



**CITY OF TEXARKANA**  
**PLANNING & ZONING COMMISSION**  
**AGENDA • JUNE 3, 2019**

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|                         |                        |                |
|-------------------------|------------------------|----------------|
| <b>Council Chambers</b> | <b>Regular Meeting</b> | <b>6:00 PM</b> |
|-------------------------|------------------------|----------------|

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220 TEXAS BLVD.  
 TEXARKANA, TX 75501

|                         |                     |                               |
|-------------------------|---------------------|-------------------------------|
| <b>Chairman</b>         | <b>Commissioner</b> |                               |
| Gene Joyce III          | James Larkins       | <b>Commissioner</b>           |
| <b>Vice Chairman</b>    | <b>Commissioner</b> | Casey Boyette                 |
| Dianna Patterson Kinsey | Wanda Northam       | <b>Alternate Commissioner</b> |
| <b>Commissioner</b>     | <b>Commissioner</b> | George Merrill                |
| Tom Coleman             | Jay Davis           |                               |

**I. CALL TO ORDER**

**II. AGENDA ITEMS**

1. Z-19-11: Lot 9, Block 5, Westmoreland Addition, located at 2010 W. 17th Street. Single Family-2 to Two Family-2. Jameson Titus, owner.
  2. Revoke Specific Use Permit S-690 that allowed permanent cosmetics/microblading on Lot 1, Richmond Park Subdivision, located at 3321 Richmond Road. City of Texarkana, Texas, applicant.
  3. S-708: Specific Use Permit to allow the application of permanent cosmetics/microblading on Tracts 23 & 24 in the Chancellor Beach HRS, A-731, located at 3628 North Robison Road. Jason Ngayen and Tiffany Pham, applicants.
  4. Z-19-12: Lot 15, Block 14, Bell Heights Addition, located at 4232 Elizabeth Street. Single Family-2 to Office. Jeff Phillips, dba The Eye Guys Optometrists, applicant.
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5. Z-19-13: Tract 98C being a 1 acre tract in the M.H. Janes HRS, A-305, located at 8002 Hampton Road. Single Family-2 to Commercial. Craig Murphy, dba Lift Truck Supply Inc., applicant.
6. Consider approval of Wal-mart Third Addition. Ivan Smith and the City of Texarkana, Texas, owners. MTG Engineers and Surveyors, agent.
7. Consider preliminary and final plat for Premier Triplexes Subdivision. Premier Triplexes, owner. MTG Engineering and Surveying, agent.

### **III. STAFF UPDATES**

### **IV. CONSIDER APPROVAL OF MINUTES**

1. Consider approval of May 6, 2019 Minutes

### **V. ADJOURNMENT**

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

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

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

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

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

## City of Texarkana, Texas

## Summary Sheet

Version:

Update Date: 5/30/2019 1:49 PM

**Lead Department:** Planning and Community Development **Action Officer:** Debbie Burk,  
**Subject:** Z-19-11: Lot 9, Block 5, Westmoreland Addition, located at 2010 W. 17th Street. Single Family-2 to Two Family-2. Jameson Titus, owner.  
**Meeting Date:** 6/3/2019

## Attachments

- a. Z-19-11 application (PDF)
- b. Z-19-11 map (PDF)

## Staff Coordination

|                                    |                     |                        |
|------------------------------------|---------------------|------------------------|
| Planning and Community Development | David Orr           | Department Head Review |
| Pending                            |                     |                        |
| City Manager                       | City Manager Review | Pending                |
| Planning & Zoning Commission       | Debbie Burk         | Meeting Pending        |
| 06/03/2019 6:00 PM                 |                     |                        |

## Staff Commentary

## Updates/History of Briefing

NOT APPLICABLE

## Executive Summary and Background Information:

Z-19-11: This is a request for rezoning from Single Family-2 to Two-Family-2 by Jameson Titus, owner, on Lot 9, Block 5, Westmoreland Place Addition, located at 2010 West 17<sup>th</sup> Street. Currently, a duplex is located on this site.

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

The Comprehensive Plan has designated this area as Neighborhood Residential.

The owner, Mr. Titus, recently started renovation work on this existing non-conforming duplex. It was later determined that the property had never been rezoned for a duplex. The owner therefore is now requesting duplex (2F-2) zoning to make the existing use conforming.

Staff recommends for approval of this request for rezoning since it will make this existing duplex a conforming use.

**City of Texarkana, Texas**

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

**Potential Options:**

NONE

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**Fiscal Implications:**

NONE

**Staff Recommendation:**

Staff recommends for approval of this request for rezoning since it will make this existing duplex a conforming use.

**Advisory Board/Committee Review:**

Planning and Zoning Commission

**Board/Committee Recommendation:**

NOT APPLICABLE

**Advisory Board/Committee Meeting Date and Minutes:**

June 3, 2019



# ZONING APPLICATION

CITY OF TEXARKANA TEXAS

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

Receipt No. 00157318

Case 2-19-11

Date 4-13-19

To: The Planning and Zoning Commission  
City of Texarkana Texas

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

Lot: 9 Block: 5 Addition: Westmoreland Place  
(Or see attached legal description)

Location: 2010 W 17th Street

Present Zoning: SF-2

Proposed Zoning: ~~SF-2~~ ~~REZ~~ 2F-2

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

Duplex

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

Structure was a duplex previously and was red-tagged in 2017. Titus Investments is repairing the duplexes, for reuse.

Attorney or Agent Signature

Address

City, State, Zip

Home Phone & Cell Phone

Email Address

P.L.  
Property Owner Signature

P.O. Box 271004  
Address

DALLAS, TX 75227  
City, State, Zip

972-467-2973  
Home Phone & Cell Phone

JAMES@TITUSREALTY.COM  
Email Address

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

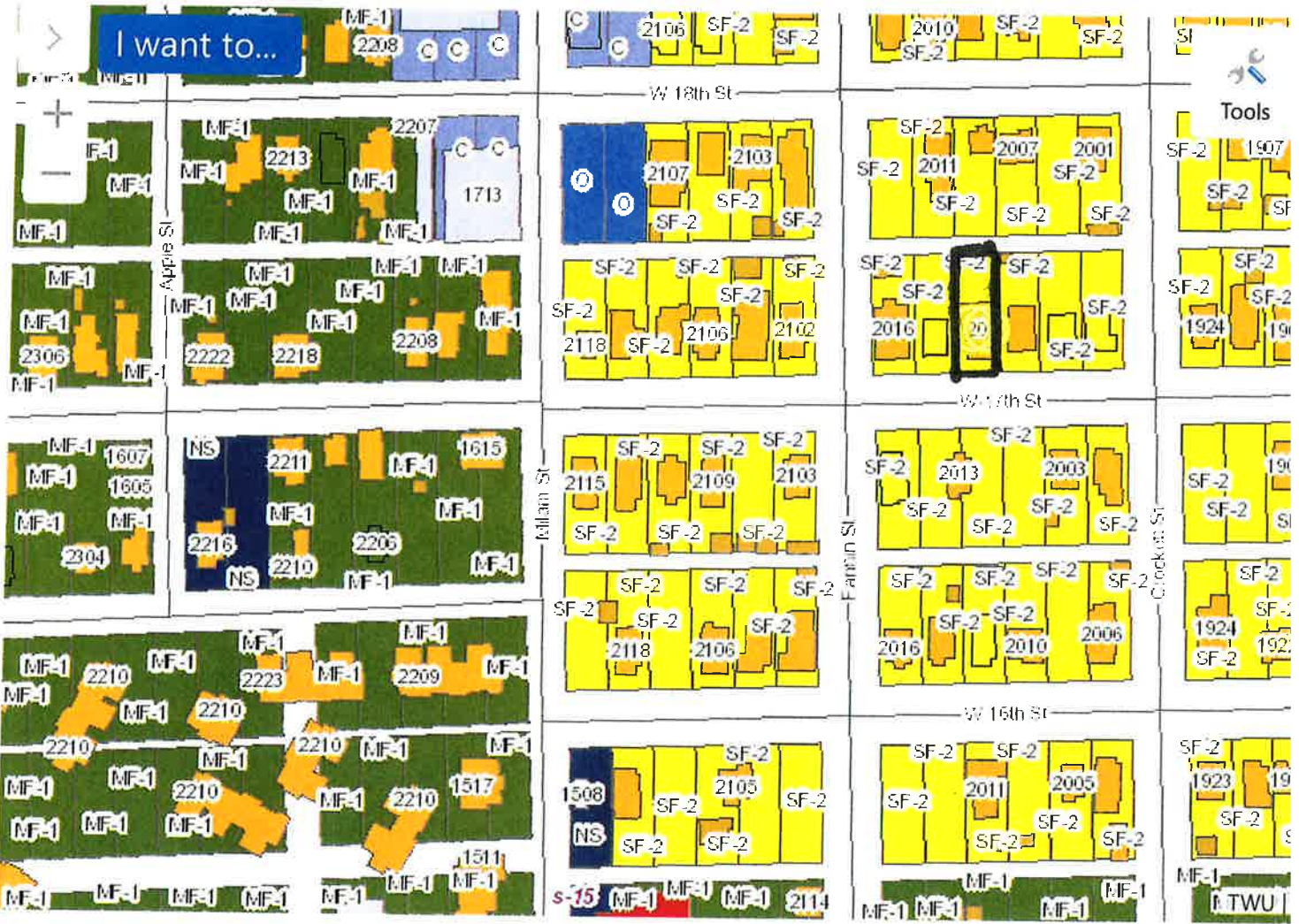
Attachment: Z-19-11 application (2085 : Z-19-11: 2010 W. 17th St. SF-2 to 2F-2)



2010 W 17th



Sign in



Attachment: Z-19-11 map (2085 : Z-19-11: 2010 W. 17th St. SF-2 to 2F-2)

## City of Texarkana, Texas

Version:

Update Date: 5/30/2019 1:57 PM

**Summary Sheet**

**Lead Department:** Planning and Community Development **Action Officer:** Debbie Burk,  
Revoke Specific Use Permit S-690 that allowed permanent  
**Subject:** cosmetics/microblading on Lot 1, Richmond Park Subdivision, located at 3321  
Richmond Road. City of Texarkana, Texas, applicant.

**Meeting Date:** 6/3/2019

**Attachments**

- a. Revoke S-690 application (PDF)
- b. S-690 map (PDF)

**Staff Coordination**

|                                    |             |                        |
|------------------------------------|-------------|------------------------|
| Planning and Community Development | David Orr   | Department Head Review |
| Pending                            |             |                        |
| Planning & Zoning Commission       | Debbie Burk | Meeting Pending        |
| 06/03/2019 6:00 PM                 |             |                        |

**Staff Commentary****Updates/History of Briefing:**

NOT APPLICABLE

**Executive Summary and Background Information:**

Revoke S-690: This is a request by the City of Texarkana, Texas to revoke a Specific Use Permit that was approved in July, 2018 to allow the location of a permanent cosmetics/microblading business in a tenant space at 3321 Richmond Road. This location is in a small strip center.

The adjacent zoning is PD-General Retail to the north, south and west and General Retail to the east. The adjacent land use is strip centers to the north and east, a bank to the south and vacant land to the west.

This permanent cosmetics/microblading business currently operated by the applicant, Ms. Tiffany Pham, in an existing nail salon and spa is moving to another location on North Robison Road. An application for a Specific Use Permit to allow the relocation of this business to 3628 North Robison Road is on the agenda for consideration.

Staff recommends that the Specific Use Permit be revoked with the following stipulation:

- The existing Specific Use Permit will not be revoked until the applicant opens the new business on North Robison Road.

**City of Texarkana, Texas**

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

**Potential Options:**

NONE

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**Fiscal Implications:**

NONE

**Staff Recommendation:**

Staff recommends for approval of the request.

**Advisory Board/Committee Review:**

Planning and Zoning Commission

**Board/Committee Recommendation:**

NOT APPLICABLE

**Advisory Board/Committee Meeting Date and Minutes:**

June 3, 2019





# ZONING APPLICATION

## CITY OF TEXARKANA TEXAS

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

Receipt No. NACase Revoke S-690Date 5-17-19

To: The Planning and Zoning Commission  
City of Texarkana Texas

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

Lot: 1 Block: \_\_\_\_\_ Addition: Richmond Part  
(Or see attached legal description)

