



**CITY OF TEXARKANA**  
**PLANNING & ZONING COMMISSION**  
**AGENDA • JULY 5, 2022**

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|                  |                        |                |
|------------------|------------------------|----------------|
| <b>City Hall</b> | <b>Regular Meeting</b> | <b>6:00 PM</b> |
|------------------|------------------------|----------------|

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220 TEXAS BLVD  
 TEXARKANA, TX 75501

|                         |                     |                               |
|-------------------------|---------------------|-------------------------------|
| <b>Chairperson</b>      | <b>Commissioner</b> | <b>Commissioner</b>           |
| Gene Joyce III          | James Larkins       | George Merrill                |
| <b>Vice Chairperson</b> | <b>Commissioner</b> | <b>Alternate Commissioner</b> |
| Dianna Patterson Kinsey | Wanda Northam       | Mitch Alexander               |
| <b>Commissioner</b>     | <b>Commissioner</b> | <b>Alternate Commissioner</b> |
| Tom Coleman             | Casey Boyette       | Brad Bailey                   |

**I. CALL TO ORDER**

**II. AGENDA ITEMS**

1. Consider approval of Replat of Lots 3, 4, and 5, Dogwood Lake States Third Addition, located at the intersection of Dogwood Lake Drive and Dogwood Place. Gayla Worthen, owner, and Jeffrey Wood, MTG Engineers and Surveyors, agent.
  2. Consider approval of the Replat of Lots 17 and 19, Block 1, Revised Shilling South 2nd Addition, located at the end of Gunstock. Jacob Duke, owner, and Jeffrey Wood, MTG Engineers and Surveyors, agent.
  3. Consider approval of the Replat of Lot 1B Marriott Subdivision, located at the intersection of St. Michael Drive and North Cowhorn Creek Loop Road. Barrie Thompson, owner, and Jeffrey Wood, MTG Engineers and Surveyors, agent.
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4. Z-22-09: rezoning a 1.8-acre tract of land (being Tract 23A), R. E. Sevey HRS, A-523, located at 2401 Liberty Lane. Jeff Wright, Liberty Eylau ISD, owner, Vikki and Michael Looper, agents.
5. S-745: Specific Use Permit to allow the location of a double wide HUD code manufactured home on an approximate 1.8-acre tract of land (being Tract 23A), R. E. Sevey HRS, A-523, located at 2401 Liberty Lane. Jeff Wright, Liberty Eylau ISD, owner and Nikki and Michael Looper, agents.
6. Amendment to PD-88-4 for site plan approval on Lot 5, Parcel 2, Block 3, Galleria Oaks #1, located at 1710 Moores Lane. Sandy Varner, Temple Memorial Pediatric Center, owner.
7. Z-22-06: (TABLED) rezoning Lots 1, 2, and 3, Block 1, Rose Kennedy Addition, located at 1400 Martin Luther King, Jr. Boulevard. Two Family-1 to Commercial. Virginia Moore, owner and Steven Moore, agent.
8. Z-22-07: (TABLED) rezoning Lots 5 and 6, Block 23, Grandview Addition, located at the southeast corner of Alexander Avenue and Kansas Street. Single Family-3 to Two Family-2. Russell Collins, owner.
9. Z-22-08: (TABLED) rezoning a portion of a 4.60-acre tract of land (being Tract 19), J.W. Lane HRS A-345, located at 6500 Summerhill Road. Office to Neighborhood Service. William Davis, owner.

### **III. STAFF UPDATES**

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

1. Consider approval of the Planning and Zoning Commission meeting minutes from June 6, 2022.

### **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

Version: A

Update Date: 6/30/2022 8:31 AM

## Summary Sheet

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

**Subject:** Consider approval of Replat of Lots 3, 4, and 5, Dogwood Lake States Third Addition, located at the intersection of Dogwood Lake Drive and Dogwood Place. Gayla Worthen, owner, and Jeffrey Wood, MTG Engineers and Surveyors, agent.

**Meeting Date:** 7/5/2022

**Attachments**

- a. P&ZMemo-Replat-Lts3,4,5-Dogwood Lake Estates Third-July2022 (PDF)

**Staff Coordination**

|                              |                |          |         |
|------------------------------|----------------|----------|---------|
| Building Code Administration | Mashell Daniel | Reviewer | Pending |
| Planning & Zoning Commission | Laura Puckett  | Meeting  | Pending |
| 07/05/2022 6:00 PM           |                |          |         |

**Updates/History of Briefing:**

NOT APPLICABLE

**Executive Summary and Background Information:**

See attached memorandum comments.

**Potential Options:**

Approve or deny

**Fiscal Implications:**

NOT APPLICABLE

**Staff Recommendation:**

Staff recommends for approval of the final plat pending any staff and utility changes mentioned in memorandum comments.

**Advisory Board/Committee Review:**

Planning and Zoning Commission

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

NOT APPLICABLE

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

July 5, 2022

## MEMORANDUM

**To:** Planning and Zoning Commission

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

**Date:** June 29, 2022

**Subject:** **Consider approval of Replat of Lots 3, 4, and 5 Dogwood Lake Estates Third Addition**

This is a request by Gayla Worthen, owner, and Jeffrey Wood, MTG Engineers and Surveyors, agent to consider approval of the **Replat of Lots 3, 4, and 5 Dogwood Lake Estates Third Addition**. The purpose of this plat is to combine the north half of Lot 4 with Lot 3 and combine south half of Lot 4 with Lot 5. This located at the intersection of Dogwood Lake Drive and Dogwood Place.

**Comments are as follows:**

1. TxDOT – N/A
2. Summit Utilities – No Issues
3. Sparklight – **No response**
4. Windstream - **No response**
5. Electric Companies
  - a. AEP – No issues (see email)
  - b. Bowie Cass – No issues
  - c. REA – **No response**
6. TWU - No issues. See memo
7. PW/Planning Departments
  - a. Tax certificate of the property for recording purposes from BCAD must be provided showing all taxes have been paid for entire property in order to be recorded at the County Courthouse (Texas State Legislature amendment 12.002 of the Texas Property Code)
  - b. Mylar copy and electronic copy via email submitted to Public Works office after recording
8. Fire Department – No response

Staff recommends approval of the final 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.

**TEX-Henslee, Dustin**

**From:** Zac Pianto <zspianto@aep.com>  
**Sent:** Tuesday, June 21, 2022 10:06 AM  
**To:** TEX-Henslee, Dustin; Dusty Wiley  
**Subject:** RE: Plat Review: Replat of Lots 3, 4, and 5 Dogwood Lake Estates 3rd 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,

SWEPCO has no objections to the replat of the Lots 3,4, and 5 of the Dogwood Lake Estates 3rd Addition.

SWEPCO does have an electric pedestal T8P6 on the west side of the property between original lots 4 and 5 inside the utility easement. Also there is a street light pole# 77254 at the intersection of Dogwood Pl and Dogwood Lake Dr that is served underground in the utility easement from pedestal T8P6.

Thank you,  
 Zac



**ZAC PIALTO | ENGINEER**  
[ZSPIANTO@AEP.COM](mailto:ZSPIANTO@AEP.COM) | C:903.826.5027  
 3708 W 7TH ST, TEXARKANA, TX 75501-6324

**From:** TEX-Henslee, Dustin <dustin.henslee@txkusa.org>  
**Sent:** Tuesday, June 21, 2022 8:44 AM  
**To:** Dusty Wiley <dwwiley@aep.com>; Zac Pianto <zspianto@aep.com>; 'todc@bcec.com' <todc@bcec.com>; Jeff Tollett (jtollett@swrea.com) <jtollett@swrea.com>; michael.a.latham@windstream.com; chris.jackson@windstream.com; Langley, Joe <Joe.Langley@sparklight.biz>  
**Subject:** [EXTERNAL] FW: Plat Review: Replat of Lots 3, 4, and 5 Dogwood Lake Estates 3rd Addition

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

Reminder of the attached plat review.

Thanks  
 Dusty

**From:** TEX-Henslee, Dustin  
**Sent:** Wednesday, June 8, 2022 2:29 PM  
**To:** [dwwiley@aep.com](mailto:dwwiley@aep.com); Zachary S Pianto <[zspianto@aep.com](mailto:zspianto@aep.com)>; Brandon Brooks <[Brandon.Brooks@centerpointenergy.com](mailto:Brandon.Brooks@centerpointenergy.com)>; [michael.a.latham@windstream.com](mailto:michael.a.latham@windstream.com); Chris Jackson <[chris.jackson@windstream.com](mailto:chris.jackson@windstream.com)>; TWU-Smith, Gary <[gsmith@txkusa.org](mailto:gsmith@txkusa.org)>; TEX-Lee, Keith <[keith.lee@txkusa.org](mailto:keith.lee@txkusa.org)>; TEX-Daniel, Mashell <[mhodes@txkusa.org](mailto:mhodes@txkusa.org)>; Jeff Tollett (jtollett@swrea.com) <[jtollett@swrea.com](mailto:jtollett@swrea.com)>; [todc@bcec.com](mailto:todc@bcec.com); TWU-Rogers, Terri <[terri.rogers@txkusa.org](mailto:terri.rogers@txkusa.org)>; Langley, Joe <[Joe.Langley@sparklight.biz](mailto:Joe.Langley@sparklight.biz)>; TEX-Lee, Keith <[keith.lee@txkusa.org](mailto:keith.lee@txkusa.org)>; TTFD-Black, Chris <[cblack@txkusa.org](mailto:cblack@txkusa.org)>; Strickland, Greg

<[greg.strickland@centerpointenergy.com](mailto:greg.strickland@centerpointenergy.com)>; [mgross@bowieappraisal.org](mailto:mgross@bowieappraisal.org); Tommy Bruce <[Tommy.Bruce@txdot.gov](mailto:Tommy.Bruce@txdot.gov)>;

TTFD-James, Heather <[Heather.Wommack@txkusa.org](mailto:Heather.Wommack@txkusa.org)>

Cc: TEX-Puckett, Laura <[lpuckett@txkusa.org](mailto:lpuckett@txkusa.org)>; TEX-Daniel, Mashell <[mhodes@txkusa.org](mailto:mhodes@txkusa.org)>

**Subject:** Plat Review: Replat of Lots 3, 4, and 5 Dogwood Lake Estates 3rd Addition

All,

We have received a request for approval of the Replat of Lots 3, 4, and 5 Dogwood Lake Estates 3<sup>rd</sup> Addition. This property at the intersection of Dogwood Lake Drive and Dogwood Place. The purpose of this plat is to add the north half of lot 4 with Lot 3 and south half of Lot 4 with Lot 5. This will be on the **July 5, 2022 P&Z Agenda**.

Attached is the application, checklists, and plats for the proposed replat. Please review and provide any comments back to me via email by **12 PM, July 29, 2022**. If you have any questions, please let me know.

Thanks,

***Dusty Henslee, P.E., CFM***

***Director of Public Works***

***City of Texarkana, Texas***

Office: (903)-798-3953

Cell: (903)-908-1808

Attachment: P&ZMemo-Replat-Lts3,4,5-Dogwood Lake Estates Third-July2022 (3731 : Consider Approval of Replat Intersection Dogwood Lake



## Texarkana Water Utilities

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

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

# MEMORANDUM

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

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

**Date:** June 13, 2022

**Re:** **Replat of Lots No. 3, 4, & 5 Dogwood Lake Estates 3<sup>rd</sup> Addition**

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

1. There is an existing eight-inch (8") water main on the west side of Dogwood Lake Drive and an existing six-inch (6") water main on the north side of Dogwood Place.
2. There is an existing eight-inch (8") sanitary sewer main on the south side of Dogwood Place and an existing eight-inch (8") sanitary sewer main on the west side of Lots 3, 4, & 5.
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., Design Engineer, TWU  
Bill Moss, GIS Technician, TWU  
Teresa Akard, Engineering Technician II, TWU  
Pam White, Administrative Coordinator, TWU



CITY OF

TEXARKANA  
TEXAS

2.1.a

P.O. Box 1967  
Texarkana, TX 75504  
Phone (903) 798-3900**Application for Subdivision Plat Approval****Type:**☐ Preliminary ☐ Final ☒ Replat ☐ Minor ☐ Amended ☐ Vacation**Purpose of Plat:** TO COMBINE THE NORTH HALF OF LOT NO. 4 WITH LOT NO. 3, AND  
COMBINE THE SOUTH HALF OF LOT NO. 4 WITH LOT NO. 5.**Plat Title:** Replat of Lots 3, 4, and 5 of Dogwood Lake Estates Third Addition**Current Legal Description:** Lots 3, 4, and 5 of Dogwood Lake Estates Third Addition**Total Acreage:** 0.344 **Number of Lots:** 2 **Zoning:** MF-2**Owner/Developer Information:**

Name: Gayla Worthen

Address: 11 Dogwood Lake Drive

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

**Surveyor/Engineer Information:**

Name: Jeffrey Wood - MTG Engineers &amp; 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 &amp; 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.

Applicant's Printed Name

Applicant's Signature

Date

Application Fee:

Received by:

Revised

Packet Pg. 10

Attachment: P&amp;Z Memo-Replat-Lts 3,4,5-Dogwood Lake Estates Third-July 2022 (3731 : Consider Approval of Replat Intersection Dogwood Lake



# CITY OF TEXARKANA TEXAS

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

## REPLAT CHECKLIST

### GENERAL INFORMATION / PROJECT DESCRIPTION

|                                                                                |                                     |
|--------------------------------------------------------------------------------|-------------------------------------|
| Date, written and graphic scale (100 scale or smaller) and north arrow         | <input checked="" type="checkbox"/> |
| Location Map for proposed development                                          | <input checked="" type="checkbox"/> |
| Title and Name of Subdivision                                                  | <input checked="" type="checkbox"/> |
| Legal Description and identification of tract being subdivided or resubdivided | <input checked="" type="checkbox"/> |

1. Legal description shall be referenced to a previous recorded subdivision

### SPECIFIC PLAT INFORMATION

|                                                                                                                   |                                     |
|-------------------------------------------------------------------------------------------------------------------|-------------------------------------|
| Names or designations of all adjoining subdivisions or properties                                                 | <input checked="" type="checkbox"/> |
| Adjacent dedicated streets, alleys, and easements                                                                 | <input checked="" type="checkbox"/> |
| Outline of proposed tract (shall stand out compared to other boundary lines)                                      | <input checked="" type="checkbox"/> |
| Location and designation of all streets, alleys, and other areas with dimensions that are intended for public use | <input checked="" type="checkbox"/> |
| All block, lot and street boundary lines                                                                          | <input checked="" type="checkbox"/> |

1. Blocks and lots shall be numbered

2. Building lines and easements are shown

a. Commercial (15')

b. Residential (25')

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

|                                                                                |                                     |
|--------------------------------------------------------------------------------|-------------------------------------|
| Surveyor Note explaining purpose of Replat                                     | <input checked="" type="checkbox"/> |
| 100 Year FEMA Flood Zones                                                      | <input checked="" type="checkbox"/> |
| Finish Floor Elevations (lots adjacent to flood zones and drainage facilities) | <input checked="" type="checkbox"/> |
| Shown all necessary dimensions                                                 | <input checked="" type="checkbox"/> |
| Supplemental Survey Reference Markers                                          | <input checked="" type="checkbox"/> |
| Certificate of ownership                                                       | <input checked="" type="checkbox"/> |
| Certificate of surveyor                                                        | <input checked="" type="checkbox"/> |
| Certificate of approval by planning and zoning commission                      | <input checked="" type="checkbox"/> |

### CERTIFICATION STATEMENT

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

Jeffrey Wood 6/8/2022

Signature Date

Jeffrey Wood

Printed Name

Attachment: P&Z Memo-Replat-Lts 3,4,5-Dogwood Lake Estates Third-July 2022 (3731 : Consider Approval of Replat Intersection Dogwood Lake

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*map in file*  
9019  
PROTECTIVE AND RESTRICTIVE COVENANTS  
APPLYING TO DOGWOOD LAKE ESTATES THIRD

STATE OF TEXAS                    I  
COUNTY OF BOWIE                I                    KNOW ALL MEN BY THESE PRESENTS:

We, Gerald G. Haire and wife, Helen Haire, being the owners of the hereinafter described property, having heretofore caused a Plat to be made of Dogwood Lake Estates Third, a subdivision of a part of the John W. Lane Headright Survey, A-345, in Bowie County, Texas, and having made and dedicated such Addition for the purpose of providing an exclusive residential area, pleasant living conditions and for establishing and maintaining a general plan and building scheme uniform over the entire Addition for the protection and benefit of all owners of any lots in said Addition, do covenant and agree that the covenants and restrictions hereinafter set forth shall run with each and every part of the land herein described and shall be binding upon the parties to this agreement and any purchasers of any part of the land, their heirs and assigns, and upon any person or persons who may use or occupy any part of the hereinafter described land for any purpose. Such property is all of Dogwood Lake Estates Third and is described as follows:

All that certain 3.654 acre tract or parcel of land situated in the John W. Lane Headright Survey, A-345, Bowie County, Texas, and being more particularly described by metes and bounds as follows:  
COMMENCING at the most easterly Southeast corner of said John W. Lane Headright Survey, A-345, Bowie County, Texas;  
THENCE North 894 feet and West 5291 feet to the most northerly Northwest corner of that certain 120.019 acre tract conveyed by Herbert Line and wife, Clara R. Line, to Gerald G. Haire and wife, Helen Haire, by Deed of record in Volume 554, Page 537 of Deed Records of Bowie County, Texas, said point being the Point of Beginning;  
THENCE North 88 deg. 34 min. 45 sec. East 265.00 feet along North boundary line of said Gerald G. Haire tract;  
THENCE South 01 deg. 25 min. 15 sec. East 80.00 feet to a point;  
THENCE North 88 deg. 34 min. 45 sec. East 135.00 feet to a point on the West Right-of-Way line of Dogwood Lake Drive;  
THENCE South 01 deg. 25 min. 15 sec. East 420.00 feet along said West Right-of-Way line of Dogwood Lake Drive;  
THENCE South 88 deg. 34 min. 45 sec. West 400.00 feet to a point;  
THENCE North 01 deg. 25 min. 15 sec. West 500.00 feet, along the West boundary line of said Gerald G. Haire tract, to the Point of Beginning, containing 3.654 acres, more or less.

It is agreed that the land heretofore described and each lot in said Addition shall be burdened with the following covenants which shall run with the land and which covenants are as follows, to-wit:

1. LAND USE AND BUILDING TYPE: No lot shall be used for any purpose other than residential purposes. No building shall be erected, altered, placed on or permitted to remain on any portion of the property herein

-/-

Attachment: P&ZMemo-Replat-Lts3,4,5-Dogwood Lake Estates Third-July2022 (3731 : Consider Approval of Replat Intersection Dogwood Lake & Dogwood Place)

conveyed other than one detached single-family dwelling, not to exceed two stories in height, and such other residential use buildings specifically approved by the Architectural Control Committee. No dwelling house shall be placed, erected, altered or permitted to remain on any residential tract at any site or location other than that specifically approved by the Architectural Control Committee and in no event shall any dwelling or other structure be placed nearer than fifteen (15') feet to any street line which adjoins the lot nor nearer than five (5') feet to any adjoining lot.

2. DWELLING SIZE AND CONSTRUCTION REQUIREMENTS: The ground floor area of the main dwelling structure, exclusive of one story open porches and garages, constructed on Lots 1, 2, 3, 4 and 5 in Block 1 and Lot 14 in Block 3 of said Addition shall be not less than 1,800 square feet for a one story building and 1,300 square feet for a dwelling of more than one story, provided, however, that the total floor space of such dwelling shall be not less than 2,100 square feet and the ground floor area of the main dwelling constructed on any of the other lots in said Addition, exclusive of one story open porches and garages, shall be not less than 1,400 square feet for a one story building and 1,000 square feet for a dwelling of more than one story, provided, however, that the total floor space of such dwelling shall be not less than 1,700 square feet. The exterior walls of any house or other structure located on any lot that is exposed to streets or sideyards shall not be less than eighty (80%) percent masonry construction except upon written approval of the Architectural Control Committee. No exposed exterior wall of any house shall be of cinder, tile or hollow concrete block construction. No improvements of any kind, including but not limited to, dwelling houses, outbuildings, swimming pools, tennis courts, ponds, parking areas, fences, walls, garages, drives, antennae, satellite television dishes, flagpoles, curbs and walks shall ever be constructed or altered on the property herein conveyed, nor shall any vegetation be altered or destroyed nor any landscaping performed on any tract, unless the complete architectural plans for such construction or alteration or landscaping are approved in writing by the Architectural Control Committee prior to the commencement of such work. In the event the Architectural Control Committee fails to take any action within sixty days after complete architectural plans for such work have been submitted to it then all of such submitted architectural plans shall be deemed to be approved.

3. GENERAL REQUIREMENTS: The Architectural Control Committee shall exercise its best judgment to see that all improvements, construction,

landscaping and alterations on the herein conveyed property conform to and harmonize with the natural surroundings and with existing structures as to external design, materials, color, height, topography, grade and finished ground elevation. The Architectural Control Committee shall disapprove any architectural plans submitted to it which are not sufficient for it to exercise the judgment required of it by these covenants.

4. ARCHITECTURAL COMMITTEE NOT LIABLE: The Architectural Control Committee shall not be liable in damages to any person submitting any architectural plans for approval, or to any owner or owners of property in said Addition, by reason of any action, failure to act, approval, disapproval or failure to approve or disapprove, with regard to such architectural plans.

5. NUISANCES: No noxious or offensive activity shall be carried on upon said property nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood. No mining, quarrying, tunnelling, excavating or drilling for any substances within the earth, including oil, gas, minerals, gravel, sand, rock and earth, shall ever be permitted within the limits of Dogwood Lake Estates Third.

