



CITY OF TEXARKANA
PLANNING & ZONING COMMISSION
AGENDA • AUGUST 7, 2023

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

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

I. CALL TO ORDER

II. AGENDA ITEMS

1. Consider approval of final and preliminary plat for Golden Chick Addition, located at 4411 North State Line Avenue. Golden Chick, owner and Jay Alexander, agent.
2. Amendment to PD-88-4 for site plan approval on Lot 6, Parcel 2, Block 3, Galleria Oaks #1, located in the 1600 block of Moores Lane. Jan Nelson, Power of Attorney for Ronald and Rebecca Nelson, owners, and Stacy McKee, agent.

III. STAFF UPDATES

IV. CONSIDER APPROVAL OF MINUTES

1. Consider the minutes from the Planning and Zoning Commission meeting of June 5, 2023.

V. ADJOURNMENT

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

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

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

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

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

City of Texarkana, Texas

Summary Sheet

Version:

Update Date: 8/2/2023 3:08 PM

Lead Department: Planning & Zoning Commission **Action Officer:** Laura Puckett, Zoning Administrator
Subject: Consider approval of final and preliminary plat for Golden Chick Addition, located at 4411 North State Line Avenue. Golden Chick, owner and Jay Alexander, agent.
Meeting Date: 8/7/2023

Attachments

- a. P&ZMemo-PlatReview-GoldenChickAddition-August2023(PDF)

Staff Coordination

Planning & Zoning Commission 08/02/2023 3:08 PM	Laura Puckett	Reviewer	Completed
Building Code Administration	Mashell Daniel	Reviewer	Pending
Planning & Zoning Commission 08/07/2023 6:00 PM	Laura Puckett	Meeting	Pending

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

See attached summary memorandum.

Potential Options:

Approve or Deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends for approval...

Advisory Board/Committee Review:

The Planning and Zoning Commission

Board/Committee Recommendation:

City of Texarkana, Texas

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

August 7, 2023

MEMORANDUM

To: Planning and Zoning Commission

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

Date: August 2, 2023

Subject: **Consider approval of final and preliminary plat for the Golden Chick Addition**

This is a request by Golden Chick, owner, and Jay Alexander, agent, to consider approval of the final of preliminary plat for the Golden Chick Addition. The purpose of this plat is create a 3 lot subdivision at 4411 N. Stateline Ave.

Comments are as follows:

1. TxDOT – No response
2. Summit Utilities – No issues
3. Sparklight – No issues
4. Windstream - No response
5. Electric Companies
 - a. AEP - No issues
 - b. Bowie Cass – No issues
 - c. REA – No response but not in service area
6. TWU - **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. Electronic copy via email submitted to Public Works office after recording
 - c. Cross access easement will be required for Lot 3, Block 1. Refer to Section 135-2 of code of ordinances
(https://library.municode.com/tx/texarkana/codes/code_of_ordinances?nodeId=PTIILADECO_CH135SURE_S135-2ADDE)
 - d. Plats fees must be paid prior to P&Z meeting on August 7, 2023.
 - e. Contact TxDOT for any proposed work inside right of of way of State Line Ave (903-838-8571).
 - f. Add Certificate of Approval to Plats (see attached)
8. Fire Department – No issues

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

CERTIFICATE OF APPROVAL BY PLANNING COMMISSION

We, the undersigned, do hereby certify that the Final Plat of McKnight Crossing Third Addition, a subdivision of a part of the George Brinlee Headright Survey, Abstract 18, 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 _____, 2023.

Planning Commission Approval
Expires on _____

Chairman

Secretary



CITY OF

TEXARKANA

TEXAS

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

Application for Subdivision Plat Approval

Type:

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

Purpose of Plat: TO DEVELOPE PROPERTY

Plat Title: GOLDEN CHICK ADDITION

Current Legal Description: MEMPHIS, EL PASO & PACIFIC RAILROAD COMPANY SURVEY ABSTRACT 421

Total Acreage: 2.706 **Number of Lots:** 3 **Zoning:** COMMERCIAL

Owner/Developer Information:

Name: GOLDEN CHICK

Address: 4411 N. STATE LINE AVENUE, TEXARKANA, TEXAS 75503

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

Surveyor/Engineer Information:

Name: BANNISTER ENGINEERING (MIKE DAVIS)

Address: 240 N. MITCHELL ROAD, MANSFIELD, TEXAS 76063

Phone: () 817-842-2094 Fax: () 817-842-2095 Work E-mail: MIKE@BANNISTERENG.COM

Applicant/Agent Information:

Name: JAY ALEXANDER

Address: 1131 ROCKINGHAM DRIVE, SUITE 250, RICHARDSON, TEXAS 75080

Phone: () 972-831-0911 Fax: () Work E-mail: JAYA@GOLDENCHICK.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.

Jay Alexander
Applicant's Printed Name

[Signature]
Applicant's Signature

7/17/23
Date

Application Fee:

Received by:

Revised: 12/21/2015



CITY OF TEXARKANA TEXAS

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

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

Revised: 1/22/2016

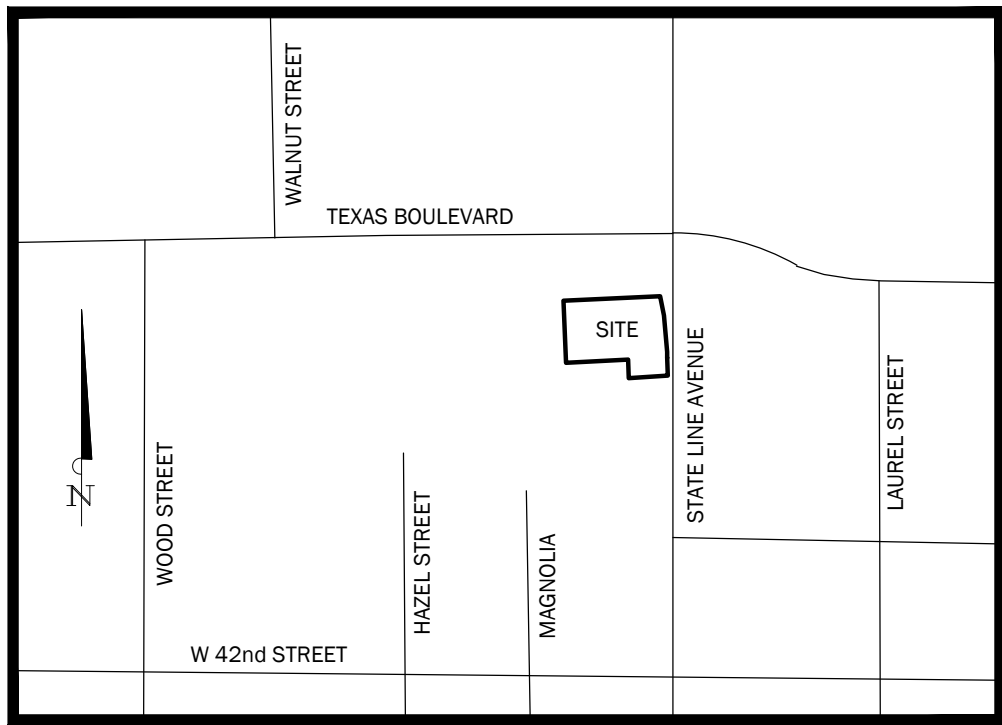


CITY OF TEXARKANA TEXAS

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

PROPOSED FEATURES	
Streets, roads, alleys, driveways, pavement	☒
Utilities	☒
1. Water	
2. Sewer	
3. Gas	
4. Electric	
5. Cable, Phone, Etc.	
Survey Information	☒
1. Lot Information	
2. Easements	
3. Building Lines	
4. Street Names	
5. Setbacks	
Parks	N/A
Drainage Facilities	☒
1. Watercourses (rivers, creeks, ravines, channels, etc.)	
2. Bridges	
3. Culverts	
4. Underground drainage systems	
5. Ponds (Retention/Detention)	
6. FEMA Flood Zones	
Contour Lines (not greater than 3' intervals)	☒
Registered Professional Land Surveyor Wet Seal (signature)	☒
CERTIFICATION STATEMENT I have reviewed the checklist and submittals for completeness and accuracy. I understand this plat will not be reviewed until all information is included.	
 Signature	07/19/23 Date
MICHAEL DAVIS Printed Name	

