

CITY OF TEXARKANA
PLANNING & ZONING COMMISSION
AGENDA • DECEMBER 2, 2024

Council Chambers	Regular Meeting	12:00 PM
220 TEXAS BLVD. TEXARKANA, TX 75501		

Chairperson

Gene Joyce III

Commissioner

Wanda Northam

Commissioner

Lee Kernek

Vice Chairperson

Dianna Patterson Kinsey

Commissioner

Casey Boyette

Alternate Commissioner

Ross Sarine

Commissioner

James Larkins

Commissioner

Brad Bailey

Alternate Commissioner

Kory Crews

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

1. Consider approval of the final plat for Racetrac Stateline Subdivision, located at 5403 North State Line Avenue . RaceTrac Inc/WH Capital, LLC, owners and Jeffrey Wood, MTG Engineers and Surveyors, agent.
 2. Consider approval of the replat for Lot 1 Moores Lane Business Park, located at 1521 Moores Lane. Emanuel Sanchez and Noemi Hernandez, owners, and Jeffrey Wood, MTG Engineers and Surveyors, agent.
 3. Consider approval of the final plat for Roundabout Way Addition No. 2, located near the intersection of Pavilion Parkway and Gibson Lane north of 4250 Gibson Lane. Heritage ALA LLC/Gibson Park Development LLP, owners and Jeffrey Wood, MTG Engineers and Surveyors, agent.
-

4. Consider the final plat for Swing Lab Park Subdivision, located at 5500 North Park Road. Swing Lab Park, LLC, owner and Eugene Plunk, agent.
5. S-799: Specific Use Permit to allow one additional use and location for an off premise digital billboard on Lot 2B, Block 5, Wal-Mart 2nd Addition, located at 606 Walton Drive. Mark Dean, owner, and Chad Shipp, agent.
6. Z-24-13: rezoning on Lot 1, Moores Lane Business Park, located at 1521 Moores Lane from Agriculture/Commercial to Commercial. Emanuel Sanchez, owner and Jeffrey Wood, MTG Engineers and Surveyors, agent.
7. S-800: Specific Use Permit to allow the location of a double wide HUD code manufactured home on Lots 7-10, Block 8, Grandview Addition, located at 3120 Alexander Avenue. Jimmie Crowell, owner and Stoney Matlock, agent.

III. STAFF UPDATES

IV. CONSIDER APPROVAL OF MINUTES

1. Consider Planning and Zoning Commission meeting minutes from November 4, 2024.

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: 11/20/2024 10:21 AM

Lead Department: Planning & Zoning Commission **Action Officer:** Laura Puckett, Zoning Administrator
Subject: Consider approval of the final plat for Racetrac Stateline Subdivision, located at 5403 North State Line Avenue . RaceTrac Inc/WH Capital, LLC, owners and Jeffrey Wood, MTG Engineers and Surveyors, agent.

Meeting Date: 12/2/2024

Attachments

- a. PlatComments-RacetracStateline-11202024 (PDF)

Staff Coordination

Building Code Administration	Mashell Daniel	Department Head Review
Pending		
Planning & Zoning Commission		Department Review
Pending		
Planning & Zoning Commission	Laura Puckett	Meeting Pending
12/02/2024 12:00 PM		

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

See attached memorandum.

Potential Options:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

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

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

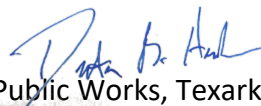
City of Texarkana, Texas

Advisory Board/Committee Meeting Date and Minutes:

December 2, 2024

MEMORANDUM

To: Planning and Zoning Commission

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

Date: November 20, 2024

Subject: **Consider approval of the Racetrac Stateline Subdivision**

This is a request by RaceTrac Inc/WH Capital, LLC, owner, and Jeffrey Wood, agent, to consider approval the **Racetrac Stateline Subdivision**.

Comments are as follows:

1. TxDOT – No response
2. Summit Utilities – No response
3. Sparklight/Cableone – No response
4. Windstream - No response
5. Conterra – No response
6. Electric Companies
 - a. AEP - No response
 - b. Bowie Cass – No issues
 - c. REA – No response
7. TWU - **See memo**
8. PW/Planning Departments
 - a. **Development of property must meet all development codes (streets and sidewalks, drainage, floodplain, stormwater, etc.)**
 - b. **Submit electronic copy once the plat is recorded.**
 - c. **Tax certificate of the property for recording purposes from BCAD must be provided showing all taxes have been paid for entire property in order to be recorded at the County Courthouse (Texas State Legislature amendment 12.002 of the Texas Property Code).**
9. Fire Department – No issues

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



CITY OF

TEXARKANA
TEXAS

2.1.a

P.O. Box 1967
Texarkana, TX 75504
Phone (903) 798-3900**Application for Subdivision Plat Approval****Type:** ☒ Preliminary ☒ Final ☐ Replat ☐ Minor ☐ Amended ☐ Vacation

Purpose of Plat: To create a two lot subdivision

Plat Title: Racetrac State Line Subdivision

9.396 ACRES IN THE WILLIS OLDHAM

Current Legal Description: HEADRIGHT SURVEY, ABSTRACT 458**Total Acreage:** 9.396 acres **Number of Lots:** 2 **Zoning:** C**Owner/Developer Information:**

Name: RaceTrac Inc / WH Capital LLC

Address:

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

Surveyor/Engineer Information:

Name: Jeffrey Wood - MTG Engineers & Surveyors

Address: 5930 Summerhill Road Texarkana TX 75503

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

Applicant/Agent Information:

Name: Jeffrey Wood - MTG Engineers & Surveyors

Address: 5930 Summerhill Road Texarkana TX 75503

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

Required Documents:

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

Owners/Applicant Certification

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

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

Jeffrey Wood

Applicant's Printed Name



Applicant's Signature

11/6/24

Date

Application Fee:

Received by:

Revis

Packet Pg. 7

Attachment: PlatComments-RacetracStateline-11202024 (4379 : Consider approval of Racetrac Stateline Subdivision)



CITY OF TEXARKANA TEXAS

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

FINAL PLAT CHECKLIST

GENERAL INFORMATION / PROJECT DESCRIPTION

Date, written and graphic scale (100 scale or smaller) and north arrow	☒
Location Map for proposed development	☒
Title and Name of Subdivision	☒
Legal Description and identification of tract being subdivided or resubdivided	☒

1. Legal description shall be referenced to a corner of an original headright survey

SPECIFIC PLAT INFORMATION

Names or designations of all adjoining subdivisions or properties	☒
Adjacent dedicated streets, alleys, and easements	☒
Outline of proposed tract (shall stand out compared to other boundary lines)	☒
Location and designation of all streets, alleys, and other areas with dimensions that are intended for public use	☒
All block, lot and street boundary lines	☒

1. Blocks and lots shall be numbered

2. Building lines and easements are shown

a. Commercial (15')

b. Residential (25')

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

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

CERTIFICATION STATEMENT

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


11/6/2024

 Signature Date
 Jeffrey Wood

 Printed Name

Attachment: PlatComments-RacetracStateline-11202024 (4379 : Consider approval of Racetrac Stateline Subdivision)



CITY OF

TEXARKANA

TEXAS

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

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a. Commercial (15')

b. Residential (25')

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

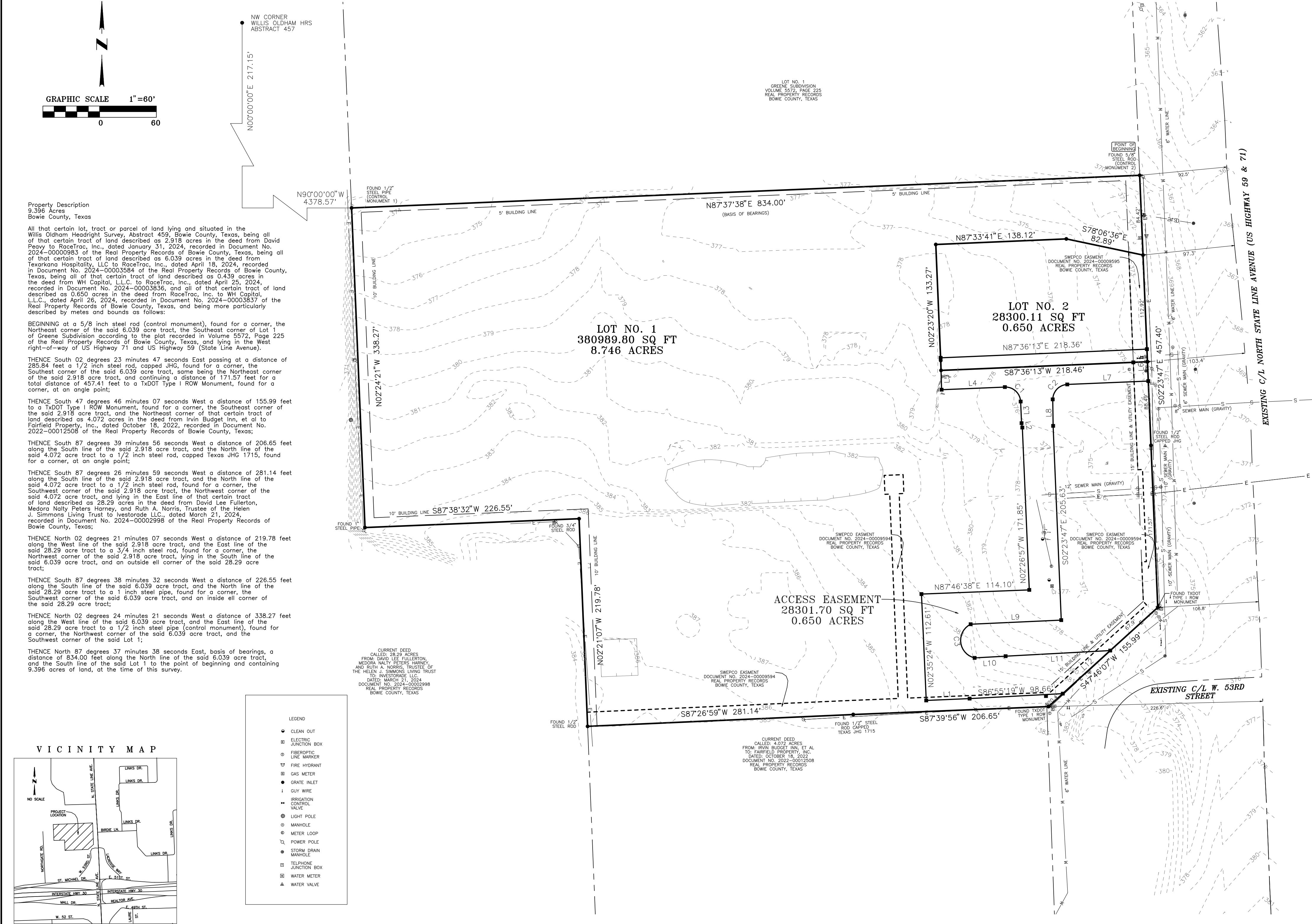
100 Year FEMA Flood Zones	☒
Finish Floor Elevations (lots adjacent to flood zones and drainage facilities)	☒
Shown all necessary dimensions	☒
Supplemental Survey Reference Markers	☒
Certificate of ownership	☒
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I have reviewed the checklist and submittals for completeness and accuracy. I understand this plat will not be reviewed until all information is included.

Jeffrey Wood 11/6/2024
 Signature Date
 Jeffrey Wood
 Printed Name

Attachment: PlatComments-RacetracStateline-11202024 (4379 : Consider approval of Racetrac Stateline Subdivision)



The bearings are based on Grid North within the Texas Coordinate System of 1983, North Central Zone - NAD83 (GCRS86, EPOCH2002.0), grid, with a bearing of NORTH 87 degrees 37 minutes 36 seconds EAST. The following control monuments were used to establish the basis of bearings:

CONTROL MONUMENT #1
N=7245081.7520
E=3326167.2650

CONTROL MONUMENT #2
N=7245116.2810
E=3327000.5480

SURVEY REFERENCE MONUMENTS			
#	NORTHING	EASTING	DESCRIPTION
SRM#1	7247753.1012	3326407.8194	3/4" REBAR
SRM#2	7248043.1279	3326784.9742	1/2" REBAR
SRM#3	7247659.2786	3327019.6736	TXDOT TYPE I ROW MONUMENT

LINE	LENGTH	DELTA	RADIUS	CHD BEAR	CHORD
C1	25.13'	90°00'00"	16.00'	N47°23'47"W	22.63'
C2	24.25'	86°49'57"	16.00'	S44°11'15"W	21.99'
C3	46.76'	141°01'16"	19.00'	S06°43'00"E	35.82'

LINE	BEARING	DISTANCE
L1	S87°36'13"W	45.90'
L2	N10°15'49"W	4.71'
L3	N02°23'47"W	22.88'
L4	S87°36'13"W	66.96'
L5	N01°48'13"W	33.75'
L6	S02°23'47"E	33.75'
L7	S87°36'13"W	85.75'
L8	S00°48'45"E	28.02'
L9	S87°24'07"W	95.93'
L10	N86°55'19"E	32.83'
L11	N86°55'19"E	110.77'
L12	S47°46'07"W	67.71'

CERTIFICATE OF DEDICATION BY OWNERS

We, being the Owners of a tract of land as shown on the attached map or plot have caused the same to be surveyed, platted and subdivided as shown, and which subdivision shall hereafter be known as Racetrac State Line Subdivision, a subdivision of a part of the Willis Oldham Headright Survey, Abstract 458, Bowie County, Texas, and by these presents. We hereby dedicate to the public the easements shown on this plat for access & utility purposes.

Justin Giambalvo
Vice President — Engineering,
Construction, A&D

Jeff Wright
Vice President of
Property Management

STATE OF _____
COUNTY OF _____

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

this _____ day of _____, 2024.

Notary Public _____ Commission Expires: _____
State of _____

STATE OF _____
COUNTY OF _____

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

this _____ day of _____, 2024.

Notary Public _____ Commission Expires: _____
State of _____

CERTIFICATE OF APPROVAL BY PLANNING COMMISSION

We, the undersigned, do hereby certify that the Racetrac State Line Subdivision, a subdivision of a part of the Willis Oldham Headright Survey, Abstract 458, Bowie County, Texas, together with the Owner's Certificate and Surveyor's Certificate of some were presented to the Planning Commission of the City of Texarkana, Bowie County, Texas, for its approval, and that said plat, Owner's Certificate, and Surveyor's Certificate being found to conform to the requirements in all respects, are in all things approved on this the _____ day of _____, 2024.

Planning Commission Approval _____ Chairman
Expires on _____ Secretary

CERTIFICATE OF ENGINEER OR SURVEYOR

I, Jeffrey A. Wood, do hereby certify that I am a Registered Professional Land Surveyor in the State of Texas and that subdivision plat attached hereto correctly reflects the results of a survey made by me on the ground October 30, 2024, that the corner monuments are in place at points on the boundaries as shown, that there are no visible encroachments (other than shown on the map) or discrepancies, and that the subdivision shall be known as Racetrac State Line Subdivision, a subdivision of a part of the Willis Oldham Headright Survey, Abstract 458, Bowie County, Texas.

Jeffrey A. Wood
Registered Professional Land Surveyor
No. 6220, State of Texas
Firm Certificate No. 101011-00
Date: November 6, 2024



FLOOD STATEMENT:
By graphic plotting only, all of this property is in Zone
* areas determined to be outside the 1% Annual Chance Flood.
In Community of the City of Texarkana, Number 480060, Panel 0360,
Suffice E, Map Number 4802700360E, Dated December 21, 2017.
No field surveying was performed to determine this zone and an
elevation certification may be needed to verify this determination or
apply for variance from the Federal Emergency Management Agency.

FLOOD STATEMENT:
By graphic plotting only, all of this property is in Zone
* areas determined to be outside the 1% Annual Chance Flood.
In Community of the City of Texarkana, Number 480060, Panel 0360,
Suffice E, Map Number 4802700360E, Dated December 21, 2017.
No field surveying was performed to determine this zone and an
elevation certification may be needed to verify this determination or
apply for variance from the Federal Emergency Management Agency.

DEVELOPERS: RACETRAC, INC.
& WH CAPITAL, LLC
EXISTING LAND USE: RESTAURANT (1.31 ACRES)
HOTEL (6.04 ACRES), & RESIDENCE (2.04 ACRES)
PROPOSED LAND USE: GAS STATION (LOT 1)
RESTAURANT (LOT 2)
EXISTING ZONING: COMMERCIAL DISTRICT

NOTES:
ALL MONUMENTS ARE SET 1/2" STEEL RODS CAPPED MTG ENG, UNLESS
OTHERWISE INDICATED.