6. SIGNS: With the exception of one "For Rent" or "For Sale" sign (which shall not be larger than 20 x 26 inches), no advertising signs, billboards, or unsightly object shall be erected, altered or permitted to remain on any portion of the property located in Dogwood Lake Estates Third.

7. ANIMALS: No animals or poultry shall be kept on any portion of the property herein conveyed except ordinary household pets belonging to the household, provided that said household pets are not kept, bred or maintained for any commercial purposes and further provided that such household pets are not a nuisance to the surrounding owners of the property upon which these covenants attach. The Architectural Control Committee may require any owner or lessee of said property to remove any animal or poultry, or ordinary household pets kept for commercial purposes or that comprise a nuisance, from his premises at any time. No wildlife shall be killed or harmed unless same is a menace to human life or property.

8. ARCHITECTURAL CONTROL COMMITTEE: The Architectural Control Committee shall be composed of Gerald G. Haire and wife, Helen Haire. The Committee may designate a representative to act for it. In the event of the death or resignation of any member of the Committee, the remaining member shall have full authority to designate a successor. Neither the members of the

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Committee nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenant. The Architectural Control Committee shall exist and remain with full power to act for a period of ten years. The Committee, by a vote of the members then serving, may extend the life of the Committee for an additional ten year period. Should all of the members of the Architectural Control Committee resign or fail to act in performing its duties established under the covenants herein, then the record owners of a majority of the building sites which are located within Dogwood Lake Estates Third shall have the power at any time, through a duly recorded written instrument, to re-establish the Committee by election to the Committee of two members. Enforcement shall be by proceeding at law or in equity by any member of the Architectural Control Committee or any person or persons having a legal or equitable interest in any of the real property upon which these covenants attach against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.

9. RESUBDIVISION PROHIBITED: The property herein described shall not be subdivided into smaller tracts so as to create more lots or building sites than shown on the Plat. This restriction shall not prohibit the conveyance of portions of lots so long as the total number of lots and building sites as shown by the Plat is not increased. This restriction shall be effective for a period of thirty (30) years from the date hereof.

10. SERVICE YARDS AND TRASH: All clothes lines, equipment, service yards, woodpiles or storage piles located on any portion of the property herein described shall be kept screened by adequate planting or fencing so as to conceal them from the view of neighboring property and roads. All rubbish and trash shall be removed from said property and shall not be allowed to accumulate and shall not be burned thereon except in burners approved by the Architectural Control Committee as to location, design, materials and construction.

11. DWELLING HOUSE TO BE CONSTRUCTED FIRST: No guest house, servant house, garage, barn, stable, or other outbuilding shall be constructed on any lot or building site until after commencement of construction of the dwelling house on said property. All construction and alteration work shall be prosecuted diligently and each building, structure or improvement which is commenced thereon shall be entirely completed within eighteen months after commencement of construction.

12. TOWERS AND ANTENNAE: No towers or radio or television antennae higher than fifty feet above ground shall be erected on the property herein described. No satellite television dish shall be placed on the property herein described except with written consent of the Architectural Control Committee.

13. TANKS: No elevated tanks of any kind shall be erected, placed or permitted upon any portion of the herein described property. Any tank used in connection with any dwelling house or other structure, including tanks for storage of gas, fuel oil, gasoline, oil or water shall be buried, and the location thereof shall be approved in writing by the Architectural Control Committee.

14. USE OF TEMPORARY STRUCTURES: No temporary house, structure, house trailer, or nonpermanent outbuilding shall ever be placed, erected or allowed to remain on any portion of the herein conveyed property except during construction periods and no dwelling house shall be occupied in any manner prior to its completion.

15. SANITARY SYSTEMS: No sewerage disposal system, sanitary system, cesspool, or septic tank shall be constructed, altered or allowed to remain or be used on said property unless fully approved as to design, capacity, location and construction by all proper public health agencies of the State of Texas and by the Architectural Control Committee.

16. EASEMENTS: Easements as shown on the Plat of said Subdivision are reserved for the installation and maintenance of utilities and shall always bear and be charged with a utility easement for the purpose of placing and maintaining thereon and thereunder any and all improvements or apparatus, pipes, wires, cables, conduits and other instrumentalities necessary and needful in and about the transmitting, conducting and distribution of electric current, telephone and other public utility services and the agents, servants and employees of any persons, firm or corporation furnishing public utility services shall have the right of ingress to and from and in, over and across said easement so reserved. No improvements or hinderance shall be placed upon such easement area that will interfere with the operation and maintenance of such public utility. All such installations shall be underground and no improvement, apparatus, pipes, wire, cables, conduits or other instrumentalities shall be placed above the ground except with written consent of the Architectural Control Committee.

17. SPECIAL USE RETRICTIONS: The property is to be used solely for residential purposes. Accessory uses of said property or residence for such as

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wholesale or retail businesses or home occupation business are specifically prohibited, provided, however, an office for professional services may be maintained in one room in the residence provided no sign or other media of advertising is erected on the premises or attached to any building thereon.

18. SEVERABILITY: Should any part or parts of these covenants be declared invalid or unenforceable by any Court of competent jurisdiction then such decision shall not affect the validity of the remaining covenants.

WITNESS OUR HANDS this 7th day of August, 1985.

Gerald G. Haire  
Gerald G. Haire  
Helen Haire  
Helen Haire

STATE OF TEXAS I  
COUNTY OF BOWIE I

BEFORE ME, the undersigned authority, in and for said County, Texas, on this day personally appeared Gerald G. Haire and wife, Helen Haire, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

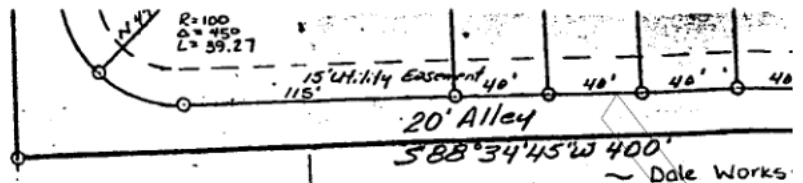
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 12th day of August, 1985.

Nelda Adams  
Notary Public, Bowie County, Texas  
My Commission Expires: 5-11-89



VOL 780 PAGE 468

~GERALD HAIRE~



## DOGWOOD LAKE ESTATES

All that certain 3.694 acre tract or parcel of land situated in the John Headright Survey, A-345, Bowie County, Texas and being more particular by metes and bounds as follows:

Commencing at the most easterly southeast corner of said John W. Lane Survey, A-345, Bowie County, Texas,

THENCE North 894 feet and West 5291 feet to the most northerly northwesterly corner of that certain 120.019 acre tract conveyed by Herbert Line and R. Line to Gerald G. Haire and wife Helen Haire, by deed of record page 537 deed of records of Bowie County, Texas, said point being Point of Beginning;

THENCE N 88° 34' 45" E 265.00 feet along North boundary line of said Haire tract;

THENCE S 01° 25' 15" E 80.00 feet to a point;

THENCE N 88° 34' 45" E 135.00 to a point on the West Right-of-Way line Lake Drive;

THENCE S 01° 25' 15" E 420.00 feet along said West Right-of-Way line Lake Drive;

THENCE S 88° 34' 45" W 400.00 feet to a point;

THENCE N 01° 25' 15" W 500.00 feet along the West boundary line of said G. Haire tract to the Point of Beginning, containing 3.694 acres less.

# Dogwood Lake E

VOL 780 PAGE 469

CERTIFICATE OF APPROVAL BY PLANNING COMMISSION

I, the undersigned, do hereby certify the Plat of Dogwood Lake of the John W. Lane, Headright Survey, A-345, Bowie County, the Owner's Certification and Surveyor's Certificate of said Planning Commission of the City of Texarkana, Texas, for its plat, Owner's Certificate and Surveyor's Certificate being requirements in all respects are in all things approved on day of February, 1985

*[Signature]*  
CHAIRMAN  
*[Signature]*  
SECRETARY

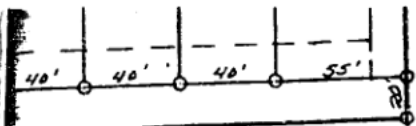
Approved *[Signature]*  
500 W  
County  
Bowie

Recorded for Re  
Book  
Date

| REVISIONS |          | PA              |
|-----------|----------|-----------------|
| 1         | Original | 501-642-DEQUEEN |
| 2         |          | TITLE Dog       |
| 3         |          | SCALE 1" = 5'   |
| 4         |          | DATE Feb 85     |

NOTES:  
PROPOSED SURVEY REFERENCE MARKS

E states Third



W 400' Dale Works ~

and situated in the John W. Lane being more particularly described

of said John W. Lane Headright

most northerly northwest corner by Herbert Line and wife Clara Aire, by deed of record in Volume 554 Texas, said point being the

boundary line of said Gerald G.

West Right-of-Way line of Dogwood

est Right-of-Way line of Dogwood

st boundary line of said Gerald containing 3.454 acres more or

DOGWOOD LAKE C

3010

Unofficial

Attachment: P&ZMemo-Replat-Lts3,4,5-Dogwood Lake Estates Third-July-2022 (3731 : Consider Approval of Replat Intersection Dogwood Lake & Dogwood Place)

VOL 780 PAGE 470

CERTIFICATE OF APPROVAL BY PLANNING COMMISSION

I, the undersigned, do hereby certify the Plat of Dogwood Lake Estates Third-<sup>rd</sup> Part of the John W. Lane, Headright Survey, A-345, Bowie County, Texas, together with the Owner's Certification and Surveyor's Certificate of same were presented to the Planning Commission of the City of Texarkana, Texas, for its approval, 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 7<sup>th</sup> day of February, 1985.

*[Signature]*  
CHAIRMAN

*[Signature]*  
SECRETARY

Approved 8-19-85

NOTES:

PROPOSED SURVEY REFERENCE MARKS

FOOM-01  
County Judge,  
Bowie County, TX

Recorded for Record:

Book \_\_\_\_\_ Page \_\_\_\_\_

Date \_\_\_\_\_

es Third

|                                                      |  |                               |  |
|------------------------------------------------------|--|-------------------------------|--|
| REVISIONS                                            |  | PATTERSON ENGINEERING         |  |
| 501-642-4627<br>DEQUEEN, ARK.                        |  | 501-896-3947<br>ASHDOWN, ARK. |  |
| 501-762-0111<br>TEXARKANA, TEX.                      |  |                               |  |
| TITLE Dogwood Lake Estates Third- <sup>rd</sup> Part |  |                               |  |
| SCALE 1"=50'                                         |  | DR. BY Sandy                  |  |
| DATE Feb 4, 85                                       |  | CHKD. BY G.H.                 |  |

SURVEYOR'S CERTIFICATE

VOL 780 PAGE 471

I, C.T. Patterson III do hereby certify that I am a Registered Public Surveyor in the State of Texas, and that the plat of Dogwood Lake Estates Third, a part of the John W. Lane Headright Survey, A-345, Bowie County, Texas, attached hereto, correctly reflects the results of a survey made by me on the ground; that the corner monuments are in place at points on the boundaries as shown on the attached plat, that there are no encroachments or discrepancies, and that the addition as shown on the attached plat is known as Dogwood Lake Estates Third and is a part of the John W. Lane Headright Survey, A-345, Bowie County, Texas.

C.T. Patterson III  
Registered Public Surveyor, 3045



CERTIFICATE OF DEDICATION BY OWNERS

We, Gerald G. Haire and wife, Helen Haire, being the owners of a tract of land as shown on the map or plat of Dogwood Lake Estates Third, a subdivision of a part of the John W. Lane Headright Survey, A-345, Bowie County, Texas, have caused the same to be surveyed, platted, and subdivided as shown, and which addition shall hereafter be known as Dogwood Lake Estates Third, a part of the John W. Lane Headright Survey, A-345, Bowie County, Texas, and by these represents, the undersigned hereby dedicate to the public fee simple, the street, road and alleys shown on this plat, and by this instrument, the undersigned hereby dedicates the easements shown thereon for drainage and utility purposes.

Gerald G. Haire Helen Haire  
OWNER

NOTARY ACKNOWLEDGEMENT

STATE OF TEXAS  
COUNTY OF BOWIE

Before me, the undersigned, a Notary Public in and for said County and State, in this day of February, 1985, personally appeared Gerald G. Haire and wife, Helen Haire, known to me to be the persons whose names are scribed on the foregoing instrument and who acknowledged to me that they executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 4<sup>TH</sup> day of February, 1985.

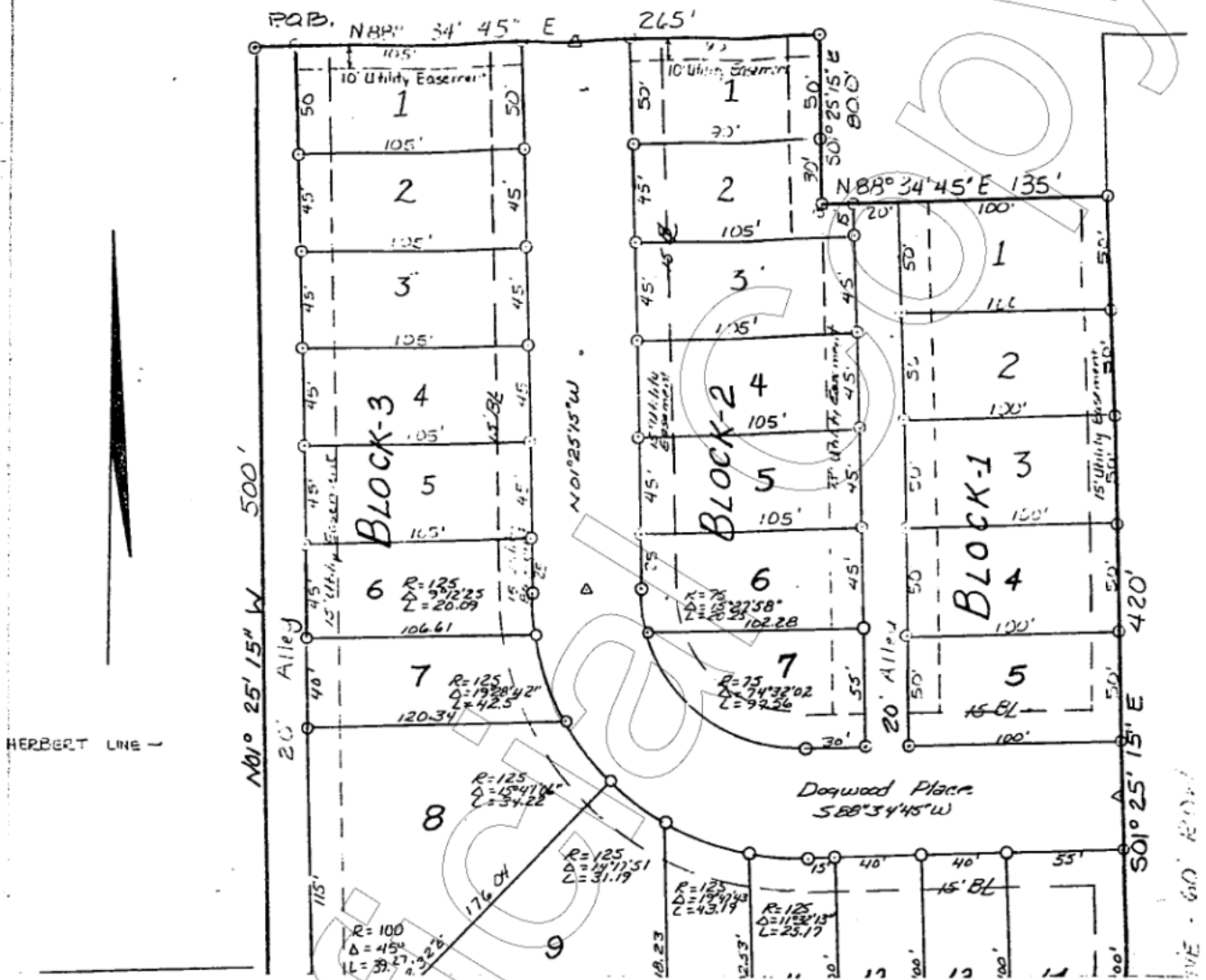
Judy W. [Signature]  
Notary Public in and for Bowie County, Texas.  
My Commission expires the 28<sup>TH</sup> day of NOV. 1985

DOGWOOD LAKE ESTATES

VOL 780 PAGE 472

9319

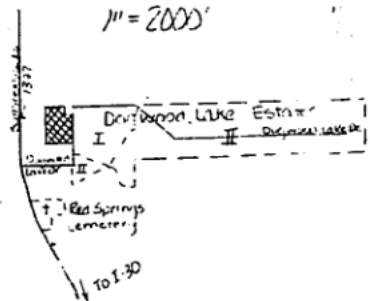
~ BILL ED LANE ~



Attachment: P&ZMemo-Replat-Lts3,4,5-Dogwood Lake Estates Third-July-2022 (3731 : Consider Approval of Replat Intersection Dogwood Lake & Dogwood Place)

VOL 780 PAGE 473

Location Map  
1" = 2000'



VOL 780 PAGE 474

*Heard Jones  
P.O. Box 5189  
Duncan, Okla*

*1780  
402-474*

MARYLENE MEGASON  
BOWIE COUNTY CLERK  
BOWIE COUNTY TEXAS

25 AUG 19 12:44

*the title*

*8-2-85*

*Logans Lake Estates*

*Patricia & Leatrice Courts*

*1780  
402-474*

FILED FOR RECORD 19 DAY OF Aug A.D., 1985.  
RECORDED 19 DAY OF Aug A.D., 1985.

MARYLENE MEGASON, BOWIE COUNTY CLERK, BOWIE COUNTY, TEXA

BY: Lucille Murdock, DEPUTY

Attachment: P&ZMemo-Replat-Lts3,4,5-Dogwood Lake Estates Third-July2022 (3731 : Consider Approval of Replat Intersection Dogwood Lake & Dogwood Place)



## City of Texarkana, Texas

## Summary Sheet

Version:

Update Date: 6/30/2022 8:30 AM

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

**Subject:** Consider approval of the Replat of Lots 17 and 19, Block 1, Revised Shilling South 2nd Addition, located at the end of Gunstock. Jacob Duke, owner, and Jeffrey Wood, MTG Engineers and Surveyors, agent.

**Meeting Date:** 7/5/2022

**Attachments**

- a. P&ZMemo-Replat-Lots17and19Blk1-RevisedShillingSouth2nd-July2022 (PDF)

**Staff Coordination**

|                              |                |          |         |
|------------------------------|----------------|----------|---------|
| Building Code Administration | Mashell Daniel | Reviewer | Pending |
| Planning & Zoning Commission | Laura Puckett  | Meeting  | Pending |
| 07/05/2022 6:00 PM           |                |          |         |

**Updates/History of Briefing:**

NOT APPLICABLE

**Executive Summary and Background Information:**

See attached memorandum comments

**Potential Options:**

Approve or deny

**Fiscal Implications:**

NOT APPLICABLE

**Staff Recommendation:**

Staff recommends approval of the final plat pending any staff and utility changes mention in memorandum comments.

**Advisory Board/Committee Review:**

**City of Texarkana, Texas**

Planning and Zoning Commission

**Board/Committee Recommendation:**

NOT APPLICABLE

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

July 5, 2022

## MEMORANDUM

**To:** Planning and Zoning Commission

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

**Date:** June 29, 2022

**Subject:** **Consider approval of Replat of Lots 17 and 19, Block 1 Revised Shilling South 2<sup>nd</sup> Addition**

This is a request by Jacob Duke, owner, and Jeffrey Wood, MTG Engineers and Surveyors, agent to consider approval of the **Replat of Lots 17 and 19, Block 1 Revised Shilling South 2<sup>nd</sup> Addition**. The purpose of this plat is to combine lot 19 with lot 17. This located at the end of Gunstock Rd.

**Comments are as follows:**

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

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



## Texarkana Water Utilities

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

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

# MEMORANDUM

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

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

**Date:** June 13, 2022

**Re:** **Replat of Lots No. 17 & 19, Block 1 Revised Shilling South 2<sup>nd</sup> Addition**

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

1. There is an existing eight-inch (8") water main on the south and east side of Gunstock Road.
2. There is an existing eight-inch (8") sanitary sewer main on the west side of Gunstock Road. There is also an existing eight-inch (8") sanitary sewer main running between Lots 17 and 19.
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., Design Engineer, TWU  
Bill Moss, GIS Technician, TWU  
Teresa Akard, Engineering Technician II, TWU  
Pam White, Administrative Coordinator, TWU



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: Combine Lots 17 and 19 "Revised" Shilling South 2nd Addition**Plat Title:** Replat of Lot 17 and 19 "Revised" Shilling South 2nd Addition**Current Legal Description:** All of Lot 17 of the Repat of Lots 17, 18, 24 Through 29, Block No. 1, of "Revised" Shilling South d,  
and Lot 19 of the "Amended Plat" of Lots 19, 20, and 21, Block No. 1 of "Revised" Shilling South d**Total Acreage:** 2.849 **Number of Lots:** 1 **Zoning:** SF-1**Owner/Developer Information:**Name: Jacob DukeAddress: 1701 MOORES LANE, Texarkana TxPhone: (903) 838-8533

Fax: ( )

Work E-mail: \_\_\_\_\_

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

Phone: ( )

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 Repat 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

6/8/2022

Date

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

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

Revised

Packet Pg. 30

Attachment: P&amp;ZMemo-Replat-Lots17and19Blk1-RevisedShillingSouth2nd-July2022 (3732 : Consider replatRevised Shilling South 2nd Add.)