Attachment: P&Z Memo-Plat Review-Golden Chick Addition-August 2023 (4063 : Final and Preliminary plat for Golden Chick 4411 N State Line



VICINITY MAP
NOT TO SCALE
TEXARKANA, TEXAS

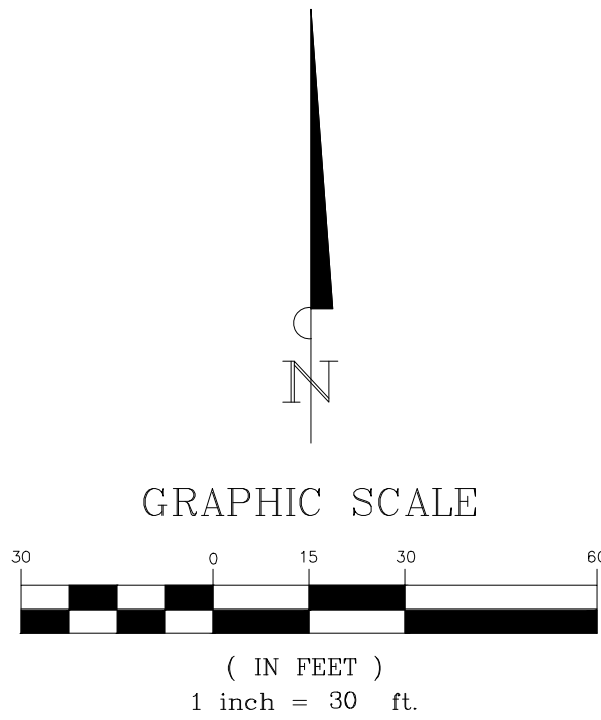
GENERAL NOTES:

1. All bearings shown herein are Texas State Plane Coordinate System, NAD83 (2011), Texas North Central Zone (4202). All distances shown herein are surface distances.
2. Notice: Selling a portion of any lot in this addition by metes and bounds is a violation of state law and City Ordinance and is subject to penalties imposed by law.
3. According to surveyor's interpretation of information shown on the National Flood Insurance Program (NFIP) "Flood Insurance Rate Map" (FIRM), Community Panel No. 48037C0360E, dated December 21, 2017. The property appears to lie within Zone "X" and the entire property lies within a "Areas determined to be outside the 0.2% annual chance floodplain" zone as defined by the U.S. Department of Housing and Urban Development, Federal Insurance Administration, or the Federal Emergency Management Agency.

The above referenced "FIRM" map is for use in administering the "NFIP"; it does not necessarily show all areas subject to flooding, particularly from local sources of small size, which could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. There may be other streams, creeks, low areas, drainage systems or other surface or subsurface conditions existing on or near the subject property which are not studied or addressed as a part of the "NFIP".

4. All lot corners (Original Monumentation) shall be iron rods found (IRF) are 5/8-inch with a red plastic cap stamped "RPLS 4838". All found monuments shown hereon are deemed to be controlling monuments.
5. **SOURCE BENCHMARK:** NGS Monument J 307 (DM1157), located at the intersection of State line Avenue and Arkansas Boulevard, 117.5 feet East of the centerline of the North bound lanes of the highway, 84.6 feet North of The Northeast corner of the State First National Bank Max Deposit Building.

Elevation = 367.38'



LEGEND

NORTH
SOUTH
EAST
WEST

DEGREES
MINUTES/FEET
SECONDS/INCHES

O.P.R.B.C.T.
OFFICIAL PUBLIC RECORDS
BOWIE COUNTY, TEXAS

D.R.B.C.T.
DEED RECORDS
BOWIE COUNTY, TEXAS

P.R.B.C.T.
PLAT RECORDS
BOWIE COUNTY, TEXAS

CERTIFICATE OF SURVEYOR:

THIS IS TO CERTIFY: that the plat hereon is a true representation of the hereon described property as determined by survey and that I, the undersigned, Michael Dan Davis, a Registered Professional Land Surveyor of the State of Texas, have surveyed and marked on the ground the boundaries and corners shown an said plat of the (3) three lots of Golden Chick Addition of the City of Texarkana, Bowie County, Texas. This property does not appear to lie within a Special Flood Hazard Area as per FIRM Community Panel No. 48037C0360E with a Revision Date of December 21, 2017.

PRELIMINARY,
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE
AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A
FINAL SURVEY DOCUMENT

Michael Dan Davis DATE:
Registered Professional Land Surveyor No. 4838
BANNISTER ENGINEERING, LLC
T.B.P.L.S. REGISTRATION NO. 10193823



STATE OF TEXAS \$
COUNTY OF \$

BEFORE ME, the undersigned authority, on this day personally appeared **Tommy G. Coker**, 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 purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said Partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of _____, 2023.

Notary Public, The State of Texas

STATE OF TEXAS \$
COUNTY OF \$

BEFORE ME, the undersigned authority, on this day personally appeared **Louise N. Coker**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said Partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of _____, 2023.

Notary Public, The State of Texas

STATE OF TEXAS \$
COUNTY OF \$

BEFORE ME, the undersigned authority, on this day personally appeared **Leon J. Coker, Jr.**, 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 purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said Partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of _____, 2023.

Notary Public, The State of Texas

STATE OF TEXAS \$
COUNTY OF \$

BEFORE ME, the undersigned authority, on this day personally appeared **Patricia Coker**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said Partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of _____, 2023.

Notary Public, The State of Texas

OWNER'S DEDICATION:

WHEREAS, **Tommy G. Coker and Wife, Louise N. Coker and Leon J. Coker, Jr. and wife, Patricia Coker**, are the sole owner of a 2.706 acres (117,867 square feet) of land in the Memphis, El Paso & Pacific Railroad Company Survey, Abstract No. 421, City of Texarkana, Bowie County, Texas; said 2.706 acres (117,867 square feet) of land being all of that certain tract of land described as Tract One in a Warranty Deed to Tommy G. Coker and Wife, Louise N. Coker and Leon J. Coker, Jr. and wife, Patricia Coker (hereinafter referred to as Tract One), as recorded in Volume 543, Page 503, Deed Records, Bowie County, Texas (D.R.B.C.T.) and being all of that certain tract of land described as Tract Two in a Warranty Deed to Tommy G. Coker and Wife, Louise N. Coker and Leon J. Coker, Jr. and wife, Patricia Coker (hereinafter referred to as Tract Two), as recorded in Volume 543, Page 503, D.R.B.C.T.; said 2.706 acres (117,867 square feet) of land being more particularly described, by metes and bounds, as follows:

BEGINNING at a one-half inch iron rod with plastic cap stamped "JHG TEX RPLS 1715" found for the Northwest corner of said Tract One, same being the Southwest corner of that certain tract of land described in a Special Warranty Deed to CF NET Lease Portfolio 1 DST (hereinafter referred to as CF NET Lease tract), as recorded in Instrument Number 2016-13704, Official Public Records, Bowie County, Texas (O.P.R.B.C.T.), same also being the East line of that certain tract of land described as Lot 3, Medical Plaza Subdivision (hereinafter referred to as Lot 3), an addition to the City of Texarkana, Bowie County, Texas, according to the plat recorded in Volume 3632, Page 40, Plat Records, Bowie County, Texas (P.R.B.C.T.);

THENCE North 87 degrees 04 minutes 43 seconds East, departing the East line of said Lot 3, with the common line between said Tract One and said CF NET Lease tract, a distance of 399.88 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for the Northeast corner of said Tract One, same being the existing West right-of-way line of N. State Line Avenue, also known as State Highway 71, also known as Business State Highway 59 (variable with right-of-way);

