CITY OF TEXARKANA

PLANNING & ZONING COMMISSION

AGENDA ● APRIL 4, 2022

City Hall | **Regular Meeting** | **6:00 PM**

220 TEXAS BLVD
TEXARKANA, TX 75501

Chairperson	**Commissioner**	**Commissioner**
Gene Joyce III	James Larkins	George Merrill
Vice Chairperson	**Commissioner**	**Alternate Commissioner**
Dianna Patterson Kinsey	Wanda Northam	Mitch Alexander
Commissioner	**Commissioner**	**Alternate Commissioner**
Tom Coleman	Casey Boyette	Brad Bailey

I. CALL TO ORDER

II. AGENDA ITEMS

1. Consider approval of final and preliminary plat for Lot 3, Block 1, Classic Auto Park East 2nd Addition. Greg Orr, owner and Jeffrey Wood, MTG Engineers and Surveyors, agent.

2. Consider approval of the Nantze Subdivision, Lots 49, 50, , 57, 58, 59, and part of lots 51 and 60, Belmont Subdivision, located at the intersection off North Bishop Road and Greenview Drive. DDR Development, owners and Jeffrey Wood, MTG Engineers and Surveyors, agent.

3. Consider approval of the final and preliminary plat for Smith Addition, Lot 4, Shilling Estate and part of Lot 2 Shilling Estate 2nd, located off the west end of Shilling Road. Morgan Smith, owner and Jeffrey Wood, MTG Engineers and Surveyors, agent.

4. S-750: Specific Use Permit to allow the location of a HUD code manufactured home on Lots 1, and 2, Block 2, Grandview Addition, located at the southwest corner Findley Street and McBride Street. Curtis Murray, owner.

5. S-751: Specific Use Permit to allow the location of a daycare on an approximate 2.58-acre tract of land (being Tract 3), Chancellor Beach HRS, A-731, located at 3700 North Robison Road. Christine Boulton, owner.

6. Amendment to PD-20-6 for site plan approval on Lot 1, Block 1, Richmond-Moores Subdivision, located at 5605 Richmond Rd. Kirk Patton, PHRMG Developers, owners, and Marcus Foran, Agent.

7. Z-22-03 (Remove From Table): rezoning Lots 11 and 12, Block 5, Watts Addition, located at 1324 Bowie Street from Two Family-1 to Commercial. Thomas Turner, owner and Jerry Johnson, agent.

III. STAFF UPDATES

IV. CONSIDER APPROVAL OF MINUTES

1. Consider approval of the Planning and Zoning Commission Minutes from March 7, 2022.

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: 3/30/2022 2:54 PM

Lead Department:	Planning & Zoning Commission	**Action Officer:**	Laura Puckett, Administrative Coordinator
Subject:	Consider approval of final and preliminary plat for Lot 3, Block 1, Classic Auto Park East 2nd Addition. Greg Orr, owner and Jeffrey Wood, MTG Engineers and Surveyors, agent.		

Meeting Date: 4/4/2022

Attachments

a. P&ZMemo-ClassicAutoParkEast2nd-April2022 (PDF)

Staff Coordination

Building Code Administration	Mashell Daniel	Department Head Review	Pending
Planning & Zoning Commission		Department Review	Pending
Planning & Zoning Commission	Laura Puckett	Meeting 04/04/2022 6:00 PM	Pending

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

See attached.

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:

City of Texarkana, Texas

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

April 4, 2022

MEMORANDUM

To: Planning and Zoning Commission

From: Dusty Henslee, P.E., CFM
Director of Public Works, Texarkana, Texas

Date: March 30, 2022

Subject: **Consider approval of final and preliminary plat for the Classic Auto Park East 2nd**

This is a request by Gregg Orr, owner, and Jeffrey Wood, MTG Engineers and Surveyors, agent to consider approval of the final of preliminary plat for Classic Auto Park East 2nd Addition. The purpose of this plat is add a 1.058 acre tract of unplatted land to Lot 3, Block 1 Classic Auto Park East Addition.

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 – Add utility easement to plat where Franklin St. ROW was abandoned. See attached email
    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. Add recording information for Franklin Street Abandonment. This abandonment area was dedicated as utility easement per the abandonment case.
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.

Attachment: P&ZMemo-ClassicAutoParkEast2nd-April2022 (3665 : Preliminary & Final Plat Lot 3 Blk 1 Classic Auto Park East 2nd Addition)

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

Application for Subdivision Plat Approval

Type:

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

Purpose of Plat: COMBINE LOT 3, BLOCK 1, CLASSIC AUTO PARK EAST, AND 1.058 ACRES

Plat Title: Classic Auto Park East 2nd Addition

Current Legal Description: LOT 3, BLOCK 1, CLASSIC AUTO PARK EAST, AND 1.058 ACRES in the Brinlee Headirght Survey, Abstract

Total Acreage: 5.858 ***Number of Lots:*** 1 ***Zoning:*** GR/C/SF-2

Owner/Developer Information:

Name: Gregg Orr

Address: 4333 Mall Drive, 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	Jeffrey Wood	3/16/22
Applicant's Printed Name	Applicant's Signature	Date

Application Fee: _____ Received by: _____

Revis

Attachment: P&ZMemo-ClassicAutoParkEast2nd-April2022 (3665 : Prelimnary & Final Plat Lot 3 Blk 1 Classic Auto Park East 2nd Addition)

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

PRELIMINARY PLAT CHECKLIST

GENERAL INFORMATION / PROJECT DESCRIPTION	
Date, written and graphic scale (100 scale or smaller) and north arrow	[X]
Location Map for proposed development	[X]
Name and address of (if applicable):	[X]
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	[X]
Any city of extraterritorial lines traversing or on the boundary of the development	[X]
Outline of proposed tract (shall stand out compared to other boundary lines)	[X]
Total Acreage in development	[X]
Existing and Proposed Land Uses and Acreage	[X]
Existing and Proposed Zoning	[X]
EXISTING FEATURES	
Streets, roads, alleys	[X]
Utilities	[X]
1.Water	
2. Sewer	
3. Gas	
4. Electric	
5. Cable, Phone, Etc.	
Survey Information	[X]
1.Lot Information	
2. Easements	
3. Building Lines	
4. Street Names	
5. Setbacks	
Parks	[X]
Drainage Facilities	[X]
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)	[X]

Attachment: P&ZMemo-ClassicAutoParkEast2nd-April2022 (3665 : Preliminary & Final Plat Lot 3 Blk 1 Classic Auto Park East 2nd Addition)

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

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

CERTIFICATION STATEMENT

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

Jeffrey Wood _____ 3/16/2022 _____

Signature Date

Jeffrey Wood _____

Printed Name

Attachment: P&ZMemo-ClassicAutoParkEast2nd-April2022 (3665 : Preliminary & Final Plat Lot 3 Blk 1 Classic Auto Park East 2nd Addition)

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

FINAL PLAT CHECKLIST

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

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.

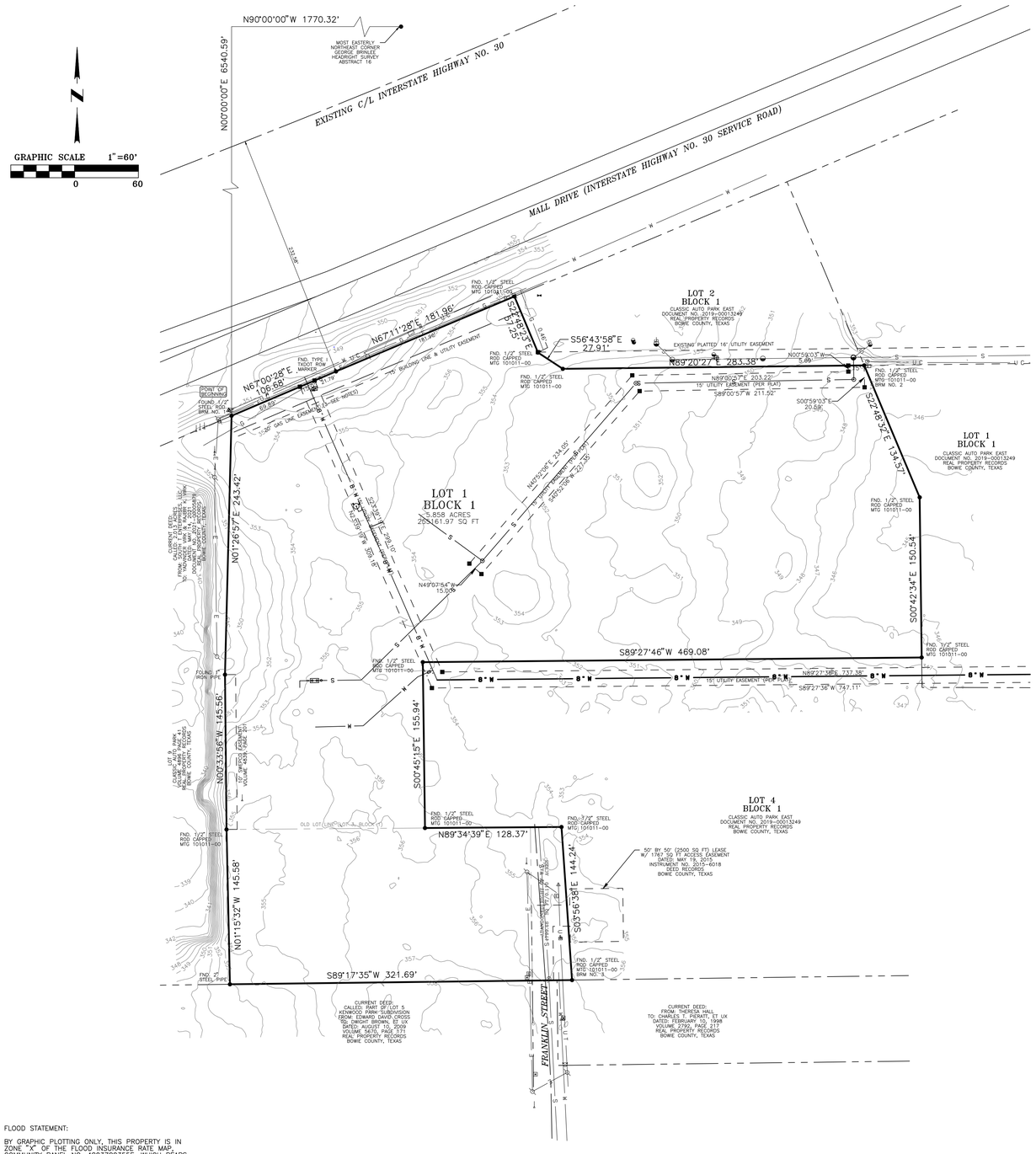
Jeffrey Wood _____ 3/16/2022 _____

Signature Date

Jeffrey Wood

Printed Name

Attachment: P&ZMemo-ClassicAutoParkEast2nd-April2022 (3665 : Preliminary & Final Plat Lot 3 Blk 1 Classic Auto Park East 2nd Addition)



FLOOD STATEMENT:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480377C0355E, WHICH BEARS AN EFFECTIVE DATE OF DECEMBER 21, 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.

Property Description
5.858 Acres
Bowie County, Texas

All that certain lot, tract or parcel of land lying and situated in the George Brinlee Headright Survey, Abstract 18, Bowie County, Texas, being all of Lot 3, Block No. 1 of Classic Auto Park East, according to the plat recorded in Document No. 2019-00013249 of the Real Property Records of Bowie County, Texas, also all of that certain tract of land described as 0.953 acres in the deed from Michelle Phillips to William Gregg Orr, dated June 24, 2020, recorded in Document No. 2020-00006227 of the Real Property Records of Bowie County, Texas, and also all of that portion of Franklin Street right-of-way abandoned by ordinance of the city council of the City of Texarkana, Texas, dated October 11, 2021, and described as 0.110 acres in Ordinance No. 2021-087, and being more particularly described by metes and bounds as follows:

COMMECNING at the most Easterly Northeast corner of the said Brinlee Survey;

THENCE North 90 degrees 00 minutes 00 seconds West a distance of 1770.32 feet, and South 00 degrees 00 minutes 00 seconds East a distance of 6540.59 feet to a 1/2 inch steel rod (control monument) found for a corner, being the Northwest corner of the said Lot 3, the Northeast corner of Lot 9 of Classic Auto Park, according to the plat recorded in Volume 4896, Page 41 of the Real Property Records of Bowie County, Texas, the Northeast corner of that certain tract of land described as 2.013 acres in the deed from South T Enterprises, LLC to Yadvinder Virk and Rajbar K. Virk, dated May 14, 2021, recorded in Document No. 2021-00005878 of the Real Property Records of Bowie County, Texas, lying in the South right-of-way line of Interstate 30, and being the POINT OF BEGINNING of the herein described tract;

THENCE North 67 degrees 00 minutes 28 seconds East a distance of 106.68 feet along the North line of the said Lot 3, and the South right-of-way line of the said Interstate 30 to a Type I TxDOT right-of-way marker found for a corner, at an angle point;

THENCE North 67 degrees 11 minutes 28 seconds East a distance of 181.96 feet along the North line of the said Lot 3, and the South right-of-way line of the said Interstate 30 to a 1/2 inch steel rod, capped MTG 101011-00, found for a corner, being an outside ell corner in the North line of the said Lot 3, and the Northwest corner of Lot 2, Block No. 1 of the said Classic Auto Park East;

THENCE South 22 degrees 48 minutes 23 seconds East a distance of 57.25 feet along the North line of the said Lot 3, and the West line of the said Lot 2 to a 1/2 inch steel rod, capped MTG 101011-00, found for a corner, at an angle point;

THENCE South 56 degrees 43 minutes 58 seconds East a distance of 27.91 feet along the North line of the said Lot 3, and the West line of the said Lot 2 to a 1/2 inch steel rod, capped MTG 101011-00, found for a corner, being the Southwest corner of the said Lot 2;

THENCE North 89 degrees 20 minutes 27 seconds East a distance of 283.38 feet along the North line of the said Lot 3, and the South line of the said Lot 2 to a 1/2 inch steel rod (control monument), capped MTG 101011-00, found for a corner, being the Northeast corner of the said Lot 3, the Southeast corner of the said Lot 2, and lying in the West line of Lot 1, Block No. 1 of the said Classic Auto Park East;

THENCE South 22 degrees 48 minutes 32 seconds East a distance of 134.57 feet along the East line of the said Lot 3, and the West line of the said Lot 1 to a 1/2 inch steel rod, capped MTG 101011-00, found for a corner, at an angle point;

THENCE South 00 degrees 42 minutes 34 seconds East a distance of 150.54 feet along the East line of the said Lot 3, and the West line of the said Lot 1 to a 1/2 inch steel rod, capped MTG 101011-00, found for a corner, being the Southeast corner of the said Lot 3, and an outside ell corner in the North line of Lot 4, Block No. 1 of the said Classic Auto Park East;

THENCE South 89 degrees 27 minutes 46 seconds West a distance of 469.08 feet along the South line of the said Lot 3, and the North line of the said Lot 4 to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner, being an inside ell corner in the South line of the said Lot 3, and the Northwest corner of the said Lot 4;

THENCE South 00 degrees 45 minutes 15 seconds East a distance of 155.94 feet along the South line of the said Lot 3, and the West line of the said Lot 4 to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner, being an outside ell corner in the South line of the said Lot 3, an outside ell corner in the West line of the said Lot 4, and lying in the North line of the said 0.953 acre tract;

THENCE North 89 degrees 34 minutes 39 seconds East a distance of 128.37 feet along the North line of the said 0.953 acre tract, the North line of the 0.110 acre street abandonment, and the West line of the said Lot 4 to a 1/2 inch steel rod, capped MTG 101011-00, found for a corner, being the Northeast corner of the said 0.110 acre street abandonment, and an inside ell corner in the West line of the said Lot 4;

THENCE South 03 degrees 56 minutes 38 seconds East a distance of 144.24 feet along the East line of the said 0.110 acre street abandonment, and the West line of the said Lot 4 to a 1/2 inch steel rod (control monument), capped MTG 101011-00, found for a corner, being the Southeast corner of the said 0.110 acre street abandonment, the Southwest corner of the said Lot 4, and lying in the North line of that certain tract of land described in the deed from Theresa Hall to Charles T. Pieratt, et ux, dated February 10, 1998, recorded in Volume 2792, Page 217 of the Real Property Records of Bowie County, Texas;

THENCE South 89 degrees 17 minutes 35 seconds West a distance of 321.69 feet along the South line of the said 0.110 acre street abandonment, the South line of the said 0.953 acre tract, the North line of the said Pieratt tract, the North line of Franklin street, and the North line of that certain tract of land described in the deed from Edward David Cross to Dwight Brown, et ux, dated August 10, 2009, recorded in Volume 5670, Page 171 of the Real Property Records of Bowie County, Texas to a 2 inch steel pipe found for a corner, being the Southwest corner of the said 0.953 acre tract, and the Southeast corner of the said Lot 9, same being the Southeast corner of the said 2.013 acre tract;

THENCE North 01 degrees 15 minutes 32 seconds West a distance of 145.58 feet along the West line of the said 0.953 acre tract, and the East line of the said Lot 9 to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner, being the Northwest corner of the said 0.953 acre tract, and the Southwest corner of the said Lot 3;

THENCE North 00 degrees 33 minutes 56 seconds West a distance of 145.56 feet along the West line of the said Lot 3 and the East line of the said Lot 9 to a 1 inch steel pipe found for a corner, at an angle point;

THENCE North 01 degrees 26 minutes 57 seconds East a distance of 243.42 feet along the West line of the said Lot 3 and the East line of the said Lot 9 to the point of beginning, and containing 5.858 acres of land at the time of this survey.

CERTIFICATE OF DEDICATION BY OWNER

We, William Gregg Orr, being the Owner of a tract of land as shown on the attached map or plat have caused the same to be surveyed, platted and subdivided as shown, and which subdivision shall hereafter be known as Classic Auto Park East Second Addition, a subdivision of Lot 3, Block No. 1 of Classic Auto Park East, and a part of the George Brinlee Headright Survey, Abstract 18, Bowie County, Texas, and by these presents. We hereby dedicate to the public in fee simple, the streets and roads as shown on this plat, and by this instrument, We hereby dedicate the easements shown on this plat for drainage purposes.

_____
William Gregg Orr, Owner

STATE OF TEXAS
COUNTY OF BOWIE

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

this _____ day of _____, 2021.

Notary Public _____ Commission Expires: _____
State of Texas

CERTIFICATE OF APPROVAL BY PLANNING COMMISSION

We, the undersigned, do hereby certify that the Classic Auto Park East Second Addition, a subdivision of Lot 3, Block No. 1 of Classic Auto Park East, and a part of the George Brinlee Headright Survey, Abstract 18, Bowie County, Texas, togetherwith the Owner's Certificate and Surveyor's Certificate of same were presented to the Planning Commission of the City of Texarkana, Bowie County, Texas, for its approval, and that said plat, Owner's Certificate, and Surveyor's Certificate being found to conform to the requirements in all respects, are in all things approved on this

the _____ day of _____, 2021.

_____
Chairman

Planning Commission Approval
Expires on_____

_____
Secetary

CERTIFICATE OF ENGINEER OR SURVEYOR

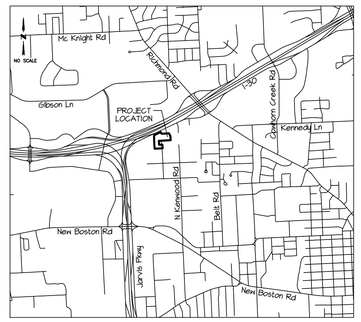
I, Jeffrey A. Wood, do hereby certify that I am a Registered Professional Land Surveyor in the State of Texas and that subdivision plat attached hereto correctly reflects the results of a survey made by me on the ground November 15, 2019, that the corner monuments are in place at points on the boundaries as shown, that there are no visible encroachments (other than shown on the map) or discrepancies, and that the subdivision shall be known as Classic Auto Park East Second Addition, a subdivision of Lot 3, Block No. 1 of Classic Auto Park East, and a part of the George Brinlee Headright Survey, Abstract 18, Bowie County, Texas.

_____

Jeffrey A. Wood
Registered Professional Land Surveyor
No. 6220, State of Texas
Firm Certificate No. 101011-00
Date: March 16, 2022

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

VICINITY MAP



NOTES:

ALL MONUMENTS ARE SET 1/2" STEEL RODS CAPPED MTG 101011-00 UNLESS OTHERWISE INDICATED.

BEARINGS ARE BASED ON THE PLAT OF CLASSIC AUTO PARK EAST, RECORDED IN DOCUMENT NO. 2019-00013249 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS.

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

BOUNDARY REFERENCE MARKER #1
N=7240736.8406
E=3312681.3812

BOUNDARY REFERENCE MARKER #2
N=7240784.2247
E=3313276.2088

BOUNDARY REFERENCE MARKER #3
N=7240206.3751
E=3313001.5210

CLASSIC AUTO PARK EAST SECOND ADDITION PRELIMINARY PLAT

REPLAT OF LOT 3, BLOCK NO. 1, CLASSIC AUTO PARK EAST, AND 1.058 ACRES IN THE GEORGE BRINLEE HEADRIGHT SURVEY, ASBTRACT 18 BOWIE COUNTY, TEXAS

Date	Revision/Description

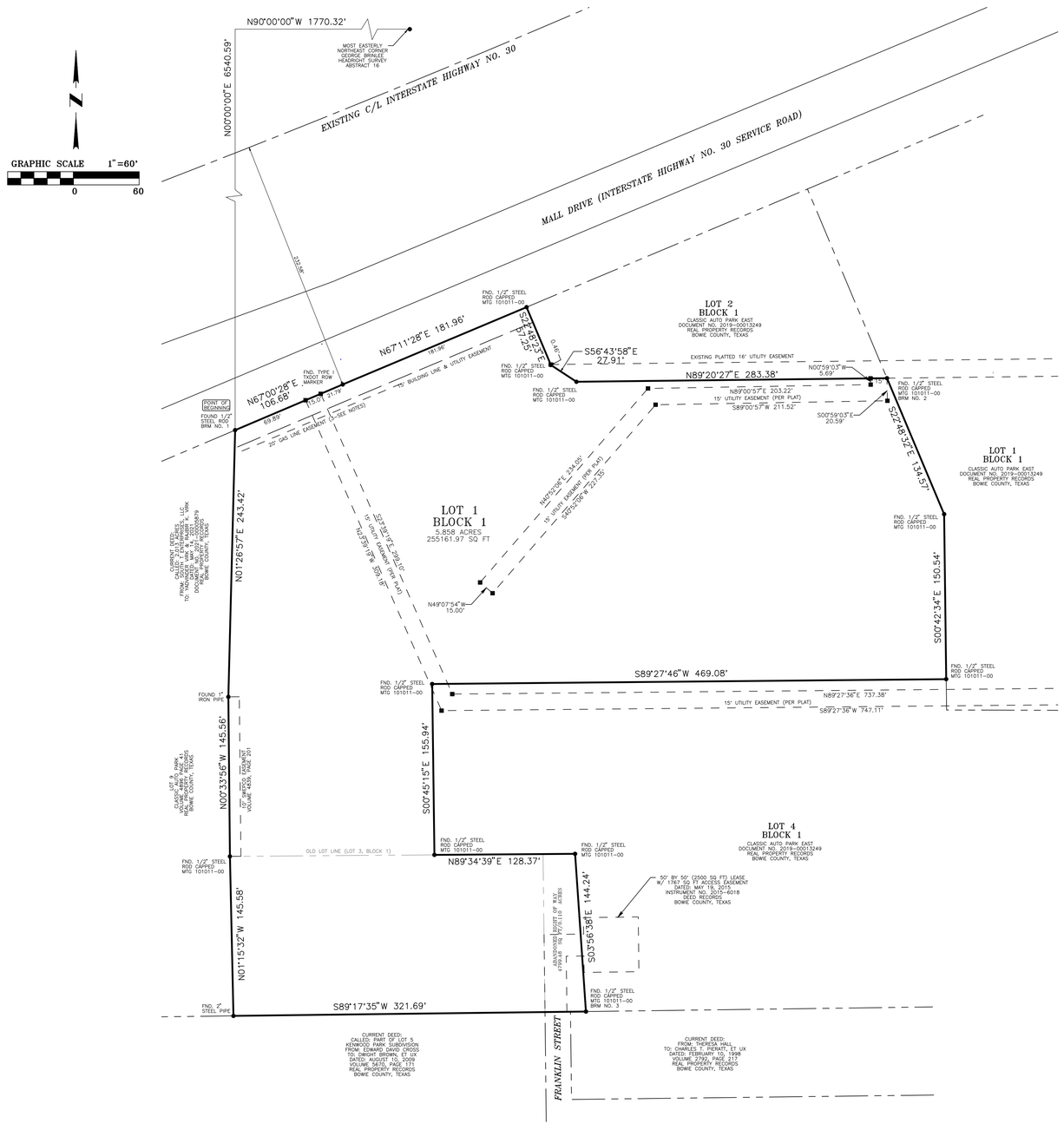
Drawn By	Checked By	Project No.	Dwg. Date
CW	JW	186034	3/16/2022

File No. | Sheet No.

MTG engineers & surveyors
5930 SUMMERHILL RD.
TEXARKANA TEXAS 75503
P 903.838.8533 | F 903.832.4700
www.mtgengineers.com
MTG 2022 TBPE NO. 354

X:\2018 Projects\186034 Gregg Orr Master Planning and Rezoning\05 Engineering Design\Subdivision Platting\Classic Auto Park East 2nd Addn.pro
Wed Mar 16, 2022 3:58PM

Attachment: P&ZMemo-ClassicAutoParkEastSecond-April2022 (3665 : Preliminary & Final Plat Lot 3 Blk 1 Classic Auto Park East 2nd Addition)



FLOOD STATEMENT:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48037C0355E, WHICH BEARS AN EFFECTIVE DATE OF DECEMBER 21, 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.