**RACETRAC STATE LINE
SUBDIVISION
PRELIMINARY PLAT**

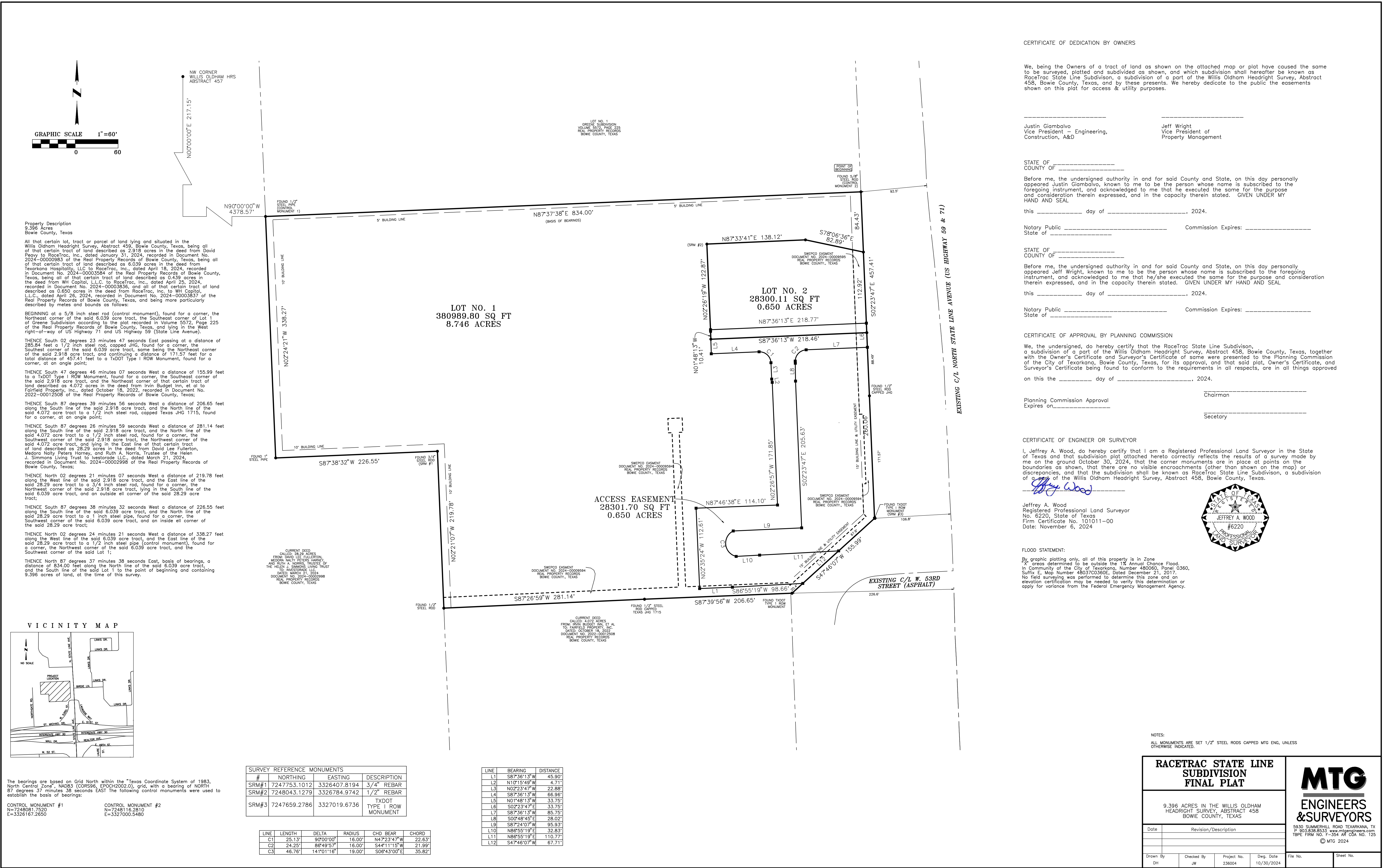
9.396 ACRES IN THE WILLIS OLDHAM
HEADRIGHT SURVEY, ABSTRACT 458
BOWIE COUNTY, TEXAS

Date _____ Revision/Description _____

Drawn By _____ Checked By _____ Project No. _____ Dwg. Date _____ File No. _____
DH JW 236004 10/30/2024

MTG
ENGINEERS
&SURVEYORS

5930 SUMMERHILL ROAD TEXARKANA, TX
P. 803.638.8253 www.mtgengineers.com
TBP# FIRM NO. F-354 AFF COA NO. 125
© MTG 2024



CERTIFICATE OF DEDICATION BY OWNERS

We, being the Owners of a tract of land as shown on the attached map or plat have caused the same to be surveyed, platted and subdivided as shown, and which subdivision shall hereafter be known as RaceTrac State Line Subdivision, a subdivision of a part of the Willis Oldham Headright Survey, Abstract 458, Bowie County, Texas, and by these presents. We hereby dedicate to the public the easements shown on this plat for access & utility purposes.

Justin Giambalvo
Vice President — Engineering,
Construction, A&D

Jeff Wright
Vice President of
Property Management

STATE OF _____
COUNTY OF _____

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

this _____ day of _____, 2024.

Notary Public _____ Commission Expires: _____
State of _____

STATE OF _____
COUNTY OF _____

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this _____ day of _____, 2024.

Notary Public _____ Commission Expires: _____
State of _____

CERTIFICATE OF APPROVAL BY PLANNING COMMISSION

We, the undersigned, do hereby certify that the RaceTrac State Line Subdivision, a subdivision of a part of the Willis Oldham Headright Survey, Abstract 458, Bowie County, Texas, together with the Owner's Certificate and Surveyor's Certificate of same were presented to the Planning Commission of the City of Texarkana, Bowie County, Texas, for its approval, and that said plat, Owner's Certificate, and Surveyor's Certificate being found to conform to the requirements in all respects, are in all things approved on this the _____ day of _____, 2024.

Planning Commission Approval _____ Chairman _____
Expires on _____ Secretary _____

CERTIFICATE OF ENGINEER OR SURVEYOR

I, Jeffrey A. Wood, do hereby certify that I am a Registered Professional Land Surveyor in the State of Texas and that subdivision plat attached hereto correctly reflects the results of a survey made by me on the ground October 30, 2024, that the corner monuments are in place at points on the boundaries as shown, that there are no visible encroachments (other than shown on the map) or discrepancies, and that the subdivision shall be known as RaceTrac State Line Subdivision, a subdivision of a part of the Willis Oldham Headright Survey, Abstract 458, Bowie County, Texas.

Jeffrey A. Wood
Registered Professional Land Surveyor
No. 6220, State of Texas
Firm Certificate No. 101011-00
Date: November 6, 2024



FLOOD STATEMENT:

By graphic plotting only, all of this property is in Zone "X" areas determined to be outside the 1% Annual Chance Flood. In Community of the City of Texarkana, Number 480060, Panel 0360, Suffix E, Map Number 48037C0360E, Dated December 21, 2017. No field surveying was performed to determine this zone and an elevation certification may be needed to verify this determination or apply for variance from the Federal Emergency Management Agency.

From: [TEX-Henslee, Dustin](#)
To: [dw Wiley@aep.com](#); [Zachary S Pianalto](#); [michael.a.latham@windstream.com](#); [Chris Jackson](#); [McCormick, Brandon K](#); [TWU-Smith, Gary](#); [TEX-Daniel, Mashell](#); [willb@bcec.com](#); [TWU-Rogers, Terri](#); [Langley, Joe](#); [TTFD-James, Heather](#); [mgross@bowieappraisal.org](#); [Tommy Bruce](#); [Brandon Brooks](#); [GREG STRICKLAND](#); [Stephanie Green](#); [Jeremy Lindsey](#); [dmcdownell@swrea.com](#); [TX-Maxey, Shawn](#); [Adam Keahey](#); [tray.mcneil@rittercommunications.com](#); [Fisher, Jacob W](#)
Cc: [TEX-Puckett, Laura](#)
Subject: Plat Review - Racetrac Stateline Subdivision
Date: Tuesday, November 12, 2024 8:23:00 AM
Attachments: [PlatReview-RacetracStatelineAddition-11122024.pdf](#)

All,

We have received a request for approval of the final and preliminary plat for Racetrac Stateline Subdivision. This property is located off on west side of N. Stateline Avenue just north of Interstate 30.

Attached is the application, checklist, and plats. This will be on the **December 2, 2024** P&Z Agenda so please review and provide any comments back to me via email by **12 PM, November 20, 2024**. If you have any questions, please let me know.

Thanks,

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

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

Attachment: PlatComments-RacetracStateline-11202024 (4379 : Consider approval of Racetrac Stateline Subdivision)

From: [Will Burris](#)
To: [TEX-Henslee, Dustin](#)
Subject: RE: Plat Review - Racetrac Stateline Subdivision
Date: Monday, November 18, 2024 10:29:21 AM

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.

BCEC has no conflict or comment

Thanks,

William Burris
 Engineering Staking Coordinator
 Bowie-Cass Electric Cooperative
 P.O. Box 47 / 117 N. Street
 Douglassville, Texas 75560
 Desk: 903-846-8009

From: TEX-Henslee, Dustin <dustin.henslee@texarkanatexas.gov>
Sent: Tuesday, November 12, 2024 8:23 AM
To: dwwiley@aep.com; Zachary S Pianalto <zspianalto@aep.com>; Latham, Michael A <michael.a.latham@windstream.com>; chris.jackson@windstream.com; brandon.k.mccormick@windstream.com; TWU-Smith, Gary <gsmith@txkusa.org>; TEX-Daniel, Mashell <mhodges@texarkanatexas.gov>; Will Burris <willb@bcec.com>; TWU-Rogers, Terri <terri.rogers@txkusa.org>; joe.langley@sparklight.biz; TTFD-James, Heather <heather.james@texarkanatexas.gov>; mgross <mgross@bowieappraisal.org>; Tommy Bruce <Tommy.Bruce@txdot.gov>; Brandon Brooks <bbrooks@summitutilities.com>; GREG STRICKLAND <gstrickland@summitutilities.com>; Stephanie Green <sgreen@conterra.com>; Jeremy Lindsey <jlindsey@swrea.com>; dmcdowell@swrea.com; TX-Maxey, Shawn <s.maxey@texarkanatexas.gov>; Adam Keahey <akeahey@conterra.com>; tray.mcneil@rittercommunications.com; Fisher, Jacob W <Jacob.Fisher@windstream.com>
Cc: TEX-Puckett, Laura <lpuckett@texarkanatexas.gov>
Subject: Plat Review - Racetrac Stateline Subdivision

All,

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Attachment: PlatComments-RacetracStateline-11202024 (4379 : Consider approval of Racetrac Stateline Subdivision)

Thanks,

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

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

Attachment: PlatComments-RacetracStateline-11202024 (4379 : Consider approval of Racetrac Stateline Subdivision)



Texarkana Water Utilities

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

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

MEMORANDUM

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

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

Date: November 12, 2024

Re: **Racetrac State Line Subdivision – Preliminary and Final Plats**

The Utility staff has reviewed the above preliminary and final plat and have the following comments:

1. There is an existing six-inch (6") water main on the west side of North State Line, parallel and adjacent to the east boundary line of the proposed Lots 1 & 2.
2. There is an existing ten-inch (10") sanitary sewer main beginning near the southeast corner of proposed Lot 1 and running near parallel and adjacent to the east boundary line of the proposed Lot 1 approximately 380 feet where it then turns east across North State Line. There is an existing six-inch (6") sanitary sewer main that connects to the sanitary sewer crossing North State Line and runs north parallel and adjacent to the east boundary line of the proposed Lots 1 & 2 approximately 100 feet. There is also an existing twelve-inch (12") sanitary sewer main beginning approximately 85 feet south of where the sanitary sewer turns east across North State Line, running west approximately 125 feet.
3. The Utility reserves the right to request additional utility easements upon review of the plans.
4. The size and location of the existing water and sanitary sewer mains have not been field verified. The developer's representative shall field verify the size and location of the existing utilities before designing or constructing extensions of the system

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

cc: Kenny Icenhower, P.E., Assistant Director - Operations, TWU
Bill Moss, GIS Asset Management Administrator, TWU
Teresa Akard, O & M Coordinator, TWU
Michelle Warren, Executive Assistant, TWU

Attachment: PlatComments-RacetracStateline-11202024 (4379 : Consider approval of Racetrac Stateline Subdivision)

City of Texarkana, Texas

Summary Sheet

Version:

Update Date: 11/20/2024 10:21 AM

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

Subject: Consider approval of the replat for Lot 1 Moores Lane Business Park, located at 1521 Moores Lane. Emanuel Sanchez and Noemi Hernandez, owners, and Jeffrey Wood, MTG Engineers and Surveyors, agent.

Meeting Date: 12/2/2024

Attachments

- a. PlatComments-ReplatLot1MooresLaneBusinessPark-11202024 (PDF)

Staff Coordination

Building Code Administration	Mashell Daniel	Department Head Review
Pending		
Planning & Zoning Commission		Department Review
Pending		
Planning & Zoning Commission	Laura Puckett	Meeting Pending
12/02/2024 12:00 PM		

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

See attached memorandum.

Potential Options:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

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

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

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

December 2, 2024

MEMORANDUM

To: Planning and Zoning Commission

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

Date: November 20, 2024

Subject: **Consider approval of the Replat of Lot 1 Moores Lane Business Park**

This is a request by Emanuel Sanchez and Noemi Hernandez, owner, and Jeffrey Wood, agent, to consider approval the **Replat of Lot 1 Moores Lane Business Park**

Comments are as follows:

1. TxDOT – No response
2. Summit Utilities – No issues
3. Sparklight/Cableone – No response
4. Windstream - No response
5. Conterra – No response
6. Electric Companies
 - a. AEP - See email from AEP
 - b. Bowie Cass – No issues
 - c. REA – No response
7. TWU - See memo
8. PW/Planning Departments
 - a. Development of property must meet all development codes (streets and sidewalks, drainage, floodplain, stormwater, etc.)
 - b. Submit electronic copy once the plat is recorded.
 - c. Tax certificate of the property for recording purposes from BCAD must be provided showing all taxes have been paid for entire property in order to be recorded at the County Courthouse (Texas State Legislature amendment 12.002 of the Texas Property Code).
 - d. No restrictive covenants can be affected by replat.
 - e. Current zoning is AG and applicant has applied for rezoning to Commercial. Proposed lots doesn't meet AG zoning requirements so plat can not be recorded prior to rezoning approval.
9. Fire Department – No issues

Staff recommends approval of the final plat pending any staff and utility changes mentioned above, and is also contingent upon approval of the Zoning request. If Zoning is not approval,

this plat approval becomes void. Once the final plat is approved, it must be recorded within 121 days after approval by the Commission or the approval is void.



CITY OF

TEXARKANA

TEXAS

2.2.a

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

Application for Subdivision Plat Approval

Type:

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

Purpose of Plat: To replat Lot 1 of Moores Lane Business Park into two lots

Plat Title: Replat of Lot 1 of Moores Lane Business Park

Current Legal Description: Lot 1 of Moores Lane Business Park

Total Acreage: 4.527 acres Number of Lots: 2 Zoning: Current: C/A
Proposed: C

Owner/Developer Information:

Name: Emanuel Sanchez & Noemi Hernandez

Address: _____

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

Surveyor/Engineer Information:

Name: Jeffrey Wood - MTG Engineers & Surveyors

Address: 5930 Summerhill Road, Texarkana TX 75503

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

Applicant/Agent Information:

Name: Jeffrey Wood - MTG Engineers & Surveyors

Address: 5930 Summerhill Road, Texarkana TX 75503

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

Required Documents:

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

Owners/Applicant Certification

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

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

Jeffrey Wood

Applicant's Printed Name

Applicant's Signature

11/11/24

Date

Application Fee: _____

Received by: _____

Revised

Packet Pg. 20

Attachment: PlatComments-ReplatLot1MooresLaneBusinessPark-11202024 (4380 : Consider approval of replat Lot 1 Moores Lane Business



CITY OF

TEXARKANA

TEXAS

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

REPLAT CHECKLIST

GENERAL INFORMATION / PROJECT DESCRIPTION

Date, written and graphic scale (100 scale or smaller) and north arrow	☒
Location Map for proposed development	☒
Title and Name of Subdivision	☒
Legal Description and identification of tract being subdivided or resubdivided	☒

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

SPECIFIC PLAT INFORMATION

Names or designations of all adjoining subdivisions or properties	☒
Adjacent dedicated streets, alleys, and easements	☒
Outline of proposed tract (shall stand out compared to other boundary lines)	☒
Location and designation of all streets, alleys, and other areas with dimensions that are intended for public use	☒
All block, lot and street boundary lines	☒

1. Blocks and lots shall be numbered

2. Building lines and easements are shown

a. Commercial (15')

b. Residential (25')

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

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

CERTIFICATION STATEMENT

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

11/11/24

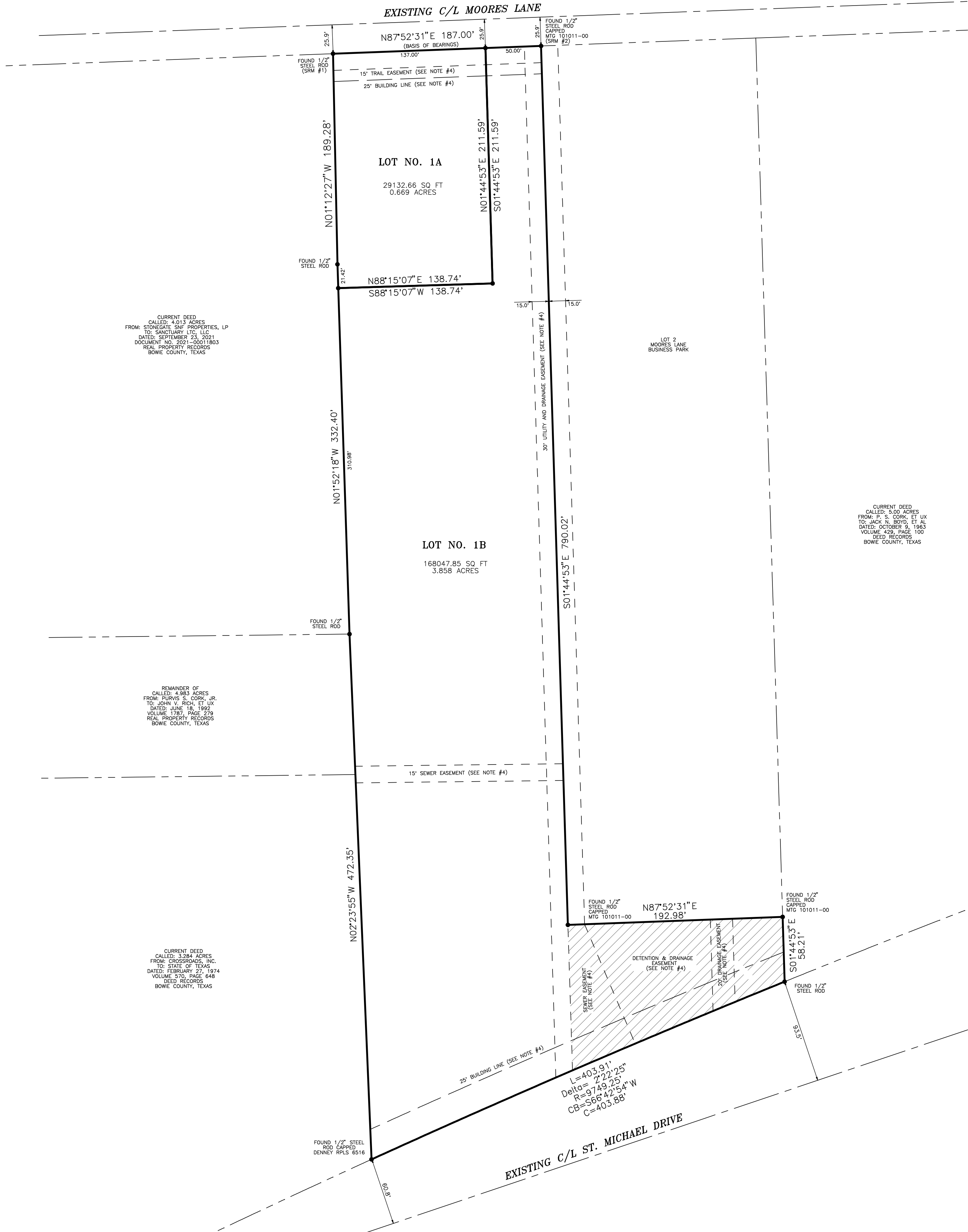
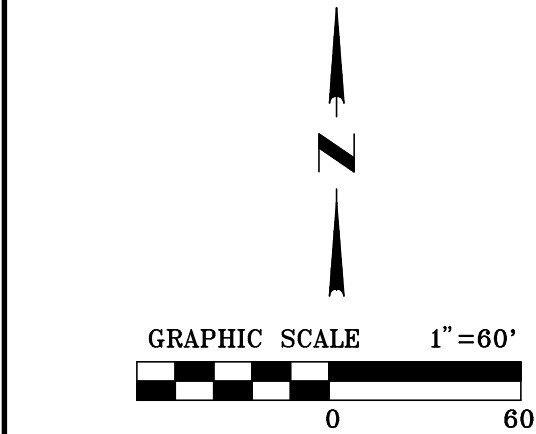
Signature

Date

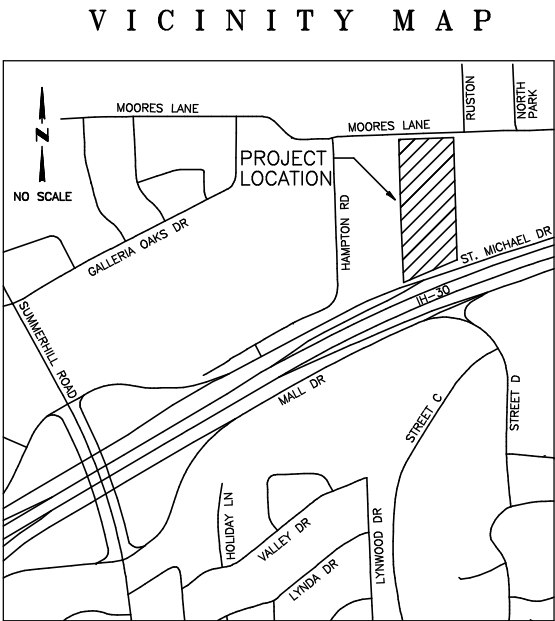
Jeffrey Wood

Printed Name

Attachment: PlatComments-ReplatLot1MooreLaneBusinessPark-11202024 (4380 : Consider approval of replat Lot 1 Moore Lane Business



FLOOD STATEMENT:
By graphic plotting only, a portion of this property is in Zone X, areas determined to be outside the 1% Annual Chance Flood In Community of the City of Texarkana, Number 480060, Panel 0360, Suffix E, Map Number 4803700360E, Dated December 21, 2017. No field surveying was performed to determine this zone and an elevation certification may be needed to verify this determination or apply for variance from the Federal Emergency Management Agency.



