



CITY OF TEXARKANA
PLANNING & ZONING COMMISSION
AGENDA • JUNE 3, 2024

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

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

I. CALL TO ORDER

II. AGENDA ITEMS

1. Consider the Final Plat for Cedar Cottages Addition located in the 5800 block of Cooks Lane. 2B Builders LLC, owner, and Jeffrey Wood, MTG Engineers and Surveyors, agent.
 2. Consider the Final and Preliminary plat for Racetrac Kings Highway, Tract 136-138, H.S. Janes HRS, A-306, M.H. Janes TR 1, L.T. King TR 9H, located at the intersection of Kings Highway and Highway 59, 4610 South Kings Highway. Southern Cornerstone, Inc., owners and Jeffrey Wood, MTG Engineers and Surveyors, agent.
 3. Consider Revoking S-586 Specific Use Permit for an off premises outdoor advertising sign (billboard) in the 4600 block of Guss Orr Drive formerly 4610 St. Michael Drive.
 4. S-789: Specific Use Permit to allow off Premises outdoor billboard on Lot 1B, Replat Lots 1 & 2, Arklatex Realty Subdivision, located in the 4600 block Guss Orr Drive. Keith Orr, owner, and Kayla Wood, MTG Engineers and Surveyors, agent.
-

5. Z-24-7: rezoning from Single Family-2 to Single Family-3 on the East 1/2 of Lot 1, Block 40, Flower Acre located at 2802 Flower Acre Road. Greg Fomby, owner.
6. S-790: Specific Use Permit to allow a single wide HUD code manufactured home on the East 1/2 of Lot 1, Block 40, Flower Acres, located at 2802 Flower Acre Road. Greg Fomby, owner.

III. STAFF UPDATES

IV. CONSIDER APPROVAL OF MINUTES

1. Consider the Planning and Zoning Commission meeting minutes from May 6, 2024.

V. ADJOURNMENT

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

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

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

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

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

City of Texarkana, Texas

Summary Sheet

Version:

Update Date: 5/30/2024 12:36 PM

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

Subject: Consider the Final Plat for Cedar Cottages Addition located in the 5800 block of Cooks Lane. 2B Builders LLC, owner, and Jeffrey Wood, MTG Engineers and Surveyors, agent.

Meeting Date: 6/3/2024

Attachments

- a. PlatComments-FinalPlat-CedarCottagesAddition-June2024 (PDF)

Staff Coordination

Building Code Administration	Mashell Daniel	Department Head Review
Pending		
Planning & Zoning Commission		Department Review
Pending		
Planning & Zoning Commission	Laura Puckett	Meeting Pending
06/03/2024 6:00 PM		

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

See attached memorandum.

Potential Options:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

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

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

City of Texarkana, Texas

Advisory Board/Committee Meeting Date and Minutes:

June 3, 2024

MEMORANDUM

To: Planning and Zoning Commission

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

Date: May 29, 2024

Subject: **Consider approval of final plat for Cedar Cottages Addition**

This is a request by 2B Builders LLC, owner, and Jeffrey Wood, MTG Engineers and Surveyors, agent, to consider approval of final plat for Cedar Cottages Addition. The purpose of this is to create 8 Sf-2 lots.

Comments are as follows:

1. TxDOT – No response
2. Summit Utilities – No issues
3. Sparklight/Cableone – No comment
4. Windstream - No response
5. Electric Companies
 - a. AEP - No issues
 - b. Bowie Cass – No issues
 - c. REA – No response
6. TWU - **See memo**
7. PW/Planning Departments
 - a. Tax certificate of the property for recording purposes from BCAD must be provided showing all taxes have been paid for entire property in order to be recorded at the County Courthouse (Texas State Legislature amendment 12.002 of the Texas Property Code).
 - b. **Submit copy of recorded plat**
 - c. **Construction plans for Bethany Ext. have been submitted. Please see attached letters from Jonathan Wade, Public Works, and Kenney Icenhower, TWU, with comments on the construction plans.**
 - d. **Label drainage easement on back of Lot 4.**
 - e. **Request corner clips for ROW intersection of Cooks and Bethany**
8. Fire Department – No issues

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



Application for Subdivision Plat Approval

Type:

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

Purpose of Plat: TO COMBINE COOKS LANE ADDITION WITH THE REMAINING 1.982 ACRES, AND TO
SUBDIVIDE INTO 8 LOTS.

Plat Title: Cedar Cottages Addition

Current Legal Description: Lots 1-6 Cooks Lane Addition and part of 1.982 acres in the MEP&P Co. Survey, Abstract 3

Total Acreage: 1.981 **Number of Lots:** 8 **Zoning:** SF-2

Owner/Developer Information:

Name: 2 B Builders, LLC

Address:

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

Surveyor/Engineer Information:

Name: Jeffrey Wood - MTG Engineers & Surveyors

Address: 5930 Summerhill Road, Texarkana TX 75503

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

Applicant/Agent Information:

Name: Jeffrey Wood - MTG Engineers & Surveyors

Address: 5930 Summerhill Road, Texarkana TX 75503

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

Required Documents:

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

Owners/Applicant Certification

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

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

Jeffrey Wood

Applicant's Printed Name

Applicant's Signature

3/8/24

Date

Application Fee:

Received by:



CITY OF TEXARKANA TEXAS

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

FINAL PLAT CHECKLIST

GENERAL INFORMATION / PROJECT DESCRIPTION

Date, written and graphic scale (100 scale or smaller) and north arrow	☒
Location Map for proposed development	☒
Title and Name of Subdivision	☒
Legal Description and identification of tract being subdivided or resubdivided	☒

1. Legal description shall be referenced to a corner of an original headright survey

SPECIFIC PLAT INFORMATION

Names or designations of all adjoining subdivisions or properties	☒
Adjacent dedicated streets, alleys, and easements	☒
Outline of proposed tract (shall stand out compared to other boundary lines)	☒
Location and designation of all streets, alleys, and other areas with dimensions that are intended for public use	☒
All block, lot and street boundary lines	☒

1. Blocks and lots shall be numbered

2. Building lines and easements are shown

a. Commercial (15')

b. Residential (25')

c. In PUR, building line is not less than 15'

100 Year FEMA Flood Zones	☒
Finish Floor Elevations (lots adjacent to flood zones and drainage facilities)	☒
Shown all necessary dimensions	☒
Supplemental Survey Reference Markers	☒
Certificate of ownership	☒
Certificate of surveyor	☒
Certificate of approval by planning and zoning commission	☒

CERTIFICATION STATEMENT

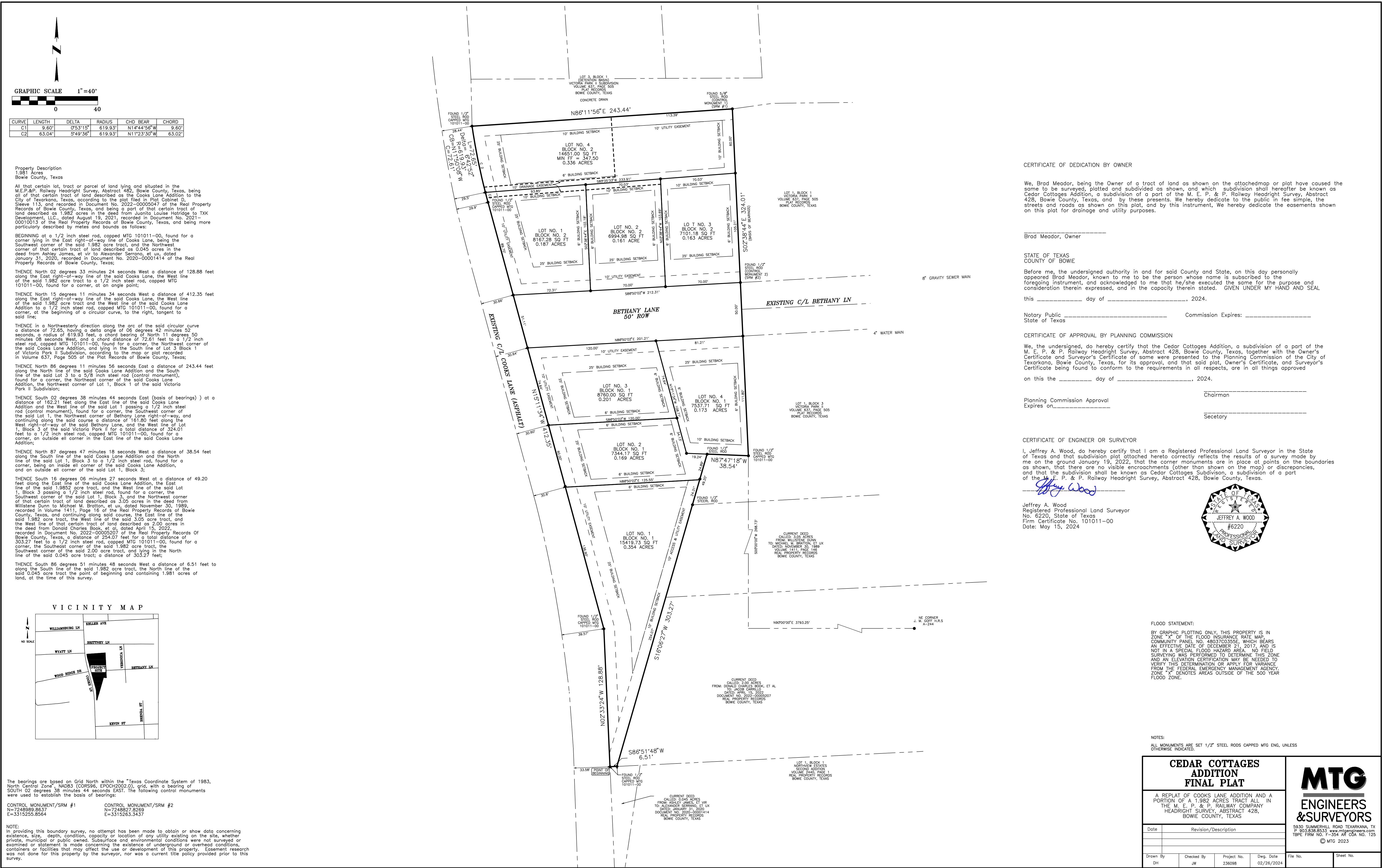
I have reviewed the checklist and submittals for completeness and accuracy. I understand this plat will not be reviewed until all information is included.

Jeffrey Wood _____ 3/8/24 _____
Signature Date

Jeffrey Wood _____

Printed Name

Attachment: PlatComments-FinalPlat-CedarCottagesAddition-June2024 (4257 : Consider Final Plat for Cedar Cottages Addition on Cooks Lane)



X:\2023 Projects\236098_Bethany Extension\02_Surveying\236098_plat.plt
Wed May 15, 2024 1:48PM

From: [TEX-Henslee, Dustin](#)
To: [dwwiley@aep.com](#); [Zachary S Pianalto](#); [michael.a.latham@windstream.com](#); [Chris Jackson](#); [TWU-Smith, Gary](#); [TEX-Daniel, Mashell](#); [todc@bcec.com](#); [willb@bcec.com](#); [TWU-Rogers, Terri](#); [Langley, Joe](#); [TTFD-James, Heather](#); [mgross@bowieappraisal.org](#); [Tommy Bruce](#); [philip.mcdowell@rittercommunications.com](#); [tray.mcneil@rittercommunications.com](#); [Brandon Brooks](#); [GREG STRICKLAND](#); [Stephanie Green](#); [Jeremy Lindsey](#); [dmcowell@swrea.com](#); [TX-Maxey, Shawn](#); [Adam Keahey](#)
Cc: [TEX-Puckett, Laura](#)
Subject: Plat Review: Final Plat for Cedar Cottages Addition
Date: Friday, May 17, 2024 1:29:00 PM
Attachments: [PlatReview-FinalPlat-CedarCottagesAddition-June2024P&Z.pdf](#)

All,

We have received a request for approval of the Final Plat for Cedar Cottages Addition located off Cooks Lane near Bethany Lane.

Attached is the application, checklist, and plat for the proposed plat. This will be on the June 3, 2024 P& Z agenda so please review and provide any comments back to me via email by **12 PM, May 29, 2024**. . If you have any questions, please let me know.

Thanks,

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

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

From: [Zac Pianalto](#)
To: [TEX-Henslee, Dustin](#); [Dusty Wiley](#)
Subject: RE: Plat Review: Final Plat for Cedar Cottages Addition
Date: Monday, May 20, 2024 9:36:30 AM
Attachments: [image001.png](#)

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

Dusty Henslee,

SWEPCO has no objections to the final plat for the Cedar Cottages Addition.

Thank you,



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

From: TEX-Henslee, Dustin <dustin.henslee@texarkanatexas.gov>
Sent: Friday, May 17, 2024 1:29 PM
To: Dusty Wiley <dwwiley@aep.com>; Zac Pianalto <zspianalto@aep.com>; michael.a.latham@windstream.com; chris.jackson@windstream.com; TWU-Smith, Gary <gsmith@txkusa.org>; TEX-Daniel, Mashell <mhodges@texarkanatexas.gov>; todc@bcec.com; willb@bcec.com; TWU-Rogers, Terri <terri.rogers@txkusa.org>; joe.langley@sparklight.biz; TTFD-James, Heather <heather.james@texarkanatexas.gov>; mgross <mgross@bowieappraisal.org>; Tommy Bruce <Tommy.Bruce@txdot.gov>; philip.mcdowell@rittercommunications.com; tray.mcneil@rittercommunications.com; Brandon Brooks <bbrooks@summitutilities.com>; GREG STRICKLAND <gstrickland@summitutilities.com>; Stephanie Green <sgreen@conterra.com>; Jeremy Lindsey <jlindsey@swrea.com>; dmcdowell@swrea.com; TX-Maxey, Shawn <s.maxey@texarkanatexas.gov>; Adam Keahey <akeahey@conterra.com>
Cc: TEX-Puckett, Laura <lpuckett@texarkanatexas.gov>
Subject: [EXTERNAL] Plat Review: Final Plat for Cedar Cottages Addition

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We have received a request for approval of the Final Plat for Cedar Cottages Addition located off Cooks Lane near Bethany Lane.

Attached is the application, checklist, and plat for the proposed plat. This will be on the June 3, 2024 P& Z agenda so please review and provide any comments back to me via email by **12 PM, May 29, 2024**. . If you have any questions, please let me know.

Thanks,

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

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

From: [Brandon Brooks](#)
To: [TEX-Henslee, Dustin](#)
Cc: [Ronnie Watkins](#)
Subject: RE: [EXTERNAL EMAIL] Plat Review: Final Plat for Cedar Cottages Addition
Date: Friday, May 17, 2024 1:39:24 PM
Attachments: [image001.jpg](#)

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

We will not have any facilities affected by this proposal. Thanks



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

From: TEX-Henslee, Dustin <dustin.henslee@texarkanatexas.gov>
Sent: Friday, May 17, 2024 1:29 PM
To: dwwiley@aep.com; Zachary S Pianalto <zspianalto@aep.com>; michael.a.latham@windstream.com; chris.jackson@windstream.com; TWU-Smith, Gary <gsmith@txkusa.org>; TEX-Daniel, Mashell <mhodges@texarkanatexas.gov>; todc@bcec.com; willb@bcec.com; TWU-Rogers, Terri <terri.rogers@txkusa.org>; joe.langley@sparklight.biz; TTFD-James, Heather <heather.james@texarkanatexas.gov>; mgross <mgross@bowieappraisal.org>; Tommy Bruce <Tommy.Bruce@txdot.gov>; philip.mcdowell@rittercommunications.com; tray.mcneil@rittercommunications.com; Brandon Brooks <bbrooks@summitutilities.com>; Greg Strickland <gstrickland@summitutilities.com>; Stephanie Green <sgreen@conterra.com>; Jeremy Lindsey <jlindsey@swrea.com>; dmcdowell@swrea.com; TX-Maxey, Shawn <s.maxey@texarkanatexas.gov>; Adam Keahey <akeahey@conterra.com>
Cc: TEX-Puckett, Laura <lpuckett@texarkanatexas.gov>
Subject: [EXTERNAL EMAIL] Plat Review: Final Plat for Cedar Cottages Addition

All,

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Attached is the application, checklist, and plat for the proposed plat. This will be on the June 3, 2024 P& Z agenda so please review and provide any comments back to me via email by **12 PM, May 29, 2024.** . If you have any questions, please let me know.

Thanks,

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

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

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



Texarkana Water Utilities

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

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

MEMORANDUM

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

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

Date: May 20, 2024

Re: **Cedar Cottages Addition – Final Plat**

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

1. There is an existing eight-inch (8") water main on the east side of Cooks lane and an existing four-inch (4") water main on the south side of Bethany Lane terminating near the end of Bethany Lane.
2. There is an existing eight-inch (8") sanitary sewer main on the north side of Bethany Lane ending approximately 150 feet west of Veronica Lane. There is also an existing six-inch (6") sanitary sewer main beginning on the south side of Wood Ridge Drive approximately 150 feet west of Cooks Lane and running north across Wood Ridge Drive.
3. Not all lots will be served by water and sewer. The owner will be responsible to make the required extensions.
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: Kenny Icenhower, P.E., Assistant Director, TWU
Bill Moss, GIS Asset Management Administrator, TWU
Teresa Akard, O & M Coordinator, TWU
Michelle Warren, Executive Assistant, TWU



CITY OF

TEXARKANA
TEXAS220 Texas Blvd
Texarkana, TX 75501
Phone (903) 798-3900May 29th, 2024MTG Engineers & Surveyors
5930 Summerhill Rd
Texarkana, Texas 75503
Attn.: Vance Liles**RE: Bethany Extension
Public Works Plan Review Comments**

Mr. Liles,

I have reviewed the public works civil portion of the plans submitted for the above referenced project. My comments are listed below:

Sheet C2 – Signage must be shown on plans.

Sheet C2 – Driveways with Curb Radius included may not extend past property boundaries. Please verify that this will not be the case.

Sheet C11 – Stormwater permit required.

Sheet C12 – Please include typical driveway details.

This being a public street extension, we will also request geotechnical data for the proposed street construction.

If you have any questions or if you would like to discuss, please give me a call at 903-798-3251.

Sincerely,

Jonathan Wade, PE, CFM

City Engineer

Office: (903) 798-3251

Cell: (903) 908-2725

Email: Jonathan.Wade@texarkanatexas.gov



Texarkana Water Utilities

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

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

May 24, 2024

Mashell Daniel, P.E.
Director of Inspections & Code Enforcement
City of Texarkana, Texas
P. O. Box 1967
Texarkana, Texas 75504

Re: Cedar Cottages/Bethany Extension – Civil Plans Review – Texarkana, TX

Project # - 24-001287

Dear Mrs. Daniel:

The Utility staff has performed a review of the CIVIL plans for the above referenced project and has the following comments:

1. Plan Sheet C-2 - The water main is shown as a 4in main. The Utility would prefer a 6in or 8in main.
2. Plan Sheet C-2 - The sewer main begins at a manhole on Woodridge Drive. The engineer should establish if the existing main is on City Right of Way or on a private easement. If the existing main is on an easement, then a new easement would be required across the corner lot to be able to extend the sewer main to Cooks Lane.

The Project as submitted is **NOT APPROVED**. Please send revised plan sheet and/or response to comments to the Utility for further review. If you have any questions or comments, please do not hesitate to contact me.

Sincerely,

Kenneth L. Icenhower, P.E.

Assistant Executive Director
Texarkana Water Utilities
Office 903-798-3819
Cell 903-277-8216

xc: Gary Smith, P.E., Executive Director, TWU
Tricia Briggs, Director of Finance, TWU
Teresa Akard, Engineering Technician II, TWU
Bill Moss, GIS Technician, TWU
David Waldroup, P.E., Utility Engineering Supervisor, TWU
Dustin Henslee, P.E., CFM, CSI, Texarkana, Texas
Chris Black, Fire Inspector, Texarkana, Texas
Shawn Maxey, Chief Building Official, Texarkana, Texas
Laura Puckett, Administrative Assistant, Texarkana, Texas
Jessica Plant, City of Texarkana, Texas
Len McBride, EIT, TWU
Kayla Wood, P.E., MTG Engineers & Surveyors

City of Texarkana, Texas

Version:

Update Date: 5/30/2024 12:37 PM

Summary Sheet

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

Subject: Consider the Final and Preliminary plat for Racetrac Kings Highway, Tract 136-138, H.S. Janes HRS, A-306, M.H. Janes TR 1, L.T. King TR 9H, located at the intersection of Kings Highway and Highway 59, 4610 South Kings Highway. Southern Cornerstone, Inc., owners and Jeffrey Wood, MTG Engineers and Surveyors, agent.

Meeting Date: 6/3/2024

Attachments

- a. PlatComments-RacetracKingsHwy-05282024 (PDF)

Staff Coordination

Building Code Administration	Mashell Daniel	Department Head Review
Pending		
Planning & Zoning Commission		Department Review
Pending		
Planning & Zoning Commission	Laura Puckett	Meeting Pending
06/03/2024 6:00 PM		

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

See attached memorandum.

Potential Options:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

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

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

City of Texarkana, Texas

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

June 3, 2024

MEMORANDUM

To: Planning and Zoning Commission

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

Date: May 28, 2024

Subject: **Consider approval of final and preliminary plat for Racetrac Kings Hwy**

This is a request by Southern Cornerstone, Inc., owners, and Jeffrey Wood, MTG Engineers and Surveyors, agent, to consider approval of final and preliminary plat for Racetrac Kings Hwy. This plat is creating a 1 lot subdivision for the new Racetrac development.

