



CITY OF TEXARKANA
PLANNING & ZONING COMMISSION
AGENDA • OCTOBER 5, 2020

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	George Merrill
Vice Chairperson	Commissioner	Alternate Commissioner
Dianna Patterson Kinsey	Wanda Northam	Mitch Alexander
Commissioner	Commissioner	Alternate Commissioner
Tom Coleman	Casey Boyette	Brad Bailey

I. CALL TO ORDER

II. AGENDA ITEMS

1. Consider approval of preliminary and final plat Galleria Oaks No. 4. Ronald and Rebecca Nelson, owners and Darrel Kotzur, agent.
 2. Amendment to PD-96-4(GR) for site plan approval on a 3.94-acre tract of land being part of Lots 10-13, Block 4, Urban Heights Addition, located on Chelf Road (between Pansy and Collom Streets). James Naples, owner and David Williams, MTG Engineers and Surveyors, agent.
 3. Z-20-20: A 2.206-acre tract of land in the John A. Talbot HRS, A-564, located in the 5600 block of Richmond Road. Office to Planned Development-General Retail. Kirk Patton, representing PHRMG Developers, owner and Don Robertson, agent.
-

4. Z-20-21: A 1.500-acre tract of land in the John A. Talbot HRS. A-564, located at the northwest corner of Richmond Road and Moores Lane. Office to Planned Development-General Retail. Kirk Patton, representing PHRMG Developers, owner and Richard Reynolds, Jr.
5. Amendment PD-16-1(NS) for site plan approval on a 1.295-acre tract of land in the George Brinlee HRS, A-18, located at 4824 McKnight Road. Aaron Gaylor, dba Gaylor Equities, LLC, owner.
6. Amendment to PD-01-9(GR) for site plan approval on a 1.156-acre tract of land being Lot B Replat, Block 1, Walsh Carter Master Tract, located at 5001 Cowhorn Creek Road. The Saxton Group (McAlister's Deli), owner and Angela Marie Odom, Odom Architects, agent.

III. STAFF UPDATES

IV. CONSIDER APPROVAL OF MINUTES

1. Consider approval of September 8, 2020 Planning and Zoning minutes.

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: 10/2/2020 1:31 PM

Lead Department: Planning and Community Development **Action Officer:** Laura Puckett, Administrative Coordinator

Subject: Consider approval of preliminary and final plat Galleria Oaks No. 4. Ronald and Rebecca Nelson, owners and Darrel Kotzur, agent.

Meeting Date: 10/5/2020

Attachments

- a. Plat approval Galleria Oaks No. 4 (PDF)
- b. Copies of Plats Galleria Oaks No 4 (PDF)

Staff Coordination

Planning and Community Development	David Orr	Department Head Review
Pending		
City Manager	City Manager Review	Pending
Planning & Zoning Commission	Debbie Burk	Meeting Pending
10/05/2020 6:00 PM		

Updates/History of Briefing:

(Insert Date Here):

(Insert Text Here) or Select, Delete this and all text with parentheses and say "NOT APPLICABLE"

Executive Summary and Background Information:**Potential Options:**

- List or "None"
-

Fiscal Implications:

(Insert Text Here)

Staff Recommendation:

(Insert Text Here)

Advisory Board/Committee Review:

(Advisory Board/Committee Name OR say "NONE")

Board/Committee Recommendation:

City of Texarkana, Texas

(Insert Date Here):

(Insert Text Here or say "NOT APPLICABLE")

Advisory Board/Committee Meeting Date and Minutes:

(Insert Minutes Here) or Select, Delete this and all text in this area and say "NOT APPLICABLE"

Memorandum

City of Texarkana, Texas

TO: Planning and Zoning Members

FROM: Dusty Henslee, P.E., CFM, CSI Director of Public Works

DH 9-30-2020

SUBJECT: Consider approval of final and preliminary plat for Galleria Oaks No. 4

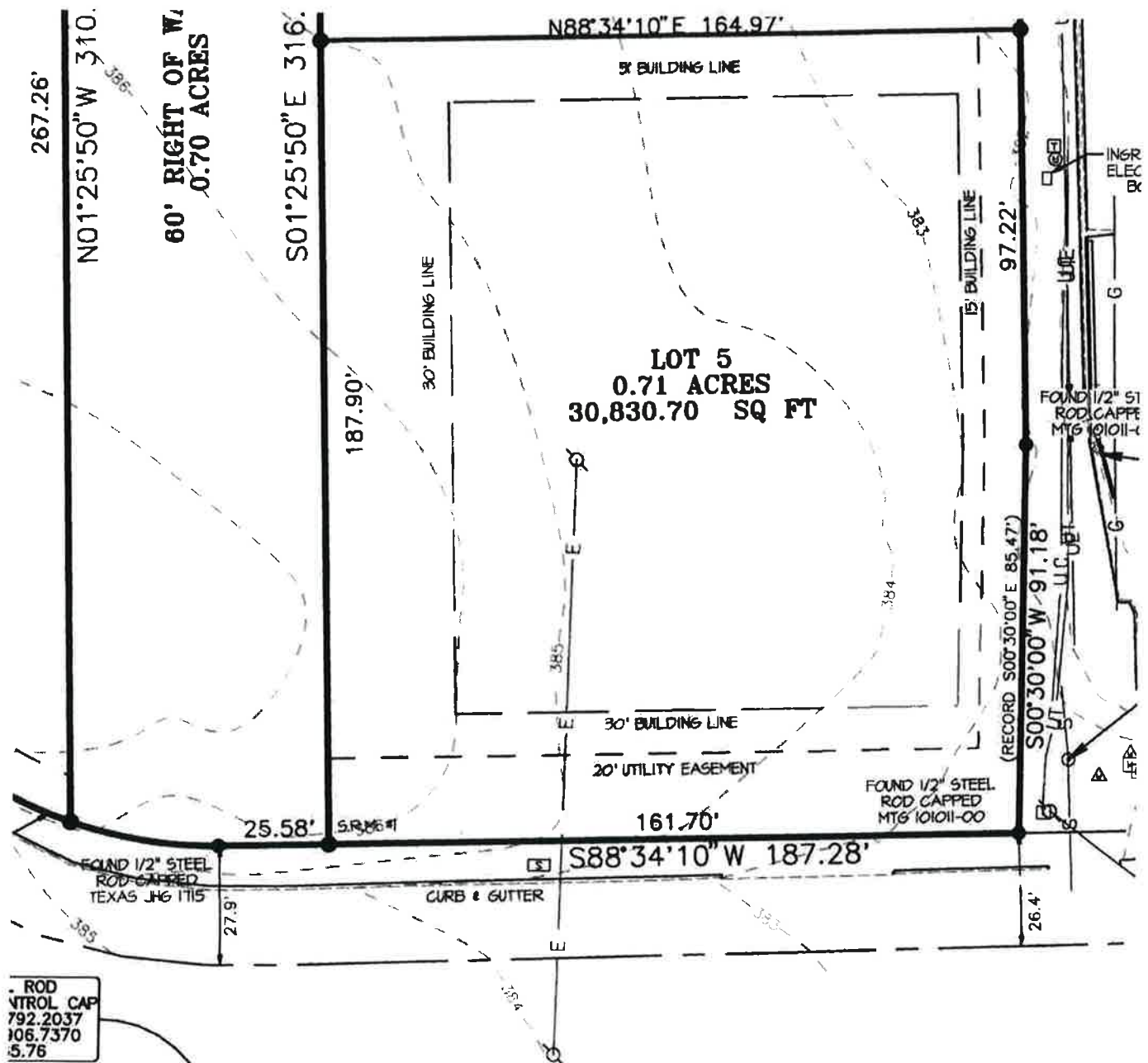
This is a request by Ronald and Rebecca Nelson, owner, and Darrel Kotzur agent, to consider the approval final and preliminary plat for Galleria Oaks No. 4. The purpose of this addition to create a 5 lot subdivision. This property is located on north side of Moore's Lane between Galleria Oaks Drive and Hampton Road.

Comments are as follows:

1. Texas Department of Transportation – No issues
2. Reliant/Arkla Gas – No issues
3. Cable One – No issues.
4. Windstream Communications- **No response**
5. Electric company –
 AEP - **AEP has a transformer pole (37501) in the middle of the proposed Lot 5. Owner will need to contact Zac Pinalto with AEP at 903-223-5731 (zspianalto@aep.com).**
 Bowie Cass – No issues
 REA – No response but not in service area
6. TWU- Texarkana Water and Sewer Service – **No response**
7. Public Works/ Planning -
 1. A tax certificate of the property for recording purposes from the BCAD must be provided showing all taxes on this proposed plat have been paid in order to be recorded at the County Courthouse. (Texas State Legislature amendment 12.002 of the Texas Property Code)
 2. Mylar copy after recording to public works department and via electronic media.
 3. **Need proposed name for street**
 4. **Drainage easement to be private or public? Add dimensions from property lines**
8. Fire Department – No issues

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

Attachment: Plat approval Galleria Oaks No. 4 (2381 : Galleria Oaks No. 4)



Attachment: Plat approval Galleria Oaks No. 4 (2381 : Galleria Oaks No. 4)

From: TEX-Henslee, Dustin <dustin.henslee@txkusa.org>

Sent: Friday, September 18, 2020 12:32 PM

To: Dusty Wiley <dwwiley@aep.com>; Jeffrey Graham <Jeffrey.Graham@windstream.com>; Poplin, Steven <Steven.Poplin@windstream.com>; Chris Jackson <chris.jackson@windstream.com>; diane.engelkes@centerpointenergy.com; Brandon Brooks <Brandon.Brooks@centerpointenergy.com>; Ronnie Watkins <Ronnie.Watkins@centerpointenergy.com>; Rick Syphers <rick.syphers@cableone.biz>; TTFD-Steele, Kenneth <ksteele@txkusa.org>; TWU-Smith, Gary <gsmith@txkusa.org>; TWU-Phillips, JD <phillips@txkusa.org>; Greg D. Russell <gregr@bcec.com> <gregr@bcec.com>; todc@bcec.com; Zac Pianalto <zspianalto@aep.com>; TWU-Rogers, Terri <terri.rogers@txkusa.org>; paul.wong@txdot.gov; Jeff Tollett <jtollett@swrea.com> <jtollett@swrea.com>; TEX-Lee, Keith <keith.lee@txkusa.org>

Cc: TEX-Burk, Debbie <Burk@txkusa.org>; TEX-Orr, David <david.orr@txkusa.org>

Subject: [EXTERNAL] Plat Review for October 2020 P&Z-Galleria Oaks No. 4 Addition



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 create a 5 Lot Subdivision

Plat Title: Galleria Oaks No. 4

Current Legal Description: 4.774 acres in the A. J. King Headright Survey, Abstract 331

Total Acreage: 4.774 acres Number of Lots: 5 Zoning: Office / Agricultural

Owner/Developer Information:

Name: Ronald & Rebecca Nelson

Address: 2013 Holly Hill Dr, Tyler TX 75702

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

Surveyor/Engineer Information:

Name: Jeffrey Wood

Address: 5930 Summerhill Road, Texarkana TX 75503

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

Applicant/Agent Information:

Name: Darrel Kotzur

Address: _____

Phone: () 903-581-8141 Fax: () _____ Work E-mail: dkotzur@ksaeng.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.

Darrel Kotzur
Applicant's Printed Name

[Signature]
Applicant's Signature

09/18/20
Date

Application Fee: _____

Received by: _____

Revised: 12/21/2015

Attachment: Plat approval Galleria Oaks No. 4 (2381 : Galleria Oaks No. 4)



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)	☒

Revised: 12/21/2015

Attachment: Plat approval Galleria Oaks No. 4 (2381 : Galleria Oaks No. 4)



CITY OF TEXARKANA TEXAS

PO Box 1867
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)	x
6. FEMA Flood Zones	x
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.	
Signature Jeffrey Wood	Date 9/18/2020
Printed Name	

Attachment: Plat approval Galleria Oaks No. 4 (2381 : Galleria Oaks No. 4)

Revised: 12/21/2015

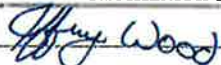


CITY OF

TEXARKANA

TEXAS

P.O. Box 1987
 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	9/18/2020 Date
Printed Name	

Attachment: Plat approval Galleria Oaks No. 4 (2381 : Galleria Oaks No. 4)

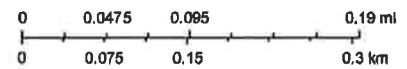
Revised: 12/21/2015

Galleria Oaks No. 4



9/18/2020, 12:27:07 PM

1:4,143



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community
TWU-GIS

City of Texarkana, Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA | Picometry, TWU | TWU-GIS | TWU, Miller County | BCAD, TWU |

Attachment: Plat approval Galleria Oaks No. 4 (2381 : Galleria Oaks No. 4)

MEMORANDUM

City of Texarkana, Texas Public Works Department

TO: City Departments and Utility Representatives

FROM: Dusty Henslee, P.E., CFM, CSI, Director of Public Works  9-18-2020

SUBJECT: Galleria Oaks No. 4

DATE: September 18, 2020

The City of Texarkana, Texas has received a request for approval of Galleria Oaks No. 4 Final and Preliminary Plats. This property is located on the north side of Moores Lane between Galleria Oaks Drive and Hampton Road. The purpose of these plats is to create a 5 lot subdivision.

A copy of the proposed preliminary and final plats are attached.

Please refer to the attachments and provide any comments to me by noon on Wednesday, September 30, 2020. This item will be on the October 5, 2020 P & Z agenda.

Your prompt response is appreciated. If you have any questions, please call me at 903-798-3953 or e-mail at dustin.henslee@txkusa.org.

Attachment(s)

Attachment: Plat approval Galleria Oaks No. 4 (2381 : Galleria Oaks No. 4)

TEX-Henslee, Dustin

From: Paul Wong <Paul.Wong@txdot.gov>
Sent: Friday, September 18, 2020 1:19 PM
To: TEX-Henslee, Dustin
Subject: RE: Plat Review for October 2020 P&Z-Galleria Oaks No. 4 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.

No comment. Thanks...Paul

From: TEX-Henslee, Dustin [mailto:dustin.henslee@txkusa.org]
Sent: Friday, September 18, 2020 12:32 PM
To: dwwiley@aep.com; Jeffrey Graham <Jeffrey.Graham@windstream.com>; Poplin, Steven <Steven.Poplin@windstream.com>; Chris Jackson <chris.jackson@windstream.com>; diane.engelkes@centerpointenergy.com; Brandon Brooks <Brandon.Brooks@centerpointenergy.com>; Ronnie Watkins <Ronnie.Watkins@centerpointenergy.com>; Rick Syphers <rick.syphers@cableone.biz>; TTFD-Steele, Kenneth <ksteele@txkusa.org>; TWU-Smith, Gary <gsmith@txkusa.org>; TWU-Phillips, JD <phillips@txkusa.org>; Greg D. Russell (gregr@bcec.com) <gregr@bcec.com>; toddc@bcec.com; Zachary S Pianalto <zspianalto@aep.com>; TWU-Rogers, Terri <terri.rogers@txkusa.org>; Paul Wong <Paul.Wong@txdot.gov>; Jeff Tollett (jtollett@swrea.com) <jtollett@swrea.com>; TEX-Lee, Keith <keith.lee@txkusa.org>
Cc: TEX-Burk, Debbie <Burk@txkusa.org>; TEX-Orr, David <david.orr@txkusa.org>
Subject: Plat Review for October 2020 P&Z-Galleria Oaks No. 4 Addition

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

All,

The City of Texarkana, Texas has received a request for consideration for the proposed Galleria Oaks No. 4 Addition at the **October 5, 2020** P&Z Meeting. Please see the attached memo.

Please review and provide any comments to me via email (dustin.henslee@txkusa.org) by 12:00 P.M. on Wednesday, **September 30, 2020**. If you have any questions or comments then please let me know.

Thanks,

Dusty Henslee, P.E.(TX), CFM, CSI
Director of Public Works
City of Texarkana, Texas
Office: (903)-798-3953
Cell: (903)-908-1808
Fax: (903) 792-6419

Attachment: Plat approval Galleria Oaks No. 4 (2381 : Galleria Oaks No. 4)

TEX-Henslee, Dustin

From: Brooks, Brandon D <Brandon.Brooks@centerpointenergy.com>
Sent: Monday, September 21, 2020 9:44 AM
To: TEX-Henslee, Dustin
Subject: RE: [External Email] Plat Review for October 2020 P&Z-Galleria Oaks No. 4 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.

CenterPoint has no issues with this request.



Brandon Brooks
 Operations Supervisor | Texarkana/Hope
 870.779.6309 w. | 903.824.1304c.
 CenterPointEnergy.com



From: TEX-Henslee, Dustin <dustin.henslee@txkusa.org>
Sent: Friday, September 18, 2020 12:32 PM
To: dw Wiley@aep.com; Jeffrey Graham <Jeffrey.Graham@windstream.com>; Poplin, Steven <Steven.Poplin@windstream.com>; Chris Jackson <chris.jackson@windstream.com>; Engelkes, Diane L. <diane.engelkes@centerpointenergy.com>; Brooks, Brandon D <Brandon.Brooks@centerpointenergy.com>; Watkins, Ronnie M <Ronnie.Watkins@centerpointenergy.com>; Rick Syphers <rick.syphers@cableone.biz>; TTFD-Steele, Kenneth <ksteele@txkusa.org>; TWU-Smith, Gary <gsmith@txkusa.org>; TWU-Phillips, JD <phillips@txkusa.org>; Greg D. Russell (gregr@bcec.com) <gregr@bcec.com>; todc@bcec.com; Zachary S Pianalto <zspianalto@aep.com>; TWU-Rogers, Terri <terri.rogers@txkusa.org>; paul.wong@txdot.gov; Jeff Tollett (jtollett@swrea.com) <jtollett@swrea.com>; TEX-Lee, Keith <keith.lee@txkusa.org>
Cc: TEX-Burk, Debbie <Burk@txkusa.org>; TEX-Orr, David <david.orr@txkusa.org>
Subject: [External Email] Plat Review for October 2020 P&Z-Galleria Oaks No. 4 Addition

EXTERNAL EMAIL

All,

The City of Texarkana, Texas has received a request for consideration for the proposed Galleria Oaks No. 4 Addition at the **October 5, 2020 P&Z Meeting**. Please see the attached memo.

TEX-Henslee, Dustin

From: Syphers, Rick <Donald.Syphers@sparklight.biz>
Sent: Monday, September 21, 2020 9:28 AM
To: TEX-Henslee, Dustin
Subject: RE: Plat Review for October 2020 P&Z-Galleria Oaks No. 4 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.

Cable One / Sparklight is okay with the proposal.

From: TEX-Henslee, Dustin <dustin.henslee@txkusa.org>
Sent: Friday, September 18, 2020 12:32 PM
To: dwwiley@aep.com; Jeffrey Graham <Jeffrey.Graham@windstream.com>; Poplin, Steven <Steven.Poplin@windstream.com>; Chris Jackson <chris.jackson@windstream.com>; diane.engelkes@centerpointenergy.com; Brandon Brooks <Brandon.Brooks@centerpointenergy.com>; Ronnie Watkins <Ronnie.Watkins@centerpointenergy.com>; Syphers, Rick <Donald.Syphers@sparklight.biz>; TTFD-Steele, Kenneth <ksteele@txkusa.org>; TWU-Smith, Gary <gsmith@txkusa.org>; TWU-Phillips, JD <phillips@txkusa.org>; Greg D. Russell <gregr@bcec.com> <gregr@bcec.com>; todcbcec.com; Zachary S Pianalto <zspianalto@aep.com>; TWU-Rogers, Terri <terri.rogers@txkusa.org>; paul.wong@txdot.gov; Jeff Tollett (jtollett@swrea.com) <jtollett@swrea.com>; TEX-Lee, Keith <keith.lee@txkusa.org>
Cc: TEX-Burk, Debbie <Burk@txkusa.org>; TEX-Orr, David <david.orr@txkusa.org>
Subject: Plat Review for October 2020 P&Z-Galleria Oaks No. 4 Addition

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

All,

The City of Texarkana, Texas has received a request for consideration for the proposed Galleria Oaks No. 4 Addition at the **October 5, 2020 P&Z Meeting**. Please see the attached memo.

Please review and provide any comments to me via email (dustin.henslee@txkusa.org) by 12:00 P.M. on Wednesday, **September 30, 2020**. If you have any questions or comments then please let me know.

Thanks,

Dusty Henslee, P.E.(TX), CFM, CSI
Director of Public Works
City of Texarkana, Texas
Office: (903)-798-3953
Cell: (903)-908-1808
Fax: (903) 792-6419

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

Attachment: Plat approval Galleria Oaks No. 4 (2381 : Galleria Oaks No. 4)

TEX-Henslee, Dustin

From: Zac Pianalto <zspianalto@aep.com>
Sent: Friday, September 18, 2020 1:36 PM
To: TEX-Henslee, Dustin
Cc: Dusty Wiley
Subject: RE: Plat Review for October 2020 P&Z-Galleria Oaks No. 4 Addition

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

Dusty Henslee,

Located in the middle of Lot 5 of the proposed subdivision is SWEPCO transformer pole#37501, please have the developer contact me if this will be an issue.