CITY OF

# TEXARKANA

TEXAS

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

## REPLAT CHECKLIST

### GENERAL INFORMATION / PROJECT DESCRIPTION

|                                                                                |                                     |
|--------------------------------------------------------------------------------|-------------------------------------|
| Date, written and graphic scale (100 scale or smaller) and north arrow         | <input checked="" type="checkbox"/> |
| Location Map for proposed development                                          | <input checked="" type="checkbox"/> |
| Title and Name of Subdivision                                                  | <input checked="" type="checkbox"/> |
| Legal Description and identification of tract being subdivided or resubdivided | <input checked="" type="checkbox"/> |

1. Legal description shall be referenced to a previous recorded subdivision

### SPECIFIC PLAT INFORMATION

|                                                                                                                   |                                     |
|-------------------------------------------------------------------------------------------------------------------|-------------------------------------|
| Names or designations of all adjoining subdivisions or properties                                                 | <input checked="" type="checkbox"/> |
| Adjacent dedicated streets, alleys, and easements                                                                 | <input checked="" type="checkbox"/> |
| Outline of proposed tract (shall stand out compared to other boundary lines)                                      | <input checked="" type="checkbox"/> |
| Location and designation of all streets, alleys, and other areas with dimensions that are intended for public use | <input checked="" type="checkbox"/> |
| All block, lot and street boundary lines                                                                          | <input checked="" type="checkbox"/> |

1. Blocks and lots shall be numbered

2. Building lines and easements are shown

a. Commercial (15')

b. Residential (25')

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

|                                                                                |                                     |
|--------------------------------------------------------------------------------|-------------------------------------|
| Surveyor Note explaining purpose of Replat                                     | <input checked="" type="checkbox"/> |
| 100 Year FEMA Flood Zones                                                      | <input checked="" type="checkbox"/> |
| Finish Floor Elevations (lots adjacent to flood zones and drainage facilities) | <input checked="" type="checkbox"/> |
| Shown all necessary dimensions                                                 | <input checked="" type="checkbox"/> |
| Supplemental Survey Reference Markers                                          | <input checked="" type="checkbox"/> |
| Certificate of ownership                                                       | <input checked="" type="checkbox"/> |
| Certificate of surveyor                                                        | <input checked="" type="checkbox"/> |
| Certificate of approval by planning and zoning commission                      | <input checked="" type="checkbox"/> |

### CERTIFICATION STATEMENT

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

Jeffrey Wood 6/8/2022

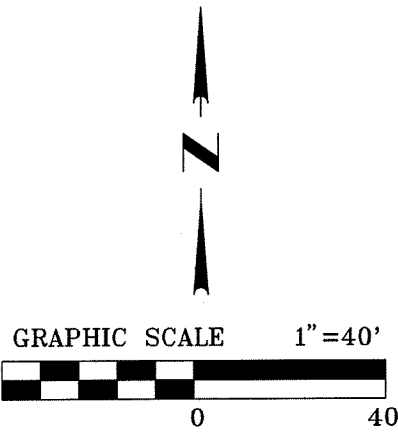
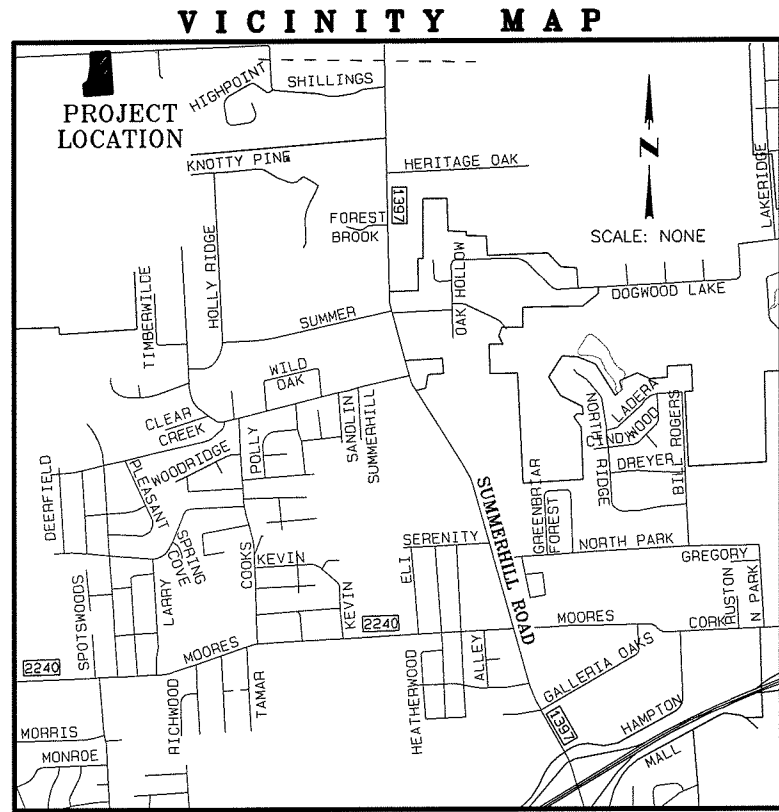
Signature Date

Jeffrey Wood

Printed Name

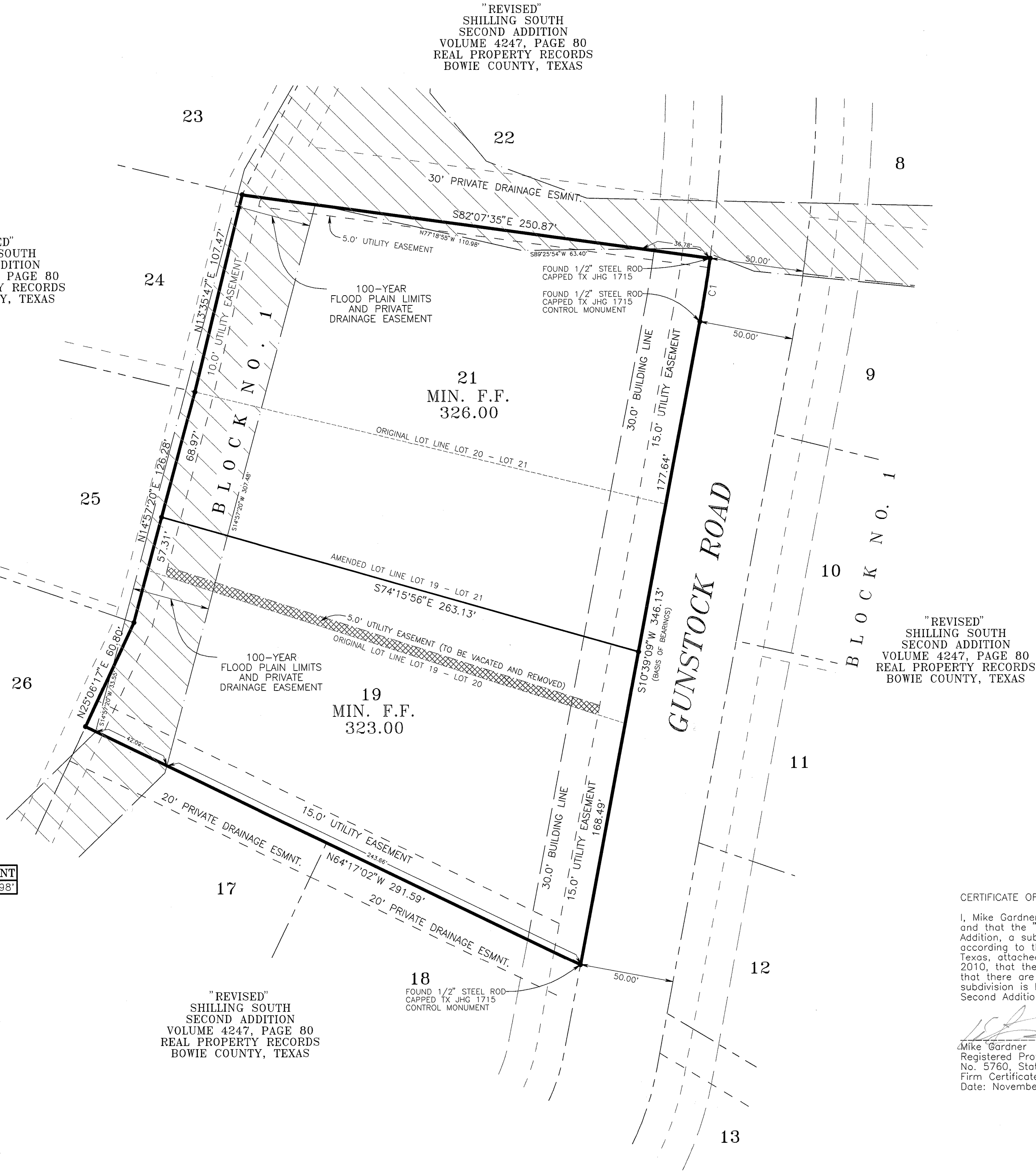
Attachment: P&Z Memo-Replat-Lots 17 and 19 Blk 1 - Revised Shilling South 2nd Add.)

\\010 Procs\100333 REPLAT LOTS 19-21 Blk 1 Shilling South 2nd.pro  
Plt Nov 9, 2010 14:29:4



"REVISED"  
SHILLING SOUTH  
SECOND ADDITION  
VOLUME 4247, PAGE 80  
REAL PROPERTY RECORDS  
BOWIE COUNTY, TEXAS

| LINE | DELTA    | RADIUS  | LENGTH | CHD BEAR     | CHORD  | TANGENT |
|------|----------|---------|--------|--------------|--------|---------|
| C1   | 2°46'43" | 700.00' | 33.95' | S09°15'47" W | 33.95' | 16.98'  |



"REVISED"  
SHILLING SOUTH  
SECOND ADDITION  
VOLUME 4247, PAGE 80  
REAL PROPERTY RECORDS  
BOWIE COUNTY, TEXAS

"REVISED"  
SHILLING SOUTH  
SECOND ADDITION  
VOLUME 4247, PAGE 80  
REAL PROPERTY RECORDS  
BOWIE COUNTY, TEXAS

"REVISED"  
SHILLING SOUTH  
SECOND ADDITION  
VOLUME 4247, PAGE 80  
REAL PROPERTY RECORDS  
BOWIE COUNTY, TEXAS

CERTIFICATE OF ENGINEER OR SURVEYOR

I, Mike Gardner, do hereby certify that I am a Registered Professional Land Surveyor in the State of Texas, and that the "Amended Plat" of Lots 19, 20, and 21, Block No. 1, of "Revised" Shilling South Second Addition, a subdivision of a part of the J. W. Fort Headright Survey, Abstract 218, Bowie County, Texas, according to the plat recorded in Volume 4247, Page 80 of the Real Property Records of Bowie County, Texas, attached hereto correctly reflects the results of a survey made by me on the ground November, 8, 2010, that the corner monuments are in place at points on the boundaries as shown on the attached map; that there are no visible encroachments (other than shown on the map) or discrepancies, and that the subdivision is known as "Amended Plat" of Lots 19, 20, and 21, Block No. 1, of "Revised" Shilling South Second Addition.

Mike Gardner  
Registered Professional Land Surveyor  
No. 5760, State of Texas  
Firm Certificate No. 101011-00  
Date: November 9, 2010



NOTES:

- ALL BEARINGS AND DISTANCES SHOWN AS RECORD AND MEASURED.
- ALL MONUMENTS ARE SET 1/2 INCH STEEL RODS CAPPED MTG 101011-00 UNLESS OTHERWISE NOTED.
- AMENDMENT TO THE PLAT IS BASED ON THE CITY OF TEXARKANA, TEXAS, SUBDIVISION ORDINANCE REVISED APRIL 23, 20009, SECTION 25-23 (c)(9)(C) TO RELOCATE ONE OR MORE LOT LINES BETWEEN ONE OR MORE ADJACENT LOTS, AND 25-23 (c)(8) TO RELOCATE A LOT LINE TO ELIMINATE AN INADVERTENT ENCROACHMENT OF A BUILDING OR OTHER IMPROVEMENT ON A LOT LINE OR EASEMENT.
- 100-YEAR FLOOD PLAIN LIMITS AS SHOWN FROM "REVISED" SHILLING SOUTH SECOND ADDITION, AS RECORDED ON VOLUME 2427, PAGE 80, OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS.
- PRIVATE DRAINAGE EASEMENTS TO BE MAINTAINED BY OWNERS.

Property Description

All of Lots 19, 20, and 21, Block No. 1, Revised Shilling South Second Addition, a subdivision of a part of the J. W. Fort Headright Survey, Abstract 218, Bowie County, Texas according to the plat thereof recorded in Volume 4247, Page 80 of the Real Property Records of Bowie County, Texas.

CERTIFICATE OF DEDICATION BY OWNER

I, Aven Williamson, the owner of a tract of land as shown on the attached map or plat of the "Amended Plat" of Lots 19, 20, and 21, Block No. 1, of "Revised" Shilling South Second Addition, a subdivision of a part of the J. W. Fort Headright Survey, Abstract 218, Bowie County, Texas, according to the plat recorded in Volume 4247, Page 80 of the Real Property Records of Bowie County, Texas, amending the Lot line on the North line of Lot No. 19, the South Lot line of Lot No. 21, abolishing Lot No. 20, and vacating a 5.0 foot utility easement along the South line of Lot No. 20, all in Block No. 1, of the said "Revised" Shilling South Second Addition, the amended lot lines having no effect on the recorded covenants or restrictions.

Aven Williamson  
Owner

NOTARY ACKNOWLEDGMENT

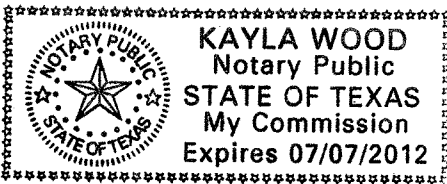
STATE OF TEXAS  
COUNTY OF BOWIE

Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Aven Williamson, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 10 day of November, 2010.

Kayla Wood  
Notary Public, State of Texas

Commission Expires: 7/1/2012



CERTIFICATE OF APPROVAL BY PLANNING ADMINISTRATION

I, the undersigned, do hereby certify that the "Amended Plat" of Lots 19, 20, and 21, Block No. 1, of "Revised" Shilling South Second Addition, a subdivision of a part of the J. W. Fort Headright Survey, Abstract 218, Bowie County, Texas, according to the plat recorded in Volume 4247, Page 80 of the Real Property Records of Bowie County, Texas, together with the Owner's Certificate and Surveyor's Certificate of same were presented to the Planning Administration of the City of Texarkana, Bowie County, Texas, for its approval, 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 11th day of November, 2010.

Shirley Foster  
Planning Administrator

RECORDING INFORMATION

Filed For Record in:  
Bowie County, Texas  
Verna Moore  
County Clerk  
On: Nov 18, 2010 at 12:43P

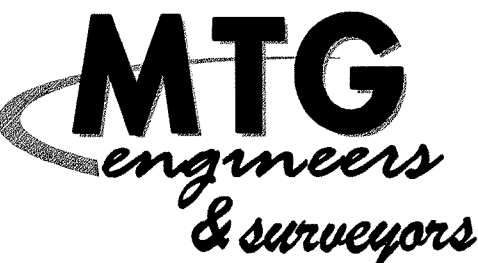
|       |          |          |
|-------|----------|----------|
| 15147 | Vol 5943 | Page 261 |
| 15147 | Vol 5943 | Page 269 |

"AMENDED PLAT"  
LOTS 19, 20, AND 21, BLOCK NO. 1  
"REVISED"  
SHILLING SOUTH SECOND ADDITION

A SUBDIVISION OF A PART OF THE J.W. FORT  
HEADRIGHT SURVEY, ABSTRACT 218,  
BOWIE COUNTY, TEXAS  
DEVELOPER: AVEN WILLIAMSON

Date Revision/Description

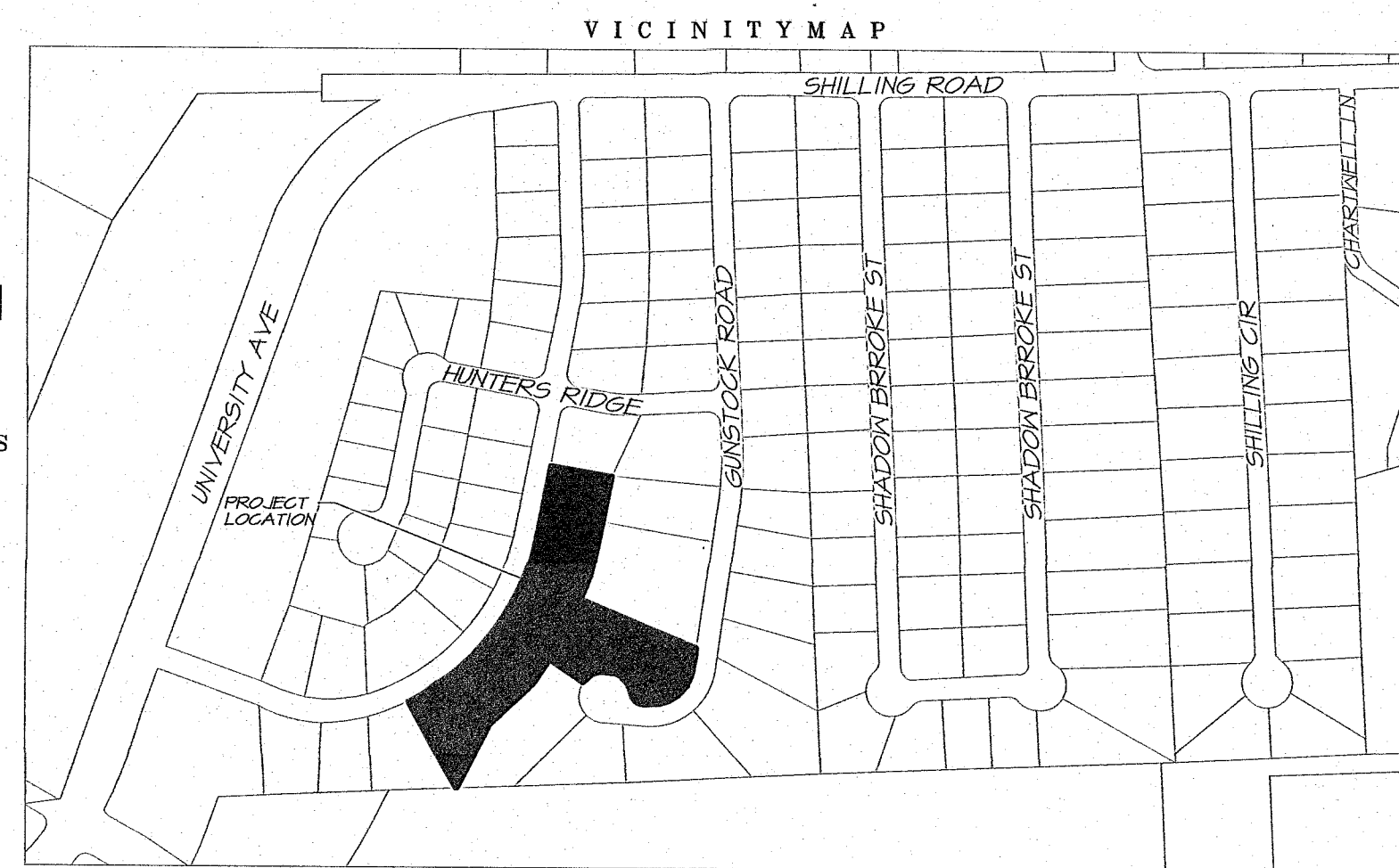
Drawn By J.B.D. Checked By M.G. Project No. 102039 Dwg. Date 11/2010



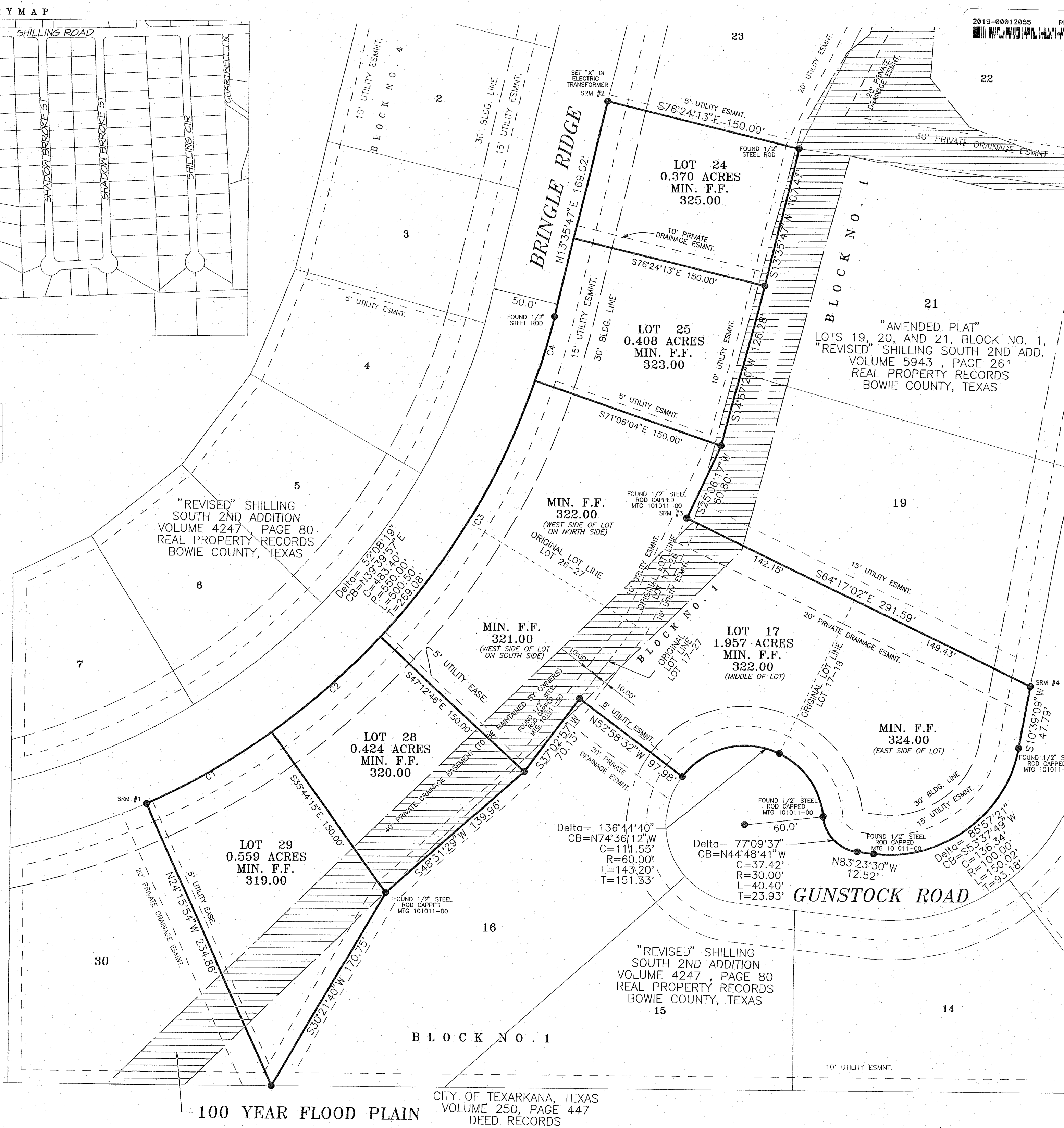
5930 SUMMERHILL RD. | P.O. BOX 3786  
TEXARKANA TEXAS 75501  
P 903.838.8533 | F 903.832.4700  
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© MTG 2010 TBPE NO. 354

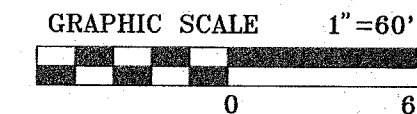
File No. Sheet No.



| Survey Reference Marker Table |           |           |
|-------------------------------|-----------|-----------|
|                               | Northing  | Eastng    |
| SRM #1                        | 3744.1718 | 528.1873  |
| SRM #2                        | 4280.5729 | 876.4816  |
| SRM #3                        | 3963.8009 | 938.6312  |
| SRM #4                        | 3837.2778 | 1201.3368 |



2019-00012055 PLAT Total Pages: 1



#### PROPERTY DESCRIPTION

All of Lots 17, 18, 24 Through 29, Block No. 1, of "Revised" Shilling South 2nd, a subdivision part of the J.W. Fort Headright, Abstract 218, Bowie County, Texas, according to the Plat thereof recorded in Volume 4247, Page 180 of the Real Property Records of Bowie County, Texas.

