



CITY OF TEXARKANA
PLANNING & ZONING COMMISSION
AGENDA • SEPTEMBER 7, 2021

Council Chambers**Regular Meeting****6:00 PM**

220 TEXAS BLVD.
TEXARKANA, TX 75501

Chairperson

Gene Joyce III

Commissioner

James Larkins

Commissioner

George Merrill

Vice Chairperson

Dianna Patterson Kinsey

Commissioner

Wanda Northam

Alternate Commissioner

Mitch Alexander

Commissioner

Tom Coleman

Commissioner

Casey Boyette

Alternate Commissioner

Brad Bailey

I. CALL TO ORDER**II. AGENDA ITEMS**

1. Consider approval of preliminary and final plat for Deaton Place Subdivision, a new subdivision located off Gin Road north of the intersection with Moores Lane. Aven Williamson, owner. Kayla Wood, MTG Engineers and Surveyors, agent.
2. Consider approval of the final and preliminary plat for The Grove, located at the intersection of Richmond Road, Airline Drive, and Ames-Dale Drive. Ames Development, LLC & Texarkana Storage, LLC, owners. Jeffrey Wood, MTG Engineers and Surveyors, agent.
3. Z-21-21: a 0.48-acre tract of land (being Tract 49) in the Howard Etheridge HRS, A-182, located at 1801 Waterall Street. Single Family-2 to Neighborhood Service.

III. STAFF UPDATES**IV. CONSIDER APPROVAL OF MINUTES**

1. Consider approval of the Planning and Zoning Commission minutes from August 2, 2021.

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: 9/2/2021 5:05 PM

Lead Department: Planning & Zoning Commission **Action Officer:** Laura Puckett, Administrative Coordinator
Consider approval of preliminary and final plat for Deaton Place Subdivision, a new subdivision located off Gin Road north of the intersection with Moores Lane. Aven Williamson, owner. Kayla Wood, MTG Engineers and Surveyors, agent.

Subject: agent.

Meeting Date: 9/7/2021

Attachments

- a. Deaton Place Plat Review Packet (PDF)

Staff Coordination

Planning & Zoning Commission	Laura Puckett	Department Head Review
Completed	09/02/2021 5:15 PM	
Building Code Administration	Mashell Daniel	Department Head Review
Pending		
Planning & Zoning Commission	Laura Puckett	Meeting Pending
09/07/2021 6:00 PM		

Updates/History of Briefing:

Previously approved by the Planning and Zoning Commission

Executive Summary and Background Information:

See attached.

Potential Options:

None

Fiscal Implications:

Not applicable.

Staff Recommendation:

See attached memo.

Advisory Board/Committee Review:

The Planning and Zoning Commission

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

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

September 7, 2021



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: subdivide property into lots

Plat Title: Deaton Place

Current Legal Description: Pt. J.S. Warsden HRS and Pt. George Brinlee HRS

Total Acreage: 11.376 Number of Lots: 37 Zoning: ETJ

Owner/Developer Information:

Name: Aven Williamson / Williamson Construction Company
Address: 5940 Summerhill Road, Texarkana, TX 75503
Phone: (903) 277-6100 Fax: () Work E-mail: avenwillconst@cableone.net

Surveyor/Engineer Information:

Name: Kayla Wood - MTG Engineers & Surveyors, Inc.
Address: 5930 Summerhill Road, Texarkana, TX 75503
Phone: (903) 838-8533 Fax: (903) 832-4700 Work E-mail: kwood@mtgengineers.com

Applicant/Agent Information:

Name: Kayla Wood - MTG Engineers & Surveyors, Inc.
Address: 5930 Summerhill Road, Texarkana, TX 75503
Phone: (903) 838-8533 Fax: (903) 832-4700 Work E-mail: kwood@mtgengineers.com

Required Documents:

- o 1 Electronic Copy of Plat
- o 1 Fullsize Copy of Plat (24"x36")
- o 1 Halfsize Copy of Plat (11"x17")
- o 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.

Aven Williamson
Applicant's Printed Name

Aven Williamson
Applicant's Signature

8/18/2021
Date

Application Fee:

Received by:

Revised: 12/21/2015

Attachment: Deaton Place Plat Review Packet (3552 : Consider Preliminary and Final Plat Deaton Place Subd.)

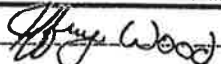


CITY OF

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 Jeffrey Wood	8/18/2021 Date
Printed Name	

Attachment: Deaton Place Plat Review Packet (3552 : Consider Preliminary and Final Plat Deaton Place Subd.)

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	☒
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

Attachment: Deaton Place Plat Review Packet (3552 : Consider Preliminary and Final Plat Deaton Place Subd.)