The bearings are based on Grid North within the Texas Coordinate System of 1983, North Central Zone, NAP83 (CORS96, EPOCH2002.0), at the surface, with a bearing of North 87 degrees 52 minutes 31 seconds East. The combined scale factor to go from Surface to Grid is 0.999880014398. The following control monuments were used to establish the basis of bearings:

SURVEY REFERENCE MONUMENT #1	SURVEY REFERENCE MONUMENT #2
N=7247826.0181 E=3322501.1621	N=7247832.9515 E=3322688.0373

NOTE:
In providing this boundary survey, no attempt has been made to obtain or show data concerning existence, size, depth, condition, capacity or location of any utility existing on the site, whether private, municipal or public owned. Subsurface and environmental conditions were not surveyed or examined or statement is made concerning the existence of underground or overhead conditions, containers or facilities that may affect the use or development of this property. Easement research was not done for this property by the surveyor, nor was a current title policy provided prior to this survey.

Property Description
4.527 Acres

All of that certain lot, tract or parcel of land lying and situated in the Willis Oldham Headright Survey, Abstract 458, Bowie County, Texas, being all of the certain tract of land described as Lot 1 of Moores Lane Business Park, according to the plat recorded in Document No. 2023-00001859, and filed in Plat Cabinet D, Sleeve 137 of the Real Property Records of Bowie County, Texas.

CERTIFICATE OF DEDICATION BY OWNER

We, Emanuel Sanchez and Noemi Hernandez, being the Owner of a tract of land as shown on the attached map or plat have caused the same to be surveyed, platted and subdivided as shown, and which subdivision shall hereafter be known as Replat of Lot 1 of Moores Lane Business Park, a subdivision of a part of the Willis Oldham Headright Survey, Abstract 458, Bowie County, Texas, and by these presents, We hereby dedicate to the public in fee simple, the streets and roads as shown on this plat, and by this instrument, We hereby dedicate the easements shown on this plat for drainage purposes.

Emanuel Sanchez, Owner
Noemi Hernandez, Owner

STATE OF TEXAS
COUNTY OF BOWIE

Before me, the undersigned authority in and for said County and State, on this day personally appeared Emanuel Sanchez, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL
this _____ day of _____, 2024.

Notary Public _____ Commission Expires: _____
State of Texas

STATE OF TEXAS
COUNTY OF BOWIE

Before me, the undersigned authority in and for said County and State, on this day personally appeared Noemi Hernandez, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL
this _____ day of _____, 2024.

Notary Public _____ Commission Expires: _____
State of Texas

CERTIFICATE OF APPROVAL BY PLANNING COMMISSION

We, the undersigned, do hereby certify that the Replat of Lot 1 of Moores Lane Business Park, a subdivision of a part of the Willis Oldham Headright Survey, Abstract 458, Bowie County, Texas, together with the Owner's Certificate and Surveyor's Certificate of same were presented to the Planning Commission of the City of Texarkana, Bowie County, Texas, for its approval, and that said plat, Owner's Certificate, and Surveyor's Certificate being found to conform to the requirements in all respects, are in all things approved on this the _____ day of _____, 2024.

Planning Commission Approval Expires on _____

Chairman _____
Secretar _____

CERTIFICATE OF ENGINEER OR SURVEYOR

I, Jeffrey A. Wood, do hereby certify that I am a Registered Professional Land Surveyor in the State of Texas and that subdivision plat attached hereto correctly reflects the results of a survey made by me on the ground November 11, 2024, that the corner monuments are in place at points on the boundaries as shown, that there are no visible encroachments (other than shown on the map) or discrepancies, and that the subdivision shall be known as Replat of Lot 1 of Moores Lane Business Park, a subdivision of a part of the Willis Oldham Headright Survey, Abstract 458, Bowie County, Texas.

Jeffrey A. Wood
Registered Professional Land Surveyor
No. 6220, State of Texas
Firm Certificate No. 101011-00
Date: November 12, 2024

- NOTES:
- 1) THE PURPOSE OF THE REPLAT IS TO SPLIT LOT 1 INTO LOT 1A AND LOT 1B.
 - 2) ALL MONUMENTS ARE SET 1/2" STEEL RODS CAPPED MTG ENG, UNLESS OTHERWISE INDICATED.
 - 3) THIS PLAT IS NOT IN VIOLATION OF ANY RESTRICTIVE COVENANTS AFFECTING THE PROPERTIES.
 - 4) AS SHOWN ON THE PLAT OF RECORD IN DOCUMENT NO. 2023-00001859, REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS.

REPLAT OF LOT 1 OF MOORES LANE BUSINESS PARK		 5930 SUMMERHILL ROAD TEXARKANA, TX P. 903.438.8553 www.mtgengineers.com TBPE FIRM NO. F-354 ART COA NO. 125 © MTG 2024	
4.527 ACRES IN THE WILLIS OLDHAM HEADRIGHT SURVEY, ABSTRACT 458 BOWIE COUNTY, TEXAS			
Date	Revision/Description		
Drawn By	Checked By	Project No.	Dwg. Date
DH	JW	242266	11/11/2024
File No.		Sheet No.	

From: [TEX-Henslee, Dustin](#)
To: [dwwiley@aep.com](#); [Zachary S Pianalto](#); [michael.a.latham@windstream.com](#); [Chris Jackson](#); [Mccormick, Brandon K](#); [TWU-Smith, Gary](#); [TEX-Daniel, Mashell](#); [willb@bcec.com](#); [TWU-Rogers, Terri](#); [Langley, Joe](#); [TTFD-James, Heather](#); [mgross@bowieappraisal.org](#); [Tommy Bruce](#); [Brandon Brooks](#); [GREG STRICKLAND](#); [Stephanie Green](#); [Jeremy Lindsey](#); [dmcdownell@swrea.com](#); [TX-Maxey, Shawn](#); [Adam Keahey](#); [tray.mcneil@rittercommunications.com](#); [Fisher, Jacob W](#)
Cc: [TEX-Puckett, Laura](#)
Subject: RE: Plat Review - Swing Lab Park Subdivision
Date: Tuesday, November 12, 2024 10:58:00 AM
Attachments: [PlatReview-ReplatLot1MooreLaneBusinessPark-11122024.pdf](#)

All,

We have received a request for approval of the Replat of Lot 1 Moores Lane Business Park. This property is located off Moores Lane east of Hampton Road.

Attached is the application, checklist, and proposed plat. This will be on the **December 2, 2024** P&Z Agenda so please review and provide any comments back to me via email by **12 PM, November 20, 2024**. If you have any questions, please let me know.

Thanks,

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

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

Attachment: PlatComments-ReplatLot1MooreLaneBusinessPark-11202024 (4380 : Consider approval of replat Lot 1 Moores Lane Business

From: [Zac Pianalto](#)
To: [TEX-Henslee, Dustin](#); [Dusty Wiley](#); jwood@mtgengineers.com
Subject: RE: Plat Review- Lot 1 Moores Lane Business Park
Date: Wednesday, November 13, 2024 8:41:33 AM
Attachments: [image001.png](#)

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

Dusty Henslee,

SWEPCO has no objections to the plat review. SWEPCO has an existing three phase line on the south side of Moores Ln. I spoke with Jeffrey at MTG, he is adding "15 Utility Easement" where the 15' trail easement is shown.



ZAC PIANALTO | ENGINEER

ZSPIANALTO@AEP.COM | C:903.826.5027

3708 W 7TH ST, TEXARKANA, TX 75501-6324

From: TEX-Henslee, Dustin <dustin.henslee@texarkanatexas.gov>
Sent: Tuesday, November 12, 2024 11:00 AM
To: Dusty Wiley <dwwiley@aep.com>; Zac Pianalto <zspianalto@aep.com>; Latham, Michael A <michael.a.latham@windstream.com>; chris.jackson@windstream.com; brandon.k.mccormick@windstream.com; TWU-Smith, Gary <gsmith@txkusa.org>; TEX-Daniel, Mashell <mhodes@texarkanatexas.gov>; willb@bcec.com; TWU-Rogers, Terri <terri.rogers@txkusa.org>; joe.langley@sparklight.biz; TTFD-James, Heather <heather.james@texarkanatexas.gov>; mgross <mgross@bowieappraisal.org>; Tommy Bruce <Tommy.Bruce@txdot.gov>; Brandon Brooks <bbrooks@summitutilities.com>; GREG STRICKLAND <gstrickland@summitutilities.com>; Stephanie Green <sgreen@conterra.com>; Jeremy Lindsey <jlindsey@swrea.com>; dmcdowell@swrea.com; TX-Maxey, Shawn <s.maxey@texarkanatexas.gov>; Adam Keahey <akeahey@conterra.com>; tray.mcneil@rittercommunications.com; Fisher, Jacob W <Jacob.Fisher@windstream.com>
Cc: TEX-Puckett, Laura <lpuckett@texarkanatexas.gov>
Subject: [EXTERNAL] Plat Review- Lot 1 Moores Lane Business Park

Corrected subject line.

Thanks,

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

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Attachment: PlatComments-ReplatLot1MooresLaneBusinessPark-11202024 (4380 : Consider approval of replat Lot 1 Moores Lane Business

be shared with others.

From: TEX-Henslee, Dustin

Sent: Tuesday, November 12, 2024 10:58 AM

To: dwwiley@aep.com; Zachary S Pianalto <zspianalto@aep.com>; michael.a.latham@windstream.com; Chris Jackson <chris.jackson@windstream.com>; McCormick, Brandon K <brandon.k.mccormick@windstream.com>; TWU-Smith, Gary <gsmith@txkusa.org>; TEX-Daniel, Mashell <mhodes@texarkanatexas.gov>; willb@bcec.com; TWU-Rogers, Terri <terri.rogers@txkusa.org>; Langley, Joe <Joe.Langley@sparklight.biz>; TTFD-James, Heather <heather.james@texarkanatexas.gov>; mgross@bowieappraisal.org; Tommy Bruce <Tommy.Bruce@txdot.gov>; Brandon Brooks <bbrooks@summitutilities.com>; GREG STRICKLAND <gstrickland@summitutilities.com>; Stephanie Green <sgreen@conterra.com>; Jeremy Lindsey <jlindsey@swrea.com>; dmcowell@swrea.com; TX-Maxey, Shawn <s.maxey@texarkanatexas.gov>; Adam Keahey <akeahey@conterra.com>; tray.mcneil@rittercommunications.com; Fisher, Jacob W <Jacob.Fisher@windstream.com>

Cc: TEX-Puckett, Laura <lpuckett@texarkanatexas.gov>

Subject: RE: Plat Review - Swing Lab Park Subdivision

All,

We have received a request for approval of the Replat of Lot 1 Moores Lane Business Park. This property is located off Moores Lane east of Hampton Road.

Attached is the application, checklist, and proposed plat. This will be on the **December 2, 2024** P&Z Agenda so please review and provide any comments back to me via email by **12 PM, November 20, 2024**. If you have any questions, please let me know.

Thanks,

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

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From: [Will Burris](#)
To: [TEX-Henslee, Dustin](#)
Subject: RE: Plat Review- Lot 1 Moores Lane Business Park
Date: Monday, November 18, 2024 10:03:01 AM

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.

BCEC has no conflict or comment

Thanks,

William Burris
 Engineering Staking Coordinator
 Bowie-Cass Electric Cooperative
 P.O. Box 47 / 117 N. Street
 Douglassville, Texas 75560
 Desk: 903-846-8009

From: TEX-Henslee, Dustin <dustin.henslee@texarkanatexas.gov>
Sent: Tuesday, November 12, 2024 11:00 AM
To: dw Wiley@aep.com; Zachary S Pianalto <zspianalto@aep.com>; Latham, Michael A <michael.a.latham@windstream.com>; chris.jackson@windstream.com; brandon.k.mccormick@windstream.com; TWU-Smith, Gary <gsmith@txkusa.org>; TEX-Daniel, Mashell <mhodges@texarkanatexas.gov>; Will Burris <willb@bcec.com>; TWU-Rogers, Terri <terri.rogers@txkusa.org>; joe.langley@sparklight.biz; TTFD-James, Heather <heather.james@texarkanatexas.gov>; mgross <mgross@bowieappraisal.org>; Tommy Bruce <Tommy.Bruce@txdot.gov>; Brandon Brooks <bbrooks@summitutilities.com>; GREG STRICKLAND <gstrickland@summitutilities.com>; Stephanie Green <sgreen@conterra.com>; Jeremy Lindsey <jlindsey@swrea.com>; dmcdowell@swrea.com; TX-Maxey, Shawn <s.maxey@texarkanatexas.gov>; Adam Keahey <akeahey@conterra.com>; tray.mcneil@rittercommunications.com; Fisher, Jacob W <Jacob.Fisher@windstream.com>
Cc: TEX-Puckett, Laura <lpuckett@texarkanatexas.gov>
Subject: Plat Review- Lot 1 Moores Lane Business Park

Corrected subject line.

Thanks,

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

Attachment: PlatComments-ReplatLot1MooresLaneBusinessPark-11202024 (4380 : Consider approval of replat Lot 1 Moores Lane Business

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From: TEX-Henslee, Dustin

Sent: Tuesday, November 12, 2024 10:58 AM

To: dw Wiley@aep.com; Zachary S Pianalto <zspianalto@aep.com>; michael.a.latham@windstream.com; Chris Jackson <chris.jackson@windstream.com>; McCormick, Brandon K <brandon.k.mccormick@windstream.com>; TWU-Smith, Gary <gsmith@txkusa.org>; TEX-Daniel, Mashell <mhodes@texarkanatexas.gov>; willb@bcec.com; TWU-Rogers, Terri <terri.rogers@txkusa.org>; Langley, Joe <Joe.Langley@sparklight.biz>; TTFD-James, Heather <heather.james@texarkanatexas.gov>; mgross@bowieappraisal.org; Tommy Bruce <Tommy.Bruce@txdot.gov>; Brandon Brooks <bbrooks@summitutilities.com>; GREG STRICKLAND <gstrickland@summitutilities.com>; Stephanie Green <sgreen@conterra.com>; Jeremy Lindsey <jlindsey@swrea.com>; dmc Dowell@swrea.com; TX-Maxey, Shawn <s.maxey@texarkanatexas.gov>; Adam Keahey <akeahey@conterra.com>; tray.mcneil@rittercommunications.com; Fisher, Jacob W <Jacob.Fisher@windstream.com>

Cc: TEX-Puckett, Laura <lpuckett@texarkanatexas.gov>

Subject: RE: Plat Review - Swing Lab Park Subdivision

All,

We have received a request for approval of the Replat of Lot 1 Moores Lane Business Park. This property is located off Moores Lane east of Hampton Road.

Attached is the application, checklist, and proposed plat. This will be on the **December 2, 2024** P&Z Agenda so please review and provide any comments back to me via email by **12 PM, November 20, 2024**. If you have any questions, please let me know.

Thanks,

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

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

Attachment: PlatComments-ReplatLot1MooresLaneBusinessPark-11202024 (4380 : Consider approval of replat Lot 1 Moores Lane Business



Texarkana Water Utilities

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

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

MEMORANDUM

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

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

Date: November 12, 2024

Re: **Replat of Lot 1 of Moores Lane Business Park**

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

1. There is an existing eight-inch (8") water main on the south side of Moores Lane.
2. There is an existing eight-inch (8") sanitary sewer main beginning approximately 335 feet north of the southwest corner of lot 1B and running south parallel and adjacent to the west boundary line of Lot 1B; thence in a north westerly direction parallel and adjacent to the south boundary line of Lot 1B. There is also an existing eight-inch (8") sanitary sewer main on the south side of Moores Lane beginning approximately 60 feet west of the northeast corner of Lot 1B running east parallel and adjacent to the north boundary line of Lot 1B and a portion of Lot 1A.
3. The Utility reserves the right to request additional utility easements upon review of the plans.
4. The size and location of the existing water and sanitary sewer mains have not been field verified. The developer's representative shall field verify the size and location of the existing utilities before designing or constructing extensions of the system

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

cc: Kenny Icenhower, P.E., Assistant Director - Operations, TWU
Bill Moss, GIS Asset Management Administrator, TWU
Teresa Akard, O & M Coordinator, TWU
Michelle Warren, Executive Assistant, TWU

Attachment: PlatComments-ReplatLot1MooresLaneBusinessPark-11202024 (4380 : Consider approval of replat Lot 1 Moores Lane Business

City of Texarkana, Texas

Version:

Update Date: 11/20/2024 10:21 AM

Summary Sheet

Lead Department: Planning & Zoning Commission **Action Officer:** Laura Puckett, Zoning Administrator
Subject: Consider approval of the final plat for Roundabout Way Addition No. 2, located near the intersection of Pavilion Parkway and Gibson Lane north of 4250 Gibson Lane. Heritage ALA LLC/Gibson Park Development LLP, owners and Jeffrey Wood, MTG Engineers and Surveyors, agent.