Comments are as follows:

1. TxDOT – **No response**
2. Summit Utilities – No issues
3. Sparklight/Cableone –
 - a. **No response**
4. Windstream - No response
5. Electric Companies
 - a. AEP - No issues
 - b. Bowie Cass – **No response**
 - c. REA – No response
6. TWU - **See memo**
7. PW/Planning Departments
 - a. Tax certificate of the property for recording purposes from BCAD must be provided showing all taxes have been paid for entire property in order to be recorded at the County Courthouse (Texas State Legislature amendment 12.002 of the Texas Property Code).
 - b. **Please submit electronic copy of recorded final plat.**
 - c. **Recommend adding private drainage easements to detention ponds**
 - d. **Change linetype for SWEPCO easement to distinguish between it and property lines**
8. Fire Department – No issues

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

Attachment: PlatComments-RacetracKingsHwy-05282024 (4258 : Consider Final and Preliminary plat Racetrac Kings Hwy)



CITY OF

TEXARKANA
TEXAS

2.2.a

P.O. Box 1967
Texarkana, TX 75504
Phone (903) 798-3900**Application for Subdivision Plat Approval****Type:**☒ Preliminary ☒ Final ☐ Replat ☐ Minor ☐ Amended ☐ VacationPurpose of Plat: To create a one lot subdivision**Plat Title:** Racetrac Kings Hwy8.755 acres in the HS Janes Survey, A-306, MH Janes Survey, A-304, & LT**Current Legal Description:** King Survey, A-327**Total Acreage:** 8.755 acres**Number of Lots:** 1**Zoning:** C**Owner/Developer Information:**Name: Southern Cornerstone, Inc.

Address: _____

Phone: () _____

Fax: () _____

Work E-mail: _____

Surveyor/Engineer Information:Name: Jeffrey Wood - MTG Engineers & SurveyorsAddress: 5930 Summerhill Road, Texarkana, TX 75503Phone: 903 838-8533

Fax: () _____

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

Fax: () _____

Work E-mail: jwood@mtgengineers.com**Required Documents:**

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

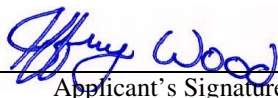
Owners/Applicant Certification

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

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

Jeffrey Wood

Applicant's Printed Name



Applicant's Signature

5/3/24

Date

Application Fee: _____

Received by: _____

Revised

Packet Pg. 21

Attachment: PlatComments-RacetracKingsHwy-05282024 (4258 : Consider Final and Preliminary plat Racetrac Kings Hwy)



CITY OF TEXARKANA TEXAS

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

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

Attachment: PlatComments-RacetraKingsHwy-05282024 (4258 : Consider Final and Preliminary plat RacetraKings Hwy)



CITY OF TEXARKANA TEXAS

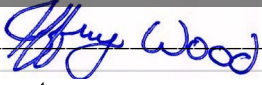
P.O. Box 1967
Texarkana, TX 75504
Phone (903) 798-3900

PROPOSED FEATURES

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

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.

	5/3/24
Signature	Date
Jeffrey Wood	
Printed Name	

Attachment: PlatComments-RacetrackKingsHwy-05282024 (4258 : Consider Final and Preliminary plat Racetrack Kings Hwy)



CITY OF

TEXARKANA

TEXAS

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

FINAL PLAT CHECKLIST

GENERAL INFORMATION / PROJECT DESCRIPTION

Date, written and graphic scale (100 scale or smaller) and north arrow	☒
Location Map for proposed development	☒
Title and Name of Subdivision	☒
Legal Description and identification of tract being subdivided or resubdivided	☒

1. Legal description shall be referenced to a corner of an original headright survey

SPECIFIC PLAT INFORMATION

Names or designations of all adjoining subdivisions or properties	☒
Adjacent dedicated streets, alleys, and easements	☒
Outline of proposed tract (shall stand out compared to other boundary lines)	☒
Location and designation of all streets, alleys, and other areas with dimensions that are intended for public use	☒
All block, lot and street boundary lines	☒

1. Blocks and lots shall be numbered

2. Building lines and easements are shown

a. Commercial (15')

b. Residential (25')

c. In PUR, building line is not less than 15'

100 Year FEMA Flood Zones	☒
Finish Floor Elevations (lots adjacent to flood zones and drainage facilities)	☒
Shown all necessary dimensions	☒
Supplemental Survey Reference Markers	☒
Certificate of ownership	☒
Certificate of surveyor	☒
Certificate of approval by planning and zoning commission	☒

CERTIFICATION STATEMENT

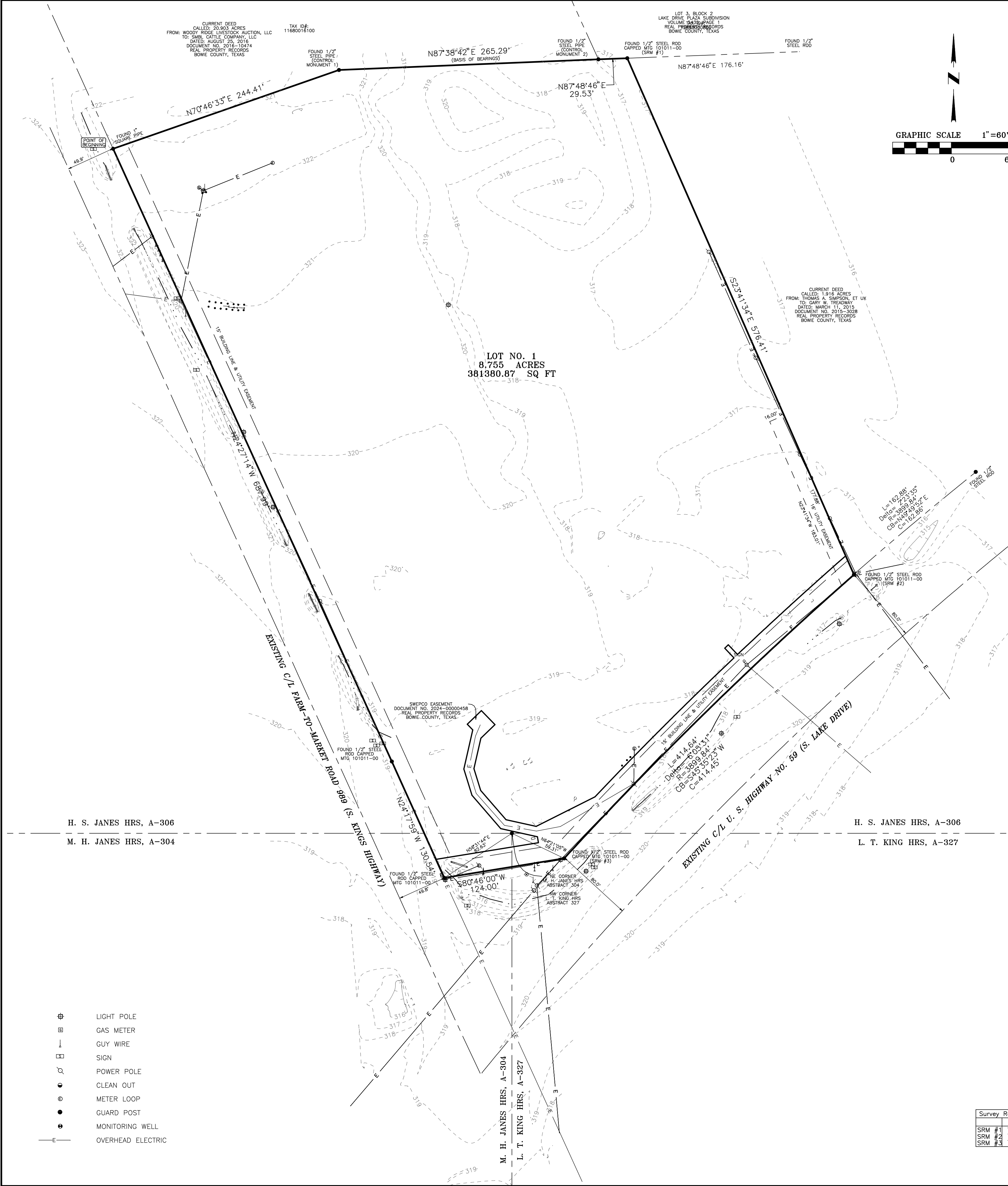
I have reviewed the checklist and submittals for completeness and accuracy. I understand this plat will not be reviewed until all information is included.

Jeffrey Wood 5/3/24
 Signature Date

Jeffrey Wood

Printed Name

Attachment: PlatComments-RacetrackKingsHwy-05282024 (4258 : Consider Final and Preliminary plat Racetrack Kings Hwy)



Property Description
8.755 Acres
Bowie County, Texas

All that certain lot, tract or parcel of land lying and situated in the H. S. Jones Headright Survey, Abstract 306, the M. H. Jones Headright Survey, Abstract 304, and the L. T. King Headright Survey, Abstract 327, Bowie County, Texas, being all of that certain tract of land described as 8.755 acres in the deed from Cole & Prewitt, LLC to Southern Cornerstone, Inc., dated January 27, 2023, recorded in Document No. 2023-00000840 of the Real Property Records of Bowie County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1 inch square pipe found for a corner, lying in the East right-of-way line of Farm-to-Market Road 989 (South Kings Highway), the Northwest corner of the said 8.755 acre tract, and the Southwest corner of that certain tract of land described as 20.903 acres in the deed from Woody Ridge Livestock Auction, LLC to SMBL Cattle Company, LLC, dated August 29, 2016, recorded in Document No. 2016-10474 of the Real Property Records, Bowie County, Texas

THENCE North 70 degrees 46 minutes 33 seconds East a distance of 244.41 feet along the North line of the said 8.755 acre tract and the South line of the said 20.903 acre tract to a 1/2 inch steel pipe (control monument), found for a corner, at an angle point;

THENCE North 87 degrees 38 minutes 42 seconds East a distance of 265.29 feet generally along a fence line, the North line of the said 8.755 acre tract and the South line of the said 20.903 acre tract to a 1/2 inch steel pipe (control monument), found for a corner, at an angle point in the North line of the said 8.755 acre tract, the Southeast corner of the said 20.903 acre tract, and the Southwest corner of Lot No. 3, Block No. 2 of Lake Drive Plaza Subdivision, according to the plat recorded in Volume 5435, Page 1 of the Real Property Records, Bowie County, Texas;

THENCE North 87 degrees 45 minutes 46 seconds East a distance of 29.53 feet generally along a fence line, the North line of the said 8.755 acre tract and the South line of the said Lot No. 3 to a 1/2 inch steel rod, capped MTG 101011-00, found for a corner, the Northeast corner of the said 8.755 acre tract, lying in the South line of the said Lot No. 3, and the Northwest corner of that certain tract of land described as 1.916 acres in the deed from Thomas A. Simpson, et ux, to Gary W. Treadway, dated March 11, 2015, recorded in Document No. 2015-3028 of the Real Property Records, Bowie County, Texas, said corner bears North 87 degrees 48 minutes 46 seconds East a distance of 176.16 feet to a 1/2 inch steel rod, found for the Northeast corner of the said 1.916 acre tract;

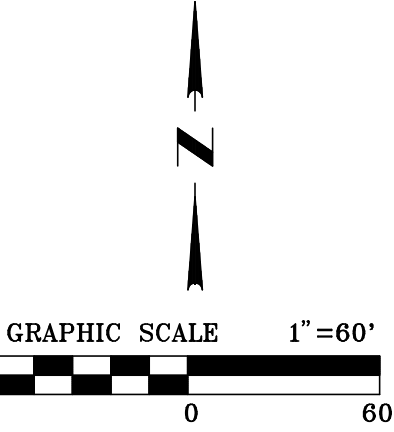
THENCE South 23 degrees 41 minutes 34 seconds East a distance of 576.41 feet generally along a fence line, the East line of the said 8.755 acre tract and the West line of the said 1.916 acre tract to a 1/2 inch steel rod, capped MTG 101011-00, found for a corner, lying the North right-of-way line of U.S. Highway No. 59 (South Lake Drive), the Southeast corner of the said 8.755 acre tract, and the Southwest corner of the said 1.916 acre tract, at the beginning of a circular curve, to the left, said corner bears North 49 degrees 49 minutes 52 seconds East a distance of 162.86 feet to a 1/2 inch steel rod, found for the Southeast corner of the said 1.916 acre tract;

THENCE in a Southwesterly direction along the arc of the said circular curve a distance of 414.64 feet, with a delta angle of 06 degrees 05 minutes 31 seconds, a radius of 3899.84 feet, a chord bearing of South 45 degrees 35 minutes 23 seconds West, and a chord distance of 414.45 feet to a 1/2 inch steel rod, capped MTG 101011-00, found for a corner, at an angle point in the South line of the said 8.755 acre tract and the North right-of-way line of the said South Lake Drive;

THENCE South 80 degrees 46 minutes 00 seconds West a distance of 124.00 feet along the South line of the said 8.755 acre tract and the North right-of-way line of the said South Lake Drive a 1/2 inch steel rod, capped MTG 101011-00, found for a corner, lying at intersection of the North right-of-way of the said South Lake Drive, and the East right-of-way line of the said South Kings Highway, the Southwest corner of the said 8.755 acre tract;

THENCE North 24 degrees 17 minutes 59 seconds West a distance of 130.54 feet along the East right-of-way line of the said South Kings Highway and the West line of the said 8.755 acre tract to a 1/2 inch steel rod, capped MTG 101011-00, found for a corner, at an angle point;

THENCE North 24 degrees 27 minutes 14 seconds West a distance of 687.99 feet along the East right-of-way line of the said South Kings Highway and the West line of the said 8.755 acre tract to the point of beginning and containing 8.755 acres of land, at the time of this survey.



CERTIFICATE OF DEDICATION BY OWNER

We, being the Owner of a tract of land as shown on the attached map or plat have caused the same to be surveyed, platted and subdivided as shown, and which subdivision shall hereafter be known as Racetrac Kings Hwy Subdivision, a subdivision of a part of the H. S. Jones Headright Survey, Abstract 306, the M. H. Jones Headright Survey, Abstract 304, and the L. T. King Headright Survey, Abstract 327, Bowie County, Texas, and by these presents. We hereby dedicate to the public the easements shown on this plat for utility purposes.

Justen Giambalvo
Vice President – Construction, Engineering and Special Projects
Southern Cornerstone, Inc.

STATE OF TEXAS
COUNTY OF BOWIE

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

this _____ day of _____, 2024.

Notary Public _____ Commission Expires: _____
State of Texas

CERTIFICATE OF APPROVAL BY PLANNING COMMISSION

We, the undersigned, do hereby certify that the RaceTrac Kings Hwy Subdivision, a subdivision of a part of the H. S. Jones Headright Survey, Abstract 306, the M. H. Jones Headright Survey, Abstract 304, and the L. T. King Headright Survey, Abstract 327, Bowie County, Texas, together with the Owner's Certificate and Surveyor's Certificate of same were presented to the Planning Commission of the City of Texarkana, Bowie County, Texas, for its approval, and that said plat, Owner's Certificate, and Surveyor's Certificate being found to conform to the requirements in all respects, are in all things approved

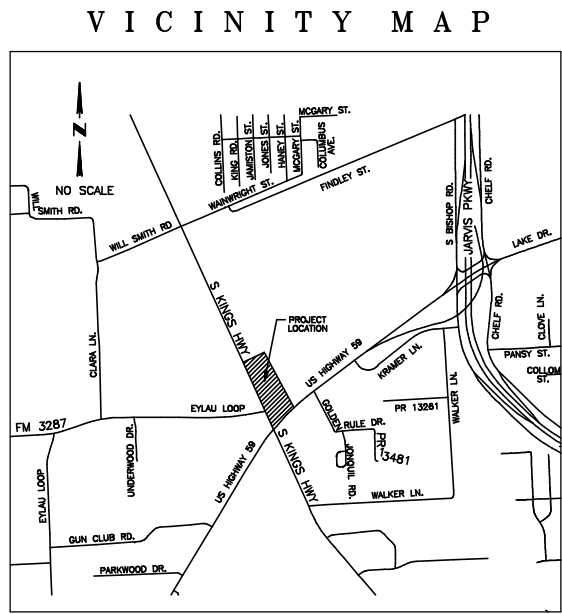
on this the _____ day of _____, 2024.

Planning Commission Approval
Expires on _____
Chairman _____
Secretary _____

CERTIFICATE OF ENGINEER OR SURVEYOR

I, Jeffrey A. Wood, do hereby certify that I am a Registered Professional Land Surveyor in the State of Texas and that subdivision plat attached hereto correctly reflects the results of a survey made by me on the ground April 19, 2023, that the corner monuments are in place at points on the boundaries as shown, that there are no visible encroachments (other than shown on the map) or discrepancies, and that the subdivision shall be known as RaceTrac Kings Hwy Subdivision, a subdivision of a part of the H. S. Jones Headright Survey, Abstract 306, the M. H. Jones Headright Survey, Abstract 304, and the L. T. King Headright Survey, Abstract 327, Bowie County, Texas.

Jeffrey A. Wood
Registered Professional Land Surveyor
No. 6220, State of Texas
Firm Certificate No. 101011-00
Date: May 3, 2024



FLOOD STATEMENT:
BY GRAPHIC PLOTTING ONLY, A PORTION OF THIS PROPERTY IS IN ZONE "X" AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN OF THE FLOOD INSURANCE RATE MAP, COMMUNITY OF THE CITY OF TEXARKANA, NUMBER 480060, PANEL 0365, SUFFIX E, MAP NO. 4803700305E WHICH BEARS AN EFFECTIVE DATE OF DECEMBER 21, 2017, NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

DEVELOPER: SOUTHERN CORNERSTONE, INC.
2200 ROSS AVE., SUITE 1800
DALLAS, TX 75201
ZONING: COMMERCIAL

**PRELIMINARY PLAT
RACETRAC KINGS
HWY SUBDIVISION**

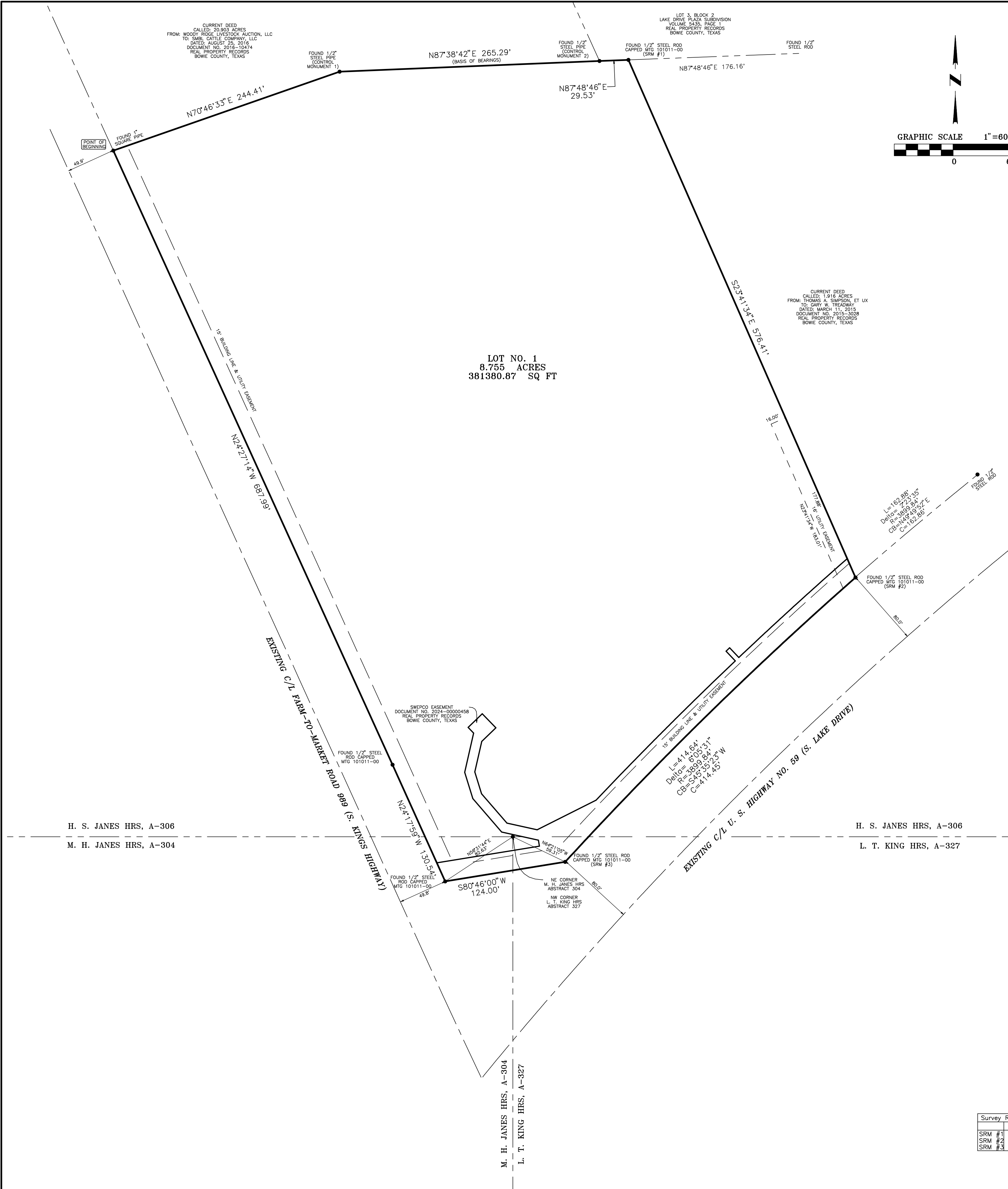
8.755 ACRES IN THE H. S. JONES HEADRIGHT SURVEY, ABSTRACT 306, M. H. JONES HEADRIGHT SURVEY, ABSTRACT 304, AND THE L. T. KING HEADRIGHT SURVEY, ABSTRACT 327

Date	Revision/Description

Drawn By	Checked By	Project No.	Dwg. Date	File No.	Sheet No.
DH	JW	216084	11/07/2022		

5930 SUMMERHILL RD.
TEXARKANA, TEXAS 75503
P 903.838.8633 | F 903.832.4700
www.mtgenineers.com

© MTG 2023 TBPE No. 364



Property Description
8.755 Acres
Bowie County, Texas

All that certain lot, tract or parcel of land lying and situated in the H. S. Jones Headright Survey, Abstract 306, the M. H. Jones Headright Survey, Abstract 304, and the L. T. King Headright Survey, Abstract 327, Bowie County, Texas, being all of that certain tract of land described as 8.755 acres in the deed from Cole & Prewitt, LLC to Southern Cornerstone, Inc., dated January 27, 2023, recorded in Document No. 2023-00000840 of the Real Property Records of Bowie County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1 inch square pipe found for a corner, lying in the East right-of-way line of Farm-to-Market Road 989 (South Kings Highway), the Northwest corner of the said 8.755 acre tract, and the Southwest corner of that certain tract of land described as 20.803 acres in the deed from Woody Ridge Livestock Auction, LLC to SMBL Cattle Company, LLC, dated August 29, 2016, recorded in Document No. 2016-10474 of the Real Property Records, Bowie County, Texas

THENCE North 70 degrees 46 minutes 33 seconds East a distance of 244.41 feet along the North line of the said 8.755 acre tract and the South line of the said 20.803 acre tract to a 1/2 inch steel pipe (control monument), found for a corner, at an angle point;

THENCE North 87 degrees 38 minutes 42 seconds East a distance of 265.29 feet generally along a fence line, the North line of the said 8.755 acre tract and the South line of the said 20.803 acre tract to a 1/2 inch steel pipe (control monument), found for a corner, at an angle point in the North line of the said 8.755 acre tract, the Southeast corner of the said 20.803 acre tract, and the Southwest corner of Lot No. 3, Block No. 2 of Lake Drive Plaza Subdivision, according to the plat recorded in Volume 5435, Page 1 of the Real Property Records, Bowie County, Texas;

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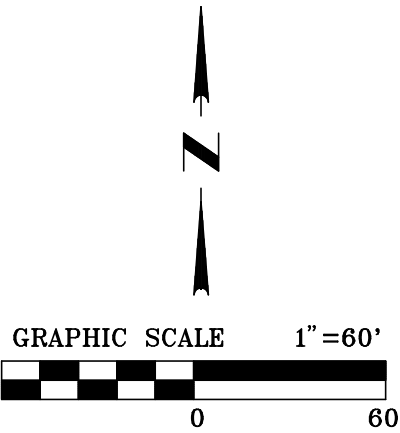
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CERTIFICATE OF DEDICATION BY OWNER

We, being the Owner of a tract of land as shown on the attached map or plat have caused the same to be surveyed, platted and subdivided as shown, and which subdivision shall hereafter be known as Racetrac Kings Hwy Subdivision, a subdivision of a part of the H. S. Jones Headright Survey, Abstract 306, the M. H. Jones Headright Survey, Abstract 304, and the L. T. King Headright Survey, Abstract 327, Bowie County, Texas, and by these presents. We hereby dedicate to the public the easements shown on this plat for utility purposes.

