CITY OF TEXARKANA

PLANNING & ZONING COMMISSION

AGENDA • DECEMBER 5, 2022

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 approval of Replat of Enclave Addition, Lot 1, Block 3, The Enclave at North Park, located off North Park Road. North Park 12 Development, LP, owner, and Jeff Whitten, Whitten Civil Engineers Inc.

2. Consider approval of Replat of Lot No 1D, Block 2 Waggoner Creek Crossing Two. Waggoner Creek Crossing LP, owner, and Jeffrey Wood, MTG Engineers and Surveyors, agent.

3. Consider approval of final and preliminary plat for the Moores Lane Business park. RKM Properties, LLC, owner, and Aaron Gaylor, agent.

4. Z-22-23: rezoning a 3.5-acre portion of a 7.21-acre tract of land (being Tract 28), Willis Oldham HRS, A-458, located 1521 Moores Lane from Agriculture to Commercial. Emanuel Sanchez, owner and Aaron Gaylor, agent.

5. S-769: consider granting a Specific Use Permit to allow the location of a single wide HUD code manufactured home on Lot 8, Block 48, Grandview Addition located at 3704 Jones Street. Janice Jamison, owner.

6. S-770: consider granting a Specific Use Permit to allow the location of a double wide HUD code manufactured home on Lot 6, Block 3, Windsor Park 2nd, located in the 2500 block of Findley Street. Electra Walker, owner, and Robin Junior, agent.

7. Z-22-24: rezoning Lots 9 and 10, Block 180, Triggs Addition, located south of 1008 Cedar Street from Commercial to Single Family-3. Angela Forte, owner.

8. S-771: consider granting a Specific Use Permit to allow the location of a HUD code manufactured home on Lots 9 and 10, Block 180, Triggs Addition, located south of 1008 Cedar Street. Angela Forte, owner.

9. S-772: consider granting a Specific Use Permit to allow the location of a Cellular Tower on a portion of a 26.150-acre tract of land (being Tract 44A), J M Goffe HRS, A-244, located at 2718 Moores Lane. Patrick Cannon, representing Walnut Church of Christ, owner, and Wayne Barnett, agent.

10. S-763: TABLED Specific Use Permit to allow a single wide HUD code manufactured home on an approximate 0.6-acre tract of land (being Tract 70), R. E. Sevey HRS, A-523, located north of 3115 South Lake Drive. Steven Harvey, owner, and Kayla Wood, MTG Engineers and Surveyors, agent.

11. Z-22-15: TABLED rezoning an approximate 0.6-acre tract of land (being Tract 70), R. E. Sevey HRS, A-523, located north of 3115 South Lake Drive from Single Family-2 to Single Family-3. Steven Harvey, 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 7, 2022.

V. ADJOURNMENT

This open meeting of a governmental entity is subject to the Texas Open Meetings Act (Chapter 551, Government Code). The "Council Chambers" is the room or property where the Planning and Zoning Commission holds this meeting.

Pursuant to Section 46.035(c), Penal Code (unlawful carrying of handgun by license holder), a license holder commits an offense if the license holder intentionally, knowingly, or recklessly carries a handgun under the authority of Subchapter H, Chapter 411, Government Code, regardless of whether the handgun is concealed or carried in a shoulder or belt holster, in the room or rooms where a meeting of a governmental entity is held and if the meeting is an open meeting subject to Chapter 551, Government Code, and the entity provided notice as required by that chapter.

Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun.

Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly.

This meeting is being conducted in accordance with the Americans with Disabilities Act [42 USC 12101 (1991)]. The facility is wheelchair accessible and handicap parking is available. Requests for sign interpretive services are available upon requests received at least 48 hours prior to the meeting. To make arrangements for these services, please call 903.798.3917, Personnel or (TDD) 1.800.RELAY.TX (1.800.735.2989).

City of Texarkana, Texas

Version:

Summary Sheet

Update Date: 11/30/2022 2:27 PM

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

Subject: Consider approval of Replat of Enclave Addition, Lot 1, Block 3, The Enclave at North Park, located off North Park Road. North Park 12 Development, LP, owner, and Jeff Whitten, Whitten Civil Engineers Inc.

Meeting Date: 12/5/2022

Attachments

a. P&ZMemo-PlatReview-ReplatEnlaveAddition-Dec2022 (PDF)

Staff Coordination

Building Code Administration	Mashell Daniel	Department Head Review	Pending
Planning & Zoning Commission		Department Review	Pending
Planning & Zoning Commission	Laura Puckett	Meeting 12/05/2022 12:00 PM	Pending

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

See attached memorandum.

Potential Options:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

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

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

December 5, 2022

MEMORANDUM

To: Planning and Zoning Commission

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

Date: November 29, 2022

Subject: **Consider approval of Replat of Enclave Addition**

This is a request by North Park 12 Development, LP, owner, and Jeff Whitten Whitten Civil Eng. Inc., agent to consider approval of the **Replat of Enclave Addition**. The purpose of this plat is to revise Lot 1, Block 3 to include only the drainage area (easement) is a non buildable lot . The remaining portion of the existing lot will be split up amongst the adjoining residential lots.

Comments are as follows:

1. TxDOT – No response
2. Summit Utilities – No Issues
3. Sparklight – No issues
4. Windstream - No response
5. Electric Companies
    a. AEP – No issues
    b. Bowie Cass – No issues and not in service area
    c. REA – No response but not in service area
6. TWU - See Memo
7. PW/Planning Departments
    a. Tax certificate of the property for recording purposes from BCAD must be provided showing all taxes have been paid for entire property in order to be recorded at the County Courthouse (Texas State Legislature amendment 12.002 of the Texas Property Code)
    b. Mylar copy and electronic copy via email submitted to Public Works office after recording
8. Fire Department – No response

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

Attachment: P&ZMemo-PlatReview-ReplatEnlaveAddition-Dec2022 (3874 : Replat The Enclave at North Park)

Texarkana Water Utilities

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

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

Attachment: P&ZMemo-PlatReview-ReplatEnlaveAddition-Dec2022 (3874 : Replat The Enclave at North Park)

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: October 19, 2022

Re: **Replat The Enclave at North Park (Replat Lots 17 – 23, Block 3)**

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

1. There is an existing eight-inch (8") water main on the west side of Enclave Circle, adjacent to the east boundary line of Lots 17 thru 23.

2. There is an existing eight-inch (8") sanitary sewer main on the east side of Enclave Circle and an existing eight-inch (8") sanitary sewer main adjacent to the proposed west boundary line of Lots 17 thru 23.

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., Design Engineer, TWU
Bill Moss, GIS Technician, TWU
Teresa Akard, Engineering Technician II, TWU
Pam White, Administrative Coordinator, TWU

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

Application for Subdivision Plat Approval

Type:

___*Preliminary* ___*Final* X *Replat* ___*Minor* ___*Amended* ___*Vacation*

Purpose of Plat: Eliminate perimeter Homeowner Lot and add property to perimeter lots

Plat Title: Replat The Enclave at North Park

Current Legal Description: The Enclave at North Park

Total Acreage: 11.634 ***Number of Lots:*** 38 ***Zoning:*** PUR

Owner/Developer Information:

Name: North Park 12 Development, LP

Address: 7265 SW HWY 200, Ocala, FL 34476

Phone: ( ) 352.857.6322 Fax: ( ) Work E-mail: jrk@fibervisionfl.com

Surveyor/Engineer Information:

Name: Eugene Plunk - Plunk Land Surveying

Address: 3605 Jefferson Avenue, Texarkana AR 71854

Phone: ( ) 870.779.8002 Fax: ( ) Work E-mail: eugene@plunklandsurveying.com

Applicant/Agent Information:

Name: Jeff Whitten - Whitten Civil Engineering, Inc.

Address: 142 Weatherby Drive, Hooks, TX 75561

Phone: ( ) 903.278.1821 Fax: ( ) Work E-mail: jwhitten@whittence.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.

JEFF WHITTEN
Applicant's Printed Name

Applicant's Signature

10/13/2022
Date

Application Fee: _____ Received by: _____

Revised: 12/21/2015

Attachment: P&ZMemo-PlatReview-ReplatEnlaveAddition-Dec2022 (3874 : Replat The Enclave at North Park)

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

REPLAT CHECKLIST

GENERAL INFORMATION / PROJECT DESCRIPTION

Date, written and graphic scale (100 scale or smaller) and north arrow	☑
Location Map for proposed development	☑
Title and Name of Subdivision	☑
Legal Description and identification of tract being subdivided or resubdivided	☑
1. Legal description shall be referenced to a previous recorded subdivision	

SPECIFIC PLAT INFORMATION

Names or designations of all adjoining subdivisions or properties	☑
Adjacent dedicated streets, alleys, and easements	☑
Outline of proposed tract (shall stand out compared to other boundary lines)	☑
Location and designation of all streets, alleys, and other areas with dimensions that are intended for public use	☑
All block, lot and street boundary lines	☑
1. Blocks and lots shall be numbered	
2. Building lines and easements are shown	
a.Commerical (15')	
b. Residential (25')	
c. In PUR, building line is not less than 15'	
Surveyor Note explaining purpose of Replat	☑
100 Year FEMA Flood Zones	☑
Finish Floor Elevations (lots adjacent to flood zones and drainage facilities)	☑
Shown all necessary dimensions	☑
Supplemental Survey Reference Markers	☑
Certificate of ownership	☑
Certificate of surveyor	☑
Certificate of approval by planning and zoning commission	☑