Location: 3321 Richmond RoadPresent Zoning: GRProposed Zoning: Revoke SUP

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

microblading business moved to another  
location

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

City of Texarkana  
Attorney or Agent Signature

Po Box 1967  
Address

Texarkana, TX  
City, State, Zip

Home Phone &amp; Cell Phone \_\_\_\_\_

Email Address \_\_\_\_\_

Property Owner Signature \_\_\_\_\_

Address \_\_\_\_\_

City, State, Zip \_\_\_\_\_

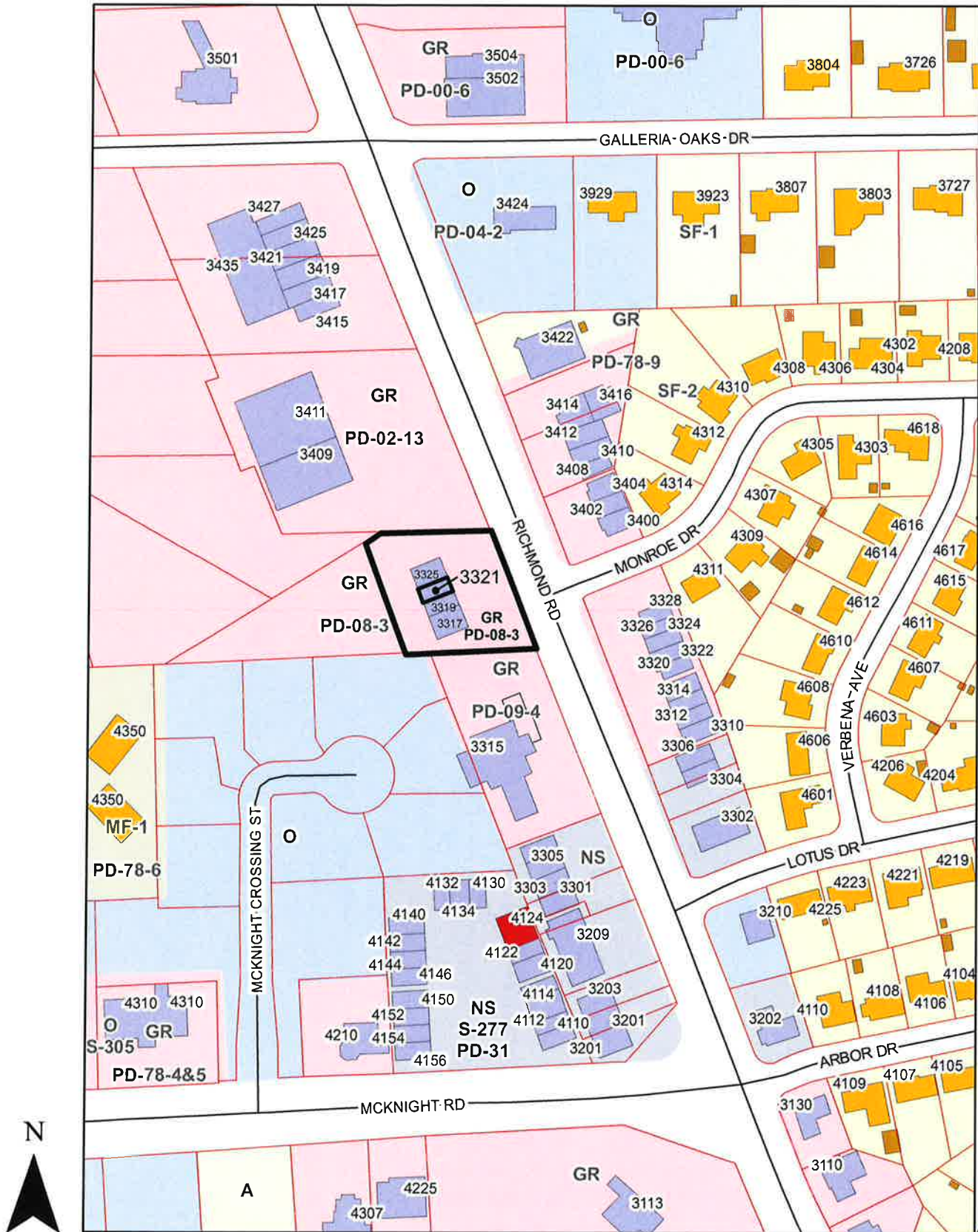
Home Phone &amp; Cell Phone \_\_\_\_\_

Email Address \_\_\_\_\_

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

Attachment: Revoke S-690 application (2086 : Revoke SUP S-690 at 3321 Richmond Rd.)

# 3321 Richmond Rd. Department of Planning and Community Development



1:2,500



Attachment: S-690 map (2086 : Revoke SUP S-690 at 3321 Richmond Rd.)



# 3321 Richmond Rd. Department of Planning and Community Development



1:1,300



Attachment: S-690 map (2086 : Revoke SUP S-690 at 3321 Richmond Rd.)

## City of Texarkana, Texas

Version:

Update Date: 5/30/2019 2:05 PM

## Summary Sheet

**Lead Department:** Planning and Community Development **Action Officer:** Debbie Burk,  
S-708: Specific Use Permit to allow the application of permanent  
cosmetics/microblading on Tracts 23 & 24 in the Chancellor Beach HRS, A-  
731, located at 3628 North Robison Road. Jason Nguyen and Tiffany Pham,  
**Subject:** applicants.

**Meeting Date:** 6/3/2019

## Attachments

- a. S-708 application (PDF)
- b. S-708 map (PDF)

## Staff Coordination

|                                    |             |                        |
|------------------------------------|-------------|------------------------|
| Planning and Community Development | David Orr   | Department Head Review |
| Pending                            |             |                        |
| Planning & Zoning Commission       | Debbie Burk | Meeting Pending        |
| 06/03/2019 6:00 PM                 |             |                        |

## Staff Commentary

## Updates/History of Briefing:

NOT APPLICABLE

## Executive Summary and Background Information:

S-708: This is a request by Jason Nguyen, owner, and Tiffany Pham, agent, for a Specific Use Permit, SUP, to allow the location of a permanent cosmetics/microblading business in a tenant space at 3628 North Robison Road. A small strip shopping center is currently located on this site.

The adjacent zoning is General Retail to the west, Multiple Family-1 to the north and Single Family-2 to the south and east. This tenant space is in the middle of a small strip center. The adjacent land usage is a church to the north, a pharmacy to the west and residences to the east and south of the strip center.

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

**City of Texarkana, Texas**

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

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

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

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

**Potential Options:**

NONE

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**Fiscal Implications:**

NONE

**Staff Recommendation:**

Staff recommends for approval of the request.

**Advisory Board/Committee Review:**

Planning and Zoning Commission

**Board/Committee Recommendation:**

NOT APPLICABLE

**Advisory Board/Committee Meeting Date and Minutes:**

June 3, 2019





# ZONING APPLICATION

CITY OF TEXARKANA TEXAS

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

Receipt No. 00151672Case S-708Date 5-3-19

To: The Planning and Zoning Commission  
City of Texarkana Texas

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

See attached legal

Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Addition: \_\_\_\_\_  
(Or see attached legal description)

Location: 3628 N- RobisonPresent Zoning: GRRequested: Specific Use Permit

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

Permanent Cosmetics / microblading

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

Attorney or Agent Signature \_\_\_\_\_

Address \_\_\_\_\_

City, State, Zip \_\_\_\_\_

Home Phone &amp; Cell Phone \_\_\_\_\_

Email address \_\_\_\_\_

Property Owner Signature

Jason Nguyen

Address

3628 N- Robison

City, State, Zip

Texas TX 75503

Home Phone &amp; Cell Phone

972-800 4745

Email address

Tiffany0304@yahoo.com

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



3624 Robinson



Sign in



Attachment: S-708 map (2087 : S-708: SUP for microblading at 3628 N. Robinson Rd.)



Basemaps

0 30 60m

1:500

## City of Texarkana, Texas

Version:

Update Date: 5/30/2019 2:11 PM

## Summary Sheet

**Lead Department:** Planning and Community Development **Action Officer:** Debbie Burk,  
Z-19-12: Lot 15, Block 14, Bell Heights Addition, located at 4232 Elizabeth  
Street. Single Family-2 to Office. Jeff Phillips, dba The Eye Guys  
**Subject:** Optometrists, applicant.

**Meeting Date:** 6/3/2019

## Attachments

- a. Z-19-12 application (PDF)
- b. Z-19-12 map (PDF)
- c. Z-19-12 site plan (PDF)

## Staff Coordination

|                                    |             |                        |
|------------------------------------|-------------|------------------------|
| Planning and Community Development | David Orr   | Department Head Review |
| Pending                            |             |                        |
| Planning & Zoning Commission       | Debbie Burk | Meeting Pending        |
| 06/03/2019 6:00 PM                 |             |                        |

## Staff Commentary

## Updates/History of Briefing:

NOT APPLICABLE

## Executive Summary and Background Information:

Z-19-12: This is a request for rezoning from Single Family-2 to Office by Jeff Phillips, dba The Eye Guys Optometrists, owner, on Lot 15, Block 4, Bell Heights Addition, located at 4232 Elizabeth Street. Currently, a single-family residence is located on this site.

The adjacent zoning is General Retail to the north and west and Single Family-2 to the east and south. The adjacent land usage is The Eye Guys Optometrist office to the north, an office to the west and residences to the east and south.

The Comprehensive Plan has designated this area as Neighborhood Residential.

The owner of the optometrist office, located to the north of this tract, recently purchased this property at 4232 Elizabeth Street with plans to expand the optometrist parking lot area to include the rear yard of this existing residence. The residence will

**City of Texarkana, Texas**

continue to be used for residential use but may in the future be converted to an office type use.

Staff recommends for approval of this request for rezoning to the Office zoning district.

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

**Potential Options:**

NONE

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**Fiscal Implications:**

NONE

**Staff Recommendation:**

Staff recommends for approval of the request.

**Advisory Board/Committee Review:**

Planning and Zoning Commission

**Board/Committee Recommendation:**

NOT APPLICABLE

**Advisory Board/Committee Meeting Date and Minutes:**

June 3, 2019



# ZONING APPLICATION

CITY OF TEXARKANA TEXAS

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

Receipt No. \_\_\_\_\_

Case Z-19-12

Date 5/14/19

To: The Planning and Zoning Commission  
City of Texarkana Texas

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

Lot: 15 Block: 14 Addition: BELL HEIGHTS SUBDIVISION  
(Or see attached legal description)

Location: 4232 ELIZABETH <4232>

Present Zoning: SINGLE FAMILY 2

Proposed Zoning: OFFICE

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

PARKING

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

PROPERTY TO NORTH IS BUSINESS USE

Mike Rye

Attorney or Agent Signature

105 SLATON DR

Address

NASH TX 75569

City, State, Zip

903-278-4244

Home Phone & Cell Phone

mikero@cableone.net

Email Address

[Signature]

Property Owner Signature

4504 TEXAS BLVD

Address

TEXARKANA TX 75503

City, State, Zip

903-277-3213

Home Phone & Cell Phone

TEA@CABLEONE.NET

Email Address

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

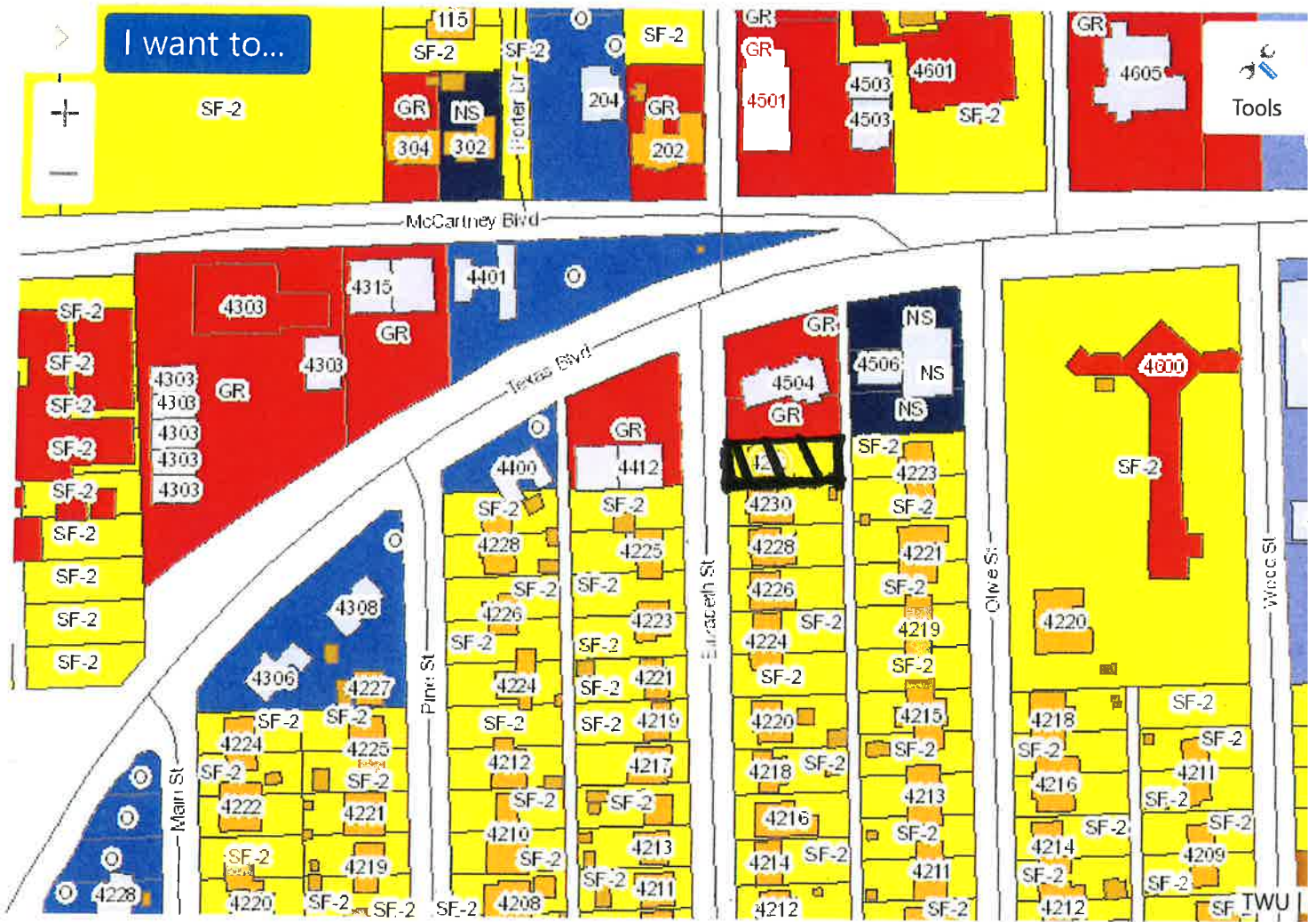
Attachment: Z-19-12 application (2088 : Z-19-12: SF-2 to Office. 4232 Elizabeth St.)



4232 Elizabeth



Sign in



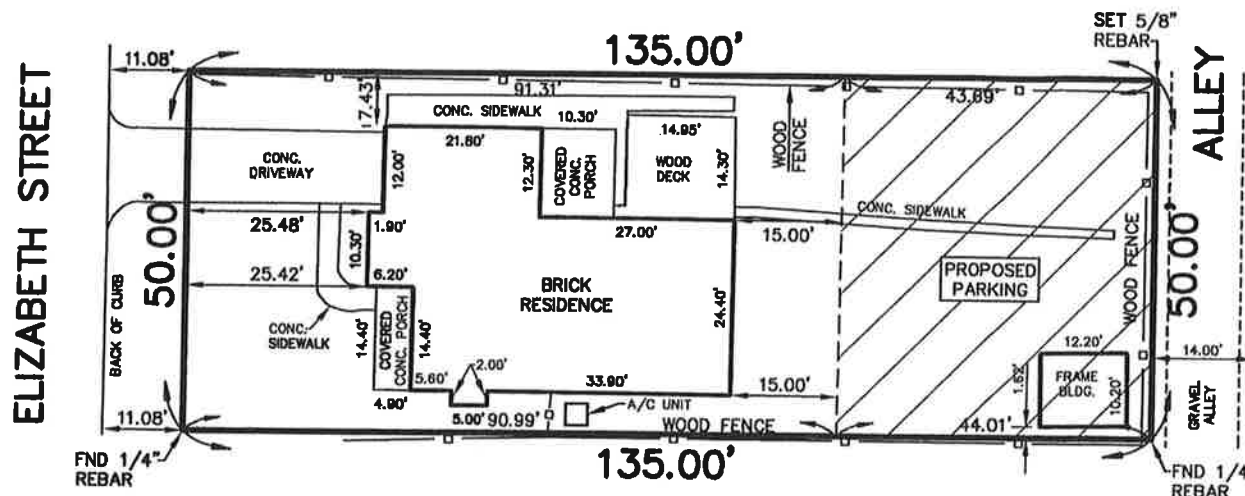
Attachment: Z-19-12 map (2088 : Z-19-12: SF-2 to Office. 4232 Elizabeth St.)



