



CITY OF TEXARKANA
PLANNING & ZONING COMMISSION
AGENDA • SEPTEMBER 5, 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 reapproval of the replat of Lot 1, Block 1, Summerlane Estates Revised, located at 18 Summer Lane. Michael Morriss, owner, and Jeffrey Wood, MTG Engineers and Surveyors, agent.

III. STAFF UPDATES

IV. CONSIDER APPROVAL OF MINUTES

1. Consider approval of the Planning and Zoning Commission meeting Minutes from August 7, 2023.
-

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

1. Consider replat of Hadaway Second Addition, being a replat of part of Lots No. 7 & 8, and all of Lots 9 & 10, Flower Acres Subdivision located at 3315 South Lake Drive. Hadaway Family Investments, owner, and Jeffrey Wood, MTG Engineers and Surveyors, agent.

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: 8/23/2023 10:05 AM

Lead Department: Planning & Zoning Commission **Action Officer:** Laura Puckett, Zoning Administrator
Subject: Consider reapproval of the replat of Lot 1, Block 1, Summerlane Estates Revised, located at 18 Summer Lane. Michael Morriss, owner, and Jeffrey Wood, MTG Engineers and Surveyors, agent.

Meeting Date: 9/5/2023

Attachments

- a. P&ZMemo-Reapproval-ReplatLot1Blk2-SummerlaneEstates-Sept2023 (PDF)

Staff Coordination

Building Code Administration	Mashell Daniel	Department Head Review
Pending		
Planning & Zoning Commission		Department Review
Pending		
Planning & Zoning Commission	Laura Puckett	Meeting Pending
09/05/2023 6:00 PM		

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

See attached memorandum.

Potential Options:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends reapproval of the final plat pending any staff and utility changes.

Advisory Board/Committee Review:

Planning and Zoning Commission

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

NOT APPLICABLE

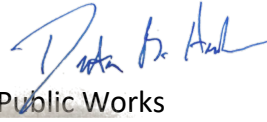
Advisory Board/Committee Meeting Date and Minutes:

September 5, 2023

MEMORANDUM

To: Planning and Zoning Commission

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



Date: August 7, 2023

Subject: **Consider reapproval of Replat of Lot 1, Block 1 Summerlane Estates Revised**

This is a request by Michael Morriss, owner, and Jeffrey Wood, MTG Engineers and Surveyors, agent, to consider the reapproval of the **Replat of Lot 1, Block 1 Summerlane Estates Revised**. This was originally approved at the P&Z meeting on March 6, 2023. The plat was not recorded within 121 days of the approval, so they are asking for a reapproval of the plat.

Staff recommends reapproval 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.

Attachment: P&ZMemo-Reapproval-ReplatLot1Blk2-SummerlaneEstates-Sept2023 (4070 : Re-approval of Summer Lane Estates Replat)



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 divide Lot 1 Block 2 of Summerlane Estates into Two Lots

Plat Title: Replat of Lot No. 1 Block No. 2 of Summerlane Estates Revised

Current Legal Description: Lot No. 1 Block No. 2 of Summerlane Estates Revised

Total Acreage: 1.313 **Number of Lots:** 2 **Zoning:** SF1

Owner/Developer Information:

Name: Michael Morriss

Address: 18 Summer Ln, Texarkana TX

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

Surveyor/Engineer Information:

Name: Jeffrey Wood - MTG Engineers & Surveyors

Address: 5930 Summerhill Road, Texarkana TX 75503

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

Applicant/Agent Information:

Name: Jeffrey Wood - MTG Engineers & Surveyors

Address: 5930 Summerhill Road, Texarkana TX 75503

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

Required Documents:

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

Owners/Applicant Certification

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

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

Jeffrey Wood

Applicant's Printed Name



Applicant's Signature

2/15/23

Date

Application Fee:

Received by:

Revis

Packet Pg. 6

Attachment: P&ZMemo-Reapproval-ReplatLot1Blk2-SummerlaneEstates-Sept2023 (4070 : Re-approval of Summer Lane Estates Replat)



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	☒
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 previous recorded subdivision

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')

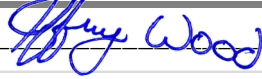
b. Residential (25')

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

Surveyor Note explaining purpose of Replat	☒
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.


