cut into, dig up, excavate, tunnel, undermine or in any manner break up the surface of any street, sidewalk, curb and gutter or alley in the city, unless such person shall first obtain a permit therefor from the building inspection division and thereafter notify the City Engineer at least forty-eight (48) hours in advance of commencing any work permitted.
- (b) In the event of an emergency in which a sewer main, conduit or other utility facility in or under any street bursts, breaks or otherwise is in such condition as to immediately endanger the property, lives, health or safety of any person, the person owning or controlling such facility shall be permitted to immediately go in and repair the break for the protection of the property, life, health and safety of individuals; provided, however, such person owning or controlling such facility shall immediately apply for an excavation permit not later than the end of the next succeeding business day during which the building inspection division office is open for

business and shall not proceed with permanent repairs without first obtaining an excavation permit and notifying the City Engineer as provided for in this article.

- (c) An excavation permit as provided for in this article shall become invalid seven (7) business days following issuance of the permit, and all excavations shall be completed on or before the permit expiration date. In the event excavation work is not completed on or before the permit expiration date, another excavation permit as provided for in this article must be obtained, with the same period of validity as provided for in this subsection.
- (d) The fee for the issuance of a permit required by this article shall be in an amount as established by the city council from time to time and is on file in the city secretary's office, Public Works office, or city website.

Sec. 130-79. Same—Application.

An application for a permit required by section 130-78 shall give the following information:

- (1) The name, address and phone number of the applicant;
- (2) The exact location on the street or alley of the excavation or tunneling;
- (3) The nature and purpose of the work and the dimensions of the cut or break in the pavement or surface of the street, curb and gutter or alley;
- (4) The date of proposed commencement of the work;
- (5) The date of proposed completion of the work;
- (6) The type of surface and base, if known, of the street and to what level of completion the applicant proposes to perform repair work; and
- (7) Such other information as the inspection division may require.

Sec. 130-80. Same—Types of excavations; backfill and inspection requirements.

- (a) *Asphalt streets or alleys.* Permittee shall be responsible for backfilling excavated area within two inches (2") of the finished grade with flowable fill or other material approved by the City Engineer. Upon completion of backfill, permittee shall notify the City Engineer for a required inspection; and upon the backfill passing inspection, the City will place the final asphalt course.
- (b) *Concrete streets or alleys.* Permittee shall be responsible for backfilling excavated area within seven inches (7") of the finished grade with flowable fill or other material approved by the City Engineer. Upon completion of backfill, permittee shall notify the City Engineer for a required inspection; upon the backfill passing inspection, permittee shall be responsible for pouring a minimum seven-inch (7") Class P Concrete Pavement (3,600 psi and minimum #3 bars on eighteen-inch centers each way); and then permittee shall notify the City Engineer for a required final inspection.
- (c) *Concrete sidewalk.* Permittee must request an inspection by the City Engineer prior to pouring sidewalk; and Permittee shall construct sidewalk per the requirements of section 130-2.
- (d) *Asphalt trails.* Permittee shall be responsible for backfilling excavated area within two inches (2") of finished grade with minimum six-inch (6") Type B, Grade 3 base material or other material approved by the City Engineer; upon completion of backfill, permittee shall notify the City Engineer for a required inspection; and upon the backfill passing inspection, the City will place the final asphalt course.

Sec. 130-81. Same—Insurance required of applicant.

- (a) Prior to the issuance of a permit under this article, the applicant shall furnish to the building inspection division satisfactory evidence in writing that the applicant has in force and will maintain in force, during the performance of the excavation work and during the period of the excavation permit, public liability insurance in the sum of not less than \$50,000.00 for any one person and \$100,000.00 for any one accident, and property damage insurance of not less than \$50,000.00, such insurance to be issued by an insurance company authorized to do business in this state.
- (b) It shall be the permittees responsibility to maintain the site in such condition that the public is protected, until final repairs are complete.

Sec. 130-82. Same—Issuance, contents, display, etc.

- (a) In the event an applicant is granted a permit under this article, the Public Works department shall issue a placard, which shall be plainly written or printed in English and reading substantially as follows:

Excavation Permit No. _____

City of Texarkana, Texas

Place: _____

Issued: _____

(date)

Expires: _____

(date)

- (b) The applicant shall display the permit in a conspicuous place at the site of the work.
- (c) It shall be unlawful for any person to exhibit such placard at or about any excavation not covered by such permit, or to alter or misrepresent the number of the permit or the date of issuance or the date of expiration thereof.

Secs. 130-83—130-84. Reserved.**Sec. 130-85. Notice to police and fire departments if street closed.**

If, in the course of work performed under a permit issued under this article, it becomes necessary to obstruct the passage over a street completely, it shall be the duty of the permittee to inform the fire department and the police department of such temporary closing and to make necessary arrangements with the street division superintendent concerning barricades, detours, signing, flagmen, etc. The permittee shall be responsible for providing such traffic control to the superintendent's satisfaction.

Sec. 130-86. Barricades.

- (a) Every person to whom a permit is issued under this article shall erect barricades which meet the requirements of the then-current Texas Manual on Uniform Traffic Control Devices at the site of the work covered by the permit to inform the public that the street, sidewalk, curb and gutter or alley is being excavated and to prevent the unobstructed passage therein and to route traffic around the excavation with a minimum of interference. Acceptable warning signs shall be placed on such barricades, and all barricades shall be illuminated at night, and all lights shall be kept burning from sunset to sunrise.

- (b) It shall be the responsibility of the permittee to maintain the proper barricading and signing at the site, until notified by the city that final repair has been satisfactorily completed.

Sec. 130-87. Bridges required in certain instances.

Where traffic must cross open trenches at intersections and driveways, suitable bridges shall be provided by the person to whom the permit was issued under this article.

Sec. 130-88. Means of ingress and egress for residents to be provided.

Streets, driveways or alleys affected by work under a permit issued under this article shall at all times be maintained in a condition which will provide easy ingress and egress to the residents living thereon.

Sec. 130-89. Use of cleated equipment.

No person performing work under a permit issued under this article shall use equipment with cleats, without pads on any surfaced street.

Sec. 130-90. Trench walls.

Whenever any excavation is made on a surfaced street, the trench walls shall be substantially vertical, with a maximum width at the top no greater than 24 inches more than the outside diameter of the pipe. The trench walls shall be sufficiently braced to prevent material under the undisturbed pavement from sluffing. Trench protection shall be required if the trench is five feet (5') or more in depth.

Sec. 130-91. Protection of sewers.

Where sanitary sewers are encountered in making an excavation under this article, every effort shall be made to keep them undamaged. Should the sanitary sewer be damaged, it shall be completely cleaned and restored to its original condition. Where the grades on sanitary sewer lines are such that they must pass through storm sewers, a satisfactory concrete box shall be installed with a clean out manhole, and the sanitary sewer shall be laid through the box with cast iron pipe as directed by the City Engineer.

Sec. 130-92. Backfilling, base repair and surface repair.

- (a) *General.* Backfilling of excavations shall be the responsibility of the permittee. Base and concrete surface repair may be performed by the permittee or by the city at the city's option. Backfilling shall be accomplished as soon as practicable.
- (b) *Materials and methods for backfilling.* Material used for backfilling may be that material excavated or other similar material, provided that the material used for backfilling is free of vegetation or other deleterious matter, contains no rock, broken concrete or broken asphaltic pieces larger than three inches maximum dimension in any plane, and is of such character and moisture content that it will stabilize when compacted. The backfill material shall be placed in six-inch loose lifts, and each lift shall be thoroughly compacted to prevent excessive settlement. This procedure will be continued, until the excavation is totally filled, unless base repairs and/or surface repair is to follow immediately, in which case the backfill procedure may stop at the elevation such base repair will start.
- (c) *Materials and methods for base repair.*
- (1) *Gravel base.* Material used for repair of existing gravel base streets and alleys shall meet the minimum specifications for Type B, Grade 3, flexible base material, as detailed in TxDOT Standard Specs. A minimum of ten inches, compacted depth, base material shall be placed in two equal lifts, with each lift

thoroughly compacted. Where asphalt surface repair is to immediately follow base repair, the top two inches of base material may be omitted to allow for placement of the asphalt.

- (2) *Concrete, brick and soil cement base with asphalt surface.* Material used for repair of existing concrete, brick and soil cement base without asphalt surface streets and alleys shall meet the minimum specification for Class C, 3600 psi, 28-day strength concrete, as detailed in TxDOT Standard Specs. A minimum of eight-inch depth shall be placed and broom-finished at an elevation to allow placement of a two-inch depth asphalt surface course. The concrete base shall be protected from heavy loading and allowed to cure a minimum of three days prior to placement of asphalt surface and opening for traffic.
- (3) *Concrete or brick base and surface.* Material used for repair of existing concrete or brick base and surface streets and alleys shall meet the minimum specifications noted in subsection (c)(2) of this section. A minimum of eight-inch depth shall be placed and broom-finished to match the existing undisturbed surface profile around the excavation. The concrete shall be protected from heavy loading and allowed to cure a minimum of three days prior to opening for traffic.

Sec. 130-93. Valve boxes, manholes, etc., to be brought to finished grade.

All valve boxes, manholes and the like shall be brought to the true finished grade of paved streets by persons making excavations under this article.

Sec. 130-94. City and employees not liable for damages.

This article shall not be construed as imposing upon the city or any official or employee, any liability or responsibility for damages to any person injured by the performance of any excavation work for which an excavation permit is issued hereunder, nor shall the city or any official or employee thereof be deemed to have assumed any such responsibility or liability by reason of inspections authorized herein, or the issuance of any permit, or the approval of any excavation work.

Secs. 130-95—130-116. Reserved.

ARTICLE IV. ACCESS DRIVEWAYS

Sec. 130-117. State regulations—Adopted.

The pamphlet known as the "Access Management Manual," published July 2011, by the Texas Department of Transportation, is hereby adopted by the city council as though set out herein in full. The Public Works Department shall maintain a copy of this pamphlet on file at all times.

Sec. 130-118. Commercial driveways; traffic study required.

A Traffic Impact Study/Analysis shall be required for all new, proposed commercial driveways; and the cost of such study/analysis shall be borne by the property owner or developer unless waived in writing by the City Engineer.

Sec. 130-119. Curbs for new driveways.

Commercial access driveways within the city under construction on April 27, 1954, or altered, repaired or rebuilt after such date, and any commercial access driveways built after such date anywhere within the city limits

shall be provided with a curb not less than ten feet from the corner of the intersection streets' right-of-way, such curb shall conform to that line established for curbs for each of the intersection streets.

Sec. 130-120. Minimum construction requirements.

That portion of access driveway constructed upon public street rights-of-way (i.e., from curblane or pavement edge to street right-of-way line) shall meet the minimum criteria for use classification as follows:

- (1) Driveways providing singular access from the street to a single residential unit shall be constructed of Class "A" (3,000 psi test) concrete. Minimum slab thickness shall be four inches, if reinforced with six inches by six inches by ten-gauge welded wire mesh or its equivalent, or five inches if nonreinforced. Subgrade shall be well compacted, and an expansion joint shall be installed at the right-of-way line. Where existing curb, gutter and/or street pavement must be removed to allow proper construction, the limits of the area to be removed shall be saw-cut or scored in an approved manner, and the removal accomplished so as to provide a neat line and a vertical face exposed. The use of alternate materials and methods will be considered, provided a detailed design by a registered professional engineer is submitted, including the engineer's certification that the alternate proposed will provide equal or greater strength and durability than those specified above.
- (1-a) When a rear yard of a single residential unit abuts a street, the City Engineer may approve a driveway providing singular access from the street to the rear yard if, in the discretion of the City Engineer, the rear yard cannot be reasonably accessed from a driveway described in section 130-120(1). Factors to be considered by the City Engineer when exercising such discretion may include a change in elevation, natural barriers (e.g., creek or drainage ditch), drainage facilities (e.g., box culvert or improved stormwater drain), the existence of other natural or artificial barriers, or, if applicable, the flood plain. Any driveway approved under this subsection must meet the minimum construction requirements of section 130-120(1), have a minimum width of 12 feet, and not exceed a maximum width of 15 feet. This subsection does not restrict bicycle or pedestrian facilities. Where lots have double frontage, running through from one street to another, nothing in this Code authorizes a driveway connecting both streets.
- (2) Driveways providing access from a street to a parking lot; to a private drive or street serving multiple-residential units; to educational, medical or religious facilities; to public or private office facilities and to any retail, commercial or industrial type facilities shall be constructed of Class "A" (3,000 psi test) concrete on a well compacted subgrade. Minimum slab thickness shall be five inches, if reinforced with six inches by six inches by six-gauge welded wire mesh, or six inches if nonreinforced. Removal of existing curb, gutter and/or street pavement shall conform to the requirements set forth in subsection (1) of this section, as will consideration of use of alternate materials and methods of construction.
- (3) All driveways shall be constructed to maintain or improve the drainage conditions in the area of the driveway. Gutter line grade shall be carefully maintained and driveway construction shall be such that storm flow is maintained in the gutter. Where driveways cross drainage ditches or swales, the City Engineer's office shall determine pipe size or capacity requirements for driveway culverts or swale sections as conditions dictate. In general, the minimum pipe size allowed will be 18 inches in diameter. Fifteen-inch diameter pipe may be allowed only in instances where larger diameter pipe is not needed and could not function properly due to conditions. In general, the minimum culvert length shall be the paved driveway width, plus two-foot shoulders each side if vertical headwalls are constructed. Otherwise, add a minimum additional two feet length each side for each one-foot depth from top of driveway to bottom of ditch to provide a maximum 2:1 end slope on backfill. Culvert pipe shall be of approved reinforced concrete construction. Alternate pipe material that will be considered, includes metals and plastics which are designed to carry H-15 loadings, are coated or treated to withstand corrosion, and provided that ends are protected by headwalls or concrete sloped end treatment. In general, the location of the culvert pipe in relation to the street pavement edge shall be a minimum of three feet for shoulder width plus three feet for each foot of ditch depth to provide a maximum 3:1 front slope for the ditch. Adjacent ditch lines shall be transitioned and reshaped as necessary to accommodate

the culvert location. The driveway over the culvert pipe should be swaled where possible to provide overflow capability.

- (4) Construction and maintenance of the access driveway is the responsibility of the owner of the property served. When requested, the city may, at its option, assist in the construction or reconstruction of driveway culverts only to the extent of installing and backfilling the culvert pipe furnished by the property owner and reshaping adjacent ditches.

Sec. 130-121. Curbs for existing driveways.

At access driveways existing in the city prior to April 27, 1954, should the city council find, by resolution with notice to the property owner, lessee and any person having any interest in the property, that the lack of curbing at the corner of intersecting streets constitutes a traffic hazard and that curbing is necessary to the public convenience for the control of traffic, the city council may order the City Engineer to erect a proper curb on the right-of-way, at the expense of the city.

Sec. 130-122. Parking aprons for angle parking between curb or pavement edge and property line.

Permits for the construction of parking aprons for angle parking between the curb or pavement edge and the property line shall be issued only for city streets classed as secondary or minor and only under the following conditions:

- (1) The parking apron shall extend the full length of the block from curb radii to curb radii of adjoining side streets.
- (2) The parking apron shall be constructed of Class "A" (five sack, 3000 psi test) concrete, reinforced with six inches by six inches by six welded wire mesh. The apron slab shall be a minimum of six-inch thickness and shall be placed on a prepared, well compacted subbase. An integral concrete curb shall be constructed along the edges of the parking apron which do not connect to the street proper. Said curb shall be six inches minimum thickness and extend a minimum vertical distance of six inches above the parking slab.
- (3) The grantee shall construct and maintain an unobstructed pedestrian walk along and adjoining the curb of the parking apron for the length thereof. The walk shall be constructed of Class "A" concrete (five sack, 3,000 psi test), it shall be a minimum of four feet wide and four inches thick and shall be poured on a prepared, well compacted subbase.
- (4) Drainage shall be maintained by the installation of drainage tile where necessary and/or by grading the parking apron to drain to existing gutters, catch basins or drainageways.

Sec. 130-123. Plans and specifications; compliance with article; permit required; fees.

- (a) *Application for permit.* Any person desiring to construct an access driveway or single parking apron connecting to any street or highway within the corporate limits of the city shall make application for a permit from the department of public works of the city. The applicant for such permit shall submit plans and specifications covering the work proposed showing all dimensions, property lines, sizes and other pertinent information necessary for review. Such information may be included on plat plans presented for building permits in case of new construction. In the event such work is contemplated along a state highway, two sets of plans and specifications will be required.
- (b) *Permit required.* A valid permit to construct access driveways and/or angle parking aprons will be required in addition to building permits.
- (c) *Fees set.* The fee for the issuance of a permit to construct access driveways or parking aprons along any street or highway in the corporate limits of the city shall be in an amount as established by the city council from time

to time and is on file in the city secretary's office or city website. The issuance of this permit shall relieve the grantee of the grantees obligation to secure a curb cut permit as required in article III of this chapter.

- (d) *Compliance with article.* The City Engineer shall require all plans and specifications to be submitted to the engineer by either the contractor, property owner or other person having an interest in the property, who applies for a building permit, to show compliance with this article, and should the person applying for a building permit refuse to comply with this article, the permit shall not be issued. If the plans and specifications show a compliance with this article and the permit is issued, and the construction fails to comply with this article, the City Engineer shall immediately notify the contractor, owner or person authorizing the building and construction, and the chief executive officer of the city and, if necessary, the chief executive officer may instruct the city attorney to institute proceedings in any court to require compliance with this article, or cessation of the work until the article is complied with.

Secs. 130-124—130-144. Reserved.

ARTICLE V. STREET IMPROVEMENT STANDARDS

Sec. 130-145. Required adherence.

All street and alley improvements constructed within the city limits or within its jurisdiction shall be constructed in conformance with the terms and provisions of this article and TxDOT Standard Specs.

Sec. 130-146. Definitions.

For the purpose of this article, the following words and phrases used in this article shall have the following meanings, except where the context clearly indicates a different meaning:

Arterial street means a street designed to facilitate rapid and heavy traffic movements and which primarily provides vehicular circulation to various sections of the city and which, as a secondary function, provides direct access to abutting property.

Collector street means a street used primarily for circulation within a neighborhood to carry traffic from minor streets to arterial streets or to carry traffic through or adjacent to commercial, industrial or high-population density areas.

Consulting engineer means a professional engineer or engineering firm authorized to practice in the state and engaged by the city or by any developer to design and supervise improvement projects.

Developer means any private individual or group of individuals requesting or implementing public improvements.

Director of public works means the director of public works of the city and the county.

Planning and zoning commission means the planning and zoning commission of the city and the county.

Residential street means a street used primarily for access to abutting residential property.

All other words and phrases used in this article shall have the generally accepted meanings consistent with their usage by the engineering profession or the legal profession, whichever is applicable.

Sec. 130-147. Reserved.**Sec. 130-148. Right-of-way.**

Prior to construction of any street improvement, which is to be operated and maintained by the city, the following right-of-way widths shall have been dedicated to the public by duly recorded formal instrument:

- (1) *Arterial streets* 80 to 100 feet or as established by the provisions of the master plan of the city and by the provisions of the urban transportation study.
- (2) *Collector streets*. Not less than 60 feet.
- (3) *Urban section residential streets*. Not less than 50 feet.
- (4) *Rural section residential streets*. Not less than 60 feet.
- (5) *Residential or commercial alleys*. Not less than 20 feet.

Sec. 130-149. Pavement widths and street section.

- (a) *Urban section street*. In general, all street improvements constructed within the city's jurisdiction shall be of urban cross section with curb and gutter and shall be designed and constructed to the following minimum widths measured back-to-back of curb:
 - (1) *Arterial streets*. Fifty feet minimum width.
 - (2) *Collector streets*. Thirty-seven feet minimum width.
 - (3) *Residential streets*. Thirty-one feet minimum width.
 - (4) *Boulevard streets*.
 - a. Residential—Two 20 feet minimum width lanes;
 - b. Collector—Two 25 feet minimum width lanes.
 - (5) *Residential collector streets*. Urban streets designated as residential collector shall be constructed to a residential street width of 31 feet, up to a point which is a minimum of 150 feet from the edge of pavement of any arterial or collector street which it is intersecting. A transition from 31-foot width to 37-foot width will be accomplished in 50 feet of street length with the 37-foot width carried the remaining 100 feet to the intersection.
- (b) *Rural section streets*. Where all lots within a subdivision are platted having a land area of 0.75 acre (32,670 square feet) or more and having minimum frontage of 125 feet on any adjacent street, rural section streets will be allowed. In instances where there are lots platted within a subdivision having a land area of 0.50 acre (21,780 square feet) or more and having minimum frontage of 100 feet on any adjacent street, the city planning and zoning commission may authorize and approve rural section street construction at the time of plat approval. In these instances, minimum widths shall be as follows:
 - (1) *Arterial streets*. As determined necessary on an individual basis.
 - (2) *Collector streets*. A total minimum crown width, measured from outside edge of shoulder to outside edge of shoulder of 36 feet with a minimum pavement surfaced width of 24 feet.
 - (3) *Residential streets*. A total minimum crown width, measured from outside edge of shoulder to outside edge of shoulder of 30 feet with a minimum pavement surfaced width of 24 feet.
 - (4) *Residential collector streets*: Rural streets designated as residential collector shall be constructed to the rural residential width set forth in subsection (b)(3) of this section, up to a point which is a minimum of 150 feet from the edge of pavement of any arterial or collector street which it is intersecting. A transition

from total crown width of 30 feet with pavement surfaced width of 24 feet to a total crown width of 36 feet with pavement surfaced width of 24 feet shall be accomplished in 50 feet of street length with the 36-foot crown width and 24-foot pavement width carried the remaining 100 feet to intersection.

- (c) *Alley section.* Alley improvements may be constructed of such cross section as determined best for the particular location and as approved by the City Engineer. Minimum pavement surfaced widths shall be 12 feet, edge to edge.
- (d) *Cul-de-sac.* The minimum outside pavement diameter for the cul-de-sac or closed-end turnaround, shall be 100 feet, whether urban or rural section. The minimum pavement width around the cul-de-sac shall be 31 feet back-to-back of curb for urban section improvements and 28 feet edge-to-edge of pavement for rural section improvement, with any resultant center unpaved island construction with curb and gutter around its perimeter.

Sec. 130-150. Standard cross-sectional shapes.

- (a) *Street crown.* All street sections shall be constructed with a cross section that will provide minimum transverse slopes as follows:
 - (1) Three percent for residential and residential collector streets.
 - (2) Two percent for major collector and arterial streets from centerline to gutter line or centerline to outside edge of shoulder.

On residential and residential collector streets the cross slope may transition to a three percent slope from gutter line to gutter line for cross-drainage purposes where allowed by the City Engineer. This transition shall occur over a 200-foot length of street.

- (b) *Monolithic concrete curb.* A concrete curb constructed monolithically with a concrete street slab shall be six inches in height above gutter elevation, have a two-inch top width, a three-inch radius top to face, a three-inch face at 30 degrees to vertical, thence a four-inch radius face to gutter low point, for a total curb width at gutter line of 9.5 inches.
- (c) *Concrete curb and gutter section.* Concrete curb and gutter sections constructed independently shall be a minimum 24-inch width, minimum 12-inch height, and the curb shape shall conform to that described in subsection (b) of this section for monolithic curb.
- (d) *Mountable curb.* A mountable curb may be utilized in lieu of the curb section defined in subsection (b) or (c) of this section at the developer's option. The design of said mountable curb shall be as shown in section 130-155 or as approved by the City Engineer.
- (e) *Parallel drainage, rural street section.* Where rural section street construction is allowed under this chapter or where existing rural section border streets abut a subdivision proposed for development, the street drainage within or abutting such subdivision shall be designed and constructed to meet the criteria in Chapter 120 of this Code and the current adopted City of Texarkana Stormwater Management Design Manual.

Sec. 130-151. Streets and alleys; traffic study required; minimum standards of structural design and construction.

All streets and alleys shall have Traffic Impact Study/Analysis and an individual-engineered design for pavement and subgrade based on specific site conditions and the projected traffic load and volumes that meets the then-current edition and supplements thereto, if any, of the American Association of State Highway and Transportation Officials (AASHTO) pavement structures design guide, adopted herein by reference. The requirements below are minimum standards:

- (a) *Roadbed soils.* Roadbed soils with a plasticity index (P.I.) of 20 or greater shall not be considered acceptable subgrade material. Such high P.I. material must be stabilized in a manner approved in writing by the City

Engineer. The design engineer shall require soil tests at each apparent change of soil characteristic along the street length or at intervals not exceeding 300 feet of street length. In instances where roadbed soil is stabilized or replaced, appropriate laboratory tests shall be performed in a like manner on the new or stabilized material.

- (b) *Subgrade.* Acceptable roadbed soils or subbase materials shall be worked a minimum six-inch depth and compacted to a minimum 95 percent Standard Proctor Density to be considered acceptable subgrade for further construction. Prior to testing for subgrade density, a certified independent testing laboratory under the direction of the design engineer shall supervise the proof rolling of the subgrade in accordance with TxDOT Standard Specs. Once proof rolling is complete and any required repairs made, the independent testing laboratory shall test for required density with a minimum of one test for each soil type or at a minimum of one test for each 300 feet of street length or part thereof.
- (c) *Rigid pavement design.* All concrete pavements shall be Class P as defined by TxDOT Standard Specs.
 - (1) *Arterial streets.* Over the required subgrade or subbase, the minimum thickness requirement for Portland cement concrete (PCC) pavement shall be eight inches with #3 steel reinforcing bars 24 inches c/c or #4 steel reinforcing bars 36 inches c/c spacing. The concrete pavement shall be properly placed and cured with doweled expansion and construction joints, plus neatly sawed dummy joints at approved spacing. All joints shall be sealed with material approved in writing by the City Engineer and in a timely manner approved in writing by the City Engineer. Any uncontrolled cracks occurring shall be saw cut or routed and properly sealed. The actual placement of the concrete pavement shall be monitored by a certified independent testing laboratory under the direction of the design engineer to ensure that the paving activity complies with TxDOT Standard Specs and the mix design, including slump, concrete temperature, and water/cement ratio. Concrete strength tests will be required at a minimum of one test per each 250 cubic yards or part thereof.
 - (2) *Collector streets.* Over the required subgrade or subbase, the minimum thickness requirement for Portland cement concrete (PCC) pavement shall be six inches with #3 steel reinforcing bars 24 inches c/c or #4 steel reinforcing bars 36 inches c/c spacing. The concrete pavement shall be properly placed and cured with doweled expansion and construction joints, plus neatly sawed dummy joints at approved spacing. All joints to be sealed with material approved in writing by the City Engineer and in a timely manner approved in writing by the City Engineer. Any uncontrolled cracks occurring shall be saw cut or routed and properly sealed also. The actual placement of the concrete pavement shall be monitored by a certified independent testing laboratory under the direction of the design engineer to ensure that the paving activity complies with TxDOT Standard Specs and the mix design, including slump, concrete temperature and water/cement ratio. Concrete strength tests will be required at a minimum of one test per each 250 cubic yards or part thereof.
 - (3) *Residential streets.* The minimum standards established for collector streets in subsection (c)(2) of this section shall apply for residential street rigid pavement construction.
- (d) *Flexural pavement design – all streets.*
 - (1) *Nonstabilized flexible base.* Over the required subgrade or subbase, the minimum thickness requirement for a nonstabilized flexible base course shall be one of the following:
 - a. Pit run gravel shall be eight inches in thickness with a plasticity index (P.I.) of not less than five nor more than 15. It shall meet gradation and all other requirements as listed for a Type B, Grade 3 flexible base material under TxDOT Standard Specs.
 - b. Crushed stone shall be six inches in thickness with a meeting gradation and all other requirements as listed for a Type A, Grade 1 flexible base material under TxDOT Standard Specs. The non-stabilized flexible base material shall be shaped and compacted to a minimum 95 percent Standard Proctor Density and properly primed with an approved asphalt to be considered acceptable for further construction or surfacing. Laboratory density tests shall be performed at adequate intervals to ensure consistent density. The responsible design engineer shall determine appropriate test locations, with a minimum of one test for each 300 feet of street length or part thereof.

- (2) *Cement Treated Base.* A cement treated base shall be engineered to meet requirements of TxDOT Standard Specs; the thickness of the sub-base must either be a minimum of 8" and a minimum of 40 lbs. of cement per square yard, or as approved in writing by the City Engineer.
- (3) *Hot-mix asphaltic concrete (HMAC) flexible base.* Over the required subgrade or subbase, an approved asphalt primer shall be applied, then a minimum thickness of five inches of HMAC flexible base may be applied. The HMAC base shall meet gradation and all other requirements for Type A (coarse-graded base course) or approved equal as listed under TxDOT Standard Specs.
- (4) *Flexible surfacing.* The standard flexible surfacing for arterial and collector streets shall be a minimum thickness of two inches of hot-mix asphaltic concrete (HMAC) meeting the gradation and all other requirements for Type D (fine-graded surface course) or approved equal as listed under TxDOT Standard Specs. The standard flexible surfacing for residential streets shall be a minimum thickness of 1.5 inches of hot-mix asphaltic concrete (HMAC) meeting the gradation and all other requirements for Type D (fine-graded surface course) or approved equal as listed under TxDOT Standard Specs.
- (5) *Design speed.* The horizontal and vertical alignment shall meet the following minimum design speed as defined in the AASHTO "Policy on Geometric Design of Highways and Streets" manual (or "green book"):
 - a. Arterial: 50 miles per hour.
 - b. Major collector: 35 miles per hour.
 - c. Residential and residential collector: 30 miles per hour.

Sec. 130-152. Engineering requirements.

- (a) Any street constructed within the jurisdiction of this article shall be designed by a qualified professional engineer, duly registered to practice engineering in the state. The engineers signed, sealed plans and specifications, design data and supporting test reports for such street construction shall be submitted to and approved by the City Engineer, prior to start of any construction. Where the construction falls in the city's extraterritorial jurisdiction, a complete set of design data shall be submitted to the appropriate county commissioner for the engineers review and comments, prior to the start of any construction.
- (b) As construction proceeds, the design engineer shall submit status reports to the City Engineer, accompanied by appropriate certified test reports, at completion of subbase or subgrade preparation, at completion of flexible base construction where applicable, during flexible surfacing or rigid pavement construction as appropriate. Upon completion of construction of any streets improved hereunder, the design and supervising engineer responsible for the street shall submit one reproducible set of as-built plans, signed, sealed and dated, together with the engineer's signed, sealed, dated statement that the work was performed under the engineer's supervision, that the engineer has inspected same and the construction does conform in all respects to the requirements and provisions of this article. Where construction occurred in the city's extraterritorial jurisdiction, a complete set of as-built data shall be submitted to the appropriate county commissioner.
- (c) The City reserves the right to inspect thoroughly all construction improvements that are proposed or intended to be dedicated as public improvements; however, the City's reservation or exercise of a right to inspect shall not relieve nor be construed as relieving the professional engineer of the requirements of subsections (a) and (b) of this section.

Sec. 130-153. Acceptance of completed improvements.

Upon completion of any street constructed under the jurisdiction of this article, the prime contractor responsible for the street construction or the developer of the property shall file with the city, on forms acceptable to the city attorney, a contract guaranteeing the correction or replacement of any or all construction that is found faulty or inadequate in any respect during the 12-month period immediately following completion of construction,

submission of an as-built plan and acceptance by the City Engineer. Acceptance by the City Engineer shall be in writing following receipt of as-built data and a maintenance contract.

Sec. 130-154. Alternative surety provisions for construction of certain streets.

