



CITY OF TEXARKANA
PLANNING & ZONING COMMISSION
AGENDA • JULY 1, 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 replat of the Whitaker Addition and 3 Urban Heights located at Chelf Road and Pansy Street. Clint and Glenda Whitaker, owners.

III. STAFF UPDATES

IV. CONSIDER APPROVAL OF MINUTES

1. Consider the Planning and Zoning Commission meeting minutes from June 3, 2024.

V. ADJOURNMENT

VI. P&Z AGENDA ITEMS

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

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

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

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

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

City of Texarkana, Texas

Version: A

Update Date: 6/25/2024 8:49 AM

Summary Sheet

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

Subject: Consider the replat of the Whitaker Addition and 3 Urban Heights located at Chelf Road and Pansy Street. Clint and Glenda Whitaker, owners.

Meeting Date: 7/1/2024

Attachments

- a. PlatComments-WhitakerAddition-July2024PZ (PDF)

Staff Coordination

Building Code Administration	Mashell Daniel	Department Head Review
Completed	06/25/2024 10:05 AM	
Planning & Zoning Commission	Mashell Daniel	Department Review
Completed	06/25/2024 10:05 AM	
Planning & Zoning Commission	Laura Puckett	Meeting Pending
07/01/2024 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 recommends approval of the final plat pending any staff and utility changes.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

July 1, 2024

MEMORANDUM

To: Planning and Zoning Commission

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

Date: June 20, 2024

Subject: **Consider approval of the Whitaker Addition being a replat of Part of Blocks 2 and 3 Urban Heights**

This is a request by Clint and Glenda Whitaker, owner, and Johnny Plunk Jr, agent, to consider approval **Whitaker Addition being a replat of Part of Blocks 2 and 3 Urban Heights**. The purpose of this to create a 2 lot subdivision.

Comments are as follows:

1. TxDOT – No response
2. Summit Utilities – No issues
3. Sparklight/Cableone – See email from Joe Langley. Their service line runs along same location as the power company (AEP/SWEPCO) requested easement at this location.
4. Windstream - No response
5. Electric Companies
 - a. AEP - Request to add utility easements to plat. See email from Zac Pinalto with AEP/SWEPCO.
 - b. Bowie Cass – No issues
 - c. REA – No response
6. TWU - See memo
7. PW/Planning Departments
 - a. Change Plat title - **Whitaker Addition being a replat of Part of Blocks 2 and 3 Urban Heights**
 - b. Add note on plat stating purpose of replat
 - c. Add front setback lines
 - d. Submit electronic copy once the plat is recorded.
 - e. 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).
8. Fire Department – No issues

Attachment: PlatComments-WhitakerAddition-July2024PZ (4276 : Replat Whitaker Addition 3 Urban Heights)

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



CITY OF TEXARKANA TEXAS

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

Application for Subdivision Plat Approval

Type:

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

Purpose of Plat: To combine multiple lots to create two lots

Plat Title: Whitaker Replat Of Part Of Blocks 2 and 3 Of Urban Heights

Current Legal Description: Part Lots 11-14 Block 3 & Part Lots 4-5 Block 2 of Urban Heights

Total Acreage: 5.117 acres Number of Lots: 2 Zoning: SF-2

Owner/Developer Information:

Name: Clint Alvin Whitaker & Glenda Irene Whitaker

Address: 3910 Pansy Street, Texarkana, Texas 75501

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

Surveyor/Engineer Information:

Name: Johnny E. Plunk, Jr.

Address: 3605 Jefferson Avenue, Texarkana, AR 71854

Phone: 870, 779-8002 Fax: 870, 779-0750 Work E-mail: eugene@plunklandsurveying.com

Applicant/Agent Information:

Name: Johnny E. Plunk, Jr.

Address: 3605 Jefferson Avenue, Texarkana, Arkansas 71854

Phone: 870, 779-8002 Fax: 870, 779-0750 Work E-mail: eugene@plunklandsurveying.com

Required Documents:

- ☐ Electronic Copy of Proposed Plat
- ☐ Electronic Copy of Most Current Recorded Subdivision Plat for Replat or Amendment
- ☐ Plat Checklist(s)

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.