THENCE South 11 degrees 52 minutes 17 seconds East with the common line between said Tract One and the existing West right-of-way line of said N. State Line Avenue, a distance of 81.76 feet to a mag nail set for corner;

THENCE South 04 degrees 26 minutes 17 seconds East, continue with the common line between said Tract One and the existing West right-of-way line of said N. State Line Avenue, a distance of 150.09 feet to a mag nail set for corner;

THENCE South 02 degrees 14 minutes 01 second East, continue with the common line between said Tract One and the existing West right-of-way line of said N. State Line Avenue, a distance of 24.74 feet to a mag nail set for the Southeast corner of said Tract One, same being the Northeast corner of said Tract Two;

THENCE South 02 degrees 14 minutes 01 second East with the common line between said Tract Two and the existing West right-of-way line of said N. State Line Avenue, a distance of 75.07 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for the Southeast corner of said Tract Two, same being the North line of that certain tract of land described as Tract A in a Special Warranty Deed to Broadstone ZCW Portfolio, LLC (hereinafter referred to as Tract A), as recorded in Instrument Number 2018-00007489, O.P.R.B.C.T.;

THENCE South 87 degrees 04 minutes 43 seconds West, departing the existing West right-of-way line of said N. State Line Avenue, with the common line between said Tract Two and said Tract A, a distance of 162.24 feet to a one-half inch iron rod found for the Southwest corner of said Tract Two, same being the Northwest corner of said Tract A, same also being the East line of that certain tract of land described as Tract B in a Special Warranty Deed to Broadstone ZCW Portfolio, LLC (hereinafter referred to as Tract B), as recorded in Instrument Number 2018-00007489, O.P.R.B.C.T.;

THENCE North 02 degrees 28 minutes 17 seconds West with the common line between said Tract Two and said Tract B, a distance of 75.06 feet to a one-half inch iron rod found for the Northwest corner of said Tract Two, same being the South line of said Tract One, same also being the Northeast corner of said Tract B;

THENCE South 87 degrees 04 minutes 43 seconds West with the common line between said Tract One and said Tract B, pass at a distance of 94.60 feet, the Northwest corner of said Tract B, same being the Northeast corner of that certain tract of land described as Forest Ridge Homes, an addition to the City of Texarkana, Bowie County, Texas, according to the plat recorded in Instrument Number 2006-00011511, O.P.R.B.C.T., continue with said course, with the common line between said Tract One and said Forest Ridge Homes for a total distance of 256.55 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for the Southwest corner of said Tract One, same being the Southeast corner of said Lot 3;

THENCE North 02 degrees 17 minutes 17 seconds West, departing the North line of said Forest Ridge Homes, with the common line between said Tract One and said Lot 3, a distance of 255.56 feet to the **PLACE OF BEGINNING**, and containing a calculated area of 2.706 acres (117,867 square feet) of land.

OFFER OF IRREVOCABLE DEDICATION

KNOWN ALL PERSONS BY THESE PRESENT:

That I, **Tommy G. Coker and Wife, Louise N. Coker and Leon J. Coker, Jr. and wife, Patricia Coker**, being the owner of the hereon legally described tract of land, co hereby plat and layout the same into a subdivision of the City of Texarkana, Bowie County, Texas, said subdivision to be known, designated and hereafter referred to by its subdivision name, **GOLDEN CHICK ADDITION**, legally described, BEING 2.706 acres out of the Memphis, El Paso & Pacific Railroad Company Survey, Abstract Number 421, City of Texarkana, Bowie County, Texas, same being composed of three (3) lots, all as more particularly set out in detail on the survey and plat of which this dedication is a part.

This plat designates certain improvements consisting of street right-of-way as shown upon the said plat. I further dedicate to the use of the present and future owner of said several lots for obtaining utilities (including without being limited to, utilities and utility companies providing said premises with water, sewage service, telephone service, electricity and gas) serving said premises, he easement located on said plat and designated as utility and or guy easements, to be dedicated to the City of Texarkana, Texas, free and clear of all encumbrances and liens, pursuant to the regulations and requirements of he City of Texarkana, Texas.

This offer of dedication is irrevocable and can be formally accepted by the City at any time. This offer shall run with the land and shall be binding on all assignees, grantees, successors or heirs of the developer.

Tommy G. Coker

Louise N. Coker

Leon J. Coker

Patricia Coker

PRELIMINARY PLAT
LOTS 1 - 3, BLOCK 1
GOLDEN CHICK ADDITION

BEING 2.706 acres out of the
Memphis, El Paso & Pacific
Railroad Company Survey,
Abstract Number 421
City of Texarkana, Bowie County, Texas
3 Lots

Preparation Date: June 2023
SHEET 1 OF 1

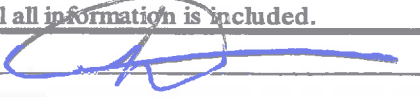
ENGINEER / SURVEYOR:
BANNISTER ENGINEERING, LLC
240 NORTH MITCHELL ROAD
MANSFIELD, TEXAS 76063
CONTACT: MICHAEL DAVIS, RPLS
PHONE: 817-842-2094
Mike@bannistereng.com