- (a) No building permit, electrical permit or plumbing permit shall be issued by the city for the construction or improvement of any property abutting or adjoining any street where permanent street improvements are constructed or reconstructed within the city under the provisions of this article, unless and until such street fully conforms in all respects with the provisions of this article, except as is provided in subsection (b) of this section.
- (b) Building, electrical, plumbing and related development permits may be issued by the city for private development on platted lots abutting a street which has not been fully constructed to comply with subsection (a) of this section, upon the providing of alternate surety in the manner as hereinafter set forth. Notwithstanding the issuance of development permits, final inspection and/or occupancy permits will be withheld, until such street has been completed and does comply as required in subsection (a) of this section.
 - (1) In order to secure development permits prior to city acceptance of abutting streets, the subdivider or developer of the property shall post performance and payment bonds or an irrevocable letter of credit with the city, in favor of the city and in a form acceptable to the city attorney, in an amount not less than 100 percent of the estimated cost of constructing such abutting streets.
 - (2) Performance and payment bonds shall be from an approved surety company licensed to do business in the state and shall be so constructed as to guarantee the completion of specified street improvements, to comply with the requirements of this article within the 12-month period immediately following date of issuance, or the surety company will cause satisfactory completion within the following 12-month period.
 - (3) The irrevocable letter of credit shall be from a national bank, state bank or savings and loan association located in the state and shall be so constructed as to guarantee the completion of specified street improvements to comply with the requirements of this article within the 12-month period immediately following date of issuance, or the city shall have the right to require the institution issuing the letter of credit to immediately pay into an escrow account, in the name of the city, an amount equal to the cost of completing the specified street improvements, as estimated by the city, up to the original total value stated in such letter of credit.
 - (4) The responsible design engineer employed by the developer shall develop an estimate of cost for the specified street improvements to be covered by the above-required bonds or letter of credit and shall submit a signed, sealed copy of such estimate, together with the plans and specifications for the improvements, for approval by the city engineer prior to submittal of bonds or letter of credit by the developer.

2023-026 ATTH 01

Sec. 130-155. Standard details.

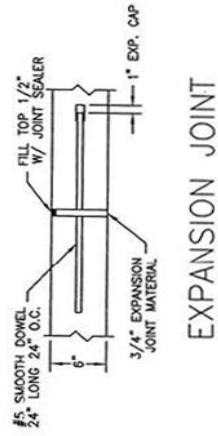
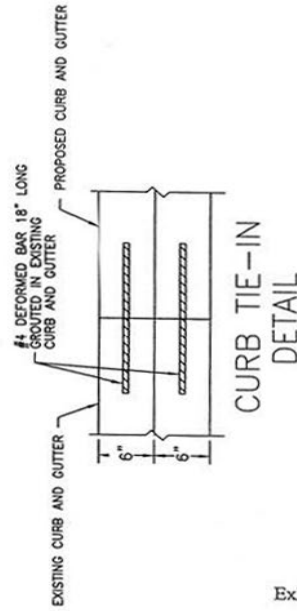
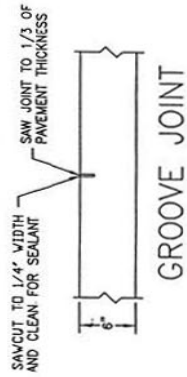
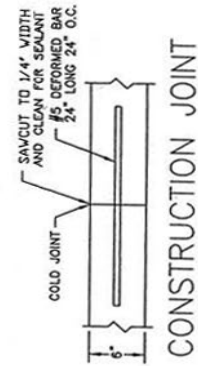
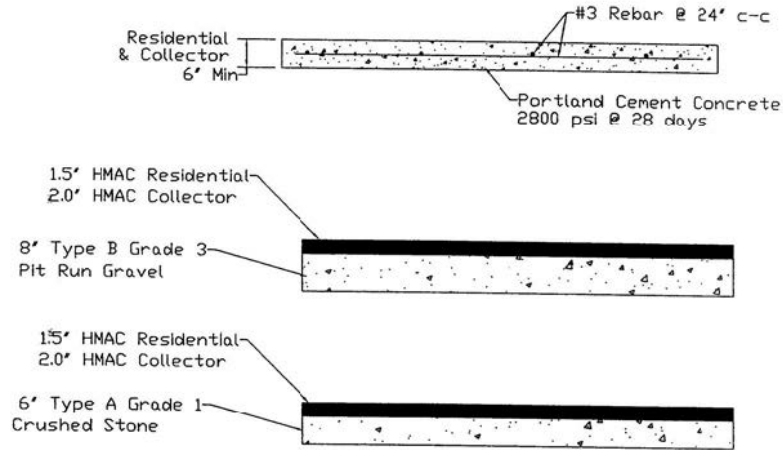
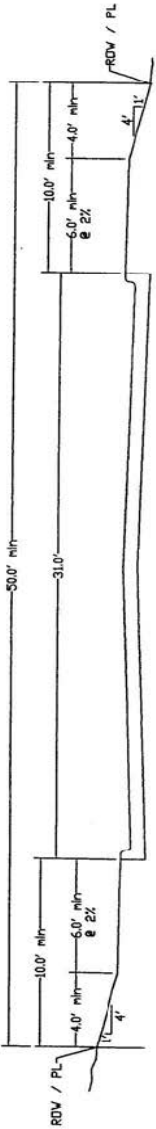


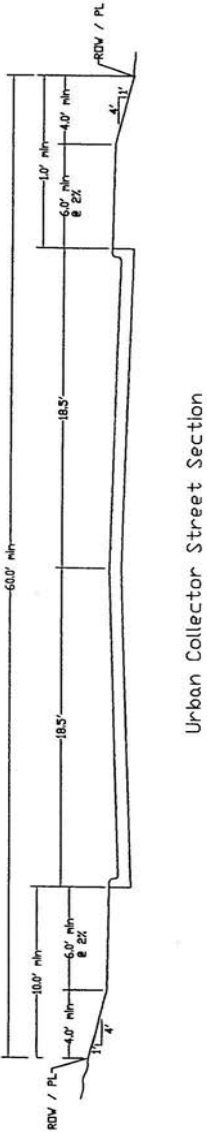
Exhibit "A"



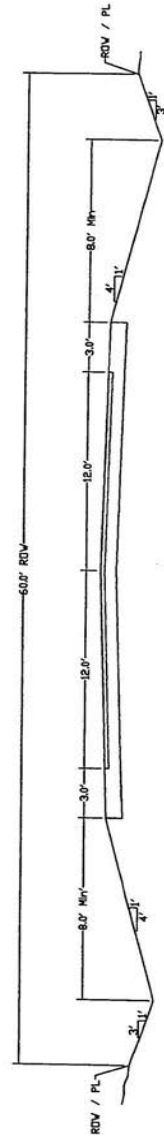
Structural Section

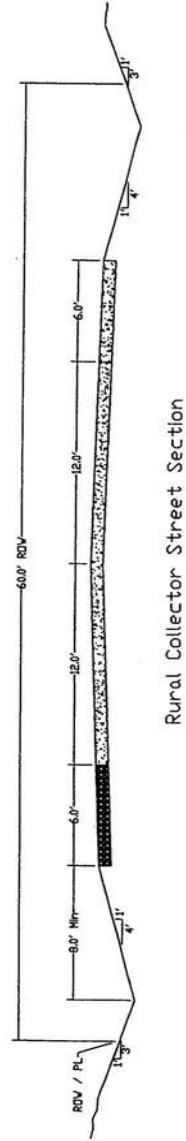


Residential Urban Street Section

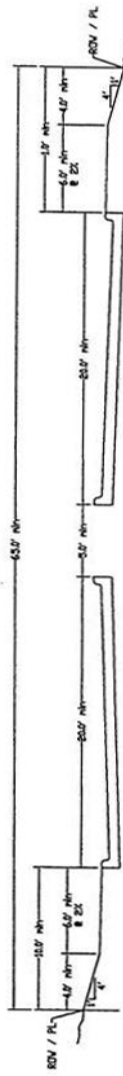


Residential Rural Street Section

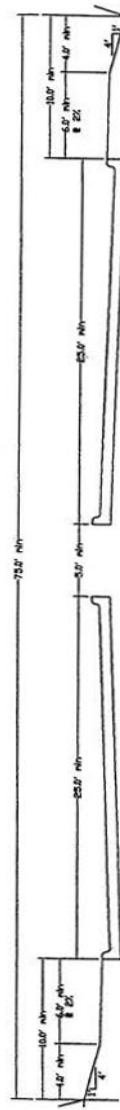




Residential Boulevard Section



Collector Boulevard Section





CITY OF

TEXARKANA
TEXAS

2.1.a

P.O. Box 1967
Texarkana, TX 75504
Phone (903) 798-3900**Application for Subdivision Plat Approval****Type:**☒ Preliminary ☒ Final ☐ Replat ☐ Minor ☐ Amended ☐ VacationPurpose of Plat: To create a 2 Lot Subdivision**Plat Title:** Summer Ridge 2nd Addition**Current Legal Description:** 5.005 acres in the Aldophus Hope Headright Survey, Abstract 261**Total Acreage:** 5.005 **Number of Lots:** 2 **Zoning:** GR**Owner/Developer Information:**Name: Green Meadow Capital, LLCAddress: 3400 Carlisle Street, Suite 315, Dallas TX, 75204Phone: () Fax: () Work E-mail: **Surveyor/Engineer Information:**Name: Jeffrey Wood - MTG Engineers & SurveyorsAddress: 5930 Summerhill Road, Texarkana TX 75503Phone: (903) 838-8533 Fax: () Work E-mail: jwood@mtgengineers.com**Applicant/Agent Information:**Name: Jeffrey Wood - MTG Engineers & SurveyorsAddress: 5930 Summerhill Road, Texarkana TX 75503Phone: (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

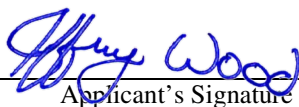
Owners/Applicant Certification

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

3/9/2023

Date

Application Fee: Received by:

Revised

Packet Pg. 36

Attachment: P&ZMemo-PlatReview-FinalPrelimPlatSummerRidge2ndAddition-April2023 (3963 : Consider Final and Preliminary plat Summer



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 or extraterritorial lines traversing or on the boundary of the development	☒
Outline of proposed tract (shall stand out compared to other boundary lines)	☒
Total Acreage in development	☒
Existing and Proposed Land Uses and Acreage	☒
Existing and Proposed Zoning	☒
EXISTING FEATURES	
Streets, roads, alleys	☒
Utilities	☒
1. Water	
2. Sewer	
3. Gas	
4. Electric	
5. Cable, Phone, Etc.	
Survey Information	☒
1. Lot Information	
2. Easements	
3. Building Lines	
4. Street Names	
5. Setbacks	
Parks	☒
Drainage Facilities	☒
1. Watercourses (rivers, creeks, ravines, channels, etc.)	
2. Bridges	
3. Culverts	
4. Underground drainage systems	
5. Ponds (Retention/Detention)	
6. FEMA Flood Zones	
Contour Lines (not greater than 3' intervals)	☒

Attachment: P&Z Memo-Plat Review-Final Prelim Plat Summer Ridge 2nd Addition-April 2023 (3963) : Consider Final and Preliminary plat Summer



CITY OF TEXARKANA TEXAS

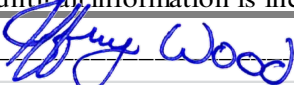
P.O. Box 1967
Texarkana, TX 75504
Phone (903) 798-3900

PROPOSED FEATURES

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

CERTIFICATION STATEMENT

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


3/9/2023

 Signature Date
 Jeffrey Wood

 Printed Name

Attachment: P&Z Memo-Plat Review-Final Plat Summer Ridge 2nd Addition-April 2023 (3963 : Consider Final and Preliminary plat Summer



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.

Jeffrey Wood 3/9/2023
Signature Date

Jeffrey Wood

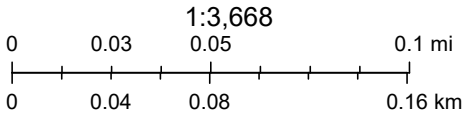
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Attachment: P&ZMemo-PlatReview-FinalPrelimPlatSummerRidge2ndAddition-April2023 (3963 : Consider Final and Preliminary plat Summer

Location Map



3/9/2023, 4:11:44 PM



Esri Community Maps Contributors, City of Texarkana, TWU, Arkansas GIS Office, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, Esri, HERE,

TWU Geograph

Disclaimer: Texarkana Water Utilities (TWU) maps are for display purposes only. TWU makes no guarantees, or warranties as to the accuracy, completeness, currency, or suitability of the information provided. TWU specifically disclaims a

Attachment: P&ZMemo-PlatReview-FinalPrelimPlatSummerRidge2ndAddition-April2023 (3963 : Consider



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 or extraterritorial lines traversing or on the boundary of the development	☒
Outline of proposed tract (shall stand out compared to other boundary lines)	☒
Total Acreage in development	☒
Existing and Proposed Land Uses and Acreage	☒
Existing and Proposed Zoning	☒
EXISTING FEATURES	
Streets, roads, alleys	☒
Utilities	☒
1. Water	
2. Sewer	
3. Gas	
4. Electric	
5. Cable, Phone, Etc.	
Survey Information	☒
1. Lot Information	
2. Easements	
3. Building Lines	
4. Street Names	
5. Setbacks	
Parks	☒
Drainage Facilities	☒
1. Watercourses (rivers, creeks, ravines, channels, etc.)	
2. Bridges	
3. Culverts	
4. Underground drainage systems	
5. Ponds (Retention/Detention)	
6. FEMA Flood Zones	
Contour Lines (not greater than 3' intervals)	☒

Attachment: P&Z Memo-Plat Review-Final Prelim Plat Summer Ridge 2nd Addition-April 2023 (3963 : Consider Final and Preliminary plat Summer



CITY OF TEXARKANA TEXAS

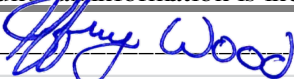
P.O. Box 1967
Texarkana, TX 75504
Phone (903) 798-3900

PROPOSED FEATURES

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

CERTIFICATION STATEMENT

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


3/9/2023

 Signature Date
 Jeffrey Wood

 Printed Name

Attachment: P&Z Memo-Plat Review-Final Plat Summer Ridge 2nd Addition-April 2023 (3963 : Consider Final and Preliminary plat Summer

City of Texarkana, Texas

Summary Sheet

Version:

Update Date: 3/28/2023 2:57 PM

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

Subject: Consider approval of the final of preliminary plat for the McKnight Crossing Third Addition, located at McKnight Crossing. State Bank of DeKalb, owner, and Jeffrey wood, MTG Engineers and Surveyors, agent.

Meeting Date: 4/3/2023

Attachments

- a. P&ZMemo-PlatReview-McKnightCrossingThirdAddition-April2023 (PDF)

Staff Coordination

Building Code Administration	Mashell Daniel	Department Head Review
Pending		
Planning & Zoning Commission		Department Review
Pending		
Planning & Zoning Commission	Laura Puckett	Meeting Pending
04/03/2023 6:00 PM		

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

See attached Memorandum.

Potential Options:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

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

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

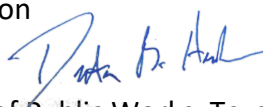
NOT APPLICABLE

City of Texarkana, Texas**Advisory Board/Committee Meeting Date and Minutes:**

April 3, 2023

MEMORANDUM

To: Planning and Zoning Commission

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

Date: March 22, 2023

Subject: **Consider approval of final and preliminary plat for the McKnight Crossing Third Addition**

This is a request by State Bank of DeKalb, owner, and Jeffrey Wood, MTG Engineers and Surveyors, agent, to consider approval of the final of preliminary plat for the McKnight Crossing Third Addition. The purpose of this plat is create a two lot subdivision located off McKnight Crossing.

Comments are as follows:

1. TxDOT – No response
2. Summit Utilities – No issues
3. Sparklight – No issues
4. Windstream - No response
5. Electric Companies
 - a. AEP - No issues
 - b. Bowie Cass – No issues
 - c. REA – No response but not in service area
6. TWU - **See memo**
7. PW/Planning Departments
 - a. Tax certificate of the property for recording purposes from BCAD must be provided showing all taxes have been paid for entire property in order to be recorded at the County Courthouse (Texas State Legislature amendment 12.002 of the Texas Property Code)
 - b. Mylar copy and electronic copy via email submitted to Public Works office after recording
8. Fire Department – No response

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



Texarkana Water Utilities

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

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

MEMORANDUM

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

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

Date: March 10, 2023

Re: **McKnight Crossing 3rd Addition – Preliminary and Final Plat**

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

1. There is an existing six-inch (6") water main on the west side of Richmond Road and an existing six-inch (6") water main on the east side of McKnight Crossing Street, wrapping around the south and east side of the Cul-de-Sac.
2. There is an existing eight-inch (8") sanitary sewer main on the west side of Richmond Road and an existing eight-inch (8") sanitary sewer main on the north side of McKnight Crossing Street turning south for approximately 80' on the east side of the Cul-de-Sac.
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: Kenny Icenhower, P.E., Assistant Executive Director, TWU
Bill Moss, GIS Technician, TWU
Teresa Akard, Engineering Technician II, TWU
Pam White, Administrative Coordinator, TWU

Application for Subdivision Plat Approval

Type:

X Preliminary X Final Replat Minor Amended Vacation

Purpose of Plat: Create a 2 Lot Subdivision

Plat Title: McKnight Crossing Third Addition

Current Legal Description: 1.08 ac. in the G. Brinlee Headright, Abstract 18 & Lots 7-9 Amended McKnight Subdivisio

Total Acreage: 2.404 acres **Number of Lots:** 2 **Zoning:** GR & O

Owner/Developer Information:

Name: State Bank of DeKalb

Address: 3315 Richmond Road, Texarkana TX

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

3/9/2023

Date _____

Application Fee:

Received by:



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 or extraterritorial lines traversing or on the boundary of the development	☒
Outline of proposed tract (shall stand out compared to other boundary lines)	☒
Total Acreage in development	☒
Existing and Proposed Land Uses and Acreage	☒
Existing and Proposed Zoning	☒
EXISTING FEATURES	
Streets, roads, alleys	☒
Utilities	☒
1. Water	
2. Sewer	
3. Gas	
4. Electric	
5. Cable, Phone, Etc.	
Survey Information	☒
1. Lot Information	
2. Easements	
3. Building Lines	
4. Street Names	
5. Setbacks	
Parks	☒
Drainage Facilities	☒
1. Watercourses (rivers, creeks, ravines, channels, etc.)	
2. Bridges	
3. Culverts	
4. Underground drainage systems	
5. Ponds (Retention/Detention)	
6. FEMA Flood Zones	
Contour Lines (not greater than 3' intervals)	☒

Attachment: P&Z Memo-Plat Review-McKnight Crossing Third Addition-April 2023 (3964 : Consider final and preliminary plat McKnight Crossing



CITY OF TEXARKANA TEXAS

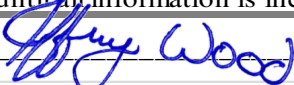
P.O. Box 1967
Texarkana, TX 75504
Phone (903) 798-3900

PROPOSED FEATURES

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

CERTIFICATION STATEMENT

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


3/9/2023

 Signature Date
 Jeffrey Wood

 Printed Name

Attachment: P&Z Memo-Plat Review-McKnight Crossing Third Addition-April 2023 (3964 : Consider final and preliminary plat McKnight Crossing



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.

Jeffrey Wood 3/9/2023
 Signature Date

Jeffrey Wood

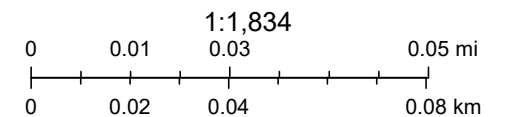
Printed Name

Attachment: P&ZMemo-PlatReview-McKnightCrossingThirdAddition-April2023 (3964 : Consider final and preliminary plat McKnight Crossing

Location Map



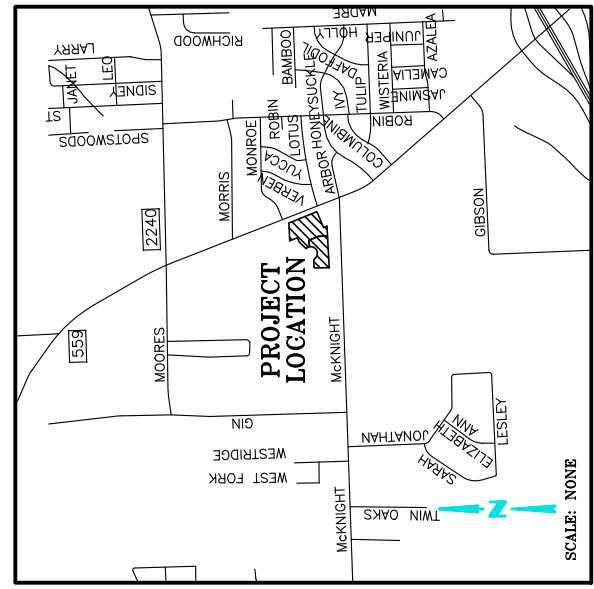
3/10/2023, 8:01:20 AM



Esri Community Maps Contributors, City of Texarkana, TWU, Arkansas GIS Office, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, Esri, HERE,

TWU Geograph

Disclaimer: Texarkana Water Utilities (TWU) maps are for display purposes only. TWU makes no guarantees, or warranties as to the accuracy, completeness, currency, or suitability of the information provided. TWU specifically disclaims a



SURVEY REFERENCE MARKERS		
NAME	Northing	Easting
SRM #1	7245304.9502	3311305.4551
SRM #2	7245312.7380	3311462.2818

FLOOD STATEMENT:
BY GRAPHIC PLOTTING ONLY, A PART OF THIS PROJECT IS LOCATED IN AN AREA CHANCE FLOODPLAIN. THE OUTSIDE ZONE OF ANNUAL FLOODING IS 1% ANNUAL CHANCE FLOOD, OF THE FLOOD INSURANCE RATE MAP. COMMUNITY - TEXARKANA, CITY OF, NUMBER 480080, PANEL 0355, WHICH BEARS AN EFFECTIVE DATE OF 12/21/2017. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATION MAY BE REQUIRED TO VERIFY THIS DETERMINATION OR BE REQUIRED TO VERIFY FROM THE FEDERAL AGENCY MANAGEMENT AGENCY.

THE BEARINGS ARE BASED ON GRID NORTH WITHIN THE "TEXAS COORDINATE SYSTEM" WHEREIN THE ZONE NUMBER IS 12. THE BEARING OF THE CONTROL MONUMENT #1 ON GRID WITH A BEARING OF SOUTH 2 DEGREES 59 MINUTES 37 SECONDS TO THE FOLLOWING CONTROL MONUMENTS WERE USED TO ESTABLISH THE BASIS OF BEARINGS:

CONTROL MONUMENT #1	CONTROL MONUMENT #2
N=7245510.7078	N=7245256.5115
E=3311736.0495	E=33111838.7180

Commission Expires:

CERTIFICATE OF DEDICATION BY OWNER

I, being the Owner of a tract of land as shown on the attached map or plat have caused the same to be surveyed, plotted and subdivided as shown, and which subdivision shall hereafter be known as McKnight Crossing Third Addition, a subdivision of a part of the George Brinlee Headright Survey, Abstract 18, Bowie County, Texas, and by these presents. By this instrument I hereby dedicate the easements shown on this plat for utility purposes.

Joe Nichols
State Bank of DeKalb

STATE OF TEXAS
COUNTY OF BOWIE

Before me, the undersigned authority in and for said County and State, on this day personally appeared Joe Nichols, 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 purpose and consideration therein expressed, and in the capacity therein stated. GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2023.

CERTIFICATE OF APPROVAL BY PLANNING COMMISSION

We, the undersigned, do hereby certify that the Final Plat of McKnight Crossing Third Addition, a subdivision of part of the George Brinlee Headright Survey, Abstract 6, Bowie County, Texas, together with the plat of the same, is a true and correct copy of the original plat on file in the office of the City of Texarkana, Bowie County, Texas, for its approval, and that said plat, Owner's Certificate, and Surveyor's Certificate being found to conform to the requirements in all respects, are in all things approved on this _____ day of _____, 2023.

Planning Commission Approval Expires on _____

Secretary

Chairman

CERTIFICATE OF ENGINEER OR SURVEYOR

I, Jeffrey A. Wood, do hereby certify that I am a Registered Professional Land Surveyor in the State of Texas, and that subdivision plat attached hereto correctly reflects the results of a survey made by me on the ground March 9, 2023, that the corner monuments are in place at points on the boundaries as shown, that there are no visible encroachments (other than shown on the map) or discrepancies, and that the subdivision shall be known as McKnight Crossing Third Addition, a subdivision of a part of the George Brinlee Heught Survey, Abstract 18, Bowie County, Texas.

By: Ben Wood

Jeffrey A. Wood
Registered Professional Land Surveyor
No. 6220, State of Texas
Firm Certificate No. 101011-00
Date: March 9, 2023

Firm Certificate No.
Date: March 9, 2023



PRELIMINARY PLAT MCKNIGHT CROSSING THIRD ADDITION			
A REPLAT OF LOTS 7, 8 AND 9 OF AMENDED MCKNIGHT CROSSING, AND 1.067 ACRES IN THE GEORGE BRINLEE TRS., A-18 TEXARKANA, BOWIE COUNTY, TEXAS		ENGINEERS & SURVEYORS 5900 SUMMERBELL BLVD. TEXARKANA, TX 75701-5848-8633 P.O. BOX 100000, WILSON, MO, 653 © MCG 2023	
Date	Revision/Description		
Drawn By	Checked By	Project No.	Dwg. Date
BLB	JW	226107	3/9/2023
		Sheet No.	

SURVEYOR NOTES:

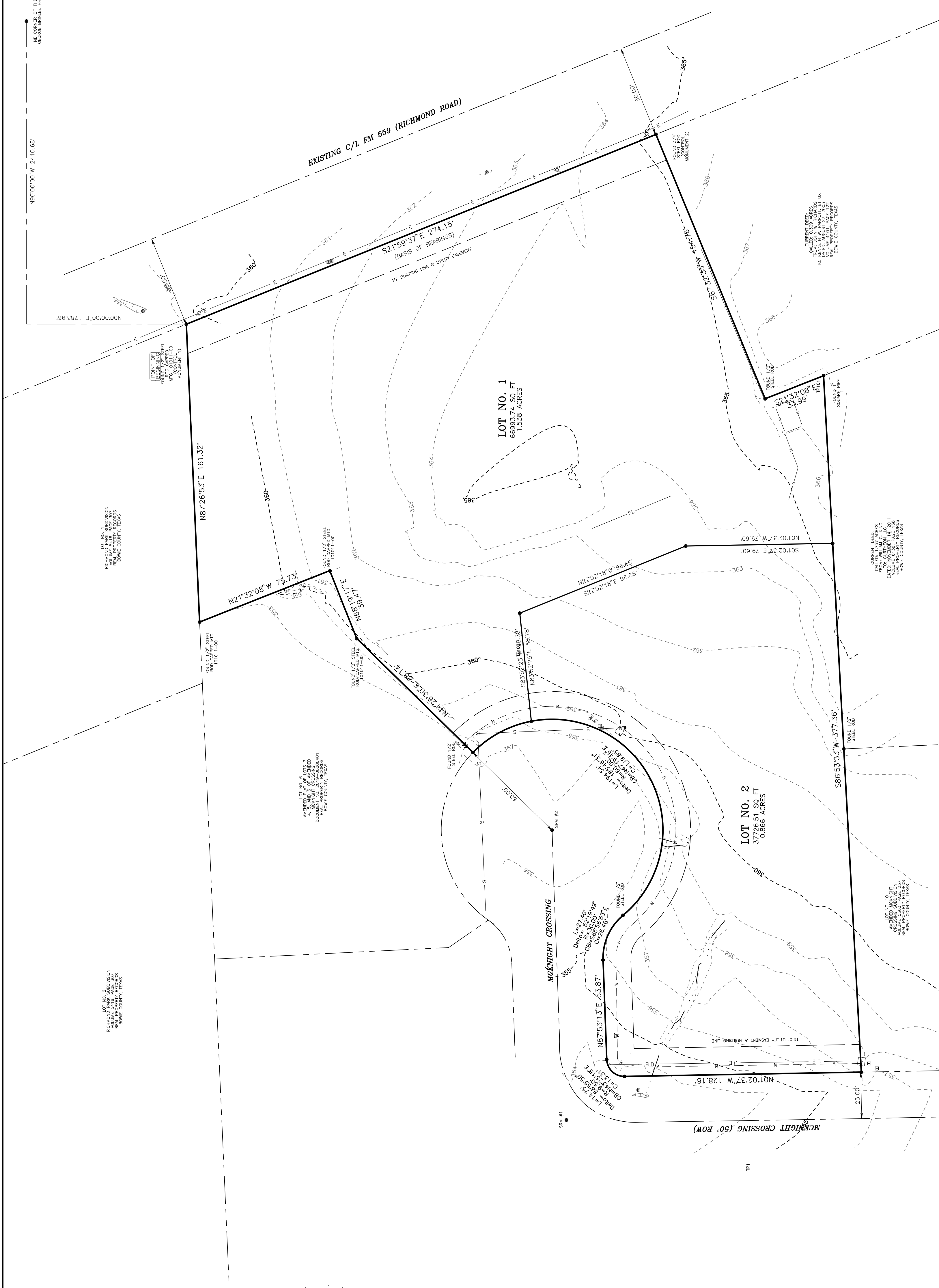
- 1) THE PURPOSE OF THE PLAT IS TO COMBINE A PORTION OF LOT NO. 1 OF AMENDED MCKNIGHT CROSSING WITH THE ADJACING 1.067 ACRE PARCEL.
- 2). ALL MONUMENTS ARE SET 1/2" STEEL RODS CAPPED MTG 101011-00 UNLESS OTHERWISE INDICATED.

MTG
PRELIMINARY PLAT
McKNIGHT CROSSING
THIRD ADDITION

A REPLAT OF LOTS 7, 8, AND 9 OF

GEORGE BRINLEE HRS. A-18 TEXARKANA, BOWIE COUNTY, TEXAS	Revision/Description	&SURVEYORS 5930 SUMMITHILL ROAD TEXARKANA, TX P.O. BOX 318 65137 www.mtgengineers.com TBPE FIRM NO. F-354 CAR NO. 125 © MTG 2023
--	-----------------------------	--

Drawn By	Checked By	Project No.	Dwg. Date	File No.	Sheet No.
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City of Texarkana, Texas

Version:

Update Date: 3/28/2023 2:59 PM

Summary Sheet

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

Subject: Consider approval of the Replat of Lot 1D, Block 2, Waggoner Creek Crossing Two, located at University Avenue and West Park Boulevard. Waggoner Creek Crossing LP, owner, and Jeffrey Wood, MTG Engineers and Surveyors, agent.

Meeting Date: 4/3/2023

Attachments

- a. P&ZMemo-PlatReview-Reapproval-Replat-Lt1DBlk2-WCC2-April2023 (PDF)

Staff Coordination

Building Code Administration	Mashell Daniel	Department Head Review
Pending		
Planning & Zoning Commission		Department Review
Pending		
Planning & Zoning Commission	Laura Puckett	Meeting Pending
04/03/2023 6:00 PM		

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

See attached Memorandum.

Potential Options:

Approve or Deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

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

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

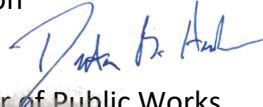
NOT APPLICABLE

City of Texarkana, Texas**Advisory Board/Committee Meeting Date and Minutes:**

April 3, 2023

MEMORANDUM

To: Planning and Zoning Commission

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

Date: March 16, 2023

Subject: **Consider reapproval of Replat of Lot1D, Block 2 Waggoner Creek Crossing Two**

This is a request by Waggoner Creek Crossing LP, owner, and Jeffrey Wood, MTG Engineers and Surveyors, agent to consider approval of the **R Replat of Lot1D, Block 2 Waggoner Creek Crossing Two**. The purpose of this plat is to split lot 1 into 2 lots.

This plat was originally approved in December 2022. Closing has been pushed back and plat would not be recorded within the 121 day timeframe from December 2022 approval. They are just asking for reapproval.

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



CITY OF

TEXARKANA
TEXAS

2.3.a

P.O. Box 1967
Texarkana, TX 75504
Phone (903) 798-3900**Application for Subdivision Plat Approval****Type:**☐ Preliminary ☐ Final ☒ Replat ☐ Minor ☐ Amended ☐ VacationPurpose of Plat: Lot No. 1D, Block No. 2 of Waggoner Creek Crossing Two**Plat Title:** Replat of Lot No. 1D, Block No. 2 of Waggoner Creek Crossing Two**Current Legal Description:** Lot No. 1D, Block No. 2 of Waggoner Creek Crossing Two**Total Acreage:** 2.664 ac **Number of Lots:** 2 **Zoning:** GR**Owner/Developer Information:**Name: Waggoner Creek Crossing LPAddress: 217 W. Broad St. Apt. D

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

Surveyor/Engineer Information:Name: Jeffrey Wood - MTG Engineers & SurveyorsAddress: 5930 Summerhill Road, Texarkana TX 75503Phone: 903 838-8533 Fax: () _____ Work E-mail: jwood@mtgengineers.com**Applicant/Agent Information:**Name: Jeffrey Wood - MTG Engineers & SurveyorsAddress: 5930 Summerhill Road, Texarkana TX 75503Phone: 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

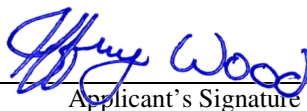
Owners/Applicant Certification

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

3/16/2023

Date

Application Fee: _____

Received by: _____

Revised

Packet Pg. 58

Attachment: P&ZMemo-PlatReview-Reapproval-Replat-Lt1DBlk2-WCC2-April2023 (3965 : Consider reapproval Replat Lot1D, Block 2 Waggoner



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.