Property Description
5.858 Acres
Bowie County, Texas

All that certain lot, tract or parcel of land lying and situated in the George Brinlee Headright Survey, Abstract 18, Bowie County, Texas, being all of Lot 3, Block No. 1 of Classic Auto Park East, according to the plat recorded in Document No. 2019-00013249 of the Real Property Records of Bowie County, Texas, also all of that certain tract of land described as 0.953 acres in the deed from Michelle Phillips to William Gregg Orr, dated June 24, 2020, recorded in Document No. 2020-00006227 of the Real Property Records of Bowie County, Texas, and also all of that portion of Franklin Street right-of-way abandoned by ordinance of the city council of the City of Texarkana, Texas, dated October 11, 2021, and described as 0.110 acres in Ordinance No. 2021-087, and being more particularly described by metes and bounds as follows:

COMMECNING at the most Easterly Northeast corner of the said Brinlee Survey;

THENCE North 90 degrees 00 minutes 00 seconds West a distance of 1770.32 feet, and South 00 degrees 00 minutes 00 seconds East a distance of 6540.59 feet to a 1/2 inch steel rod (control monument) found for a corner, being the Northwest corner of the said Lot 3, the Northeast corner of Lot 9 of Classic Auto Park, according to the plat recorded in Volume 4896, Page 41 of the Real Property Records of Bowie County, Texas, the Northeast corner of that certain tract of land described as 2.013 acres in the deed from South T Enterprises, LLC to Yadvinder Virk and Rajbar K. Virk, dated May 14, 2021, recorded in Document No. 2021-00005878 of the Real Property Records of Bowie County, Texas, lying in the South right-of-way line of Interstate 30, and being the POINT OF BEGINNING of the herein described tract;

THENCE North 67 degrees 00 minutes 28 seconds East a distance of 106.68 feet along the North line of the said Lot 3, and the South right-of-way line of the said Interstate 30 to a Type I TxDOT right-of-way marker found for a corner, at an angle point;

THENCE North 67 degrees 11 minutes 28 seconds East a distance of 181.96 feet along the North line of the said Lot 3, and the South right-of-way line of the said Interstate 30 to a 1/2 inch steel rod, capped MTG 101011-00, found for a corner, being an outside ell corner in the North line of the said Lot 3, and the Northwest corner of Lot 2, Block No. 1 of the said Classic Auto Park East;

THENCE South 22 degrees 48 minutes 23 seconds East a distance of 57.25 feet along the North line of the said Lot 3, and the West line of the said Lot 2 to a 1/2 inch steel rod, capped MTG 101011-00, found for a corner, at an angle point;

THENCE South 56 degrees 43 minutes 58 seconds East a distance of 27.91 feet along the North line of the said Lot 3, and the West line of the said Lot 2 to a 1/2 inch steel rod, capped MTG 101011-00, found for a corner, being the Southwest corner of the said Lot 2;

THENCE North 89 degrees 20 minutes 27 seconds East a distance of 283.38 feet along the North line of the said Lot 3, and the South line of the said Lot 2 to a 1/2 inch steel rod (control monument), capped MTG 101011-00, found for a corner, being the Northeast corner of the said Lot 3, the Southeast corner of the said Lot 2, and lying in the West line of Lot 1, Block No. 1 of the said Classic Auto Park East;

THENCE South 22 degrees 48 minutes 32 seconds East a distance of 134.57 feet along the East line of the said Lot 3, and the West line of the said Lot 1 to a 1/2 inch steel rod, capped MTG 101011-00, found for a corner, at an angle point;

THENCE South 00 degrees 42 minutes 34 seconds East a distance of 150.54 feet along the East line of the said Lot 3, and the West line of the said Lot 1 to a 1/2 inch steel rod, capped MTG 101011-00, found for a corner, being the Southeast corner of the said Lot 3, and an outside ell corner in the North line of Lot 4, Block No. 1 of the said Classic Auto Park East;

THENCE South 89 degrees 27 minutes 46 seconds West a distance of 469.08 feet along the South line of the said Lot 3, and the North line of the said Lot 4 to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner, being an inside ell corner in the South line of the said Lot 3, and the Northwest corner of the said Lot 4;

THENCE South 00 degrees 45 minutes 15 seconds East a distance of 155.94 feet along the South line of the said Lot 3, and the West line of the said Lot 4 to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner, being an outside ell corner in the South line of the said Lot 3, an outside ell corner in the West line of the said Lot 4, and lying in the North line of the said 0.953 acre tract;

THENCE North 89 degrees 34 minutes 39 seconds East a distance of 128.37 feet along the North line of the said 0.953 acre tract, the North line of the 0.110 acre street abandonment, and the West line of the said Lot 4 to a 1/2 inch steel rod, capped MTG 101011-00, found for a corner, being the Northeast corner of the said 0.110 acre street abandonment, and an inside ell corner in the West line of the said Lot 4;

THENCE South 03 degrees 56 minutes 38 seconds East a distance of 144.24 feet along the East line of the said 0.110 acre street abandonment, and the West line of the said Lot 4 to a 1/2 inch steel rod (control monument), capped MTG 101011-00, found for a corner, being the Southeast corner of the said 0.110 acre street abandonment, the Southwest corner of the said Lot 4, and lying in the North line of that certain tract of land described in the deed from Theresa Hall to Charles T. Pieratt, et ux, dated February 10, 1998, recorded in Volume 2792, Page 217 of the Real Property Records of Bowie County, Texas;

THENCE South 89 degrees 17 minutes 35 seconds West a distance of 321.69 feet along the South line of the said 0.110 acre street abandonment, the South line of the said 0.953 acre tract, the North line of the said Pieratt tract, the North line of Franklin street, and the North line of that certain tract of land described in the deed from Edward David Cross to Dwight Brown, et ux, dated August 10, 2009, recorded in Volume 5670, Page 171 of the Real Property Records of Bowie County, Texas to a 2 inch steel pipe found for a corner, being the Southwest corner of the said 0.953 acre tract, and the Southeast corner of the said Lot 9, same being the Southeast corner of the said 2.013 acre tract;

THENCE North 01 degrees 15 minutes 32 seconds West a distance of 145.58 feet along the West line of the said 0.953 acre tract, and the East line of the said Lot 9 to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner, being the Northwest corner of the said 0.953 acre tract, and the Southwest corner of the said Lot 3;

THENCE North 00 degrees 33 minutes 56 seconds West a distance of 145.56 feet along the West line of the said Lot 3 and the East line of the said Lot 9 to a 1 inch steel pipe found for a corner, at an angle point;

THENCE North 01 degrees 26 minutes 57 seconds East a distance of 243.42 feet along the West line of the said Lot 3 and the East line of the said Lot 9 to the point of beginning, and containing 5.858 acres of land at the time of this survey.

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

BOUNDARY REFERENCE MARKER #1
N=7240736.8406
E=3312681.3812

BOUNDARY REFERENCE MARKER #2
N=7240784.2247
E=3311276.2088

BOUNDARY REFERENCE MARKER #3
N=7240206.3751
E=3313001.5210

CERTIFICATE OF DEDICATION BY OWNER

We, William Gregg Orr, being the Owner of a tract of land as shown on the attached map or plat have caused the same to be surveyed, platted and subdivided as shown, and which subdivision shall hereafter be known as Classic Auto Park East Second Addition, a subdivision of Lot 3, Block No. 1 of Classic Auto Park East, and a part of the George Brinlee Headright Survey, Abstract 18, Bowie County, Texas, and by these presents. We hereby dedicate to the public in fee simple, the streets and roads as shown on this plat, and by this instrument, We hereby dedicate the easements shown on this plat for drainage purposes.

_____
William Gregg Orr, Owner

STATE OF TEXAS
COUNTY OF BOWIE

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

this _____ day of _____, 2021.

Notary Public _____ Commission Expires: _____
State of Texas

CERTIFICATE OF APPROVAL BY PLANNING COMMISSION

We, the undersigned, do hereby certify that the Classic Auto Park East Second Addition, a subdivision of Lot 3, Block No. 1 of Classic Auto Park East, and a part of the George Brinlee Headright Survey, Abstract 18, Bowie County, Texas, togetherwith the Owner's Certificate and Surveyor's Certificate of same were presented to the Planning Commission of the City of Texarkana, Bowie County, Texas, for its approval, and that said plat, Owner's Certificate, and Surveyor's Certificate being found to conform to the requirements in all respects, are in all things approved on this

the _____ day of _____, 2021.

_____
Chairman

Planning Commission Approval
Expires on_____

_____
Secretary

CERTIFICATE OF ENGINEER OR SURVEYOR

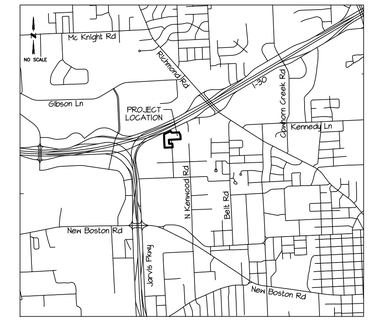
I, Jeffrey A. Wood, do hereby certify that I am a Registered Professional Land Surveyor in the State of Texas and that subdivision plat attached hereto correctly reflects the results of a survey made by me on the ground November 15, 2019, that the corner monuments are in place at points on the boundaries as shown, that there are no visible encroachments (other than shown on the map) or discrepancies, and that the subdivision shall be known as Classic Auto Park East Second Addition, a subdivision of Lot 3, Block No. 1 of Classic Auto Park East, and a part of the George Brinlee Headright Survey, Abstract 18, Bowie County, Texas;

_____

Jeffrey A. Wood
Registered Professional Land Surveyor
No. 6220, State of Texas
Firm Certificate No. 101011-00
Date: March 16, 2022

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

VICINITY MAP



NOTES:

1.) ALL MONUMENTS ARE SET 1/2" STEEL RODS CAPPED MTG 101011-00 UNLESS OTHERWISE INDICATED.

2.) BEARINGS ARE BASED ON THE PLAT OF CLASSIC AUTO PARK EAST, RECORDED IN DOCUMENT NO. 2019-00013249 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS.

3.) EASEMENT DATED NOVEMBER 20, 1968, EXECUTED BY C. D. WILLIAMS AND E. C. BISCHOF TO ARKANSAS LOUISIANA GAS COMPANY OF RECORD IN VOLUME 501, PAGE 101 OF THE DEED RECORDS OF BOWIE COUNTY, TEXAS.

CLASSIC AUTO PARK EAST SECOND ADDITION FINAL PLAT

REPLAT OF LOT 3, BLOCK NO. 1, CLASSIC AUTO PARK EAST, AND 1.058 ACRES IN THE GEORGE BRINLEE' HEADRIGHT SURVEY, ASBTRACT 18 BOWIE COUNTY, TEXAS

Date	Revision/Description

Drawn By	Checked By	Project No.	Dwg. Date
CW	JW	186034	3/16/2022

File No. | Sheet No.

MTG engineers & surveyors
5930 SUMMERHILL RD.
TEXARKANA TEXAS 75503
P 903.838.8533 | F 903.832.4700
www.mtgengineers.com
MTG 2022 TBPE NO. 354

X:\2018 Projects\186034 Gregg Orr Master Planning and Rezoning\05 Engineering Design\Subdivision Platting\Classic Auto Park East 2nd Addn.pro
Wed Mar 16, 2022 3:58PM

Attachment: P&Z\Memo-ClassicAutoParkEast2nd-April2022 (3665 : Preliminary & Final Plat Lot 3 Blk 1 Classic Auto Park East 2nd Addition)

TEX-Henslee, Dustin

From: Zac Pianalto <zspianalto@aep.com>
Sent: Tuesday, March 22, 2022 3:58 PM
To: TEX-Henslee, Dustin; Jeffrey Wood (jwood@mtgengineers.com); Kayla Wood
Cc: Dusty Wiley
Subject: RE: Plat Review - Classic Auto Park East 2nd Final and Preliminary Plat
Attachments: Orr Marine CTR Recorded Easement.pdf; Orr 20ft addition.pdf; MEMO Franklin St ROW Abandonment.pdf; Franklin St ROW Abandonment.pdf; RE: Proposed Franklin St Abandonment

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

Dusty,

SWEPCO is in favor of the re-plat to combine Lot 3 Block 1 Classic Auto Park East and 1.058 Acres. Attach is the information I shared this information with Jonathan about the Franklin St Abandonment showing the existing SWEPCO facilities. The old Franklin St right of way does not mention any utility easements on the re-plat.

Thank you,

SOUTHWESTERN ELECTRIC POWER COMPANY
An AEP Company

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

From: TEX-Henslee, Dustin <dustin.henslee@txkusa.org>
Sent: Thursday, March 17, 2022 1:36 PM
To: Dusty Wiley <dwwiley@aep.com>; Zac Pianalto <zspianalto@aep.com>; michael.a.latham@windstream.com; chris.jackson@windstream.com; TWU-Smith, Gary <gsmith@txkusa.org>; TEX-Lee, Keith <keith.lee@txkusa.org>; TEX-Daniel, Mashell <mhodges@txkusa.org>; Jeff Tollett (jtollett@swrea.com) <jtollett@swrea.com>; todc@bcec.com; TWU-Rogers, Terri <terri.rogers@txkusa.org>; Langley, Joe <Joe.Langley@sparklight.biz>; TEX-Lee, Keith <keith.lee@txkusa.org>; TTFD-Black, Chris <cblack@txkusa.org>; mgross <mgross@bowieappraisal.org>; Tommy Bruce <Tommy.Bruce@txdot.gov>; rwatkins@summitutilities.com; bbrooks@summitutilities.com
Cc: TEX-Puckett, Laura <lpuckett@txkusa.org>; TEX-Daniel, Mashell <mhodges@txkusa.org>
Subject: [EXTERNAL] Plat Review - Classic Auto Park East 2nd Final and Preliminary Plat

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

All,

We have received a request for approval of the Classic Auto Park East 2nd Addition Final and Preliminary Plat. This property is located off Mall Drive. This will be on the **April 4, 2022 P&Z Agenda.**

Attached is the application, checklists, and plats for the proposed addition. Please review and provide any comments back to me via email by **12 PM, March 30, 2022.** If you have any questions, please let me know.

Thanks,

Attachment: P&ZMemo-ClassicAutoParkEast2nd-April2022 (3665 : Preliminary & Final Plat Lot 3 Blk 1 Classic Auto Park East 2nd Addition)

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

Attachment: P&ZMemo-ClassicAutoParkEast2nd-April2022 (3665 : Preliminary & Final Plat Lot 3 Blk 1 Classic Auto Park East 2nd Addition)

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

Application for Public R.O.W. Abandonment

Type:

X *Street* ___ *Alley* ___ *Other*

Purpose of Abandonment: To eliminate public access through development

Applicant/Agent Information:

Name: Kayla Wood

Address: 5930 Summerhill Road, Texarkana, TX 75503

Phone: ( ) 903-838-8533 Fax: ( ) 903-832-4700 Work E-mail: kwood@mtgengineers.com

Required Documents needed to proceed with review:

- ● Letter requesting abandonment
- ● Electronic Copy of plat/deed/plot plan showing requested abandonment
- ● Letter/Petition from all adjacent property owners agreeing to abandonment

Required Documents needed prior to City Council Meeting:

- ○ Abandonment release form signed by owner/applicant
- ○ Abandonment release form signed by adjacent land owners
- ● Legal Exhibit and Property Description of property being abandoned
- ● Application Fee

Note: Partial abandonment requests will not be accepted.

Kayla Wood	Kayla R. Wood	8-24-21
Applicant's Printed Name	Applicant's Signature	Date

Application Fee: $750 Received by: _____

Application Fee Paid: _____ Receipt No.: _____

Attachment: P&ZMemo-ClassicAutoParkEast2nd-April2022 (3665 : Preliminary & Final Plat Lot 3 Blk 1 Classic Auto Park East 2nd Addition)

August 24, 2021

Dusty Henslee, Public Works Director
City of Texarkana
220 Texas Boulevard
Texarkana, TX 75503

Re: Franklin Street Right-of-Way

Dear Dusty,

Gregg Orr Auto would like to abandon the right-of-way of Franklin Street that was originally dedicated Classic East Subdivision in 2019.

Gregg Orr Auto owns both sides of the development and no longer wishes to have a city-maintained street inside its development perimeter. Instead, a gated fence to eliminate through access to Franklin would be provided for emergency egress and ingress.

The only other user of this street is the Verizon Tower who leases from Gregg Orr Auto. An access easement was provided in their original lease agreement that will still stand and be shown on further plats. Additionally, Verizon will have access to the gate at all times.

We understand that utility easements might still be required in this right-of-way location and understand that those utilities will need proper access at all times.

Please use this letter as the owner's request to abandon Franklin Right-of-Way on Classic Auto East Plat.

Sincerely,

Gregg Orr

Attachment: P&ZMemo-ClassicAutoParkEast2nd-April2022 (3665 : Prelimnary & Final Plat Lot 3 Blk 1 Classic Auto Park East 2nd Addition)

verizon

August 13, 2021

Dusty Henslee, Public Works Director
City of Texarkana
220 Texas Boulevard
Texarkana, TX 75503

Re: Franklin Street Right-of-Way

Dear Dusty,

It is our understanding that Gregg Orr would like to abandon the right-of-way of Franklin Street that was originally dedicated on the attached plat in 2019.

Verizon has a 50'x50' lease agreement with an access easement agreement that provides access to the edge of the subdivision and to the dedicated Franklin Street Right-of-Way.

If this access easement is not impinged and is still shown on the plat as per our original agreement, Verizon will agree to the right-of-way abandonment as requested.

Please use this letter as our agreement and consent to abandon Franklin Right-of-Way on Classic Auto East Plat.

Sincerely,

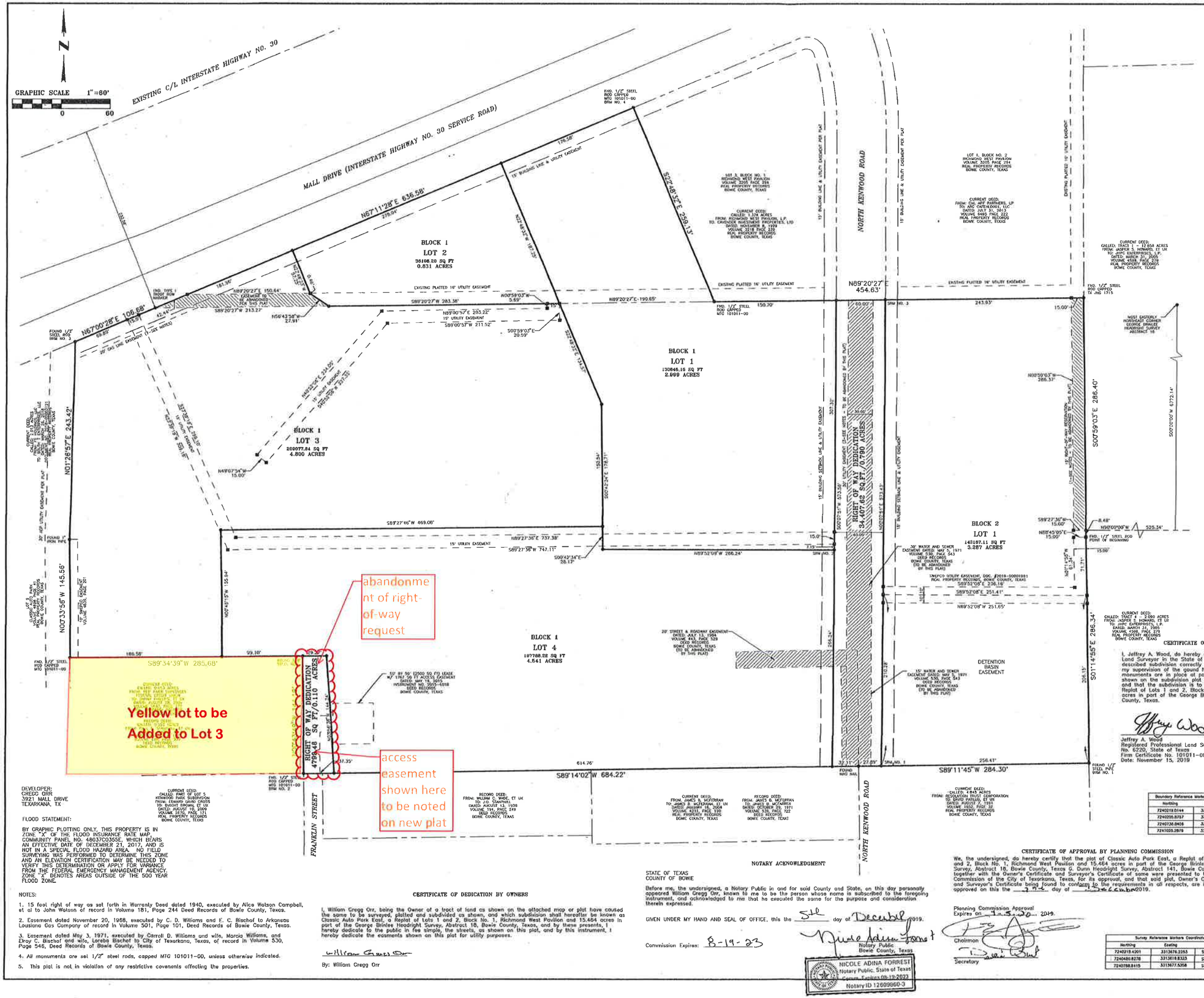
Lucas Conder (Aug 23, 2021 11:56 CDT)

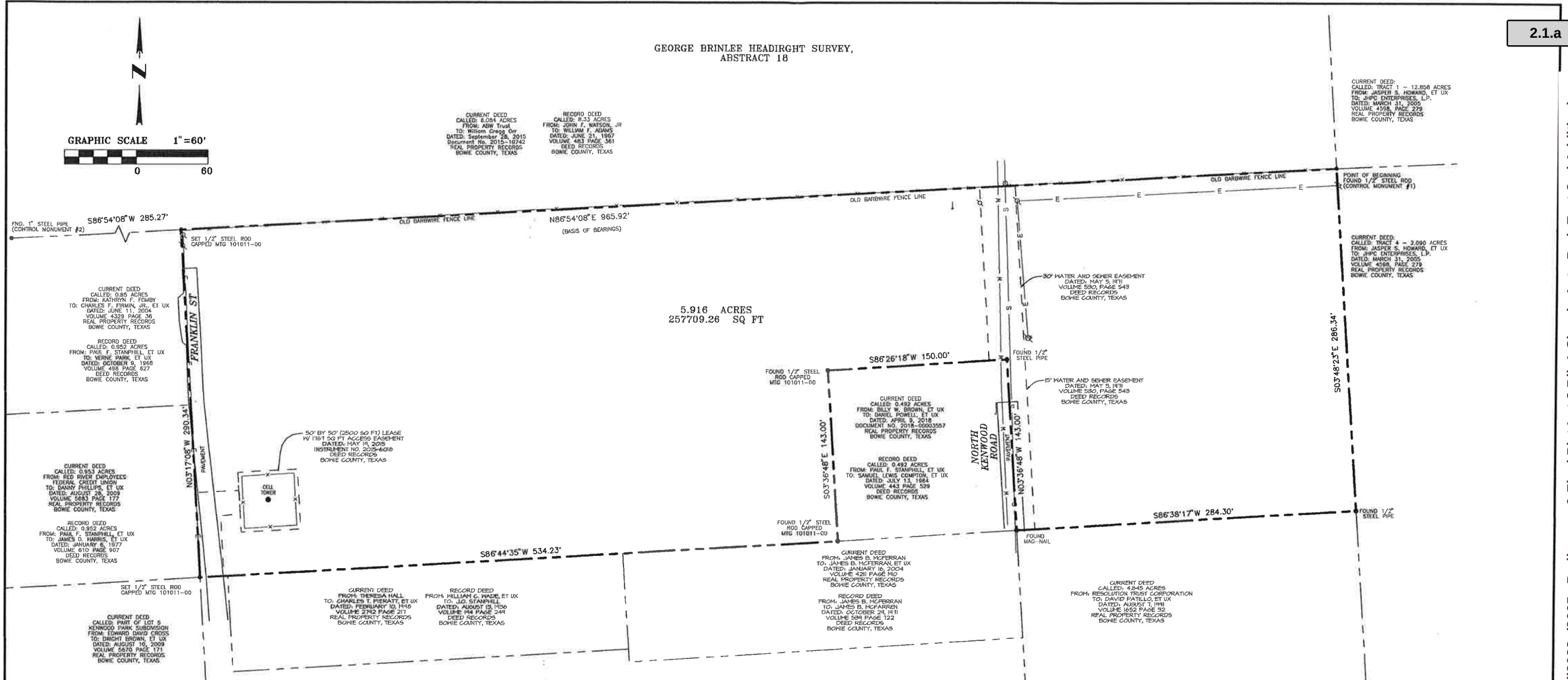
Sr. Real Estate Manager, Network

23/08/2021

Date

Attachment: P&ZMemo-ClassicAutoParkEast2nd-April2022 (3665 : Preliminary & Final Plat Lot 3 Blk 1 Classic Auto Park East 2nd Addition)


N
GRAPHIC SCALE 1"=60'
0
60
EXISTING C/L INTERSTATE HIGHWAY NO. 30
MALL DRIVE (INTERSTATE HIGHWAY NO. 30 SERVICE ROAD)
N67°11'28"E 636.58'
278.04'
N67°00'28"E 106.68'
69.89'
N01°28'57"E 243.42'
N00°33'56"W 145.56'
S89°34'39"W 285.68'
BLOCK 1
LOT 2
36108.80 SQ FT
0.831 ACRES
BLOCK 1
LOT 1
130846.16 SQ FT
2.999 ACRES
BLOCK 1
LOT 3
208077.84 SQ FT
4.800 ACRES
BLOCK 1
LOT 4
197768.22 SQ FT
4.541 ACRES
BLOCK 2
LOT 1
143187.11 SQ FT
3.287 ACRES
NORTH KENWOOD ROAD
FRANKLIN STREET
S89°14'02"W 684.22'
N89°20'27"E 454.63'
S89°11'45"W 284.30'
S00°59'03"E 286.40'
S01°14'55"E 286.34'
S89°27'46"W 469.08'
S89°27'38"E 757.38'
S89°27'38"W 747.11'
N89°52'08"W 266.24'
S89°52'08"E 236.16'
N89°52'08"W 251.65'
S89°52'08"E 251.41'
S00°42'34"E 28.17'
N89°20'27"E 150.64'
S89°20'27"W 283.38'
S89°20'27"W 213.27'
N89°20'27"E 190.65'
N89°00'57"E 203.22'
S89°00'57"W 211.52'
N00°59'03"W 5.69'
S00°59'03"E 20.59'
N59°43'38"W 27.91'
S22°48'52"E 259.13'
S22°48'52"E 104.57'
N00°59'03"W 266.37'
S00°00'00"W 6772.14'
N49°07'34"W 15.00'
S49°07'34"E 15.00'
N49°52'54"E 134.05'
S40°52'58"E 271.75'
S40°52'58"E 259.10'
N40°52'58"W 159.18'
N00°40'15"W 155.84'
S00°42'34"E 178.71'
S00°42'34"E 152.54'
N89°27'36"E 15.00'
N89°45'05"E 15.00'
N00°00'00"W 525.34'
N89°27'36"W 15.00'
S89°27'36"E 8.48'
N01°14'55"W 71.71'
N89°20'27"E 243.93'
N89°20'27"E 15.00'
S89°20'27"W 15.00'
N89°20'27"E 15.00'
S89°20'27"W 15.00'
N89°20'27"E 15.00'
S89°20'27"W 15.00



LEGEND

- WATER METER
- WATER VALVE
- GAS METER
- POWER POLE
- GUY WIRE
- W — WATER LINE
- E — OVERHEAD ELECTRIC
- S — SANITARY SEWER

THE BEARINGS ARE BASED ON GRID NORTH WITHIN THE "TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE", NAD83 (CORS96, EPOCH 2002.0), AT THE SURFACE, WITH A BEARING OF NORTH 86 DEGREES 54 MINUTES 08 SECONDS EAST. THE COMBINED SCALE FACTOR TO GO FROM SURFACE TO GRID IS 0.99988001439B. THE FOLLOWING CONTROL MONUMENTS WERE USED TO ESTABLISH THE BASIS OF BEARINGS:

CONTROL MONUMENT #1	CONTROL MONUMENT #2
N = 7240505.2914	N = 7240437.6773
E = 3313926.3654	E = 3312676.9975

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

Property Description
5.916 Acres
Bowie County, Texas

All that certain lot, tract or parcel of land lying and situated in the George Brinlee Headright Survey, Abstract 18, Bowie County, Texas, being all of that certain tract of land described as 5.913 acres in deed from Jasper S. Howard, et ux, to Walnut Street Church of Christ, dated December 28, 1990, recorded in Volume 1636, Page 10 of the Real Property Records of Bowie County, Texas, same being described as 5.913 acres by deed of record from Paul F. Stanphill, et ux, to Jasper S. Howard, dated November 29, 1978, recorded in Volume 643, Page 248 of the Deed Records of Bowie County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch steel rod found for a corner, the Northeast corner of the said 5.913 acre tract, the Southeast corner of that certain tract of land described as 8.084 acres in the deed from ABW Trust to William Gregg Orr, dated September 15, 2015, recorded in Document No. 2015-10742 of the Real Property Records of Bowie County, Texas, the Southwest Corner of that certain tract of land described as Tract 1 with 12.858 acres in the deed from Jasper S. Howard, et ux to JHPC Enterprises, L.P., dated March 31, 2005, recorded in Volume 4598, Page 279 of the Real Property Records of Bowie County, Texas, the Northwest Corner of that certain tract of land described as Tract 4 with 2.090 acres in the deed from Jasper S. Howard, et ux to JHPC Enterprises, L.P., dated March 31, 2005, recorded in Volume 4598, Page 279 of the Real Property Records of Bowie County, Texas,

THENCE South 03 degrees 48 minutes 23 seconds East a distance of 286.34 feet along the East line of the said 5.913 acre tract and the West line of the said 2.090 acre tract to a 1/2 inch steel pipe found for a corner, the Southeast corner of the said 5.913 acre tract, the Northeast corner of that certain tract of land described as 4.845 acres in the deed from the Resolution Trust Corporation to David Patillo, et ux, dated August 7, 1991, recorded in Volume 1652, Page 32 of the Real Property Records of Bowie County, Texas;

THENCE South 86 degrees 38 minutes 17 seconds West a distance of 284.30 feet along the South line of the said 5.913 acre tract and the North line of the said 4.845 acre tract to a MAG-Nail in asphalt found for a corner, an outside ell corner in the South line of the said 4.845 acre tract, the Southeast corner of that certain tract of land described as 0.492 acres in the deed from Billy W. Brown, et ux, to Daniel Powell, et ux, dated April 9, 2018, recorded in Document No. 2018-00003557 of the Real Property Records of Bowie County, Texas, same being described as 0.492 acres in the deed from Paul F. Stanphill, et ux, to Samuel Lewis Compton, et ux, dated July 13, 1964, recorded in Volume 443, Page 529 of the Deed Records of Bowie County, Texas, the Northeast corner of that certain tract of land described as James B. McFerran and to James B. McFerran, et ux, dated January 16, 2004, recorded in Volume 4211, Page 190 of the Real Property Records of Bowie County, Texas, same being described in the deed from James B. McFerran to James B. McFarren, dated October 29, 1971, recorded in Volume 539, Page 722 of the Deed Records of Bowie County, Texas;

THENCE North 03 degrees 36 minutes 48 seconds West a distance of 143.00 feet along the South line of the said 5.913 acre tract and the East line of the said 0.492 acre tract to a 1/2 inch steel pipe found for a corner, an inside ell corner of the said 0.492 acre tract, an inside ell corner of the said 5.913 acre tract;

THENCE South 86 degrees 26 minutes 18 seconds West a distance of 150.00 feet along the South line of the said 5.913 acre tract and the North line of the said 0.492 acre tract to a 1/2 inch steel rod found for a corner, capped MTG 101011-00, an inside ell corner of the said 5.913 acre tract, the Northwest corner of the said 0.492 acre tract;

THENCE South 03 degrees 36 minutes 48 seconds East a distance of 143.00 feet along the South line of the said 5.913 acre tract and the West line of the said 0.492 acre tract to a 1/2 inch steel rod found for a corner, capped MTG 101011-00, lying in the North line of the said McFerran tract, an outside ell corner of the said 5.913 acre tract, the Southwest corner of the said 0.492 acre tract;

THENCE South 86 degrees 44 minutes 35 seconds West a distance of 534.23 feet along the South line of the said 5.913 acre tract, the North line of the said McFerran tract, the North line of that certain tract of land described in the deed from Theresa Hall to Charles T. Pieratt, et ux, dated February 10, 1998, recorded in Volume 2792, Page 217 of the Real Property Records of Bowie County, Texas, being the same tract of land described in the deed from William C. Wade, et ux, to J.O. Stanphill, dated August 13, 1936, Recorded in Volume 194, Page 249 of the Deed Records of Bowie County, Texas, to a 1/2 inch steel rod set for a corner, capped MTG 101011-00, the Southwest corner of the said 5.913 acre tract, the Southeast corner of that certain tract of land described as 0.953 acres in the deed from Red River Employees Federal Credit Union to Danny Phillips, et ux, dated August 28, 2009, recorded in Volume 5683, Page 177 of the Real Property Records of Bowie County, Texas, being the same tract of land described as 0.952 acres in the deed form Paul F. Stanphill, et ux, to James D. Harris, et ux, dated January 6, 1977, recorded in Volume 610, Page 907 of the Deed Records of Bowie County, Texas, and the Northeast corner of that certain tract described as part of Lot 5 of the Kenwood Park Subdivision in the deed from Edward David Cross to Dwight Brown, et ux, dated August 10, 2009, recorded in Volume 5670 Page 171 of the Real Property Records of Bowie County, Texas;

THENCE North 03 degrees 17 minutes 08 seconds West a distance of 290.34 feet along the West line of the said 5.913 acre tract, the East line of the said 0.953 acre tract, and the East line of that certain tract of land described as 0.95 acres in the deed from Kathryn F. Fomby to Charles F. Firmin, Jr, et ux, dated June 11, 2004, recorded in Volume 4329, Page 36 of the Real Property Records of Bowie County, Texas, same being described as 0.952 acres by deed of record from Paul F. Stanphill, et ux, to Verne Park, et ux, dated October 9, 1968, recorded in Volume 498, Page 627 of the Deed records of Bowie County, Texas, to a 1/2 inch steel rod set for a corner, capped MTG 101011-00, lying in the South line of the said 8.084 acre tract, the Northwest corner of the said 5.913 acre tract, the Northeast corner of the 0.95 acre tract, said corner bears South 86 degrees 54 minutes 08 seconds West a distance of 285.27 feet to a 1 inch steel pipe found for a corner, the Northwest corner of the said 0.95 acre tract, the Southwest corner of the said 8.084 acre tract;

THENCE North 86 degrees 54 minutes 08 seconds East a distance of 965.92 feet along the North line of the said 5.913 acre tract and the South line of the said 8.084 acre tract to the point of beginning and containing 5.916 acres of land, at the time of this survey.

SURVEYOR CERTIFICATE:

THIS IS TO CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION ON MAY 23, 2018. THAT THIS PLAT (MAP OR DRAWING) SUBSTANTIALLY COMPLIES WITH THE CURRENT PROFESSIONAL AND TECHNICAL STANDARDS OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AND REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY, THERE ARE NO VISIBLE IMPROVEMENTS EXCEPT AS SHOWN ON THE SURVEY PLAT.

THIS PLAT IS FOR THE INTENDED USE OF GREGG ORR AS RELATES TO OWNERSHIP OR TRANSFER OF OWNERSHIP. THIS SURVEY IS NOT ASSIGNABLE OR TRANSFERABLE, MAY NOT BE REISSUED WITHOUT RE-SURVEY AND MAY BE VOID/INVALID SUBJECT TO CHANGES IN GOVERNANCE OR INTERPRETATIONS ISSUED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AND MAY NOT BE COPIED OR PROVIDED TO OTHER PARTIES WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE UNDERSIGNED.

JEFFREY A. WOOD
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6220, STATE OF TEXAS
FIRM CERTIFICATE NO. 101011-00
DATE: MAY 24, 2018
REVISED: JUNE 6, 2018

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

BOUNDARY SURVEY

5.916 ACRES IN THE GEORGE BRINLEE HEADRIGHT SURVEY, ABSTRACT 18

FOR: GREGG ORR

Date	Revision/Description
6/6/18	Revised Description

Drawn By	Checked By	Project No.	Dwg. Date
CW	JW	166054	5/24/18

File No.

MTG engineers & surveyors
5930 SUMMERHILL RD. | P.O. BOX 3786
TEXARKANA TEXAS 75501
P 903.838.8533 | F 903.832.4700
www.mtgengineers.com

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Attachment: P&ZMemo-ClassicAutoParkEast2nd-April2022 (3665 : Preliminary & Final Plat Lot 3 Blk 1 Classic Auto Park East 2nd Addition)

C:\8 Projects\054- Kenwood Road- Gregg Orr\02 Surveying\Work\boundary combine
Fri May 25, 2018 11:14 AM

CITY OF
TEXARKANA
Public Works Department
TEXAS
919 Elm Street
Texarkana, TX 75501
Phone (903) 798-3948
Fax (903) 792-6419

September 14th, 2021

City Departments and Utility Representatives

Re: Proposed Street Abandonment

The City of Texarkana, Texas has received a letter from Kayla Wood requesting the abandonment of an approximately 4800 SF section of Franklin Street originally dedicated to Classic East Subdivision.

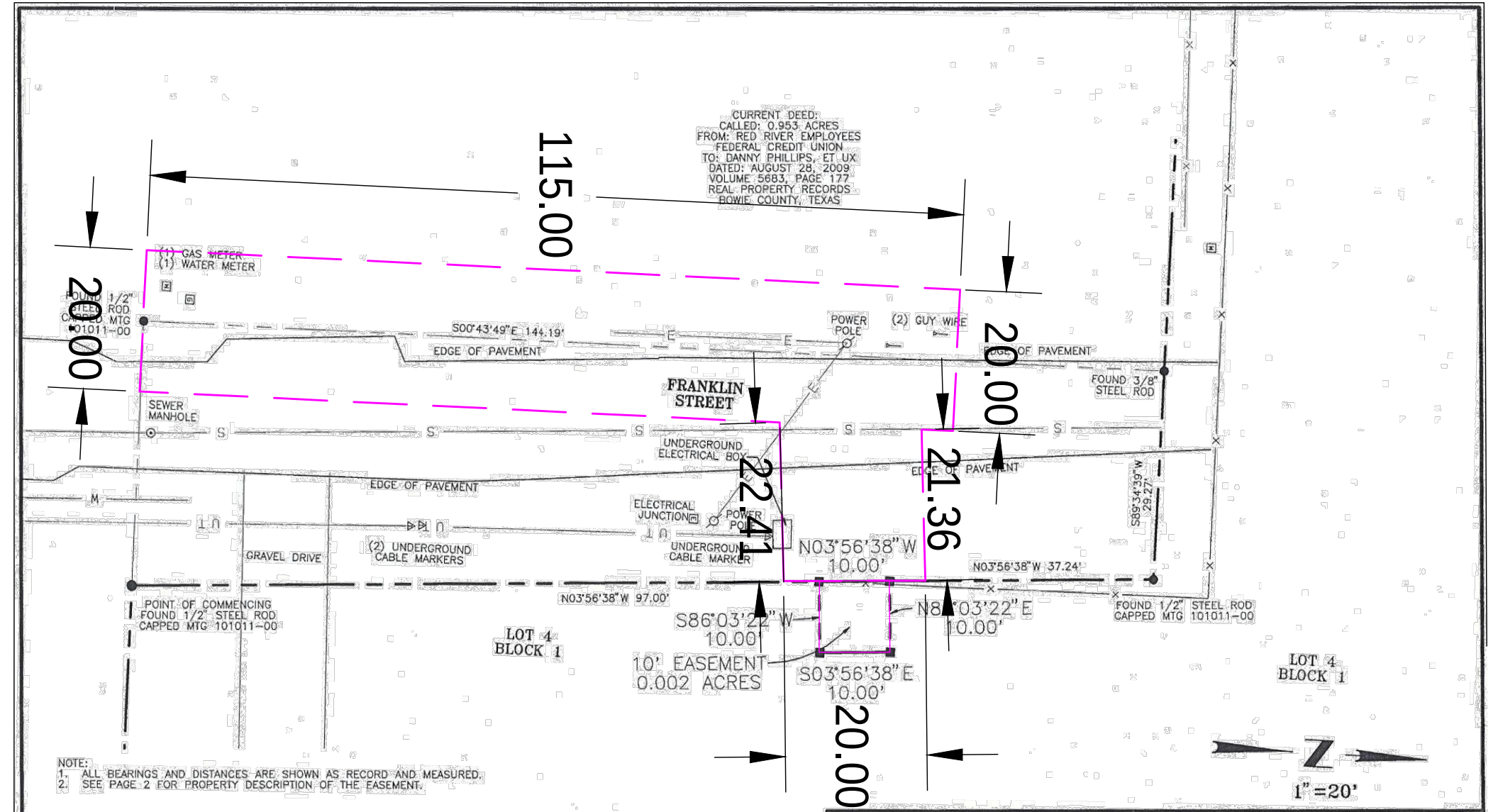
Please refer to the attachments and provide any comments to me by September 28th, 2021 if you are in favor of abandonment and if your office will need an easement for any existing utilities.

Your prompt response is appreciated. If you have any questions, please contact me at my office or through email.

Sincerely,

Jonathan Wade, EIT, CFM
Associate City Engineer
Office: (903) 798-3251
Cell: (903) 908-2725
Jonathan.wade@txkusa.org

Attachment: P&ZMemo-ClassicAutoParkEast2nd-April2022 (3665 : Preliminary & Final Plat Lot 3 Blk 1 Classic Auto Park East 2nd Addition)



NOTE:
1. ALL BEARINGS AND DISTANCES ARE SHOWN AS RECORD AND MEASURED.
2. SEE PAGE 2 FOR PROPERTY DESCRIPTION OF THE EASEMENT.

SURVEYOR CERTIFICATE:

THIS IS TO CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION ON APRIL 3, 2020. THAT THIS PLAT (MAP OR DRAWING) SUBSTANTIALLY COMPLIES WITH THE CURRENT PROFESSIONAL AND TECHNICAL STANDARDS OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AND REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY, THERE ARE NO VISIBLE IMPROVEMENTS EXCEPT AS SHOWN ON THE SURVEY PLAT.

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JEFFREY A. WOOD
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6220, STATE OF TEXAS
FIRM CERTIFICATE NO. 101011-00
DATE: MAY 11, 2020

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

10' UTILITY EASEMENT

LOT 4, BLOCK 1
CLASSIC AUTO PARK EAST
BOWIE COUNTY, TEXAS

Date	Revision/Description

Drawn By	Checked By	Project No.	Dwg. Date

Sheet No.
OF

MTG engineers & surveyors
5930 SUMMERHILL RD.
TEXARKANA TEXAS 75503
P 903.838.8533
www.mtgengineers.com

© MTG 2020 TBPE NO

Mon May 11, 2020 1:07PM

2020-00004478 EASE Total Pages: 7

T20-025
TX200667

RIGHT OF WAY AND EASEMENT

STATE OF TEXAS

COUNTY OF BOWIE

GRANTOR William Gregg Orr, 4333 Mall Dr, Texarkana, Bowie County, TX 75503 in consideration of one dollar, paid, and other good and valuable considerations, receipt of which is acknowledged, have and by these presents do grant and convey unto GRANTEE, Southwestern Electric Power Company (hereinafter referred to as "Grantee") a Delaware corporation, whose address is 428 Travis Street, P.O. Box 21106, Shreveport, LA 71156, its associated and allied companies and their respective successors and assigns, herein referred to as GRANTEE, a perpetual right of way and easement 10 feet in width and 30 feet in width over and through a part of the following described property:

All that certain tract or parcel of land situated in the George Brinlee Headright Survey, Abstract No. 18, Bowie County, Texas being more particularly described in a Warranty Deed dated 5/24/2018 from Charles F. Firmin and Judie Firmin to William Gregg Orr and recorded as Instrument#2018-00005503 in the Deed Records of Bowie County, Texas.

Said right of way and easement is described in Exhibit "A" attached hereto and made a part hereof.

With the right to construct, reconstruct, repair, replace, change the size and capacity of, modify, operate, maintain, inspect, remove, a line or lines of underground and/or overhead facilities, including, but not limited to, poles, structures, wires, cables, conduits, guys, anchors, and other fixtures and equipment as the GRANTEE may from time to time require for the distribution of electric current, and other forms of energy, and for the transmission or communication of data, audio and video information. Together with the right of ingress and egress to said right of way and easement at all times with equipment and personnel across GRANTOR'S lands for the purpose of constructing, operating and maintaining said lines and related facilities and making all necessary repairs, alterations or removal of any of its property placed thereon, provided that GRANTEE shall repair, replace, or pay for actual damages which may be the result of construction, maintenance and operation of its facilities. GRANTOR shall not construct nor permit to be constructed, any structure or building of any type or nature, including swimming pools, on or adjacent to said easement right of way that would prevent the use or endanger the said facilities or that would cause a violation of the National Electric Safety Code. In addition, the GRANTEE may trim, treat, cut down, or remove any trees, growth and vegetation without incurring damages (within the right of way or which could grow into the right of way) which may interfere with GRANTEE'S lines and other facilities.

To have and hold the above described easement and rights unto the GRANTEE, its successors and assigns, forever or until said right of way and easement is finally abandoned.

SIGNED AND DATED, this 13th day of May, 2020.

WITNESS:

William Gregg Orr

Work Order No. DST0105692

Attachment: P&ZMemo-ClassicAutoParkEast2nd-April2022 (3665 : Prelimnary & Final Plat Lot 3 Blk 1 Classic Auto Park East 2nd Addition)

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF BOWIE

This instrument was acknowledged before me on the 13 day of May, 20 20 A.D.,
by Gregg Orr

NICOLE ADINA FORREST
Notary Public, State of Texas
Comm. Expires 08-19-2023
Notary ID 12609860-3

Nicole Adina Forrest
NOTARY PUBLIC STATE OF TEXAS
Notary's Printed Name: NICOLE ADINA FORREST
Comm. Expires: 8-19-2023

WITNESS ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF BOWIE

BEFORE ME, A Notary public, ON THIS DAY personally appeared Will Butler known to me to be the person whose name is subscribed as a witness to the foregoing instrument, and after being duly sworn by me, stated under oath that he/she saw _____ the person who executed the foregoing instrument, subscribe the same, and that he/she had signed the same as witness at the request of the said GRANTEE.

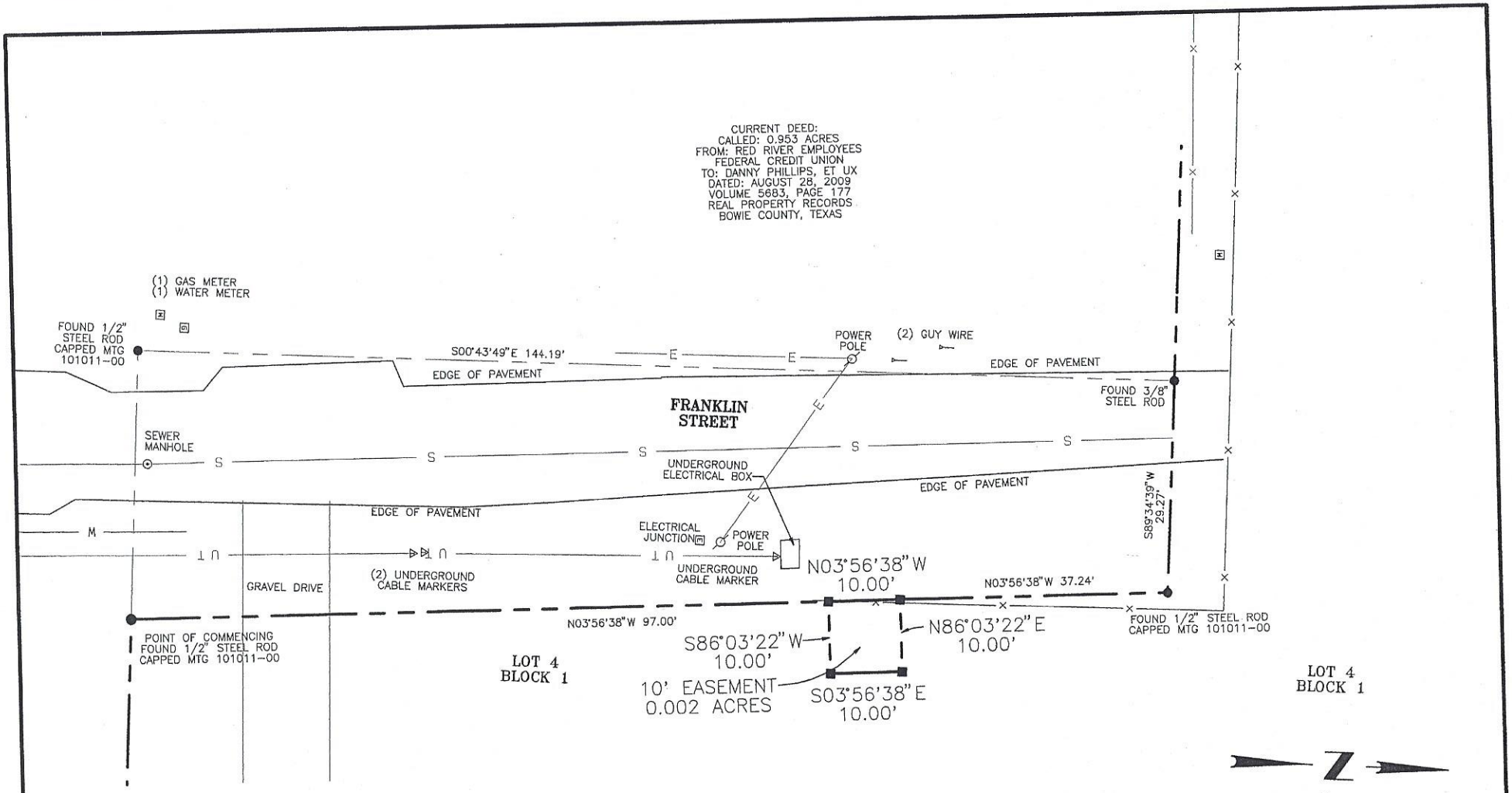
GIVEN UNDER MY HAND AND SEAL of office, this 13 day of May, 20 20 A.D.

NICOLE ADINA FORREST
Notary Public, State of Texas
Comm. Expires 08-19-2023
Notary ID 12609860-3

Nicole Adina Forrest
NOTARY PUBLIC STATE OF TEXAS
Notary's Printed Name: NICOLE ADINA FORREST
Comm. Expires: 8-19-2023

Return to:
J.W. Porter & Associates, LLC
3708 W. 7th
Texarkana, TX 75501

Attachment: P&ZMemo-ClassicAutoParkEast2nd-April2022 (3665 : Preliminary & Final Plat Lot 3 Blk 1 Classic Auto Park East 2nd Addition)



NOTE:
1. ALL BEARINGS AND DISTANCES ARE SHOWN AS RECORD AND MEASURED.
2. SEE PAGE 2 FOR PROPERTY DESCRIPTION OF THE EASEMENT.

SURVEYOR CERTIFICATE:

THIS IS TO CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION ON APRIL 3, 2020. THAT THIS PLAT (MAP OR DRAWING) SUBSTANTIALLY COMPLIES WITH THE CURRENT PROFESSIONAL AND TECHNICAL STANDARDS OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AND REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY, THERE ARE NO VISIBLE IMPROVEMENTS EXCEPT AS SHOWN ON THE SURVEY PLAT.

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JEFFREY A. WOOD
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6220, STATE OF TEXAS
FIRM CERTIFICATE NO. 101011-00
DATE: MAY 11, 2020

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

10' UTILITY EASEMENT

LOT 4, BLOCK 1
CLASSIC AUTO PARK EAST
BOWIE COUNTY, TEXAS

Date	Revision/Description

Drawn By	Checked By	Project No.	Dwg. Date
DC	JW	202051	4/3/2020

MTG engineers & surveyors
5930 SUMMERHILL RD.
TEXARKANA TEXAS 75503
P 903.838.8533
www.mtgengineers.com

© MTG 2020 TBPE NO. 354

EXHIBIT A | Sheet No. 1 OF 2

X:\2020 Projects\202051 SWEPCO Gregg ORR Marine\202051.pro

Attachment: P&ZMemo-ClassicAutoParkEast2nd-April2022 (3665 : Prelimnary & Final Plat Lot 3 Blk 1 Classic Auto Park East 2nd Addition)

Property Description
0.002 Acres
Bowie County, Texas

All that certain lot, tract or parcel of land lying and situated in the George Brinlee Headright Survey, Abstract 18, being a part of Lot 4, Block 1 of Classic Auto Park East, according to the plat recorded in Document No. 2019-00013249, and filed in Plat Cabinet D, Sleeve 73 of the Real Property Records of Bowie County, Texas, and being more particularly described by metes and bounds as follows;

COMMENCING at a 1/2 inch steel rod found for a corner, capped MTG 101011-00, the most Southerly Southwest corner of the said Lot 4, lying in the East right-of-way line of Franklin Street;

THENCE North 03 degrees 56 minutes 38 seconds West a distance of 10.00 feet along the West line of the said Lot 4 and the East right-of-way line of Franklin Street to a point for a corner, the POINT OF BEGINNING of the herein described tract of land

THENCE North 03 degrees 56 minutes 38 seconds West a distance of 97.00 feet along the West line of the said Lot 4 and the East right-of-way line of Franklin Street to a point for a corner, said corner bears North 03 degrees 56 minutes 38 seconds West a distance of 37.24 feet to a 1/2 inch steel rod found for a corner, capped MTG 101011-00 the Northeast corner of the said Franklin Street, an angle point of the said Lot 4;

THENCE North 86 degrees 03 minutes 22 seconds East a distance of 10.00 feet to a point for a corner;

THENCE South 03 degrees 56 minutes 38 seconds East a distance of 10.00 feet to a point for a corner;

THENCE South 86 degrees 03 minutes 22 seconds West a distance of 10.00 feet to the point of beginning and containing 0.002 acres of land, at the time of this survey.

SURVEYOR CERTIFICATE:

THIS IS TO CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION ON APRIL 3, 2020. THAT THIS PLAT (MAP OR DRAWING) SUBSTANTIALLY COMPLIES WITH THE CURRENT PROFESSIONAL AND TECHNICAL STANDARDS OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AND REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY, THERE ARE NO VISIBLE IMPROVEMENTS EXCEPT AS SHOWN ON THE SURVEY PLAT.

