



CITY OF TEXARKANA
PLANNING & ZONING COMMISSION
AGENDA • DECEMBER 4, 2023

Council Chambers	Regular Meeting	12:00 PM
-------------------------	------------------------	-----------------

220 TEXAS BLVD.
TEXARKANA, TX 75501

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

I. CALL TO ORDER

II. AGENDA ITEMS

1. Consider reapproval of the final and preliminary plat for Golden Chick located at 4411 North State Line. Golden Chick, owner, and Jay Alexander, agent.
 2. Consider approval to Vacate Lots 1 and 2, Block 3, Lot 1, Block 4, Block 6, of the Revised Silver Oaks Addition and Lot 1, Block 3 of Silver Oaks Third Addition, located in the intersection of Brandon Drive and Sterling Drive. Salt Jr. Irrevocable Trust, owner, and Jeffrey Wood, MTG Engineers and Surveyors, agent.
 3. Consider approval of final and preliminary plat for the Silver Oaks 4th Addition, located in the area of Sterling Drive and Holly Ridge Drive. Salt Jr. Irrevocable Trust, owner, and Jeffrey Wood, MTG Engineers and Surveyors, agent.
 4. Z-23-17: [TABLED] rezoning on Lot 1, Block 1, Buchanan Avenue Addition, located at 100 Jones Street from Commercial to Single Family-3. Jermell Fulton, owner.
-

5. S-783: [TABLED] consider Specific Use Permit to allow a single wide HUD code manufactured home on Lot 1, Block 1, Buchanan Avenue Addition, located at 100 Jones Street. Jermell Fulton, owner.
6. Amendment to PD-01-10 for site plan approval on Lot 1, Texarkana Shopping Center Subdivision located at 4110 St. Michael Drive. Suzanne Russo for Home Depot, owner and Cassie Permenter, agent.
7. Z-23-18: rezoning on an approximate 5-acre tract of land (being Tract 13B), L.T. King HRS, A-327, located at 3001 Bender Road from Single Family-1 to Two Family-2. Dennis Pascarella, owner.
8. Amendment to PD-20-6 for site plan approval on Lot 1, Richmond-Moores Subdivision, located at 5605 Richmond Road. GVH Moores, LLC, owner and Kayla Wood, MTG Engineers and Surveyors, agent.
9. Amendment to PD-05-7 for site plan approval on an approximate 4-acre tract (being part of Tracts 71, 71B, 71A, and 71C), George Brinlee HRS, A-18, located at 1 Roundabout Way. Cheney Pruett, owner and Kayla Wood, MTG Engineers and Surveyors, agent.

III. STAFF UPDATES

IV. CONSIDER APPROVAL OF MINUTES

1. Consider the Planning and Zoning Commission meeting minutes from November 6, 2023.

V. ADJOURNMENT

VI. P&Z AGENDA ITEMS

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: 11/29/2023 9:42 AM

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

Subject: Consider reapproval of the final and preliminary plat for Golden Chick located at 4411 North State Line. Golden Chick, owner, and Jay Alexander, agent.

Meeting Date: 12/4/2023

Attachments

- a. PlatComments-Reapproval-GoldenChickAddition-Dec2023(PDF)

Staff Coordination

Building Code Administration	Mashell Daniel	Reviewer	Pending
Planning & Zoning Commission	Laura Puckett	Meeting	Pending
12/04/2023 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 recommends for reapproval of the final and preliminary plat pending any staff and utility changes.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

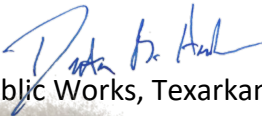
NOT APPLICABLE

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

December 4, 2023

MEMORANDUM

To: Planning and Zoning Commission

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

Date: November 29, 2023

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

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

****Still waiting on preliminary plat to be resubmitted.**

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

Attachment: PlatComments-Reapproval-GoldenChickAddition-Dec2023 (4142 : Consider reapproval of plat Golden Chick at 4411 N State Line)



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 X Final Replat Minor Amended VacationPurpose of Plat: TO DEVELOP PROPERTY**Plat Title:** GOLDEN CHICK ADDITION**Current Legal Description:** MEMPHIS, EL PASO & PACIFIC RAILROAD COMPANY SURVEY ABSTRACT 421**Total Acreage:** 2.706 **Number of Lots:** 3 **Zoning:** COMMERCIAL**Owner/Developer Information:**Name: GOLDEN CHICKAddress: 4411 N. STATE LINE AVENUE, TEXARKANA, TEXAS 75503Phone: () Fax: () Work E-mail: **Surveyor/Engineer Information:**Name: BANNISTER ENGINEERING (MIKE DAVIS)Address: 240 N. MITCHELL ROAD, MANSFIELD, TEXAS 76063Phone: () 817-842-2094 Fax: () 817-842-2095 Work E-mail: MIKE@BANNISTERENG.COM**Applicant/Agent Information:**Name: JAY ALEXANDERAddress: 1131 ROCKINGHAM DRIVE, SUITE 250, RICHARDSON, TEXAS 75080Phone: () 972-831-0911 Fax: () Work E-mail: JAYA@GOLDENCHICK.COM**Required Documents:**

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

Owners/Applicant Certification

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

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

Jay Alexander
Applicant's Printed NameJay Alexander
Applicant's Signature11/13/2023
DateApplication Fee: Received by:

Revised

Packet Pg. 7

Attachment: PlatComments-Reapproval-GoldenChickAddition-Dec2023 (4142 : Consider reapproval of plat Golden Chick at 4411 N State Line)



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.



11/13/23

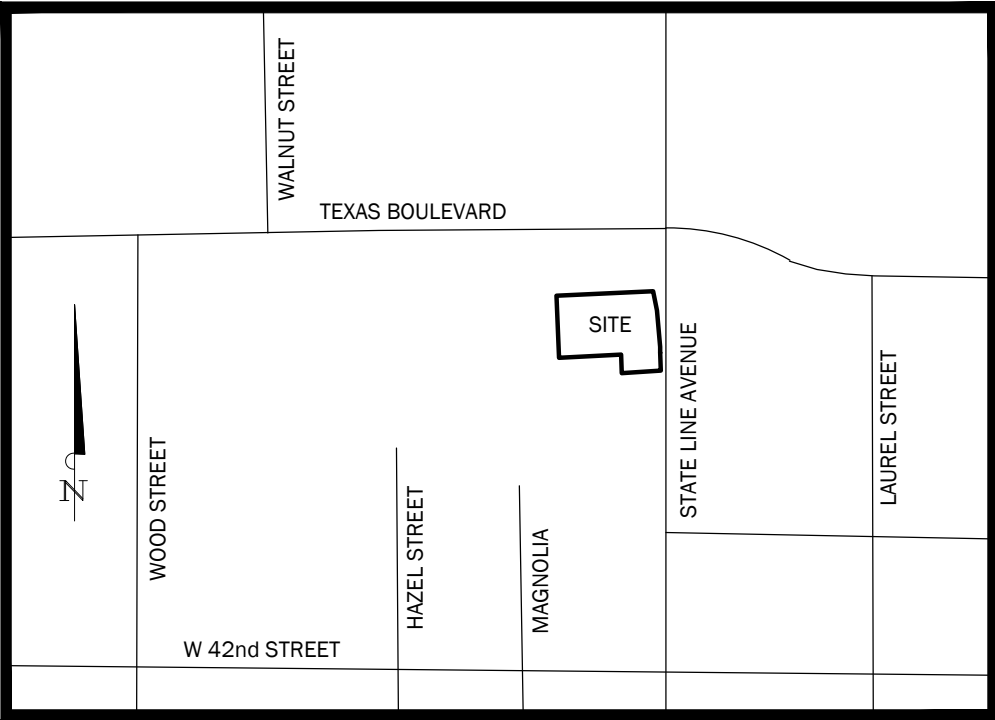
Signature

Date

MICHAEL DAVIS

Printed Name

Attachment: PlatComments-Reapproval-GoldenChickAddition-Dec2023 (4142 : Consider reapproval of plat Golden Chick at 4411 N State Line)



VICINITY MAP
NOT TO SCALE
TEXARKANA, TEXAS

GENERAL NOTES:

1. All bearings shown herein are Texas State Plane Coordinate System, NAD83 (2011), Texas North Central Zone (4202). All distances shown herein are surface distances.

2. Notice: Selling a portion of any lot in this addition by metes and bounds is a violation of state law and City Ordinance and is subject to penalties imposed by law.

3. According to surveyor's interpretation of information shown on the National Flood Insurance Program (NFIP) "Flood Insurance Rate Map" (FIRM), Community Panel No. 48037C0360E, dated December 21, 2017. The property appears to lie within Zone "X" and the entire property lies within a "Areas determined to be outside the 0.2% annual chance floodplain" zone as defined by the U.S. Department of Housing and Urban Development, Federal Insurance Administration, or the Federal Emergency Management Agency.

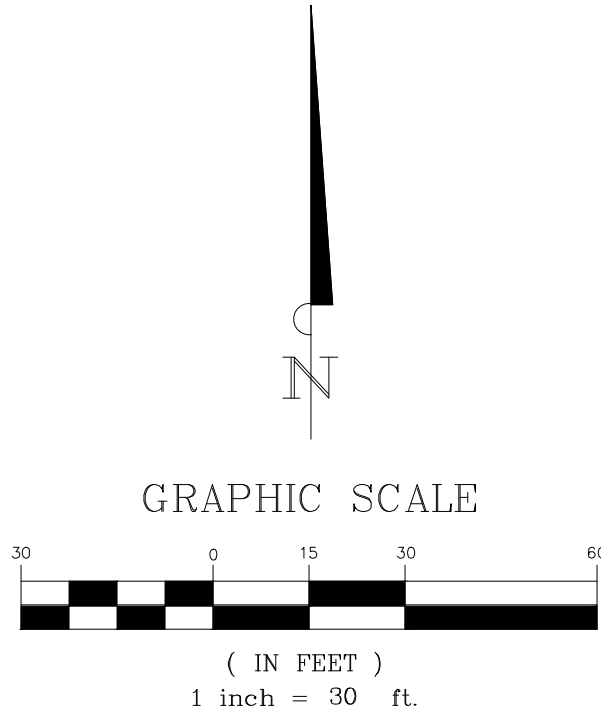
The above referenced "FIRM" map is for use in administering the "NFIP"; it does not necessarily show all areas subject to flooding, particularly from local sources of small size, which could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. There may be other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

4. All lot corners (Original Monumentation) shall be iron rods found (IRF) are 5/8-inch with a red plastic cap stamped "RPLS 4838". All found monuments shown hereon are deemed to be controlling monuments.

5. **SOURCE BENCHMARK:** NGS Monument J 307 (DM1157), located at the intersection of State line Avenue and Arkansas Boulevard, 117.5 feet East of the centerline of the North bound lanes of the highway, 84.6 feet North of The Northeast corner of the State First National Bank Max Deposit Building.

Elevation = 367.38'

6. **Blanket Lot to Lot Drainage Easement between Lots.**



LEGEND

N

E

S

W

NORTH

SOUTH

EAST

WEST

°

'

"

DEGREES

MINUTES/FEET

SECONDS/INCHES

O.P.R.B.C.T.

OFFICIAL PUBLIC RECORDS

BOWIE COUNTY, TEXAS

D.R.B.C.T.

DEED RECORDS

BOWIE COUNTY, TEXAS

P.R.B.C.T.

PLAT RECORDS

BOWIE COUNTY, TEXAS

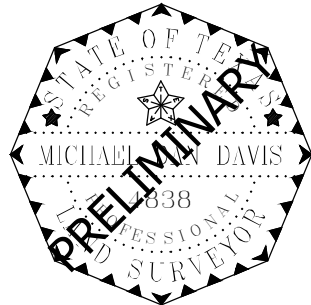
Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	8.75'	55.00'	9°07'01"	S88° 21' 46"E	8.74'
C2	4.77'	30.00'	9°07'01"	N88° 21' 46"W	4.77'
C3	31.42'	20.00'	90°00'00"	S42° 04' 43"W	28.28'
C4	31.44'	20.00'	90°04'55"	S47° 52' 16"E	28.30'
C5	8.63'	55.00'	8°59'17"	S88° 25' 04"E	8.62'
C6	5.51'	30.00'	10°30'51"	S89° 10' 51"E	5.50'
C7	4.71'	30.00'	8°59'17"	N88° 25' 04"W	4.70'

CERTIFICATE OF SURVEYOR:

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

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

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



STATE OF TEXAS §
COUNTY OF _____ §

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

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

Notary Public, The State of Texas

CERTIFICATE OF APPROVAL BY PLANNING COMMISSION

We, the undersigned, do hereby certify that the Final plat of Golden Chick Addition, a subdivision of a part of the Memphis, El Paso & Pacific Railroad Company Survey, Abstract Number 421, City of Texarkana, Bowie County, Texas, together with the Owner's Certificate and Survey'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 and in all things approved on this the _____ day of _____, 2023.

Chairman _____ Planning Commission Approval Expires on _____

Secretary _____

OWNER'S DEDICATION:

WHEREAS, **G.C. FT. WORTH-RENAISSANCE 2016, LTD.**, acting by and through its duly authorized agent, are the sole owner of a 2.781 acres (121,128 square feet) of land in the Memphis, El Paso & Pacific Railroad Company Survey, Abstract No. 421, City of Texarkana, Bowie County, Texas; said 2.781 acres (121,128 square feet) of land being all of that certain tract of land described in a Special Warranty Deed to G.C. FT. WORTH-RENAISSANCE 2016, LTD. (hereinafter referred to as G.C. FT. WORTH-RENAISSANCE 2016 tract 1), as recorded in Instrument Number 2022-00007995, Official Public Records, Bowie County, Texas (O.P.R.B.C.T.) and being all of that certain tract of land described in a Special Warranty Deed to G.C. FT. WORTH-RENAISSANCE 2016, LTD. (hereinafter referred to as G.C. FT. WORTH-RENAISSANCE 2016 tract 2), as recorded in Instrument Number 2023-00005152, O.P.R.B.C.T.; said 2.781 acres (121,128 square feet) of land being more particularly described, by metes and bounds, as follows:

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

THENCE North 87 degrees 05 minutes 55 seconds East, departing the East line of said Lot 3, with the common line between said G.C. FT. WORTH-RENAISSANCE 2016 tract 1 and said CF NET Lease tract, a distance of 408.80 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for the Northeast corner of said G.C. FT.

WORTH-RENAISSANCE 2016 tract 1, same being the existing West right-of-way line of N. State Line Avenue, also known as State Highway 71, also known as Business State Highway 59 (variable with right-of-way);

THENCE South 11 degrees 52 minutes 03 seconds East with the common line between said G.C. FT. WORTH-RENAISSANCE 2016 tract 1 and the existing West right-of-way line of said N. State Line Avenue, a distance of 81.46 feet to a Texas Department of Transportation monument found for corner;

THENCE South 04 degrees 26 minutes 06 seconds East, continue with the common line between said G.C. FT. WORTH-RENAISSANCE 2016 tract 1 and the existing West right-of-way line of said N. State Line Avenue, a distance of 150.09 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;

THENCE South 02 degrees 28 minutes 06 seconds East, continue with the common line between said G.C. FT. WORTH-RENAISSANCE 2016 tract 1 and the existing West right-of-way line of said N. State Line Avenue, a distance of 24.96 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for the Southeast corner of said G.C. FT. WORTH-RENAISSANCE 2016 tract 1, same being the North line of said G.C. FT. WORTH-RENAISSANCE 2016 tract 2;

THENCE North 87 degrees 04 minutes 43 seconds East with the common line between said G.C. FT. WORTH-RENAISSANCE 2016 tract 2 and the existing West right-of-way line of said N. State Line Avenue, a distance of 4.55 feet to a one-half inch iron rod found for the Northeast corner of said G.C. FT. WORTH-RENAISSANCE 2016 tract 2;

THENCE South 02 degrees 22 minutes 18 seconds East, continue with the common line between said G.C. FT. WORTH-RENAISSANCE 2016 tract 2 and the existing West right-of-way line of said N. State Line Avenue, a distance of 75.00 feet to a one-half inch iron rod found for the Southeast corner of said G.C. FT. WORTH-RENAISSANCE 2016 tract 2, same being the Northeast corner of that certain tract of land described as Tract A in a Special Warranty Deed to Broadstone ZCW Portfolio, LLC (hereinafter referred to as Tract A), as recorded in Instrument Number 2018-00007489, O.P.R.B.C.T.;

THENCE South 87 degrees 04 minutes 43 seconds West, departing the existing West right-of-way line of said N. State Line Avenue, with the common line between said G.C. FT. WORTH-RENAISSANCE 2016 tract 2 and said Tract A, a distance of 175.93 feet to a one-half inch iron rod found for the Southwest corner of said G.C. FT. WORTH-RENAISSANCE 2016 tract 2, same being the Northwest corner of said Tract A, same also being the East line of that certain tract of land described as Tract B in a Special Warranty Deed to Broadstone ZCW Portfolio, LLC (hereinafter referred to as Tract B), as recorded in Instrument Number 2018-00007489, O.P.R.B.C.T.;

THENCE North 02 degrees 28 minutes 17 seconds West with the common line between said G.C. FT. WORTH-RENAISSANCE 2016 tract 2 and said Tract B, a distance of 75.06 feet to a one-half inch iron rod found for the Northwest corner of said G.C. FT. WORTH-RENAISSANCE 2016 tract 2, same being the South line of said G.C. FT. WORTH-RENAISSANCE 2016 tract 1, same also being the Northeast corner of said Tract B;

THENCE South 87 degrees 04 minutes 43 seconds West with the common line between said G.C. FT. WORTH-RENAISSANCE 2016 tract 1 and said Tract B, pass at a distance of 94.60 feet, the Northwest corner of said Tract B, same being the Northeast corner of that certain tract of land described as Forest Ridge Homes, an addition to the City of Texarkana, Bowie County, Texas, according to the plat recorded in Instrument Number 2006-00011511, O.P.R.B.C.T., continue with said course, with the common line between said Tract One and said Forest Ridge Homes for a total distance of 256.55 feet to the Southwest corner of said G.C. FT. WORTH-RENAISSANCE 2016 tract 1, same being the Southeast corner of said Lot 3, from which a fence post found bears South 28 degrees 40 minutes 25 seconds East, a distance of 0.71 feet;

THENCE North 02 degrees 17 minutes 17 seconds West, departing the North line of said Forest Ridge Homes, with the common line between said G.C. FT. WORTH-RENAISSANCE 2016 tract 1 and said Lot 3, a distance of 255.56 feet to the **PLACE OF BEGINNING**, and containing a calculated area of 2.781 acres (121,128 square feet) of land.

OFFER OF IRREVOCABLE DEDICATION

KNOW ALL PERSONS BY THESE PRESENT:

That I, **G.C. FT. WORTH-RENAISSANCE 2016, LTD.**, acting by and through its duly authorized agent, being the owner of the hereon legally described tract of land, co hereby plat and layout the same into a subdivision of the City of Texarkana, Bowie County, Texas, said subdivision to be known, designated and hereafter referred to by its subdivision name, **GOLDEN CHICK ADDITION**, legally described, BEING 2.706 acres out of the Memphis, El Paso & Pacific Railroad Company Survey, Abstract Number 421, City of Texarkana, Bowie County, Texas, same being composed of three (3) lots, all as more particularly set out in detail on the survey and plat of which this dedication is a part.