OWNER / DEVELOPER:
GOLDEN CHICK
4411 N. STATE LINE AVENUE
TEXARKANA, TEXAS 75503

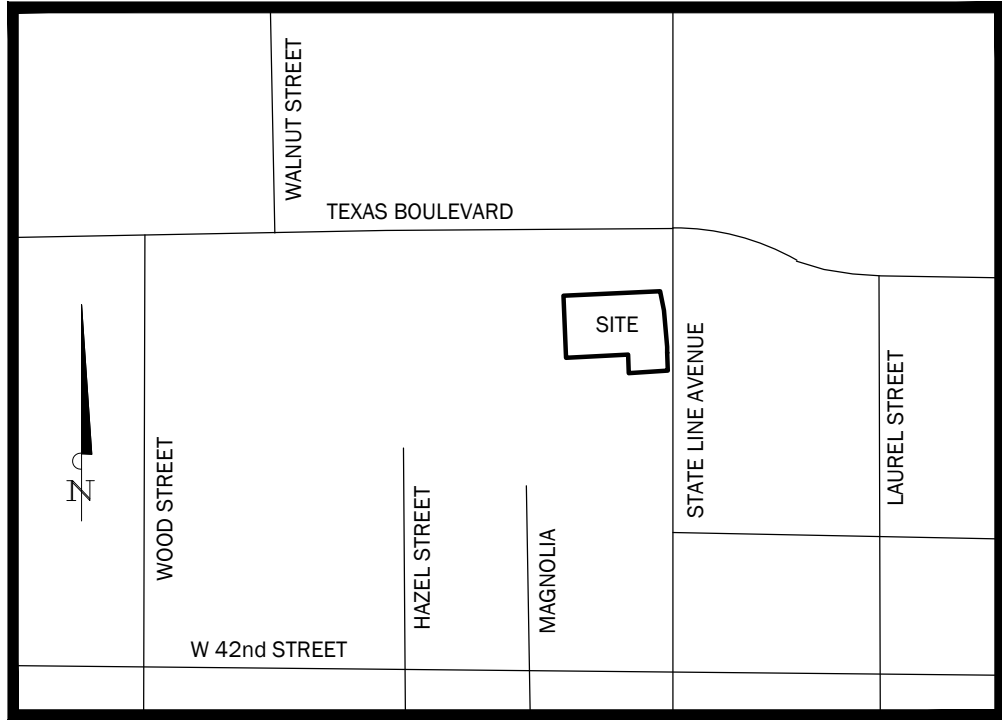


CITY OF TEXARKANA TEXAS

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

FINAL PLAT CHECKLIST	
GENERAL INFORMATION / PROJECT DESCRIPTION	
Date, written and graphic scale (100 scale or smaller) and north arrow	☒
Location Map for proposed development	☒
Title and Name of Subdivision	☒
Legal Description and identification of tract being subdivided or resubdivided	☒
1. Legal description shall be referenced to a corner of an original headright survey	
SPECIFIC PLAT INFORMATION	
Names or designations of all adjoining subdivisions or properties	☒
Adjacent dedicated streets, alleys, and easements	☒
Outline of proposed tract (shall stand out compared to other boundary lines)	☒
Location and designation of all streets, alleys, and other areas with dimensions that are intended for public use	☒
All block, lot and street boundary lines	☒
1. Blocks and lots shall be numbered	
2. Building lines and easements are shown	
a. Commercial (15')	
b. Residential (25')	
c. In PUR, building line is not less than 15'	
100 Year FEMA Flood Zones	☒
Finish Floor Elevations (lots adjacent to flood zones and drainage facilities)	☒
Shown all necessary dimensions	☒
Supplemental Survey Reference Markers	☒
Certificate of ownership	☒
Certificate of surveyor	☒
Certificate of approval by planning and zoning commission	☒
CERTIFICATION STATEMENT	
I have reviewed the checklist and submittals for completeness and accuracy. I understand this plat will not be reviewed until all information is included.	
Signature  MICHAEL DAVIS	Date 07/19/23
Printed Name	

Attachment: P&Z Memo-Plat Review-Golden Chick Addition-August 2023 (4063 : Final and Preliminary plat for Golden Chick 4411 N State Line



VICINITY MAP
NOT TO SCALE
TEXARKANA, TEXAS

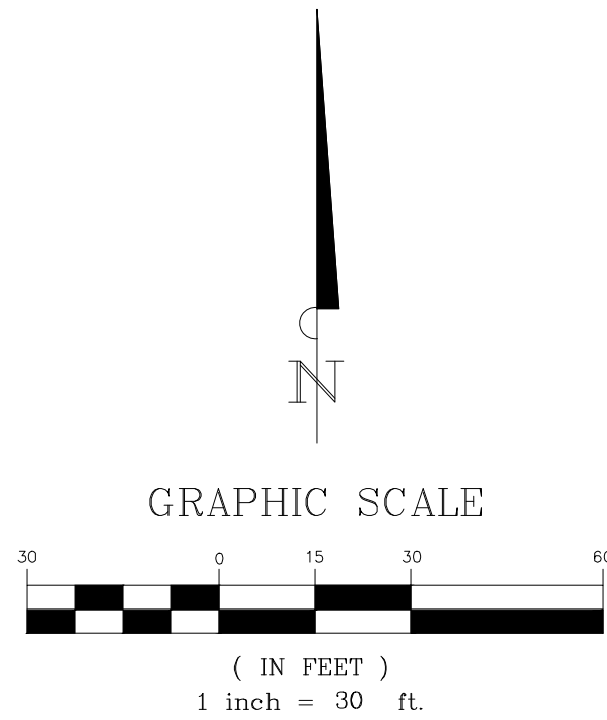
GENERAL NOTES:

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4. All lot corners (Original Monumentation) shall be iron rods found (IRF) are 5/8-inch with a red plastic cap stamped "RPLS 4838". All found monuments shown hereon are deemed to be controlling monuments.
5. **SOURCE BENCHMARK:** NGS Monument J 307 (DM1157), located at the intersection of State line Avenue and Arkansas Boulevard, 117.5 feet East of the centerline of the North bound lanes of the highway, 84.6 feet North of The Northeast corner of the State First National Bank Max Deposit Building.

Elevation = 367.38'



LEGEND

N NORTH
S SOUTH
E EAST
W WEST

• DEGREES
• MINUTES/FEET
• SECONDS/INCHES

O.P.R.B.C.T.
OFFICIAL PUBLIC RECORDS
BOWIE COUNTY, TEXAS

D.R.B.C.T.
DEED RECORDS
BOWIE COUNTY, TEXAS

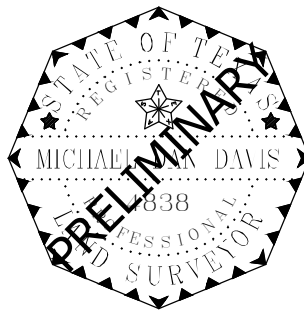
P.R.B.C.T.
PLAT RECORDS
BOWIE COUNTY, TEXAS

CERTIFICATE OF SURVEYOR:

THIS IS TO CERTIFY: that the plat hereon is a true representation of the hereon described property as determined by survey and that I, the undersigned, Michael Dan Davis, a Registered Professional Land Surveyor of the State of Texas, have surveyed and marked on the ground the boundaries and corners shown an said plat of the (3) three lots of Golden Chick Addition of the City of Texarkana, Bowie County, Texas. This property does not appear to lie within a Special Flood Hazard Area as per FIRM Community Panel No. 48037C0360E with a Revision Date of December 21, 2017.

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE
AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A
FINAL SURVEY DOCUMENT

Michael Dan Davis DATE:
Registered Professional Land Surveyor No. 4838
BANNISTER ENGINEERING, LLC
T.B.P.L.S. REGISTRATION NO. 10193823



STATE OF TEXAS \$
COUNTY OF \$

BEFORE ME, the undersigned authority, on this day personally appeared **Tommy G. Coker**, 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 purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said Partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of _____, 2023.

Notary Public, The State of Texas

STATE OF TEXAS \$
COUNTY OF \$

BEFORE ME, the undersigned authority, on this day personally appeared **Louise N. Coker**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said Partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of _____, 2023.

Notary Public, The State of Texas

STATE OF TEXAS \$
COUNTY OF \$

BEFORE ME, the undersigned authority, on this day personally appeared **Leon J. Coker, Jr.**, 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 purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said Partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of _____, 2023.

Notary Public, The State of Texas

STATE OF TEXAS \$
COUNTY OF \$

BEFORE ME, the undersigned authority, on this day personally appeared **Patricia Coker**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said Partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of _____, 2023.

Notary Public, The State of Texas

OWNER'S DEDICATION:

WHEREAS, **Tommy G. Coker and Wife, Louise N. Coker and Leon J. Coker, Jr. and wife, Patricia Coker**, are the sole owner of a 2.706 acres (117,867 square feet) of land in the Memphis, El Paso & Pacific Railroad Company Survey, Abstract No. 421, City of Texarkana, Bowie County, Texas; said 2.706 acres (117,867 square feet) of land being all of that certain tract of land described as Tract One in a Warranty Deed to Tommy G. Coker and Wife, Louise N. Coker and Leon J. Coker, Jr. and wife, Patricia Coker (hereinafter referred to as Tract One), as recorded in Volume 543, Page 503, Deed Records, Bowie County, Texas (D.R.B.C.T.) and being all of that certain tract of land described as Tract Two in a Warranty Deed to Tommy G. Coker and Wife, Louise N. Coker and Leon J. Coker, Jr. and wife, Patricia Coker (hereinafter referred to as Tract Two), as recorded in Volume 543, Page 503, D.R.B.C.T.; said 2.706 acres (117,867 square feet) of land being more particularly described, by metes and bounds, as follows:

BEGINNING at a one-half inch iron rod with plastic cap stamped "JHG TEX RPLS 1715" found for the Northwest corner of said Tract One, same being the Southwest corner of that certain tract of land described in a Special Warranty Deed to CF NET Lease Portfolio 1 DST (hereinafter referred to as CF NET Lease tract), as recorded in Instrument Number 2016-13704, Official Public Records, Bowie County, Texas (O.P.R.B.C.T.), same also being the East line of that certain tract of land described as Lot 3, Medical Plaza Subdivision (hereinafter referred to as Lot 3), an addition to the City of Texarkana, Bowie County, Texas, according to the plat recorded in Volume 3632, Page 40, Plat Records, Bowie County, Texas (P.R.B.C.T.);