Thank you,

Zac



ZAC PIANALTO | ENGINEER
ZSPIANALTO@AEP.COM | D:903.223.5731 | C:903.826.5027
 3708 W 7TH ST, TEXARKANA, TX 75501-6324

Attachment: Plat approval Galleria Oaks No. 4 (2381 : Galleria Oaks No. 4)

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

All,

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Dusty Henslee, P.E.(TX), CFM, CSI
Director of Public Works
City of Texarkana, Texas
Office: (903)-798-3953
Cell: (903)-908-1808
Fax: (903) 792-6419

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Attachment: Plat approval Galleria Oaks No. 4 (2381 : Galleria Oaks No. 4)

TEX-Henslee, Dustin

From: Tod Corbin <todc@bcec.com>
Sent: Monday, September 21, 2020 8:01 AM
To: TEX-Henslee, Dustin
Cc: TEX-Orr, David; TEX-Burk, Debbie
Subject: RE: Plat Review for October 2020 P&Z-Galleria Oaks No. 4 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 subject project.
 Tod Corbin
 Bowie-Cass Electric Cooperative, Inc.

From: TEX-Henslee, Dustin [mailto:dustin.henslee@txkusa.org]
Sent: Friday, September 18, 2020 12:32 PM
To: dwwiley@aep.com; Jeffrey Graham; Poplin, Steven; Chris Jackson; diane.engelkes@centerpointenergy.com; Brandon Brooks; Ronnie Watkins; Rick Syphers; TTFD-Steele, Kenneth; TWU-Smith, Gary; TWU-Phillips, JD; Greg D. Russell; Tod Corbin; Zachary S Pianalto; TWU-Rogers, Terri; paul.wong@txdot.gov; Jeff Tollett (jtollett@swrea.com); TEX-Lee, Keith
Cc: TEX-Burk, Debbie; TEX-Orr, David
Subject: Plat Review for October 2020 P&Z-Galleria Oaks No. 4 Addition

All,

The City of Texarkana, Texas has received a request for consideration for the proposed Galleria Oaks No. 4 Addition at the **October 5, 2020** P&Z Meeting. Please see the attached memo.

Please review and provide any comments to me via email (dustin.henslee@txkusa.org) by 12:00 P.M. on Wednesday, **September 30, 2020**. If you have any questions or comments then please let me know.

Thanks,

Dusty Henslee, P.E.(TX), CFM, CSI
Director of Public Works
City of Texarkana, Texas
 Office: (903)-798-3953
 Cell: (903)-908-1808
 Fax: (903) 792-6419

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

Attachment: Plat approval Galleria Oaks No. 4 (2381 : Galleria Oaks No. 4)

TEXARKANA TEXAS FIRE DEPARTMENT

Fire Chief Eric Schlotter

220 Texas Boulevard, Texarkana, TX 75501 • 903-798-3994 • Fax 903-793-4731



Re-plat review

To: Dusty Henslee, Director of Public Works, Texarkana Texas
FROM: Ken Steele, Fire Inspector; Texarkana, Texas Fire Dept.
DATE: September 21, 2020
SUBJECT: Preliminary and Final Plat for Galleria Oaks No. 4

Mr. Henslee,

This office has no discrepancies with the proposed preliminary and final plat noted above; the following are items the owner or contractor will be required to meet or comply with at time of development.

Address

The address shall be posted with numbers not less than 4-inches but shall be discernible from the street of address.

If a ground sign is installed at the front of the property, the numeric address should be posted on it in such a manner that it is visible from approaching directions.

Fire Lane

Local ordinance requires that a fire lane be provided for all occupancies when all parts of the building are not within 150 feet of a public street or designated fire lane. The fire lane shall be installed in accordance with the 2018 International Fire Code:

https://codes.iccsafe.org/content/undefined/chapter-5-fire-service-features#IFC2018P4_Pt03_Ch05_Sec503.

Minimum turning radii shall conform to an AASHTO WB-40 vehicle through said radius without infringing on areas outside the fire lane.

Water Supplies for Fire Protection

The International Fire Code requires an approved water supply for fire protection for structures or portions of structures constructed or moved into the jurisdiction. The fire flow requirements for those structures shall be based on the ISO Needed Fire Flow Formula. Where a portion of the structure is more than 400 feet for non-sprinklered buildings or 600 feet for fully sprinklered

Attachment: Plat approval Galleria Oaks No. 4 (2381 : Galleria Oaks No. 4)

buildings from a fire hydrant on a fire apparatus access or public road as measured by hose lay around the exterior of the structure, on site fire hydrants and mains shall be provided where required by the fire code official.

A 3-foot clear space shall be maintained around fire hydrants and the center of a hose outlet shall not be less than 18 inches to final grade. Where fire hydrants are subject to impact by a motor vehicle, guard posts or other approved means shall be installed. Fire hydrants shall be installed in accordance with the Texarkana Water Utilities standards.

Knox Rapid Entry System

In accordance with Texarkana, Texas City Ordinance # 142-2000, the owner or occupant shall install a Knox Box of sufficient size to hold access keys for the structure and any other keys deemed necessary and directed by the Fire Official. Each key shall be labeled in a way that will enable the Fire Official to determine which lock it operates. The box shall be mounted within three feet of the main entry door at a height four to eight feet above the exterior grade. Multi-occupant strip buildings shall have a Knox Box for every 100 feet or portion of 100 feet of building frontage. **The owner or occupant of any apartment complex, storage facility, residential community, or other development having gated access that may impair Fire Department emergency access shall install a keyed access system of a type approved by the Fire Official.** The owner or occupant shall contact the Building and Life Safety Division at 903-798-3994 for a Knox Box order form or additional information concerning this requirement.

Knox Boxes or Knox switches can be ordered on line at the following link:

<https://www.knoxbox.com/store/registerDept.cfm>.

If you have any further questions or comments concerning this project, please call me @ 903-798-3909 or e-mail me at ksteele@txkusa.org

Regards,



Ken Steele

Fire Inspector
Building & Life Safety Division
Texarkana Texas Fire Department
903-798-3909
ksteele@txkusa.org

TEX-Henslee, Dustin

From: TEX-Henslee, Dustin
Sent: Friday, September 18, 2020 12:32 PM
To: dwwiley@aep.com; Jeffrey Graham; Poplin, Steven; Chris Jackson; diane.engelkes@centerpointenergy.com; Brandon Brooks; Ronnie Watkins; Rick Syphers; TTFD-Steele, Kenneth; TWU-Smith, Gary; TWU-Phillips, JD; Greg D. Russell (gregr@bcec.com); todc@bcec.com; Zachary S Pianalto; TWU-Rogers, Terri; paul.wong@txdot.gov; Jeff Tollett (jtollett@swrea.com); TEX-Lee, Keith
Cc: TEX-Burk, Debbie; TEX-Orr, David
Subject: Plat Review for October 2020 P&Z-Galleria Oaks No. 4 Addition
Attachments: UtilityMemo-PlatReview-GalleriaOaksNo4-October2020P&Z.pdf

All,

The City of Texarkana, Texas has received a request for consideration for the proposed Galleria Oaks No. 4 Addition at the **October 5, 2020 P&Z Meeting**. Please see the attached memo.

Please review and provide any comments to me via email (dustin.henslee@txkusa.org) by 12:00 P.M. on Wednesday, **September 30, 2020**. If you have any questions or comments then please let me know.

Thanks,

Dusty Henslee, P.E.(TX), CFM, CSI
Director of Public Works
City of Texarkana, Texas
 Office: (903)-798-3953
 Cell: (903)-908-1808
 Fax: (903) 792-6419

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Attachment: Plat approval Galleria Oaks No. 4 (2381 : Galleria Oaks No. 4)

TEX-Henslee, Dustin

From: TEX-Henslee, Dustin
Sent: Tuesday, September 29, 2020 12:27 PM
To: TWU-Smith, Gary; TWU-Phillips, JD
Subject: FW: Plat Review for October 2020 P&Z-Galleria Oaks No. 4 Addition
Attachments: UtilityMemo-PlatReview-GalleriaOaksNo4-October2020P&Z.pdf

FYI

From: TEX-Henslee, Dustin
Sent: Friday, September 18, 2020 12:32 PM
To: dwwiley@aep.com; Jeffrey Graham <Jeffrey.Graham@windstream.com>; Poplin, Steven <Steven.Poplin@windstream.com>; Chris Jackson <chris.jackson@windstream.com>; diane.engelkes@centerpointenergy.com; Brandon Brooks <Brandon.Brooks@centerpointenergy.com>; Ronnie Watkins <Ronnie.Watkins@centerpointenergy.com>; Rick Syphers <rick.syphers@cableone.biz>; TTFD-Steele, Kenneth <ksteele@txkusa.org>; TWU-Smith, Gary <gsmith@txkusa.org>; TWU-Phillips, JD <phillips@txkusa.org>; Greg D. Russell (gregr@bcec.com) <gregr@bcec.com>; todc@bcec.com; Zachary S Pianalto <zspianalto@aep.com>; TWU-Rogers, Terri <terri.rogers@txkusa.org>; paul.wong@txdot.gov; Jeff Tollett (jtollett@swrea.com) <jtollett@swrea.com>; TEX-Lee, Keith <keith.lee@txkusa.org>
Cc: TEX-Burk, Debbie <Burk@txkusa.org>; TEX-Orr, David <david.orr@txkusa.org>
Subject: Plat Review for October 2020 P&Z-Galleria Oaks No. 4 Addition

All,

The City of Texarkana, Texas has received a request for consideration for the proposed Galleria Oaks No. 4 Addition at the **October 5, 2020 P&Z Meeting**. Please see the attached memo.

Please review and provide any comments to me via email (dustin.henslee@txkusa.org) by 12:00 P.M. on Wednesday, **September 30, 2020**. If you have any questions or comments then please let me know.

Thanks,

Dusty Henslee, P.E.(TX), CFM, CSI
Director of Public Works
City of Texarkana, Texas
 Office: (903)-798-3953
 Cell: (903)-908-1808
 Fax: (903) 792-6419

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Attachment: Plat approval Galleria Oaks No. 4 (2381 : Galleria Oaks No. 4)

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Attachment: Plat approval Galleria Oaks No. 4 (2381 : Galleria Oaks No. 4)

Please review and provide any comments to me via email (dustin.henslee@txkusa.org) by 12:00 P.M. on Wednesday, **September 30 , 2020** . If you have any questions or comments then please let me know.

Thanks,

Dusty Henslee, P.E.(TX), CFM, CSI

Director of Public Works

City of Texarkana, Texas

Office: (903)-798-3953

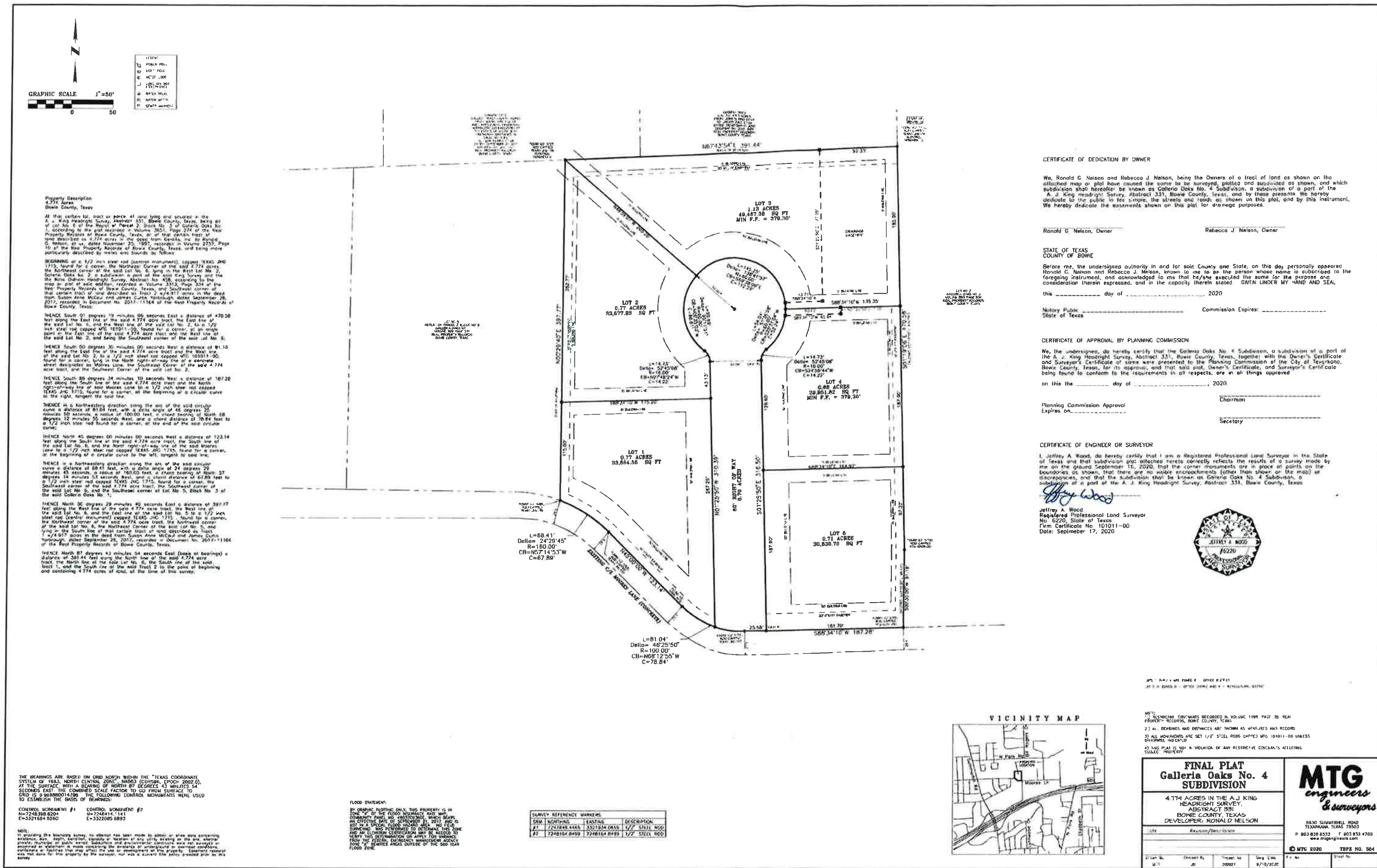
Cell: (903)-908-1808

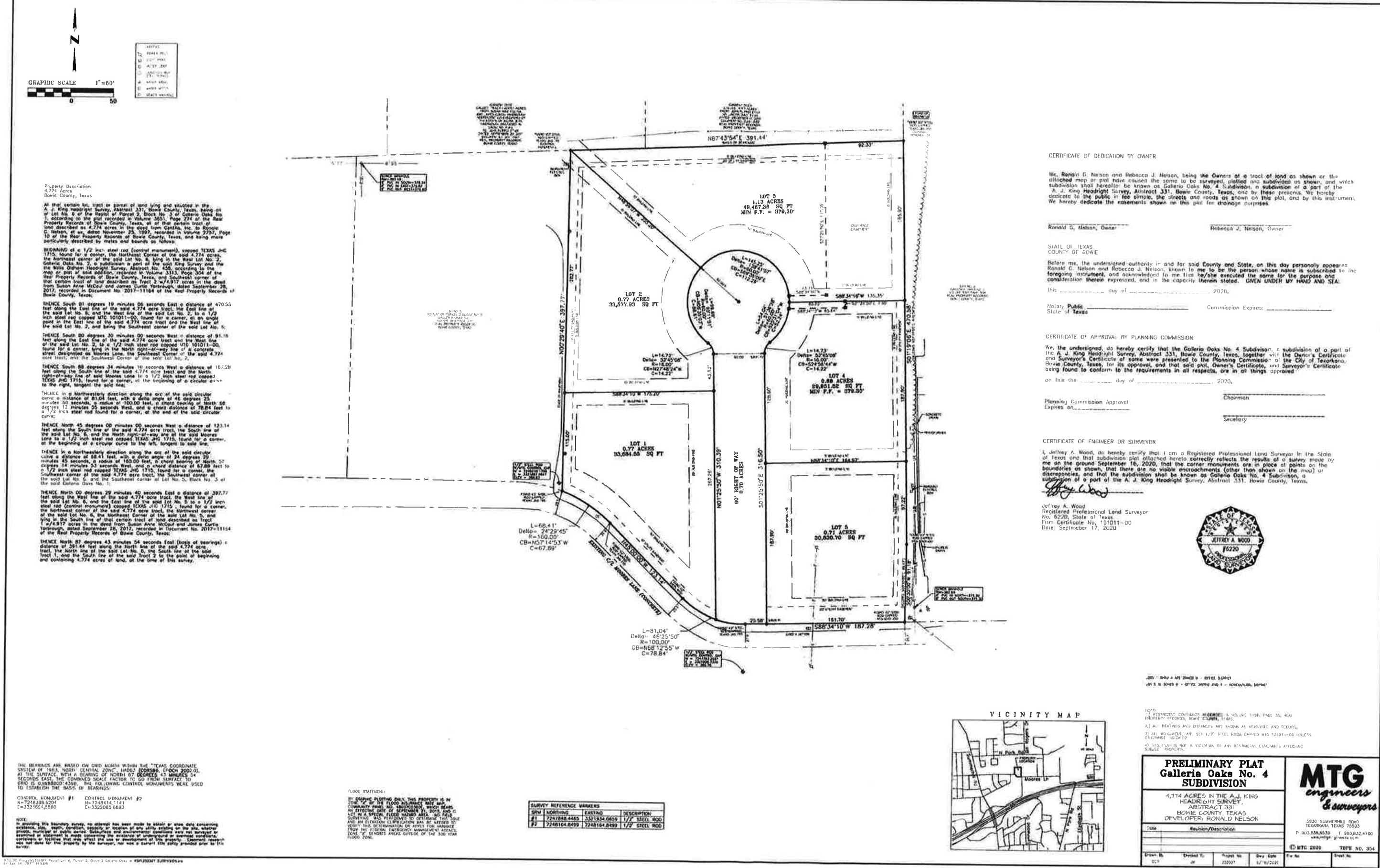
Fax: (903) 792-6419

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

***** This email is from an external sender outside of the CenterPoint Energy network. Be cautious about clicking links or opening attachments from unknown sources. *****

Attachment: Plat approval Galleria Oaks No. 4 (2381 : Galleria Oaks No. 4)





City of Texarkana, Texas

Summary Sheet

Version:
Update Date: 10/2/2020 10:54 AM

Lead Department: Planning and Community Development **Action Officer:** Laura Puckett, Administrative Coordinator
Amendment to PD-96-4(GR) for site plan approval on a 3.94-acre tract of land being part of Lots 10-13, Block 4, Urban Heights Addition, located on Chelf Road (between Pansy and Collom Streets). James Naples, owner and David Williams, MTG Engineers and Surveyors, agent.

Subject: Williams, MTG Engineers and Surveyors, agent.

Meeting Date: 10/5/2020

Attachments

- a. Public Hearing Sheet and Application (PDF)
- b. 2020-116 ORD EXH 'A' (site plan) (PDF)
- c. 2020-116 ORD ATTH 01 (maps) (PDF)
- d. 2020-116 ORD ATTH 02 (elevations) (PDF)
- e. 2020-116 ORD ATTH 03 (sample fencing around storage tanks) (PDF)
- f. 2020-116 ORD ATTH 04 (samples photos) (PDF)

Staff Coordination

Planning and Community Development	David Orr	Department Head Review
Pending		
Planning & Zoning Commission	Debbie Burk	Meeting Pending
10/05/2020 6:00 PM		

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

Amendment to PD-96-4(GR): This is a request for site plan approval by James Naples, owner and David Williams, MTG Engineers and Surveyors, agent on a 3.94-acre tract of land being part of Lots 10-13, Block 4, Urban Heights Addition, located on Chelf Road between Pansy and Collom Streets. The proposed use is for the location of an unattended retail/fleet fueling station. This is currently vacant land.

The adjacent zoning is Single Family-2 to the north south, east, and west. The adjacent land use is Jarvis Parkway to the west, vacant and residential land to the north and east.

This request is for site plan approval to allow the location of an unattended retail/fleet fueling station. The fueling station will be available to the general public by credit

City of Texarkana, Texas

card/debit card. Fleet payment will be made through a Red River Oil Card issued to fleet user along with a credit card/debit card.

The site plan for phase one consists of the following:

1. A 200 sq ft. rest room and storage building with two parking spaces including one handicapped space with paved access.
2. Fuel pump island with a canopy.
3. Exterior façade of building will be split face block.
4. Proposed entrance off Pansy Street and proposed exit off Collom Street.
5. Proposed pavement widening of Pansy Street and proposed Collom Street extension to allow access to this site.
6. Two above ground fuel tanks that will be screened with a 10' metal fence.
7. A pylon (360 sq. ft.) sign with logo and directional (20 sq. ft.) sign with logo.
8. Additional signage on restroom and storage building.
9. Screening device along the east property line.

The site plan for the future (phase 2) includes the following:

1. A 6,000 sq. ft. office/warehouse building in the northeast corner of the site with appropriate concrete parking in front and a gravel lot in the rear.
2. Two above ground fuel tanks screened with 10' metal fence.
3. Extension of fuel pump island with canopy (to the east).