## PROPERTY DESCRIPTION - 4230 ELIZABETH

ALL OF LOT NUMBERED FIFTEEN ( B  
BELL HEIGHTS SUBDIVISION, AN AD I T  
COUNTY, TEXAS, ACCORDING TO T P I  
PAGE 69, PLAT RECORDS OF BOWI INT

THIS LOT IS NOT WITHIN A DESIGN FL  
INSURANCE ADMINISTRATION RATE MA  
DATE DECEMBER 21, 2017.



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

Attachment: Z-19-12 site plan (2088 : Z-19-12: SF-2 to Office. 4232 Elizabeth St.)

COPYRIGHT, LYNCH SURVEYING COMPANY, INC. ALL PLATS ARE COPYRIGHTED, AS OF THE DATE OF ORIGINAL SIGNATURE ON PLAT. NO REPRODUCTION OF PLATS WITHOUT EXPRESS WRITTEN CONSENT. COPIES AVAILABLE FOR ORIGINAL CLIENT FOR ONE YEAR. LYNCH SURVEYING COMPANY, INC. WILL NOT BE RESPONSIBLE FOR ANY USE OTHER THAN THAT FOR WHICH IT WAS ORIGINALLY CREATED.

## GRAPHIC SCALE



( IN FEET )  
1 inch = 20 ft.

| REVISION                                   | DATE | DESCRIPTION |
|--------------------------------------------|------|-------------|
|                                            |      |             |
| LYNCH SURVEYING CO., I                     |      |             |
| TEXAS FIRM NO. 10104900                    |      |             |
| 3608 MAGNOLIA STREET                       |      |             |
| TEXARKANA, TEXAS 75503                     |      |             |
| BUSINESS (903) 791-1392 FAX (903) 791-1395 |      |             |

## City of Texarkana, Texas

Version:

Update Date: 5/30/2019 2:37 PM

**Summary Sheet**

**Lead Department:** Planning and Community Development **Action Officer:** Debbie Burk,  
Z-19-13: Tract 98C being a 1 acre tract in the M.H. Janes HRS, A-305, located  
at 8002 Hampton Road. Single Family-2 to Commercial. Craig Murphy, dba  
**Subject:** Lift Truck Supply Inc., applicant.

**Meeting Date:** 6/3/2019

**Attachments**

- a. Z-19-13 application (PDF)
- b. Z-19-13 map (PDF)
- c. Z-19-13 site plan (PDF)
- d. Z-19-13 - floorplan for addition (PDF)
- e. Z-19-13 elevations (PDF)

**Staff Coordination**

|                                    |             |                        |
|------------------------------------|-------------|------------------------|
| Planning and Community Development | David Orr   | Department Head Review |
| Pending                            |             |                        |
| Planning & Zoning Commission       | Debbie Burk | Meeting Pending        |
| 06/03/2019 6:00 PM                 |             |                        |

**Staff Commentary****Updates/History of Briefing:**

NOT APPLICABLE

**Executive Summary and Background Information:**

Z-19-13: This is a request for rezoning from Single Family-2 to Commercial by Craig Murphy, dba Craig Murphy Investments, LLC, owner, at 8002 Hampton Road (Tract 98C, being a 1-acre tract of land located in the M.H. Janes HRS, A-305). A commercial business, Lift Truck Supply, Inc., is currently located at this site. This business handles the sale and service of forklifts.

The adjacent zoning is Single Family-2 to the north, east and west and Interstate Highway 30 to the south. The adjacent land usage is vacant land to the north and west, a commercial business (Metal Max) to the east and Interstate Highway 30 to the south.

The Comprehensive Plan has designated this area as Regional Commercial.

**City of Texarkana, Texas**

This property was recently annexed into the city limits as a non-conforming use and was given the temporary zoning classification of Single Family-2 per Section 140-78 of the Zoning Ordinance. The owner, Mr. Murphy, plans to construct an addition to the existing building and is requesting rezoning to Commercial to make this business a conforming use.

Since there is other Commercial zoning along the Interstate 30 Highway corridor, staff recommends for approval.

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

**Potential Options:**

NONE

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**Fiscal Implications:**

NONE

**Staff Recommendation:**

Staff recommends for approval.

**Advisory Board/Committee Review:**

Planning and Zoning Commission

**Board/Committee Recommendation:**

APPLICABLE

**Advisory Board/Committee Meeting Date and Minutes:**

NOT APPLICABLE





# ZONING APPLICATION

CITY OF TEXARKANA TEXAS

Po Box 1987  
220 Texas Blvd  
Texarkana TX 75504  
(903) 798-3945  
[www.ci.texarkana.tx.us.org](http://www.ci.texarkana.tx.us.org)

Receipt No. 00138167

Case Z-19-13

Date 5-16-2019

To: The Planning and Zoning Commission  
City of Texarkana Texas

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

Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Addition: \_\_\_\_\_  
(Or see attached legal description)

Location: 8602 Hampton Rd - Texarkana, Tx

Present Zoning: Residential

Proposed Zoning: Commercial

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

Commission Annexed property a residential while it is being used as a commercial business

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

Property was recently annexed and placed as residential.