THENCE North 87 degrees 04 minutes 43 seconds East, departing the East line of said Lot 3, with the common line between said Tract One and said CF NET Lease tract, a distance of 399.88 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for the Northeast corner of said Tract One, same being the existing West right-of-way line of N. State Line Avenue, also known as State Highway 71, also known as Business State Highway 59 (variable with right-of-way);

THENCE South 11 degrees 52 minutes 17 seconds East with the common line between said Tract One and the existing West right-of-way line of said N. State Line Avenue, a distance of 81.76 feet to a mag nail set for corner;

THENCE South 04 degrees 26 minutes 17 seconds East, continue with the common line between said Tract One and the existing West right-of-way line of said N. State Line Avenue, a distance of 150.09 feet to a mag nail set for corner;

THENCE South 02 degrees 14 minutes 01 second East, continue with the common line between said Tract One and the existing West right-of-way line of said N. State Line Avenue, a distance of 24.74 feet to a mag nail set for the Southeast corner of said Tract One, same being the Northeast corner of said Tract Two;

THENCE South 02 degrees 14 minutes 01 second East with the common line between said Tract Two and the existing West right-of-way line of said N. State Line Avenue, a distance of 75.07 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for the Southeast corner of said Tract Two, same being the North line of that certain tract of land described as Tract A in a Special Warranty Deed to Broadstone ZCW Portfolio, LLC (hereinafter referred to as Tract A), as recorded in Instrument Number 2018-00007489, O.P.R.B.C.T.;

THENCE South 87 degrees 04 minutes 43 seconds West, departing the existing West right-of-way line of said N. State Line Avenue, with the common line between said Tract Two and said Tract A, a distance of 162.24 feet to a one-half inch iron rod found for the Southwest corner of said Tract Two, same being the Northwest corner of said Tract A, same also being the East line of that certain tract of land described as Tract B in a Special Warranty Deed to Broadstone ZCW Portfolio, LLC (hereinafter referred to as Tract B), as recorded in Instrument Number 2018-00007489, O.P.R.B.C.T.;

THENCE North 02 degrees 28 minutes 17 seconds West with the common line between said Tract Two and said Tract B, a distance of 75.06 feet to a one-half inch iron rod found for the Northwest corner of said Tract Two, same being the South line of said Tract One, same also being the Northeast corner of said Tract B;

THENCE South 87 degrees 04 minutes 43 seconds West with the common line between said Tract One and said Tract B, pass at a distance of 94.60 feet, the Northwest corner of said Tract B, same being the Northeast corner of that certain tract of land described as Forest Ridge Homes, an addition to the City of Texarkana, Bowie County, Texas, according to the plat recorded in Instrument Number 2006-00011511, O.P.R.B.C.T., continue with said course, with the common line between said Tract One and said Forest Ridge Homes for a total distance of 256.55 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for the Southwest corner of said Tract One, same being the Southeast corner of said Lot 3;

THENCE North 02 degrees 17 minutes 17 seconds West, departing the North line of said Forest Ridge Homes, with the common line between said Tract One and said Lot 3, a distance of 255.56 feet to the **PLACE OF BEGINNING**, and containing a calculated area of 2.706 acres (117,867 square feet) of land.

OFFER OF IRREVOCABLE DEDICATION

KNOWN ALL PERSONS BY THESE PRESENT:

That I, **Tommy G. Coker and Wife, Louise N. Coker and Leon J. Coker, Jr. and wife, Patricia Coker**, being the owner of the hereon legally described tract of land, co hereby plat and layout the same into a subdivision of the City of Texarkana, Bowie County, Texas, said subdivision to be known, designated and hereafter referred to by its subdivision name, **GOLDEN CHICK ADDITION**, legally described, BEING 2.706 acres out of the Memphis, El Paso & Pacific Railroad Company Survey, Abstract Number 421, City of Texarkana, Bowie County, Texas, same being composed of three (3) lots, all as more particularly set out in detail on the survey and plat of which this dedication is a part.

This plat designates certain improvements consisting of street right-of-way as shown upon the said plat. I further dedicate to the use of the present and future owner of said several lots for obtaining utilities (including without being limited to, utilities and utility companies providing said premises with water, sewage service, telephone service, electricity and gas) serving said premises, he easement located on said plat and designated as utility and or guy easements, to be dedicated to the City of Texarkana, Texas, free and clear of all encumbrances and liens, pursuant to the regulations and requirements of he City of Texarkana, Texas.

This offer of dedication is irrevocable and can be formally accepted by the City at any time. This offer shall run with the land and shall be binding on all assignees, grantees, successors or heirs of the developer.

Tommy G. Coker

Louise N. Coker

Leon J. Coker

Patricia Coker

FINAL PLAT
LOTS 1 - 3, BLOCK 1
GOLDEN CHICK ADDITION

BEING 2.706 acres out of the
Memphis, El Paso & Pacific
Railroad Company Survey,
Abstract Number 421
City of Texarkana, Bowie County, Texas
3 Lots

Preparation Date: July 2023
SHEET 1 OF 1

ENGINEER / SURVEYOR:
BANNISTER ENGINEERING, LLC
240 NORTH MITCHELL ROAD
MANSFIELD, TEXAS 76063
CONTACT: MICHAEL DAVIS, RPLS
PHONE: 817-842-2094
Mike@bannistereng.com

OWNER / DEVELOPER:
GOLDEN CHICK
4411 N. STATE LINE AVENUE
TEXARKANA, TEXAS 75503

BANNISTER
ENGINEERING

240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
TBPLS REGISTRATION NO. 10193823

PROJECT NO.: 245-22-012

TEX-Henslee, Dustin

From: TEX-Henslee, Dustin
Sent: Thursday, July 20, 2023 8:03 AM
To: dw Wiley@aep.com; Zachary S Pinalto; michael.a.latham@windstream.com; Chris Jackson; TWU-Smith, Gary; TEX-Daniel, Mashell; Beau Redfearn; todc@bcec.com; TWU-Rogers, Terri; Langley, Joe; TTFD-James, Heather; mgross@bowieappraisal.org; Tommy Bruce; philip.mcdowell@rittercommunications.com; tray.mcneil@rittercommunications.com; Brandon Brooks; GREG STRICKLAND; Stephanie Green; Jeremy Lindsey
Cc: TEX-Puckett, Laura; TEX-Daniel, Mashell
Subject: Plat Review: Preliminary and Final Plat for Golden Chick Addition
Attachments: PlatReview-FinalandPreliminaryPlat-GoldenChickAddition-Aug2023.pdf

All,

We have received a request for approval of the Preliminary and Final Plat for Golden Chick Addition located at 4411 N. State Line Ave. The purpose of this plat is to create a 3 lot addition for commercial development. This will be on the **August 7, 2023 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, August 2, 2023**. If you have any questions, please let me know.

Thanks,

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

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

Attachment: P&ZMemo-PlatReview-GoldenChickAddition-August2023 (4063 : Final and Preliminary plat for Golden Chick 4411 N State Line

TEX-Henslee, Dustin

From: Zac Pianalto <zspianalto@aep.com>
Sent: Thursday, July 20, 2023 11:08 AM
To: TEX-Henslee, Dustin; Dusty Wiley; Cabe C Bonner
Subject: RE: Plat Review: Preliminary and Final Plat for Golden Chick Addition
Attachments: PlatReview-FinalandPreliminaryPlat-GoldenChickAddition-Aug2023.pdf

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

Dusty Henslee,

SWEPCO has no objections to the 3-Lot addition for development. I haven't seen any site plans yet for the new Golden Chick on State Line. Hopefully the builder will reach out ahead of time if any existing lines interfere with construction.