Justen Giambalvo
Vice President – Construction, Engineering and Special Projects
Southern Cornerstone, Inc.

STATE OF TEXAS
COUNTY OF BOWIE

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

this _____ day of _____, 2024.

Notary Public _____ Commission Expires: _____
State of Texas

CERTIFICATE OF APPROVAL BY PLANNING COMMISSION

We, the undersigned, do hereby certify that the RaceTrac Kings Hwy Subdivision, a subdivision of a part of the H. S. Jones Headright Survey, Abstract 306, the M. H. Jones Headright Survey, Abstract 304, and the L. T. King Headright Survey, Abstract 327, Bowie County, Texas, together with the Owner's Certificate and Surveyor's Certificate of same were presented to the Planning Commission of the City of Texarkana, Bowie County, Texas, for its approval, and that said plat, Owner's Certificate, and Surveyor's Certificate being found to conform to the requirements in all respects, are in all things approved

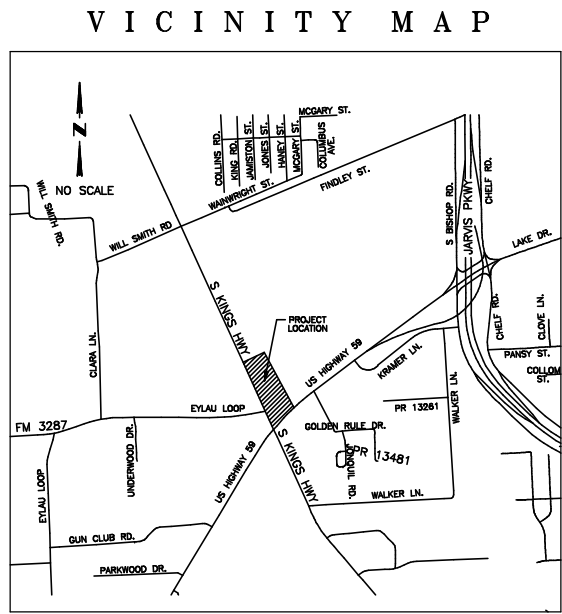
on this the _____ day of _____, 2024.

Planning Commission Approval
Expires on _____
Chairman _____
Secretary _____

CERTIFICATE OF ENGINEER OR SURVEYOR

I, Jeffrey A. Wood, do hereby certify that I am a Registered Professional Land Surveyor in the State of Texas and that subdivision plat attached hereto correctly reflects the results of a survey made by me on the ground April 19, 2023, that the corner monuments are in place at points on the boundaries as shown, that there are no visible encroachments (other than shown on the map) or discrepancies, and that the subdivision shall be known as RaceTrac Kings Hwy Subdivision, a subdivision of a part of the H. S. Jones Headright Survey, Abstract 306, the M. H. Jones Headright Survey, Abstract 304, and the L. T. King Headright Survey, Abstract 327, Bowie County, Texas.

Jeffrey A. Wood
Jeffrey A. Wood
Registered Professional Land Surveyor
No. 6220, State of Texas
Firm Certificate No. 101011-00
Date: May 3, 2024



FLOOD STATEMENT:
BY GRAPHIC PLOTTING ONLY. A PORTION OF THIS PROPERTY IS IN ZONE "X" AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN OF THE FLOOD INSURANCE RATE MAP, COMMUNITY OF THE CITY OF TEXARKANA, NUMBER 480060, PANEL D365, SUFFIX E, MAP NO. 48037C0365, WHICH BEARS AN EFFECTIVE DATE OF DECEMBER 21, 2017. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

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

Survey Reference Marker Table			
	Northing	Easting	
SRM #1	7217906.3157	3308869.2971	
SRM #2	7217378.4889	3308100.5164	
SRM #3	7217088.4617	3308804.8554	

The bearings are based on Grid North within the "Texas Coordinate System of 1983, North Central Zone", NAD83 (CORS96, EPOCH2002.0), at the surface, with a bearing of North 87 degrees 38 minutes 42 seconds East. The combined scale factor to go from Surface to Grid is 0.999880014398. The following control monuments were used to establish the basis of bearings:

CONTROL MONUMENT #1
N=7217694.2884
E=3308574.7233

CONTROL MONUMENT #2
N=7217005.1887
E=3308839.7871

FINAL PLAT RACETRAC KINGS HWY SUBDIVISION		MTG <i>engineers & surveyors</i>			
8.755 ACRES IN THE H. S. JONES HEADRIGHT SURVEY, ABSTRACT 306, M. H. JONES HEADRIGHT SURVEY, ABSTRACT 304, AND THE L. T. KING HEADRIGHT SURVEY, ABSTRACT 327					
Date	Revision/Description				
Drawn By	Checked By	Project No.	Dwg. Date	File No.	Sheet No.
DH	JW	216084	11/07/2022		

TEX-Henslee, Dustin

From: TEX-Henslee, Dustin
Sent: Wednesday, May 8, 2024 8:03 AM
To: dw Wiley@aep.com; Zachary S Pinalto; michael.a.latham@windstream.com; Chris Jackson; TWU-Smith, Gary; TEX-Daniel, Mashell; willb@bcec.com; TWU-Rogers, Terri; Langley, Joe; TTFD-James, Heather; mgross@bowieappraisal.org; Tommy Bruce; Brandon Brooks; GREG STRICKLAND; Stephanie Green; Jeremy Lindsey; dmcdowell@swrea.com; TX-Maxey, Shawn; Adam Keahey; tray.mcneil@rittercommunications.com
Cc: TEX-Puckett, Laura
Subject: Plat Review -Preliminary and Final Plat for Racetrac Kings Hwy
Attachments: PlatReview-RacetrackKingsHwy-June2024.pdf

All,

We have received a request for approval of the Preliminary and Final Plat for Racetrac Kings Hwy. This is located at the intersection Hwy 59 and S. King's Hwy (FM 989).

Attached is the application, checklists, and plat for the proposed plats. This will be on the June 3, 2024 P& Z agenda so please review and provide any comments back to me via email by **12 PM, May 29, 2024**. If you have any questions, please let me know.

Thanks,

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

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Attachment: PlatComments-RacetrackKingsHwy-05282024 (4258 : Consider Final and Preliminary plat Racetrac Kings Hwy)

From: [Zac Pianalto](#)
To: [TEX-Henslee, Dustin](#); [Dusty Wiley](#)
Subject: RE: Plat Review -Preliminary and Final Plat for Racetrac Kings Hwy
Date: Wednesday, May 8, 2024 8:12:23 AM
Attachments: [image001.png](#)

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

Dusty Henslee,

SWEPCO has no objections to the plat review of the Racetrac property on Kings Hwy and Lake Dr, SWEPCO easements are shown the plat.

Thank you,



ZAC PIANALTO | ENGINEER

ZSPIANALTO@AEP.COM | C:903.826.5027

3708 W 7TH ST, TEXARKANA, TX 75501-6324

From: TEX-Henslee, Dustin <dustin.henslee@texarkanatexas.gov>
Sent: Wednesday, May 8, 2024 8:03 AM
To: Dusty Wiley <dwwiley@aep.com>; Zac Pianalto <zspianalto@aep.com>; michael.a.latham@windstream.com; chris.jackson@windstream.com; TWU-Smith, Gary <gsmith@txkusa.org>; TEX-Daniel, Mashell <mhodges@texarkanatexas.gov>; willb@bcec.com; TWU-Rogers, Terri <terri.rogers@txkusa.org>; joe.langley@sparklight.biz; TTFD-James, Heather <heather.james@texarkanatexas.gov>; mgross <mgross@bowieappraisal.org>; Tommy Bruce <Tommy.Bruce@txdot.gov>; Brandon Brooks <bbrooks@summitutilities.com>; GREG STRICKLAND <gstrickland@summitutilities.com>; Stephanie Green <sgreen@conterra.com>; Jeremy Lindsey <jlindsey@swrea.com>; dmcdowell@swrea.com; TX-Maxey, Shawn <s.maxey@texarkanatexas.gov>; Adam Keahey <akeahey@conterra.com>; tray.mcneil@rittercommunications.com
Cc: TEX-Puckett, Laura <lpuckett@texarkanatexas.gov>
Subject: [EXTERNAL] Plat Review -Preliminary and Final Plat for Racetrac Kings Hwy

All,

We have received a request for approval of the Preliminary and Final Plat for Racetrac Kings Hwy. This is located at the intersection Hwy 59 and S. King's Hwy (FM 989).

Attached is the application, checklists, and plat for the proposed plats. This will be on the June 3, 2024 P& Z agenda so please review and provide any comments back to me via email by **12 PM, May 29, 2024**. If you have any questions, please let me know.

Thanks,

Attachment: PlatComments-RacetracKingsHwy-05282024 (4258 : Consider Final and Preliminary plat Racetrac Kings Hwy)

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

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From: [Langley, Joe](#)
To: [TEX-Henslee, Dustin](#)
Subject: RE: Plat Review -Preliminary and Final Plat for Racetrac Kings Hwy
Date: Wednesday, May 8, 2024 8:10:37 AM

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.

Looks good, no issue.

From: TEX-Henslee, Dustin <dustin.henslee@texarkanatexas.gov>
Sent: Wednesday, May 8, 2024 8:03 AM
To: dwwiley@aep.com; Zachary S Pianalto <zspianalto@aep.com>; michael.a.latham@windstream.com; chris.jackson@windstream.com; TWU-Smith, Gary <gsmith@txkusa.org>; TEX-Daniel, Mashell <mhodges@texarkanatexas.gov>; willb@bcec.com; TWU-Rogers, Terri <terri.rogers@txkusa.org>; Langley, Joe <Joe.Langley@cableone.biz>; TTFD-James, Heather <heather.james@texarkanatexas.gov>; mgross <mgross@bowieappraisal.org>; Tommy Bruce <Tommy.Bruce@txdot.gov>; Brandon Brooks <bbrooks@summitutilities.com>; GREG STRICKLAND <gstrickland@summitutilities.com>; Stephanie Green <sgreen@conterra.com>; Jeremy Lindsey <jlindsey@swrea.com>; dmcdowell@swrea.com; TX-Maxey, Shawn <s.maxey@texarkanatexas.gov>; Adam Keahey <akeahey@conterra.com>; tray.mcneil@rittercommunications.com
Cc: TEX-Puckett, Laura <lpuckett@texarkanatexas.gov>
Subject: Plat Review -Preliminary and Final Plat for Racetrac Kings Hwy

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

All,

We have received a request for approval of the Preliminary and Final Plat for Racetrac Kings Hwy. This is located at the intersection Hwy 59 and S. King's Hwy (FM 989).

Attached is the application, checklists, and plat for the proposed plats. This will be on the June 3, 2024 P& Z agenda so please review and provide any comments back to me via email by **12 PM, May 29, 2024**. If you have any questions, please let me know.

Thanks,

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

Email communications through this office may be subject to Texas Public Records laws and may

Attachment: PlatComments-RacetracKingsHwy-05282024 (4258 : Consider Final and Preliminary plat Racetrac Kings Hwy)

be shared with others.

From: [Brandon Brooks](#)
To: [TEX-Henslee, Dustin](#)
Subject: RE: [EXTERNAL EMAIL] Plat Review -Preliminary and Final Plat for Racetrac Kings Hwy
Date: Thursday, May 9, 2024 4:44:50 PM
Attachments: [image001.png](#)
[image002.jpg](#)

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 think were are good.

A screenshot of a computer screen Description automatically generated



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

From: TEX-Henslee, Dustin <dustin.henslee@texarkanatexas.gov>
Sent: Wednesday, May 8, 2024 8:03 AM
To: dwiley@aep.com; Zachary S Pinalto <zspinalto@aep.com>; michael.a.latham@windstream.com; chris.jackson@windstream.com; TWU-Smith, Gary <gsmith@txkusa.org>; TEX-Daniel, Mashell <mhodes@texarkanatexas.gov>; willb@bcec.com; TWU-Rogers, Terri <terri.rogers@txkusa.org>; joe.langle@sparklight.biz; TTFD-James, Heather <heather.james@texarkanatexas.gov>; mgross <mgross@bowieappraisal.org>; Tommy Bruce <Tommy.Bruce@txdot.gov>; Brandon Brooks <bbrooks@summitutilities.com>; Greg Strickland <gstrickland@summitutilities.com>; Stephanie Green <sgreen@conterra.com>; Jeremy Lindsey <jlindsey@swrea.com>; dmcdowell@swrea.com; TX-Maxey, Shawn <s.maxey@texarkanatexas.gov>; Adam Keahey <akeahey@conterra.com>; tray.mcneil@rittercommunications.com
Cc: TEX-Puckett, Laura <lpuckett@texarkanatexas.gov>
Subject: [EXTERNAL EMAIL] Plat Review -Preliminary and Final Plat for Racetrac Kings Hwy

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Attached is the application, checklists, and plat for the proposed plats. This will be on the June 3, 2024 P& Z agenda so please review and provide any comments back to me via email by **12 PM, May 29, 2024**. If you have any questions, please let me know.

Thanks,

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

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

Attachment: PlatComments-RacetrackKingsHwy-05282024 (4258 : Consider Final and Preliminary plat Racetrac Kings Hwy)



Texarkana Water Utilities

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

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

MEMORANDUM

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

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

Date: May 8, 2024

Re: **Racetrac at Kings Highway – Preliminary and Final Plat**

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

1. There is an existing twelve-inch (12") water main on the north side of US Highway 59 ending at Macedonia/Eylau's master meter located approximately 250 feet west of the southeast corner of this site.
2. There is an existing eight-inch (8") sanitary sewer main beginning near the southeast property corner of this property and running north, parallel and adjacent to the east property line, approximately 150 feet.
3. The Utility reserves the right to request additional utility easements upon review of the plans.
4. The size and location of the existing water and sanitary sewer mains have not been field verified. The developer's representative shall field verify the size and location of the existing utilities before designing or constructing extensions of the system

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

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

City of Texarkana, Texas

Version:

Update Date: 5/30/2024 12:31 PM

Summary Sheet

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

Subject: Consider Revoking S-586 Specific Use Permit for an off premises outdoor advertising sign (billboard) in the 4600 block of Guss Orr Drive formerly 4610 St. Michael Drive.

Meeting Date: 6/3/2024

Attachments

- a. Maps (PDF)
- b. S-586 4610 St. Michael Dr. Billboard (PDF)

Staff Coordination

Building Code Administration	Mashell Daniel	Department Head Review
Pending		
Planning & Zoning Commission		Department Review
Pending		
Planning & Zoning Commission	Laura Puckett	Meeting Pending
06/03/2024 6:00 PM		

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

City Staff are requesting that the Specific Use Permit S-586 be revoked. The off-premises outdoor advertising sign (billboard) is in the southwest corner of the property. The property owner will be requesting to move the off premises outdoor advertising sign (billboard) to the southeast corner of the property to allow the city to expand Guss Orr Drive soon. This location is a vacant lot zoned General Retail.

Potential Options:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends for approval to revoke the Specific Use Permit, S-586.

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

Planning and Zoning Commission

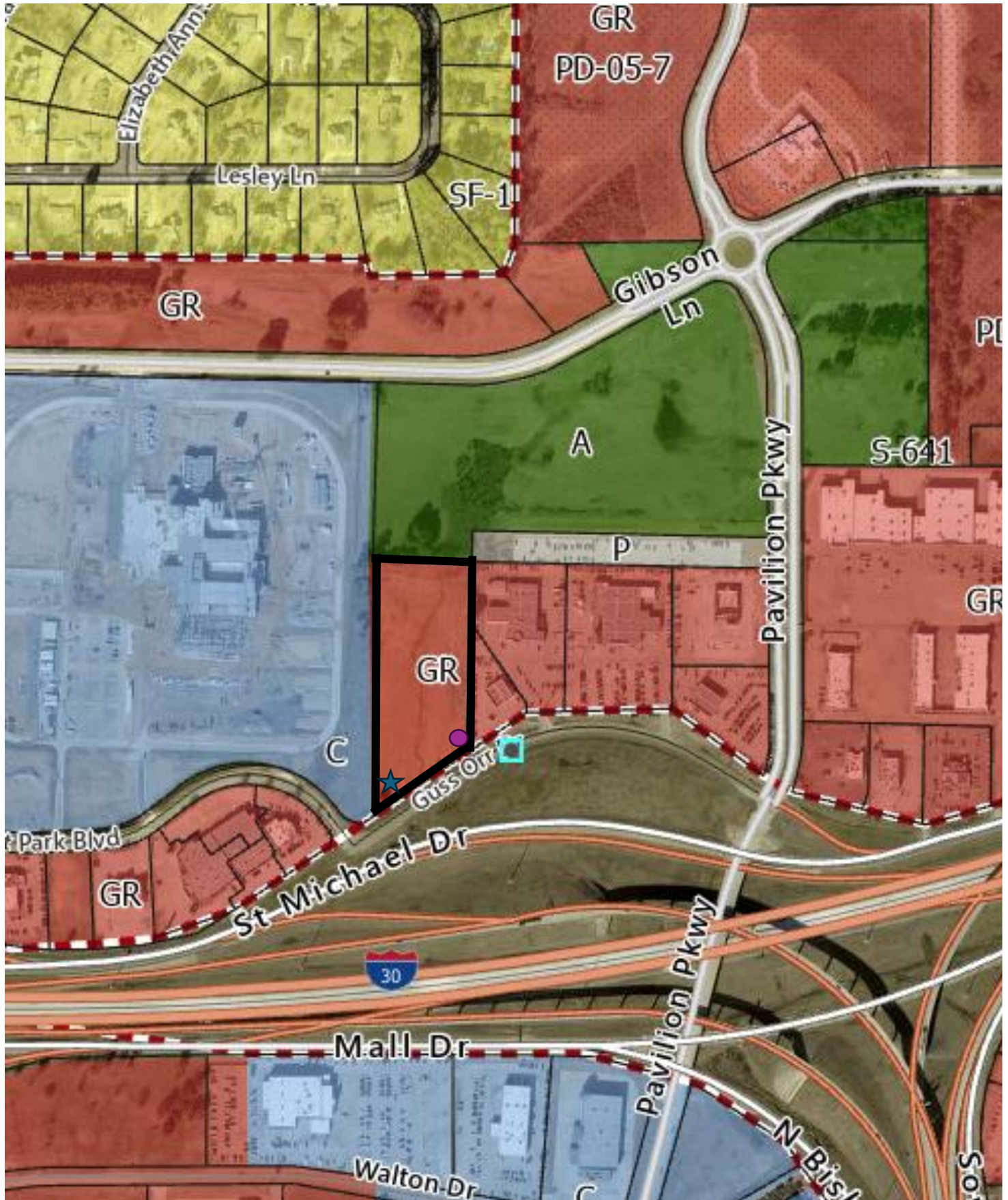
Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

June 3, 2024

4600 Block of Guss Orr Drive



Attachment: Maps (4253 : S-586 Revoking SUP for Billboard at 4610 St. Michael Drive (Guss Orr))