CITY OF

TEXARKANA

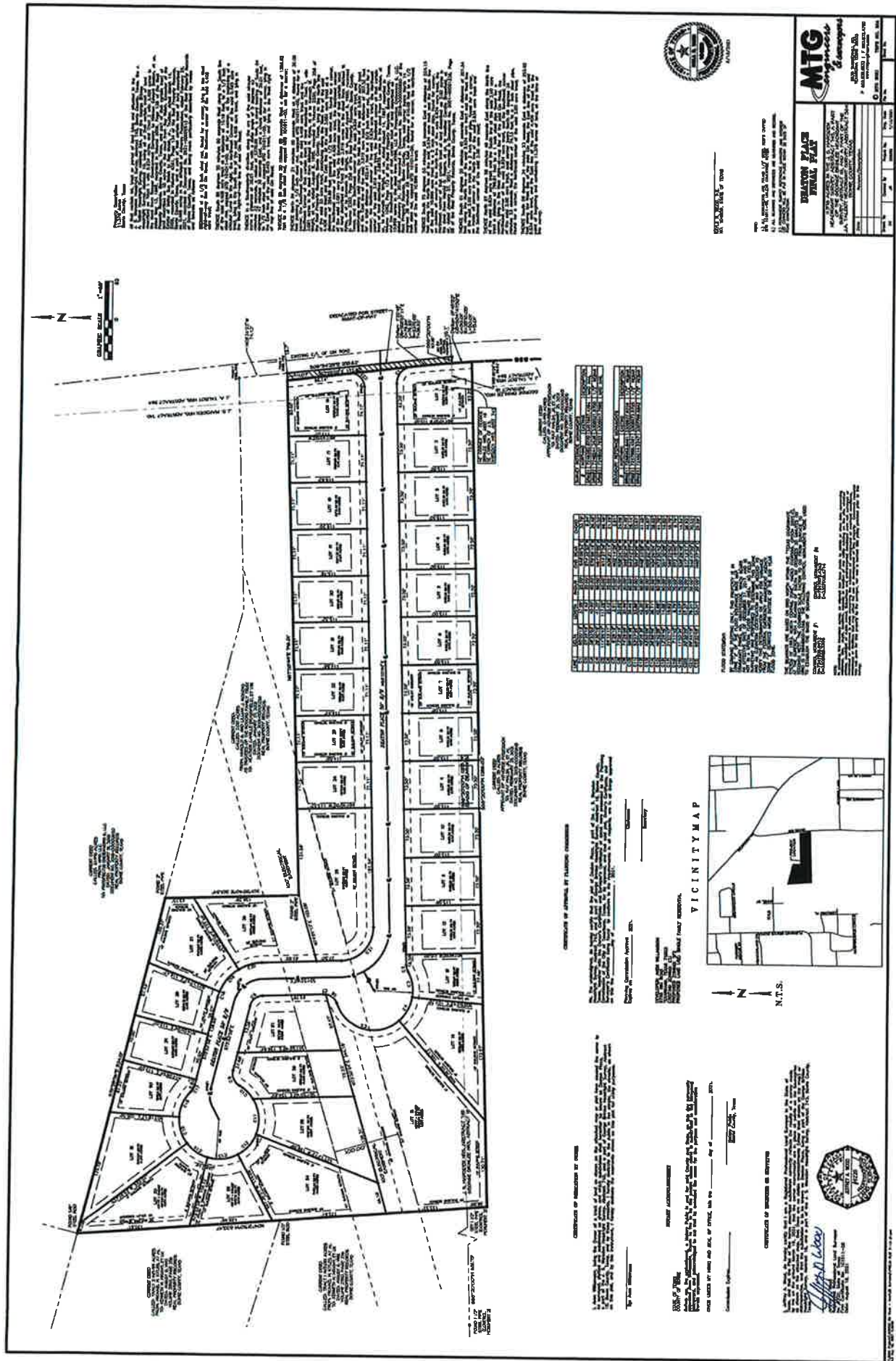
TEXAS

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	☒
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1. Watercourses (rivers, creeks, ravines, channels, etc.)	
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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 <i>Jeffrey Wood</i>	Date 8/18/2021
Printed Name Jeffrey Wood	

Attachment: Deaton Place Plat Review Packet (3552 : Consider Preliminary and Final Plat Deaton Place Subd.)

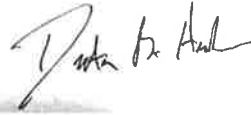
Revised: 1/22/2016



MEMORANDUM

To: File

From: Dusty Henslee, P.E., CFM
Director of Public Works, Texarkana, Texas



Date: March 31, 2021

Subject: Consider approval of final and preliminary plat for Deaton Place Subdivision

This is a request by Aven Williamson, owner and Kayla Wood, MTG Engineers and Surveyors, agent to consider approval of the final of preliminary plat for Deaton Place Subdivision. This is a new subdivision with proposed 37 lots off Gin Road just north of intersection with Moores Lane. Property is currently outside city limits but inside ETJ.

Comments are as follows:

1. TxDOT – No Issues
2. CenterPoint Energy – No Issues
3. Sparklight – No response
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 - No issues
7. PW/Planning Departments
 - a. Tax certificate of the property for recording purposes from BCAD must be provided showing all taxes have been paid for entire property in order to be recorded at the County Courthouse (Texas State Legislature amendment 12.002 of the Texas Property Code)
 - b. Mylar copy and electronic copy via email submitted to Public Works office after recording
 - c. Remove side and rear setback lines on final plat
 - d. Drainage easement needed on Lot 15?
 - e. Construction plans have been submitted and are currently under review.
8. Fire Department – Outside City jurisdiction, but recommendations are below:
 - a. Make sure the developer knows to provide adequate fire protection water supplies (fire hydrants) so a fire hydrant is within 600' of remote portion of each structure constructed, also the road width is great, turn radii are acceptable, but

Attachment: Deaton Place Plat Review Packet (3552 : Consider Preliminary and Final Plat Deaton Place Subd.)

there is but one way in and out- I would look into a second exit from the rear portion of the subdivision.

- b. Public Works response to rear access comment - there is no roadway near the back, so rear access can not be achieved at this time.

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



CITY OF TEXARKANA TEXAS

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

Application for Subdivision Plat Approval

Type:

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

Purpose of Plat: subdivide property into lots

Plat Title: Deaton Place

Current Legal Description: Pt. J.S. Warsden HRS and Pt. George Brinlee HRS

Total Acreage: 11.376 Number of Lots: 37 Zoning: ETJ

Owner/Developer Information:

Name: Aven Williamson / Williamson Construction Company

Address: 5940 Summerhill Road, Texarkana, TX 75503

Phone: (903) 277-6100 Fax: () Work E-mail: avenwillconst@cableone.net

Surveyor/Engineer Information:

Name: Kayla Wood - MTG Engineers & Surveyors, Inc.

Address: 5930 Summerhill Road, Texarkana, TX 75503

Phone: (903) 838-8533 Fax: (903) 832-4700 Work E-mail: kwood@mtgengineers.com

Applicant/Agent Information:

Name: Kayla Wood - MTG Engineers & Surveyors, Inc.

Address: 5930 Summerhill Road, Texarkana, TX 75503

Phone: (903) 838-8533 Fax: (903) 832-4700 Work E-mail: kwood@mtgengineers.com

Required Documents:

- o 1 Electronic Copy of Plat
- o 1 Fullsize Copy of Plat (24"x36")
- o 1 Halfsize Copy of Plat (11"x17")
- o 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.

Aven Williamson

Applicant's Printed Name

Aven Williamson

Applicant's Signature

03-19-2021

Date

Application Fee:

Received by:

Revised: 12/21/2015

Attachment: Deaton Place Plat Review Packet (3552 : Consider Preliminary and Final Plat Deaton Place Subd.)



CITY OF TEXARKANA TEXAS

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

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

Revised: 1/22/2016

Attachment: Deaton Place Plat Review Packet (3552 : Consider Preliminary and Final Plat Deaton Place Subd.)



CITY OF TEXARKANA TEXAS

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

PROPOSED FEATURES	
Streets, roads, alleys, driveways, pavement	☒
Utilities	☒
1. Water	
2. Sewer	
3. Gas	
4. Electric	
5. Cable, Phone, Etc.	
Survey Information	☒
1. Lot Information	
2. Easements	
3. Building Lines	
4. Street Names	
5. Setbacks	
Parks	☒
Drainage Facilities	☒
1. Watercourses (rivers, creeks, ravines, channels, etc.)	
2. Bridges	
3. Culverts	
4. Underground drainage systems	
5. Ponds (Retention/Detention)	
6. FEMA Flood Zones	
Contour Lines (not greater than 3' intervals)	☒
Registered Professional Land Surveyor Wet Seal (signature)	☒
CERTIFICATION STATEMENT	
I have reviewed the checklist and submittals for completeness and accuracy. I understand this plat will not be reviewed until all information is included.	
Signature <i>Jeffrey Wood</i>	Date 03-19-2021
Printed Name Jeffrey Wood	

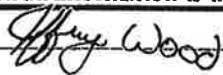
Attachment: Deaton Place Plat Review Packet (3552 : Consider Preliminary and Final Plat Deaton Place Subd.)