Staff recommends for approval of this request.

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

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:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

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

October 5, 2020

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: OCTOBER 5, 2020 Hearing Time: 6:00 pm

CITY COUNCIL Hearing Date: NOVEMBER 9, 2020 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 burk@txkusa.org).



OWNER: James Naples

OWNER'S ADDRESS: 6930 Summerhill Road, Texarkana, Texas 75503

LOCATION OF REZONING: Chelf Road (between Pansy Street and Collom Street)

PROPOSED CHANGE: Amendment to PD-96-4 for site plan approval to allow the location of an unattended retail/fleet fueling station

LEGAL DESCRIPTION: A 3.94- acre tract of land being part of Lots 10-13, Block 4, Urban Heights Addition

CASE NUMBER: Amendment PD-96-4(GR)

DATE MAILED: 9-24-20

Attachment: Public Hearing Sheet and Application (2378 : Amendment PD-96-4(GR): on Chelf Road between Pansy & Collom)



SITE PLAN APPROVAL APPLICATION

CITY OF TEXARKANA TEXAS

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

Receipt No. 0018525Case Amendment to PD-96
(6A) for site planDate 9-18-20

To: The Planning and Zoning Commission
City of Texarkana Texas

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

LEGAL DESCRIPTION OF PROPERTY. (Lot and block numbers if in a subdivision; metes and bounds description if any portion of property does not have assigned lot and block numbers) 3.94 acre tract

Part of
Lot: 10, 11, 12 & 13 Block: Four Addition: Urban Heights
(Or see attached metes and bounds legal description)

Project location/address:

On Chelf Road (NB Loop 151 Frontage Road) between Collom and Pansy Streets

Present zoning: PD-GR Proposed zoning (if applicable) _____

Proposed use: Unattended Retail/Fleet Fueling Station

Total square footage of proposed building: 200 Sq. Ft. Number of parking spaces 2

Number of required parking spaces per Ordinance Unlisted Handicapped spaces 1

Material of building façade Split Face Block

SIGNAGE: Type (i.e. monument, pole) Pylon and Directional

Size Pylon = 360 Sq. Ft. / Directional = 20 Sq. Ft.

Material to be used for structure (if monument style) _____

David A. Williams

Attorney or Agent Signature

5930 Summerhill Road

Address

Texarkana, TX 75503

City, State, Zip

903-838-8574 / 903-293-2919

Home Phone & Cell Phone

dwiliams@mtgengineers.com

Email Address

James J. Sykes

Property Owner Signature

6930 Summerhill Road

Address

Texarkana, TX 75503

City, State, Zip

903-278-2948

Home Phone & Cell Phone

jnaples1@aol.com

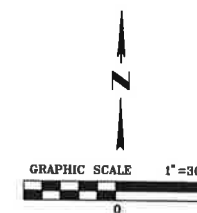
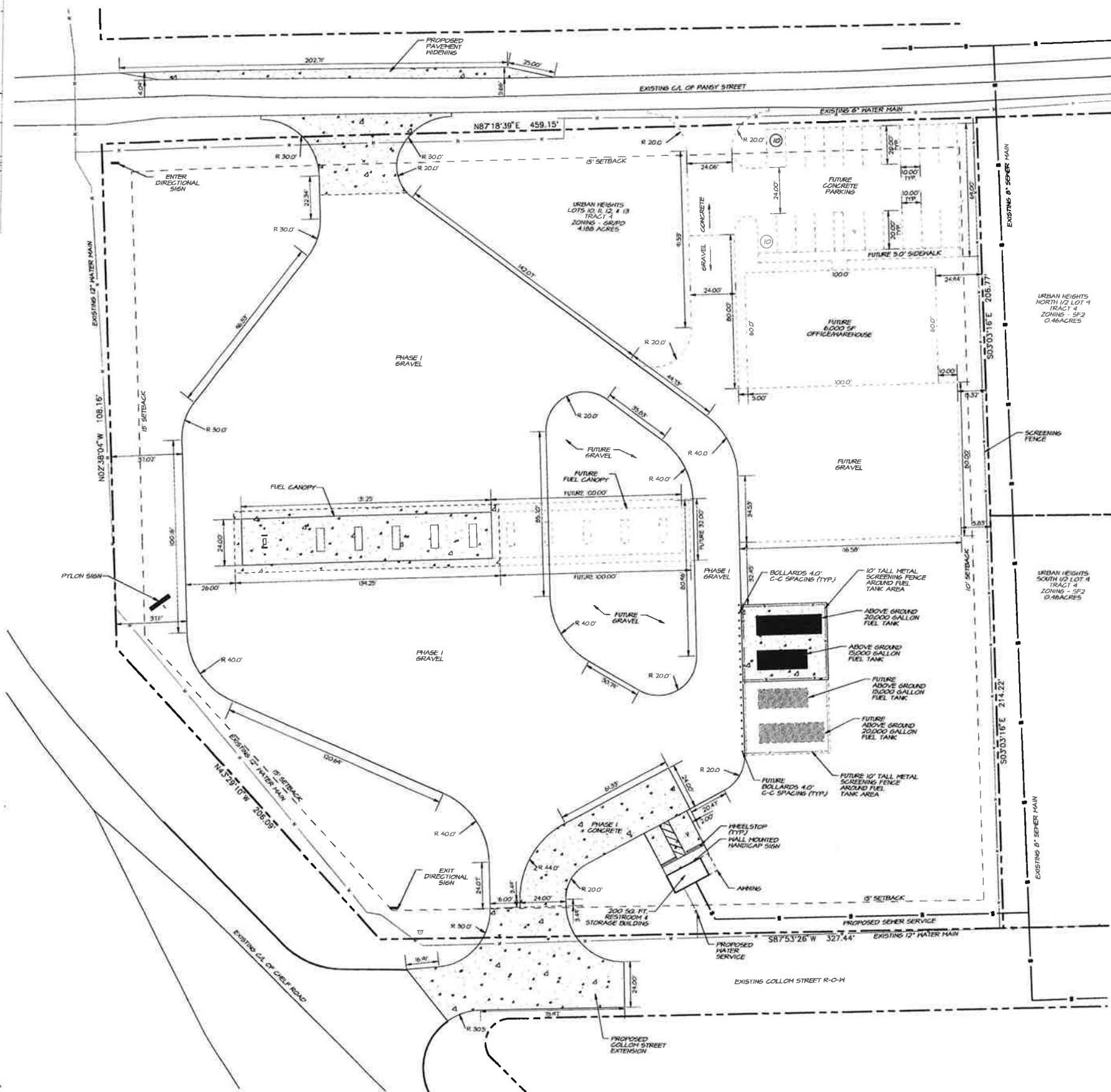
Email Address

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

Attachment: Public Hearing Sheet and Application (2378 : Amendment PD-96-4(GR): on Chelf Road between Pansy & Collom)



VICINITY MAP



<u>LEGEND</u>	
	PROPERTY LINE
	GURB AND GUTTER
	BUILDING EDGE
	EDGE OF PAVEMENT
	EASEMENT
	BUILDING LINE OFF-SET
	TOE OF DITCH/SLOPE
	TOP OF BANK
	OVERHEAD POWER LINE
	WATER MAIN
	SANITARY SEWER MAIN
	TELEPHONE LINE
	PROPOSED CONTOUR INT.
	EXISTING CONTOUR INT.
	SILT FENCE
	STORM DRAIN
	FIRE LANE
	SPOT ELEVATION
	POWER POLE
	WATER METER
	WATER VALVE
	CLEAN OUT
	SANITARY SEWER MANHOLE
	STORM DRAIN MANHOLE
	SIGN (TYPICAL)
	HANDICAP PARKING SYMBOL (PAINTED)
	FIRE HYDRANT
	LIGHT POLE
	GAS REGULATOR
	IRRIGATION CONTROL VALVE
	SPRINKLER HEAD
	ROOF DRAIN
	TELEPHONE JUNCTION BOX
	ELECTRIC JUNCTION BOX
	GUY WIRE

PAVEMENT SURFACE NOTE:
ALL SURFACES NOT SHOWN TO BE CONCRETE WILL BE AN
ALL HEATHER GRAVEL SURFACE.

SITE DATA:

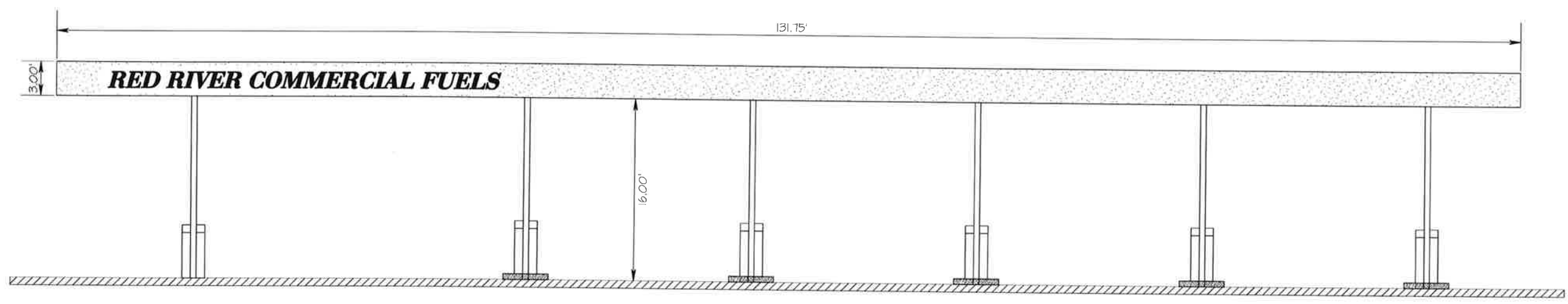
LEGAL DESCRIPTION - LOTS NUMBERED TEN (10), ELEVEN (11), TWELVE (12),
AND THIRTEEN (13 IN BLOCK 4 OF THE URBAN HEIGHTS, AN ADDITION TO THE
CITY OF TEXARKANA, BOWNE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT
THEREOF RECORDED IN VOLUME 40, PAGE 312 OF THE PLAT RECORDS OF BOWNE
COUNTY TEXAS - SAVE AND EXCEPT 0.302 ACRES CONVERTED TO THE STATE OF
TEXAS BY DEED OF RECORD IN VOLUME 2339, PAGE 252, REAL PROPERTY RECORDS
OF BOWNE COUNTY TEXAS.

CURRENT AND PROPOSED ZONING: PLANNED DEVELOPMENT GENERAL RETAIL
PROPOSED USE, UNATTENDED RETAIL/FLEET FUELING STATION
ADDITIONAL FUTURE USE, OFFICE/WAREHOUSE

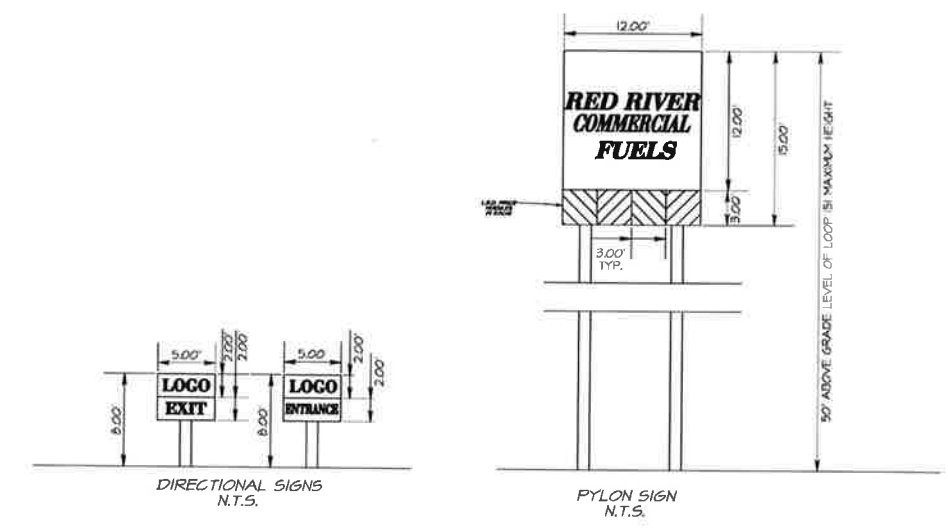
PARKING PROVIDED:
PHASE 1 - 2 SPACES (1 HANDICAPPED)
FUTURE OFFICE/WAREHOUSE - PARKING PROVIDED = 20 SPACES
PARKING REQUIRED: 20 SPACES (1 SPACE/300 SQ FT)

SCREENING: SCREENING IN ACCORDANCE WITH THE CITY OF TEXARKANA ORDINANCES WILL BE PROVIDED FOR ADJACENT RESIDENTIAL PROPERTY ABOVE GROUND FUEL TANKS WILL BE SCREENED WITH A 10' OPAQUE FENCE

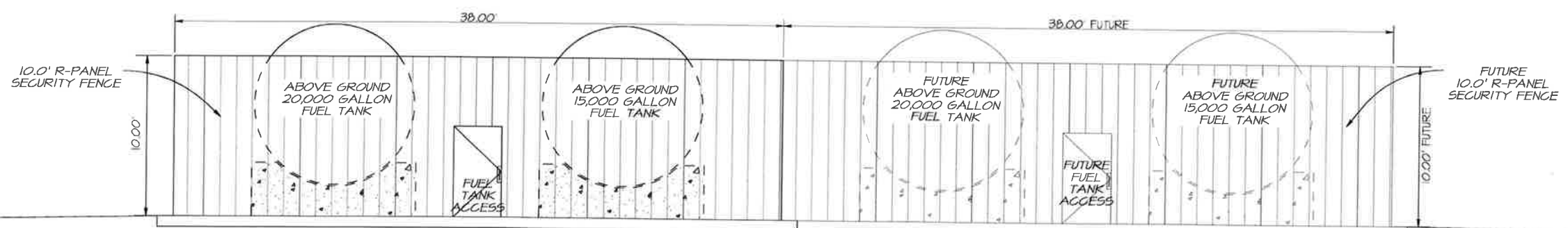
Amend PD-96-4



CANOPY ELEVATION
N.T.S.



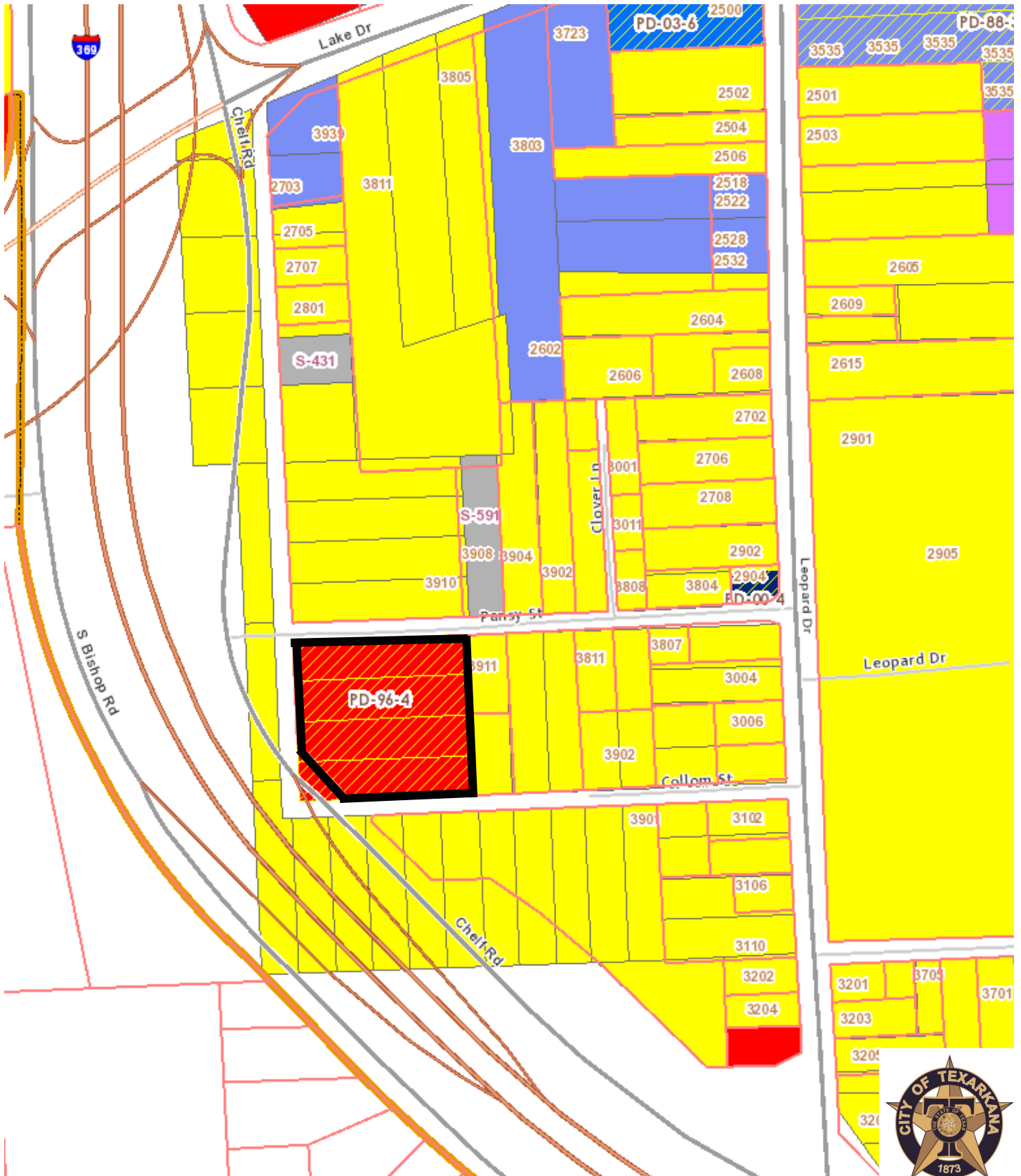
SIGN ELEVATIONS
N.T.S.



Attachment: 2020-116 ORD EXH 'A' (site plan) (2378 : Amendment PD-96-4(GR): on Chelf Road between Pansy & Collom)

2020-116 ATTH 01
Amend PD-96-4

Lots 10-13, Block 4 Chelf Rd.