CERTIFICATION STATEMENT

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

Signature _____ Date 10/13/2022

Jeff Whitten

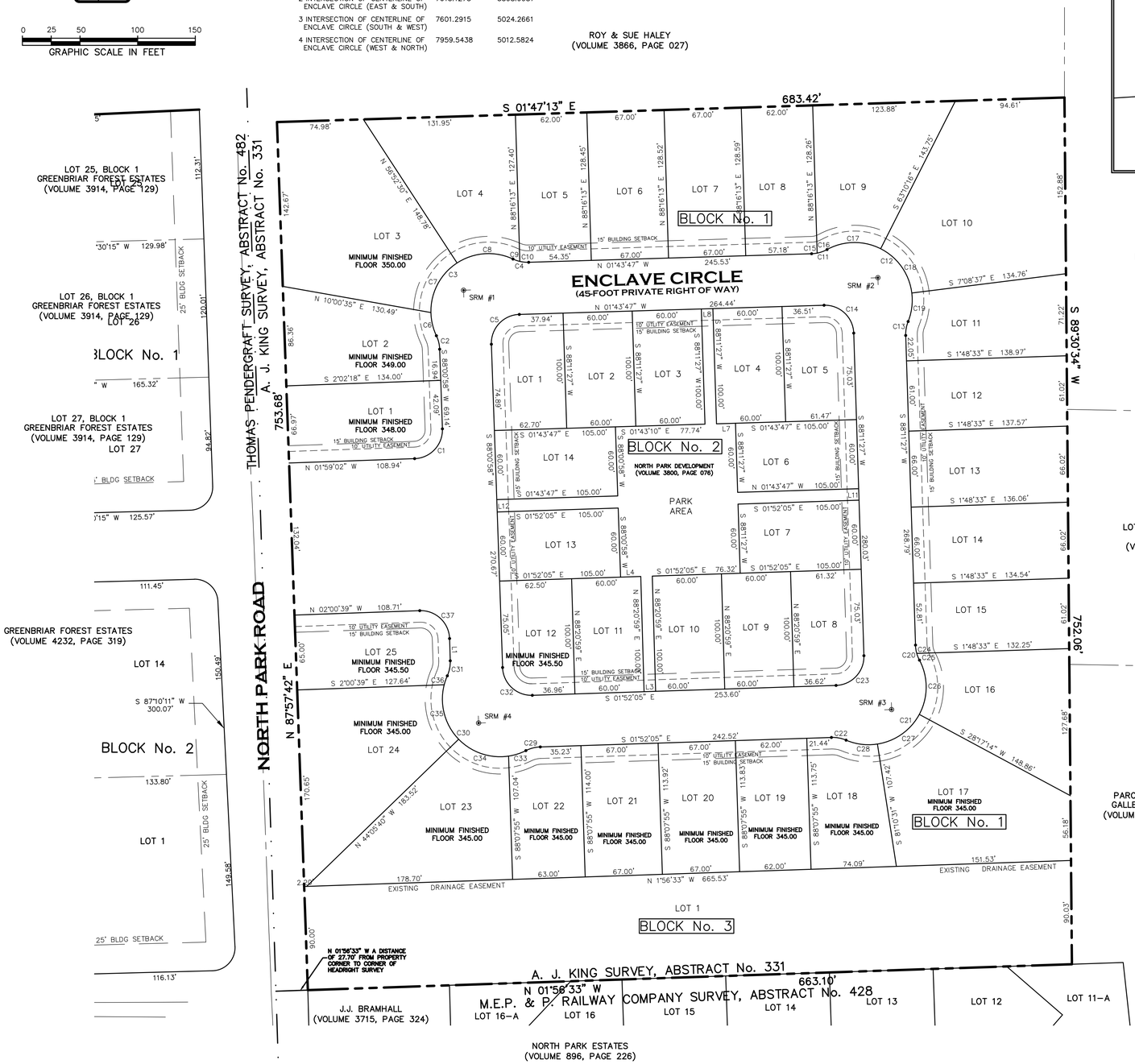
Printed Name

Attachment: P&ZMemo-PlatReview-ReplatEnlaveAddition-Dec2022 (3874 : Replat The Enclave at North Park)

0 25 50 100 150

GRAPHIC SCALE IN FEET

SUPPLEMENTAL REFERENCE MARKER			
#	DESCRIPTION	NORTHING	EASTING
1	INTERSECTION OF CENTERLINE OF ENCLAVE CIRCLE (NORTH & EAST)	7972.5531	5388.1453
2	INTERSECTION OF CENTERLINE OF ENCLAVE CIRCLE (EAST & SOUTH)	7613.1273	5398.9987
3	INTERSECTION OF CENTERLINE OF ENCLAVE CIRCLE (SOUTH & WEST)	7601.2915	5024.2661
4	INTERSECTION OF CENTERLINE OF ENCLAVE CIRCLE (WEST & NORTH)	7959.5438	5012.5824



THIS IS TO CERTIFY: that this plat and field notes correctly reflect the results of a survey made by us on the ground covering all that certain tract or parcel of land situated in the A.J. KING HEADRIGHT SURVEY, ABSTRACT No. 331, Bowie County, Texas, and being a part of the same tract of land conveyed to North Park 12 Development, L.P., a Texas limited partnership, by General Warranty Deed recorded in Volume 3800, Page 76 of the Deed Records of Bowie County, Texas, and the subject tract being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2–inch reinforcing steel rod set for the northwest corner of said 11.634 acre tract; said point also being in the south line of North Park Road and being South 01 degree, 56 minutes, 33 seconds East, a distance of 27.70 feet from the northwest corner of the A. J. KING HEADRIGHT SURVEY; said point also being the northeast corner of a tract of land described to J.J. Bramhall as recorded in Volume 3715, Page 324 of the Deed Records of Bowie County, Texas;

THENCE, North 87 degrees, 57 minutes, 42 seconds East, departing the east line of said Bramhall tract and along the north line of said 11.634 acre tract and along the said south line of North Park Road, a distance of 753.68 feet to a 1/8"x3/4" steel strap found at the northeast corner of said 11.634 acre tract; said point also being the northwest corner of a tract of land described in deed to Roy & Sue Haley as recorded in Volume 3866, Page 27 of the Real Property Records of Bowie County, Texas;

THENCE, South 01 degree, 47 minutes, 13 seconds East, departing the said south line of North Park Road and along the east line of said 11.634 acre tract and along the west line of said Haley tract, a distance of 683.42 feet to a 1/2–inch iron rod found for corner; said point being the southeast corner of said 11.634 acre tract and the southwest corner of said Haley tract; said point also being in the north line of Lot 2A of the Second Amended Replat of Lot 2, of the Replat of Parcel 2, Block 3, Galleria Oaks No. 1, an addition in the City of Texarkana, Texas as recorded in Volume 4303, Page 129 of the Real Property Records of Bowie County, Texas;

THENCE, South 89 degrees, 30 minutes, 34 seconds West, departing the west line of said Haley tract and along the south line of said 11.634 acre tract and along the north line of said Lot 2, and subsequently along the north line of Lot 1, Parcel 2, Block 3, Galleria Oaks No. 1, an addition to the City of Texarkana, Texas as recorded in Volume 3651, Page 274 of the Real Property Records of Bowie County, Texas, and subsequently with the north line of Parcel 1, Block 3, Galleria Oaks No. 1, an addition to the City of Texarkana, Texas as recorded in Volume 1198, Page 35 of the Real Property Records of Bowie County, Texas, in all, a distance of 752.06 feet to a 1/2–inch iron rod found for corner; said point being the southwest corner of said 11.634 acre tract; said point also being the northwest corner of said Parcel 1; said point also being in the east line of North Park Estates, an addition to the City of Texarkana, Texas as recorded in Volume 896, Page 226 of the Real Property Records of Bowie County, Texas;

THENCE, North 01 degree, 56 minutes, 33 seconds West, departing the north line of said Parcel 1 and along the west line of said 11.634 acre tract and along the east line of said North Park Estates and subsequently with the east line of said Bramhall tract, in all a distance of 663.10 feet to the POINT OF BEGINNING;

CONTAINING, 506,799 square feet or 11.634 acres of land, more or less.

CERTIFICATE OF SURVEYOR

I, Johnny E. Plunk, Jr. do hereby certify that I am a Registered Professional Land Surveyor in the State of Texas, and that the plat of the hereon described subdivision correctly reflects the results of a survey made under my supervision on the ground on the 14th day of August, 2022, and that the corner monuments are in place at the points on the boundary of the subdivision as shown on the plat of same, and that there are no encroachments or discrepancies and that the subdivision is to be known as THE ENCLAVE AT NORTH PARK, being a part of the Thomas Pendergraft Headright Survey, Abstract No. 482, Bowie County, Texas.

_____
Johnny E. Plunk, Jr.
Registered Professional
Land Surveyor
Texas No. 5080

TO THE LIENHOLDERS AND/OR THE OWNERS OF THE PREMISES SURVEYED AND TO THE TITLE COMPANY: The undersigned does hereby certify that this survey was this day made on the ground of the property legally described hereon and is correct, and that any discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments of improvements apparent or visible easements or rights–of–way are as shown hereon and/or described herein as best can be determined by documents provided and as per on the ground survey, and that said property has access to and from a dedicated roadway.

According to the Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel No. 480060 0005 B, effective date September 3, 1992, the herein described tract land does not appear to lie within a Special Flood Hazard Area, as shown on plat.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S88°13'15"W	19.29
L3	S01°52'05"E	10.00
L4	S01°52'05"E	17.50
L7	S01°43'47"E	16.47
L8	S01°48'33"E	10.00
L11	N90°00'00"W	9.98
L12	S88°00'58"W	10.73

CURVE TABLE				
CURVE	DELTA	RADIUS	TANGENT	LENGTH
C1	90°00'00"	25.00'	25.00'	39.27'
C2	23°09'24"	30.00'	6.15'	12.12'
C3	140°11'31"	50.00'	138.09'	122.34'
C4	26°46'52"	30.00'	7.14'	14.02'
C5	90°15'15"	25.00'	25.11'	39.38'
C6	23°51'29"	50.00'	10.56'	20.82'
C7	58°09'28"	50.00'	27.81'	50.75'
C8	58°10'35"	50.00'	27.82'	50.77'
C9	12°00'24"	30.00'	3.15'	6.29'
C10	14°46'28"	30.00'	3.89'	7.74'
C11	26°48'11"	30.00'	7.15'	14.03'
C12	140°17'12"	50.00'	138.45'	122.42'
C13	23°33'47"	30.00'	6.26'	12.34'
C14	89°55'14"	25.00'	24.97'	39.24'
C15	9°15'05"	30.00'	2.43'	4.84'
C16	17°33'06"	30.00'	4.63'	9.19'
C17	55°21'43"	50.00'	26.23'	48.31'
C18	56°01'39"	50.00'	26.60'	48.89'
C19	28°53'50"	50.00'	12.88'	25.22'
C20	26°05'02"	30.00'	6.95'	13.66'
C21	140°50'28"	50.00'	140.58'	122.91'
C22	24°48'58"	30.00'	6.60'	12.99'
C23	89°56'28"	25.00'	24.97'	39.24'
C24	13°59'25"	30.00'	3.68'	7.33'
C25	12°05'37"	30.00'	3.18'	6.33'
C26	56°10'50"	50.00'	26.69'	49.03'
C27	52°53'17"	50.00'	24.87'	46.15'
C28	31°46'21"	50.00'	14.23'	27.73'
C29	24°47'54"	30.00'	6.60'	12.98'
C30	140°29'45"	50.00'	139.25'	122.61'
C31	25°36'31"	30.00'	6.82'	13.41'
C32	89°53'03"	25.00'	24.95'	39.22'
C33	18°09'24"	50.00'	7.99'	15.84'
C34	54°24'56"	50.00'	25.71'	47.49'
C35	58°30'49"	50.00'	28.01'	51.06'
C36	9°24'36"	50.00'	4.12'	8.21'
C37	90°13'54"	25.00'	25.10'	39.37'

THE PURPOSE OF THIS REPLAT IS REVISE THE SIZE OF LOT 1, BLOCK 3 TO ONLY BE COMPRISED OF THE DRAINAGE EASEMENT PREVIOUSLY DEDICATED ALONG THE WESTERN PROPERTY LINE OF THE SUBDIVISION AND EXTEND THE PERIMETER LOT LINES OF THE BLOCK 1 LOTS TO THE PERIMETER OF THE SUBDIVISION. THE WEST (PERIMETER) LOT LINES OF LOTS 17–24, BLOCK 1 WILL BE EXTENDED TO THE EASTERN BOUNDARY OF LOT 1, BLOCK 3.