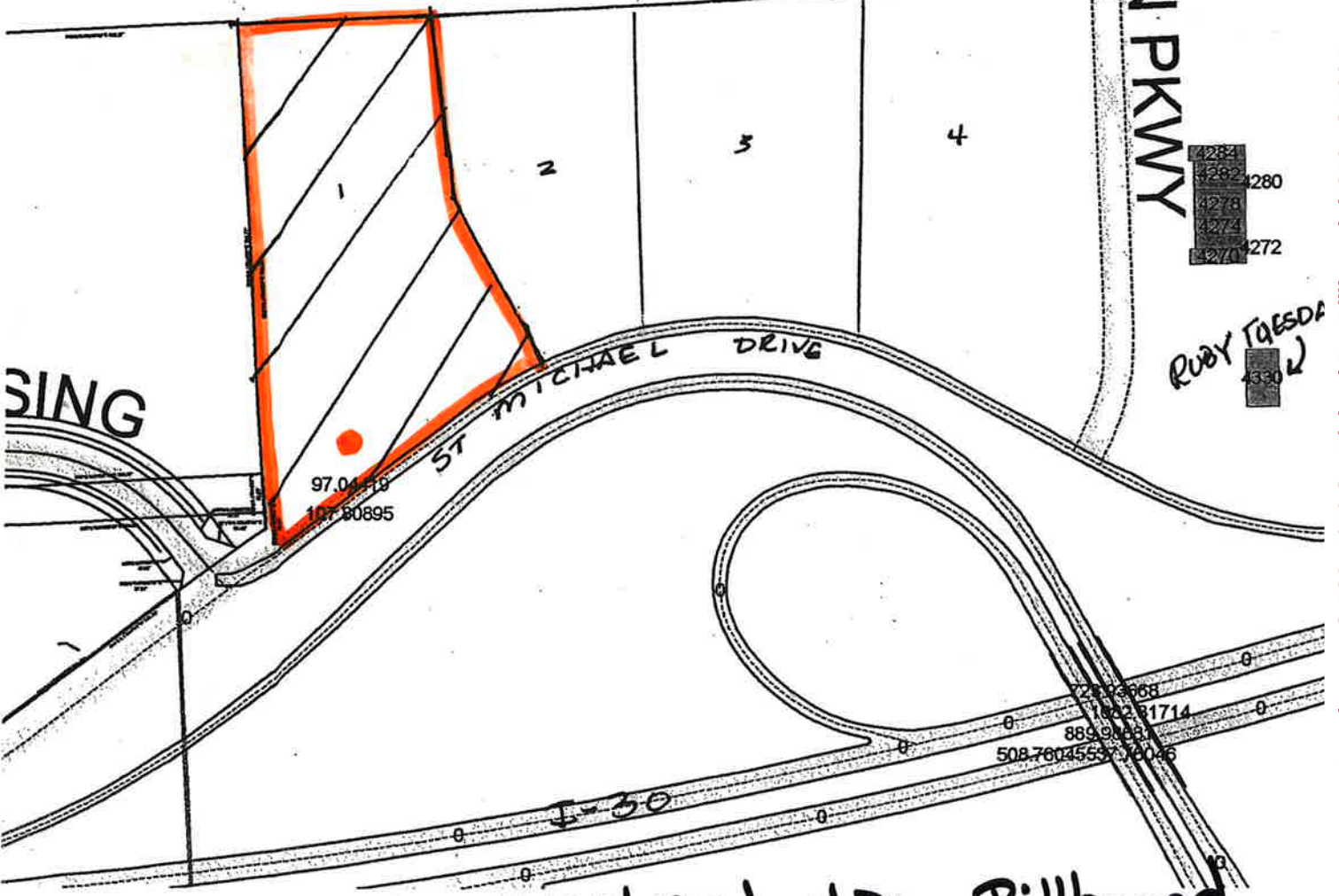
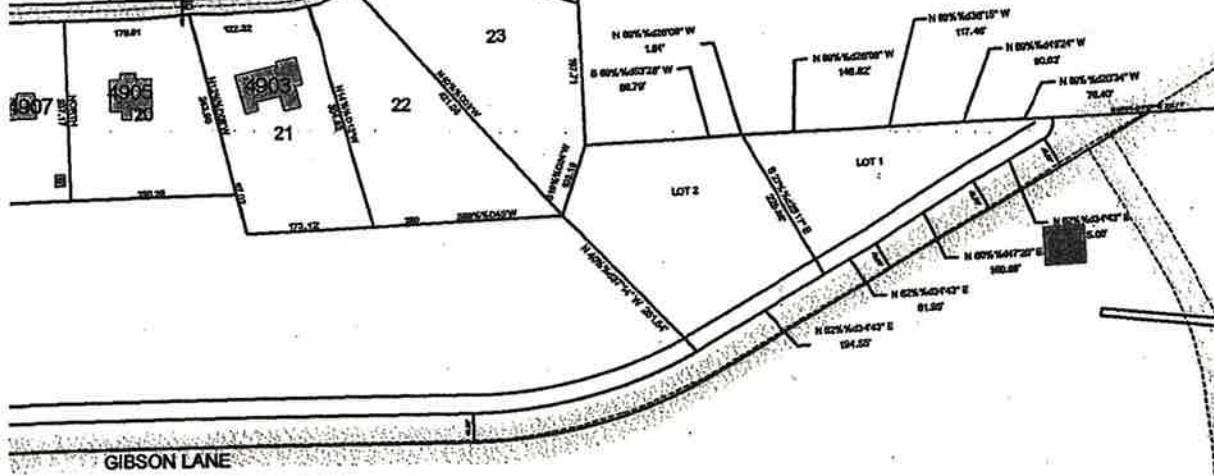
4600 Block of Guss Orr Drive



Attachment: Maps (4253 : S-586 Revoking SUP for Billboard at 4610 St. Michael Drive (Guss Orr))

LEY LN.

2.3.b



S-586 4610 St Michael Dr. Billboard

Packet Pg. 38

Attachment: S-586 4610 St. Michael Dr. Billboard (4253 : S-586 Revoking SUP for Billboard at 4610 St. Michael Drive (Guss Orr))

Drawing not to scale



St. Michael Drive.

Proposed
10' x 32' Stack Billboard

10' to Property Line

ORR PROPERTY LOT NO. 1

S-586 4610 St Michael Dr Billboard

TEMP - GR

Lot 1

S-212

S-559

GR

PAVILION PARKWAY

TEXAS
PAUL
SHOPPRUBY
TUES
S560

ST MICHAEL DRIVE

GR
S-576

INTERSTATE HIGHWAY 30

(59 BYPASS)
JARVIS PARKWAY

city limits

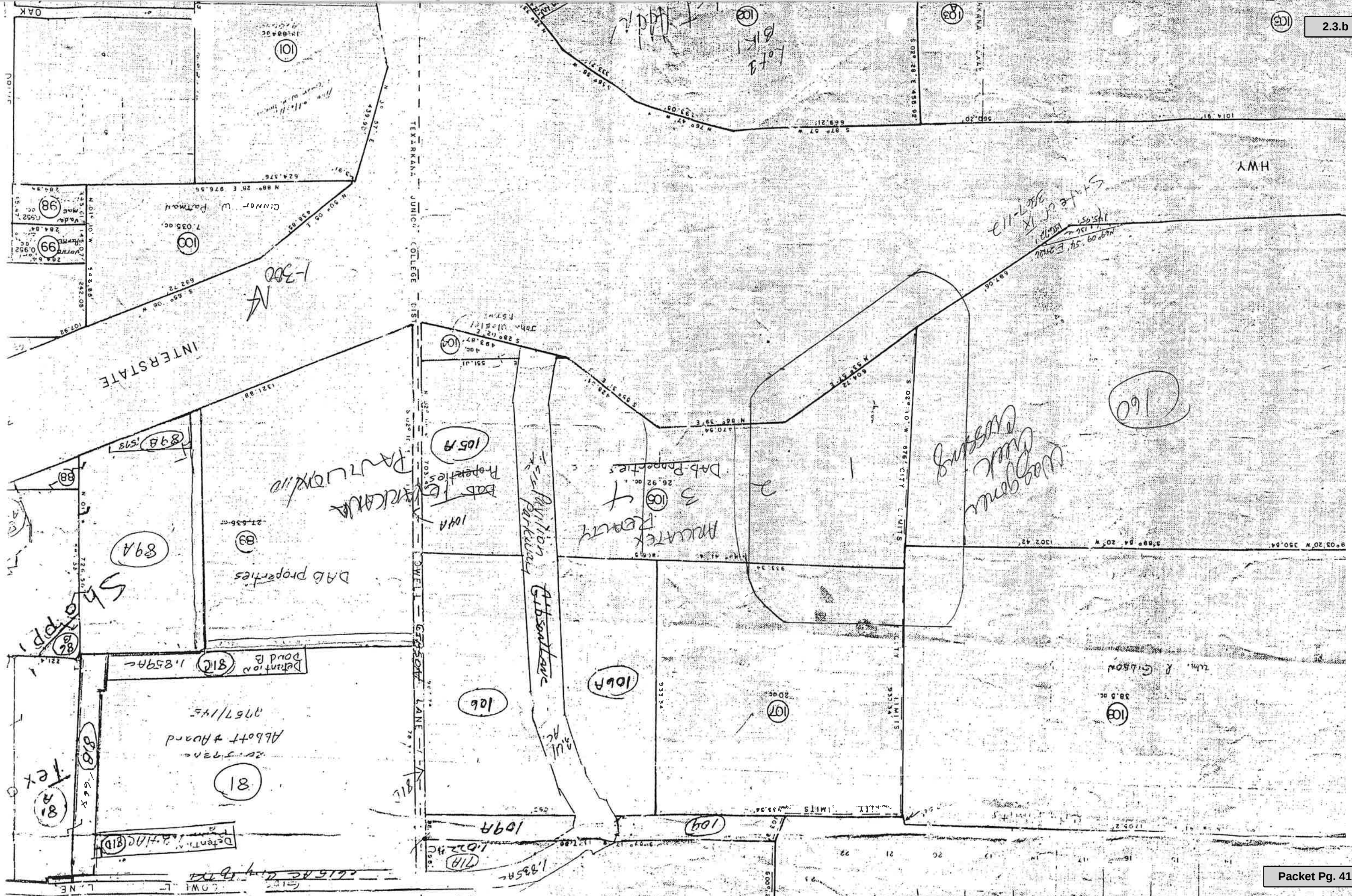
A

S-586
4610 St Michael
Billboard(LOWE'S
STORE)C
(WAL-MART
STORE)WESTBERG
LN.GRELL
LN.

DRIVE

FRUMPKI
LN.

Attachment: S-586 4610 St. Michael Dr. Billboard (4253 : S-586 Revoking SUP for Billboard at 4610 St. Michael Drive (Guss Orr))



ORDINANCE NO. 324-06

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING THE ZONING MAP SHOWING THE LOCATION, BOUNDARY AND USE OF CERTAIN PROPERTY BY THE GRANTING OF A SPECIFIC USE PERMIT (S-586) FOR THE LOCATION OF AN OFF PREMISES OUTDOOR ADVERTISING SIGN (BILLBOARD) ON LOT 1, ARKLATEX REALTY SUBDIVISION, LOCATED AT 4610 ST. MICHAEL DRIVE IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS; CONTAINING A PENALTY CLAUSE; PROVIDING FOR PUBLICATION; CONTAINING A REPEALER CLAUSE; CONTAINING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, Bobby Howell, as agent, and Keith Orr, ARKLATEX Real Estate, L.P., owner of Lot 1, ARKLATEX Realty Subdivision, located at 4610 St. Michael Drive in the City of Texarkana, Bowie County, Texas, and more fully described in Exhibit "A", attached hereto and incorporated herein, filed application with the City of Texarkana, Texas, petitioning an Amendment of the Zoning Ordinance and Map of said City so as to obtain a Specific Use Permit for **an outdoor off premises advertising sign (billboard)** to be located on said property; and

WHEREAS, the Planning and Zoning Commission of Texarkana, Texas, held a public hearing on said application on **December 4, 2006**, after written notice of such public hearing before the Planning and Zoning Commission on the proposed Specific Use Permit for the location of **an outdoor off premises advertising sign (billboard)** had been sent to owners of real property lying within 200 feet of the property on which the change in classification is proposed, said Notice having been given not less than ten (10) days before the date set for hearing to all such owners who rendered their said property for City taxes as the ownership appears on the last approved City Tax Roll, and such Notice being served by depositing the same, properly addressed and postage paid, in the City Post Office; and

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Texarkana, Texas, voted **six (6) to zero (0) to recommend with stipulations** to the City Council of Texarkana, Texas, that a Specific Use Permit be **granted** to locate **an outdoor off premises advertising sign (billboard)** in a **General Retail District** on said property; and

WHEREAS, Notice was given of a further public hearing to be held by the City Council of the City of Texarkana, Texas, in the Municipal Building at 7:00 p.m. on **December 11, 2006**, to consider the advisability of amending the Zoning Ordinance and Map as recommended by the Planning and Zoning Commission, and all citizens and parties at interest were notified that they would have an opportunity to be heard, such Notice of the time and place of such hearing having been given at least fifteen (15) days prior to such hearing by publication

in the TEXARKANA GAZETTE, Texarkana, U.S.A., a newspaper of general circulation in such municipality; and

WHEREAS, all citizens and parties at interest have been given an opportunity to be heard on the matter of the proposed Specific Use Permit, and the City Council of the City of Texarkana, Texas, being informed as to the location and nature of the Specific Use Permit proposed on said property as well as the nature and usability of surrounding property, have found and determined that the property in question, as well as other property within the City Limits of the City of Texarkana, Texas, has changed in character since the enactment of the original Zoning Ordinance to the extent that a Specific Use may be made of said property as herein provided and by reason of changed conditions, does consider and find that this amendatory ordinance should be enacted since its provisions are in the interest and will promote the health, safety and welfare of the community;

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

SECTION 1: That the Zoning Ordinance and Map of the City of Texarkana, Texas, showing the location and boundaries of certain districts, and said Zoning Ordinance and Map having been made a part of an Ordinance entitled:

"AN ORDINANCE AMENDING IN ITS ENTIRETY THE ZONING ORDINANCE OF THE CITY OF TEXARKANA, TEXAS, AS PASSED AND APPROVED BY THE CITY COUNCIL ON THE 28TH DAY OF OCTOBER, 1941, TOGETHER WITH ALL AMENDMENTS THERETO AND ENACTING A REVISED ORDINANCE ESTABLISHING AND PROVIDING FOR ZONING REGULATIONS; CREATING USE DISTRICTS IN ACCORDANCE WITH A COMPREHENSIVE PLAN"

and passed and approved on September 14, 1970, recorded in Ordinance Book 12, Pages 351-431, inclusive, as amended, be further amended so as to establish a Specific Use Permit numbered **S-586 (GR)** for the purpose of locating **an outdoor off premises advertising sign (billboard)** in a **General Retail District** on Lot 1, ArkLaTex Realty Subdivision, located at 4610 St. Michael Drive in the City of Texarkana, Bowie County, Texas, and more fully described in Exhibit "A", attached hereto and incorporated herein.

SECTION 2: That the following stipulations are hereby imposed and made a part of this Ordinance:

1. That all City codes be met as to permits, setbacks, height and square footage of the signage.
2. Sign cannot be placed inside of a public right of way or public utility easement.

SECTION 3: This Specific Use Permit, approved in accordance with the provisions of this Ordinance in its original form, and as may be amended, shall be valid only as long as this Specific Use Permit is used in accordance with the special terms and conditions established

herein. Any violation of any of the special terms and conditions of this Specific Use Permit enumerated herein, shall upon the option of the City, cause this Specific Use Permit to be canceled and to be void and of no further effect. The violation of any provision of this Ordinance shall be unlawful and a misdemeanor offense punishable by a fine not exceeding Two Hundred Dollars (\$200.00), and each day any violation or noncompliance continues shall constitute a separate and distinct offense.

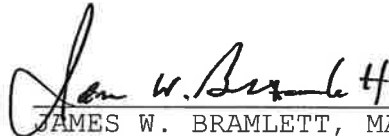
SECTION 4: That the City Secretary be and is hereby directed to publish the caption of this Ordinance for three (3) consecutive days in the Texarkana Gazette within ten (10) days of the passage of this Ordinance, as provided in Article XI, Section 3 of the Charter of the City of Texarkana, Texas.

SECTION 5: All ordinances or parts of ordinances in conflict herewith are specifically repealed to the extent of such conflict.

SECTION 6: It is further provided that in case a section, clause, sentence or part of this Ordinance shall be deemed or adjudged by a court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair, or invalidate the remainder of this Ordinance.

SECTION 7: That this Ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED in Regular Council Session on this the 11th day of December, 2006.


JAMES W. BRAMLETT, MAYOR

ATTEST:


GERI HADDOCK, CITY SECRETARY 8:05 p.m.

APPROVED AS TO FORM:


DEBORAH JONES, ASSISTANT CITY ATTORNEY

Attachment: S-586 4610 St. Michael Dr. Billboard (4253 : S-586 Revoking SUP for Billboard at 4610 St. Michael Drive (Guss Orr))

Legal Description

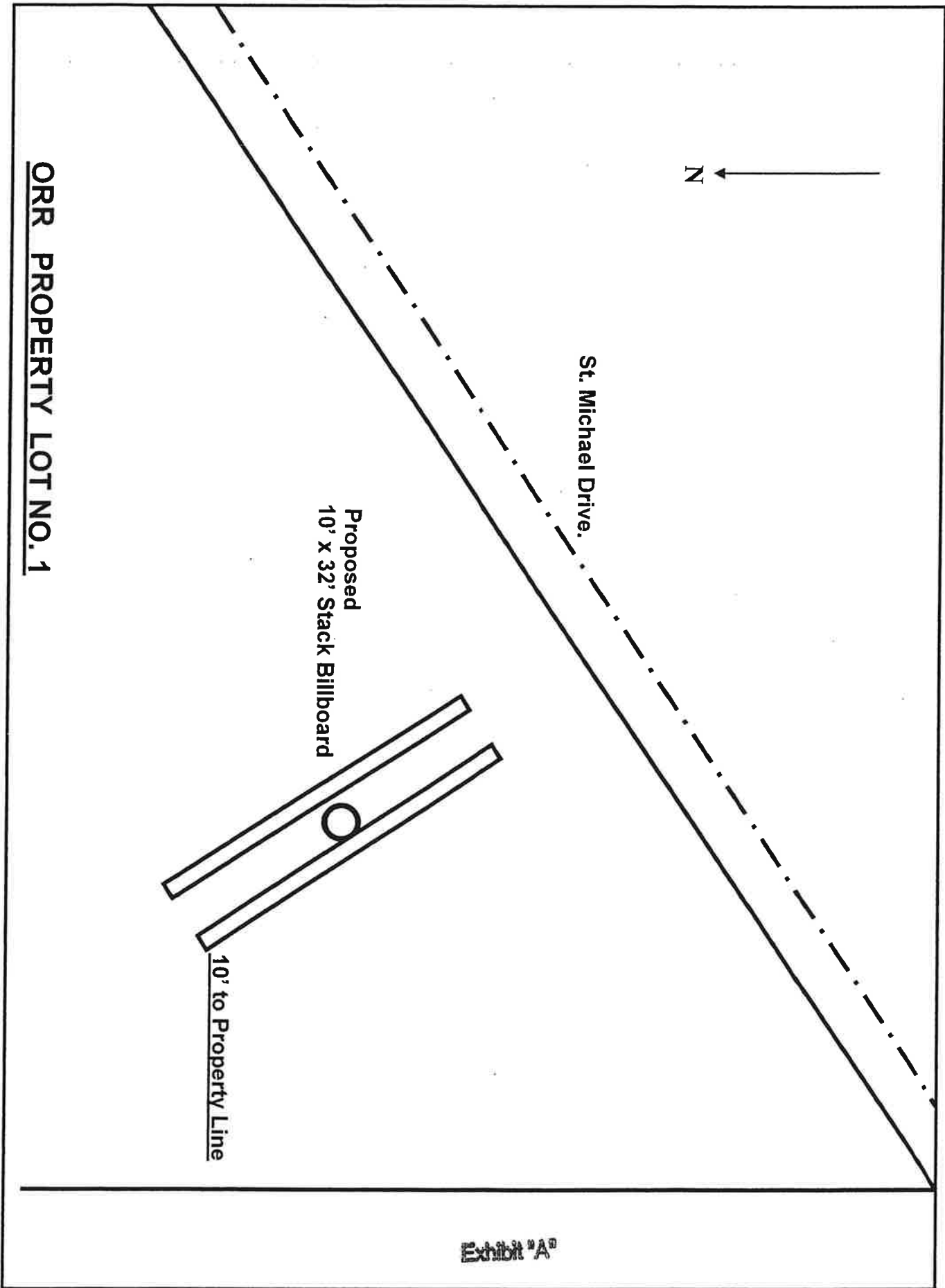
Lot Numbered One (1) of ARKLATEX REALTY SUBDIVISION, being a part of the George Brinlee Headright Survey, Abstract No. 18, according to map or plat thereof recorded in Volume 4958, Page 87 of the Real Property Records of Bowie County, Texas.

Attachment: S-586 4610 St. Michael Dr. Billboard (4253 : S-586 Revoking SUP for Billboard at 4610 St. Michael Drive (Guss Orr))

Exhibit "A"

Drawing not to scale

Attachment: S-586 4610 St. Michael Dr. Billboard (4253 : S-586 Revoking SUP for Billboard at 4610 St. Michael Drive (Guss Orr))



**CITY OF TEXARKANA, TEXAS**

P. O. BOX 1967 75504

PHONE 903-798-3900

FAX 903-798-3933

December 14, 2006

Dear Applicant:

The City Council approved your request(s) at the December 11, 2006 City Council meeting. For your records, enclosed is a copy of that Ordinance.

Should you have any questions, please contact Shirley Jaster at 903-798-3949.