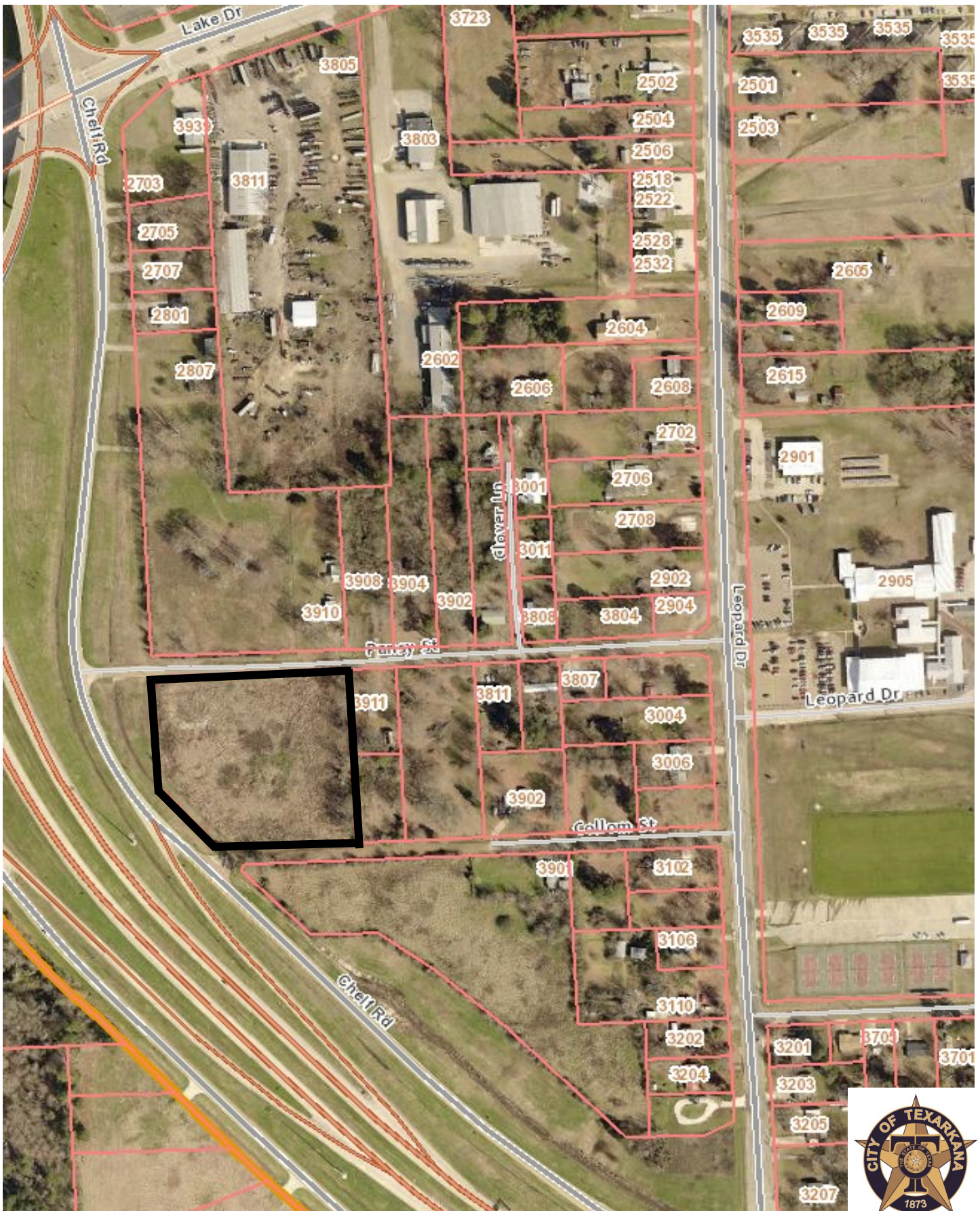
Attachment: 2020-116 ORD ATTH 01 (maps) (2378 : Amendment PD-96-4(GR): on Chelf Road between Pansy & Colom)



Lots 10-13, Block 4 Chelf

2020-116 ATTH 01

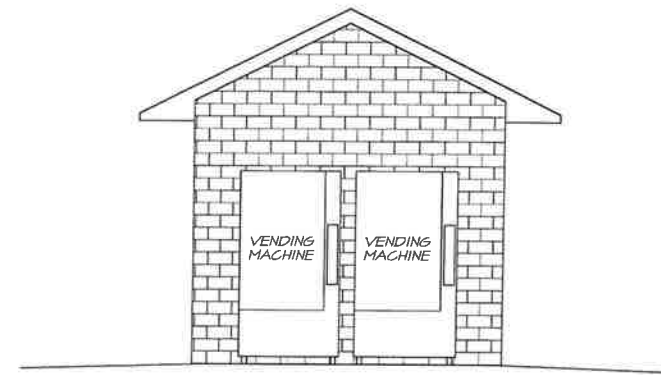
Amend PD-96-4



Attachment: 2020-116 ORD ATTH 01 (maps) (2378 : Amendment PD-96-4(GR): on Chelf Road between Pansy & Collom)

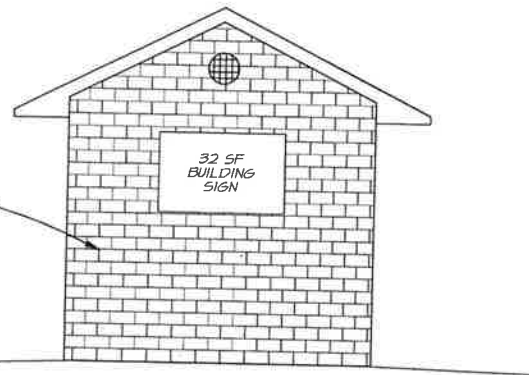


Amend PD-96-4

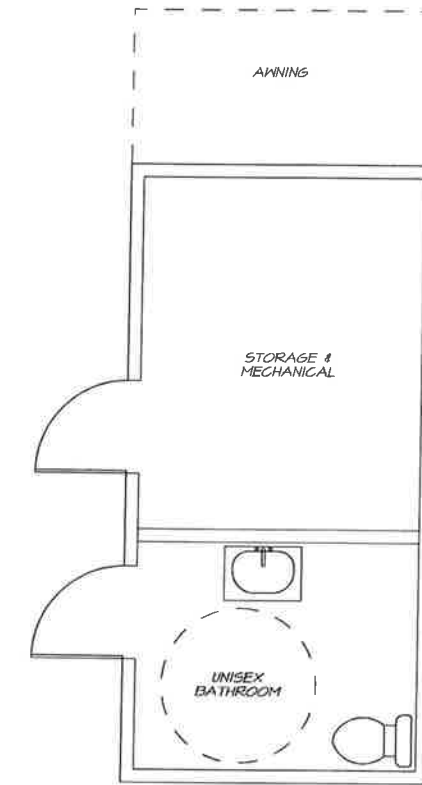


NORTH ELEVATION
N.T.S.

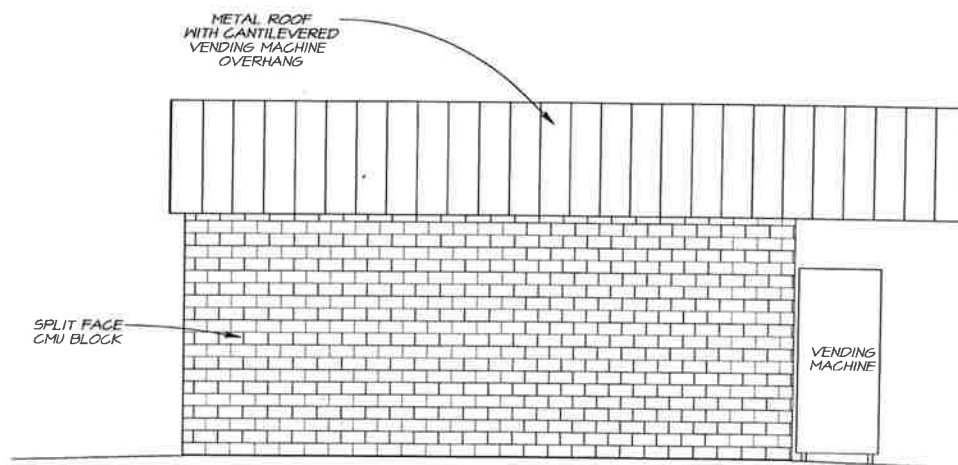
SPLIT FACE
CMU BLOCK



SOUTH ELEVATION
N.T.S.

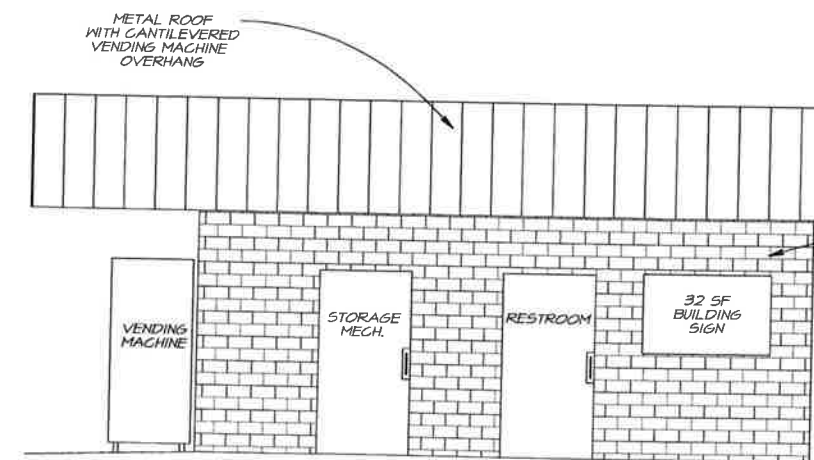


FLOOR PLAN
N.T.S.



EAST ELEVATION
N.T.S.

SPLIT FACE
CMU BLOCK



WEST ELEVATION
N.T.S.

SPLIT FACE
CMU BLOCK





Attachment: 2020-116 ORD ATTH 04 (samples photos) (2378 : Amendment PD-96-4(GR): on Chelf Road between Pansy & Collom)

City of Texarkana, Texas

Summary Sheet

Version:
Update Date: 10/2/2020 11:40 AM

Lead Department: Planning and Community Development **Action Officer:** Laura Puckett, Administrative Coordinator
Z-20-20: A 2.206-acre tract of land in the John A. Talbot HRS, A-564, located in the 5600 block of Richmond Road. Office to Planned Development-General Retail. Kirk Patton, representing PHRMG Developers, owner and Don Robertson, agent.

Subject: Robertson, agent.

Meeting Date: 10/5/2020

Attachments

- a. Z-20-20 Public Hearing Sheet and Application (PDF)
- b. 2020-114 ORD EXH 'A' (legal description and survey) (PDF)
- c. 2020-114 ORD ATTH 01 (maps) (PDF)
- d. 2020-114 ORD EXH 'B' (site plan) (PDF)

Staff Coordination

Planning and Community Development	David Orr	Department Head Review
Pending		
Planning & Zoning Commission	Debbie Burk	Meeting Pending
10/05/2020 6:00 PM		

Updates/History of Briefing:

Not applicable.

Executive Summary and Background Information:

This is a request by Kirk Patton, representing PHRMG Developers, owner and Don Robertson, agent to rezone a 2.206-acre tract of land in the John A. Talbot HRS, A-564, located in the 5600 Block of Richmond Road from Office to Planned Development-General Retail. The proposed use is a tunnel carwash. This property is currently vacant land.

The adjacent zoning is Single Family-1 to the north, PD-General Retail to the south, General Retail to the east and Office to the west. The adjacent land use is vacant land to the north and west, office to the south and retail and office to the east.

The Future Land use map designated this property as "Neighborhood Retail".

Staff recommends that a planned development designation be added to this request. Staff contacted the applicant and the applicant has agreed to amend the application to include the PD designation. The applicant on today's date provided a site plan layout of the proposed carwash. Hopefully, additional information will be available at Monday's meeting so both rezoning and site plan approval can be considered and voted on.

City of Texarkana, Texas

This zoning to General Retail is consistent with other zoning and uses in this area. In addition, the proposed rezoning aligns with the Comprehensive Plan's Future Land Use Map. Therefore, staff recommends for approval from Office to Planned Development-General Retail.

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

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

Potential Options:

None.

Fiscal Implications:

Not applicable.

Staff Recommendation:

Staff recommends for approval of this request.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

Not applicable.

Advisory Board/Committee Meeting Date and Minutes:

October 5, 2020



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. 06185119Case 2-20-20Date 9/17/2020

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.

2.206 acres of land in the John H. Talbot
Lot: _____ Block: _____ Addition: _____ HRS, A-S
(Or see attached legal description) See attached Plat and Legal Description

Location: Property fronts Moores Lane and Richmond Road - See attached plat 5600 brk meor La

Present Zoning: OfficeProposed Zoning: General Retail

If the Zoning Classification is changed by the Commission, this property will be used as:
The proposed use is for a tunnel carwash.

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

The current property is not in use. The proposed project develop the property into a new
business for the Texarkana, Texas

Don Robertson
Attorney or Agent Signature

1605 North Service Road East
Address

Ruston, Louisiana 71270
City, State, Zip

318-547-2692
Home Phone & Cell Phone

don.robertson1@jimtaylorford.com
Email Address

PHRMd Developers
By: Kirk Patten PC
Property Owner Signature

9 Northridge Circle
Address

TEXARKANA, TEXAS 75503
City, State, Zip

903 334-7000
Home Phone & Cell Phone

Kirkpatten@KirkpattenPC.com
Email Address

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

Attachment: Z-20-20 Public Hearing Sheet and Application (2376 : Z-20-20: rezoning from O to PD-GR in 5600 Block of Richmond Rd)

Property Description
2.206 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 part of that certain tract of land described as 3.563 acres in the deed from Patton, Haltom, Roberts, McWilliams & Greer, LLP to PHRMG Developers, dated February 21, 2000, recorded in Volume 3221, Page 189 of the Real Property Records of Bowie County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch steel rod (control monument), capped LONNIE PAGE - PLS 1573 TX, found for a corner, the Northeast corner of the said 3.563 acre tract, lying in the South line of that certain tract of land described as 58.95 acres in the deed from Regions Bank, f/k/a The State First National Bank of Texarkana, to Martha Louise Arnold Stilwell (1/10th interest), dated July 27, 2011, recorded in Volume 6120, Page 299 of the Real Property Records of Bowie County, Texas, that certain tract of land described as 58.95 acres in the deed from Thomas H. Arnold, as Independent Executor of the estate of Lewis H. Arnold, to Martha Louise Arnold Stilwell (1/10th interest), dated July 21, 2011, recorded in Volume 6120, Page 302 of the Real Property Records of Bowie County, Texas, that certain tract of land described as Tract No. 5, with 58.95 acres in the deed from Josh R. Morriss, Jr. and Martha W. Morriss, to the Josh R. Morriss, Jr. Family Limited Partnership (4/5th interest), dated December 29, 1997, recorded in Volume 2772, Page 166 of the Real Property Records of Bowie County, Texas, same being that certain tract of land described as 58.95 acres in the deed from L. E. Kennay, et ux, to R. M. Morriss, Sr., et al, dated May 20, 1964, recorded in Volume 440, Page 220 of the Deed Records of Bowie County, Texas, and lying in the West right-of-way line of Farm-to-Market Road 559 (Richmond Road);

THENCE South 30 degrees 15 minutes 43 seconds East (basis of bearings) a distance of 188.16 feet along the East line of the said 3.563 acre tract, and the West right-of-way line of the said Richmond Road to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner;

THENCE South 87 degrees 00 minutes 01 seconds West a distance of 257.20 feet across the said 3.563 acre tract to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner;

THENCE South 02 degrees 59 minutes 59 seconds East a distance of 213.98 feet across and through the said 3.563 acre tract to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner, lying in the South line of the said 3.563 acre tract, and the North right-of-way line of Moores Lane;

THENCE South 87 degrees 00 minutes 01 seconds West a distance of 127.08 feet along the South line of the said 3.563 acre tract and the North right-of-way line of the said Moores Lane to a 1 inch steel pipe (control monument) found for a corner, the Southwest corner of the said 3.563 acre tract, lying in the East line of the said 58.95 acre tract and the North right-of-way line of the said Moores Lane;

THENCE North 09 degrees 12 minutes 45 seconds West a distance of 406.72 feet along the West line of the said 3.563 acre tract, and the East line of the said 58.95 acre tract to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner, the Northwest corner of the said 3.563 acre tract, and an angle point of the said 58.95 acre tract;

THENCE South 89 degrees 08 minutes 16 seconds East a distance of 342.89 feet along the North line of the said 3.563 acre tract, the South line of the said 58.95 acre tract, and generally along a fence to the point of beginning, and containing 2.206 acres of land at the time of this survey.

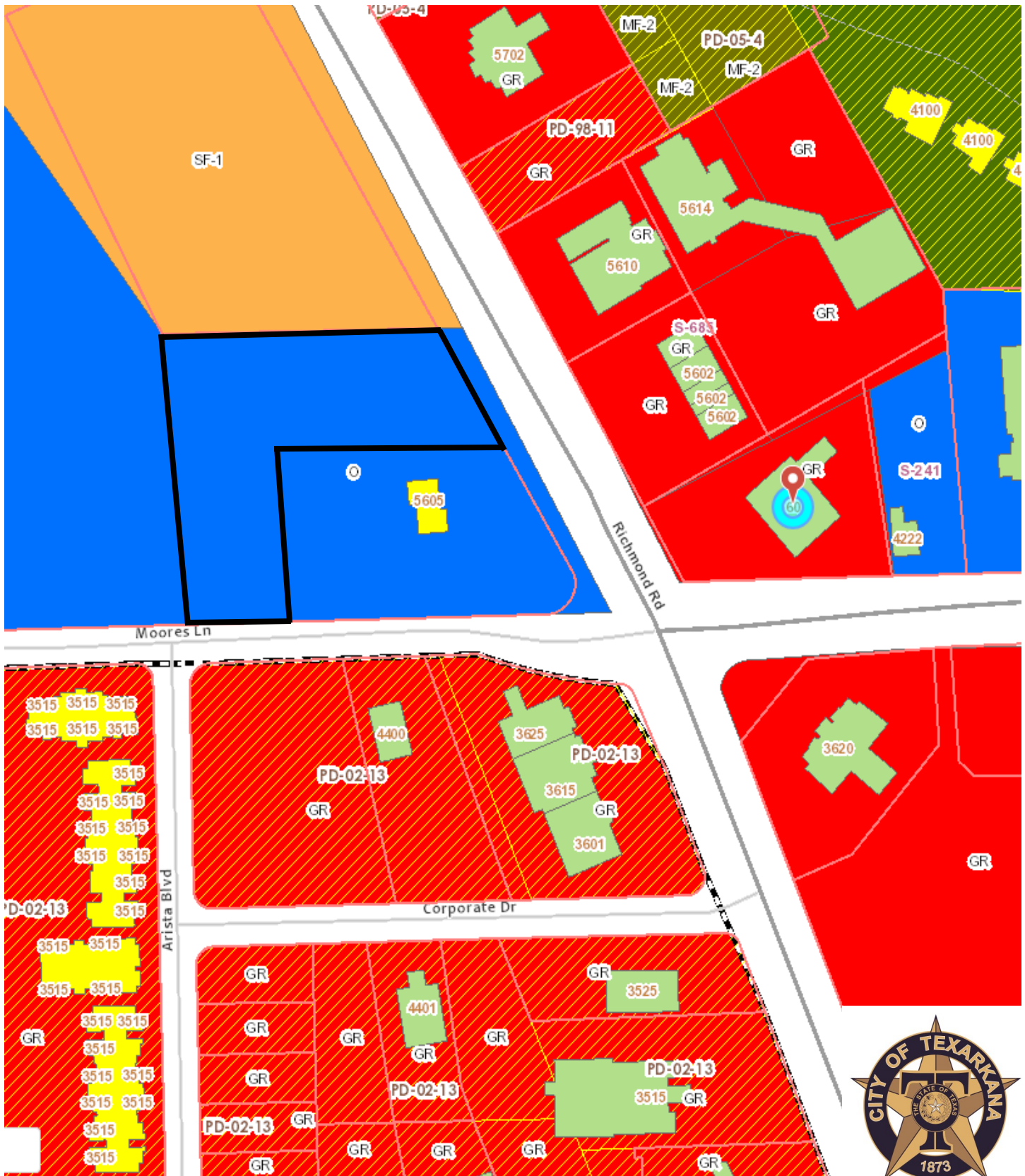
2020-114 EXH 'A'

Z-20-20



TO: PHRMC DEVELOPERS, TAYLOR-ROBERTSON, LLC,
THIS IS TO CERTIFY THAT THIS SURVEY WAS MADE
ON JULY 21, 2020. THAT THIS PLAT (MAP OR DRAWING)
WITH THE CURRENT PROFESSIONAL AND TECHNICAL

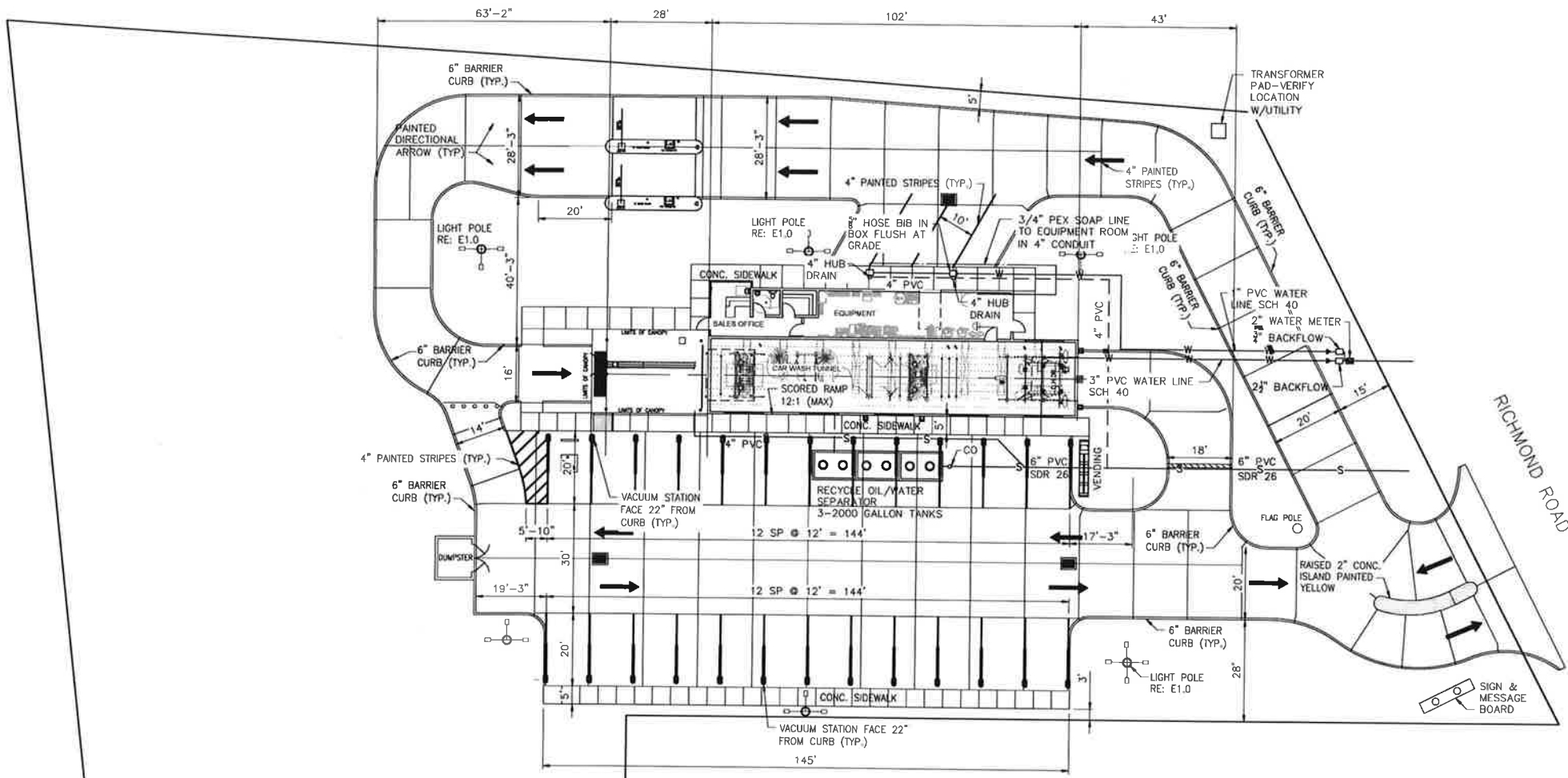
5600 Block of Richmond Rd.