NOTE:

ENCLAVE CIRCLE, PARK AREA LOT DESIGNATED IN BLOCK 2 AND DRAINAGE EASEMENT DESIGNATED AS LOT 1, BLOCK 3 ARE NON–RESIDENTIAL BUILDING SITES AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

ALL OF THE LOTS IN THIS ADDITION WILL BE CLASSIFIED AS PATIO HOMES BY THE ZONING ORDINANCE AND HAVE THE FOLLOWING SETBACKS:
FRONT YARD: 15–FEET
REAR YARD: 10–FEET
SIDE YARD: 7–FEET

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION

We, the undersigned, do hereby certify that the plat of THE ENCLAVE AT NORTH PARK, being a part of the Thomas Pendergraft Headright Survey, Abstract No. 482, Bowie County, together with the OWNER'S CERTIFICATE and the SURVEYOR'S CERTIFICATE on the same, was presented to the Planning Commission of the City of Texarkana, Bowie County, Texas, for its approval that said plat, OWNER'S CERTIFICATE and SURVEYOR'S CERTIFICATE being found to conform to the platting requirements in all respects are in all things approved on the ___ day of December, 2022.

_____ Chairman

_____ Secretary

THE CERTIFICATE OF APPROVAL BY THE PLANNING AND ZONING COMMISSION SHALL BE NULL AND VOID SHOULD THIS PLAT NOT BE PROPERLY AND DULY FILED AND RECORDED WITH THE PROPER AUTHORITIES BY THE ___ DAY OF _____, ____.

REPLAT
THE ENCLAVE AT NORTH PARK

COPYRIGHTED MATERIAL. DO NOT REPRODUCE THIS PLAT.
This document contains confidential information intended only for the use of the client. Unauthorized reproduction without written permission of the surveyor is strictly prohibited.

PLUNK LAND SURVEYING
3605 JEFFERSON AVENUE
TEXARKANA, ARKANSAS 71854
PHONE (870) 779–8002
TX FIRM NO. 10073900 – AR COA NO. 1711

11.634 ACRES
A.J. KING HRS., A–331
TEXARKANA, BOWIE COUNTY, TEXAS
SCALE: 1"=50' | DATE: 10/12/2022
DRAWN BY: JDW | JOB NO: 1102B

SHEET 1 OF 3

Attachment: P&Z Memo-Plat Review-Replat Enlave Addition-Dec2022 (3874 : Replat The Enclave at North Park)

CERTIFICATE OF DEDICATION BY THE OWNER

I, the undersigned, being the owner of Lots 3, 8–11, 15, 17 & 19–25 of Block , Lots 1, 8, 11, 12 & 15 of Block 2 and Lot 1, Block 3 and have caused the same to be surveyed, platted and subdivided as shown hereon and which addition shall hereafter by known as THE ENCLAVE AT NORTH PARK, being part of the A.J. KING Headright Survey, Abstract No. 331, Bowie County, Texas, and by these presents, the undersigned hereby dedicated to the public in fee simple, the street, roads and alleys shown on this plat and by this instrument, the undersigned dedicated the easements shown hereon for drainage and/or utility purpose.

Jess R. King, Chief Executive
North Park 12 Development, L.P.

NOTARY ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF BOWIE

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

GIVE UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of _____, 2022.

Notary Public in and for Bowie County, Texas

My Commission expires the ____ day of _____, _____,

CERTIFICATE OF DEDICATION BY THE OWNER

I, the undersigned, being the owner of Lot 1, Block 1, THE ENCLAVE AT NORTH PARK, being part of the A.J. KING Headright Survey, Abstract No. 331, Bowie County, Texas, and by these presents, the undersigned hereby dedicated to the public in fee simple, the easements shown hereon for drainage and/or utility purpose.

Stan Stevens Gayla Stevens

NOTARY ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF BOWIE

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

GIVE UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of _____, 2022.

Notary Public in and for Bowie County, Texas

My Commission expires the ____ day of _____, _____,

CERTIFICATE OF DEDICATION BY THE OWNER

I, the undersigned, being the owner of Lot 2, Block 1, THE ENCLAVE AT NORTH PARK, being part of the A.J. KING Headright Survey, Abstract No. 331, Bowie County, Texas, and by these presents, the undersigned hereby dedicated to the public in fee simple, the easements shown hereon for drainage and/or utility purpose.

Glenda Williams

NOTARY ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF BOWIE

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

GIVE UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of _____, 2022.

Notary Public in and for Bowie County, Texas

My Commission expires the ____ day of _____, _____,

CERTIFICATE OF DEDICATION BY THE OWNER

I, the undersigned, being the owner of Lot 4, Block 1, THE ENCLAVE AT NORTH PARK, being part of the A.J. KING Headright Survey, Abstract No. 331, Bowie County, Texas, and by these presents, the undersigned hereby dedicated to the public in fee simple, the easements shown hereon for drainage and/or utility purpose.

Jimmy Hedrick Sandra Hedrick

NOTARY ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF BOWIE

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

GIVE UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of _____, 2022.

Notary Public in and for Bowie County, Texas

My Commission expires the ____ day of _____, _____,

CERTIFICATE OF DEDICATION BY THE OWNER

I, the undersigned, being the owner of Lot 5, Block 1, THE ENCLAVE AT NORTH PARK, being part of the A.J. KING Headright Survey, Abstract No. 331, Bowie County, Texas, and by these presents, the undersigned hereby dedicated to the public in fee simple, the easements shown hereon for drainage and/or utility purpose.

Michael Guillot Bobbie Guillot

NOTARY ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF BOWIE

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

GIVE UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of _____, 2022.

Notary Public in and for Bowie County, Texas

My Commission expires the ____ day of _____, _____,

CERTIFICATE OF DEDICATION BY THE OWNER

I, the undersigned, being the owner of Lot 6 in Block 1 and Lots 2 & 9 of Block 2, THE ENCLAVE AT NORTH PARK, being part of the A.J. KING Headright Survey, Abstract No. 331, Bowie County, Texas, and by these presents, the undersigned hereby dedicated to the public in fee simple, the easements shown hereon for drainage and/or utility purpose.

Donnie Powers Kathryn Powers

NOTARY ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF BOWIE

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

GIVE UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of _____, 2022.

Notary Public in and for Bowie County, Texas

My Commission expires the ____ day of _____, _____,

CERTIFICATE OF DEDICATION BY THE OWNER

I, the undersigned, being the owner of Lot 7, Block 1, THE ENCLAVE AT NORTH PARK, being part of the A.J. KING Headright Survey, Abstract No. 331, Bowie County, Texas, and by these presents, the undersigned hereby dedicated to the public in fee simple, the easements shown hereon for drainage and/or utility purpose.

Brenda Sutton

NOTARY ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF BOWIE

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

GIVE UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of _____, 2022.

Notary Public in and for Bowie County, Texas

My Commission expires the ____ day of _____, _____,

CERTIFICATE OF DEDICATION BY THE OWNER

I, the undersigned, being the owner of Lot 12, Block 1, THE ENCLAVE AT NORTH PARK, being part of the A.J. KING Headright Survey, Abstract No. 331, Bowie County, Texas, and by these presents, the undersigned hereby dedicated to the public in fee simple, the easements shown hereon for drainage and/or utility purpose.

Lonnie Binnicker Janet Binnicker

NOTARY ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF BOWIE

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

GIVE UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of _____, 2022.

Notary Public in and for Bowie County, Texas

My Commission expires the ____ day of _____, _____,

CERTIFICATE OF DEDICATION BY THE OWNER

I, the undersigned, being the owner of Lot 13, Block 1, THE ENCLAVE AT NORTH PARK, being part of the A.J. KING Headright Survey, Abstract No. 331, Bowie County, Texas, and by these presents, the undersigned hereby dedicated to the public in fee simple, the easements shown hereon for drainage and/or utility purpose.

Diana Davis

NOTARY ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF BOWIE

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

GIVE UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of _____, 2022.

Notary Public in and for Bowie County, Texas

My Commission expires the ____ day of _____, _____,

CERTIFICATE OF DEDICATION BY THE OWNER

I, the undersigned, being the owner of Lot 14 of Block 1 and Lot 4 of Block 2, THE ENCLAVE AT NORTH PARK, being part of the A.J. KING Headright Survey, Abstract No. 331, Bowie County, Texas, and by these presents, the undersigned hereby dedicated to the public in fee simple, the easements shown hereon for drainage and/or utility purpose.

Kenneth Yowell Barbara Yowell

NOTARY ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF BOWIE

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

GIVE UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of _____, 2022.

Notary Public in and for Bowie County, Texas

My Commission expires the ____ day of _____, _____,

CERTIFICATE OF DEDICATION BY THE OWNER

I, the undersigned, being the owner of Lot 16, Block 1, THE ENCLAVE AT NORTH PARK, being part of the A.J. KING Headright Survey, Abstract No. 331, Bowie County, Texas, and by these presents, the undersigned hereby dedicated to the public in fee simple, the easements shown hereon for drainage and/or utility purpose.

Beverly Greer–Simpson

NOTARY ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF BOWIE

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

GIVE UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of _____, 2022.

Notary Public in and for Bowie County, Texas

My Commission expires the ____ day of _____, _____,

CERTIFICATE OF DEDICATION BY THE OWNER

I, the undersigned, being the owner of Lot 18, Block 1, THE ENCLAVE AT NORTH PARK, being part of the A.J. KING Headright Survey, Abstract No. 331, Bowie County, Texas, and by these presents, the undersigned hereby dedicated to the public in fee simple, the easements shown hereon for drainage and/or utility purpose.

Matthew Walter Judy Walter

NOTARY ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF BOWIE

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

GIVE UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of _____, 2022.