Revised: 1/22/2016

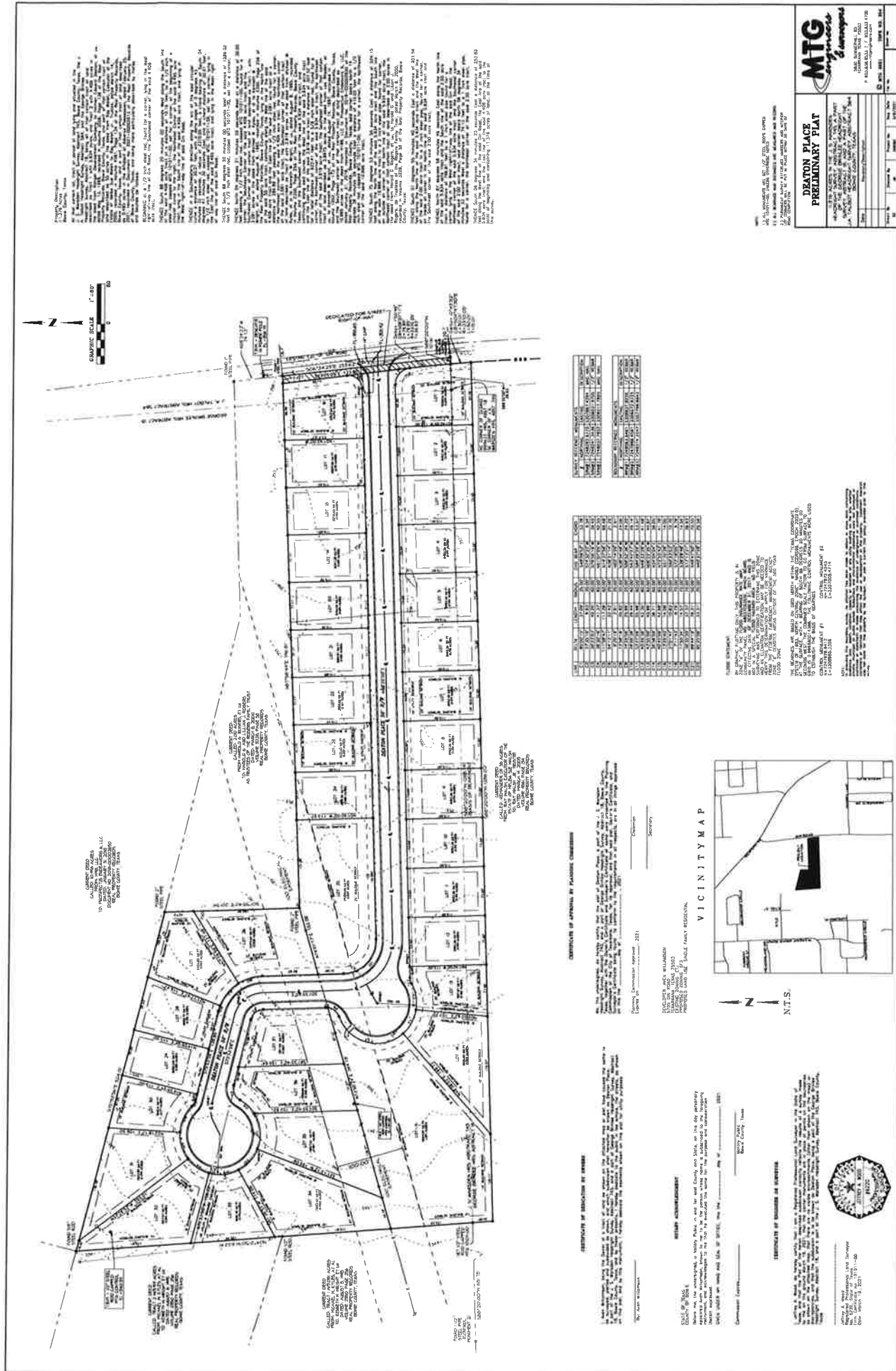


CITY OF TEXARKANA TEXAS

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 _____ Jeffrey Wood Printed Name _____	Date <u>03-19-2021</u>

Attachment: Deaton Place Plat Review Packet (3552 : Consider Preliminary and Final Plat Deaton Place Subd.)



City of Texarkana, Texas

Summary Sheet

Version:

Update Date: 9/2/2021 5:06 PM

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

Subject: Consider approval of the final and preliminary plat for The Grove, located at the intersection of Richmond Road, Airline Drive, and Ames-Dale Drive. Ames Development, LLC & Texarkana Storage, LLC, owners. Jeffrey Wood, MTG Engineers and Surveyors, agent.

Meeting Date: 9/7/2021

Attachments

- a. PZMemo-PlatReview-TheGroveAddition-September2021 (PDF)

Staff Coordination

Building Code Administration	Mashell Daniel	Department Head Review
Pending		
Planning & Zoning Commission		Department Review
Pending		

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

See attached memo.

Potential Options:

None

Fiscal Implications:

Not applicable

Staff Recommendation:

See attached memo.

Advisory Board/Committee Review:

The Planning and Zoning Commission

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

Not applicable

Advisory Board/Committee Meeting Date and Minutes:

September 7, 2021

MEMORANDUM

To: Planning and Zoning Commission

From: Dusty Henslee, P.E., CFM
Director of Public Works, Texarkana, Texas



Date: September 1, 2021

Subject: **Consider approval of final and preliminary plat for The Grove**

This is a request by Ames Development, LLC and Texarkana Self Storage, LLC owners and Jeffrey Wood, MTG Engineers and Surveyors, agent to consider approval of the final of preliminary plat for The Grove. This is a new 4 lot subdivision located at the intersection of Richmond Rd., Airline Dr., and Ames-Dale Dr.

Comments are as follows:

1. TxDOT – No Issues
2. CenterPoint Energy – No Issues
3. Sparklight – No response
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 - No issues. See memo
7. PW/Planning Departments
 - a. Tax certificate of the property for recording purposes from BCAD must be provided showing all taxes have been paid for entire property in order to be recorded at the County Courthouse (Texas State Legislature amendment 12.002 of the Texas Property Code)
 - b. Paper copy and electronic copy via email submitted to Public Works office after recording
 - c. There is already a subdivision “The Grove at University.” Recommend changing name of proposed addition.
 - d. I am assuming Lot 4 will be dedicated to City for maintenance, what is purpose of the 16’ maintenance access easement?
 - e. Access to Lot 4 for purpose of platting is shown off Ames-dale Dr. This works for platting purposes, but not sure what actual “field access” there is to the detention pond for maintenance. Owner may have to provide actual access out to Ames-Dale.