Attachment: 2020-114 ORD ATTH 01 (maps) (2376 : Z-20-20: rezoning from O to PD-GR in 5600 Block of Richmond Rd)



[illegible]



GENERAL SITE GRADING NOTES:

- 1. THE FINISHED FLOOR SHALL BE A MINIMUM 2'-0" ABOVE THE EXISTING SITE GRADE AT THE BUILDING.
- 2. ALL SELECT FILL MATERIAL TO BE FREE OF ORIGINAL MATERIALS AND SHALL BE COMPACTED. SELECT MATERIAL SHALL HAVE A PI < 15 AND SHALL BE COMPACTED TO 95% MODIFIED PROCTOR DENSITY.
- 3. SITE TO BE GRADED BY CONTRACTOR TO DRAIN AWAY FROM BUILDING.
- 4. TOP SOIL TO BE STOCKPILED ONSITE AND SPREAD OVER SLOPES UPON COMPLETION OF GRADING.
- 5. ALL EXCESS EXCAVATED MATERIAL TO BE SPREAD ONSITE IN A MANNER NOT TO BLOCK DRAINAGE PATTERNS AS DIRECT BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
- 6. ALL DISTURBED AREAS OF THE SITE SHALL BE SEEDED AND FERTILIZED.

FLAG POLE:

THE FLAGPOLE IS TO BE OWNER SUPPLIED AND INSTALLED BY THE GENERAL CONTRACTOR. FIELD LOCATE PER OWNER'S REPRESENTATIVE DIRECTION.

SIGNAGE NOTES:

THE CONTRACTOR SHALL COORDINATE THE ELECTRICAL INSTALLATION FOR ALL SIGNS INCLUDING PROVIDING CONDUITS AND CONDUCTORS TO EACH SIGN LOCATION - DIRECTIONAL AND ADVERTISEMENT SIGNAGE. THE CONTRACTOR SHALL INSTALL ALL DIRECTIONAL SIGNS. ADVERTISEMENT SIGNS SHALL BE INSTALLED BY SIGN COMPANY BY OWNER. THE CONTRACTOR COORDINATE HIS WORK WITH THE SIGN COMPANY AND THE OWNER'S REPRESENTATIVE.

IRRIGATION NOTES:

THE CONTRACTOR SHALL COORDINATE THE IRRIGATION SYSTEM INSTALLATION AND PROVIDE SIX (6) - 3" PVC CONDUITS EXTENDING 2' PAST THE DRIVEWAY WIDTH. WATER SUPPLY TO BE ROUTED TO THE BUILDING AS DIRECTED BY THE OWNER'S REPRESENTATIVE AND IRRIGATION CONTRACTOR.

WATER SUPPLY:

CARWASH WATER SUPPLY SHALL BE 165 GPM @ 40 PSI (MINIMUM).

FOUNDATION NOTES:

- 1. FOUNDATIONS ARE DESIGNED FOR AN ALLOWABLE GROSS BEARING PRESSURE OF 2000 PSF, FOR FOOTING FOUNDATION APPROXIMATELY 2 FEET BELOW FINAL GRADE. CONTRACTOR TO VERIFY BEARING CAPACITY OF SOIL.
- 2. PROTECT PIPES & CONDUITS RUNNING THROUGH WALLS & SLABS WITH 1/2 INCH EXPANSION MATERIAL. LOWER CONTINUOUS FOOTINGS & GRADE BEAMS PERPENDICULAR TO PIPE RUNS TO ALLOW PIPES TO PASS ABOVE THE FOOTINGS OR THROUGH THE GRADE BEAMS. ALTERNATIVELY, PROVIDE A CONCRETE JACKET IF PIPES ARE LOW ENOUGH TO BE PLACED BELOW THE FOOTINGS & GRADE BEAMS. LOWER FOOTINGS & GRADE BEAMS PARALLEL TO PIPE RUNS TO AVOID SURCHARGE ONTO ADJACENT TRENCH EXCAVATIONS.
- 3. MAINTAIN SUBGRADE & FILL MOISTURE CONTENT UNTIL FOUNDATIONS ARE PLACED PER GEO.
- 4. ARRANGE FOR OWNER'S INDEPENDENT TESTING AGENCY TO MONITOR CUT & FILL OPERATIONS & PERFORM FIELD DENSITY & MOISTURE CONTENT TESTS TO VERIFY COMPACTION & APPROVE FOOTING SUBGRADES PRIOR TO PLACING CONCRETE.
- 5. DO NOT PLACE FOOTINGS OR SLABS AGAINST SUBGRADE CONTAINING FREE WATER, FROST, OR ICE.
- 6. MAINTAIN PROPER SITE DRAINAGE DURING CONSTRUCTION TO ENSURE SURFACE RUNOFF AWAY FROM STRUCTURES & TO PREVENT PONDING OF SURFACE RUNOFF NEAR THE STRUCTURES.
- 7. KEEP OPEN EXCAVATIONS AROUND BUILDING PERIMETER DRY. BACK FILL AGAINST FOUNDATIONS & GRADE BEAMS AS SOON AS PRACTICAL. PUMP WATER OUT & DRY OPEN EXCAVATIONS, IF FLOODED PRIOR TO BACKFILLING.

BUILDING PAD PREPARATION NOTES:

- 1. THE AREAS TO RECEIVE SELECT FILL SHALL BE STRIPPED OF ALL VEGETATION, EXISTING FILL, & SOFT OR DISTURBED SOILS. THE EXCAVATED AREA SHALL BE OBSERVED BY THE SOILS ENGINEER PRIOR TO PLACING DENSITY-CONTROLLED SELECT CLAYEY FILL.
- 2. ENTIRE SITE SHALL BE PROOF ROLLED WITH FULLY LOADED TANDEM AXLE DUMP TRUCK. ALL AREAS THAT ARE OBSERVED TO RUT OR DEFLECT SHALL BE REMOVED, BACKFILLED WITH SELECT MATERIAL WITH A PI < 15, AND COMPACTED TO 95% DENSITY STD PROCTOR.
- 3. THE EXPOSED GRADE SHALL BE SCARIFIED TO A DEPTH OF 12 INCHES, MOISTENED TO A CONTENT OF -2 TO +4 PERCENT OF OPTIMUM & RECOMPACTED TO A MINIMUM OF 95% OF THE ASTM D-698.
- 4. SELECT FILL, CONSISTING OF SOIL APPROVED BY A SOILS ENGINEER, SHALL BE PLACED IN COMPACTED LAYERS WITH SUITABLE COMPACTION EQUIPMENT.
- 5. ANY TRASH & DEBRIS IN THE EXISTING FILL SHALL BE REMOVED DURING GRADING. ANY IMPORTED FILL SHALL BE OBSERVED BY THE SOILS ENGINEER PRIOR TO USE IN FILL AREAS.
- 6. PLACE SUBSEQUENT LIFTS OF SELECT FILL IN THIN HORIZONTAL LAYERS NOT EXCEEDING EIGHT INCHES ON LOOSE THICKNESS & COMPACT EACH LIFT TO AT LEAST 95% OF ASTM D-698. MAINTAIN MOISTURE WITHIN TWO PERCENT BELOW TO FOUR PERCENT ABOVE THE THEORETICAL OPTIMUM.
- 7. FIELD OBSERVATION & TESTING SHALL BE PERFORMED BY THE SOILS ENGINEER DURING GRADING TO ASSIST THE CONTRACTOR IN OBTAINING THE REQUIRED DEGREE OF COMPACTION & THE PROPER MOISTURE CONTENT. WHERE COMPACTION IS LESS THAN REQUIRED, ADDITIONAL COMPACTION EFFORT SHALL BE MADE WITH ADJUSTMENT OF THE MOISTURE CONTENT, AS NECESSARY, UNTIL 95% COMPACTION IS OBTAINED.
- 8. FINE GRAINED, LOW COHESION SOILS OF THE TYPE SPECIFIED FOR SELECT FILL MAY BE COMPACTED USING RUBBER-TIRED, AND/OR PNEUMATIC ROLLERS, & STRICT MOISTURE CONTROL.
- 9. VEGETATION OR ASSOCIATED ROOT SYSTEM LOCATED WITHIN THE AREA TO BE GRADED SHALL BE REMOVED DURING GRADING. ANY EXISTING OR ABANDONED UTILITIES LOCATED WITHIN THE AREA SHALL BE REMOVED OR RELOCATED. ALL FILL MATERIALS & DISTURBED SOILS RESULTING FROM GRADING OPERATIONS SHOULD BE REMOVED & PROPERLY RECOMPACTED PRIOR TO FOUNDATION EXCAVATION.
- 10. SELECT FILL SHALL CONSIST OF HOMOGENOUS SOILS FREE OF ORGANIC MATTER & DEBRIS, OR ROCK LARGER THAN SIX INCHES IN DIAMETER, & POSSESSING A PLASTICITY INDEX BETWEEN FOUR & FIFTEEN WITH A MAXIMUM LIQUID LIMIT OF 36. THE MATERIAL SHALL BE PLACED IN ACCORDANCE WITH THE REQUIREMENTS OF THE GEOTECHNICAL REPORT SUBGRADE PREPARATION & VERIFIED IN THE FOLLOWING MANNER:
CONDUCT IN-PLACE DENSITY TESTS AT THE RATE OF ONE TEST PER 2,500 SQUARE FEET FOR EACH LIFT.
CONFIRM SUITABILITY BY ATTERBURG LIMIT TESTS AT THE RATE OF ONE TEST PER 500 CUBIC YDS.
THE SOURCE OF SELECT FILL IS UNKNOWN. ALLOW AT LEAST THREE DAYS FOR PROPER TESTING OF POTENTIAL BORROW AREAS. VERIFY SUITABILITY PRIOR TO PLACEMENT ON SITE.

UTILITY NOTES:

- 1. CONTRACTOR TO NOTIFY ENGINEER, OWNER'S REPRESENTATIVE, AND THE CITY OF TEXARKANA DEPARTMENT OF PUBLIC WORKS PRIOR TO COMMENCING WORK ON UTILITY INSTALLATION 48 HOURS IN ADVANCE.
- 2. CONTRACTOR TO LOCATE AND EXPOSE EXISTING UTILITIES FOR INSPECTION. ELEVATIONS ARE TO BE DETERMINED TO INSURE PROPER CONNECTION OF THE NEW FACILITIES.
- 3. REFER TO ARCHITECTURAL AND EQUIPMENT DRAWINGS FOR UTILITY TIES INSIDE BUILDING, AND COORDINATE ROUTING AS REQUIRED TO INSURE PROPER TIE IN.
- 4. THE CONTRACTOR SHALL SUPPLY AND INSTALL BACKFLOW PREVENTORS FOR EACH WATER SUPPLY TO THE PROPOSED FACILITY - ONE 1" ASSEMBLY AND ONE 2 1/2" ASSEMBLY. LOCATE PER THE CITY OF TEXARKANA DEPARTMENT OF PUBLIC WORKS AND THE OWNER'S REPRESENTATIVE. EACH SHALL BE A COMPLETE INSTALLATION PER THE TEXAS PLUMBING CODE AND SHALL BE PROVIDED WITH INSULATED FIBERGLASS COVERS TO PREVENT FREEZING.

UTILITY WARNING:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR/ENGINEER MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR/ENGINEER FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR/ENGINEER HAS NOT PHYSICALLY LOCATED ALL OF THE UNDERGROUND UTILITIES.

UTILITY PROVIDERS

ELECTRICITY	-	ENTERGY
NATURAL GAS	-	NOT REQUIRED
WATER	-	CITY OF TEXARKANA, TEXAS
SANITARY SEWER	-	CITY OF TEXARKANA, TEXAS
TELECOMMUNICATIONS	-	AT&T

PRELIMINARY DRAWING NOT INTENDED TO BE A

DAVID LANE & ASSOCIATES

DAVID LANE BEAIRD

TEXARKANA, TEXAS

DON ROBERTSON

Attachment: 2020-114 ORD EXH 'B' (site plan) (2376 : Z-20-20: rezoning from O to PD-GR in 5600 Block of Richmond Rd)

CIVIL & STRUCTURAL ENGINEERING PLANNING PROJECT MANAGEMENT

City of Texarkana, Texas

Summary Sheet

Version:
Update Date: 10/2/2020 12:01 PM

Lead Department: Planning and Community Development **Action Officer:** Laura Puckett, Administrative Coordinator
Z-20-21: A 1.500-acre tract of land in the John A. Talbot HRS. A-564, located at the northwest corner of Richmond Road and Moores Lane. Office to Planned Development-General Retail. Kirk Patton, representing PHRMG Developers, owner and Richard Reynolds, Jr.

Subject: owner and Richard Reynolds, Jr.

Meeting Date: 10/5/2020

Attachments

- a. Public Hearing Sheet and Application (PDF)
- b. 2020-115 ORD EXH 'A' (legal description and survey) (PDF)
- c. 2020-115 ORD ATTH 01 (maps) (PDF)
- d. 2020-115 ORD EXH 'B' (site plan) (PDF)
- e. 2020-115 ORD ATTH 02 (elevations) (PDF)

Staff Coordination

Planning and Community Development	David Orr	Department Head Review
Pending		
Planning & Zoning Commission	Debbie Burk	Meeting Pending
10/05/2020 6:00 PM		

Updates/History of Briefing:

Not applicable.

Executive Summary and Background Information:

This is a request by Kirk Patton, representing PHRMG Developers, owner and Richard Reynolds, Jr., agent, to rezone a 1.500-acre tract of land in the John A. Talbot HRS, A-564, located at 5605 Richmond Road from Office to Planned Development-General Retail. The proposed use is a nation brand convenience store. This property is currently vacant land.

The adjacent zoning is Single Family-1 and Office to the north, PD- General Retail to the south, General Retail to the east and Office to the west. The adjacent land use is vacant land to the north and west office to the south and retail use and offices to the east.

The Future Land use map designated this property as "Neighborhood Retail".

Staff recommends that a planned development designation be added to this request. Staff contacted the applicant and the applicant has agreed to amend the application to include the PD designation. The applicant has provided a site plan layout and elevations of the proposed convenience store. Additional information may be available

City of Texarkana, Texas

at Monday's meeting so both rezoning and site plan approval can be considered and voted on.

This proposed zoning is consistent with other zoning and uses in this area. In addition, the proposed zoning aligns with the Comprehensive Plan's Future Land Use Map. However, most of the properties in this area of Richmond Road have a Planned Development designation. Therefore, staff recommends for approval to Planned Development General Retail.

The applicant should be aware that a site plan for the proposed development will have to be submitted and approved prior to any construction.

Potential Options:

None.

Fiscal Implications:

Not applicable.

Staff Recommendation:

Staff recommends for approval of this request.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

Not applicable.

Advisory Board/Committee Meeting Date and Minutes:

October 5, 2020



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. 00185227

Case 2-20-21

Date 9-18-20

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. 1.500 acre tract of land in the John A

Lot: _____ Block: _____ Addition: Talbot HRS. A. 361
(Or see attached legal description)

Location: NWQ RICHMOND ROAD & MOORES LANE (5605)

Present Zoning: C1

Proposed Zoning: GENERAL RETAIL

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

NATIONAL BRAND CONVENIENCE STORE - NEW CONSTRUCTION

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

CONSISTENT WITH AREA ZONING

[Signature]
Attorney or Agent Signature RICHARD H. REYNOLDS, JR.

5502 COWHORN CREEK ROAD, SUITE C
Address

TEXARKANA, TX 75503
City, State, Zip

903.832.3700
Home Phone & Cell Phone

RichardHReynoldsJr@gmail.com
Email Address

PHRMG Developers
By: Kirk Patton, P.C.
Property Owner Signature Partner

9 Northridge Circle
Address

Texarkana, Texas 75503
City, State, Zip

903 334-7000
Home Phone & Cell Phone

Kirk.Patton@Kirk.Patton.PC.com
Email Address

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

Property Description
1.500 Acres
Bowie County, Texas

All that certain lot, tract or parcel of land lying and situated in the John A. Talbot Headright Survey, Abstract 584, Bowie County, Texas, being part of that certain tract of land described as 3.563 acres in the deed from Patton, Halkorn, Roberts, McWilliams & Greer, LLP to PHRMG Developers, dated February 21, 2000, recorded in Volume 3221, Page 189 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, capped MTG 10111-00, set for a corner, lying in the East line of the said 3.563 acre tract, and the West right-of-way line of Farm-to-Market Road 559 (Richmond Road), said corner bears North 30 degrees 15 minutes 43 seconds West (basis of bearings) a distance of 188.16 feet to a 5/8 inch steel rod (control monument), capped LONNIE PACE - PLS 1573 TX, found for a corner, the Northeast corner of the said 3.563 acre tract, and lying in the West right-of-way line of the said F.M. 559 (Richmond Road);

THENCE South 30 degrees 15 minutes 43 seconds East a distance of 46.62 feet along the East line of the said 3.563 acre tract and the West right-of-way line of the said Richmond Road to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner, at the beginning of a circular curve to the right;

THENCE in a Southeasterly direction along the arc of the said circular curve a distance of 181.69 feet, with a delta angle of 03 degrees 18 minutes 32 seconds, a radius of 2799.79 feet, a chord bearing of South 28 degrees 36 minutes 27 seconds East and a chord distance of 161.67 feet to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner, the Southeast corner of the said 3.563 acre tract, at the intersection of the West right-of-way line of the said Richmond Road and the North right-of-way line of Moores Lane;

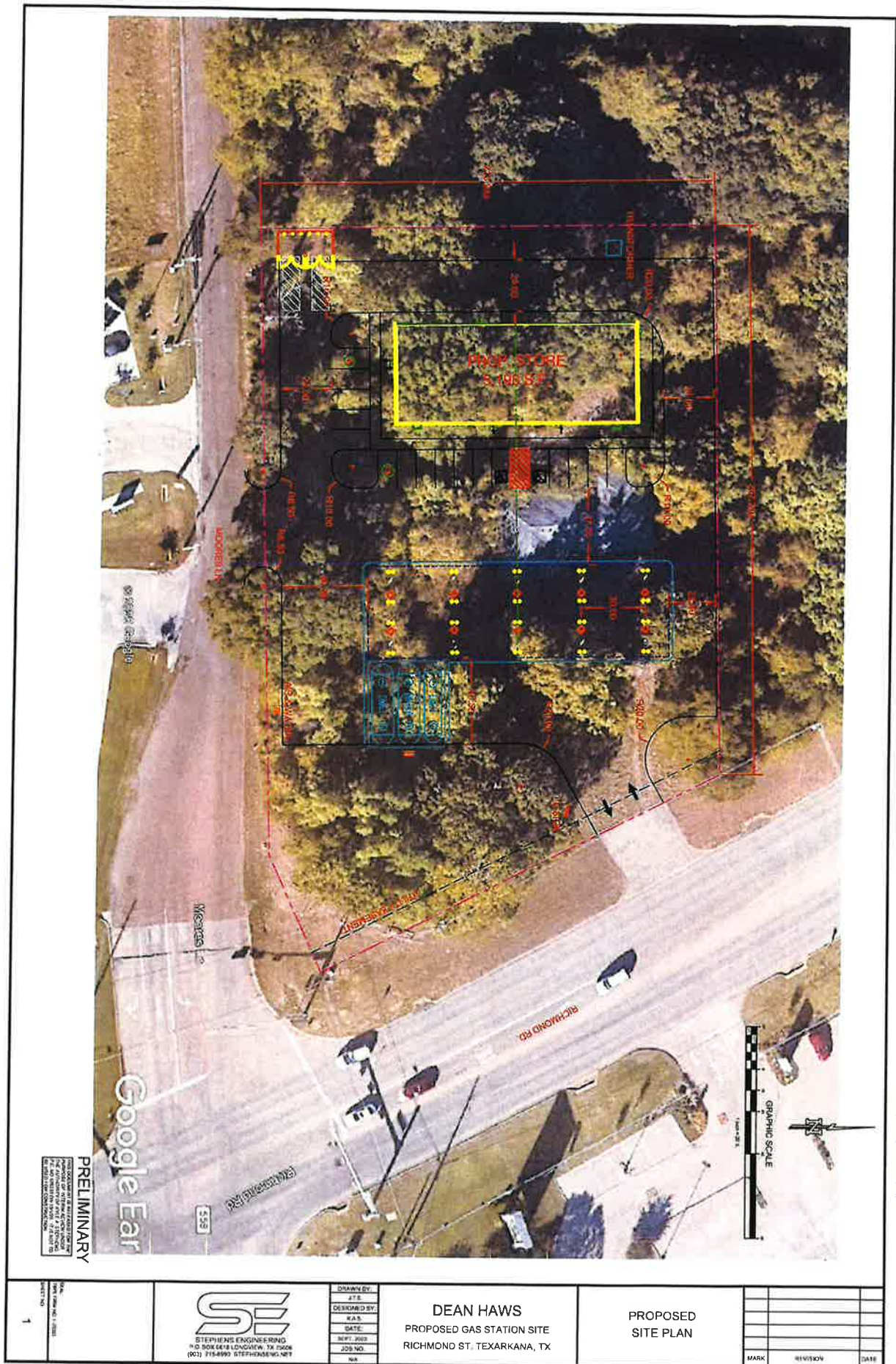
THENCE South 63 degrees 02 minutes 49 seconds West a distance of 60.00 feet along the South line of the said 3.563 acre tract and the North right-of-way line of the said Moores Lane to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner, at an angle point

THENCE South 85 degrees 22 minutes 08 seconds West a distance of 83.93 feet along the South line of the said 3.563 acre tract and the North right-of-way line of the said Moores Lane to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner, at an angle point;

THENCE South 87 degrees 00 minutes 01 seconds West a distance of 209.70 feet along the South line of the said 3.563 acre tract, and the North right-of-way line of the said Moores Lane to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner, said corner bears South 87 degrees 00 minutes 01 seconds West a distance of 127.08 feet to a 1 inch steel pipe (control monument) found for a corner, the Southwest corner of the said 3.563 acre tract;

THENCE North 02 degrees 59 minutes 59 seconds West a distance of 213.98 feet across the said 3.563 acre tract to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner;

THENCE North 87 degrees 00 minutes 01 seconds East a distance of 257.20 feet across and through the said 3.563 acre tract to the point of beginning, and containing 1.500 acres of land at the time of this survey.