Notary Public in and for Bowie County, Texas

My Commission expires the ____ day of _____, _____,

REPLAT
THE ENCLAVE AT NORTH PARK

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PLUNK LAND SURVEYING
3605 JEFFERSON AVENUE
TEXARKANA, ARKANSAS 71854
PHONE (870) 779–8002
TX FIRM NO. 10073900 – AR COA NO. 1711

11.634 ACRES
A.J. KING HRS., A–331
TEXARKANA, BOWIE COUNTY, TEXAS

SCALE: 1"=50' | DATE: 10/12/2022
DRAWN BY: JDW | JOB NO: 1102B

Attachment: P&ZMemo-PlatReview-ReplatEnlaveAddition-Dec2022 (3874 : Replat The Enclave at North Park)

CERTIFICATE OF DEDICATION BY THE OWNER

I, the undersigned, being the owner of Lot 3, Block 2, THE ENCLAVE AT NORTH PARK, being part of the A.J. KING Headright Survey, Abstract No. 331, Bowie County, Texas, and by these presents, the undersigned hereby dedicated to the public in fee simple, the easements shown hereon for drainage and/or utility purpose.

Laroy Thomas Jane Thomas

NOTARY ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF BOWIE

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

GIVE UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of _____, 2022.

Notary Public in and for Bowie County, Texas

My Commission expires the ____ day of _____, _____,

CERTIFICATE OF DEDICATION BY THE OWNER

I, the undersigned, being the owner of Lot 5, Block 2, THE ENCLAVE AT NORTH PARK, being part of the A.J. KING Headright Survey, Abstract No. 331, Bowie County, Texas, and by these presents, the undersigned hereby dedicated to the public in fee simple, the easements shown hereon for drainage and/or utility purpose.

Laura King

NOTARY ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF BOWIE

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

GIVE UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of _____, 2022.

Notary Public in and for Bowie County, Texas

My Commission expires the ____ day of _____, _____,

CERTIFICATE OF DEDICATION BY THE OWNER

I, the undersigned, being the owner of Lot 6, Block 2, THE ENCLAVE AT NORTH PARK, being part of the A.J. KING Headright Survey, Abstract No. 331, Bowie County, Texas, and by these presents, the undersigned hereby dedicated to the public in fee simple, the easements shown hereon for drainage and/or utility purpose.

Sally Patton

NOTARY ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF BOWIE

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

GIVE UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of _____, 2022.

Notary Public in and for Bowie County, Texas

My Commission expires the ____ day of _____, _____,

CERTIFICATE OF DEDICATION BY THE OWNER

I, the undersigned, being the owner of Lot 7, Block 2, THE ENCLAVE AT NORTH PARK, being part of the A.J. KING Headright Survey, Abstract No. 331, Bowie County, Texas, and by these presents, the undersigned hereby dedicated to the public in fee simple, the easements shown hereon for drainage and/or utility purpose.

Larry Bunn Joanne Bunn

NOTARY ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF BOWIE

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

GIVE UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of _____, 2022.

Notary Public in and for Bowie County, Texas

My Commission expires the ____ day of _____, _____,

CERTIFICATE OF DEDICATION BY THE OWNER

I, the undersigned, being the owner of Lot 10, Block 2, THE ENCLAVE AT NORTH PARK, being part of the A.J. KING Headright Survey, Abstract No. 331, Bowie County, Texas, and by these presents, the undersigned hereby dedicated to the public in fee simple, the easements shown hereon for drainage and/or utility purpose.

Jerry Thomas Sheri Thomas

NOTARY ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF BOWIE

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

GIVE UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of _____, 2022.

Notary Public in and for Bowie County, Texas

My Commission expires the ____ day of _____, _____,

CERTIFICATE OF DEDICATION BY THE OWNER

I, the undersigned, being the owner of Lot 13, Block 2, THE ENCLAVE AT NORTH PARK, being part of the A.J. KING Headright Survey, Abstract No. 331, Bowie County, Texas, and by these presents, the undersigned hereby dedicated to the public in fee simple, the easements shown hereon for drainage and/or utility purpose.

Dennis Lewis Paula Lewis

NOTARY ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF BOWIE

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

GIVE UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of _____, 2022.

Notary Public in and for Bowie County, Texas

My Commission expires the ____ day of _____, _____,

CERTIFICATE OF DEDICATION BY THE OWNER

I, the undersigned, being the owner of Lot 14, Block 2, THE ENCLAVE AT NORTH PARK, being part of the A.J. KING Headright Survey, Abstract No. 331, Bowie County, Texas, and by these presents, the undersigned hereby dedicated to the public in fee simple, the easements shown hereon for drainage and/or utility purpose.

Kirby Adams

NOTARY ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF BOWIE

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

GIVE UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of _____, 2022.

Notary Public in and for Bowie County, Texas

My Commission expires the ____ day of _____, _____,

REPLAT
THE ENCLAVE AT NORTH PARK

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PLUNK LAND SURVEYING
3605 JEFFERSON AVENUE
TEXARKANA, ARKANSAS 71854
PHONE (870) 779-8002
TX FIRM NO. 10073900 – AR COA NO. 1711

11.634 ACRES
A.J. KING HRS., A-331
TEXARKANA, BOWIE COUNTY, TEXAS

SCALE: 1"=50' | DATE: 10/12/2022
DRAWN BY: JDW | JOB NO: 1102B

SHEET 3 OF 3

Attachment: P&ZMemo-PlatReview-ReplatEnlaveAddition-Dec2022 (3874 : Replat The Enclave at North Park)

Attachment: P&ZMemo-PlatReview-ReplatEnclaveAddition-Dec2022 (3874 : Replat The Enclave at North Park)

0 25 50 100 150

GRAPHIC SCALE IN FEET

SUPPLEMENTAL REFERENCE MARKER			
#	DESCRIPTION	NORTHING	EASTING
1	INTERSECTION OF CENTERLINE OF ENCLAVE CIRCLE (NORTH & EAST)	7971.3531	5388.1453
2	INTERSECTION OF CENTERLINE OF ENCLAVE CIRCLE (EAST & SOUTH)	7611.1273	5398.9987
3	INTERSECTION OF CENTERLINE OF ENCLAVE CIRCLE (SOUTH & WEST)	7601.2915	5024.2661
4	INTERSECTION OF CENTERLINE OF ENCLAVE CIRCLE (WEST & NORTH)	7956.5438	5012.5824

ROY & SUE HALEY
(VOLUME 3866, PAGE 027)

S 01°47'13" E 683.42'

LOT 1

BLOCK No. 3

BLOCK No. 1

LOT 4 LOT 5 LOT 6 LOT 7 LOT 8 LOT 9 LOT 10

LOT 3
MINIMUM FINISHED FLOOR 350.00

LOT 2
MINIMUM FINISHED FLOOR 349.00

LOT 1
MINIMUM FINISHED FLOOR 348.00

15' BUILDING SETBACK
10' UTILITY EASEMENT

ENCLAVE CIRCLE
(45-FOOT PRIVATE RIGHT OF WAY)

SRM #1 SRM #2 SRM #3 SRM #4

BLOCK No. 2
NORTH PARK DEVELOPMENT
(VOLUME 3800, PAGE 076)

LOT 1 LOT 2 LOT 3 LOT 4 LOT 5 LOT 6 LOT 7 LOT 8 LOT 9 LOT 10 LOT 11 LOT 12 LOT 13 LOT 14

PARK AREA
.311

LOT 25
MINIMUM FINISHED FLOOR 345.50

LOT 24
MINIMUM FINISHED FLOOR 345.00

LOT 23 LOT 22 LOT 21 LOT 20 LOT 19 LOT 18

LOT 17
MINIMUM FINISHED FLOOR 345.00

LOT 16 LOT 15

MINIMUM FINISHED FLOOR 345.00

S 89°30'34" W 752.06'

LOT 25 LOT 26 LOT 27

BLOCK No. 1

S 87°57'42" W 753.68'

THOMAS PENDERGRAFT SURVEY, ABSTRACT No. 482
A. J. KING SURVEY, ABSTRACT No. 331

357.09'

25' BLDG SETBACK

66.94'

N 87°57'42" E 442.79'

NORTH PARK ROAD

GREENBRIAR FOREST ESTATES
(VOLUME 4232, PAGE 319)

LOT 14 LOT 1 LOT 2

BLOCK No. 2

S 87°10'11" W 300.07'

133.80'

148.58'

25' BLDG SETBACK

S 87°10'11" W

LOT 1

BLOCK No. 1

S 88°54'21" W 177.67'

N 01°56'33" W A DISTANCE OF 27.70' FROM PROPERTY CORNER TO CORNER OF HEADRIGHT SURVEY

60' DRAINAGE EASEMENT

J.J. BRAMHALL
(VOLUME 3715, PAGE 324)

BLOCK No. 3
A. J. KING SURVEY, ABSTRACT No. 331

N 01°56'33" W 663.10'

M.E.P. & P. RAILWAY COMPANY SURVEY, ABSTRACT No. 428

LOT 16-A LOT 16 LOT 15 LOT 14 LOT 13 LOT 12 LOT 11-A

NORTH PARK ESTATES
(VOLUME 896, PAGE 226)

LOT 1
BLOCK No. 3
1.446 Total 2.857ac

NOTE:

LOT 1, BLOCK 3, IS DESIGNATED AS A NON-RESIDENTIAL BUILDING SITE LOT RESERVED FOR ACCESS AND RECREATIONAL USES EXCLUSIVELY FOR MEMBERS OF THE HOMEOWNERS ASSOCIATION. A PRIVATE DRAINAGEWAY IS RESERVED BY THE HOMEOWNERS ASSOCIATION ACROSS SAID LOT. A PORTION OF THE LOT CONTAINS A DRAINAGE EASEMENT AS INDICATED.