3/16/2023

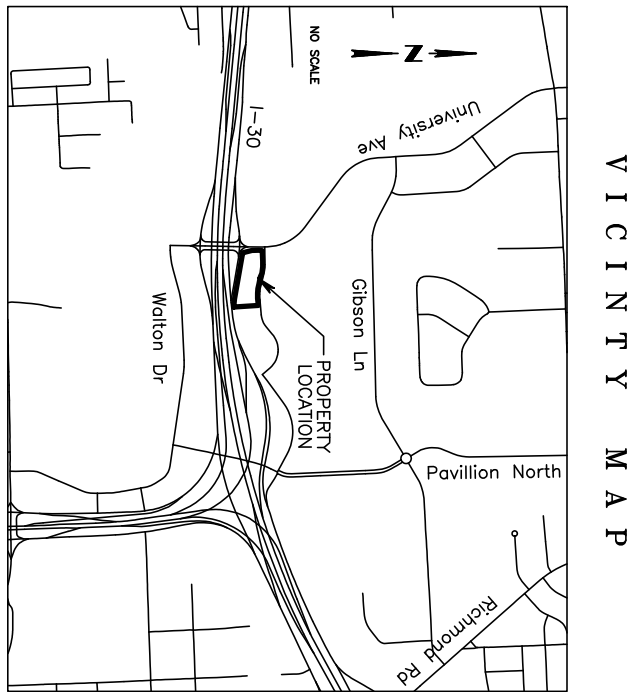
Signature

Date

Jeffrey Wood

Printed Name

Attachment: P&Z Memo-Plat Review-Reapproval-Replat-Lt1DBlk2-WCC2-April 2023 (3965 : Consider reapproval Replat Lot1D, Block 2 Waggoner



LOT 1D
BLOCK NO. 2
40442.50 SQ. FT
0.928 ACRES

REPLAT OF LOT 1C, BLOCK NO. 2
WAGGONER CREEK CROSSING TWO
DOCUMENT NO. 2019-00003932
PLAT CABINET D, SLEEVE 58
REAL PROPERTY RECORDS
BOWIE COUNTY, TEXAS

NOTES:
1) THE PURPOSE OF THE REPLAT IS TO SPLIT LOT 1D INTO LOTS 1D AND 1E.

CAPPED MTG 101011-00, UNLESS OTHERWISE INDICATED

COVENANTS AFFECTING THE PROPERTIES

4) 15' UTILITY EASEMENT ASSHOWN ON THE PLAT OF RECORD IN VOLUME 4701, PAGE 84; VOLUME 5190, PAGE 256; VOLUME 5198, PAGE 173; VOLUME 5277, PAGE 192; AND IN VOLUME 5376, PAGE 1, REAL PROPERTY RECORDS, BOWIE COUNTY, TEXAS.

IN VOLUME 4701, PAGE 84, VOLUME 5190, PAGE 256; VOLUME 5198, PAGE 173; VOLUME 5277, PAGE 192; AND IN VOLUME 5376, PAGE 1, REAL PROPERTY RECORDS BOWIE COUNTY, TEXAS.

6) 20' RIGHT OF WAY AND EASEMENT TO SOUTHWESTERN ELECTRIC POWER COMPANY AS RECORDED IN DOCUMENT NO. 2023-00002238, REAL PROPERTY RECORDS BOWIE COUNTY, TEXAS

LOAD STATEMENT

GRAPHIC PLOTTING ONLY. THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 4803700255E, WHICH BEARS AN EFFECTIVE DATE OF DECEMBER 31, 2017, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATION MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY. ZONE "X" DENOTES AREAS OUTSIDE OF THE 500 YEAR FLOOD ZONE.

SURVEY REFERENCE MARKERS			
NORTHING	EASTING	NAME	DESCRIPTION
72402296.8871	3307845.3373	SRM NO.1	1/2" IR
7240182.4130	3308276.0781	SRM NO.2	1/2" IR

EXISTING C/L OF INTERSTATE 30

Property Description	Acres
Section 4, Block No. 2, Waggoner Creek Crossing two, recorded in Document No. 2019-00003332, and filed in Plat Cabinet D, Sleeve 38 of the Real Property Records of Bowie County, Texas.	4.487

CERTIFICATE OF DEDICATION BY OWNERS

We, being the Owner of two tracts of land as shown on the attached map or plat, have caused the same to be surveyed, platted and subdivided as shown, and which subdivision shall hereafter be known as Replat of Lot No. 1D, Block No. 2 of Waggoner Creek Crossing Two, a subdivision a part of the George Brinlee Hedright Survey, Abstract 18, Bowie County, Texas, I hereby dedicate the easements shown on this plat for utility purposes.

WAGGONER CREEK CROSSING, LP
BY: WAGGONER CREEK MANAGEMENT, L.L.C., GENERAL PARTNER
JOSH R. MORRIS, III, MANAGER

STATE OF _____
COUNTY OF _____

Before me, the undersigned authority in and for said County and State on this day personally appeared _____, the R. M. _____, who is known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, and in the capacity therein stated. GIVEN UNDER MY HAND AND SEAL
day of _____, 2023.

Notary Public _____ Commission Expires: _____
State of Texas

CERTIFICATE OF APPROVAL BY PLANNING COMMISSION

On this the _____ day of _____, 2023,

We, the undersigned, do hereby certify that the Report of Lot No. 1D, Block No. 2 of Waggoner Creek, Crossing No. 2, a subdivision of a part of the Georgia Brimley Creek Right-of-Way, District of Bowie County, Texas, for its approval, and that said plat, as shown on the plat of the Planning Commission of the City of Texarkana, Bowie County, Texas, for its approval, and that said plat, Owner's Certificate, and Surveyor's Certificate being found to conform to the requirements in all respects one in all things approved.

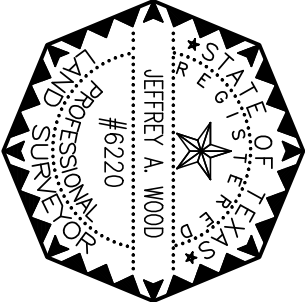
Chairman _____

Planning Commission Approval
Expires on _____

CERTIFICATE OF ENGINEER OR SURVEYOR

of Texas and the subdivision plot attached hereto correctly reflects the results of a survey made on the ground November 15, 1918, that the corner monuments are in place at points on the boundaries as shown, that there are no visible encroachments (other than shown on the map) and discrepancies, and that the subdivision shall be known as Replat of Lot No. 1D, Block No. 2 of the Waggoner Creek Crossing Two, a subdivision of a part of the George Bimtee Headright Survey, Abstract 18, Bowie County, Texas.

Jennifer A. Wood
 Registered Professional Land Surveyor
 No. 6220, State of Texas
 Firm Certificate No. 101011-00
 Date: March 16, 2023



REPLAT OF LOT NO. 1D BLOCK NO. 2 OF WAGONER CREEK CROSSING TWO			
LOT NO. 1D, BLOCK NO. 2 OF THE AMENDED REPLAT OF LOT NO. 1B BLOCK NO. 2, WAGONER CREEK CROSSING TWO BOWIE COUNTY, TEXAS		5520 SAN ANTONIO, 75003 DALLAS TEXAS 75243 P 903.838.8513 F 903.832.4700 www.mtgengineers.com	
Date	Revision/Description	© MTG 2022	Sheet No.
		TYPE NO. 354	
Drawn By	Checked By	Project No.	Dwg. Date
DH	JWH	22230	3/16/2023

City of Texarkana, Texas

Summary Sheet

Version:

Update Date: 3/29/2023 7:10 AM

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

Subject: Consider Amending Zoning Ordinance Section 140-247 Signs with 100 feet of interstate or loop corridor.

Meeting Date: 4/3/2023

Attachments

- a. Sec._140_247.____Signs_within_100_feet of frontage road (DOCX)

Staff Coordination

Building Code Administration	Mashell Daniel	Department Head Review
Pending		
Planning & Zoning Commission		Department Review
Pending		
Planning & Zoning Commission	Laura Puckett	Meeting Pending
04/03/2023 6:00 PM		

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

See attached Ordinance.

Potential Options:

Approve or Deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends for approval of the amendment to Section 140-247 of the Zoning Ordinance.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

City of Texarkana, Texas**Advisory Board/Committee Meeting Date and Minutes:**

April 3, 2023

Sec. 140-247. Signs within 100 feet of the frontage/ service road of an interstate or loop corridor.

Any on-premises sign (for a business) erected within 100 feet of the frontage/service road of the interstate or loop corridor right-of-way will be allowed to have a sign height of 50 feet measured from the grade level of the interstate or loop. The zoning board of adjustment will not be allowed to grant a height variance for signage height.

(Ord. of 9-7-1970, § 14-109; Ord. No. 082-2001, 4-9-2001)

Created: 2023-03-23 12:31:18 [EST]

(Supp. No. 18)

City of Texarkana, Texas

Summary Sheet

Version:

Update Date: 3/28/2023 8:50 AM

Lead Department: Planning & Zoning Commission **Action Officer:** Laura Puckett, Zoning Administrator
Subject: Z-23-7: rezoning an approximate 9.37-acre tract of land (being Tract 173, 173A, 174, and 175), H.S. Janes HRS, A-306, located at 3811 S. Lake Dr. Single Family-2 to Commercial. Michael Petty, owner and Kyle Davis, attorney.

Meeting Date: 4/3/2023

Attachments

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

Staff Coordination

Building Code Administration	Mashell Daniel	Department Head Review
Pending		
Planning & Zoning Commission		Department Review
Pending		
Planning & Zoning Commission	Laura Puckett	Meeting Pending
04/03/2023 6:00 PM		

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Michael Petty, owner, and Kyle Davis, attorney, to rezone an approximate 9.37-acre tract of land (being Tract 173, 173A, 174, and 175) H.S. Janes HRS, A306, located at 3811 South Lake Drive from Single Family-2 to Commercial. This site is B Truck and Trailer.

The Future Land Use Map has designated this property as "Regional Commercial".

The adjacent zoning is Commercial to the west and east, General Retail and Single Family-2 to the north, and the 369 corridor to the west. The adjacent land use is flooring shop to the west, drywall company to the east, and vacant land and computer business to the north.

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

City of Texarkana, Texas

new drainage ordinance, stormwater design manual, building codes, setbacks, subdivision, fire, parking, drainage, water and sewer prior to the issuance of building permits.

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

Potential Options:

Approve or Deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends for approval of this request.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

April 3, 2023



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. 23-000783 Case Z-23-7 Date 3-9-23

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:

9.37 acres Tract 173
Lot: 173A 174 175 Block: 173A 174 175 Addition: Hrs. Janer HRS A-306
(Or see attached legal description)

Location: 3811 South Lake dr., Texarkana Texas 75501

Present Zoning: SF-2, single family dwelling district 2

Proposed Zoning: C, commercial district.

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

Truck & trailer parts dealer, custom builder & repair services.

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

N/A

Attorney or Agent Signature

Kyle B. Davis

Print Name

625 Sam Houston drive

Address

New Boston, Texas 75570

City, State, Zip

(903) 628-5571

Home Phone & Cell Phone

kdavis@ldarry.com

Email Address

Property Owner Signature

Michael W. Petty

Print Name

3811 South Lake dr.

Address

Texarkana, TX 75501

City, State, Zip

(870) 103 3825

Home Phone & Cell Phone

mikepetty@bluck.net

Email Address

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

Attachment: Hearing Notice and Application (3967 : Z-23-7: rezoning SF-2 to Commercial at 3811 S Lake Drive)

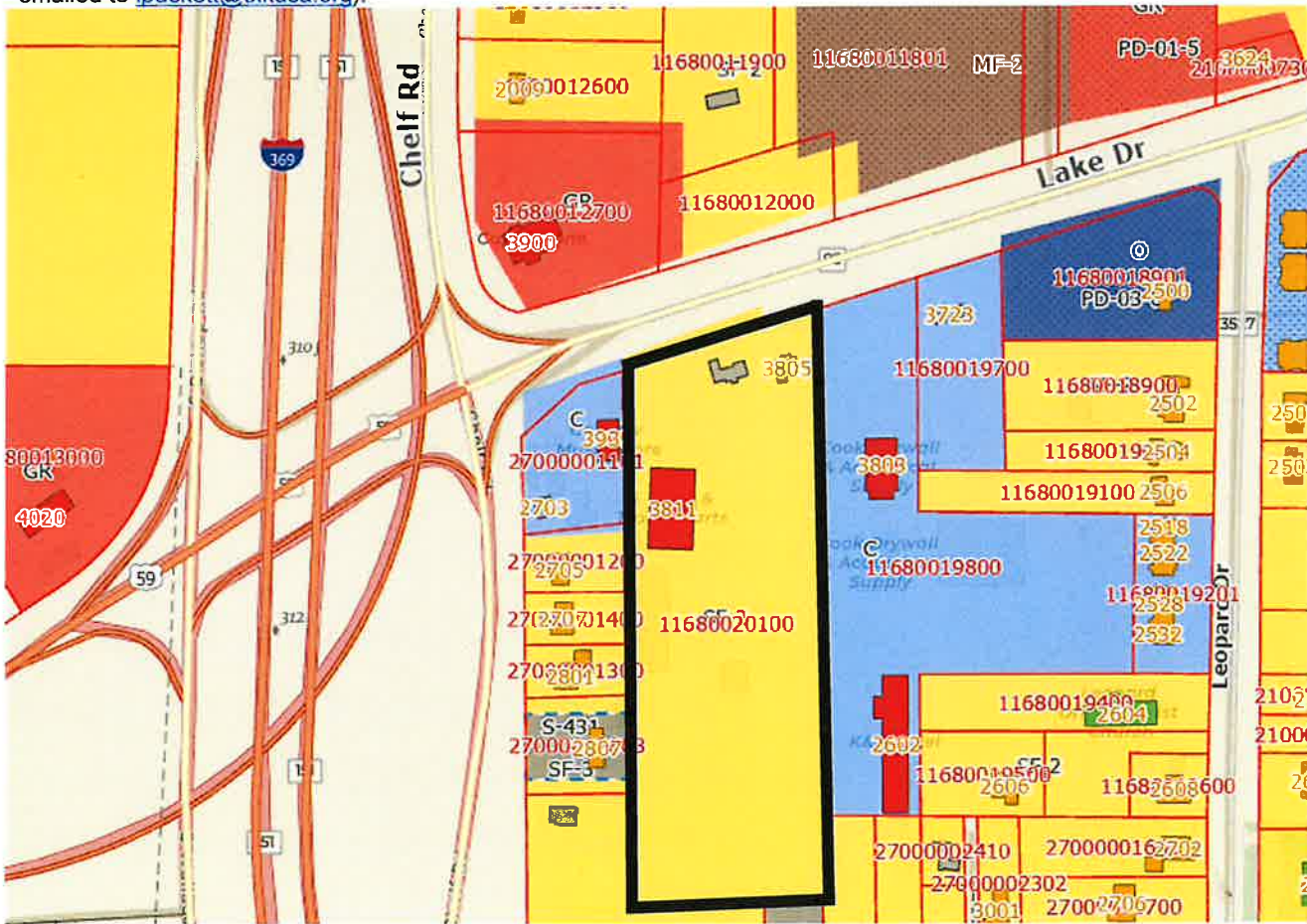
NOTICE OF PUBLIC HEARINGS

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

PLANNING & ZONING COMMISSION: Hearing Date: MONDAY, April 3, 2023 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, May 8, 2023 Hearing Time: 6:00 pm

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



OWNER: Michael W. Petty, owner and Kyle Davis, attorney

OWNER'S ADDRESS: 3811 S Lake Drive, Texarkana, Texas 75501

LOCATION OF REZONING: 3811 S Lake Drive, Texarkana, Texas 75501

PROPOSED CHANGE: Truck and Trailer parts dealer, custom builder and repair services

ZONING CHANGE FROM: Single Family-2 TO: Commercial

LEGAL DESCRIPTION: an approximate 9.37-acre tract of land (being Tract 173, 173A, 174, and 175), H. S. Janes HRS, A-306

CASE NUMBER: Z-23-7

DATE MAILED: 03/23/2023

Z-23-7

Legal Description:

All that certain tract or parcel of land situated in the H.S. JAMES HEADRIGHT SURVEY, Abstract No. 306, Bowie County, Texas, and the herein described tract being all those certain conveyed from Charles R. Cook to B. Truck & Trailer Parts, Inc. and Roy Brown by Deed dated April 20, 1992, and recorded in Volume 1756, Page 304 of the Real Property Records of Bowie County, Texas, and also all that certain tract conveyed to B. Truck & Trailer by Deed dated February 29, 1992, and recorded in Volume 1738, Page 25 of the Real Property Records of Bowie County, Texas, and the subject tract being more particularly described by metes and bounds as follows:

BEGINNING at a ½ inch reinforcing steel rod found for corner on the South right-of-way line of Texas State Highway No. 93 at the Northeast corner of the above mentioned B. Truck & Trailer and Roy Brown Tracts;

THENCE: S 02°00'04" E, 1134.94 feet along an existing fence line, being the East line of said B. Truck & Trailer and Roy Brown tracts, and the West line of a certain tract conveyed to Charles R. Cook by Deed dated April 12, 2002, and recorded in Volume 3687, Page 215 of the Real Property Records of Bowie County, Texas, to a ½ inch reinforcing steel rod for corner in an existing fence corner at the Southeast corner of said B. Truck & Trailer and Roy Brown tracts;

THENCE: S 89°06'01" W, 384.31 feet with the South line of said B. Truck & Trailer and Roy Brown tract and with the North line of Urban Heights, an Addition to the City of Texarkana, Bowie County, Texas, according to the map or plat of said Addition recorded in Volume 204, Page 43 of the Plat Records of Bowie County, Texas, to a ½ inch reinforcing steel rod set for corner at the Southwest corner of said B. Truck & Trailer and Roy Brown tract;

THENCE: N 01°22'57" W, 1023.83 feet with the West line of B. Truck & Trailer and Roy Brown tracts and with an East line of said Urban Heights, to a ½ inch reinforcing steel rod set for corner in the South right-of-way line of State Highway No. 93;

THENCE: N 72°01'50" E, 242.31 feet with the South right-of-way line of State Highway No. 93, to a concrete right-of-way marker found at an angle point in said line, said right-of-way marker being 80.00 feet at right angles from Centerline Station No. 1099 + 74.7 equals 1099 + 77.4 (equation);

THENCE: N 73°00'00" E, 145.17 feet with the South right-of-way line of State Highway No. 93, to the POINT OF BEGINNING and containing 9.383 acres of land, more or less.

Attachment: Legal Description (3967 : Z-23-7: rezoning SF-2 to Commercial at 3811 S Lake Drive)

Attachment: Maps (3967 : Z-23-7: rezoning SF-2 to Commercial at 3811 S Lake Drive)

City of Texarkana, Texas

Summary Sheet

Version:

Update Date: 3/28/2023 8:56 AM

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

Subject: Z-23-9: rezoning on an approximate 1.24-acre tract of land (being the North Part of Tract 9 and 10), Flower Acres, located at 3327 S. Lake Dr. General Retail to Commercial. Phil Hadaway, owner.

Meeting Date: 4/3/2023

Attachments

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

Staff Coordination

Building Code Administration	Mashell Daniel	Department Head Review
Pending		
Planning & Zoning Commission		Department Review
Pending		
Planning & Zoning Commission	Laura Puckett	Meeting Pending
04/03/2023 6:00 PM		

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Phil Hadaway, owner, to rezone an approximate 1.24-acre tract of land (being the north part of Tract 9 and 10), Flower Acres Addition, located at 3327 South Lake Drive from General Retail to Commercial. The use is auto body repair shop.

The Future Land Use Map has designated this property as "Neighborhood Retail".

The adjacent zoning is Commercial to the west, Commercial and Planned Development Two Family-2 to the north, General Retail to the south, and Single Family-2 to the east. The adjacent land use is mini storage to the west, church and residential to the north, south and east.

Staff recommends for approval of this request.

The applicant should also be aware that if this zoning change is approved, all other applicable city code/ordinance requirements must be met including but not limited to

City of Texarkana, Texas

new drainage ordinance, stormwater design manual, building codes, setbacks, subdivision, fire, parking, drainage, water and sewer prior to the issuance of building permits.

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

Potential Options:

Approve or Deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends for approval of this request.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

April 3, 2023

NOTICE OF PUBLIC HEARINGS

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

PLANNING & ZONING COMMISSION: Hearing Date: MONDAY, April 3, 2023 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, May 8, 2023 Hearing Time: 6:00 pm

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



OWNER: Phil Hadaway, owner

OWNER'S ADDRESS: 3327 S Lake Drive, Texarkana, Texas 75501

LOCATION OF REZONING: 3327 S Lake Drive, Texarkana, Texas 75501

PROPOSED CHANGE: Auto body repair facility

ZONING CHANGE FROM: General Retail TO: Commercial

LEGAL DESCRIPTION: an approximate 1.24-acre tract of land (being the north part Tract 9 and 10), Flower Acres Addition

CASE NUMBER: Z-23-9 DATE MAILED: 03/23/2023

Attachment: Hearing Notice and Application (3968 : Z-23-9: rezoning from GR to Commercial at 3327 S. Lake Dr)



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. 23-000861 Case Z-23-9 Date 3-15-23

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: NP 1.24 acres Block: 9 and 10 Addition: Flower Acres
(Or see attached legal description)

Location: 3327 S Lake Dr

Present Zoning: General Retail

Proposed Zoning: Commercial

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

Autobody repair facility

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

Type of business being done in the location has changed causing a need for re-zoning.

Attorney or Agent Signature

Print Name

Address

City, State, Zip

Home Phone & Cell Phone

Email Address

Property Owner Signature

Print Name

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: Hearing Notice and Application (3968 : Z-23-9: rezoning from GR to Commercial at 3327 S. Lake Dr)

Z-23-9

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

Warranty Deed with Vendor's Lien

Date: May 23, 2019

Grantor: RALPH MCDOWELL
Grantor's Mailing Address:

RALPH MCDOWELL
28 Clem Ranch Road
Texarkana, TX 75503
Bowie County

R20422 m

Grantee: HADAWAY FAMILY INVESTMENTS, LLC, a Texas limited liability company

Grantee's Mailing Address:

HADAWAY FAMILY INVESTMENTS, LLC, a Texas limited liability company
3407 S. Lake Drive
Texarkana, TX 75501
Bowie County

Consideration:

Cash and a note of even date executed by Grantee and referred to as the first lien note and payable to the order of FARMERS BANK & TRUST COMPANY in the principal amount of FIVE HUNDRED NINETY ONE THOUSAND FIVE AND NO/100 DOLLARS (\$591,005.00). The first-lien note is secured by the first and superior vendor's lien against and superior title to the Property retained in this deed in favor of FARMERS BANK & TRUST COMPANY and is also secured by a first-lien deed of trust of even date from Grantee to ~~Matthew~~ Dave White, trustee.

Property (including any improvements):

Lots Numbered Nine (9) and Ten (10) of FLOWER ACRES, a subdivision of 208 acres in the R.E. Sevey Headright Survey, A-523, Bowie County, Texas, according to the plat thereof, of record in Volume 40, Page 190 of the Plat Records of Bowie County, Texas.
SAVE AND EXCEPT the South 150 feet of Lots No. 9 and 10 of Flower Acres as conveyed to T.J. Golden and wife, Maude Golden by that certain deed dated December 20, 1965, recorded in Volume 462, Page 545, Deed Records of Bowie County, Texas;
AND FURTHER SAVE AND EXCEPT that portion conveyed to the State of Texas by deed dated November 4, 1958, recorded in Volume 364, Page 625, Deed Records of Bowie County, Texas.

Z-23-9

Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty:

None

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests, and water interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; and taxes for 2018, which Grantee assumes and agrees to pay, but not subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantor assumes.

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

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

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

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



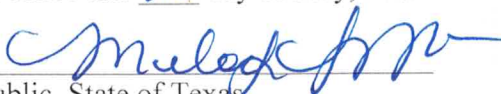
RALPH MCDOWELL

Attachment: Legal Description (3968 : Z-23-9: rezoning from GR to Commercial at 3327 S. Lake Dr)

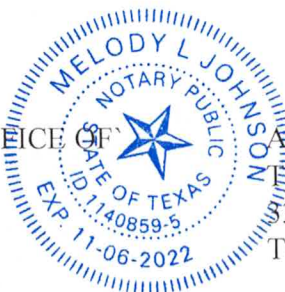
STATE OF Texas)COUNTY OF BOWIE)

Before me, a Notary Public, on this day personally appeared RALPH MCDOWELL known to me, or proved to me through DRIVERS LICENSE (description of identity card or other document) 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 capacity therein stated.

Given under my hand and seal of office this 23 day of May, 2019.


 Notary Public, State of Texas
 My Commission Expires: _____

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



AFTER RECORDING, RETURN TO:
 TWIN CITY TITLE
 310 Arista Blvd.
 Texarkana, TX 75503

THE STATE OF TEXAS

COUNTY OF BOWIE

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

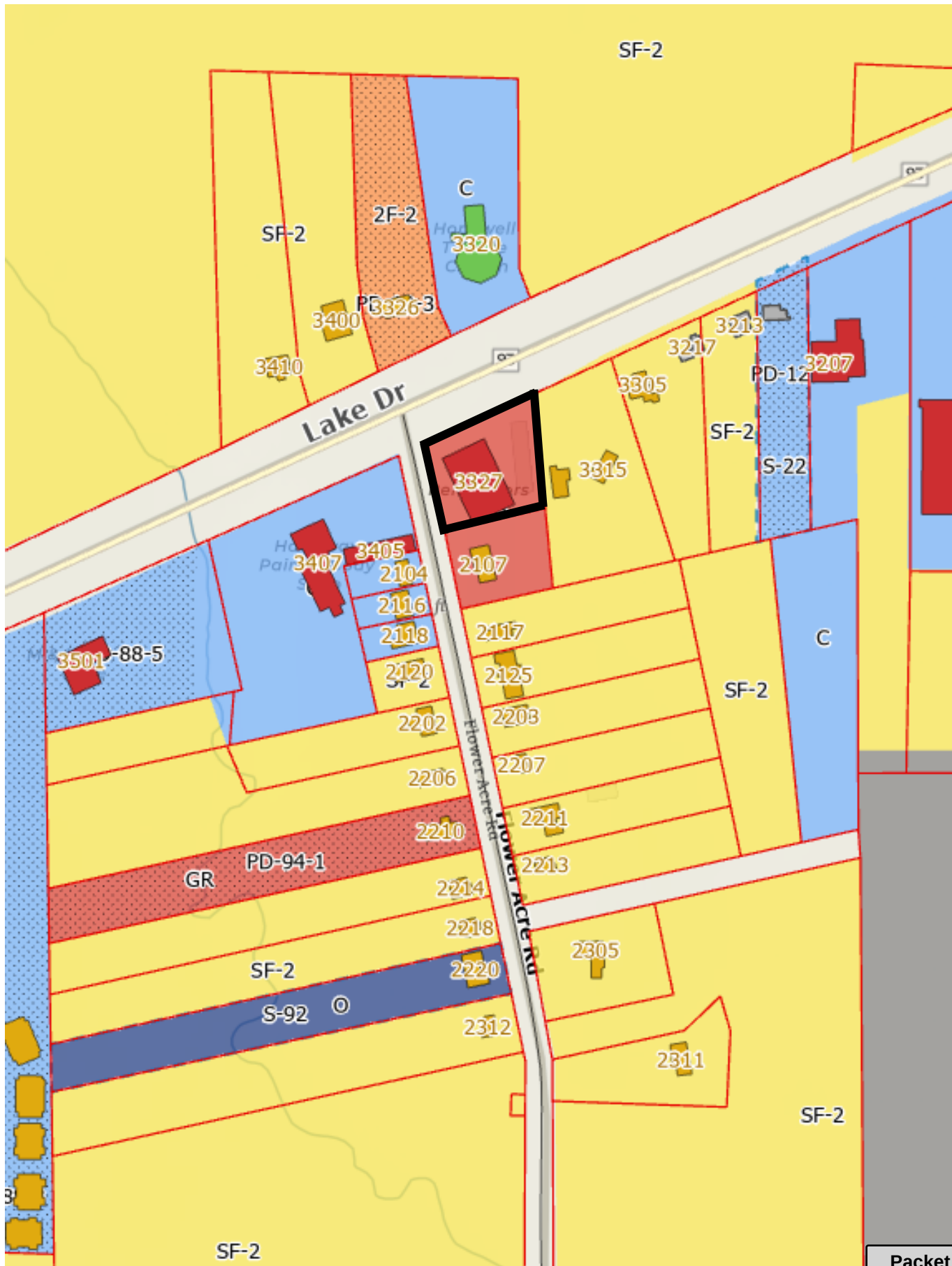
2019-00005402 DEED
 05/28/2019 02:14:18 PM Total Fees: \$34.00

Tina Petty, County Clerk
 Bowie County, Texas



Attachment: Legal Description (3968 : Z-23-9: rezoning from GR to Commercial at 3327 S. Lake Dr)

3327 S. Lake Drive



3327 S. Lake Drive



Attachment: Maps (3968 : Z-23-9: rezoning from GR to Commercial at 3327 S. Lake Dr)

City of Texarkana, Texas

Version:

Update Date: 3/28/2023 9:03 AM

Summary Sheet

Lead Department: Planning & Zoning Commission **Action Officer:** Laura Puckett, Zoning Administrator
Subject: Z-23-10: rezoning on an approximate 0.71-acre tract of land (being South 150' of Tract 9 and 10), Flower Acres, located at 2107 Flower Acres Rd. General Retail to Commercial. Phil Hadaway, owner.

Meeting Date: 4/3/2023

Attachments

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

Staff Coordination

Building Code Administration	Mashell Daniel	Department Head Review
Pending		
Planning & Zoning Commission		Department Review
Pending		
Planning & Zoning Commission	Laura Puckett	Meeting Pending
04/03/2023 6:00 PM		

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Phil Hadaway, owner, to rezone an approximate 0.71-acre tract of land (being the south 150' of Tract 9 and 10), Flower Acres Addition, located at 2107 Flower Acres Road from General Retail to Commercial.

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

The adjacent zoning is Commercial to the west, General Retail to the north, and Single Family-2 to the south and east. The adjacent land use is mini storage to the west, auto body repair facility north, and residential to the south and east.

Staff recommends for approval of this request.

The applicant should also be aware that if this zoning change is approved, all other applicable city code/ordinance requirements must be met including but not limited to new drainage ordinance, stormwater design manual, building codes, setbacks,

City of Texarkana, Texas

subdivision, fire, parking, drainage, water and sewer prior to the issuance of building permits.

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

Potential Options:

Approve or Deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends for approval of this request.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

April 3, 2023

NOTICE OF PUBLIC HEARINGS

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

PLANNING & ZONING COMMISSION: Hearing Date: MONDAY, April 3, 2023 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, May 8, 2023 Hearing Time: 6:00 pm

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



OWNER: Phil Hadaway, owner

OWNER'S ADDRESS: 3327 S Lake Drive, Texarkana, Texas 75501

LOCATION OF REZONING: 2107 Flower Acres, Texarkana, Texas 75501

PROPOSED CHANGE: Auto body repair facility

ZONING CHANGE FROM: General Retail TO: Commercial

LEGAL DESCRIPTION: an approximate 0.71-acre tract of land (being the south 150' of Tract 9 and 10), Flower Acres Addition

CASE NUMBER: Z-23-10 DATE MAILED: 03/23/2023

Attachment: Hearing Notice and Application (3969 : Z-23-10: rezoning GR to Commercial at 2107 Flower Acres)



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. 23-000860 Case Z-23-10 Date 3-15-23

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: 5150' ^{0.71 acres} Block: 9 and 10 Addition: Flower Acres
(Or see attached legal description)

Location: 2107 Flower Acres

Present Zoning: General Retail

Proposed Zoning: Commercial

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

Auto body repair facility

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

Property purchased to allow for additions to be made to current building on adjacent property.