Property is a Commercial business for sales of and service of forklifts

Attorney or Agent Signature \_\_\_\_\_

Address \_\_\_\_\_

City, State, Zip \_\_\_\_\_

Home Phone & Cell Phone \_\_\_\_\_

Email Address \_\_\_\_\_

Property Owner Signature Craig Murphy

P.O. Box 8251

Address \_\_\_\_\_

Tyler, Tx 75711

City, State, Zip \_\_\_\_\_

903-533-9600

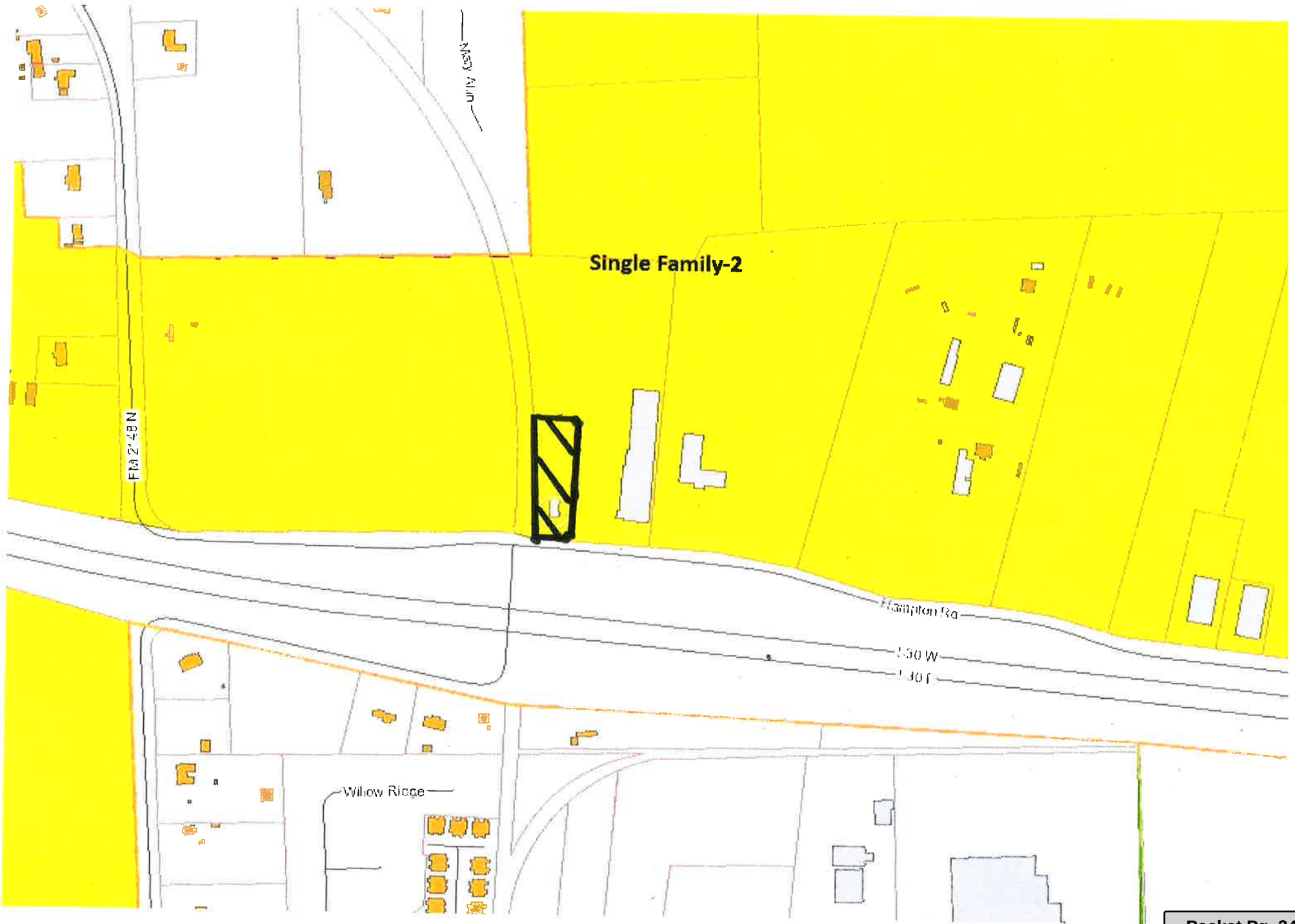
Home Phone & Cell Phone \_\_\_\_\_

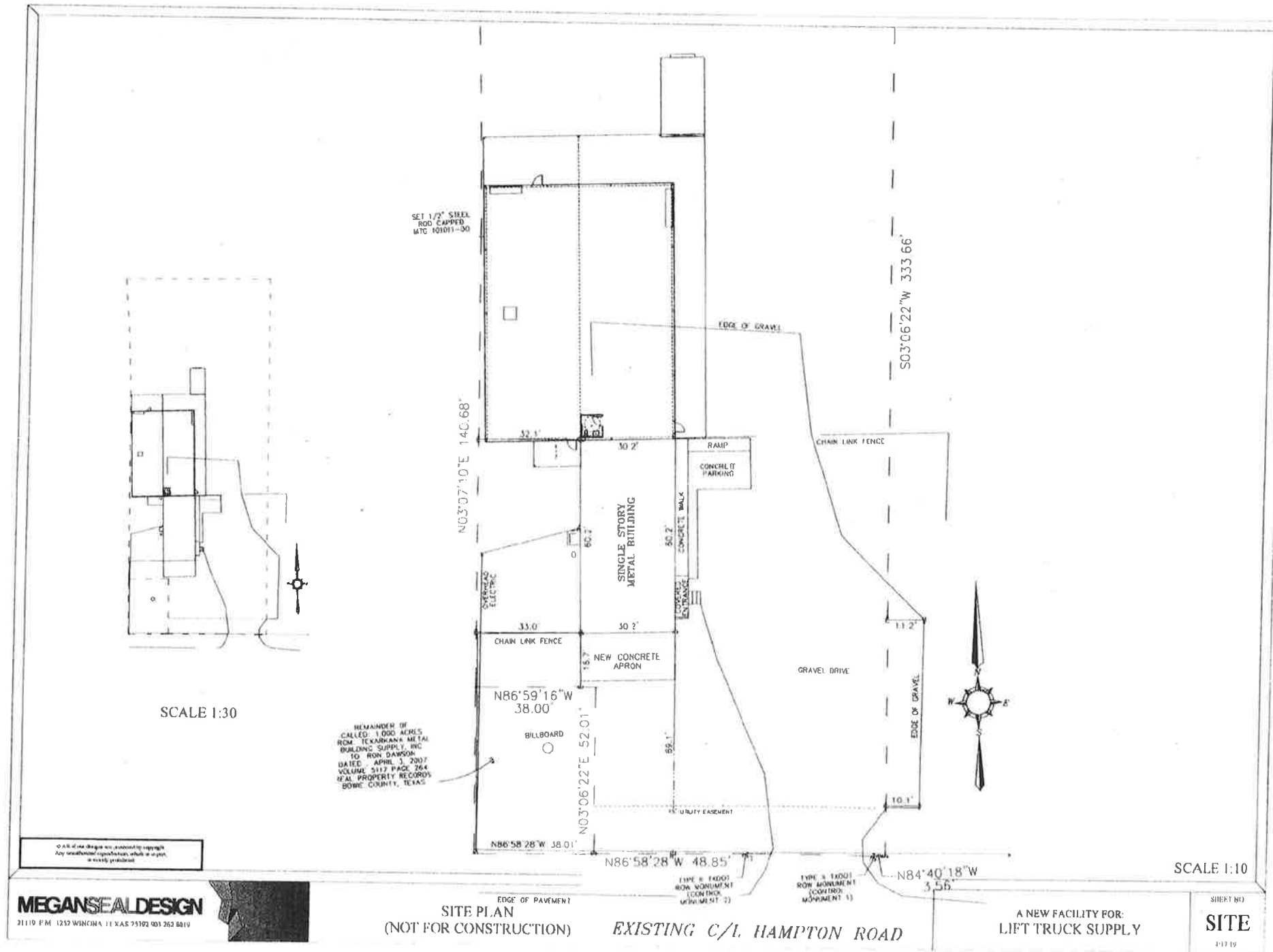
craig.murphy@tyler.net

Email Address \_\_\_\_\_

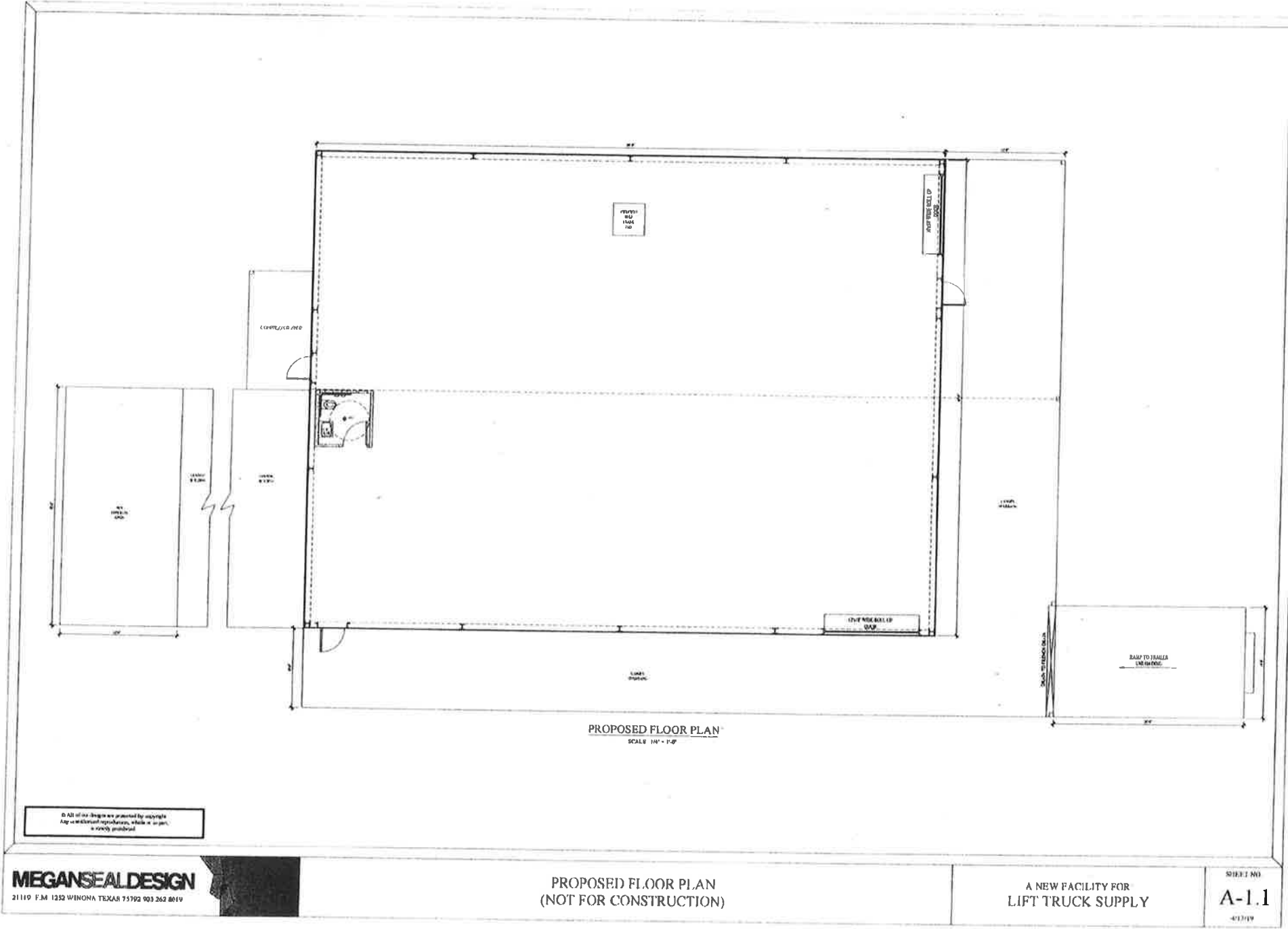
BY SIGNING THIS APPLICATION, YOU HAVE AGREED TO ALLOW THE CITY TO PLACE A SIGN ON YOUR PROPERTY

Attachment: Z-19-13 application (2089 : Z-19-13: SF-2 to Commercial at 8002 Hampton Rd.)

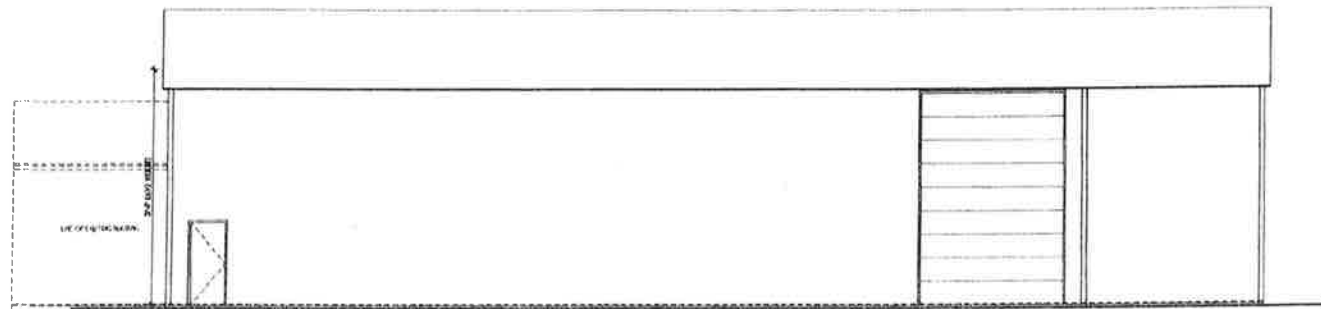




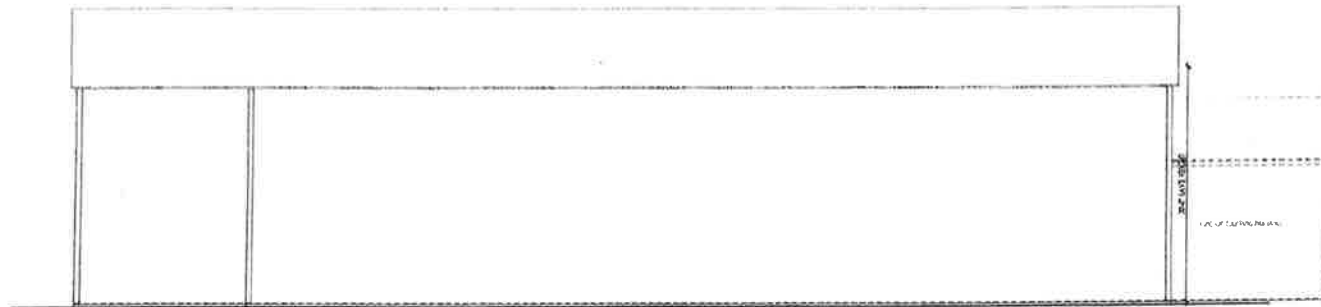
Attachment: Z-19-13 site plan (2089 : Z-19-13: SF-2 to Commercial at 8002 Hampton Rd.)



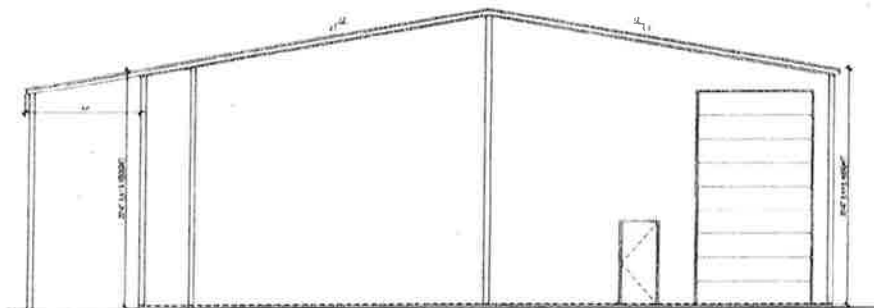




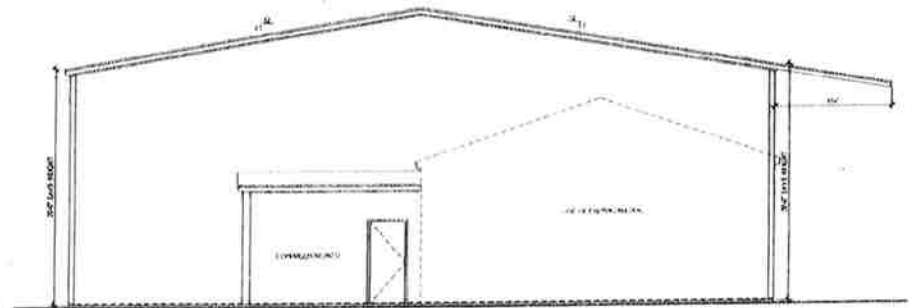
WEST ELEVATION  
SCALE: 1/4" = 1'-0"



EAST ELEVATION  
SCALE: 1/4" = 1'-0"



NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"

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is strictly prohibited.

**MEGAN SEAL DESIGN**  
21119 F.M. 1252 WINONA (IL) 62593-9001 362.8019

EXTERIOR ELEVATIONS  
(NOT FOR CONSTRUCTION)

A NEW FACILITY FOR:  
LIFT TRUCK SUPPLY

SHEET NO.  
**A-2.1**  
#1719

Attachment: Z-19-13 elevations (2089 : Z-19-13: SF-2 to Commercial at 8002 Hampton Rd.)

## City of Texarkana, Texas

**Briefing Sheet**Version:  
Update Date: 5/31/2019 11:39 AM

---

**Lead Department:** Planning and Community Development      **Action Officer:** Debbie Burk,  
**Subject:** Consider approval of Wal-mart Third Addition. Ivan Smith and the City of  
Texarkana, Texas, owners. MTG Engineers and Surveyors, agent.

**Attachments**

- a. Walmart Third Addition      (PDF)

# Memorandum

City of Texarkana, Texas

TO: Planning and Zoning Members

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

SUBJECT: Consider approval of Wal-Mart Third Addition

*[Signature]* 5-29-19

This is a request by SKB Land Investments, Ivan Smith Properties, and the City of Texarkana, Texas owners, and MTG Engineers and Surveyors, agent, to consider the approval of Walmart Third Addition. The purpose of this plat is to adjust lot lots between 3 lots. The City is also dedicating a portion of the lot is owns to Ivan Smith and SKB Investments. This property is located near the Walton Drive and Pavilion Parkway Intersection. Copies of the proposed plats are attached all the correspondence as well from the utility companies.

**Comments are as follows:**

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

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

Attachment: Walmart Third Addition (2091 : Consider Walmart Third Addition)

**MEMORANDUM**

*City of Texarkana, Texas Public Works Department*

TO: City Departments and Utility Representatives  
FROM: Dusty Henslee, P.E., CFM, Director of Public Works  
SUBJECT: Wal-Mart Third Addition  
DATE: May 20, 2019

5-20-19



The City of Texarkana, Texas has received a request for approval of Replat of Lot 3C, Block 1 Replat of Portion of Lot 3, Block 1 Wal-Mart Second Addition and Lot 3A and 3B of the Replat of Lot 2, Block 5 and a part of Lot 3, block 1 Wal-Mart Second Addition. This proposed addition is located inside the Texarkana, Texas city limits at the intersection of Walton Drive and Pavilion Parkway. The purpose of this plat is to split to adjust the lot lines between 3 lots.

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

Please refer to the attachments and provide any comments to me before 12:00 P.M. on Wednesday, May 29, 2019 if possible. This item will be on the June 3, 2019 P & Z agenda.

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

Attachment(s)

Attachment: Walmart Third Addition (2091 : Consider Walmart Third Addition)





# CITY OF TEXARKANA TEXAS

PO Box 1007  
Texarkana, TX 75501  
Phone (903) 798-5920

## Application for Subdivision Plat Approval

### Type:

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

Purpose of Plat: To Adjust Lot Lines Between Three Lots of Two Replats of Wal-Mart Second Addn

Plat Title: Wal-Mart Third Addition

Lot 3C Block 1 Replat of Portion of Lot 3, Block 1 Wal-Mart Second Addn.

Current Legal Description: Lot 3A and 3B of the Replat of Lot 2 Block 5 & A Part of Lot 3, Block 1, Wal-Mart Second Addn.

Total Acreage: 6.222 Acres Number of Lots: 3 Zoning: Commercial

### Owner/Developer Information:

Name: SKB Land Investments, L.P., Ivan Smith Proerties, LLC, The City of Texarkana, TX

Address: 7 Knotty Pine, Texarkana TX

Phone: ( ) \_\_\_\_\_ Fax: ( ) \_\_\_\_\_ Work E-mail: jerry@amreal.com

### Surveyor/Engineer Information:

Name: Jeffrey Wood

Address: 5930 Summerhill Road, Texarkana, TX 75503

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

### Applicant/Agent Information:

Name: Jeffrey Wood

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

5/17/19

Date

Application Fee: \_\_\_\_\_

Received by: \_\_\_\_\_

Revised: 12/21/2015

Attachment: Walmart Third Addition (2091 : Consider Walmart Third Addition)