Attachment: 2020-115 ORD EXH 'A' (legal description and survey) (2377 : Z-20-21: rezoning from O to PD-GR at 5605 Richmond Rd.)

5605 Richmond Rd.



Attachment: 2020-115 ORD ATTH 01 (maps) (2377 : Z-20-21: rezoning from O to PD-GR at 5605 Richmond Rd.)

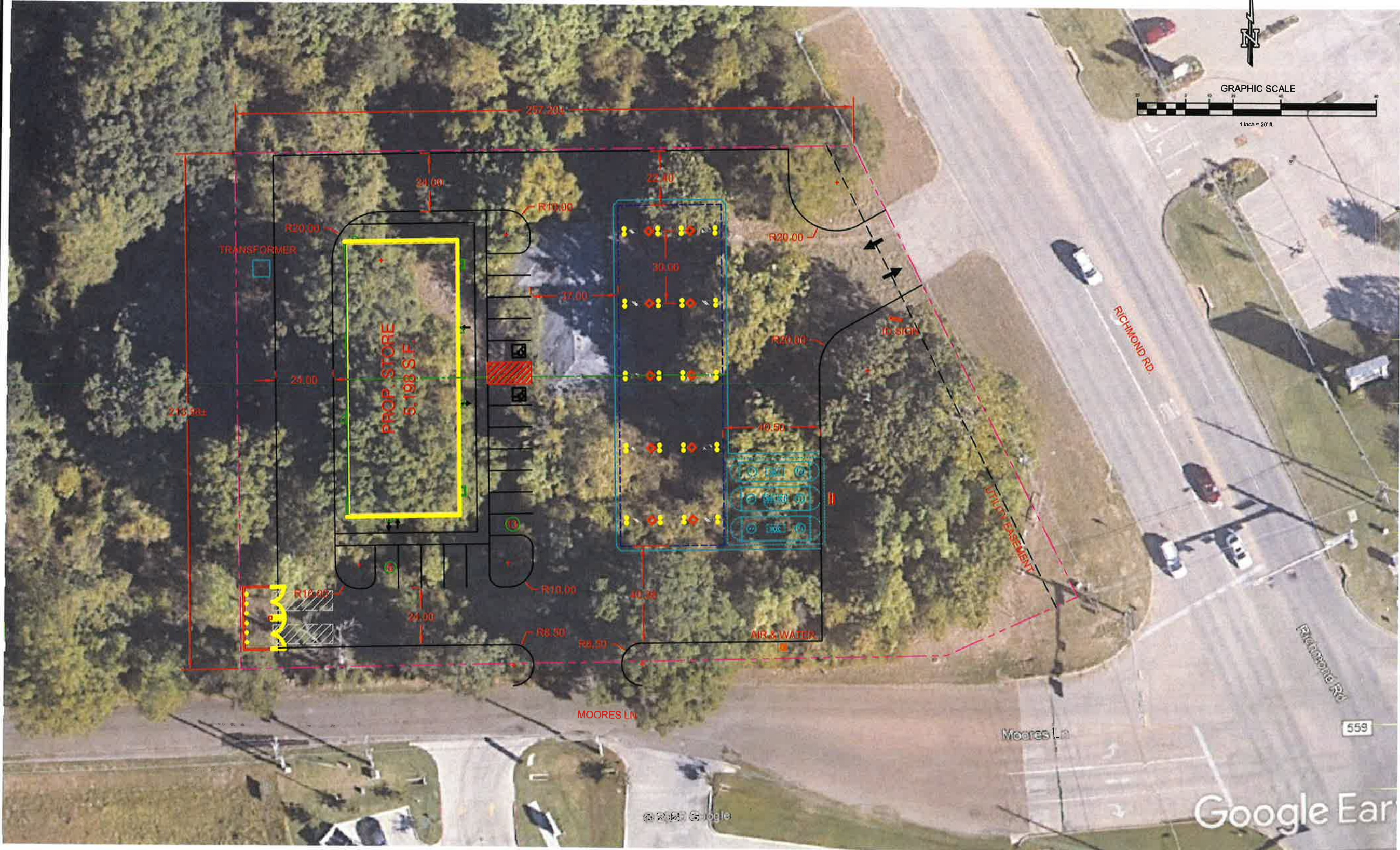


5605 Richmond Rd.



Attachment: 2020-115 ORD ATTH 01 (maps) (2377 : Z-20-21: rezoning from O to PD-GR at 5605 Richmond Rd.)





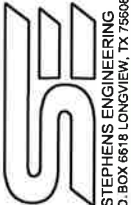
PRELIMINARY
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF KYLE A. STEPHENS, P.E. NO. 166333 ON 10/1/20. IT IS NOT TO BE USED FOR CONSTRUCTION.

MARK	REVISION	DATE

PROPOSED
SITE PLAN

DEAN HAWS
PROPOSED GAS STATION SITE
RICHMOND ST. TEXARKANA, TX

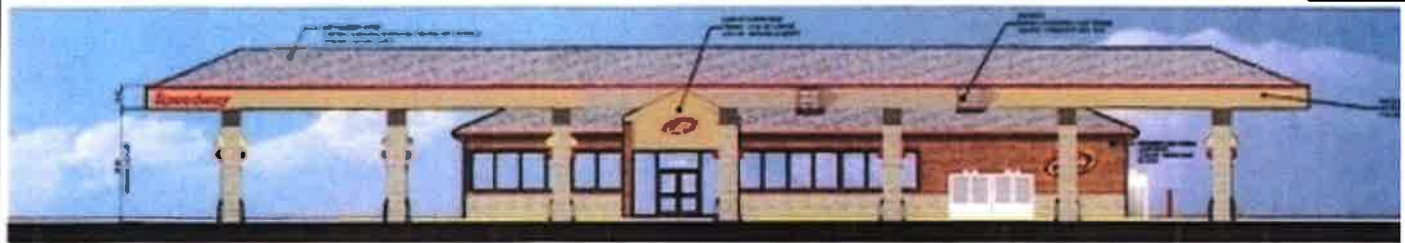
DRAWN BY:	J.T.S.
DESIGNED BY:	K.A.S.
DATE:	SEPT. 2020
JOB NO.	NA



STEPHENS ENGINEERING
P.O. BOX 6616 LONGVIEW, TX 75608
(903) 215-8990 STEPHENSENG.NET

SEAL:	TYPE / FIRM NO. F-20395
SHEET NO.	1

Attachment: 2020-115 ORD EXH 'B' (site plan) (2377 : Z-20-21: rezoning from O to PD-GR at 5605 Richmond Rd.)



FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

Information About Brokerage Services



Richard H. Reynolds Jr., President
 Reynolds Realty Management, Inc.
 5502 Cowhorn Creek Rd., Ste. C
 Texarkana, TX 75503
 (903) 832-3700 Ext. 101
 (903) 832-3701 fax
www.ReynoldsRealtyMgmt.com
[Loopnet Listings](#)

Attachment: 2020-115 ORD ATTH 02 (elevations) (2377 : Z-20-21: rezoning from O to PD-GR at 5605 Richmond Rd.)

City of Texarkana, Texas

Version:

Update Date: 10/2/2020 10:59 AM

Summary Sheet

Lead Department: Planning and Community Development **Action Officer:** Laura Puckett, Administrative Coordinator

Subject: Amendment PD-16-1(NS) for site plan approval on a 1.295-acre tract of land in the George Brinlee HRS, A-18, located at 4824 McKnight Road. Aaron Gaylor, dba Gaylor Equities, LLC, owner.

Meeting Date: 10/5/2020

Attachments

- a. Public Hearing Sheet and Application (PDF)
- b. 2020-117 ORD EXH'A' (legal description) (PDF)
- c. 2020-117 ORD EXH'B' (site plan) (PDF)
- d. 2020-117 ORD ATTH 01 (maps) (PDF)
- e. 2020-117 ORD ATTH 02 (elevations) (PDF)
- f. 2020-117 ORD ATTH 03 (proposed colors to match existing bldg) (PDF)
- g. 2020-117 ORD ATTH 04 (photos of building) (PDF)

Staff Coordination

Planning and Community Development	David Orr	Department Head Review
Pending		
Planning & Zoning Commission	Debbie Burk	Meeting Pending
10/05/2020 6:00 PM		

Updates/History of Briefing:

Not applicable.

Executive Summary and Background Information:

Amendment to PD-16-1(NS): This is a request for site plan approval by Aaron Gaylor, dba Gaylor Equities, LLC, owner, on a 1.295-acre tract of land in the George Brinlee HRS, A-18, located at 4824 McKnight Road. This is currently vacant land.

The adjacent zoning is Single Family-3 to the north, Agriculture to the south, PD-Office to the east, and Single Family-2 to the west. The adjacent land use is residential to the north, south, and west and vacant land to the east.

The Future Land use map designated this property as "Office Institutional".

This request is to amend the existing site plan to allow the construction of an addition behind the existing building.

City of Texarkana, Texas

The site plan consists of the following:

1. Construction of a new 3,667 sq. ft. addition to be located directly behind the existing building and connected by a corridor.
2. Façade will be painted metal wall architectural panels. The colors will match existing building.
3. Access will be from the existing driveway off Gin Road.
4. There are currently 50 parking spaces with 10 handicapped spaces. The proposed parking is 63 parking spaces and 11 handicapped spaces.
5. No additional signage is shown.

Per the fire department – “as long as the new building is no more than 150’ off Gin Road, no fire lane is needed, and if the hose lay from the fire hydrant at Gin Road and McKnight Road is not more than 400’ an additional fire hydrant is not needed.”

Staff recommends for approval of this request.

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

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

Potential Options:

None.

Fiscal Implications:

Not applicable.

Staff Recommendation:

Staff recommends for approval of this request.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

Not applicable.

Advisory Board/Committee Meeting Date and Minutes:

October 5, 2020

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: OCTOBER 5, 2020 Hearing Time: 6:00 pm

CITY COUNCIL Hearing Date: NOVEMBER 9, 2020 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 burk@txkusa.org).



OWNER: Aaron Gaylor dba Gaylor Equities, LLC

OWNER'S ADDRESS: 2801 Richmond Rd. Unit 129, Texarkana, Texas 75503

LOCATION OF REZONING: 4824 McKnight Road

PROPOSED CHANGE: Amendment to PD-16-1 for site plan approval to allow the construction of an additional building

LEGAL DESCRIPTION: A 1.295- acre tract of land in the George Brinlee HRS, A-18

CASE NUMBER: Amend PD-16-1(NS)

DATE MAILED: 9-24-20



SITE PLAN APPROVAL APPLICATION

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

CITY OF TEXARKANA TEXAS

Amend. to PD-16-1/N

Receipt No. 00185224Case for site plan approvalDate 9-18-20

To: The Planning and Zoning Commission
City of Texarkana Texas

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

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

A 1.295 acre tract of land in the George Brinlee LRS, A-18
Lot: _____ Block: _____ Addition: _____
(Or see attached metes and bounds legal description)

Project location/address: 4824 McKnightPresent zoning: PD-NS Proposed zoning (if applicable) _____

Proposed use: Construction of new building
Expansion of existing building
11243223 7850 TOTAL = 11,468 SF REQ/ADA
EXISTING = 7850 SF CURRENTLY = 50/10 =
Total square footage of proposed building: 3640 SF Number of parking spaces TOTAL

Number of required parking spaces per Ordinance 12300 39 Handicapped spaces PROPOSED = REQ/ADA
TOTAL 24/11 =

Material of building façade PAINTED METAL WALL ARCHITECTURAL PANEL 63
horizontal sidingSIGNAGE: Type (i.e. monument, pole) PRE-EXISTING

Size _____

Material to be used for structure (if monument style) _____

Attorney or Agent Signature _____

Address _____

City, State, Zip _____

Home Phone & Cell Phone _____

Email Address _____

Property Owner Signature _____

Address _____

City, State, Zip _____

Home Phone & Cell Phone _____

Email Address _____

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

DESCRIPTION of all that certain tract or parcel of land being a part of the GEORGE BRINLEE HEADRIGHT SURVEY, Abstract No. 18, Bowie County, Texas, being a part of a 7 acre tract of land conveyed by Helen Lukas to Valentine A. Lukas, and being the same tract of land conveyed to Valentine A. Lukas Revocable Living Trust by Warranty Deed recorded in Volume 3687, Page 8 of the Real Property Records of Bowie County, Texas, and the subject tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a nail found for corner in Gin Road at a point located S 02°28'05" E, 25.00 feet from the Northwest corner of said Lukas 7.00 acre tract of land and also the Northwest corner of a certain 4.603 acre tract of land conveyed to Ralph McDowell and wife, Tammy McDowell, by Warranty Deed recorded in Volume 4121, Page 311 of the Real Property Records of Bowie County, Texas;

THENCE: N 87°40'28" E, 143.11 feet to a 5/8" iron pin found for corner;

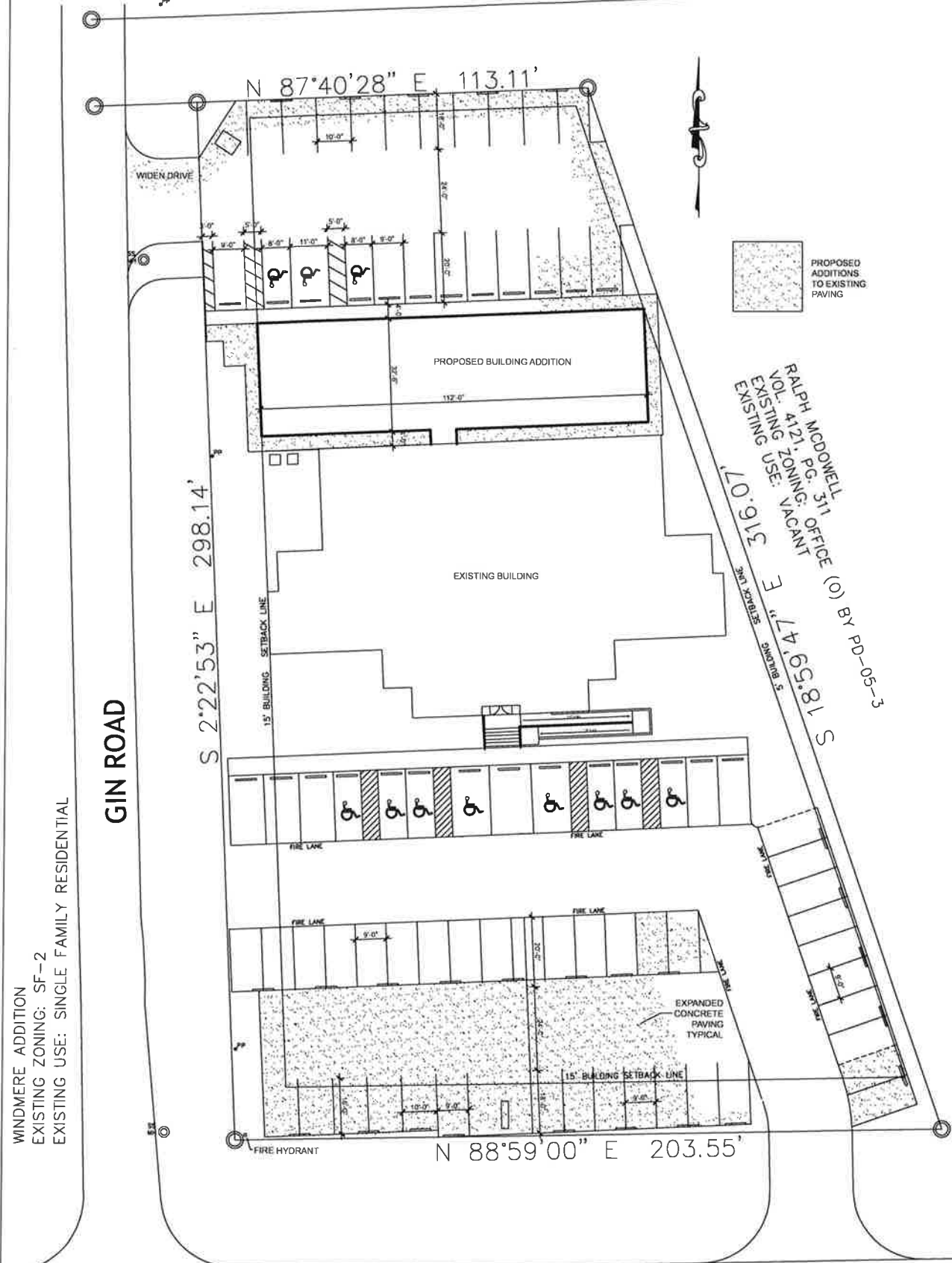
THENCE: S 18°59'47" E, 316.07 feet to a 1/2" iron pin found for corner on the North right-of-way line of F. M. Highway No. 1297 (McKnight Road);

THENCE: S 88°59'00" W, 233.56 feet with the North right-of-way line of F. M. Highway No. 1297 to a point for corner in Gin Road;

THENCE: N 02°22'53" W, 0.49 feet to a nail found for reference and continuing for a total distance of 297.45 feet with the West line of said Lukas tract to the POINT OF BEGINNING;

CONTAINING 1.295 acres of land, more or less.