Meeting Date: 12/2/2024**Attachments**

- a. PlatComments-RoundaboutWayAdditionNo2-11202024 (PDF)

Staff Coordination

Building Code Administration	Mashell Daniel	Department Head Review
Pending		
Planning & Zoning Commission		Department Review
Pending		
Planning & Zoning Commission	Laura Puckett	Meeting Pending
12/02/2024 12:00 PM		

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

See attached memorandum.

Potential Options:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

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

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

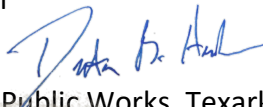
NOT APPLICABLE

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

December 2, 2024

MEMORANDUM

To: Planning and Zoning Commission

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

Date: November 20, 2024

Subject: **Consider approval of the Roundabout Way Addition No. 2**

This is a request by Heritage ALA LLC/Gibson Park Development LLP, owner, and Jeffrey Wood, agent, to consider approval the **Roundabout Way Addition No. 2**.

Comments are as follows:

1. TxDOT – No response
2. Summit Utilities – No issues
3. Sparklight/Cableone – No response
4. Windstream - No response
5. Conterra – No response
6. Electric Companies
 - a. AEP - No issues
 - b. Bowie Cass – No issues
 - c. REA – No response
7. TWU - **See memo**
8. PW/Planning Departments
 - a. **Development of property must meet all development codes (streets and sidewalks, drainage, floodplain, stormwater, etc.)**
 - b. **Submit electronic copy once the plat is recorded.**
 - c. **Tax certificate of the property for recording purposes from BCAD must be provided showing all taxes have been paid for entire property in order to be recorded at the County Courthouse (Texas State Legislature amendment 12.002 of the Texas Property Code).**
9. Fire Department – No issues

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



CITY OF

TEXARKANA
TEXAS

2.3.a

P.O. Box 1967
Texarkana, TX 75504
Phone (903) 798-3900**Application for Subdivision Plat Approval****Type:**☒ Preliminary ☒ Final ☐ Replat ☐ Minor ☐ Amended ☐ VacationPurpose of Plat: To create a 2 lot Subdivision**Plat Title:** Roundabout Way Subdivision #2**Current Legal Description:** 11.224 acres in the George Brinlee Headright Survey, Abstract 18**Total Acreage:** 11.224 acres **Number of Lots:** 2 **Zoning:** GR**Owner/Developer Information:**Name: Heritage ALA LLC / Gibson Park Development LLP

Address: _____

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

Surveyor/Engineer Information:Name: Jeffrey Wood - MTG Engineers & SurveyorsAddress: 5930 Summerhill Road Texarkana TX 75503Phone: (903) 838-8533 Fax: () _____ Work E-mail: jwood@mtgengineers.com**Applicant/Agent Information:**Name: Jeffrey Wood - MTG Engineers & SurveyorsAddress: 5930 Summerhill Road Texarkana TX 75503Phone: (903) 838-8533 Fax: () _____ Work E-mail: jwood@mtgengineers.com**Required Documents:**

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

Owners/Applicant Certification

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

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

Jeffrey Wood

Applicant's Printed Name

Applicant's Signature

11/6/24

Date

Application Fee: _____

Received by: _____

Revised

Packet Pg. 32

Attachment: PlatComments-RoundaboutWayAdditionNo2-11202024 (4381 : Consider approval of Roundabout Way addition No. 2)



CITY OF TEXARKANA TEXAS

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

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

Attachment: PlatComments-RoundaboutWayAdditionNo2-11202024 (4381 : Consider approval of Roundabout Way addition No. 2)



CITY OF TEXARKANA TEXAS

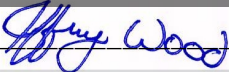
P.O. Box 1967
Texarkana, TX 75504
Phone (903) 798-3900

PROPOSED FEATURES

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

CERTIFICATION STATEMENT

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


11/6/24

 Signature Date
 Jeffrey Wood

 Printed Name

Attachment: PlatComments-RoundaboutWayAdditionNo2-11202024 (4381 : Consider approval of Roundabout Way addition No. 2)



CITY OF

TEXARKANA

TEXAS

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

FINAL PLAT CHECKLIST

GENERAL INFORMATION / PROJECT DESCRIPTION

Date, written and graphic scale (100 scale or smaller) and north arrow	☒
Location Map for proposed development	☒
Title and Name of Subdivision	☒
Legal Description and identification of tract being subdivided or resubdivided	☒

1. Legal description shall be referenced to a corner of an original headright survey

SPECIFIC PLAT INFORMATION

Names or designations of all adjoining subdivisions or properties	☒
Adjacent dedicated streets, alleys, and easements	☒
Outline of proposed tract (shall stand out compared to other boundary lines)	☒
Location and designation of all streets, alleys, and other areas with dimensions that are intended for public use	☒
All block, lot and street boundary lines	☒

1. Blocks and lots shall be numbered

2. Building lines and easements are shown

a. Commercial (15')

b. Residential (25')

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

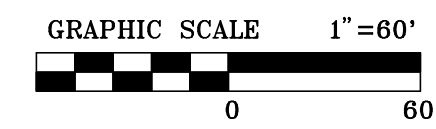
100 Year FEMA Flood Zones	☒
Finish Floor Elevations (lots adjacent to flood zones and drainage facilities)	☒
Shown all necessary dimensions	☒
Supplemental Survey Reference Markers	☒
Certificate of ownership	☒
Certificate of surveyor	☒
Certificate of approval by planning and zoning commission	☒

CERTIFICATION STATEMENT

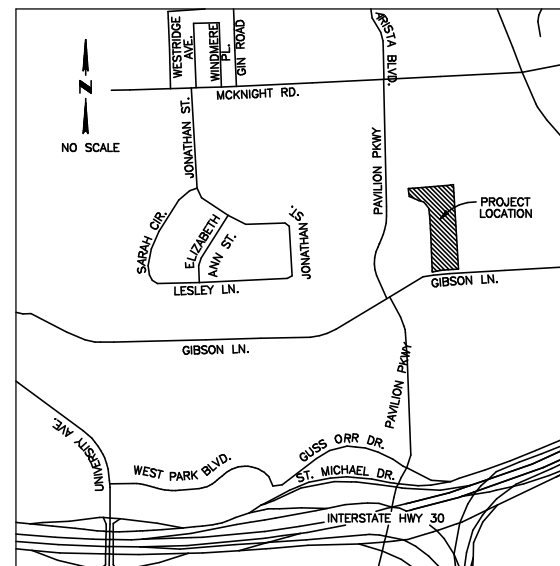
I have reviewed the checklist and submittals for completeness and accuracy. I understand this plat will not be reviewed until all information is included.

Jeffrey Wood 11/6/2024
 Signature Date
 Jeffrey Wood
 Printed Name

Attachment: PlatComments-RoundaboutWayAdditionNo2-11202024 (4381 : Consider approval of Roundabout Way addition No. 2)



VICINITY MAP



LINE	BEARING	DISTANCE
1	N19°48'42"E	21.79
2	S81°11'15"E	26.31
3	N10°04'58"E	19.85
4	S79°50'07"E	102.74
5	S79°50'07"E	23.91
6	N85°11'18"W	132.62
7	S10°04'58"E	26.18

CURVE	LENGTH	DELTA	RADIUS	CHD BEAR	CHORD
C1	430.81	58°16'42"	433.50	S82°24'31"E	412.48
C2	18.71	2°12'28"	433.50	N73°24'15"E	18.74
C3	79.98	17°49'11"	433.50	N65°53'37"E	79.86
C4	127.41	17°14'39"	433.50	S79°50'32"E	126.99

FLOOD STATEMENT:

By graphic plotting only, a portion of this property is in Zone "X" areas determined to be outside the 1% Annual Chance Flood, in Community of the City of Texarkana, Number 48060, Panel 0355, Suffix 5, Map Number 48037/00355E, Dated December 21, 2017. No field surveying was performed to determine this zone and an elevation certification may be needed to verify this determination or apply for variance from the Federal Emergency Management Agency.

The bearings are based on Grid North within the "Texas Coordinate System of 1983, North Central Zone", NAD83 (GRS96, EPOCH2002.0), at the surface, with a bearing of North 85 degrees 11 minutes 52 seconds East. The combined scale factor to go from Surface to Grid is 0.999880014398. The following control monuments were used to establish the basis of bearings:

CONTROL MONUMENT #1
N=7242587.3040
E=3310666.3379

CONTROL MONUMENT #2
N=7242695.8870
E=3310667.4758

CERTIFICATE OF DEDICATION BY OWNER

We, Heritage ALA, LLC & Gibson Park Development, LLP, being the Owner of a tract of land as shown on the attached map or plat have caused the same to be surveyed, platted and subdivided as shown, and our subdivision shall hereafter be known as Roundabout Way Addition #2, a subdivision of a part of the George Brinlee Headright Survey, Abstract 18, Bowie County, Texas, and by these presents, We hereby dedicate to the public in fee simple, the streets and roads as shown on this plat, and by this instrument, We hereby dedicate the easements shown on this plat for utility purposes.

Blake Rich
Heritage ALA, LLC
Owner - Lot 1

David Whitt, M. D., Authorized Partner
Gibson Park Development, LLP
Owner - Lot 2

STATE OF TEXAS
COUNTY OF BOWIE

Before me, the undersigned authority in and for said County and State, on this day personally appeared David Whitt, M. D., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed, and in the capacity therein stated. GIVEN UNDER MY HAND AND SEAL

this _____ day of _____, 2024.

Notary Public _____ Commission Expires: _____
State of Texas

STATE OF TEXAS
COUNTY OF BOWIE

Before me, the undersigned authority in and for said County and State, on this day personally appeared David Whitt, M. D., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed, and in the capacity therein stated. GIVEN UNDER MY HAND AND SEAL

this _____ day of _____, 2024.

Notary Public _____ Commission Expires: _____
State of Texas

CERTIFICATE OF APPROVAL BY PLANNING COMMISSION

We, the undersigned, do hereby certify that the Roundabout Way Addition #2, a subdivision of a part of the George Brinlee Headright Survey, Abstract 18, Bowie County, Texas, together with the Owner's Certificate and Surveyor's Certificate of some were presented to the Planning Commission of the City of Texarkana, Bowie County, Texas, for its approval, and that said plat, Owner's Certificate, and Surveyor's Certificate being found to conform to the requirements in all respects, are in all things approved

on this the _____ day of _____, 2024.

Planning Commission Approval
Expires on _____
Chairman _____
Secretary _____

Property Description
11.224 Acres
Bowie County, Texas

All that certain lot, tract or parcel of land lying and situated in the George Brinlee Headright Survey, Abstract 18, Bowie County, Texas, being all of that certain tract of land described as Tract One with 0.729 acres, Tract Two with 0.198 acres, Tract Three with 0.198 acres, Tract Four with 0.198 acres, Tract Five with 0.298 acre, Tract Six with 0.370 acres, Tract Seven with 0.171 acres, Tract Eight with 0.171 acres, Tract Nine with 0.171 acres, Tract Ten with 0.251 acres, Tract Eleven with 0.530 acres, Tract Twelve with 0.222 acres, Tract Thirteen with 0.222 acres, Tract Fourteen with 0.318 acres in the deed from Gibson Park Development, LLC, to Heritage ALA, LLC, dated March 14, 2024, recorded in Document No. 2024-0000376 of the Real Property Records of Bowie County, Texas, and being a part of that certain tract of land described as 43.229 acres in the deed from Kirk Patton, et al, to Gibson Park Development, LLP, dated October 27, 2005, recorded in Volume 4765, Page 302 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 (control monument) found for a corner, the Northeast corner of the said 0.298 acre tract (Tract Five), the Northwest corner of that certain tract of land described as 6.829 acres in the deed from American Heritage Apartments, Inc., to 2815 Richmond, LLC, dated October 22, 2019, recorded in Document No. 2019-00011317 of the Real Property Records of Bowie County, Texas, lying in the South line of Lot No. 5 of the Amended Plat of Richmond McKnight Addition, according to the plat recorded in Volume 2778, Page 292 of the Real Property Records of Bowie County, Texas;

THENCE South 02 degrees 29 minutes 26 seconds East, basis of bearings, passing at a distance of 263.83 feet a 1/2 inch steel rod found for a corner, capped MTG ENG, some being the Southeast corner of the said 0.318 acre tract (Tract Fourteen), and continuing a distance of 234.09 feet for a total distance of 497.72 feet to a 3/8 steel rod (control monument) found for a corner, some being an angle point in the East line of the said 43.229 acre tract, the Southwest corner of the said 6.829 acre tract, and the Northwest corner of that certain tract of land described as 5.081 acres in the deed from James R. Murphy, et al, to Murry LLC, dated March 21, 2014, recorded in Volume 6601, Page 235 of the Real Property Records of Bowie County, Texas;

THENCE South 02 degrees 39 minutes 52 seconds East a distance of 408.14 feet along the East line of the said 43.229 acre tract, the West line of the said 5.081 acre tract, and the West line of Lot No. 1 of Gibson Heights Amendment No. 3, according to the plat recorded in Document No. 2016-6386 and filed in Plat Cabinet D, Sleeve 4 of the Real Property Records of Bowie County, Texas to a 1/2 inch steel rod found for a corner lying in the North right-of-way line of Gibson Lane, same being the Southeast corner of the said 43.229 acre tract and the Southwest corner of the said Lot No. 1;

THENCE South 86 degrees 55 minutes 20 seconds West a distance of 470.26 feet along the South line of the said 43.229 acre tract and the North right-of-way line of the said Gibson Lane to a 1/2 inch steel rod set for a corner, capped MTG ENG, at the beginning of a circular curve to the right, some being the intersection of the North right-of-way line of Gibson Lane and the East right-of-way line of Roundabout Way;

THENCE in a Northwesterly direction along the arc of the said circular curve a distance of 30.29 feet, with a delta angle of 86 degrees 45 minutes 58 seconds, a radius of 20.00 feet, a chord bearing of North 45 degrees 45 minutes 07 seconds West, and a chord distance of 27.48 feet to a 1/2 inch steel rod set for a corner, capped MTG ENG, at the end of the said circular curve;

THENCE North 02 degrees 22 minutes 08 seconds West a distance of 406.61 feet along the East right-of-way line of the said Roundabout Way to a 1/2 inch steel rod set for a corner, capped MTG ENG, at the beginning of a curve to the left, tangent to said line;

THENCE in a Northwesterly direction along the arc of the said circular curve a distance of 637.06 feet, with a delta angle of 86 degrees 10 minutes 43 seconds, a radius of 423.35 feet, a chord bearing of North 45 degrees 27 minutes 30 seconds West, and a chord distance of 578.69 feet to a 1/2 inch steel rod found for a corner, capped MTG ENG, at the end of the said circular curve, some being an outside ell corner in the West line of the said 0.729 acre tract (Tract One);

THENCE North 02 degrees 21 minutes 09 seconds West a distance of 24.65 feet along the West line of the said 0.729 acre tract (Tract One) to a 5/8 inch steel rod found for a corner, the Northwest corner of the said 0.729 acre tract (Tract One), the Southeast corner of that certain tract of land described as 9.24 acres in the deed from Melony Diane Oliver Graham, et al, to East McKnight, LLC, dated September 30, 2015, recorded in Document No. 2015-1269 of the Real Property Records of Bowie County, Texas, and the Southwest corner of that certain tract of land described as Tract One, with 4.068 acres in the deed from The Oaks Assisted Living, LLC, to Heritage ALA LLC, dated December 12, 2019, recorded in Document No. 2019-00013404 of the Real Property Records of Bowie County, Texas;

THENCE North 85 degrees 09 minutes 22 seconds East a distance of 527.84 feet along the North line of the said 0.729 acre tract (Tract One), the North line of the said 0.198 acre tract (Tract Two), and the South line of the said 4.068 acre tract to a 1/2 inch steel rod found for a corner, an angle point in the North line of the said 0.198 acre tract (Tract Two), the Southeast corner of the said 4.068 acre tract, and the Southwest corner of Lot No. 6 of the said Amended Plat of Richmond-McKnight Addition;

THENCE North 85 degrees 11 minutes 52 seconds East (Basis Of Bearings) a distance of 354.23 feet along the North line of the said 0.198 acre tract (Tract Two), the North line of the said 0.198 acre tract (Tract Four), the North line of the said 0.298 acre tract (Tract Five), the South line of the said Lot No. 6, and the South line of the said Lot No. 5 to the point of beginning and containing 11.224 acres of land, at the time of this survey.

CERTIFICATE OF ENGINEER OR SURVEYOR

I, Jeffrey A. Wood, do hereby certify that I am a Registered Professional Land Surveyor in the State of Texas and that subdivision plat attached hereto correctly reflects the results of a survey made by me on the ground October 25, 2024, that the corner monuments are in place at points on the boundaries as shown, that there are no visible encroachments (other than shown on the map) or discrepancies, and that the subdivision shall be known as "Roundabout Way Addition #2, a subdivision of a part of the George Brinlee Headright Survey, Abstract 18, Bowie County, Texas.