2/15/23

 Signature Date
 Jeffrey Wood

 Printed Name

Attachment: P&ZMemo-Reapproval-ReplatLot1B1k2-SummerlaneEstates-Sept2023 (4070 : Re-approval of Summer Lane Estates Replat)

City of Texarkana, Texas

Summary Sheet

Version:

Update Date: 8/17/2023 8:18 AM

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

Subject: Consider approval of the Planning and Zoning Commission meeting Minutes from August 7, 2023.

Meeting Date: 9/5/2023

Attachments

- a. August 7, 2023 P&Z Minutes (PDF)

Staff Coordination

Building Code Administration	Mashell Daniel	Department Head Review
Pending		
Planning & Zoning Commission		Department Review
Pending		
Planning & Zoning Commission	Laura Puckett	Meeting Pending
09/05/2023 6:00 PM		

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

See attached minutes from the August 7, 2023 Planning and Zoning Commission meeting.

Potential Options:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends approval of the August 7, 2023 Planning and Zoning Commission meeting minutes.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

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

September 5, 2023



CITY OF TEXARKANA
PLANNING & ZONING COMMISSION
MINUTES • AUGUST 7, 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 final and preliminary plat for Golden Chick Addition, located at 4411 North State Line Avenue. Golden Chick, owner and Jay Alexander, agent.

Dusty advised that the property owner is platting lots into a new commercial development.

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

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.

Stacy McKee presented that she intends to build three type B assisted living facility for memory care. Type B assisted living is limited to 16 beds per building.

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

III. STAFF UPDATES

Staff presented a draft ordinance for Cell Towers to get the Commission's input for an upcoming workshop.

Attachment: August 7, 2023 P&Z Minutes (4072 : Consider approval of the P&Z Minutes from August 7, 2023)

IV. CONSIDER APPROVAL OF MINUTES

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

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

V. ADJOURNMENT

City of Texarkana, Texas

Version:

Update Date: 8/17/2023 8:37 AM

Summary Sheet

Lead Department: Planning & Zoning Commission **Action Officer:** Laura Puckett, Zoning Administrator
Subject: Consider replat of Hadaway Second Addition, being a replat of part of Lots No. 7 & 8, and all of Lots 9 & 10, Flower Acres Subdivision located at 3315 South Lake Drive. Hadaway Family Investments, owner, and Jeffrey Wood, MTG Engineers and Surveyors, agent.

Meeting Date: 9/5/2023**Attachments**

- a. P&ZMemo-HadawySecondAddtion-Sept2023 (PDF)

Staff Coordination

Building Code Administration	Mashell Daniel	Department Head Review
Pending		
Planning & Zoning Commission		Department Review
Pending		
Planning & Zoning Commission	Laura Puckett	Meeting Pending
09/05/2023 6:00 PM		

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

See attached memorandum.

Potential Options:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

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

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

City of Texarkana, Texas

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

September 5, 2023

MEMORANDUM

To: Planning and Zoning Commission

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

Date: August 29, 2023

Subject: **Consider approval of Hadaway Second Addition, being replat of part of lots 7 and 8 and all of lots 9 and 10, Flower Acres Subdivision**

This is a request by Hadaway Family Investments, owner, and Jeffrey Wood, MTG Engineers and Surveyors, agent to consider approval of the **Hadaway Second Addition, being replat of part of lots 7 and 8 and all of lots 9 and 10, Flower Acres Subdivision**. The purpose of this plat is to combine this all into 1 lot.

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 issues and 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. Electronic copy of recorded plat submitted to PW
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.