Attachment: PZMemo-PlatReview-TheGroveAddition-September2021 (3553 : Consider final and preliminary plat The Grove)

- f. On preliminary plat, please show proposed detention pond.
 - g. On proposed Lot 1, is there any existing drainage easement between this property and Lot 1 Richmond Airline Subdivision?
 - h. What about adding landscape buffer areas to plat?
8. Fire Department – No response

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



Texarkana Water Utilities

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

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

MEMORANDUM

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

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

Date: August 19, 2021

Re: **The Grove Preliminary and Final Plat**

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

1. There is an existing eight-inch (8") water main on the south side of Ames-Dale Dr. There is also an existing twelve-inch (12") water main on the north easterly side of Richmond Road and the east side of Airline Drive.
2. There is an existing eight-inch (8") sanitary sewer main on the south side of Ames-Dale Drive between Bel-Air Drive and Airline Drive and an existing eight-inch (8") sanitary sewer main on the north side of Ames-Dale Drive beginning just east of Bel-Air Drive and heading east approximately 500'. There is also an existing eight-inch sanitary sewer main on the east side of Airline Drive.
3. There is an existing eight-inch (8") sanitary sewer main that runs along a portion of the south boundary line of the proposed Lot 2 to the southeast corner of the Lot 2 where it turns north and runs along the east boundary line of the proposed Lot 2 and Lot 4.
4. The proposed Lot 1 will not be served by sewer. It will be the developer's responsibility to provide sewer service to this proposed Lot.
5. The Utility reserves the right to request additional utility easements upon review of the plans.

6. 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: J. D. Phillips, P.E., Executive Director, TWU
Kenny Icenhower, P.E., Design Engineer, TWU
Bill Moss, GIS Technician, TWU



CITY OF

TEXARKANA
TEXAS

2.2.a

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

Application for Subdivision Plat Approval

Type:☒ Preliminary ☒ Final ☐ Replat ☐ Minor ☐ Amended ☐ VacationPurpose of Plat: To Create a 4 Lot SubdivisionPlat Title: The GroveCurrent Legal Description: Lot 2 Richmond-Airline Subdivision & 1.752 acres in the Talbot Survey, Abs 64Total Acreage: 26.332 Number of Lots: 4 Zoning: GR-PD**Owner/Developer Information:**Name: Ames Development, LLC & Texarkana Self Storage, LLCAddress: 5940 Summerhill Road, Texarkana, TX 75503Phone: 903-280-7798

Fax: ()

Work E-mail: _____

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

Fax: ()

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

Fax: ()

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

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

Owners/Applicant Certification

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

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

Jeffrey Wood

Applicant's Printed Name

Applicant's Signature

8/18/2021

Date

Application Fee: _____

Received by: _____

Revised

Packet Pg. 24

Attachment: PZMemo-PlatReview-TheGroveAddition-September2021 (3553 : Consider final and preliminary plat The Grove)



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 or 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	☒
Utilities	☒
1. Water	
2. Sewer	
3. Gas	
4. Electric	
5. Cable, Phone, Etc.	
Survey Information	☒
1. Lot Information	
2. Easements	
3. Building Lines	
4. Street Names	
5. Setbacks	
Parks	☒
Drainage Facilities	☒
1. Watercourses (rivers, creeks, ravines, channels, etc.)	
2. Bridges	
3. Culverts	
4. Underground drainage systems	
5. Ponds (Retention/Detention)	
6. FEMA Flood Zones	
Contour Lines (not greater than 3' intervals)	☒

Attachment: PZMemo-PlatReview-TheGroveAddition-September2021 (3553 : Consider final and preliminary plat The Grove)



CITY OF TEXARKANA TEXAS

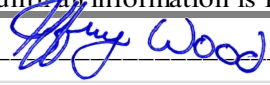
P.O. Box 1967
Texarkana, TX 75504
Phone (903) 798-3900

PROPOSED FEATURES

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

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.


8/18/2021

 Signature Date
 Jeffrey Wood

 Printed Name

Attachment: PZMemo-PlatReview-TheGroveAddition-September2021 (3553 : Consider final and preliminary plat The Grove)



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

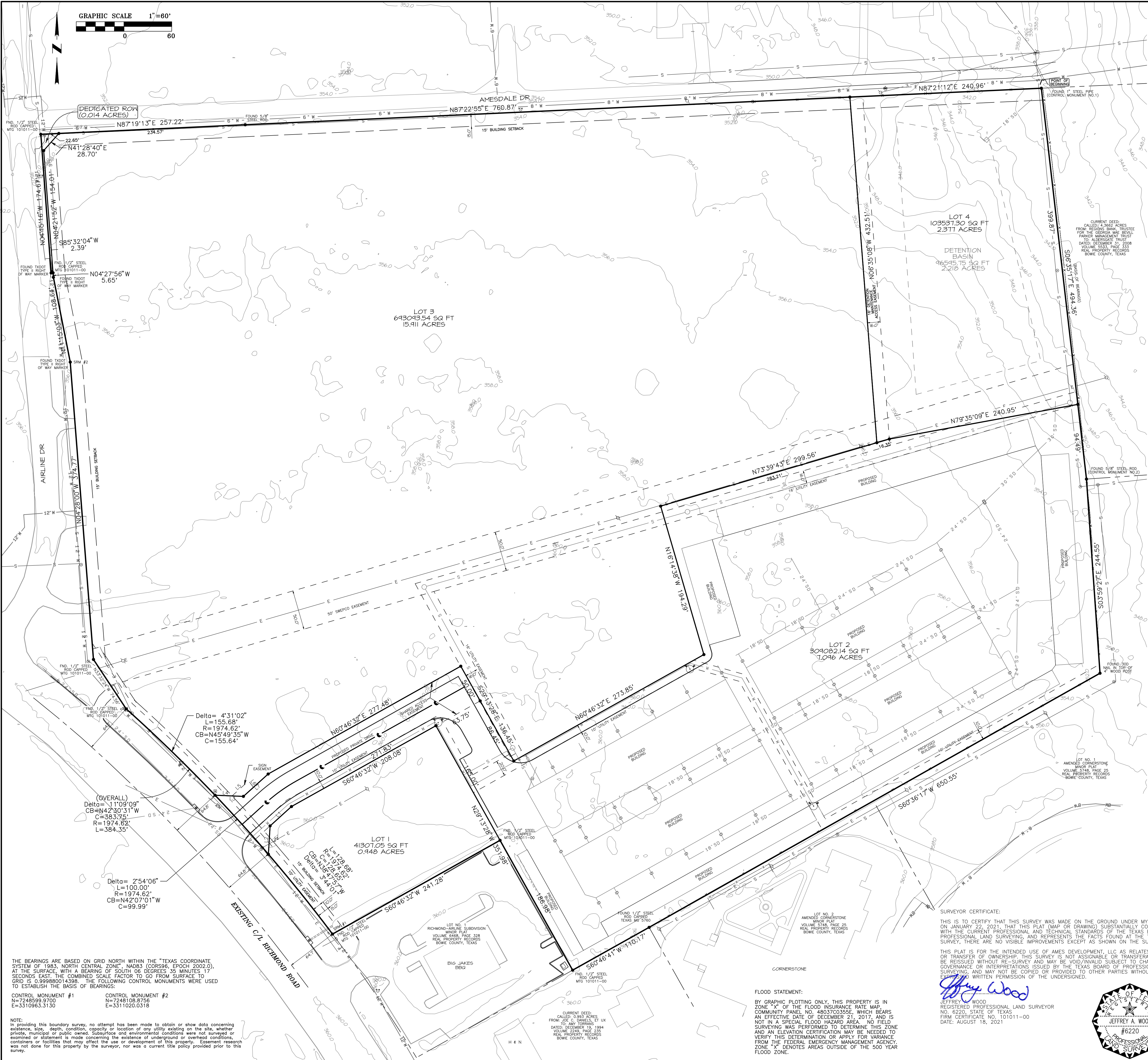
I have reviewed the checklist and submittals for completeness and accuracy. I understand this plat will not be reviewed until all information is included.