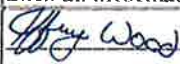


CITY OF

# TEXARKANA

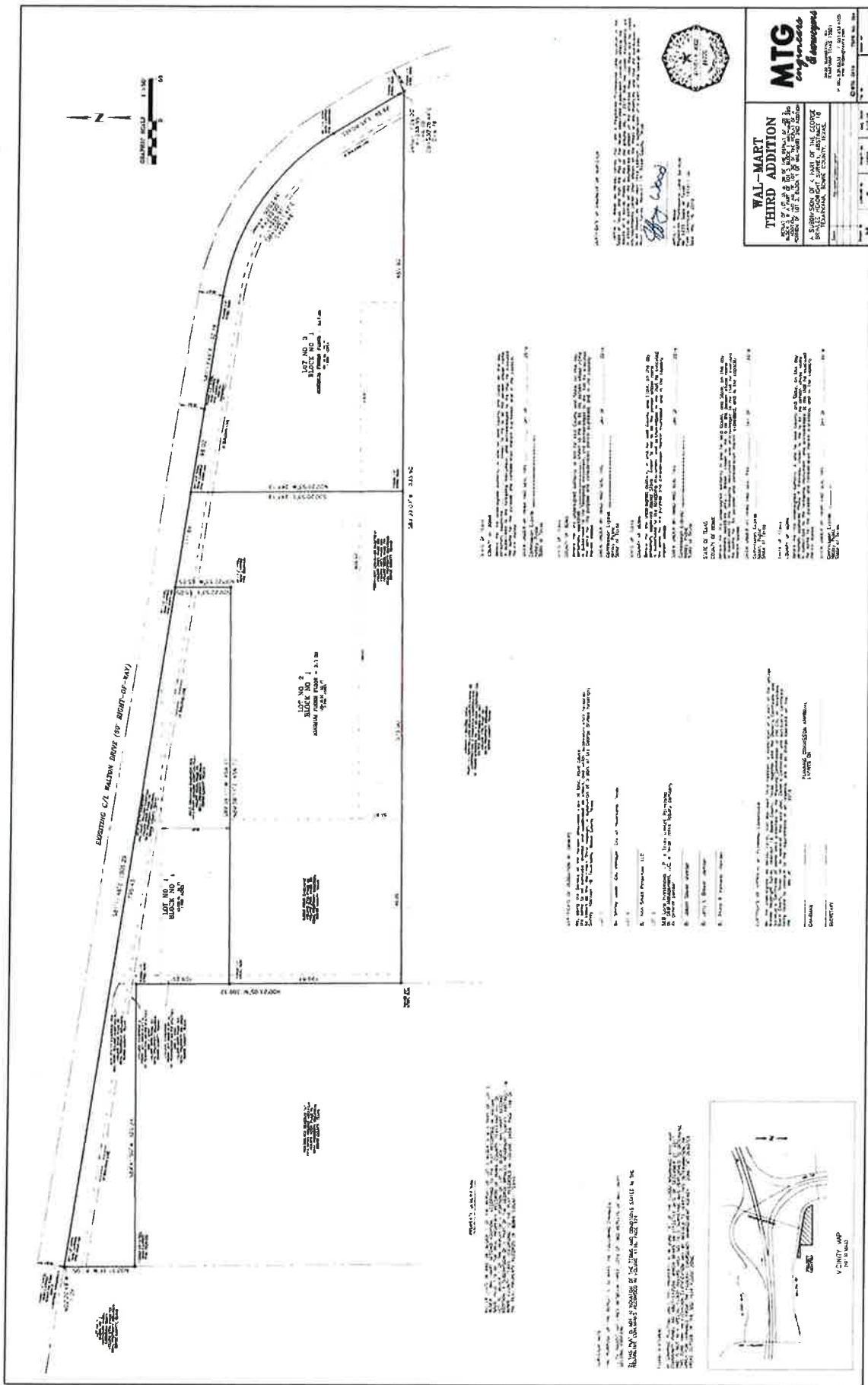
TEXAS

P.O. Box 1967  
Texarkana, TX 75601  
Phone (903) 798-3400

| REPLAT CHECKLIST                                                                                                                                           |                                     |
|------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
| GENERAL INFORMATION / PROJECT DESCRIPTION                                                                                                                  |                                     |
| Date, written and graphic scale (100 scale or smaller) and north arrow                                                                                     | <input checked="" type="checkbox"/> |
| Location Map for proposed development                                                                                                                      | <input checked="" type="checkbox"/> |
| Title and Name of Subdivision                                                                                                                              | <input checked="" type="checkbox"/> |
| Legal Description and identification of tract being subdivided or resubdivided                                                                             | <input checked="" type="checkbox"/> |
| 1. Legal description shall be referenced to a previous recorded subdivision                                                                                |                                     |
| SPECIFIC PLAT INFORMATION                                                                                                                                  |                                     |
| Names or designations of all adjoining subdivisions or properties                                                                                          | <input checked="" type="checkbox"/> |
| Adjacent dedicated streets, alleys, and easements                                                                                                          | <input checked="" type="checkbox"/> |
| Outline of proposed tract (shall stand out compared to other boundary lines)                                                                               | <input checked="" type="checkbox"/> |
| Location and designation of all streets, alleys, and other areas with dimensions that are intended for public use                                          | <input checked="" type="checkbox"/> |
| All block, lot and street boundary lines                                                                                                                   | <input checked="" type="checkbox"/> |
| 1. Blocks and lots shall be numbered                                                                                                                       |                                     |
| 2. Building lines and easements are shown                                                                                                                  |                                     |
| a. Commercial (15')                                                                                                                                        |                                     |
| b. Residential (25')                                                                                                                                       |                                     |
| c. In PUR, building line is not less than 15'                                                                                                              |                                     |
| Surveyor Note explaining purpose of Replat                                                                                                                 | <input checked="" type="checkbox"/> |
| 100 Year FEMA Flood Zones                                                                                                                                  | <input checked="" type="checkbox"/> |
| Finish Floor Elevations (lots adjacent to flood zones and drainage facilities)                                                                             | <input checked="" type="checkbox"/> |
| Shown all necessary dimensions                                                                                                                             | <input checked="" type="checkbox"/> |
| Supplemental Survey Reference Markers                                                                                                                      | <input checked="" type="checkbox"/> |
| Certificate of ownership                                                                                                                                   | <input checked="" type="checkbox"/> |
| Certificate of surveyor                                                                                                                                    | <input checked="" type="checkbox"/> |
| Certificate of approval by planning and zoning commission                                                                                                  | <input checked="" type="checkbox"/> |
| 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. |                                     |
|                                                                         | 5/16/19                             |
| Signature                                                                                                                                                  | Date                                |
| Jeffrey Wood                                                                                                                                               |                                     |
| Printed Name                                                                                                                                               |                                     |

Attachment: Walmart Third Addition (2091 : Consider Walmart Third Addition)

Revised: 12/21/2015



**TEX-Henslee, Dustin**

---

**From:** TEX-Henslee, Dustin  
**Sent:** Monday, May 20, 2019 8:00 AM  
**To:** dwwiley@aep.com; Jeffrey Graham; Poplin, Steven; Chris Jackson; diane.engelkes@centerpointenergy.com; Brandon Brooks; Ronnie Watkins; Rick Syphers; TTFD-Steele, Kenneth; TWU-Smith, Gary; TWU-Phillips, JD; Greg D. Russell (gregr@bcec.com); todc@bcec.com; Zachary S Pianalto; TWU-Rogers, Terri; Edwardo J Manzanares; paul.wong@txdot.gov; Jeff Tollett (jtollett@swrea.com); TEX-Lee, Keith  
**Cc:** TEX-Burk, Debbie; TEX-Orr, David  
**Subject:** Plat Review for June 2019 P & Z-Wal-Mart Third Addition  
**Attachments:** UtilityMemo-PlatReview-WalMartThirdAddtion-June2019P&Z.pdf

All,

The City of Texarkana, Texas has received a request for consideration for the plat of the Wal-Mart Third Addition at the **June 3, 2019 P&Z Meeting**. Please see the attached memo.

Please review and provide any comments to me via email ([dustin.henslee@txkusa.org](mailto:dustin.henslee@txkusa.org)) by 12:00 P.M. on Wednesday, **May 29, 2019**. If you have any questions or comments then please let me know.

Thanks,

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

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

Attachment: Walmart Third Addition (2091 : Consider Walmart Third Addition)

**TEX-Henslee, Dustin**

**From:** TEX-Henslee, Dustin  
**Sent:** Tuesday, May 28, 2019 10:10 AM  
**To:** Brandon Brooks; Rick Syphers; Jeff Tollett (jtollett@swrea.com); 'Greg D. Russell (gregr@bcec.com)' (gregr@bcec.com); 'todc@bcec.com'  
**Subject:** REMINDER: Plat Review for June 2019 P & Z-Wal-Mart Third Addition  
**Attachments:** UtilityMemo-PlatReview-WalMartThirdAddtion-June2019P&Z.pdf

All,

This is just a reminder of the above attached plat review.

Thanks  
 Dusty

**From:** TEX-Henslee, Dustin  
**Sent:** Monday, May 20, 2019 8:00 AM  
**To:** dw Wiley@aep.com; Jeffrey Graham <Jeffrey.Graham@windstream.com>; Poplin, Steven <Steven.Poplin@windstream.com>; Chris Jackson <chris.jackson@windstream.com>; diane.engelkes@centerpointenergy.com; Brandon Brooks <Brandon.Brooks@centerpointenergy.com>; Ronnie Watkins <Ronnie.Watkins@centerpointenergy.com>; Rick Syphers <rick.syphers@cableone.biz>; TTFD-Steele, Kenneth <ksteele@txkusa.org>; TWU-Smith, Gary <gsmith@txkusa.org>; TWU-Phillips, JD <phillips@txkusa.org>; Greg D. Russell (gregr@bcec.com) <gregr@bcec.com>; todc@bcec.com; Zachary S Pinalto <zspialto@aep.com>; TWU-Rogers, Terri <terri.rogers@txkusa.org>; Edwardo J Manzanares <ejmanzanares@aep.com>; paul.wong@txdot.gov; Jeff Tollett (jtollett@swrea.com) <jtollett@swrea.com>; TEX-Lee, Keith <keith.lee@txkusa.org>  
**Cc:** TEX-Burk, Debbie <Burk@txkusa.org>; TEX-Orr, David <david.orr@txkusa.org>  
**Subject:** Plat Review for June 2019 P & Z-Wal-Mart Third Addition

All,

The City of Texarkana, Texas has received a request for consideration for the plat of the Wal-Mart Third Addition at the **June 3, 2019 P&Z Meeting**. Please see the attached memo.

Please review and provide any comments to me via email ([dustin.henslee@txkusa.org](mailto:dustin.henslee@txkusa.org)) by 12:00 P.M. on Wednesday, **May 29, 2019**. If you have any questions or comments then please let me know.

Thanks,

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

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**TEX-Henslee, Dustin**

**From:** Paul Wong <Paul.Wong@txdot.gov>  
**Sent:** Monday, May 20, 2019 4:54 PM  
**To:** TEX-Henslee, Dustin  
**Subject:** RE: Plat Review for June 2019 P & Z-Wal-Mart Third Addition

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

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

**From:** TEX-Henslee, Dustin [mailto:dustin.henslee@txkusa.org]  
**Sent:** Monday, May 20, 2019 8:00 AM  
**To:** dwwiley@aep.com; Jeffrey Graham; Poplin, Steven; Chris Jackson; diane.engelkes@centerpointenergy.com; Brandon Brooks; Ronnie Watkins; Rick Syphers; TTFD-Steele, Kenneth; TWU-Smith, Gary; TWU-Phillips, JD; Greg D. Russell (gregr@bcec.com); todc@bcec.com; Zachary S Pinalto; TWU-Rogers, Terri; Edwardo J Manzanares; Paul Wong; Jeff Tollett (jtollett@swrea.com); TEX-Lee, Keith  
**Cc:** TEX-Burk, Debbie; TEX-Orr, David  
**Subject:** Plat Review for June 2019 P & Z-Wal-Mart Third Addition

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All,

The City of Texarkana, Texas has received a request for consideration for the plat of the Wal-Mart Third Addition at the **June 3, 2019 P&Z Meeting**. Please see the attached memo.

Please review and provide any comments to me via email ([dustin.henslee@txkusa.org](mailto:dustin.henslee@txkusa.org)) by 12:00 P.M. on Wednesday, **May 29, 2019**. If you have any questions or comments then please let me know.

Thanks,

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

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

Attachment: Walmart Third Addition (2091 : Consider Walmart Third Addition)

**TEX-Henslee, Dustin**

**From:** Poplin, Steven <Steven.Poplin@windstream.com>  
**Sent:** Monday, May 20, 2019 8:18 AM  
**To:** TEX-Henslee, Dustin  
**Subject:** RE: Plat Review for June 2019 P & Z-Wal-Mart Third Addition

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

I see no conflicts in this area.

**From:** TEX-Henslee, Dustin <dustin.henslee@txkusa.org>  
**Sent:** Monday, May 20, 2019 8:00 AM  
**To:** dwwiley@aep.com; Graham, Jeffrey <Jeffrey.Graham@windstream.com>; Poplin, Steven <Steven.Poplin@windstream.com>; Jackson, Chris <Chris.Jackson@windstream.com>; diane.engelkes@centerpointenergy.com; Brandon Brooks <Brandon.Brooks@centerpointenergy.com>; Ronnie Watkins <Ronnie.Watkins@centerpointenergy.com>; Rick Syphers <rick.syphers@cableone.biz>; TTFD-Steele, Kenneth <ksteele@txkusa.org>; TWU-Smith, Gary <gsmith@txkusa.org>; TWU-Phillips, JD <phillips@txkusa.org>; Greg D. Russell <gregr@bcec.com> <gregr@bcec.com>; todc@bcec.com; Zachary S Pianalto <zspianalto@aep.com>; TWU-Rogers, Terri <terri.rogers@txkusa.org>; Edwardo J Manzanares <ejmanzanares@aep.com>; paul.wong@txdot.gov; Jeff Tollett <jtollett@swrea.com> <jtollett@swrea.com>; TEX-Lee, Keith <keith.lee@txkusa.org>  
**Cc:** TEX-Burk, Debbie <Burk@txkusa.org>; TEX-Orr, David <david.orr@txkusa.org>  
**Subject:** Plat Review for June 2019 P & Z-Wal-Mart Third Addition

All,

The City of Texarkana, Texas has received a request for consideration for the plat of the Wal-Mart Third Addition at the **June 3, 2019 P&Z Meeting**. Please see the attached memo.

Please review and provide any comments to me via email ([dustin.henslee@txkusa.org](mailto:dustin.henslee@txkusa.org)) by 12:00 P.M. on Wednesday, **May 29, 2019**. If you have any questions or comments then please let me know.

Thanks,

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

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

Attachment: Walmart Third Addition (2091 : Consider Walmart Third Addition)

**TEX-Henslee, Dustin**

**From:** Edwardo J Manzanares <ejmanzanares@aep.com>  
**Sent:** Monday, May 20, 2019 11:33 AM  
**To:** TEX-Henslee, Dustin  
**Cc:** Dusty Wiley; Zac Pianalto  
**Subject:** RE: Plat Review for June 2019 P & Z-Wal-Mart Third Addition

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Dusty,

W're okay with the revised plat adjustments. SWEPCo's facilities lie within the dedicated utility easement on the west side of Block No. 1 – Lot No. 1 & 2.