#### CERTIFICATE OF DEDICATION BY OWNER

We, Jacob Duke and Christina Duke, being the Owners of a tract of land as shown on the attached map or plat have caused the same to be surveyed, plotted and subdivided as shown, and which subdivision shall hereafter be known as the Replat of Lots 17, 18, 24 Through 29 "Revised" Shilling South 2nd Addition a subdivision of a part of the J. W. Fort Headright Survey, Abstract 218, Bowie County, Texas.

*Jacob Duke*  
Jacob Duke, Owner

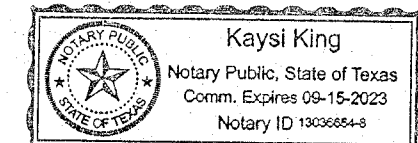
*Christina Duke*  
Christina Duke, Owner

STATE OF TEXAS  
COUNTY OF BOWIE

Before me, the undersigned authority in and for said County and State, on this day personally appeared Jacob Duke, 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 8th day of November, 2019.

Notary Public  
State of Texas

Commission Expires: 9-15-23

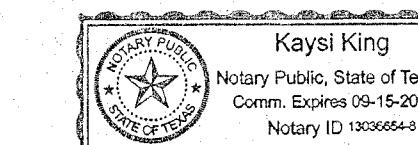


STATE OF TEXAS  
COUNTY OF BOWIE

Before me, the undersigned authority in and for said County and State, on this day personally appeared Christina Duke, 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 6th day of November, 2019.

Notary Public  
State of Texas

Commission Expires: 9-15-23



#### CERTIFICATE OF APPROVAL BY PLANNING COMMISSION

We, the undersigned, do hereby certify that the Replat of Lots 17, 18, and 24 thru 29 in Block 1 of "Revised" Shilling South 2nd, a subdivision of a part of the J. W. Fort Headright Survey, Abstract 218, Bowie County, Texas, together with the Owner's Certificate and Surveyor's Certificate of some 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 7th day of October, 2019.

Planning Commission Approval  
Expires on 9-15-23

*Jeffrey A. Wood*  
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 September 20th, 2019, that the corner monuments are in place at points on the boundaries as shown, that there are no visible encroachments (other than shown on the map) or discrepancies, and that the subdivision shall be known as the Replat of Lots 17, 18, 24 Through 29, Block No. 1 of "Revised" Shilling South 2nd Addition, a subdivision of a part of the J. W. Fort Headright Survey, Abstract 218, Bowie County, Texas.

Jeffrey A. Wood  
Registered Professional Land Surveyor  
No. 6220, State of Texas  
Firm Certificate No. 101011-00  
Date: November 6, 2019

| LINE | LENGTH  | CHD BEAR    | RADIUS  | DELTA     | TANGENT | CHORD   |
|------|---------|-------------|---------|-----------|---------|---------|
| C1   | 500.50' | N39°39'57"E | 550.00' | 52°08'19" | 269.08' | 483.40' |
| C2   | 280.21' | S28°11'30"W | 550.00' | 29°11'27" | 116.22' | 277.19' |
| C3   | 229.31' | N30°50'33"E | 550.00' | 25°33'18" | 116.35' | 227.65' |
| C4   | 50.90'  | N16°14'51"E | 550.00' | 5°18'09"  | 25.47'  | 50.88'  |

- Notes:
- 1) Private Drainage easements are to be maintained by property owners.
  - 2) The purpose of the plat is to combine Lots 17, 18, 25, and 27.
  - 3) This replat is not in violation of any restrictive covenants affecting the property.
  - 4) 100' YEAR FLOOD PLAIN LIMITS AS SHOWN FROM "REVISED" SHILLING SOUTH 2ND ADDITION, AS RECORDED ON VOLUME 4247, PAGE 80, OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS.
  - 5) All corners are 1/2" steel rods with cap stamped Texas JHG 1715, unless otherwise indicated.

#### THE STATE OF TEXAS COUNTY OF BOWIE

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

2019-00012055 PLAT  
11/14/2019 12:37:31 PM Total Fees: \$71.00

Tina Petty, County Clerk  
Bowie County, Texas



#### FLOOD STATEMENT:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP. COMMUNITY PANEL NO. 48037C0355E, WHICH BEARS AN EFFECTIVE DATE OF JULY 5, 2001, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. ZONE "X" DENOTES AREAS OF MINIMAL FLOOD HAZARD.

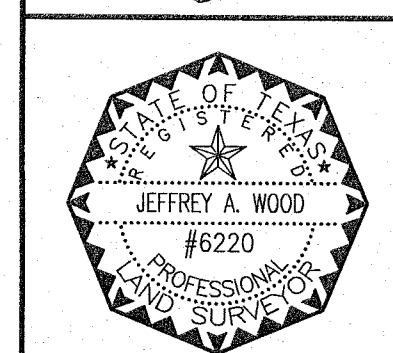
REPLAT OF LOTS 17, 18, 24 THRU 29, BLOCK NO. 1, "REVISED" SHILLING SOUTH 2ND, TEXARKANA, TEXAS  
JACOB & CHRISTY DUKE

"REVISED" SHILLING SOUTH 2ND REPLAT TEXARKANA, TEXAS  
JACOB & CHRISTY DUKE

Drawing Date  
11/6/2019  
Project Number  
196098  
Sheet Number  
1

| No. | Revision/Description | Date |
|-----|----------------------|------|
|     |                      |      |
|     |                      |      |
|     |                      |      |
|     |                      |      |

5800 SUMMIT HILL ROAD  
TEXARKANA, TEXAS 75703  
F 403.833.4700  
F 403.833.4700  
T 403.833.4700  
AR COA NO. 125  
© MTE 2019



|                   |                 |                   |          |
|-------------------|-----------------|-------------------|----------|
| Scale<br>1" = 50' | Drawn By<br>KRW | Checked By<br>JAW | File No. |
|-------------------|-----------------|-------------------|----------|



## City of Texarkana, Texas

## Summary Sheet

Version:

Update Date: 6/30/2022 8:48 AM

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

**Subject:** Consider approval of the Replat of Lot 1B Marriott Subdivision, located at the intersection of St. Michael Drive and North Cowhorn Creek Loop Road. Barrie Thompson, owner, and Jeffrey Wood, MTG Engineers and Surveyors, agent.

**Meeting Date:** 7/5/2022

**Attachments**

- a. P&ZMemo-ReplatLot1BMarriott-July2022 (PDF)

**Staff Coordination**

|                              |                |          |         |
|------------------------------|----------------|----------|---------|
| Building Code Administration | Mashell Daniel | Reviewer | Pending |
| Planning & Zoning Commission | Laura Puckett  | Meeting  | Pending |

07/05/2022 6:00 PM

**Updates/History of Briefing:**

NOT APPLICABLE

**Executive Summary and Background Information:**

See attached memorandum comments.

**Potential Options:**

Approve or deny

**Fiscal Implications:**

NOT APPLICABLE

**Staff Recommendation:**

Staff recommends for approval of the final plat pending any staff and utility changes mentioned in memorandum comments.

**Advisory Board/Committee Review:**

Planning and Zoning Commission

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

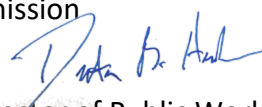
NOT APPLICABLE

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

July 5, 2022

## MEMORANDUM

**To:** Planning and Zoning Commission

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

**Date:** June 29, 2022

**Subject:** **Consider approval of Replat of Lot 1B Marriott Subdivision**

This is a request by Barrie Thompson, owner, and Jeffrey Wood, MTG Engineers and Surveyors, agent to consider approval of the **Replat of Lot 1B Marriott Subdivision**. The purpose of this plat is to split lot 1B into 2 lots. This property is located at the intersection of St. Michael Drive and N. Cowhorn Creek Loop Rd.

**Comments are as follows:**

1. TxDOT – **No response**
2. Summit Utilities – **No response**
3. Sparklight – **No response**
4. Windstream - **No response**
5. Electric Companies
  - a. AEP – **No response**
  - b. Bowie Cass – **No response but not in service area**
  - c. REA – **No response but not in service area**
6. TWU - See memo
7. PW/Planning Departments
  - a. Tax certificate of the property for recording purposes from BCAD must be provided showing all taxes have been paid for entire property in order to be recorded at the County Courthouse (Texas State Legislature amendment 12.002 of the Texas Property Code)
  - b. Mylar copy and electronic copy via email submitted to Public Works office after recording
  - c. **What is the distance from wall to easement? Should be a min. of 6'. Easement will need to be adjusted for this.**
  - d. **Is the 36" RCP along east side of Lot 1 inside the existing drainage easement?**
  - e. **Proposed Lot 1C will not get its own access to Cowhorn Creek Loop Rd.**
  - f. **Please add FEMA floodplain to plat and check flood statement**

Attachment: P&Z Memo-Replat Lot 1B Marriott-July 2022 (3733 : Consider replat Lot 1B Marriott Subdivision)

8. Fire Department – No issues

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.



## Texarkana Water Utilities

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

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

# MEMORANDUM

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

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

**Date:** June 22, 2022

**Re:** **Replat of Lot 1B of the Replat of Lot 1 of Marriott Subdivision**

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

1. There is an existing eight-inch (8") water main on the west side of N Cowhorn Creek Loop and an existing sixteen-inch (16") water main on the north side of St. Michael Drive.
2. There is an existing eight-inch (8") and ten-inch (10") sanitary sewer main on the west side of Lot 1A and an existing ten-inch (10") sanitary sewer main on the south side of St. Michael Drive. There is also an existing six-inch (6") sanitary sewer main on the east side of N Cowhorn Creek Loop.
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., Design Engineer, TWU  
Bill Moss, GIS Technician, TWU  
Teresa Akard, Engineering Technician II, TWU  
Pam White, Administrative Coordinator, TWU



CITY OF

TEXARKANA  
TEXAS

2.3.a

P.O. Box 1967  
Texarkana, TX 75504  
Phone (903) 798-3900**Application for Subdivision Plat Approval****Type:**☐ Preliminary ☐ Final ☐ Replat ☐ Minor ☒ Amended ☐ VacationPurpose of Plat: Dividing of Lot 1b for Andy's Frozen Custard**Plat Title:** Replat of Lot No. 1b of the Replat of Lot No. 1 of Marriott Subdivision**Current Legal Description:** Southern Portion of Lot 1B**Total Acreage:** 2.518 **Number of Lots:** 2 **Zoning:** PD-GR**Owner/Developer Information:**Name: Barrie Thomson/Ray WalshAddress: 47 Dogwood Lake DrivePhone: (903) 277-3846

Fax: ( )

Work E-mail: \_\_\_\_\_

**Surveyor/Engineer Information:**Name: MTG Engineers & SurveyorsAddress: 5930 Summerhill RoadPhone: ( ) 903-838-8533Fax: ( ) 903-832-4700Work E-mail: kwood@mtgengineers.com**Applicant/Agent Information:**Name: Kayla WoodAddress: 5930 Summerhill Road, Texarkana, TX 75503Phone: ( ) 903-838-8533Fax: ( ) 903-832-4700Work E-mail: kwood@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.

Kayla Wood

Applicant's Printed Name

Kayla R. Wood

Applicant's Signature

6-17-22

Date

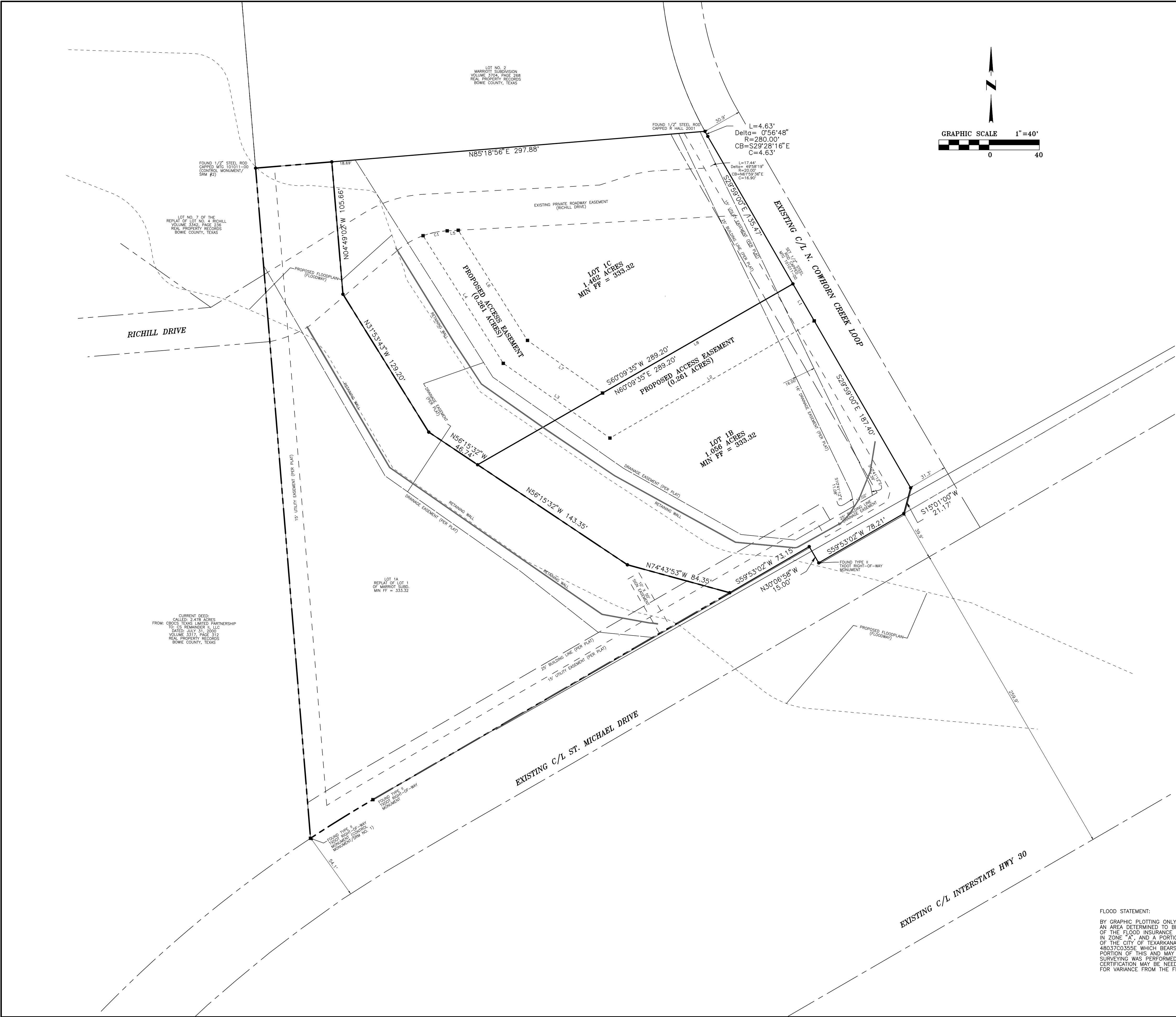
Application Fee: \_\_\_\_\_

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

Revised

Packet Pg. 40

Attachment: P&amp;Z Memo-Replat Lot 1B Marriott-July 2022 (3733 : Consider replat Lot 1B Marriott Subdivision)



PROPERTY DESCRIPTION

All of Lot No. 1 of Marriott Subdivision to the City of Texarkana, Bowie County, Texas, a subdivision a part of the Adolphus Hope Headright Survey, Abstract 261, according to the map or plat recorded in Volume 3704, Page 268 of the Real Property Records of Bowie County, Texas.

CERTIFICATE OF DEDICATION BY OWNER

I, Barrie Thomson, 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 Replat of Lot 1 Marriott Subdivision, a subdivision of a part of the Adolphus Hope Headright Survey, Abstract 261, Bowie County, Texas, and by these presents. We hereby dedicate to the public in fee simple, the streets and roads as shown on this plat, and by this instrument, We hereby dedicate the easements shown on this plat for drainage purposes, utility, and access purposes.

Barrie Thomson, Owner

STATE OF TEXAS  
COUNTY OF BOWIE

Before me, the undersigned authority in and for said County and State, on this day personally appeared Barrie Thomson, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, and in the capacity therein stated. GIVEN UNDER MY HAND AND SEAL this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Notary Public \_\_\_\_\_ Commission Expires: \_\_\_\_\_  
State of Texas

CERTIFICATE OF APPROVAL BY PLANNING COMMISSION

We, the undersigned, do hereby certify that the Replat of Lot No. 1 Marriott Subdivision, a subdivision of a part of the Adolphus Hope Headright Survey, Abstract 261, Bowie County, Texas, together with the Owner's Certificate and Surveyor's Certificate of same were presented to the Planning Commission of the City of Texarkana, Bowie County, Texas, for its approval, and that said plat, Owner's Certificate, and Surveyor's Certificate being found to conform to the requirements in all respects, are in all things approved

on this the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

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 14, 2021, that the corner monuments are in place at points on the boundaries as shown, that there are no visible encroachments (other than shown on the map) or discrepancies, and that the subdivision shall be known as Replat of Lot No. 1 Marriott Subdivision, a subdivision of a part of the Adolphus Hope Headright Survey, Abstract 261, Bowie County, Texas.