Signature

Date

Printed Name

Attachment: PZMemo-PlatReview-TheGroveAddition-September2021 (3553 : Consider final and preliminary plat The Grove)



Property Description
26.332 Acres
Bowie County, Texas

All that certain lot, tract or parcel of land lying and situated in the John A. Talbot Headright Survey, Abstract 564, Bowie County, Texas, being all of that certain tract of land described as Lot No. 2 of Richmond-Airline Subdivision, according to the plat recorded in Volume 6465, Page 328 of the Real Property Records of Bowie County, Texas, and all of that certain tract of land described as Tract 2, with 1.752 acres in the deed from Bringle Ridge Properties, LLC, to Ames Development, LLC, dated July 15, 2020, recorded in Document No. 2020-0006952 of the Real Property Records of Bowie County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch steel rod found for a corner, capped MTG 101011-00, lying in the East right-of-way line of Richmond Road, the West line of the said Lot 2, and a circular curve to the left, the Northwest corner of Lot No. 1 of the said Richmond-Airline Subdivision;

THENCE in a Northerly direction along the arc of the said circular curve a distance of 384.35 feet, with a delta angle of 11 degrees 09 minutes 29 seconds, 1.752 feet, a chord bearing of North 42 degrees 30 minutes 31 seconds West, and a chord distance of 383.75 feet to a 1/2 inch steel rod found for a corner, capped MTG 101011-00, ;

THENCE North 33 degrees 32 minutes 24 seconds West a distance of 74.56 feet along the West line of the said Lot 2, and the North right-of-way line of the said Richmond road to a 1/2 inch steel rod found for a corner, capped MTG 101011-00, the Southwest corner of the said Lot 2, the intersection of the North right-of-way line of the said Richmond Road and the East right-of-way line of Airline Drive;

THENCE North 04 degrees 28 minutes 00 seconds West a distance of 374.77 feet along the West line of the said Lot 2, the West line of the said 1.752 acre tract, and the East right-of-way line of the said Airline Drive to a Type II TxDOT right-of-way marker found for a corner, at an angle point;

THENCE North 11 degrees 15 minutes 03 seconds West a distance of 108.64 feet along the East right-of-way line of the said Airline Drive and the West line of the said 1.752 acre tract to a Type II TxDOT right-of-way marker found for a corner, at an angle point;

THENCE North 04 degrees 27 minutes 56 seconds West a distance of 5.65 feet along the East right-of-way line of the said Airline Drive and the West line of the said 1.752 acre tract to a Type II TxDOT right-of-way marker found for a corner, at an angle point;

THENCE South 85 degrees 32 minutes 04 seconds West a distance of 2.39 feet along the East right-of-way line of the said Airline Drive and the West line of the said 1.752 acre tract to a Type II TxDOT right-of-way marker found for a corner, at an angle point;

THENCE North 04 degrees 15 minutes 16 seconds West a distance of 174.67 feet along the East right-of-way line of the said Airline Drive and the West line of the said 1.752 acre tract to a 1/2 inch steel rod found for a corner, capped MTG 101011-00, lying at the intersection of the East right-of-way line of the said Airline Drive and the South right-of-way line of Amesdale Drive, the Northwest corner of the said 1.752 acre tract;

THENCE North 87 degrees 19 minutes 13 seconds East a distance of 257.22 feet along the South right-of-way line of the said Amesdale Drive and the North line of the said 1.752 acre tract to a 5/8 inch steel rod found for a corner, the Northeast corner of the said 1.752 acre tract, the Northwest corner of the said Lot 2;

THENCE North 87 degrees 22 minutes 55 seconds East a distance of 760.87 feet along the South right-of-way line of the said Amesdale Drive and the North line of the said Lot 2 to a 1 inch steel pipe (control monument no. 1), found for a corner, the Northeast corner of the said Lot No. 2, the Northwest corner of that certain tract of land described as 4.3682 acres in the deed from Regions Bank, Trustee for the Georgia Mae Beville Parker Management Trust to Aldergate Trust, dated December 31, 2008, recorded in Volume 6533, Page 333 of the Real Property Records of Bowie County, Texas, lying in the South right-of-way line of Amesdale Drive;

THENCE North 87 degrees 21 minutes 12 seconds East a distance of 240.96 feet along the East line of the said Lot 2 and the East line of the said 4.3682 acre tract, to a 5/8 inch steel rod, found for a corner, an angle point in the East line of the said Lot No. 2, the Southwest corner of the said 4.662 acre tract, the Northwest corner of Lot No. 1, Amended Cornerstone Minor Plat, recorded in Volume 5748, Page 25 of the Real Property Records of Bowie County, Texas;

THENCE South 06 degrees 35 minutes 17 seconds East a distance of 494.36 feet along the East line of the said Lot No. 2 and the West line of the said 4.3682 acre tract, to a 5/8 inch steel rod, found for a corner, an angle point in the East line of the said Lot No. 2, the Southwest corner of the said 4.662 acre tract, the Northwest corner of Lot No. 1, Amended Cornerstone Minor Plat, recorded in Volume 5748, Page 25 of the Real Property Records of Bowie County, Texas;

THENCE South 03 degrees 59 minutes 27 seconds East a distance of 244.55 feet along the East line of the said Lot No. 2 and the West line of the said Lot No. 1, to a 30D nail in top of a 4 inch wood post, found for a corner, the Southeast corner of the said Lot No. 2, an angle point in the North line of the said Lot No. 1;