Jeffrey A. Wood

Jeffrey A. Wood
Registered Professional Land Surveyor
No. 6220, State of Texas
Firm Certificate No. 1010111-00
Date: November 5, 2024



DEVELOPER: HERITAGE ALA, LLC
& GIBSON PARK DEVELOPMENT, LLP
PLAT NO. 2024-0000376 (11.224 ACRES)
PROPOSED LAND USE: DUPLEX (LOT 1)
LOCAL ZONING: GENERAL RETAIL
EXISTING ZONING: GENERAL RETAIL

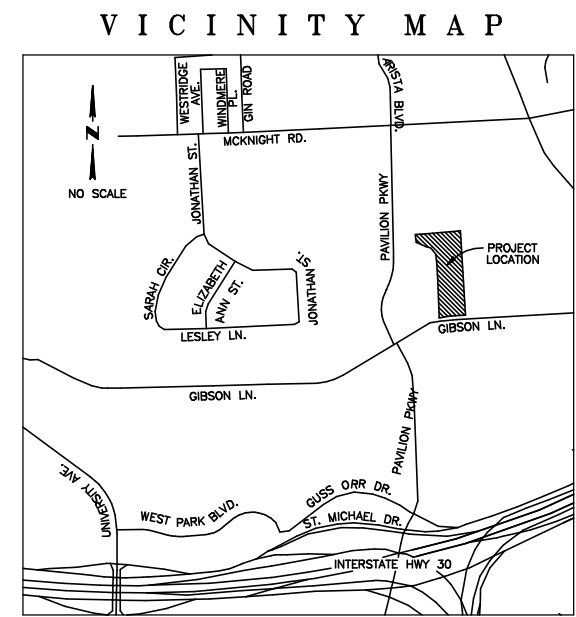
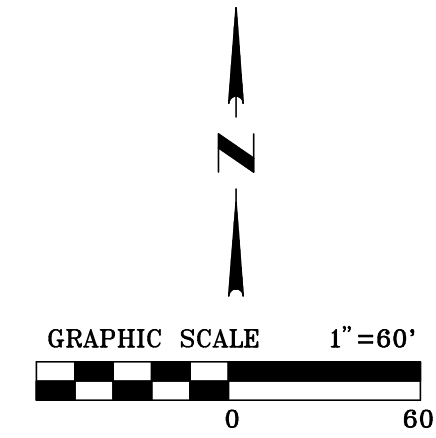
ROUNABOUT WAY ADDITION #2 PRELIMINARY PLAT

11.224 ACRES IN THE GEORGE BRINLEE
HEADRIGHT SURVEY, ABSTRACT 18,
BOWIE COUNTY, TEXAS

				5930 SUMMERHILL ROAD TEXARKANA P. 903.838.8533 www.mtgeni.com TBPB FIRM NO. F-354 AR CDA NO. _____ © MTG 2024	
Date	Revision/Description				
Drawn By	Checked By	Project No.	Dwg. Date	File No.	Sheet No.
DH	JW	236099	11/5/24		

MTG
ENGINEERS
& SURVEYORS

5930 SUMMERHILL ROAD TEXARKANA, TX
P 903.836.8533 www.mtgengineers.com
TBE FROM NO. 7-354 AT JOB NO. 125
© MTG 2024



LINE	BEARING	DISTANCE
L1	N19°46'42"E	21.79
L2	S81°11'52"E	56.31
L3	N10°04'58"E	19.85
L4	S79°50'07"E	102.74
L5	S79°50'07"E	23.91
L6	N85°11'52"E	132.62
L7	S10°04'58"E	26.18

CURVE	LENGTH	DELTA	RADIUS	CHD BEAR	CHORD
C1	430.81	58°45'58"	433.50	S82°24'31"E	412.48
C2	16.71	2°12'28"	433.50	N72°24'15"E	16.71
C3	79.98	10°40'11"	433.50	N69°53'37"E	79.98
C4	127.41	17°14'39"	433.50	S79°50'32"E	128.99

FLOOD STATEMENT:
By graphic plotting only, a portion of this property is in Zone "X" areas determined to be outside the 1% Annual Chance Flood, in Community of the City of Texarkana, Number 480060, Panel 0355, Suffix 5, Map Number 48037/00355E, Dated December 21, 2017.
No field surveying was performed to determine this zone and an elevation certification may be needed to verify this determination or apply for variance from the Federal Emergency Management Agency.

The bearings are based on Grid North within the "Texas Coordinate System of 1983, North Central Zone", NAD83 (GRS96, EPOCH2002.0), at the surface, with a bearing of North 85 degrees 11 minutes 52 seconds East. The combined scale factor to go from Surface to Grid is 0.999880014398. The following control monuments were used to establish the basis of bearings:

CONTROL MONUMENT #1
N=7242587.3040
E=3310666.3379

CONTROL MONUMENT #2
N=7242695.8870
E=3310667.4758

CERTIFICATE OF DEDICATION BY OWNER

We, Heritage ALA, LLC & Gibson Park Development, LLP, being the Owner of a tract of land as shown on the attached map or plat have caused the same to be surveyed, platted and subdivided as shown, and our subdivision shall hereafter be known as Roundabout Way Addition #2, a subdivision of a part of the George Brinlee Headright Survey, Abstract 18, Bowie County, Texas, and by these presents, We hereby dedicate to the public in fee simple, the streets and roads as shown on this plat, and by this instrument, We hereby dedicate the easements shown on this plat for utility purposes.

Blake Rich
Heritage ALA, LLC
Owner - Lot 1

David Whitt, M. D., Authorized Partner
Gibson Park Development, LLP
Owner - Lot 2

STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned authority in and for said County and State, on this day personally appeared David Whitt, M. D., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed, and in the capacity therein stated. GIVEN UNDER MY HAND AND SEAL

this _____ day of _____, 2024.

Notary Public _____ Commission Expires: _____
State of Texas

STATE OF TEXAS
COUNTY OF BOWIE

Before me, the undersigned authority in and for said County and State, on this day personally appeared David Whitt, M. D., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed, and in the capacity therein stated. GIVEN UNDER MY HAND AND SEAL

this _____ day of _____, 2024.

Notary Public _____ Commission Expires: _____
State of Texas

CERTIFICATE OF APPROVAL BY PLANNING COMMISSION

We, the undersigned, do hereby certify that the Roundabout Way Addition #2, a subdivision of a part of the George Brinlee Headright Survey, Abstract 18, Bowie County, Texas, together with the Owner's Certificate and Surveyor's Certificate of some were presented to the Planning Commission of the City of Texarkana, Bowie County, Texas, for its approval, and that said plat, Owner's Certificate, and Surveyor's Certificate being found to conform to the requirements in all respects, are in all things approved

on this the _____ day of _____, 2024.

Planning Commission Approval
Expires on _____

Chairman _____
Secretary _____

Property Description
11.224 Acres
Bowie County, Texas

All that certain lot, tract or parcel of land lying and situated in the George Brinlee Headright Survey, Abstract 18, Bowie County, Texas, being all of that certain tract of land described as Tract One with 0.729 acres, Tract Two with 0.198 acres, Tract Three with 0.198 acres, Tract Four with 0.198 acres, Tract Five with 0.298 acre, Tract Six with 0.370 acres, Tract Seven with 0.171 acres, Tract Eight with 0.171 acres, Tract Nine with 0.171 acres, Tract Ten with 0.251 acres, Tract Eleven with 0.530 acres, Tract Twelve with 0.222 acres, Tract Thirteen with 0.222 acres, Tract Fourteen with 0.318 acres in the deed from Gibson Park Development, LLP, to Heritage ALA, LLC, dated March 14, 2024, recorded in Document No. 2024-00000276 of the Real Property Records of Bowie County, Texas, and being a part of that certain tract of land described as 43.229 acres in the deed from Kirk Patton, et al, to Gibson Park Development, LLP, dated October 27, 2005, recorded in Volume 4765, Page 302 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 (control monument) found for a corner, the Northeast corner of the said 0.298 acre tract (Tract Five), the Northeast corner of that certain tract of land described as 6.825 acres in the deed from American Heritage Apartments, Inc., to 2815 Richmond, LLC, dated October 22, 2019, recorded in Document No. 2019-00011317 of the Real Property Records of Bowie County, Texas, lying in the South line of Lot No. 5 of the Amended Plat of Richmond McKnight Addition, according to the plat recorded in Volume 2778, Page 292 of the Real Property Records of Bowie County, Texas;

THENCE South 02 degrees 29 minutes 26 seconds East, basis of bearings, passing at a distance of 263.83 feet a 1/2 inch steel rod found for a corner, capped MTG ENG, some being the Southeast corner of the said 0.318 acre tract (Tract Fourteen), and continuing a distance of 234.09 feet for a total distance of 497.72 feet to a 3/8 inch steel rod (control monument) found for a corner, some being an angle point in the East line of the said 43.229 acre tract, the Southwest corner of the said 6.825 acre tract, and the Northwest corner of that certain tract of land described as 5.081 acres in the deed from James R. Murphy, et al, to Murphy LLC, dated March 21, 2014, recorded in Volume 6601, Page 235 of the Real Property Records of Bowie County, Texas;

THENCE South 02 degrees 39 minutes 52 seconds East a distance of 408.14 feet along the East line of the said 43.229 acre tract, the West line of the said 5.081 acre tract, and the West line of Lot No. 1 of Gibson Heights Amendment No. 3, according to the plat recorded in Document No. 2016-6386, and filed in Plat Cabinet D, Sleeve 4 of the Real Property Records of Bowie County, Texas to a 1/2 inch steel rod found for a corner lying in the North right-of-way line of Gibson Lane, same being the Southeast corner of the said 43.229 acre tract and the Southwest corner of the said Lot No. 1;

THENCE South 86 degrees 55 minutes 20 seconds West a distance of 470.26 feet along the South line of the said 43.229 acre tract and the North right-of-way line of the said Gibson Lane to a 1/2 inch steel rod set for a corner, capped MTG ENG, at the beginning of a circular curve to the right, some being the intersection of the North right-of-way line of Gibson Lane and the East right-of-way line of Roundabout Way;

THENCE in a Northwesterly direction along the arc of the said circular curve a distance of 30.29 feet, with a delta angle of 86 degrees 45 minutes 58 seconds, a radius of 20.00 feet, a chord bearing of North 45 degrees 45 minutes 07 seconds West, and a chord distance of 27.48 feet to a 1/2 inch steel rod set for a corner, capped MTG ENG, at the end of the said circular curve;

THENCE North 02 degrees 22 minutes 08 seconds West a distance of 406.61 feet along the East right-of-way line of the said Roundabout Way to a 1/2 inch steel rod set for a corner, capped MTG ENG, at the beginning of a curve to the left, tangent to said line;

THENCE in a Northwesterly direction along the arc of the said circular curve a distance of 637.06 feet, with a delta angle of 86 degrees 10 minutes 43 seconds, a radius of 423.35 feet, a chord bearing of North 45 degrees 27 minutes 30 seconds West, and a chord distance of 578.69 feet to a 1/2 inch steel rod found for a corner, capped MTG ENG, at the end of the said circular curve, some being an outside ell corner in the West line of the said 0.729 acre tract (Tract One);

THENCE North 02 degrees 21 minutes 09 seconds West a distance of 24.65 feet along the West line of the said 0.729 acre tract (Tract One) to a 5/8 inch steel rod found for a corner, the Northwest corner of the said 0.729 acre tract (Tract One), the Southeast corner of that certain tract of land described as 9.24 acres in the deed from Melony Diane Oliver Graham, et al, to East McKnight, LLC, dated September 30, 2015, recorded in Document No. 2015-11269 of the Real Property Records of Bowie County, Texas, and the Southwest corner of that certain tract of land described as Tract One, with 4.068 acres in the deed from The Oaks Assisted Living, LLC, to Heritage ALA LLC, dated December 12, 2019, recorded in Document No. 2019-00013404 of the Real Property Records of Bowie County, Texas;

THENCE North 85 degrees 09 minutes 22 seconds East a distance of 527.84 feet along the North line of the said 0.729 acre tract (Tract One), the North line of the said 0.198 acre tract (Tract Two), and the South line of the said 4.068 acre tract to a 1/2 inch steel rod found for a corner, an angle point in the North line of the said 0.198 acre tract (Tract Two), the Southeast corner of the said 4.068 acre tract, and the Southwest corner of Lot No. 6 of the said Amended Plat of Richmond-McKnight Addition;

THENCE North 85 degrees 11 minutes 52 seconds East (Basis Of Bearings) a distance of 354.23 feet along the North line of the said 0.198 acre tract (Tract Two), the North line of the said 0.198 acre tract (Tract Three), the North line of the said 0.198 acre tract (Tract Four), the North line of the said 0.298 acre tract (Tract Five), the South line of the said Lot No. 6, and the South line of the said Lot No. 5 to the point of beginning and containing 11.224 acres of land, at the time of this survey.

CERTIFICATE OF ENGINEER OR SURVEYOR

I, Jeffrey A. Wood, do hereby certify that I am a Registered Professional Land Surveyor in the State of Texas and that subdivision plat attached hereto correctly reflects the results of a survey made by me on the ground October 25, 2024, that the corner monuments are in place at points on the boundaries as shown, that there are no visible encroachments (other than shown on the map) or discrepancies, and that the subdivision shall be known as "Roundabout Way Addition #2, a subdivision of a part of the George Brinlee Headright Survey, Abstract 18, Bowie County, Texas.

Jeffrey A. Wood

Jeffrey A. Wood
Registered Professional Land Surveyor
No. 6220, State of Texas
Firm Certificate No. 101011-00
Date: November 5, 2024



ROUNABOUT WAY ADDITION #2 FINAL PLAT		MTG ENGINEERS & SURVEYORS	
11.224 ACRES IN THE GEORGE BRINLEE HEADRIGHT SURVEY, ABSTRACT 18, BOWIE COUNTY, TEXAS			
Date	Revision/Description		
Drawn By	Checked By	Project No.	Dwg. Date
DH	JW	236099	11/5/24
File No.	Sheet No.		

From: [TEX-Henslee, Dustin](#)
To: [dwwiley@aep.com](#); [Zachary S Pianalto](#); [michael.a.latham@windstream.com](#); [Chris Jackson](#); [Mccormick, Brandon K](#); [TWU-Smith, Gary](#); [TEX-Daniel, Mashell](#); [willb@bcec.com](#); [TWU-Rogers, Terri](#); [Langley, Joe](#); [TTFD-James, Heather](#); [mgross@bowieappraisal.org](#); [Tommy Bruce](#); [Brandon Brooks](#); [GREG STRICKLAND](#); [Stephanie Green](#); [Jeremy Lindsey](#); [dmcdownell@swrea.com](#); [TX-Maxey, Shawn](#); [Adam Keahey](#); [tray.mcneil@rittercommunications.com](#); [Fisher, Jacob W](#)
Cc: [TEX-Puckett, Laura](#)
Subject: Plat Review - Roundabout Way Addition No. 2
Date: Tuesday, November 12, 2024 8:27:00 AM
Attachments: [PlatReview-RoundaboutWayAddition2-11122024.pdf](#)

All,

We have received a request for approval of the final and preliminary plat for Roundabout Way Addition No. 2. This property is located off on Roundabout Way near the Gibson Lane and Pavilion Parkway Intersection.

Attached is the application, checklist, and plats. This will be on the **December 2, 2024** P&Z Agenda so please review and provide any comments back to me via email by **12 PM, November 20, 2024**. If you have any questions, please let me know.

Thanks,

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

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

Attachment: PlatComments-RoundaboutWayAdditionNo2-11202024 (4381 : Consider approval of Roundabout Way addition No. 2)

From: [Zac Pianalto](#)
To: [TEX-Henslee, Dustin](#); [Dusty Wiley](#)
Subject: RE: Plat Review - Roundabout Way Addition No. 2
Date: Wednesday, November 13, 2024 8:15:43 AM
Attachments: [image001.png](#)

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

Dusty Henslee,

SWEPCO has no objections to the plat. The SWEPCO easements are located throughout the Roundabout Way Addition No. 2 as indicated on the plat review document.

Thank you,



ZAC PIANALTO | ENGINEER

ZSPIANALTO@AEP.COM | C:903.826.5027

3708 W 7TH ST, TEXARKANA, TX 75501-6324

From: TEX-Henslee, Dustin <dustin.henslee@texarkanatexas.gov>
Sent: Tuesday, November 12, 2024 8:27 AM
To: Dusty Wiley <dwwiley@aep.com>; Zac Pianalto <zspianalto@aep.com>; Latham, Michael A <michael.a.latham@windstream.com>; chris.jackson@windstream.com; brandon.k.mccormick@windstream.com; TWU-Smith, Gary <gsmith@txkusa.org>; TEX-Daniel, Mashell <mhodges@texarkanatexas.gov>; willb@bcec.com; TWU-Rogers, Terri <terri.rogers@txkusa.org>; joe.langley@sparklight.biz; TTFD-James, Heather <heather.james@texarkanatexas.gov>; mgross <mgross@bowieappraisal.org>; Tommy Bruce <Tommy.Bruce@txdot.gov>; Brandon Brooks <bbrooks@summitutilities.com>; GREG STRICKLAND <gstrickland@summitutilities.com>; Stephanie Green <sgreen@conterra.com>; Jeremy Lindsey <jlindsey@swrea.com>; dmcdowell@swrea.com; TX-Maxey, Shawn <s.maxey@texarkanatexas.gov>; Adam Keahey <akeahey@conterra.com>; tray.mcneil@rittercommunications.com; Fisher, Jacob W <Jacob.Fisher@windstream.com>
Cc: TEX-Puckett, Laura <lpuckett@texarkanatexas.gov>
Subject: [EXTERNAL] Plat Review - Roundabout Way Addition No. 2

All,

We have received a request for approval of the final and preliminary plat for Roundabout Way Addition No. 2. This property is located off on Roundabout Way near the Gibson Lane and Pavilion Parkway Intersection.