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Jeffrey Wood

JEFFREY A. WOOD
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6220, STATE OF TEXAS
FIRM CERTIFICATE NO. 101011-00
DATE: MAY 11, 2020

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

10' UTILITY EASEMENT

LOT 1, BLOCK 4
CLASSIC AUTO PARK EAST
BOWIE COUNTY, TEXAS

Date	Revision/Description

Drawn By	Checked By	Project No.	Dwg. Date
DC	JW	202051	4/3/2020

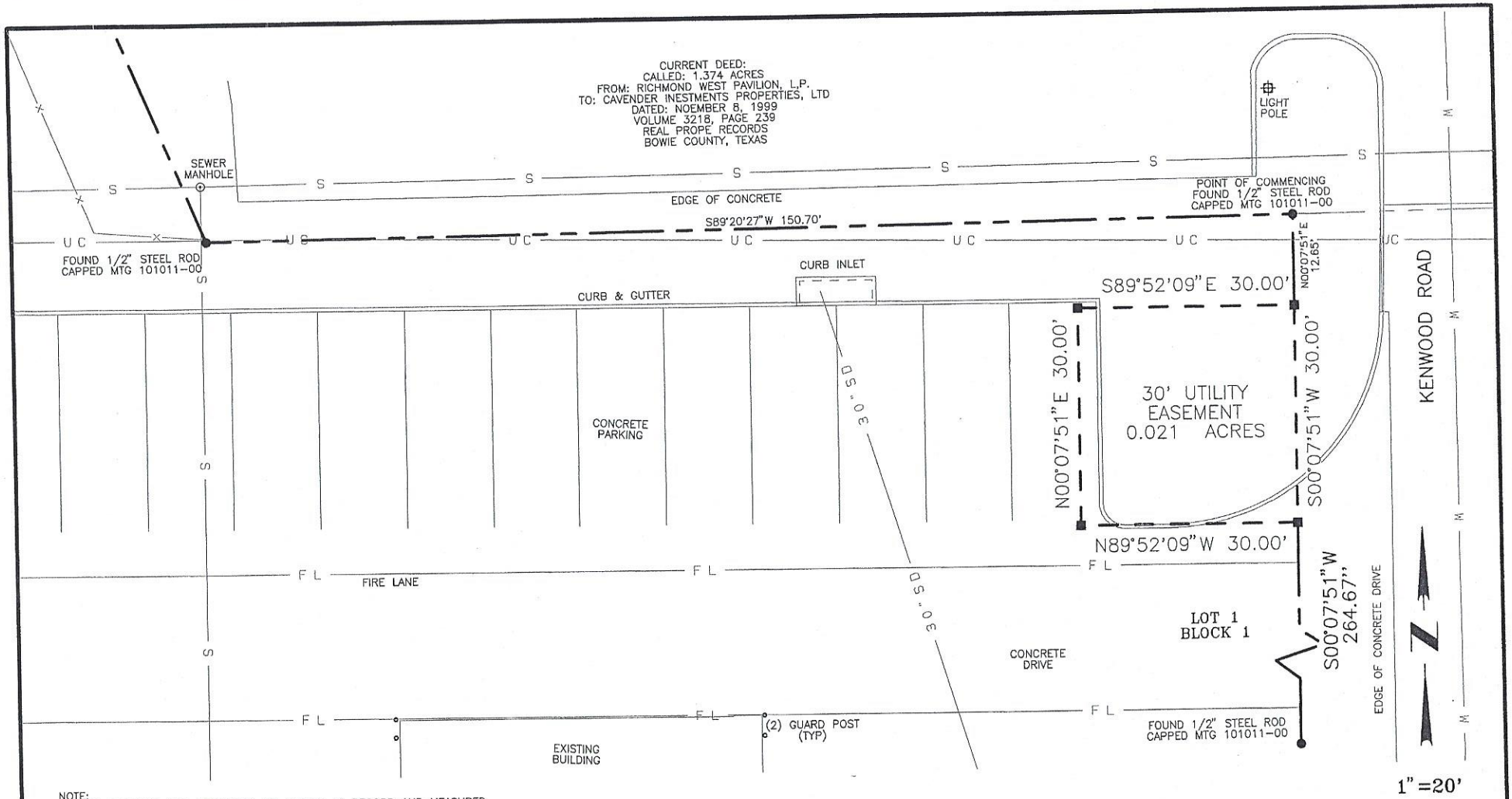
MTG engineers & surveyors
5930 SUMMERHILL RD.
TEXARKANA TEXAS 75503
P 903.838.8533
www.mtgengineers.com

© MTG 2020 TBPE NO. 354

EXHIBIT A

Sheet No. 2 OF 2

X:\2020 Projects\202051 SWEPCO Gregg ORR Marine\202051.pro



NOTE:
1. ALL BEARINGS AND DISTANCES ARE SHOWN AS RECORD AND MEASURED.
2. SEE PAGE 2 FOR PROPERTY DESCRIPTION OF THE EASEMENT.

SURVEYOR CERTIFICATE:

THIS IS TO CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION ON APRIL 3, 2020. THAT THIS PLAT (MAP OR DRAWING) SUBSTANTIALLY COMPLIES WITH THE CURRENT PROFESSIONAL AND TECHNICAL STANDARDS OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AND REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY, THERE ARE NO VISIBLE IMPROVEMENTS EXCEPT AS SHOWN ON THE SURVEY PLAT.

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JEFFREY A. WOOD
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6220, STATE OF TEXAS
FIRM CERTIFICATE NO. 101011-00
DATE: APRIL 3, 2020

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

30' UTILITY EASEMENT

LOT 1, BLOCK 1
CLASSIC AUTO PARK EAST
BOWIE COUNTY, TEXAS

Date	Revision/Description

Drawn By	Checked By	Project No.	Dwg. Date
DC	JW	202051	4/3/2020

MTG engineers & surveyors
5430 SUMMERHILL RD.
TEXARKANA TEXAS 75503
P 903.838.8533
www.mtgengineers.com

© MTG 2020 TBPE NO. 354

EXHIBIT A | Sheet No. 1 OF

X:\2020 Projects\202051 SWEPCO Gregg ORR Marine\202051.pro

Property Description
0.021 Acres
Bowie County, Texas

All that certain lot, tract or parcel of land lying and situated in the George Brinlee Headright Survey, Abstract 18, being a part of Lot 4, Block 1 of Classic Auto Park East, according to the plat recorded in Document No. 2019-00013249, and filed in Plat Cabinet D, Sleeve 73 of the Real Property Records of Bowie County, Texas, and being more particularly described by metes and bounds as follows;

COMMENCING at a 1/2 inch steel rod found for a corner, capped MTG 101011-00, lying in the West right-of-way line of Kenwood Road, the Northeast corner of the said Lot 1, the Southeast corner of that certain tract of land described as 1.374 acres in the deed from Richmond West Pavilion, L. P., to Cavender Investments Properties, LTD, dated November 8, 1999, recorded in Volume 3218, Page 239 of the Real Property Records of Bowie County, Texas;

THENCE South 00 degrees 07 minutes 51 seconds West a distance of 12.65 feet along the East line of the said Lot 1 and the West line of the said Kenwood Road to a point for a corner, the POINT OF BEGINNING of the herein described tract of land;

THENCE South 00 degrees 07 minutes 51 seconds West a distance of 30.00 feet along the East line of the said Lot 1 and the West line of the said Kenwood Road to a point for a corner, said corner bears South 00 degrees 07 minutes 51 seconds West a distance of 264.67 feet to a 1/2 inch steel rod found for a corner, capped MTG 101011-00, the Southeast corner of the said Lot 1;

THENCE North 89 degrees 52 minutes 09 seconds West a distance of 30.00 feet, to a point for a corner;

THENCE North 00 degrees 07 minutes 51 seconds West a distance of 30.00 feet, to a point for a corner;

THENCE South 89 degrees 52 minutes 09 seconds East a distance of 30.00 feet, to a point for a corner; to the point of beginning and containing 0.021 acres of land, at the time of this survey.

SURVEYOR CERTIFICATE:

THIS IS TO CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION ON APRIL 3, 2020. THAT THIS PLAT (MAP OR DRAWING) SUBSTANTIALLY COMPLIES WITH THE CURRENT PROFESSIONAL AND TECHNICAL STANDARDS OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AND REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY, THERE ARE NO VISIBLE IMPROVEMENTS EXCEPT AS SHOWN ON THE SURVEY PLAT.

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JEFFREY A. WOOD
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6220, STATE OF TEXAS
FIRM CERTIFICATE NO. 101011-00
DATE: APRIL 22, 202

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

UTILITY EASEMENT

LOT 1, BLOCK 1
CLASSIC AUTO PARK EAST
BOWIE COUNTY, TEXAS

Date	Revision/Description

Drawn By	Checked By	Project No.	Dwg. Date
BLB	JW	202051	4/3/2020

MTG engineers & surveyors
5930 SUMMERHILL RD.
TEXARKANA TEXAS 75501
P 903.838.8533 | F 903.832.4700
www.mtgengineers.com
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EXHIBIT A | Sheet No. 2 OF

X:\2020 Projects\202051 SWEPCO Gregg ORR Marine\202051.pro

Attachment: P&ZMemo-ClassicAutoParkEast2nd-April2022 (3665 : Preliminary & Final Plat Lot 3 Blk 1 Classic Auto Park East 2nd Addition)

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.

2020-00004478 EASE
05/15/2020 09:19:22 AM Total Fees: $46.00

Tina Petty, County Clerk
Bowie County, Texas

Texarkana Water Utilities

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

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

MEMORANDUM

To: Dusty Henslee, P.E., CFM, CSI, Director of Public Works, City of Texarkana, Texas

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

Date: March 18, 2022

Re: **Combine Lot 3, Block 1, Classic Auto Park East, and 1.058 Acres – Classic Auto Park East 2nd Addition**

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

1. There is an existing six-inch (6") water main on the south side of Mall Drive and an existing six-inch (6") water main along the west boundary line of said replat. There is also an existing six-inch (6") water main on the east side of Franklin Street. There is an existing eight-inch (8") sanitary sewer main in part of Lot 1, Block 1.

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

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

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

cc: Kenny Icenhower, P.E., Design Engineer, TWU
Bill Moss, GIS Technician, TWU
Teresa Akard, Engineering Technician II, TWU
Pam White, Administrative Coordinator, TWU

Attachment: P&ZMemo-ClassicAutoParkEast2nd-April2022 (3665 : Prelimnary & Final Plat Lot 3 Blk 1 Classic Auto Park East 2nd Addition)

City of Texarkana, Texas

Version:

Summary Sheet

Update Date: 3/30/2022 4:11 PM

Lead Department:	Planning & Zoning Commission	**Action Officer:**	Laura Puckett, Administrative Coordinator
Subject:	Consider approval of the Nantze Subdivision, Lots 49, 50, , 57, 58, 59, and part of lots 51 and 60, Belmont Subdivision, located at the intersection off North Bishop Road and Greenview Drive. DDR Development, owners and Jeffrey Wood, MTG Engineers and Surveyors, agent.		

Meeting Date: 4/4/2022

Attachments

a. P&ZMemo-NantzeSubdivision-April2022 (PDF)

Staff Coordination

Building Code Administration	Mashell Daniel	Department Head Review	Pending
Planning & Zoning Commission		Department Review	Pending
Planning & Zoning Commission	Laura Puckett	Meeting 04/04/2022 6:00 PM	Pending

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

See attached.

Potential Options:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

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

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

April 4, 2022

MEMORANDUM

To: Planning and Zoning Commission

From: Dusty Henslee, P.E., CFM
Director of Public Works, Texarkana, Texas

Date: March 30, 2022

Subject: **Consider approval of Nantze Subdivision**

This is a request by DDR Development, owner, and Jeffrey Wood, MTG Engineers and Surveyors, agent to consider approval of the **Nantze Subdivision**. The purpose of this plat is to combine lots 49,50,57,58,59 and part of lots 51 and 60 of the Belmont Subdivision into 1 lot. This property is located at the intersection off N. Bishop Rd and Greenview Drive.

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 - No issues
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. Remove existing features from final plat
    d. Add recording information for alley(s) that have been abandoned
8. Fire Department – No response

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

Attachment: P&ZMemo-NantzeSubdivision-April2022 (3666 : Plat for Nantze Subdivision, Lts 49-59 Pt 51 & 60)

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

Application for Subdivision Plat Approval

Type:

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

Purpose of Plat: To combine multiple lots and replat into a 1 lot subdivision

Plat Title: Nantze Subdivision

Current Legal Description: Lots 49, 50, 57, 58, 59, & Pt. Lots 51, & 60 Belmont Subdivision

Total Acreage: 1.717 ac ***Number of Lots:*** 1 ***Zoning:*** C

Owner/Developer Information:

Name: DDR Development

Address: 1015 N. Bishop Rd

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

Surveyor/Engineer Information:

Name: Jeffrey Wood - MTG Engineers & Surveyors

Address: 5930 Summerhill Road, Texarkana TX 75503

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

Applicant/Agent Information:

Name: Jeffrey Wood - MTG Engineers & Surveyors

Address: 5930 Summerhill Road, Texarkana TX 75503

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

Required Documents:

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

Owners/Applicant Certification

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

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

Jeffrey Wood — Applicant's Printed Name

Jeffrey Wood — Applicant's Signature

3/16/22 — Date

Application Fee: _____ Received by: _____

Revis

Attachment: P&ZMemo-NantzeSubdivision-April2022 (3666 : Plat for Nantze Subdivision, Lts 49-59 Pt 51 & 60)

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

REPLAT CHECKLIST

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

CERTIFICATION STATEMENT

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

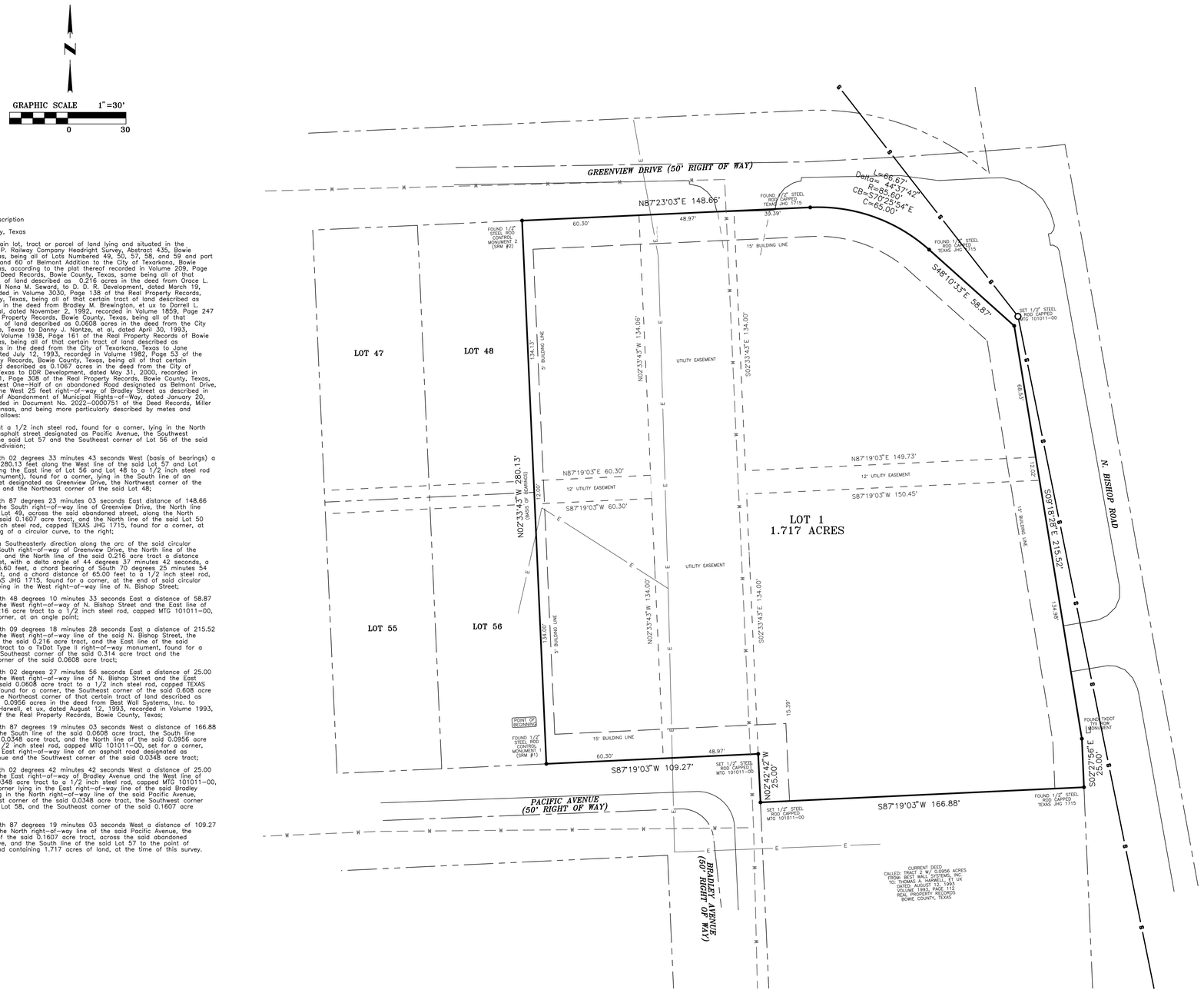
Jeffrey Wood _____ 3/16/22 _____

Signature Date

Jeffrey Wood

Printed Name

Attachment: P&ZMemo-NantzeSubdivision-April2022 (3666 : Plat for Nantze Subdivision, Lts 49-59 Pt 51 & 60)



Property Description
1.717 Acres
Bowie County, Texas

All that certain lot, tract or parcel of land lying and situated in the M. E. P. & P. Railway Company Headright Survey, Abstract 435, Bowie County, Texas, being all of Lots Numbered 49, 50, 57, 58, and 59 and part of Lots 51 and 60 of Belmont Addition to the City of Texarkana, Bowie County, Texas, according to the plat thereof recorded in Volume 209, Page 327 of the Deed Records, Bowie County, Texas, same being all of that certain tract of land described as 0.216 acres in the deed from Grace L. Edwards and Nona M. Seward, to D. D. R. Development, dated March 19, 1999, recorded in Volume 3030, Page 138 of the Real Property Records, Bowie County, Texas, being all of that certain tract of land described as 0.314 acres in the deed from Bradley M. Brewington, et ux to Darrell L. Nantze, et al, dated November 2, 1992, recorded in Volume 1859, Page 247 of the Real Property Records, Bowie County, Texas, being all of that certain tract of land described as 0.0608 acres in the deed from the City of Texarkana, Texas to Danny J. Nantze, et al, dated April 30, 1993, recorded in Volume 1938, Page 161 of the Real Property Records of Bowie County, Texas, being all of that certain tract of land described as 0.0348 acres in the deed from the City of Texarkana, Texas to Jane McAnally, dated July 12, 1993, recorded in Volume 1982, Page 53 of the Real Property Records, Bowie County, Texas, being all of that certain tract of land described as 0.1067 acres in the deed from the City of Texarkana, Texas to DDR Development, dated May 31, 2000, recorded in Volume 3271, Page 308 of the Real Property Records, Bowie County, Texas, being the West One-Half of an abandoned Road designated as Belmont Drive, and being the West 25 feet right-of-way of Bradley Street as described in the Notice of Abandonment of Municipal Rights-of-Way, dated January 20, 2022, recorded in Document No. 2022-0000751 of the Deed Records, Miller County, Arkansas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch steel rod, found for a corner, lying in the North line of an asphalt street designated as Pacific Avenue, the Southwest corner of the said Lot 57 and the Southeast corner of Lot 56 of the said Belmont Subdivision;

THENCE North 02 degrees 33 minutes 43 seconds West (basis of bearings) a distance of 280.13 feet along the West line of the said Lot 57 and Lot 49, and along the East line of Lot 56 and Lot 48 to a 1/2 inch steel rod (control monument), found for a corner, lying in the South line of an asphalt street designated as Greenview Drive, the Northwest corner of the said Lot 49 and the Northeast corner of the said Lot 48;

THENCE North 87 degrees 23 minutes 03 seconds East distance of 148.66 feet along the South right-of-way line of Greenview Drive, the North line of the said Lot 49, across the said abandoned street, along the North line of the said 0.1607 acre tract, and the North line of the said Lot 50 to a 1/2 inch steel rod, capped TEXAS JHG 1715, found for a corner, at the beginning of a circular curve, to the right;

THENCE in a Southeasterly direction along the arc of the said circular curve, the South right-of-way of Greenview Drive, the North line of the said Lot 50, and the North line of the said 0.216 acre tract a distance of 66.67 feet, with a delta angle of 44 degrees 37 minutes 42 seconds, a radius of 85.60 feet, a chord bearing of South 70 degrees 25 minutes 54 seconds East, and a chord distance of 65.00 feet to a 1/2 inch steel rod, capped TEXAS JHG 1715, found for a corner, at the end of said circular curve and lying in the West right-of-way line of N. Bishop Street;

THENCE South 48 degrees 10 minutes 33 seconds East a distance of 58.87 feet along the West right-of-way of N. Bishop Street and the East line of the said 0.216 acre tract to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner, at an angle point;

THENCE South 09 degrees 18 minutes 26 seconds East a distance of 215.52 feet along the West right-of-way line of the said N. Bishop Street, the East line of the said 0.216 acre tract, and the East line of the said 0.314 acre tract to a TxDot Type II right-of-way monument, found for a corner, the Southeast corner of the said 0.314 acre tract and the Northeast corner of the said 0.0608 acre tract;

THENCE South 02 degrees 27 minutes 56 seconds East a distance of 25.00 feet along the West right-of-way line of N. Bishop Street and the East line of the said 0.0608 acre tract to a 1/2 inch steel rod, capped TEXAS JHG 1715, found for a corner, the Southeast corner of the said 0.608 acre tract and the Northeast corner of that certain tract of land described as Tract 2 with 0.0956 acres in the deed from Best Wall Systems, Inc. to Thomas H. Harwell, et ux, dated August 12, 1993, recorded in Volume 1993, Page 112 of the Real Property Records, Bowie County, Texas;

THENCE South 87 degrees 19 minutes 03 seconds West a distance of 166.88 feet along the South line of the said 0.0608 acre tract, the South line of the said 0.0348 acre tract, and the North line of the said 0.0956 acre tract to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner, lying in the East right-of-way line of an asphalt road designated as Bradley Avenue and the Southwest corner of the said 0.0348 acre tract;

THENCE North 02 degrees 42 minutes 42 seconds West a distance of 25.00 feet along the East right-of-way of Bradley Avenue and the West line of the said 0.0348 acre tract to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner lying in the East right-of-way line of the said Bradley Avenue, lying in the North right-of-way line of the said Pacific Avenue, the Northwest corner of the said 0.0348 acre tract, the Southwest corner of the said Lot 58, and the Southeast corner of the said 0.1607 acre tract;

THENCE South 87 degrees 19 minutes 03 seconds West a distance of 109.27 feet along the North right-of-way line of the said Pacific Avenue, the South line of the said 0.1607 acre tract, across the said abandoned Belmont Drive, and the South line of the said Lot 57 to the point of beginning and containing 1.717 acres of land, at the time of this survey.

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

The bearings are based on Grid North within the "Texas Coordinate System of 1983, North Central Zone", NAD83 (CORS96, EPOCH2002.0), at the surface, with a bearing of North 02 degrees 33 minutes 43 seconds West. The combined scale factor to go from Surface to Grid is 0.999880014398. The following control monuments were used to establish the basis of bearings:

CONTROL MONUMENT/SRM #1
N=7231737.3666
E=3311498.1946

CONTROL MONUMENT/SRM #2
N=7232017.2179
E=3311485.6726

FLOOD STATEMENT:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480376 0365E, WHICH BEARS AN EFFECTIVE DATE OF DECEMBER 21, 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.

CERTIFICATE OF DEDICATION BY OWNER

We, D. D. R. DEVELOPMENT, being the Owner of a tract of land as shown on the attached map or plat have caused the same to be surveyed, platted and subdivided as shown, and which subdivision shall hereafter be known as Nantze Subdivison, a subdivision of a part of the M. E.P. & P. Railway Company Headright Survey, Abstract 435, Bowie County, Texas.

_____ _____ _____
Darrell L. Nantze, Owner Danny J. Nantze, Owner Ronnie L. Nantze, Owner

STATE OF TEXAS
COUNTY OF BOWIE

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

this _____ day of _____, 2021.

Notary Public _____ Commission Expires: _____
State of Texas

CERTIFICATE OF APPROVAL BY PLANNING COMMISSION

We, the undersigned, do hereby certify that the Nantze Subdivison, a subdivision of a part of the M. E. P. & P. Railway Company Headright Survey, Abstract 435, Bowie County, Texas, together with the Owner's Certificate and Surveyor's Certificate of same were presented to the Planning Commission of the City of Texarkana, Bowie County, Texas, for its approval, and that said plat, Owner's Certificate, and Surveyor's Certificate being found to conform to the requirements in all respects, are in all things approved

on this the _____ day of _____, 2021.

_____
Chairman

Planning Commission Approval
Expires on_____

_____
Secretary

CERTIFICATE OF ENGINEER OR SURVEYOR

I, Jeffrey A. Wood, do hereby certify that I am a Registered Professional Land Surveyor in the State of Texas and that subdivision plat attached hereto correctly reflects the results of a survey made by me on the ground June 15, 2021, 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 Nantze Subdivison, a subdivision of a part of the M. E. P. & P. Railway Company Headright Survey, Abstract 435, Bowie County, Texas.

Jeffrey A. Wood
Registered Professional Land Surveyor
No. 6220, State of Texas
Firm Certificate No. 101011-00
Date: MARCH 16, 2022

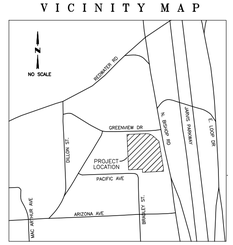
STATE OF TEXAS
JEFFREY A. WOOD
#6220
REGISTERED PROFESSIONAL LAND SURVEYOR

SURVEYOR NOTE:

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

1) COMBINE LOTS 49, 50, 51, 57, 58, 59, 60, THE CLOSED PORTION OF BELMONT STREET, AND THE NORTH HALF OF PACIFIC AVENUE LYING SOUTH OF LOTS 58, 59, AND 60.
2.) THIS PLAT IS NOT IN VIOLATION OF ANY RESTRITIVE COVENANTS AFFECTING SUBJECT PROPERTY.