THENCE South 60 degrees 36 minutes 17 seconds East a distance of 650.55 feet along the South line of the said Lot No. 2, the North line of the said Lot No. 1, and the North line of Lot No. 2 of the said Amended Cornerstone Minor Plat, to a 1/2 inch steel rod, capped Texas MG 5760, found for a corner, an angle point in the South line of the said Richmond-Airline Lot No. 2, the Northwesterly corner of the said Lot No. 2 of the said Amended Cornerstone Minor Plat, the Northwesterly corner of that certain tract of land described as 0.893 acres in the deed from Joe C. Daniels, et ux to Amy Torrance, dated December 19, 1994, recorded in Volume 2248, Page 235 of the Real Property Records of Bowie County, Texas;

THENCE South 60 degrees 46 minutes 41 seconds West a distance of 110.17 feet along the South line of the said Lot No. 2 and the North line of the said 0.893 acre tract, to a 1/2 inch steel rod, capped MTG 101011-00, found for a corner, an outside ell corner of the said Lot No. 2, the Southeast corner of the said Richmond-Airline Lot No. 1;

THENCE North 29 degrees 13 minutes 28 seconds West a distance of 186.98 feet along the South line of the said Lot No. 2 and the East line of the said Lot No. 1 to a 1/2 inch steel rod, capped MTG 101011-00, found for a corner, the Northeast corner of Lot No. 1 of the said Richmond-Airline Subdivision, an inside ell corner of the said Lot No. 2;

THENCE South 60 degrees 46 minutes 32 seconds West a distance of 241.28 feet along the South line of the said Lot No. 2 and the North line of the said Lot No. 1 to a 1/2 inch steel rod, capped MTG 101011-00, found for a corner, the Northeast corner of Lot No. 1 of the said Richmond-Airline Subdivision, an inside ell corner of the said Lot No. 2;

CERTIFICATE OF DEDICATION BY OWNER

I, Texarkana Self Storage, 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 The Grove, a part of the John A. Talbot Headright Survey, Abstract 564, Bowie County, Texas, and by these presents, I hereby dedicate to the public in fee simple, the streets, as shown on this plat, and by this instrument, I hereby dedicate the easements shown on this plat for utility purposes.

By: William C. Pruett, Managing Partner

CERTIFICATE OF DEDICATION BY OWNER

I, Ames Development, 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 The Grove, a part of the John A. Talbot Headright Survey, Abstract 564, Bowie County, Texas, and by these presents, I hereby dedicate to the public in fee simple, the streets, as shown on this plat, and by this instrument, I hereby dedicate the easements shown on this plat for utility purposes.

By: William C. Pruett, Managing Partner

NOTARY ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF BOWIE

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2021.

Commission Expires: _____

Notary Public
Bowie County, Texas

CERTIFICATE OF APPROVAL BY PLANNING COMMISSION

We, the undersigned, do hereby certify that the plat of The Grove, a part of the John A. Talbot Headright Survey, Abstract 564, Bowie County, Texas, together with the Owner's Certificate and Surveyor's Certificate of some were presented to the Planning Commission of the City of Texarkana, 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 _____ day of _____, 2021.

Planning Commission Approval
Expires on _____, 2021.

Chairman
Secretary

LINE	BEARING	DISTANCE
L1	S47°52'59"W	36.28'
L2	S03°25'38"W	35.69'
L3	S87°39'39"E	35.69'
L4	S87°39'39"E	21.41'
L5	N47°52'59"E	28.09'
L6	S36°47'15"E	10.04'
L7	N47°52'59"E	41.91'

NOTE: ALL CORNERS ARE SET 1/2" STEEL ROD CAPPED MTG 101011-00, UNLESS OTHERWISE NOTED ON SURVEY.

THE GROVE

PRELIMINARY PLAT

A SUBDIVISION OF LOT NO. 2 OF RICHMOND-AIRLINE SUBDIVISION AND 1.752 ACRES IN THE JOHN A. TALBOT HEADRIGHT SURVEY, ABSTRACT 564 BOWIE COUNTY, TEXAS

DATE

REVISION/DESCRIPTION

DRAWN BY

CHECKED BY

PROJECT NO.

DWG. DATE

FILE NO.

SHEET NO.

MTG

engineers & surveyors

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

© MTG 2021

TBPE NO. 354

X:\2019 Projects\196113 - Cheney's Storage Facility\PLAT 8-12-21.dwg
Wed Aug 18, 2021 10:11 PM

Attachment: PZMemo-PlatReview-TheGroveAddition-September2021 (9553) - Consider final and preliminary plat The Grove

Packet Pg. 28



City of Texarkana, Texas

Summary Sheet

Version:

Update Date: 9/2/2021 5:06 PM

Lead Department: Planning & Zoning Commission **Action Officer:** Laura Puckett, Administrative Coordinator
Subject: Z-21-21: a 0.48-acre tract of land (being Tract 49) in the Howard Etheridge HRS, A-182, located at 1801 Waterall Street. Single Family-2 to Neighborhood Service.

Meeting Date: 9/7/2021

Attachments

- a. Z-21-21 Maps (PDF)
- b. Z-21-21 Hearing Notice and Application (PDF)
- c. Z-21-21 Legal Description (PDF)

Staff Coordination

Building Code Administration	Mashell Daniel	Department Head Review
Pending		
Planning & Zoning Commission	Laura Puckett	Meeting Pending
09/07/2021 6:00 PM		

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Knights of Columbus, Kevin Dupree, agent, to rezone a 0.48-acre tract of land (being Tract 49) in the Howard Etheridge HRS, A-182, located at 1801 Waterall Street from Single Family-2 to Neighborhood Service. The proposed use is an event center. The property is currently the Knights of Columbus Hall and Meeting Center.

The adjacent zoning is Commercial to the north, Industrial-1 to the east, Single Family-2 to the west and south. The adjacent land use is commercial business to the north and east and vacant property to the south and a veterans meeting hall to the west.

The existing building is non-conforming. The Knights of Columbus used this property for years for meetings and events. The property is being sold and therefore zoning is required to conform with the new use. The plan by the new owner is an event center. Therefore, staff recommends for approval of this request.

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

City of Texarkana, Texas

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

Potential Options:

None

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends for approval of this request.