Sincerely,

Debbie Burk, Secretary
PLANNING AND ZONING COMMISSION
Enclosure

Attachment: S-586 4610 St. Michael Dr. Billboard (4253 : S-586 Revoking SUP for Billboard at 4610 St. Michael Drive (Guss Orr))



MEMORANDUM
City of Texarkana, Texas
Department of Planning and Zoning

TO: George T. Shackelford, City Manager

FROM:  Shirley Jaster, Director of Planning and Zoning

SUBJECT: (Ordinance No. 324-06) Specific Use Permit for the location of an off premise advertising sign (billboard) at 4610 St. Michael Drive

DATE: December 6, 2006

S-586: This is a request by Keith Orr, ARKLATEX Real Estate LP, owner, Bobby Howell, attorney and agent, for a Specific Use Permit to allow an outdoor off premise advertising sign (billboard) on Lot 1, ArkLaTex Realty Subdivision, located at 4610 St. Michael Drive. The Orr Honda new and used auto dealership is currently under construction at this location.

The adjacent zoning is Agriculture to the north, Commercial to the south, and General Retail to the east and west. The adjacent usage is vacant land to the north and west, Interstate 30 and vacant land to the south, and a vacant lot (future car dealership) to the east.

The Comprehensive Plan has designated this area as a Retail Area. The Zoning of the property is General Retail. A Specific Use Permit is required by the Zoning Ordinance to allow the location of any outdoor off premise advertising signs (billboards) in the General Retail zoning district. Section 14-107 of the Zoning Ordinance gives the guidelines for distance spacing between billboards and the overall height and square footage of any signage.

The applicant is proposing a two sided, 10'x 32' stack billboard sign to be located 10 feet off of the property line along St. Michael Drive. (See attachment) This proposed use is consistent with other outdoor off premise advertising signs (billboards) located on this frontage road. This signage can be viewed from Interstate 30 and St. Michael Drive.

The staff recommends for the approval of the Specific Use Permit with the following stipulations:

1. That all City codes be met as to permits, setbacks, height and square footage of the signage.
2. Sign cannot be placed inside of a public right of way or public utility easement.

The Planning and Zoning Commission unanimously recommended for approval of this request with staff stipulations.

It is recommended by staff that the City Council adopt Ordinance No. 324-06 granting this Specific Use Permit with stipulations.

Attachment: S-586 4610 St. Michael Dr. Billboard (4253 : S-586 Revoking SUP for Billboard at 4610 St. Michael Drive (Guss Orr))

SUMMARY SHEET

CASE NO S- 586

Requested Zoning: Specific Use Permit
Proposed Use: Outdoor off premise sign (Billboard)
Present Use: Orr auto dealership (Honda)
Location/Address: 4610 St. Michael Drive
Comprehensive Plan Designation: Retail Area
Owner-applicant: Keith Orr, ARKLATEX Real Estate
Agent: Bobby Howell, Attorney
Present Zoning: GR
To P&Z: December 4, 2006
To C.C. : December 11, 2006
Zoning: North A East GR South C West GR
Adjacent Usage: North Vacant land South I-30, vacant land
East Vacant lot future auto dealership (Orr) West Vacant land

STAFF RECOMMENDATIONS

S-586: This is a request by Keith Orr, ARKLATEX Real Estate LP, owner, Bobby Howell, attorney and agent, for a Specific Use Permit to allow an outdoor off premise advertising sign (billboard) on Lot 1, ArkLaTex Realty Subdivision, located at 4610 St. Michael Drive. The Orr Honda new and used auto dealership is currently under construction at this location.

The adjacent zoning is Agriculture to the north, Commercial to the south, and General Retail to the east and west. The adjacent usage is vacant land to the north and west, Interstate 30 and vacant land to the south, and a vacant lot (future car dealership) to the east.

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The staff recommends for the approval of the Specific Use Permit with the following stipulations:

1. That all City codes be met as to permits, setbacks, height and square footage of the signage.
2. Sign cannot be placed inside of a public right of way or public utility easement.

The PLANNING AND ZONING COMMISSION'S recommendation is for approval .

Approved 6 Denied 0 Abstained 0

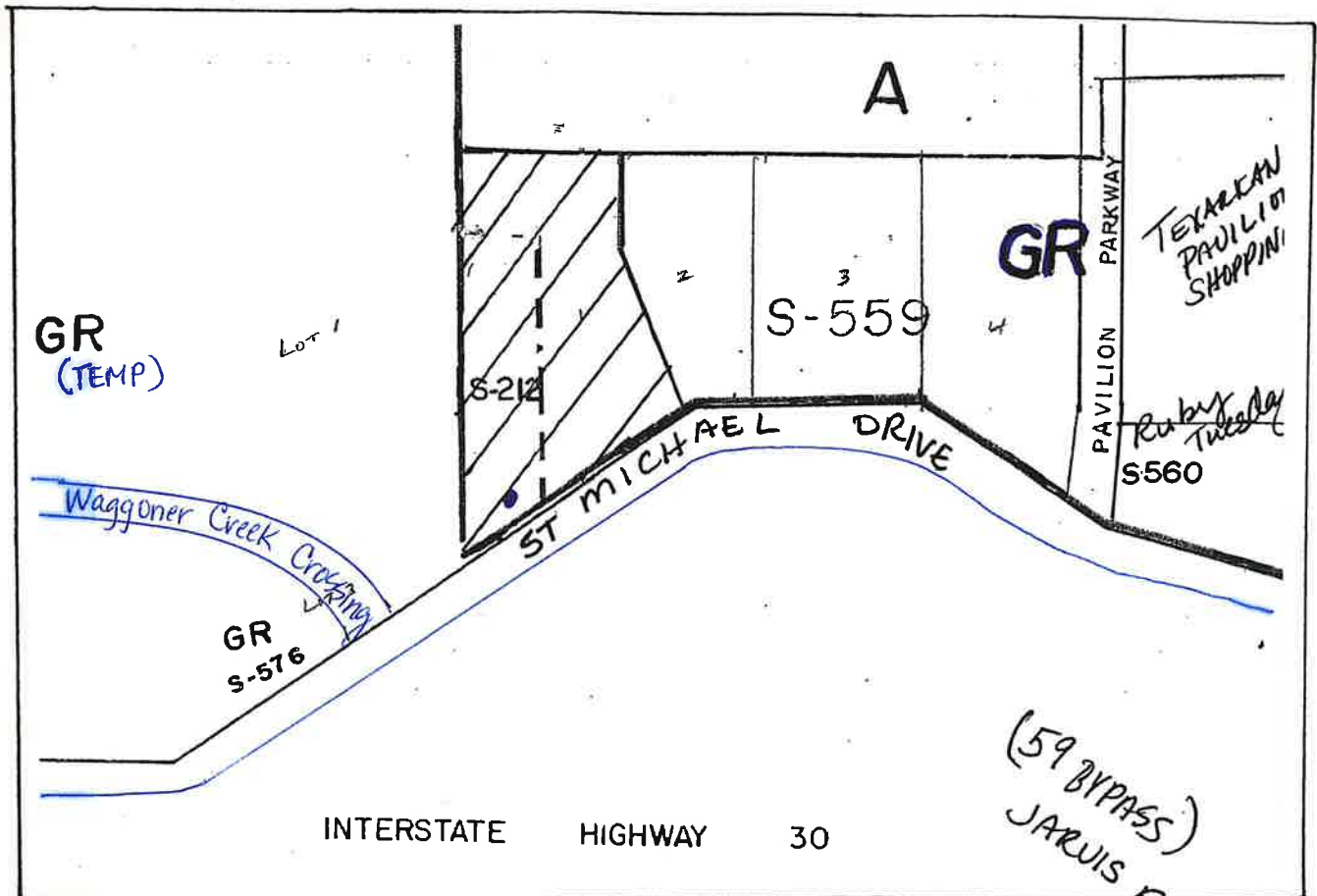
Attachment: S-586 4610 St. Michael Dr. Billboard (4253 : S-586 Revoking SUP for Billboard at 4610 St. Michael Drive (Guss Orr))

NOTICE OF PUBLIC HEARINGS

Public hearings will be held by the Planning and Zoning Commission and the City Council, City of Texarkana, Texas at the below stated date and time. The Public Hearings will be held in the Council Chambers, Municipal Building, West 3 rd Street and Texas Boulevard, Texarkana, Texas, to consider a proposed change in zoning classification as indicated below. According to the Tax Records, you are the owner of property within the area of the proposed change or within 200 feet of that property. THIS IS NOT A SUMMONS TO APPEAR AT THE HEARINGS. If you care to attend, you will be given an opportunity to be heard. If additional information is desired, contact the Planning Department at 903-798-3949.

PLANNING & ZONING COMMISSION: Hearing Date December 4, 2006 Hearing Time 6:00 PM
CITY COUNCIL: Hearing Date December 11, 2006 Hearing Time 7:00 PM

* If they desire, persons concerned with the proposed change can present a petition in opposition to or in favor of the proposed change. If a petition in opposition to a proposed change contains the signatures of persons who own twenty (20) percent or more of the land within 200 feet of the proposed change, a $\frac{3}{4}$ th vote of the City Council will be required. In order to be considered, the petition must be received and filed before or at the Planning and Zoning Commission Meeting.



APPLICANT'S NAME: ArkLaTex Real Estate, L.P.
Keith Orr, Member/Manager

APPLICANT'S ADDRESS: 4545 North State Line Avenue

LOCATION OF REZONING: 4610 St. Michael Drive

PROPOSED CHANGE: Specific Use Permit to allow the location of an off premise advertising sign (Billboard)

FROM: NA TO: _____

LEGAL DESCRIPTION: Lot 1, ArkLaTex Realty Subdivision

CASE NUMBER: S-586

DATE MAILED: 11-22

Packet Pg. 51

Attachment: S-586 4610 St. Michael Dr. Billboard (4253 : S-586 Revoking SUP for Billboard at 4610 St. Michael Drive (Guss Orr))

Receipt No. _____

CASE S-586DATE 11-3-06**RECEIVED**TO: The Planning and Zoning Commission
City of Texarkana, TexasPlease 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: 1 BLOCK: / ADDITION: ARKLATEX REALTY SUBD.
GEORGE BRINLEE HEADRIGHT SUR
ABSTRACT 18, BOWIE COUNTY, TXLOCATION: St. Michael DrivePRESENT ZONING: GENERAL RETAILPROPOSED ZONING: SPECIFIC USE PERMIT

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

FOR THE CONSTRUCTION OF OUTDOOR ADVERTISING
STRUCTURES.Describe the changed conditions, if any, occurring since the original zoning, which affect your
property and which justify rezoning: None

Bobby L. Howell
Attorney or Agent
Bobby L. Howell
Howell & Patomson, LLP
ADDRESS: 5485 Summerhill Rd.
P. O. Box 6007
Texarkana, TX 75505-6007
PHONE: (903) 792-3755

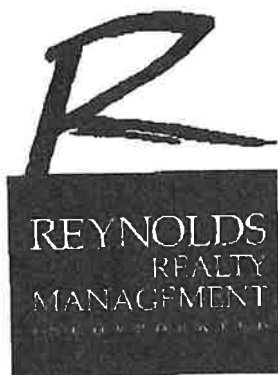
PROPERTY OWNER:
ArkLaTex Real Estate, LP
By: ArkLaTex Real Estate GP, LLC
Its: General Partner
By: Keith Orr
Property Owner Member/Manager
Keith Orr
ADDRESS: 4545 N. State Line
Texarkana, TX 75501
PHONE: (903) 794-5500

Attachment: S-586 4610 St. Michael Dr. Billboard (4253 : S-586 Revoking SUP for Billboard at 4610 St. Michael Drive (Guss Orr))

Legal Description

Lot Numbered One (1) of ARKLATEX REALTY SUBDIVISION, being a part of the George Brinlee Headright Survey, Abstract No. 18, according to map or plat thereof recorded in Volume 4958, Page 87 of the Real Property Records of Bowie County, Texas.

Attachment: S-586 4610 St. Michael Dr. Billboard (4253 : S-586 Revoking SUP for Billboard at 4610 St. Michael Drive (Guss Orr))



Sales



Leasing



Management



Development



Consulting



Forestry



Agricultural

Via: Fax

December 4, 2006

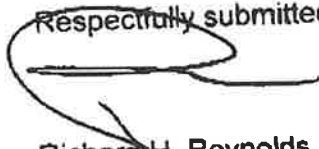
Shirley Jaster
Director of Planning and Zoning
P.O. Box 1967
Texarkana, Texas 75504

Re: Case Number: S-586

Dear Ms. Jaster,

The Waggoner Creek Crossing One, L.P. Board objects to any billboard zoning request regarding the above mentioned zoning request. Please feel free to contact me if you have any additional questions.

Respectfully submitted,


Richard H. Reynolds, Jr.
Development Partner
Waggoner Creek Crossing One, L.P.

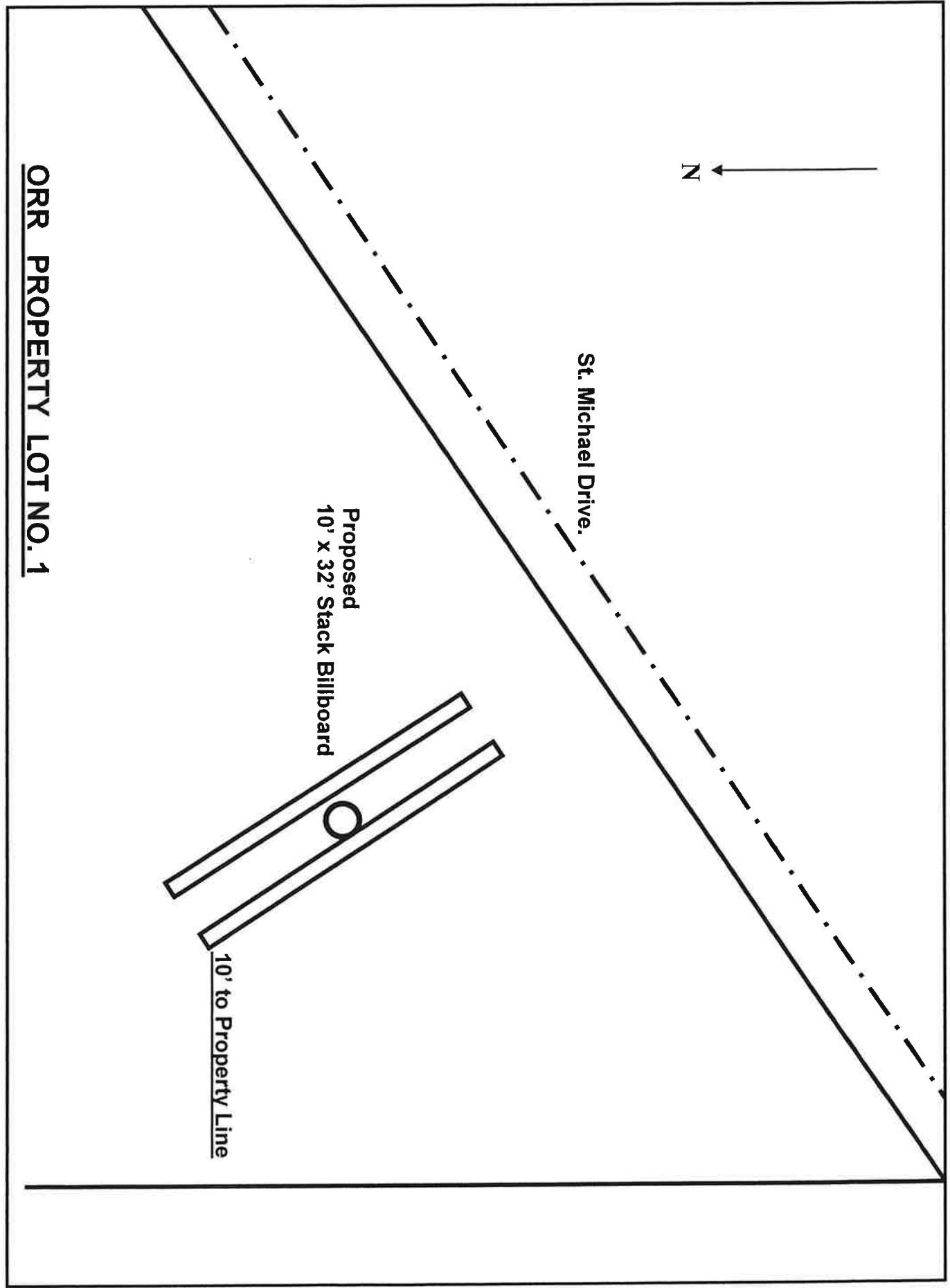
5502 Cowhorn Creek Road
Suite C
Texarkana, TX 75503

tel: 903.832.3700
fax: 903.832.3701

Attachment: S-586 4610 St. Michael Dr. Billboard (4253 : S-586 Revoking SUP for Billboard at 4610 St. Michael Drive (Guss Orr))

Drawing not to scale

Attachment: S-586 4610 St. Michael Dr. Billboard (4253 : S-586 Revoking SUP for Billboard at 4610 St. Michael Drive (Guss Orr))



ORR PROPERTY LOT NO. 1

5502 COWHORN CREEK ROAD SUITE C
TEXARKANA, TEXAS 75503
(903) 832-3700 FAX (903) 832-3701



Fax

To:	Shirley Jaster	From:	Richard Reynolds
Fax:	903-792-6419	Pages:	2, including cover page
Phone:		Date:	December 4, 2006
Re:	Billboard Request	CC:	

☐ As Requested ☐ For Approval ☐ Review & Return ☐ Please Reply ☐ FYI

● Comments:

If you should have any questions or need anything else, feel free to call. Thank you.

PRIVILEGED AND CONFIDENTIAL – This sheet covers information intended only for the use of the named addressee (s). If the reader of this message is not the named addressee or an employee or agent responsible for delivering the message to the intended recipient(s), please do not read the accompanying information and note that any dissemination, distribution or copying of this communication is strictly prohibited. Anyone receiving this message in error should notify us immediately by telephone and return the original message to us at the above address by U.S. Mail. Thank you.

Attachment: S-586 4610 St. Michael Dr. Billboard (4253 : S-586 Revoking SUP for Billboard at 4610 St. Michael Drive (Guss Orr))

Activity Report

TX	Date/Time	Function	No.	Destination	Duration	P. #	Result
AUG-04	14:31	Send	*001	9037926419		000	Busy
AUG-07	14:47	Send	*002	7926419	0'00'13"	001	OK
AUG-14	15:46	Send	*004	9038328304		000	Busy
AUG-28	09:48	Send	*012	903 792 4968	0'00'19"	001	OK
	09:49	Send	*007	9037924968		000	Busy
	09:50	Send	*009	9037924968		000	Busy
	09:52	Send	*010	19037924968		000	Busy
	09:53	Send	*011	9037924968		000	Busy
AUG-29	13:45	Send	*013	13019725525		000	Busy
	15:49	Send	*014	9037926419		000	Busy
	15:52	Send	*015	7926419	0'00'57"	001	OK
	16:03	Send	*016	7926419	0'00'57"	001	OK
	16:08	Send	*017	7926419	0'00'58"	001	OK
	16:10	Send	*018	7926419	0'00'13"	001	OK
AUG-30	13:31	Send	*021	301 622 5636	0'00'18"	002	OK
	13:35	Send	*020	9037925756		000	Busy
AUG-31	09:12	Send	*023	918775425951	0'00'49"	002	OK
	09:17	Send	*022	18775425951		000	Busy
SEP-05	10:15	Send	*024	9038312649	0'00'47"	003	OK
SEP-06	13:37	Send	*025	903 793 7012	0'01'00"	010	OK
SEP-11	16:25	Send	*026	9409372955		000	Busy
SEP-14	11:16	Send	*027	903 832 3701	0'02'40"	010	OK
SEP-15	13:46	Send	*028	4057011020	0'01'04"	006	OK
SEP-19	15:17	Send	*029	99037945251	0'00'15"	002	OK
SEP-27	11:38	Send	*030	99037945251	0'00'12"	002	OK
OCT-02	15:01	Send	*031	+903 334 7007	0'02'05"	006	OK
NOV-08	15:33	Send	*032	903 791 0132	0'00'46"	005	OK
NOV-20	18:09	Send	*033	99038321533	0'01'24"	010	OK
DEC-01	15:01	Send	*034	7926419	0'00'12"	001	OK
	15:04	Send	*035	7926419	0'00'21"	001	OK
DEC-04	12:34	Send	037	903 832 3701	0'01'47"	007	OK
AUG-07	14:48	Reception	*003	7926419	0'00'43"	001	OK
AUG-28	08:18	Reception	*005	903 792 4968	0'00'31"	001	OK
	09:21	Reception	*006	903 792 4968	0'00'31"	001	OK
DEC-01	15:55	Reception	036	7926419	0'00'36"	001	OK