CITY OF

TEXARKANA

TEXAS

6.1.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 replat a part of Lots No. 7 & 8, and all of Lots 9 & 10, Flower Acres Subdivision into one lot

Plat Title: Hadaway Second Addition

Current Legal Description: Part of Lots No. 7 & 8, and all of Lots 9 & 10, Flower Acres Subdivision

Total Acreage: 2.107 **Number of Lots:** 1 **Zoning:** C-SF2

Owner/Developer Information:

Name: Hadaway Family Investments

Address: 3407 S. Lake Drive, Texarkana, TX

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

Surveyor/Engineer Information:

Name: Jeffrey Wood - MTG Engineers & Surveyors

Address: 5930 Summerhill Road, Texarkana TX 75503

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

Applicant/Agent Information:

Name: Jeffrey Wood - MTG Engineers & Surveyors

Address: 5930 Summerhill Road, Texarkana TX 75503

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

Required Documents:

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

Owners/Applicant Certification

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

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

Jeffrey Wood

Applicant's Printed Name



Applicant's Signature

8/16/23

Date

Application Fee:

Received by:

Revised

Packet Pg. 16

Attachment: P&ZMemo-HadawaySecondAddition-Sept2023 (4073 : Consider replat Hadaway Second Addition)



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	☒
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 previous recorded subdivision

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'

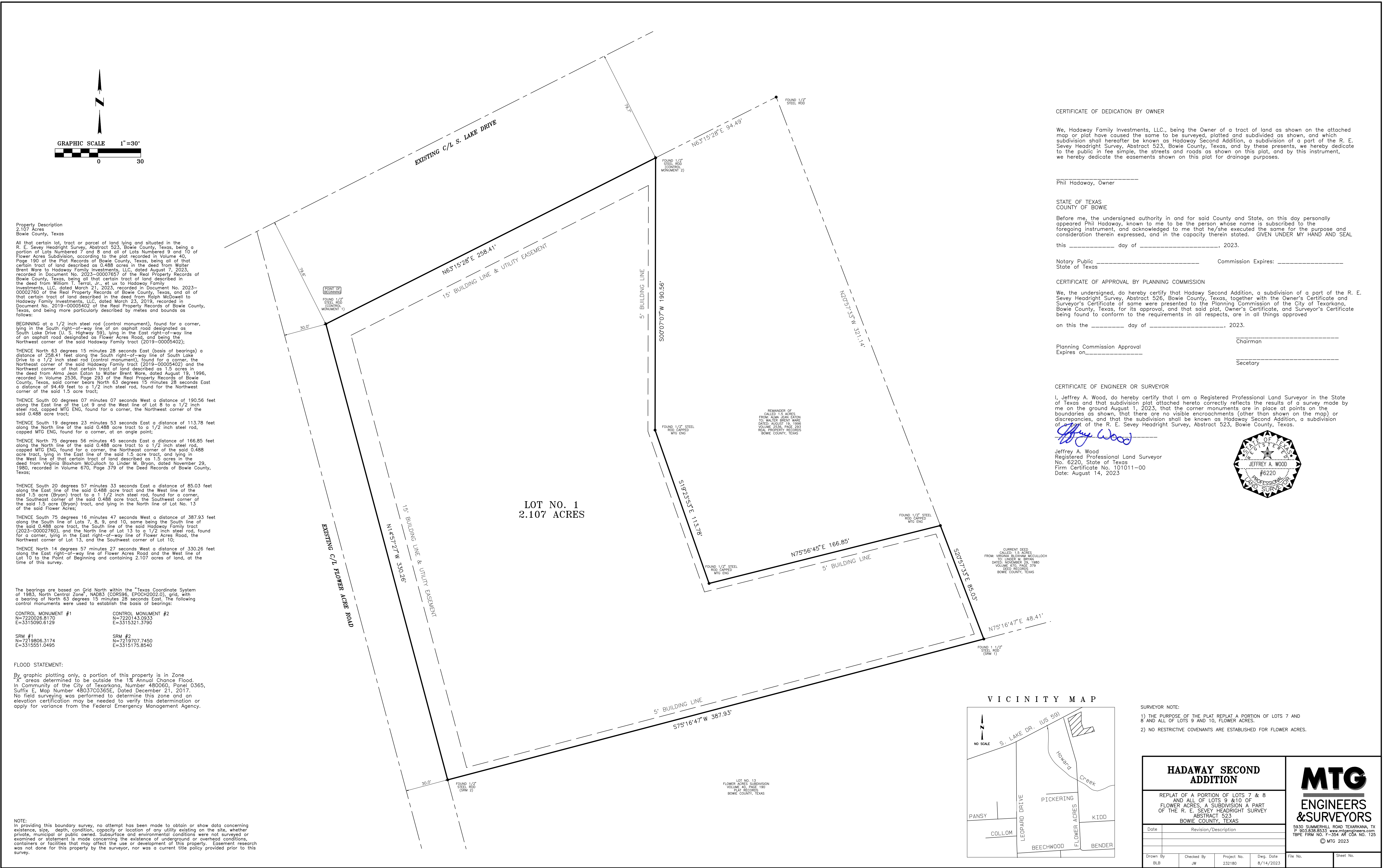
Surveyor Note explaining purpose of Replat	☒
100 Year FEMA Flood Zones	☒
Finish Floor Elevations (lots adjacent to flood zones and drainage facilities)	☐
Shown all necessary dimensions	☒
Supplemental Survey Reference Markers	☒
Certificate of ownership	☒
Certificate of surveyor	☒
Certificate of approval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