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Attachment: PlatComments-RoundaboutWayAdditionNo2-11202024 (4381 : Consider approval of Roundabout Way addition No. 2)

Thanks,

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

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From: [Will Burris](#)
To: [TEX-Henslee, Dustin](#)
Subject: RE: Plat Review - Roundabout Way Addition No. 2
Date: Monday, November 18, 2024 10:29:12 AM

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BCEC has no conflict or comment

Thanks,

William Burris
 Engineering Staking Coordinator
 Bowie-Cass Electric Cooperative
 P.O. Box 47 / 117 N. Street
 Douglassville, Texas 75560
 Desk: 903-846-8009

From: TEX-Henslee, Dustin <dustin.henslee@texarkanatexas.gov>
Sent: Tuesday, November 12, 2024 8:27 AM
To: dwwiley@aep.com; Zachary S Pianalto <zspianalto@aep.com>; Latham, Michael A <michael.a.latham@windstream.com>; chris.jackson@windstream.com; brandon.k.mccormick@windstream.com; TWU-Smith, Gary <gsmith@txkusa.org>; TEX-Daniel, Mashell <mhodges@texarkanatexas.gov>; Will Burris <willb@bcec.com>; TWU-Rogers, Terri <terri.rogers@txkusa.org>; joe.langley@sparklight.biz; TTFD-James, Heather <heather.james@texarkanatexas.gov>; mgross <mgross@bowieappraisal.org>; Tommy Bruce <Tommy.Bruce@txdot.gov>; Brandon Brooks <bbrooks@summitutilities.com>; GREG STRICKLAND <gstrickland@summitutilities.com>; Stephanie Green <sgreen@conterra.com>; Jeremy Lindsey <jlindsey@swrea.com>; dmcdowell@swrea.com; TX-Maxey, Shawn <s.maxey@texarkanatexas.gov>; Adam Keahey <akeahey@conterra.com>; tray.mcneil@rittercommunications.com; Fisher, Jacob W <Jacob.Fisher@windstream.com>
Cc: TEX-Puckett, Laura <lpuckett@texarkanatexas.gov>
Subject: Plat Review - Roundabout Way Addition No. 2

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Attachment: PlatComments-RoundaboutWayAdditionNo2-11202024 (4381 : Consider approval of Roundabout Way addition No. 2)

Thanks,

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

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From: [Brandon Brooks](#)
To: [TEX-Henslee, Dustin](#)
Subject: RE: [EXTERNAL EMAIL] Plat Review - Roundabout Way Addition No. 2
Date: Tuesday, November 12, 2024 8:59:43 AM
Attachments: [image001.jpg](#)

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We do not have anything that will be in conflict here. Thanks



Brandon Brooks
 Operations Supervisor | Texarkana, Arkansas
 903.824.1304 c.
bbrooks@summitutilities.com

From: TEX-Henslee, Dustin <dustin.henslee@texarkanatexas.gov>
Sent: Tuesday, November 12, 2024 8:27 AM
To: dw Wiley@aep.com; Zachary S Pinalto <zspinalto@aep.com>; Latham, Michael A <michael.a.latham@windstream.com>; chris.jackson@windstream.com; brandon.k.mccormick@windstream.com; TWU-Smith, Gary <gsmith@txkusa.org>; TEX-Daniel, Mashell <mhodges@texarkanatexas.gov>; willb@bcec.com; TWU-Rogers, Terri <terri.rogers@txkusa.org>; joe.langley@sparklight.biz; TTFD-James, Heather <heather.james@texarkanatexas.gov>; mgross <mgross@bowieappraisal.org>; Tommy Bruce <Tommy.Bruce@txdot.gov>; Brandon Brooks <bbrooks@summitutilities.com>; Greg Strickland <gstrickland@summitutilities.com>; Stephanie Green <sgreen@conterra.com>; Jeremy Lindsey <jlindsey@swrea.com>; dmcDowell@swrea.com; TX-Maxey, Shawn <s.maxey@texarkanatexas.gov>; Adam Keahey <akeahey@conterra.com>; tray.mcneil@rittercommunications.com; Fisher, Jacob W <Jacob.Fisher@windstream.com>
Cc: TEX-Puckett, Laura <lpuckett@texarkanatexas.gov>
Subject: [EXTERNAL EMAIL] Plat Review - Roundabout Way Addition No. 2

All,

We have received a request for approval of the final and preliminary plat for Roundabout Way Addition No. 2. This property is located off on Roundabout Way near the Gibson Lane and Pavilion Parkway Intersection.

Attached is the application, checklist, and plats. This will be on the **December 2, 2024** P&Z Agenda so please review and provide any comments back to me via email by **12 PM, November 20, 2024**. If you have any questions, please let me know.

Attachment: PlatComments-RoundaboutWayAdditionNo2-11202024 (4381 : Consider approval of Roundabout Way addition No. 2)

Thanks,

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

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

If you received this message in error, please do not read, copy, or share it. Instead, please notify the sender immediately and permanently delete all copies in your possession.



Texarkana Water Utilities

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

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

MEMORANDUM

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

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

Date: November 12, 2024

Re: **Roundabout Way Addition #2 – Preliminary and Final Plats**

The Utility staff has reviewed the above preliminary and final plat and have the following comments:

1. There is an existing eight-inch (8") water main on the east side of Pavilion Parkway and an existing eight-inch (8") water main on the south side of Gibson Lane.
2. There is an existing eight-inch (8") sanitary sewer main on the west side of Pavilion Parkway and an existing eight-inch (8") sanitary sewer main on the north side of Gibson Lane beginning approximately 170 feet east of the southeast corner of proposed Lot No. 2, running east.
3. Lot No. 1 is not served by water or sewer and Lot No. 2 is not served by sewer. It will be the responsibility of the owner/developer to extend the water and sewer to these sites.
4. The Utility reserves the right to request additional utility easements upon review of the plans.
5. The size and location of the existing water and sanitary sewer mains have not been field verified. The developer's representative shall field verify the size and location of the existing utilities before designing or constructing extensions of the system

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

cc: Kenny Icenhower, P.E., Assistant Director - Operations, TWU
Bill Moss, GIS Asset Management Administrator, TWU
Teresa Akard, O & M Coordinator, TWU
Michelle Warren, Executive Assistant, TWU

Attachment: PlatComments-RoundaboutWayAdditionNo2-11202024 (4381 : Consider approval of Roundabout Way addition No. 2)

City of Texarkana, Texas

Version: A

Update Date: 11/20/2024 12:43 PM

Summary Sheet

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

Subject: Consider the final plat for Swing Lab Park Subdivision, located at 5500 North Park Road. Swing Lab Park, LLC, owner and Eugene Plunk, agent.

Meeting Date: 12/2/2024

Attachments

- a. PlatComments-SwingLabSubdivision-11202024 (PDF)

Staff Coordination

Building Code Administration	Mashell Daniel	Department Head Review
Pending		
Planning & Zoning Commission		Department Review
Pending		
Planning & Zoning Commission	Laura Puckett	Meeting Pending
12/02/2024 12:00 PM		

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

See attached memorandum.

Potential Options:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

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

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

City of Texarkana, Texas

December 2, 2024

MEMORANDUM

To: Planning and Zoning Commission

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

Date: November 20, 2024

Subject: **Consider approval of the Swing Lab Park Subdivision**



This is a request by Swing Lab Park, LLC, owner, and Eugene Plunk, agent, to consider approval **the Swing Lab Park Subdivision.**

Comments are as follows:

1. TxDOT – No response
2. Summit Utilities – No issues
3. Sparklight/Cableone – No issues
4. Windstream - No response
5. Conterra – No response
6. Electric Companies
 - a. AEP - No issues
 - b. Bowie Cass – No issues
 - c. REA – No response
7. TWU - **See memo**
8. PW/Planning Departments
 - a. **Development of property must meet all development codes (streets and sidewalks, drainage, floodplain, stormwater, etc.)**
 - b. **Submit electronic copy once the plat is recorded.**
 - c. **Tax certificate of the property for recording purposes from BCAD must be provided showing all taxes have been paid for entire property in order to be recorded at the County Courthouse (Texas State Legislature amendment 12.002 of the Texas Property Code).**
 - d. **No restrictive covenants can be affected by replat. Please verify and add note to plat.**
9. Fire Department – No issues

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

Attachment: PlatComments-SwingLabSubdivision-11202024 (4382 : Consider final plat for Swing Lab Park, LLC)



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 one Lot from part of Lots 1,3,4,5,6 of Parkview

Plat Title: Swing Lab Park Subdivision

Current Legal Description: Part of part of multiple Lots in Parkview

Total Acreage: 4.834 acres Number of Lots: 1 Zoning: C & A

Owner/Developer Information:

Name: Swing Lab Park LLC/ Randall Glass

Address: 3403 Jack Cullen Drive, Texarkana, AR 71854

Phone: () 903-280-2652 Fax: () Work E-mail: rglass@txkvision.com

Surveyor/Engineer Information:

Name: Plunk Land Surveying/ Johnny E. Plunk, Jr.

Address: 3605 Jefferson Avenue, Texarkana, AR 71854

Phone: () 903-277-3143 Fax: () 870-779-0750 Work E-mail: eugene@plunklandsurveying.com

Applicant/Agent Information:

Name: Johnny E. Plunk, Jr.

Address: 3605 Jefferson Avenue, Texarkana, AR 71854

Phone: () 903-277-3143 Fax: () 870-779-0750 Work E-mail: eugene@plunklandsurveying.com

Required Documents:

- ☐ Electronic Copy of Proposed Plat
- ☐ Electronic Copy of Most Current Recorded Subdivision Plat for Replat or Amendment
- ☐ Plat Checklist(s)

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.

Johnny E. Plunk, Jr.

Applicant's Printed Name

Applicant's Signature

11/1/2024

Date

Application Fee: _____

Received by: _____



CITY OF

TEXARKANA

TEXAS

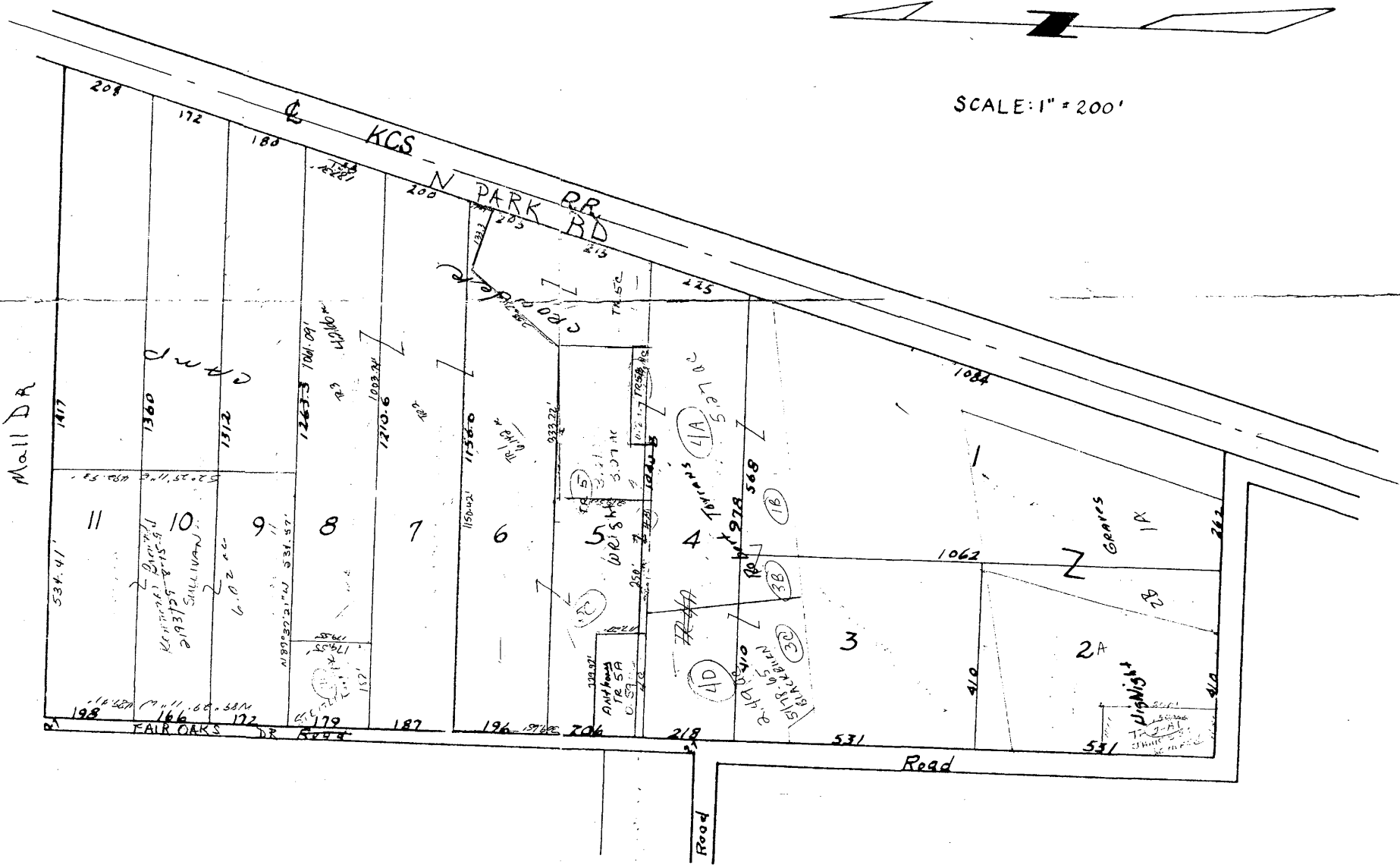
P.O. Box 1967
 Texarkana, TX 75504
 Phone (903) 798-3900

REPLAT CHECKLIST	
Date, written and graphic scale (100 scale or smaller) and north arrow	☒
Location Map for proposed development	☒
Title and Name of Subdivision	☒
Legal Description and identification of tract being subdivided or resubdivided	☒
1. Legal description shall be referenced to a previous recorded subdivision	
SPECIFIC PLAT INFORMATION	
Names or designations of all adjoining subdivisions or properties	☒
Adjacent dedicated streets, alleys, and easements	☒
Outline of proposed tract (shall stand out compared to other boundary lines)	☒
Location and designation of all streets, alleys, and other areas with dimensions that are intended for public use	☒
All block, lot and street boundary lines	☒
1. Blocks and lots shall be numbered	
2. Building lines and easements are shown	
a. Commercial (15')	☒
b. Residential (25')	☒
c. In PUR, building line is not less than 15'	
Surveyor Note explaining purpose of Replat	☒
100 Year FEMA Flood Zones	☒
Finish Floor Elevations (lots adjacent to flood zones and drainage facilities)	☒
Shown all necessary dimensions	☒
Supplemental Survey Reference Markers	☒
Certificate of ownership	☒
Certificate of surveyor	☒
Certificate of approval by planning and zoning commission	☒
CERTIFICATION STATEMENT	
I have reviewed the checklist and submittals for completeness and accuracy. I understand this plat will not be reviewed until all information is included.	
Signature	Date
<i>Johnny E. Plunk, Jr.</i>	<i>10/10/2024</i>
Printed Name	
<i>Johnny E. Plunk, Jr.</i>	

Attachment: PlatComments-SwingLabSubdivision-11202024 (4382 : Consider final plat for Swing Lab Park, LLC)

84

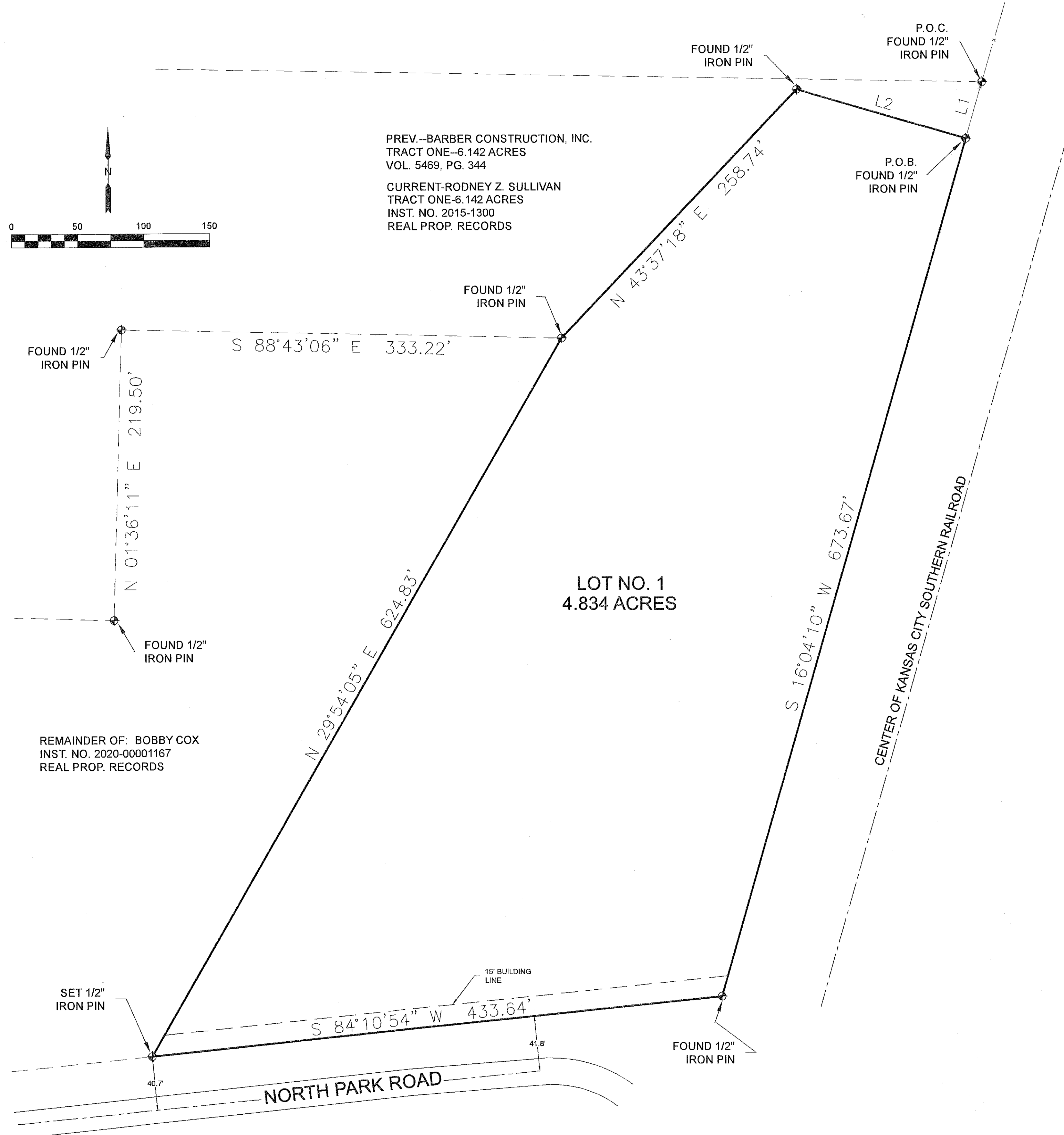
PARKVIEW Subdivision



Willis Oldham HRS

SWING LAB PARK SUBDIVISION

LINE	BEARING	DISTANCE
L1	S 16°04'10" W	44.52'
L2	S 73°35'42" E	133.32'



PREV.-BARBER CONSTRUCTION, INC.
TRACT ONE-6.142 ACRES
VOL. 5469, PG. 344
CURRENT-RODNEY Z. SULLIVAN
TRACT ONE-6.142 ACRES
INST. NO. 2015-1300
REAL PROP. RECORDS

REMAINDER OF: BOBBY COX
INST. NO. 2020-00001167
REAL PROP. RECORDS

PROPERTY DESCRIPTION:

All that certain tract or parcel of land being a part of the WILLIS OLDHAM HEADRIGHT SURVEY, Abstract No. 458, Bowie County, Texas, and being a part of Blocks No. 1, 3, 4, 5, and 6 of PARKVIEW, an Annex to the City of Texarkana, Bowie County, Texas, according to the plat recorded in Volume 40, Page 164 of the Plat Records of Bowie County, Texas, the subject tract also being a part of the 7.763 acre tract of land as conveyed to Ward Torrans by Warranty Deed recorded in Volume 1667, Page 95 of the Real Property Records of Bowie County, Texas, and also being a part of the property conveyed to Ward Leslie Torrans by Warranty Deed recorded in Volume 1667, Page 98 of the Real Property Records of Bowie County, Texas, and being a part of a 8.653 acre tract of land as conveyed to Bobby Cox and Bethany Cox by Warranty Deed recorded as Instrument No. 2020-00001167 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:

Commencing at a 1/2" iron pin found for corner on the West right-of-way line of the Kansas City Southern Railroad, same being the Northeast corner of Tract One (6.142 acres) as conveyed to Barber Construction, Inc., by General Warranty Deed recorded in Volume 5469, Page 344 of the Real Property Records of Bowie County, Texas, the Point of Commencing also being the Southeast corner of Block No. 7 and the Northeast corner of Block No. 6 of Parkview;
THENCE: S 16°04'10" W, 44.52 feet with the West right-of-way line of said Railroad, the East line of said 6.142 acre tract, and the East line of said Block No. 6 to a 1/2" iron pin found for corner and being the Point of Beginning for the herein described tract of land, the Point of Beginning being located N 16°04'10" E, 378.23 feet from the Southeast corner of said Block No. 5 and the Northeast corner of said Block No. 4, the Point of Beginning also being the Northeast corner of said Cox tract;
THENCE: S 16°04'10" W, 673.67 feet with the West right-of-way line of said Railroad and the East line of said Cox tract to a 1/2" iron pin found for corner at the Southeast corner of said 7.763 acre tract and said Cox tract, said corner being located on the East line of said Block No. 1 and the North right-of-way line of North Park Road;
THENCE: S 84°10'54" W, 433.64 feet with the North right-of-way line of North Park Road, being the South line of said 7.763 acre tract of land and said Cox tract, to a 1/2" iron pin set for corner in the center of a creek;
THENCE: N 29°54'05" E, 624.83 feet across said Cox tract to a 1/2" iron pin found for corner at an inside corner on the North side of said Cox tract;
THENCE: N 43°37'18" E, 258.74 feet with an Easterly line of said 6.142 acre tract and the Northerly line of said Cox tract to a 1/2" iron pin found for corner;
THENCE: S 73°35'42" E, 133.32 feet with a Southerly line of said 6.142 acre tract and the North line of said Cox tract to the Point of Beginning and containing 4.834 acres of land, more or less.