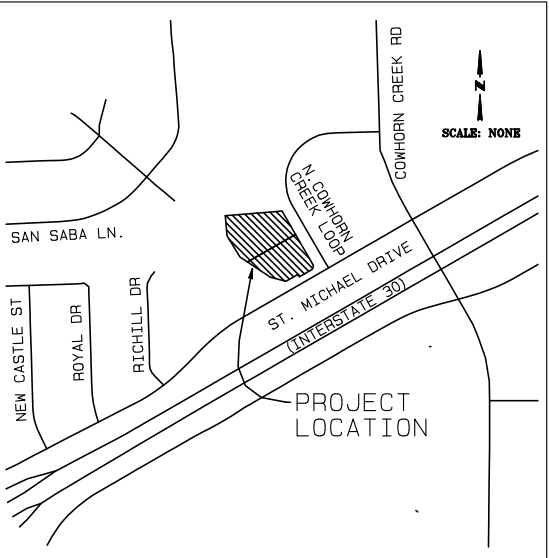
Jeffrey A. Wood  
Registered Professional Land Surveyor  
No. 6220, State of Texas  
Firm Certificate No. 101011-00  
Date: June 17, 2022



SURVEYOR NOTE:  
THE PURPOSE OF THE REPLAT IS TO MAKE THE FOLLOWING CHANGES:  
1) TO CREATE 2 LOTS FROM LOT NO. 1B

- NOTES:
- 1) ALL MONUMENTS ARE FOUND 1/2" STEEL RODS CAPPED MTG 101011-00 UNLESS OTHERWISE INDICATED.
  - 2) BEARINGS ARE BASED ON THE WEST LINE OF MARIOTT SUBDIVISION.
  - 3) THIS PLAT IS NOT IN VIOLATION OF RESTRICTIVE COVENANTS RECORDED IN VOLUME 3709, PAGE 181, AND AMENDED IN VOLUME 4563, PAGE 49 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS.
  - 4) PROPOSED FLOODPLAIN (FLOODWAY) IS PER THE CONDITIONAL LETTER OF MAP REVISION ISSUED JANUARY 6, 2021 IN FEMA CASE NO. 20-08-3384R.
  - 5) MIN. FF ELEV IS BASED ON CLOWR PROPOSED WSEL AT RIVER STA 3421 WITH THE REGULATORY FLOODWAY IN EFFECT. THE PROPOSED WSEL AT THIS LOCATION IS 332.32

VICINITY MAP



| LINE | LENGTH | DELTA     | RADIUS | CHD BEAR    | CHORD  |
|------|--------|-----------|--------|-------------|--------|
| C1   | 18.65' | 18°48'27" | 67.00' | N78°34'31"E | 19.58' |

| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| L1   | S29°59'00"E | 34.00'   |
| L2   | S60°09'35"W | 187.45'  |
| L3   | N5°58'37"W  | 103.59'  |
| L4   | N3°08'12"W  | 119.95'  |
| L5   | N8°58'45"E  | 8.79'    |
| L6   | S32°08'12"E | 103.59'  |
| L7   | S2°58'37"E  | 77.97'   |
| L8   | N60°09'35"E | 173.08'  |

FLOOD STATEMENT:

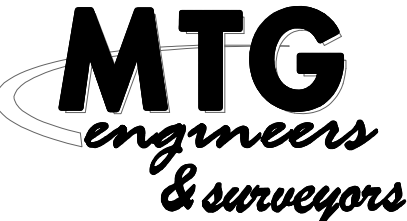
BY GRAPHIC PLOTTING ONLY, A PORTION OF THIS PROPERTY IS IN ZONE "X" AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN OF THE FLOOD INSURANCE RATE MAP, AND A PORTION OF THIS PROPERTY IS IN ZONE "A", AND A PORTION OF THIS PROPERTY IS IN ZONE "AE" COMMUNITY OF THE CITY OF TEXARKANA, NUMBER 480060, PANEL 0355, SUFFIX E, MAP NO. 4803700355E, WHICH BEARS AN EFFECTIVE DATE OF DECEMBER 21, 2017. A PORTION OF THIS AND MAY BE IN A SPECIAL FLOOD HAZARD AREA, NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND A ELEVATION CERTIFICATION MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

REPLAT OF LOT NO. 1B OF  
THE REPLAT OF LOT NO. 1  
OF MARIOTT SUBDIVISION

2.518 ACRES IN THE ADOLPHUS HOPE  
HEADRIGHT SURVEY, ABSTRACT 261  
BOWIE COUNTY, TEXAS

Date \_\_\_\_\_ Revision/Description \_\_\_\_\_

Drawn By \_\_\_\_\_ Checked By \_\_\_\_\_ Project No. \_\_\_\_\_ Dwg. Date \_\_\_\_\_



5930 SUMMERHILL RD.  
TEXARKANA, TEXAS 75503  
P 903.838.8533 | F 903.832.4700  
www.mtgengineers.com

MTG 2022 TBPE NO. 354

File No. \_\_\_\_\_ Sheet No. \_\_\_\_\_

## City of Texarkana, Texas

## Summary Sheet

Version:

Update Date: 6/30/2022 7:54 AM

**Lead Department:** Planning & Zoning Commission **Action Officer:** Laura Puckett, Administrative Coordinator  
**Subject:** Z-22-09: rezoning a 1.8-acre tract of land (being Tract 23A), R. E. Sevey HRS, A-523, located at 2401 Liberty Lane. Jeff Wright, Liberty Eylau ISD, owner, Vikki and Michael Looper, agents.

**Meeting Date:** 7/5/2022

## Attachments

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

## Staff Coordination

|                              |                |          |         |
|------------------------------|----------------|----------|---------|
| Building Code Administration | Mashell Daniel | Reviewer | Pending |
| Planning & Zoning Commission | Laura Puckett  | Meeting  | Pending |
| 07/05/2022 6:00 PM           |                |          |         |

## Updates/History of Briefing:

NOT APPLICABLE

## Executive Summary and Background Information:

This is a request by Jeff Wight - Liberty Eylau ISD, owner, and Vikki and Michael Looper, agents to rezone an approximate 1.8-acre tract of land (being Tract 23A), in the R. E. Sevey HRS, A-523, located at 2401 Liberty Lane from Single Family-2 to Single Family-3. The property is currently vacant land. The proposed use is a double wide HUD code manufactured home.

The adjacent zoning is Single Family-1 to the north, south, east, and west. The adjacent land use is a park the north, vacant land to south and west, and residential to the east.

The Future Land Use Map designates this property as "Suburban Residential".

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

**City of Texarkana, Texas**

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

There are several lots in this area that are zoned SF-3. HUD code double wide manufactured housing looks like some of the existing frame pier and beam houses in the area. This type housing could also be a revitalization housing alternative to traditional site-built homes. Therefore, staff recommends for approval of this request.

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

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

**Potential Options:**

Approve or deny

---

**Fiscal Implications:**

NOT APPLICABLE

**Staff Recommendation:**

Staff recommends for approval of this request.

**Advisory Board/Committee Review:**

Planning and Zoning Commission

**Board/Committee Recommendation:**

NOT APPLICABLE

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

July 5, 2022

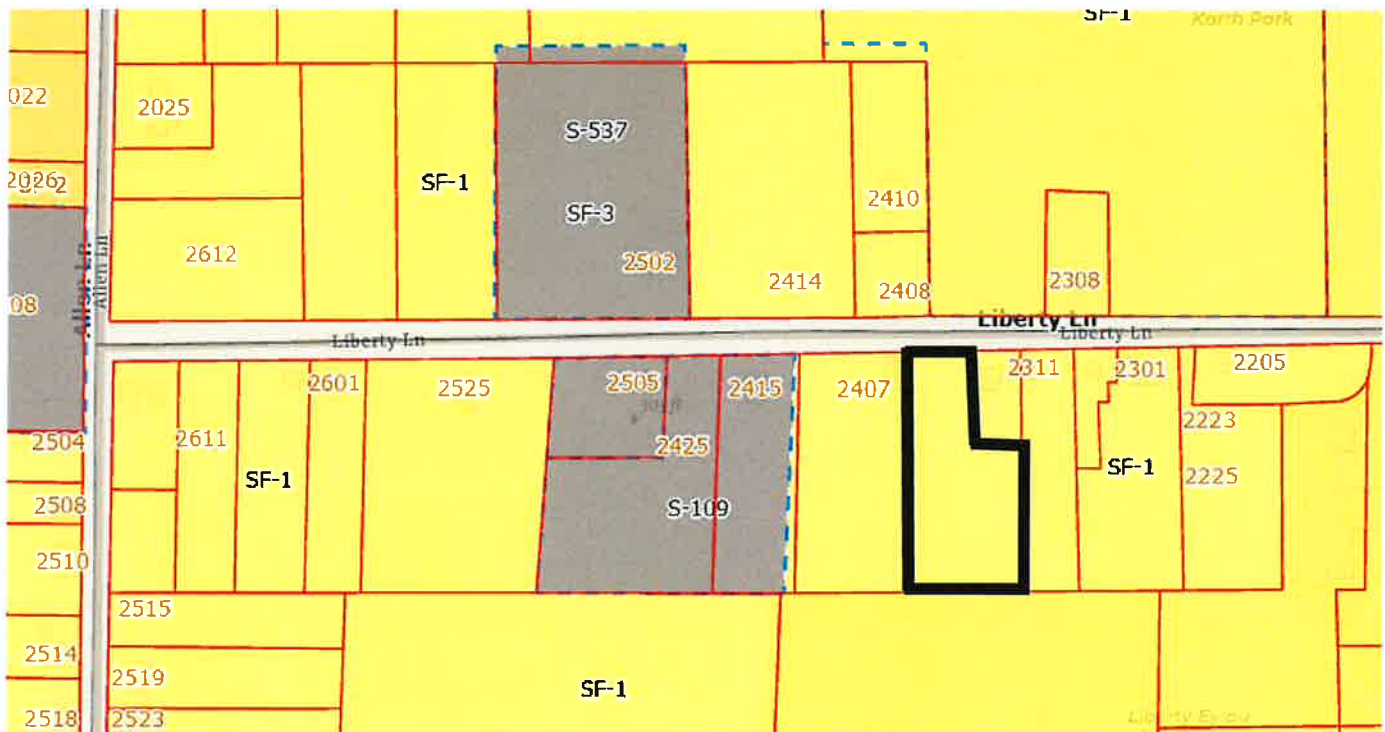
## NOTICE OF PUBLIC HEARINGS

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

PLANNING & ZONING COMMISSION:      Hearing Date: TUESDAY, JULY 5, 2022      Hearing Time: 6:00 pm

CITY COUNCIL:      Hearing Date: MONDAY, AUGUST 22, 2022      Hearing Time: 6:00 pm

- ♦ If they desire, persons concerned with the proposed change can present a letter in opposition to or in favor of the proposed change. If a written protest in opposition to a proposed change contains the signatures of persons who own twenty (20) percent or more of the land within 200 feet of the proposed change, a 3/4<sup>th</sup> 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](mailto:lpuckett@txkusa.org)).



OWNER: Liberty Eylau ISD, owner, Vikki & Michael Looper, agents

OWNER'S ADDRESS: 2901 Leopard Drive, Texarkana, Texas 75501

LOCATION OF REZONING: 2401 Liberty Lane, Texarkana, Texas 75501

PROPOSED CHANGE: would like to place HUD code manufactured home on the vacant lot

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

LEGAL DESCRIPTION: an approximate 1.8-acre tract of land (being Tract 23A), R E Sevey HRS, A-523

CASE NUMBER: Z-22-09      DATE MAILED: June 23, 2022

Attachment: Hearing Notice and Application (3728 : Z-22-09: rezoning SF-1 to SF-3 at 2401 Liberty Ln)



# ZONING APPLICATION

CITY OF TEXARKANA TEXAS

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

Receipt No. 22-01340

Case Z-22-09

Date 6-13-2022

To: The Planning and Zoning Commission  
City of Texarkana Texas

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

Lot: \_\_\_\_\_ Block: 23A Addition: RE Sevey HRS A-523  
(Or see attached legal description)

Location: 2401 Liberty Lane

Present Zoning: SF-1

Proposed Zoning: SF-3

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

\_\_\_\_\_  
\_\_\_\_\_

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

We are wanting to place a manufactured  
home on the property

Hooper Luv  
Attorney or Agent Signature

Printed Name: Vikki Hooper / Michael Hooper

341 watts St  
Address

Nash TX 75569  
City, State, Zip

903-908-0510  
Home Phone & Cell Phone

Meannurse@aol.com  
Email Address

Liberty-Egland ISD Jeff Wright  
Property Owner Signature

Printed Name: Jeff Wright

2901 Leopard Dr.  
Address

Texarkana Tx 75501  
City, State, Zip

903-832-1535  
Home Phone & Cell Phone

jeff.wright@leisd.net  
Email Address

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

Attachment: Hearing Notice and Application (3728 : Z-22-09: rezoning SF-1 to SF-3 at 2401 Liberty Ln)

WARRANTY DEED

Filed For Record in:  
Bowie County, Texas  
Velma Moore  
County Clerk  
On: Dec 17, 2001 at 10:17AM

STATE OF TEXAS           §  
                                     §       KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF BOWIE       §

That Grantor, Daniel T. Jones, owning, occupying and claiming other property as his homestead, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged, has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does GRANT, BARGAIN, SELL and CONVEY unto Liberty-Eylau Independent School District, Grantee, subject to the exceptions and/or reservations hereinafter made, all that certain property located in Bowie County, Texas, and being described as follows, to wit:

All that certain tract or parcel of land being a part of the R. E. SEVEY HEADRIGHT SURVEY, Abstract No. 523, Bowie County, Texas, said tract also being a part of a certain 4-3/4 acre tract conveyed by J. J. Blankenship, et al, to J. N. Sherrer, and wife, Mittie L. Sherrer, by Deed recorded in Volume 138, Page 379, Deed Records, Bowie County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1 inch iron pipe found in place at the Northwest corner of a certain 1.0 acre tract of land conveyed by J. N. Sherrer and wife, Mittie L. Sherrer, to G. L. Chelf and wife, Fannie Hester Chelf, by Deed recorded in Volume 209, Page 88, Deed Records, Bowie County, Texas;  
THENCE: South 00 deg. 30' 25" West, 186.66 feet to an existing fence corner, the Point of Beginning of the tract herein described;  
THENCE: South 01 deg. 18' 14" East, 53.02 feet with an existing fence line to the West boundary line of said 1.0 acre tract;  
THENCE: South 00 deg. 06' 00" West, 232.59 feet with said West boundary line to the Southwest corner of said 1.0 acre tract;  
THENCE: South 89 deg. 28' 34" West 204.20 feet to an existing fence corner;  
THENCE: North 04 deg. 03' 00" east, 474.49 feet to a 1 inch iron pipe found in place at the Northwest corner of a certain 1.8 acre tract conveyed by J. N. Sherrer and wife, Katie A. Patterson Sherrer, to G. C. Jackson and wife,

3

#       Vol       Page  
16883   3601   294

Attachment: Legal Description (3728 : Z-22-09: rezoning SF-1 to SF-3 at 2401 Liberty Ln)

Mollie Mae Jackson, by Deed recorded in Volume 199, Page 71, Deed Records, Bowie County, Texas, same being on the North boundary line of said 4-3/4 acre tract, same also being on the south side of said street known as Liberty Lane;

THENCE: North 89 deg. 43' 48" East, 116.41 feet with said North boundary line and South side of street to a 1/2 inch reinf. Steel set for corner;

THENCE: South 00 deg. 24' 25" West, 183.75 feet to a 1/2 inch reinf. Steel set for corner in an existing fence line;

THENCE: South 87 deg. 13' 58" east, 54.84 feet with said fence line to the Point of Beginning, containing 1.80 acres of land, more or less.

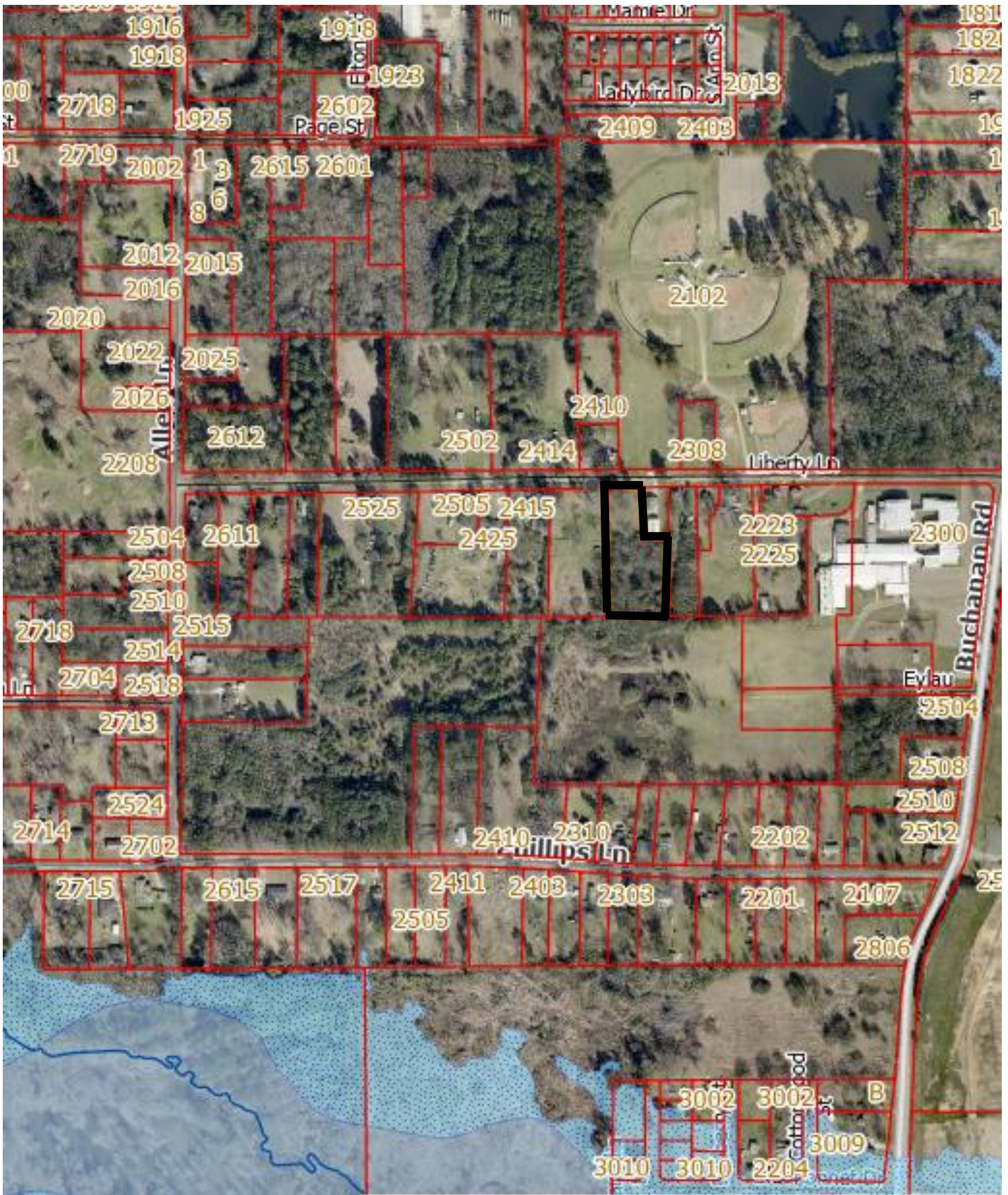
This conveyance is additionally made and accepted subject to all zoning laws, regulations and ordinances of municipal and/or governmental authorities, if any, but only to the extent that they are still in effect, relating to the hereinabove described property.

This conveyance is also made and accepted subject to all easements, rights-of-way and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, mineral reservations and other instruments, other than liens and conveyances, that affect the property; any discrepancies, conflicts or shortages in area or boundary lines; encroachments or overlapping of improvements; taxes for 2001 and subsequent years, the payment of which Grantee assumes, subject to proration of taxes for the current calendar year; and prior or subsequent assessments due to change in land usage, ownership or both, the payment of which Grantee also assumes.

TO HAVE AND TO HOLD the above-described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Grantee, its successors and assigns forever; and Grantor does hereby bind himself, his heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the



# 2401 Liberty Lane



Attachment: Maps (3728 : Z-22-09: rezoning SF-1 to SF-3 at 2401 Liberty Ln)

## City of Texarkana, Texas

Version:

Update Date: 6/30/2022 8:06 AM

**Summary Sheet**

**Lead Department:** Planning & Zoning Commission **Action Officer:** Laura Puckett, Administrative Coordinator  
**Subject:** S-745: Specific Use Permit to allow the location of a double wide HUD code manufactured home on an approximate 1.8-acre tract of land (being Tract 23A), R. E. Sevey HRS, A-523, located at 2401 Liberty Lane. Jeff Wright, Liberty Eylau ISD, owner and Nikki and Michael Looper, agents.

**Meeting Date:** 7/5/2022**Attachments**

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

**Staff Coordination**

|                              |                |          |         |
|------------------------------|----------------|----------|---------|
| Building Code Administration | Mashell Daniel | Reviewer | Pending |
| Planning & Zoning Commission | Laura Puckett  | Meeting  | Pending |
| 07/05/2022 6:00 PM           |                |          |         |

**Updates/History of Briefing:**

NOT APPLICABLE

**Executive Summary and Background Information:**

This is a request by Jeff Wright, Liberty ISD, owner, and Vikki and Michael Looper, agents to rezone an approximate 1.8-acre tract of land (being Tract 23A), in the R. E. Sevey HRS, A-523, located at 2401 Liberty Lane. This is currently vacant land.

The adjacent zoning is Single Family-1 to the north, south, east, and west. The adjacent land use is a park the north, vacant land to south and west, and residential to the east.

The Future Land Use Map designates this property as "Suburban Residential".

The City's Zoning Ordinance was amended to comply with the state law in 2002, requiring that all manufactured housing be HUD code building standard. This amendment also stipulated that all HUD code manufactured homes inside the city limits be placed in the Single Family-3 zoning district along with the approval of a Specific Use Permit.

**City of Texarkana, Texas**

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

1. That one 2016 or newer double wide HUD code manufactured home be allowed on this property.
2. That the double wide HUD code manufactured home be tied down/skirted/underpinned.
3. That the double wide HUD code manufactured home be used for dwelling purposes only, human occupancy only.
4. That the Specific Use Permit be in effect for a period of three (3) years, beginning at the date of this Ordinance. It is the owner's responsibility to renew this permit.
5. That if the HUD code manufactured home is not placed on the property within the three (3) year period, the Specific Use Permit will automatically be revoked.
6. That all driveways, parking, building codes/setbacks, engineered foundation, platting and flood plain requirements must be in accordance with the City of Texarkana, Texas codes.

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

**Potential Options:**

Approve or deny

---

**Fiscal Implications:**

NOT APPLICABLE

**Staff Recommendation:**

Staff recommends for approval of this request with stipulations.