CERTIFICATION STATEMENT

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

Jeffrey Wood 8/16/23
Signature Date
Jeffrey Wood
Printed Name

Attachment: P&ZMemo-HadawaySecondAddition-Sept2023 (4073 : Consider replat Hadaway Second Addition)



CERTIFICATE OF DEDICATION BY OWNER

We, Hadaway Family Investments, LLC., 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 Hadaway Second Addition, a subdivision of a part of the R. E. Sevey Headright Survey, Abstract 523, 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.

Phil Hadaway, Owner

STATE OF TEXAS
COUNTY OF BOWIE

Before me, the undersigned authority in and for said County and State, on this day personally appeared Phil Hadaway, 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 _____, 2023.

Notary Public _____ Commission Expires: _____
State of Texas

CERTIFICATE OF APPROVAL BY PLANNING COMMISSION

We, the undersigned, do hereby certify that Hadaway Second Addition, a subdivision of a part of the R. E. Sevey Headright Survey, Abstract 526, 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 _____ Chairman
Expires on _____ 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 August 1, 2023, that the corner monuments are in place at points on the boundaries as shown, that there are no visible encroachments (other than shown on the map) or discrepancies, and that the subdivision shall be known as Hadaway Second Addition, a subdivision of a part of the R. E. Sevey Headright Survey, Abstract 523, Bowie County, Texas.

Jeffrey Wood

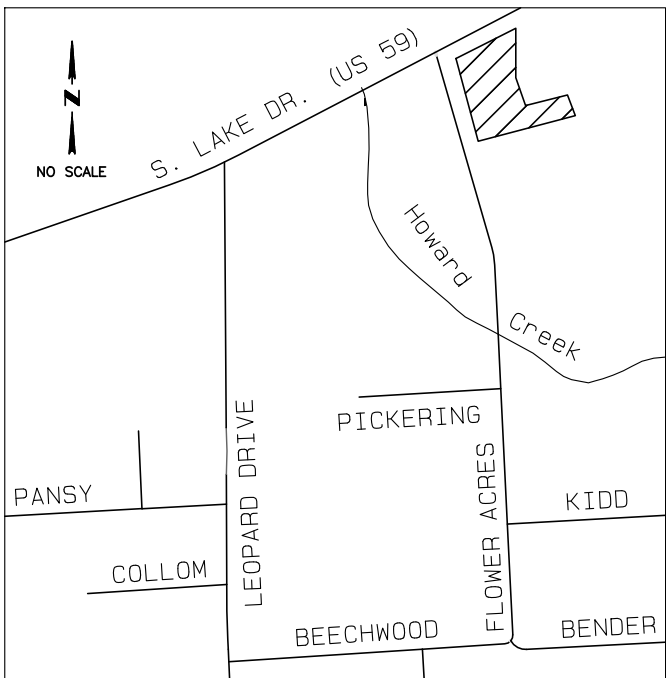
Jeffrey A. Wood
Registered Professional Land Surveyor
No. 6220, State of Texas
Firm Certificate No. 101011-00
Date: August 14, 2023