Johnny E. Plunk, Jr.

Applicant's Printed Name

Applicant's Signature

5/25/2024

Date

Application Fee: _____

Received by: _____

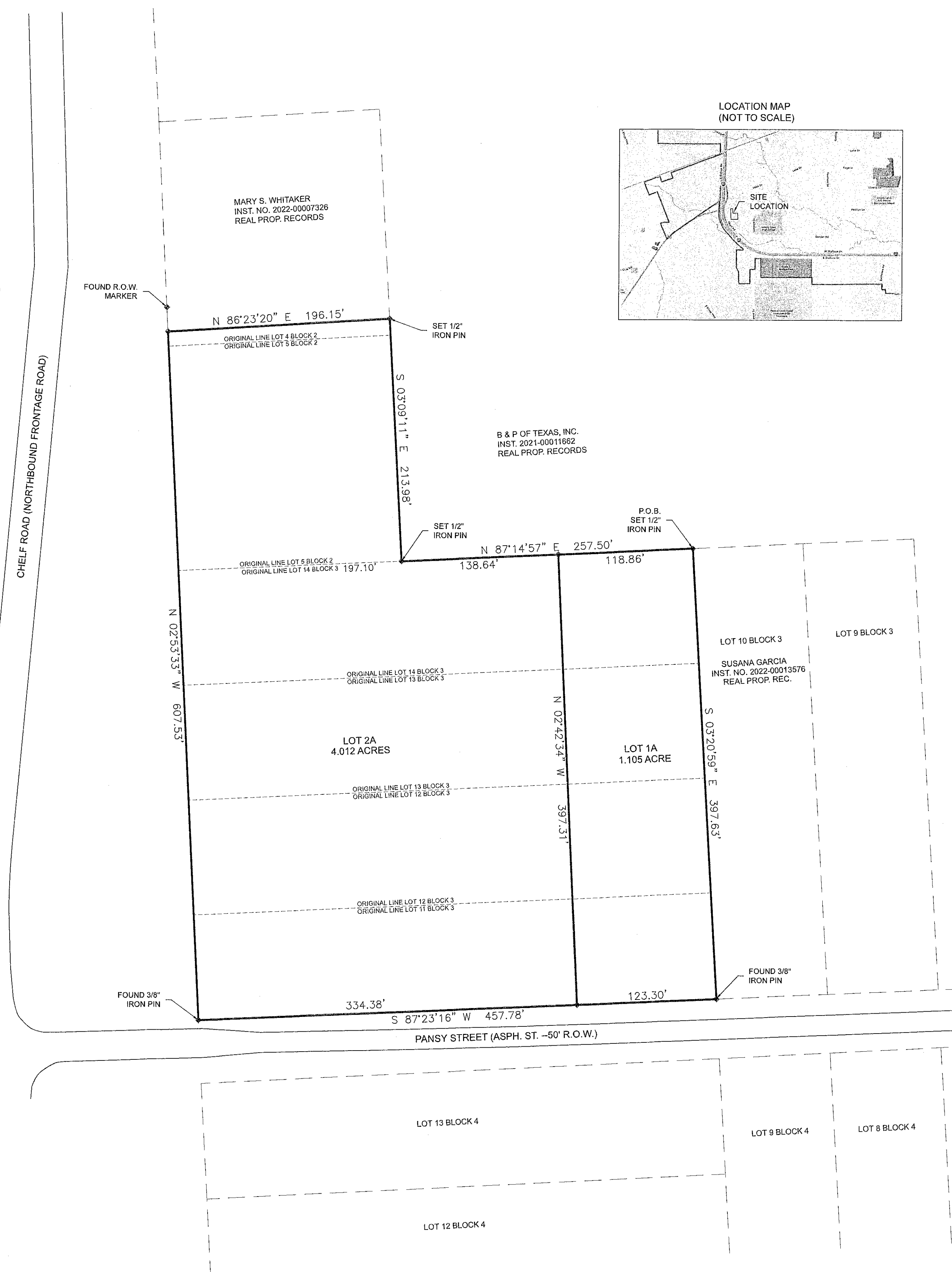
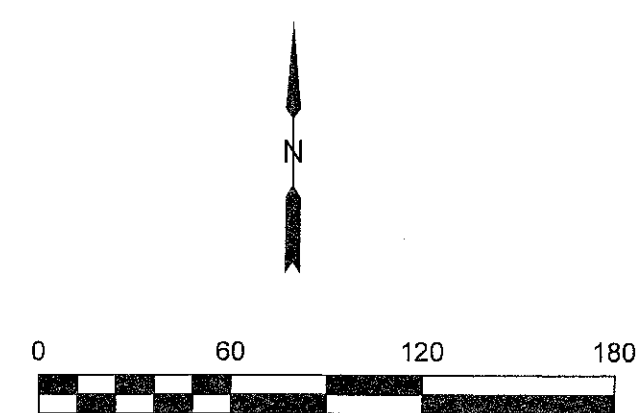