PARK AREA LOT DESIGNATED IN BLOCK 2 IS A NON-RESIDENTIAL BUILDING SITE AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

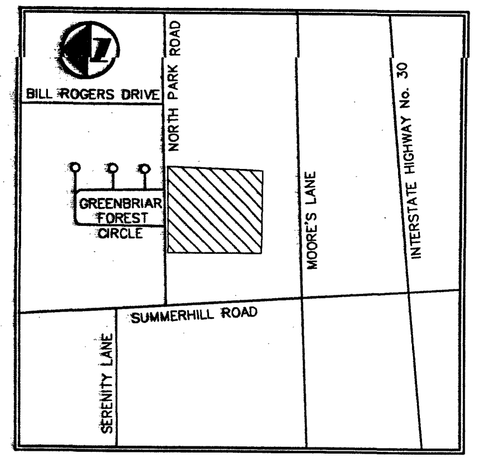
ALL OF THE LOTS IN THIS ADDITION WILL BE CLASSIFIED AS PATIO HOMES BY THE ZONING ORDINANCE AND HAVE THE FOLLOWING SETBACKS:
FRONT YARD: 15-FEET
REAR YARD: 10-FEET
SIDE YARD: 7-FEET

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION

We, the undersigned, do hereby certify that the plat of THE ENCLAVE AT NORTH PARK, being a part of the Thomas Pendergraft Headright Survey, Abstract No. 482, Bowie County, Texas, together with the OWNER'S CERTIFICATE and the SURVEYOR'S CERTFITICATE on the same, was presented to the Planning Commission of the City of Texarkana, Bowie County, Texas, for its approval that said plat, OWNER'S CERTIFICATE and SURVEYOR'S CERTIFICATE being found to conform to the platting requirements in all respects are in all things approved on the 4th day of October, 2004.

Chairman _____ Secretary _____

THE CERTIFICATE OF APPROVAL BY THE PLANNING AND ZONING COMMISSION SHALL BE NULL AND VOID SHOULD THIS PLAT NOT BE PROPERLY AND DULY FILED AND RECORDED WITH THE PROPER AUTHORITIES BY THE 3rd DAY OF FEBRUARY, 2005.



LOT 2A, REPLAT OF PARCEL 2, BLOCK 3, GALLERIA OAKS No. 1 (VOLUME 4303, PAGE 129)

LOT 1, PARCEL 2, BLOCK 3, GALLERIA OAKS No. 1 (VOLUME 3651, PAGE 274)

PARCEL 1, BLOCK 3, *GALLERIA OAKS No. 1* (VOLUME 1198, PAGE 35)

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S88°13'15"W	19.29
L2	S01°52'05"E	10.00
L3	S01°52'05"E	10.00
L4	S01°52'05"E	17.50
L5	S88°11'27"W	10.00
L7	S01°43'47"E	16.47
L8	S01°48'33"E	10.00
L9	S01°43'47"E	10.00
L11	N90°00'00"W	9.98
L12	S88°00'58"W	10.73

CURVE TABLE				
CURVE	DELTA	RADIUS	TANGENT	LENGTH
C1	90°00'00"	25.00'	25.00'	39.27'
C2	23°09'24"	30.00'	6.15'	12.12'
C3	140°11'31"	50.00'	138.09'	122.34'
C4	26°46'52"	30.00'	7.14'	14.02'
C5	90°15'15"	25.00'	25.11'	39.38'
C6	23°51'29"	50.00'	10.56'	20.82'
C7	58°09'28"	50.00'	27.81'	50.75'
C8	58°10'35"	50.00'	27.82'	50.77'
C9	12°00'24"	30.00'	3.15'	6.29'
C10	14°46'28"	30.00'	3.89'	7.74'
C11	26°48'11"	30.00'	7.15'	14.03'
C12	140°17'12"	50.00'	138.45'	122.42'
C13	23°33'47"	30.00'	6.26'	12.34'
C14	89°55'14"	25.00'	24.97'	39.24'
C15	9°15'05"	30.00'	2.43'	4.84'
C16	17°33'06"	30.00'	4.63'	9.19'
C17	55°21'43"	50.00'	26.23'	48.31'
C18	56°01'39"	50.00'	26.60'	48.89'
C19	28°53'50"	50.00'	12.88'	25.22'
C20	26°05'02"	30.00'	6.95'	13.66'
C21	140°50'28"	50.00'	140.58'	122.91'
C22	24°48'58"	30.00'	6.60'	12.99'
C23	89°56'28"	25.00'	24.97'	39.24'
C24	13°59'25"	30.00'	3.68'	7.33'
C25	12°05'37"	30.00'	3.18'	6.33'
C26	56°10'50"	50.00'	26.89'	49.03'
C27	52°53'17"	50.00'	24.87'	46.15'
C28	31°46'21"	50.00'	14.23'	27.73'
C29	24°47'54"	30.00'	6.60'	12.98'
C30	140°29'45"	50.00'	139.25'	122.61'
C31	25°36'31"	30.00'	6.87'	13.41'
C32	89°53'03"	25.00'	24.95'	39.22'
C33	18°09'24"	50.00'	7.99'	15.84'
C34	54°24'56"	50.00'	25.71'	47.49'
C35	58°30'49"	50.00'	28.01'	51.06'
C36	9°24'36"	50.00'	4.12'	8.21'
C37	90°13'54"	25.00'	25.10'	39.37'

THIS IS TO CERTIFY: that this plat and field notes correctly reflect the results of a survey made by us on the ground covering all that certain tract or parcel of land situated in the A.J. KING HEADRIGHT SURVEY, ABSTRACT No. 331, Bowie County, Texas, and being a part of the same tract of land conveyed to North Park 12 Development, L.P., a Texas limited partnership, by General Warranty Deed recorded in Volume 3800, Page 76 of the Deed Records of Bowie County, Texas, and the subject tract being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2-inch reinforcing steel rod set for the northwest corner of said 11.634 acre tract; said point also being in the south line of North Park Road and being South 01 degree, 56 minutes, 33 seconds East, a distance of 27.70 feet from the northwest corner of the A. J. KING HEADRIGHT SURVEY; said point also being the northeast corner of a tract of land described to J.J. Bramhall as recorded in Volume 3715, Page 324 of the Deed Records of Bowie County, Texas;

THENCE, North 87 degrees, 57 minutes, 42 seconds East, departing the east line of said Bramhall tract and along the north line of said 11.634 acre tract and along the said south line of North Park Road, a distance of 753.68 feet to a 1/8"x3/4" steel strap found at the northeast corner of said 11.634 acre tract; said point also being the northwest corner of a tract of land described in deed to Roy & Sue Haley as recorded in Volume 3866, Page 27 of the Real Property Records of Bowie County, Texas;

THENCE, South 01 degree, 47 minutes, 13 seconds East, departing the said south line of North Park Road and along the east line of said 11.634 acre tract and along the west line of said Haley tract, a distance of 683.42 feet to a 1/2-inch iron rod found for corner; said point being the southeast corner of said 11.634 acre tract and the southwest corner of said Haley tract; said point also being in the north line of Lot 2A of the Second Amended Replat of Lot 2, of the Replat of Parcel 2, Block 3, Galleria Oaks No. 1, an addition in the City of Texarkana, Texas as recorded in Volume 4303, Page 129 of the Real Property Records of Bowie County, Texas;

THENCE, South 89 degrees, 30 minutes, 34 seconds West, departing the west line of said Haley tract and along the south line of said 11.634 acre tract and along the north line of said Lot 2, and subsequently along the north line of Lot 1, Parcel 2, Block 3, Galleria Oaks No. 1, an addition to the City of Texarkana, Texas as recorded in Volume 3651, Page 274 of the Real Property Records of Bowie County, Texas, and subsequently with the north line of Parcel 1, Block 3, Galleria Oaks No. 1, an addition to the City of Texarkana, Texas as recorded in Volume 1198, Page 35 of the Real Property Records of Bowie County, Texas, in all, a distance of 752.06 feet to a 1/2-inch iron rod found for corner; said point being the southwest corner of said 11.634 acre tract; said point also being the northwest corner of said Parcel 1; said point also being in the west line of North Park Estates, an addition to the City of Texarkana, Texas as recorded in Volume 896, Page 226 of the Real Property Records of Bowie County, Texas;

THENCE, North 01 degree, 56 minutes, 33 seconds West, departing the north line of said Parcel 1 and along the west line of said 11.634 acre tract and along the east line of said North Park Estates and subsequently with the east line of said Bramhall tract, in all a distance of 663.10 feet to the POINT OF BEGINNING;

CONTAINING, 506,799 square feet or 11.634 acres of land, more or less.

CERTIFICATE OF SURVEYOR

I, Wallace D. Roy do hereby certify that I am a Registered Professional Land Surveyor in the State of Texas, and that the plat of the hereon described subdivision correctly reflects the results of a survey made under my supervision on the ground on the 14th day of August, 2002, and that the corner monuments are in place at the points on the boundary of the subdivision as shown on the plat of same, and that there are no encroachments or discrepancies and that the subdivision is to be known as THE ENCLAVE AT NORTH PARK, being a part of the Thomas Pendergraft Headright Survey, Abstract No. 482, Bowie County, Texas.

Wallace D. Roy
Registered Professional Land Surveyor
Texar. No. 2107

STATE OF TEXAS REGISTERED WALLACE D. ROY 2107 PROFESSIONAL LAND SURVEYOR

TO THE LIENHOLDERS AND/OR THE OWNERS OF THE PREMISES SURVEYED AND TO THE TITLE COMPANY: The undersigned does hereby certify that this survey was this day made on the ground of the property legally described hereon and is correct, and that any discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments of improvements apparent or visible easements or rights-of-way are as shown hereon and/or described herein as best can be determined by documents provided and as per on the ground survey, and that said property has access to and from a dedicated roadway.

According to the Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel No. 480060 0005 B, effective date September 3, 1992, the herein described tract land does appear to lie within a Special Flood Hazard Area, as shown on plat.

CERTIFICATE OF DEDICATION BY THE OWNER

I, the undersigned, being the owner or the hereon described tract of land have caused the same to be surveyed, platted and subdivided as shown hereon and which addition shall hereafter by known as THE ENCLAVE AT NORTH PARK, being part of the A.J. KING Headright Survey, Abstract No. 331, Bowie County, Texas, and by these presents, the undersigned hereby dedicated to the ubic in fee simple, the street, roads and alleys shown on this plat and by this instrument, the undersigned dedicated the easements shown hereon for drainage and/or utility purpose.

Jess R. King, Jr. Chief Executive
North Park 12 Development, L.P.

NOTARY ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF BOWIE

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

GIVE UNDER MY HAND AND SEAL OF OFFICE on this the 21st day of January, 2003, 2005 KMH.