LESS DEDICATED RIGHT-OF-WAY = 1.09 ACRES



Design Build
Consultants

PROPOSED TEXARKANA THERAPY EXPANSION
4824 MCKNIGHT ROAD, TEXARKANA TEXAS
3640 SF ADDITION TO EXISTING 7850 SF

4824 McKnight



Attachment: 2020-117 ORD ATTH 01 (maps) (2379 : Amendment PD-16-1(NS): at 4824 McKnight Rd)

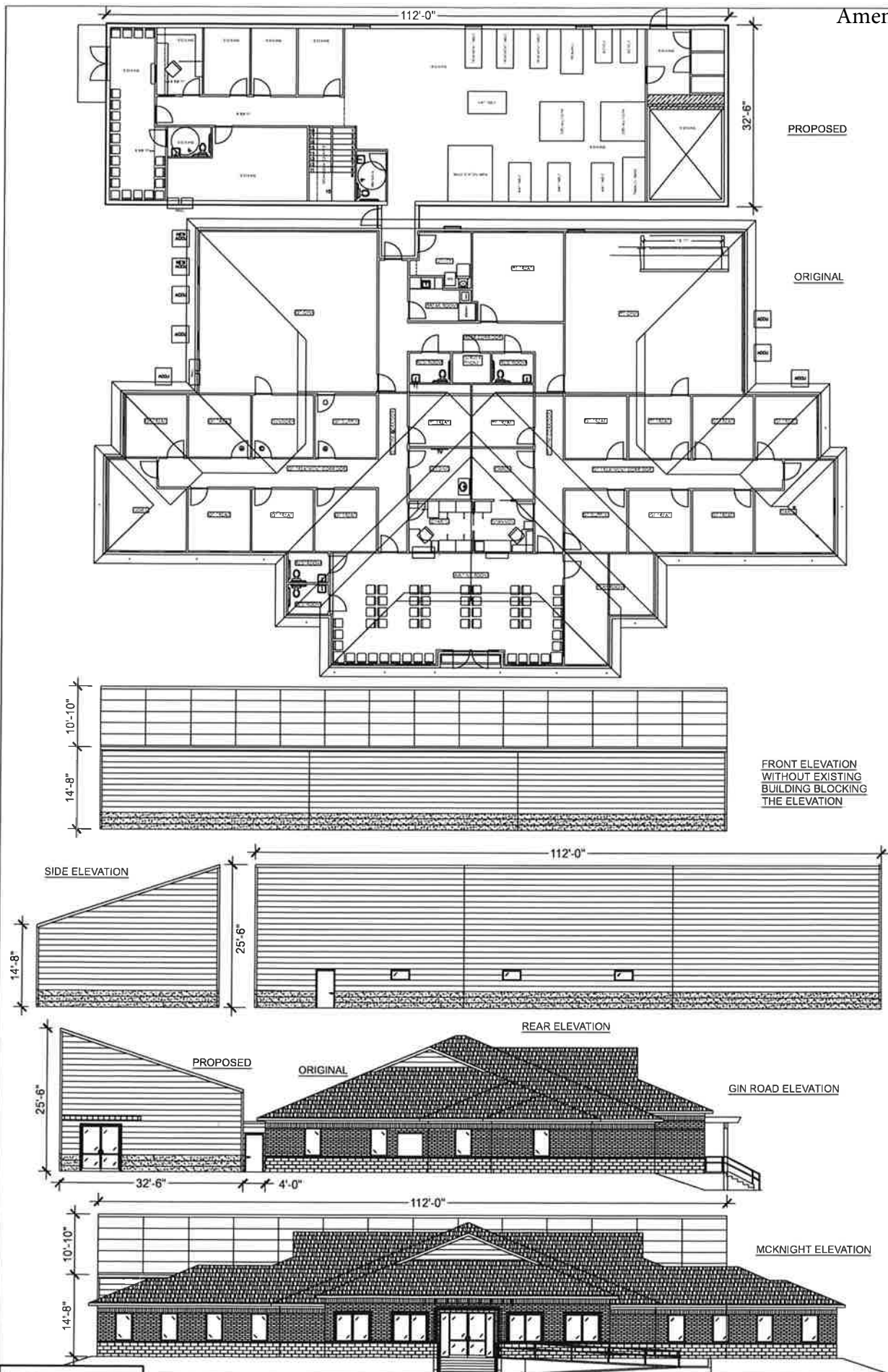


4824 McKnight



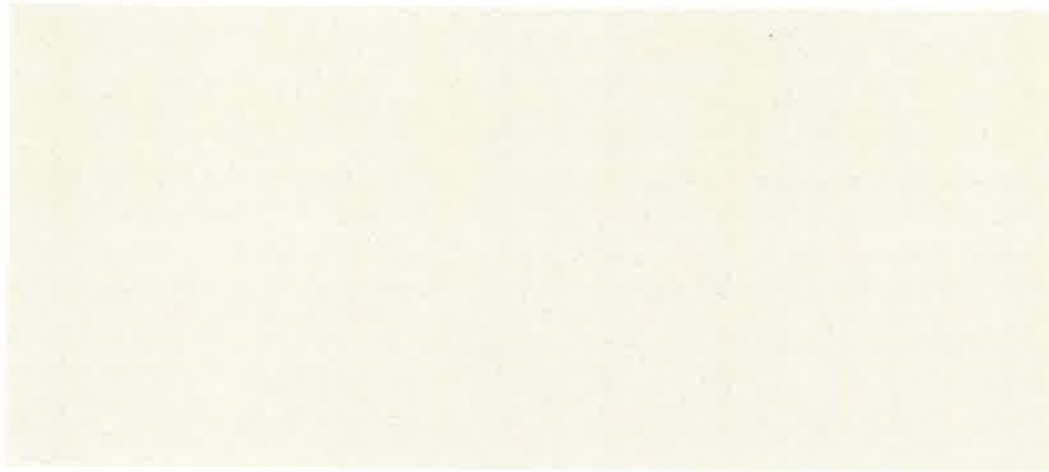
Attachment: 2020-117 ORD ATTH 01 (maps) (2379 : Amendment PD-16-1(NS): at 4824 McKnight Rd)





3020 JFD-0001
Design Build
Consultants
Texas Permit # 0001-000000000000000000

PROPOSED TEXARKANA THERAPY EXPANSION
4824 MCKNIGHT ROAD, TEXARKANA TEXAS
3640 SF ADDITION TO EXISTING 7850 SF



POLAR WHITE★

Proposed colors



SLATE GRAY★



Proposed facade

Aaron Gaylor, P.E.
President
Design Build Consultants

Attachment: 2020-117 ORD ATTH 03 (proposed colors to match existing bldg) (2379 : Amendment PD-16-1(NS): at 4824 McKnight Rd)



Attachment: 2020-117 ORD ATTH 04 (photos of building) (2379 : Amendment PD-16-1(NS): at 4824







Attachment: 2020-117 ORD ATTH 04 (photos of building) (2379 : Amendment PD-16-1(NS): at 4824



Attachment: 2020-117 ORD ATTH 04 (photos of building) (2379 : Amendment PD-16-1(NS): at 4824



Attachment: 2020-117 ORD ATTH 04 (photos of building) (2379 : Amendment PD-16-1(NS): at 4824

City of Texarkana, Texas

Summary Sheet

Version:

Update Date: 10/2/2020 11:07 AM

Lead Department: Planning and Community Development **Action Officer:** Laura Puckett, Administrative Coordinator

Subject: Amendment to PD-01-9(GR) for site plan approval on a 1.156-acre tract of land being Lot B Replat, Block 1, Walsh Carter Master Tract, located at 5001 Cowhorn Creek Road. The Saxton Group (McAlister's Deli), owner and Angela Marie Odom, Odom Architects, agent.

Meeting Date: 10/5/2020

Attachments

- a. Public Hearing Sheet and Application (PDF)
- b. 2020-118 EXH'A' (site plan) (PDF)
- c. 2020-118 ATTH 01 (maps) (PDF)

Staff Coordination

Planning and Community Development	David Orr	Department Head Review
Pending		
Planning & Zoning Commission	Debbie Burk	Meeting Pending
10/05/2020 6:00 PM		

Updates/History of Briefing:

Not applicable.

Executive Summary and Background Information:

Amendment to PD-01-9(GR): This is a request for site plan approval by The Saxton Group (McAlister's Deli), owner and Angela Marie Odom, Odom Architects, agent on a 1.156-acre tract of land being Lot B Replat, Block 1, Walsh Carter Master Tract, located at 5001 Cowhorn Creek Road.

The adjacent zoning is Agriculture to the north and west, and PD-Commercial to the south and east. The adjacent land use is vacant land to the north and west, office to the east, and hotel to the south.

The Future Land use map designated this property as "Regional Commercial".

This request is to amend the existing site plan to allow construction of a new pick-up/drive-thru window on the rear side of the existing building.

The site plan consists of the following:

City of Texarkana, Texas

1. Removing an existing storage/refrigeration building located at the rear of the building.
2. Constructing a new 684 sq. ft. addition at the rear of the existing building.
3. Façade of addition will be EIFS (stucco).
4. Adding a pick-up/drive-thru lane along north side of the building. Pick-up/drive-thru lane will remove 7 existing parking spaces.
5. The proposed new parking is 73 parking spaces and 4 handicapped spaces. This meets code parking requirements.
6. Access will be the existing driveway off Cowhorn Creek Road and N. Cowhorn Creek Loop.
7. Wall signage will be provided on pick-up/drive-thru building.

Staff recommends for approval of this request.

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

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

Potential Options:

None.

Fiscal Implications:

Not applicable.

Staff Recommendation:

Staff recommends for approval of this request.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

Not applicable.

Advisory Board/Committee Meeting Date and Minutes:

October 5, 2020

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: OCTOBER 5, 2020 Hearing Time: 6:00 pm

CITY COUNCIL Hearing Date: NOVEMBER 9, 2020 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 burk@txkusa.org).



OWNER: The Saxton Group (McAlister's Deli)

OWNER'S ADDRESS: 2288 Monitor Street, Dallas, Texas 75207

LOCATION OF REZONING: 5001 Cowhorn Creek Road

PROPOSED CHANGE: Amendment to PD-96-4 for site plan approval to allow the location of a drive-thru window for existing restaurant

LEGAL DESCRIPTION: A 1.156-acre tract of land being Lot B Replat, Block 1, Walsh Carter Master Tract

CASE NUMBER: Amend PD-01-9(GR)

DATE MAILED: 9-24-20

Attachment: Public Hearing Sheet and Application (2380 : Amendment PD-01-9(GR) at 5001 Cowhorn Creek Rd)



SITE PLAN APPROVAL APPLICATION

CITY OF TEXARKANA TEXAS

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

Receipt No. _____

Case Amed PD-01-9

Date 09.22.20

To: The Planning and Zoning Commission
City of Texarkana Texas

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

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

Lot: Lot B of Replat Lot 3 Block: block 1 Addition: WALSH-CARTER MASTER TRACT-ATTACHED
(Or see attached metes and bounds legal description)

Project location/address: 5001 Cowhorn Creek Road

Present zoning: _____ Proposed zoning (if applicable) _____

Proposed use: EXISTING RESTAURANT | PROPOSED PICK-UP LANE

Total square footage of proposed building: 3,339 EXISTING Number of parking spaces 84 EXISTING
77 proposed due to pick-up lane

Number of required parking spaces per Ordinance _____ Handicapped spaces 5 EXISTING

Material of building façade EXISTING REAR ELEVATION EIFS
PROPOSED PICK-UP ADDITION - EIFS

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

Size 1'-4" X 6'-9" AT PICK-UP WINDOW

Material to be used for structure (if monument style) _____

Attorney or Agent Signature

Address

City, State, Zip

Home Phone & Cell Phone

Email Address

Digitally signed

by Angela Marie
Odom

DN: cn=Angela
Marie Odom,
o=Odom

Architect, PC, ou,
email=aodom@o
domarchitects.co
m, c=US

Date: 2020.09.22
16:46:28 -05'00'

Property Owner Signature

2288 MONITOR STREET

Address

DALLAS, TEXAS 75207

City, State, Zip

(214)373-3400

Home Phone & Cell Phone

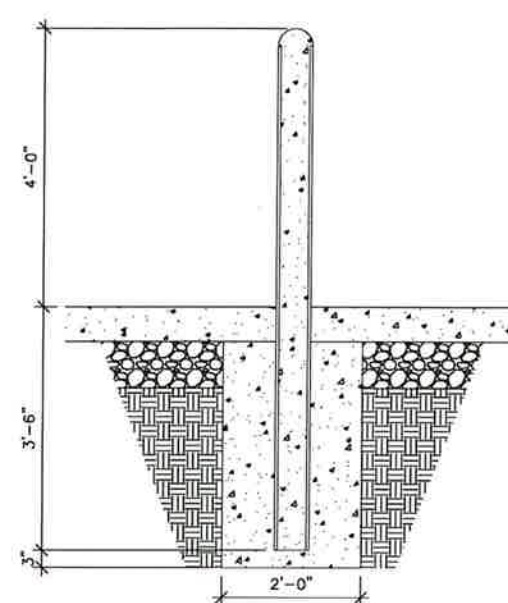
matts@thesaxtongroup.com

Email Address

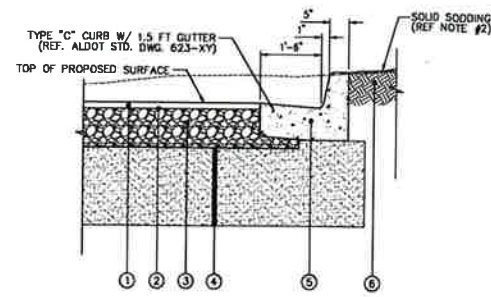
THE SAXTON GROUP

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

Attachment: Public Hearing Sheet and Application (2380 : Amendment PD-01-9(GR) at 5001 Cowhorn Creek Rd)

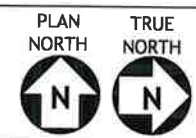


BOLLARD DETAIL
3/4"=1'-0" A



- PAVEMENT NOTES:
- SEE GRADING PLAN FOR PAVEMENT SLOPES.
 - PAVEMENT REQUIREMENTS FROM GEOTECHNICAL REPORT BY SOUTHERN EARTH SCIENCES.
 - SOLID SODDING SHALL BE PLACED ON ALL GRADED SURFACES BETWEEN THE PAVEMENT AND THE ADJACENT PROPERTY LINE.
 - ALL REQUIRED MATERIALS AND COMPACTION TESTING SHALL BE PROVIDED BY THE CONTRACTOR.
 - ANY RUTS AND/OR DEPRESSIONS IN THE BASE SURFACE SHALL BE FILLED PRIOR WITH NEW MATERIAL PRIOR TO FINAL PAVING. RUTS AND/OR DEPRESSIONS SHALL NOT BE SMOOTHED BY GRADING.
- PAVEMENT SECTION LEGEND
- PARKING AREAS (LIGHT DUTY): 1.5" BITUMINOUS CONCRETE WEARING SURFACE LAYER
 - DRIVES (HEAVY DUTY): ADDITIONAL 2.0" SUPERPAVE BITUMINOUS CONCRETE UPPER BINDER LAYER
 - BITUMINOUS TREATMENT TYPE "A", PRIME, PLACED AT 0.2 GAL/SF
 - CRUSHED AGGREGATE BASE COURSE, PLANT MIXED, 5" COMPACTED THICKNESS
 - IMPROVED SUBGRADE, GRANULAR FILL COMPACTED TO 100% STD. PROCTOR, 12" COMPACTED THICKNESS (MIN.) (ASTM D-998)
 - TYPE "C" CURB (MODIFIED - 1.5 FT GUTTER) (REF. ALDOT STD. DWG. NO. 623-XY) (3000 PSI MIN.)
 - REQUIRED TOPSOIL FROM STOCKPILE

CURB AND GUTTER DETAIL
3/4"=1'-0" B

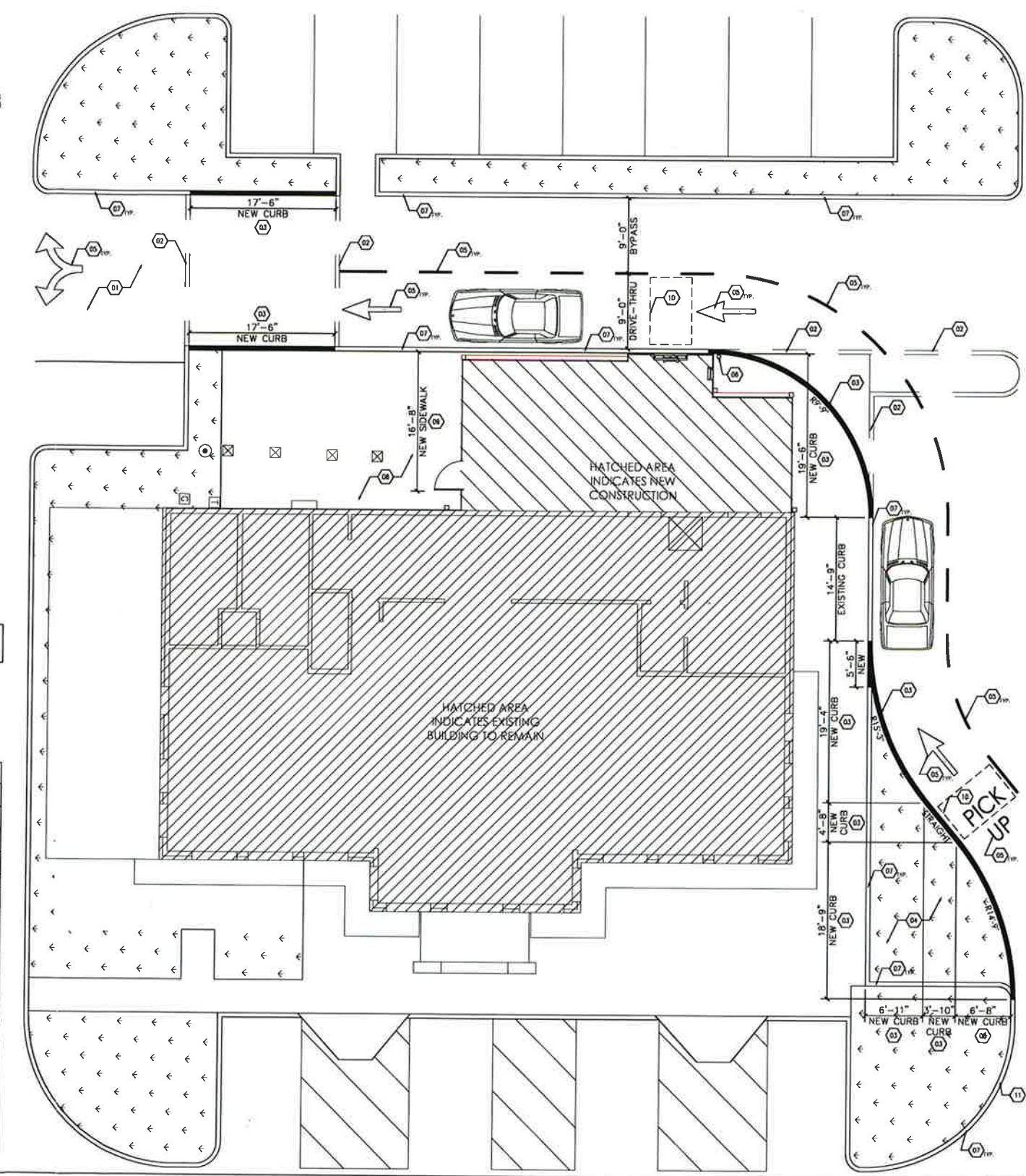


SCOPE OF WORK: INSTALL NEW PICK-UP LANE	
EXISTING BUILDING:	3,347 SQFT
BUILDING ADDITION:	684 SQFT
TOTAL:	4,031 SQFT
PARKING ANALYSIS	
1 SPACE PER 3 SEATS 1 SPACE PER EMPLOYEE SHIFT	
INTERIOR SEATING:	128
PATIO SEATING:	56
TOTAL SEATING:	184
PARKING REQUIRED: (184/3)	62
EMPLOYEE SHIFT:	2
TOTAL PARKING REQUIRED:	64
EXISTING PARKING:	82
PROPOSED PARKING:	73
ADA ACCESSIBLE PARKING REQUIREMENTS	
REQUIRED ADA SPACES	
01-25 = 1 SPACE	
26-50 = 2 SPACES	
51-75 = 3 SPACES	
68 PARKING SPACES = 3 ADA ACCESSIBLE	
ADA EXISTING PARKING:	4

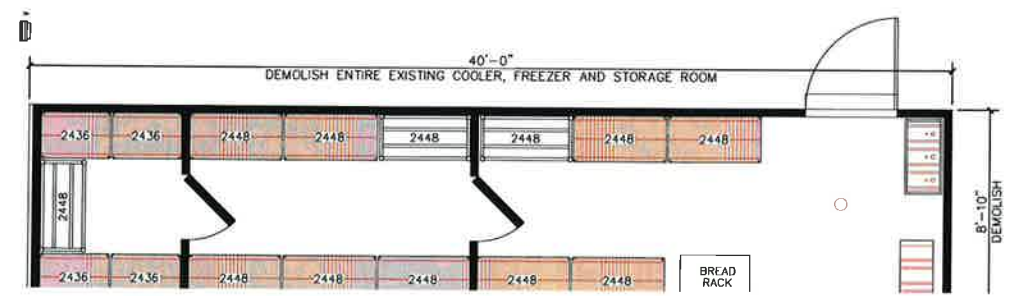
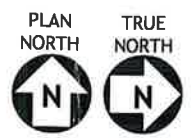
- KEY NOTES:
- GC TO REMOVE PARKING STRIPES THIS AREA TO ACCOMMODATE DRIVE-THRU & BYPASS LANE.
 - GC TO DEMOLISH HATCH PORTION OF CURB TO ACCOMMODATE NEW DRIVE-THRU LANE.
 - GC TO ADD NEW CURB, MATCH EXISTING CURB ELEVATIONS, RE: CURB AND GUTTER DETAIL THIS SHEET.
 - GC TO REMOVE PAVING THIS AREA AND REPLACE WITH GRASS BED.
 - GC TO STRIPE AND ADD ARROWS AND TEXT AS SHOWN.
 - GC TO INSTALL NEW BOLLARD, RE: BOLLARD DETAIL THIS SHEET.
 - EXISTING CURB TO REMAIN.
 - GENERAL LOCATION FOR NEW HVAC CONDENSERS. EXACT LOCATION VERIFIED IN FIELD. DO NOT PLACE ON OR NEAR GREASE TRAP LOCATIONS.
 - GC TO PROVIDE & INSTALL NEW SIDEWALK.
 - GC TO PROVIDE & INSTALL LOOP SENSOR SYSTEM AT PICK-UP LANE. VERIFY REQUIREMENTS WITH VENDOR.
 - VERIFY USE OF TOUCH SCREEN (AND ELECTRICAL/DATA COMPONENTS) WITH DESIGN TEAM SIGN COMPANY.

- GENERAL NOTES
- ALL DIMENSIONS SHOW DISTANCES BETWEEN INFLECTION POINTS, ALL R NUMBERS SHOW RADII OF THE CURVES.
 - ALL DIMENSIONS AND RADII ARE TAKEN FROM BUILDING SIDE OF CURB, NOT STREET SIDE.
 - AFTER DEMO AND NEW DRIVE-THRU CONSTRUCTION, PARKING LOT TO BE REPAIRED AS NECESSARY. CRACK FILL IN FRACTURED SURFACES, POT HOLES AND DAMAGED AREAS REPAIRED. GC TO SEAL COAT AND RE-STRIPE PARKING LOT.