**EDUARDO J MANZANARES | ENGINEER ASSC**  
 E.JMANZANARES@AEP.COM | D:903 223 5721  
 3708 W 7TH ST, TEXARKANA, TX 75501-6324

**From:** TEX-Henslee, Dustin <dustin.henslee@txkusa.org>  
**Sent:** Monday, May 20, 2019 8:00 AM  
**To:** Dusty Wiley <dwwiley@aep.com>; Jeffrey Graham <Jeffrey.Graham@windstream.com>; Poplin, Steven <Steven.Poplin@windstream.com>; Chris Jackson <chris.jackson@windstream.com>; diane.engelkes@centerpointenergy.com; Brandon Brooks <Brandon.Brooks@centerpointenergy.com>; Ronnie Watkins <Ronnie.Watkins@centerpointenergy.com>; Rick Syphers <rick.syphers@cableone.biz>; TTFD-Steele, Kenneth <ksteele@txkusa.org>; TWU-Smith, Gary <gsmith@txkusa.org>; TWU-Phillips, JD <phillips@txkusa.org>; Greg D. Russell (greg@bcec.com) <greg@bcec.com>; todc@bcec.com; Zac Pianalto <zspianalto@aep.com>; TWU-Rogers, Terri <terri.rogers@txkusa.org>; Edwardo J Manzanares <ejmanzanares@aep.com>; paul.wong@txdot.gov; Jeff Tollett (jtollett@swrea.com) <jtollett@swrea.com>; TEX-Lee, Keith <keith.lee@txkusa.org>  
**Cc:** TEX-Burk, Debbie <Burk@txkusa.org>; TEX-Orr, David <david.orr@txkusa.org>  
**Subject:** [EXTERNAL] Plat Review for June 2019 P & Z-Wal-Mart Third Addition

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

All,

The City of Texarkana, Texas has received a request for consideration for the plat of the Wal-Mart Third Addition at the **June 3, 2019 P&Z Meeting**. Please see the attached memo.

Please review and provide any comments to me via email ([dustin.henslee@txkusa.org](mailto:dustin.henslee@txkusa.org)) by 12:00 P.M. on **Wednesday, May 29, 2019**. If you have any questions or comments then please let me know.

Thanks,



## Texarkana Water Utilities

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

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

# MEMORANDUM

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

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

**Date:** May 20, 2019

**Re:** **Replat of Lot 3C, Block 1 Replat of Portion of Lot 3, Block 1 Wal-Mart Second Addition and Lot 3A and 3B of the Replat of Lot 2, Block 5 and a part of Lot 3, Block 1 Wal-Mart Second Addition.**

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

1. There is an existing eight-inch (8") water main along the north side of Walton Drive running west from Pavilion Parkway and an existing ten-inch (10") water main along the north side of Walton Drive running east from Pavilion Parkway. There is also an existing ten-inch (10") water main along the south side of Walton Drive beginning approximately at the northwest corner of Lot 1, Block 1 and running east, parallel with Walton Drive approximately 330', then turning south and running along the west boundary line of Lot 2, Block 1. There is also an existing eight-inch (8") water main beginning approximately at the south west corner of Lot 2, Block 1 and running in an easterly direction for approximately 500'.
2. There is an existing eight-inch (8") sanitary sewer main along the north side of Walton Drive from Pavilion Parkway running in a westerly direction approximately 1,150'. There is also an existing eight-inch (8") sanitary sewer main along the west side of Walton Drive for a portion of Lot 3, Block 1.
3. There is an existing six-inch (6") sanitary sewer force main along the south side of Walton Drive for a portion of Lot 1, Block 1, Lot 2, Block 1, and Lot 3, Block 1.
4. The Utility reserves the right to request additional utility easements upon review of the plans.
5. The size and location of the existing water and sanitary sewer mains have not been field verified. The developer's representative shall field verify the size and location of the existing utilities before designing or constructing extensions of the system

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

cc: J. D. Phillips, P.E., Executive Director, TWU  
Kenny Icenhower, P.E., Design Engineer, TWU  
Bill Moss, GIS Technician, TWU



# TEXARKANA TEXAS FIRE DEPARTMENT

Fire Chief Eric Schlotter

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



## Re-plat review

To: Dusty Henslee, City Engineer City of Texarkana Texas

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

DATE: May 21, 2019

SUBJECT: Replat of Wal-Mart Third Addition  
(replat of Lot 3C Block 1 replat of portion of Lot 3, Block 1 Wal-Mart Second Addition and Lot 3A and 3B of the replat of Lot 2, Block 5 and part of Lot 3, Block 2 Wal-Mart Second Additon)

Mr. Henslee,

**This office has no discrepancies with the replat noted above;** the following are items the owner or contractor will be required to meet or comply with at time of development.

### Address

The address shall be posted with numbers not less than 4-inches but shall be discernible from the street of address.

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

### Fire Lane

Local ordinance requires that a fire lane be provided for all occupancies when all parts of the building are not within 150 feet of a public street or designated fire lane. The fire lane shall be installed in accordance with Texarkana, Texas City Ordinance # 141-2000;

<https://library.municode.com/index.aspx?clientId=10286>.

Minimum turning radii shall conform to an AASHTO WB-40 vehicle through said radius without infringing on areas outside the fire lane.

### Water Supplies for Fire Protection

The International Fire Code requires an approved water supply for fire protection for structures or portions of structures constructed or moved into the jurisdiction. The fire flow requirements for those structures shall be based on the ISO Needed Fire Flow Formula. Where a portion of the

Attachment: Walmart Third Addition (2091 : Consider Walmart Third Addition)

structure is more than 400 feet for non- sprinklered buildings or 600 feet for fully sprinklered buildings from a fire hydrant on a fire apparatus access or public road as measured by hose lay around the exterior of the structure, on site fire hydrants and mains shall be provided where required by the fire code official.

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

#### Knox Rapid Entry System

In accordance with Texarkana, Texas City Ordinance # 142-2000, the owner or occupant shall install a Knox Box of sufficient size to hold access keys for the structure and any other keys deemed necessary and directed by the Fire Official. Each key shall be labeled in a way that will enable the Fire Official to determine which lock it operates. The box shall be mounted within three feet of the main entry door at a height four to eight feet above the exterior grade. Multi-occupant strip buildings shall have a Knox Box for every 100 feet or portion of 100 feet of building frontage. The owner or occupant of any apartment complex, storage facility, residential community, or other development having gated access that may impair Fire Department emergency access shall install a keyed access system of a type approved by the Fire Official. The owner or occupant shall contact the Building and Life Safety Division at 903-798-3994 for a Knox Box order form or additional information concerning this requirement.

**Knox Boxes can be ordered on line at the following link:**

**<https://www.knoxbox.com/store/registerDept.cfm>**.

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

Regards,

Ken Steele  
Fire Inspector  
Building & Life Safety Division  
Texarkana Texas Fire Department  
903-798-3909  
[ksteele@txkusa.org](mailto:ksteele@txkusa.org)

## City of Texarkana, Texas

Version:

Update Date: 5/31/2019 2:18 PM

**Briefing Sheet**

**Lead Department:** Planning and Community Development **Action Officer:** Debbie Burk,  
**Subject:** Consider preliminary and final plat for Premier Triplexes Subdivision. Premier Triplexes, owner. MTG Engineering and Surveying, agent.

**Updates/History of Briefing:**

(Insert Date Here):

(Insert Text Here) or Select, Delete this and all text with parentheses and say "NOT APPLICABLE"

**Executive Summary and Background Information:****Potential Options:**

- List or "None"
- 

**Fiscal Implications:**

(Insert Text Here)

**Staff Recommendation:**

(Insert Text Here)

**Advisory Board/Committee Review:**

(Advisory Board/Committee Name OR say "NONE")

**Board/Committee Recommendation:**

(Insert Date Here):

(Insert Text Here or say "NOT APPLICABLE")

**Advisory Board/Committee Meeting Date and Minutes:**

(Insert Minutes Here) or Select, Delete this and all text in this area and say "NOT APPLICABLE"

**Attachments**

- Prel. & final plat - Premier Triplexes (PDF)

## Memorandum

City of Texarkana, Texas

TO: Planning and Zoning Members

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

*DH* 5-29-19

SUBJECT: Consider approval of preliminary and final plat for Premier Triplexes

This is a request by Premier Triplexes, owner, and MTG Engineers and Surveyors, agent, to consider the preliminary and final plat for Premier Triplexes Subdivision. This subdivision is located near the intersection of New Boston Road and Old Boston Road. Copies of the proposed plats are attached as well all the correspondence from the utility companies.

### Comments are as follows:

1. Texas Department of Transportation – No issues
2. Reliant/Arkla Gas –No issues
3. Cable One – No issues
4. Windstream Communications- No issues
5. Electric company –  
 AEP - **show easement provided by AEP on plats.**  
 Bowie Cass – Not in service area  
 REA – Not in service area
6. TWU- Texarkana Water and Sewer Service – No issues. See TWU Memo
7. Public Works/ Planning -
  1. A tax certificate of the property for recording purposes from the BCAD must be provided showing all taxes on this proposed plat have been paid in order to be recorded at the County Courthouse. (Texas State Legislature amendment 12.002 of the Texas Property Code)
  2. Mylar copy after recording to public works department and via electronic media.
  3. **Easements dedications need to be shown more clear and labeled.**
  4. **Drainage facilities need to be shown in a private drainage easement.**
  5. **Preliminary plat needs to be signed.**
8. Fire Department – No issues.

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

**MEMORANDUM**

*City of Texarkana, Texas Public Works Department*

TO: City Departments and Utility Representatives

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

5-20-19

SUBJECT: Premier Triplexes Subdivision Final and Preliminary Plat 

DATE: May 20, 2019

The City of Texarkana, Texas has received a request for approval of the final and preliminary plat for Premier Triplexes Subdivision. This proposed addition is located inside the Texarkana, Texas city limits near the New Boston Road and Old Boston Road Intersection.

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

Please refer to the attachments and provide any comments to me before 12:00 P.M. Wednesday, May 29, 2019 if possible. This item will be on the June 3, 2019 P & Z agenda.

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

Attachment(s)





# CITY OF TEXARKANA TEXAS

2013 City Code  
Ordinance 17, TX 75504  
Phone (903) 838-3331

## Application for Subdivision Plat Approval

**Type:** ☒ Preliminary ☒ Final ☐ Replat ☐ Minor ☐ Amended ☐ Vacation

Purpose of Plat: Create a 1 Lot Subdivision

**Plat Title:** Premier Triplexes Subdivision

**Current Legal Description:** 2.30 & 11.427 acres in the Thomas Price Headright, Abstract 466

**Total Acreage:** 13.708 **Number of Lots:** 1 **Zoning:** Commercial

### Owner/Developer Information:

Name: Premier Triplexes LLC

Address: 6822 Summerhill Road, Texarkana, TX 75503

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

### Surveyor/Engineer Information:

Name: Jeffrey Wood - MTG Engineers & Surveyors

Address: 5930 Summerhill Road, Texarkana TX 75503

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

### Applicant/Agent Information:

Name: Jeffrey Wood - MTG Engineers & Surveyors

Address: 5930 Summerhill Road, Texarkana TX 75503

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

### Required Documents:

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

### Owners/Applicant Certification

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

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

Jeffrey Wood

Applicant's Printed Name

*Jeffrey Wood*

Applicant's Signature

5/16/19

Date

Application Fee: \_\_\_\_\_

Received by: \_\_\_\_\_

Revised: 12/21/2015

Attachment: Prel. & final plat - Premier Triplexes (2092 : Consider approving plate of Prelimar Triplexes Subdivision)



CITY OF  
**TEXARKANA**  
TEXAS

P.O. Box 1967  
Texarkana, TX 75501  
Phone (903) 798-3900

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

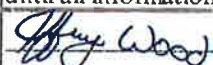
Revised: 12/21/2015

Attachment: Prel. & final plat - Premier Triplexes (2092 : Consider approving plate of Preliminar Triplexes Subdivision)



CITY OF  
**TEXARKANA**  
TEXAS

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

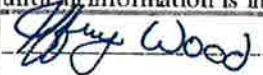
| PROPOSED FEATURES                                                                                                                                          |                                     |
|------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
| Streets, roads, alleys                                                                                                                                     | <input checked="" type="checkbox"/> |
| Utilities                                                                                                                                                  | <input checked="" type="checkbox"/> |
| 1. Water                                                                                                                                                   |                                     |
| 2. Sewer                                                                                                                                                   |                                     |
| 3. Gas                                                                                                                                                     |                                     |
| 4. Electric                                                                                                                                                |                                     |
| 5. Cable, Phone, Etc.                                                                                                                                      |                                     |
| Survey Information                                                                                                                                         | <input checked="" type="checkbox"/> |
| 1. Lot Information                                                                                                                                         |                                     |
| 2. Easements                                                                                                                                               |                                     |
| 3. Building Lines                                                                                                                                          |                                     |
| 4. Street Names                                                                                                                                            |                                     |
| 5. Setbacks                                                                                                                                                |                                     |
| Parks                                                                                                                                                      | <input checked="" type="checkbox"/> |
| Drainage Facilities                                                                                                                                        | <input checked="" type="checkbox"/> |
| 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)                                                                                                              | <input checked="" type="checkbox"/> |
| Registered Professional Land Surveyor Seal                                                                                                                 | <input checked="" type="checkbox"/> |
| 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. |                                     |
|                                                                         | 5/16/19                             |
| Signature                                                                                                                                                  | Date                                |
| Jeffrey Wood                                                                                                                                               |                                     |
| Printed Name                                                                                                                                               |                                     |

Attachment: Prel. & final plat - Premier Triplexes (2092 : Consider approving plate of Preliminar Triplexes Subdivision)



CITY OF  
**TEXARKANA**  
TEXAS

P.O. Box 1967  
Texarkana, TX 75704  
Phone (903) 798-3900

| FINAL PLAT CHECKLIST                                                                                                                                       |                                     |
|------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
| GENERAL INFORMATION / PROJECT DESCRIPTION                                                                                                                  |                                     |
| Date, written and graphic scale (100 scale or smaller) and north arrow                                                                                     | <input checked="" type="checkbox"/> |
| Location Map for proposed development                                                                                                                      | <input checked="" type="checkbox"/> |
| Title and Name of Subdivision                                                                                                                              | <input checked="" type="checkbox"/> |
| Legal Description and identification of tract being subdivided or resubdivided                                                                             | <input checked="" type="checkbox"/> |
| 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                                                                                          | <input checked="" type="checkbox"/> |
| Adjacent dedicated streets, alleys, and easements                                                                                                          | <input checked="" type="checkbox"/> |
| Outline of proposed tract (shall stand out compared to other boundary lines)                                                                               | <input checked="" type="checkbox"/> |
| Location and designation of all streets, alleys, and other areas with dimensions that are intended for public use                                          | <input checked="" type="checkbox"/> |
| All block, lot and street boundary lines                                                                                                                   | <input checked="" type="checkbox"/> |
| 1. Blocks and lots shall be numbered                                                                                                                       |                                     |
| 2. Building lines and easements are shown                                                                                                                  |                                     |
| a. Commercial (15')                                                                                                                                        |                                     |
| b. Residential (25')                                                                                                                                       |                                     |
| c. In PUR, building line is not less than 15'                                                                                                              |                                     |
| 100 Year FEMA Flood Zones                                                                                                                                  | <input checked="" type="checkbox"/> |
| Finish Floor Elevations (lots adjacent to flood zones and drainage facilities)                                                                             | <input checked="" type="checkbox"/> |
| Shown all necessary dimensions                                                                                                                             | <input checked="" type="checkbox"/> |
| Supplemental Survey Reference Markers                                                                                                                      | <input checked="" type="checkbox"/> |
| Certificate of ownership                                                                                                                                   | <input checked="" type="checkbox"/> |
| Certificate of surveyor                                                                                                                                    | <input checked="" type="checkbox"/> |
| Certificate of approval by planning and zoning commission                                                                                                  | <input checked="" type="checkbox"/> |
| 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. |                                     |
|                                                                         | 5/16/19                             |
| Signature                                                                                                                                                  | Date                                |
| Jeffrey Wood                                                                                                                                               |                                     |
| Printed Name                                                                                                                                               |                                     |