Advisory Board/Committee Review:

The Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

September 7, 2021

Z-21-21

1801 Waterall St.



Attachment: Z-21-21 Maps (3555 : Z-21-21 to rezone at 1801 Waterall SF-2 to NS)

1801 Waterall St.



NOTICE OF PUBLIC HEARINGS

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

PLANNING & ZONING COMMISSION: Hearing Date: Tuesday, Sept. 7, 2021

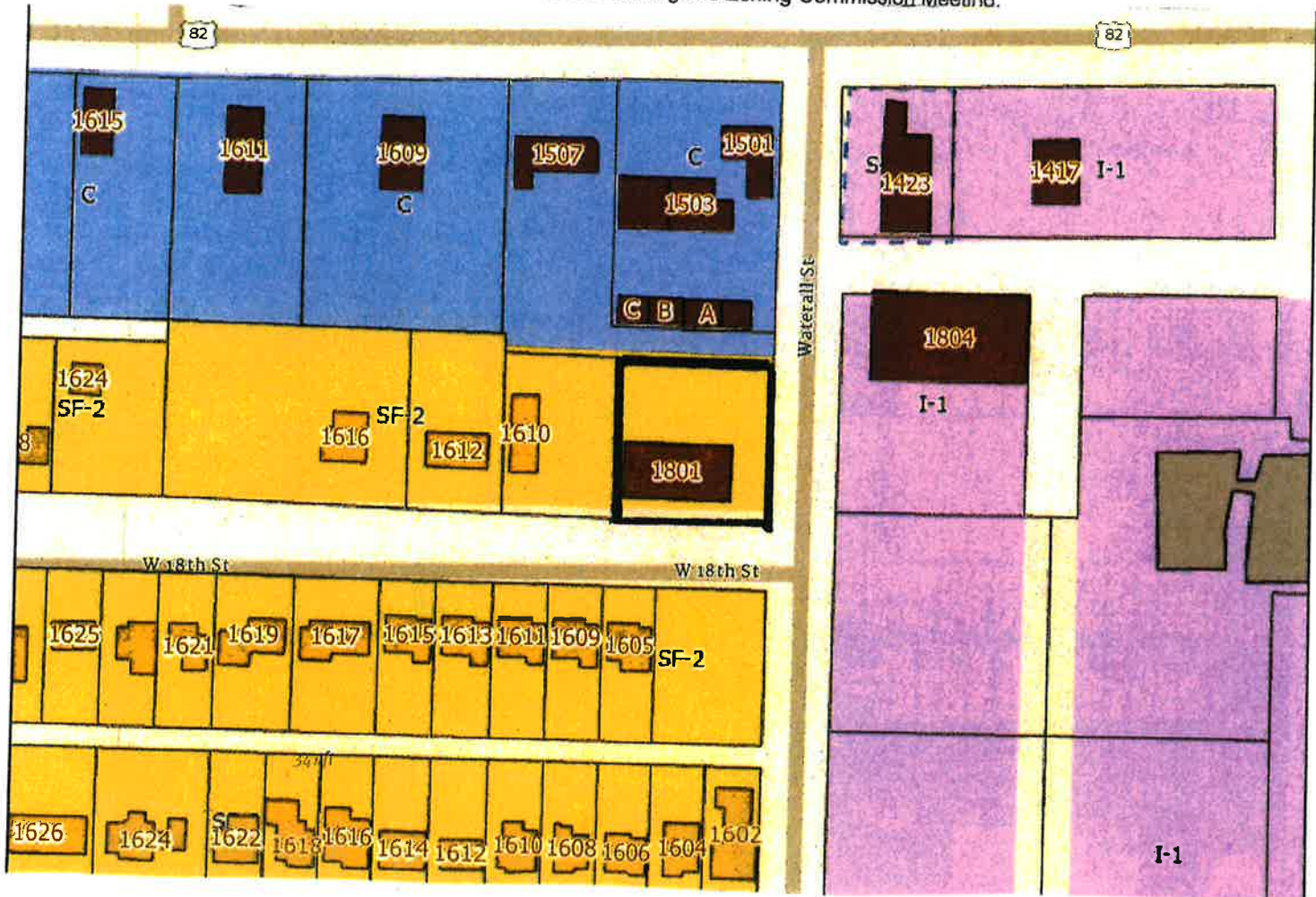
Hearing Time: 6:00 pm

CITY COUNCIL

Hearing Date: Monday Oct. 11, 2021

Hearing Time: 6:00 pm

- If they desire, persons concerned with the proposed change can present a petition in opposition to or in favor of the proposed change. If a 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 petition must be received and filed before or at the Planning and Zoning Commission Meeting.



OWNER: Knights of Columbus (Kevin DuPree, agent)

OWNER'S ADDRESS: 2412 Texas Blvd, Texarkana, TX 75501

LOCATION OF REZONING: 1801 Waterall St. Texarkana, TX 75501

PROPOSED CHANGE: Location of event center (Rezoning to make use conforming. Property is being sold)

ZONING CHANGE: FROM: Single Family 2 TO: Neighborhood Service

LEGAL DESCRIPTION: A 0.48 Acre Tract of land (being tract 49) in the Howard Etheridge HRS, A-182.

CASE NUMBER: Z-21-21

DATE MAILED: August 26, 2021

Attachment: Z-21-21 Hearing Notice and Application (3555 : Z-21-21 to rezone at 1801 Waterall SF-2 to NS)



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. 02 Case 2-21-21 Date 8-19-21

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: 0.48 acres

Lot: _____ Block: 29 Addition: Howard Etheridge HRS
(Or see attached legal description) Tract (See attached legal) A-182

Location: 1801 Waterall

Present Zoning: SF-2

Proposed Zoning: Neighborhood Service

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

Events (existing bldg - is non-conforming)
(Property is being sold so rezoning is required)
Describe the changed conditions occurring since the original zoning which affect your property and justify rezoning:

Michael Donohy
Attorney or Agent Signature

MICHAEL DONOHYAN
Print Name

3622 Byrnewell Ln
Address

TEXARKANA, ARK. 71854
City, State, Zip

903-733-2977
Home Phone & Cell Phone

boxcar00@hotmail.com
Email Address

Knights of Columbus
Kevin DuPre
Property Owner Signature

Kevin A DuPre
Print Name

2412 Texas Blvd
Address

Texarkana TX 75501
City, State, Zip

903-792-6330- 903-319-4260
Home Phone & Cell Phone

Intex@txkinet.com
Email Address

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

Attachment: Z-21-21 Hearing Notice and Application (3555 : Z-21-21 to rezone at 1801 Waterall SF-2 to NS)



This is to certify that this plat correctly reflects a survey as made by us on the ground April 4, 1957 of all that certain tract or parcel of land a part of the Old Watts Home, the same being a part of the Howard Etheridge Survey in the City of Texarkana, Bowie County, Texas, and described by metes and bounds as follows: BEGINNING at an I.P. on the West Line of Waterall St. and the North Line of 68' 18th St., said POINT being 68 ft. North of the NE Cor. of Block No. 4 in Plenberg Heights Addition; THENCE North with the WB Line of Waterall St. 140 ft. to an axle for a corner; THENCE West with Fox Tire Co. SB Line 160 ft. to an I.P. for a corner; THENCE South 140 ft. to an I.P. for a corner on the NB Line 18th St.; THENCE East with the NB Line of 18th St. to the place of BEGINNING, and being the equivalent of three lots.

April 4, 1957 Scale: 1" to 30'

[Signature]
J. H. Colver, Registered

PACK

City of Texarkana, Texas

Version: B

Update Date: 9/3/2021 8:08 AM

Summary Sheet

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

Subject: Consider approval of the Planning and Zoning Commission minutes from August 2, 2021.