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

From: TEX-Henslee, Dustin <dustin.henslee@txkusa.org>
Sent: Thursday, July 20, 2023 8:03 AM
To: Dusty Wiley <dwwiley@aep.com>; Zac Pianalto <zspianalto@aep.com>; michael.a.latham@windstream.com; chris.jackson@windstream.com; TWU-Smith, Gary <gsmith@txkusa.org>; TEX-Daniel, Mashell <mhodges@txkusa.org>; Beau Redfearn <bredfearn@swrea.com>; todc@bcec.com; TWU-Rogers, Terri <terri.rogers@txkusa.org>; joe.langley@sparklight.biz; TTFD-James, Heather <heather.james@txkusa.org>; mgross <mgross@bowieappraisal.org>; Tommy Bruce <Tommy.Bruce@txdot.gov>; philip.mcdowell@rittercommunications.com; tray.mcneil@rittercommunications.com; Brandon Brooks <bbrooks@summitutilities.com>; GREG STRICKLAND <gstrickland@summitutilities.com>; Stephanie Green <sgreen@conterra.com>; Jeremy Lindsey <jlindsey@swrea.com>
Cc: TEX-Puckett, Laura <lpuckett@txkusa.org>; TEX-Daniel, Mashell <mhodges@txkusa.org>
Subject: [EXTERNAL] Plat Review: Preliminary and Final Plat for Golden Chick Addition

All,

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Assistant City Manager/Director of Public Works
City of Texarkana, Texas
 Office: (903)-798-3953
 Cell: (903)-908-1808

Attachment: P&ZMemo-PlatReview-GoldenChickAddition-August2023 (4063 : Final and Preliminary plat for Golden Chick 4411 N State Line

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Attachment: P&ZMemo-PlatReview-GoldenChickAddition-August2023 (4063 : Final and Preliminary plat for Golden Chick 4411 N State Line

TEX-Henslee, Dustin

From: Tod Corbin <todc@bcec.com>
Sent: Thursday, July 20, 2023 8:11 AM
To: TEX-Henslee, Dustin
Cc: TEX-Puckett, Laura; TEX-Daniel, Mashell
Subject: RE: Plat Review: Preliminary and Final Plat for Golden Chick 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.

Mr. Henslee,
 Bowie-Cass Electric has no comment on the proposed plats.
 If you have any questions, please let me know.
 Tod Corbin
 Bowie-Cass Electric Cooperative, Inc.

From: TEX-Henslee, Dustin [mailto:dustin.henslee@txkusa.org]
Sent: Thursday, July 20, 2023 8:03 AM
To: dwwiley@aep.com; Zachary S Pianalto; michael.a.latham@windstream.com; chris.jackson@windstream.com; TWU-Smith, Gary; TEX-Daniel, Mashell; Beau Redfearn; Tod Corbin; TWU-Rogers, Terri; joe.langley@sparklight.biz; TTFD-James, Heather; mgross; Tommy Bruce; philip.mcdowell@rittercommunications.com; tray.mcneil@rittercommunications.com; Brandon Brooks; GREG STRICKLAND; Stephanie Green; Jeremy Lindsey
Cc: TEX-Puckett, Laura; TEX-Daniel, Mashell
Subject: Plat Review: Preliminary and Final Plat for Golden Chick Addition

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

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Attachment: P&ZMemo-PlatReview-GoldenChickAddition-August2023 (4063 : Final and Preliminary plat for Golden Chick 4411 N State Line

TEX-Henslee, Dustin

From: Tod Corbin <todc@bcec.com>
Sent: Monday, July 24, 2023 4:05 PM
To: TEX-Henslee, Dustin
Subject: RE: Plat Review: Preliminary and Final Plat for Golden Chick 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.

Mr. Henslee,
 Bowie-Cass Electric has no comment on the revision to the subject final plat.
 Tod Corbin
 Bowie-Cass Electric Cooperative, Inc.

From: TEX-Henslee, Dustin [mailto:dustin.henslee@txkusa.org]
Sent: Monday, July 24, 2023 3:48 PM
To: dwwiley@aep.com; Zachary S Pianalto; michael.a.latham@windstream.com; chris.jackson@windstream.com; TWU-Smith, Gary; TEX-Daniel, Mashell; Beau Redfearn; Tod Corbin; TWU-Rogers, Terri; joe.langley@sparklight.biz; TTFD-James, Heather; mgross; Tommy Bruce; philip.mcdowell@rittercommunications.com; tray.mcneil@rittercommunications.com; Brandon Brooks; GREG STRICKLAND; Stephanie Green; Jeremy Lindsey
Cc: TEX-Puckett, Laura; TEX-Daniel, Mashell
Subject: RE: Plat Review: Preliminary and Final Plat for Golden Chick Addition

Attached are updating plats for the Golden Chick.

Thanks
 Dusty

Good afternoon Dusty,

There were some changes made by the engineer that affected the plat, I was not sure where to upload the plat on the portal, that would trigger you seeing the revised plat. I have attached them to this email. If you would like for me to upload to the portal, please let me know which tab to put it under.

Have an amazing day †,
 Deya Muñoz
 Administrative Assistant

Bannister Engineering, LLC
 817.842.2094 Office

From: TEX-Henslee, Dustin
Sent: Thursday, July 20, 2023 8:03 AM
To: dwwiley@aep.com; Zachary S Pianalto <zspianalto@aep.com>; michael.a.latham@windstream.com; Chris Jackson <chris.jackson@windstream.com>; TWU-Smith, Gary <gsmith@txkusa.org>; TEX-Daniel, Mashell <mhodes@txkusa.org>; Beau Redfearn <bredfearn@swrea.com>; todc@bcec.com; TWU-Rogers, Terri

Attachment: P&ZMemo-PlatReview-GoldenChickAddition-August2023 (4063 : Final and Preliminary plat for Golden Chick 4411 N State Line

<terri.rogers@txkusa.org>; Langley, Joe <Joe.Langley@sparklight.biz>; TTFD-James, Heather <heather.james@txkusa.org>; mgross@bowieappraisal.org; Tommy Bruce <Tommy.Bruce@txdot.gov>; philip.mcdowell@rittercommunications.com; tray.mcneil@rittercommunications.com; Brandon Brooks <bbrooks@summitutilities.com>; GREG STRICKLAND <gstrickland@summitutilities.com>; Stephanie Green <sgreen@conterra.com>; Jeremy Lindsey <jlindsey@swrea.com>
Cc: TEX-Puckett, Laura <lpuckett@txkusa.org>; TEX-Daniel, Mashell <mhodges@txkusa.org>
Subject: Plat Review: Preliminary and Final Plat for Golden Chick Addition

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Thanks,

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

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TEX-Henslee, Dustin

From: Langley, Joe <Joe.Langley@cableone.biz>
Sent: Thursday, July 20, 2023 3:27 PM
To: TEX-Henslee, Dustin
Subject: RE: Plat Review: Preliminary and Final Plat for Golden Chick Addition

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I do not see an issue on this one.

From: TEX-Henslee, Dustin <dustin.henslee@txkusa.org>
Sent: Thursday, July 20, 2023 8:03 AM
To: dw Wiley@aep.com; Zachary S Pianalto <zspianalto@aep.com>; michael.a.latham@windstream.com; chris.jackson@windstream.com; TWU-Smith, Gary <gsmith@txkusa.org>; TEX-Daniel, Mashell <mhodges@txkusa.org>; Beau Redfearn <bredfearn@swrea.com>; todc@bcec.com; TWU-Rogers, Terri <terri.rogers@txkusa.org>; Langley, Joe <Joe.Langley@cableone.biz>; TTFD-James, Heather <heather.james@txkusa.org>; mgross <mgross@bowieappraisal.org>; Tommy Bruce <Tommy.Bruce@txdot.gov>; philip.mcdowell@rittercommunications.com; tray.mcneil@rittercommunications.com; Brandon Brooks <bbrooks@summitutilities.com>; GREG STRICKLAND <gstrickland@summitutilities.com>; Stephanie Green <sgreen@conterra.com>; Jeremy Lindsey <jlindsey@swrea.com>
Cc: TEX-Puckett, Laura <lpuckett@txkusa.org>; TEX-Daniel, Mashell <mhodges@txkusa.org>
Subject: Plat Review: Preliminary and Final Plat for Golden Chick Addition

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

All,

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

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Attachment: P&Z Memo-Plat Review-Golden Chick Addition-August 2023 (4063 : Final and Preliminary plat for Golden Chick 4411 N State Line

TEX-Henslee, Dustin

From: Brandon Brooks <bbrooks@summitutilities.com>
Sent: Tuesday, July 25, 2023 11:42 AM
To: TEX-Henslee, Dustin
Subject: RE: [EXTERNAL EMAIL] RE: Plat Review: Preliminary and Final Plat for Golden Chick 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.