VICINITY MAP



NANTZE SUBDIVISION

1.717 ACRES IN THE M. E. P. & P. RAILWAY COMPANY HEADRIGHT SURVEY, ABSTRACT 435
BOWIE COUNTY, TEXAS
A REPLAT OF LOTS 49, 50, 57, 58, 59 AND PART OF LOTS 51 AND 60 OF BELMONT SUBDIVISION

Date	Revision/Description

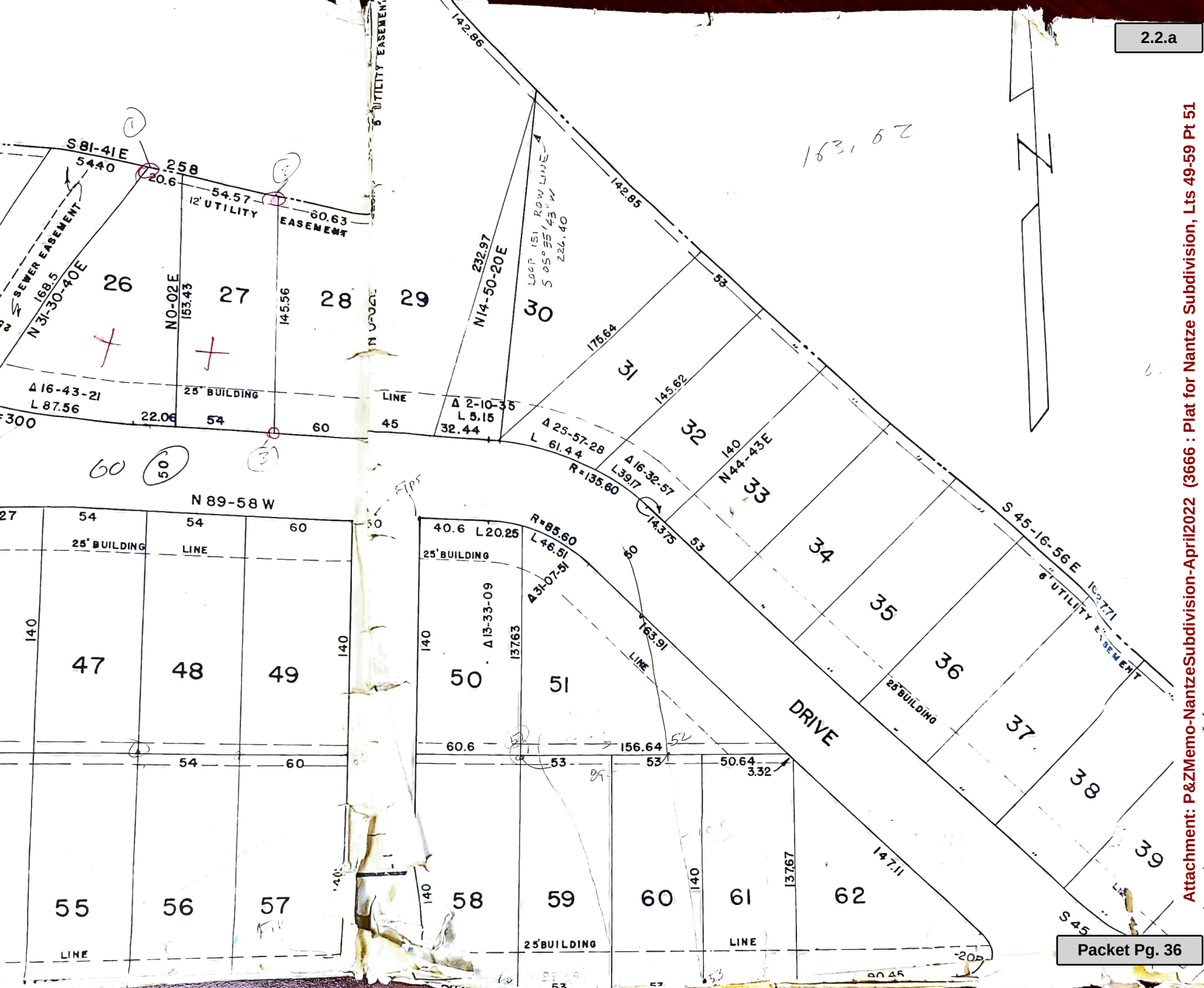
Drawn By	Checked By	Project No.	Dwg. Date	File No.	Sheet No.
BLB	JW	212154	3/16/2022		

MTG engineers & surveyors
5930 SUMMERHILL RD.
TEXARKANA TEXAS 75503
P 903.838.8533 F 903.832.4700
www.mtgengineers.com

© MTG 2021 TBPE NO. 354

X:\2021 Projects\212154 Nantze Electric Replat and Rezoning\212154 2022.pro
Wed Mar 16, 2022 2:07PM

Attachment: P&Z\Memo-NantzeSubdivision-April2022 (3666 : Plat for Nantze Subdivision, Lts 49-59 Pt 51 & 60)



Attachment: P&ZMemo-NantzeSubdivision-April2022 (3666 : Plat for Nantze Subdivision, Lts 49-59 Pt 51

City of Texarkana, Texas

Version:

Summary Sheet

Update Date: 3/30/2022 4:18 PM

Lead Department:	Planning & Zoning Commission	**Action Officer:**	Laura Puckett, Administrative Coordinator
Subject:	Consider approval of the final and preliminary plat for Smith Addition, Lot 4, Shilling Estate and part of Lot 2 Shilling Estate 2nd, located off the west end of Shilling Road. Morgan Smith, owner and Jeffrey Wood, MTG Engineers and Surveyors, agent.		

Meeting Date: 4/4/2022

Attachments

a. P&ZMemo-SmithAddition-April2022 (PDF)

Staff Coordination

Building Code Administration	Mashell Daniel	Department Head Review	Pending
Planning & Zoning Commission		Department Review	Pending
Planning & Zoning Commission	Laura Puckett	Meeting 04/04/2022 6:00 PM	Pending

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

See attached.

Potential Options:

Approve or deny

Fiscal Implications:

(Insert Text Here)

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

Advisory Board/Committee Meeting Date and Minutes:

April 4, 2022

MEMORANDUM

To: Planning and Zoning Commission

From: Dusty Henslee, P.E., CFM
Director of Public Works, Texarkana, Texas

Date: March 30, 2022

Subject: **Consider approval of final and preliminary plat for Smith Addition**

This is a request by Morgan Smith, owner, and Jeffrey Wood, MTG Engineers and Surveyors, agent to consider approval of the **final and preliminary plat for Smith Addition.** The purpose of this plat is to combine Lot 4 Shilling Estate and part of Lot 2 Shilling Estate 2nd into 1 lot. This property is located off the west end of Shilling Rd.

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 - No issues
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.

Attachment: P&ZMemo-SmithAddition-April2022 (3667 : Preliminary & Final Plat Smith Addition Lot 4 Shilling Estate and pt Lot 2 Shilleg Estate

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

Application for Subdivision Plat Approval

Type:

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

Purpose of Plat: To replat and combine Lot 4 Shilling Estate & Part of Lot 2 Shilling Estate 2nd

Plat Title: Smith Addition

Current Legal Description: Lot No. 4 of Shilling Estate & 0.500 acres out of Lot No. 2 of Shilling Estate d

Total Acreage: 1.810 ***Number of Lots:*** 1 ***Zoning:*** UPFF/SF-1

Owner/Developer Information:

Name: Morgan Smith

Address: 3620 Shilling Road, Texarkana Texas 75503

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

Surveyor/Engineer Information:

Name: Jeffrey Wood - MTG Engineers & Surveyors

Address: 5930 Summerhill Road, Texarkana TX 75503

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

Applicant/Agent Information:

Name: Jeffrey Wood - MTG Engineers & Surveyors

Address: 5930 Summerhill Road, Texarkana TX 75503

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

Required Documents:

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

Owners/Applicant Certification

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

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

Jeffrey Wood		3/16/2022
Applicant's Printed Name	Applicant's Signature	Date

Application Fee: _____ Received by: _____

Revis

Attachment: P&ZMemo-SmithAddition-April2022 (3667 : Preliminary & Final Plat Smith Addition Lot 4 Shilling Estate and pt Lot 2 Shilleg Estate

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	[X]
Location Map for proposed development	[X]
Name and address of (if applicable):	[X]
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	[X]
Any city of extraterritorial lines traversing or on the boundary of the development	[X]
Outline of proposed tract (shall stand out compared to other boundary lines)	[X]
Total Acreage in development	[X]
Existing and Proposed Land Uses and Acreage	[X]
Existing and Proposed Zoning	[X]
EXISTING FEATURES	
Streets, roads, alleys	[X]
Utilities	[X]
1.Water	
2. Sewer	
3. Gas	
4. Electric	
5. Cable, Phone, Etc.	
Survey Information	[X]
1.Lot Information	
2. Easements	
3. Building Lines	
4. Street Names	
5. Setbacks	
Parks	[X]
Drainage Facilities	[X]
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)	[X]

Attachment: P&ZMemo-SmithAddition-April2022 (3667 : Preliminary & Final Plat Smith Addition Lot 4 Shilling Estate and pt Lot 2 Shilleg Estate

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

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

CERTIFICATION STATEMENT

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

Jeffrey Wood — 3/16/2022

Signature — Date

Jeffrey Wood

Printed Name

Attachment: P&ZMemo-SmithAddition-April2022 (3667 : Preliminary & Final Plat Smith Addition Lot 4 Shilling Estate and pt Lot 2 Shilleg Estate

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

FINAL PLAT CHECKLIST

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

CERTIFICATION STATEMENT

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

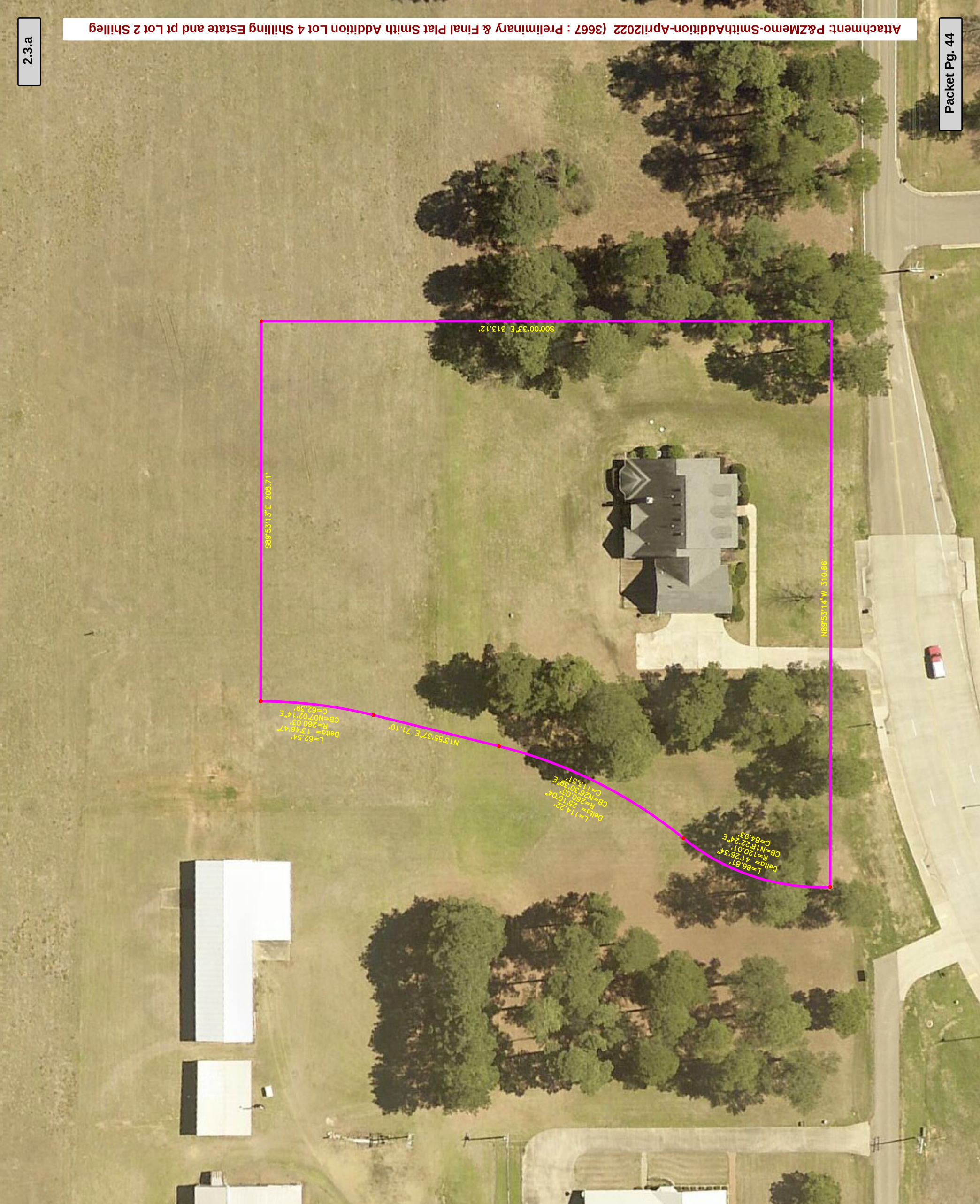
Jeffrey Wood _____ 3/16/2022 _____

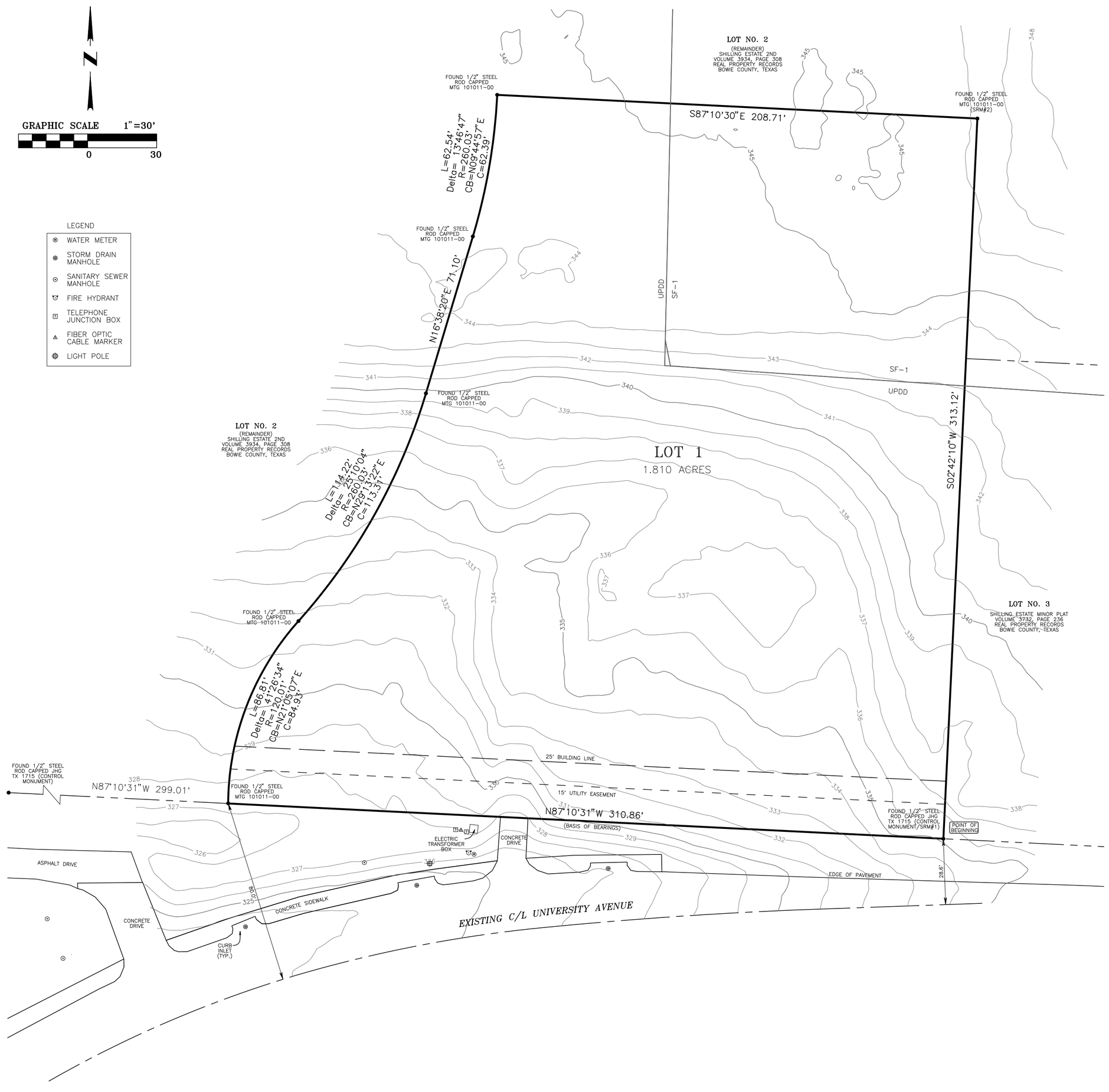
Signature Date

Jeffrey Wood

Printed Name

Attachment: P&ZMemo-SmithAddition-April2022 (3667 : Preliminary & Final Plat Smith Addition Lot 4 Shilling Estate and pt Lot 2 Shilleg Estate


S00°00'33"E 313.12'
S89°53'13"E 208.71'
N89°53'14"W 310.86'
N13°55'37"E 71.10'
L=62.54'
Delta= 13°46'47"
R=260.03'
CB=N07°02'14"E
C=62.39'
L=114.22'
Delta= 25°10'04"
R=260.03'
CB=N26°30'39"E
C=113.37'
L=86.81'
Delta= 41°26'34"
R=120.01'
CB=N18°22'24"E
C=84.93'



Property Description
1.810 Acres
Bowie County, Texas

All that certain lot, tract or parcel of land lying and situated in the Jarrett Janes Headright Survey, Abstract 302, Bowie County, Texas, being all of Lot No. 4 of Shilling Estate Minor Plat, according to the plat recorded in Volume 3732, Page 236 of the Real Property Records of Bowie County, Texas, a part of Lot No. 2 of Shilling Estate Second, according to the plat recorded in Volume 3934, Page 308 of the Real Property Records of Bowie County, Texas, same being all of that certain tract of land described as 0.500 acres in the deed from Donald Shilling to Morgan Wayne Smith, dated December 21, 2021, recorded in Instrument No. 2021-00015373 of the Real Property Records of Bowie County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch steel rod (control monument), capped JHG TX 1715, found for a corner, being the Southeast corner of the said Lot No. 4, the Southwest corner of Lot No. 3 of the said Shilling Estate Minor Plat, and lying in the North right-of-way line of University Avenue;

THENCE North 87 degrees 10 minutes 31 seconds West (basis of bearings) a distance of 310.86 feet along the South line of the said Lot No. 4, the South line of the said 0.310 acre tract, and the North right-of-way line of the said University Avenue to a 1/2 inch steel rod, capped MTG 101011-00, found for a corner, being the Southwest corner of the said 0.310 acre tract, and the beginning of a circular curve to the right, said corner bears North 87 degrees 10 minutes 31 seconds West a distance of 299.01 feet to a 1/2 inch steel rod (control monument), capped JHG TX 1715, found for a corner, being an inside ell corner in the South line of Lot No. 2 of Shilling Estate Second, according to the plat recorded in Volume 3934, Page 308 of the Real Property Records of Bowie County, Texas;

THENCE in a Northeasterly direction along the arc of the said circular curve, and the West line of the said 0.310 acre tract a distance of 86.81 feet, having a delta angle of 41 degrees 26 minutes 34 seconds, a radius of 120.01 feet, a chord bearing of North 21 degrees 05 minutes 07 seconds East, and a chord distance of 84.93 feet to a 1/23 inch steel rod, capped MTG 101011-00, found for a corner, at a point of reverse curvature;

THENCE in a Northeasterly direction along the arc of the said reverse curve, and the West line of the said 0.310 acre tract a distance of 114.22 feet, having a delta angle of 25 degrees 10 minutes 04 seconds, a radius f 260.03 feet, a chord bearing of North 29 degrees 13 minutes 22 seconds East, and a chord distance of 113.31 feet to a 1/2 inch steel rod, capped MTG 101011-00, found for a corner, at the end of the said reverse curve;

THENCE North 16 degrees 38 minutes 20 seconds East tangent to said curve, a distance of 71.10 feet along the West line of the said 0.310 acre tract to a 1/2 inch steel rod, capped MTG 101011-00, found for a corner at the beginning of a circular curve to the left;

THENCE in a Northeasterly direction along the arc of the said circular curve, and the West line of the said 0.310 acre tract a distance of 62.54 feet, having a delta angle of 13 degrees 46 minutes 47 seconds, a radius f 260.03 feet, a chord bearing of North 09 degrees 44 minutes 57 seconds East, and a chord distance of 62.39 feet to a 1/2 inch steel rod, capped MTG 101011-00, found for a corner, being the Northwest corner of the said 0.500 acre;

THENCE North 87 degrees 10 minutes 30 seconds East a distance of 208.71 feet along the North line of the said 0.500 acre tract to a 1/2 inch steel rod, capped MTG 101011-00, found for a corner, being the Northeast corner of the said 0.500 acre tract;

THENCE South 02 degrees 42 minutes 10 seconds West a distance of 313.12 feet along the East line of the said 0.500 acre tract, the East line of the said Lot No. 4, and the West line of the said Lot No. 3 to the point of beginning, and containing 1.810 acres at the time of this survey.

CERTIFICATE OF DEDICATION BY OWNER

I, Morgan Smith, being the Owner of a tract of land as shown on the attached map or plat have caused the same to be surveyed, platted and subdivided as shown, and which subdivision shall hereafter be known as Smith Addition,a subdivision of a part of the Jarrett Janes Headright Survey, Abstract 302, Bowie County, Texas, and by these presents. We hereby dedicate to the public in fee simple, the streets and roads as shown on this plat, and by this instrument, We hereby dedicate the easements shown on this plat for drainage purposes.

_____
Morgan Smith, Owner

STATE OF TEXAS
COUNTY OF BOWIE

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

this _____ day of _____, 2022.

Notary Public _____ Commission Expires: _____
State of Texas

CERTIFICATE OF APPROVAL BY PLANNING COMMISSION

We, the undersigned, do hereby certify that the Smith Addition, a subdivision of a part of the Jarrett Janes Headright Survey, Abstract 302, Bowie County, Texas, together with the Owner's Certificate and Surveyor's Certificate of same were presented to the Planning Commission of the City of Texarkana, Bowie County, Texas, for its approval, and that said plat, Owner's Certificate, and Surveyor's Certificate being found to conform to the requirements in all respects, are in all things approved

on this the _____ day of _____, 2022.

_____
Chairman

Planning Commission Approval
Expires on_____

_____
Secretary

CERTIFICATE OF ENGINEER OR SURVEYOR

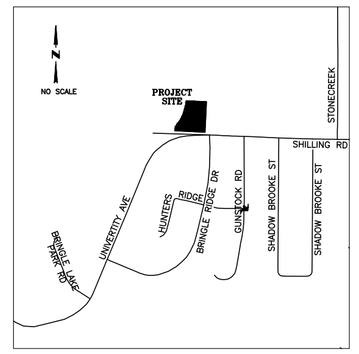
I, Jeffrey A. Wood, do hereby certify that I am a Registered Professional Land Surveyor in the State of Texas and that subdivision plat attached hereto correctly reflects the results of a survey made by me on the ground March 15, 2022, that the corner monuments are in place at points on the boundaries as shown, that there are no visible encroachments (other than shown on the map) or discrepancies, and that the subdivision shall be known as Smith Addition, a subdivision of a part of the Jarrett Janes Headright Survey, Abstract 302, Bowie County, Texas.

_____

Jeffrey A. Wood
Registered Professional Land Surveyor
No. 6220, State of Texas
Firm Certificate No. 101011-00
Date: March 16, 2022

STATE OF TEXAS
JEFFREY A WOOD
#6220
PROFESSIONAL LAND SURVEYOR

VICINITY MAP



NOTES:

1) BEARINGS ARE BASED ON THE SOUTH LINE OF LOT NO. 4 OF SHILLING ESTATE MINOR PLAT, ACCORDING TO THE PLAT RECORDED IN VOLUME 3732, PAGE 236 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS.

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

OWNER: MORGAN SMITH
3620 SHILLING ROAD
TEXARKANA, TEXAS 75503

EXISTING ZONING: UNIVERSITY PLANNED DEVELOPMENT DISTRICT & SINGLE FAMILY - 1

EXISTING LAND USE: SINGLE FAMILY RESIDENCE

FLOOD STATEMENT:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48037C0355E, WHICH BEARS AN EFFECTIVE DATE OF DECEMBER 21, 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.

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

SMITH ADDITION PRELIMINARY PLAT

REPLAT OF LOT NO. 4 SHILLING ESTATE MINOR PLAT & 0.500 ACRES OF LOT NO. 2 OF SHILLING ESTATE SECOND JARRETT JANES HEADRIGHT SURVEY, ABSTRACT 302 BOWIE COUNTY, TEXAS

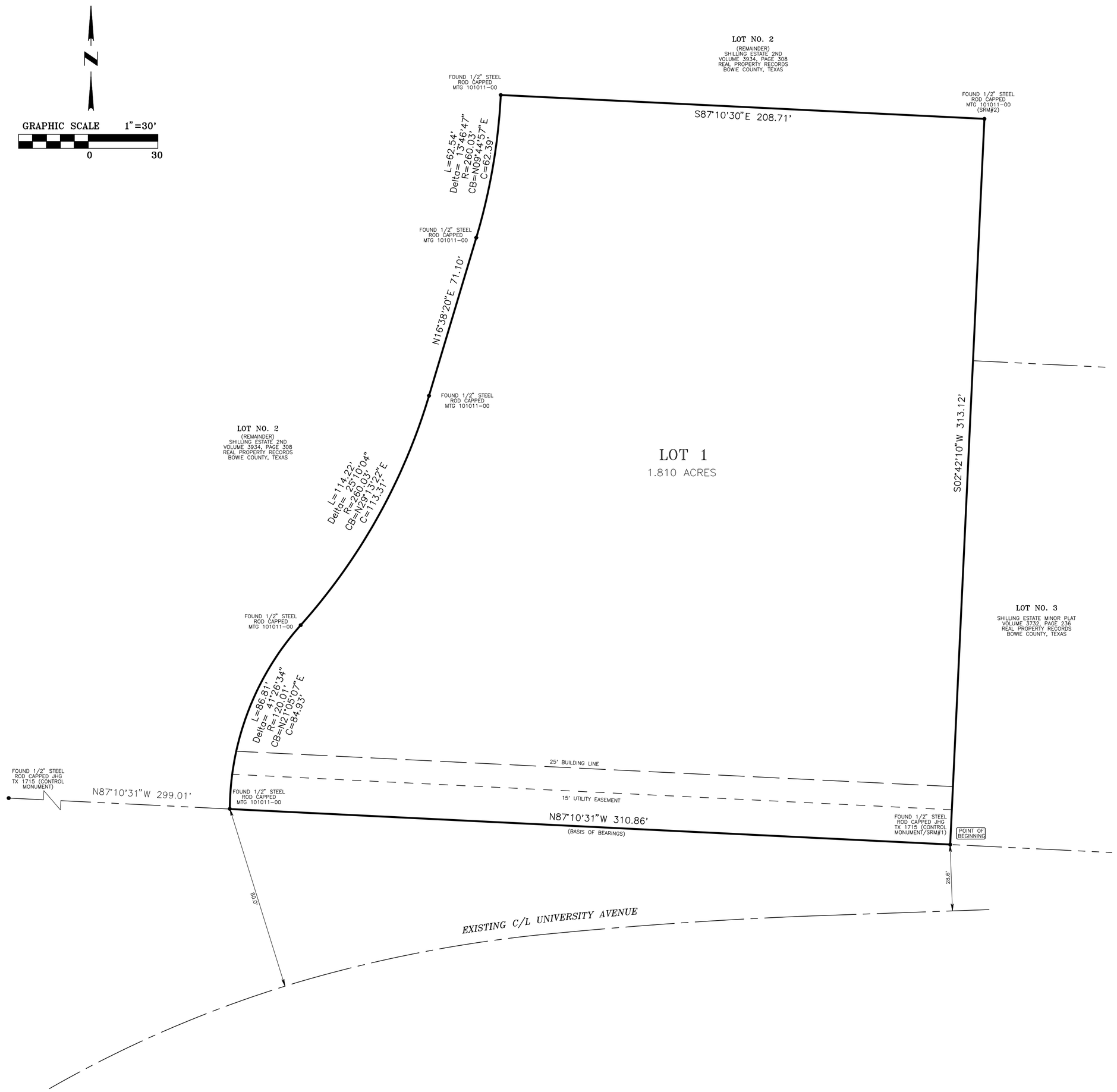
Date	Revision/Description

Drawn By	Checked By	Project No.	Dwg. Date	File No.	Sheet No.
CW	JW	222027	3/16/2022		

MTG engineers & surveyors
5930 SUMMERHILL RD.
TEXARKANA TEXAS 75503
P 903.838.8533 | F 903.832.4700
www.mtgengineers.com

© MTG 2022 TBPE NO. 354

X:\2022 Projects\222027 Shilling Estates Replat\222027 Morgan Smith Plat.pro
Wed Mar 16, 2022 8:51AM



Property Description
1.810 Acres
Bowie County, Texas

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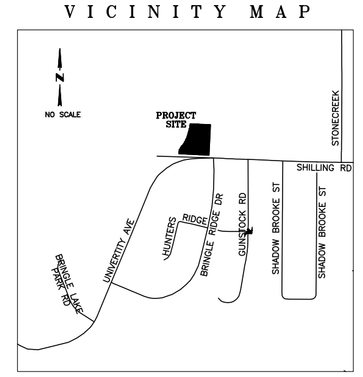
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VICINITY MAP



CERTIFICATE OF DEDICATION BY OWNER

I, Morgan Smith, being the Owner of a tract of land as shown on the attached map or plat have caused the same to be surveyed, platted and subdivided as shown, and which subdivision shall hereafter be known as Smith Addition,a subdivision of a part of the Jarrett Janes Headright Survey, Abstract 302, Bowie County, Texas, and by these presents. We hereby dedicate to the public in fee simple, the streets and roads as shown on this plat, and by this instrument, We hereby dedicate the easements shown on this plat for drainage purposes.