**Advisory Board/Committee Review:**

Planning and Zoning Commission

**Board/Committee Recommendation:**

NOT APPLICABLE

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

July 5, 2022

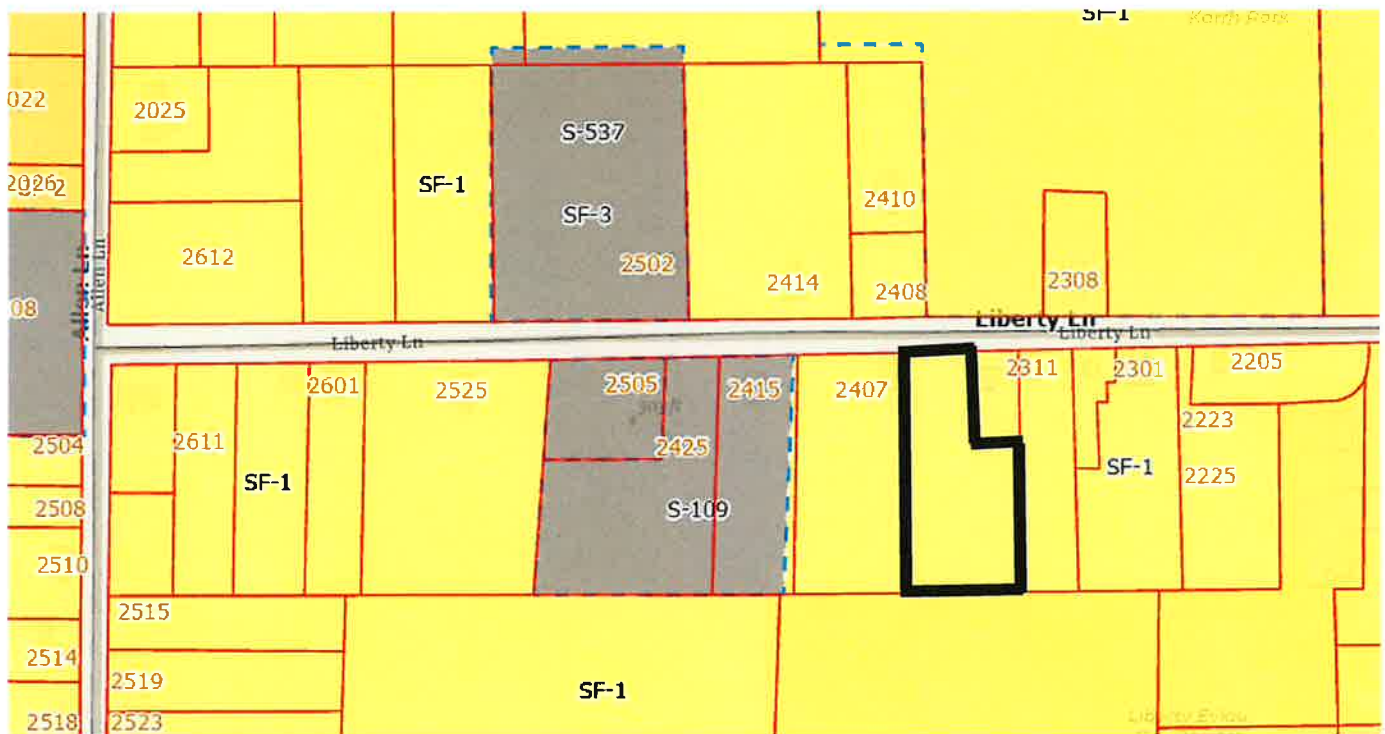
## NOTICE OF PUBLIC HEARINGS

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

PLANNING & ZONING COMMISSION:      Hearing Date: TUESDAY, JULY 5, 2022      Hearing Time: 6:00 pm

CITY COUNCIL:      Hearing Date: MONDAY, AUGUST 22, 2022      Hearing Time: 6:00 pm

- ♦ If they desire, persons concerned with the proposed change can present a letter in opposition to or in favor of the proposed change. If a written protest in opposition to a proposed change contains the signatures of persons who own twenty (20) percent or more of the land within 200 feet of the proposed change, a 3/4<sup>th</sup> 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](mailto:lpuckett@txkusa.org)).



OWNER: Liberty Eylau ISD, owner, and Vikki & Michael Looper, agents

OWNER'S ADDRESS: 2901 Leopard Drive, Texarkana, Texas 75501

LOCATION OF REZONING: 2401 Liberty Lane, Texarkana, Texas 75501

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

LEGAL DESCRIPTION: an approximate 1.8-acre tract of land (being Tract 23A), R E Sevey HRS, A-523

CASE NUMBER: S-754

DATE MAILED: June 23, 2022

Attachment: Hearing Notice and Application (3729 : S-745 SUP for HUD code manfctrd home at 2401 Liberty Ln)



# ZONING APPLICATION

CITY OF TEXARKANA TEXAS

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

Receipt No. 22-01340

Case S-754

Date 6-13-2022

To: The Planning and Zoning Commission  
City of Texarkana Texas

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

Lot: \_\_\_\_\_ Block: 23A Addition: RE Servey HRS A-523  
(Or see attached legal description)

Location: 2401 Liberty Lane

Present Zoning: SF-1

Requested: Specific Use Permit

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

\_\_\_\_\_  
\_\_\_\_\_

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

will be putting a manufactured home on property

Whopper

Attorney or Agent Signature

Printed Name: Vicki Cooper / Michael Cooper

341 watts st  
Address

Nash TX 75569  
City, State, Zip

903-908-0510  
Home Phone & Cell Phone

Meannurse69@aol.com  
Email Address

Liberty-Elysia ISD Jeff Wright

Property Owner Signature

Printed Name: Jeff Wright

2901 Leopard Dr.  
Address

Texarkana Tx 75501  
City, State, Zip

903-822-1535  
Home Phone & Cell Phone

jeff.wright@LEISD.net  
Email Address

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

WARRANTY DEED

Filed For Record in:  
Bowie County, Texas  
Velma Moore  
County Clerk  
On: Dec 17, 2001 at 10:17AM

STATE OF TEXAS           §  
                                     §       KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF BOWIE       §

That Grantor, Daniel T. Jones, owning, occupying and claiming other property as his homestead, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged, has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does GRANT, BARGAIN, SELL and CONVEY unto Liberty-Eylau Independent School District, Grantee, subject to the exceptions and/or reservations hereinafter made, all that certain property located in Bowie County, Texas, and being described as follows, to wit:

All that certain tract or parcel of land being a part of the R. E. SEVEY HEADRIGHT SURVEY, Abstract No. 523, Bowie County, Texas, said tract also being a part of a certain 4-3/4 acre tract conveyed by J. J. Blankenship, et al, to J. N. Sherrer, and wife, Mittie L. Sherrer, by Deed recorded in Volume 138, Page 379, Deed Records, Bowie County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1 inch iron pipe found in place at the Northwest corner of a certain 1.0 acre tract of land conveyed by J. N. Sherrer and wife, Mittie L. Sherrer, to G. L. Chelf and wife, Fannie Hester Chelf, by Deed recorded in Volume 209, Page 88, Deed Records, Bowie County, Texas;  
THENCE: South 00 deg. 30' 25" West, 186.66 feet to an existing fence corner, the Point of Beginning of the tract herein described;  
THENCE: South 01 deg. 18' 14" East, 53.02 feet with an existing fence line to the West boundary line of said 1.0 acre tract;  
THENCE: South 00 deg. 06' 00" West, 232.59 feet with said West boundary line to the Southwest corner of said 1.0 acre tract;  
THENCE: South 89 deg. 28' 34" West 204.20 feet to an existing fence corner;  
THENCE: North 04 deg. 03' 00" east, 474.49 feet to a 1 inch iron pipe found in place at the Northwest corner of a certain 1.8 acre tract conveyed by J. N. Sherrer and wife, Katie A. Patterson Sherrer, to G. C. Jackson and wife,

3

#       Vol       Page  
16883   3601   294

Attachment: Legal Description (3729 : S-745 SUP for HUD code manfctrd home at 2401 Liberty Ln)

Mollie Mae Jackson, by Deed recorded in Volume 199, Page 71, Deed Records, Bowie County, Texas, same being on the North boundary line of said 4-3/4 acre tract, same also being on the south side of said street known as Liberty Lane;

THENCE: North 89 deg. 43' 48" East, 116.41 feet with said North boundary line and South side of street to a 1/2 inch reinf. Steel set for corner;

THENCE: South 00 deg. 24' 25" West, 183.75 feet to a 1/2 inch reinf. Steel set for corner in an existing fence line;

THENCE: South 87 deg. 13' 58" east, 54.84 feet with said fence line to the Point of Beginning, containing 1.80 acres of land, more or less.

This conveyance is additionally made and accepted subject to all zoning laws, regulations and ordinances of municipal and/or governmental authorities, if any, but only to the extent that they are still in effect, relating to the hereinabove described property.

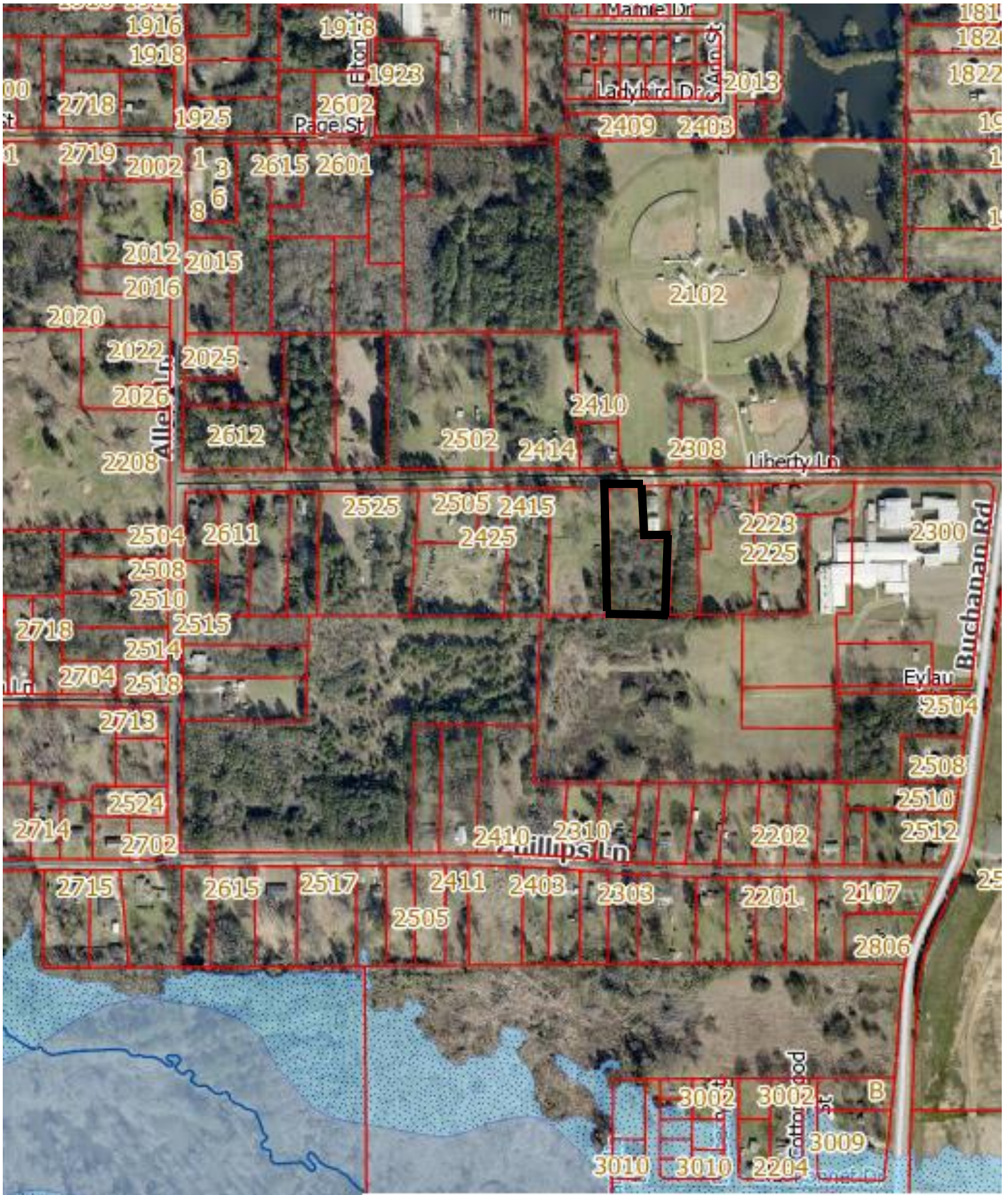
This conveyance is also made and accepted subject to all easements, rights-of-way and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, mineral reservations and other instruments, other than liens and conveyances, that affect the property; any discrepancies, conflicts or shortages in area or boundary lines; encroachments or overlapping of improvements; taxes for 2001 and subsequent years, the payment of which Grantee assumes, subject to proration of taxes for the current calendar year; and prior or subsequent assessments due to change in land usage, ownership or both, the payment of which Grantee also assumes.

TO HAVE AND TO HOLD the above-described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Grantee, its successors and assigns forever; and Grantor does hereby bind himself, his heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the

Attachment: Maps (3729 : S-745 SUP for HUD code manfctrd home at 2401 Liberty Ln)



# 2401 Liberty Lane



Attachment: Maps (3729 : S-745 SUP for HUD code manfctrd home at 2401 Liberty Ln)

## City of Texarkana, Texas

## Summary Sheet

Version:

Update Date: 6/30/2022 8:12 AM

**Lead Department:** Planning & Zoning Commission **Action Officer:** Laura Puckett, Administrative Coordinator  
**Subject:** Amendment to PD-88-4 for site plan approval on Lot 5, Parcel 2, Block 3, Galleria Oaks #1, located at 1710 Moores Lane. Sandy Varner, Temple Memorial Pediatric Center, owner.

**Meeting Date:** 7/5/2022

#### Attachments

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

#### Staff Coordination

|                              |                |          |         |
|------------------------------|----------------|----------|---------|
| Building Code Administration | Mashell Daniel | Reviewer | Pending |
| Planning & Zoning Commission | Laura Puckett  | Meeting  | Pending |
| 07/05/2022 6:00 PM           |                |          |         |

#### Updates/History of Briefing:

NOT APPLICABLE

#### Executive Summary and Background Information:

This is a request for site plan approval by Sandy Varner, Temple Memorial Pediatric Center, owner, requesting site plan approval on a 2.195-acre tract of land, Lot 5, Parcel 2, Block 3, Galleria Oaks #1, located at 1710 Moores Lane. This property is currently Temple Memorial Pediatric Center.

The adjacent zoning is Office to the south, Planned Development-Office to the east, and west, and Agriculture to the north. The adjacent land use is a dental office to the south, vacant land to the east, office to the west and residential to the north.

The Future Land Use Map designates this property as "Business Education Center".

The site plan consists of the following:

1. The construction of an additional 2,249 sq. ft. gym and offices to the existing building.

## City of Texarkana, Texas

2. The façade will be brick and metal panel.
3. The access driveway will be off Moores Lane.
4. 79 parking spaces and 2 handicapped spaces. Each parking space must be a minimum of 180 sq. ft. (9'x20' or 10'x18').
5. A 4' X 8' style monument sign. No Electronic messaging will be allowed.

Fire Department comments as follows: A dedicated fire lane is required with a turning radius for a 40-foot wheelbase. Driveway shall be wide enough for fire truck to turn into and a turn away in the back area. A fire hydrant is required if the most remote part of the building by travel distance is more than 400 feet away from the nearest hydrant. The measurement from the building to the north east corner was more than 500 feet away from the nearest hydrant.

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

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

### Potential Options:

Approve or deny

---

### Fiscal Implications:

NOT APPLICABLE

### Staff Recommendation:

Staff recommends for approval of this request with stipulations.

### Advisory Board/Committee Review:

Planning and Zoning Commission

### Board/Committee Recommendation:

NOT APPLICABLE

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

July 5, 2022





# SITE PLAN APPROVAL APPLICATION

CITY OF TEXARKANA TEXAS

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

Receipt No. 22-01226Case Amendment to PD-88-4Date 5-26-22

To: The Planning and Zoning Commission  
City of Texarkana Texas

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

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

Lot: 5 Parcel 2 Block: 3 Addition: Galleria Oaks #1  
(Or see attached metes and bounds legal description)

Project location/address:  
1710 Moores Lane Texarkana Tx 75503

Present zoning: Planned Development Proposed zoning (if applicable) \_\_\_\_\_

Proposed use: Office space, PT Gym

Total square footage of proposed building: 16,379 Number of parking spaces 79

Number of required parking spaces per Ordinance 55 Handicapped spaces 2

Material of building façade Brick and Metal Panel

SIGNAGE: Type (i.e. monument, pole) Monument

Size \_\_\_\_\_

Material to be used for structure (if monument style) \_\_\_\_\_

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

\_\_\_\_\_  
Address

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

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

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

Dandy Varner  
Property Owner Signature

1710 Moores Lane  
Address

Texarkana, TX 75503  
City, State, Zip

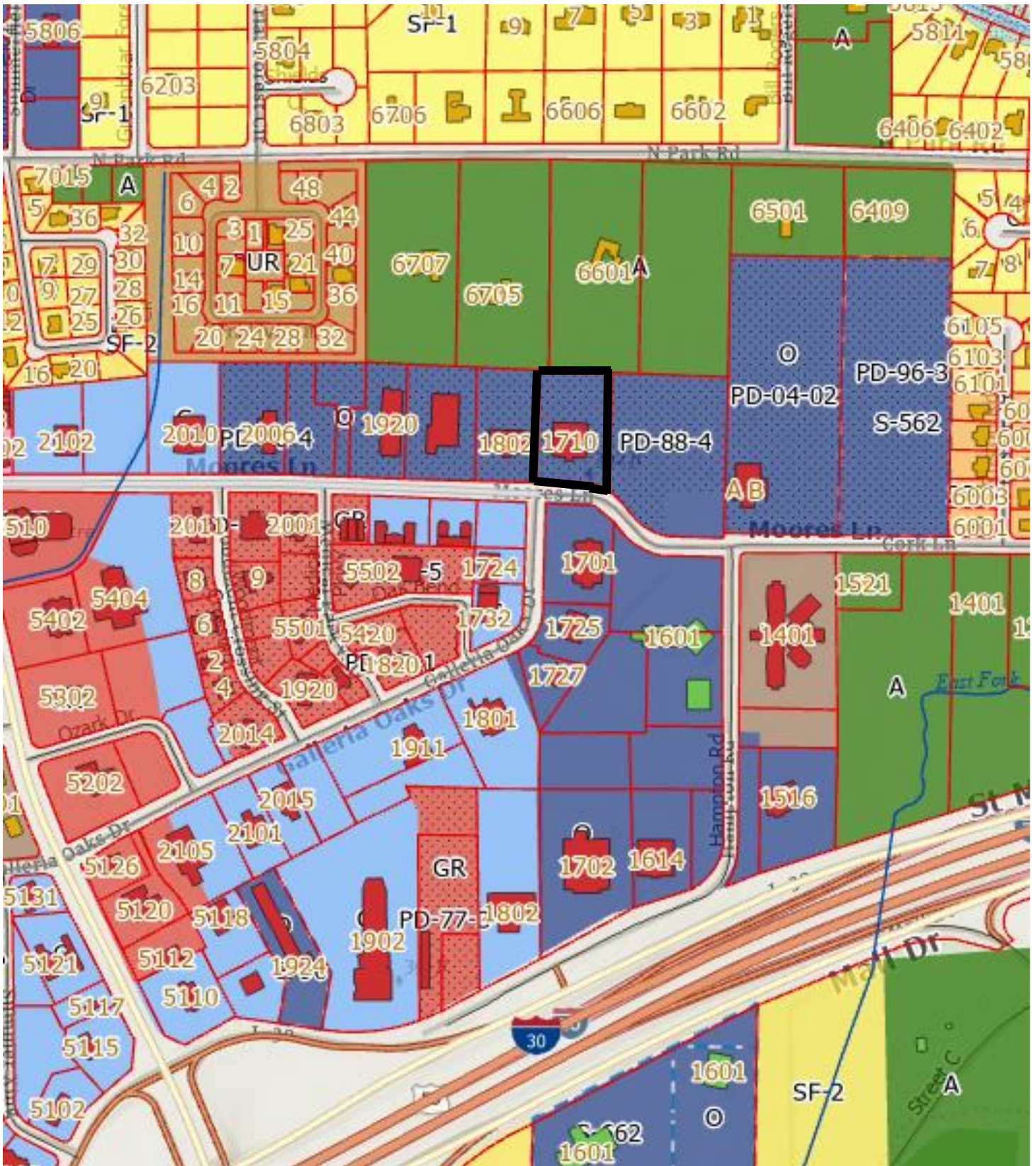
903 2942705, 903 826-8090 cel  
Home Phone & Cell Phone

svvarner@TMRCTXK.ORG  
Email Address

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

Attachment: Hearing Notice and Application (3730 : Amendment to PD-88-4 site plan approval at 1710 Moores Ln)

# 1710 Moores Lane



Attachment: Maps (3730 : Amendment to PD-88-4 site plan approval at 1710 Moores Ln)

# 1710 Moores Lane



Attachment: Maps (3730 : Amendment to PD-88-4 site plan approval at 1710 Moores Ln)

Amendment to PD-88-4 (O)

**TOPO LEGEND:**

⊕ EXISTING GRADE  
⊕ SPOT ELEVATION

⊕ NEW GRADE

| No. | REVISIONS/SUBMISSIONS | Date |
|-----|-----------------------|------|
|     |                       |      |
|     |                       |      |
|     |                       |      |