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

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

G.C. FT. WORTH - RENAISSANCE 2016, LTD., a Texas limited partnership

By: **GFC LEASING CORP., LLC, a Texas limited liability company**
Its: General Partner

By: _____
Michael Parmerlee, President

FINAL PLAT
LOTS 1 - 3, BLOCK 1
GOLDEN CHICK ADDITION
BEING 2.781 acres out of the
Memphis, El Paso & Pacific
Railroad Company Survey,
Abstract Number 421
City of Texarkana, Bowie County, Texas

3 Lots
Preparation Date: July 2023
Revision Date: October 25, 2023
SHEET 1 OF 1

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

OWNER / DEVELOPER:
G.C. FT. WORTH-RENAISSANCE
2016, LTD.
1131 ROCKINGHAM DRIVE
SUITE 250
RICHARDSON, TEXAS 75080

City of Texarkana, Texas

Version:

Update Date: 11/29/2023 9:43 AM

Summary Sheet

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

Subject: Consider approval to Vacate Lots 1 and 2, Block 3, Lot 1, Block 4, Block 6, of the Revised Silver Oaks Addition and Lot 1, Block 3 of Silver Oaks Third Addition, located in the intersection of Brandon Drive and Sterling Drive. Salt Jr. Irrevocable Trust, owner, and Jeffrey Wood, MTG Engineers and Surveyors, agent.

Meeting Date: 12/4/2023

Attachments

- a. PlatComments-SilverOaksSilverOaks3rd-Vacated-December2023 (PDF)

Staff Coordination

Building Code Administration	Mashell Daniel	Reviewer	Pending
Planning & Zoning Commission	Laura Puckett	Meeting	Pending
12/04/2023 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 recommends approval of vacating these plots pending any staff and utility changes.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

City of Texarkana, Texas

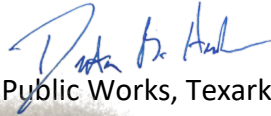
NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

December 4, 2023

MEMORANDUM

To: Planning and Zoning Commission

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

Date: November 29, 2023

Subject: **Consider approval to Vacate Lots 1 and 2, Block 3, Lot 1, Block 4, Lot 1, Block 6 of the Revised Silver Oaks Addition and Lot 1, Block 3 Silver Oaks Third Addition**

This is a request by SALT JR Irrevocable Trust, owner, and Jeffrey Wood, MTG Engineers and Surveyors, agent, to consider approval to **Vacate Lots 1 and 2, Block 3, Lot 1, Block 4, Lot 1, Block 6 of the Revised Silver Oaks Addition and Lot 1, Block 3 Silver Oaks Third Addition**

Comments are as follows:

1. TxDOT – No response
2. Summit Utilities – No response
3. Sparklight – No response
4. Windstream - No response
5. Electric Companies
 - a. AEP - No issues
 - b. Bowie Cass – No response
 - c. REA – No response
6. TWU - **See memo**
7. PW/Planning Departments
 - a. Electronic copy via email submitted to Public Works office after recording
 - b. This must be recorded prior to Silver Oaks 4th Addition.**
 - c. Fee - \$100 per vacation (\$200 total). Please submit check for this.**
8. Fire Department – No issues

Staff recommends approval of vacating these plots 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

2.2.a

P.O. Box 1967
Texarkana, TX 75504
Phone (903) 798-3900**Application for Subdivision Plat Approval****Type:**☐ Preliminary ☐ Final ☐ Replat ☐ Minor ☐ Amended ☒ VacationPurpose of Plat: To vacate 4 Lots in Revised Silver Oaks Addition**Plat Title:** Revised Silver Oaks Addition**Current Legal Description:** Lots 1&2 Block 3, Lot 1 Block 4, Lot 1 Block 6 Revised Silver Oaks Addition**Total Acreage:** _____ **Number of Lots:** 4 **Zoning:** SF-1**Owner/Developer Information:**Name: SALTJR Irrevocable Trust

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

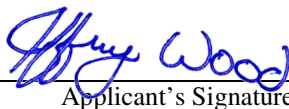
Owners/Applicant Certification

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

11/21/23

Date

Application Fee: _____

Received by: _____

Revised

Packet Pg. 13

Attachment: PlatComments-SilverOaksSilverOaks3rd-Vacated-December2023 (4143 : Consider approval of Revised Silver Oaks Addition



CITY OF

TEXARKANA
TEXAS

2.2.a

P.O. Box 1967
Texarkana, TX 75504
Phone (903) 798-3900**Application for Subdivision Plat Approval****Type:**☐ Preliminary ☐ Final ☐ Replat ☐ Minor ☐ Amended ☒ VacationPurpose of Plat: Vacate 1 lot in Silver Oaks 3rd Addition**Plat Title:** _____**Current Legal Description:** Lot 1 Block 6 Silver Oaks 3rd**Total Acreage:** _____ **Number of Lots:** 1 **Zoning:** SF-1**Owner/Developer Information:**Name: Steve & John Raffaelli

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

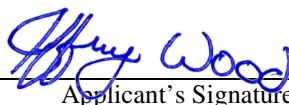
Owners/Applicant Certification

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

11/21/23

Date

Application Fee: _____

Received by: _____

Revised

Packet Pg. 15

Attachment: PlatComments-SilverOaksSilverOaks3rd-Vacated-December2023 (4143 : Consider approval of Revised Silver Oaks Addition

STATE OF TEXAS
COUNTY OF BOWIE

§
§
§

VACATION OF SUBDIVISION LOTS
SILVER OAKS ADDITION

PETITION FOR VACATION OF SUBDIVISION LOTS

TO THE PLANNING COMMISSION OF THE CITY OF TEXARKANA, TEXAS:

NOW COMES SALTJR Irrevocable Grantor Trust, Reba Ann Raffaelli Revocable Trust, John D. Raffaelli and Stephen A. Raffaelli, all being the Owners of a tract of land as shown on the attached map or plat, (hereinafter referred to as the "Owners"), and states and represents to the Planning Commission of the City of Texarkana, Texas (hereinafter referred to as the "Planning Commission"), that the Owners are the sole owners of the following lots:

- (1) Dedicated in the Revised Silver Oaks Addition, a subdivision of a part of the J. W. Fort Headright Survey, Abstract 218, Bowie County, Texas, as shown by plat recorded in Volume 4090, Page 156 of the Real Property Records of Bowie County, Texas:

Lots 1 & 2, Block 3;
Lot 1, Block 4; and
Lot 1, Block 6.

- (2) Dedicated in the Silver Oaks Third Addition, a subdivision of a part of the J. W. Fort Headright Survey, Abstract 218, Bowie County, Texas, as shown by plat recorded in Volume 6161, Page 301 of the Real Property Records of Bowie County, Texas:

Lot 1, Block 3.

(all Lots being hereinafter collectively referred to as part of the "Silver Oaks Addition").

The Owners hereby declare that the dedication and platting of the above-referenced lots are hereby vacated and shall have no effect. The Owners hereby state and represent that none of the lots referenced above have been sold and that the Owners are the sole owner of all the said lots.

The Owners request that the Planning Commission approve the vacation of the dedication and platting of above-referenced lots, and rights-of-ways adjacent thereto that are collectively part of the Silver Oaks Addition and order that said dedication and platting shall have no effect. The Owners further request that the Planning Commission instruct the County Clerk of Bowie County, Texas, in whose office said plats of Revised Silver Oaks Addition and Silver Oaks 3rd Addition have been recorded, to write legibly on said vacated lots, the word "VACATED" and to enter on said plats a reference to the volume and page at which the vacating instrument is recorded.

EXECUTED this _____ day of November, 2023.

OWNERS:

SALTJR IRREVOCABLE GRANTOR TRUST

By: _____

REBA ANN RAFFAELLI REVOCABLE TRUST

By: _____
Reba Ann Raffaelli

John D. Raffaelli

Stephen A. Raffaelli

STATE OF TEXAS §
 §
 COUNTY OF BOWIE §

ACKNOWLEDGMENT

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared _____, _____ of SALTJR Irrevocable Grantor Trust, and acknowledged to me that he/she executed the same in the capacity therein stated and for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of November, 2023.

 Notary Public, State of Texas
 Printed Name: _____
 Commission Expires: _____

STATE OF TEXAS §
 §
 COUNTY OF BOWIE §

ACKNOWLEDGMENT

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Reba Ann Raffaelli, _____ of Reba Ann Raffaelli Revocable Trust, and acknowledged to me that she executed the same in the capacity therein stated and for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of November, 2023.

 Notary Public, State of Texas
 Printed Name: _____
 Commission Expires: _____

STATE OF TEXAS §
 §
 COUNTY OF BOWIE §

ACKNOWLEDGMENT

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared John D. Raffaelli and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of November, 2023.

 Notary Public, State of Texas
 Printed Name: _____
 Commission Expires: _____

STATE OF TEXAS §
 §
 COUNTY OF BOWIE §

ACKNOWLEDGMENT

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Stephen A. Raffaelli and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of November, 2023.

 Notary Public, State of Texas
 Printed Name: _____
 Commission Expires: _____

STATE OF TEXAS
COUNTY OF BOWIE

§
§
§

VACATION OF SUBDIVISION LOTS
SILVER OAKS ADDITION

MINUTES OF THE PLANNING COMMISSION
OF THE CITY OF TEXARKANA, TEXAS

On this _____ day of December, 2023, the Planning Commission of the City of Texarkana, Texas (hereinafter referred to as the "Planning Commission"), met at a regularly scheduled meeting, and there was submitted a Petition for Vacation of Subdivision Lots (hereinafter referred to as the "Petition") by SALTJR Irrevocable Grantor Trust, Reba Ann Raffaelli Revocable Trust, John D. Raffaelli and Stephen A. Raffaelli, all being the Owners of the following lots:

(1) Dedicated in the Revised Silver Oaks Addition, a subdivision of a part of the J. W. Fort Headright Survey, Abstract 218, Bowie County, Texas, as shown by plat recorded in Volume 4090, Page 156 of the Real Property Records of Bowie County, Texas:

Lots 1 & 2, Block 3;
Lot 1, Block 4; and
Lot 1, Block 6.

(2) Dedicated in the Silver Oaks Third Addition, a subdivision of a part of the J. W. Fort Headright Survey, Abstract 218, Bowie County, Texas, as shown by plat recorded in Volume 6161, Page 301 of the Real Property Records of Bowie County, Texas:

Lot 1, Block 3.

(all Lots being hereinafter collectively referred to part of the "Silver Oaks Addition"), requesting that the dedication and platting of the above-referenced lots be vacated and held to have no effect.

The Petition requests that the Planning Commission approve the vacation of the dedication and platting of the above-referenced lots and rights-of-way adjacent thereto, and further requests the Planning Commission to instruct the County Clerk of Bowie County, Texas, in whose office said plats of Revised Silver Oaks Addition and Silver Oaks 3rd Addition have been recorded, to write legibly on said vacated lots, the

word "VACATED" and to enter on said plats a reference to the volume and page at which the vacating instrument is recorded.

The following motion was made by _____ and was seconded by _____, to-wit:

"It is moved that the dedication and platting of Lots 1 & 2, Block 3; Lot 1, Block 4 and Lot 1, Block 6 of the Revised Silver Oaks Addition, as well as Lot 1, Block 3 of Silver Oaks 3rd Addition, subdivisions of a part of the J. W. Fort Headright Survey, Abstract 218, Bowie County, Texas, as shown by plats recorded in Volume 4090, Page 156 and 163 of the Real Property Records of Bowie County, Texas, and in Volume 6161, Page ?????, of the Real Property Records of Bowie County, Texas, respectively, be, and the same are hereby vacated and held to have no effect.

The County Clerk of Bowie County, Texas, is instructed to write legibly on said vacated lots the word 'VACATED' and to enter on said lots a reference to the volume and page at which the vacating instrument is recorded."

After discussion, the motion was voted upon and unanimously approved by the Planning Commission.

**PLANNING COMMISSION OF
THE CITY OF TEXARKANA, TEXAS**

By: _____

By: _____



Texarkana Water Utilities

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

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

MEMORANDUM

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

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

Date: November 27, 2023

Re: **Vacate Lots 1 & 2 Block 3, Lot 1 Block 4, Lot 1 Block 6 Revised Silver Oaks Addition and Lot 1 Block 3 Silver Oaks 3rd Addition**

The Utility staff has reviewed the above referenced request to vacate certain lots and has the following comments:

1. There is an existing six-inch (6") water main on the south side of Sterling Drive that terminates at approximately 400' west of Larkwood Lane.
2. There is an existing eight-inch (8") sanitary sewer main parallel and adjacent to the west side and a portion of the south side of Lot 1 Block 6 Revised Silver Oaks Addition. There is an existing eight-inch (8") sanitary sewer main parallel and adjacent to the east side and a portion of the north side of Lot 1 Block 3 Silver Oaks 3rd Addition. There is also an existing six-inch (6") sanitary sewer main parallel and adjacent to a portion of the south side of Lot 1 Block 3 Silver Oaks 3rd Addition.
3. The Utility reserves the right to request additional utility easements upon review of the plans.
4. The size and location of the existing water and sanitary sewer mains have not been field verified. The developer's representative shall field verify the size and location of the existing utilities before designing or constructing extensions of the system

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

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

City of Texarkana, Texas

Version:

Update Date: 11/29/2023 9:43 AM

Summary Sheet

Lead Department: Planning & Zoning Commission **Action Officer:** Laura Puckett, Zoning Administrator
Consider approval of final and preliminary plat for the Silver Oaks 4th Addition, located in the area of Sterling Drive and Holly Ridge Drive. Salt Jr. Irrevocable Trust, owner, and Jeffrey Wood, MTG Engineers and Surveyors, agent.

Subject: agent.

Meeting Date: 12/4/2023

Attachments

- a. PlatComments-SilverOaks4th-December2023 (PDF)

Staff Coordination

Building Code Administration	Mashell Daniel	Reviewer	Pending
Planning & Zoning Commission	Laura Puckett	Meeting	Pending
12/04/2023 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 recommends approval of the final and preliminary 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 4, 2023

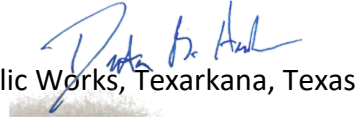
MEMORANDUM

To: Planning and Zoning Commission

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

Date: November 29, 2023

Subject: **Consider approval of final and preliminary plat for the Silver Oaks 4th Addition**



This is a request by SALT JR Irrevocable Trust, owner, and Jeffrey Wood, MTG Engineers and Surveyors, agent, to consider approval of the final of preliminary plat for the Silver Oaks 4th Addition. The purpose of this plat is create a 30 lot subdivision located off west end of Sterling Drive.

Comments are as follows:

1. TxDOT – No response
2. Summit Utilities – No response
3. Sparklight/Cableone – See email with comments
4. Windstream - No issues
5. Electric Companies
 - a. AEP - No issues
 - b. Bowie Cass – No issues
 - c. REA – No response
6. TWU - See memo
7. PW/Planning Departments
 - a. Tax certificate of the property for recording purposes from BCAD must be provided showing all taxes have been paid for entire property in order to be recorded at the County Courthouse (Texas State Legislature amendment 12.002 of the Texas Property Code)
 - b. Electronic copy via email submitted to Public Works office after recording
 - c. Site design will have to meet Stormwater Design Manual and new requirements set fort in Chapter 130 Street and Sidewalks (please refer to municode on City website).
 - d. Final approval is contingent upon previous subdivisions being vacated
 - e. Need street name for N/S street.
 - f. Will street drain to existing pond on Lot 2, Blk 1 or does outfall of pond drain north to new street? Will determine whether or not easement is public for private. There are also a lot of drainage easements called out. Will need to see

construction plans for subdivision prior to final approval of plat to determine whether these are public or private.

8. Fire Department – No issues

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



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 30 Lot Subdivision**Plat Title:** Silver Oaks 4th Subdivision**Current Legal Description:** L1&2 B3, L1 B4, L1 B6 Revised Silver Oaks, L1 B6 Silver Oaks 3rd, & pt 1 of 2 ac**Total Acreage:** 16.073 **Number of Lots:** 30 **Zoning:** SF-1**Owner/Developer Information:**Name: SALTJR Irrevocable Trust

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 Signature11/15/23
Date

Application Fee: _____

Received by: _____

Revised

Packet Pg. 28

Attachment: PlatComments-SilverOaks4th-December2023 (4144 : Consider approval of final and preliminary plat Silver Oaks 4th Addition)



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 11/15/23
Signature Date

Jeffrey Wood

Printed Name

Attachment: PlatComments-SilverOaks4th-December2023 (4144 : Consider approval of final and preliminary plat Silver Oaks 4th Addition)



CITY OF TEXARKANA TEXAS

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

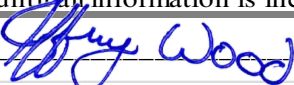
PRELIMINARY PLAT CHECKLIST	
GENERAL INFORMATION / PROJECT DESCRIPTION	
Date, written and graphic scale (100 scale or smaller) and north arrow	☒
Location Map for proposed development	☒
Name and address of (if applicable):	☒
1. Developer	
2. Record Property Owner or Owners	
3. Planners	
4. Engineer	
5. 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-SilverOaks4th-December2023 (4144 : Consider approval of final and preliminary plat Silver Oaks 4th Addition)



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.	
	11/15/23
Signature	Date
Jeffrey Wood	
Printed Name	

Attachment: PlatComments-SilverOaks4th-December2023 (4144 : Consider approval of final and preliminary plat Silver Oaks 4th Addition)