Revised: 12/21/2015

Attachment: Prel. & final plat - Premier Triplexes (2092 : Consider approving plate of Prelimar Triplexes Subdivision)



TEX-Henslee, Dustin

**From:** TEX-Henslee, Dustin  
**Sent:** Monday, May 20, 2019 8:02 AM  
**To:** 'dwwiley@aep.com'; Jeffrey Graham; 'Poplin, Steven'; Chris Jackson; 'diane.engelkes@centerpointenergy.com'; Brandon Brooks; Ronnie Watkins; Rick Syphers; TTFD-Steele, Kenneth; TWU-Smith, Gary; TWU-Phillips, JD; 'Greg D. Russell (gregr@bcec.com)'; 'todc@bcec.com'; 'Zachary S Pianalto'; TWU-Rogers, Terri; 'Edwardo J Manzanares'; 'paul.wong@txdot.gov'; Jeff Tollett (jtollett@swrea.com); TEX-Lee, Keith  
**Cc:** TEX-Burk, Debbie; TEX-Orr, David  
**Subject:** Plat Review for June 2019 P & Z-Premier Triplexs Subdivision  
**Attachments:** UtilityMemo-PlatReview-PremierTriplexesSubdivision-June2019P&Z.pdf

All,

The City of Texarkana, Texas has received a request for consideration for the plat of the Premier Triplexs Subdivision at the **June 3, 2019 P&Z Meeting**. Please see the attached memo.

Please review and provide any comments to me via email ([dustin.henslee@txkusa.org](mailto:dustin.henslee@txkusa.org)) by 12:00 P.M. on Wednesday, **May 29, 2019**. If you have any questions or comments then please let me know.

Thanks,

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

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

Attachment: Prel. & final plat - Premier Triplexes (2092 : Consider approving plate of Prelimar Triplexes Subdivision)



TEX-Henslee, Dustin

**From:** TEX-Henslee, Dustin  
**Sent:** Tuesday, May 28, 2019 10:08 AM  
**To:** Brandon Brooks; Rick Syphers; Jeff Tollett (jtollett@swrea.com); 'Greg D. Russell (gregr@bcec.com)' (gregr@bcec.com); 'todc@bcec.com'  
**Subject:** REMINDER: Plat Review for June 2019 P & Z-Premier Triplexes Subdivision  
**Attachments:** UtilityMemo-PlatReview-PremierTriplexesSubdivision-June2019P&Z.pdf

All,

This is just a reminder for the above attached plat review.

Thanks  
Dusty

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**Cc:** TEX-Burk, Debbie <Burk@txkusa.org>; TEX-Orr, David <david.orr@txkusa.org>  
**Subject:** Plat Review for June 2019 P & Z-Premier Triplexes Subdivision

All,

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Please review and provide any comments to me via email ([dustin.henslee@txkusa.org](mailto:dustin.henslee@txkusa.org)) by 12:00 P.M. on Wednesday, **May 29, 2019**. If you have any questions or comments then please let me know.

Thanks,

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

Attachment: Prel. & final plat - Premier Triplexes (2092 : Consider approving plate of Prelimar Triplexes Subdivision)

**TEX-Henslee, Dustin**

**From:** Paul Wong <Paul.Wong@txdot.gov>  
**Sent:** Monday, May 20, 2019 4:55 PM  
**To:** TEX-Henslee, Dustin  
**Subject:** RE: Plat Review for June 2019 P & Z-Premier Triplexes Subdivision

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

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

**From:** TEX-Henslee, Dustin [mailto:dustin.henslee@txkusa.org]  
**Sent:** Monday, May 20, 2019 8:02 AM  
**To:** dwwiley@aep.com; Jeffrey Graham; Poplin, Steven; Chris Jackson; diane.engelkes@centerpointenergy.com; Brandon Brooks; Ronnie Watkins; Rick Syphers; TTFD-Steele, Kenneth; TWU-Smith, Gary; TWU-Phillips, JD; Greg D. Russell (greg@bcec.com); tod@bcec.com; Zachary S Pianalto; TWU-Rogers, Terri; Edwardo J Manzanares; Paul Wong; Jeff Tollett (jtollett@swrea.com); TEX-Lee, Keith  
**Cc:** TEX-Burk, Debbie; TEX-Orr, David  
**Subject:** Plat Review for June 2019 P & Z-Premier Triplexes Subdivision

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All,

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Please review and provide any comments to me via email ([dustin.henslee@txkusa.org](mailto:dustin.henslee@txkusa.org)) by 12:00 P.M. on Wednesday, **May 29, 2019**. If you have any questions or comments then please let me know.

Thanks,

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

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

**TEX-Henslee, Dustin**

**From:** Syphers, Rick <Donald.Syphers@cableone.biz>  
**Sent:** Tuesday, May 28, 2019 4:28 PM  
**To:** TEX-Henslee, Dustin  
**Subject:** RE: REMINDER: Plat Review for June 2019 P & Z-Premier Triplexs Subdivision

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

Cable One Inc. is fine with the plat.

**From:** TEX-Henslee, Dustin <dustin.henslee@txkusa.org>  
**Sent:** Tuesday, May 28, 2019 10:08 AM  
**To:** Brandon Brooks <Brandon.Brooks@centerpointenergy.com>; Syphers, Rick <Donald.Syphers@cableone.biz>; Jeff Tollett (jtollett@swrea.com) <jtollett@swrea.com>; 'Greg D. Russell (gregr@bcec.com)' (gregr@bcec.com) <gregr@bcec.com>; 'todc@bcec.com' <todc@bcec.com>  
**Subject:** REMINDER: Plat Review for June 2019 P & Z-Premier Triplexs Subdivision

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

All,

This is just a reminder for the above attached plat review.

Thanks  
Dusty

**From:** TEX-Henslee, Dustin  
**Sent:** Monday, May 20, 2019 8:02 AM  
**To:** 'dwwiley@aep.com' <dwwiley@aep.com>; Jeffrey Graham <Jeffrey.Graham@windstream.com>; 'Poplin, Steven' <Steven.Poplin@windstream.com>; Chris Jackson <chris.jackson@windstream.com>; 'diane.engelkes@centerpointenergy.com' <diane.engelkes@centerpointenergy.com>; Brandon Brooks <Brandon.Brooks@centerpointenergy.com>; Ronnie Watkins <Ronnie.Watkins@centerpointenergy.com>; Rick Syphers <rick.syphers@cableone.biz>; TTFD-Steele, Kenneth <ksteele@txkusa.org>; TWU-Smith, Gary <gsmith@txkusa.org>; TWU-Phillips, JD <phillips@txkusa.org>; 'Greg D. Russell (gregr@bcec.com)' <gregr@bcec.com>; 'todc@bcec.com' <todc@bcec.com>; 'Zachary S Pianalto' <zspianalto@aep.com>; TWU-Rogers, Terri <terri.rogers@txkusa.org>; 'Edwardo J Manzanares' <ejmanzanares@aep.com>; 'paul.wong@txdot.gov' <paul.wong@txdot.gov>; Jeff Tollett (jtollett@swrea.com) <jtollett@swrea.com>; TEX-Lee, Keith <keith.lee@txkusa.org>  
**Cc:** TEX-Burk, Debbie <Burk@txkusa.org>; TEX-Orr, David <david.orr@txkusa.org>  
**Subject:** Plat Review for June 2019 P & Z-Premier Triplexs Subdivision

All,

The City of Texarkana, Texas has received a request for consideration for the plat of the Premier Triplexs Subdivision at the **June 3, 2019** P&Z Meeting. Please see the attached memo.

TEX-Henslee, Dustin

**From:** Poplin, Steven <Steven.Poplin@windstream.com>  
**Sent:** Monday, May 20, 2019 8:18 AM  
**To:** TEX-Henslee, Dustin  
**Subject:** RE: Plat Review for June 2019 P & Z-Premier Triplexs Subdivision

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

I see no conflicts in this area.

**From:** TEX-Henslee, Dustin <dustin.henslee@txkusa.org>  
**Sent:** Monday, May 20, 2019 8:02 AM  
**To:** dwwiley@aep.com; Graham, Jeffrey <Jeffrey.Graham@windstream.com>; Poplin, Steven <Steven.Poplin@windstream.com>; Jackson, Chris <Chris.Jackson@windstream.com>; diane.engelkes@centerpointenergy.com; Brandon Brooks <Brandon.Brooks@centerpointenergy.com>; Ronnie Watkins <Ronnie.Watkins@centerpointenergy.com>; Rick Syphers <rick.syphers@cableone.biz>; TTFD-Steele, Kenneth <ksteele@txkusa.org>; TWU-Smith, Gary <gsmith@txkusa.org>; TWU-Phillips, JD <phillips@txkusa.org>; Greg D. Russell (gregr@bcec.com) <gregr@bcec.com>; todc@bcec.com; Zachary S Pianalto <zspianalto@aep.com>; TWU-Rogers, Terri <terri.rogers@txkusa.org>; Edwardo J Manzanares <ejmanzanares@aep.com>; paul.wong@txdot.gov; Jeff Tollett (jtollett@swrea.com) <jtollett@swrea.com>; TEX-Lee, Keith <keith.lee@txkusa.org>  
**Cc:** TEX-Burk, Debbie <Burk@txkusa.org>; TEX-Orr, David <david.orr@txkusa.org>  
**Subject:** Plat Review for June 2019 P & Z-Premier Triplexs Subdivision

All,

The City of Texarkana, Texas has received a request for consideration for the plat of the Premier Triplexs Subdivision at the **June 3, 2019 P&Z Meeting**. Please see the attached memo.

Please review and provide any comments to me via email ([dustin.henslee@txkusa.org](mailto:dustin.henslee@txkusa.org)) by 12:00 P.M. on Wednesday, **May 29, 2019**. If you have any questions or comments then please let me know.

Thanks,

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

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

Attachment: Prel. & final plat - Premier Triplexes (2092 : Consider approving plate of Prelimar Triplexes Subdivision)

**TEX-Henslee, Dustin**

**From:** Zac Pianalto <zspianalto@aep.com>  
**Sent:** Monday, May 20, 2019 8:35 AM  
**To:** TEX-Henslee, Dustin  
**Subject:** RE: Plat Review for June 2019 P & Z-Premier Triplexs Subdivision  
**Attachments:** Premier Triplexes Recorded Easement.pdf

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

Dusty,  
 Attached is the SWEPCO easement we obtained on the property, in case you needed to see the electric route. I would be glad to help if you have any questions.  
 Thanks,  
 Zac



**ZAC PIANALTO | ENGINEER**  
[ZSPIANALTO@AEP.COM](mailto:ZSPIANALTO@AEP.COM) | D:903 223 5731 | C:903 826 5027  
 3708 W 7TH ST, TEXARKANA, TX 75501-6324