Attorney or Agent Signature

Print Name

Address

City, State, Zip

Home Phone & Cell Phone

Email Address

Property Owner Signature

Print Name

3327 S. Lake Dr.

Address

Texarkana, TX 75501

City, State, Zip

903-794-1537 / 903-244-5783

Home Phone & Cell Phone

accounting@hadawaycollision.com

Email Address

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

Attachment: Hearing Notice and Application (3969 : Z-23-10: rezoning GR to Commercial at 2107 Flower Acres)

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

THIRD PARTY DEED

THE STATE OF TEXAS

COUNTY OF BOWIE

THAT, I, **VIKKI LEI POWELL**, Independent Executrix of the Estate of **Margaret Clark Wood, Deceased**, for and in consideration of the sum of Ten and No/100 Dollars, and other good and valuable consideration to me cash in hand paid by the grantees herein named, the receipt of which is hereby expressly acknowledged and in further consideration of the sum of ONE HUNDRED THOUSAND AND NO/100 DOLLARS (\$100,000.00) by **GUARANTY BOND BANK**, the receipt of which is hereby acknowledged and confessed, which amount is advanced to me by Lender at the special instance and request of the Grantees herein to evidence their Vendor's Lien Note dated NOVEMBER 23rd, 2011, in the principal amount of ONE HUNDRED THREE THOUSAND, THREE HUNDRED AND NO/100 DOLLARS (\$103,300.00), payable to the order of Lender, bearing an interest rate as set forth therein, and being due and payable as set forth therein, said note providing for acceleration of maturity in case of

Attachment: Legal Description (3969 : Z-23-10: rezoning GR to Commercial at 2107 Flower Acres)

default and attorney's fees if collected through Probate Court or other legal proceedings, which Vendor's Lien is hereby and herein retained against the herein described property to secure the payment of said note and all interest that accrues thereon, which Vendor's Lien is hereby transferred and assigned, to Lender, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto **WILLIAM T. TERRAL, JR., and wife SHELLY E. TERRAL**, all that certain lot, tract or parcel of land situated in the County Of Bowie, State of Texas, to-wit:

The South 150 ft. of Lots No. 9 and 10 of FLOWER ACRES, a subdivision of 208 acres of the R.E. Sevey H.R. Survey, Bowie County, Texas as shown on a plat recorded in Volume 204, Page 36 of the Plat Records of Bowie County, Texas.

SUBJECT TO THE FOLLOWING:

Right of Way conveyed to the State of Texas by instrument recorded in Volume 364, Page 625, Deed Records of Bowie County, Texas.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto belonging unto the said grantees, their heirs and assigns forever, and I do hereby bind myself, my heirs, executors and administrators, to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said GRANTEES, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

But it is expressly agreed that the VENDOR'S LIEN, as well as the Superior Title in and to the above described premises, is retained against the above described property, premises and improvements until the above described note and all interest thereof are fully paid according to the face, tenor and effect and reading thereof, when this Deed shall become absolute.□

EXECUTED this the 22nd day of NOVEMBER, 2011,
BUT TO BE EFFECTIVE THE 23RD DAY OF NOVEMBER, 2011.

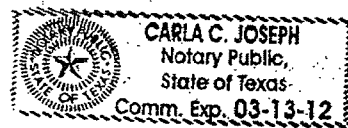

VIKKI LEI POWELL, INDEPENDENT
EXECUTRIX OF THE ESTATE OF
MARGARET CLARK WOOD,
DECEASED

STATE OF TEXAS

COUNTY OF COLLIN

This instrument was acknowledged before me on the 22nd
day of NOVEMBER, 2011, by VIKKI LEI POWELL, INDEPENDENT EXECUTRIX
OF THE ESTATE OF MARGARET CLARK WOOD, DECEASED, and in the
capacity therein stated.

Carla C. Joseph
NOTARY PUBLIC, STATE OF TEXAS



MAILING ADDRESS OF GRANTEEES
WILLIAM T. TERRAL, JR.
SHELY E TERRAL
2107 FLOWER ACRE ROAD
TEXARKANA, TX 75501

Attachment: Legal Description (3969 : Z-23-10: rezoning GR to Commercial at 2107 Flower Acres)

RX Date/Time

10/19/2011

14:59

903 823 1325

2.7.b

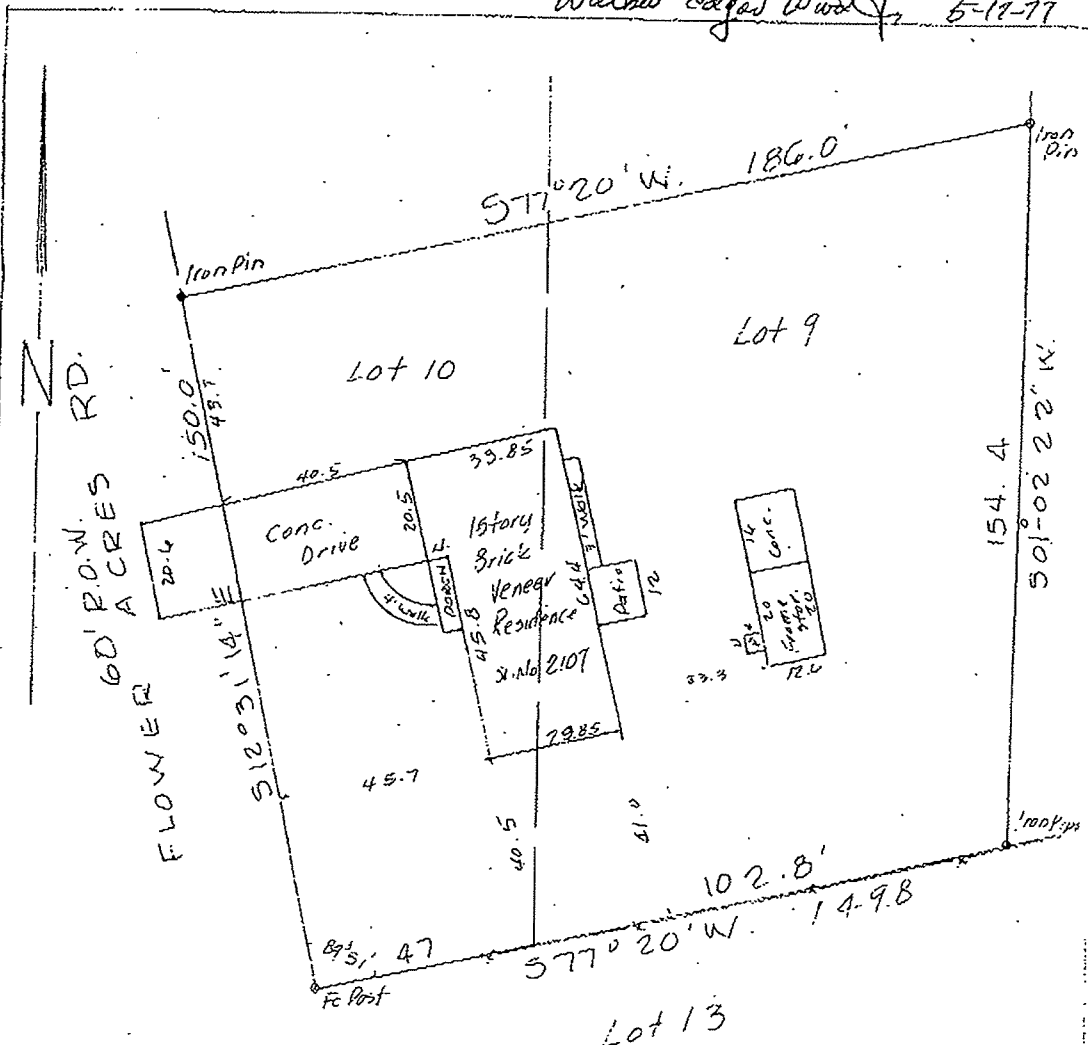
10-19-'11 14:58 FROM-NORTON & WOOD

903-823-1325

T-485 P0002/0002 F-922

P.002

Walker Edgar Wood 5-17-77



THIS IS TO CERTIFY: that the plat hereon is a true representation of the property as determined by survey; the lines and dimensions of said property being as indicated by the plat; the size, location and type of buildings and improvements are as shown, all improvements being within the boundaries of the property, set back from the property lines the distances indicated. There are no encroachments, conflicts or protrusions. The South 150 ft. of Lots No. 9 and 10 of FLOWER ACRES, a subdivision of 208 acres of the R.E. Sevey H.R. Survey, Bowie County, Texas as shown on a plat recorded in Vol. 204, Page 36 of the Plat Records of Bowie County, Texas.

Scale: 1" = 30'

May 10, 1977

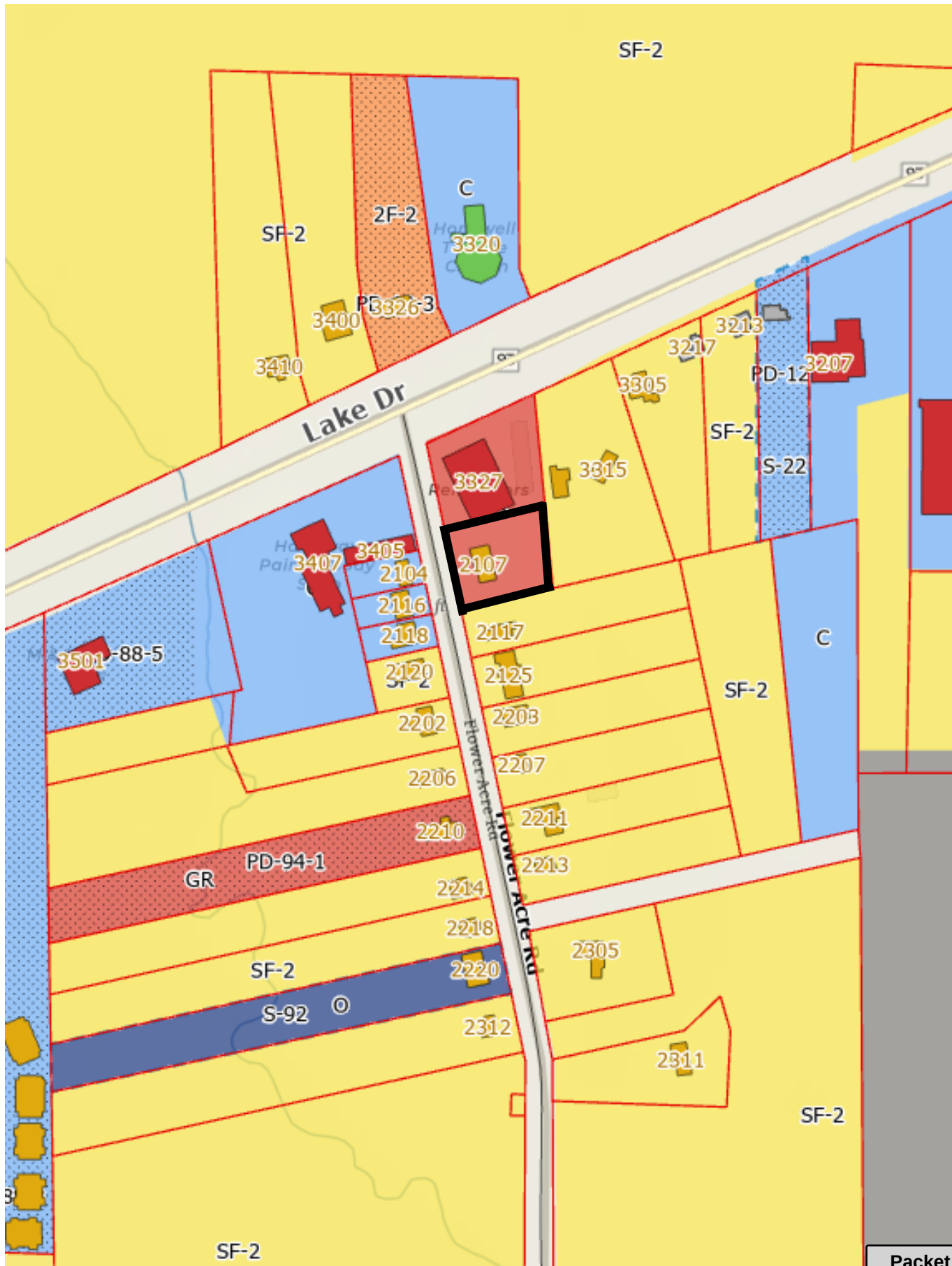
Final Survey - As Built

Richard V. Hall

Reg. Engineer Texas No. 8930

Attachment: Legal Description (3969 : Z-23-10: rezoning GR to Commercial at 2107 Flower Acres)

2107 Flower Acres Rd.



2107 Flower Acres Rd.



Attachment: Maps (3969 : Z-23-10: rezoning GR to Commercial at 2107 Flower Acres)

City of Texarkana, Texas

Version:

Update Date: 3/28/2023 11:15 AM

Summary Sheet

Lead Department: Planning & Zoning Commission **Action Officer:** Laura Puckett, Zoning Administrator
Subject: S-774: Specific Use Permit to allow permanent cosmetics (facial tattooing) on an approximate 5.65-acre tract of land (being Tract 388 and 388A), George Brinlee HRS, A-18, located at 4115 N. Kings Hwy, Suite 109. Carter Floyd, owner, and Tammy Wroten, agent.

Meeting Date: 4/3/2023

Attachments

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

Staff Coordination

Building Code Administration Pending	Mashell Daniel	Department Head Review
Planning & Zoning Commission Pending		Department Review
Planning & Zoning Commission 04/03/2023 6:00 PM	Laura Puckett	Meeting Pending

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Carter Floyd, owner, and Tammy Wroten, agent, for a Specific Use Permit to allow one additional use of permanent cosmetic procedures/tattooing on an approximate 5.65-acre tract of land (being Tract 388 and 388A), George Brinlee HRS, A-18, located at 4115 North Kings Highway, Suite 109.

The Future Land Use Map has designated this property as "Regional Commercial".

The adjacent zoning is General Retail to the north, south, and west, General Retail and SF-1 to the east. The adjacent land usage is residential to the north and east, businesses to the south and vacant land to the west.

A Specific Use Permit is required to allow the one additional use of a permanent cosmetic procedures/tattooing in this zoning district. The application of permanent cosmetics is also considered a tattoo as well as any inked body art. The State of

City of Texarkana, Texas

Texas will regulate this business as to licensing and other health related issues. This request meets all city requirements to allow the one additional use of a tattoo studio on this property. It appears that there is adequate parking for this business.

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

1. That the owner/or any employee performing the application of 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 if this use ever ceases at this location, the City may revoke the Specific Use Permit that allows a tattoo studio.
3. That the sale of tobacco products or drug paraphernalia is prohibited.
4. That any remodeling of the current building must meet all city codes and requires licensed contractors.
5. That no painting of the windows or the building with advertisement or graphic art.
6. That if any complaints concerning minors or any violations of the regulations listed above occur, the City has the right to revoke the Specific Use Permit.

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

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

Potential Options:

Approve or Deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends for approval of this request with stipulations.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

April 3, 2023

NOTICE OF PUBLIC HEARINGS

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

PLANNING & ZONING COMMISSION: Hearing Date: MONDAY, April 3, 2023 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, May 8, 2023 Hearing Time: 6:00 pm

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



OWNER: Phil Hadaway, owner

OWNER'S ADDRESS: 3327 S Lake Drive, Texarkana, Texas 75501

LOCATION OF REZONING: 2107 Flower Acres, Texarkana, Texas 75501

PROPOSED CHANGE: Auto body repair facility

ZONING CHANGE FROM: General Retail TO: Commercial

LEGAL DESCRIPTION: an approximate 0.71-acre tract of land (being the south 150' of Tract 9 and 10), Flower Acres Addition

CASE NUMBER: Z-23-10 DATE MAILED: 03/23/2023

Attachment: Hearing Notice and Application (3970 : S-774: SUP to allow permanent cosmetics at 4115 N Kings Hwy, Ste 109)



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. 23-000860 Case Z-23-10 Date 3-15-23

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: 5150' ^{0.71 acres} Block: 9 and 10 Addition: Flower Acres
(Or see attached legal description)

Location: 2107 Flower Acres

Present Zoning: General Retail

Proposed Zoning: Commercial

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

Auto body repair facility

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

Property purchased to allow for additions to be made to current building on adjacent property.

Attorney or Agent Signature

Print Name

Address

City, State, Zip

Home Phone & Cell Phone

Email Address

Property Owner Signature

Print Name

3327 S. Lake Dr.

Address

Texarkana, TX 75501

City, State, Zip

903-794-1537 / 903-244-5783

Home Phone & Cell Phone

accounting@hadawaycollision.com

Email Address

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

Attachment: Hearing Notice and Application (3970 : S-774: SUP to allow permanent cosmetics at 4115 N Kings Hwy, Ste 109)

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

THIRD PARTY DEED

THE STATE OF TEXAS

COUNTY OF BOWIE

THAT, I, **VIKKI LEI POWELL**, Independent Executrix of the Estate of **Margaret Clark Wood, Deceased**, for and in consideration of the sum of Ten and No/100 Dollars, and other good and valuable consideration to me cash in hand paid by the grantees herein named, the receipt of which is hereby expressly acknowledged and in further consideration of the sum of ONE HUNDRED THOUSAND AND NO/100 DOLLARS (\$100,000.00) by **GUARANTY BOND BANK**, the receipt of which is hereby acknowledged and confessed, which amount is advanced to me by Lender at the special instance and request of the Grantees herein to evidence their Vendor's Lien Note dated NOVEMBER 23rd, 2011, in the principal amount of ONE HUNDRED THREE THOUSAND, THREE HUNDRED AND NO/100 DOLLARS (\$103,300.00), payable to the order of Lender, bearing an interest rate as set forth therein, and being due and payable as set forth therein, said note providing for acceleration of maturity in case of

Attachment: Legal Description (3970 : S-774: SUP to allow permanent cosmetics at 4115 N Kings Hwy, Ste 109)

default and attorney's fees if collected through Probate Court or other legal proceedings, which Vendor's Lien is hereby and herein retained against the herein described property to secure the payment of said note and all interest that accrues thereon, which Vendor's Lien is hereby transferred and assigned, to Lender, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto **WILLIAM T. TERRAL, JR., and wife SHELLY E. TERRAL**, all that certain lot, tract or parcel of land situated in the County Of Bowie, State of Texas, to-wit:

The South 150 ft. of Lots No. 9 and 10 of FLOWER ACRES, a subdivision of 208 acres of the R.E. Sevey H.R. Survey, Bowie County, Texas as shown on a plat recorded in Volume 204, Page 36 of the Plat Records of Bowie County, Texas.

SUBJECT TO THE FOLLOWING:

Right of Way conveyed to the State of Texas by instrument recorded in Volume 364, Page 625, Deed Records of Bowie County, Texas.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto belonging unto the said grantees, their heirs and assigns forever, and I do hereby bind myself, my heirs, executors and administrators, to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said GRANTEES, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

But it is expressly agreed that the VENDOR'S LIEN, as well as the Superior Title in and to the above described premises, is retained against the above described property, premises and improvements until the above described note and all interest thereof are fully paid according to the face, tenor and effect and reading thereof, when this Deed shall become absolute.□

EXECUTED this the 22nd day of NOVEMBER, 2011,
BUT TO BE EFFECTIVE THE 23RD DAY OF NOVEMBER, 2011.

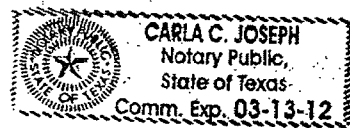
Vikki Lei Powell
VIKKI LEI POWELL, INDEPENDENT
EXECUTRIX OF THE ESTATE OF
MARGARET CLARK WOOD,
DECEASED

STATE OF TEXAS

COUNTY OF COLLIN

This instrument was acknowledged before me on the 22nd
day of NOVEMBER, 2011, by VIKKI LEI POWELL, INDEPENDENT EXECUTRIX
OF THE ESTATE OF MARGARET CLARK WOOD, DECEASED, and in the
capacity therein stated.

Carla C. Joseph
NOTARY PUBLIC, STATE OF TEXAS



MAILING ADDRESS OF GRANTEEES
WILLIAM T. TERRAL, JR.
SHELY E TERRAL
2107 FLOWER ACRE ROAD
TEXARKANA, TX 75501

Attachment: Legal Description (3970 : S-774: SUP to allow permanent cosmetics at 4115 N Kings Hwy, Ste 109)

RX Date/Time

10/19/2011

14:59

903 823 1325

P.002

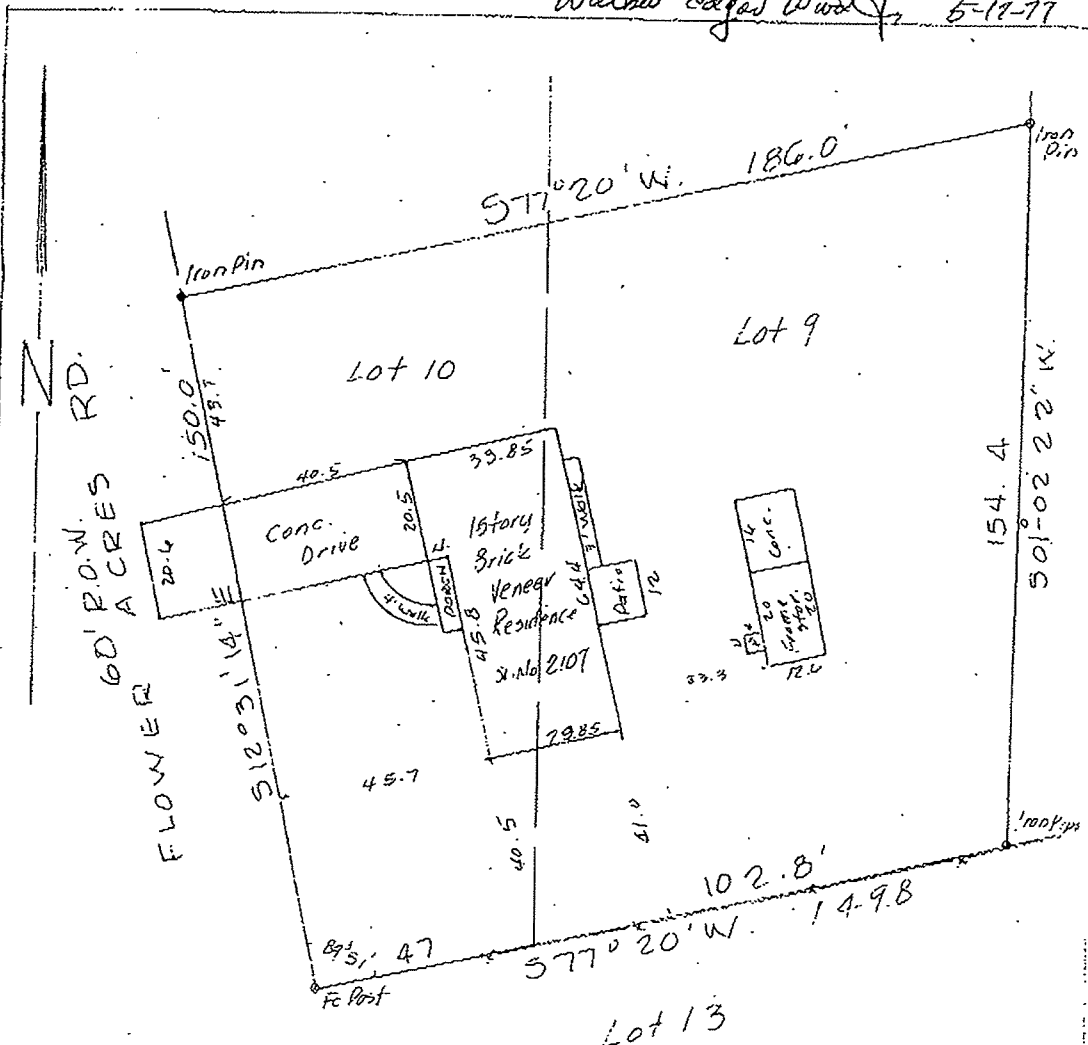
2.8.b

10-19-'11 14:58 FROM-NORTON & WOOD

903-823-1325

T-485 P0002/0002 F-922

Walker Edges Wood 5-17-77



THIS IS TO CERTIFY: that the plat hereon is a true representation of the property as determined by survey; the lines and dimensions of said property being as indicated by the plat; the size, location and type of buildings and improvements are as shown, all improvements being within the boundaries of the property, set back from the property lines the distances indicated. There are no encroachments, conflicts or protrusions. The South 150 ft. of Lots No. 9 and 10 of FLOWER ACRES, a subdivision of 208 acres of the R.E. Sevey H.R. Survey, Bowie County, Texas as shown on a plat recorded in Vol. 204, Page 36 of the Plat Records of Bowie County, Texas.

Scale: 1" = 30'

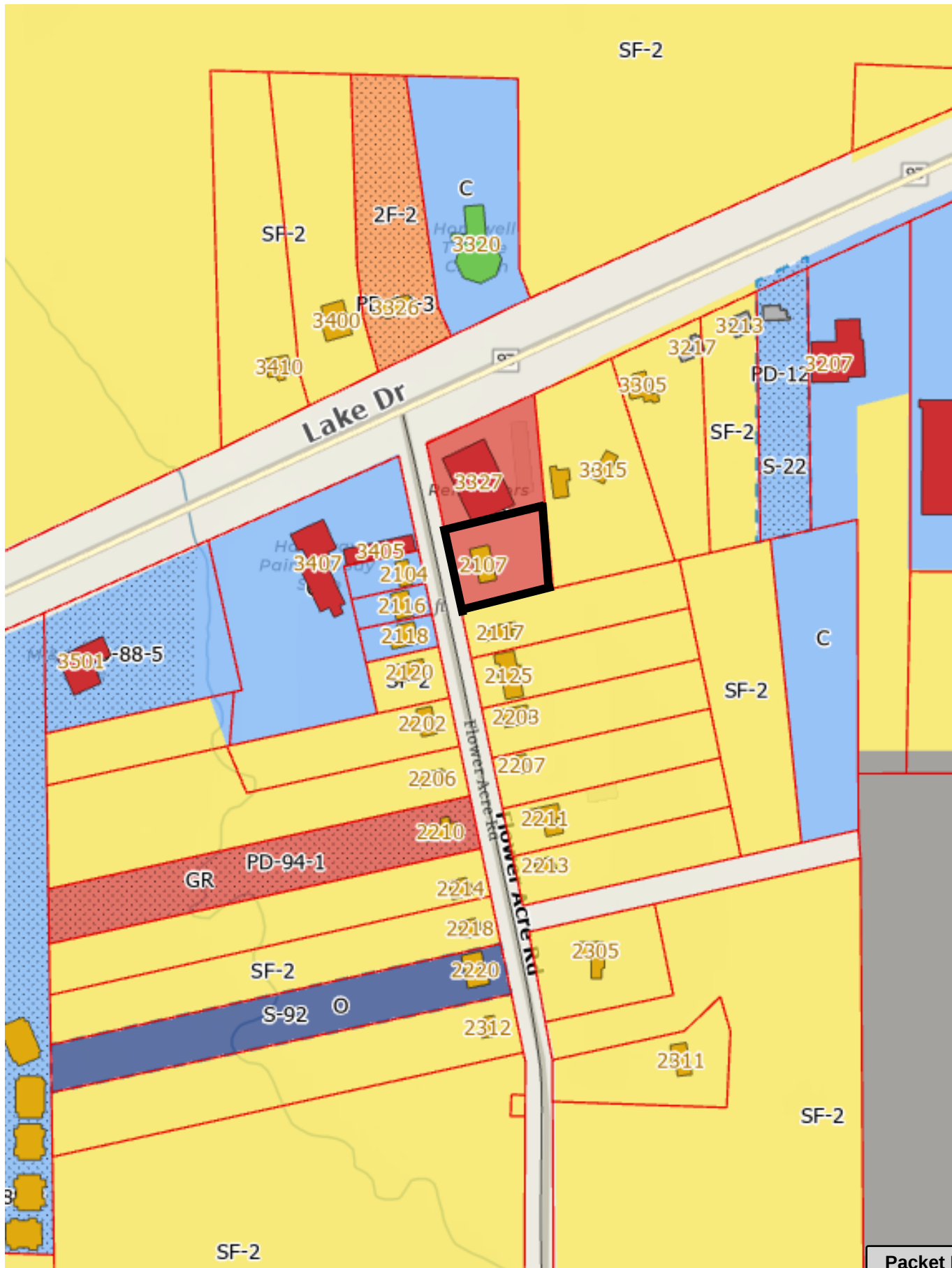
May 10, 1977

Final Survey - As Built

Richard V. Hall

Reg. Engineer Texas No. 8930

2107 Flower Acres Rd.



2107 Flower Acres Rd.



Attachment: Maps (3970 : S-774: SUP to allow permanent cosmetics at 4115 N Kings Hwy, Ste 109)

City of Texarkana, Texas

Version:

Update Date: 3/28/2023 5:01 PM

Summary Sheet

Lead Department: Planning & Zoning Commission **Action Officer:** Laura Puckett, Zoning Administrator
Subject: Z-23-8: rezoning on an approximate 3.36-acre tract of land (being Tract 4D), West Texarkana GDN, located at 700 Elliott Road. Single Family-2 to Single Family-3. Katherine McGee, owner and Austin Edwards, agent.

Meeting Date: 4/3/2023

Attachments

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

Staff Coordination

Building Code Administration	Mashell Daniel	Department Head Review
Pending		
Planning & Zoning Commission		Department Review
Pending		
Planning & Zoning Commission	Laura Puckett	Meeting Pending
04/03/2023 6:00 PM		

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Katherine McGee, owner, and Austin Edwards, agent, to rezone an approximate 3.36-acre tract of land (being Tract 4D) West Texarkana GDN, located at 700 Elliott Road from Single Family-2 to Single Family-3.

The Future Land Use Map has designated this property as "Regional Commercial".

The adjacent zoning is Agriculture to the west, Single Family-2 to the north, Industrial-1 to the south, and 369 corridor to the east. The adjacent land use is residential to the west and north, vacant land to the south, and 369 corridor to the east.

Staff recommends for approval of this request.

The applicant should also be aware that if this zoning change is approved, all other applicable city code/ordinance requirements must be met including but not limited to new drainage ordinance, stormwater design manual, building codes, setbacks,

City of Texarkana, Texas

subdivision, fire, parking, drainage, water and sewer prior to the issuance of building permits.