Summit has no facilities that will be affected with this proposal.



Brandon Brooks

Operations Supervisor | Texarkana, Arkansas

903.824.1304 c.

bbrooks@summitutilities.com

From: TEX-Henslee, Dustin <dustin.henslee@txkusa.org>
Sent: Monday, July 24, 2023 3:48 PM
To: dwwiley@aep.com; Zachary S Pianalto <zspianalto@aep.com>; michael.a.latham@windstream.com; chris.jackson@windstream.com; TWU-Smith, Gary <gsmith@txkusa.org>; TEX-Daniel, Mashell <mhodges@txkusa.org>; Beau Redfearn <bredfearn@swrea.com>; todc@bcec.com; TWU-Rogers, Terri <terri.rogers@txkusa.org>; joe.langley@sparklight.biz; TTFD-James, Heather <heather.james@txkusa.org>; mgross <mgross@bowieappraisal.org>; Tommy Bruce <Tommy.Bruce@txdot.gov>; philip.mcdowell@rittercommunications.com; tray.mcneil@rittercommunications.com; Brandon Brooks <bbrooks@summitutilities.com>; Greg Strickland <gstrickland@summitutilities.com>; Stephanie Green <sgreen@conterra.com>; Jeremy Lindsey <jlindsey@swrea.com>
Cc: TEX-Puckett, Laura <lpuckett@txkusa.org>; TEX-Daniel, Mashell <mhodges@txkusa.org>
Subject: [EXTERNAL EMAIL] RE: Plat Review: Preliminary and Final Plat for Golden Chick Addition

Attached are updating plats for the Golden Chick.

Thanks
 Dusty

Good afternoon Dusty,

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Have an amazing day †,

Deya Muñoz

Administrative Assistant



Bannister Engineering, LLC
 817.842.2094 Office

Attachment: P&Z Memo-Plat Review-Golden Chick Addition-August 2023 (4063 : Final and Preliminary plat for Golden Chick 4411 N State Line

From: TEX-Henslee, Dustin

Sent: Thursday, July 20, 2023 8:03 AM

To: dwwiley@aep.com; Zachary S Pianalto <zspianalto@aep.com>; michael.a.latham@windstream.com; Chris Jackson <chris.jackson@windstream.com>; TWU-Smith, Gary <gsmith@txkusa.org>; TEX-Daniel, Mashell <mhodes@txkusa.org>; Beau Redfearn <bredfearn@swrea.com>; todc@bcec.com; TWU-Rogers, Terri <terri.rogers@txkusa.org>; Langley, Joe <Joe.Langley@sparklight.biz>; TTFD-James, Heather <heather.james@txkusa.org>; mgross@bowieappraisal.org; Tommy Bruce <Tommy.Bruce@txdot.gov>; philip.mcdowell@rittercommunications.com; tray.mcneil@rittercommunications.com; Brandon Brooks <bbrooks@summitutilities.com>; GREG STRICKLAND <gstrickland@summitutilities.com>; Stephanie Green <sgreen@conterra.com>; Jeremy Lindsey <jlindsey@swrea.com>

Cc: TEX-Puckett, Laura <lpuckett@txkusa.org>; TEX-Daniel, Mashell <mhodes@txkusa.org>

Subject: Plat Review: Preliminary and Final Plat for Golden Chick Addition

All,

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Thanks,

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

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Attachment: P&ZMemo-PlatReview-GoldenChickAddition-August2023 (4063 : Final and Preliminary plat for Golden Chick 4411 N State Line



Texarkana Water Utilities

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

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

MEMORANDUM

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

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

Date: July 20, 2023

Re: **Golden Chick Addition**

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

1. There is an existing eight-inch (8") water main on the west side of N. Stateline Avenue and an existing six-inch (6") sanitary sewer main that terminates in the northeast corner of the proposed Lot 3, Block1.
2. With the division of the existing property into three lots, the proposed Lot 3 is no longer served by water and the proposed Lots 1 & 2 are no longer served by sewer. A water main extension will be required to serve Lot 3 and a sewer main extension will be required to serve Lots 1 & 2.
3. The Utility reserves the right to request additional utility easements upon review of the plans.
4. The size and location of the existing water and sanitary sewer mains have not been field verified. The developer's representative shall field verify the size and location of the existing utilities before designing or constructing extensions of the system

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

cc: Kenny Icenhower, P.E., Assistant Executive Director, TWU
Bill Moss, GIS Technician, TWU
Teresa Akard, O & M Coordinator, TWU
Pam White, Administrative Coordinator, TWU

City of Texarkana, Texas

Summary Sheet

Version:

Update Date: 8/2/2023 8:55 AM

Lead Department: Planning & Zoning Commission **Action Officer:** Laura Puckett, Zoning Administrator
Subject: Amendment to PD-88-4 for site plan approval on Lot 6, Parcel 2, Block 3, Galleria Oaks #1, located in the 1600 block of Moores Lane. Jan Nelson, Power of Attorney for Ronald and Rebecca Nelson, owners, and Stacy McKee, agent.

Meeting Date: 8/7/2023**Attachments**

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

Staff Coordination

Planning & Zoning Commission	Laura Puckett	Department Head Review	
Completed	08/02/2023 10:51 AM		
Planning & Zoning Commission	Laura Puckett	Reviewer	Pending
Building Code Administration	Mashell Daniel	Reviewer	Pending
Planning & Zoning Commission	Laura Puckett	Meeting	Pending
08/07/2023 6:00 PM			

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Jan Nelson, Power of Attorney for Ronald and Rebecca Nelson, owners, and Stacy McKee, agent for site plan approval on Lot 6, Parcel 2, Block 3, Galleria Oaks #1, located in the 1600 block of Moores Lane. The current property is vacant land. The requested use is an assisted living facility.

The adjacent zoning is Agriculture to the north, Planned Development-Office to the east, and office to the south and west. The adjacent land use is a residence to the north, offices to the east and west and a church to the south.

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

City of Texarkana, Texas

The site plan will consist of the following:

1. The construction of three new 8,730 sq. ft. buildings.
2. The access driveway will be off Moores Lane. Driveway to be in line with drive across street.
3. There will be approximately 27 parking spaces which includes handicapped spaces. One space per for each six rooms for the aged or beds are required per ordinance. All parking spaces shall be a minimum of 180 sq. ft. in size.
4. A 6' by 8' monument style sign allowed.
5. Development must meet Drainage Ordinance and Stormwater Manual Design Standards.
6. Screened dumpster site.
7. Texarkana Water Utilities comments: there is an 8in water main serving the property. There is an 8in sewer main near the southeast corner of the property (a manhole). We could not find the property corner, but it appears the manhole is not on this property. To connect to the sewer, the property owner may be required to extend a short piece of sewer main to his property. Depending on their proposed use and design, there is a chance of connecting the sewer service directly to the manhole.
8. Fire Lane must meet minimum width of at least 20 feet and have a turning radius for a 40-foot wheel base.

Staff recommends for approval of the site plan with the stipulations listed above.

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.

Potential Options:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends for approval of this request with stipulations.