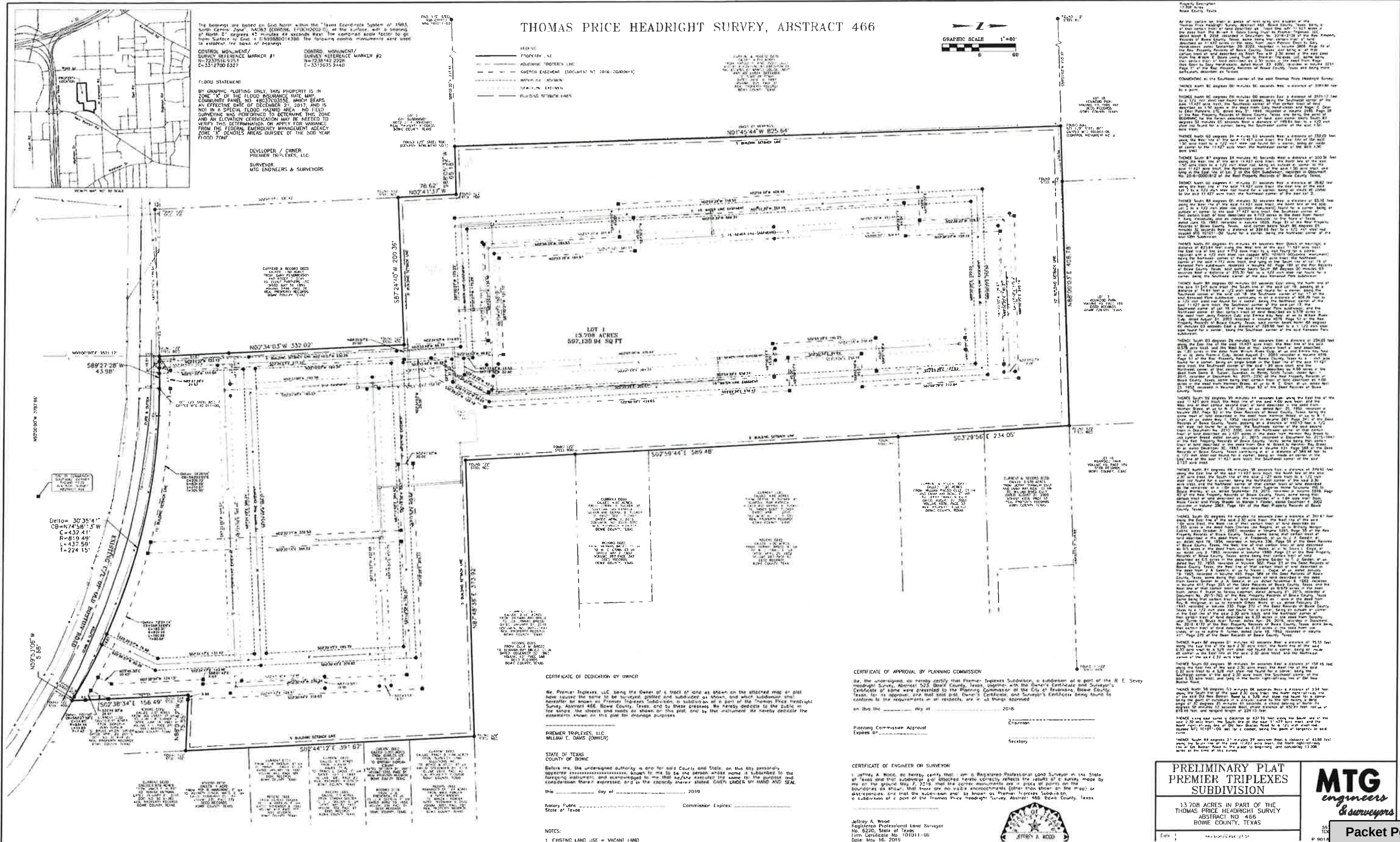
**From:** TEX-Henslee, Dustin <dustin.henslee@txkusa.org>  
**Sent:** Monday, May 20, 2019 8:02 AM  
**To:** Dusty Wiley <dwwiley@aep.com>; Jeffrey Graham <Jeffrey.Graham@windstream.com>; Poplin, Steven <Steven.Poplin@windstream.com>; Chris Jackson <chris.jackson@windstream.com>; Diane Engelkes <diane.engelkes@centerpointenergy.com>; Brandon Brooks <Brandon.Brooks@centerpointenergy.com>; Ronnie Watkins <Ronnie.Watkins@centerpointenergy.com>; Rick Syphers <rick.syphers@cableone.biz>; TTFD-Steele, Kenneth <ksteele@txkusa.org>; TWU-Smith, Gary <gsmith@txkusa.org>; TWU-Phillips, JD <phillips@txkusa.org>; Greg D. Russell <gregr@bcec.com> <gregr@bcec.com>; Todc <todc@bcec.com>; Zac Pianalto <zspianalto@aep.com>; TWU-Rogers, Terri <terri.rogers@txkusa.org>; Edwardo J Manzanares <ejmanzanares@aep.com>; Paul Wong <paul.wong@txdot.gov>; Jeff Tollett <jtollett@swrea.com> <jtollett@swrea.com>; TEX-Lee, Keith <keith.lee@txkusa.org>  
**Cc:** TEX-Burk, Debbie <Burk@txkusa.org>; TEX-Orr, David <david.orr@txkusa.org>  
**Subject:** [EXTERNAL] Plat Review for June 2019 P & Z-Premier Triplexs Subdivision

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

All,

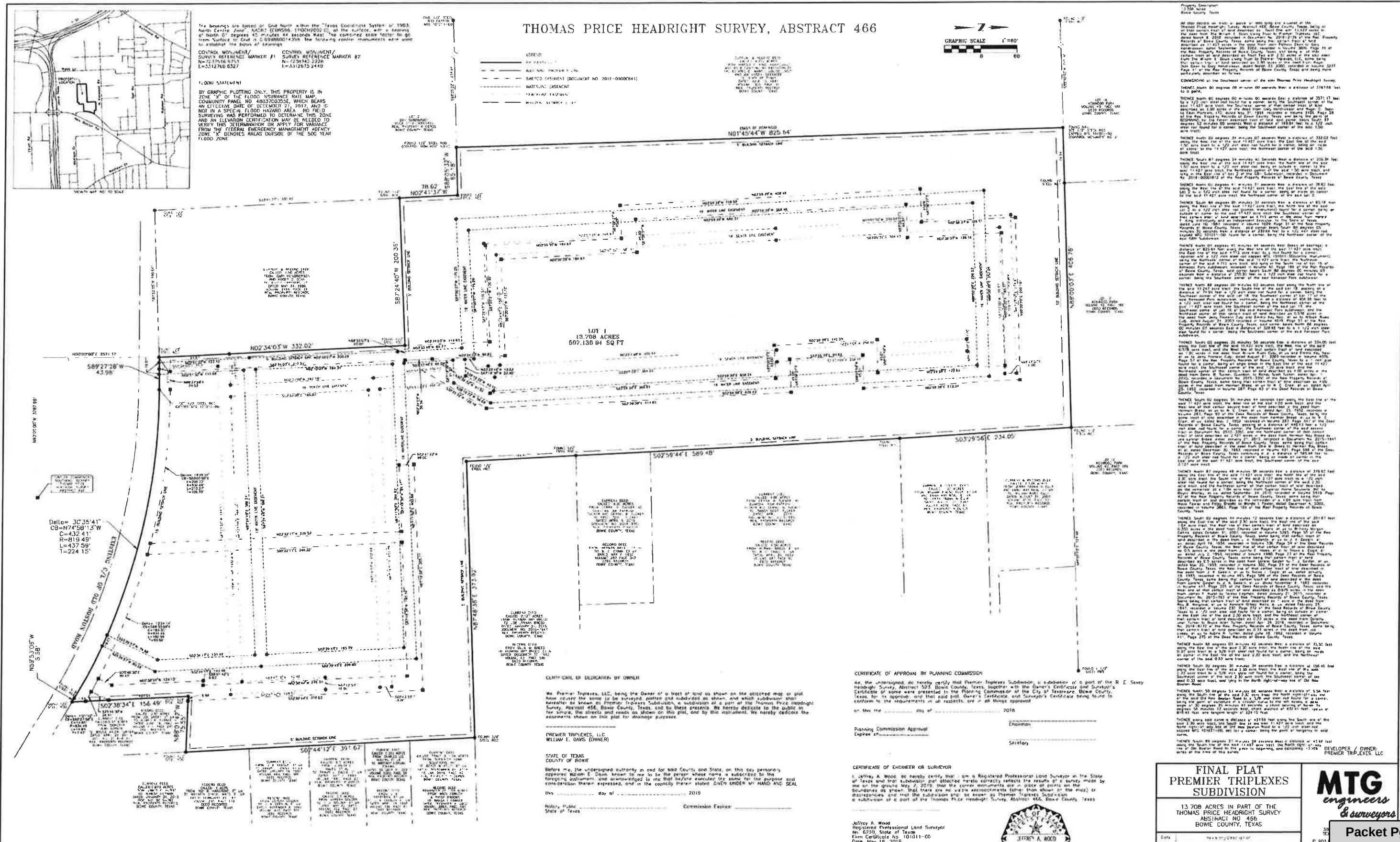
The City of Texarkana, Texas has received a request for consideration for the plat of the Premier Triplexs Subdivision at the **June 3, 2019 P&Z Meeting**. Please see the attached memo.





Attachment: Prel. & final plat - Premier Triplexes (2092 : Consider approving plate of Preliminary Triplexes Subdivision)





Attachment: Prel. & final plat - Premier Triplexes (2092 : Consider approving plate of Prelimar Triplexes Subdivision)

## City of Texarkana, Texas

**Briefing Sheet**Version:  
Update Date: 5/31/2019 11:46 AM

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

**Subject:** Consider approval of May 6, 2019 Minutes

**Attachments**

- a. 5-6-19 Minutes (DOCX)

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

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

**ATTENDING:**

Mr. Gene Joyce, III, Chairman  
Mr. Casey Boyette  
Mr. Jay Davis  
Ms. Dianna Patterson Kinsey  
Dr. Wanda Northam  
Mr. George Merrill

**ABSENT:**

Mr. Tom Coleman  
Mr. James Larkins

**ALSO ATTENDING:**

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

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

Z-19-8: Lots 5-12, Block 7, Greater Texarkana Addition, located at 704 Ward Avenue. Single Family-2 to Single Family-3. Valencia Arterberry, owner. Wayne and Alicia Malone, agents.

Mr. and Wayne Mrs. Malone were present at the meeting. Ms. Malone explained that this request is to allow them to place a double wide HUD code manufactured home on this property.

Mr. Davis made a motion to approve the request. Ms. Kinsey seconded the motion. Members voted unanimously for approval.

**RECOMMENDED FOR APPROVAL**

S-706: Specific Use Permit to allow a double wide HUD code manufactured home on Lots 5-12, Block 7, Greater Texarkana Addition, located at 704 Ward Avenue. Valencia Arterberry, owner. Wayne and Alicia Malone, agent.

The applicants indicated they were aware of the staff stipulations. Ms. Burk pointed out that this home is a 2007 model.

Ms. Kinsey made a motion to approve the Specific Use Permit with staff stipulations, those being:

1. That one new 2007 double wide HUD code manufactured home be allowed on this property.
2. That the double wide HUD code manufactured home be tied down/skirted/underpinned.



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

Dr. Northam seconded the motion. Members voted unanimously for approval.

#### RECOMMENDED FOR APPROVAL WITH STIPULATIONS

Amendment to the Land Development Code of the City of Texarkana, Texas, pertaining to Section 140-109 – PUR Planned Unit Residential Districts. City of Texarkana, Texas, applicant.

Mr. David Orr explained that staff is recommending adding a new zoning district, Planned Unit Residential 2 (PUR 2). Mr. Orr added that this new zoning district will allow for construction of small lot homes in the downtown area. Mr. Orr explained that this change aligns with the new Comp Plan goals that state "to maximum value, in neighborhoods, smaller residential lots or more dense development patterns should be located in close proximity to any parks and open spaces since this will maximize the value of those areas."

Ms. Kinsey made a motion to approve this amendment. Mr. Davis seconded the motion. Members voted unanimously for approval.

#### RECOMMENDED FOR APPROVAL

Z-19-9: Lot 1, City/Trigg's Addition, located at the southwest corner of West 6<sup>th</sup> Street and Main Street. Commercial to PUR 2. Lee Medley, dba Mt. Kirby Investments, LLC, owner.

Mr. Lee Medley explained that this request is to allow the construction of four small lot homes on this lot at the corner of West 6<sup>th</sup> Street and Main Street. He stated that each home will be craftsman style with a front porch and will be built right up the lot line. He added that parking will all be on-street. He presented photo samples of the exterior and interior of the proposed homes.

Mr. Orr added that a provision needs to be added that sidewalks cannot be built in the right-of-way.

Mr. Orr also added that there are no minimum parking requirements in the downtown area.

Mr. Davis made a motion to approve the request. Dr. Northam seconded the motion. Members voted unanimously for approval.

#### RECOMMENDED FOR APPROVAL

S-707: Specific Use Permit to allow permanent cosmetics/microblading on Lot 3, Gibson Heights Addition located at 4040 Gibson Lane. Lisa Harris and Natalie Singleton, dba Style Studio and OMG Lulu, owners.

Ms. Natalie Singleton stated that this request is for a Specific Use Permit to allow the location of a permanent cosmetics/microblading business at this location. She added that it is currently a hair salon and boutique.

Ms. Kinsey made a motion to approve the request with staff stipulations, those being:

1. That the owner/or any employee performing the application of permanent cosmetics/microblading (tattooing) procedures be currently licensed by the State and meet all Federal, State and City licensing laws and health regulations. (A copy of the current license must be provided to the City prior to the opening of the business).
- 2.



3. That the Specific Use Permit be intended for the application of permanent cosmetics/microblading only.
4. That if this use ever ceases to exist at this location, the City may automatically revoke the Specific Use Permit.

Mr. Merrill seconded the motion. Members voted unanimously for approval of the motion.

#### RECOMMENDED FOR APPROVAL WITH STIPULATIONS

Z-19-10: Rezoning from General Retail to PD-Commercial and site plan approval on Lot 2, replat of Lot 2, Cross Pointe Subdivision and part of Lot 3, replat of Lot 2, Cross Point Subdivision, being part of the George Brinlee HRS, A-18, located at the northeast corner of I-30 and Kings Highway. John Pimentel, representing Quick Trip Corporation, applicant.

Mr. John Pimentel explained that that request is for rezoning and site plan approval to allow a new convenience store with gasoline and diesel fuel sales at this location. He explained that this proposed new store will generate approximately 35 new jobs. The existing metal church building will be removed. Mr. Pimentel stated that the entire development will be under security surveillance and added there will be no overnight truck parking. He also pointed out that some proposed drives may need to be adjusted after TXDOT review.

There was some discussion and concern about how the diesel trucks would enter and exit the proposed development.

The proposed site plan consists of the following:

- A 7,719 square foot brick store building.
- 80 parking spaces with 3 handicapped spaces.
- A 50' lighted pole sign.
- A 10' 10" x 15' 2" lighted monument sign
- Signage on front elevation of building with "QuikTrip" signage in center of building and logos on each end of front elevation.
- One logo on right elevation, one logo on left elevation, and one logo on rear elevation of building.
- A future 22' 3 1/4" x 17' 8" TC scales pole sign.
- 6 directional signs (6' 3/8" in height).
- A gas canopy with 10 pumps and the QT logo on the left and right (end) elevations.
- A diesel fuel 6 bay canopy with the QT logo on front elevation.

Dr. Northam made a motion to approve the site plan as submitted and with the added staff recommendations, those being:

- A fire hydrant will need to be installed at the northwest drive (closest to the sign on North Kings Highway).
- All driveways will have to be approved by TXDOT with the possibility that some of the drives may be altered or changed.
- A fence will be required along the northern property line where this property abuts residentially zoned property.
- This property will have to be replatted prior to the issuance of any building permits.
- TWU reserves the right to request additional utility easements upon review of the utility plans. All signage needs to be located outside any utility easement or at least a minimum of 5' from the mains.

Members voted unanimously for approval with stipulations

#### RECOMMENDED FOR APPROVAL WITH SUBMITTED SITE PLAN AND STIPULATIONS

Staff updates.

Mr. Orr gave an update on staff implementation of the new Comprehensive Plan goals.

Consider approval of April 1, 2019 Minutes

Ms. Kinsey made a motion to approve the Minutes. Dr. Northam seconded the motion. Members voted unanimously for approval.

RECOMMENDED FOR APPROVAL

There being no further business, the meeting was adjourned.

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Gene Joyce, III, Chairman

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Debbie Burk, Secretary