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

Potential Options:

Approve or Deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends for approval of this request.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

April 3, 2023

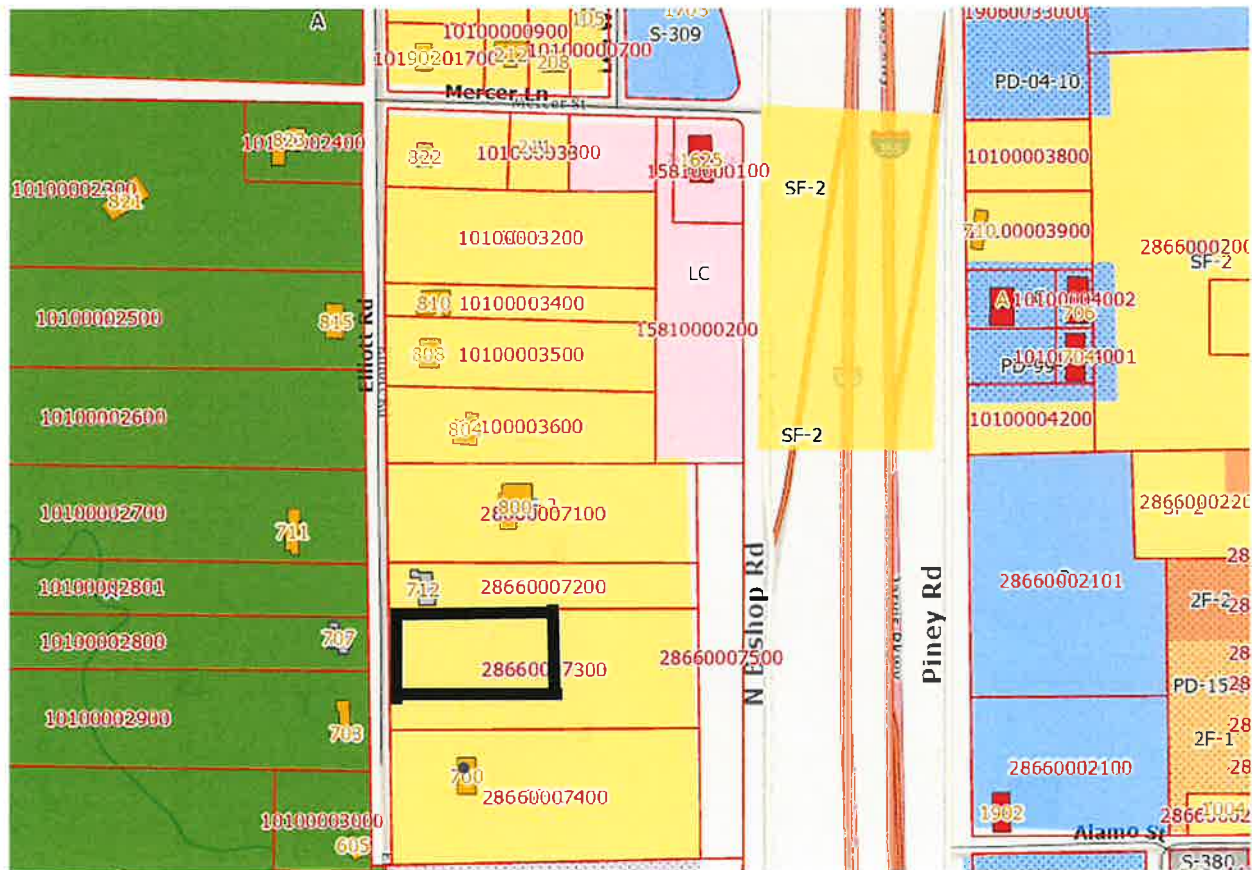
NOTICE OF PUBLIC HEARINGS

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

PLANNING & ZONING COMMISSION: Hearing Date: MONDAY, April 3, 2023 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, May 8, 2023 Hearing Time: 6:00 pm

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



OWNER: Katherine McGee, owner and Austin Edwards, agent

OWNER'S ADDRESS: 700 Elliott Road, Texarkana, Texas 75501

LOCATION OF REZONING: 700 Elliott Rd, Texarkana, Texas 75501

PROPOSED CHANGE: placement of a HUD code manufactured home

ZONING CHANGE FROM: Single Family-2 TO: Single Family-3

LEGAL DESCRIPTION: an approximate 3.36-acre tract of land (being Tract 4D), West Texarkana GDN

CASE NUMBER: Z-23-8 DATE MAILED: 03/23/2023

Attachment: Hearing Notice and Application (3971 : Z-23-8: rezoning SF-2 to SF-3 at 700 Elliott Rd)



ZONING APPLICATION

CITY OF TEXARKANA TEXAS

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

Receipt No. 23-000829

Case Z-23-8
Date 3-13-23

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: 40 Addition: West Texarkana GDN
(Or see attached legal description)

Location: 700 Elliott Rd

Present Zoning: Single family 2

Proposed Zoning: Single family 3

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

Residence

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

Austin Edwards

Attorney or Agent Signature

Printed Name: Austin Edwards

2301 Arkansas blvd

Address

Texarkana AR 71854

City, State, Zip

903-306-3254

Home Phone & Cell Phone

austinled0407@gmail.com

Email Address

Katherine McGee

Property Owner Signature

Printed Name: Katherine McGee

700 Elliott Rd.

Address

Texarkana TX 75501

City, State, Zip

(903) 826-7905

Home Phone & Cell Phone

N/A

Email Address

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

Attachment: Hearing Notice and Application (3971 : Z-23-8: rezoning SF-2 to SF-3 at 700 Elliott Rd)

PROPERTY DESCRIPTION -- 700 ELLIOTT STREET, TEXARKANA, TEXAS

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF THE BLOCK NO. FOUR (4) OF WEST TEXARKANA GARDEN ADDITION TO THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 40, PAGE 45 OF THE PLAT RECORDS OF BOWIE COUNTY, TEXAS AND BEING ALL OF A 3.50 ACRE TRACT AS DESCRIBED IN WARRANTY DEED FROM THOMAS S. RHODEN AND WIFE, LOUISE RHODEN TO WILLIAM H. MCGEE AND WIFE, SUSIE L. MCGEE DATED AUGUST 28, 1958, RECORDED IN VOLUME 363, PAGE 93 OF THE DEED RECORDS OF BOWIE COUNTY, TEXAS AND BEING ALL OF A 3.53 ACRE TRACT AS DESCRIBED IN WARRANTY DEED FROM FIRSTBANK, TRUSTEE OF LAST WILL OF ROY W. DAVIS TO WILLIAM H. MCGEE AND WIFE, SUSIE L. MCGEE DATED OCTOBER 24, 1997, RECORDED IN VOLUME 2746, PAGE 248 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING: AT A FOUND 1" METAL PIPE FOR CORNER AT THE NORTHEAST CORNER OF BLOCK NO. 4 OF SAID WEST TEXARKANA GARDEN ADDITION, TEXARKANA, TEXAS;

THENCE: S 00°47'23" E, WITH THE EAST BOUNDARY LINE OF BLOCK NO. 4 OF SAID WEST TEXARKANA GARDEN ADDITION, 206.12 FEET TO A FOUND 1/2" REBAR FOR CORNER;

THENCE: S 00°33'55" E, WITH THE EAST BOUNDARY LINE OF BLOCK NO. 4 OF SAID WEST TEXARKANA GARDEN ADDITION, 100.55 FEET TO A SET 5/8" REBAR WITH PLASTIC CAP (STAMPED R.P.L.S. 4874 TYPICAL) FOR CORNER AT AN EXISTING FENCE CORNER AND BEING THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED TRACT OF LAND;

THENCE: S 01°00'22" E, ALONG AN EXISTING FENCE LINE, SAME BEING THE EAST BOUNDARY LINE OF BLOCK NO. 4 OF SAID WEST TEXARKANA GARDEN ADDITION, 486.00 FEET TO A SET 5/8" REBAR WITH PLASTIC CAP FOR CORNER;

THENCE: S 89°42'16" W, WITH THE SOUTH BOUNDARY LINE OF THE ABOVE DESCRIBED 3.50 ACRE TRACT, 640.30 FEET TO A SET 5/8" REBAR WITH PLASTIC CAP FOR CORNER ON THE EAST RIGHT-OF-WAY LINE OF ELLIOTT ROAD;

THENCE: N 01°00'25" W, WITH THE EAST RIGHT-OF-WAY LINE OF ELLIOTT ROAD, 470.86 FEET TO A SET 5/8" REBAR WITH PLASTIC CAP FOR CORNER IN AN EXISTING FENCE LINE;

THENCE: N 88°20'02" E, ALONG AN EXISTING FENCE LINE, SAME BEING THE NORTH BOUNDARY LINE OF THE ABOVE DESCRIBED 3.53 ACRE TRACT, 640.30 FEET TO THE POINT OF BEGINNING, CONTAINING 7.0308 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARINGS: BEARINGS ARE BASED ON GEODETIC NORTH AS MEASURED USING GPS (GLOBAL POSITIONING SYSTEM) ON OCTOBER 23, 2017, OPERATING WITHIN THE PARAMETERS OF WGS-84.

THIS LOT IS NOT WITHIN A DESIGNATED FLOOD PLAIN, ACCORDING TO FEDERAL INSURANCE ADMINISTRATION RATE MAP, MAP NUMBER 48037C03650, EFFECTIVE DATE OCTOBER 19, 2010.

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND IS CORRECT, AND THAT THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS OF IMPROVEMENTS, VISIBLE EASEMENTS OR RIGHTS-OF-WAY (ALL EASEMENTS AND RIGHTS-OF-WAY ARE SHOWN IF TITLE COMMITMENT WAS PROVIDED PRIOR TO FIELD WORK), EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A PUBLIC ROADWAY.



The map displays a residential area with various lots and zoning districts. A yellow rectangular area is highlighted on the map, indicating a specific lot. The map also shows surrounding streets, including N Bishop Rd, and various landmarks and features.

Key features and labels on the map include:

- Streets:** N Bishop Rd, N 1st St, N 2nd St, N 3rd St, N 4th St, N 5th St, N 6th St, N 7th St, N 8th St, N 9th St, N 10th St, N 11th St, N 12th St, N 13th St, N 14th St, N 15th St, N 16th St, N 17th St, N 18th St, N 19th St, N 20th St, N 21st St, N 22nd St, N 23rd St, N 24th St, N 25th St, N 26th St, N 27th St, N 28th St, N 29th St, N 30th St, N 31st St, N 32nd St, N 33rd St, N 34th St, N 35th St, N 36th St, N 37th St, N 38th St, N 39th St, N 40th St, N 41st St, N 42nd St, N 43rd St, N 44th St, N 45th St, N 46th St, N 47th St, N 48th St, N 49th St, N 50th St, N 51st St, N 52nd St, N 53rd St, N 54th St, N 55th St, N 56th St, N 57th St, N 58th St, N 59th St, N 60th St, N 61st St, N 62nd St, N 63rd St, N 64th St, N 65th St, N 66th St, N 67th St, N 68th St, N 69th St, N 70th St, N 71st St, N 72nd St, N 73rd St, N 74th St, N 75th St, N 76th St, N 77th St, N 78th St, N 79th St, N 80th St, N 81st St, N 82nd St, N 83rd St, N 84th St, N 85th St, N 86th St, N 87th St, N 88th St, N 89th St, N 90th St, N 91st St, N 92nd St, N 93rd St, N 94th St, N 95th St, N 96th St, N 97th St, N 98th St, N 99th St, N 100th St.
- Zoning Districts:** SF-2, LC, PD-04-10, PD-15-6, PD-96-2, PD-81-1, S-13, A, C, GR, I-1.
- Lot Numbers:** 4030, 4035, 4011, 3909, 924, 920, 910, 906, 904, 902, 823, 821, 815, 810, 808, 804, 800, 712, 711, 707, 703, 700, 605, 3704, 3629, 3737, 906, 710, 706, 704, 319, 317, 305, 1902, 1800, 204, 203, 201, 123, 116, 112, 107, 1008, 5165, 227.
- Other Labels:** S-13, A, C, GR, I-1, PD-04-10, PD-15-6, PD-96-2, PD-81-1, S-13, A, C, GR, I-1, PD-04-10, PD-15-6, PD-96-2, PD-81-1, S-13, A, C, GR, I-1.

[illegible]

City of Texarkana, Texas

Version:

Update Date: 3/28/2023 12:11 PM

Summary Sheet

Lead Department: Planning & Zoning Commission **Action Officer:** Laura Puckett, Zoning Administrator
S-775: Specific Use Permit allowing the location of a double wide HUD code manufactured home on an approximate 3.36-acre tract of land (being Tract 4D), West Texarkana GDN, located at 700 Elliott Road. Katherine McGee, owner, and Austin Edwards, agent.

Subject: and Austin Edwards, agent.

Meeting Date: 4/3/2023

Attachments

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

Staff Coordination

Building Code Administration	Mashell Daniel	Department Head Review
Pending		
Planning & Zoning Commission		Department Review
Pending		
Planning & Zoning Commission	Laura Puckett	Meeting Pending
04/03/2023 6:00 PM		

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Katherine McGee, owner, and Austin Edwards, agent for a Specific Use Permit to allow the location of a double wide HUD code manufactured home on an approximate 3.36-acre tract of land (being Tract 4D), West Texarkana GDN, located at 700 Elliott Road.

The Future Land Use Map has designated this property as “Regional Commercial”.

The adjacent zoning is Agriculture to the west, Single Family-2 to the north, Industrial-1 to the south, and 369 corridor to the east. The adjacent land use is residential to the west and north, vacant land to the south, and 369 corridor to the east.

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

City of Texarkana, Texas

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 2017 or newer 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:

Approve or Deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends for approval of this request with stipulations.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

April 3, 2023

NOTICE OF PUBLIC HEARINGS

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

PLANNING & ZONING COMMISSION: Hearing Date: Monday, April 3, 2023 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: Monday, May 8, 2023 Hearing Time: 6:00 pm

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



OWNER: Katherine McGee, owner, and Austin Edwards, agent

OWNER'S ADDRESS: 700 Elliott Road, Texarkana, Texas 75501

LOCATION OF REZONING: 700 Elliott Road, Texarkana, Texas 75501

PROPOSED CHANGE: Specific Use Permit to allow the location of a double wide HUD code manufactured home

LEGAL DESCRIPTION: an approximate 3.36-acre tract of land (being Tract 4D), West Texarkana GDN

CASE NUMBER: S-775

DATE MAILED: 03/23/2023

Attachment: Hearing Notice and Application (3973 : S-775: SUP to allow HUD code mnfrctd home at 700 Elliott Rd)



ZONING APPLICATION

CITY OF TEXARKANA TEXAS

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

Receipt No. 23-000829

Case S-775

Date 3-13-23

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: 40 Addition: West Texarkana GDN
(Or see attached legal description)

Location: 700 Elliott Rd

Present Zoning: Single Family 2

Requested: Specific Use Permit

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

Residence

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

Austin Edwards
Attorney or Agent Signature

Printed Name: Austin Edwards
2301 Arkansas Blvd
Address

Texarkana, AR, 71854
City, State, Zip

903-306-3254
Home Phone & Cell Phone

austinled0407@gmail.com
Email Address

Katherine McGee
Property Owner Signature

Printed Name: Katherine McGee
700 Elliott Rd
Address

Texarkana Tx 75501
City, State, Zip

(903) 826-7905
Home Phone & Cell Phone

N/A
Email Address

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

Attachment: Hearing Notice and Application (3973 : S-775: SUP to allow HUD code mnfctrd home at 700 Elliott Rd)

PROPERTY DESCRIPTION - 700 ELLIOTT STREET, TEXARKANA, TEXAS

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF THE BLOCK NO. FOUR (4) OF WEST TEXARKANA GARDEN ADDITION TO THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 40, PAGE 45 OF THE PLAT RECORDS OF BOWIE COUNTY, TEXAS AND BEING ALL OF A 3.50 ACRE TRACT AS DESCRIBED IN WARRANTY DEED FROM THOMAS S. RHODEN AND WIFE, LOUISE RHODEN TO WILLIAM H. MCGEE AND WIFE, SUSIE L. MCGEE DATED AUGUST 28, 1958, RECORDED IN VOLUME 363, PAGE 93 OF THE DEED RECORDS OF BOWIE COUNTY, TEXAS AND BEING ALL OF A 3.53 ACRE TRACT AS DESCRIBED IN WARRANTY DEED FROM FIRSTBANK, TRUSTEE OF LAST WILL OF ROY W. DAVIS TO WILLIAM H. MCGEE AND WIFE, SUSIE L. MCGEE DATED OCTOBER 24, 1997, RECORDED IN VOLUME 2746, PAGE 248 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING: AT A FOUND 1" METAL PIPE FOR CORNER AT THE NORTHEAST CORNER OF BLOCK NO. 4 OF SAID WEST TEXARKANA GARDEN ADDITION, TEXARKANA, TEXAS;

THENCE: S 00°47'23" E, WITH THE EAST BOUNDARY LINE OF BLOCK NO. 4 OF SAID WEST TEXARKANA GARDEN ADDITION, 206.12 FEET TO A FOUND 1/2" REBAR FOR CORNER;

THENCE: S 00°33'55" E, WITH THE EAST BOUNDARY LINE OF BLOCK NO. 4 OF SAID WEST TEXARKANA GARDEN ADDITION, 100.55 FEET TO A SET 5/8" REBAR WITH PLASTIC CAP (STAMPED R.P.L.S. 4874 TYPICAL) FOR CORNER AT AN EXISTING FENCE CORNER AND BEING THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED TRACT OF LAND;

THENCE: S 01°00'22" E, ALONG AN EXISTING FENCE LINE, SAME BEING THE EAST BOUNDARY LINE OF BLOCK NO. 4 OF SAID WEST TEXARKANA GARDEN ADDITION, 486.00 FEET TO A SET 5/8" REBAR WITH PLASTIC CAP FOR CORNER;

THENCE: S 89°42'16" W, WITH THE SOUTH BOUNDARY LINE OF THE ABOVE DESCRIBED 3.50 ACRE TRACT, 640.30 FEET TO A SET 5/8" REBAR WITH PLASTIC CAP FOR CORNER ON THE EAST RIGHT-OF-WAY LINE OF ELLIOTT ROAD;

THENCE: N 01°00'25" W, WITH THE EAST RIGHT-OF-WAY LINE OF ELLIOTT ROAD, 470.86 FEET TO A SET 5/8" REBAR WITH PLASTIC CAP FOR CORNER IN AN EXISTING FENCE LINE;

THENCE: N 88°20'02" E, ALONG AN EXISTING FENCE LINE, SAME BEING THE NORTH BOUNDARY LINE OF THE ABOVE DESCRIBED 3.53 ACRE TRACT, 640.30 FEET TO THE POINT OF BEGINNING, CONTAINING 7.0308 ACRES OF LAND, MORE OR LESS.

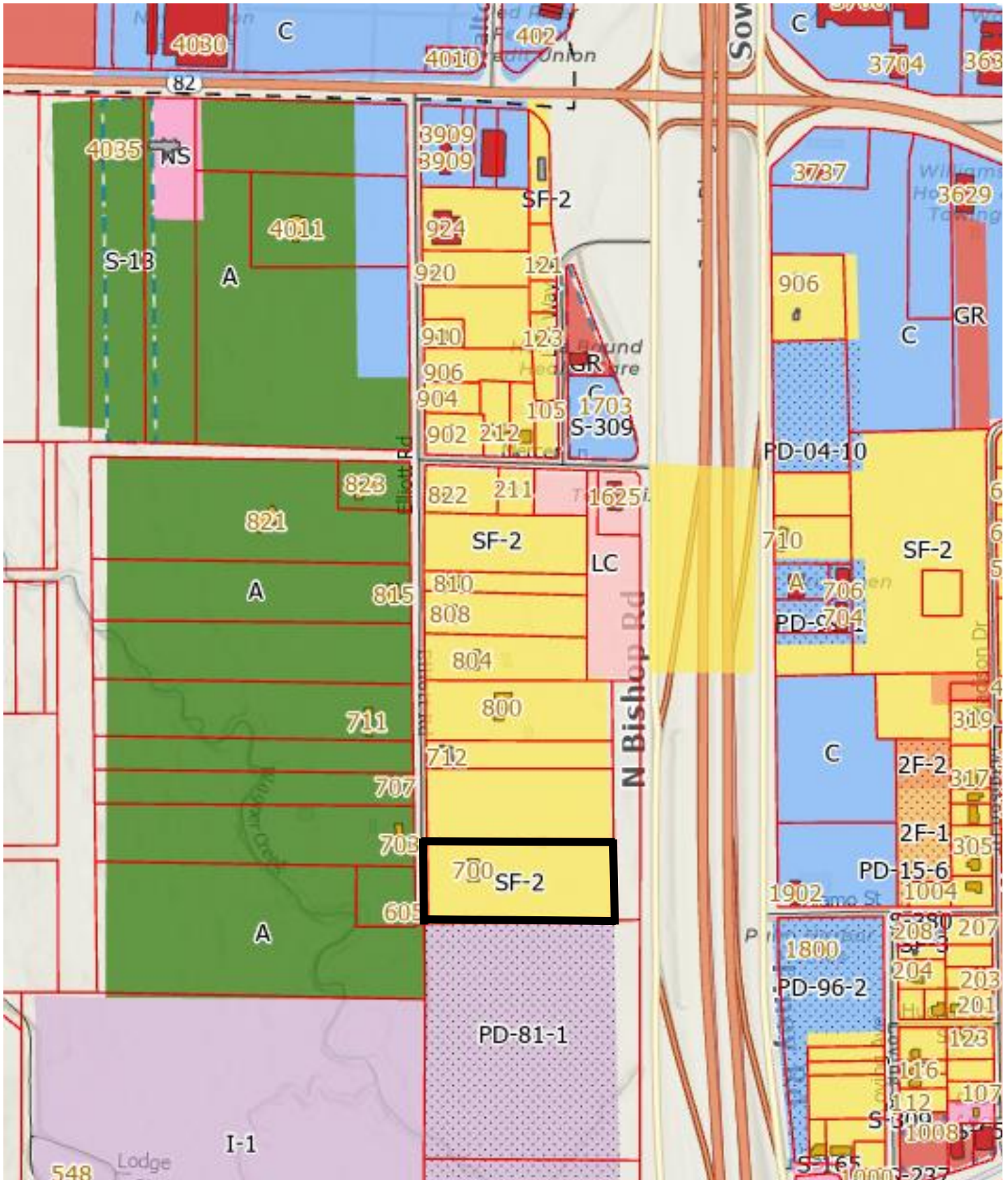
BASIS OF BEARINGS: BEARINGS ARE BASED ON GEODETIC NORTH AS MEASURED USING GPS (GLOBAL POSITIONING SYSTEM) ON OCTOBER 23, 2017, OPERATING WITHIN THE PARAMETERS OF WGS-84.

THIS LOT IS NOT WITHIN A DESIGNATED FLOOD PLAIN, ACCORDING TO FEDERAL INSURANCE ADMINISTRATION RATE MAP, MAP NUMBER 48037C03650, EFFECTIVE DATE OCTOBER 19, 2010.

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND IS CORRECT, AND THAT THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS OF IMPROVEMENTS, VISIBLE EASEMENTS OR RIGHTS-OF-WAY (ALL EASEMENTS AND RIGHTS-OF-WAY ARE SHOWN IF TITLE COMMITMENT WAS PROVIDED PRIOR TO FIELD WORK), EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A PUBLIC ROADWAY.



700 Elliott Road



Attachment: Maps (3973 : S-775: SUP to allow HUD code mnfctrd home at 700 Elliott Rd)

[illegible]

Attachment: Maps (3973 : S-775: SUP to allow HUD code mnfctrd home at 700 Elliott Rd)

City of Texarkana, Texas

Summary Sheet

Version:

Update Date: 3/28/2023 11:32 AM

Lead Department: Planning & Zoning Commission **Action Officer:** Laura Puckett, Zoning Administrator
Z-23-6: rezoning (TABLED) Lot 2, Martha S Pace Subdivision an approximate 1.499-acre tract of land, located in the 3400 block of Galleria Oaks Drive. Single Family-1 to Two Family-1. Joel S. Pace, Trustee Martha Pace Trust, owner, and Brian Henry, agent.

Subject: owner, and Brian Henry, agent.

Meeting Date: 4/3/2023

Attachments

- a. Hearing Notice and Application (PDF)
- b. Legal Description (PDF)
- c. Site Plan (PDF)
- d. Maps (PDF)
- e. Elevations and Floor plans (PDF)
- f. Opposition Galleria Oaks (PDF)

Staff Coordination

Building Code Administration	Mashell Daniel	Department Head Review
Pending		
Planning & Zoning Commission		Department Review
Pending		
Planning & Zoning Commission	Laura Puckett	Meeting Pending
04/03/2023 6:00 PM		

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Joel S. Pace, Trustee Martha Pace Trust, owner, and Brian Henry, agent, to rezone Lot 2, Martha Pace Subdivision, an approximate 1.499-acre tract of land, located east of 3504 Robin Lane from Single Family-1 to Two Family-1. This site is currently a vacant lot. The proposed use is for duplexes.

The Future Land Use Map has designated this property as "Mixed Use Development".

The adjacent zoning is Single Family-1 to the north, south and east and General Retail to the west. The adjacent land use is vacant land to the east and south, residential to the north, and residences and a veterinary clinic to the west.

Staff recommends for approval of this request.

City of Texarkana, Texas

In the event a Planned Development is placed the city would request the following:

1. Property will need to be replatted (one duplex per lot).
2. Duplex must face public/private road (must be built to city road standards – 31' street).
3. Site must be designed to meet City Stormwater Design Manual and Min. Drainage Ordinance.
4. Privacy fence on the west side of the property.
5. Residential fire hydrant will need to be within 300 feet travel distance (hose lay) of the most remote part of the last building.

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

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

Potential Options:

Approve or Deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends approval of this request.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

April 3, 2023

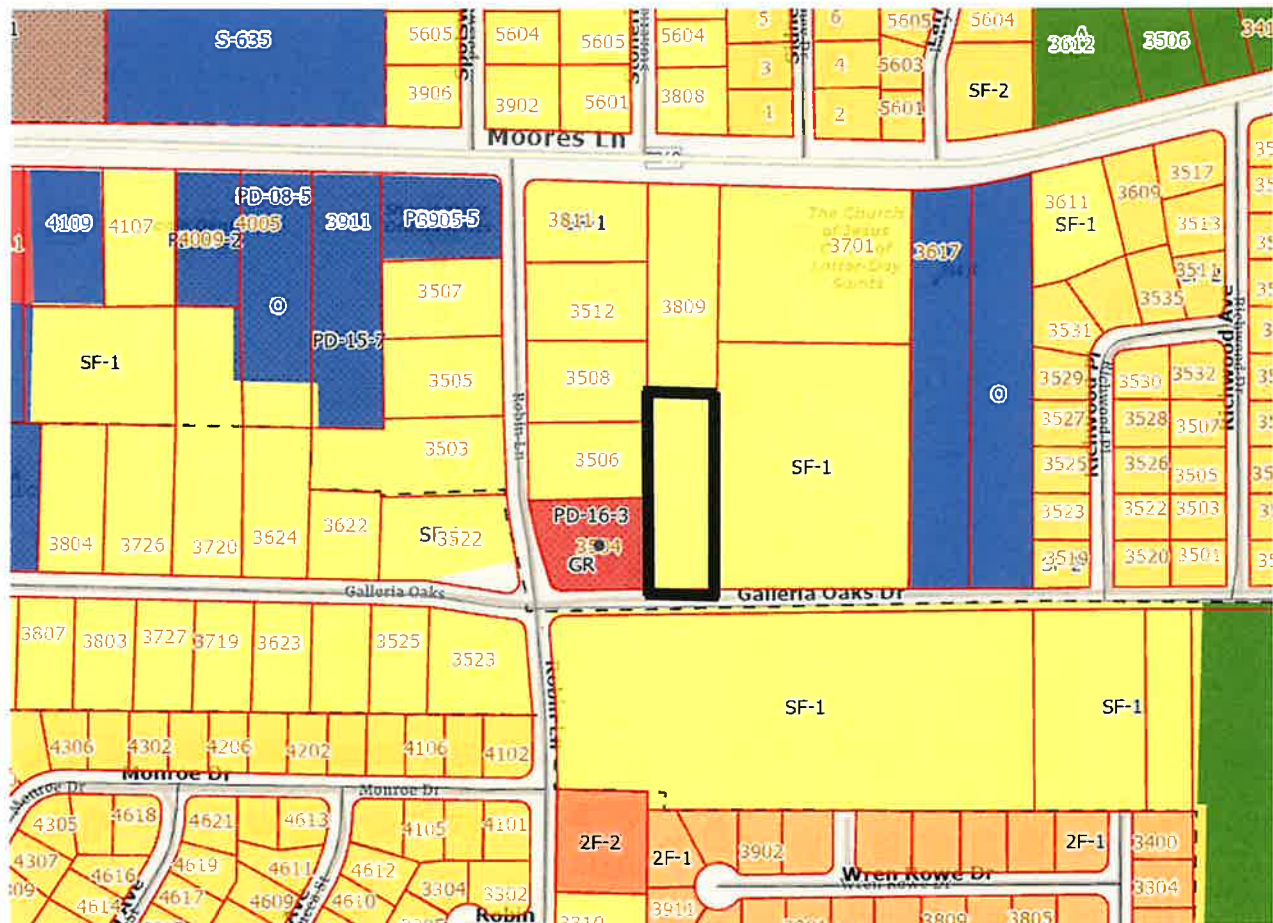
NOTICE OF PUBLIC HEARINGS

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

PLANNING & ZONING COMMISSION: Hearing Date: MONDAY, April 3, 2023 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, May 8, 2023 Hearing Time: 6:00 pm

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



OWNER: Joel S. Pace, Trustee Martha Pace Trust, owner and Brian Henry, agent

OWNER'S ADDRESS: 212 Ponte Vedra Drive, Murrels Inlet, SC 2955763

LOCATION OF REZONING: 3400 Block of Galleria Oaks Drive, Texarkana, Texas 75503

PROPOSED CHANGE: construction of duplexes

ZONING CHANGE FROM: Single Family-1 TO: Two Family-1

LEGAL DESCRIPTION: Lot 2, Martha Pace Subdivision, an approximate 1.499-acre tract of land

CASE NUMBER: Z-23-6

DATE MAILED: 03/22/2023

Attachment: Hearing Notice and Application (3972 : Z-23-6: rezoning from SF-1 to 2F-1 3400 block Galleria Oaks Dr.)



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. 23-000391 Case Z-23-6 Date 2-15-23

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: 2 Block: _____ Addition: Martha S Pace
(Or see attached legal description)

Location: Galleria Oaks, Texarkana, Tx. 75503

Present Zoning: SF-1

Proposed Zoning: ~~Multi-Family-Duplex~~ Two Family-1

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

Multi-Family-Duplex

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

DocuSigned by:

Brian Henry

9E89EFFD590D4F6...

Attorney or Agent Signature

Brian Henry

Print Name

5120 Summerhill Rd

Address

Texarkana TX 75503

City, State, Zip

903-824-0268 & 903-691-0941

Home Phone & Cell Phone

texarkagentgmail.com & jerry@amreal.com

Email Address

DocuSigned by:

JOEL S. PACE - TRUSTEE

145EE4BDE050464...

Property Owner Signature

JOEL S. PACE - TRUSTEE

Print Name

212 Ponte Vedra Dr

Address

MURRELS INLET, SC 295576

City, State, Zip

903-278-1951

Home Phone & Cell Phone

joelpaces@aol.com

Email Address

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

PROPERTY DESCRIPTION:

All that certain tract or parcel of land being a part of the GEORGE BRINLEE HEADRIGHT SURVEY, Abstract No. 18, Bowie County, Texas, and being all of Tract 1 (called 3.00 acres) as conveyed to Martha S. Pace, Trustee of the Martha S. Pace Trust by Warranty Deed recorded in Volume 3822, Page 305 of the Real Property Records of Bowie County, Texas, and the subject tract of land being more particularly described by metes and bounds as follows:

Commencing at a point in the South right-of-way line of Moore's Lane and in the East boundary line of the George Brinlee Headright Survey, said point being located S 01°10'00" E, 72.90 feet from the Northeast corner of said Brinlee Headright Survey;

THENCE: S 75°38'00" W, 104.94 feet with the South right-of-way line of Moore's Lane to a point for corner;

THENCE: N 89°33'00" W, 560.35 feet with the South right-of-way line of Moore's Lane to a ½" iron pin set for corner at the Northeast corner of said called 3.00 acre tract and the Northwest corner of a certain 8.00 acre tract of land as conveyed to Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-Day Saints by Warranty Deed recorded in Volume 422, Page 250 of the Deed Records of Bowie County, Texas, and being the Point of Beginning for the herein described tract of land;

THENCE: S 01°10'00" E, 861.99 feet with the East line of said called 3.00 acre tract and the West line of said 8.00 acre tract to a ½" iron pin set for corner on the North line of Galleria Oaks Drive, said corner being the Southeast corner of said called 3.00 acre tract and the Southwest corner of said 8.00 acre tract;

THENCE: S 88°46'00" W, 151.09 feet with the South line of said called 3.00 acre tract of land and the North line of Galleria Oaks Drive to a 1" iron pipe found for corner at the Southwest corner of said called 3.00 acre tract and the Southeast corner of Lot No. 13 of Ames Acres;

THENCE: N 01°10'00" W, 866.43 feet with the West line of said called 3.00 acre tract and the East line of Ames Acres to a 1" iron pipe found for corner at the Northwest corner of said called 3.00 acre tract and the Northeast corner of Lot No. 17 of Ames Acres, said corner being located on the South right-of-way line of Moore's Lane;

THENCE: S 89°33'00" E, 151.15 feet with the North line of said called 3.00 acre tract and the South right-of-way line of Moore's Lane to the Point of Beginning and containing 2.998 acres of land, more or less.