CITY OF TEXARKANA, TEXAS

P.O. Box 1967
 Texarkana, Texas 75504
 FAX: 903.792.6419
 PHONE: 903.798.3949

FAX

TO: Allison

FROM: SHIRLEY JASTER
 DIRECTOR OF PLANNING
 AND ZONING

FAX: 903-832-3701

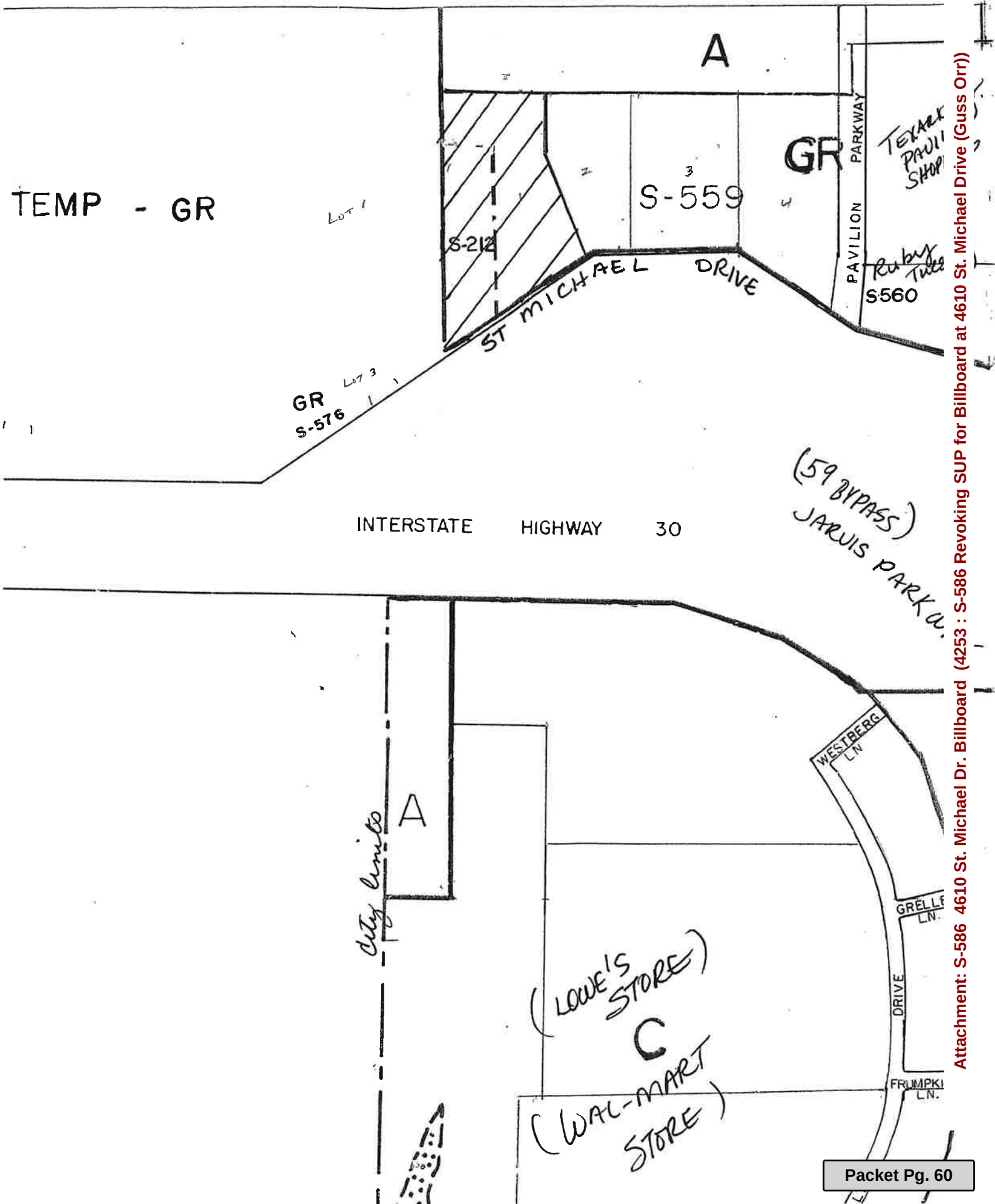
PAGES 7

DATE: 12-4-06

COMMENTS:

2 P.H. Sheets for 2 off premise signs
2 diagrams
2 cat

Attachment: S-586 4610 St. Michael Dr. Billboard (4253 : S-586 Revoking SUP for Billboard at 4610 St. Michael Drive (Guss Orr))





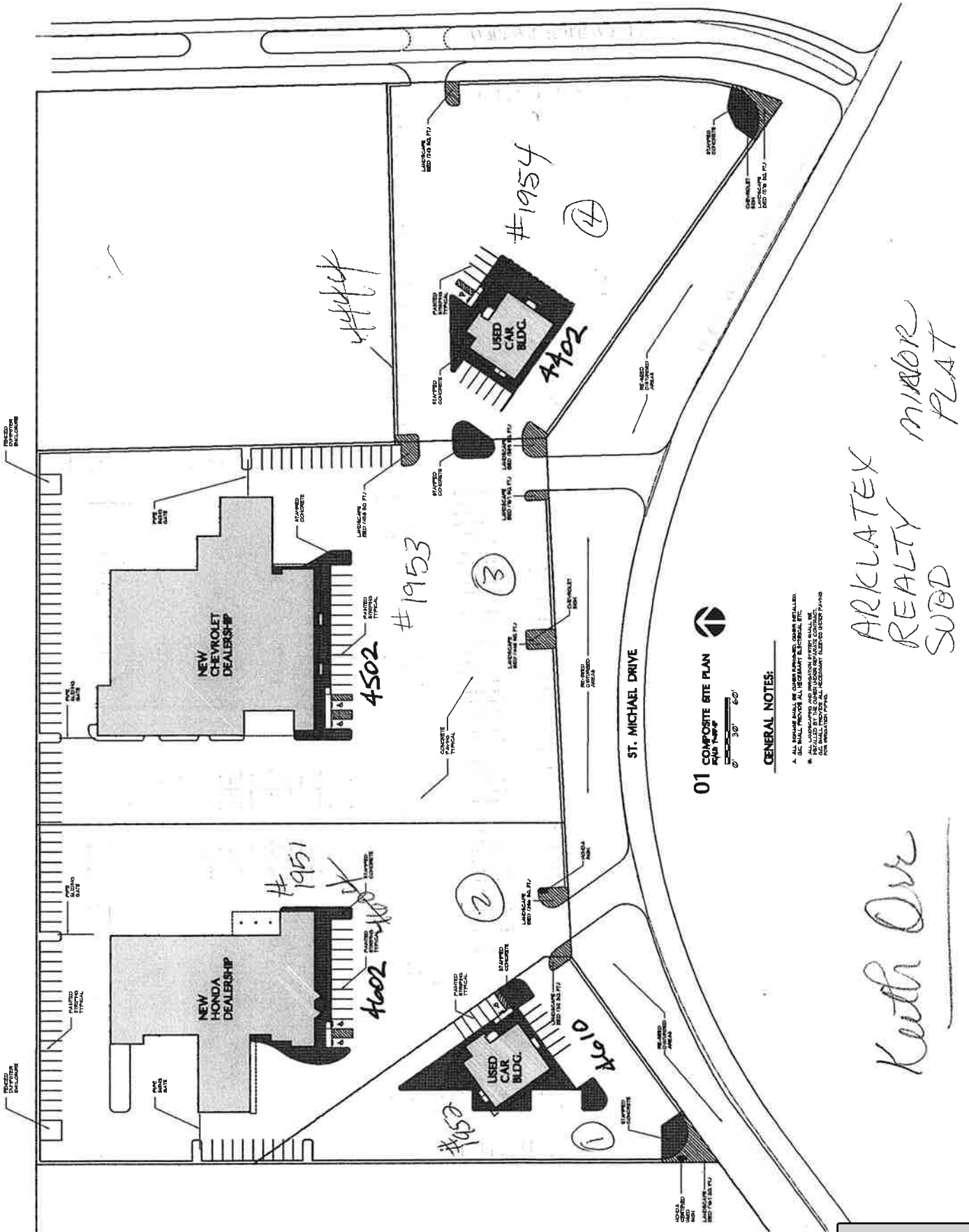
COMPOSITE SITE PLAN OF HONDA AND CHEVROLET DEALERSHIPS
 ARKLATX REAL ESTATE LP
 4545 N. STATE LINE AVE.
 TEXARKANA, TEXAS 75501
 OLD CHEVROLET & OLD HONDA

10-10-0327 & 0328

16 JUNE 2006

sheet

A1a





CITY OF TEXARKANA, TEXAS

P. O. BOX 1967 75504

PHONE 903-798-3900
FAX 903-798-3933

November 29, 2006

Dear Applicant/Agent:

This is to remind you that your request(s) is scheduled to be heard by the Planning and Zoning Commission on Monday, December 4, 2006 at 6:00 p.m. and by the City Council on Monday, December 11, 2006 at 7:00 p.m. These meetings will be held in the Council Chambers, 2nd floor, Texas Municipal Building, West Third Street and Texas Boulevard. You or a representative must be present at this meeting. You will not receive any further notice of meetings and time.

Enclosed for your information is a copy of the staff recommendations. Please keep in mind that this is only a recommendation. If you have any questions, please contact Ms. Shirley Jaster at (903) 798-3949.

Sincerely,

Debbie Burk, Secretary
PLANNING AND ZONING COMMISSION

Enclosure

Attachment: S-586 4610 St. Michael Dr. Billboard (4253 : S-586 Revoking SUP for Billboard at 4610 St. Michael Drive (Guss Orr))



**AGENDA
REGULAR MEETING
PLANNING AND ZONING COMMISSION
MONDAY, DECEMBER 4, 2006
COUNCIL CHAMBERS, 2ND FLOOR
TEXAS MUNICIPAL BUILDING
220 TEXAS BOULEVARD
6:00 P.M.**

1. **S-586: Specific Use Permit for the location of an outdoor off premise advertising sign (Billboard) on Lot 1, Arkalatex Realty Subdivision, located at 4610 St. Michael Drive. Keith Orr, ArkLaTex Real Estate, L.P., owner; Bobby Howell, agent.**
2. **S-587: Specific Use Permit for the location of an outdoor off premise advertising sign (Billboard) on Lot 4, Arkalatex Realty Subdivision, located near or at the intersection of St. Michael Drive and Pavilion Parkway. Keith Orr, ArkLaTex Real Estate, L.P., owner; Bobby Howell, agent.**
3. **Z-06-28: Lots 17 & 18, Kenwood Park Addition, located in the 700 block of Wade Lane. SF-2 to MF-1. William Davis, under contract to purchase.**
4. **Z-06-29: A 14.755 acre tract of land located in the G. Brinlee HRS, A-18, located at 4603 McKnight Road. SF-1 to PD-GR. Kenneth Goodman, owner; Elvin W. Fenton and Kirk Patton, agents.**
5. **Amendment to PD- 03-1 (NS): Revised site plan approval for the location of a new storage building behind the Silver Spoon Restaurant on Lot 5, Block 2, Amended Cowhorn Plaza II Addition, located at 5530 Scottsdale Drive. Larry Howell, Silver Spoon Restaurant, owner.**
6. **Consider Replat #1, Classic Auto Park. William Gregg Orr, owner. MT & G Engineering, agent.**
7. **Consider Replat of Lot 2, TXK-1 (Minor Plat). Greg Greenfield, owner. MT & G Engineering, agent.**
8. **Consider changing January meeting date due to holiday to Tuesday, January 2, 2007 at 6:00 p.m.**
9. **Consider approval of November 6, 2006 Minutes.**
10. **Adjournment.**

Attachment: S-586 4610 St. Michael Dr. Billboard (4253 : S-586 Revoking SUP for Billboard at 4610 St. Michael Drive (Guss Orr))

Arklatex Real Estate L.P.
4545 N. Stateline Ave.
Texarkana, TX 75503

Treas & Anita Watson
RR 7 Box 5305
Texarkana, AR 71854

Rayfield Walsh, Jr.
925 Clear Creek Drive
Texarkana, TX 75503

Jerry & Tricia Gatlin
6601 Palisades
Texarkana, TX 75503

Waggoner Creek Crossing
806 Lakeridge Place
Texarkana, TX 75503

Mary Crittenden
271 Robison Place
Texarkana, TX 75501

Bob Ream
P.O. Box 7228
Texarkana, TX 75505

Housing Authority
1611 N. Robison Road
Texarkana, TX 75501

Michael & Doris Pettit
303 Loma Linda
Wake Village, TX 75501

Texas HCP Holding, LP
4675 McCarthur Ct., Suite 900
Newport Beach, CA 92660

Helen McMillen
% Jerita Howard
7941 Old Forst Hill
Abilene, TX 79606

George Leonard
1430 College Drive
Texarkana, TX 75503

Al & Loretta Childs
311 Chesley Dr.
Atlanta, TX 75551

Patricia Petty
1208 Jackson St.
Texarkana, AR 71854

Watson & Anita Treas
401 N. 2nd Street
Ashdown, AR 71822

AD OUT, LLC.
1109 PECAN HOLLOW TR
MC KINNEY, TX 75070

88-1672₂
1119
0057935
DATE 9-28-04

1121

PAY TO THE ORDER OF Texarkana Planning & Zoning Commission

\$ 90.00

© DELUZE WALLET OR DUPLICATE ©

Ninty & 00/100

DOLLARS



Security Features
included
Circle on Back



Customer Service 972-986-2302
2111 W. Airport Freeway
Irving, TX 75062

MEMO

SPECIAL USE ORD

Jacklyn Hentz MP

⑆111916724⑆ 0057935⑈ 1121

SPECIAL USE ORD

Attachment: S-586 4610 St. Michael Dr. Billboard (4253 : S-586 Revoking SUP for Billboard at 4610 St. Michael Drive (Guss Orr))

TEXARKANA GAZETTE ★ FRIDAY, NOVEMBER 24, 2006

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that a public hearing will be held by the PLANNING AND ZONING COMMISSION of the City of Texarkana, Texas on **MONDAY, the 4TH day of DECEMBER, 2006 at 6:00 P. M.** and the CITY COUNCIL of the City of Texarkana, Texas on **MONDAY, the 11TH day of DECEMBER, 2006 at 7:00 P. M.** in the Council Chambers, Second Floor, Municipal Building, located at West Third Street and Texas Boulevard, Texarkana, Texas for the purpose of considering the advisability of amending the zoning map, re-platting of a residential subdivision and an amendment to the zoning ordinance of said City. All interested parties will be given an opportunity to appear and to be heard regarding the following:

1. S-586: Specific Use Permit for the location of an off premise advertising sign (Billboard) on Lot 1, Arkalates Realty Subdivision, located at 4610 St. Michael Drive.
2. S-587: Specific Use Permit for the location of an off premise advertising sign (Billboard) on Lot 4, Arkalates Realty Subdivision, located near or at the intersection of St. Michael Drive and Pavilion Parkway.
3. Z-06-28: Lots 17 & 18, Kenwood Park Addition, located in the 700 block of Wade Lane. SF-2 to MF-1.
4. Z-06-29: A 14.755 acre tract of land located in the G. Brinlee HRS, A-18, located at 4603 McKnight Road. SF-1 to PD-GR.
5. Amendment to PD- 03-1 (NS): Revised site plan approval for the location of a new storage building behind the Silver Spoon Restaurant on Lot 5, Block 2, Amended Cowhorn Plaza II Addition, located at 5530 Scottsdale Drive.

DATED this 20 TH day of November, 2006.

Geri Haddock, City Secretary
CITY OF TEXARKANA,
TEXAS

HOWELL & PATOMSON, LLP**Attorneys at Law****A Registered Limited Liability Partnership****5485 SUMMERHILL ROAD****P. O. BOX 6007****Texarkana, Texas 75505-6007****Bobby L. Howell**E-Mail: bhowell@howellandpatomson.com
-Licensed in Texas & Arkansas

Telephone: (903) 792-3755

Facsimile: (903) 793-2060

Sandy TalentE-Mail: stalent@howellandpatomson.com
-Legal Assistant**Jason R. Patomson**E-Mail: jpatomson@howellandpatomson.com
-Licensed in Texas & Arkansas
-Certified Mediator**Carol Silvey**E-Mail: csilvey@howellandpatomson.com
-Legal Assistant

November 1, 2006

Ms. Shirley Jaster
Planning & Zoning
Texas Municipal Building
P. O. Box 1967
Texarkana, TX 75504**RE: Application for Specific Use Permit**

Dear Shirley:

Enclosed is the original of the application to amend the zoning map for property located on St. Michael Drive, owned by ArkLaTex Real Estate, LP. This application is for the December 4, 2006, Planning and Zoning Commission meeting at 6:00 p.m., and the December 11, 2006, City Council meeting at 7:00 p.m. Also enclosed is a check in the amount of \$90.00 for your fee.

Please forward my office a copy of your property owners' notification mailing list.

Thank you for your assistance in this matter. If you need anything further, please do not hesitate to contact me.

Sincerely,


Bobby L. Howell
BLH/slt
Encl.

Attachment: S-586 4610 St. Michael Dr. Billboard (4253 : S-586 Revoking SUP for Billboard at 4610 St. Michael Drive (Guss Orr))

Property Owners
Waggoner Creek Crossing

5 76
 5 ZBA-541

not subdivided on Rolls yet

{ Morris Property Lot 1
 { King Property Lot 2
 { Harrison Property

D. Bunnlee HRS A-18

Tract 105) Arklatex Real Estate LP,
~~Keith Dr~~ 4545 N. State Line Ave

11700 107) Rayfield Walsh Jr. 925 Clear Creek Dr Tr a

159, 159A

160) Waggoner Creek Crossing ~~HP~~ 806 Lakeridge P.
 " " " (one) TxTx03

22620017000

11800 108)

2.3.b

Description
AD OUT, LLC.
FOR ORR APPLICATION

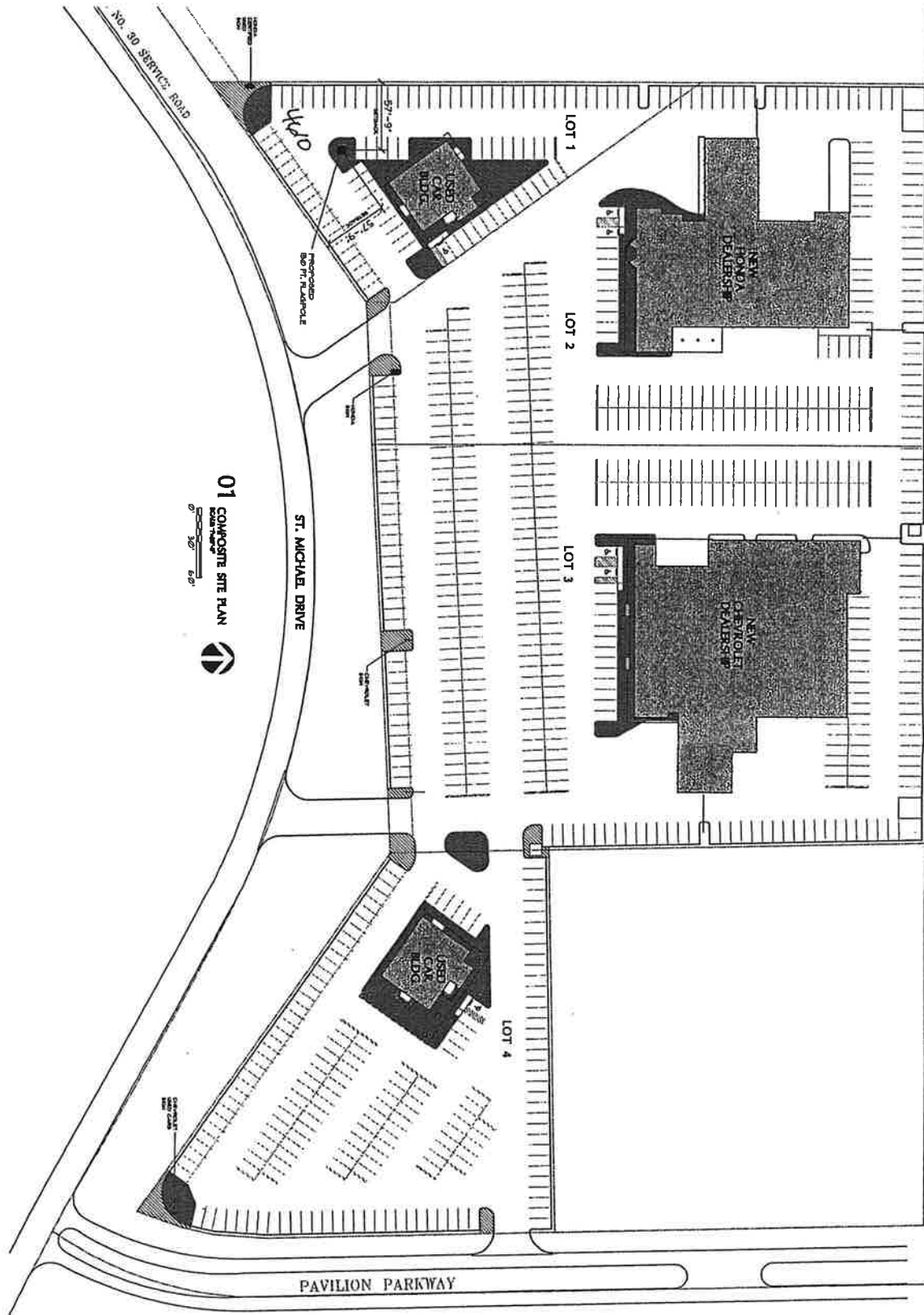
Fee Code
PERMITS-ZONING FEE

G/L Account #	Amount
101-0000-46024	90.00

Total Paid	\$90.00
Amount Tendered:	
CHECK 1123	90.00
Change Returned	0.00

Your Cashier: BRENDA

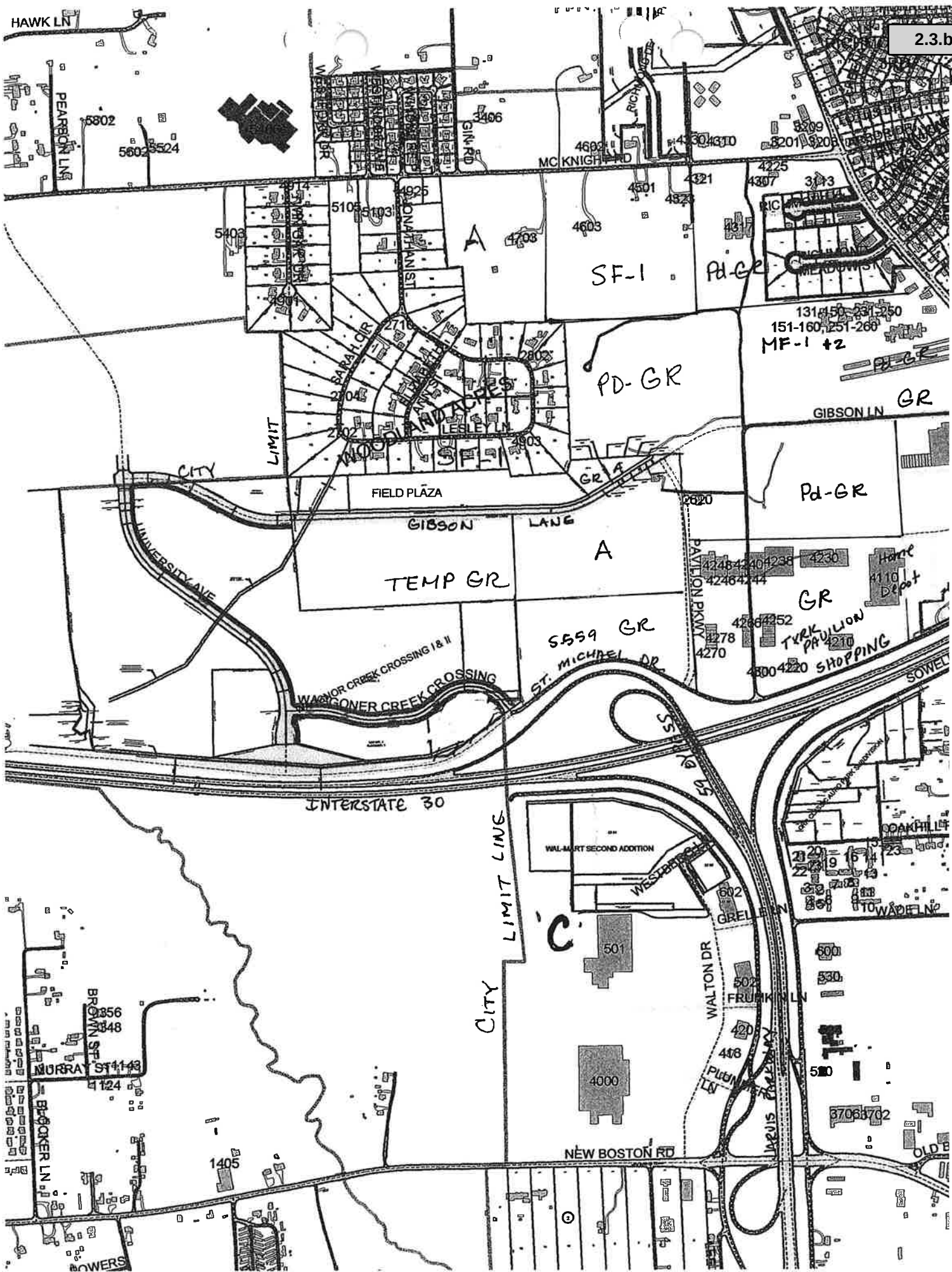
Thank You



1

OER CHEVROLET & ORE HONDA
 ARKLATEX REAL ESTATE LP
 4348 N. STATE LINE AVE.
 TEXARKANA, TEXAS 75501
 COMPOSITE SITE PLAN WITH FLAGPOLE LOCATION
 14 SEP 2006
 sheet