Property Description
16.073 Acres
Bowie County, Texas

All that certain lot, tract or parcel of land lying and situated in the County of Bowie, State of Texas, to-wit: Lots No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1340, 1341, 1342, 1343, 1344, 1345, 1346, 1347, 1348, 1349, 1350, 1351, 1352, 1353, 1354, 1355, 1356, 1357, 1358, 1359, 1360, 1361, 1362, 1363, 1364, 1365, 1366, 1367, 1368, 1369, 1370, 1371, 1372, 1373, 1374, 1375, 1376, 1377, 1378, 1379, 1380, 1381, 1382, 1383, 1384, 1385, 1386, 1387, 1388, 1389, 1390, 1391, 1392, 1393, 1394, 1395, 1396, 1397, 1398, 1399, 1400, 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410, 1411, 1412, 1413, 1414, 1415, 1416, 1417, 1418, 1419, 1420, 1421, 1422, 1423, 1424, 1425, 1426, 1427, 1428, 1429, 1430, 1431, 1432, 1433, 1434, 1435, 1436, 1437, 1438, 1439, 1440, 1441, 1442, 1443, 1444, 1445, 1446, 1447, 1448, 1449, 1450, 1451, 1452, 1453, 1454, 1455, 1456, 1457, 1458, 1459, 1460, 1461, 1462, 1463, 1464, 1465, 1466, 1467, 1468, 1469, 1470, 1471, 1472, 1473, 1474, 1475, 1476, 1477, 1478, 1479, 1480, 1481, 1482, 1483, 1484, 1485, 1486, 1487, 1488, 1489, 1490, 1491, 1492, 1493, 1494, 1495, 1496, 1497, 1498, 1499, 1500, 1501, 1502, 1503, 1504, 1505, 1506, 1507, 1508, 1509, 1510, 1511, 1512, 1513, 1514, 1515, 1516, 1517, 1518, 1519, 1520, 1521, 1522, 1523, 1524, 1525, 1526, 1527, 1528, 1529, 1530, 1531, 1532, 1533, 1534, 1535, 1536, 1537, 1538, 1539, 1540, 1541, 1542, 1543, 1544, 1545, 1546, 1547, 1548, 1549, 1550, 1551, 1552, 1553, 1554, 1555, 1556, 1557, 1558, 1559, 1560, 1561, 1562, 1563, 1564, 1565, 1566, 1567, 1568, 1569, 1570, 1571, 1572, 1573, 1574, 1575, 1576, 1577, 1578, 1579, 1580, 1581, 1582, 1583, 1584, 1585, 1586, 1587, 1588, 1589, 1590, 1591, 1592, 1593, 1594, 1595, 1596, 1597, 1598, 1599, 1600, 1601, 1602, 1603, 1604, 1605, 1606, 1607, 1608, 1609, 1610, 1611, 1612, 1613, 1614, 1615, 1616, 1617, 1618, 1619, 1620, 1621, 1622, 1623, 1624, 1625, 1626, 1627, 1628, 1629, 1630, 1631, 1632, 1633, 1634, 1635, 1636, 1637, 1638, 1639, 1640, 1641, 1642, 1643, 1644, 1645, 1646, 1647, 1648, 1649, 1650, 1651, 1652, 1653, 1654, 1655, 1656, 1657, 1658, 1659, 1660, 1661, 1662, 1663, 1664, 1665, 1666, 1667, 1668, 1669, 1670, 1671, 1672, 1673, 1674, 1675, 1676, 1677, 1678, 1679, 1680, 1681, 1682, 1683, 1684, 1685, 1686, 1687, 1688, 1689, 1690, 1691, 1692, 1693, 1694, 1695, 1696, 1697, 1698, 1699, 1700, 1701, 1702, 1703, 1704, 1705, 1706, 1707, 1708, 1709, 1710, 1711, 1712, 1713, 1714, 1715, 1716, 1717, 1718, 1719, 1720, 1721, 1722, 1723, 1724, 1725, 1726, 1727, 1728, 1729, 1730, 1731, 1732, 1733, 1734, 1735, 1736, 1737, 1738, 1739, 1740, 1741, 1742, 1743, 1744, 1745, 1746, 1747, 1748, 1749, 1750, 1751, 1752, 1753, 1754, 1755, 1756, 1757, 1758, 1759, 1760, 1761, 1762, 1763, 1764, 1765, 1766, 1767, 1768, 1769, 1770, 1771, 1772, 1773, 1774, 1775, 1776, 1777, 1778, 1779, 1780, 1781, 1782, 1783, 1784, 1785, 1786, 1787, 1788, 1789, 1790, 1791, 1792, 1793, 1794, 1795, 1796, 1797, 1798, 1799, 1800, 1801, 1802, 1803, 1804, 1805, 1806, 1807, 1808, 1809, 1810, 1811, 1812, 1813, 1814, 1815, 1816, 1817, 1818, 1819, 1820, 1821, 1822, 1823, 1824, 1825, 1826, 1827, 1828, 1829, 1830, 1831, 1832, 1833, 1834, 1835, 1836, 1837, 1838, 1839, 1840, 1841, 1842, 1843, 1844, 1845, 1846, 1847, 1848, 1849, 1850, 1851, 1852, 1853, 1854, 1855, 1856, 1857, 1858, 1859, 1860, 1861, 1862, 1863, 1864, 1865, 1866, 1867, 1868, 1869, 1870, 1871, 1872, 1873, 1874, 1875, 1876, 1877, 1878, 1879, 1880, 1881, 1882, 1883, 1884, 1885, 1886, 1887, 1888, 1889, 1890, 1891, 1892, 1893, 1894, 1895, 1896, 1897, 1898, 1899, 1900, 1901, 1902, 1903, 1904, 1905, 1906, 1907, 1908, 1909, 1910, 1911, 1912, 1913, 1914, 1915, 1916, 1917, 1918, 1919, 1920, 1921, 1922, 1923, 1924, 1925, 1926, 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1952, 1953, 1954, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225,

TEX-Henslee, Dustin

From: Zac Pianalto <zspianalto@aep.com>
Sent: Tuesday, November 21, 2023 9:10 AM
To: TEX-Henslee, Dustin; Dusty Wiley
Subject: RE: Plat Review: Final and Preliminary Plat for Silver Oaks 4th Addition

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

Dusty Henslee,

SWEPCO has no objections to the subdivision plat. SWEPCO has facilities to the North East of lot 10, from behind 38 and 40 Knotty Pine Place. I believe the Silver Oaks Addition along Sterling Dr is served by the Southwest REA.

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 21, 2023 8:35 AM
To: Dusty Wiley <dwwiley@aep.com>; Zac Pianalto <zspianalto@aep.com>; michael.a.latham@windstream.com; chris.jackson@windstream.com; TWU-Smith, Gary <gsmith@txkusa.org>; TEX-Daniel, Mashell <mhodes@texarkanatexas.gov>; todcc@bcec.com; 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>; philip.mcdowell@rittercommunications.com; tray.mcneil@rittercommunications.com; Brandon Brooks <bbrooks@summitutilities.com>; GREG STRICKLAND <gstrickland@summitutilities.com>; Stephanie Green <sgreen@conterra.com>; Jeremy Lindsey <jlindsey@swrea.com>; dmcdowell@swrea.com; TX-Maxey, Shawn <s.maxey@texarkanatexas.gov>; Adam Keahey <akeahey@conterra.com>
Cc: TEX-Puckett, Laura <lpuckett@texarkanatexas.gov>
Subject: [EXTERNAL] Plat Review: Final and Preliminary Plat for Silver Oaks 4th Addition

All,

We have received a request for approval of the Final and Preliminary Plat for Silver Oaks 4th Addition located west of the intersection of Larkwood Lane and Sterling Drive.

Attached is the application, checklist, and plats for the proposed plat. Please review and provide any comments back to me via email by **12 PM, November 29, 2023**. If you have any questions, please let me know.

Thanks,

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

Office: (903)-798-3953

Cell: (903)-908-1808

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

Attachment: PlatComments-SilverOaks4th-December2023 (4144 : Consider approval of final and preliminary plat Silver Oaks 4th Addition)

TEX-Henslee, Dustin

From: Will Burris <willb@bcec.com>
Sent: Tuesday, November 21, 2023 9:01 AM
To: TEX-Henslee, Dustin
Subject: RE: Plat Review: Final and Preliminary Plat for Silver Oaks 4th Addition

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

No conflict from BCEC.

William Burris
 Engineer
 Bowie-Cass Electric Cooperative
 P.O. Box 47 / 117 N. Street
 Douglassville, Texas 75560
 Desk: 903-846-2311 ext. 320

From: TEX-Henslee, Dustin [mailto:dustin.henslee@texarkanatexas.gov]
Sent: Tuesday, November 21, 2023 8:35 AM
To: dwwiley@aep.com; Zachary S Pianalto <zspianalto@aep.com>; michael.a.latham@windstream.com; chris.jackson@windstream.com; TWU-Smith, Gary <gsmith@txkusa.org>; TEX-Daniel, Mashell <mhodes@texarkanatexas.gov>; Tod Corbin <todc@bcec.com>; 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>; philip.mcdowell@rittercommunications.com; tray.mcneil@rittercommunications.com; Brandon Brooks <bbrooks@summitutilities.com>; GREG STRICKLAND <gstrickland@summitutilities.com>; Stephanie Green <sgreen@conterra.com>; Jeremy Lindsey <jlindsey@swrea.com>; dmcdowell@swrea.com; TX-Maxey, Shawn <s.maxey@texarkanatexas.gov>; Adam Keahey <akeahey@conterra.com>
Cc: TEX-Puckett, Laura <lpuckett@texarkanatexas.gov>
Subject: Plat Review: Final and Preliminary Plat for Silver Oaks 4th Addition

All,

We have received a request for approval of the Final and Preliminary Plat for Silver Oaks 4th Addition located west of the intersection of Larkwood Lane and Sterling Drive.

Attached is the application, checklist, and plats for the proposed plat. Please review and provide any comments back to me via email by **12 PM, November 29, 2023**. If you have any questions, please let me know.

Thanks,

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

Attachment: PlatComments-SilverOaks4th-December2023 (4144 : Consider approval of final and preliminary plat Silver Oaks 4th Addition)

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

TEX-Henslee, Dustin

From: Langley, Joe <Joe.Langley@cableone.biz>
Sent: Tuesday, November 28, 2023 3:03 PM
To: TEX-Henslee, Dustin
Subject: RE: Plat Review: Final and Preliminary Plat for Silver Oaks 4th Addition

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

No Issue, but we will need easement access. We have service lines running through the rear power easement on the subdivisions that were built prior to this one.

From: TEX-Henslee, Dustin <dustin.henslee@texarkanatexas.gov>
Sent: Tuesday, November 21, 2023 8:35 AM
To: dw Wiley@aep.com; Zachary S Pianalto <zspianalto@aep.com>; michael.a.latham@windstream.com; chris.jackson@windstream.com; TWU-Smith, Gary <gsmith@txkusa.org>; TEX-Daniel, Mashell <mhodges@texarkanatexas.gov>; todc@bcec.com; 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>; philip.mcdowell@rittercommunications.com; tray.mcneil@rittercommunications.com; Brandon Brooks <bbrooks@summitutilities.com>; GREG STRICKLAND <gstrickland@summitutilities.com>; Stephanie Green <sgreen@conterra.com>; Jeremy Lindsey <jlindsey@swrea.com>; dmcdowell@swrea.com; TX-Maxey, Shawn <s.maxey@texarkanatexas.gov>; Adam Keahey <akeahey@conterra.com>
Cc: TEX-Puckett, Laura <lpuckett@texarkanatexas.gov>
Subject: Plat Review: Final and Preliminary Plat for Silver Oaks 4th Addition

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

All,

We have received a request for approval of the Final and Preliminary Plat for Silver Oaks 4th Addition located west of the intersection of Larkwood Lane and Sterling Drive.

Attached is the application, checklist, and plats for the proposed plat. Please review and provide any comments back to me via email by **12 PM, November 29, 2023**. If you have any questions, please let me know.

Thanks,

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

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

Attachment: PlatComments-SilverOaks4th-December2023 (4144 : Consider approval of final and preliminary plat Silver Oaks 4th Addition)

TEX-Henslee, Dustin

From: Adam Keahey <akeahey@conterra.com>
Sent: Tuesday, November 21, 2023 8:53 AM
To: TEX-Henslee, Dustin; dw Wiley@aep.com; Zachary S Pianalto; michael.a.latham@windstream.com; chris.jackson@windstream.com; TWU-Smith, Gary; TEX-Daniel, Mashell; todc@bcec.com; willb@bcec.com; TWU-Rogers, Terri; joe.langley@sparklight.biz; TTFD-James, Heather; mgross; Tommy Bruce; philip.mcdowell@rittercommunications.com; tray.mcneil@rittercommunications.com; Brandon Brooks; GREG STRICKLAND; Stephanie Green; Jeremy Lindsey; dmcdowell@swrea.com; TX-Maxey, Shawn
Cc: TEX-Puckett, Laura
Subject: RE: Plat Review: Final and Preliminary Plat for Silver Oaks 4th Addition

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

No conflict from Conterra.

Adam Keahey

OSP Manager

South Central Region

318-349-6506



From: TEX-Henslee, Dustin <dustin.henslee@texarkanatexas.gov>
Sent: Tuesday, November 21, 2023 8:35 AM
To: dw Wiley@aep.com; Zachary S Pianalto <zspianalto@aep.com>; michael.a.latham@windstream.com; chris.jackson@windstream.com; TWU-Smith, Gary <gsmith@txkusa.org>; TEX-Daniel, Mashell <mhodges@texarkanatexas.gov>; todc@bcec.com; 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>; philip.mcdowell@rittercommunications.com; tray.mcneil@rittercommunications.com; Brandon Brooks <bbrooks@summitutilities.com>; GREG STRICKLAND <gstrickland@summitutilities.com>; Stephanie Green <sgreen@conterra.com>; Jeremy Lindsey <jlindsey@swrea.com>; dmcdowell@swrea.com; TX-Maxey, Shawn <s.maxey@texarkanatexas.gov>; Adam Keahey <akeahey@conterra.com>
Cc: TEX-Puckett, Laura <lpuckett@texarkanatexas.gov>
Subject: Plat Review: Final and Preliminary Plat for Silver Oaks 4th Addition

[EXTERNAL EMAIL]

All,

We have received a request for approval of the Final and Preliminary Plat for Silver Oaks 4th Addition located west of the intersection of Larkwood Lane and Sterling Drive.

Attachment: PlatComments-SilverOaks4th-December2023 (4144 : Consider approval of final and preliminary plat Silver Oaks 4th Addition)

Attached is the application, checklist, and plats for the proposed plat. Please review and provide any comments back to me via email by **12 PM, November 29, 2023**. If you have any questions, please let me know.

Thanks,

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

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

This e-mail may contain information that is confidential or privileged. If you are not the intended recipient, do not read, copy or distribute the e-mail or any attachments. Instead, please notify the sender and delete the e-mail and any attachments. Thank you.

This e-mail may contain information that is confidential or privileged. If you are not the intended recipient, do not read, copy or distribute the e-mail or any attachments. Instead, please notify the sender and delete the e-mail and any attachments. Thank you.



Texarkana Water Utilities

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

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

MEMORANDUM

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

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

Date: November 21, 2023

Re: **Silver Oaks 4th Subdivision**

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

1. There is an existing six-inch (6") water main on the south side of Sterling Drive that terminates at approximately 400' west of Larkwood Lane.
2. There is an existing eight-inch (8") sanitary sewer main adjacent to the west side of the proposed subdivision and an existing twelve-inch (12") sanitary sewer main to the north of the proposed subdivision running thru part of proposed Lots 9 & 10 of Block No. 2. There is also an existing eight-inch (8") sanitary sewer main adjacent to a portion of the south side of the proposed subdivision.
3. Water and sewer extensions will be required to serve the proposed subdivision.
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 Executive Director, TWU
Bill Moss, GIS Technician, TWU
Teresa Akard, O & M Coordinator, TWU
Pam White, Administrative Coordinator, TWU

Attachment: PlatComments-SilverOaks4th-December2023 (4144 : Consider approval of final and preliminary plat Silver Oaks 4th Addition)

City of Texarkana, Texas

Version: B

Update Date: 11/21/2023 1:20 PM

Summary Sheet

Lead Department: Planning & Zoning Commission **Action Officer:** Laura Puckett, Zoning Administrator
Subject: Z-23-17: [TABLED] rezoning on Lot 1, Block 1, Buchanan Avenue Addition, located at 100 Jones Street from Commercial to Single Family-3. Jermell Fulton, owner.

Meeting Date: 12/4/2023**Attachments**

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

Staff Coordination

Building Code Administration	Mashell Daniel	Department Head Review
Completed	11/09/2023 9:20 AM	
Planning & Zoning Commission	Laura Puckett	Department Review
Completed	11/28/2023 9:46 AM	
Planning & Zoning Commission	Laura Puckett	Meeting Completed
	11/06/2023 6:00 PM	

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Jermell Fulton, owner, to rezone Lot 1, Block 1, Buchanan Avenue Addition, located at 100 Jones Street from Commercial to Single Family-3. The intention is to place a single wide HUD code manufactured home on this property.

The Future Land Use Map has designated this property as "Mixed Use Development".

The adjacent zoning is Commercial to the north, south, and west, Industrial-1 to the east. The adjacent land use is vacant land to the north, south, and west, and Union Pacific Railroad yard to the east.

Staff recommends for approval 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 recommends for approval of this request.

Advisory Board/Committee Review:

Planning and Zoning Commission

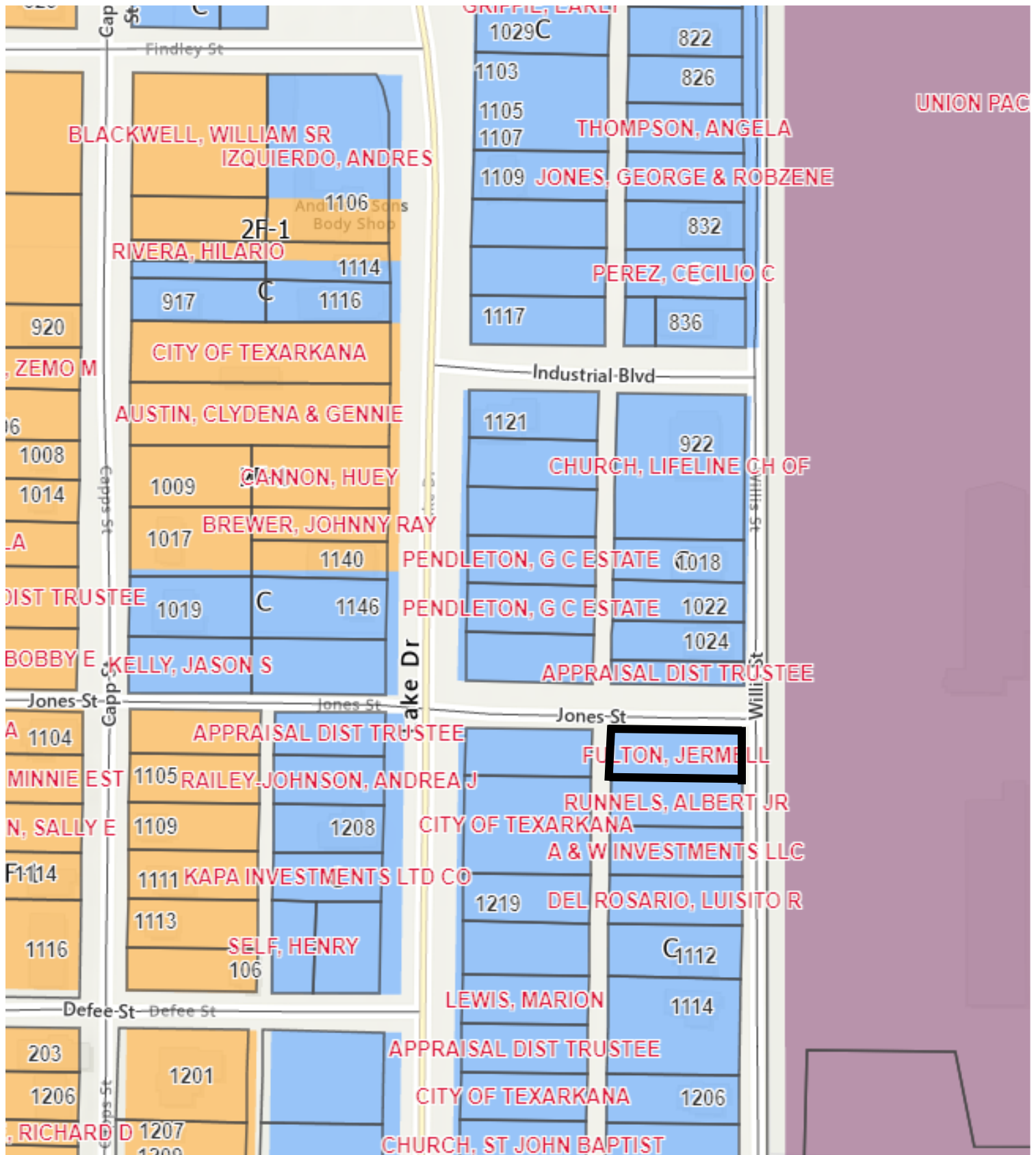
Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

November 6, 2023

100 Jones Street



Attachment: Maps (4119 : Z-23-17: rezoning from C to Single Family-3 at 100 Jones St.)

Attachment: Maps (4119 : Z-23-17: rezoning from C to Single Family-3 at 100 Jones St.)

NOTICE OF PUBLIC HEARINGS

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

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

CITY COUNCIL: Hearing Date: MONDAY, January 8, 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. In order to be considered, the letter must be received and filed before or at the Planning and Zoning Commission Meeting. (The letter can be emailed to lpuckett@txkusa.org).



OWNER: Jermell Fulton, owner

OWNER'S ADDRESS: 3404 W. 7th Street, Apartment 16, Texarkana, Texas 75503

LOCATION OF REZONING: 100 Jones Street, Texarkana, Texas 75501

PROPOSED CHANGE: placement of a double wide HUD code manufactured home

ZONING CHANGE FROM: Commercial TO: Single Family-3

LEGAL DESCRIPTION: Lot 1, Block 1, Buchanan Avenue Addition

CASE NUMBER: Z-23-17 DATE MAILED: October 24, 2023

Attachment: Hearing Notice and Application (4119 : Z-23-17: rezoning from C to Single Family-3 at 100 Jones St.)