_____
Morgan Smith, Owner

STATE OF TEXAS
COUNTY OF BOWIE

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

this _____ day of _____, 2022.

Notary Public _____ Commission Expires: _____
State of Texas

CERTIFICATE OF APPROVAL BY PLANNING COMMISSION

We, the undersigned, do hereby certify that the Smith Addition, a subdivision of a part of the Jarrett Janes Headright Survey, Abstract 302, Bowie County, Texas, together with the Owner's Certificate and Surveyor's Certificate of same were presented to the Planning Commission of the City of Texarkana, Bowie County, Texas, for its approval, and that said plat, Owner's Certificate, and Surveyor's Certificate being found to conform to the requirements in all respects, are in all things approved

on this the _____ day of _____, 2022.

_____
Chairman

Planning Commission Approval
Expires on_____

_____
Secetary

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 15, 2022, 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 Smith Addition, a subdivision of a part of the Jarrett Janes Headright Survey, Abstract 302, Bowie County, Texas.

_____

Jeffrey A. Wood
Registered Professional Land Surveyor
No. 6220, State of Texas
Firm Certificate No. 101011-00
Date: March 16, 2022

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

NOTES:

1.) BEARINGS ARE BASED ON THE SOUTH LINE OF LOT NO. 4 OF SHILLING ESTATE MINOR PLAT, ACCORDING TO THE PLAT RECORDED IN VOLUME 3732, PAGE 236 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS.

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

OWNER: MORGAN SMITH
3620 SHILLING ROAD
TEXARKANA, TEXAS 75503

EXISTING ZONING: UNIVERSITY
PLANNED DEVELOPMENT DISTRICT
& SINGLE FAMILY - 1

FLOOD STATEMENT:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48037C0355E, WHICH BEARS AN EFFECTIVE DATE OF DECEMBER 21, 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.

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SMITH ADDITION
FINAL PLAT

REPLAT OF LOT NO. 4 SHILLING ESTATE MINOR PLAT & 0.500 ACRES OF LOT NO. 2, OF SHILLING ESTATE SECOND, JARRETT JANES HEADRIGHT SURVEY, ABSTRACT 302 BOWIE COUNTY, TEXAS

Date	Revision/Description

Drawn By	Checked By	Project No.	Dwg. Date
CW	JW	222027	3/16/2022

File No. | Sheet No.

MTG engineers & surveyors
5930 SUMMERHILL RD.
TEXARKANA TEXAS 75503
P 903.838.8533 | F 903.832.4700
www.mtgengineers.com

© MTG 2022 TBPE NO. 354

City of Texarkana, Texas

Version:

Summary Sheet

Update Date: 3/31/2022 10:47 AM

Lead Department:	Planning & Zoning Commission	**Action Officer:**	Laura Puckett, Administrative Coordinator
Subject:	S-750: Specific Use Permit to allow the location of a HUD code manufactured home on Lots 1, and 2, Block 2, Grandview Addition, located at the southwest corner Findley Street and McBride Street. Curtis Murray, owner.		

Meeting Date: 4/4/2022

Attachments

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

Staff Coordination

Building Code Administration	Mashell Daniel	Department Head Review	Pending
Planning & Zoning Commission		Department Review	Pending
Planning & Zoning Commission 04/04/2022 6:00 PM	Laura Puckett	Meeting	Pending

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Curtis Murray, owner, for a Specific Use Permit to allow the location of a double wide HUD code manufactured home as a residence on Lots 1, and 2, Block 2, Grandview Addition, located the southwest corner of Findley Street and McBride Street. The property is currently zoned Single Family-3 and is vacant land.

The adjacent zoning is Single Family-2 to the east and north, and Single Family-3 to the west and south. The adjacent land use is a residence to the west, and vacant land to the east, west, and south.

The Future Land Use Map shows a designation of “Neighborhood Residential”.

The City’s Zoning Ordinance was amended to comply with the state law in 2002, requiring that all manufactured housing be HUD code building standard. This amendment also

stipulated that all HUD code manufactured homes inside the city limits be placed in the Single Family-3 zoning district along with the approval of a Specific Use Permit.

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

1. That one new 2020 or newer single wide HUD code manufactured home be allowed on this property.
2. That the single wide HUD code manufactured home be tied down/skirted/underpinned.
3. That the single 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 4, 2022

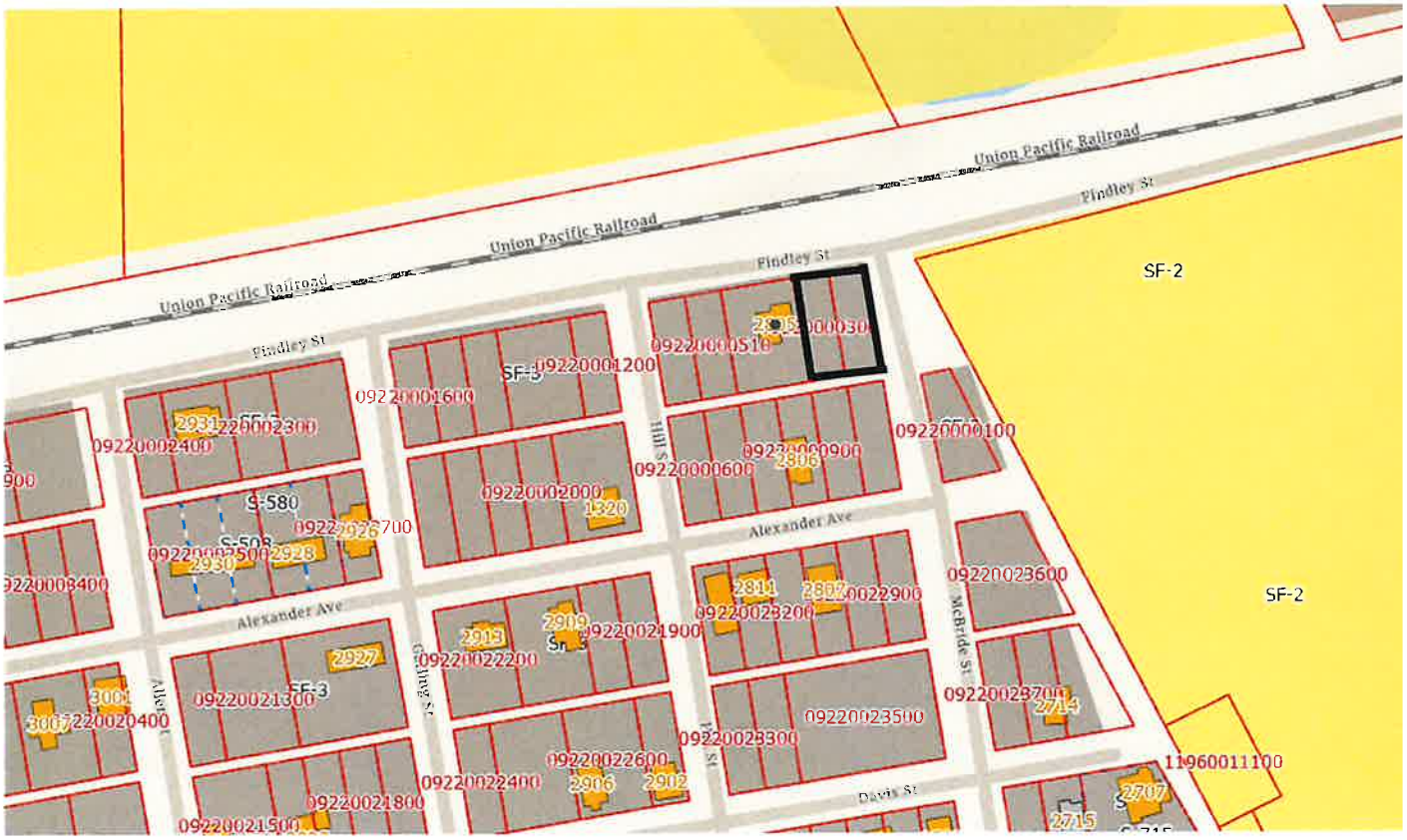
NOTICE OF PUBLIC HEARINGS

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: TUESDAY, APRIL 4, 2022 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, MAY 9, 2022 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: Curtis Murray, owner

OWNER'S ADDRESS: Southwest corner of Findley Street and McBride Street, Texarkana, Texas 75501

LOCATION OF REZONING: 2805 Findley Street, Texarkana, Texas 75501

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

LEGAL DESCRIPTION: Lots 1 and 2, Block 2, Grandview Addition

CASE NUMBER: S-750 DATE MAILED: March 23, 2022

Attachment: Hearing Notice and Application (3668 : S-750: SUP for HUD code manufactured home at SW corner Findley & McBride)

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. 22-00582

Case S-750

Date 3/11/22

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: 1-2 Block: 2 Addition: Grandview
(Or see attached legal description)

Location: Southwest Corner of Findley St. & McBride St

Present Zoning: SF-3

Requested: Specific Use Permit

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

HUD Code Manufactured Home

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

vacant lot to use for residence

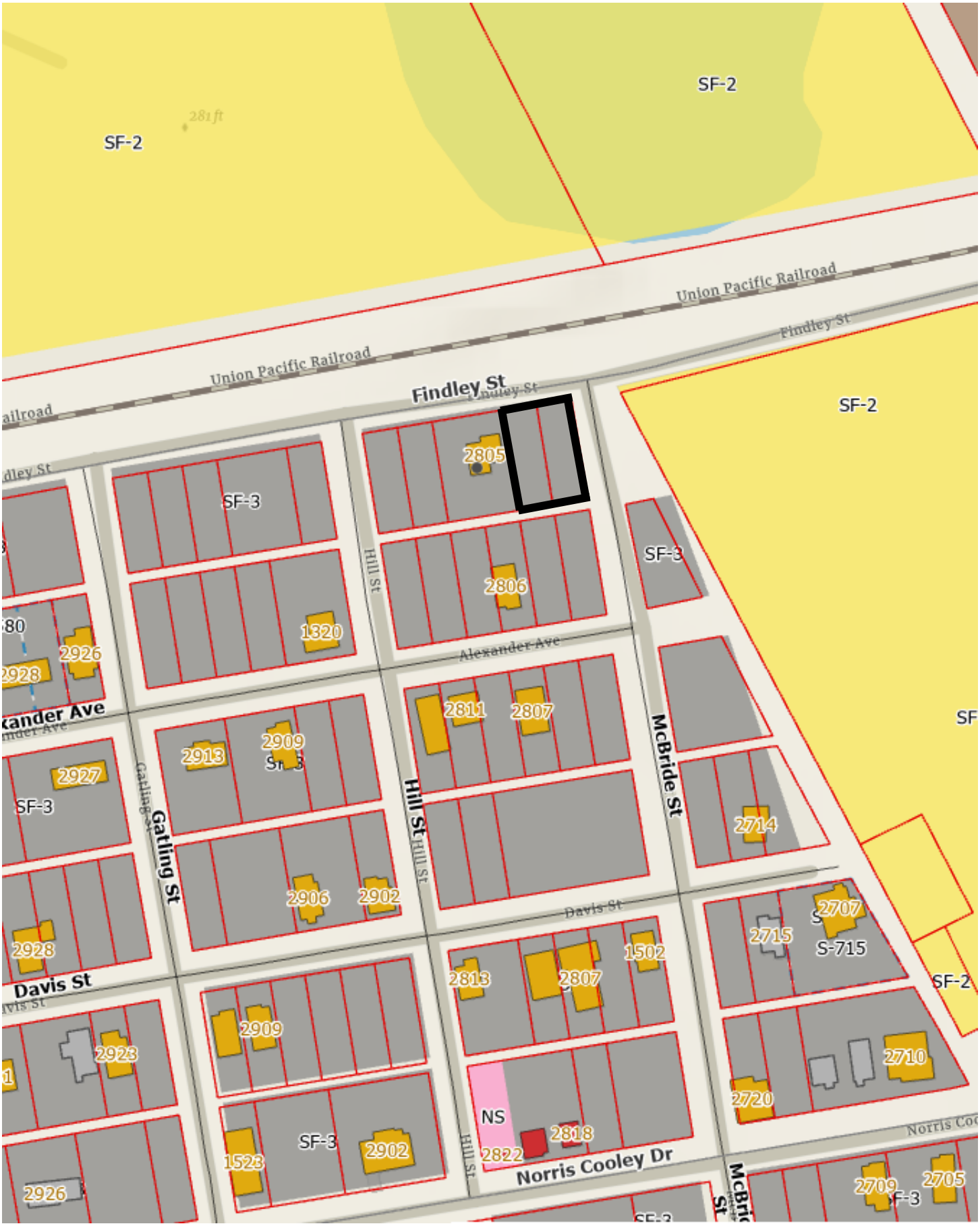
Attorney or Agent Signature	Curtis Lee Murray Property Owner Signature
Printed Name:	Printed Name: CURTIS LEE MURRAY
Address	2805 FINDLEY ST. Address
City, State, Zip	TEXARKANA TEXAS 755 City, State, Zip
Home Phone & Cell Phone	903-276-5180 Home Phone & Cell Phone
Email Address	Email Address

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

Attachment: Hearing Notice and Application (3668 : S-750: SUP for HUD code manufactured home at SW corner Findley & McBride)

S-750

Southwest Corner of Findley St. & McBride St.



Attachment: Maps (3668 : S-750: SUP for HUD code manufactured home at SW corner Findley & McBride)

S-750

Southwest Corner of Findley St. & McBride St.

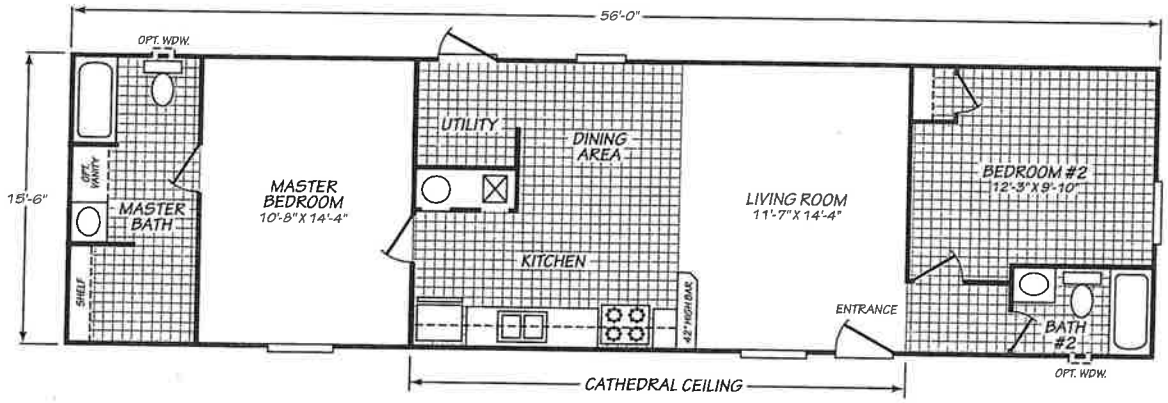


Attachment: Maps (3668 : S-750: SUP for HUD code manufactured home at SW corner Findley & McBride)

Palm Harbor Homes
Manufactured By FLEETWOOD

VELOCITY

MODEL 16562V



Curtis Lee Murray

MODEL 16562V

2 Bedroom | 2 Bath | 868 Square Feet

© 2016 Fleetwood Homes, Inc. - All Rights Reserved

Important: Because we continually update and modify our products, it is important for you to know that our brochures and literature are for illustrative purposes only. All information contained herein may vary from the actual home we build. Dimensions are nominal and length and width measurements are from exterior wall to exterior wall. We reserve the right to make changes at any time, without notice or obligation, in prices, colors, materials, specifications, features and models. Please check with your retailer for specific information about the home you select. The home we build to these floor plans and specifications is a building center owned and operated by Fleetwood Homes, Inc.

Rev. 4/15

Attachment: Floorplan (3668 : S-750: SUP for HUD code manufactured home at SW corner Findley & McBride)

City of Texarkana, Texas

Version:

Summary Sheet

Update Date: 3/31/2022 10:47 AM

Lead Department:	Planning & Zoning Commission	**Action Officer:**	Laura Puckett, Administrative Coordinator
Subject:	S-751: Specific Use Permit to allow the location of a daycare on an approximate 2.58-acre tract of land (being Tract 3), Chancellor Beach HRS, A-731, located at 3700 North Robison Road. Christine Boulton, owner.		

Meeting Date: 4/4/2022

Attachments

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

Staff Coordination

Building Code Administration	Mashell Daniel	Department Head Review	Pending
Planning & Zoning Commission		Department Review	Pending
Planning & Zoning Commission	Laura Puckett	Meeting 04/04/2022 6:00 PM	Pending

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Christine Boulton, owner for a Specific Use Permit to allow a daycare/preschool on an approximate 2.58-acre tract of land (being Tract 3) in the Chancellor Beach HRS, A-731, located at 3700 North Robison Road. The property is zoned Multiple Family-1 and is currently a church.

The Future Land Use Map has designated this property as “Office Institutional”.

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

A Specific Use Permit is required to allow daycare (preschool aged children) use in this zoning district. It appears that there is adequate parking for this business.

Staff recommends for approval of this request.

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

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

Potential Options:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends for approval of this request.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

April 4, 2022

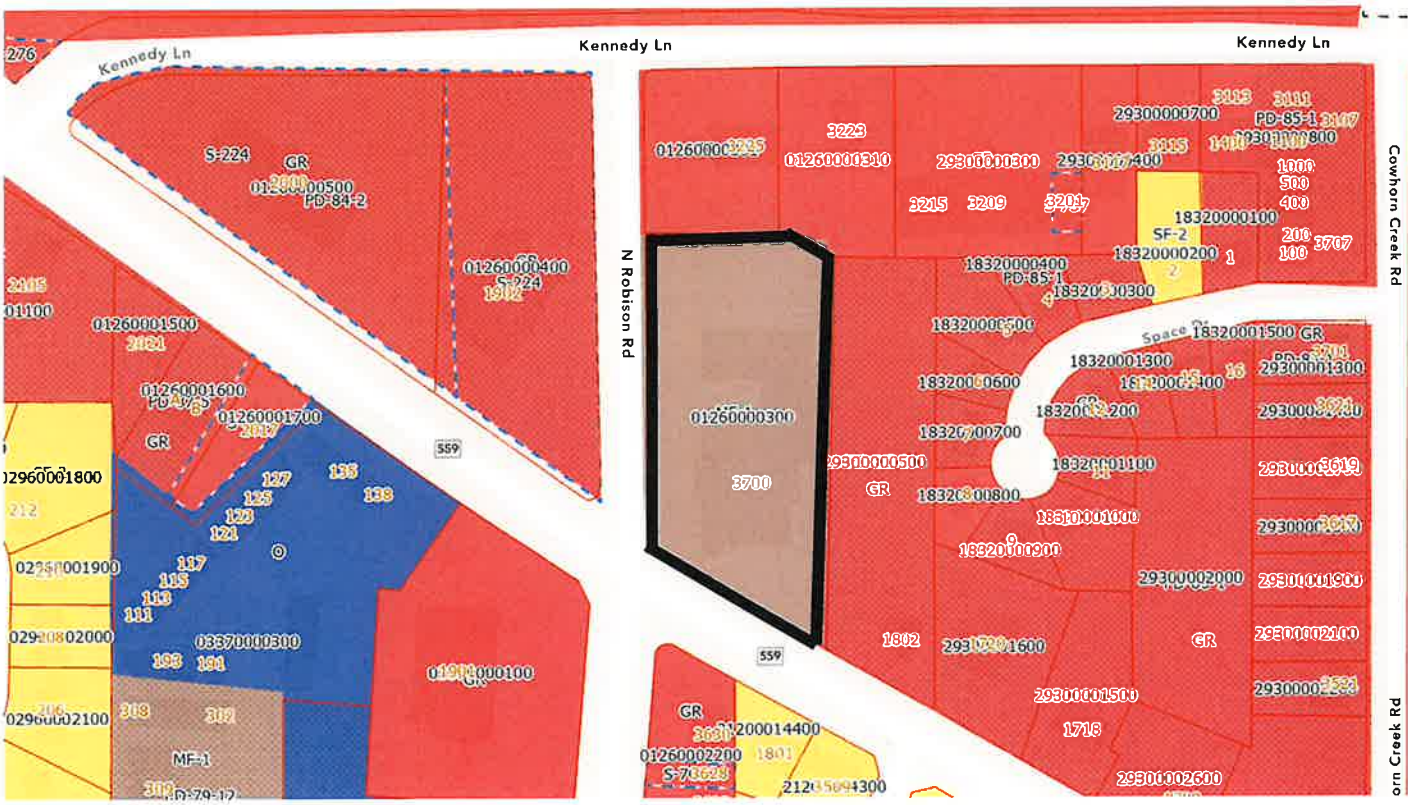
NOTICE OF PUBLIC HEARINGS

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: TUESDAY, APRIL 4, 2022 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, MAY 9, 2022 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: Christine Boulton, owner

OWNER'S ADDRESS: 3700 N Robison Road, Texas 75501

LOCATION OF REZONING: 3700 N Robison Road, Texarkana, Texas 75501

PROPOSED CHANGE: Specific Use Permit to allow the location of a daycare/preschool

LEGAL DESCRIPTION: an approximate 2.58-acre tract of land (being Tract 3), Chancellor Beach HRS, A-731

CASE NUMBER: S-751 DATE MAILED: March 23, 2022

Attachment: Hearing Notice and Application (3669 : S-751: SUP for daycare at 3700 N Robison Rd)

Check #1476

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. 22-00622 Case S-751 Date 3-18-2022

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: 0 Block: 3 Addition: Chancllor beach
(Or see attached legal description)

Location: 3700 3700 N Robison Road, Texarkana, Texas 75503

Present Zoning: MF-1

Requested: **Specific Use Permit**

The requested Specific Use Permit will be used for the following: To expand our ministry for the education and care of preschool children during non service times.