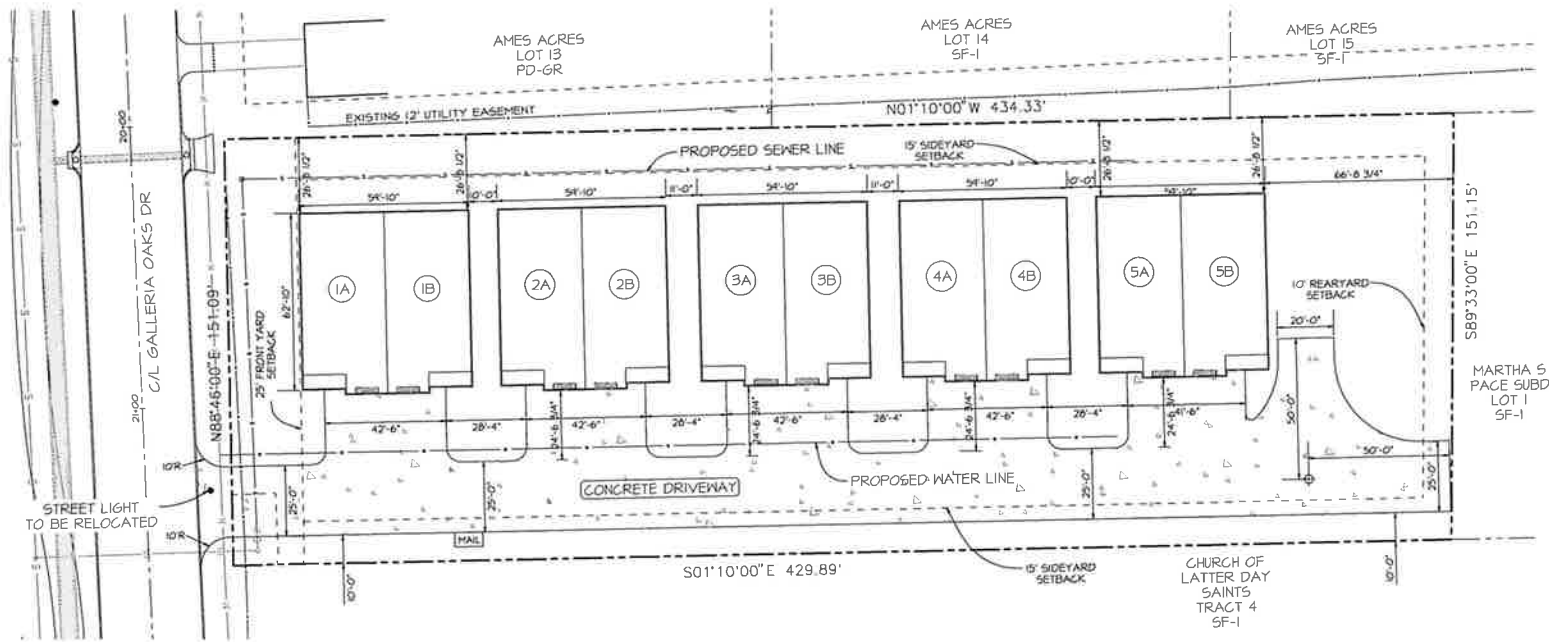
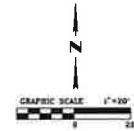
CERTIFICATE OF SURVEYOR

I, Johnny E. Plunk, Jr., do hereby certify that I am a Registered Professional Land Surveyor in the State of Texas, and that the plat of the hereon described property correctly reflects the results of a survey by me and that the corner monuments are in place and/or will be placed at the points on the boundary of the subdivision as shown on the plat of same, and that the survey substantially complies with the current Texas Society of Professional Surveyors standards and specifications. The subdivision is to be known as MARTHA S. PACE SUBDIVISION, a part of the George Brinlee Headright Survey, Abstract No. 18, Bowie County, Texas.


 JOHNNY E. PLUNK, JR.
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS NO. 5080



Z-23-6

**SITE DATA**

LEGAL DESCRIPTION: ALL OF LOT NO. 2 OF THE MARTHA S PAGE SUBDIVISION, A MINOR PLAT BEING A PART OF THE GEORGE BRINLEE HRS, A-10, TEXARKANA, BOWIE COUNTY, TEXAS AS RECORDED IN INSTRUMENT NO. 2014-00007160 OF THE DEED RECORDS OF BOWIE COUNTY, TEXAS.

LOT SIZE = 1.449 ACRES

CURRENT ZONING = SINGLE FAMILY-1

PROPOSED ZONING = MULTI-FAMILY-1 PLANNED DEVELOPMENT

PROPOSED DUPLEX BUILDINGS = 5

PROPOSED DUPLEX SIZE = 2,440 SQ FT +/-

TOTAL BUILDING AREA = 12,400 SQ FT

PARKING REQUIRED = 20 SPACES (2 SPACES PER UNIT)

PARKING PROVIDED = 30 SPACES (3 SPACES PER UNIT) (1 GARAGE SPACE & TWO EXTERIOR SPACES)

6000 SUMMIT HILL ROAD
TEXARKANA, TEXAS 75701
PHONE: 940-875-1111
FAX: 940-875-1112
WWW.MTG-ENGINEERS.COM
TYPE PERM NO. 1-304
DATE OF PERM: 1/17/2023
© MTG 2023

PRELIMINARY - FOR
REVIEW ONLY. NO
INTENT FOR
BIDDING.
CONSTRUCTION OF
PERMIT PURPOSES
DAVID A. WILLIAM
P.E. #66437

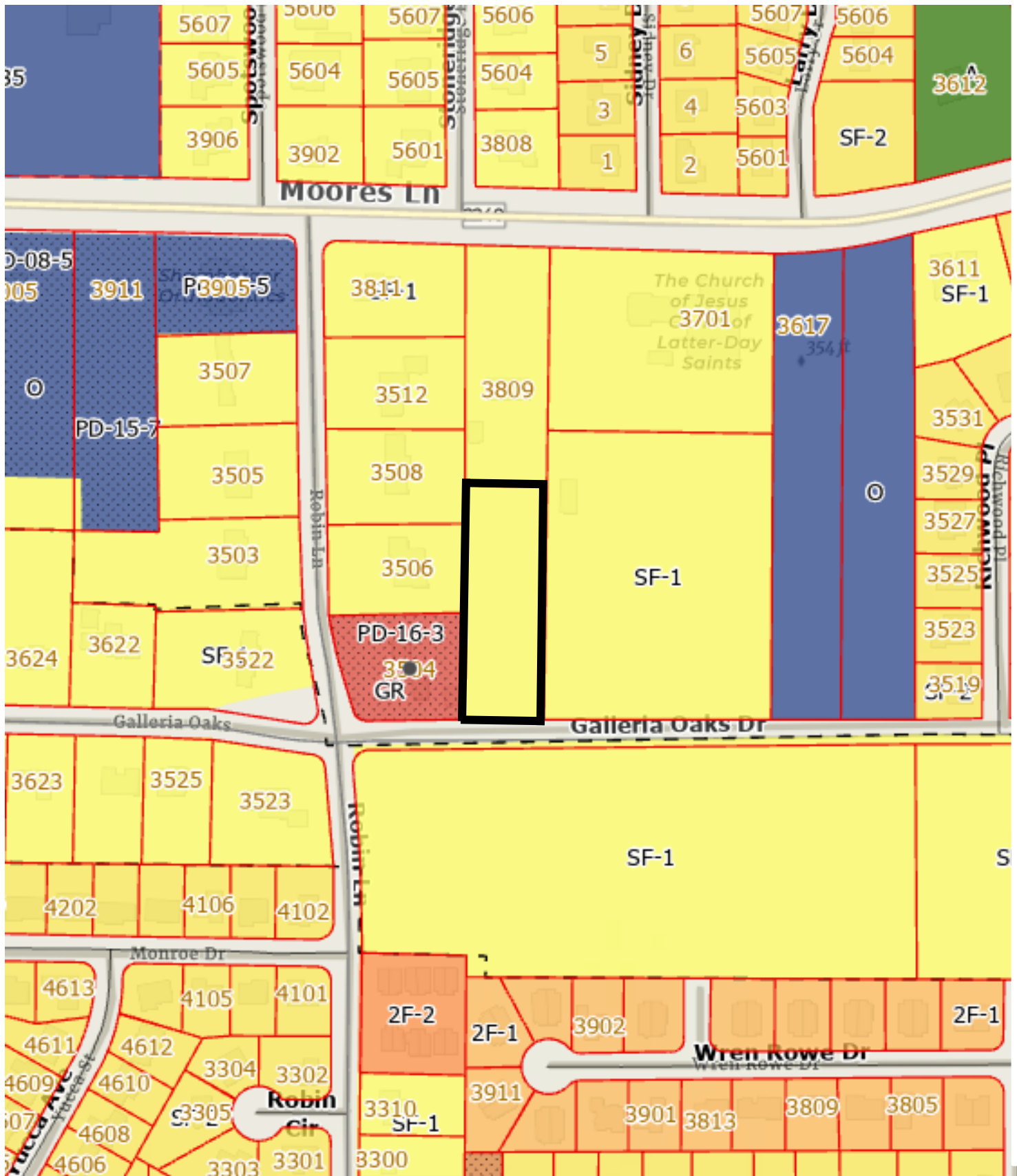
DATE: 3/1/2023
DRAWN BY: JG
CHECKED BY: JG
DATE: 3/1/2023

PLANNED
DEVELOPMENT
SITE PLAN

CHOI DUPLEXES
GALLERIA OAKS DRIVE
BOI CHOI

Drawing Date
3/1/2023
Project Number
226059
Sheet Number
PD 1

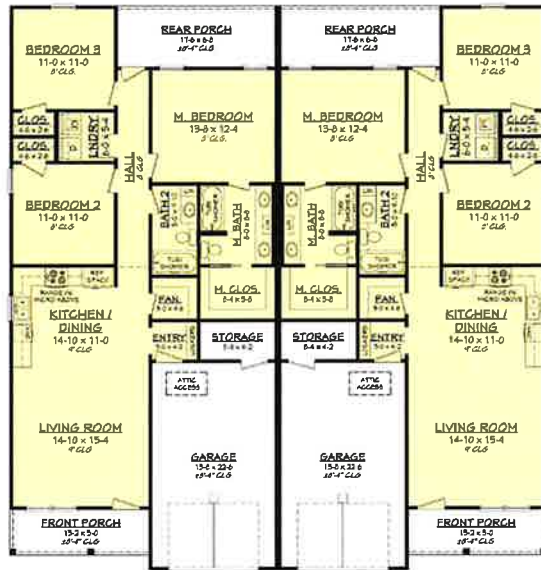
Galleria Oaks Drive



Attachment: Maps (3972 : Z-23-6: rezoning from SF-1 to 2F-1 3400 block Galleria Oaks Dr.)

Galleria Oaks Drive

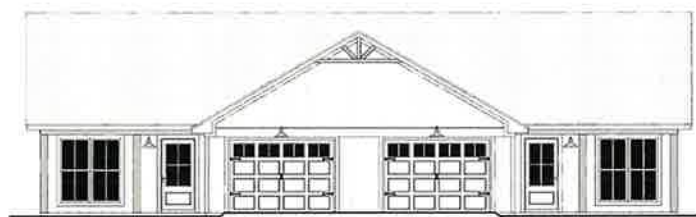




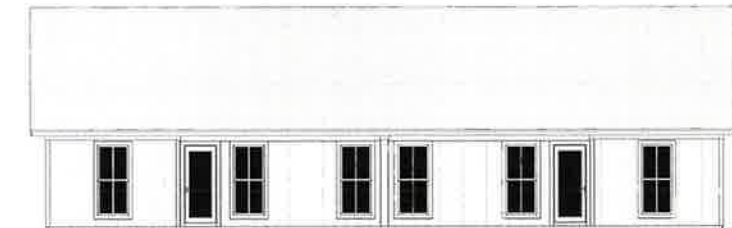
FLOOR PLAN
N.T.S.



FRONT ELEVATION RENDERING
N.T.S.



FRONT ELEVATION
N.T.S.



REAR ELEVATION
N.T.S.



SIDE ELEVATION
N.T.S.

NOTE: ALL BUILDING SIDING
WILL BE BRICK.

9000 SUMMIT HILL ROAD
DALLAS, TEXAS 75243
TELEPHONE: 972.440.0000
FAX: 972.440.0001
WWW.MTG-ENGINEERS.COM
TYPE PERM NO. F-304
DATE OF PERMIT: 03/17/2023
PERMIT EXPIRATION: 03/17/2025
DAVID A. WILLIAMS
P.E. #66437

DATE: 03/17/2023
DRAWN BY: [Signature]
CHECKED BY: [Signature]
DATE: 03/17/2023

FLOORPLAN
AND
ELEVATIONS

CHOI DUPLEXES
GALLERIA OAKS DRIVE
BOI CHOI

Working Date: 04/12/2023
Project Name: 226053
Sheet Number: PD 2

PETITION

DATE: March 26, 2023

CASE NUMBER: Z-23-6

LEGAL DESCRIPTION OF
REZONING REQUEST:
Lot 2, Martha Pace Subdivision

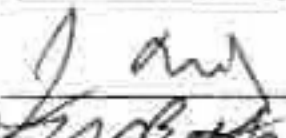
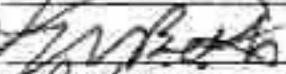
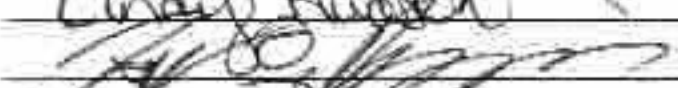
To: Texarkana Planning and Zoning Commission

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than Single Family-1(SF-1).

We are in opposition for the following reasons:

- **Decreased property values and desirability!** When connected properties were purchased, our backyards had a house on 3 acres behind them that has recently split into 2 lots. The remaining 1.5 acres of former backyard will be turned into crowded chaos on the proposed property.
- **Loss of privacy:** Robin Ln. is a very busy street, and 1.5 acres of multiple dwellings in our backyard would be that or worse afterwards. All properties in Ames Acres Subdivision and connected properties have an acre or more each per dwelling.
- **Increased water runoff:** West side of proposed property ditch fills up with storm water now during heavy rains even after ditches on Robin Ln. have been previously reworked in an attempt to keep houses from flooding, 2 properties have had water in structures and nearly in the houses after ditch re-work. A study needs to be conducted to determine upstream flood potential from stormwater runoff after adding dwellings, drives, and a street on proposed property.

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

<u>SIGNATURE</u>	<u>PRINTED NAME</u>	<u>ADDRESS</u>
	James Ward	3504 Robin Lane
	MICHAEL BETH	3506 ROBIN LANE
Patricia T. Beth	Patricia T. Beth	3506 Robin Lane
Cindy Hudson	Cindy Hudson	3508 Robin Lane
	James Robinson	3512 Robin Ln.
Paige Robinson	Paige Robinson	3512 Robin Ln.

CONTACT NAME: MIKE BETH
PHONE NUMBER: 903.733.1420

City of Texarkana, Texas

Version:

Update Date: 3/28/2023 12:17 PM

Summary Sheet

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

Subject: S-772: (TABLED) Specific Use Permit to allow the location of a cellular tower on an approximate 7.13-acre tract of land (being Tract 44A), J M Goffe, HRS, A-244, located at 2718 Moores Lane. Patrick Cannon, Representing Walnut Church of Christ, owner, and Wayne Barnett, agent.

Meeting Date: 4/3/2023

Attachments

- a. Hearing Notice and Application (PDF)
- b. Legal Description (PDF)
- c. Site Plan (PDF)
- d. Maps (PDF)
- e. Elevation (PDF)
- f. Opposition letter and Petition (PDF)
- g. Opposition Petition 2 (PDF)

Staff Coordination

Building Code Administration	Mashell Daniel	Department Head Review
Pending		
Planning & Zoning Commission		Department Review
Pending		
Planning & Zoning Commission	Laura Puckett	Meeting Pending
04/03/2023 6:00 PM		

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Patrick Cannon, representing Walnut Church of Christ, owner and Wayne Barnett, agent, for Specific Use Permit to allow the location a self-support 170' telecommunications tower on a portion of a 26.150-acre tract of land (being Tract 44A), J M Goffe HRS, A-244, located at 2718 Moores Lane. This property is currently zoned Single Family-2 and is vacant land.

The adjacent zoning is Single Family-2 to the north, east, and west, and Office to the south. The adjacent land use is residential to the north and west, a church to the east and Office to the south.

The Future Land Use Map has designated this property as "Neighborhood Retail"

City of Texarkana, Texas

The tower will be a 170' ft. self-support, telecommunications tower within a 75-foot square fenced area of the larger parcel. Access will be from Sandlin and one parking area for a service vehicle. Towers are allowed in the current zoning district but requires a Specific Use Permit. Therefore, staff recommends for approval of this request.

The applicant should also be aware that if this permit 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:

Approve or Deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends for approval of this request.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

April 3, 2023

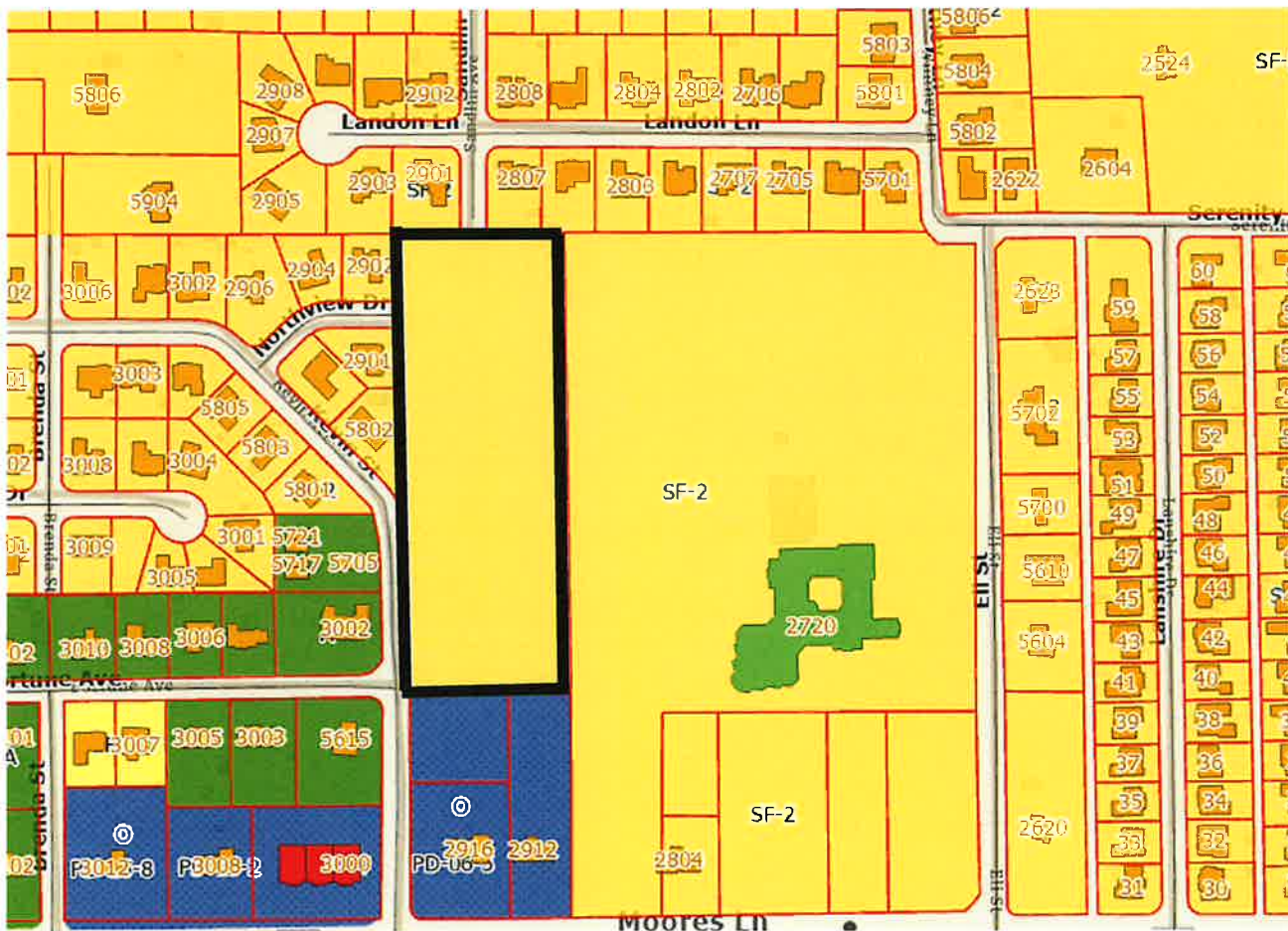
NOTICE OF PUBLIC HEARINGS

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

PLANNING & ZONING COMMISSION: Hearing Date: Monday, April 3, 2023 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: Monday, May 8, 2023 Hearing Time: 6:00 pm

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



OWNER: Patrick Cannon, Representing Walnut Church of Christ, owner, and Wayne Barnett, agent

OWNER'S ADDRESS: 2720 Moores Lane, Texarkana, Texas 75503

LOCATION OF REZONING: 2718 Moores Lane, Texarkana, Texas 75503

PROPOSED CHANGE: Specific Use Permit to allow the location of a cell tower

LEGAL DESCRIPTION: on an approximate 7.13-acre tract of land (being Tract 44A), JM Goffe HRS, A-244

CASE NUMBER: S-772

DATE MAILED: 03/23/2023



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. 22-02754 Case S-772 Date 11-16-22

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: Tract 44A Addition: Jm Goffe A-244
(Or see attached legal description)

Location: 2718 Moores Lane, Texarkana, TX 75503

Present Zoning: Single Family - 2

Requested: Specific Use Permit

The requested Specific Use Permit will be used for the following: _____
Wireless telecommunications facility and tower

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

Change of use.

[Signature]
Attorney or Agent Signature

1605 Quail Lane
Address

Ruston, LA 71270
City, State, Zip

318-324-9394 / 318-267-8256
Home Phone & Cell Phone

wbarnett@integralsite.net
Email address

[Signature]
Property Owner Signature

2720 Moores Ln.
Address

Texarkana, TX 75503
City, State, Zip

903-223-0388 / 903-517-2991
Home Phone & Cell Phone

pcannon@walnutcoc.org
Email address

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

Attachment: Hearing Notice and Application (3974 : S-772: SUP Cell Tower at 2718 Moores Lane)

LEGAL DESCRIPTION

Parent Parcel (as per Deed)

All that certain tract or parcel of land situated in the J.M. Goff Headright Survey, A-244, Bowie County, Texas, being a portion of a 40 acre tract designated as Lot No. 4 of the partition of the Charles H. Moores land, said Lot No. 4 was partitioned to Eli H. Moores by Deed dated May 1, 1912, of record in Volume 62, Page 546, Deed Records, Bowie County, Texas, subject tract being more particularly described by metes and bounds as follows:

BEGINNING at an iron point found for corner at the Northwest corner of said Lot No. 4, said point being the Northeast corner of Northview Estates, a Sub division of a part of the J. M. Goff Headright Survey, Bowie County, Texas, according to the plat thereof of record in Volume 608, Page 369, Deed Records, Bowie County, Texas;

THENCE: N 69°00'48" E, with the North line of said Lot No. 4, at 1047.00 feet past an iron pin found and continuing in all a total distance of 1099.18 feet to a 1/2" iron pin set for corner at the Northwest corner of a certain 40.00 foot right-of-way conveyed to Bowie County, Texas, by Deed dated June 4, 1970, of record in Volume 519, Page 361, Deed Records, Bowie County, Texas;

THENCE: S 01°57'11" E, (called South) with the West line of said right-of-way, 934.55 feet to an iron pin found for corner at the Northeast corner of a 1.454 acre tract of land conveyed to Ida Lou Moores Ames by Deed dated October 27, 1972, of record in Volume 552, Page 36, Deed Records;

THENCE: S 89°03'55" W, with the North line of said 1.454 acre tract, 171.86 feet to a 1/2" iron pin set for corner at the Northwest corner of said 1.454 acre tract;

THENCE: S 01°48'23" E, with the West line of said 1.454 acre tract, 370.62 feet to an iron pin found for corner at the Southwest corner of said 1.454 acre tract, said point being on the North right-of-way line of F. M. Road No. 2240 Moores Lane;

THENCE: S 89°03'55" W, with the North right-of-way line of said Moores Lane, 111.45 feet to an iron pin found for corner on the East line of a certain 2 acre tract of land conveyed to Dennis Skinner, Jr. by Deed of record in Volume 1828, Page 188, Real Property Records, Bowie County, Texas;

THENCE: N 01°27'05" W, with the East line of said 2 acre tract, 369.31 feet to an iron pin found for corner at the Northeast corner of said 2 acre tract;

THENCE: S 89°48'33" W, with the North line of said 2 acre tract, 209.57 feet to an iron pin found for corner at the Northwest corner of said 2 acre tract;

THENCE: S 01°31'08" E, with the West line of said 2 acre tract, 372.03 feet to a 1/2" iron pin set for corner on the North right-of-way line of said Moores Lane, said point being referenced by an iron pin found, S 01°31'08" E, 5.01 feet;

THENCE: S 89°03'55" W, with the North right-of-way line of said Moores Lane, 40.83 feet to a 1/2" iron pin set for corner on the East line of a certain tract of land conveyed to William E. Hinton, Jr., by Deed of record in Volume 547, Page 527, Deed Records, Bowie County, Texas, said point being referenced by an iron pin found, S 01°22'35" E, 6.50 feet;

THENCE: N 01°22'35" W, with the East line of said Hinton tract, at 178.11 feet past its Northeast corner, same being the Southeast corner of a certain tract of land conveyed to Lajuan Martin by Deed dated April 20, 1994, of record in Volume 2127, Page 27, Real Property Records, Bowie County, Texas, and continuing with Martin's East line in all a total distance of 369.61 feet to an iron pin found for corner at the Northeast corner of said Martin tract;

THENCE: S 89°03'55" W, with Martin's North line, 104.38 feet to a 1/2" iron pin set for corner at the Northwest corner of said Martin tract;

THENCE: S 01°22'35" E, with the West line of said Martin tract and Hinton tract, 369.61 feet to a 1/2" iron pin set for corner on the North right-of-way line of said Moores Lane, said point being referenced by an iron pin found, S 01°22'35" E, 5.16 feet;

THENCE: S 89°03'55" W, with the North right-of-way line of said Moores Lane, 177.77 feet to a 1/2" iron pin set for corner at the Southeast corner of a certain tract of land conveyed to Guy Davis by Deed recorded in Volume 205, Page 39, Deed Records, Bowie County, Texas;

THENCE: N 01°15'35" W, with the East line of said Davis tract, 418.86 feet to an iron pin found for corner at the Northeast corner of said Davis tract;

THENCE: S 88°15'46" W, with the North line of said Davis tract, at 103.59 feet past an iron pin found at the Northwest corner of said Davis tract, same being the Northeast corner of a certain 0.79 acre tract of land conveyed to James A. Blackburn, Jr. by Deed dated June 20, 1979, of record in Volume 650, Page 780, Deed Records, Bowie County, Texas, and continuing with the North line of said 0.79 acre tract, in all a total distance of 286.11 feet to a 1/2" iron pin set for corner, said point being the Southeast corner of a certain 0.1634 acre tract of land conveyed to the City of Texarkana by Deed dated June 13, 1995, of record in Volume 2339, Page 118, Real Property Records, Bowie County, Texas, said point being on the existing East right-of-way line of Kevin Street;

THENCE: N 01°52'11" W, (called N 00°04'41" W) with the East line of said 0.1634 acre tract, same being the East right-of-way line of said Kevin Street, 128.3 feet to an angle point;

THENCE: N 01°17'01" W, (called N 00°30'29" W), continuing with the East line of said 0.1634 acre tract, same being the East right-of-way line of said Kevin Street, 88.64 feet to a point at the beginning of a curve to the left;

THENCE: Northwestwardly, with the East line of said 0.1634 acre tract, same being the East right-of-way line of said Kevin Street, same being along the arc of a curve having a radius of 807.49 feet through a central angle of 12°53'39" for a distance of 136.71 feet to a point at the end of said curve;

THENCE: N 14°07'33" W, (called N 12°20'03" W) with the East line of said 0.1634 acre tract, same being the East right-of-way line of said Kevin Street, 19.01 feet to an angle point;

THENCE: S 87°37'18" W, (called S 89°24'48" W) 0.48 feet to a 1/2" iron pin set for corner at the Southeast corner of the above-referenced Northview Estates;

THENCE: N 00°18'38" W, with the East line of said Northview Estates, at 355.06 feet past an iron pin found at the Northeast corner of Lot 1, Block 6, of said Northview Estates, same being the South right-of-way line of Northview Street, at 405.06 feet past an iron pin found at the Southeast corner of Lot 6, Block 2, same being the North right-of-way line of said Northview Street and continuing in all a total distance of 537.81 feet to the place of beginning and containing 26.150 acres of land more or less.

LEGAL DESCRIPTION

AT&T Mobility Lease Parcel

All that certain tract or parcel of land situated in the J.M. Goff Headright Survey, A-244, Bowie County, Texas, being a portion of a called 26.150 Acre tract deeded to the Trustees of Walnut Street Church of Christ by Deed Dated March 01, 1999, of record Volume 3015, Page 13, Deed Records, Bowie County, Texas, subject tract being more particularly described by metes and bounds as follows:

COMMENCING at a found 1/2 inch rebar at the Southeast Corner of Lot 8, Block 5, Colony II Replat #3, recorded at Volume 2390 Page 98, Plat Records, Bowie County, Texas:

THENCE South 87°33'14" West, along the South line of said Lot 8, Block 5 and along the North line of said called 26.150 Acre Tract, a distance of 9.19 feet to a point for a corner;

THENCE leaving said Lot 8, Block 5, South line and said called 26.150 Tract North line and across said called 26.150 Acre Tract the following calls:

THENCE South 28°53'57" West, a distance of 114.05 feet to a set 1/2 inch rebar with ID cap stamped KEEN 6588;

THENCE South 02°22'07" East, a distance of 30.00 feet to a set 1/2 inch rebar with ID cap stamped KEEN 6588 at the point of beginning;

THENCE South 02°22'07" East, a distance of 75.00 feet to a set 1/2 inch rebar with ID cap stamped KEEN 6588;

THENCE South 87°37'53" West, a distance of 75.00 feet to a set 1/2 inch rebar with ID cap stamped KEEN 6588;

THENCE North 02°22'07" West, a distance of 75.00 feet to a set 1/2 inch rebar with ID cap stamped KEEN 6588;

THENCE North 87°37'53" East, a distance of 75.00 feet to the Point of Beginning, Containing 5625 Square Feet or 0.129 of an Acre.

Proposed Access and Utility Easement

All that certain tract or parcel of land situated in the J.M. Goff Headright Survey, A-244, Bowie County, Texas, being a portion of a called 26.150 Acre tract deeded to the Trustees of Walnut Street Church of Christ by Deed Dated March 01, 1999, of record Volume 3015, Page 13, Deed Records, Bowie County, Texas, subject tract being more particularly described by metes and bounds as follows:

COMMENCING at a found 1/2 inch rebar at the Southeast Corner of Lot 8, Block 5, Colony II Replat #3, recorded at Volume 2390 Page 98, Plat Records, Bowie County, Texas:

THENCE South 87°33'14" West, along the South line of said Lot 8, Block 5 and along the North line of said called 26.150 Acre Tract, a distance of 114.40 feet to a point for a corner at the Southeast Right Way Corner (50 Foot Right of Way) of Sandlin Avenue and the Point of Beginning;

THENCE leaving said Lot 8, Block 5, South line and said called 26.150 Tract North line and said Sandlin Right of Way line and across said called 26.150 Acre Tract the following calls:

THENCE South 16°11'54" East, a distance of 100.25 feet to a set 1/2 inch rebar with ID cap stamped KEEN 6588;

THENCE North 87°37'53" East, a distance of 22.05 feet to a set 1/2 inch rebar with ID cap stamped KEEN 6588;

THENCE South 02°22'07" East, a distance of 30.00 feet to a set 1/2 inch rebar with ID cap stamped KEEN 6588;

THENCE South 87°37'53" West, a distance of 75.00 feet to a set 1/2 inch rebar with ID cap stamped KEEN 6588;

THENCE North 02°22'07" West, a distance of 30.00 feet to a set 1/2 inch rebar with ID cap stamped KEEN 6588;

THENCE North 87°37'53" East, a distance of 22.05 feet to a set 1/2 inch rebar with ID cap stamped KEEN 6588;

THENCE North 16°11'54" West, a distance of 100.21 feet to a point for a corner at the Southwest Right Way Corner (50 Foot Right of Way) of Sandlin Avenue and on the North line of said called 26.150 Acre Tract;

THENCE North 87°33'14" East, along the South Right of Way line of said Sandlin Avenue and said Tract North line a distance of 30.89 feet to the Point of Beginning, containing 6257 Square Feet or 0.121 of an Acre.