ZONING APPLICATION

CITY OF TEXARKANA TEXAS

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

Receipt No 23-003515

Case Z-23-17

Date 10-11-23

To: The Planning and Zoning Commission
City of Texarkana Texas

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

Lot: 1 Block: 1 Addition: Buchanan Ave Addn.
(Or see attached legal description)

Location: 100 Jones St.
Willis Street (03040000100) Texarkana, Texas

Present Zoning: Commercial

Proposed Zoning: Single Family - 3

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

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

Attorney or Agent Signature

Printed Name: _____

Address

City, State, Zip

Home Phone & Cell Phone

Email Address

Jermell Fulton
Property Owner Signature

Printed Name: Jermell Fulton

3404 W 7th St Apt. 16
Address

Texarkana, TX 75501
City, State, Zip

870-571-9106 / 903-908-1127
Home Phone & Cell Phone

YAYOTWINKING@gmail.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 (4119 : Z-23-17: rezoning from C to Single Family-3 at 100 Jones St.)

City of Texarkana, Texas

Version: A

Update Date: 11/21/2023 1:19 PM

Summary Sheet

Lead Department: Planning & Zoning Commission **Action Officer:** Laura Puckett, Zoning Administrator
Subject: S-783: [TABLED] consider Specific Use Permit to allow a single wide HUD code manufactured home on Lot 1, Block 1, Buchanan Avenue Addition, located at 100 Jones Street. Jermell Fulton, owner.

Meeting Date: 12/4/2023

Attachments

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

Staff Coordination

Building Code Administration	Mashell Daniel	Department Head Review
Completed	11/09/2023 9:19 AM	
Planning & Zoning Commission	Mashell Daniel	Department Review
Completed	11/09/2023 9:19 AM	
Planning & Zoning Commission	Laura Puckett	Meeting Completed
	11/06/2023 6:00 PM	

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Jermell Fulton, owner, for a Specific Use Permit to allow the location of a single wide HUD code manufactured home on Lot 1, Block 1, Buchanan Avenue Addition, located at 100 Jones Street.

The Future Land Use Map has designated this property as "Mixed Use Development".

The adjacent zoning is Commercial to the north, south, and west, Industrial-1 to the east. The adjacent land use is vacant land to the north, south, and west, and Union Pacific Railroad yard to the east.

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 recommends for approval of this request with the following stipulations:

1. That one 2017 or newer single wide HUD code manufactured home be allowed on this property.
2. That the single wide HUD code manufactured home be tied down/skirted/underpinned.
3. That the single wide HUD code manufactured home be used for dwelling purposes only, human occupancy only.
4. That the Specific Use Permit be in effect for a period of three (3) years, beginning at the date of this Ordinance. It is the owner's responsibility to renew this permit.
5. That if the HUD code manufactured home is not placed on the property within the three (3) year period, the Specific Use Permit will automatically be revoked.
6. That all driveways, parking, building codes/setbacks, engineered foundation, platting and flood plain requirements must be in accordance with the City of Texarkana, Texas codes.

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

Potential Options:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends for 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:

November 6, 2023 - Tabled

December 4, 2023

Attachment: Maps (4120 : S-783: SUP for HUD code mnfctrd home at 100 Jones St)

100 Jones Street



Attachment: Maps (4120 : S-783: SUP for HUD code mnfctrd home at 100 Jones St)

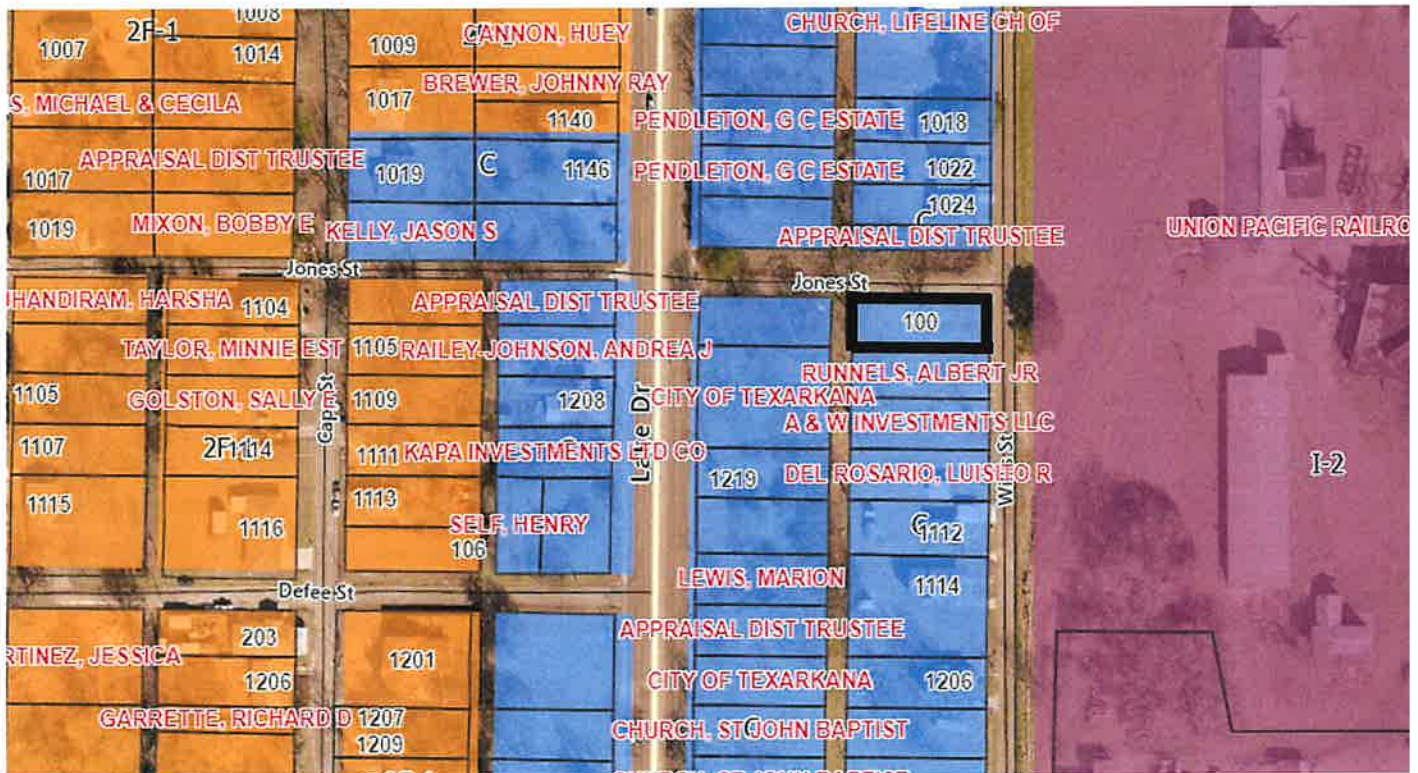
NOTICE OF PUBLIC HEARINGS

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

PLANNING & ZONING COMMISSION: Hearing Date: Monday, November 6, 2023 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: Monday, January 8, 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. In order to be considered, the letter must be received and filed before or at the Planning and Zoning Commission Meeting. (The letter can be emailed to lpuckett@txkusa.org).



OWNER: Jermell Fulton, owner

OWNER'S ADDRESS: 3404 W 7th Street, Apartment 16, Texarkana, Texas 75501

LOCATION OF REZONING: 100 Jones Street, Texarkana, Texas 75501

PROPOSED CHANGE: Specific Use Permit to allow the location of a double wide HUD code manufactured home

LEGAL DESCRIPTION: Lot 1, Block 1, Buchanan Avenue Addition

CASE NUMBER: S-783

DATE MAILED: October 24, 2023

Attachment: Hearing Notice and Application (4120 : S-783: SUP for HUD code mnfctrd home at 100 Jones St)



ZONING APPLICATION

CITY OF TEXARKANA TEXAS

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

Receipt No. 23-003515

Case S-783

Date 10-11-23

To: The Planning and Zoning Commission
City of Texarkana Texas

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

Lot: 1 Block: 1 Addition: Buchanan Ave Addn.
(Or see attached legal description) 100 Jones St.

Location ~~Millis Street~~ (03040000100) Texarkana, Texas

Present Zoning Commercial

Requested Specific Use Permit

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

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

Attorney or Agent Signature

Printed Name: _____

Address

City, State, Zip

Home Phone & Cell Phone

Email Address

Jermell Fulton
Property Owner Signature

Printed Name: Jermell Fulton

3401 W 7th St Apt. 16
Address

Texarkana, TX 75501
City, State, Zip

870-571-9106 / 903 908 1127
Home Phone & Cell Phone

YAYOTWINKING@gmail.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 (4120 : S-783: SUP for HUD code mnfctrd home at 100 Jones St)

City of Texarkana, Texas

Version:

Update Date: 11/29/2023 9:41 AM

Summary Sheet

Lead Department: Planning & Zoning Commission **Action Officer:** Laura Puckett, Zoning Administrator
Subject: Amendment to PD-01-10 for site plan approval on Lot 1, Texarkana Shopping Center Subdivision located at 4110 St. Michael Drive. Suzanne Russo for Home Depot, owner and Cassie Permenter, agent.

Meeting Date: 12/4/2023

Attachments

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

Staff Coordination

Building Code Administration	Mashell Daniel	Reviewer	Pending
Planning & Zoning Commission	Laura Puckett	Meeting	Pending
12/04/2023 12:00 PM			

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Suzanne Russo for Home Depot, owner, and Cassie Permenter, agent for site plan approval on Lot 1, Texarkana Shopping Center Subdivision, located at 4110 St. Michael Drive. The current zoning is Planned Development-Commercial. This site is currently Home Depot and will add square footage to the existing building.

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

The adjacent zoning is Planned Development-Commercial and General Retail to the east, I-30 to the south, General Retail to the west, and Planned Development-General Retail to the north. The adjacent land use is vacant property and restaurant to the east, I-30 to the south, retail to the west and retail to the north.

The site plan consists of the following:

1. The construction of 119,188 sq ft addition to the current building.

City of Texarkana, Texas

2. The access driveway will be off St. Michael Drive.
3. There will be 524 parking spaces. All parking spaces shall be a minimum of 180 sq. ft. in size.
4. A rental placard sign will be on site
5. Development must meet Drainage Ordinance and Stormwater Manual Design Standards.
6. Screened dumpster site.

Staff recommends for approval of the site plan with stipulations.

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

Potential Options:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends for approval with stipulations

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

December 4, 2023

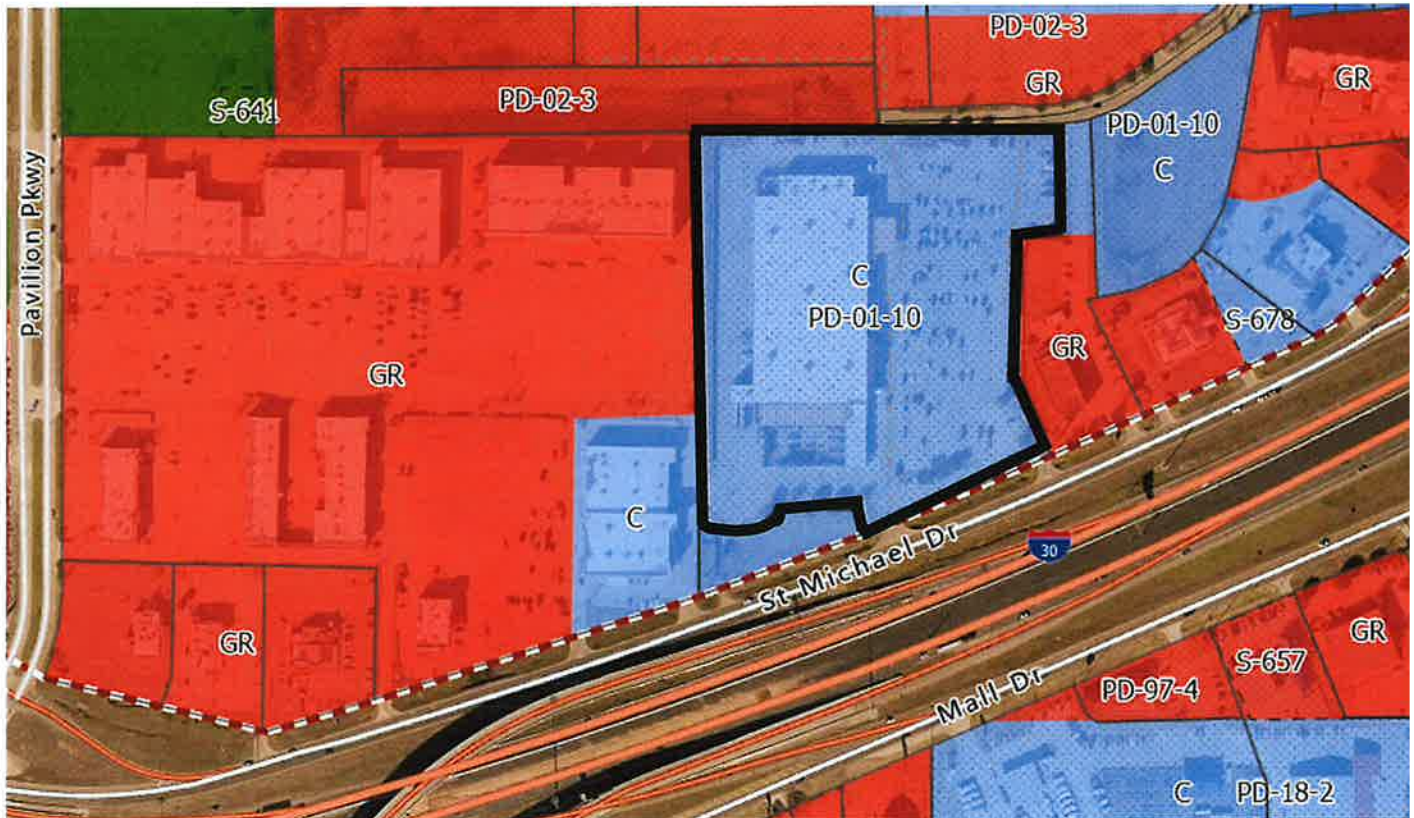
NOTICE OF PUBLIC HEARINGS

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

PLANNING & ZONING COMMISSION: Hearing Date: MONDAY, December 4, 2023 Hearing Time: 12:00 pm

CITY COUNCIL: Hearing Date: MONDAY, January 22, 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. In order to be considered, the letter must be received and filed before or at the Planning and Zoning Commission Meeting. (The letter can be emailed to lpuckett@txkusa.org).



OWNER: Suzanne Russo for Home Depot, owner, and Cassie Permenter, agent

OWNER'S ADDRESS: 2455 Paces Ferry Road, Atlanta, GA 30339

LOCATION OF REZONING: 4110 St. Michael Drive, Texarkana, Texas 75503

PROPOSED CHANGE: Amendment to PD-01-10 (C) for site plan approval for the construction of 119,188 square footage for Tool Rental Center

LEGAL DESCRIPTION: Lot 1, Texarkana Shopping Center Subdivision

CASE NUMBER: Amendment-PD-01-10

DATE MAILED: November 21, 2023



SITE PLAN APPROVAL APPLICATION

CITY OF TEXARKANA TEXAS

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

Receipt No. 23-004585

Case Amendment to PD-01-11
Date 11-13-23

To: The Planning and Zoning Commission
City of Texarkana Texas

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

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

Lot: 1 Block: _____ Addition: _____
(Or see attached metes and bounds legal description) Texarkana Shopping Center SUBP Home Depot Lot 1 4423/151
9/20/04 11.155 Acres

Project location/address:
4110 Saint Michael Drive Texarkana TX 75503

Present zoning: Commercial/ PD-01-10 Proposed zoning (if applicable) N/A

Proposed use: This will still be a Home Depot Building, adding an interior remodel for a Tool Rental Center.
Please see attached project description for additional details.

Total square footage of proposed building: 119,188 SF Number of parking spaces 524 Stalls

Number of required parking spaces per Ordinance 529 Stalls Handicapped spaces _____

Material of building façade N/A

SIGNAGE: Type (i.e. monument, pole) N/A

Size N/A

Material to be used for structure (if monument style) N/A

Cassie Permenter

Attorney or Agent Signature

28827 N 91st Avenue

Address

Peoria, AZ 85383

City, State, Zip

623-250-3810 ext 103

Home Phone & Cell Phone

CPermenter@larsandersen.com

Email Address

Suzanne Russo

Property Owner Signature

2455 Paces Ferry Rd

Address

Atlanta, GA 30339

City, State, Zip

770-384-2406

Home Phone & Cell Phone

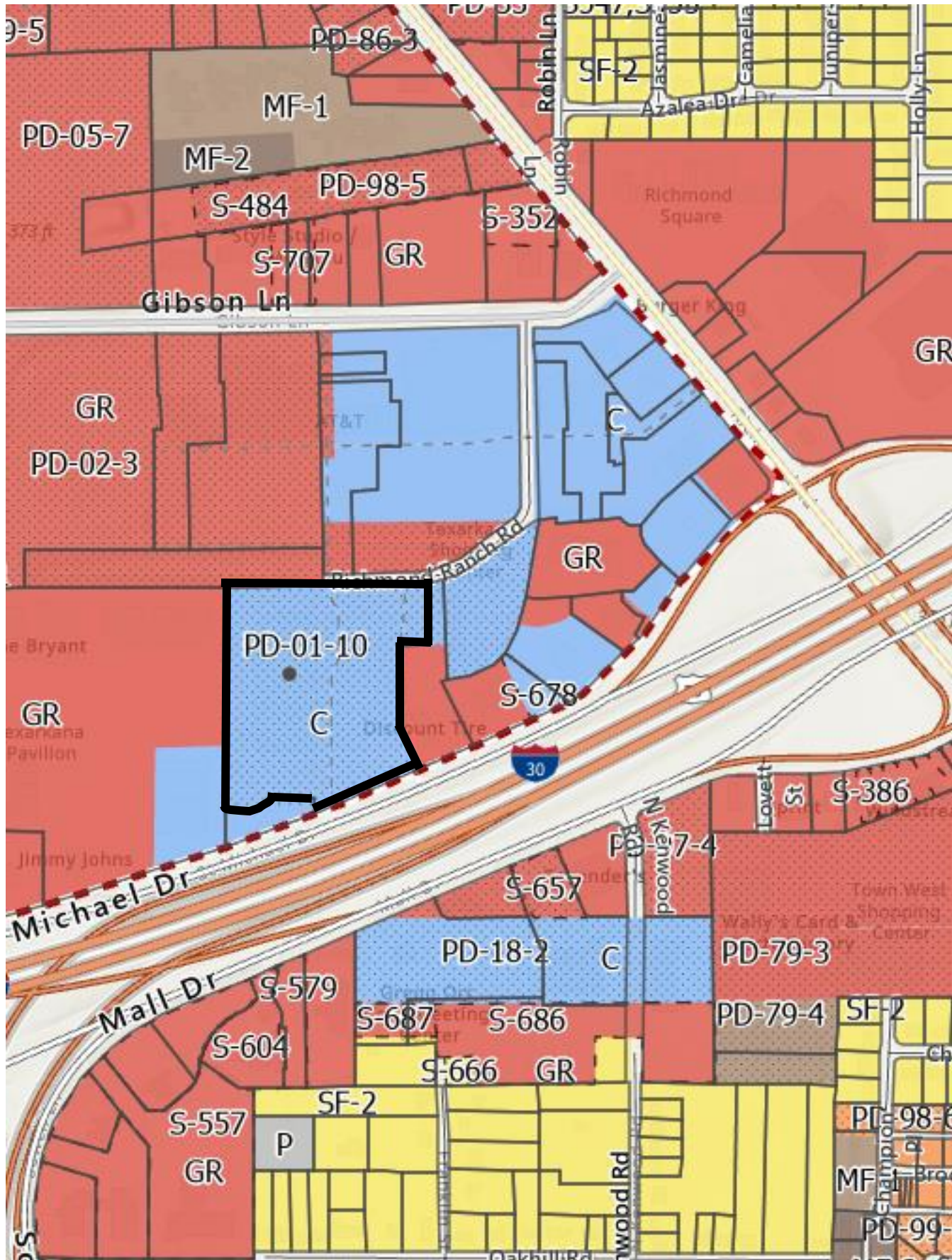
suzanne_russo@homedepot.com

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 (4136 : Amendment to PD-01-10 site plan approval at 4110 St. Michael Dr.)