CITY OF TEXARKANA TEXAS

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

ORIGINAL PLAT INFORMATION	
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	
ADJACENT PLAT INFORMATION	
Names or designations of all adjoining subdivisions or properties	☒
Adjacent dedicated streets, alleys, and easements	☒
Outline of proposed tract (shall stand out compared to other boundary lines)	☒
Location and designation of all streets, alleys, and other areas with dimensions that are intended for public use	☒
All block, lot and street boundary lines	☒
1. Blocks and lots shall be numbered	
2. Building lines and easements are shown	
a. Commercial (15')	
b. Residential (25')	
c. In PUR, building line is not less than 15'	
100 Year FEMA Flood Zones	☒
Finish Floor Elevations (lots adjacent to flood zones and drainage facilities)	☒
Shown all necessary dimensions	☒
Supplemental Survey Reference Markers	☒
Certificate of ownership	☒
Certificate of surveyor	☒
Certificate of approval by planning and zoning commission	☒
CERTIFICATION STATEMENT	
I have reviewed the checklist and submittals for completeness and accuracy. I understand this plat will not be reviewed until all information is included.	
Signature <i>Johnny E. Plunk Jr.</i>	Date <i>5/25/24</i>
Printed Name	

Attachment: PlatComments-WhitakerAddition-July2024PZ (4276 : Replat Whitaker Addition 3 Urban Heights)



Explode PROPERTY DESCRIPTION:

All of a part of Lots Numbered Four (4) and Five (5) in Block Numbered Two (2) and a part of Lots Numbered Eleven (11), Twelve (12), Thirteen (13), and Fourteen (14) in Block Numbered Three (3) of URBAN HEIGHTS, a subdivision to the City of Texarkana, Bowie County, Texas, according to the map or plat recorded in Volume 40, Page 312 of the Plat Records of Bowie County, Texas, and the subject tract of land being more particularly described by metes and bounds as follows:

Beginning at a 7/2" iron pin set for corner at the Northeast corner of Lot No. 14 in Block No. 3 and at the Northwest corner of Lot No. 10 in Block No. 3 of Urban Heights;
THENCE: S 92°20'59" E, 397.63 feet with the East line of said Lots No. 14, 13, 12, and 11 and along the West line of said Lot No. 10 to a 3/8" iron pin found for corner on the North right-of-way line of a street known as Pansy Street;
THENCE: S 87°23'16" W, 457.78 feet with the North right-of-way line of Pansy Street to a 3/8" iron pin found for corner on the East right-of-way line of Chief Road (U. S. Highway 59 Frontage Road);
THENCE: S 82°29'33" W, 507.63 feet with the East right-of-way line of Chief Road to a 7/2" iron pin set for corner on the South line of the North One Hundred Eighty-five feet (N. 185') of Lot No. 4 in Block No. 2 of Urban Heights;
THENCE: N 86°23'20" E, 196.15 feet with the South line of the N. 185' of said Lot No. 4 to a 7/2" iron pin set for corner at the Southeast corner of same;
THENCE: S 83°09'41" E, 213.98 feet with the East line of said Lots No. 4 and 5 in Block No. 2 to a 7/2" iron pin set for corner at the Southeast corner of said Lot No. 5;
THENCE: N 87°14'57" E, 257.50 feet with the North line of said Lot No. 14 to the Point of Beginning and containing 5.117 acres of land, more or less.