Describe the changed conditions, if any, that have occurred which affects your property and justifies this Specific Use Permit: **We would like permission to extend our preschool christian church programs to preschool aged children in our community and surrounding area, any day of the week. In addition to normal church service times. We have intent to extend our loving and safe environmently by providing, age relevant, bible based enrichment as well as fine motor and social skills. In addition to many developmently critical necessaties so the children in our community have the best start in life.**

Christine Barton
Attorney or Agent Signature

3700 N Robison Road
Address

Texarkana, TX 75503
City, State, Zip

(903)223-0403
Home Phone & Cell Phone

Email address

Christine Barton
Property Owner Signature

3700 N Robison Road
Address

Texarkana, TX 75503
City, State, Zip

(903)223-0403
Home Phone & Cell Phone

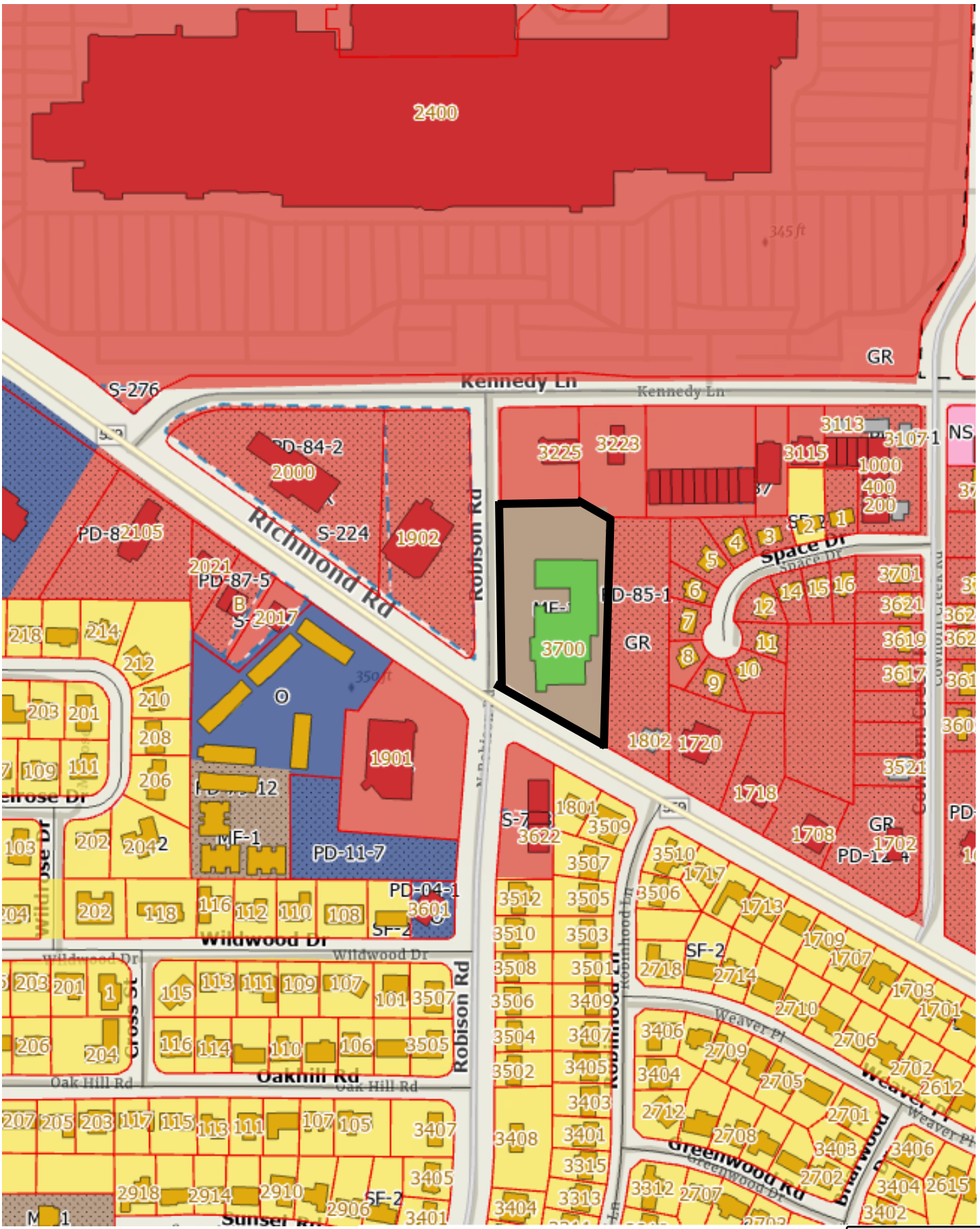
Safehappylife3700@gmail.com
Email address

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

Attachment: Hearing Notice and Application (3669 : S-751: SUP for daycare at 3700 N Robison Rd)

S-751

3700 N Robison Rd.



Attachment: Maps (3669 : S-751: SUP for daycare at 3700 N Robison Rd)

S-751

3700 N Robison Rd.


Kennedy Ln
Richmond Rd
Robison Rd
Melrose Dr
Wildrose Dr
Wildwood Dr
Oakhill Rd
Gross St
Space Dr
Greenwood Rd
Briarwood Dr
3700
2400
2000
2301
2105
2021
2017
1902
1901
3225
3223
3115
3113
1802
1720
1718
1708
1717
1713
1709
1707
2718
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1720
1802
1801
3509
3622
3510
3506
3512
3505
3510
3503
3508
3501
3506
3409
3504
3407
3502
3405
3403
3408
3401
3315
3313
3312
3404
3406

City of Texarkana, Texas

Version:

Summary Sheet

Update Date: 3/31/2022 9:14 AM

Lead Department:	Planning & Zoning Commission	**Action Officer:**	Laura Puckett, Administrative Coordinator
Subject:	Amendment to PD-20-6 for site plan approval on Lot 1, Block 1, Richmond-Moores Subdivision, located at 5605 Richmond Rd. Kirk Patton, PHRMG Developers, owners, and Marcus Foran, Agent.		

Meeting Date: 4/4/2022

Attachments

a. Hearing Notice and Application (PDF)
b. Maps (PDF)
c. Site Plan (PDF)
d. Elevations Renderings (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
04/04/2022 6:00 PM			

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request for site plan approval by Kirk Patton, PHRMG Developers, owner, and Marcus Foran, agent, requesting a site plan approval on a 1.501-acre tract of land, Lot 1, Block1, Richmond-Moores Subdivision, located at 5605 Richmond Road. This property is vacant land.

The adjacent zoning is Planned Development General Retail to the north, south, and west, and General Retail to the east The adjacent land use is carwash to the north, a restaurant and multi-tenant general retail to the south and east, and vacant land to the west.

The Future Land Use Map designates this property as “Neighborhood Retail”.

The site plan consists of the following:

1. The construction of a 6,092 sq. ft. building.
2. The façade will be stone and brick.
3. The access driveway will be off Richmond Road and Moores Lane. Any driveway improvements on Richmond will need TXDOT approval.
4. 84 parking spaces and 4 handicapped spaces. Each parking space must be a minimum of 180 sq. ft. (9'x20' or 10'x18').
5. A 35' pole sign. No Electronic messaging will be allowed. Wall signs as indicated on the elevations.
6. Screened dumpster located in the northwest corner of the parking lot.
7. Drive thru located at the south side of building.

Fire Department comments as follows:

8. If the most remote part of the building is more than 150 feet away "travel distance" from the centerline of a public road the property must have a fire lane and adequate turning radius for 40' WB.
9. If the most remote part of the building is more than 400 feet away "travel distance" from a fire hydrant a new hydrant will have to be added.
10. If the building is being sprinkled the FDC must be no more than 100 feet away "travel distance" from the nearest fire hydrant.

See attached Texarkana Water Departments comments.

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

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 4, 2022

SITE PLAN APPROVAL 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. 22-00602 Case Amendment PD-20-6 Date 3/15/22

To: The Planning and Zoning Commission
City of Texarkana Texas

Please consider this as my application for site plan approval in the City of Texarkana, Texas for the following described property:

LEGAL DESCRIPTION OF PROPERTY. (Lot and block numbers if in a subdivision; metes and bounds description if any portion of property does not have assigned lot and block numbers)

Lot: 1 Block: 1 Addition: Richmond-Moores Subdivision
(Or see attached metes and bounds legal description)

Project location/address: 5605 Richmond Rd., Texarkana, TX 75503

Present zoning: General Retail (PD-20-6) Proposed zoning (if applicable) Same

Proposed use: Braum's Restaurant/Grocery Store

Total square footage of proposed building: 6,092 s.f. Number of parking spaces 84

Number of required parking spaces per Ordinance 34 Handicapped spaces 4

Material of building façade Stone & Brick

SIGNAGE: Type (i.e. monument, pole) Pole Sign

Size 35', 250 SF

Material to be used for structure (if monument style) _____

Marcus D. Foran
Attorney or Agent Signature

3000 NE 63rd St.
Address

Oklahoma City, OK 73121
City, State, Zip

(405) 620-7223
Home Phone & Cell Phone

Marcus.Foran@Braums.com
Email Address

PHRMG Developers
By Kirk Patton, Partner
Property Owner Signature

9 Northridge Circle
Address

Texarkana, TX 75503
City, State, Zip

(903) 334-7000
Home Phone & Cell Phone

KIRKPatton@KirkPattonRE.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 (3670 : Amendment to PD-20-6 site plan approval at 5605 Richmond Rd.)

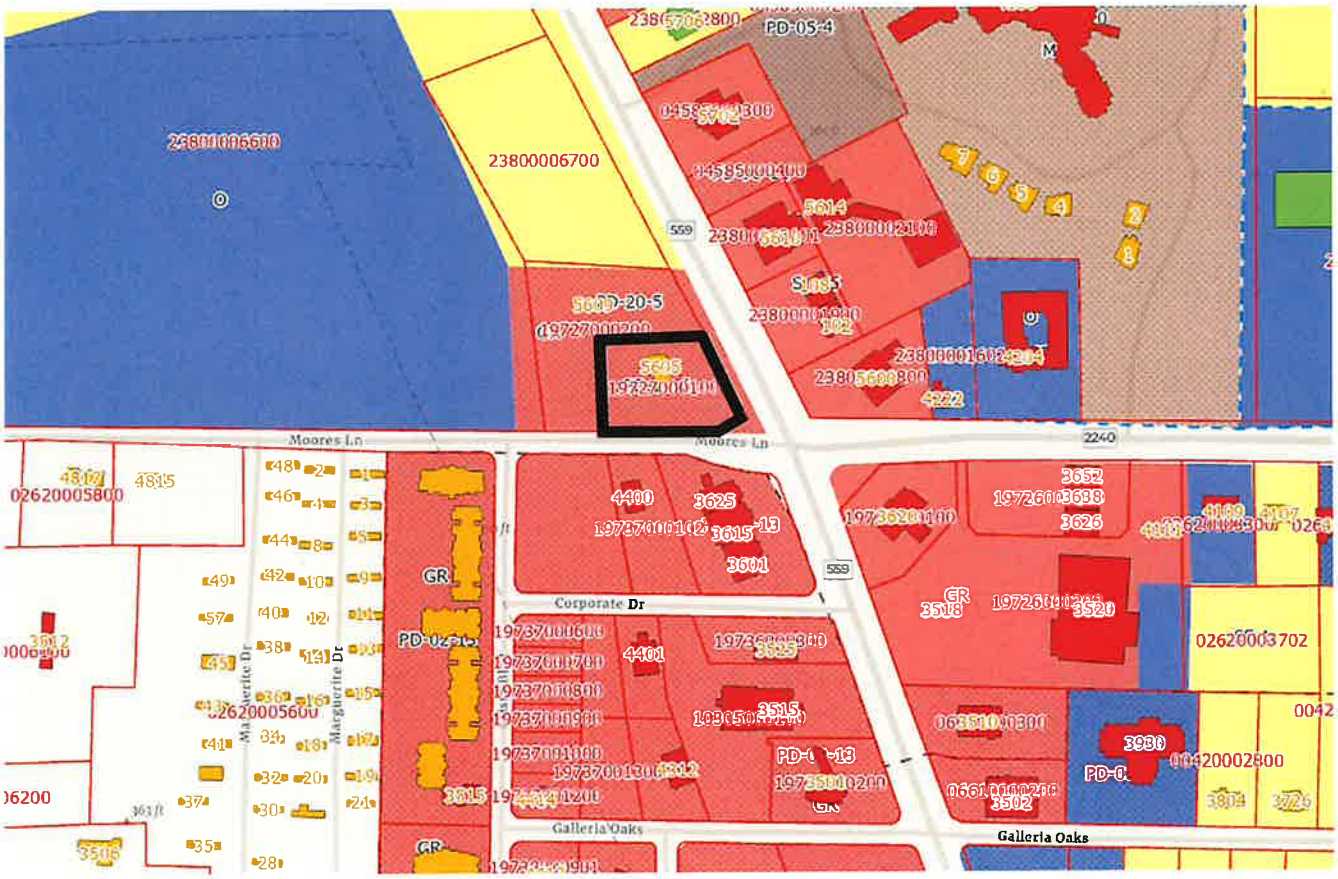
NOTICE OF PUBLIC HEARINGS

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PLANNING & ZONING COMMISSION: Hearing Date: MONDAY, APRIL 4, 2022 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, MAY 9, 2022 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: Kirk Patton, PHRMG Developers, owners, and Marcus Foran, Braums, agent

OWNER'S ADDRESS: 9 Northridge Circle, Texarkana, Texas75503

LOCATION OF REZONING: 5605 Richmond Road, Texarkana, Texas 75503

PROPOSED CHANGE: Amendment to PD-20-6 (GR) for site plan approval for the construction of a Braum's Restaurant/Grocery Store

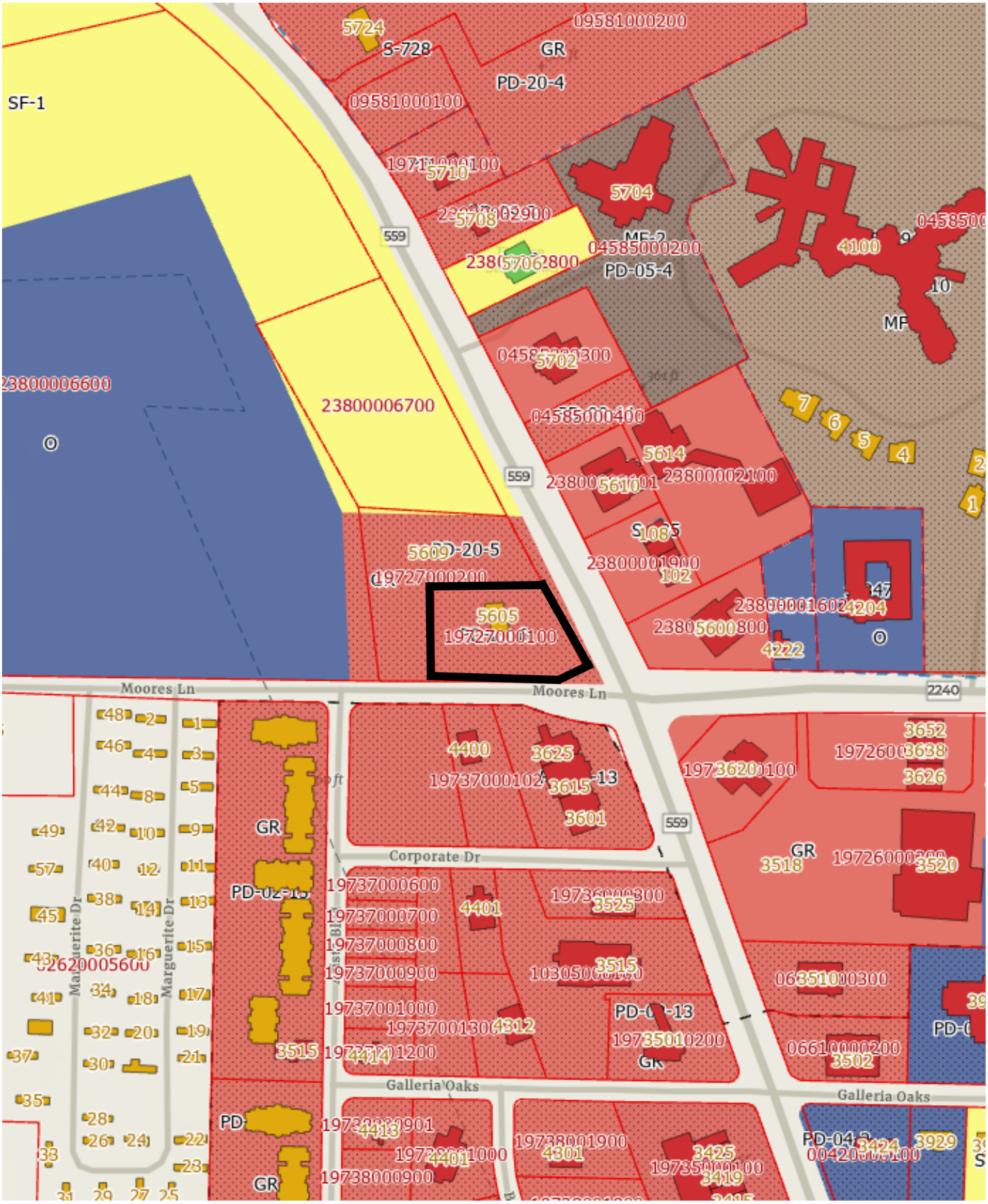
LEGAL DESCRIPTION: Lot 1, Block 1, Richmond-Moores Subdivision

CASE NUMBER: Amendment-PD-20-6 (GR) DATE MAILED: March 23, 2022

Attachment: Hearing Notice and Application (3670 : Amendment to PD-20-6 site plan approval at 5605 Richmond Rd.)

Amendment to PD-20-6 (GR)

5605 Richmond Road



Attachment: Maps (3670 : Amendment to PD-20-6 site plan approval at 5605 Richmond Rd.)

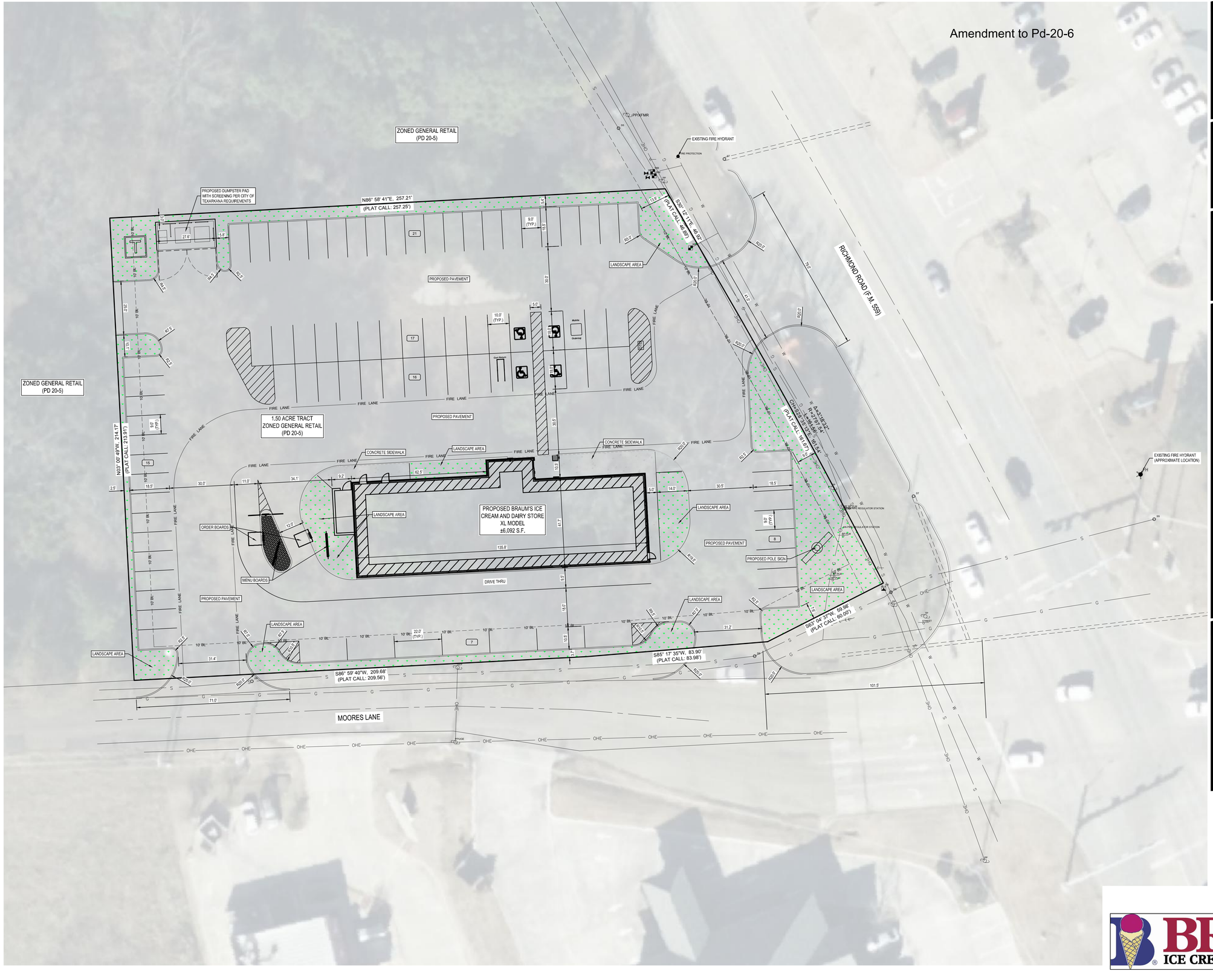
Amendment to PD-20-6 (GR)

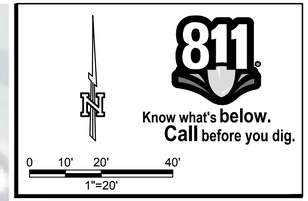
5605 Richmond Road



Attachment: Maps (3670 : Amendment to PD-20-6 site plan approval at 5605 Richmond Rd.)

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SITE INFORMATION

OWNER/DEVELOPER	BRAUM'S ICE CREAM AND DAIRY STORES
LEGAL DESCRIPTION:	1.500 AC. TRACT OF LAND IN THE JOHN A. TALBOT HRS, A-564
SITE ADDRESS:	5605 RICHMOND ROAD TEXARKANA, TX 75503
ZONED:	GENERAL RETAIL (PD 20-6)
SETBACKS:	FRONT - 15' SIDE - 10' REAR - 0'

PARKING REQUIREMENT INFORMATION

BLDG USE	BLDG AREA	SEATING CAPACITY	REQUIRED PARKING RATIO	PARKING REQUIRED
RESTAURANT	4,592 s.f.	76 Seats	1 per 3 Seats	26
GROCERY STORE	1,500 s.f.		1 per 200 s.f.	8
			TOTAL REQUIRED	34

PARKING PROVIDED

STANDARD SPACES	80
ACCESSIBLE SPACES	4
TOTAL PARKING PROVIDED	84

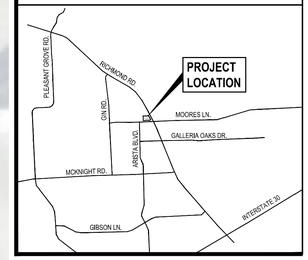
LEGEND

ALL UTILITIES ARE EXISTING UNLESS NOTED OTHERWISE

INDICATES PROPOSED P-6"W (INDICATES TYPE OF LINE / INDICATES SIZE OF LINE)

- WM — WATER METER
- WV — WATER VALVE
- FH — FIRE HYDRANT
- CO — SEWER CLEANOUT
- MH — SEWER MANHOLE
- ELEC PED — ELECTRIC PEDESTAL
- PP — POWER POLE
- LP — LIGHT POLE
- GW — GUY WIRE
- T — ELECTRIC TRANSFORMER PAD
- CI — CURB INLET
- XX — NUMBER OF PARKING SPACES PER ROW
- W — WATER LINE
- S — SANITARY SEWER
- CURB AND GUTTER
- STORM SEWER
- OHE — OVERHEAD ELECTRIC LINE
- GAS — GAS LINE
- UGE — UNDERGROUND ELECTRIC LINE
- UGT/C — UNDERGROUND TELEPHONE/CABLE LINE
- BL — BUILDING SETBACK
- SIGN

VICINITY MAP - 1"=3000'



JOHNSON & PACE INCORPORATED
ENGINEERING • SURVEYING • MAPPING
1201 MAY LOOP 281, SUITE 100,
LONGVIEW, TEXAS 75604
(903)753-2881 FAX (903)753-8888
www.johnsonpace.com
TBPE F-4891

This document is released for the purpose of interim review under the authority of Travis Crafton, P.E. # 101884. It is not to be used for construction, bidding, or permit purposes.

BRAUM'S ICE CREAM AND DAIRY STORE
RICHMOND ROAD AND MOORES LANE
TEXARKANA, TEXAS

NO	DESCRIPTION	BY	DATE
	REVISIONS		

SITE PLAN

ISSUED FOR REVIEW

JOB NO.	4260-007	ISSUE DATE:	03/28/22
DRAWN BY:	TKC	SCALE:	AS SHOWN
CHECKED BY:		APPROVED BY:	
SHEET NO.		REVISION NO.	

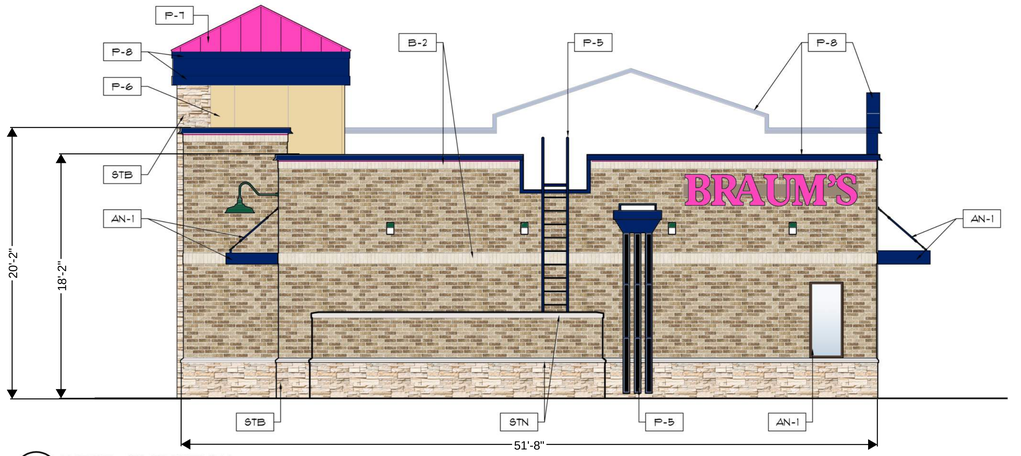
BRAUM'S ICE CREAM AND DAIRY STORES

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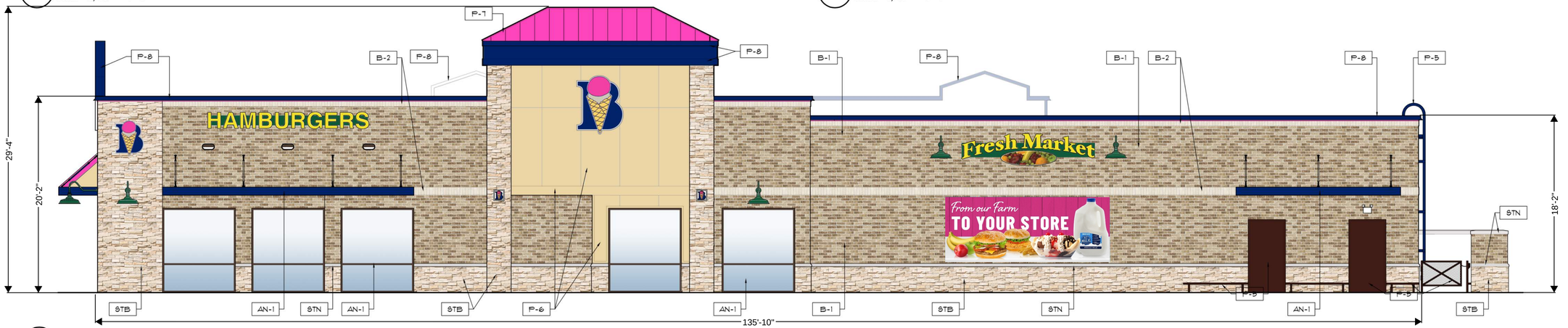
Attachment: Site Plan (3670 : Amendment to PD-20-6 site plan approval at 5605 Richmond Rd.)



EAST ELEVATION
SCALE 3/16" = 1'-0"



WEST ELEVATION
SCALE 3/16" = 1'-0"



NORTH ELEVATION
SCALE 3/16" = 1'-0"



SOUTH ELEVATION
SCALE 3/16" = 1'-0"

MATERIALS / MANUFACTURERS / COLORS – EXTERIOR

DOORS/WINDOWS:
PAINT
MFG: SHERWIN WILLIAMS
P-5 PRODUCT: INTERIOR HISTORIC - ENAMEL
COLOR/STYLE: POLISHED MAHOGANY - SW2838

EXTERIOR FINISH:
HARDI BOARD/HARDIPANEL
P-6 COLOR/STYLE: MATCH PANTONE COATED - CONE YELLOW - 135C

STANDING SEAM METAL ROOF
P-7 COLOR/STYLE: MATCH PANTONE COATED - PINK - 232C

PARAPET CAP/METAL FACSIA
P-8 COLOR/STYLE: MATCH PANTONE COATED - BLUE - 281C

DOOR/WINDOWS:
AN-1 ANODIZED BRONZE

KINGSIZE BRICK VENEER
B-1 ACME BRICK, KENNEWICK KINGSIZE
B-2 ACME BRICK, GLACIER WHITE KINGSIZE

STONE SILL
STN AUSTON WHITE LIME STONE

STONE VENEER BASE
STB EAGLE STONE, GRANBURY YELLOW (MIX)

reprise DESIGN
Architecture, Inc.
12400 Portland Avenue South
Suite 100, Portland Corporate Center
Burnsville, MN 55337
Office: (952) 252-4042
Fax: (952) 252-4043

BRAUM'S ICE CREAM & DAIRY

EXTERIOR ELEVATIONS

BRAUM'S

A-201

Attachment: Elevations Renderings (3670 : Amendment to PD-20-6 site plan approval at 5605 Richmond Rd.)