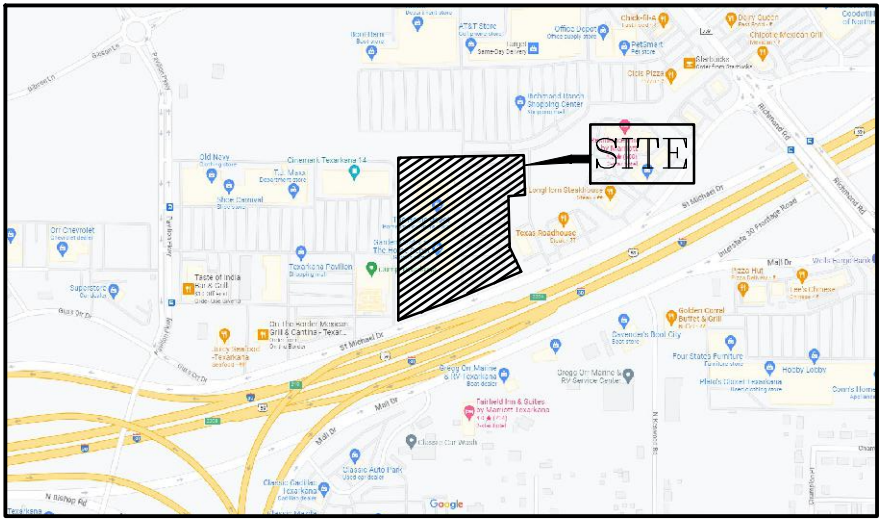
4110 St. Michael Drive



4110 St. Michael Drive



Attachment: Maps (4136 : Amendment to PD-01-10 site plan approval at 4110 St. Michael Dr.)



VICINITY MAP
NOT TO SCALE

PROJECT INFORMATION

HOME DEPOT SITE DATA	
HOME DEPOT PARCEL AREA	509,915 SF (11.706 AC)
APN:	49345
ZONE:	C (COMMERCIAL)
JURISDICTION:	COUNTY OF BOWIE
LAND USE:	COMMERCIAL
HOME DEPOT BUILDING AREAS	
EXISTING HOME DEPOT AREA	96,183 SF
EXISTING GARDEN CENTER AREA	+ 24,241 SF
TOTAL HD AREA	120,424 SF
PARKING REQUIRED PER CITY CODE	
HOME DEPOT (@1/200 SF) GFA	481 STALLS
GARDEN CENTER (@1/200 SF) GFA	+ 121 STALLS
TOTAL HD PARKING REQUIRED	602 STALLS
HOME DEPOT PARKING PROVIDED	
FRONT FIELD PARKING	418 STALLS
SIDE FIELD PARKING	62 STALLS
REAR FIELD PARKING	+ 13 STALLS
TOTAL HD PARKING PROVIDED	493 STALLS
INCLUDED WITHIN PARKING PROVIDED	
ACCESSIBLE PARKING (8 REQ AT 301-400)	16 STALLS
PRO PARKING	12 STALLS
NOT INCLUDED WITHIN PARKING PROVIDED	
EQUIPMENT RENTAL	10 STALLS
THD TRUCK RENTAL	8 STALLS

TRC SITE PLAN

DATE: 07/25/2023
REVISION DATES: 09/01/2023

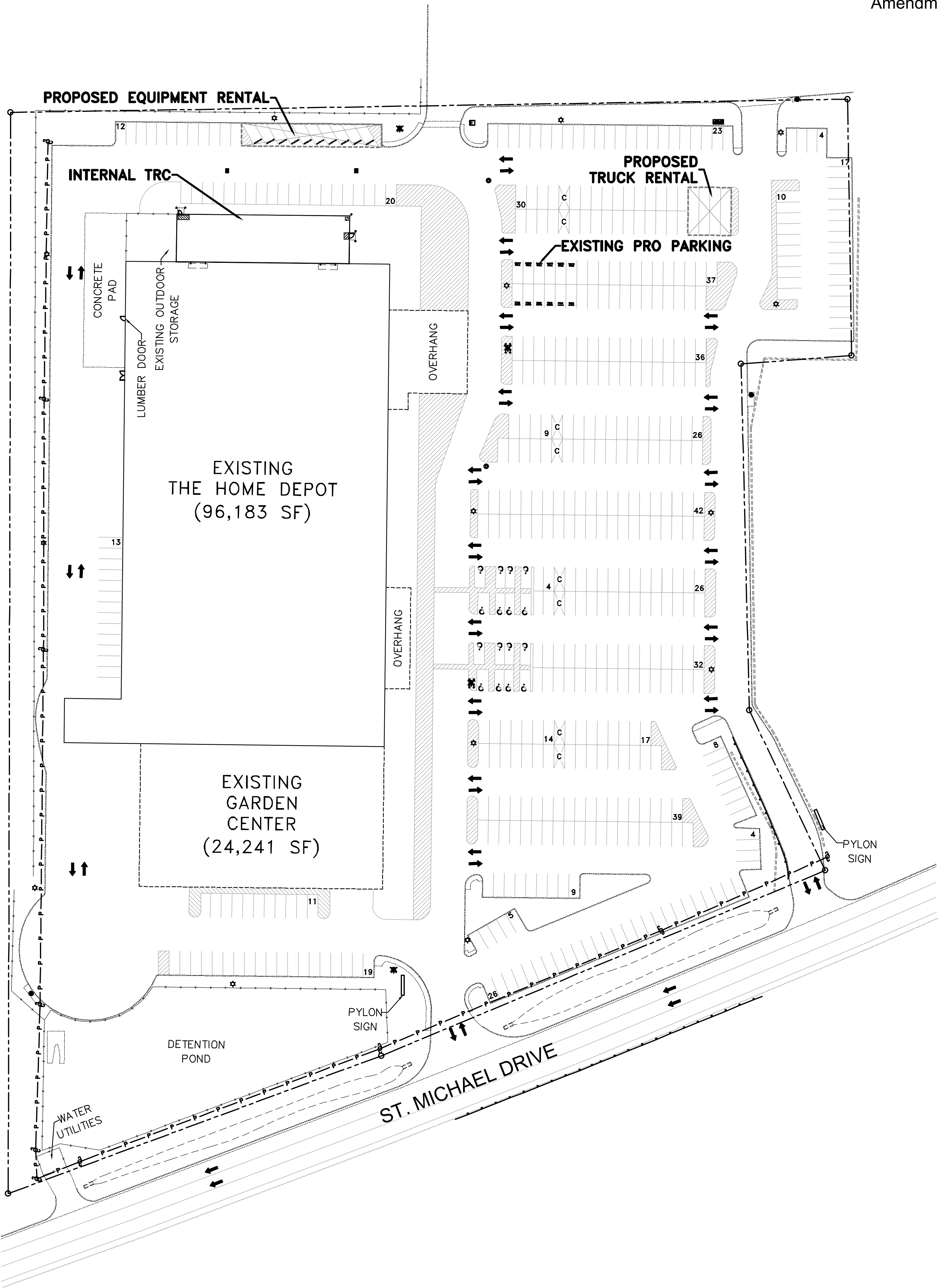
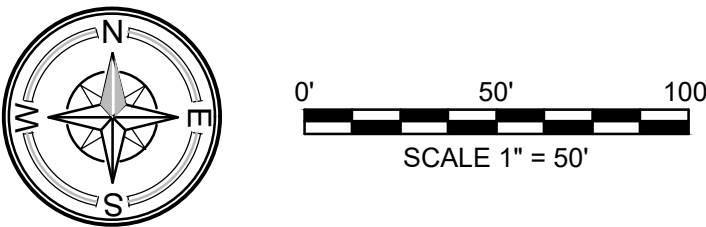
SITE PLANNER ZACHARY MANN
SITE DEV. COORDINATOR CASSIE PERMENTER

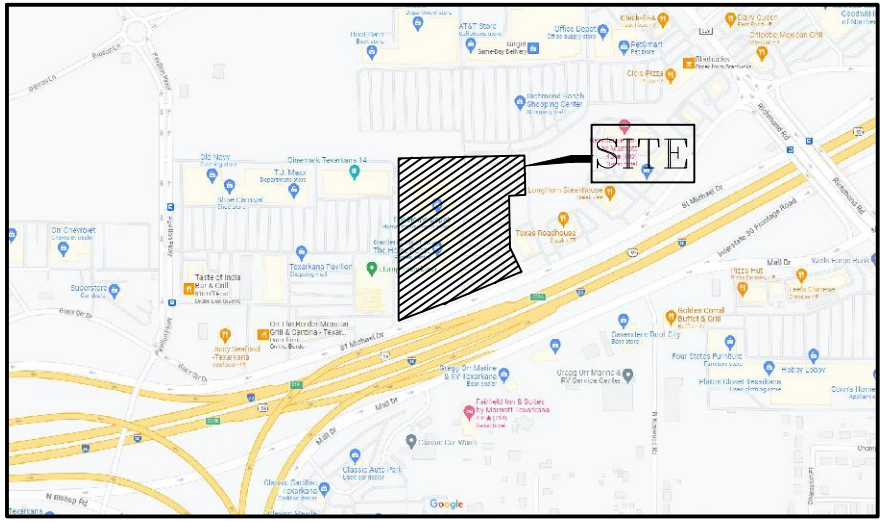


TX - TEXARKANA
STORE # 6580

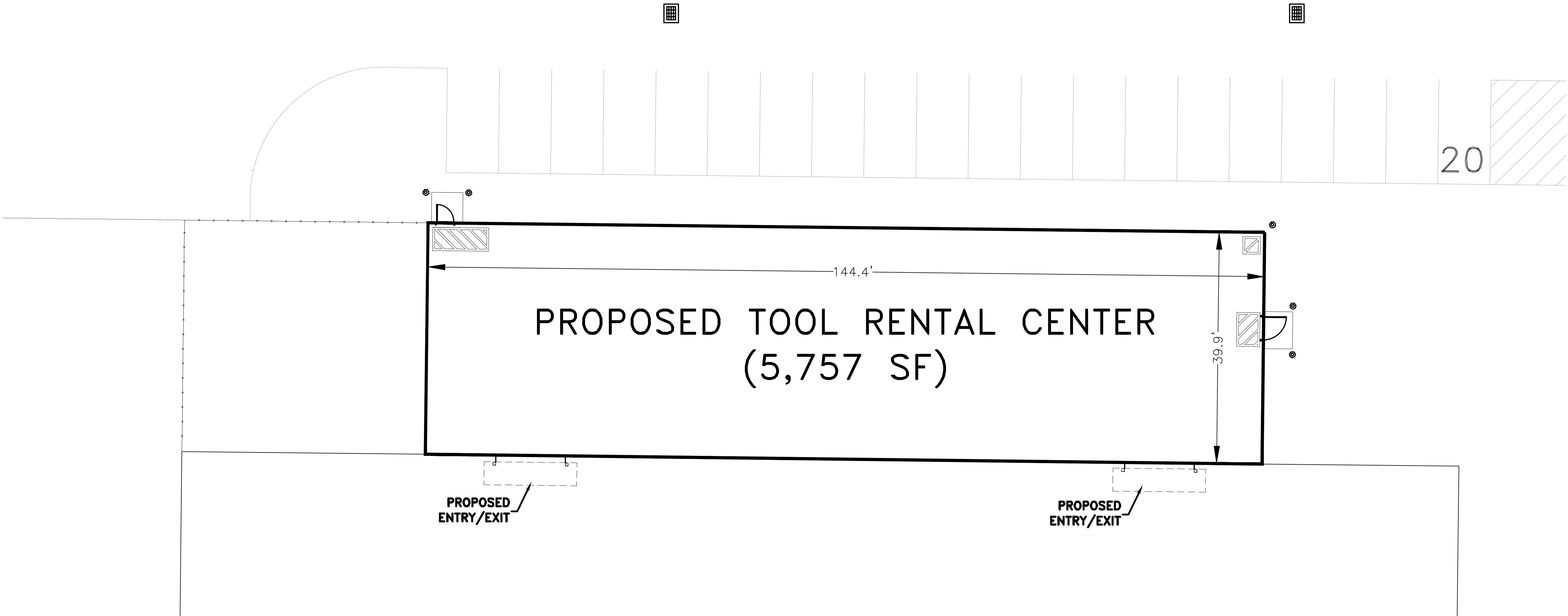
ADDRESS: 4110 SAINT MICHAEL DRIVE,
TEXARKANA, TX 75503

LA PROJECT NUMBER 22074.00





VICINITY MAP
NOT TO SCALE



TRC SITE PLAN

DATE: 07/25/2023
REVISION DATES: 09/01/2023

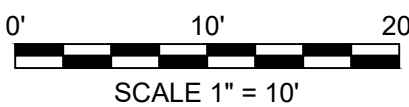
SITE PLANNER ZACHARY MANN
SITE DEV. COORDINATOR CASSIE PERMENTER



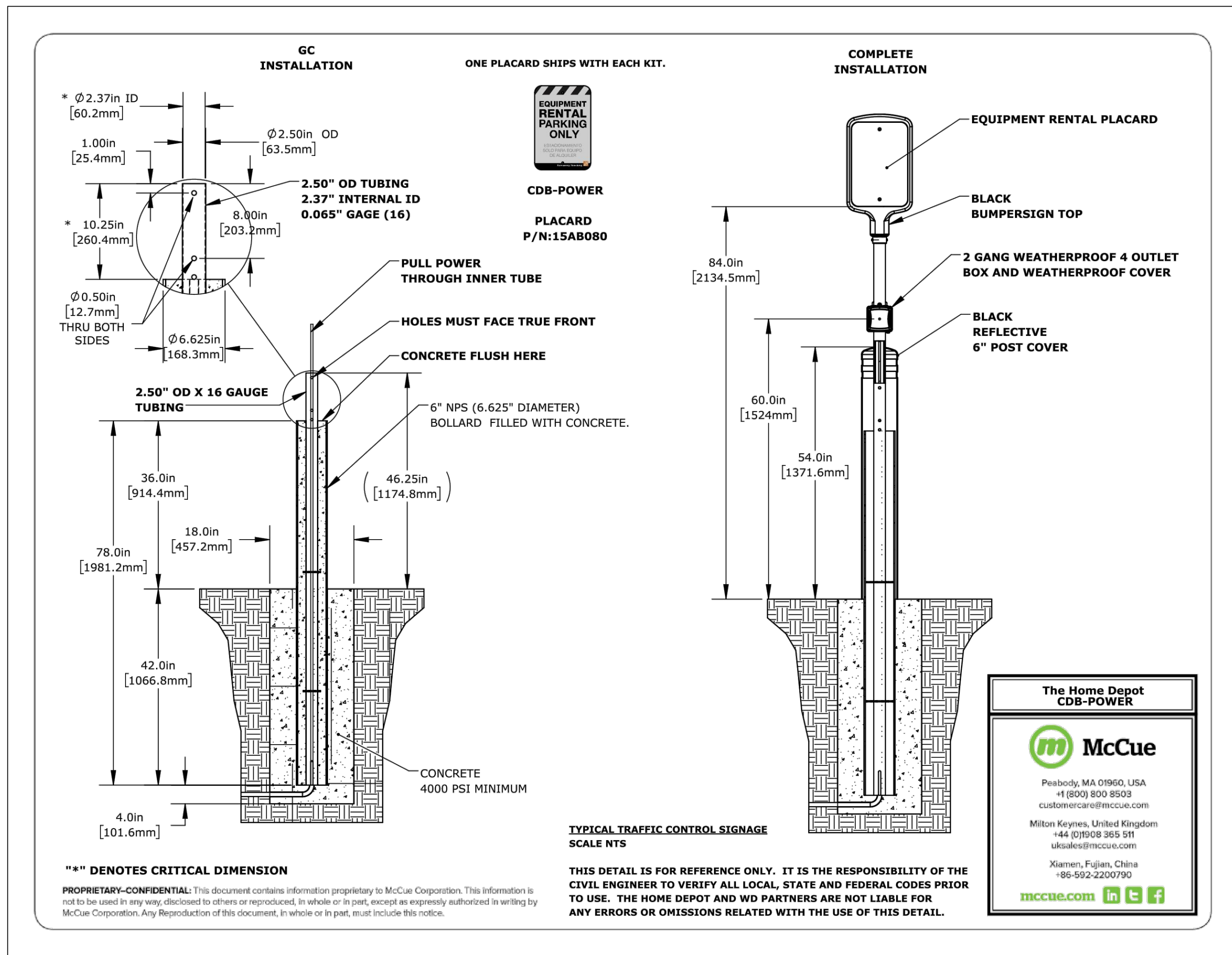
TX - TEXARKANA
STORE # 6580

ADDRESS: 4110 SAINT MICHAEL DRIVE,
TEXARKANA, TX 75503

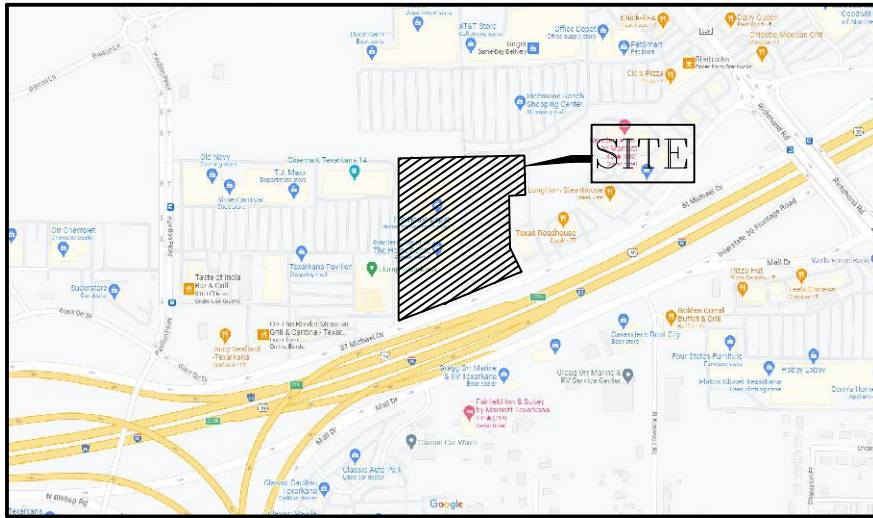
LA PROJECT NUMBER 22074.00



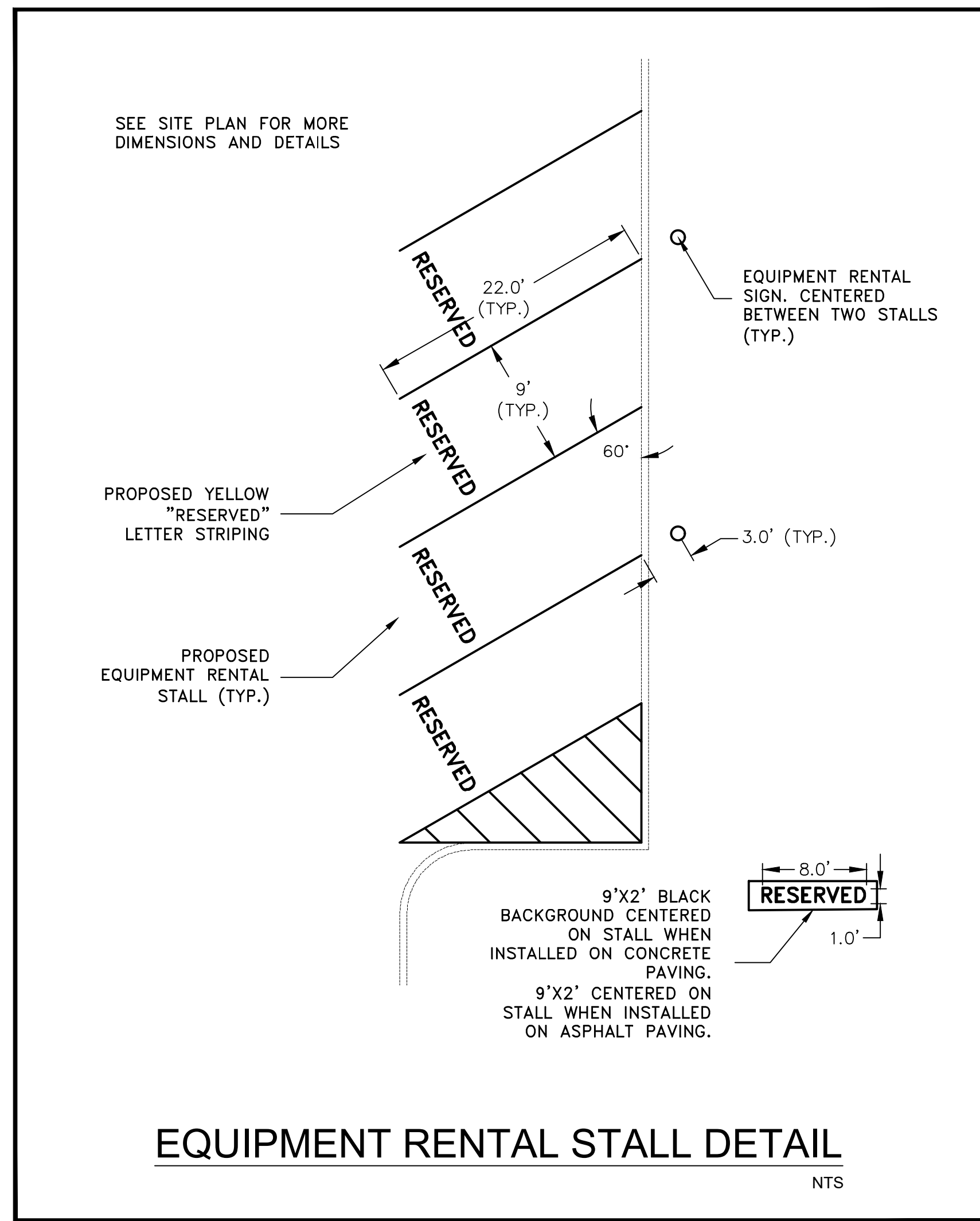
SCALE 1" = 10'