CERTIFICATE OF DEDICATION BY OWNERS

That we, Clint Alvin Whitaker and Glenda Irene Whitaker, being the owners of the hereon described property, have caused the same to be surveyed, platted and subdivided as shown hereon and which Subdivision shall be known as WHITAKER REPLAT OF PART OF BLOCKS 2 AND 3 OF URBAN HEIGHTS to the City of Texarkana, Bowie County, Texas, and by these presents, we hereby dedicate to the public in fee simple, the streets, roads, alleys and/or easements shown on this plat for the purposes shown hereon.

Clint Alvin Whitaker, owner

NOTARY ACKNOWLEDGMENT

Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Clint Alvin Whitaker, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they do hereby execute the same for the purpose and consideration hereon expressed.

GIVE UNDER MY HAND AND SEAL OF OFFICE as Notary Public, on this _____ day of _____, 2024.

Notary Public

My Commission Expires: _____

Glenda Irene Whitaker, owner

NOTARY ACKNOWLEDGMENT

Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Glenda Irene Whitaker, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they do hereby execute the same for the purpose and consideration hereon expressed.

GIVE UNDER MY HAND AND SEAL OF OFFICE as Notary Public, on this _____ day of _____, 2024.

Notary Public

My Commission Expires: _____

CERTIFICATE OF SURVEYOR

I, Johnny E. Plunk, Jr., do hereby certify that I am a Registered Professional Land Surveyor in the State of Texas, and that the plat of the hereon described property correctly reflects the results of a survey by me and that the corner monuments are in place and the points on the boundary of the subdivision as shown on the Plat of same. The subdivision is to be known as WHITAKER REPLAT OF PART OF BLOCKS 2 AND 3 OF URBAN HEIGHTS to the City of Texarkana, Bowie County, Texas.

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

CERTIFICATE OF APPROVAL BY PLANNING COMMISSION

We, the undersigned, do hereby certify that the WHITAKER REPLAT OF PART OF BLOCKS 2 AND 3 OF URBAN HEIGHTS, Bowie County, Texas, together with the OWNER'S CERTIFICATE and the SURVEYOR'S CERTIFICATE on the same, was 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 platting requirements in all respects are in all things approved on the _____ day of _____, 2024.

The certificate of approval by the Planning and Zoning Commission shall be null and void should this plat not be properly recorded within 121 days of approval.

Planning Commission Chairperson

Planning Commission Secretary

WHITAKER REPLAT OF PART OF BLOCKS 2
AND 3 OF URBAN HEIGHTS
to the City of Texarkana, Bowie County, Texas
A REPLAT TO CREATE TWO LOTS FROM SEVERAL LOTS

PLUNK LAND SURVEYING 3605 JEFFERSON AVENUE TEXARKANA, ARKANSAS 71704-8554 PHONE (870) 779-8002 TX FIRM NO. 10073900 – AR CO. NO. 1711	SUBDIVISION PLAT TEXARKANA, BOWIE COUNTY, TEXAS
	SCALE: 1" = 60' DRAWN BY: JEP DATE: 5/25/2014 JOB: Pack Pt. 9

From: [TEX-Henslee, Dustin](#)
To: [dwwiley@aep.com](#); [Zachary S Pianalto](#); [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](#); [dmcowell@swrea.com](#); [TX-Maxey, Shawn](#); [Adam Keahey](#); [tray.mcneil@rittercommunications.com](#)
Cc: [TEX-Puckett, Laura](#)
Subject: Plat Review - Whitaker Addition
Date: Monday, June 10, 2024 9:19:00 AM
Attachments: [PlatReview-WhitakerAddition-July2024.pdf](#)

All,

We have received a request for approval of the Whitaker Addition being a replat of part of Blocks 2 and 2 Urban Heights Addition. This is located at the intersection of Pansy Drive and Loop 151 service road.