Attachment: S-586 4610 St. Michael Dr. Billboard (4253 : S-586 Revoking SUP for Billboard at 4610 St. Michael Drive (Guss Orr))

TO BE PUBLISHED ONE TIME ONLY, FRIDAY, NOVEMBER 24, 2006

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that a public hearing will be held by the PLANNING AND ZONING COMMISSION of the City of Texarkana, Texas on **MONDAY**, the **4 TH** day of **DECEMBER**, 2006 at **6:00 P. M.** and the CITY COUNCIL of the City of Texarkana, Texas on **MONDAY**, the **11 TH** day of **DECEMBER**, 2006 at **7:00 P. M.** in the Council Chambers, Second Floor, Municipal Building, located at West Third Street and Texas Boulevard, Texarkana, Texas for the purpose of considering the advisability of amending the zoning map, re-platting of a residential subdivision and an amendment to the zoning ordinance of said City. All interested parties will be given an opportunity to appear and to be heard regarding the following:

1. S- 586: Specific Use Permit for the location of an off premise advertising sign (Billboard) on Lot 1, Arkalatex Realty Subdivision, located at 4610 St. Michael Drive.
2. S-587: Specific Use Permit for the location of an off premise advertising sign (Billboard) on Lot 4, Arkalatex Realty Subdivision, located near or at the intersection of St. Michael Drive and Pavilion Parkway.
3. Z-06-28: Lots 17 & 18, Kenwood Park Addition, located in the 700 block of Wade Lane. SF-2 to MF-1.
4. Z-06-29: A 14.755 acre tract of land located in the G. Brinlee HRS, A-18, located at 4603 McKnight Road. SF-1 to PD- GR.
5. Amendment to PD- 03-1 (NS): Revised site plan approval for the location of a new storage building behind the Silver Spoon Restaurant on Lot 5, Block 2, Amended Cowhorn Plaza II Addition, located at 5530 Scottsdale Drive.

DATED this 20 TH day of November, 2006.

Geri Haddock, City Secretary
CITY OF TEXARKANA, TEXAS

Attachment: S-586 4610 St. Michael Dr. Billboard (4253 : S-586 Revoking SUP for Billboard at 4610 St. Michael Drive (Guss Orr))

CITY OF TEXARKANA, TEXAS

P.O. Box 1967
 Texarkana, Texas 75504
 FAX: 903.792.6419
 PHONE: 903.798.3949

FAX

Texarkana Gazette
 TO: Cassandra Cooper
Legal Notices

FROM: SHIRLEY JASTER
 DIRECTOR OF PLANNING
 AND ZONING

FAX: 903-255-0312

PAGES 2

DATE: 11-20-06

COMMENTS:

Please put the following in legal notice
Thanks!

Attachment: S-586 4610 St. Michael Dr. Billboard (4253 : S-586 Revoking SUP for Billboard at 4610 St. Michael Drive (Guss Orr))

HP OfficeJet T Series
Personal Printer/Fax/Copier/Scanner

Fax History Report for
CITY OF TEXARKANA TX
7926419
Nov 20 2006 11:08am

2.3.b

Last Fax

<u>Date</u>	<u>Time</u>	<u>Type</u>	<u>Identification</u>	<u>Duration</u>	<u>Pages</u>	<u>Result</u>
Nov 20	11:07am	Sent	99032550312	0:54	2	OK

Result:

OK - black and white fax
OK color - color fax

Attachment: S-586 4610 St. Michael Dr. Billboard (4253 : S-586 Revoking SUP for Billboard at 4610 St. Michael Drive (Guss Orr))

City of Texarkana, Texas

Version:

Update Date: 5/30/2024 12:33 PM

Summary Sheet

Lead Department: Planning & Zoning Commission **Action Officer:** Laura Puckett, Zoning Administrator
S-789: Specific Use Permit to allow off Premises outdoor billboard on Lot 1B, Replat Lots 1 & 2, Arklatex Realty Subdivision, located in the 4600 block Guss Orr Drive. Keith Orr, owner, and Kayla Wood, MTG Engineers and Surveyors, agent.

Subject: agent.

Meeting Date: 6/3/2024

Attachments

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

Staff Coordination

Building Code Administration	Mashell Daniel	Department Head Review
Pending		
Planning & Zoning Commission		Department Review
Pending		
Planning & Zoning Commission	Laura Puckett	Meeting Pending
06/03/2024 6:00 PM		

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Keith Orr, owner, and Kayla Wood, MTG Engineers and Surveyors, agent, for a Specific Use Permit to allow an additional use for an off-premises billboard on Lot 1B, Replat of Lots 1 & 2 of Arklatex Realty Subdivision, located in the 4600 block of Guss Orr Drive. The property is zoned General Retail. This property is vacant and currently the billboard is on the southwest corner of the property. The applicant would like to move the billboard to the southeast corner of the property to allow the city to expand the roadway.

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

The adjacent zoning is Agriculture to the north, Interstate 30 to the south, General Retail to the east, and Commercial to the west. The adjacent land usage is a vacant property north, I-30 south, retail east, and new hospital west.

City of Texarkana, Texas

A Specific Use Permit is required to allow the off-premises billboard in the General Retail zoning district.

Staff recommends approval of this request with the following stipulations:

1. That all City codes be met as to permits, setbacks, height and square footage of the signage.
2. That the sign cannot be placed inside of a public right of way or public utility easement.

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

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

Potential Options:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends approval of this request with stipulations.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

June 3, 2024

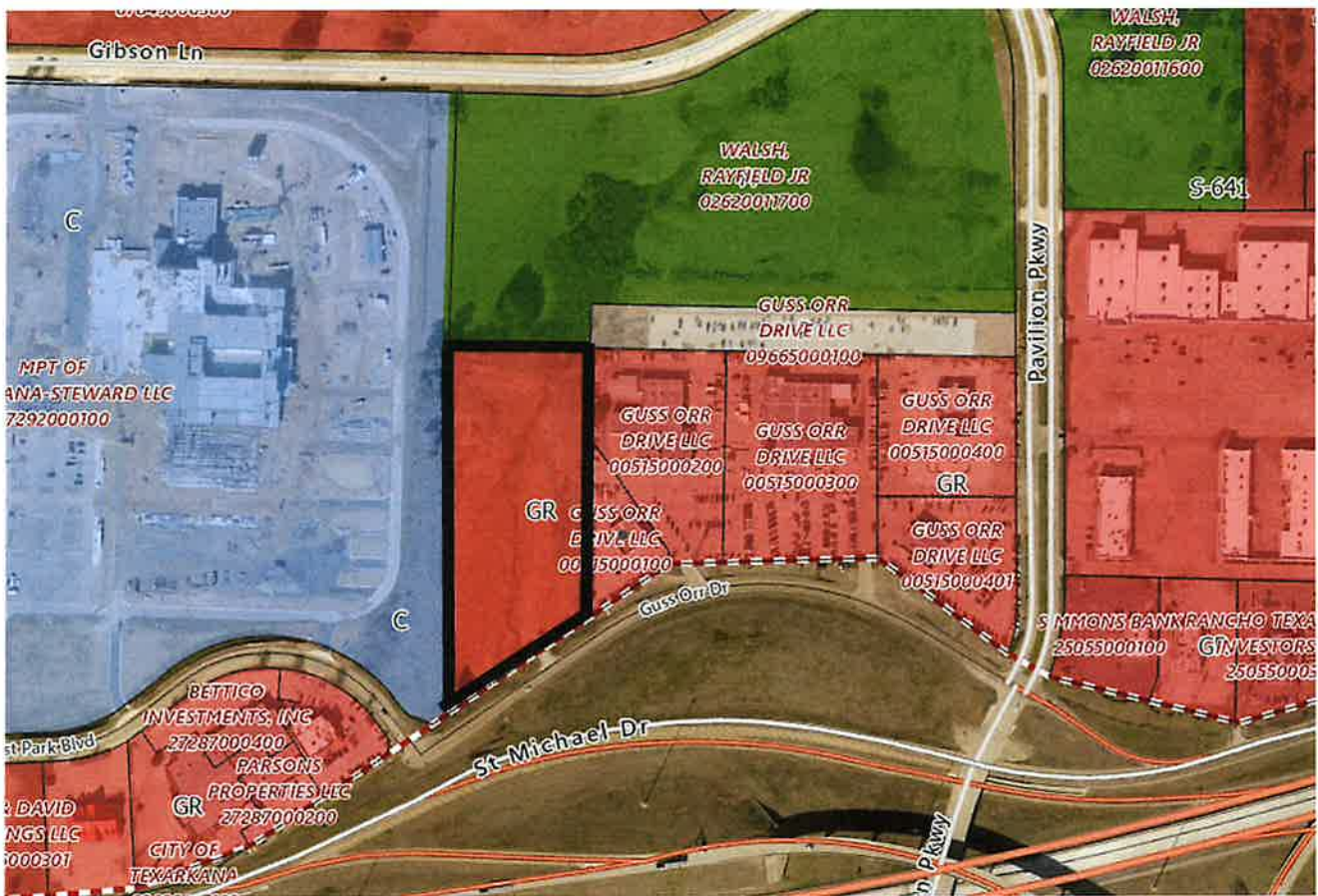
NOTICE OF PUBLIC HEARINGS

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

PLANNING & ZONING COMMISSION: Hearing Date: MONDAY, June 3, 2024 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, July 8, 2024 Hearing Time: 6:00 pm

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



OWNER: Keith Orr, owner, and Kayla Wood, MTG Engineers and Surveyors, agent

OWNER'S ADDRESS: 3211 McKnight Crossing, Texarkana, Texas 75503

LOCATION OF REZONING: 4600 block Guss Orr Drive, Texarkana, Texas 75503

PROPOSED CHANGE: Specific Use Permit to allow one additional use of an off-premise billboard

LEGAL DESCRIPTION: Lots 1B, Replat of Lots 1 & 2 of Arklatex Realty Subdivision

CASE NUMBER: S-789

DATE MAILED: May 21, 2024

Attachment: Hearing Notice and Application (4254 : S-789 SUP for off premise billboard 4600 block Guss Orr Drive)



ZONING APPLICATION

CITY OF TEXARKANA TEXAS

Po Box 1967
220 Texas Blvd
Texarkana TX 75504
(903) 708-3945
www.cityoftexarkana.tx.us

Receipt No waived

Case S-789

Date 4-23-24

To: The Planning and Zoning Commission
City of Texarkana Texas

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

Lot: 1B Block: _____ Addition: Replat of Lots 1 & 2 of Arklatex Realty Subdivision
(Or see attached legal description)

Location At intersection of Guss Orr and West Park Blvd

Present Zoning: GR

Requested Specific Use Permit

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

Relocation of existing billboard from southwest corner of property to southeast corner of property

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

Reconstruction of West Park BLVD will take out the current billboard. This will allow the relocation outside of the work zone.

Kayla R. Wood

Attorney or Agent Signature

Printed Name Kayla Wood

MTG Engineers 5930 Summerhill Rd

Address

Texarkana, TX 75503

City, State, Zip

903-838-8533

Home Phone & Cell Phone

kwood@mtgengineers.com

Email Address

Keith Orr

Property Owner Signature

Printed Name Keith Orr

3211 McKnight Crossing

Address

Texarkana, TX 75503

City, State, Zip

(903) 277-5444

Home Phone & Cell Phone

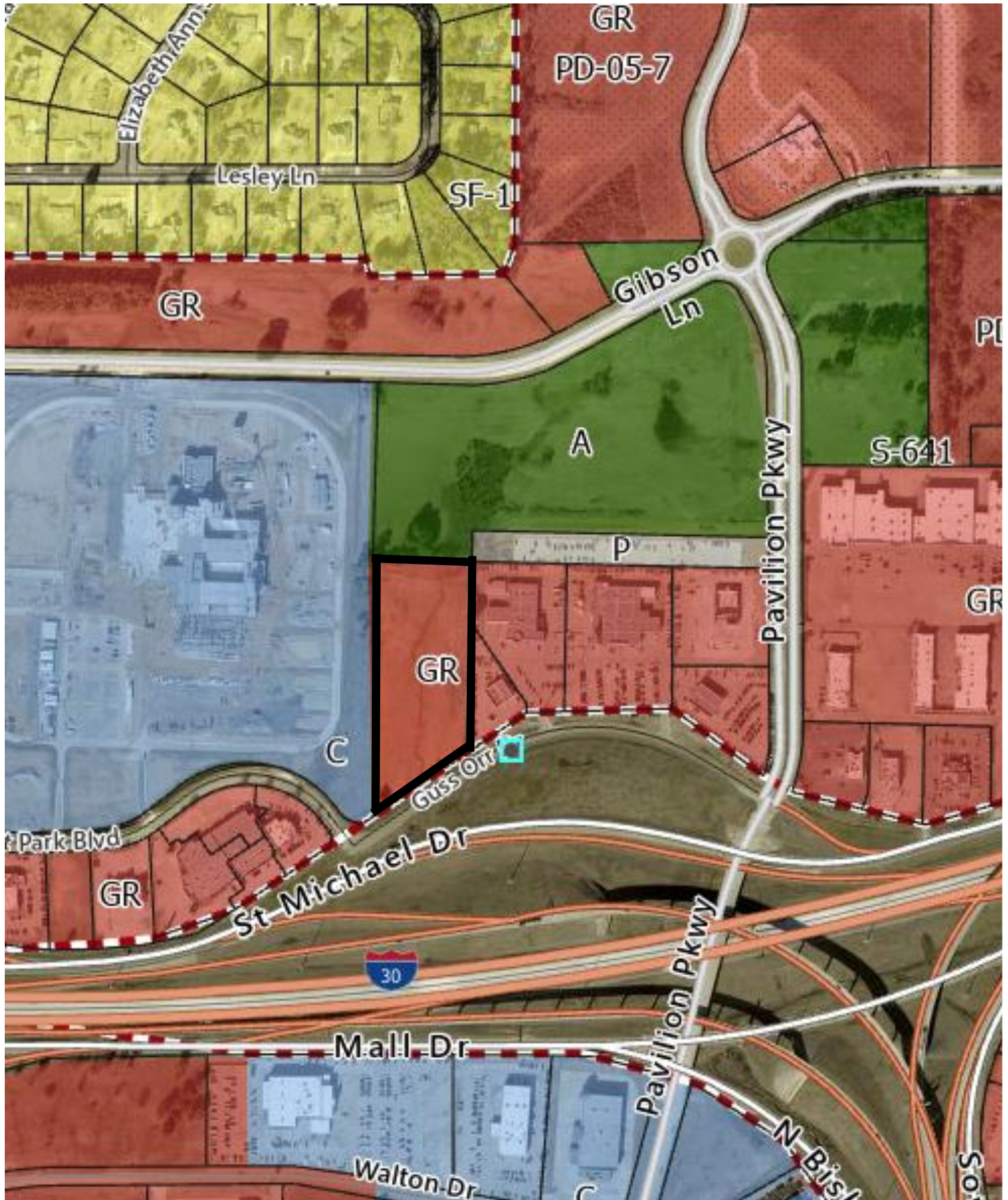
Arnold1232@gmail.com

Email Address

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

Attachment: Hearing Notice and Application (4254 : S-789 SUP for off premise billboard 4600 block Guss Orr Drive)

4600 Block of Guss Orr Drive



Attachment: Maps (4254 : S-789 SUP for off premise billboard 4600 block Guss Orr Drive)

4600 Block of Guss Orr Drive



Attachment: Maps (4254 : S-789 SUP for off premise billboard 4600 block Guss Orr Drive)

City of Texarkana, Texas

Version:

Update Date: 5/30/2024 12:34 PM

Summary Sheet

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

Subject: Z-24-7: rezoning from Single Family-2 to Single Family-3 on the East 1/2 of Lot 1, Block 40, Flower Acre located at 2802 Flower Acre Road. Greg Fomby, owner.

Meeting Date: 6/3/2024

Attachments

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

Staff Coordination

Building Code Administration	Mashell Daniel	Department Head Review
Pending		
Planning & Zoning Commission		Department Review
Pending		
Planning & Zoning Commission	Laura Puckett	Meeting Pending
06/03/2024 6:00 PM		

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Greg Fomby, owner, to rezone the East ½ of Lot 1, Block 40, Flower Acres, located at 2802 Flower Acre Road from Single Family-2 to Single Family-3. The intention is to place a single wide HUD code manufactured home on this property. The property is currently vacant land.

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

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

Staff recommend approval of this request.