Amendment to PD-01-10

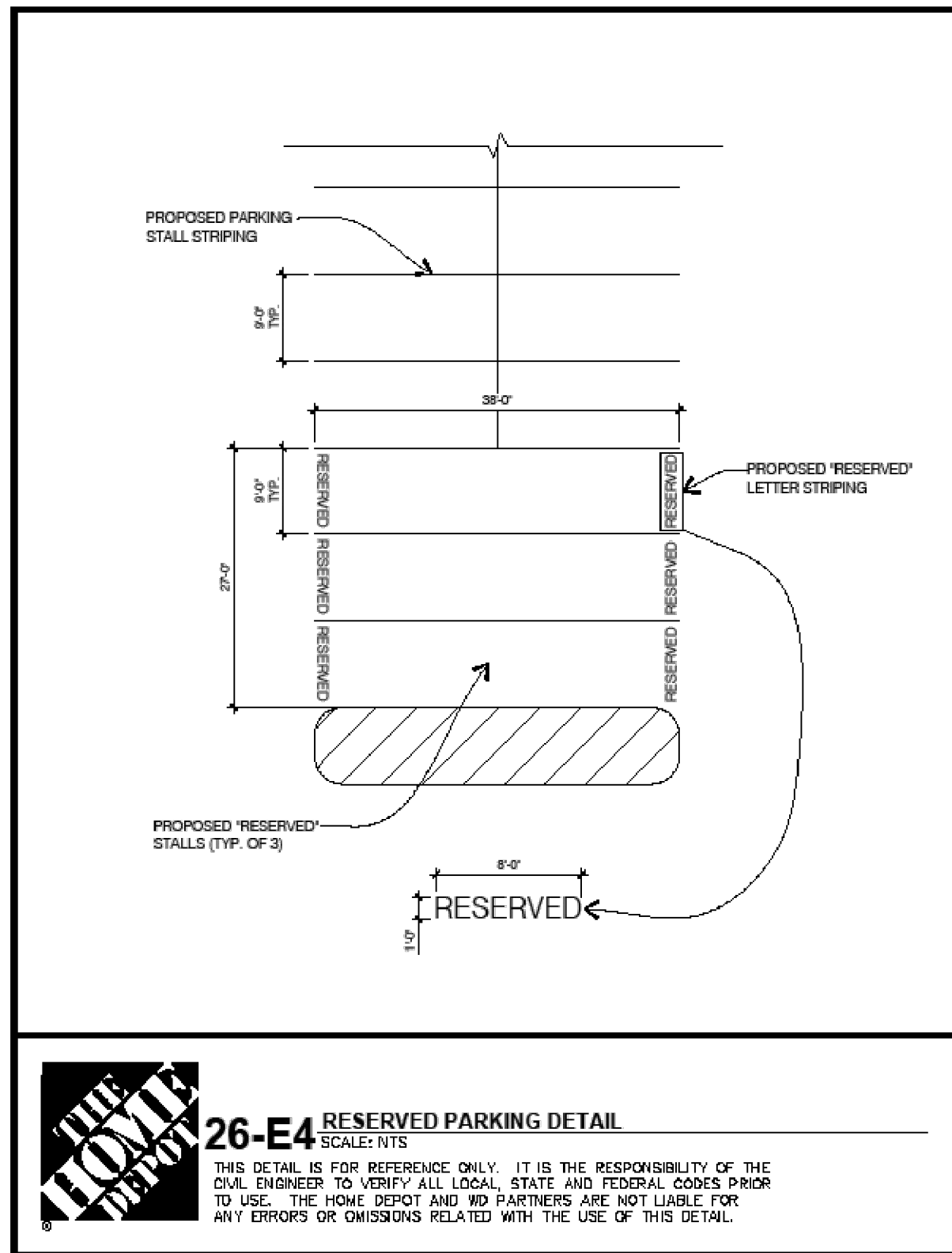


VICINITY MAP
NOT TO SCALE



Section 7: CIVIL DRAWING REQUIREMENTS

Figure 26-E4



Page 22

DESIGN CRITERIA MANUAL – 10/17/16 Edition
© 2001-2016 HOMER TLC, INC. ALL RIGHTS RESERVED

DETAILS

DATE: 07/25/2023
REVISION DATES: 09/01/2023

SITE PLANNER	ZACHARY MANN
SITE DEV. COORDINATOR	CASSIE PERMENTER



TX - TEXARKANA
STORE # 6580

ADDRESS: 4110 SAINT MICHAEL DRIVE,
TEXARKANA, TX 75503

LA PROJECT NUMBER 22074.00

Compact Power Rental Equipment**Tractor Loader Backhoe**

- Used for loading, carrying, and transporting materials
- Electrical, plumbing, and irrigation installation or repairs
- Grading and leveling

**Skid Steer**

- Grading and leveling
- Load, carry and spread materials
- Landscaping, construction and property improvement
- Light demolition work

**Mini Excavator**

- Property improvement and landscape projects
- Irrigation installation and drainage projects
- Plumbing and electrical installation or repairs

**Aerial Equipment**

- Tree care and maintenance
- Facility maintenance, painting, HVAC, electrical
- Sign and lighting repair

**Light Tower**

- Job site illumination
- Sports activities
- Event setups

**Material Handling**

- Transport concrete, stone, materials and aggregate
- Construction and demo site clean up



Dump Trailer

- Demolition removal and yard maintenance
- Carrying landscape materials
- Hauling aggregate

**Tree Care (Chipper Rental/Stump Grinder)**

- Tree care and maintenance
- Landscaping and property improvements

**Mini Skid Steer**

- Load, carry and spread materials
- Landscape and property improvement
- Grading and leveling

**Trencher**

- Installing irrigation and drainage projects
- Landscape and property improvement

**Tractor Loader Backhoe**

- Load, carry and transport materials
- Electrical, plumbing, and irrigation installation or repairs
- Grading and leveling

**Skid Steer**

- Grading and leveling
- Load, carry and spread materials
- Landscaping, construction and property improvement
- Light demolition work



City of Texarkana, Texas

Summary Sheet

Version:

Update Date: 11/29/2023 9:41 AM

Lead Department: Planning & Zoning Commission **Action Officer:** Laura Puckett, Zoning Administrator
Subject: Z-23-18: rezoning on an approximate 5-acre tract of land (being Tract 13B), L.T. King HRS, A-327, located at 3001 Bender Road from Single Family-1 to Two Family-2. Dennis Pascarella, owner.

Meeting Date: 12/4/2023

Attachments

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

Staff Coordination

Building Code Administration	Mashell Daniel	Reviewer	Pending
Planning & Zoning Commission	Laura Puckett	Meeting	Pending
12/04/2023 12:00 PM			

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Dennis Pascarella, owner, to rezone an approximate 5-acre tract of land (being Tract 13B), L. T. King HRS, A-327, located at 3001 Bender Road from Single Family-1 to Two Family-2. The intention is to build a city street and construct duplexes on each side of the road.

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

The adjacent zoning is Two Family-2 to the north, W. Wallace Drive to the south, Single Family-2 to the west, and Agriculture to the east. The adjacent land use is vacant land to the north and east, service road to the south, and a residence to the west.

Staff recommends for approval of this request.

The applicant should also be aware that if this zoning change is approved, all other applicable city code/ordinance requirements must be met including but not limited to 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 recommends for approval of this request.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

December 4, 2023

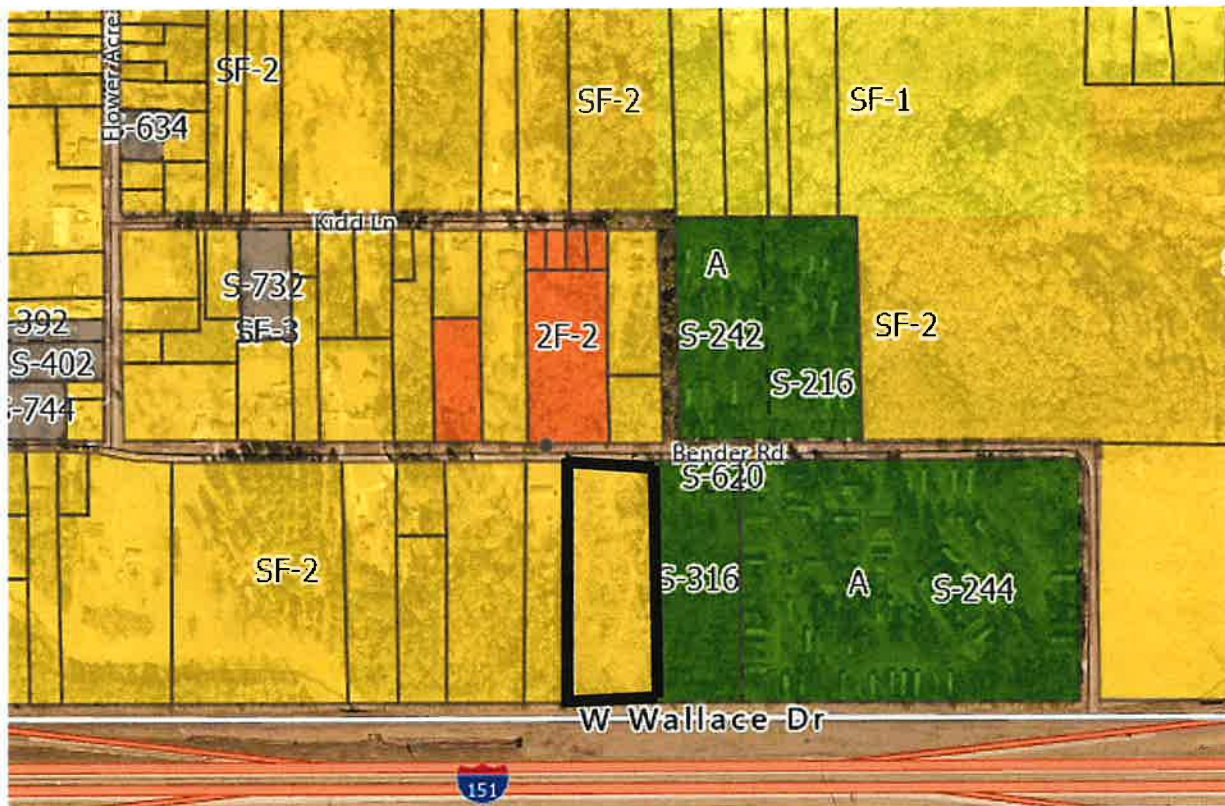
NOTICE OF PUBLIC HEARINGS

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

PLANNING & ZONING COMMISSION: Hearing Date: MONDAY, December 4, 2023 Hearing Time: 12:00 pm

CITY COUNCIL: Hearing Date: MONDAY, January 22, 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. In order to be considered, the letter must be received and filed before or at the Planning and Zoning Commission Meeting. (The letter can be emailed to lpuckett@txkusa.org).



OWNER: Dennis Pascarella, owner

OWNER'S ADDRESS: 1310 Old Post Road, Texarkana, Arkansas 71854

LOCATION OF REZONING: 3001 Bender Road, Texarkana, Texas 75501

PROPOSED CHANGE: New build of individual duplexes

ZONING CHANGE FROM: Single Family-1 TO: Two Family-2

LEGAL DESCRIPTION: on an approximate 5-acre tract of land (being Tract 13B), L. T. King HRS A-327

CASE NUMBER: Z-23-18 DATE MAILED: November 21, 2023

Attachment: Hearing Notice and Application (4137 : Z-23-18: rezoning from SF-1 to 2F-2 at 3001 Bender)



ZONING APPLICATION

CITY OF TEXARKANA TEXAS

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

Receipt No. 23-003897 Case Z-23-18 Date 11-9-23

To: The Planning and Zoning Commission
City of Texarkana Texas

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

Lot: _____ Block: _____ Addition: _____
(Or see attached legal description)

Location: 3001 Bender Road Texarkana, TX Bowie County

Present Zoning: SF-1

Proposed Zoning: 2F-2

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

Duplex Rental Properties

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

The current Zoning is for single family houses and we want to put 2 family Duplexs in on both sides of

a street we will build through the middle of the property

Attorney or Agent Signature

Print Name

Address

City, State, Zip

Home Phone & Cell Phone

Email Address

Dennis Pascarella

Property Owner Signature

Dennis Pascarella

Print Name

1310 Old Post Road

Address

Texarkana, AR 71854

City, State, Zip

903-276-5562

Home Phone & Cell Phone

dennis@jpmasonryinc.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 (4137 : Z-23-18: rezoning from SF-1 to 2F-2 at 3001 Bender)

3001 Bender Road



3001 Bender Road



Attachment: Maps (4137 : Z-23-18: rezoning from SF-1 to 2F-2 at 3001 Bender)

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

WARRANTY DEED

KNOW ALL BY THESE PRESENTS:

THAT PAMELA CHERYL MULDREW, GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, does hereby grant, bargain, sell and convey unto JPM RENTAL PROPERTIES, LLC, GRANTEE, and unto its heirs and assigns forever, subject to the reservations from and exceptions to the conveyance and warranty, the following described lands located in the County of Bowie, State of Texas:

All that certain tract or parcel of land being a part of the L. T. KING HEADRIGHT SURVEY, A-327, Bowie County, Texas, and being all of a 5.0 acre tract as described in Fiduciary Deed from Estate of Carl W. Self, through its Independent Executrix, Peggy A. Self to Peggy A. Self, dated August 30, 2004, recorded in Volume 4400, Page 199 of the Real Property Records of Bowie County, Texas, and being more particularly described as follows:

BEGINNING at a found 1/2" rebar for corner on the South right-of-way lie of Bender Road at the Northeast corner of the above described 5.0 acre tract of land, same being the Northwest corner of a 5.00 acre tract as described in Warranty Deed to Brian G. Griffith recorded in Volume 4871, Page 254 of the Real Property Records of Bowie County, Texas;

THENCE: S 00° 34' 31" W, with the East boundary line of the above described 5.0 acre tract, same being the West boundary line of the above described 5.00 acre tract, 779.38 feet to a set 5/8" rebar with plastic cap (Stamped R.P.L.S. 4874 Typical) for corner on the North right-of-way line of West Wallace Street;

THENCE: N 89° 40' 53" W, with the North right-of-way line West Wallace Street, 280.00 feet to a set 5/8" rebar with plastic cap for corner in an existing fence line;

THENCE: N 00° 33' 30" E, along an existing fence line, same being the West boundary line of the above described 5.0 acre tract, same being the East boundary line of a 2.482 acre tract as described in Warranty Deed to Brenda Louise Davis, recorded in Volume 1730, Page 324 of the Real Property Records of Bowie county, Texas, 777.82 feet to a found 1/2" metal bold for corner on the South right-of-way lie of Bender Road;

THENCE: N 90° 00' 00" E, with the North boundary lien of the above described 5.0 acre tract, same being the South right-of-way line of Bender Road, 280.24 feet to the POINT OF BEGINNING, containing 5.0068 acres of land, more or less.

This conveyance is made subject to the following reservations from and exceptions to the conveyance:

Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements; homestead or community property or survivorship rights, if any, of any spouse of Grantee; any titles or rights asserted by anyone, including, but not limited to, persons, the public, corporations, governments or other entities to: (a) tidelands, or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs, or oceans; (b) lands beyond the line of the harbor or bulkhead lines as established or changed by any government; (c) filled-in lands, or artificial islands; (d) statutory water rights, including riparian rights; (e) the area extending from the line of mean low tide to the line of vegetation, or the rights of access to that area or easement along and across that area; standby fees, taxes and assessments by any taxing authority for the year 2023 and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, but not those taxes or assessments for prior years because of an exemption granted to a previous owner of the property under Section 11.13, Texas Tax Code, or because of improvements not assessed for a previous tax year. but not those taxes or assessments for prior years because of an exemption granted to a previous owner of the property under Section 11.13, Texas Tax Code, or because of improvements not assessed for a previous tax year; rights of parties in possession; an easement located on the property granted Southwestern Electric Power Company by instrument recorded in/under Volume 478, Page 271, Clerk's File No. 1795 of the Deed Records of Bowie County, Texas; any and all items, including but not limited to, any shortages in area and/or discrepancies in boundaries, the existence of which would be shown by a current and accurate survey of the property; all leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the public record.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

WITNESS my hand this 26 day of October, 2023.

Pamela C Muldrew
Pamela Cheryl Muldrew

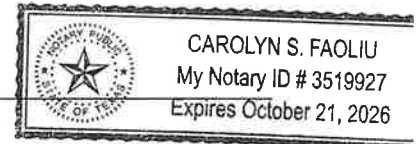
State of Texas
County of Bowie

On this day before the undersigned Notary Public, personally appeared Pamela Cheryl Muldrew, satisfactorily proven to be the person whose name appears as Grantor in the foregoing instrument and stated that she executed the same for the consideration, uses and purposes therein stated.

In witness whereof, I hereunto set my hand and seal on this 26 day of October, 2023.