City of Texarkana, Texas

Version: B

Summary Sheet

Update Date: 3/31/2022 9:53 AM

Lead Department:	Planning & Zoning Commission	**Action Officer:**	Laura Puckett, Administrative Coordinator
Subject:	Z-22-03 (Remove From Table): rezoning Lots 11 and 12, Block 5, Watts Addition, located at 1324 Bowie Street from Two Family-1 to Commercial. Thomas Turner, owner and Jerry Johnson, agent.		

Meeting Date: 4/4/2022

Attachments

a. Hearing Notice and Application (PDF)
b. Maps (PDF)
c. Site Plan (PDF)

Staff Coordination

Building Code Administration	Mashell Daniel	Department Head Review	Completed
	03/03/2022 1:56 PM		
Planning & Zoning Commission	Laura Puckett	Department Review	Completed
	03/16/2022 8:29 AM		
Planning & Zoning Commission	Laura Puckett	Meeting	Completed
03/07/2022 6:00 PM			

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

(REMOVE FROM TABLE) This is a request by Thomas Turner, owner, and Jerry Johnson, agent, to rezone a Lots 11 and 12, Block 5, Watts Addition, located at 1324 Bowie Street from Two Family-1 to Commercial. The proposed use is a Food Truck Park. This property is currently vacant land.

The adjacent zoning is Two Family-1 to the north and east, Office to the west, and General Retail to the south. The adjacent land use is vacant land to the north, residential to the east and south, and a church to the west.

The Future Land Use Map shows “mixed use development”.

This property is near Grim Stadium and in an area that is already zoned with mixed uses. Therefore, staff would recommend for approval of this request.

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

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

Potential Options:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends for approval of this request.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

March 7, 2022

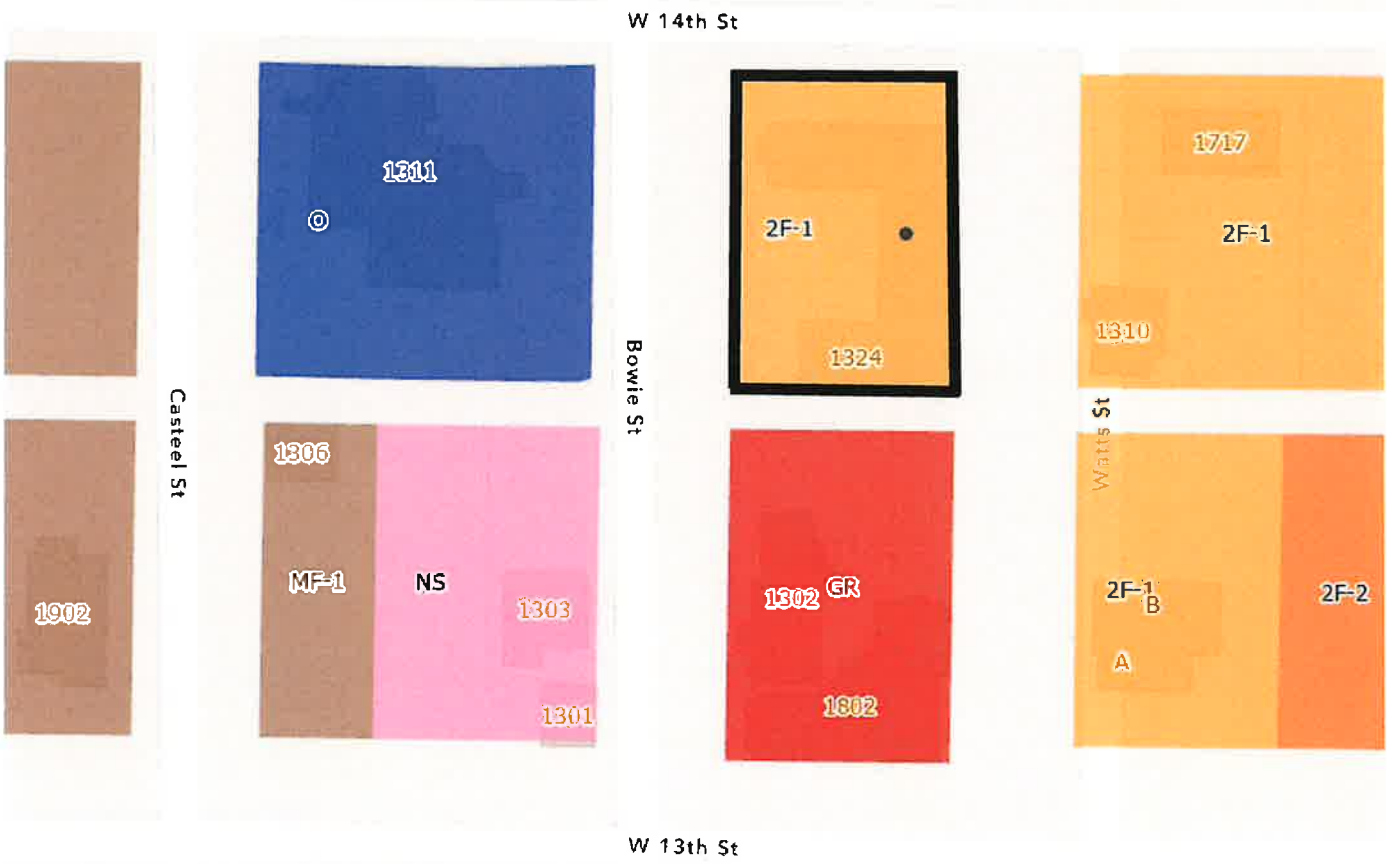
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PLANNING & ZONING COMMISSION: Hearing Date: MONDAY, MARCH 7, 2022 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, APRIL 11, 2022 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: Thomas Turner, owner and Jerry Johnson, agent

OWNER'S ADDRESS: 400 Wake Forest Drive, Wake Village, Texas 75501

LOCATION OF REZONING: 1324 Bowie Street, Texarkana, Texas 75501

PROPOSED CHANGE: Food Truck Park

ZONING CHANGE FROM: Two Family - 1 TO: Commercial

LEGAL DESCRIPTION: Lots 11 and 12, Block 5, Watts Addition

CASE NUMBER: Z-22-03 DATE MAILED: February 22, 2022

Attachment: Hearing Notice and Application (3649 : Z-22-03: rezoning 2F-1 to Commercial at 1324 Bowie St)

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. 22-00242 Case Z-22-03 Date 2-7-22

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: 11 & 12 Block: 5 Addition: Watts
(Or see attached legal description)

Location: 1324 Bowie Street Texarkana, TX 755c

Present Zoning: 2 Family - 1

Proposed Zoning: Commercial

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

Food Truck Park

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

From vacant lot to Food Truck Park

Attorney or Agent Signature

Jerry L. Johnson
Print Name

P.O. Box 7226
Address

Texarkana, TX 75505
City, State, Zip

903-417-1204
Home Phone & Cell Phone

Jerry217Johnson@gmail.com
Email Address

Thomas L Turner
Property Owner Signature

Thomas Turner
Print Name

400 Wake Forest Drive
Address

Wake Village, TX 75501
City, State, Zip

903-244-8154
Home Phone & Cell Phone

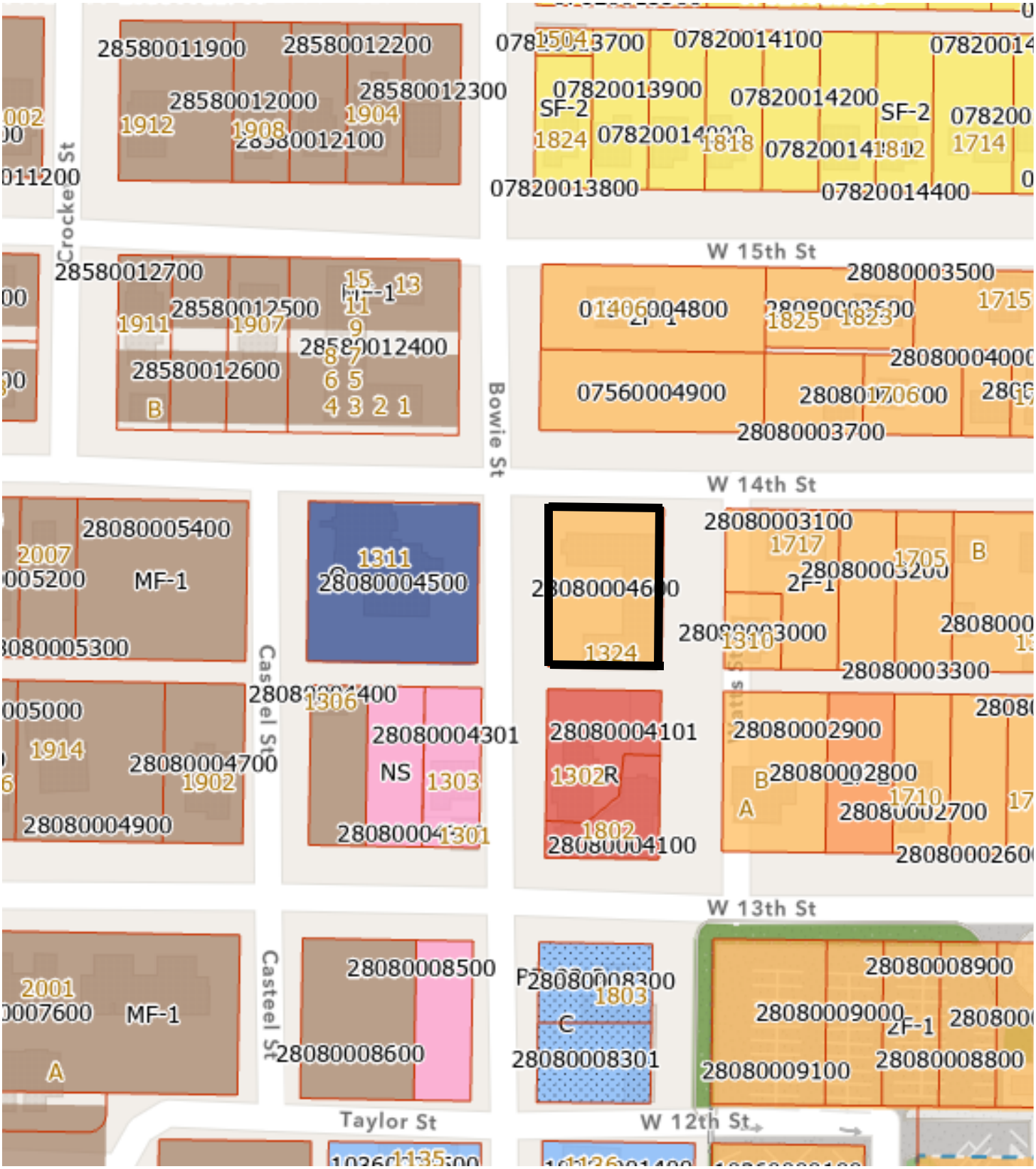
Thomasturner1947@gmail.com
Email Address

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

Attachment: Hearing Notice and Application (3649 : Z-22-03: rezoning 2F-1 to Commercial at 1324 Bowie St)

Z-22-03

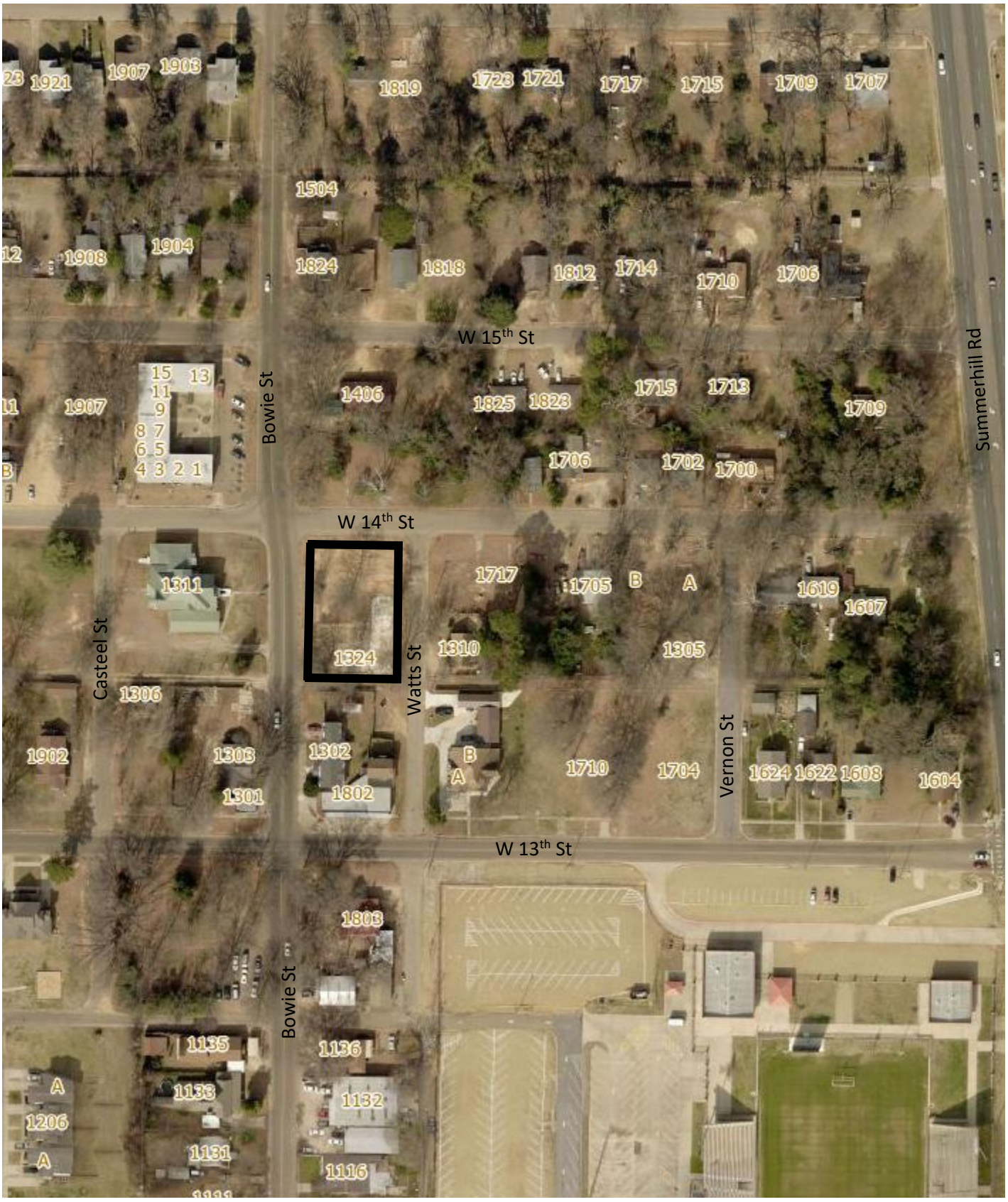
1324 Bowie Street



Attachment: Maps (3649 : Z-22-03: rezoning 2F-1 to Commercial at 1324 Bowie St)

Z-22-03

1324 Bowie Street



Attachment: Maps (3649 : Z-22-03: rezoning 2F-1 to Commercial at 1324 Bowie St)

Food Park
1324 Bowie St
Texarkana, TX

Thomas Turner
Owner

⊗ Existing Tree [Removal]

Proposed Asphalt
11,241 SF-HMAC

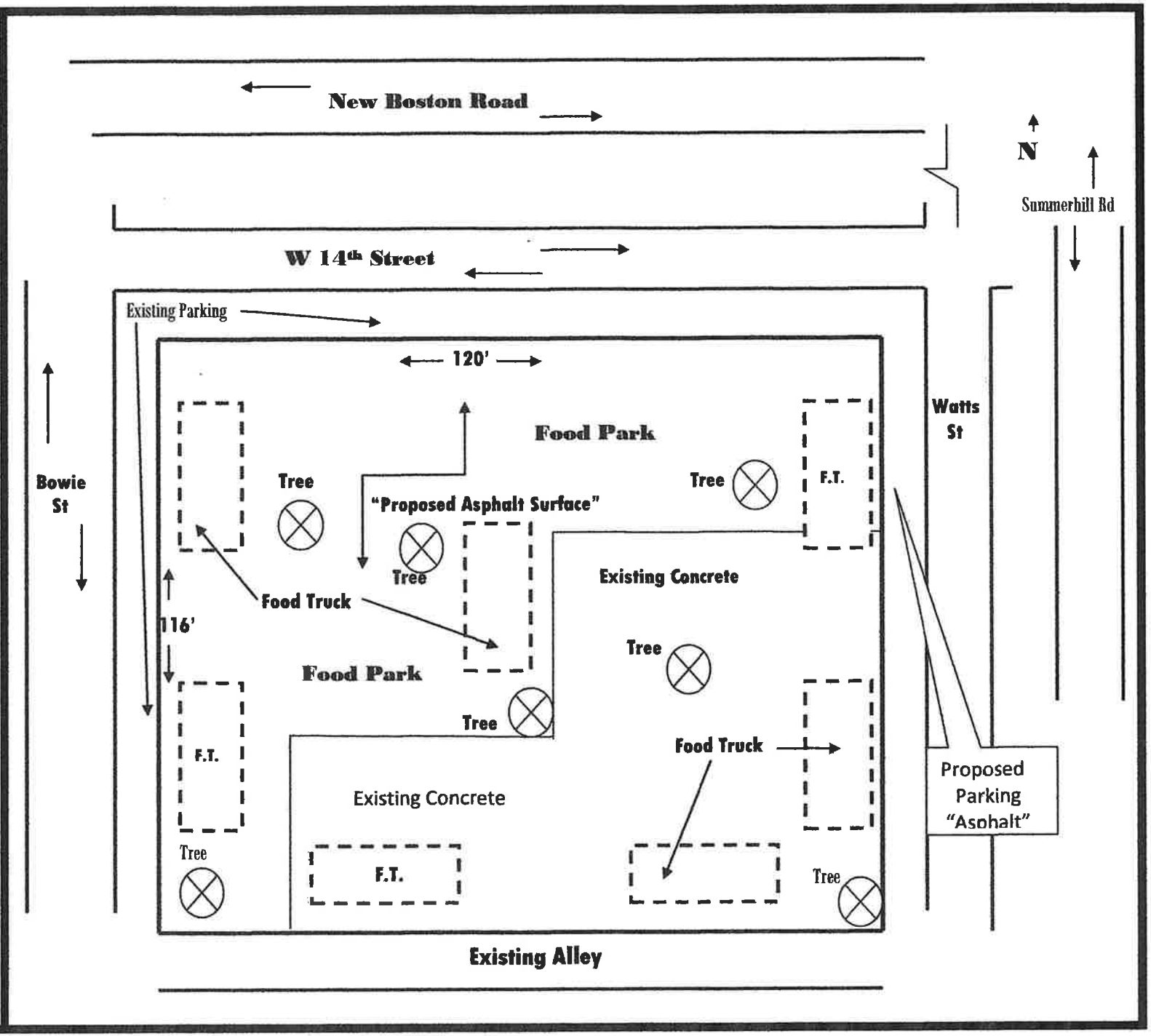
Lot Size
116 Ft X 120 Ft

Food Truck Parking

Land
Lots 11 & 12
.32 Acres
13,939 SF

F.T. = Food Truck

January 2022



Attachment: Site Plan (3649 : Z-22-03: rezoning 2F-1 to Commercial at 1324 Bowie St)

City of Texarkana, Texas

Version:

Summary Sheet

Update Date: 3/31/2022 8:47 AM

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

Subject: Consider approval of the Planning and Zoning Commission Minutes from March 7, 2022.

Meeting Date: 4/4/2022

Attachments

a. 3-07-22 P&Z Minutes (PDF)

Staff Coordination

Building Code Administration	Mashell Daniel	Department Head Review	Pending
Planning & Zoning Commission		Department Review	Pending
Planning & Zoning Commission 04/04/2022 6:00 PM	Laura Puckett	Meeting	Pending

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

See attached March 7, 2022 Planning and Zoning Commission meeting minutes.

Potential Options:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends for approval of the Planning and Zoning Commission meeting minutes from March 7, 2022.

Advisory Board/Committee Review:

City of Texarkana, Texas

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

April 4, 2022

MINUTES
REGULAR MEETING
PLANNING AND ZONING COMMISSION
COUNCIL CHAMBERS
2ND FLOOR, TEXAS MUNICIPAL BUILDING
220 TEXAS BOULEVARD, TEXARKANA, TEXAS
MONDAY, MARCH 7, 2022 AT 6:00 P.M.

The Planning and Zoning Commission of the City of Texarkana, Texas met in a regular session, Monday, March 7, 2022 at 6:00 p.m. with the following members present:

ATTENDING:

Mr. Gene Joyce III, Chairman
Ms. Dianna Kinsey, Vice Chairperson
Mr. Tom Coleman
Mr. James Larkins
Mr. George Merrill

ABSENT

Dr. Wanda Northam
Mr. Casey Boyette

ALSO ATTENDING:

Ms. Mashell Daniel, Executive Director of Inspections, Code and Zoning
Ms. Laura Puckett, Zoning Administrator

Mr. Joyce called the meeting to order at 6:00 p.m.

Consider approval for Replat of Lots 8-11, Block 6, Richmond Development Fifth Subdivision located off Brooke Place west of Ace Hardware on Richmond Road. JBM Marketing, owner, and Kayla Wood, MTG Engineers and Surveyors, agent.

Kayla Wood with MTG Engineers and Surveyors appeared to replat the area for Phase II to continue the townhouses that are already in construction in Phase I.

Ms. Kinsey made a motion to approve this request. Mr. Coleman seconded the motion to approve this request. Members voted unanimously to approve the request.

RECOMMENDED FOR APPROVAL

Attachment: 3-07-22 P&Z Minutes (3671 : Consider Approval P&Z Minutes from 03/07/2022)

Amendment to PD-2-13: for site plan approval on an approximate 1.831-acre tract of land, 1st Replat Lot 1A, Block 3, Tract 1C, Richmond Development Subdivision 4th, located at the southeast corner of Moores Lane and Arista Boulevard. Bill Davis, owner and Chris Elberson, agent.

Kayla Wood with MTG Engineers and Surveyors appeared to speak on behalf of the owner, Bill Davis. She advised that all staff comments have been addressed and parking complies with the parking ordinance.

Chairman Joyce asked about the parking. Staff advised that 22 spots were needed to comply with the ordinance per the previous submittal.

Kayla advises that the building will be three stories in height.

> *Mr. Coleman made a motion to approve this request. Mr. Merrill seconded the motion to approve this request. Members voted unanimously to approve the request.*

RECOMMENDED FOR APPROVAL

Z-22-02: A 35.43-acre tract of land (being Tract 115), H. S. Janes HRS, A-306, 116, 122A, C. T. Ware, South Part Lots 5 and 7, located at 3800 Picoma Drive. Single Family-2 to Industrial-2. Robert Torrans, owner, Cory Floyd agent/attorney.

Cory Floyd appeared on behalf of the owner and in support of the rezoning. He advises the property was annexed into the City limits approximately three years ago and has been consistently used as International Warehousing and Distribution, box truck rentals and 18-wheelers for moving since 1978. He said during annexation a default Single Family-2 zoning was place on the property and the owner seeks to conform to the use of Industrial-2 to comply with City Ordinance.

> *Ms. Kinsey made a motion to approve this request. Mr. Merrill seconded the motion to approve this request. Members voted unanimously to approve the request.*

RECOMMENDED FOR APPROVAL

Z-22-03: Lots 11 and 12, Block 5, Watts Addition, located at 1324 Bowie Street. Two Family-1 to Commercial. Thomas Turner, owner and Jerry Johnson, agent.

Applicant did not appear.

> *Mr. Merrill made a motion to table this request. Ms. Kinsey seconded the motion to table this request. Members voted unanimously to table the request.*

TABLED

Attachment: 3-07-22 P&Z Minutes (3671 : Consider Approval P&Z Minutes from 03/07/2022)

Z-22-04: an approximate 3.3-acre tract of land (being Tract 143A), J. W. Jonson HRS, A-308, located at 804 Jameson Street. Single Family-2 to Single Family-3. Keri Hawkins, owner and Kimberly Holmes, agent.

Kimberly Holmes appeared and stated that she would like to put a HUD code manufactured home on this lot.

Mr. Larkins made a motion to approve this request. Ms. Kinsey seconded the motion to approve this request. Members voted unanimously to approve the request.

RECOMMENDED FOR APPROVAL

S-749: Specific Use Permit to allow the location of a HUD code manufactured home on an approximate 3.3-acre tract of land (being Tract 143A), J. W. Jonson HRS, A-308, located at 804 Jameson Street. Keri Hawkins, owner and Kimberly Holmes, agent.

Kimberly Holmes appeared and stated that she is aware of the City's stipulations.

Mr. Larkins made a motion to approve this request with stipulations. Mr. Merrill seconded the motion to approve this request with stipulations. Members voted unanimously to approve the request with stipulations.

RECOMMENDED FOR APPROVAL

Amendment to PD-02-13: for site plan approval on Lot 1B, Block 6, Replat No.1 of Richmond Fifth Subdivision, located at 3402 Arista Boulevard. Aven Williamson, owner and David Williams, MTG Engineers and Surveyors, agent.

Kayla Wood, MTG Engineers and Surveyors, agent appeared and stated that the site plan is for a new office site with parking lot in front and all city comments of been met.

Mr. Coleman made a motion to approve this request. Ms. Kinsey seconded the motion to approve this request. Members voted unanimously to approve the request.

RECOMMENDED FOR APPROVAL

STAFF UPDATES

No staff update.

MINUTES

Consider approval of the February 7, 2022 Planning and Zoning Commission meeting minutes.

Ms*. Kinsey made a motion to approve the minutes. Mr. Larkins seconded*

Attachment: 3-07-22 P&Z Minutes (3671 : Consider Approval P&Z Minutes from 03/07/2022)

the motion. All members voted unanimously to approve the minutes.

MINUTES RECOMMENDED FOR APPROVAL

There being no further business, the meeting was adjourned.

Gene Joyce III, Chairperson

Laura Puckett, Zoning Administrator

Attachment: 3-07-22 P&Z Minutes (3671 : Consider Approval P&Z Minutes from 03/07/2022)