Attached is the application, checklists, and plat for the proposed plats. This will be on the July 2024 P& Z agenda so please review and provide any comments back to me via email by **12 PM, June 21, 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.

Attachment: PlatComments-WhitakerAddition-July2024PZ (4276 : Replat Whitaker Addition 3 Urban Heights)

From: [Langley, Joe](#)
To: [TEX-Henslee, Dustin](#)
Subject: RE: Plat Review - Whitaker Addition
Date: Tuesday, June 18, 2024 10:32:18 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.

The only issue I see with this is the service line for 3910 comes across that property from a pole on Chelf Rd. We would have to relocate their service line if they decided to develop the property. It looks like we can relocate it to the front on Pansy St if and when something is done with that property.

From: TEX-Henslee, Dustin <dustin.henslee@texarkanatexas.gov>
Sent: Monday, June 10, 2024 9:19 AM
To: dw Wiley@aep.com; Zachary S Pianalto <zspianalto@aep.com>; Latham, Michael A <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 - Whitaker Addition

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

All,

We have received a request for approval of the Whitaker Addition being a replat of part of Blocks 2 and 2 Urban Heights Addition. This is located at the intersection of Pansy Drive and Loop 151 service road.

Attached is the application, checklists, and plat for the proposed plats. This will be on the July 2024 P& Z agenda so please review and provide any comments back to me via email by **12 PM, June 21, 2024**. If you have any questions, please let me know.

Thanks,

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

Attachment: PlatComments-WhitakerAddition-July2024PZ (4276 : Replat Whitaker Addition 3 Urban Heights)

City of Texarkana, Texas

Office: (903)-798-3953

Cell: (903)-908-1808

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From: [Zac Pianalto](#)
To: [TEX-Henslee, Dustin](#); [Dusty Wiley](#)
Subject: RE: Plat Review - Whitaker Addition
Date: Monday, June 10, 2024 1:12:30 PM
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.

Yes, I am requesting a 10' utility easement along the east side of Chelf Rd, 10' utility easement along the north side of Pansy St, and a 20' wide utility easement crossing lot 2A centered on the overhead power line.

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: Monday, June 10, 2024 10:06 AM
To: Zac Pianalto <zspianalto@aep.com>; Dusty Wiley <dwwiley@aep.com>
Subject: [EXTERNAL] RE: Plat Review - Whitaker Addition

Are you requesting any easements?

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 <zspianalto@aep.com>
Sent: Monday, June 10, 2024 10:04 AM
To: TEX-Henslee, Dustin <dustin.henslee@texarkanatexas.gov>; Dusty Wiley <dwwiley@aep.com>
Subject: RE: Plat Review - Whitaker Addition

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

Dusty Henslee,

SWEPCO does have an overhead power line on the west and south sides of this property. There is

Attachment: PlatComments-WhitakerAddition-July2024PZ (4276 : Replat Whitaker Addition 3 Urban Heights)

also an overhead line that cuts across the property between original line lot 11 & 12 Block 3 to serve the house at 3910 Pansy St. Please let me know if there are any concerns.

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: Monday, June 10, 2024 9:19 AM

To: Dusty Wiley <dwwiley@aep.com>; Zac Pianalto <zspianalto@aep.com>; Latham, Michael A <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.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 - Whitaker Addition

All,

We have received a request for approval of the Whitaker Addition being a replat of part of Blocks 2 and 2 Urban Heights Addition. This is located at the intersection of Pansy Drive and Loop 151 service road.

Attached is the application, checklists, and plat for the proposed plats. This will be on the July 2024 P& Z agenda so please review and provide any comments back to me via email by **12 PM, June 21, 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-WhitakerAddition-July2024PZ (4276 : Replat Whitaker Addition 3 Urban Heights)

From: [Will Burris](#)
To: [TEX-Henslee, Dustin](#)
Subject: RE: Plat Review - Whitaker Addition
Date: Monday, June 10, 2024 9:56:00 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.