Meeting Date: 9/7/2021

Attachments

- a. 08-02-2021 P&Z Minutes (PDF)

Staff Coordination

Planning & Zoning Commission	Laura Puckett	Department Head Review	
Completed	09/02/2021 5:18 PM		
Building Code Administration	Mashell Daniel	Review	Pending
Planning & Zoning Commission	Laura Puckett	Meeting	Pending
09/07/2021 6:00 PM			

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

See attached minutes.

Potential Options:

None

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends for approval of the minutes.

Advisory Board/Committee Review:

The Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

September 7, 2021

**MINUTES
REGULAR MEETING
PLANNING AND ZONING COMMISSION
COUNCIL CHAMBERS
2ND FLOOR, TEXAS MUNICIPAL BUILDING
220 TEXAS BOULEVARD, TEXARKANA, TEXAS
MONDAY, AUGUST 2, 2021 AT 6:00 P.M.**

The Planning and Zoning Commission of the City of Texarkana, Texas met in a regular session, Monday, August 2, 2021 at 6:00 p.m. with the following members present:

ATTENDING:

Mr. Gene Joyce III, Chairman
Ms. Dianna Kinsey, Vice Chairperson
Mr. Tom Coleman
Mr. James Larkins
Mr. George Merrill
Dr. Wanda Northam

ABSENT

Mr. Casey Boyette

ALSO ATTENDING:

Ms. Mashell Daniel, Executive Director of Inspections, Code Enforcement & Zoning
Mr. Dustin Henslee, Director of Public Works
Ms. Laura Puckett, Administrative Coordinator

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

Consider re-approval of final and preliminary plat for Waggoner Creek Crossing Three located east of University Avenue between Gibson Lane and West Park Boulevard. MPT of Texarkana-Steward LLC, owner. Jeffrey Wood, MTG Engineers & Surveyors, agent.

Kayla Wood with MTG Engineers & Surveyors appeared that this is a plat for the Wadley area that was approved a while back and was previously approved. Dustin Henslee stated that nothing was changed.

Mr. Coleman made a motion to approve this request. Dr. Northam seconded the motion to approve this request. Members voted unanimously to approve the request.

RECOMMENDED FOR APPROVAL

Z-21-17: rezoning a 0.722-acre tract of land (being Tract 65C), Flower Acres Addition, located in the 3400 Beechwood Lane from Single Family-2 to Single Family-3. Susan Clayton, owner. Antonio and Tatra Bradley, under contract to purchase.

Tatra Bradley appeared and stated that she and her husband purchased the property and want to rezone so that they can place a HUD code manufactured home on the property. Jamie Wilder Baldwin appeared and stated that she lives at 3405 Beechwood and that she emailed the City her opposition letter. She is opposed because she lives next door to a trailer that was abandoned and in disrepair. She said that if the applicant decides to move years later, it will be hard to sell with a mobile home on. She is afraid that she will have one in front of her and one beside her in disrepair.

Thomas Hodge appeared and stated that he lives at 3311 Bender and is opposing the zoning change because there was a problem before the city annexed the area into the city limits. He said that the neighborhood has worked together to remove trailer houses and have them replaced with permanent homes. He said that mobile homes are very high maintenance homes and will decrease in value.

Mr. Larkins made a motion to approve this request. No one seconded the motion to approve this request. Motion failed.

MOTION FAILED

S-744: Specific use Permit to allow the location of a HUD code manufactured home on a 0.722-acre tract of land (being Tract 65C), Flower Acres Addition, located in the 3400 block of Beechwood Lane. Susan Clayton, owner. Antonio and Tatra Bradley, under contract to purchase.

No one made a motion. Motion failed.

MOTION FAILED

Z-21-18: rezoning a .953-acre tract of land located in the George Brinlee HRS, A-18, located at 901 Franklin Street from Single Family-2 to General Retail. Gregg Orr, d/b/a Gregg Orr Companies, owner. Kayla Wood, MTG Engineers and Surveyors, agent.

Kayla Wood with MTG Engineers appeared and stated that Gregg Orr purchased the property about a year ago and demolished the house and the property is now a vacant lot. Ms. Wood said the plan is to place a metal building for storage for parts. The building would not office any employees and that there is already a fence in place. Ms. Wood said that there is access to franklin from this lot, but it is locked and should be used for emergency access only.

Dwight Brown who lives at 815 Franklin appeared and said that the lot is already graveled and states that they already have a metal building next to the tower. He said that there approximately twelve LED lights that face his property and come on at 6:30 at night and do not go off until 8:30 in the morning. He said the lights were placed there two years ago.

Dustin Henslee said that the original agreement was that there would be no access on Franklin and would not allow commercial access.

Mr. Coleman made a motion to approve this request. Mr. Merrill seconded the motion to approve this request. Members voted unanimously to approve the request.

RECOMMENDED FOR APPROVAL

Z-21-19: rezoning Lots 49 and 57, Belmont Subdivision, located at the corner of Pacific Avenue and Bradley Avenue from Single Family-2 to Commercial. Tony Burrow, President of Nantze Electric. Kayla Wood, MTG Engineering and Surveyors, agent. Tony Burrow appeared and stated that the plan is to use the property as overflow parking and open storage. He said that they spoke with the neighbor about their plans and the lighting.

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

RECOMMENDED FOR APPROVAL

S-745: Specific Use Permit to allow the location of a helistop for a proposed new hospital on two parcels bounded by Gibson Lane to the north, West Park Boulevard to the south and University Avenue to the west (Lot 3, Block 1, Waggoner Creek Crossing Two Subdivision and an additional 24-acre tract in the George Brinlee HRS, (A-18). Thomas Gilbert, President of Wadley Regional Medical Center and Adam Crunk, Crunk Engineering, LLC.

Adam Crunk with Crunk Engineering appeared and stated that the plan is for a helistop to be used by Wadley Regional Medical Center. He also stated that the helistop would not be used to house helicopters or for refueling purposes. Mr. Crunk said that helicopters will land in an emergency only.

Ms. Kinsey made a motion to approve this request. Mr. Coleman seconded the motion to approve this request. Members voted four to approve the request and two members abstained.

RECOMMENDED FOR APPROVAL

STAFF UPDATES

Gene Joyce said that he is in favor of affordable housing. He asked staff if the stipulations for HUD code manufactured homes could be more date restricted. Some of the members agreed to wanting the restriction to be five years.

MINUTES

Consider approval of the July 6, 2021 Planning and Zoning Commission meeting minutes.

Ms. Kinsey made a motion to approve the minutes. Mr. Merrill seconded the motion. All members voted unanimously to approve the minutes.

MINUTES RECOMMENDED FOR APPROVAL

There being no further business, the meeting was adjourned.

Gene Joyce, III, Chairperson

Laura Puckett, Administrative Coordinator