A NEW ADDITION TO  
**TEMPLE MEMORIAL  
PEDIATRIC CENTER**  
1710 MOORES LANE  
TEXARKANA, TEXAS

**TRULL-HOLLENSWORTH  
ARCHITECTS**  
804 North Jackson  
Magnolia, Arkansas 71753  
(870) 234-7424  
Consultant

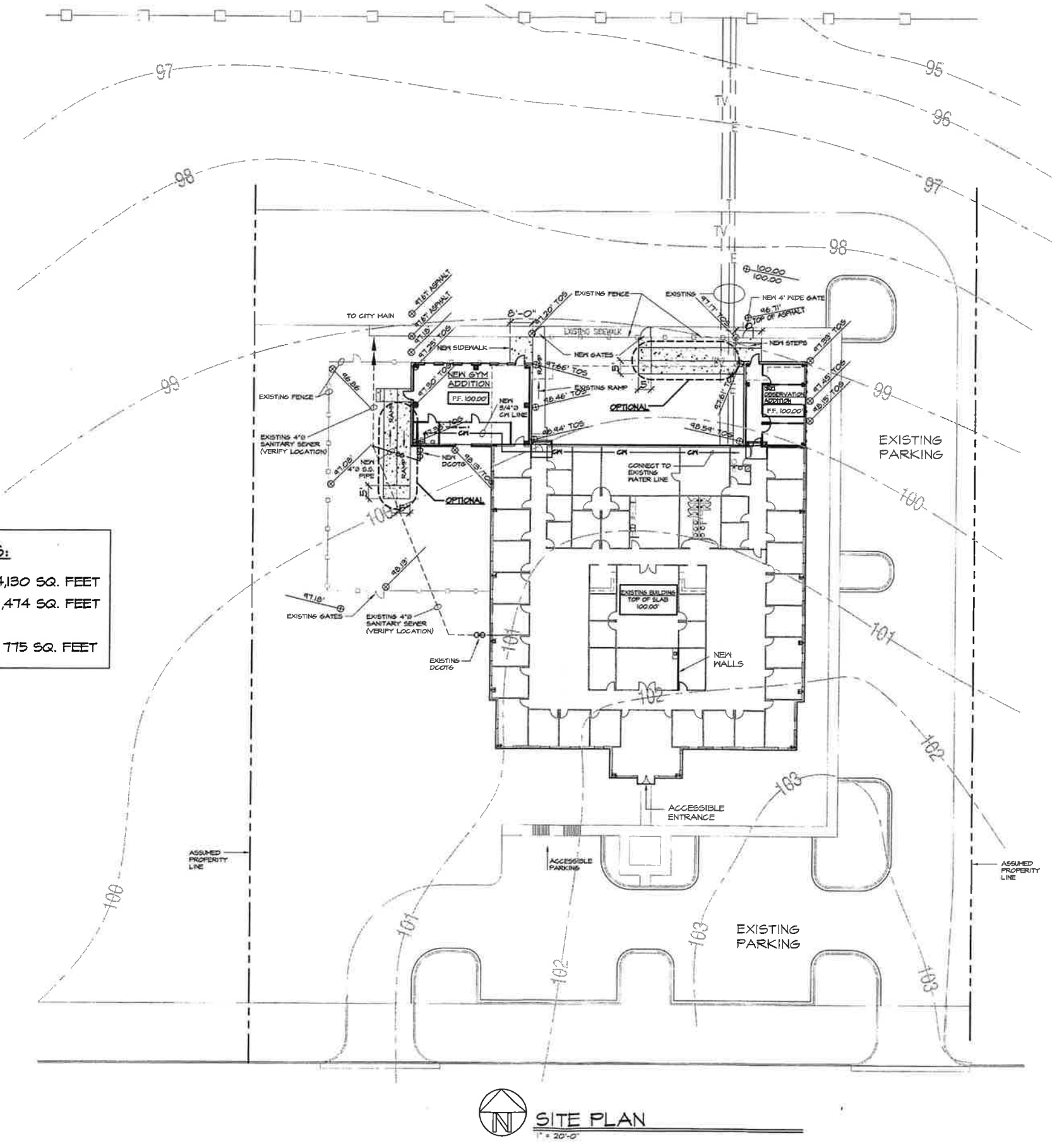


**SITE PLAN**

|                    |                            |
|--------------------|----------------------------|
| Designed<br>WJT    | Project No.<br>21-032      |
| Drawn<br>MGF       | Scale<br>AS NOTED          |
| Checked<br>WJT     | Drawing No.<br><b>A1.1</b> |
| Revised            |                            |
| Date<br>04/18/2022 | OF                         |

**AREA CALCULATIONS:**

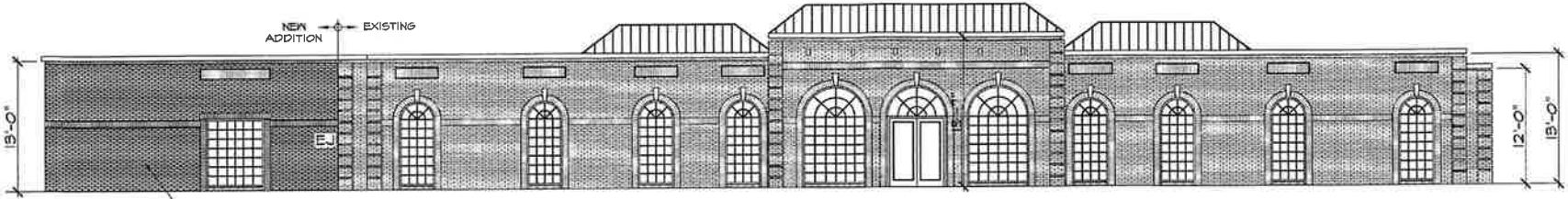
EXISTING BUILDING - 14,130 SQ. FEET  
NEW GYM ADDITION - 1,474 SQ. FEET  
NEW OBSERVATION  
ADDITION - 775 SQ. FEET



 **SITE PLAN**  
1" = 20'-0"

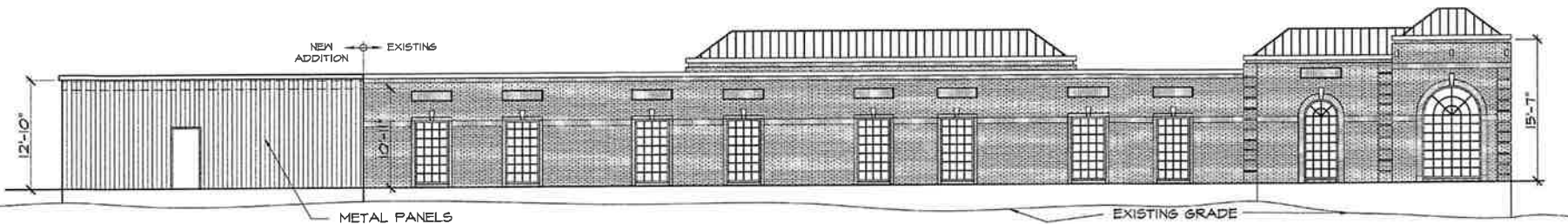
Amendment to PD-88-4 (O)

| ROOM FINISH SCHEDULE |       |   |   |   |   |   |   |   |      |    |    |    |    |    |    |    |       |    |    |    |    |    |    |    |         |    |    |    |    |    |    |    |          |         |    |
|----------------------|-------|---|---|---|---|---|---|---|------|----|----|----|----|----|----|----|-------|----|----|----|----|----|----|----|---------|----|----|----|----|----|----|----|----------|---------|----|
| ROOM NUMBER & NAME   | FLOOR |   |   |   |   |   |   |   | BASE |    |    |    |    |    |    |    | WALLS |    |    |    |    |    |    |    | CEILING |    |    |    |    |    |    |    | CLD. HT. | REMARKS |    |
|                      | 1     | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9    | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17    | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25      | 26 | 27 | 28 | 29 | 30 | 31 | 32 |          |         | 33 |
|                      |       |   |   |   |   |   |   |   |      |    |    |    |    |    |    |    |       |    |    |    |    |    |    |    |         |    |    |    |    |    |    |    |          |         |    |
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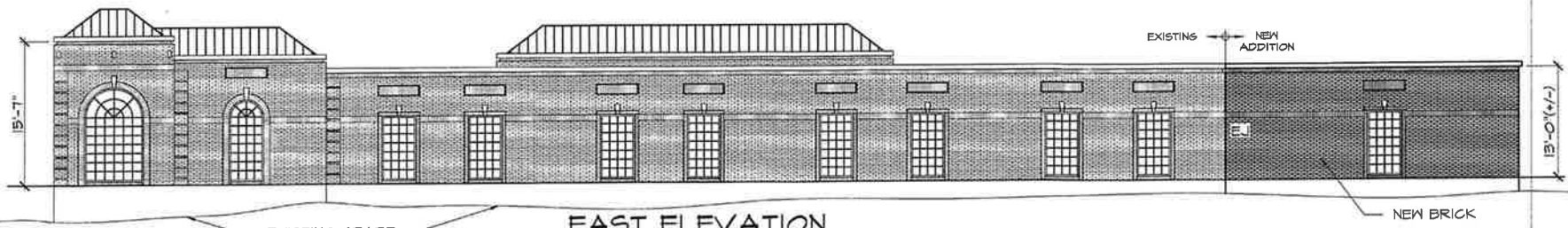
**SOUTH ELEVATION**

1/8" = 1'-0"



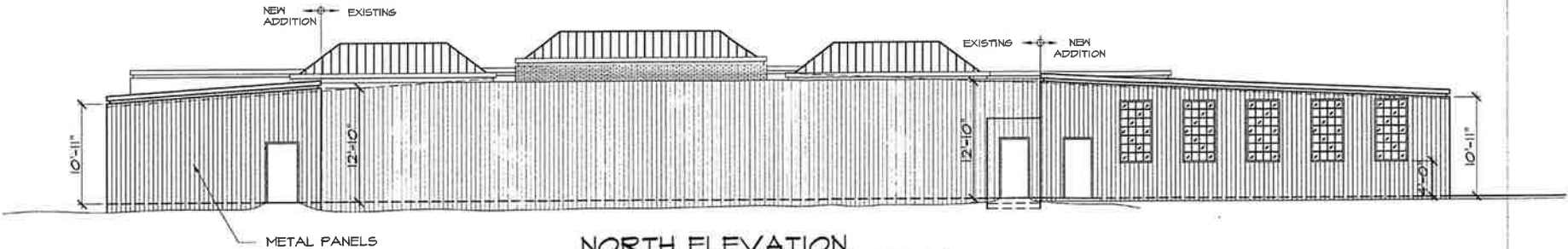
**WEST ELEVATION**

1/8" = 1'-0"



**EAST ELEVATION**

1/8" = 1'-0"



**NORTH ELEVATION**

1/8" = 1'-0"

A NEW ADDITION TO  
**TEMPLE MEMORIAL  
PEDIATRIC CENTER**

1710 MOORES LANE  
TEXARKANA, TEXAS

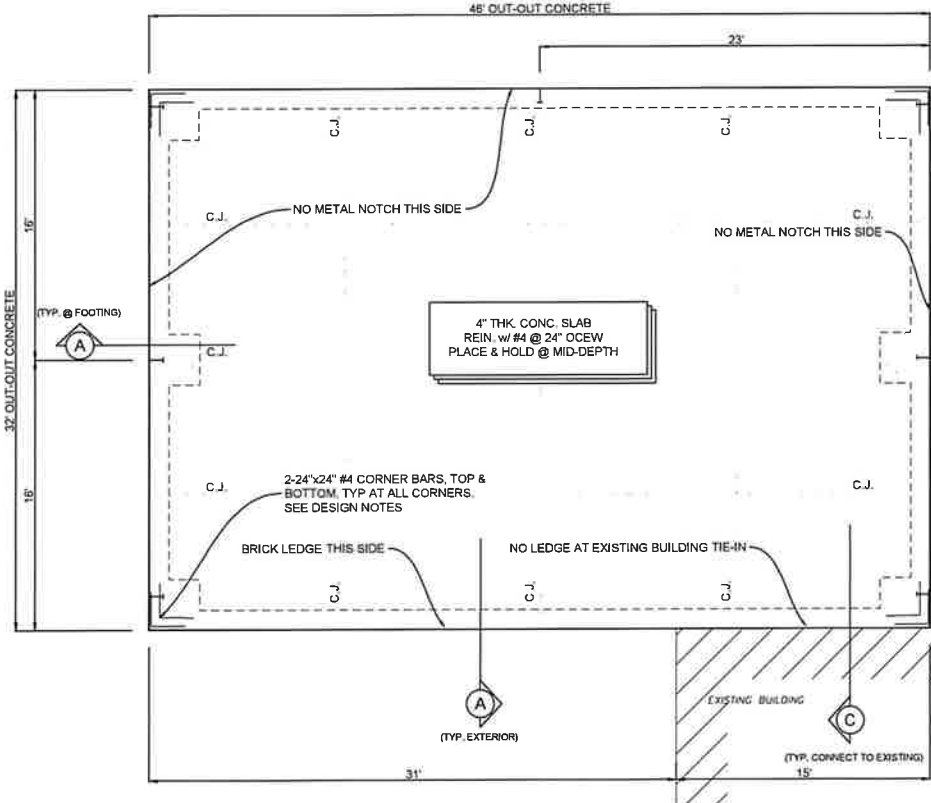
**TRULL-HOLLENSWORTH  
ARCHITECTS**

804 North Jackson  
Magnolia, Arkansas 71753  
(870) 234-7424

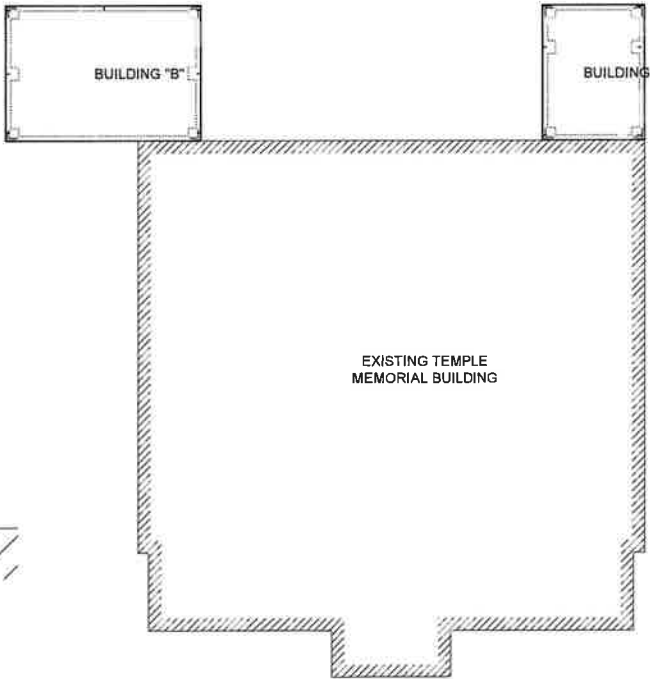


| EXTERIOR ELEVATIONS<br>& SECTIONS |                       |
|-----------------------------------|-----------------------|
| Designed<br>WJT                   | Project No.<br>21-032 |
| Drawn<br>MGF                      | Scale<br>AS NOTED     |
| Checked<br>WJT                    | Drawing No.<br>A3.1   |
| Revised                           | OF                    |
| Date<br>04/18/2022                |                       |

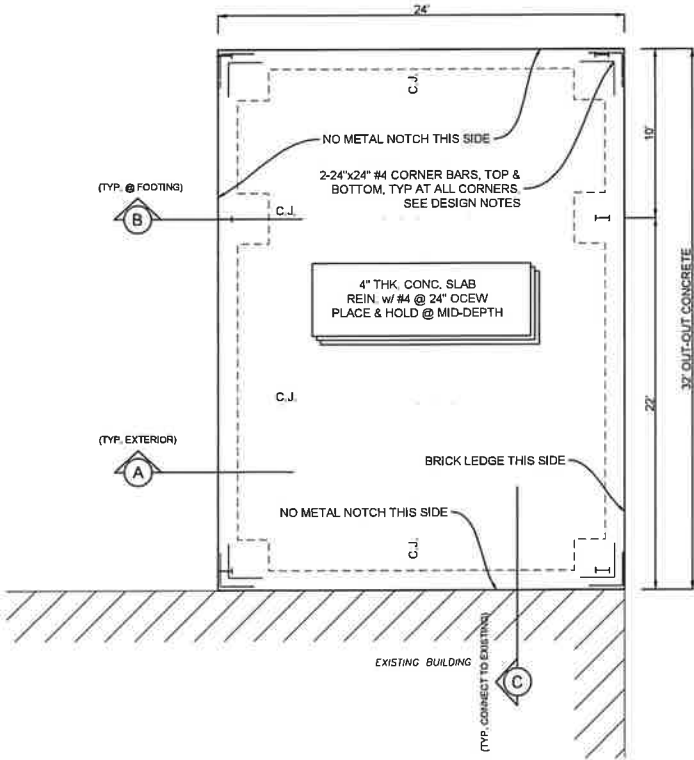
Amendment to PD-88-4 (O)



**FOUNDATION PLAN - BUILDING "B"**  
SCALE: 1"=5'-0"



### **BUILDING ADDITION LOCATION**



**FOUNDATION PLAN - BUILDING "A"**  
SCALE: 1"=5'-0"

[illegible]

**RICHARDS ENGINEERING**  
**Civil - Structural**  
TX FIRM NO. 21434  
2103 McDONALD LN  
Tomball, Texas 77184  
T: 903.824-7302

TEMPLE MEMORIAL PEDIATRIC  
CENTER - BUILDING ADDITION  
TEXARKANA, TEXAS



|           |            |
|-----------|------------|
| DATE:     | 02/23/2022 |
| REVISION: | 22-077     |
| DESIGN:   | TR         |

SHEET TITLE

FOUNDATION  
PLAN

SHEET

# S1.01

**FINAL FOR CONSTRUCTION**

## City of Texarkana, Texas

Version: B

Update Date: 6/30/2022 9:43 AM

**Summary Sheet**

**Lead Department:** Planning & Zoning Commission **Action Officer:** Laura Puckett, Administrative Coordinator  
**Subject:** Z-22-06: (TABLED) rezoning Lots 1, 2, and 3, Block 1, Rose Kennedy Addition, located at 1400 Martin Luther King, Jr. Boulevard. Two Family-1 to Commercial. Virginia Moore, owner and Steven Moore, agent.

**Meeting Date:** 7/5/2022**Attachments**

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

**Staff Coordination**

|                              |                |          |           |
|------------------------------|----------------|----------|-----------|
| Building Code Administration | Vicky Coopwood | Reviewer | Skipped   |
| 06/30/2022 10:02 AM          |                |          |           |
| Planning & Zoning Commission | Vicky Coopwood | Meeting  | Completed |
| 06/06/2022 6:00 PM           |                |          |           |

**Updates/History of Briefing:**

NOT APPLICABLE

**Executive Summary and Background Information:**

This is a request by Virginia Moore, owner and Steven Moore, agent, to rezone Lots 1, 2, and 3, Block 1, Rose Kennedy Addition, located at 1400 W Martin Luther King Boulevard from Two Family-1 to Commercial. The property is currently vacant land.

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

The adjacent zoning is Multiple Family-1 to the south, Two Family-1 to the north, east, and west. The adjacent land use is a domestic violence prevention center to the south, residential to the north, and vacant land to the east and west.

This property has remained vacant undeveloped land for many years. Any driveway improvements on Martin Luther King Boulevard would need TXDOT approval. There are Commercial properties a block over to the east and south.

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.