Bowie-Cass has no conflict or comment

Thanks,

William Burris
 Engineering Staking Coordinator
 Bowie-Cass Electric Cooperative
 P.O. Box 47 / 117 N. Street
 Douglassville, Texas 75560
 Desk: 903-846-2311 ext. 4320

From: TEX-Henslee, Dustin <dustin.henslee@texarkanatexas.gov>
Sent: Monday, June 10, 2024 9:19 AM
To: dw Wiley@aep.com; Zachary S Pinalto <zspinalto@aep.com>; Latham, Michael A <michael.a.latham@windstream.com>; chris.jackson@windstream.com; TWU-Smith, Gary <gsmith@txkusa.org>; TEX-Daniel, Mashell <mhodges@texarkanatexas.gov>; Will Burris <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: Plat Review - Whitaker Addition

All,

We have received a request for approval of the Whitaker Addition being a replat of part of Blocks 2 and 2 Urban Heights Addition. This is located at the intersection of Pansy Drive and Loop 151 service road.

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Attachment: PlatComments-WhitakerAddition-July2024PZ (4276 : Replat Whitaker Addition 3 Urban Heights)

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.



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., Director, TWU

Date: June 10, 2024

Re: **Whitaker Replat of Part of Blocks 2 & 3 of Urban Heights**

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

1. There is an existing twelve-inch (12") water main on the west side of the proposed Lot 2A and an existing six-inch (6") water main on the south side of Pansy Street.
2. There is an existing eight-inch (8") sanitary sewer main beginning just west of the northwest corner of the proposed Lot 2a and running north. There is also an existing eight-inch (8") sanitary sewer main on the north side of Pansy Street beginning just west of the southeast corner of the proposed Lot 1A and running east approximately 50 feet then turning south across Pansy Street.
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 - Operations, TWU
Bill Moss, GIS Asset Management Administrator, TWU
Teresa Akard, O & M Coordinator, TWU
Michelle Warren, Executive Assistant, TWU

Attachment: PlatComments-WhitakerAddition-July2024PZ (4276 : Replat Whitaker Addition 3 Urban Heights)

City of Texarkana, Texas

Summary Sheet

Version:

Update Date: 6/25/2024 9:54 AM

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

Subject: Consider the Planning and Zoning Commission meeting minutes from June 3, 2024.

Meeting Date: 7/1/2024

Attachments

- a. June 3, 2024 P&Z Minutes (PDF)

Staff Coordination

Building Code Administration	Mashell Daniel	Department Head Review
Completed	06/25/2024 10:05 AM	
Planning & Zoning Commission	Mashell Daniel	Department Review
Completed	06/25/2024 10:05 AM	
Planning & Zoning Commission	Laura Puckett	Meeting Pending
07/01/2024 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 recommends for approval of the minutes.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

July 1, 2024



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

Council Chambers

Regular Meeting

6:00 PM

220 TEXAS BLVD.
TEXARKANA, TX 75501

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.

Brad Meador with 2B Builders and Vance Liles with MTG Engineers and Surveyors spoke on the continuation of Brittany Lane and the 8 lot sizes. They explained that everything would drain towards Cooks Lane.

George Shackelford appeared to let the commission know that drainage is an issue in the area. Mark Smith also presented asking about parking because when school lets out the traffic is horrible.

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

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.

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

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.

Attachment: June 3, 2024 P&Z Minutes (4277 : Consider P&Z meeting minutes from June 3, 2024)

Laura Puckett explained that the city is requesting to revoke the SUP at 4610 St. Michael Drive because the lots have been replatted. The sign is being moved to the opposite corner on the property on a separate parcel identification.

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

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.

Vance Liles with MTG Engineers and Surveyors advised that they will be moving the sign from the southwest corner to the southeast corner to leave right-of-way for the new roadway expansion along Guss Orr Drive.

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

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.

Greg Fomby advised that he would like to place his 2015 single wide HUD code manufactured home at this location.

Gladys Johnson who lives at 3422 Pickering Lane called staff to complain about the property owner not maintaining the property from high grass and weeds.

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

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.

Approved with stipulations.

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

III. STAFF UPDATES

IV. CONSIDER APPROVAL OF MINUTES

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

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

V. ADJOURNMENT