Advisory Board/Committee Review:

The Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

August 7, 2023

NOTICE OF PUBLIC HEARINGS

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

PLANNING & ZONING COMMISSION: Hearing Date: MONDAY, August 7, 2023 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, September 11, 2023 Hearing Time: 6:00 pm

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



OWNER: Ronald & Rebecca Nelson, owners and Stacy McKee, agent

OWNER'S ADDRESS: 2013 Holly Hill Drive, Tyler, Texas 75702

LOCATION OF REZONING: 1600 Block of Moores Lane, Texarkana, Texas 75503

PROPOSED CHANGE: Amendment to PD-88-4 for site plan approval for the construction of Assisted Living Facility

LEGAL DESCRIPTION: Lot 6, Parcel 2, Block 3, Galleria Oaks #1

CASE NUMBER: PD-88-4 DATE MAILED: 07/25/2023

Attachment: Hearing Notice and Application (4064 : Amendment to PD-88-4 site plan approval in the 1600 block of Moores 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

Receipt No. 23-002318

Case PD-88-4
Date JULY 19th, 23

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: 6 ^{PARCEL 2} Block: 3 Addition: GALLERIA DAVIS ADD. 1 SUBDIVISION
(Or see attached legal description)

Location: 1600th BLOCK OF MOORES LANE - NO ADDRESS & Hampton NW Corner

Present Zoning: O - PD

Requested: OL Ammending PD-88-4(0) for site plan approval.

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

Text

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

[Amending PD for site plan approval for an assisted living facility.]

Stacy McKee
Attorney or Agent Signature

Printed Name: Stacy McKee
6702 University Ave
Address

Texarkana, Tx, 75503
City, State, Zip

903-277-5698
Home Phone & Cell Phone

SSSMcKee@OUTLOOK.COM
Email Address

Stacy.mckee88@gmail.com
BY SIGNING THIS APPLICATION, YOU HAVE AGREED TO ALLOW THE CITY TO PLACE A SIGN ON YOUR PROPERTY

Ronald or Rebecca Nelson
Property Owner Signature

Printed Name: RONALD or Rebecca Nelson
2013 Holly Hill Dr.
Address

Tyler, Tx, 75702
City, State, Zip

Home Phone & Cell Phone

Email Address

Attachment: Hearing Notice and Application (4064 : Amendment to PD-88-4 site plan approval in the 1600 block of Moores Ln)

1600 Block of Moores Lane



Attachment: Maps (4064 : Amendment to PD-88-4 site plan approval in the 1600 block of Moores Ln)

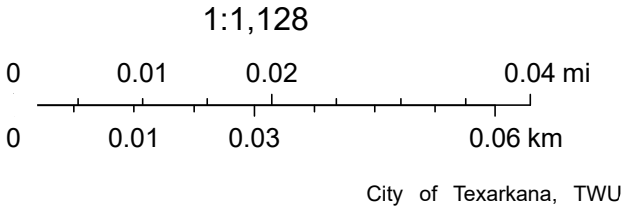
1600 Block of Moores Lane



Attachment: Maps (4064 : Amendment to PD-88-4 site plan approval in the 1600 block of Moores Ln)



Attachment: Site Plan (4064 : Amendment to PD-88-4 site plan approval in the 1600 block of Moores Ln)



City of Texarkana, Texas

Summary Sheet

Version:

Update Date: 8/2/2023 8:54 AM

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

Subject: Consider the minutes from the Planning and Zoning Commission meeting of June 5, 2023.

Meeting Date: 8/7/2023

Attachments

- a. June 5, 2023 P&Z Minutes (PDF)

Staff Coordination

Planning & Zoning Commission	Laura Puckett	Department Head Review	
Completed	08/02/2023 10:51 AM		
Planning & Zoning Commission	Laura Puckett	Reviewer	Pending
Building Code Administration	Mashell Daniel	Reviewer	Pending
Planning & Zoning Commission	Laura Puckett	Meeting	Pending
08/07/2023 6:00 PM			

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

See attached minutes from June 5, 2023.

Potential Options:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends for approval of the June 5, 2023 minutes.

Advisory Board/Committee Review:

The Planning and Zoning Commission

Board/Committee Recommendation:

City of Texarkana, Texas

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

August 7, 2023



CITY OF TEXARKANA
PLANNING & ZONING COMMISSION
MINUTES • JUNE 5, 2023

Council Chambers

Regular Meeting

6:00 PM

220 TEXAS BLVD.
TEXARKANA, TX 75501

I. CALL TO ORDER

II. AGENDA ITEMS

1. Consider approval of replat of Lot 4, Block 1, of Classic Auto Park East, and 1.063 acres into one lot, located south of 4021 Mall Drive. Gregg Orr, owner, and Jeffrey Wood MTG Engineers and Surveyors, agent.

Dusty spoke on behalf of MTG. This is Lot 4 Block 1 of Classic Auto Park East and adding 1.063 to make Class Auto Park East 2.

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

2. Consider approval of replat of Lots 11, 12, 13, and 14, Block 3 Greenwoods Sunny Slope Addition, located on the corner of Austin Street and Hoover Street.

Dusty spoke on behalf of MTG replatting 4 lots into 1.

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

3. Consider approval of replat of part of Block 47 of Trigg Addition, located at the corner of Main Street and West 6th Street. Travis Mudford, Surveyor/Agent.

Dusty spoke on behalf Travis Mudford, Surveyor. Replat of block 47 to combine part of 8 and 7 into one lot.

Attachment: June 5, 2023 P&Z Minutes (4065 : Planning and Zoning Commission meeting minutes from 06/05/2023)

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

4. S-779: consider Specific Use Permit to allow RV Park on the WPT Lot 20 All of 21, Block 6, H.S. Janes HRS, A-306, located at 4307 Gazola Street. Inez Dixon, owner and Charles Griffin Jr., agent.

No one showed. The City did recommend for denial based on the future land use of Industrial-1 zoning. Approved with restrictions.

The only permanent structure allowed is the office building.

Ms. Kinsey moved for approval with a Planned Development placed and stipulations and correcting item #6 to include "with the exception of office building".

RESULT:	ADOPTED [6 TO 0]
MOVER:	Dianna Patterson Kinsey, Vice Chairperson
SECONDER:	Casey Boyette, Commissioner
AYES:	Kinsey, Coleman, Northam, Boyette, Bailey, Kernek
ABSENT:	Sarine
EXCUSED:	Joyce III
RECUSED:	Larkins

5. S-780: consider Specific Use Permit to allow RV Park on the EPT Lot 20, Block 6, H.S. Janes HRS, A-306, located at 4301 Gazola Street. Inez Dixon, owner and Charles Griffin Jr., agent.

No one showed. The City did recommend for denial based on the future land use of Industrial-1 zoning. Approved with restrictions.

The only permanent structure allowed is the office building.

Ms. Kinsey moved for approval with a Planned Development placed and stipulations and correcting item #6 to include "with the exception of office building".

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

6. S-781: consider Specific Use Permit to allow RV Park on the Lot 22, Block 6, H.S. Janes HRS, A-306, located at 1312 Letter Carrier Drive. Inez Dixon, owner and Charles Griffin Jr., agent.

No one showed. The City did recommend for denial based on the future land use of Industrial-1 zoning. Approved with restrictions.

The only permanent structure allowed is the office building.

Ms. Kinsey moved for approval with a Planned Development placed and stipulations and correcting item #6 to include "with the exception of office building".

RESULT:	ADOPTED [5 TO 0]
MOVER:	Dianna Patterson Kinsey, Vice Chairperson
SECONDER:	Lee Kernek, Alternate Commissioner
AYES:	Kinsey, Coleman, Larkins, Bailey, Kernek
ABSENT:	Boyette, Sarine
EXCUSED:	Joyce III
RECUSED:	Northam

III. STAFF UPDATES

The Commission advised that there will not be a quorum so, there will be no meeting for July 2023.

IV. CONSIDER APPROVAL OF MINUTES

1. Consider approval of the Planning and Zoning Commission meeting minutes from May 1, 2023.

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

V. ADJOURNMENT**VI. P&Z AGENDA ITEMS**