**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 recommends for approval of this request.

**Advisory Board/Committee Review:**

Planning and Zoning Commission

**Board/Committee Recommendation:**

NOT APPLICABLE

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

July 5, 2022





# ZONING APPLICATION

## CITY OF TEXARKANA TEXAS

Po Box **2.7.a**  
220 Texas Blvd  
Texarkana TX 75504  
(903) 798-3945  
[www.cityoftexarkana.tx.us.org](http://www.cityoftexarkana.tx.us.org)

Receipt No. 22-01018

Case Z-22-06

Date 5-6-22

To: The Planning and Zoning Commission  
City of Texarkana Texas

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

Lot: 1-3 Block: 1 Addition: Rose Kennedy  
(Or see attached legal description)

Location: 1400 ML King Blvd W

Present Zoning: 2F1

Proposed Zoning: Commercial

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

New or used Auto Sales outdoor lot

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

Steven Moore  
Attorney or Agent Signature

2918 Sunset RD  
Address

Texarkana TX 75501  
City, State, Zip

903-559-7817  
Home Phone & Cell Phone

msteven366@gmail.com  
Fax Number

Virginia Moore  
Property Owner Signature

10766 FM 2274 N  
Address

Troup TX, 75789  
City, State, Zip

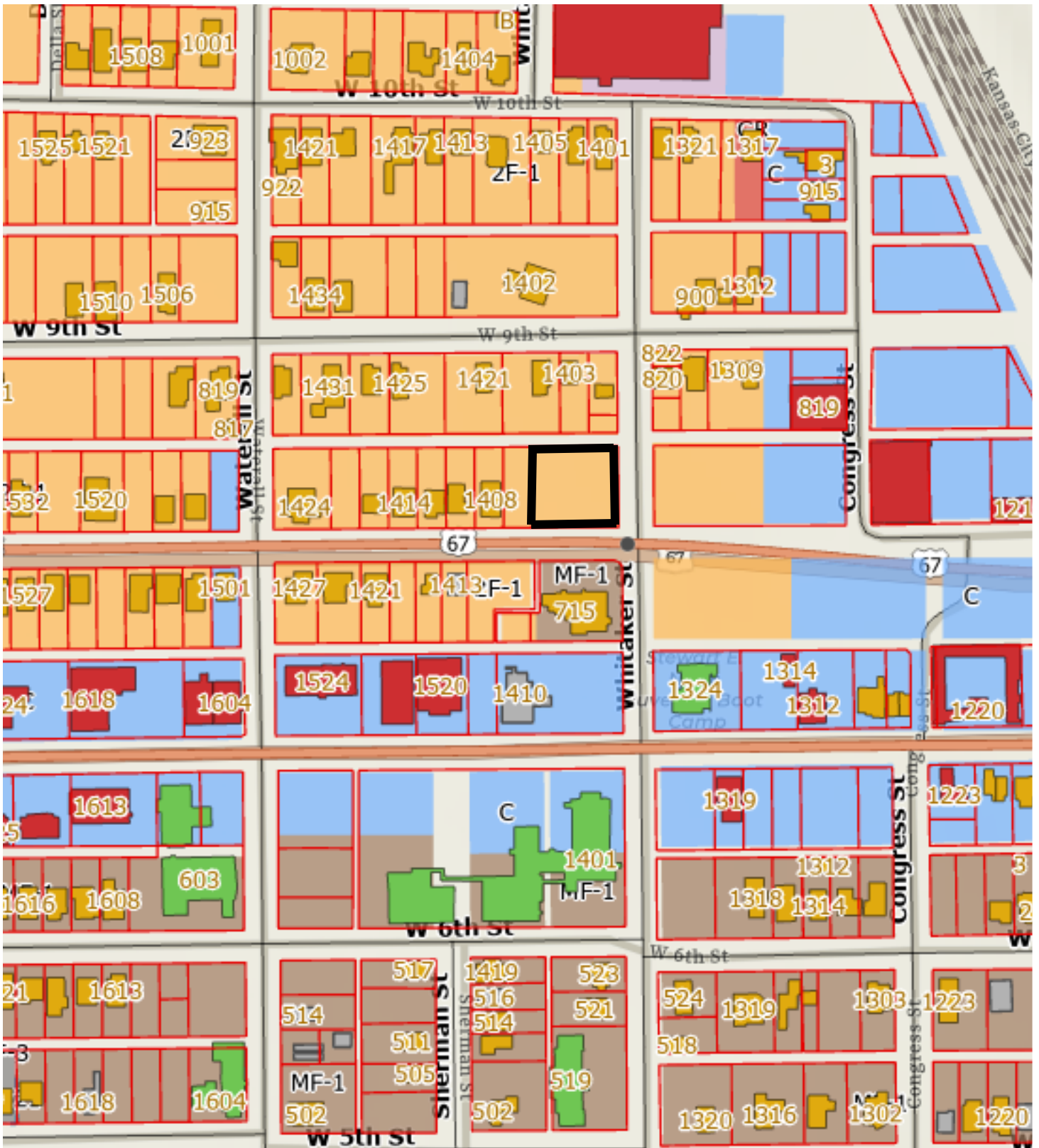
903-969-3055  
Home Phone & Cell Phone

Fax Number

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

Attachment: Hearing Notice and Application (3717 : Z-22-06: rezoning 1400 MLK Blvd)

## 1400 Block of MLK Blvd W



Attachment: Maps (3717 : Z-22-06: rezoning 1400 MLK Blvd)



## City of Texarkana, Texas

Version: B

Update Date: 6/30/2022 9:44 AM

## Summary Sheet

**Lead Department:** Planning & Zoning Commission **Action Officer:** Laura Puckett, Administrative Coordinator  
**Subject:** Z-22-07: (TABLED) rezoning Lots 5 and 6, Block 23, Grandview Addition, located at the southeast corner of Alexander Avenue and Kansas Street. Single Family-3 to Two Family-2. Russell Collins, owner.  
**Meeting Date:** 7/5/2022

## Attachments

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

## Staff Coordination

|                              |                |          |           |
|------------------------------|----------------|----------|-----------|
| Building Code Administration | Vicky Coopwood | Reviewer | Skipped   |
| 06/30/2022 10:02 AM          |                |          |           |
| Planning & Zoning Commission | Laura Puckett  | Meeting  | Completed |
| 06/06/2022 6:00 PM           |                |          |           |

## Updates/History of Briefing:

NOT APPLICABLE

## Executive Summary and Background Information:

This is a request by Russell Collins, owner, to rezone Lots 5, and 6, Block 23, Grandview Addition located at the southeast corner of Alexander Avenue and Kansas Street from Single Family-3 to Two Family-2. The property is currently vacant land.

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

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

The proposed use is for the construction of duplexes. This property has remained vacant undeveloped land for many years. Staff Recommends for approval of this request.

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

**City of Texarkana, Texas**

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

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

**Potential Options:**

Approve or deny

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**Fiscal Implications:**

Not applicable

**Staff Recommendation:**

Staff recommends for approval of this request.

**Advisory Board/Committee Review:**

Planning and Zoning Commission

**Board/Committee Recommendation:**

NOT APPLICABLE

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

July 5, 2022

## NOTICE OF PUBLIC HEARINGS

Public hearings will be held by the Planning and Zoning Commission and the City Council of the City of Texarkana, Texas at the below stated date and time. The Public Hearings will be held in the Council Chambers, Municipal Building, 220 Texas Blvd, (3<sup>rd</sup> & 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 6, 2022      Hearing Time: 6:00 pm

CITY COUNCIL:      Hearing Date: MONDAY, AUGUST 8, 2022      Hearing Time: 6:00 pm

- ♦ If they desire, persons concerned with the proposed change can present a letter in opposition to or in favor of the proposed change. If a written protest in opposition to a proposed change contains the signatures of persons who own twenty (20) percent or more of the land within 200 feet of the proposed change, a 3/4<sup>th</sup> 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](mailto:lpuckett@txkusa.org)).



OWNER: Russell Collins, owner

OWNER'S ADDRESS: #5 West Point Street, Wake Village, Texas 75501

LOCATION OF REZONING: Southeast Corner of Kansas and Alexander Ave, Texarkana, Texas 75501

PROPOSED CHANGE: New construction of duplexes

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

LEGAL DESCRIPTION: Lots 5 and 6, Block 23, Grandview Addition

CASE NUMBER: Z-22-07      DATE MAILED: May 25, 2022

Attachment: Hearing Notice and Application (3719 : Z-22-07: rezoning at southeast corner of Alexander & Kansas)



# ZONING APPLICATION

CITY OF TEXARKANA TEXAS

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

Receipt No. 22-01139Case Z-22-07  
Date 5-18-22To: 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: 5+6 Block: 23 Addition: GRAND VIEW  
(Or see attached legal description)Location: KANSAS / ALEXANDER AVE.Present Zoning: SF 3Proposed Zoning: 2 F 2

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

DUPLEXES (MULTI FAMILY DWELLINGS)

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

IT'S EMPTY LOTS NOW.

Attorney or Agent Signature

Printed Name: \_\_\_\_\_

Address

City, State, Zip

Home Phone &amp; Cell Phone

Email Address

Russell Collins

Property Owner Signature

Printed Name: RUSSELL COLLINS#5 WEST POINT STREET  
AddressWAKE VILLAGE, TX 75501  
City, State, Zip(903) 319-6955  
Home Phone & Cell PhoneCOLLINSRUSSELL92@YAHOO.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 (3719 : Z-22-07: rezoning at southeast corner of Alexander &amp; Kansas)

[illegible]

**Attachment: Maps (3719 : Z-22-07: rezoning at southeast corner of Alexander & Kansas)**

SF-2

Z-22-07

# Southeast Corner of Alexander Avenue and Kansas Street



Attachment: Maps (3719 : Z-22-07: rezoning at southeast corner of Alexander & Kansas)

## City of Texarkana, Texas

Version: B

Update Date: 6/30/2022 9:47 AM

**Summary Sheet**

**Lead Department:** Planning & Zoning Commission **Action Officer:** Laura Puckett, Administrative Coordinator  
**Subject:** Z-22-08: (TABLED) rezoning a portion of a 4.60-acre tract of land (being Tract 19), J.W. Lane HRS A-345, located at 6500 Summerhill Road. Office to Neighborhood Service. William Davis, owner.

**Meeting Date:** 7/5/2022**Attachments**

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

**Staff Coordination**

|                              |                |          |           |
|------------------------------|----------------|----------|-----------|
| Building Code Administration | Vicky Coopwood | Reviewer | Skipped   |
| 06/30/2022 10:02 AM          |                |          |           |
| Planning & Zoning Commission | Laura Puckett  | Meeting  | Completed |
| 06/06/2022 6:00 PM           |                |          |           |

**Updates/History of Briefing:**

NOT APPLICABLE

**Executive Summary and Background Information:**

This is a request by William Davis, owner to rezone a portion of a 4.6-acre tract of land (being Tract 19) in the J.W. Johnson HRS, A-345, located at 6500 Summerhill Road from Office to Neighborhood Service. The property is currently leased office space and a Gymnasium. This property is known as Crown Executive Center. The proposed use is lease space for hot yoga and/or office space.

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

The adjacent zoning is Multiple Family-2 to the north, Agriculture to the south, Single Family-1 to the east, and west. The adjacent land use is residential to the north, and west, a cemetery to the south, and vacant land to the east.

Staff recommends for approval of this request.

The applicant should also be aware that if this zoning change is approved, all other applicable city code/ordinance requirements must be met including but not limited to 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 recommends for approval of this request when replatting is completed.

**Advisory Board/Committee Review:**

Planning and Zoning Commission.

**Board/Committee Recommendation:**

To table this request until replatting can be completed.

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

July 5, 2022

## NOTICE OF PUBLIC HEARINGS

Public hearings will be held by the Planning and Zoning Commission and the City Council of the City of Texarkana, Texas at the below stated date and time. The Public Hearings will be held in the Council Chambers, Municipal Building, 220 Texas Blvd, (3<sup>rd</sup> & 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 6, 2022      Hearing Time: 6:00 pm

CITY COUNCIL:      Hearing Date: MONDAY, AUGUST 8, 2022      Hearing Time: 6:00 pm

- ♦ If they desire, persons concerned with the proposed change can present a letter in opposition to or in favor of the proposed change. If a written protest in opposition to a proposed change contains the signatures of persons who own twenty (20) percent or more of the land within 200 feet of the proposed change, a 3/4<sup>th</sup> 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](mailto:lpuckett@txkusa.org)).



OWNER: William Davis, owner

OWNER'S ADDRESS: 6822 Summerhill Road, Texas 75503

LOCATION OF REZONING: 6500 Summerhill Road, Texarkana, Texas 75503

PROPOSED CHANGE: Lease space/hot yoga/offices

ZONING CHANGE FROM: Office TO: Neighborhood Service

LEGAL DESCRIPTION: A portion of a 4.6-acre tract of land (being Tract 19), J.W. Johnson HRS, A-345

CASE NUMBER: Z-22-08      DATE MAILED: May 25, 2022



# ZONING APPLICATION

## CITY OF TEXARKANA TEXAS

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

Receipt No. 22-01162

Case Z-22-08  
Date 5-19-2022

To: The Planning and Zoning Commission  
City of Texarkana Texas

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

Lot: \_\_\_\_\_ Block: 19 Addition: JW Lane HRS A-345  
(Or see attached legal description)

Location: 6500 Summerhill Rd.

Present Zoning: Office

Proposed Zoning: Neighborhood Service

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

Hot Yoga

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: Bill Davis

Address

City, State, Zip

Home Phone & Cell Phone

Email Address

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

Attachment: Hearing Notice and Application (3721 : Z-22-08 rezoning at 6500 Summerhill Rd)

# 6500 Summerhill Rd

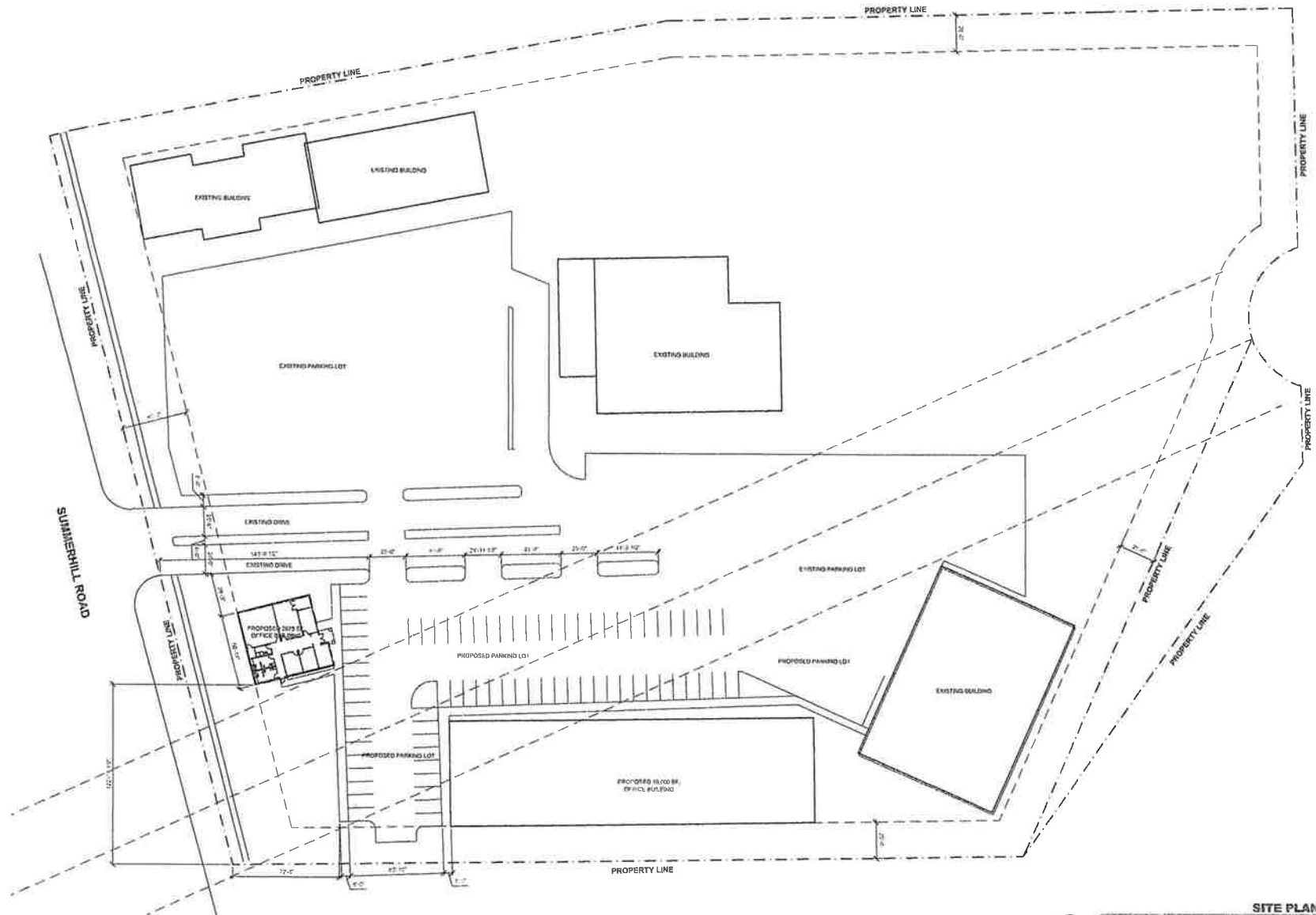


Attachment: Maps (3721 : Z-22-08 rezoning at 6500 Summerhill Rd)

# 6500 Summerhill Rd



Attachment: Maps (3721 : Z-22-08 rezoning at 6500 Summerhill Rd)



1

**SITE PLAN**

Scale: 1" = 30'-0"

VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS



Professional  
P.E. No.  
TYLER A.  
903-01

NOT FOR  
REGULATORY  
APPROVAL

| DATE | BY | REVISION |
|------|----|----------|
|      |    |          |
|      |    |          |
|      |    |          |

**NEW CONSTRUCTION  
FOR**

Sheet Title

Dr

08/0

Shoe

A1

Attachment: Site Plan (3721 : Z-22-08 rezoning at 6500 Summerhill Rd)

## City of Texarkana, Texas

## Summary Sheet

Version:

Update Date: 6/30/2022 8:55 AM

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

**Subject:** Consider approval of the Planning and Zoning Commission meeting minutes from June 6, 2022.

**Meeting Date:** 7/5/2022

**Attachments**

a. 06-06-22 P&amp;Z Minutes (PDF)

**Staff Coordination**

|                              |                |          |         |
|------------------------------|----------------|----------|---------|
| Building Code Administration | Mashell Daniel | Reviewer | Pending |
| Planning & Zoning Commission | Laura Puckett  | Meeting  | Pending |
| 07/05/2022 6:00 PM           |                |          |         |

**Updates/History of Briefing:**

NOT APPLICABLE

**Executive Summary and Background Information:**

See attached Planning and Zoning Commission meeting minutes from June 6, 2022.

**Potential Options:**

Approve or deny

**Fiscal Implications:**

NOT APPLICABLE

**Staff Recommendation:**

(Insert Text Here)

**Advisory Board/Committee Review:**

Planning and Zoning Commission

**Board/Committee Recommendation:**

NOT APPLICABLE

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

July 5, 2022

**MINUTES  
REGULAR MEETING  
PLANNING AND ZONING COMMISSION  
COUNCIL CHAMBERS  
2<sup>ND</sup> FLOOR, TEXAS MUNICIPAL BUILDING  
220 TEXAS BOULEVARD, TEXARKANA, TEXAS  
MONDAY, JUNE 6, 2022 AT 6:00 P.M.**

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

**ATTENDING:**

Mr. Gene Joyce III, Chairman  
Ms. Dianna Kinsey, Vice Chairperson  
Mr. Casey Boyette  
Mr. Tom Coleman  
Mr. James Larkins  
Dr. Wanda Northam  
Mr. Brad Bailey

**ABSENT:**

Mr. George Merrill

**ALSO ATTENDING:**

Ms. Laura Puckett, Zoning Administrator  
Ms. Janet McKinney, City Health Inspector

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

Z-22-05: Lots 9, 10, 11, and 12, Block 1, Estes & Heilbron Addition, located in the 2600 block of Spruce Street. Single Family-1 to Industrial-1.

Mr. James Brower appeared and stated that he bought this property years. He said that there were a couple of houses on it which have been demolished. He sold the property to Mr. Nipper who built a warehouse with a permit but without proper zoning. Mr. Brower said that he cannot get a final Certificate of Occupancy on the property until the property is in compliance with zoning. There will be construction equipment stored on the property as well as overflow parking. He said that there is one unoccupied home in the area.

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

**RECOMMENDED FOR APPROVAL**

Z-22-06: Lots 1, 2, and 3, Block 1, Rose Kennedy Addition, located at 1400 W. M L King Blvd. Two Family-1 to Commercial. Virginia Moore, owner and Steven Moore, agent.

The applicant did not show.

*Ms. Kinsey made a motion to table this request. Dr. Northam seconded the motion to table this request. Members voted unanimously to table the request.*

#### RECOMMENDED TO TABLE THIS REQUEST

S-755: Specific Use Permit to allow the location of a daycare on all of Block 28, Highland Park Addition located at 2401 Hazel Street. Nelda Shavers, owner.

Ms. Shavers appeared and stated that she would like to add a daycare center at the church location. She said that they will continue to have church at the location, but also need the addition of the daycare center.

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

#### RECOMMENDED FOR APPROVAL

Z-22-07: Lots 5 and 6, Block 23, Grandview Addition, located at the southeast corner of Alexander Avenue and Kansas Street. Single Family-3 to Two Family-2. Russell Collins, owner.

The applicant did not show.

Vicky Howard owns 3506 Alexander and presented in opposition to the duplexes in general. She says that her property is across the street.

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

#### RECOMMENDED TO TABLE THIS REQUEST

Amendment to PD-20-1 for site plan approval on an approximate 2.518-acre tract of land (being Tract 1B), Marriott Subdivision, located at the northwest corner of Saint Michael Drive and North Cowhorn Creek Loop. Ray Walsh, owner and Matt Abrams, Abrams Architecture, agent.

Matt Abrams presented and stated that he is the architect on this location. He said that there would be drive-up service only and no dine-in at this location. He said that they are requesting to put up monument sign.

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

#### RECOMMENDED FOR APPROVAL

Z-22-08: A portion of a 4.60-acre tract of land (being Tract 19), J.W. Lane HRS A-345, located at 6500 Summerhill Road. Office to Neighborhood Service. William Davis, owner.

Mr. Davis appeared and said that he bought this property because he likes the location. He said that he wants to build a new building on a portion of the property for hot yoga. There was discussion about where on the property Mr. Davis wants to locate the new building. It is decided Mr. Davis needs to replat.

Chris Garvin and Beverly Garvin resides at 6509 Summerhill, appeared in opposition, and stated that they are worried about the traffic. Mr. Garvin stated that to widen Summerhill 50 feet of their front yard will be taken to widen the road. Mr. Garvin said that he is not opposed to hot yoga but is worried about the zoning for later uses. Beverly Garvin says that current offices are open 9:00 to 5:00 and some of the uses that could go in neighborhood services frighten her.

Mr. Joyce explained that they will allow time for Mr. Davis to provide more information to make a decision and when the replating is completed the commission still has the opportunity to place a planned development on the property to restrict some uses.

*Ms. Coleman made a motion to table this request. Mr. Larkins seconded the motion to table this request. Members voted unanimously to table the request.*

#### RECOMMENDED TO TABLE THIS REQUEST

#### STAFF UPDATES

No staff updates.

#### MINUTES

Consider approval of the May 2, 2022 Planning and Zoning Commission meeting minutes.

*Ms. Kinsey made a motion to approve the minutes. Dr. Northam seconded the motion to approve the minutes. All members voted unanimously to approve the minutes.*

#### MINUTES RECOMMENDED FOR APPROVAL

There being no further business, the meeting was adjourned.

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Gene Joyce III, Chairperson

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Laura Puckett, Zoning Administrator