Proposed Utility Easement

All that certain tract or parcel of land situated in the J.M. Goff Headright Survey, A-244, Bowie County, Texas, being a portion of a called 26.150 acre tract deeded to the Trustees of Walnut Street Church of Christ by Deed Dated March 01, 1999, of record Volume 3015, Page 13, Deed Records, Bowie County, Texas, subject tract being more particularly described by metes and bounds as follows:

COMMENCING at a found 1/2 inch rebar at the Southeast Corner of Lot 8, Block 5, Colony II Replat #3, recorded at Volume 2390 Page 98, Plat Records, Bowie County, Texas:

THENCE South 87°33'14" West, along the South line of said Lot 8, Block 5 and along the North line of said called 26.150 Acre Tract, a distance of 9.19 feet to a point for a corner and the Point of Beginning;

THENCE leaving said Lot 8, Block 5, South line and said called 26.150 Tract North line and across said called 26.150 Acre Tract the following calls:

THENCE South 28°53'57" West, a distance of 114.05 feet to a set 1/2 inch rebar with ID cap stamped KEEN 6588;

THENCE South 87°37'53" West, a distance of 17.55 feet to a point for a corner;

THENCE North 28°53'57" East, a distance of 114.03 feet to a point for a corner on said South Lot line and said North Tract line;

THENCE North 87°33'14" East, along said South Lot line and said North Tract line, a distance of 17.56 feet to the Point of Beginning, containing 1711 Square Feet or 0.039 of an Acre.

VENDOR: 2.12.c



at&t
Your World. Delivered.

11520 FINANCIAL CENTRE PARKWAY
LITTLE ROCK, AR 72211
PH: (501) 952-2040

CRB COMPANIES LLC

CRB COMPANIES, LLC
7335 SOUTH LEWIS AVE STE 300
TULSA, OKLAHOMA 74136
(918) 949-4551

PRODUCED BY:



Branch
COMMUNICATIONS
A SOLUTIONS PROVIDER

BRANCH COMMUNICATIONS
7335 SOUTH LEWIS AVE. STE. 300
TULSA, OKLAHOMA 74136
(918) 949-4551
COA. 3804 EXP. 12/31/2022

SITE NAME:
MOORES LANE

SITE NUMBER:
ARL01846

SITE ADDRESS:
PRELIM: NEAR 3612 MOORES LANE
TEXARKANA TX 75503

ENGINEER:
"I HEREBY CERTIFY THAT THESE PLANS AND SPECIFICATIONS HAVE BEEN PREPARED BY ME, OR UNDER MY SUPERVISION, IF FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THESE PLANS AND SPECIFICATIONS ARE AS REQUIRED BY LAW AND IN COMPLIANCE WITH THE ARKANSAS FIRE PREVENTION CODE FOR THE STATE OF ARKANSAS."



NO	DATE	DESCRIPTION	BY
A	3/9/22	PRELIMINARY ISSUE	JW
O	6/8/22	CONST ISSUE	JW
1	11/2/22	CONST ISSUE	JW

SHEET TITLE:
OVERALL LAYOUT PLAN

SHEET NUMBER: PROJECT #: REVISION:
L1 ARL01846 1
BY: CKD BY: JWM JWM



1 OVERALL LAYOUT PLAN
SCALE: N.T.S.



14615717 AE205.220608.3103MOH.LGO.ARL01846.NSB.Rev.0 Construction Drawings.dwg - Sheet1.1 - User: jones.mccoy - Nov 02, 2022 - 1:54pm

Attachment: Site Plan (3974 : S-772: SUP Cell Tower at 2718 Moores Lane)

**SITE NAME: MOORES LANE
SITE ID NO. ARL01846**

S-772

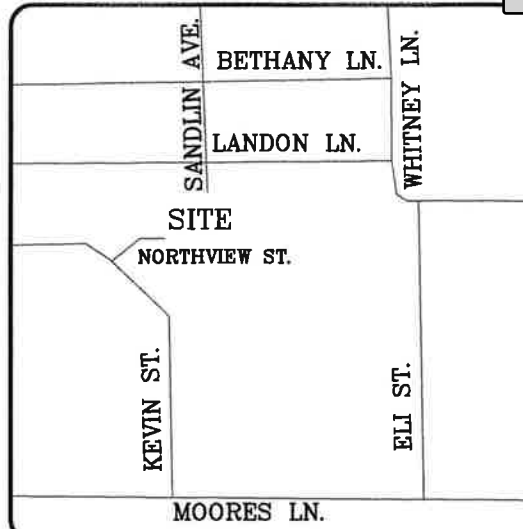
DROP INLET
MANHOLE ELEV = 351.22'
FLOWLINE 36' RCP TO THE
WEST ELEV. = 347.3'

**LAMBERT-THOMAS
LOT 1, BLOCK 5
COLONY II REPLAT #3**

BENCHMARK
CHISELED X
SW CORNER
CONC. PAD ELEV. = 351.16'

**PROCTOR
LOT 8, BLOCK 5
COLONY II REPLAT #3**

**POINT OF COMMENCEMENT
FOUND 1/2" REBAR**



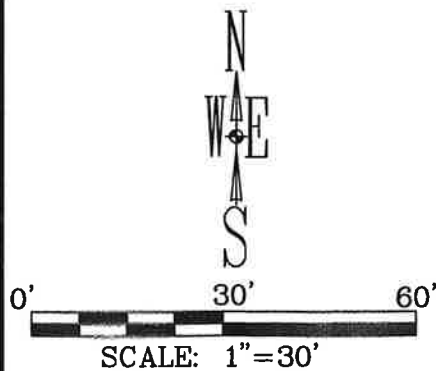
RECORDING INFORMATION

MAP PREPARED FOR:
AT&T MOBILITY
PAGE 1 OF 3
COA #10194183

KEEN SURVEYING, LLC
208 SOUTH MAIN STREET P.O. BOX 243
SALEM, ARKANSAS 72576
TEL. (870) 886-3900 FAX (870) 886-3814
EMAIL: BRIAN@KEENSURVEYING.COM
WWW.KEENSURVEYING.COM

DATE: 6/24/2021
SCALE: 1" = 30'
DRAWN BY: B. KEEN
CHECKED BY: B. KEEN
JOB #1354.269

REVISED 6/8/2022: FINAL ISSUE
REVISED 8/9/2021: ADDED TITLE SEARCH INFORMATION



BASIS OF BEARINGS
ARDOT REAL TIME NETWORK
STATE PLANE COORDINATES
TEXAS NORTH CENTRAL
NAD 83 (2011)
LAT: N.33°28'31.867"
LON: 94°04'38.970"
CONVERGENCE ANGLE: 02°24'43"
COMBINED SCALE FACTOR:
0.9998875

BASIS OF ELEVATIONS
ARDOT REAL TIME NETWORK

SITE ADDRESS
2720 MOORES LANE
TEXARKANA, TX 75503

UTILITIES
SWEPCO
888-216-3523

ATMOS ENERGY
800-286-6700

FLOOD INFORMATION
THIS PROPERTY IS
LOCATED IN ZONE X AND
IS NOT
LOCATED IN THE 100 YEAR
FLOOD PLAIN. ACCORDING
TO FEMA FLOOD
INSURANCE RATE MAP
448037C0355E
DATED 12/21/2017

REFERENCE DEED
DEED VOLUME 3015 PAGE
13
D.R.B.C.T.

**PATTERSON
LOT 6, BLOCK 2
NORTHVIEW ESTATES**

NORTHVIEW DRIVE
50' PUBLIC RIGHT OF WAY
CONCRETE

**BOUNDS
LOT 1, BLOCK 6
NORTHVIEW ESTATES**

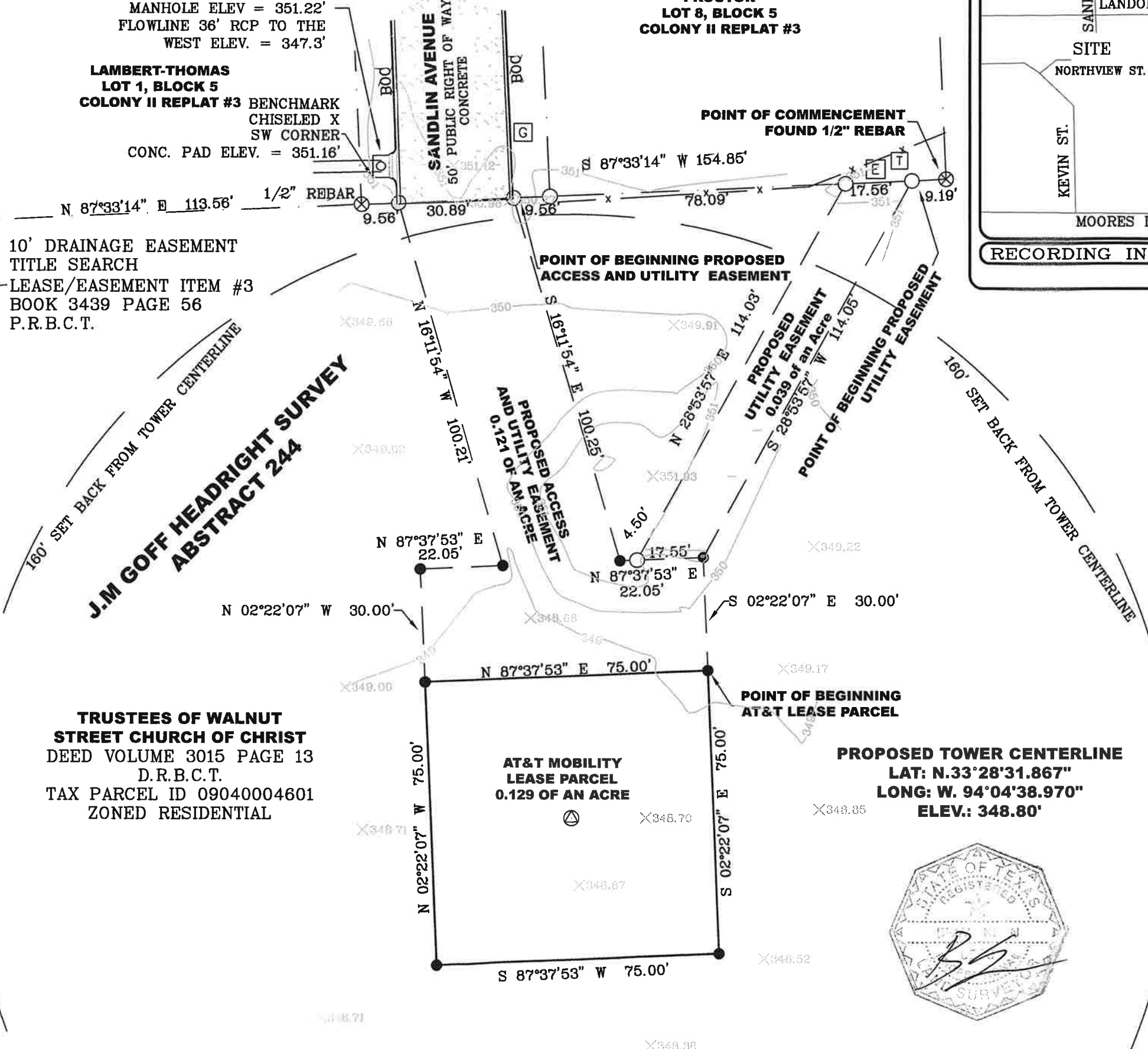
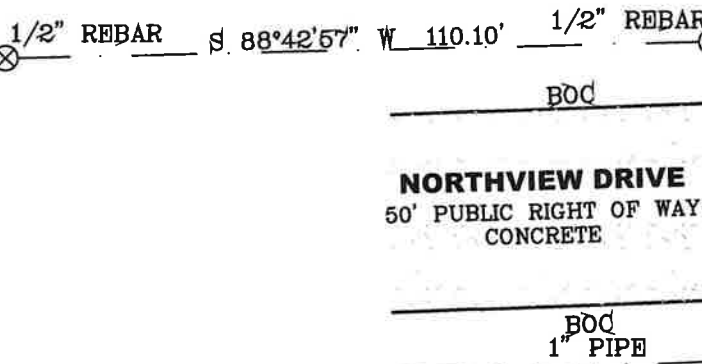
10' DRAINAGE EASEMENT
TITLE SEARCH
LEASE/EASEMENT ITEM #3
BOOK 3439 PAGE 56
P.R.B.C.T.

**J.M GOFF HEADRIGHT SURVEY
ABSTRACT 244**

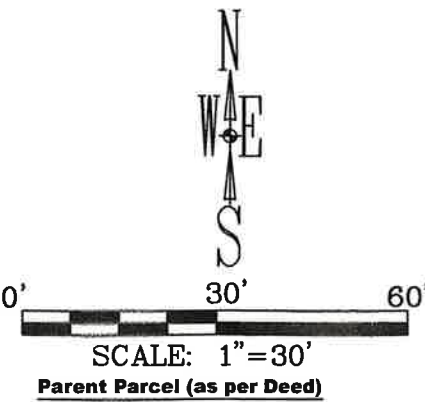
**TRUSTEES OF WALNUT
STREET CHURCH OF CHRIST**
DEED VOLUME 3015 PAGE 13
D.R.B.C.T.
TAX PARCEL ID 09040004601
ZONED RESIDENTIAL

**AT&T MOBILITY
LEASE PARCEL
0.129 OF AN ACRE**

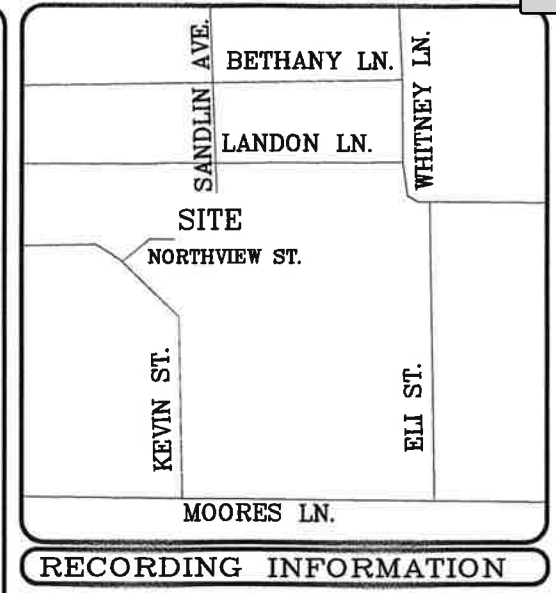
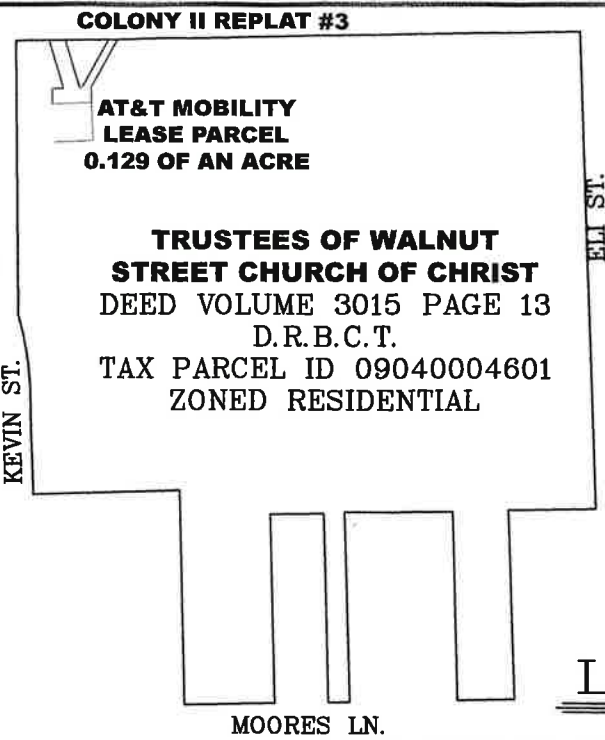
PROPOSED TOWER CENTERLINE
LAT: N.33°28'31.867"
LONG: W. 94°04'38.970"
ELEV.: 348.80'



SITE NAME: MOORES LANE
SITE ID NO. ARL01846



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THENCE: S 01°48'23" E, with the West line of said 1.454 acre tract, 370.62 feet to an iron pin found for corner at the Southwest corner of said 1.454 acre tract, said point being on the North right-of-way line of F. M. Road No. 2240 Moores Lane;
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THENCE: N 01°22'35" W, with the East line of said Hinton tract, at 178.11 feet past its Northeast corner, same being the Southeast corner of a certain tract of land conveyed to Lajuan Martin by Deed dated April 20, 1994, of record in Volume 2127, Page 27, Real Property Records, Bowie County, Texas, and continuing with Martin's East line in all a total distance of 369.61 feet to an iron pin found for corner at the Northeast corner of said Martin tract;
THENCE: S 89°03'55" W, with Martin's North line, 104.36 feet to a 1/2" iron pin set for corner at the Northwest corner of said Martin tract;
THENCE: S 01°22'35" E, with the West line of said Martin tract and Hinton tract, 369.61 feet to a 1/2" iron pin set for corner on the North right-of-way line of said Moores Lane, said point being referenced by an iron pin found, S 01°22'35" E, 5.16 feet;
THENCE: S 89°03'55" W, with the North right-of-way line of said Moores Lane, 177.77 feet to a 1/2" iron pin set for corner at the Southeast corner of a certain tract of land conveyed to Guy Davis by Deed recorded in Volume 205, Page 39, Deed Records, Bowie County, Texas;
THENCE: N 01°15'35" W, with the East line of said Davis tract, 418.88 feet to an iron pin found for corner at the Northeast corner of said Davis tract;
THENCE: S 88°15'46" W, with the North line of said Davis tract, at 103.59 feet past an iron pin found at the Northwest corner of said Davis tract, same being the Northeast corner of a certain 0.79 acre tract of land conveyed to James A. Blackburn, Jr. by Deed dated June 20, 1979, of record in Volume 650, Page 780, Deed Records, Bowie County, Texas, and continuing with the North line of said 0.79 acre tract, in all a total distance of 286.11 feet to a 1/2" iron pin set for corner, said point being the Southeast corner of a certain 0.1634 acre tract of land conveyed to the City of Texarkana by Deed dated June 13, 1995, of record in Volume 2339, Page 119, Real Property Records, Bowie County, Texas, said point being on the existing East right-of-way line of Kevin Street;
THENCE: N 01°52'11" W, (called N 00°04'41" W) with the East line of said 0.1634 acre tract, same being the East right-of-way line of said Kevin Street, 128.3 feet to an angle point;
THENCE: N 01°17'01" W, (called N 00°30'29" W), continuing with the East line of said 0.1634 acre tract, same being the East right-of-way line of said Kevin Street, 68.64 feet to a point at the beginning of a curve to the left;
THENCE: Northwestly, with the East line of said 0.1634 acre tract, same being the East right-of-way line of said Kevin Street, same being along the arc of a curve having a radius of 807.49 feet through a central angle of 12°53'39" for a distance of 136.71 feet to a point at the end of said curve;
THENCE: N 14°07'33" W, (called N 12°20'03" W) with the East line of said 0.1634 acre tract, same being the East right-of-way line of said Kevin Street, 19.01 feet to an angle point;
THENCE: S 87°37'18" W, (called S 89°24'48" W) 0.48 feet to a 1/2" iron pin set for corner at the Southeast corner of the above-referenced Northview Estates;
THENCE: N 00°18'38" W, with the East line of said Northview Estates, at 355.06 feet past an iron pin found at the Northeast corner of Lot 1, Block 6, of said Northview Estates, same being the South right-of-way line of Northview Street, at 405.06 feet past an iron pin found at the Southeast corner of Lot 6, Block 2, same being the North right-of-way line of said Northview Street and continuing in all a total distance of 537.81 feet to the place of beginning and containing 26.150 acres of land more or less.



- LEGEND**
- LEASE BOUNDARY LINE ———
 - SURVEY TIE LINES ———
 - EASEMENT LINE ———
 - TREE LINE ······
 - OVERHEAD ELECTRIC LINE ——— OHE ———
 - WATER LINE ——— W ——— W ——— W ———
 - CHAIN LINK FENCE — * — * — * — * — * —
 - COMPUTED CORNER ○ SET 1/2" REBAR WITH CAP ●
 - FOUND AS NOTED ⊗
 - SET 1/2" REBAR ⊕ SET MAG NAIL WITH WASHER #6588 ⊗
 - FIBER OPTIC SIGN ⊕ TELEPHONE PEDESTAL ⊕
 - GROUND TEST WELL ⊕ UNDERGROUND FIBER OPTIC PULL BOX ⊕
 - TREE (flower symbol) PP BACK OF CURB BOC
 - POWER POLE ● UNDERGROUND ELECTRIC TRANSFORMER ⊕
 - GAS SIGN ⊕ WATER METER ⊕
 - FIRE HYDRANT FH WATER VALVE ⊕
 - D.R.D.C.T. DEED RECORDS BOWIE COUNTY TEXAS



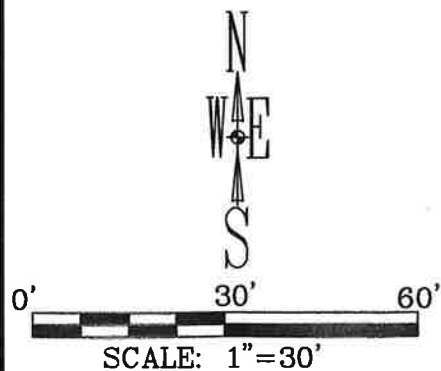
REVISED 6/8/2022: FINAL ISSUE
REVISED 8/9/2021: ADDED TITLE SEARCH INFORMATION

MAP PREPARED FOR:
AT&T MOBILITY
PAGE 2 OF 3
COA #10194183

KEEN SURVEYING, LLC
203 SOUTH MAIN STREET P.O. BOX 248
SALEM, ARKANSAS 72576
TEL. (870) 886-3000 FAX (870) 886-3014
EMAIL: BRANK@KEENSURVEYING.COM
WWW.KEENSURVEYING.COM

DATE: 6/24/2021
SCALE: 1" = 30'
DRAWN BY: B. KEEN
CHECKED BY: B. KEEN
JOB #1354.269

Attachment: Site Plan (3974 : S-772: SUP Cell Tower at 2718 Moores Lane)



SITE NAME: MOORES LANE
SITE ID NO. ARL01846

S-772

2.12.c

AT&T Mobility Lease Parcel

All that certain tract or parcel of land situated in the J.M. Goff Headright Survey, A-244, Bowie County, Texas, being a portion of a called 26.150 Acre tract deeded to the Trustees of Walnut Street Church of Christ by Deed Dated March 01, 1999, of record Volume 3015, Page 13, Deed Records, Bowie County, Texas, subject tract being more particularly described by metes and bounds a follows:
COMMENCING at a found 1/2 inch rebar at the Southeast Corner of Lot 8, Block 5, Colony II Replat #3, recorded at Volume 2390 Page 98, Plat Records, Bowie County, Texas:
THENCE South 87°33'14" West, along the South line of said Lot 8, Block 5 and along the North line of said called 26.150 Acre Tract, a distance of 9.19 feet to a point for a corner;

THENCE leaving said Lot 8, Block 5, South line and said called 26.150 Tract North line and across said called 26.150 Acre Tract the following calls:

- THENCE South 28°53'57" West, a distance of 114.05 feet to a set 1/2 inch rebar with ID cap stamped KEEN 6588;
- THENCE South 02°22'07" East, a distance of 30.00 feet to a set 1/2 inch rebar with ID cap stamped KEEN 6588 at the point of beginning;
- THENCE South 02°22'07" East, a distance of 75.00 feet to a set 1/2 inch rebar with ID cap stamped KEEN 6588;
- THENCE South 87°37'53" West, a distance of 75.00 feet to a set 1/2 inch rebar with ID cap stamped KEEN 6588;
- THENCE North 02°22'07" West, a distance of 75.00 feet to a set 1/2 inch rebar with ID cap stamped KEEN 6588;
- THENCE North 87°37'53" East, a distance of 75.00 feet to the Point of Beginning, Containing 5625 Square Feet or 0.129 of an Acre.

Proposed Access and Utility Easement

All that certain tract or parcel of land situated in the J.M. Goff Headright Survey, A-244, Bowie County, Texas, being a portion of a called 26.150 Acre tract deeded to the Trustees of Walnut Street Church of Christ by Deed Dated March 01, 1999, of record Volume 3015, Page 13, Deed Records, Bowie County, Texas, subject tract being more particularly described by metes and bounds a follows:
COMMENCING at a found 1/2 inch rebar at the Southeast Corner of Lot 8, Block 5, Colony II Replat #3, recorded at Volume 2390 Page 98, Plat Records, Bowie County, Texas:
THENCE South 87°33'14" West, along the South line of said Lot 8, Block 5 and along the North line of said called 26.150 Acre Tract, a distance of 114.40 feet to a point for a corner at the Southeast Right Way Corner (50 Foot Right of Way) of Sandlin Avenue and the Point of Beginning;

THENCE leaving said Lot 8, Block 5, South line and said called 26.150 Tract North line and said Sandlin Right of Way line and across said called 26.150 Acre Tract the following calls:

- THENCE South 16°11'54" East, a distance of 100.25 feet to a set 1/2 inch rebar with ID cap stamped KEEN 6588;
- THENCE North 87°37'53" East, a distance of 22.05 feet to a set 1/2 inch rebar with ID cap stamped KEEN 6588;
- THENCE South 02°22'07" East, a distance of 30.00 feet to a set 1/2 inch rebar with ID cap stamped KEEN 6588;
- THENCE South 87°37'53" West, a distance of 75.00 feet to a set 1/2 inch rebar with ID cap stamped KEEN 6588;
- THENCE North 02°22'07" West, a distance of 30.00 feet to a set 1/2 inch rebar with ID cap stamped KEEN 6588;
- THENCE North 87°37'53" East, a distance of 22.05 feet to a set 1/2 inch rebar with ID cap stamped KEEN 6588;

THENCE North 16°11'54" West, a distance of 100.21 feet to a point for a corner at the Southwest Right Way Corner (50 Foot Right of Way) of Sandlin Avenue and on the North line of said called 26.150 Acre Tract;

THENCE North 87°33'14" East, along the South Right of Way line of said Sandlin Avenue and said Tract North line a distance of 30.89 feet to the Point of Beginning, containing 5257 Square Feet or 0.121 of an Acre.

Proposed Utility Easement

All that certain tract or parcel of land situated in the J.M. Goff Headright Survey, A-244, Bowie County, Texas, being a portion of a called 26.150 acre tract deeded to the Trustees of Walnut Street Church of Christ by Deed Dated March 01, 1999, of record Volume 3015, Page 13, Deed Records, Bowie County, Texas, subject tract being more particularly described by metes and bounds a follows:
COMMENCING at a found 1/2 inch rebar at the Southeast Corner of Lot 8, Block 5, Colony II Replat #3, recorded at Volume 2390 Page 98, Plat Records, Bowie County, Texas:
THENCE South 87°33'14" West, along the South line of said Lot 8, Block 5 and along the North line of said called 26.150 Acre Tract, a distance of 9.19 feet to a point for a corner and the Point of Beginning;

THENCE leaving said Lot 8, Block 5, South line and said called 26.150 Tract North line and across said called 26.150 Acre Tract the following calls:

- THENCE South 28°53'57" West, a distance of 114.05 feet to a set 1/2 inch rebar with ID cap stamped KEEN 6588;
- THENCE South 87°37'53" West, a distance of 17.55 feet to a point for a corner;
- THENCE North 28°53'57" East, a distance of 114.03 feet to a point for a corner on said South Lot line and Said North Tract line;

THENCE North 87°33'14" East, along said South Lot line and said North Tract line, a distance of 17.56 feet to the Point of Beginning, containing 1711 Square Feet or 0.039 of an Acre.