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

City of Texarkana, Texas

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

Potential Options:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommend approval of this request.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

June 3, 2024

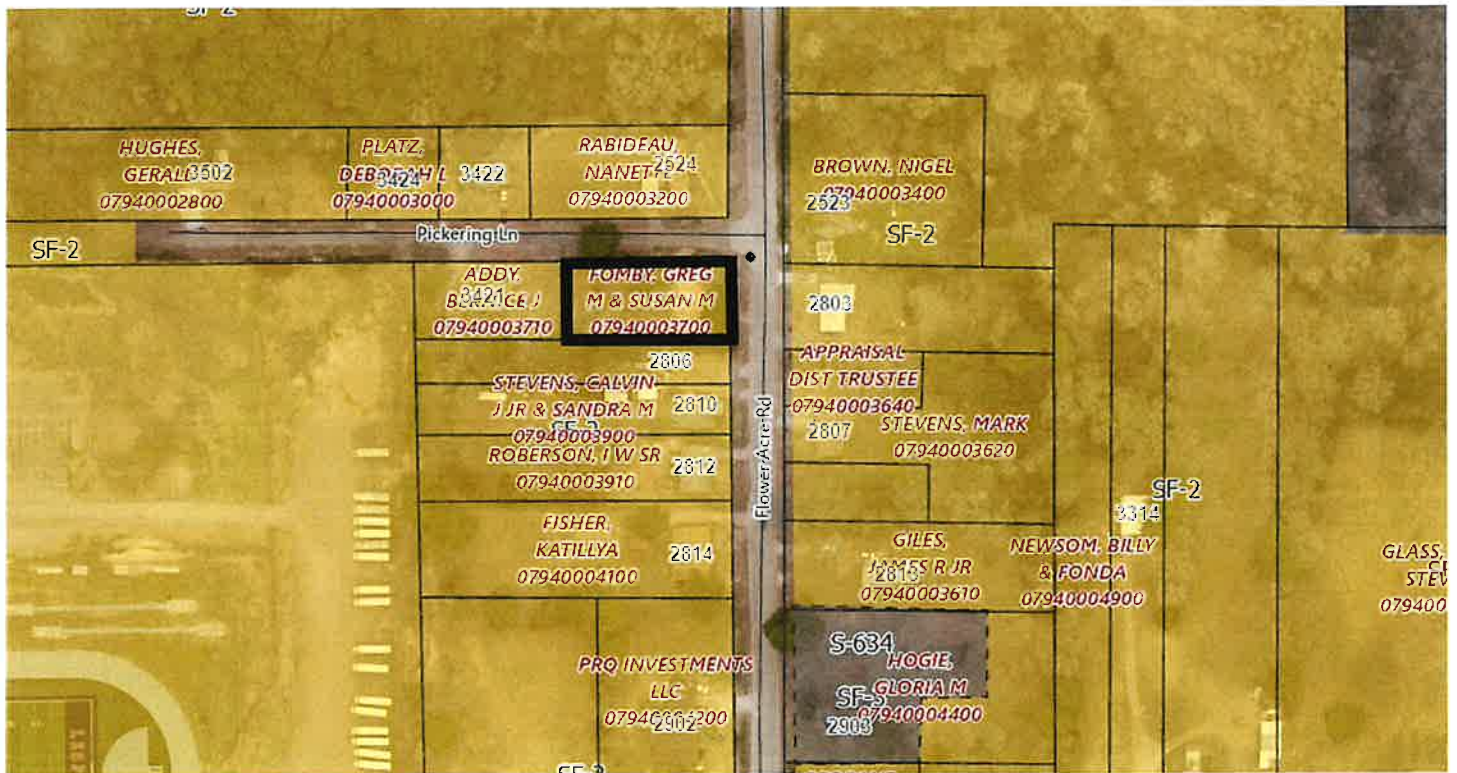
NOTICE OF PUBLIC HEARINGS

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

PLANNING & ZONING COMMISSION: Hearing Date: MONDAY, June 3, 2024 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, July 8, 2024 Hearing Time: 6:00 pm

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



OWNER: Greg Fomby, owner

OWNER'S ADDRESS: 101 Parkway, Texarkana, Texas 75501

LOCATION OF REZONING: 2802 Flower Acre Road, Texarkana, Texas 75501

PROPOSED CHANGE: placement of a single wide HUD code manufactured home

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

LEGAL DESCRIPTION: E ½ of Lot 1, Block 40, Flower Acres

CASE NUMBER: Z-24-7 DATE MAILED: May 21, 2024

Attachment: Hearing Notice and Application (4255 : Z-24-7: rezoning from SF-2 to SF-3 2802 Flower Acre Rd)



ZONING APPLICATION

CITY OF TEXARKANA TEXAS

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

Receipt No 24-001571

Case Z-24-7

Date 5-6-24

To: The Planning and Zoning Commission
City of Texarkana Texas

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

Lot: E 1/2 Lot 1 Block: 40 Addition: Flower Acres
(Or see attached legal description)

Location: 2802 Flower Acres

Present Zoning: Single Family - 2

Proposed Zoning: Single Family - 3

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

HUD code manufactured home

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

Attorney or Agent Signature

Printed Name: _____

Address

City, State, Zip

Home Phone & Cell Phone

Email Address

Property Owner Signature

Printed Name: Greg Tomby

2802 Flowers Acres Road
Address 101 Parkway

Texarkana, TX 75501

City, State, Zip

903-691-4265

Home Phone & Cell Phone

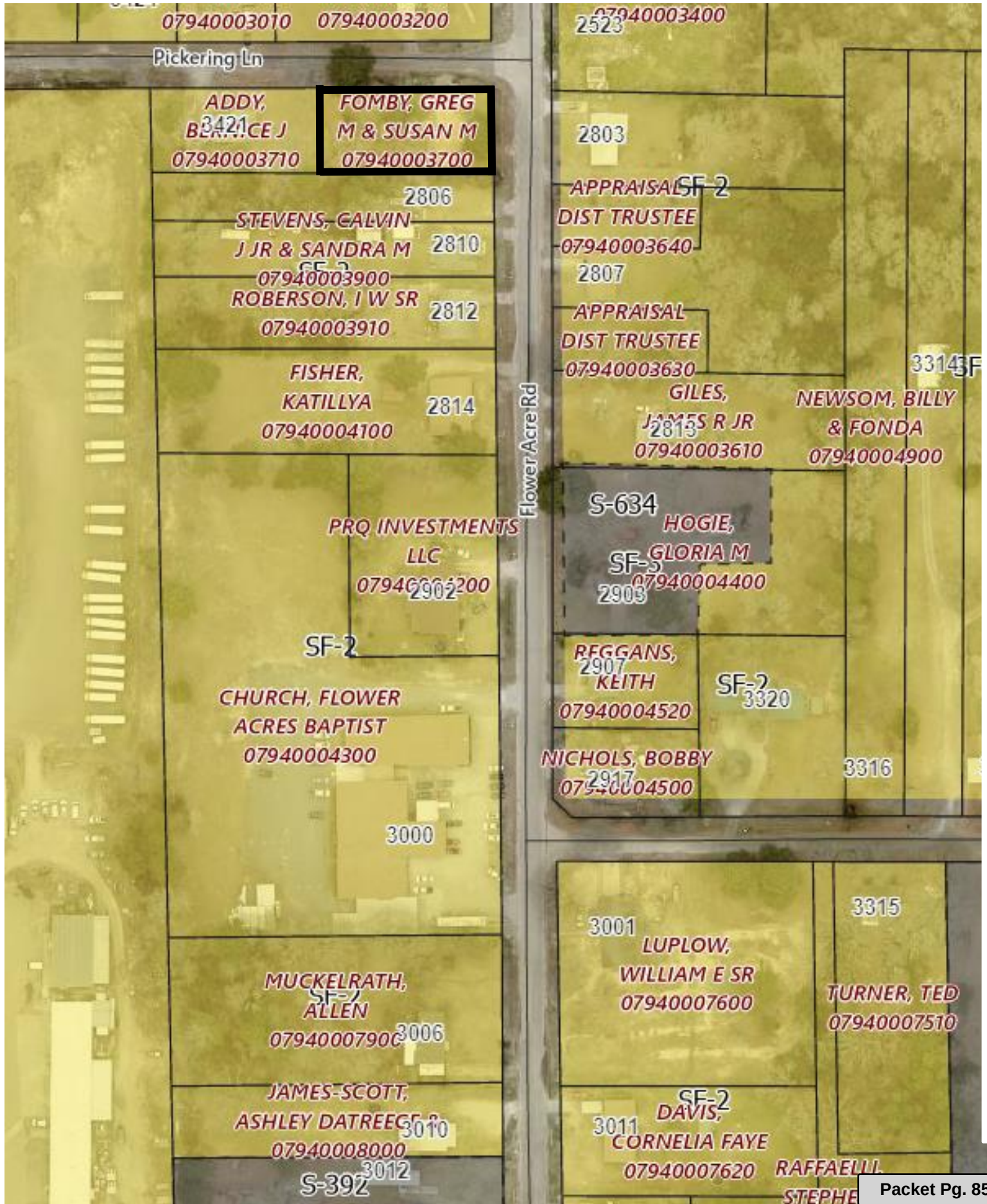
G Tomby 509mail.com

Email Address

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

Attachment: Hearing Notice and Application (4255 : Z-24-7: rezoning from SF-2 to SF-3 2802 Flower Acre Rd)

2802 Flower Acre Road



Attachment: Maps (4255 : Z-24-7: rezoning from SF-2 to SF-3 2802 Flower Acre Rd)

2802 Flower Acre Road



Attachment: Maps (4255 : Z-24-7: rezoning from SF-2 to SF-3 2802 Flower Acre Rd)

City of Texarkana, Texas

Summary Sheet

Version:

Update Date: 5/30/2024 12:35 PM

Lead Department: Planning & Zoning
Commission

Action Officer: Laura Puckett, Zoning
Administrator

Subject: S-790: Specific Use Permit to allow a single wide HUD code manufactured home on the East 1/2 of Lot 1, Block 40, Flower Acres, located at 2802 Flower Acre Road. Greg Fomby, owner.

Meeting Date: 6/3/2024

Attachments

- a. Hearing Notice and Application (PDF)
- b. Maps (PDF)
- c. Photo outside of home (PDF)
- d. Photos of inside home(PDF)

Staff Coordination

Building Code Administration	Mashell Daniel	Department Head Review
Pending		
Planning & Zoning Commission		Department Review
Pending		
Planning & Zoning Commission	Laura Puckett	Meeting Pending
06/03/2024 6:00 PM		

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Greg Fomby, owner, for a Specific Use Permit to allow the location of a single wide HUD code manufactured home on the East ½ of Lot 1, Block 40, Flower Acres, located at 2802 Flower Acre Road. This property is currently a vacant lot.

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

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

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

City of Texarkana, Texas

limits be placed in the Single Family-3 zoning district along with the approval of a Specific Use Permit.

Staff recommends approval of this request with the following stipulations:

1. That one 2015 or newer single wide HUD code manufactured home be allowed on this property.
2. That the single wide HUD code manufactured home be tied down/skirted/underpinned.
3. That the single wide HUD code manufactured home be used for dwelling purposes only, human occupancy only.
4. That the Specific Use Permit be in effect for a period of three (3) years, beginning at the date of this Ordinance. It is the owner's responsibility to renew this permit.
5. That if the HUD code manufactured home is not placed on the property within the three (3) year period, the Specific Use Permit will automatically be revoked.
6. That all driveways, parking, building codes/setbacks, engineered foundation, platting and flood plain requirements must be in accordance with the City of Texarkana, Texas codes.

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

Potential Options:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommend approval of this request with stipulations.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

June 3, 2024

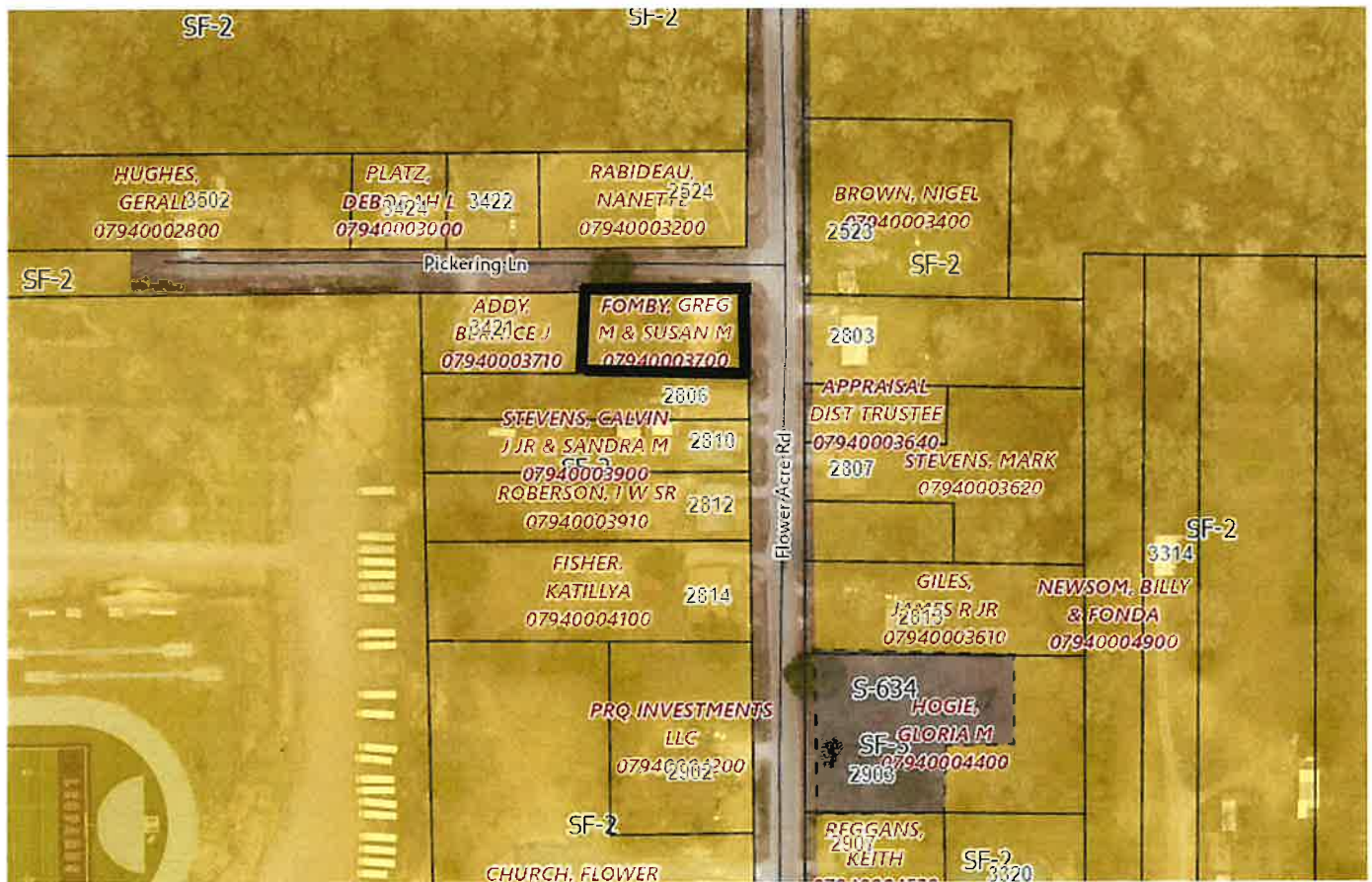
NOTICE OF PUBLIC HEARINGS

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

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

CITY COUNCIL: Hearing Date: Monday, July 8, 2024 Hearing Time: 6:00 pm

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



OWNER: Greg Fomby, owner

OWNER'S ADDRESS: 101 Parkway, Texarkana, Texas 75501

LOCATION OF REZONING: 2802 Flower Acre Road, Texarkana, Texas 75501

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

LEGAL DESCRIPTION: East ½ of Lot 1, Block 40, Flower Acres

CASE NUMBER: S-790 DATE MAILED: May 21, 2024

Attachment: Hearing Notice and Application (4256 : S-790: SUP for HUD code mnfctrd home 2802 Flower Acre Rd)



ZONING APPLICATION

CITY OF TEXARKANA TEXAS

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

Receipt No 24-001571

Case S-790
Date 5-6-24

To: The Planning and Zoning Commission
City of Texarkana Texas

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

Lot: ENSE 1 of 1 Block: 40 Addition: Flower Acres
(Or see attached legal description)

Location Flowers Acres 2802

Present Zoning SF-2

Requested Specific Use Permit

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

Homebased Use

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

Attorney or Agent Signature

Printed Name: _____

Address

City, State, Zip

Home Phone & Cell Phone

Email Address

Property Owner Signature

Printed Name: Greg Fomby

Address 2802 101 Parkway

City, State, Zip Texarkana TX 75504

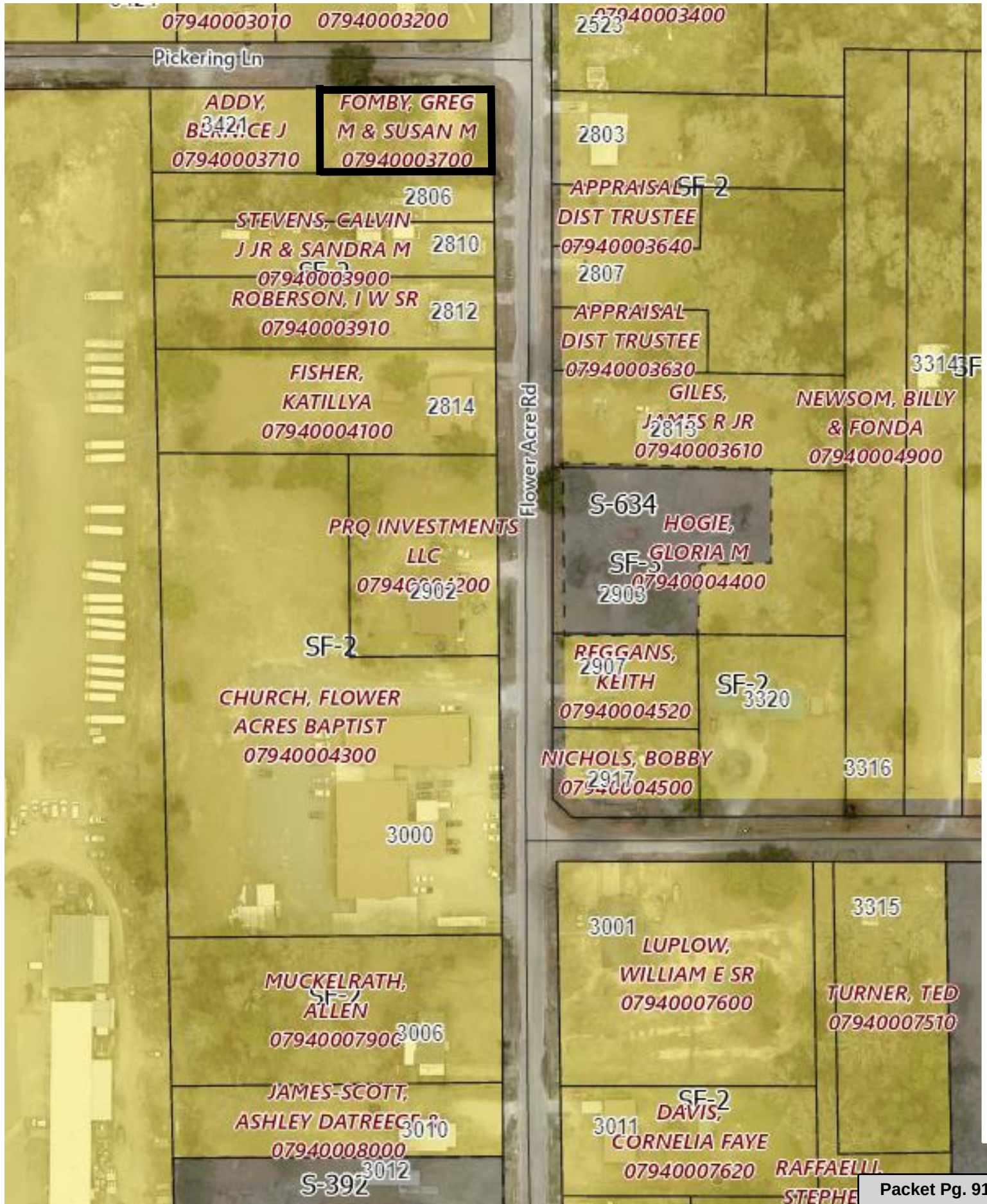
Home Phone & Cell Phone 903-691-4265

Email Address gfomby50@gmail.com

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

Attachment: Hearing Notice and Application (4256 : S-790: SUP for HUD code mnfctrd home 2802 Flower Acre Rd)

2802 Flower Acre Road



Attachment: Maps (4256 : S-790: SUP for HUD code mnfrtd home 2802 Flower Acre Rd)

2802 Flower Acre Road



Attachment: Maps (4256 : S-790: SUP for HUD code mnfctrd home 2802 Flower Acre Rd)



Attachment: Photo outside of home (4256 : S-790: SUP for HUD code mnfctrd home 2802 Flower Acre Rd)



Attachment: Photos of inside home (4256 : S-790: SUP for HUD code mnfctrd home 2802 Flower Acre Rd)



City of Texarkana, Texas

Version:

Update Date: 5/30/2024 12:37 PM

Summary Sheet

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

Subject: Consider the Planning and Zoning Commission meeting minutes from May 6, 2024.

Meeting Date: 6/3/2024

Attachments

- a. May 6, 2024 P&Z Minutes (PDF)

Staff Coordination

Building Code Administration	Mashell Daniel	Department Head Review
Pending		
Planning & Zoning Commission		Department Review
Pending		
Planning & Zoning Commission	Laura Puckett	Meeting Pending
06/03/2024 6:00 PM		

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

See attached minutes.

Potential Options:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommend approval of the minutes.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

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

June 3, 2024



CITY OF TEXARKANA
PLANNING & ZONING COMMISSION
MINUTES • MAY 6, 2024

Council Chambers

Regular Meeting

6:00 PM

220 TEXAS BLVD.
TEXARKANA, TX 75501

I. CALL TO ORDER

II. AGENDA ITEMS

1. Amendment to PD-02-13 site plan approval on Lot 4, Block 6, Richmond Development Fifth Subdivision, located at 3408 Arista Boulevard. Katy Atwood, owner, and Kayla Wood, MTG Engineers and Surveyors.

Kayla Wood stated that development was already underway. She said that this location would be a pool store.

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

2. Z-24-5: rezoning from General Retail to Commercial on Lots 34-42 and 45-51, Midland Addition, located at 300 Savannah Hill Drive. Patrick Hill, owner.

Patrick Hill states that he sold Hill Auto. He wants to move cars to this location to sell. Mr. Hill said that he anticipates 30 cars on the lot at the most. Mr. Hill said that he would allow others to sell vehicles at this location and under his state license.

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

3. Z-24-6: rezoning on Lot 1 and 37 1/2 ft of Lot 2, Witt Addition, located at 3309 New Boston Road, from General Retail to Commercial. Richard Seals, owner.

Attachment: May 6, 2024 P&Z Minutes (4259 : Consider P&Z Commission meeting minutes from May 6, 2024)

Richard Seals and Roy Blankenship stated that they would like to build a metal, rock facade building for building custom cabinets. They said that their hours would be from 8am to 5pm and have fewer than 10 employees.

The Commission members agreed to the rezoning but place a Planned Development on this location. Applicant will have to amend application and submit site plan for approval.

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

4. S-788: Specific Use Permit for one additional use of permanent cosmetics on Lots 7 & 8, Block 29, Ghio-Fish Boulevard Addition, located at 3218 Texas Boulevard. Bryan Callaway, owner, and Marianne Hawkins, agent.

Marianne Hawkins appeared and stated that she would rent a room at this location for permanent cosmetics.

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

5. Consider approval of the updates to the Comprehensive Plan Implementation for 2024.

Mashell Daniel gave the Commission members a highlight of what progress has been made to the Comprehensive Plan for 2024.

Lee Kernek asked if staff would consider doing Red-Yellow-Green for updates in the future. Mashell Daniel said that she would pass the suggestion along to city staff.

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

III. STAFF UPDATES

No Staff updates at this time.

IV. CONSIDER APPROVAL OF MINUTES

1. Consider the Planning and Zoning Commission meeting minutes from April 1, 2024.

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

V. ADJOURNMENT