Carolyn S. Faoliu
Notary Public in and for the
State of Texas

My commission expires:



Document prepared by:
Unger Law Firm
Michael R. Unger, Attorney
4608 Summerhill Road
Texarkana, TX 75503

Grantee's Address:
JPM Rental Properties, LLC

1310 Old Post Rd
Texarkana AR 71854

Attachment: Legal Description (4137 : Z-23-18: rezoning from SF-1 to 2F-2 at 3001 Bender)

City of Texarkana, Texas

Version:

Update Date: 11/29/2023 9:41 AM

Summary Sheet

Lead Department: Planning & Zoning Commission **Action Officer:** Laura Puckett, Zoning Administrator
Subject: Amendment to PD-20-6 for site plan approval on Lot 1, Richmond-Moores Subdivision, located at 5605 Richmond Road. GVH Moores, LLC, owner and Kayla Wood, MTG Engineers and Surveyors, agent.

Meeting Date: 12/4/2023

Attachments

- a. Hearing Notice and Application (PDF)
- b. Maps (PDF)
- c. Site Plan (PDF)
- d. Elevations (PDF)
- e. site drawing (PDF)

Staff Coordination

Building Code Administration	Mashell Daniel	Reviewer	Pending
Planning & Zoning Commission	Laura Puckett	Meeting	Pending
12/04/2023 12:00 PM			

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by GVH Moores, LLC, owner, and Kayla Wood, MTG Engineers and Surveyors, agent for site plan approval on Lot 1, Richmond-Moores Subdivision, located at 5605 Richmond Road. The current zoning is Planned Development-General Retail. The property is currently vacant property. The proposed use is a convenient store and gas station.

The Future Land Use Map designates this property as "Neighborhood Retail".

The adjacent zoning is Planned Development General Retail to the north and south, General Retail to the east, and office to the west. The adjacent land use is a car wash to the north, retail to the south and east, and vacant land to the west.

The site plan consists of the following:

1. The construction of 5,978 sq ft building.

City of Texarkana, Texas

2. The access driveway will be off Richmond Road and Moores Lane.
3. There will be 21 parking spaces and includes 2 handicapped spaces. All parking spaces shall be a minimum of 180 sq. ft. in size.
4. A 6'X8' monument style sign. No Electronic messaging will be allowed.
5. Development must meet Drainage Ordinance and Stormwater Manual Design Standards.
6. Meet Ordinance regarding sidewalk along Richmond Road.
7. A Fire Lane may be required due to the most remote part of the building being more than 150 feet away from the public street.
8. Screened dumpster site.

Staff recommends for approval of the site plan with stipulations.

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

Potential Options:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends for approval with stipulations.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

December 4, 2023

NOTICE OF PUBLIC HEARINGS

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

PLANNING & ZONING COMMISSION: Hearing Date: MONDAY, December 4, 2023 Hearing Time: 12:00 pm

CITY COUNCIL: Hearing Date: MONDAY, January 22, 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. In order to be considered, the letter must be received and filed before or at the Planning and Zoning Commission Meeting. (The letter can be emailed to lpuckett@txkusa.org).



OWNER: GVH Moores, LLC, owner, and Kayla Wood, MTG Engineers and Surveyors, agent

OWNER'S ADDRESS: 300 Pisgah N., Eads, TN 38028

LOCATION OF REZONING: 5605 Richmond Rd, Texarkana, Texas 75503

PROPOSED CHANGE: Amendment to PD-20-6 (GR) for site plan approval for the construction of 5,978 sq. ft. convenience store and gas station

LEGAL DESCRIPTION: Lot 1, Richmond-Moores Subdivision

CASE NUMBER: Amendment-PD-20-6

DATE MAILED: November 21, 2023



SITE PLAN APPROVAL APPLICATION

CITY OF TEXARKANA TEXAS

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

Receipt No. 23-004560Case Amendment to PD-20-6
Date 11-13-23

To: The Planning and Zoning Commission
City of Texarkana Texas

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

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

Lot: 1 Block: _____ Addition: RICHMOND-MOORES SUB
(Or see attached metes and bounds legal description)

Project location/address: Intersection of Richmond Rd & Moores Ln 5605 Richmond Rd.

Present zoning: General Retail Proposed zoning (if applicable) _____

Proposed use: Convenience Store & Gas Station

Total square footage of proposed building: 5,978 Number of parking spaces 21

Number of required parking spaces per Ordinance 6 Handicapped spaces 2

Material of building façade brick

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

Size standard per city ordinance

Material to be used for structure (if monument style) To match building facade

Kayla R. Wood

Attorney or Agent Signature
5930 Summerhill Road

Address

Txk, TX 75503

City, State, Zip

903-838-8533

Home Phone & Cell Phone

kwood@mtgengineers.com

Email Address

[Signature]
Property Owner Signature

300 PISCATAWAY N.

Address

ENDS TN 38028

City, State, Zip

615.210.6237

Home Phone & Cell Phone

GREG@GVHRE.com

Email Address

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

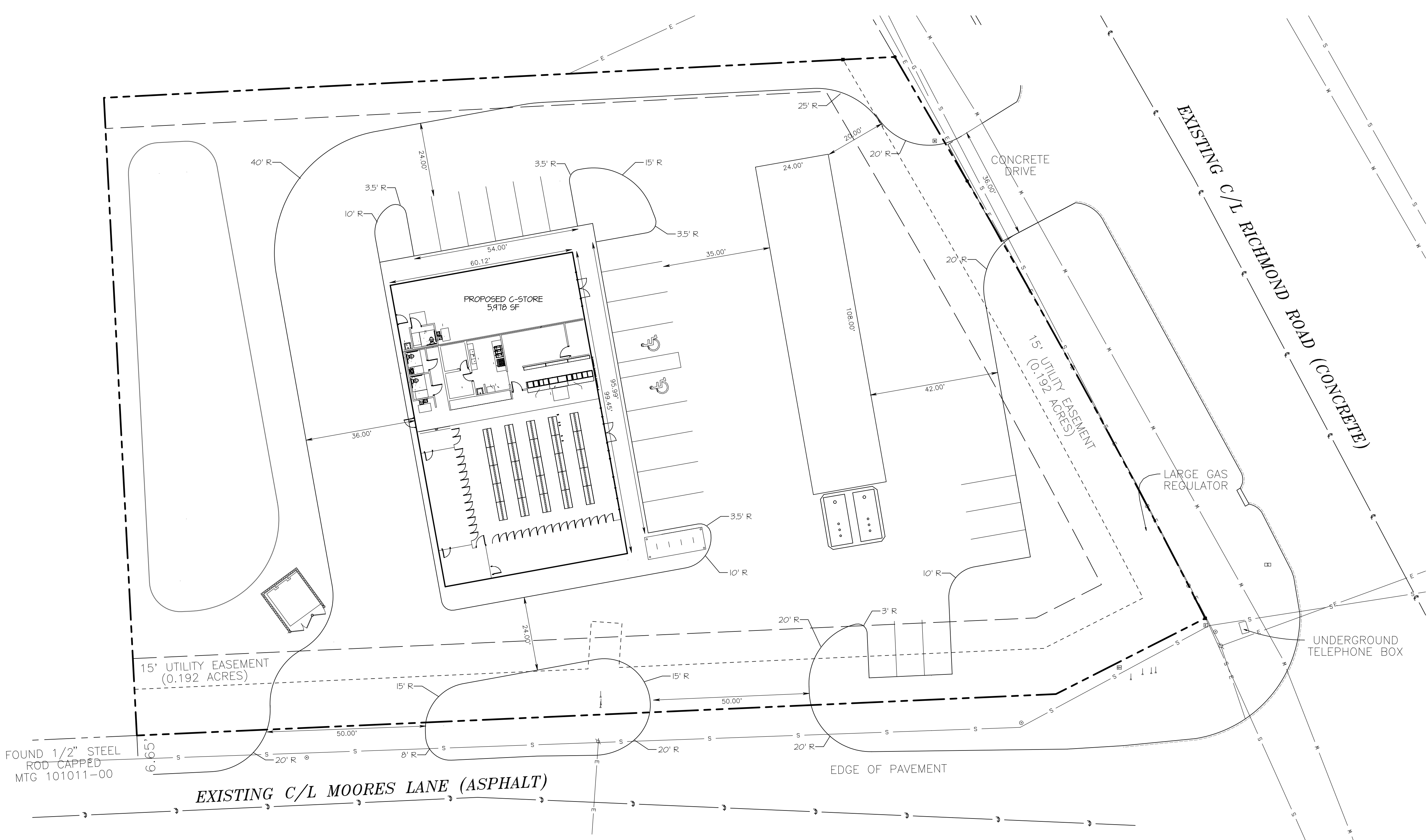
Attachment: Hearing Notice and Application (4138 : Amendment to PD-20-6 for site plan approval at 5605 Richmond Rd)

5605 Richmond Road

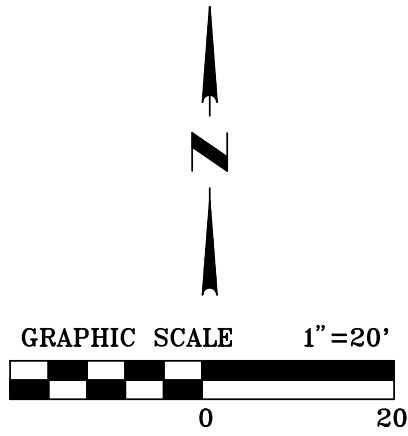


Attachment: Maps (4138 : Amendment to PD-20-6 for site plan approval at 5605 Richmond Rd)

X:\2023 Projects\236053_Circle K - Texarkana TX\05 Engineering Design\Conceptual Design\Richmond & Moore's.pro
Mon Nov 27, 2023 1:17PM



Amendment to PD-20-6



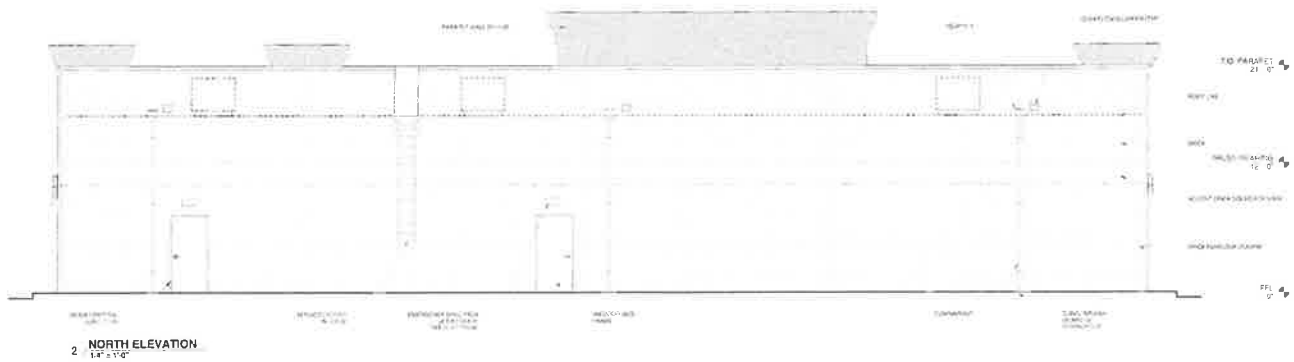
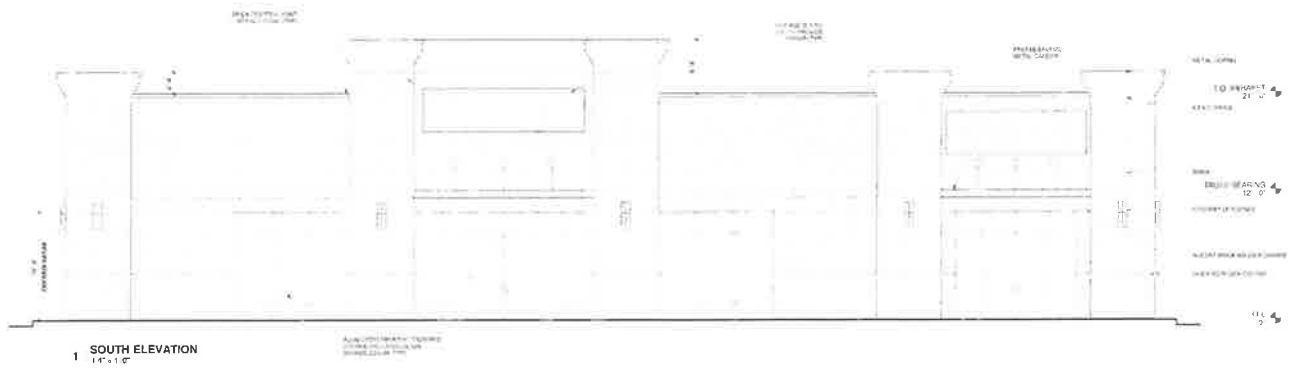
LEGEND	
	PROPERTY LINE
	CURB AND GUTTER
	BUILDING EDGE
	EDGE OF PAVEMENT
	EASEMENT
	BUILDING LINE OFFSET
	TOE OF DITCH/SLOPE
	TOP OF BANK
	OVERHEAD POWER LINE
	WATER MAIN
	SANITARY SEWER MAIN
	TELEPHONE LINE
	PROPOSED CONTOUR INT.
	EXISTING CONTOUR INT.
	SILT FENCE
	STORM DRAIN
	FIRE LANE
	SPOT ELEVATION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

Required Parking: Gasoline Service Station - Minimum of 6 spaces
Required Parking: Retail - 1 Space/ 200 SF
Total SF Retail: 1,325 SF
Required Parking = 13 Spaces
Provided Parking: 21 Spaces
Provided HC= 2 Spaces

Scale: AS SHOWN		Drawn By: S.G.F.		Checked By: K.R.V.		File No.	
Drawing Date: 11/21/2023		Project Number: 236053		Sheet Number: XXXXXXXXXX		Revision/Description	
GVH DEVELOPMENT RICHMOND & MOORES LN TEXARKANA, TEXAS		PRELIMINARY ~ FOR REVIEW ONLY. NOT INTENDED FOR BIDDING, CONSTRUCTION OR PERMIT PURPOSES 11/27/2023 KAYLA R. WOOD P.E. #104859		MTG ENGINEERS & SURVEYORS 5830 SUMMERHILL ROAD TEXARKANA, TEXAS P 903.838.8533 www.mtgeengineers.com TBP# FIRM NO. F-354 AR COA NO. 125 © MTG 2023		2.8.c	

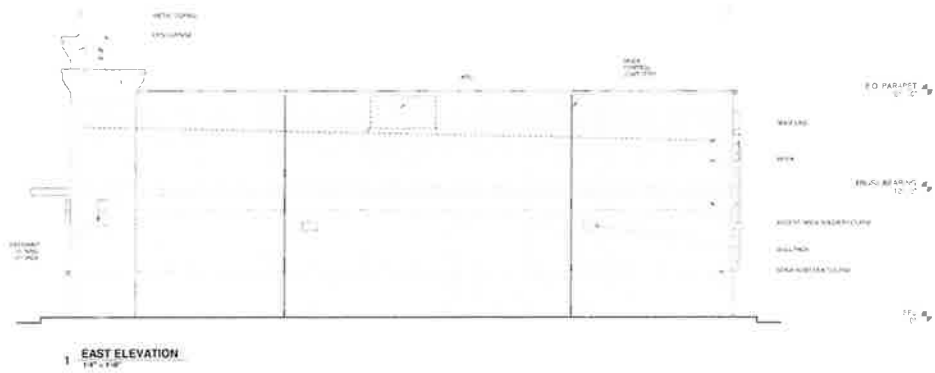
Attachment: Site Plan (4138 : Amendment to PD-20-6 for site plan approval at 5805 Richmond Rd)

Amendment to PD-20-6



Attachment: Elevations (4138 : Amendment to PD-20-6 for site plan approval at 5605 Richmond Rd)

Amendment to PD-20-6

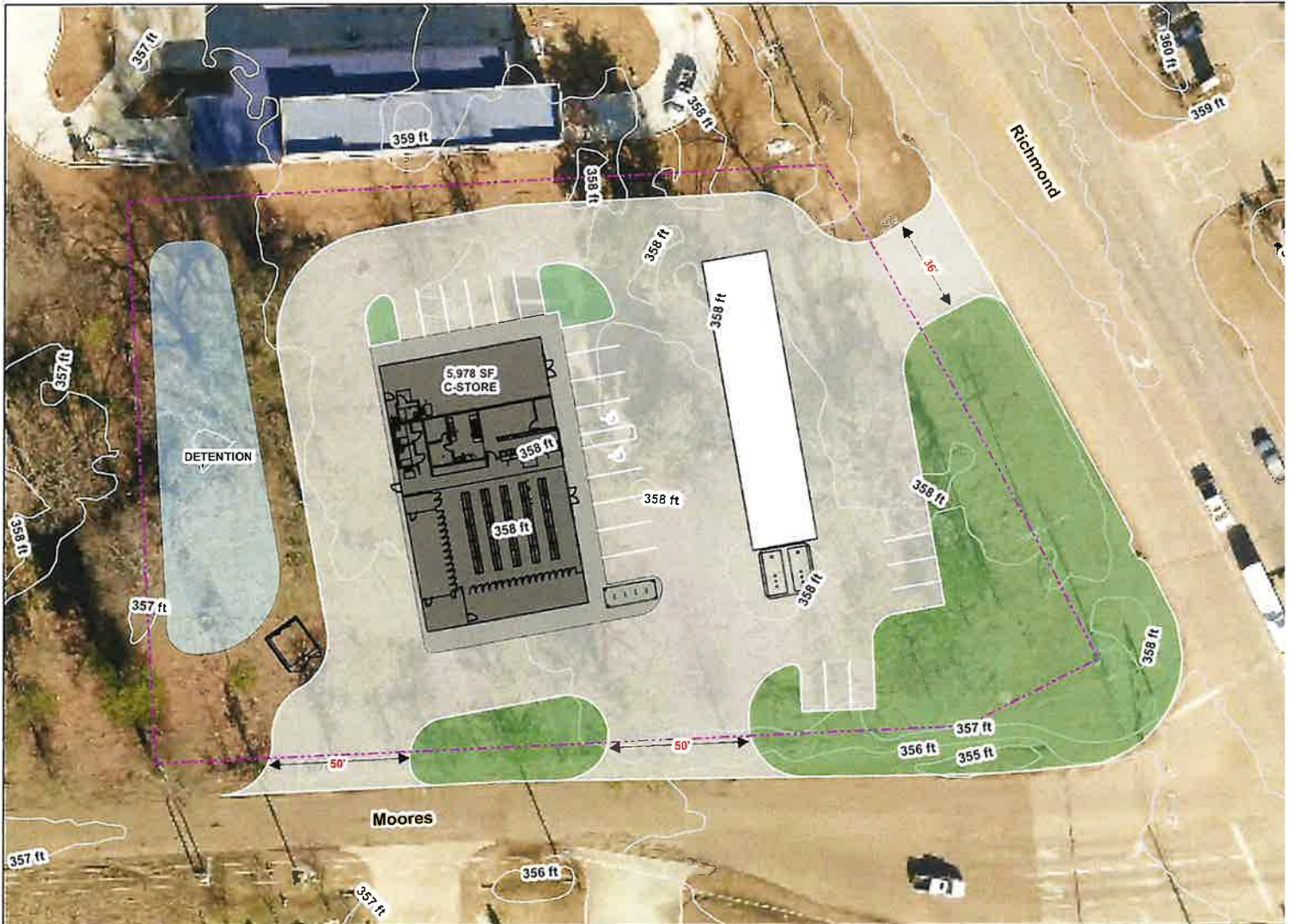
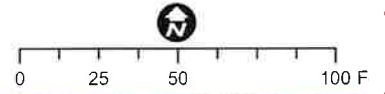


Attachment: Elevations (4138 : Amendment to PD-20-6 for site plan approval at 5605 Richmond Rd)

Amendment to PD-20-6



GHV DEVELOPMENT
TEXARKANA, TEXAS



Attachment: site drawing (4138 : Amendment to PD-20-6 for site plan approval at 5605 Richmond Rd)

City of Texarkana, Texas

Version:

Update Date: 11/29/2023 9:42 AM

Summary Sheet

Lead Department: Planning & Zoning Commission **Action Officer:** Laura Puckett, Zoning Administrator
Amendment to PD-05-7 for site plan approval on an approximate 4-acre tract (being part of Tracts 71, 71B, 71A, and 71C), George Brinlee HRS, A-18, located at 1 Roundabout Way. Cheney Pruett, owner and Kayla Wood, MTG Engineers and Surveyors, agent.