CURRENT DEED
CALLED: 1.5 ACRES
FROM: VIRGINIA BLOXHAM MCCULLOCH
TO: LINDER M. BRYAN
DATED: NOVEMBER 29, 1980
VOLUME 670, PAGE 379
DEED RECORDS
BOWIE COUNTY, TEXAS

FOUND 1 1/2" STEEL ROD (SRM 1)

VICINITY MAP



SURVEYOR NOTE:
1) THE PURPOSE OF THE PLAT REPLAT A PORTION OF LOTS 7 AND 8 AND ALL OF LOTS 9 AND 10, FLOWER ACRES.
2) NO RESTRICTIVE COVENANTS ARE ESTABLISHED FOR FLOWER ACRES.

HADAWAY SECOND ADDITION				MTG ENGINEERS &SURVEYORS	
REPLAT OF A PORTION OF LOTS 7 & 8 AND ALL OF LOTS 9 & 10 OF FLOWER ACRES, A SUBDIVISION A PART OF THE R. E. SEVEY HEADRIGHT SURVEY ABSTRACT 523 BOWIE COUNTY, TEXAS				5930 SUMMERHILL ROAD TEXARKANA, TX P. 802.638.8533 www.mtgengineers.com 18PE FIRM NO. F-354 ART COA NO. 125 © MTG 2023	
Date	Revision/Description			File No.	Sheet No.
Drawn By BLB	Checked By JW	Project No. 232180	Dwg. Date 8/14/2023		

TEX-Henslee, Dustin

From: Tod Corbin <todc@bcec.com>
Sent: Thursday, August 17, 2023 2:56 PM
To: TEX-Henslee, Dustin
Cc: TEX-Puckett, Laura; TEX-Daniel, Mashell; Will Burris
Subject: RE: Plat Review: Hadaway Second 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 plat.

Please note that I will be retiring in the near future and ask that you add Will Burris in my place for future e-mails. Will's email address is Willb@bcec.com and is listed above.

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, August 17, 2023 1:07 PM
To: dw Wiley@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: Hadaway Second Addition

All,

We have received a request for approval of the Hadaway Second Addition being a replat of part of Lots No. 7 & 8, and all of Lots 9 & 10, Flower Acres Subdivision. This is located at the intersection of S. Lake Drive and Flower Acres Road. The purpose of this plat is to combine this all into 1 lot. This will be on the **September 5, 2023 P&Z Agenda**.

Attached is the application, checklist, and plats for the proposed replat. Please review and provide any comments back to me via email by **12 PM, August 30, 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

Attachment: P&ZMemo-HadawaySecondAddition-Sept2023 (4073 : Consider replat Hadaway Second Addition)

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

Attachment: P&ZMemo-HadawySecondAddtion-Sept2023 (4073 : Consider replat Hadaway Second Addition)



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: August 21, 2023

Re: **Hadaway Second Addition - Replat of part of Lots 7 & 8, and all of Lots 9 & 10, Flower Acres Subdivision into one Lot**

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

1. There is an existing six-inch (6") water main on the south side of Lake Drive and an existing six-inch (6") water main on the east side of Flower Acre Road.
2. There is an existing eight-inch (8") sanitary sewer main on the south side of Lake Drive and an existing eight-inch (8") sanitary sewer main on the west side of Flower Acre Road.
3. The Utility reserves the right to request additional utility easements upon review of the plans.
4. The size and location of the existing water and sanitary sewer mains have not been field verified. The developer's representative shall field verify the size and location of the existing utilities before designing or constructing extensions of the system

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

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

Attachment: P&ZMemo-HadawaySecondAddition-Sept2023 (4073 : Consider replat Hadaway Second Addition)