Kelley A. Hughes
Notary Public in and for Bowie County, Texas
TRAVIS KMH

KELLEY ANISE HUGHES Notary Public, State of Texas My Commission Expires July 09, 2008

My Commission expires the 9th day of July, 2008

Filed For Record In:
Bowie County, Texas
VELMA MOORE
County Clerk
On: Feb 03, 2005 at 02:47P

	Vol	Page
1982	4529	217
1982	4529	224

FINAL PLAT
THE ENCLAVE AT NORTH PARK

LOCATED IN THE CITY OF TEXARKANA, TEXAS
AND BEING OUT OF THE
A.J. KING HEADRIGHT SURVEY, ABSTRACT No. 331
BOWIE COUNTY, TEXAS

WCE WHITTEN CIVIL ENGINEERING, INC.
5502 COWHORN CREEK ROAD, SUITE B TEXARKANA, TEXAS 75503
P-903.334.8677 WWW.WHITTENCE.COM F-903.334.8375

DESIGN:	DRAWN:	DATE	SCALE	WCE JOB NO:
JDW	JDW	JULY 2003	1"=50'	1102-02.022

City of Texarkana, Texas

Version:

Summary Sheet

Update Date: 11/30/2022 2:28 PM

Lead Department:	Planning & Zoning Commission	**Action Officer:**	Laura Puckett, Administrative Coordinator
Subject:	Consider approval of Replat of Lot No 1D, Block 2 Waggoner Creek Crossing Two. Waggoner Creek Crossing LP, owner, and Jeffrey Wood, MTG Engineers and Surveyors, agent.		

Meeting Date: 12/5/2022

Attachments

a. P&ZMemo-PlatReview-Replat-Lt1DBlk2-WCC2-Dec2022 (PDF)

Staff Coordination

Building Code Administration	Mashell Daniel	Department Head Review	Pending
Planning & Zoning Commission		Department Review	Pending
Planning & Zoning Commission	Laura Puckett	Meeting 12/05/2022 12:00 PM	Pending

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

See attached memorandum.

Potential Options:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

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

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

December 5, 2022

MEMORANDUM

To: Planning and Zoning Commission

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

Date: November 29, 2022

Subject: **Consider approval of Replat of Lot1D, Block 2 Waggoner Creek Crossing Two**

This is a request by Waggoner Creek Crossing LP, owner, and Jeffrey Wood, MTG Engineers and Surveyors, agent to consider approval of the **Replat of Lot1D, Block 2 Waggoner Creek Crossing Two**. The purpose of this plat is to split lot 1 into 2 lots.

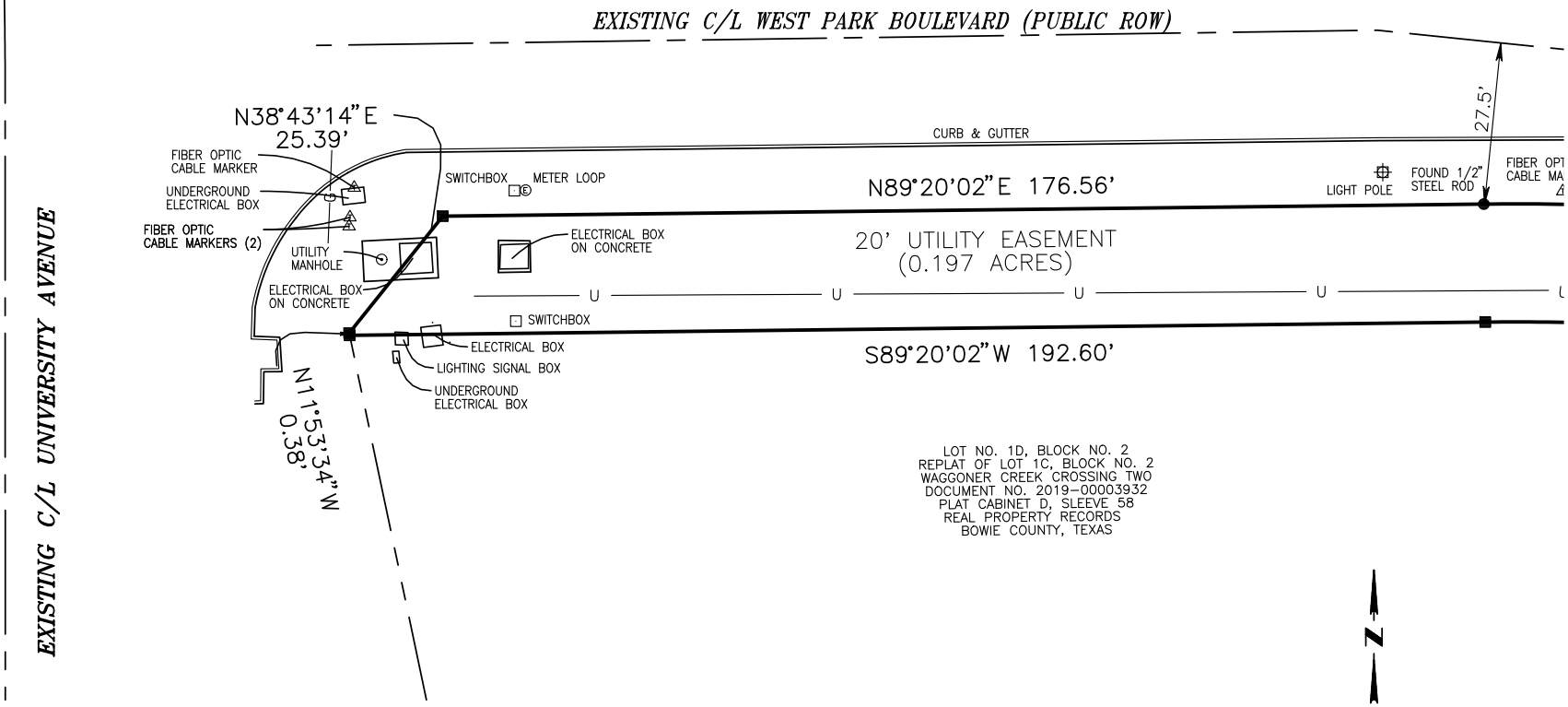
Comments are as follows:

1. TxDOT – No response
2. Summit Utilities – No Issues
3. Sparklight – No issues
4. Windstream - No response
5. Electric Companies
    a. AEP – SWEPCO has no objections to the replat of Lot 1D Block 2 and Lot 1B Block 2. SWEPCO is needing signature on a 20' Wide SWEPCO Easement along the entire front of the property for the original Lot 1D Block 2. Shelley Jones is our SWEPCO Right of Way agent that will have the full easement document and work with the owner to get the easement signed. Easement exhibit attached.
    b. Bowie Cass – No issues and not in service area
    c. REA – No response but not in service area
6. TWU - See Memo
7. PW/Planning Departments
    a. Tax certificate of the property for recording purposes from BCAD must be provided showing all taxes have been paid for entire property in order to be recorded at the County Courthouse (Texas State Legislature amendment 12.002 of the Texas Property Code)
    b. Mylar copy and electronic copy via email submitted to Public Works office after recording
    c. Revise plat to reflect 20' SWEPCO easement being recorded by separate instrument. Add recording information.
8. Fire Department – No response

Attachment: P&ZMemo-PlatReview-Replat-Lt1DBlk2-WCC2-Dec2022 (3875 : Replat of Lot No 1D, Block 2 Waggoner Creek Crossing Two)

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

Attachment: P&ZMemo-PlatReview-Replat-Lt1DBlk2-WCC2-Dec2022 (3875 : Replat of Lot No 1D, Block 2 Waggoner Creek Crossing Two)



NOTE:
1. ALL BEARINGS AND DISTANCES ARE SHOWN AS RECORD AND MEASURED.
2. SEE PAGE 3 FOR PROPERTY DESCRIPTION OF THE EASEMENT.

SURVEYOR CERTIFICATE:

THIS IS TO CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION ON MARCH 8, 2022. THAT THIS PLAT (MAP OR DRAWING) SUBSTANTIALLY COMPLIES WITH THE CURRENT PROFESSIONAL AND TECHNICAL STANDARDS OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AND REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY, THERE ARE NO VISIBLE IMPROVEMENTS EXCEPT AS SHOWN ON THE SURVEY PLAT.

THIS PLAT IS FOR THE INTENDED USE OF SWEPCO, AS RELATES TO OWNERSHIP OR TRANSFER OF OWNERSHIP. THIS SURVEY IS NOT ASSIGNABLE OR TRANSFERABLE, MAY NOT BE REISSUED WITHOUT RE-SURVEY AND MAY BE VOID/INVALID SUBJECT TO CHANGES IN GOVERNANCE OR INTERPRETATIONS ISSUED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AND MAY NOT BE COPIED OR PROVIDED TO OTHER PARTIES WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE UNDERSIGNED.

JEFFREY A. WOOD
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6220, STATE OF TEXAS
FIRM CERTIFICATE NO. 101011-00
DATE: APRIL 8, 2022

STATE OF TEXAS
REGISTERED
JEFFREY A. WOOD
#6220
PROFESSIONAL
LAND SURVEYOR

UTILITY EASEMENT

20' SWEPCO UTILITY EASEMENT

Date	Revision/Description

Drawn By	Checked By	Project No.	Dwg. Date
GB	JW	212362	3/15/2022

MTG engineers & surveyors
5430 SUMMERHILL RD.
TEXARKANA TEXAS 75503
P 903.838.8533 | F 903.832.47
www.mtgengineers.com

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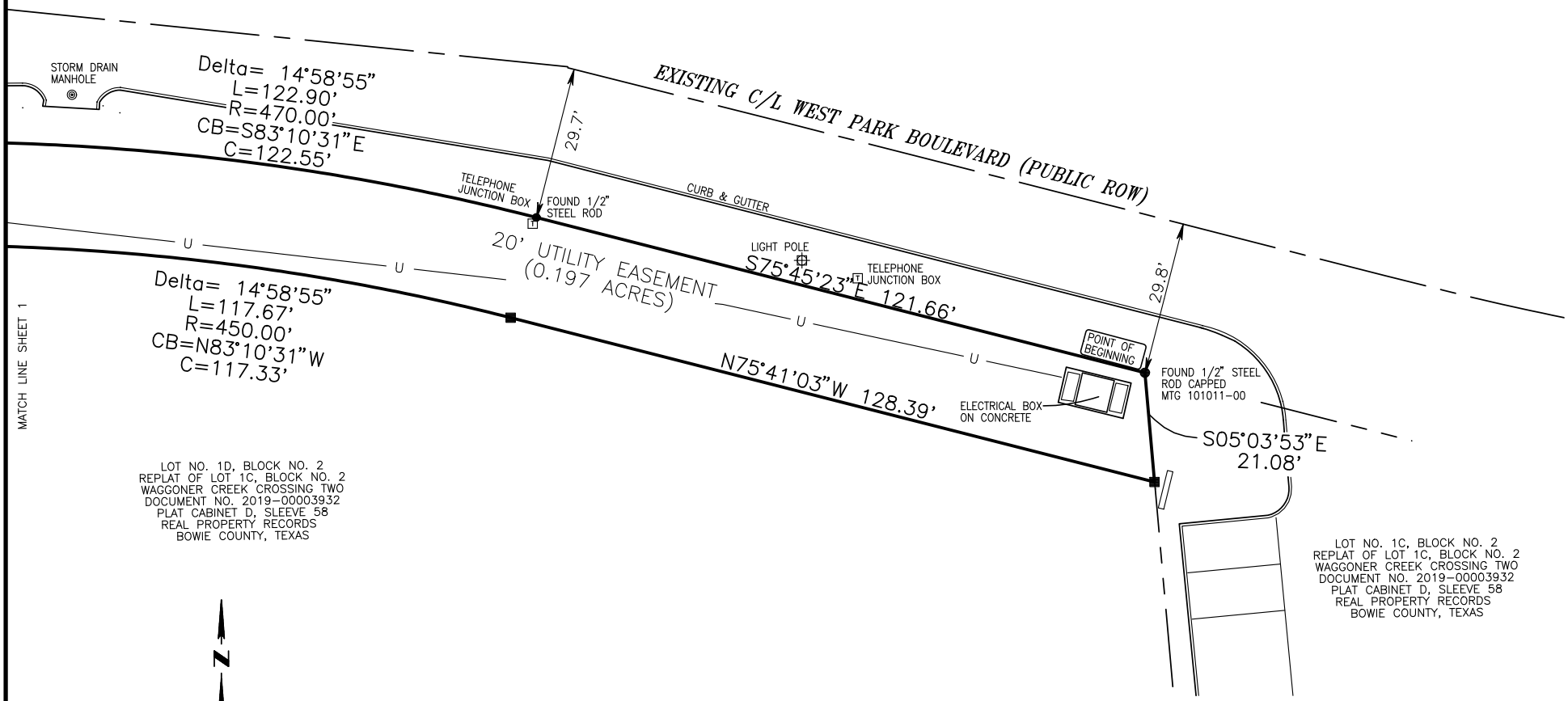
EXHIBIT A