RECORDING INFORMATION

Lease/Easements as Per Title Search by
Lincoln Abstract & Settle Services
File #21108712TX

1. Right-of-Way Deed between Mrs. M.E. Ames, et al. and Bowie County, Texas dated March 28, 1958 and recorded May 1, 1958 in Book 358 at Page 441.
Does not affect lease or proposed easement
2. Right of Way Deed between L.W. Grigson, Joe E. Brwon, E.H. Moores and Ida Lou Moores Ames, and Leverne Moores McKernmie and Bowie County, Texas dated June 4, 1970 and recorded July 14, 1970 as Instrument 4057.
Does not affect lease or proposed easement
3. Drainage Easement between Walnut Street Church of Christ and City of Texarkana, Texas dated October 12,1999 and recorded April 18, 2001 in Book 3439 at Page 56 as Instrument 4326.
Does not affect lease or proposed easement
4. Right of Way Easement between Trustees of Walnut Street Church of Christ and Southwestern Electric Power Company dated August 1, 2003 and recorded August 6, 2003 in Book 4061 at Page 25. Does not affect lease or proposed easement



MAP PREPARED FOR:
AT&T MOBILITY
PAGE 3 OF 3
COA #10194183

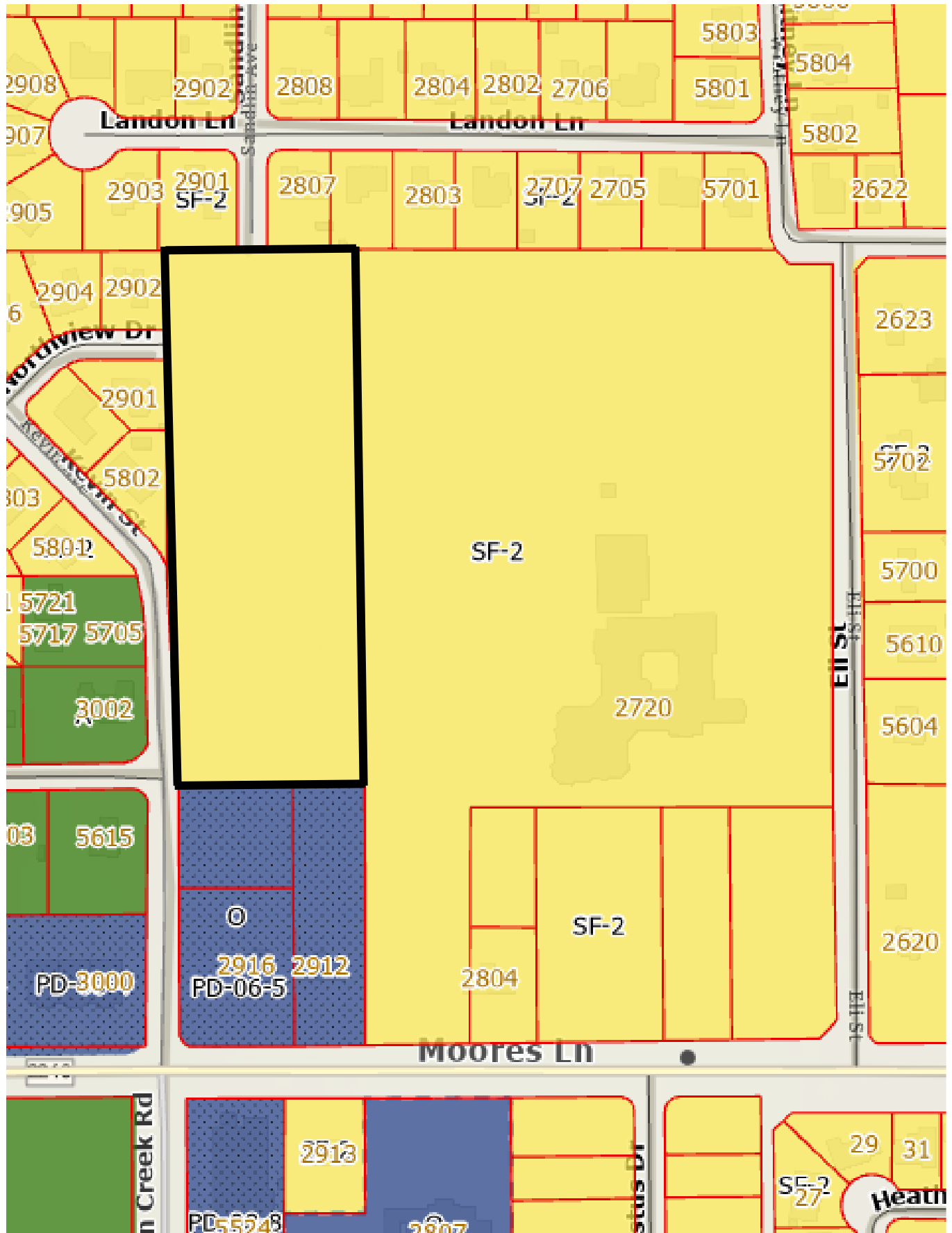
KEEN SURVEYING, LLC
203 SOUTH MAIN STREET P.O. BOX 243
SALEM, ARKANSAS 72579
TEL. (870) 866-3800 FAX (870) 866-3814
EMAIL: BRIAN@KEENSURVEYING.COM
WWW.KEENSURVEYING.COM

DATE: 6/24/2021
SCALE: 1"= 30'
DRAWN BY: B.KEEN
CHECKED BY: B.KEEN
JOB #1354.269

REVISED 6/8/2022: FINAL ISSUE
REVISED 8/9/2021: ADDED TITLE SEARCH INFORMATION

S-772

2718 Moores Lane



Attachment: Maps (3974 : S-772: SUP Cell Tower at 2718 Moores Lane)

S-772

2718 Moores Lane



Attachment: Maps (3974 : S-772: SUP Cell Tower at 2718 Moores Lane)

THESE DRAWINGS ARE NOT INTENDED TO REFLECT THE STRUCTURAL INTEGRITY OF THE TOWER. THE PROPOSED ANTENNAS AND TRANSMISSION LINES SHOWN ARE REPRESENTATIVE IN NATURE AND DO NOT REFLECT THE ACTUAL CONFIGURATIONS REQUIRED. THE CONTRACTOR SHALL REFER TO THE STRUCTURAL ANALYSIS OF THIS TOWER SITE FOR THE APPROVED LOCATION AND CONFIGURATION OF ALL ANTENNAS AND TRANSMISSION LINES. ALL ANTENNAS MUST BE MOUNTED AND THE TRANSMISSION LINES CONFIGURED IN STRICT ACCORDANCE WITH THE STRUCTURAL ANALYSIS. (TOWER BY OTHERS)

NOTES:
SUB-CONTRACTOR TO COMPLY WITH ALL FCC AND FAA REGULATIONS ON THIS PROJECT

NOTES:
NO MODIFICATION OF TOWER ADDITIONS SHALL BE MADE WITHOUT APPROVED STRUCTURAL ANALYSIS PREPARED BY OTHERS

NOTES:
THESE DRAWINGS HAVE BEEN PREPARED TO DEPICT PROPOSED OVERALL TOWER HEIGHT DIMENSION AND SHALL NOT BE USED FOR CONSTRUCTION CONTRACTOR TO VERIFY TRUE HEIGHT WITH TAPE DROP

GENERAL CONTRACTOR TO OBTAIN LATEST RFDS BEFORE CONSTRUCTION FOR EQUIPMENT VERIFICATION

REFER TO STRUCTURAL ANALYSIS TO DETERMINE FEEDLINE PLACEMENT

ALL STEEL SHALL BE HOT-DIPPED GALVANIZED

ANTENNA ARRAY MOUNTING HARDWARE MAY BE PROVIDED BY TOWER MANUFACTURER, CONTRACTOR TO BID SEPARATELY

REFER TO RFDS FOR ANTENNA MOUNTING HEIGHTS, MODEL NUMBER, AZIMUTHS, ETC.

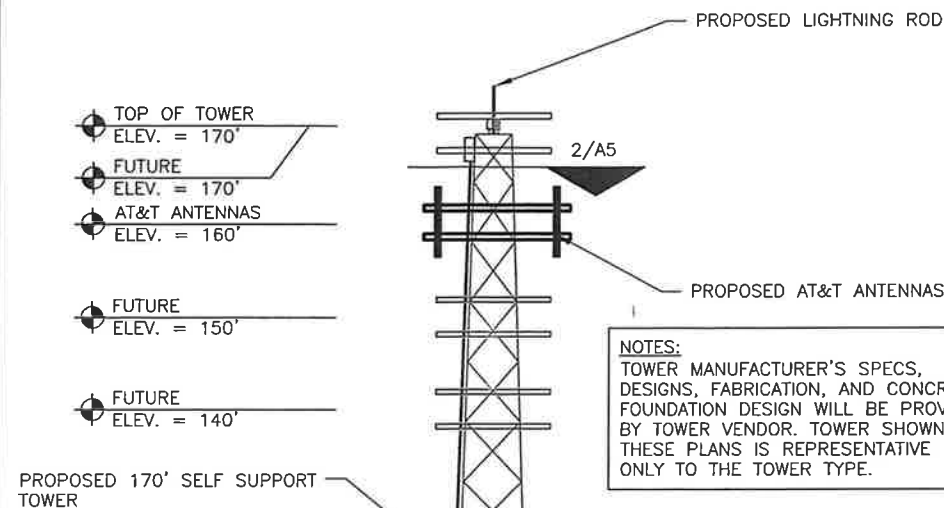
NOTES:
GENERAL CONTRACTOR TO COMPLY WITH NTP PACKAGE PROVIDED BY TOWER OWNER

ANTENNA CABLE AND ACCESSORY NOTES AND REQUIREMENTS:

- GENERAL: PROVIDE ALL LABOR, EQUIPMENT, AND MATERIALS NECESSARY FOR RECEIVING, CONNECTIONS AT THE BASE TRANSMISSION SYSTEM (BTS). THIS SHALL INCLUDE ALL EQUIPMENTS SHOWN OR REQUIRED FOR A COMPLETE OPERATING SYSTEM, ANTENNA, ANTENNA CABLES, CONNECTORS, AND FITTING SHALL BE THIRD PARTY FURNISHED COMPONENTS AS SHOWN ON THE BILL OF MATERIALS
- MATERIALS:
 - ANTENNA CABLES: AS SCHEDULED
 - ANTENNA CONNECTORS: AS SCHEDULED
 - CABLE HANGERS: INSTALLED A MAXIMUM 4' SPACING
 - GROUND KITS-AS SPECIFIED
- INSTALLATION:
 - ANTENNA CABLE LENGTHS SHALL BE FIELD MEASURED. INSTALLER SHALL NOTIFY AT&T PRIOR TO PURCHASE OF CABLES OF THE OVERALL LENGTH REQUIRED.
 - CABLES SHALL BE LABELED IN ACCORDANCE WITH AT&T ELECTRICAL MATERIALS AND METHODS SPECIFICATIONS.
 - ALL CABLE CONNECTIONS OUTSIDE SHALL BE COVERED WITH WEATHERPROOFING TAPE.
 - THE MINIMUM BENDING RADIUS FOR ALL ANTENNA CABLES SHALL BE AS SHOWN BELOW OR PER THE MANUFACTURER, WHICHEVER IS MORE CONSERVATIVE:

CABLE	IN AIR OR CABLE TRAY	IN CONDUIT
1/2"	5"	10"
7/8"	10"	18"
1 5/8"	20"	28"

- CABLES SHALL BE INSTALLED WITH THE MINIMUM NUMBERS OF BENDS. CABLE SHALL NOT BE LEFT UN-TERMINATED IN THE FIELD.
- GROUND KITS- AFTER INSTALLATION OF GROUND STRAPS, THE CONNECTIONS SHALL BE MADE WEATHER TIGHT USING WEATHERPROOF KITS AS IDENTIFIED ABOVE. GROUND PIGTAILS SHALL BE BROUGHT OUT IN THE DOWNWARD DIRECTION FROM THE CONNECTION TO THE ANTENNA CABLE WITHOUT ANY SHARP BENDS (MINIMUM RADIUS 10") AND CONNECTION SHALL BE MADE TO GROUNDING SYSTEM.



CABLE NOTE:
1. CABLE ATTACHMENTS SHOULD FOLLOW MANUFACTURER SPECIFICATIONS FOR ATTACHMENT AND HANGING SPECS.
2. ROUTE COAX UP TOWER PER STRUCTURAL ANALYSIS.

NOTES:
1. SIZE, HEIGHT AND DIRECTION OF THE ANTENNA SHALL BE ADJUSTED TO MEET AT&T SUPPLIED RFDS.
2. CONTRACTOR SHALL VERIFY HEIGHT AND DIRECTION OF ANY MICROWAVE DISHES WITH PROJECT MANAGER
3. ALL ANTENNA AZIMUTH TO BE FROM TRUE NORTH.

(9) PROPOSED AT&T ANTENNA RE: LATEST RFDS

(9) PROPOSED AT&T RRU's RE: LATEST RFDS

PROPOSED 170' SELF SUPPORT TOWER

(3) PROPOSED AT&T RAYCAP SURGE SUPPRESSOR DC9-48-60-24-8C-EV RE: LATEST RFDS

PROPOSED 12'-6" HD V-BOOM WITH KICKER, RE: 3/A4

JUMPER SUPPORT STAND-OFF WITH CUSHION HANGERS OR STEEL BRACKET WITH SNAP-IN HANGER

PROPOSED AT&T ANTENNA, RE: LATEST RFDS

PROPOSED ROTATING 22.5' OF PROPOSED U-BRACKET, (1 PER SECTOR)

1/2" COAX JUMPERS FROM RRU TO ANTENNA

PROPOSED PIPR MOUNTED RRU U-BRACKET SUPPORTS

PROPOSED RRU MOUNTED ON PROPOSED U-BRACKET

PROPOSED CABLING:
(9) POWER CABLES
(3) AG 6 1" CABLES
(6) AG 4 1.125" CABLES
(3) 1/2" FIBER LINES

POWER AND FIBER FROM RAYCAP

NOTES:
ONLY ONE SECTOR OF ANTENNA RRU'S SHOWN FOR CLARITY, ALL SECTOR WILL BE IDENTICAL. REFER TO LATEST RFDS

1 TOWER ELEVATION

SCALE: N.T.S.

2 TYPICAL ANTENNA AZIMUTH PLAN (TOP VIEW)

SCALE: N.T.S.

VENDOR:



at&t
Your World. Delivered.

11520 FINANCIAL CENTRE PARKWAY
LITTLE ROCK, AR 72211
PH: (501) 952-2040

CRB COMPANIES LLC

CRB COMPANIES, LLC
7335 SOUTH LEWIS AVE STE 300
TULSA, OKLAHOMA 74136
(918) 949-4551

PRODUCED BY:



COMMUNICATIONS
A SOLUTIONS PROVIDER

BRANCH COMMUNICATIONS
7335 SOUTH LEWIS AVE. STE. 300
TULSA, OKLAHOMA 74136
(918) 949-4551

COA. 3804 EXP. 12/31/2022

SITE NAME:

MOORES LANE

SITE NUMBER:

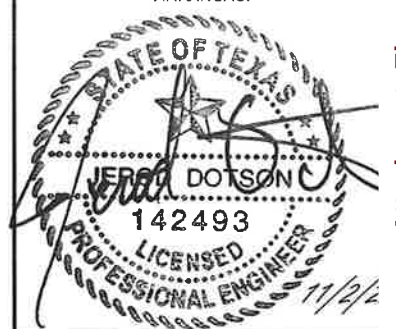
ARL01846

SITE ADDRESS:

PRELIM: NEAR 3612 MOORES LANE
TEXARKANA TX 75503

ENGINEER:

"I HEREBY CERTIFY THAT THESE PLANS AND SPECIFICATIONS HAVE BEEN PREPARED BY ME, OR UNDER MY SUPERVISION, IF FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THESE PLANS AND SPECIFICATIONS ARE AS REQUIRED BY LAW AND IN COMPLIANCE WITH THE ARKANSAS FIRE PREVENTION CODE FOR THE STATE OF ARKANSAS."



NO	DATE	DESCRIPTION	B
A	3/9/22	PRELIMINARY ISSUE	JV
O	6/8/22	CONST ISSUE	JV
1	11/2/22	CONST ISSUE	JV

SHEET TITLE:

TOWER ELEVATION, ORIENTATION & DETAILS

SHEET NUMBER:	PROJECT #:	REVISION
A4	ARL01846	1
BY: JWM	CKD BY: JWM	

S-772



Specific Use Permit to allow the location of a cell tower

1 message

Mon, Nov 28, 2022 at 10:54 AM

James Franklin <jfranklin1939@gmail.com>
To: Preethi.Wesley@yahoo.com

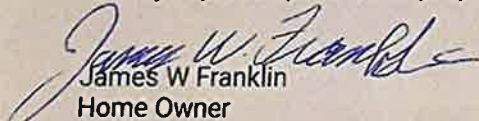
My name is James W Franklin. I own the property located next to the proposed site of a cell tower.

It has been my experience as a Mortgage Broker that cell towers located adjacent to homes will have a direct impact on property values. If any of my neighbors decided to sale their properties, it would be very difficult.

I also personally have health concerns for myself and anyone living in close proximity to a cell tower due to the RF waves generated by the tower. My research indicates that individuals with health issues should not reside closer than a half mile from the cell tower.

I understand that a cell tower was located on Richmond Rd in close proximity to homes valued in the \$400,000 range. These properties haven't sold in 20 years.

It is my express opinion, this proposal be denied.


James W Franklin
Home Owner
2803 Landon Lane
Texarkana, Texas 75503

S-772

Date: November 28, 2022

To: City of Texarkana Planning and Zoning Commission

Sub: Complaint and Objection of cell tower at Legal Description: 7.13 acre tract of land (being tract 44A),
 JM Goffe HRS, A-244
 Location of Rezoning: 2718 Moores lane, Texarkana, Texas 75503
 Case # S-772

Dear Sir/Madam,

We, the undersigned, are the residents and homeowners of Landon Lane, Whitney Lane and Eli Lane, Texarkana Texas. We on the behalf of the residents, of our locality and neighborhood would hereby like to formally object to the proposed installation of a cell tower in the above-mentioned location. We are concerned that this proposed installation would have direct impact on our property values. It is perceived as a permanent defect to the values of our homes. We are also very concerned about the Radio frequency radiation that will negatively affect the residents of the surroundings areas. Research has raised concerns about the health risks of exposure to this radiation, including harm to the nervous and reproductive systems, and higher risk of cancer. We therefore request this proposal of installation of cell tower be denied.

Thank you.

Stephanie Moreland
 5806 Whitney Lane

Oscar Moreland
 5806 Whitney Lane

Pam K. Wong
 2808 Landon Lane

David Robinson

2902 Landon Lane

Natela Kisin
 2806 Landon Ln.

Ff Kisin
 2806 Landon Ln.

MIKYOUNG LEE

2707 LONDON LN

CYNTHIA BRAXTON
 LONDON

2623 Serenity Ln

John R Barfield
 5802 Whitney Ln

Buck Brubaker
 2704 LONDON

Attachment: Opposition letter and Petition (3974 : S-772: SUP Cell Tower at 2718 Moores Lane)

Date: November 28, 2022

To: City of Texarkana Planning and Zoning Commission

Sub: Complaint and Objection of cell tower at Legal Description: 7.13 acre tract of land (being tract 44A),
JM Goffe HRS, A-244

Location of Rezoning: 2718 Moores lane, Texarkana, Texas 75503

Case # S-772

Dear Sir/Madam,

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We therefore request this proposal of installation of cell tower be denied.

Thank you.

Holly S. Dechner
2705 LANDON LN
TXK, TX

John Kennedy
2624 Serenity Ln.
TX, TX 75503

Kim Sawyer
5702 Eli St
TXK, TX

Erik Sawyer
5702 Eli St
Texarkana TX

Attachment: Opposition letter and Petition (3974 : S-772: SUP Cell Tower at 2718 Moores Lane)

S-772

Date: November 28, 2022

To: City of Texarkana Planning and Zoning Commission

Sub: Complaint and Objection of cell tower at Legal Description: 7.13 acre tract of land (being tract 44A),
JM Goffe HRS, A-244

Location of Rezoning: 2718 Moores lane, Texarkana, Texas 75503

Case # S-772

Dear Sir/Madam,

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We therefore request this proposal of installation of cell tower be denied.

Thank you.



2805 LANDON
TX 75503

2907 Landon
Debbie Proctor
Ave Proctor

Monda Lambert
2906 Landon Ln
Texarkana, TX 75503

Craig Forand
2903 Landon Ln
Texarkana, TX 75503

Jauren Beuller
2905 Landon Lane
Texarkana TX 75503

Sandra Proctor
2908 Landon Ln.
Texarkana, TX

Nedra Frady
2906 Landon Lane
Texarkana, Texas
75503

John Frady
2906 Landon Lane
Texarkana, TX 75503

R.R. Dand
2804 LANDON LN
TEXARKANA, TX
75503
Stephanie Moreland
2806 Whitney Lane
Texarkana, TX 75503

Attachment: Opposition letter and Petition (3974 : S-772: SUP Cell Tower at 2718 Moores Lane)

Petition

To the City Council and Planning & Zoning Commission of Texarkana, Texas

In reference to case S-772, proposed change at 2718 Moores Lane for the purpose of permit to allow the location of a cell tower, the following citizens of the surrounding community would like to voice their opposition to the approval of the permit. The community has concerns about the physical, health, and financial impact to the surrounding area. The building of a cell tower will bring industrial equipment into close proximity to residential families. The set-back for the proposed tower was not disclosed and could put it with falling range of a home. No details of the proposed cell tower was given to include what type of services it would be allowed to provide such as 5G. The residents of the surrounding area are also concerned with the health impacts that such a tower in close proximity would implicate. No independent studies were provided to alleviate those concerns although there have been several conducted that disapprove of such a tower in close proximity to a residential community. Examples can be found where cell towers are restricted to only industrial areas in many communities. Finally, from independent research, property values of the surrounding area can be expected to drop between 5-10 percent. That translates to decreased property tax revenue. Due to the property being tax exempt because it is owned by a church per Bowie county appraisal district, how is the revenue replaced?

It is also disclosed that this petition will be considered a public document at the City and that information contained in it will be subject to Texas Government Code Chapter 552 – "Public Information Act".

Name-Print and Signature	Address-Home and Email
Laurce Romero	3105 Kevin, Texarkana, TX 75503
Laurce Romero	lromero@twincitytittle.com
Kim Brownlee	3001 Kevin Texarkana, TX 75503
Kim Brownlee	kgbrownlee@outlook.com
PHYLLIS WILSON	2903 Northview St Texarkana, TX 75503
Phyllis Wilson	wilson56@windstream.net
MICHAEL R Wilson	2903 Northview ST Texarkana TX
Michael R Wilson	WILSON 56 @ WINDSTREAM.NET
Georgia DuVall	5803 Kevin Texarkana, TX 75503
Georgia DuVall	texgo@aol.com
Jerry DuVall	5803 KEVIN TEXARKANA, TX 75503
Jerry DuVall	Jerry@JerryDuVall.com

Petition

S-772

To the City Council and Planning & Zoning Commission of Texarkana, Texas

In reference to case S-772, proposed change at 2718 Moores Lane for the purpose of permit to allow the location of a cell tower, the following citizens of the surrounding community would like to voice their opposition to the approval of the permit. The community has concerns about the physical, health, and financial impact to the surrounding area. The building of a cell tower will bring industrial equipment into close proximity to residential families. The set-back for the proposed tower was not disclosed and could put it with falling range of a home. No details of the proposed cell tower was given to include what type of services it would be allowed to provide such as 5G. The residents of the surrounding area are also concerned with the health impacts that such a tower in close proximity would implicate. No independent studies were provided to alleviate those concerns although there have been several conducted that disapprove of such a tower in close proximity to a residential community. Examples can be found where cell towers are restricted to only industrial areas in many communities. Finally, from independent research, property values of the surrounding area can be expected to drop between 5-10 percent. That translates to decreased property tax revenue. Due to the property being tax exempt because it is owned by a church per Bowie county appraisal district, how is the revenue replaced?

It is also disclosed that this petition will be considered a public document at the City and that information contained in it will be subject to Texas Government Code Chapter 552 – "Public Information Act".

Name-Print and Signature	Address-Home and Email
James Grandmaison	2906 Northview Texarkana, TX 75503
James Grandmaison	james_grandmaison@goodyear.com
Jennifer Grandmaison	2906 Northview St Texarkana TX 75503
Jennifer Grandmaison	Jennifergrandmaison11@gmail.com
Krystal Osborne	3004 Kevin, Tex Tx 75503
Krystal K. Osborn	NextHome with Krystal@gmail.com
Glen Osborn	3004 Kevin, Texarkana TX
Glen Osborn	GPOzbone@gmail.com
Heather Allison Gerber	Kevin.alison.gerber@gmail.com
H. Allison Gerber	5903 Brenda, Texarkana, TX
Kevin Delbert Gerber	Kevin.alison.gerber@gmail.com
Kevin Delbert Gerber	5903 Brenda, Texarkana TX

To the City Council and Planning & Zoning Commission of Texarkana, Texas

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It is also disclosed that this petition will be considered a public document at the City and that information contained in it will be subject to Texas Government Code Chapter 552 – "Public Information Act".

Name-Print and Signature	Address-Home and Email
Richard Gwyn	5802 Kevin, Texarkana, Tex
R. A. Gwyn	RGwyn2@yahoo.com
ROBERT SMITH	5615 KEVIN, TEXARKANA, TX
	
Debra Spinks	3106 Kevin Texarkana TX 75503
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Ken Wilder	kwilder412@gmail.com
David Wilder	2904 Northview, Texarkana, TX 75503
David Wilder	dbwilder911@gmail.com

City of Texarkana, Texas

Version:

Update Date: 3/28/2023 12:42 PM

Summary Sheet

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

Subject: Consider approval of the minutes from the Planning and Zoning Commission March 6, 2023 meeting.

Meeting Date: 4/3/2023

Attachments

- a. March 6, 2023 P&Z minutes (PDF)

Staff Coordination

Building Code Administration	Mashell Daniel	Department Head Review
Pending		
Planning & Zoning Commission		Department Review
Pending		
Planning & Zoning Commission	Laura Puckett	Meeting Pending
04/03/2023 6:00 PM		

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

See attached minutes.

Potential Options:

Approve or Deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends for approval of the March 6, 2023 Planning and Zoning Commission meeting minutes.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

City of Texarkana, Texas**Advisory Board/Committee Meeting Date and Minutes:**

April 3, 2023



CITY OF TEXARKANA
PLANNING & ZONING COMMISSION
MINUTES • MARCH 6, 2023

Council Chambers

Regular Meeting

6:00 PM

220 TEXAS BLVD.
TEXARKANA, TX 75501

I. CALL TO ORDER

II. AGENDA ITEMS

1. Consider approval of the New Potato Addition being a replat of part of Block 1, and 2, North Park Addition, located at 4203 and 4305 North State Line Avenue. Damitboy Inc., and LK Sena Inc., owners, and Jeffrey Wood, MTG Engineers and Surveyors, agent.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	James Larkins, Commissioner
SECONDER:	Dianna Patterson Kinsey, Vice Chairperson
AYES:	Kinsey, Coleman, Larkins, Bailey, Kernek
ABSENT:	Northam, Boyette, Sarine
EXCUSED:	Joyce III

2. Consider approval of the replat of Lots 2-5, Block 1, Forest Lake Commercial Subdivision No. 1, located at 6516 Farmers Lane. Mike Craven, owner, and Jeffrey Wood, MTG Engineers and Surveyors, agent.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Brad Bailey, Commissioner
SECONDER:	James Larkins, Commissioner
AYES:	Kinsey, Coleman, Larkins, Bailey, Kernek
ABSENT:	Northam, Boyette, Sarine
EXCUSED:	Joyce III

3. Consider approval of the replat of Lot 1, Block 1, Summerlane Estates Revised, located at 18 Summer Lane. Michael Morriss, owner, and Jeffrey Wood, MTG Engineers and Surveyors, agent.

Attachment: March 6, 2023 P&Z minutes (3975 : Consider approval of the minutes from P&Z March 6, 2023 meeting)

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Tom Coleman, Commissioner
SECONDER:	Brad Bailey, Commissioner
AYES:	Kinsey, Coleman, Larkins, Bailey, Kernek
ABSENT:	Northam, Boyette, Sarine
EXCUSED:	Joyce III

4. S-773: Specific Use Permit to allow the location of a double wide HUD code manufactured home on Lots 5 and 6, Block 2, Grandview Addition, located at 2809 Findley Street. Sandra Carroll, owner.

Ms. Sandra Carroll advised that the single wide fell through. She said that the double wide home will fit better on her lot.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Dianna Patterson Kinsey, Vice Chairperson
SECONDER:	James Larkins, Commissioner
AYES:	Kinsey, Coleman, Larkins, Bailey, Kernek
ABSENT:	Northam, Boyette, Sarine
EXCUSED:	Joyce III

5. S-772: [TABLED] Specific Use Permit to allow the location of cellular tower on an approximate 7.13-acre tract of land (being Tract 44A), J M Goffe, HRS, A-244, located at 2718 Moores Lane. Patrick Cannon representing Walnut Church of Christ, owner, and Wayne Barnett, agent.

This request was removed from the table. Motion by Tom Coleman and Second by Dianna Patterson Kinsey. A representative for the tower said that they had a neighborhood meeting with 10 residents present. He said that the company sent out cards inviting the neighborhood to the meeting. He continued to say that cell towers have no impact on values. An AT&T employee said that this tower would put out 10 terabytes of data coverage to help with data issues in the area. Darby Doan spoke on behalf of the Church saying that most members are in agreement with the cell tower going up in the location behind the church. Craig Forand who lives at 2903 Landon Lane spoke in opposition to the tower say that property values are effected at 2.65% to 7.5% because a cell tower in close proximity. He did admit that the health risk is unknown. Clint Browning said that he could not believe that they would put cell towers within close proximity of two daycares and a school. Justin Snow who lives on Kevin said that a water displacement study needs to be done. Mike Wilson who lives at 2903 Northview said he wasn't invited to the February meeting and the church did not knock on his door. He says that a health study needs to be done. He also stated that property values have a 7% to 20% decline in value. He goes on to say that those properties take longer to sell. He says that he has noticed less bird life in areas with cell towers. Jerry Duvall, a realtor with Remax, who lives at 5803 Kevin said the esthetics will be negative. Judy Davis who lives at 5801 Kevin has concern for the elderly's health at Waterton, whose residents are over the age of 65 years old. Steve Mitchell a leader at Walnut Church of Christ who is the CEO of a radio station said that the cell tower a 10 watt microwave tower. He said

that the FCC to RF website talks about any dangers. The radio station has 100 kilowatts of power and that it is an FCC licensed facility. Mike Wilson said that the city needs to protect it's citizens.

RESULT:	TABLED [UNANIMOUS]	Next: 4/3/2023 6:00 PM
MOVER:	Brad Bailey, Commissioner	
SECONDER:	Dianna Patterson Kinsey, Vice Chairperson	
AYES:	Kinsey, Coleman, Larkins, Bailey, Kernek	
ABSENT:	Northam, Boyette, Sarine	
EXCUSED:	Joyce III	

6. Z-23-2: rezoning on an approximate 1.74-acre tract of land (being Lot 3R), Rose Acres, located in the 4600 block of Rose Acres. Agriculture to Multiple Family-1. Mike Craven, MCCM Properties, LLC, owner and Byron Leonoudakis, agent.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Dianna Patterson Kinsey, Vice Chairperson
SECONDER:	Tom Coleman, Commissioner
AYES:	Kinsey, Coleman, Larkins, Bailey, Kernek
ABSENT:	Northam, Boyette, Sarine
EXCUSED:	Joyce III

7. Z-23-3: rezoning on an approximate 6.25-acre tract of land (being Tract 339), Nancy Dycas HRS, A-145, located at 610 S. Wake Village Road. Agriculture to Industrial-1. Charles Bergen, Synergy Direct, Inc., owner, and Paul Dickerson, agent.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Tom Coleman, Commissioner
SECONDER:	James Larkins, Commissioner
AYES:	Kinsey, Coleman, Larkins, Bailey, Kernek
ABSENT:	Northam, Boyette, Sarine
EXCUSED:	Joyce III

8. Z-23-4: rezoning on Lots 3, 4, 5, and 6, Block 144, City Triggs Addition, located at 1401 Pine Street. Office to General Retail. Estiza Dennis, owner.

The applicant agreed to amend application to Planned Development. Hours Monday through Saturday 8:00 am to 11:00 pm. A Planned Development was placed on this location restricting all uses except for office and event center.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Dianna Patterson Kinsey, Vice Chairperson
SECONDER:	Tom Coleman, Commissioner
AYES:	Kinsey, Coleman, Larkins, Bailey, Kernek
ABSENT:	Northam, Boyette, Sarine
EXCUSED:	Joyce III

9. Z-23-5: rezoning on an approximate 22.35-acre tract of land (being Tract 14 & 17), R G Cannon HRS, A-733 and 48A M E P & P HRS, A-421, located at 4001 Summerhill Road. Single Family-1 to General Retail. Doug Brubaker, Superintendent Texarkana ISD, owner, and Russell Sparks, agent.

Russell Sparks appeared and stated that the current zoning restrict the sign measurements. He is asking for the 32 sq ft CEVMS. Texas High School will be allowed the CEVMS 32 square foot sign.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Tom Coleman, Commissioner
SECONDER:	Lee Kernek, Alternate Commissioner
AYES:	Kinsey, Coleman, Larkins, Bailey, Kernek
ABSENT:	Northam, Boyette, Sarine
EXCUSED:	Joyce III

10. Amendment to PD-05-7 for site plan approval on Lot 1, Park Pavilion, on a portion of a 7.76-acre tract of land, located on the northeast corner of Gibson Lane and Pavilion Parkway. Kyle Rutherford representing Christus St. Michael, owner, and Kayla Wood, MTG Engineering and Surveyors, agent.

Kayla Wood presented the site plan for the new Christus St. Michael stand alone ER. She said that there will be room for future expansion and that they would also be putting in sidewalks.

RESULT:	ADOPTED [4 TO 0]
MOVER:	Brad Bailey, Commissioner
SECONDER:	Dianna Patterson Kinsey, Vice Chairperson
AYES:	Kinsey, Coleman, Larkins, Bailey
ABSENT:	Northam, Boyette, Sarine
EXCUSED:	Joyce III
RECUSED:	Kernek

11. Z-23-6: rezoning on Lot 2, Martha S Pace Subdivision, an approximate 1.499-acre tract of land, located in the 3400 block of Galleria Oaks Drive. Single Family-1 to Multiple Family-1. Joel S. Pace, Trustee Martha Pace Trust, owner and Brian Henry, agent.

The applicant chose to table this request.

RESULT:	TABLED [UNANIMOUS]
MOVER:	Lee Kernek, Alternate Commissioner
SECONDER:	Dianna Patterson Kinsey, Vice Chairperson
AYES:	Kinsey, Coleman, Larkins, Bailey, Kernek
ABSENT:	Northam, Boyette, Sarine
EXCUSED:	Joyce III

III. STAFF UPDATES

IV. CONSIDER APPROVAL OF MINUTES

1. Consider approval of the Planning and Zoning Commission meeting minutes from February 6, 2023.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Dianna Patterson Kinsey, Vice Chairperson
SECONDER:	Lee Kernek, Alternate Commissioner
AYES:	Kinsey, Coleman, Larkins, Bailey, Kernek
ABSENT:	Northam, Boyette, Sarine
EXCUSED:	Joyce III

V. ADJOURNMENT

Laura Puckett, Zoning Administrator

Gene Joyce, III, Chairperson

Attachment: March 6, 2023 P&Z minutes (3975 : Consider approval of the minutes from P&Z March 6, 2023 meeting)