- DEMO NOTES
- DASHED AREA REPRESENTS AREA OF EXISTING CURB AND GUTTER TO BE REMOVED AND PREPED FOR NEW PAVING AND NEW CURB AND GUTTER



ARCHITECTURAL SITE PLAN
1/8"=1'-0" 0



2020 ALL RIGHTS RESERVED BY ODOM ARCHITECTS, P.C. UNAUTHORIZED USE OR REPRODUCTION IS PROHIBITED WITHOUT WRITTEN CONSENT FROM ODOM ARCHITECTS, P.C.

PROJECT 0873.0620
CONSTRUCTION DOCUMENTS

Angela M. Odom
REGISTERED ARCHITECT
4877 Pecan Ridge E. Mobile, AL 36688
T: 251.607.0709 F: 251.607.0707

Packet Pg. 79

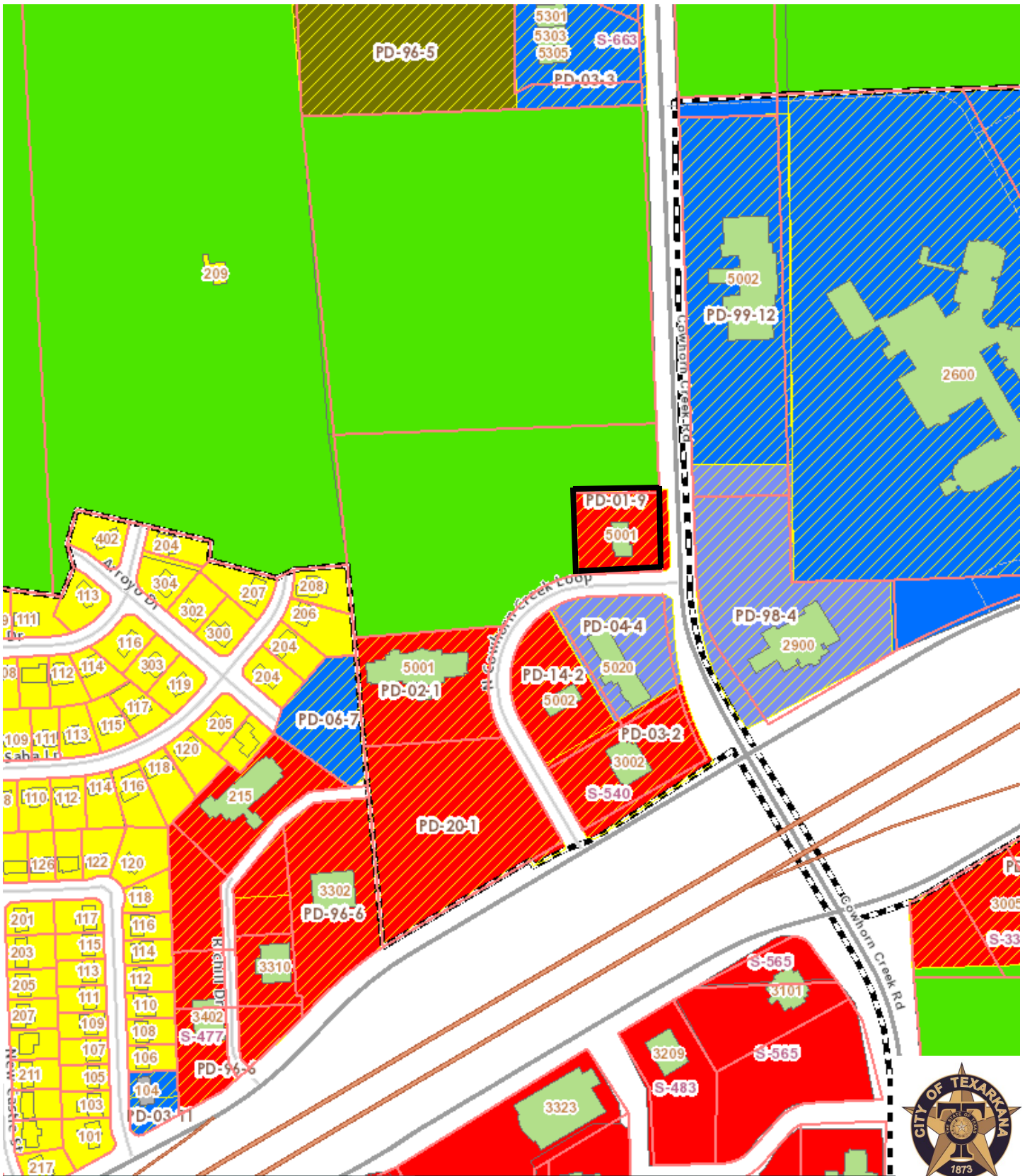
SHEET: ARCHITECTURAL SITE

MCALISTER'S DELI | TEXARKANA

5001 Cowhorn Creek Road

Attachment: 2020-118 EXH'A' (site plan) (2380 : Amendment PD-01-9(GR) at 5001 Cowhorn Creek Rd)

5001 Cowhorn Creek Rd.



Attachment: 2020-118 ATTH 01 (maps) (2380 : Amendment PD-01-9(GR) at 5001 Cowhorn Creek Rd)



5001 Cowhorn Creek Rd.



Attachment: 2020-118 ATTH 01 (maps) (2380 : Amendment PD-01-9(GR) at 5001 Cowhorn Creek Rd)



City of Texarkana, Texas

Summary Sheet

Version:

Update Date: 10/2/2020 1:33 PM

Lead Department: Planning and Community Development **Action Officer:** Laura Puckett, Administrative Coordinator

Subject: Consider approval of September 8, 2020 Planning and Zoning minutes.

Meeting Date: 10/5/2020

Attachments

- a. 9.08.2020 Minutes (PDF)

Staff Coordination

Planning and Community Development	David Orr	Department Head Review
Pending		
Planning & Zoning Commission	Debbie Burk	Meeting Pending
10/05/2020 6:00 PM		

Updates/History of Briefing:

(Insert Date Here):

(Insert Text Here) or Select, Delete this and all text with parentheses and say "NOT APPLICABLE"

Executive Summary and Background Information:**Potential Options:**

- List or "None"
-

Fiscal Implications:

(Insert Text Here)

Staff Recommendation:

(Insert Text Here)

Advisory Board/Committee Review:

(Advisory Board/Committee Name OR say "NONE")

Board/Committee Recommendation:

(Insert Date Here):

(Insert Text Here or say "NOT APPLICABLE")

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

(Insert Minutes Here) or Select, Delete this and all text in this area and say "NOT APPLICABLE"

**MINUTES
REGULAR MEETING
PLANNING AND ZONING COMMISSION
CITY COUNCIL CHAMBERS
2ND FLOOR, TEXAS MUNICIPAL BUILDING
220 TEXAS BOULEVARD, TEXARKANA, TEXAS
TUESDAY, SEPTEMBER 8, 2020
6:00 P.M.**

The Planning and Zoning Commission of the City of Texarkana, Texas met in their regular session, Tuesday, September 8, 2020 at 6:00 p.m. in the Council Chambers, 2nd floor, Municipal Building, 220 Texas Boulevard, Texarkana, Texas with the following members present:

ATTENDING:

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

ABSENT:

Mr. Casey Boyette

ALSO ATTENDING:

Mr. David Orr, Assistant City Manager
Mr. Dusty Henslee, Director of Public Works
Ms. Mashell Daniel, Executive Director of Code Enforcement & Inspections
Ms. Debbie Burk, Zoning Administrator
Ms. Laura Puckett, Administrative Coordinator

Mr. Joyce called the meeting to order at 6:00 p.m. Official notices of the meeting had previously been mailed to all property owners within 200 feet of the property on which the requests had been filed.

Consider approval of the Elder Subdivision plat being a replat of Block 4, Rochelle Addition. Christopher Elder, owner. Johnny E. Plunk, Jr. Agent.

Mr. Dusty Henslee stated that the surveyor has made changes that the City requested to combine this property that consisted of six (6) lots located at the intersection of West 36th Street, Wood Street and Walnut Street into one (1) lot.

Mr. Merrill made a motion to approve the replat. Mr. Coleman seconded the motion. Members voted unanimously for approval.

RECOMMENDED FOR APPROVAL:

Z-20-14: An approximate 1.254-acre tract of land in the R.E. Sevey HRS, A-523, located at 2725 Page Street. Single Family-2 to Single Family-3. Alisha and Jeffrey O. Green, applicants.

Mr. Jeffrey Greene explained that this request is to allow the location of a new double wide manufactured home on this property.

Mr. Larkins made a motion to approve the request. Mr. Coleman seconded the motion. Members voted unanimously for approval of the motion.

RECOMMENDED FOR APPROVAL

S-726: Specific Use Permit to allow the location of a double wide HUD code manufactured home on an approximate 1.254-acre tract of land in the R E Sevey, A-523, located at 2725 Page Street. Alisha and Jeffrey O. Green, applicants.

Mr. Joyce asked the applicant if he is aware of the staff stipulations. Mr. Greene indicated that he is aware of the stipulations.

Mr. Larkins made a motion to approve the request with the following staff stipulations:

1. That a 2019 or newer 4-bedroom, 2 bath double wide HUD code manufactured home be allowed on this property.
2. That the double wide HUD code manufactured home be tied down/skirted/underpinned.
3. That the double wide HUD code manufactured home be used for dwelling purposes only, human occupancy only.
4. That the Specific Use Permit be in effect for a period of three (3) years, beginning at the date of this Ordinance. It is the owner's responsibility to renew this permit.
5. That if the HUD code manufactured home is not placed on the property within the three (3) year period, the Specific Use Permit will automatically be revoked.
6. That all driveways, parking, building codes/setbacks, engineered foundation, platting and flood plain requirements must be in accordance with the City of Texarkana, Texas codes.

Mr. Coleman seconded the motion. Members voted unanimously for approval with stipulations.

RECOMMENDED FOR APPROVAL WITH STIPULATIONS

Z-20-15: Lot 6, Block 3, Urban Heights Addition, located at 3011 Clover Lane. Single Family-2 to Single Family-3. Brian Proctor, applicant.

Mr. Bryan Proctor explained that an old dilapidated house had recently been demolished at this location. He stated that this request is to allow the placement of a 2017 single wide manufactured home on the lot. Mr. Proctor added that this home will be used for rental property. Mr. Ron Clark was also present at the meeting.

Ms. Debbie Burk stated that staff had received a phone call in opposition to the request.

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

RECOMMENDED FOR APPROVAL

S-727: Specific Use Permit to allow the location of a single wide HUD code manufactured home on Lot 6, Block 3, Urban Heights Addition, located at 3011 Clover Lane.

Mr. Proctor indicated that he is aware of staff stipulations.

Mr. Coleman made a motion to approve the request with the following stipulations:

1. That a Champion model 3-bedroom, 2-bathroom, 14' x 64' single wide HUD code manufactured home be allowed on this property.
2. That the single wide HUD code manufactured home be tied down/skirted/underpinned.
3. That the single wide HUD code manufactured home be used for dwelling purposes only, human occupancy only.
4. That the Specific Use Permit be in effect for a period of three (3) years, beginning at the date of this Ordinance. It is the owner's responsibility to renew this permit.
5. That if the HUD code manufactured home is not placed on the property within the three (3) year period, the Specific Use Permit will automatically be revoked.
6. That all driveways, parking, building codes/setbacks, engineered foundation, platting and flood plain requirements must be in accordance with the City of Texarkana, Texas codes.

Ms. Kinsey seconded the motion. Members voted unanimously for approval.

RECOMMENDED FOR APPROVAL WITH STIPULATIONS

Z-20-16: A 26.54-acre tract of land in the John A. Talbot HRS, A-564, located at the corner of Richmond Road and Airline Drive. Single Family-1 to Planned Development-General Retail. Cheney Pruett, dba Ames Development, LLC, applicant. Kayla Wood, MTG Engineering & Surveyors, agent.

Ms. Kayla Wood explained that this request is to rezone this 26.54-acre tract of land to Planned Development-General Retail at the intersection of Richmond Road and Airline Drive. The proposed future use is a master plan mixed-use area. She explained that the first phase is a mini-warehouse development that is to be located on an 8-acre tract on the southern portion of this tract of land. She added that the master plan shows the second phase is to construct a street with a cul-de-sac off Airline Drive for a proposed mixed-use development.

Mr. Cheney Pruett was present at the meeting. He stated that the existing residence on this tract would eventually be removed.

Mr. Coleman asked how far away this tract is from the UPDD.

Mr. Orr stated that the UPDD is several lots away.

Ms. Wood added that the City requested that several uses be prohibited (automobile sales, auto mechanic work, car wash and multiple family housing). She stated that Mr. Pruett does not want to prohibit multiple family use.

Mr. Gene Joyce stated that he would prefer to prohibit multiple family use at this location.

There was more discussion about the proposed mini-warehouse development.

Mr. Orr pointed out that if a planned development designation is approved for this tract, each site would have to come back to the Planning and Zoning Commission and City Council for site plan approval as the property develops.

Mr. Jason Stratan, property owner, spoke in opposition to this request. He also presented a letter with written protests. Mr. Stratan stated that he is not opposed to growth, but he is concerned about drainage problems that already exist in the neighborhood to the north. He presented photos showing existing drainage issues.

Ms. Wood stated that a detention pond will eventually be constructed to provide for this proposed development.

Ms. Dianna Kinsey stated that the detention pond may help the existing drainage issues.

Mr. Stratan stated that he is an engineer and is still concerned about drainage and flooding issues. He stated that it will have a "domino affect" in that even if a detention pond is added, the water will still channel through his property. He added that he is not concerned about the

warehouse development to the south but is concerned about the remainder of the development to the north along Amesdale. He added that the City has not done anything to upgrade this area since 1992.

Mr. Joyce stated that he does not want to hold up new development because of existing water issues and added that the Commission has no authority over drainage.

Ms. Wood stated that the new detention pond may not help existing issues but will not allow any increase in water problems.

Mr. Mike Singleton spoke and stated he agrees with these previously voiced concerns. Several other property owners were in attendance that are opposed to the request. The concerns voiced were about the drainage issues and the condition of Airline Drive and it not being able to handle the increase in traffic to get to the proposed new development.

Mr. Joyce asked about the possibility of improving and widening Airline Drive.

Mr. Henslee stated that there are no current plans on the TXDOT schedule to improve or widen Airline Drive.

After more discussion, Mr. Merrill made a motion to approve the request without multiple family uses being allowed. Ms. Kinsey stated that multiple family zoning had been requested a few years ago and had been denied. Mr. Joyce stated that he is hesitant to allow multiple family because it would create more traffic along Airline Drive. There was no second to the motion. The motion died.

Mr. Coleman made a motion to approve the request with staff's recommended prohibited uses and stipulations, those being:

Stipulations:

1. Any outside lighting in this development be shielded away from any residential properties.
2. Any properties developed within this master plan mixed use area that adjoins residentially zoned property be screened either by fencing or a landscape buffer.

Prohibited uses:

1. Automobile sales
2. Auto mechanic work
3. Car wash
4. Multiple family housing

Dr. Northam seconded the motion. Members voted unanimously for approval.

RECOMMENDED FOR APPROVAL WITH STIPULATIONS AND PROHIBITED USES

S-728: Specific Use Permit to allow a mini-warehouse development on a portion of a 26.54-acre tract of land in the John A. Talbot HRS, A-564, located at the corner of Richmond Road and Airline Drive. Cheney Pruett, dba Ames Development, LLC, applicant. Kayla Wood, MTG Engineering & Surveyors, agent.

Ms. Wood explained that this Specific Use Permit it to allow the development of the mini-warehouses.

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

RECOMMENDED FOR APPROVAL

Amendment to PD-20-4 for site plan approval to allow a mini-warehouse development on a portion of a 26.54-acre tract of land in the John A. Talbot HRS, A-564, located at the corner of Richmond Road and Airline Drive. Cheney Pruett, dba Ames Development, LLC, applicant. Kayla Wood MTG Engineering & Surveyors, agent.

The site plan consists of the following:

1. Ten (10) separate warehouse buildings and an office with a total of 145,280 overall square footage.
2. Ten (10) parking spaces and one (1) handicapped space.
3. Buildings facing Richmond Road will have brick/stone/EFIS exterior.
4. All non-visible buildings will be metal.
5. A multi-tenant 10' x 12' brick/stone/efis monument style sign to be located at entrance off Richmond Road.
6. Fencing or a landscape buffer between retail and adjacent residentially zoned properties.
7. A detention basin at the northeast corner of the overall development.
8. (All driveways off Richmond Road must be approved by TXDOT).
9. (The property must be platted in the future.)

Mr. Coleman made a motion to approve the site plan. Mr. Larkins seconded the motion. Members voted unanimously for approval.

RECOMMENDED FOR APPROVAL

Z-20-17: Tract 60A, Flower Acres Addition, located in the 3100 block of Bender Road. Single Family-2 to Two-Family-2. Patrick Hill, applicant.

Mr. Patrick Hill explained that this request is to develop nice duplexes with garages on these two tracts of land on Bender Road. Mr. Hill added that the rent will be market rate and not Section 8. Mr. Hill indicated that access to the property will be from Bender Road.

Ms. Debbie Burk explained that staff had received two letters in opposition to this request.

Mr. Orr pointed out that these are two separate requests with a lot in between them. He explained that Mr. Hill would need to replat the property since typically one duplex is allowed per lot. Mr. Orr added that the duplex development could act as a transitional use between the mobile home parks to the east and residences to the west.

Mr. Larkins made a motion to approve the request. Mr. Merrill seconded the motion. Members voted unanimously for approval.

RECOMMENDED FOR APPROVAL

Z-20-18: Tracts 58C and 59, Flower Acres Addition, located in the 3000 block of Bender Road. Single Family-2 to Two-Family-2. Patrick Hill, applicant.

Mr. Hill stated that access to this property will also be from Bender Road. He added that since this lot goes all the way back to Kidd Lane that he may build a gate with a Knox box lock for fire trucks off Kidd Lane. He added that he has no plans for a curb cut on Kidd Lane at the current time.

Mr. Larkins made a motion a motion to approve the request. Mr. Merrill seconded the motion. Members voted unanimously for approval.

RECOMMENDED FOR APPROVAL

Z-20-19: Lots 15-24, Block 4, Greater Texarkana Addition, located in the 700 block of Ward Avenue. Single Family-2 to Single Family-3. Rosheaka Webster, applicant.

Ms. Rosheaka Webster explained that this request is to allow the move of her 1999 Palm Harbor double wide manufactured home to this location. Ms. Webster stated that the home is in good condition. The Commission members were provided photographs of the home.

Mr. Larkins made a motion to approve the request. Dr. Northam seconded the motion. Mr. Merrill voted against the motion. The remaining members voted in favor, therefore the motion passed.

RECOMMENDED FOR APPROVAL

S-729: Specific Use Permit to allow the location of a double wide HUD code manufactured home on Lots 15-24, Block 4, Greater Texarkana Addition, located in the 700 block of Ward Avenue. Rosheaka Webster, applicant.

Dr. Northam made a motion to approve this request with staff stipulations, those being:

1. That a 1999 Palm Harbor, 20' x 60' double wide HUD code manufactured home be allowed on this property.
2. That the double wide HUD code manufactured home be tied down/skirted/underpinned.
3. That the double wide HUD code manufactured home be used for dwelling purposes only, human occupancy only.
4. That the Specific Use Permit be in effect for a period of three (3) years, beginning at the date of this Ordinance. It is the owner's responsibility to renew this permit.
5. That if the HUD code manufactured home is not placed on the property within the three (3) year period, the Specific Use Permit will automatically be revoked.
6. That all driveways, parking, building codes/setbacks, engineered foundation, platting and flood plain requirements must be in accordance with the City of Texarkana, Texas code

Ms. Kinsey seconded the motion. Members voted unanimously for approval of the request with stipulations.

RECOMMENDED FOR APPROVAL WITH STIPULATIONS

S-730: Specific Use Permit to allow permanent cosmetics and microblading in a tenant space on Lots 1, 2 and north ½ of Lot 3, Block 16, Bell Heights Addition, located at 4410 Texas Boulevard. Mark Looney, applicant. Linde Huddleston, agent.

Ms. Linde Huddleston explained that this request is to allow her to perform microblading and permanent cosmetics in an existing hair salon at this location.

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

RECOMMENDED FOR APPROVAL

Consider approval of July 6, 2020 Minutes.

Ms. Kinsey made motion to approve the minutes. Dr. Northam seconded the motion. All members voted in favor of approval of the motion.

RECOMMENDED FOR APPROVAL

STAFF UPDATES

No staff updates.

CONSIDER APPROVAL OF AUGUST 3, 2020 MINUTES

Ms. Kinsey made a motion to approve the Minutes. Mr. Coleman seconded the motion. Members voted unanimously for approval.

There being no further business, the meeting was adjourned.

Gene Joyce III, Chairman

Laura Puckett, Administrative Coordinator

Attachment: 9.08.2020 Minutes (2382 : P&Z Minutes)