Subject: Engineers and Surveyors, agent.

Meeting Date: 12/4/2023

Attachments

- a. Hearing Notice and Application (PDF)
- b. Maps (PDF)
- c. Site Plan (PDF)
- d. Elevations (PDF)
- e. Floorplan (PDF)
- f. Site drawing (PDF)

Staff Coordination

Building Code Administration	Mashell Daniel	Reviewer	Pending
Planning & Zoning Commission	Laura Puckett	Meeting	Pending
12/04/2023 12:00 PM			

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Cheney Pruett, owner, and Kayla Wood, MTG Engineers and Surveyors, agent for site plan approval on an approximate 4-acre tract (being parts of Tracts 71, 71B, 71A, and 71C), George Brinlee HRS, A-18, located at 1 Roundabout way. The current zoning is Planned Development-General Retail. The property is currently vacant property. The proposed use is assisted living.

The Future Land Use Map designates this property as "Neighborhood Retail".

The adjacent zoning is Planned Development General Retail to the north, east and west, and Agriculture to the south. The adjacent land use is vacant land to the north, south, east and west.

The site plan consists of the following:

City of Texarkana, Texas

1. The construction of fourteen buildings (28 units) 1375 sq ft each unit.
2. The access driveway will be off Roundabout Way (this will be in the process of building).
3. There will be 2 parking spaces per unit. All parking spaces shall be a minimum of 180 sq. ft. in size.
4. Development must meet Drainage Ordinance and Stormwater Manual Design Standards.
5. The new street (Roundabout Way) being constructed must be finished and accepted prior to any CO's for this development.
6. Property will have to be platted prior to any CO's.
7. Per new street ordinance passed last year, sidewalk will be required along Roundabout Way.
8. Recommend getting cross access easement with the Oaks.

Staff recommends for approval of the site plan with stipulations.

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

Potential Options:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends for approval with stipulations.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

December 4, 2023



SITE PLAN APPROVAL APPLICATION

CITY OF TEXARKANA TEXAS

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

Receipt No. 23 004562

Case Amendment to PD-05-7

Date 11-13-23

To: The Planning and Zoning Commission
City of Texarkana Texas

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

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

Lot: _____ Block: _____ Addition: _____

(Or see attached metes and bounds legal description) 4.0 acres See attached Map and Legal

Project location/address: Northeast Corner of Roundabout Way 1 Roundabout Way

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

Proposed use: Assisted Living Independent Housing

Total square footage of proposed building: 1375 per unit Number of parking spaces 2 per unit

Number of required parking spaces per Ordinance 2 per unit Handicapped spaces n/a

Material of building façade Brick

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

Size _____

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

Kayla R. Wood

Attorney or Agent Signature

5930 Summerhill Road

Address

Texarkana, TX 75503

City, State, Zip

903-838-8533

Home Phone & Cell Phone

kwood@mtgengineers.com

Email Address

[Signature]

Property Owner Signature

5940 Summerhill Rd

Address

Texarkana, TX 75503

City, State, Zip

(903) 276-8176

Home Phone & Cell Phone

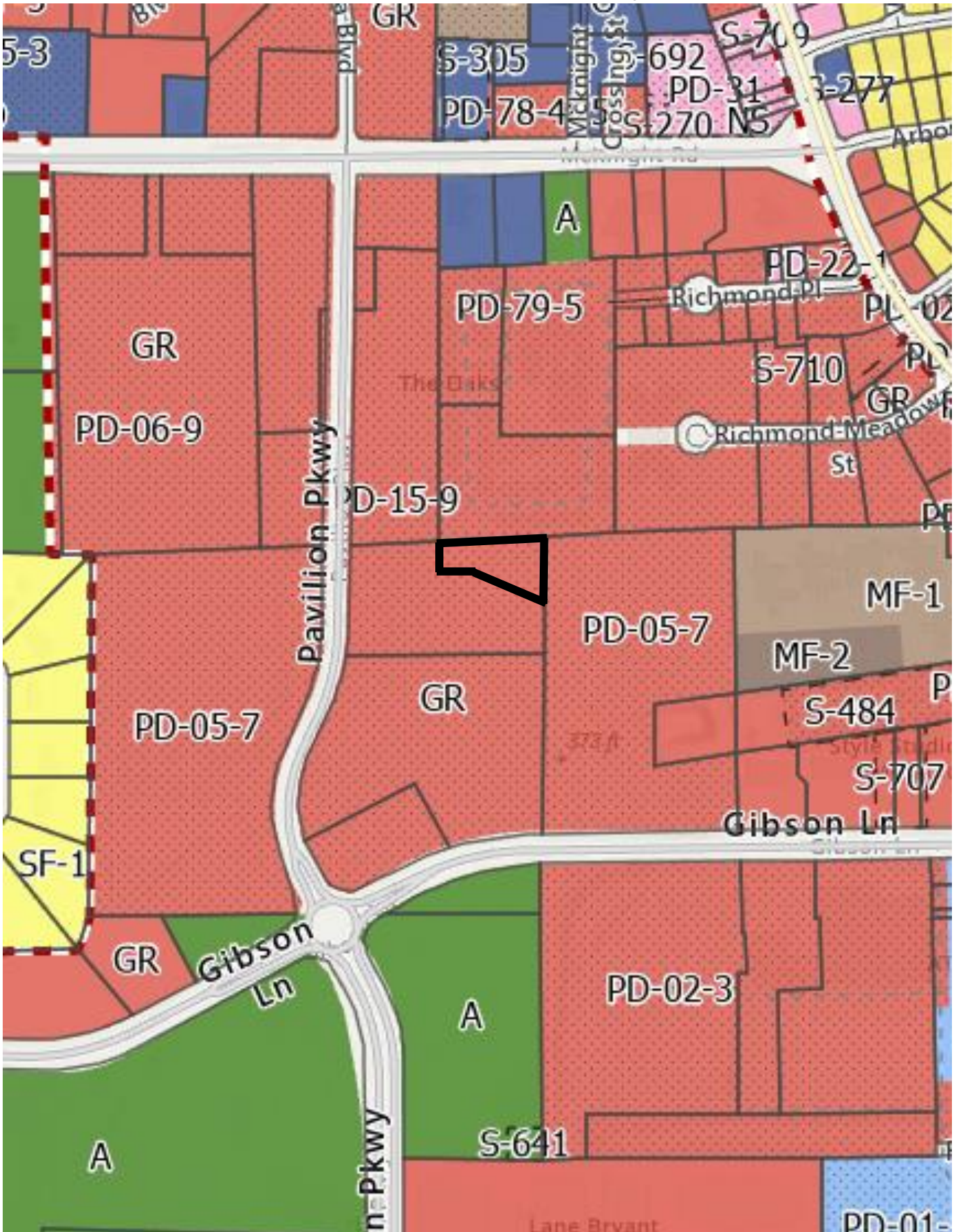
cheney.pruett@lenden.com

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 (4139 : Amendment to PD-05-7 for site plan approval at 1 Roundabout Way)

1 Roundabout Way



Attachment: Maps (4139 : Amendment to PD-05-7 for site plan approval at 1 Roundabout Way)

1 Roundabout Way



Attachment: Maps (4139 : Amendment to PD-05-7 for site plan approval at 1 Roundabout Way)



Required Parking : 2 Spaces/unit
Total # of Units: 26
Required Parking = 52 Spaces
Provided Parking= 52 Spaces

5930 SUMMERHILL ROAD
TEXARKANA, TEXAS
P 903.838.8533
www.mtgengineers.com
TBPE FIRM NO. F-354
AR COA NO. 125
© MTG 2023

MTG
ENGINEERS
& SURVEYORS

PRELIMINARY ~ FOR
REVIEW ONLY, NOT
INTENDED FOR
BIDDING,
CONSTRUCTION OR
PERMIT PURPOSED
11/27/2023
KAYLA R. WOOD
P.E. #104859

AS SHOWN
Drawn By S.G.F.
Checked By K.R.W.
File No.

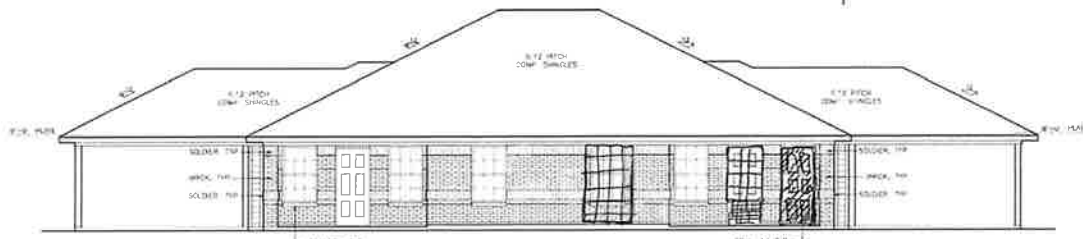
SITE PLAN

PROPOSED
DUPLICES
TEXARKANA, TEXAS

Drawing Date
11/27/2023

Project Number

Sheet Number
XXXXXXXXXX



FRONT ELEVATION - A
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

For complete drawings see sheets
2.9.a through 2.9.f. This sheet
shows the exterior elevations of the
house. It reflects a final design
and is not to be used for
construction. The contractor is
responsible for obtaining all
necessary permits and approvals.

TAYLOR & TAYLOR DEVELOPMENT
ASSISTED LIVING

FRAMIN
CONCRE
2.1

Attachment: Elevations (4139 : Amendment to PD-05-7 for site plan approval at 1 Roundabout Way)



FRONT ELEVATION - B
SCALE 1/8" = 1'-0"



REAR ELEVATION
SCALE 1/16" = 1'-0"



LEFT SIDE ELEVATION
SCALE 1/16" = 1'-0"



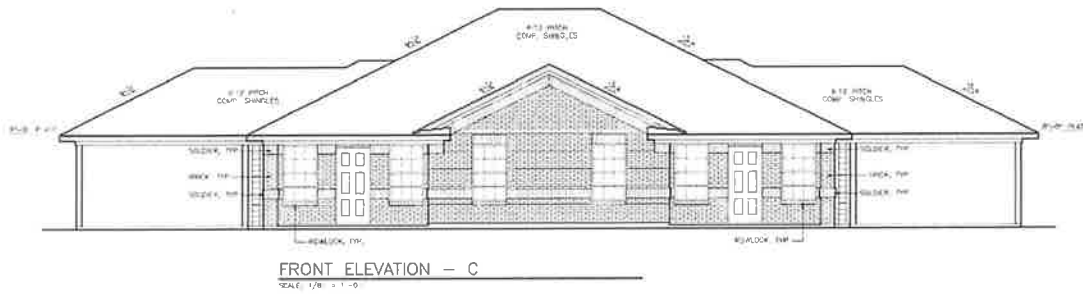
RIGHT SIDE ELEVATION
SCALE 1/16" = 1'-0"

THESE DRAWINGS ARE PRELIMINARY AND NOT TO BE USED FOR CONSTRUCTION. ANY CHANGES TO THE DRAWINGS MUST BE APPROVED BY THE ARCHITECT. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE DRAWINGS.

TAYLOR & TAYLOR DEVELOPMENT
ASSISTED LIVING

FRAMING
CONCRETE
2.1

Attachment: Elevations (4139 : Amendment to PD-05-7 for site plan approval at 1 Roundabout Way)

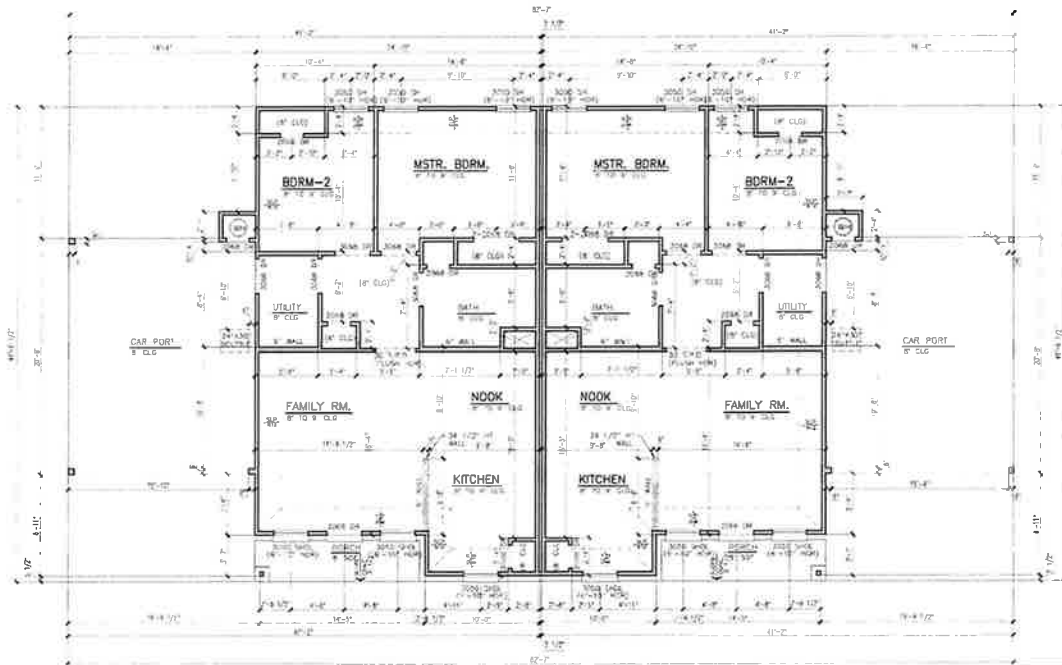


For all elevations, the building shall be shown with a minimum of 1/8\"/>

TAYLOR & TAYLOR DEVELOPMENT
ASSISTED LIVING

TRIM/
FINISH-O
2.2

Attachment: Elevations (4139 : Amendment to PD-05-7 for site plan approval at 1 Roundabout Way)



SQUARE FOOTAGES	
First Floor	385
Total Living Area	1540
Car Port	338
Pool	32
Other	0
Total Under Build	1910

FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

SQUARE FOOTAGES	
First Floor	385
Total Living Area	1540
Car Port	338
Pool	32
Other	0
Total Under Build	1910

TOTAL BLDG SQUARE FOOTAGES	
First Floor	1910
Total Living Area	1540
Car Port	338
Pool	32
Other	0
Total Under Build	1910

TAYLOR & TAYLOR DEVELOPMENT
ASSISTED LIVING

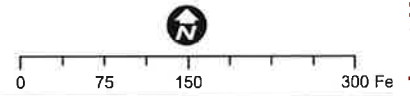
DATE: 04/26/2013

FRAMING
CONCRETE
1.1

Attachment: Floorplan (4139 : Amendment to PD-05-7 for site plan approval at 1 Roundabout Way)



**PROPOSED 4-ACRE SITE
TEXARKANA, TEXAS**



Attachment: Site drawing (4139 : Amendment to PD-05-7 for site plan approval at 1 Roundabout Way)

City of Texarkana, Texas

Summary Sheet

Version:

Update Date: 11/29/2023 9:42 AM

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

Subject: Consider the Planning and Zoning Commission meeting minutes from November 6, 2023.

Meeting Date: 12/4/2023

Attachments

- a. November 6, 2023 P&Z minutes (PDF)

Staff Coordination

Building Code Administration	Mashell Daniel	Reviewer	Pending
Planning & Zoning Commission	Laura Puckett	Meeting	Pending
12/04/2023 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 recommends for approval of the November 6, 2023 Planning and Zoning Commission meeting minutes.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

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

December 4, 2023



CITY OF TEXARKANA
PLANNING & ZONING COMMISSION
MINUTES • NOVEMBER 6, 2023

Council Chambers
Regular Meeting
6:00 PM

220 TEXAS BLVD.
TEXARKANA, TX 75501

I. CALL TO ORDER
II. AGENDA ITEMS

1. Z-23-16: rezoning on an approximate 1.50-acre tract of land (being Tract 84A, 84C, and 85A), M. H. Janes HRS, A-305, located at 7770 Hampton Road from Single Family-2 to Commercial. Tyler Parsons for FMG North Texas, owner.

Tyler Parson appeared and stated that at the time of annexation the property was given a SF-2 zoning and the company is requesting to change to zoning to fit the use.

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

2. Amendment to PD-85-1 for site plan approval on an approximate 1.57-acre tract of land (being Tract 2), Mary E. Wills Subdivision, located at 1802 Richmond Road. James Brower, owner.

James "Jimbo" Brower appeared and said that he wants to build a three unit building and that the back portion of the property would never be developed.

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

3. Z-23-17: [TABLED] rezoning on Lot 1, Block 1, Buchanan Avenue Addition, located at 100 Jones Street from Commercial to Single Family-3. Jermell Fulton, owner.

Attachment: November 6, 2023 P&Z minutes (4140 : Consider November 6, 2023 P&Z Commission minutes)

RESULT:	TABLED [UNANIMOUS]	Next: 12/4/2023 12:00 PM
MOVER:	Lee Kernek, Alternate Commissioner	
SECONDER:	Dianna Patterson Kinsey, Vice Chairperson	
AYES:	Kinsey, Larkins, Boyette, Bailey, Kernek	
ABSENT:	Coleman, Northam, Sarine	
EXCUSED:	Joyce III	

4. S-783: [TABLED] consider Specific Use Permit to allow a single wide HUD code manufactured home on Lot 1, Block 1, Buchanan Avenue Addition, located at 100 Jones Street. Jermell Fulton, owner.

RESULT:	TABLED [UNANIMOUS]	Next: 12/4/2023 12:00 PM
MOVER:	Lee Kernek, Alternate Commissioner	
SECONDER:	Dianna Patterson Kinsey, Vice Chairperson	
AYES:	Kinsey, Larkins, Boyette, Bailey, Kernek	
ABSENT:	Coleman, Northam, Sarine	
EXCUSED:	Joyce III	

5. S-784: consider a Specific Use Permit to allow one additional use of a beauty school on the W 1/2 of Lots 1-3, Block 18 and the E 1/2 of Lots 1-3, All of Lots 4-6 and All of block 17, Rochelle Addition, located at 3123 Magnolia Street. Brenda Adams, owner.

Brenda Adams appeared and stated that she needs the Specific Use Permit in the office zoning in order to have her beauty school at this location.

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

6. S-785: consider Specific Use Permit to allow one additional use of a beauty salon on an approximate 4.126-acre tract of land (being Tract 15), located at 6500 Summerhill Road. Jessica Davis, owner, and Michelle Lee, agent.

Michelle Lee appeared and stated that she needs a Specific Use Permit in office zoning in order to have a salon in a tenant space in the main building.

RESULT:	ADOPTED [4 TO 0]
MOVER:	Casey Boyette, Commissioner
SECONDER:	Dianna Patterson Kinsey, Vice Chairperson
AYES:	Kinsey, Larkins, Boyette, Kernek
ABSENT:	Coleman, Northam, Sarine
EXCUSED:	Joyce III
RECUSED:	Bailey

III. STAFF UPDATES

Mashell Daniel gave updates and highlights for the Cell and Stealth Tower Ordinance that is forthcoming.

IV. CONSIDER APPROVAL OF MINUTES

1. Consider the minutes from the October 2, 2023 Planning and Zoning Commission meeting.

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

V. ADJOURNMENT