CERTIFICATE OF DEDICATION BY OWNERS

That I, Randall Glass, member for Swing Lab Park, LLC, the owner of the hereon described property, have caused the same to be surveyed, platted and subdivided as shown hereon and which Subdivision shall be known as SWING LAB PARK SUBDIVISION, being a part of Blocks No. 1, 3, 4, 5, and 6 of Parkview, to the City of Texarkana, Bowie County, Texas, and by these presents, do hereby dedicate to the public in fee simple, the streets, roads, alleys and/or easements shown on this plat for the purposes shown hereon.

Randall Glass, member

NOTARY ACKNOWLEDGMENT

Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Randall Glass, as member for Swing Lab Park, LLC, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he does hereby execute the same for the purpose and consideration hereon expressed.

GIVE UNDER MY HAND AND SEAL OF OFFICE as Notary Public, on this _____ day of _____, 2024.

Notary Public

My Commission Expires: _____

CERTIFICATE OF SURVEYOR

I, Johnny E. Plunk, Jr., do hereby certify that I am a Registered Professional Land Surveyor in the State of Texas, and that the plat of the hereon described property correctly reflects the results of a survey by me and that the corner monuments are in place and the points on the boundary of the subdivision as shown on the plat of same. The subdivision is to be known as SWING LAB PARK SUBDIVISION, being a part of Blocks No. 1, 3, 4, 5, and 6 of Parkview, to the City of Texarkana, Bowie County, Texas.

JOHNNY E. PLUNK, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NO. 5080

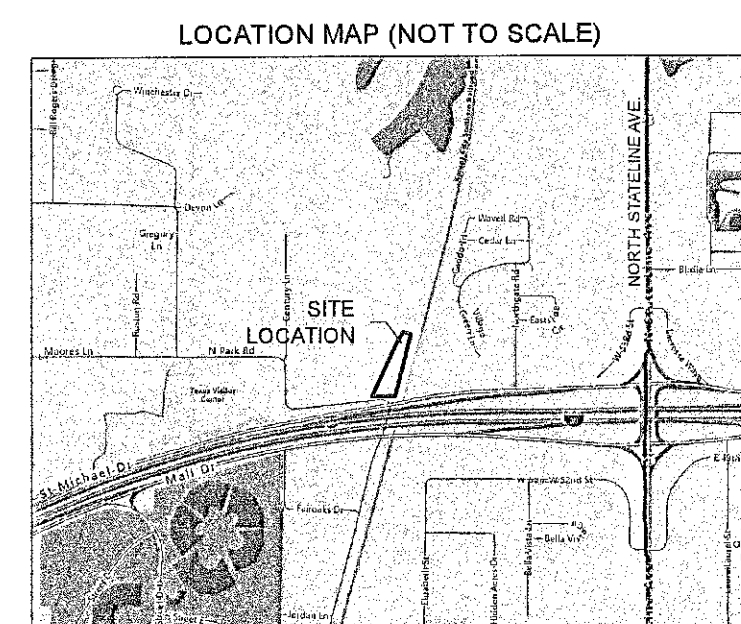
CERTIFICATE OF APPROVAL BY PLANNING COMMISSION

We, the undersigned, do hereby certify that the plat of SWING LAB PARK SUBDIVISION, Bowie County, Texas, together with the OWNER'S CERTIFICATE and the SURVEYOR'S CERTIFICATE on the same, was presented to the Planning Commission of the City of Texarkana, Bowie County, Texas, for its approval and that said plat, OWNER'S CERTIFICATE and SURVEYOR'S CERTIFICATE being found to conform to the platting requirements in all respects are in all things approved on the _____ day of _____, 2024.

The certificate of approval by the Planning and Zoning Commission shall be null and void should this plat not be properly recorded within 121 days of approval.

Planning Commission Chairperson

Planning Commission Secretary



SWING LAB PARK SUBDIVISION
a part of Blocks No. 1, 3, 4, 5, and 6 of Parkview

PLUNK LAND
SURVEYING
3605 JEFFERSON AVENUE
TEXARKANA, ARKANSAS 71854
PHONE (870) 779-8002

SUBDIVISION PLAT
TEXARKANA, BOWIE COUNTY
TEXAS
SCALE: 1"=50'
DATE: 10/10/2024
JOB NO: 230723PL

NOTE: The purpose of this plat is to create one lot from part of multiple Lots in Parkview.
NOTE: According to the FEMA map No. 48037C0360E, effective date: 12/21/2017, the hereon described tract does not appear to lie in a flood hazard area.

TX FIRM NO. 10073900 - AR COA NO. 1711
DRAWN BY: JEP
Packet Pg. 52

From: [TEX-Henslee, Dustin](#)
To: [dwwiley@aep.com](#); [Zachary S Pianalto](#); [michael.a.latham@windstream.com](#); [Chris Jackson](#); [McCormick, Brandon K](#); [TWU-Smith, Gary](#); [TEX-Daniel, Mashell](#); [willb@bcec.com](#); [TWU-Rogers, Terri](#); [Langley, Joe](#); [TTFD-James, Heather](#); [mgross@bowieappraisal.org](#); [Tommy Bruce](#); [Brandon Brooks](#); [GREG STRICKLAND](#); [Stephanie Green](#); [Jeremy Lindsey](#); [dmcdownell@swrea.com](#); [TX-Maxey, Shawn](#); [Adam Keahey](#); [tray.mcneil@rittercommunications.com](#); [Fisher, Jacob W](#)
Cc: [TEX-Puckett, Laura](#)
Subject: Plat Review - Swing Lab Park Subdivision
Date: Thursday, November 7, 2024 8:13:00 AM
Attachments: [PlatReview-SwingLabParkSubdivision-11072024.pdf](#)

All,

We have received a request for approval of the Swing Lab Park Subdivision being a replat of a portion of the Parkview Addition. This property is located off N. Park Road north of IH 30.

Attached is the application, checklist, and existing and proposed plat. This will be on the **December 2, 2024** P&Z Agenda so please review and provide any comments back to me via email by **12 PM, November 20, 2024**. If you have any questions, please let me know.

Thanks,

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

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

Attachment: PlatComments-SwingLabSubdivision-11202024 (4382 : Consider final plat for Swing Lab Park, LLC)

From: [Zac Pianalto](#)
To: [TEX-Henslee, Dustin](#); [Dusty Wiley](#)
Subject: RE: Plat Review - Swing Lab Park Subdivision
Date: Thursday, November 7, 2024 8:23:39 AM
Attachments: [image001.png](#)

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

Dusty Henslee,

SWEPCO has no objections to the plat review. SWEPCO has facilities inside a 15' Wide easement along N Park Rd.

Thank you,



ZAC PIANALTO | ENGINEER

ZSPIANALTO@AEP.COM | C:903.826.5027

3708 W 7TH ST, TEXARKANA, TX 75501-6324

From: TEX-Henslee, Dustin <dustin.henslee@texarkanatexas.gov>
Sent: Thursday, November 7, 2024 8:14 AM
To: Dusty Wiley <dwwiley@aep.com>; Zac Pianalto <zspianalto@aep.com>; Latham, Michael A <michael.a.latham@windstream.com>; chris.jackson@windstream.com; brandon.k.mccormick@windstream.com; TWU-Smith, Gary <gsmith@txkusa.org>; TEX-Daniel, Mashell <mhodges@texarkanatexas.gov>; willb@bcec.com; TWU-Rogers, Terri <terri.rogers@txkusa.org>; joe.langley@sparklight.biz; TTFD-James, Heather <heather.james@texarkanatexas.gov>; mgross <mgross@bowieappraisal.org>; Tommy Bruce <Tommy.Bruce@txdot.gov>; Brandon Brooks <bbrooks@summitutilities.com>; GREG STRICKLAND <gstrickland@summitutilities.com>; Stephanie Green <sgreen@conterra.com>; Jeremy Lindsey <jlindsey@swrea.com>; dmcdowell@swrea.com; TX-Maxey, Shawn <s.maxey@texarkanatexas.gov>; Adam Keahey <akeahey@conterra.com>; tray.mcneil@rittercommunications.com; Fisher, Jacob W <Jacob.Fisher@windstream.com>
Cc: TEX-Puckett, Laura <lpuckett@texarkanatexas.gov>
Subject: [EXTERNAL] Plat Review - Swing Lab Park Subdivision

All,

We have received a request for approval of the Swing Lab Park Subdivision being a replat of a portion of the Parkview Addition. This property is located off N. Park Road north of IH 30.

Attached is the application, checklist, and existing and proposed plat. This will be on the **December 2, 2024** P&Z Agenda so please review and provide any comments back to me via email by **12 PM, November 20, 2024**. If you have any questions, please let me know.

Thanks,

Attachment: PlatComments-SwingLabSubdivision-11202024 (4382 : Consider final plat for Swing Lab Park, LLC)

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

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

From: [Langley, Joe](#)
To: [TEX-Henslee, Dustin](#)
Subject: RE: Plat Review - Swing Lab Park Subdivision
Date: Thursday, November 7, 2024 9:01:41 AM

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 issue.

From: TEX-Henslee, Dustin <dustin.henslee@texarkanatexas.gov>
Sent: Thursday, November 7, 2024 8:14 AM
To: dwwiley@aep.com; Zachary S Pianalto <zspianalto@aep.com>; Latham, Michael A <michael.a.latham@windstream.com>; chris.jackson@windstream.com; brandon.k.mccormick@windstream.com; TWU-Smith, Gary <gsmith@txkusa.org>; TEX-Daniel, Mashell <mhodges@texarkanatexas.gov>; willb@bcec.com; TWU-Rogers, Terri <terri.rogers@txkusa.org>; Langley, Joe <Joe.Langley@cableone.biz>; TTFD-James, Heather <heather.james@texarkanatexas.gov>; mgross <mgross@bowieappraisal.org>; Tommy Bruce <Tommy.Bruce@txdot.gov>; Brandon Brooks <bbrooks@summitutilities.com>; GREG STRICKLAND <gstrickland@summitutilities.com>; Stephanie Green <sgreen@conterra.com>; Jeremy Lindsey <jlindsey@swrea.com>; dmcdowell@swrea.com; TX-Maxey, Shawn <s.maxey@texarkanatexas.gov>; Adam Keahey <akeahey@conterra.com>; tray.mcneil@rittercommunications.com; Fisher, Jacob W <Jacob.Fisher@windstream.com>
Cc: TEX-Puckett, Laura <lpuckett@texarkanatexas.gov>
Subject: Plat Review - Swing Lab Park Subdivision

All,

We have received a request for approval of the Swing Lab Park Subdivision being a replat of a portion of the Parkview Addition. This property is located off N. Park Road north of IH 30.

Attached is the application, checklist, and existing and proposed plat. This will be on the **December 2, 2024** P&Z Agenda so please review and provide any comments back to me via email by **12 PM, November 20, 2024**. If you have any questions, please let me know.

Thanks,

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

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

Attachment: PlatComments-SwingLabSubdivision-11202024 (4382 : Consider final plat for Swing Lab Park, LLC)



Texarkana Water Utilities

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

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

MEMORANDUM

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

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

Date: November 8, 2024

Re: **Swing Lab Park Subdivision – Replat of a portion of the Parkview Addition**

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

1. There is an existing sixteen-inch (16”) water main parallel and adjacent to the south boundary line of the proposed site. Sewer is not available to this site. It will be the responsibility of the owner/developer to extend sewer to this site.
2. The Utility reserves the right to request additional utility easements upon review of the plans.
3. The size and location of the existing water and sanitary sewer mains have not been field verified. The developer’s representative shall field verify the size and location of the existing utilities before designing or constructing extensions of the system

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

cc: Kenny Icenhower, P.E., Assistant Director - Operations, TWU
Bill Moss, GIS Asset Management Administrator, TWU
Teresa Akard, O & M Coordinator, TWU
Michelle Warren, Executive Assistant, TWU

Attachment: PlatComments-SwingLabSubdivision-11202024 (4382 : Consider final plat for Swing Lab Park, LLC)

City of Texarkana, Texas

Summary Sheet

Version:

Update Date: 11/20/2024 10:22 AM

Lead Department: Planning & Zoning Commission **Action Officer:** Laura Puckett, Zoning Administrator
Subject: S-799: Specific Use Permit to allow one additional use and location for an off premise digital billboard on Lot 2B, Block 5, Wal-Mart 2nd Addition, located at 606 Walton Drive. Mark Dean, owner, and Chad Shipp, agent.

Meeting Date: 12/2/2024

Attachments

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

Staff Coordination

Building Code Administration	Mashell Daniel	Department Head Review
Pending		
Planning & Zoning Commission		Department Review
Pending		
Planning & Zoning Commission	Laura Puckett	Meeting Pending
12/02/2024 12:00 PM		

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Mark Dean, owner, and Chad Shipp, agent for a Specific Use Permit to allow one additional use and placement of an off premise digital billboard on Lot 2B, Block 5, Wal-Mart 2nd Addition, located at 606 Walton Drive. The property is zoned Commercial.

The Future Land Use Map has designated this property as "Regional Commercial".

The adjacent zoning is Commercial to the north, west, and south, I-369 to the east. The adjacent land usage is a vacant property north, west, and south, and I-369 to the east.

Staff recommend approval of this request with the following stipulations:

1. That all City codes be met as to permits, setbacks, height and square footage of the signage.

City of Texarkana, Texas

2. That the sign cannot be placed inside of a public right of way or public utility easement.

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 notifications and application requirements have been met to consider this request.

Potential Options:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommend approval of this request with stipulations.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

December 2, 2024

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: MONDAY, DECEMBER 2, 2024 Hearing Time: 12:00 pm NOON

CITY COUNCIL: Hearing Date: MONDAY, JANUARY 13, 2025 Hearing Time: 6:00 pm

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



OWNER: Mark Dean, owner, and Chadd Shipp, agent

OWNER'S ADDRESS: 2332 Mount Zion Road, Greenwood, Arkansas 72936

LOCATION OF REZONING: 606 Walton Drive, Texarkana, Texas 75501

PROPOSED CHANGE: to allow one additional use of an off premise Digital billboard

LEGAL DESCRIPTION: on Lot 2B, Block 5, Wal-Mart 2nd Addition

CASE NUMBER: S-799

DATE MAILED: November 20, 2024



ZONING APPLICATION

CITY OF TEXARKANA TEXAS

220 Texas Blvd
Texarkana TX 75501
(903) 798-3945
www.ci.texarkana.tx.us.org

Receipt No. 24-003810

Case S-799

Date 11-8-24

To: The Planning and Zoning Commission
City of Texarkana Texas

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

Lot: 2B Block: 5 Addition: Wal-mart 2ND ADDITION
(Or see attached legal description)

Location: 606 Walton Drive - Facing 369

Present Zoning: Retail Commercial

Requested: Specific Use Permit

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

Digital Billboard

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

We will use a small portion of the back
part of the property for a digital billboard.