Sheet No. 1 OF 3

X:\2021 Projects\212362 SWEPCO Waggoner Creek-Gibson\Waggoner Creek Crossing LP - West Park\Wagoner Creek Crossing - West Park.pro
Fri Apr 8, 2022 8:31AM

Attachment: P&ZMemo-PlatReview-Replat-Lt1DBlk2-WCC2-Dec2022 (3875 : Replat of Lot No 1D, Block 2



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JEFFREY A. WOOD
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6220, STATE OF TEXAS
FIRM CERTIFICATE NO. 101011-00
DATE: APRIL 8, 2022

STATE OF TEXAS
REGISTERED
JEFFREY A. WOOD
#6220
PROFESSIONAL
LAND SURVEYOR

UTILITY EASEMENT

20' SWEPCO UTILITY EASEMENT

Date	Revision/Description

Drawn By	Checked By	Project No.	Dwg. Date
GB	JW	212362	3/15/2022

MTG engineers & surveyors
5430 SUMMERHILL RD.
TEXARKANA TEXAS 75503
P 903.838.8533 | F 903.832.47
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© MTG 2022 TBPE NO. F

EXHIBIT A

Sheet No. 2 OF 3

X:\2021 Projects\212362 SWEPCO Waggoner Creek-Gibson\Waggoner Creek Crossing LP - West Park\Wagoner Creek Crossing - West Park.pro
Fri Apr 8, 2022 8:32AM

Attachment: P&ZMemo-PlatReview-Replat-Lt1DBlk2-WCC2-Dec2022 (3875 : Replat of Lot No 1D, Block 2

Property Description
0.197 Acres
Bowie County, Texas

All that certain lot, tract or parcel of land lying and situated in the George Brinlee Headright Survey, Abstract 18, Bowie County, Texas, being a part of that certain tract of land described as Lot No. 1D, Block 2 of the Replat of Lot No. 1C, Block No. 2 of Waggoner Creek Crossing Two, according to the plat recorded in Document No. 2019-00003932, and filed in Plat Cabinet D, Sleeve 58 of the Real Property Records of Bowie County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch steel rod found for a corner, capped MTG 101011-00, lying in the South right-of-way line of West Park Boulevard, the Northeast corner of the said Lot 1D, the Northwest corner of Lot No. 1C of the said Replat of Lot No. 1C, Block No. 2;

THENCE South 05 degrees 03 minutes 53 seconds East a distance of 21.08 feet along the East line of the said Lot 1D and the West line of the said Lot 1C to a point for a corner;

THENCE North 75 degrees 41 minutes 03 seconds West a distance of 128.39 feet across the said Lot 1D to a point for a corner, at the beginning of a circular curve to the left;

THENCE in a Northwesterly direction along the arc of the said circular curve a distance of 117.67 feet, with a delta angle of 14 degrees 58 minutes 55 seconds, a radius of 450.00 feet, a chord bearing of North 83 degrees 10 minutes 31 seconds West, and a chord distance of 117.33 feet to a point for a corner, at the end of the said circular curve;

THENCE South 89 degrees 20 minutes 02 seconds West, tangent to the said circular curve a distance of 192.60 feet across the said Lot 1D to a point for a corner, lying in the East right-of-way line of the University Avenue and the West line of the said Lot 1D;

THENCE North 11 degrees 53 minutes 34 seconds West a distance of 0.38 feet to a point for a corner, lying at the intersection of the East right-of-way line of the said University Avenue and the South right-of-way line of the said West Park Boulevard, the Northwest corner of the said Lot 1D;

THENCE North 38 degrees 43 minutes 14 seconds East a distance of 25.39 feet the South right-of-way line of the said West Park Boulevard and the North line of the said Lot 1D to a point for a corner, at an angle point;

THENCE North 89 degrees 20 minutes 02 seconds East a distance of 176.56 feet along the South right-of-way line of the said West Park Boulevard and the North line of the said Lot 1D to a 1/2 inch steel rod found for a corner, at the beginning of a circular curve to the right;

THENCE in a Southeasterly direction along the arc of the said circular curve a distance of 122.90 feet, with a delta angle of 14 degrees 58 minutes 55 seconds, a radius of 470.00 feet, a chord bearing of South 83 degrees 10 minutes 31 seconds East, and a chord distance of 122.55 feet to a 1/2 inch steel rod found for a corner, at the end of the said circular curve;

THENCE South 75 degrees 41 minutes 03 seconds East a distance of 121.35 feet along the South right-of-way line of the said West Park Boulevard and the North line of the said Lot 1D to the point of beginning and containing 0.197 acres of land, at the time of this survey.

SURVEYOR CERTIFICATE:

THIS IS TO CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION ON MARCH 8, 2022. THAT THIS PLAT (MAP OR DRAWING) SUBSTANTIALLY COMPLIES WITH THE CURRENT PROFESSIONAL AND TECHNICAL STANDARDS OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AND REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY, THERE ARE NO VISIBLE IMPROVEMENTS EXCEPT AS SHOWN ON THE SURVEY PLAT.

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JEFFREY A. WOOD
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6220, STATE OF TEXAS
FIRM CERTIFICATE NO. 101011-00
DATE: APRIL 8, 2022

STATE OF TEXAS
REGISTERED
JEFFREY A. WOOD
#6220
PROFESSIONAL
LAND SURVEYOR

NOTE:
1. ALL BEARINGS AND DISTANCES ARE SHOWN AS RECORD AND MEASURED.
2. SEE PAGE 3 FOR PROPERTY DESCRIPTION OF THE EASEMENT.

UTILITY EASEMENT

20' SWEPCO UTILITY EASEMENT

Date	Revision/Description

Drawn By	Checked By	Project No.	Dwg. Date
GB	JW	212362	3/15/2022

MTG engineers & surveys
5930 SUMMERHILL RD.
TEXARKANA TEXAS 75503
P 903.838.8533 | F 903.832.47
www.mtgengineers.com

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EXHIBIT A

Sheet No. 3 OF 3

X:\2021 Projects\212362 SWEPCO Waggoner Creek-Gibson\Waggoner Creek Crossing LP - West Park\Wagoner Creek Crossing - West Park.pro
Fri Apr 8, 2022 8:32AM

Attachment: P&ZMemo-PlatReview-Replat-Lt1DBlk2-WCC2-Dec2022 (3875 : Replat of Lot No 1D, Block 2

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 16, 2022

Re: **Replat of Lot No. 1D, Block No. 2 of Waggoner Creek Crossing Two**

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

1. There is an existing eight-inch (8") water main on the north side of West Park Boulevard and an existing twelve-inch (12") water main on the north side of Hampton Road. There is also an existing twelve-inch (12") water main adjacent to the west boundary line of the proposed Lot 1E.

2. There is an existing eight-inch (8") sanitary sewer main on the north side of Hampton Road.

3. The Utility reserves the right to request additional utility easements upon review of the plans.

4. The size and location of the existing water and sanitary sewer mains have not been field verified. The developer's representative shall field verify the size and location of the existing utilities before designing or constructing extensions of the system

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

cc: Kenny Icenhower, P.E., Design Engineer, TWU
Bill Moss, GIS Technician, TWU
Teresa Akard, Engineering Technician II, TWU
Pam White, Administrative Coordinator, TWU

Texarkana Water Utilities is an equal opportunity provider and employer

Attachment: P&ZMemo-PlatReview-Replat-Lt1DBlk2-WCC2-Dec2022 (3875 : Replat of Lot No 1D, Block 2 Waggoner Creek Crossing Two)

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

Application for Subdivision Plat Approval

Type:

___*Preliminary* ___*Final* X *Replat* ___*Minor* ___*Amended* ___*Vacation*

Purpose of Plat: Lot No. 1D, Block No. 2 of Waggoner Creek Crossing Two

Plat Title: Replat of Lot No. 1D, Block No. 2 of Waggoner Creek Crossing Two

Current Legal Description: Lot No. 1D, Block No. 2 of Waggoner Creek Crossing Two

Total Acreage: 2.664 ac ***Number of Lots:*** 2 ***Zoning:*** GR

Owner/Developer Information:

Name: Waggoner Creek Crossing LP

Address: 217 W. Broad St. Apt. D

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

Surveyor/Engineer Information:

Name: Jeffrey Wood - MTG Engineers & Surveyors

Address: 5930 Summerhill Road, Texarkana TX 75503

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

Applicant/Agent Information:

Name: Jeffrey Wood - MTG Engineers & Surveyors

Address: 5930 Summerhill Road, Texarkana TX 75503

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

Required Documents:

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

Owners/Applicant Certification

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

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

Jeffrey Wood	Jeffrey Wood	11/15/202
Applicant's Printed Name	Applicant's Signature	Date

Application Fee: _____ Received by: _____

Revis

Attachment: P&ZMemo-PlatReview-Replat-Lt1DBlk2-WCC2-Dec2022 (3875 : Replat of Lot No 1D, Block 2 Waggoner Creek Crossing Two)