Chad Shipp
Attorney or Agent Signature

Printed Name: Chad Shipp

2801 Richmond Road #43

Address

TEXARKANA, TX 75503

City, State, Zip

318-510-2423

Home Phone & Cell Phone

Shippmedia@gmail.com

Email Address

Mark Dean
Property Owner Signature

Printed Name: Mark Dean

2332 Mount Zion Road

Address

Greenwood, AR 72936

City, State, Zip

479-420-9086

Home Phone & Cell Phone

MARKDEAN17@hotmail.com

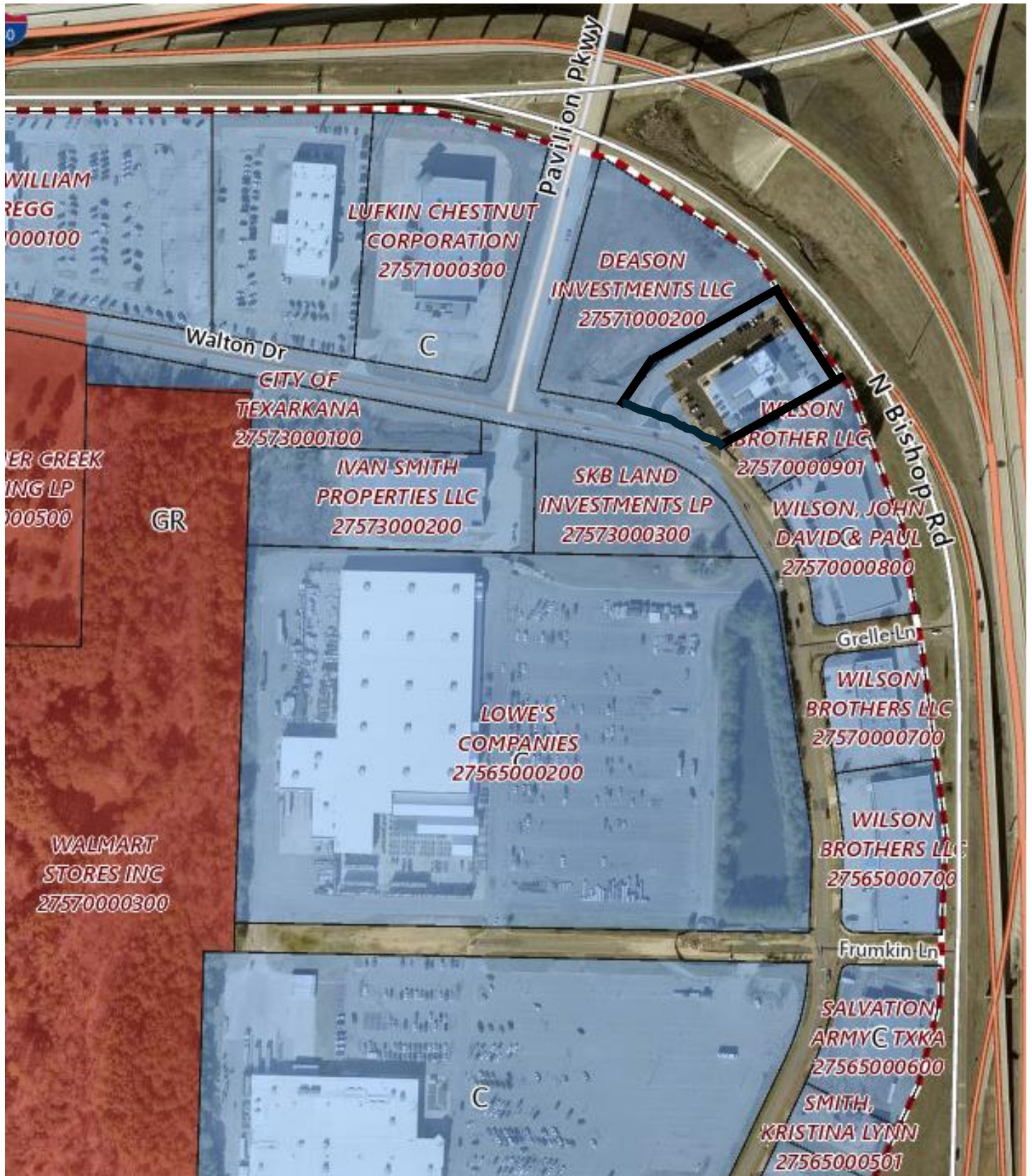
Email Address

17 (seventeen)

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

Attachment: Hearing Notice and Application (4383 : S-799: SUP for off premise digital billboard at 606 Walton Drive)

606 Walton Drive



Attachment: Maps (4383 : S-799: SUP for off premise digital billboard at 606 Walton Drive)

606 Walton Drive



Attachment: Maps (4383 : S-799: SUP for off premise digital billboard at 606 Walton Drive)

City of Texarkana, Texas

Summary Sheet

Version:

Update Date: 11/20/2024 10:22 AM

Lead Department: Planning & Zoning Commission **Action Officer:** Laura Puckett, Zoning Administrator
Subject: Z-24-13: rezoning on Lot 1, Moores Lane Business Park, located at 1521 Moores Lane from Agriculture/Commercial to Commercial. Emanuel Sanchez, owner and Jeffrey Wood, MTG Engineers and Surveyors, agent.

Meeting Date: 12/2/2024

Attachments

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

Staff Coordination

Building Code Administration	Mashell Daniel	Department Head Review
Pending		
Planning & Zoning Commission		Department Review
Pending		
Planning & Zoning Commission	Laura Puckett	Meeting Pending
12/02/2024 12:00 PM		

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Emanuel Sanchez, owner, and Jeffrey Wood, MTG Engineers and Surveyors, agent to rezone Lot 1, Moores Lane Business Park, located at 1521 Moores Lane from Agriculture/Commercial to Commercial. There is a home located at 1521 Moores Lane and that residential use is not changing.

The Future Land Use Map has designated this property as "Regional Commercial".

The adjacent zoning is Office to the North, Multiple Family-1 to the west, Commercial to the south and east. The adjacent land use is vacant land to the north, south and east, and nursing home to the west.

Staff recommend 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 new drainage ordinance, stormwater design manual, building codes, setbacks,

City of Texarkana, Texas

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

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

Potential Options:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommend approval of this request.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

December 2, 2024

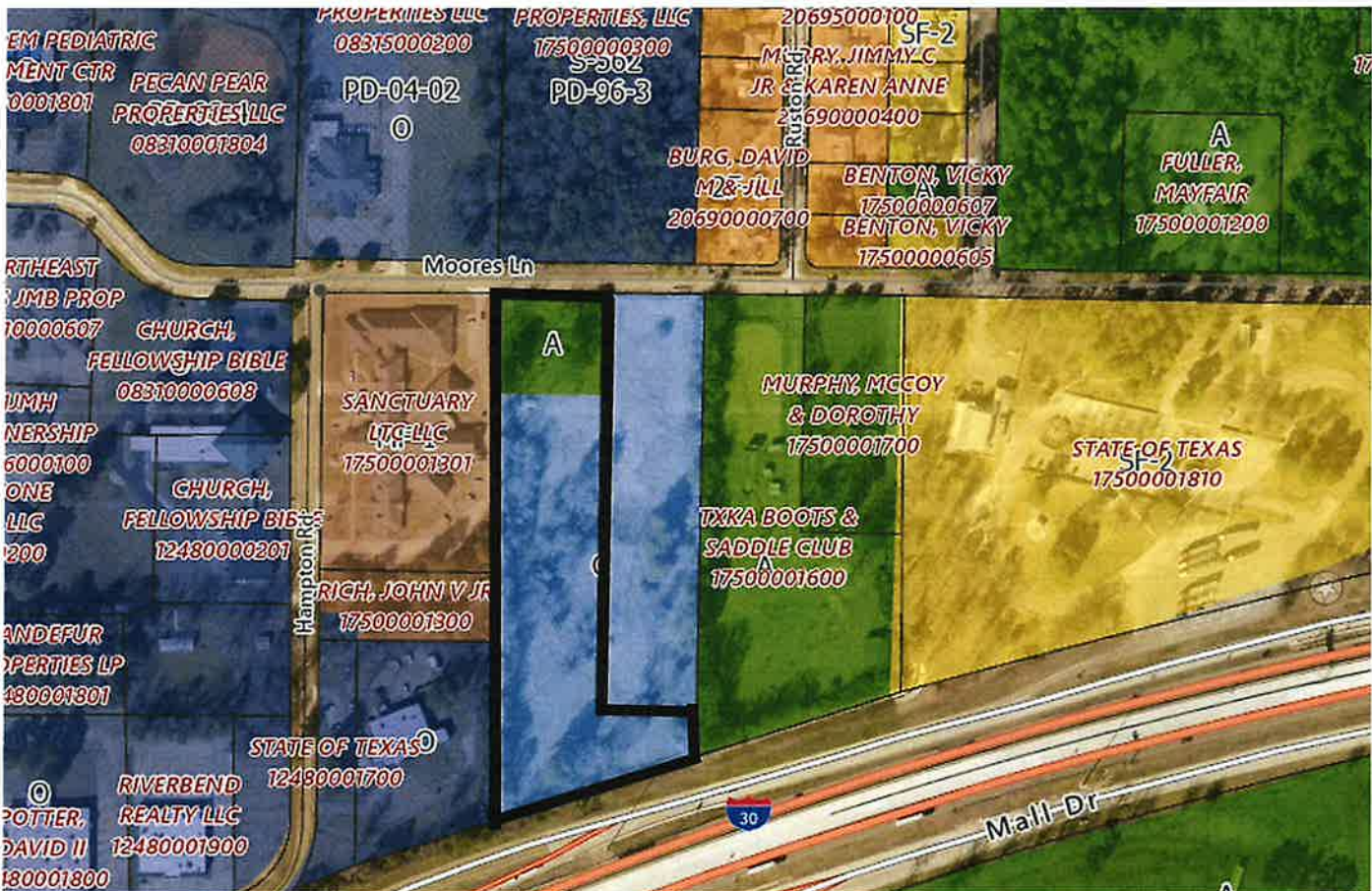
NOTICE OF PUBLIC HEARINGS

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: MONDAY, DECEMBER 2, 2024 Hearing Time: 12:00 pm NOON

CITY COUNCIL: Hearing Date: MONDAY, JANUARY 13, 2024 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. To be considered, the letter must be received and filed before or at the Planning and Zoning Commission Meeting. (The letter can be emailed to lpuckett@texarkanatexas.gov).



OWNER: Emanuel Sanchez, owner and Jeffrey Wood, MTG Engineers and Surveyors, agent

OWNER'S ADDRESS: 3373 Nutmeg Circle, Frisco, Texas 75034

LOCATION OF REZONING: 1521 Moores Lane, Texarkana, Texas 75501

PROPOSED CHANGE: the property had two zonings and are choosing one zoning for entire property

ZONING CHANGE FROM: Agriculture -Commercial TO: Commercial

LEGAL DESCRIPTION: Lot 1, Moores Lane Business Park

CASE NUMBER: Z-24-13

DATE MAILED: November 20, 2024



ZONING APPLICATION

CITY OF TEXARKANA TEXAS

P.O. Box 1967
220 Texas Blvd
Texarkana TX 75504
(903) 798-3945
www.cityoftexarkana.tx.us

Receipt No.

24-004109

Case

Z-24-13

Date

11-12-24

To: The Planning and Zoning Commission
City of Texarkana Texas

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

Lot: 1 Block: _____ Addition: Moore's Lane Business Park
(Or see attached legal description)

Location: 1521 Moore's Lane, Texarkana TX

Present Zoning: Agriculture & Commercial

Proposed Zoning: Commercial

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

The property will remain in its current use. The Agriculture zoning designation is currently around an existing residence, and will remain after separating from the undeveloped portion of the land.

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

The purpose for the rezoning is to accommodate the minimum road frontage

requirement for a replat of the lot. The owner wishes to sell the existing residence and

retain enough road frontage for the undeveloped portion of the Lot. at a later date.

[Signature]

Attorney or Agent Signature

5930 Summerhill Road

Address

Texarkana, TX 75503

City, State, Zip

903-838-8533

Home Phone & Cell Phone

jwood@mtgengineers.com

Email Address

[Signature]

Property Owner Signature

3373 Nutmeg Circle

Address

Frisco, Tx 75034

City, State, Zip

903-278-9639

Home Phone & Cell Phone

Twincityvines@yahoo.com

Email Address

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

Attachment: Hearing Notice and Application (4384 : Z-24-13: rezoning from A-C to C at 1521 Moore's Lane)

1521 Moores Lane



Attachment: Maps (4384 : Z-24-13: rezoning from A-C to C at 1521 Moores Lane)

1521 Moores Lane



Attachment: Maps (4384 : Z-24-13: rezoning from A-C to C at 1521 Moores Lane)

City of Texarkana, Texas

Summary Sheet

Version:

Update Date: 11/20/2024 10:23 AM

Lead Department: Planning & Zoning Commission **Action Officer:** Laura Puckett, Zoning Administrator
Subject: S-800: Specific Use Permit to allow the location of a double wide HUD code manufactured home on Lots 7-10, Block 8, Grandview Addition, located at 3120 Alexander Avenue. Jimmie Crowell, owner and Stoney Matlock, agent.

Meeting Date: 12/2/2024

Attachments

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

Staff Coordination

Building Code Administration	Mashell Daniel	Department Head Review
Pending		
Planning & Zoning Commission		Department Review
Pending		
Planning & Zoning Commission	Laura Puckett	Meeting Pending
12/02/2024 12:00 PM		

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Jimmie Crowell, owner, and Stoney Matlock, agent, for a Specific Use Permit to allow the location of a double wide HUD code manufactured home on Lots 7-10, Block 8, Grandview Addition, located at 3120 Alexander Avenue. This property is zoned Single Family-3 and is currently a vacant lot.

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

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

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

City of Texarkana, Texas

Staff recommend approval of this request with the following stipulations:

1. That one 2018 or newer double wide HUD code manufactured home be allowed on this property.
2. That the double wide HUD code manufactured home be tied down/skirted/underpinned.
3. That the double wide HUD code manufactured home be used for dwelling purposes only, human occupancy only.
4. That the Specific Use Permit be in effect for a period of three (3) years, beginning at the date of this Ordinance. It is the owner's responsibility to renew this permit.
5. That if the HUD code manufactured home is not placed on the property within the three (3) year period, the Specific Use Permit will automatically be revoked.
6. That all driveways, parking, building codes/setbacks, engineered foundation, platting and flood plain requirements must be in accordance with the City of Texarkana, Texas codes.

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

Potential Options:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommend approval of this request with stipulations.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

December 2, 2024

NOTICE OF PUBLIC HEARINGS

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PLANNING & ZONING COMMISSION: Hearing Date: MONDAY, DECEMBER 2, 2024 Hearing Time: 12:00 pm

CITY COUNCIL: Hearing Date: MONDAY, JANUARY 13, 2025 Hearing Time: 6:00 pm

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



OWNER: Jimmie Crowell, owner, and Stoney Matlock, agent

OWNER'S ADDRESS: 958 County Road 3101, New Boston, Texas 75570

LOCATION OF REZONING: 3120 Alexander Avenue, Texarkana, Texas 75501

PROPOSED CHANGE: to allow location of a double wide HUD code manufactured home

LEGAL DESCRIPTION: on Lots 7-10, Block 8, Grandview Addition

CASE NUMBER: S-800 DATE MAILED: November 20, 2024

Attachment: Hearing Notice and Application (4385 : S-800: SUP for double wide HUD code mnfctrd home at 3120 Alexander Ave)



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. 24-003818

Case S-800

Date 11-12-24

To: The Planning and Zoning Commission
City of Texarkana Texas

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

Lot: 7-10 Block: 8 Addition: Grandview
(Or see attached legal description)

Location: 3120 Alexander Ave, Texarkana, Tx

Present Zoning: SF-3

Proposed Zoning: _____

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

double wide
single

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

Stoney Matlock
Attorney or Agent Signature

Printed Name: Stoney Matlock

1809 South Stateline Avenue
Address

Texarkana AR 71854
City, State, Zip

870-557-6325
Home Phone & Cell Phone

smatlock1410@hotmail.com
Email Address

Jimmie Crowell
Property Owner Signature

Printed Name: JIMMIE CROWELL

958 CR 3101
Address

NEW BOSTON, TEXAS, 75570
City, State, Zip

903-556-2761
Home Phone & Cell Phone

JIMMIE.CROWELL@yaHOO.COM
Email Address

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

Attachment: Hearing Notice and Application (4385 : S-800: SUP for double wide HUD code mnfctrd home at 3120 Alexander Ave)

3121 Alexander Avenue



Attachment: Maps (4385 : S-800: SUP for double wide HUD code mnfrctd home at 3120 Alexander Ave)

3121 Alexander Avenue



Attachment: Maps (4385 : S-800: SUP for double wide HUD code mnfctrd home at 3120 Alexander Ave)

City of Texarkana, Texas

Summary Sheet

Version:

Update Date: 11/20/2024 10:23 AM

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

Subject: Consider Planning and Zoning Commission meeting minutes from November 4, 2024.

Meeting Date: 12/2/2024

Attachments

- a. November 4, 2024 P&Z Minutes (PDF)

Staff Coordination

Building Code Administration	Mashell Daniel	Department Head Review
Pending		
Planning & Zoning Commission		Department Review
Pending		
Planning & Zoning Commission	Laura Puckett	Meeting Pending
12/02/2024 12:00 PM		

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

See attached minutes.

Potential Options:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommend approval of the minutes.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

December 2, 2024

CITY OF TEXARKANA
PLANNING & ZONING COMMISSION
MINUTES • NOVEMBER 4, 2024

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

I. CALL TO ORDER

II. AGENDA ITEMS

1. Consider approval Lavender Pasco Third Addition, located between Mall Drive and Summer Ridge Drive just west of Summerhill Road. George Lavender, owner, and Jeffrey Wood, MTG Engineers and Surveyors, agent.

Jeffrey Wood said that the plat will split one lot into two lots and that it is zoned Commercial.

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

2. Ordinance No. 2024-145 Specific Use Permit for one additional use of a LED/Digital display on an existing off Premise advertising billboard on an approximate 4.5-acre tract of land (being Tracts 84A, 84C, and 85A), M. H. Janes HRS, A-305, located at 7770 Hampton Road. Tyler Parsons, Representing FMG North Texas, owners.

Tyler Parsons explained that the digital display would be one side only and that it is 21 by 32 the requirement is 672sq ft. He explained that the billboard meets the distance requirements as well.

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

3. Ordinance No. 2024-146 granting Specific Use for one additional use of permanent cosmetics on Lots 14-16, Block 3, Parish Place Addition, located at 824 Richmond Road. Shankar Poudel, owner, and Sarswoti Yadav, agent.

Sarswoti Yadav said that his wife wants to do facial tattooing in the available room in his convenient store.

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

4. Ordinance No. 2024-147 rezoning on an approximate 30.61-acre-tract of land (being Tract 144 & 146) Willis Oldham HRS, A-458, located at 500 St. Michael Drive. Blaz Korosec, owner and Jaimie Stone, agent.

Blaz Korosec and Jaimie Stone advised that once the mobile homes vacate the KOA campground new ones will not be put in. They said that they will be turning the mobile home pad into two camp sites for RV's. Ms. Stone said that they currently have 92 (35 are mobile homes) but plan for 162 total RV spots on site in the future. KOA normal RV site are 27 1/2 width by 100 depth for camp sites. Ms. Stone says that they have on site security so they do not have any issues now. They ran the homeless off the property.

All questions regarding alcohol sales were answered satisfactorily. City Staff measures the distance and then returns the information to the state. If a property falls within 300 feet of the school property they will not be allowed to sell.

Dianna Lowe with St. James Day School presented and said that she was opposed to any alcohol sales at this location. She wanted the KOA to put up an eight foot privacy fence.

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

5. Ordinance No. 2024-148 granting a Specific Use to allow the one additional use of a camp trailer park and HUD code manufactured home park on an approximate 30.61-acre tract of land (being Tracts 144 & 146) Willis Oldham HRS, A-458, located at 500 St. Michael Drive. Blaz Korosec, owner and Jaimie Stone, agent.

Unanimously recommend approval with stipulations.

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

III. STAFF UPDATES

IV. CONSIDER APPROVAL OF MINUTES

1. Consider the Planning and Zoning Commission meeting Minutes of October 7, 2024.

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

V. ADJOURNMENT