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

REPLAT CHECKLIST

GENERAL INFORMATION / PROJECT DESCRIPTION	
Date, written and graphic scale (100 scale or smaller) and north arrow	☒
Location Map for proposed development	☒
Title and Name of Subdivision	☒
Legal Description and identification of tract being subdivided or resubdivided	☒
1. Legal description shall be referenced to a previous recorded subdivision	
SPECIFIC PLAT INFORMATION	
Names or designations of all adjoining subdivisions or properties	☒
Adjacent dedicated streets, alleys, and easements	☒
Outline of proposed tract (shall stand out compared to other boundary lines)	☒
Location and designation of all streets, alleys, and other areas with dimensions that are intended for public use	☒
All block, lot and street boundary lines	☒
1. Blocks and lots shall be numbered	
2. Building lines and easements are shown	
a.Commerical (15')	
b. Residential (25')	
c. In PUR, building line is not less than 15'	
Surveyor Note explaining purpose of Replat	☒
100 Year FEMA Flood Zones	☒
Finish Floor Elevations (lots adjacent to flood zones and drainage facilities)	☒
Shown all necessary dimensions	☒
Supplemental Survey Reference Markers	☒
Certificate of ownership	☒
Certificate of surveyor	☒
Certificate of approval by planning and zoning commission	☒

CERTIFICATION STATEMENT

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

Jeffrey Wood _____ 11/15/2022 _____

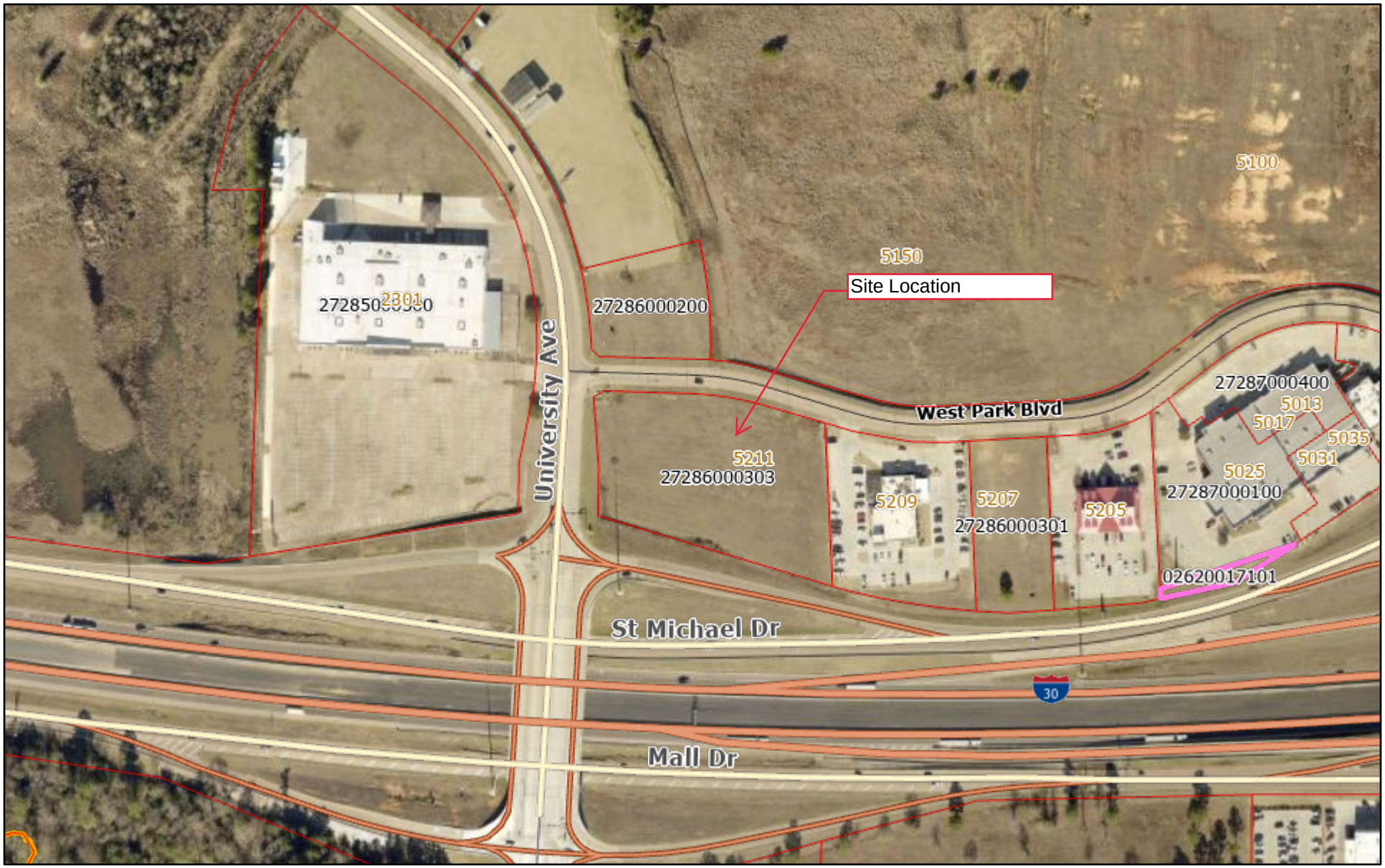
Signature Date

Jeffrey Wood

Printed Name

Attachment: P&ZMemo-PlatReview-Replat-Lt1DBlk2-WCC2-Dec2022 (3875 : Replat of Lot No 1D, Block 2 Waggoner Creek Crossing Two)

Location Map



11/16/2022, 8:01:41 AM

1:3,668

0 0.03 0.05 0.1 mi

0 0.04 0.08 0.16 km

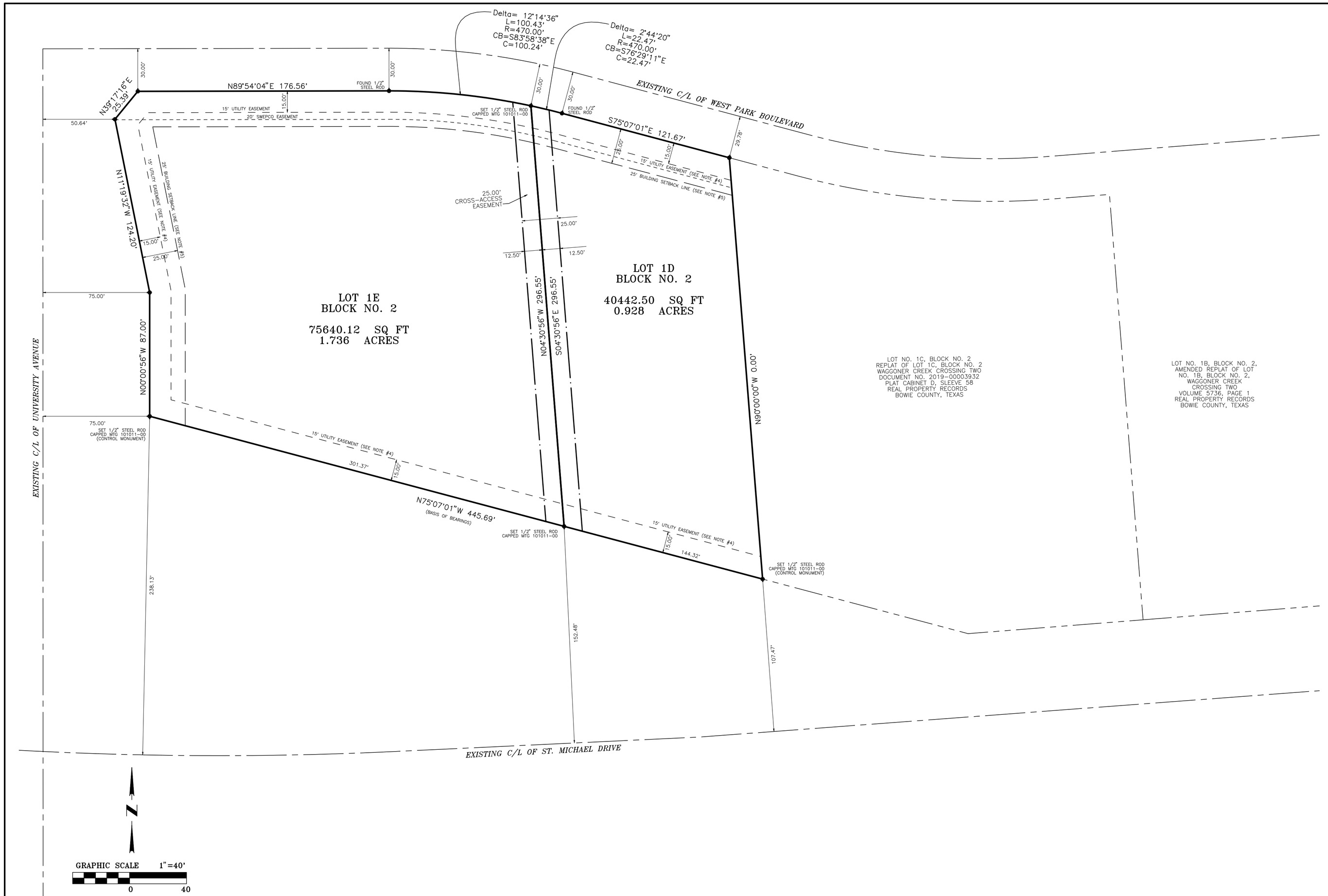
Esri Community Maps Contributors, City of Texarkana, TWU, Arkansas GIS Office, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, Esri, HERE,

TWU Geograp

Disclaimer: Texarkana Water Utilities (TWU) maps are for display purposes only. TWU makes no guarantees, or warranties as to the accuracy, completeness, currency, or suitability of the information provided. TWU specifically disclaims a

Attachment: P&ZMemo-PlatReview-Replat-Lt1DBlk2-WCC2-Dec2022 (3875 : Replat of Lot No 1D, Block 2

Attachment: P&ZMemo-PlatReview-Replat-LtIDBlk2-WCC2-Dec2022 (3875 : Replat of Lot No 1D, Block 2 Waggoner Creek Crossing Two)



Property Description
4.487 Acres
Bowie County, Texas

All that certain lot, tract or parcel of land lying and situated in the George Brinlee Headright Survey, Abstract 18, Bowie County, Texas, being all of that certain tract of land described as Lot No. 1D, Block No. 2 of the Replat of Lot No. 1C, Block No. 2, Waggoner Creek Crossing Two, recorded in Document No. 2019-00003932, and filed in Plat Cabinet D, Sleeve 58 of the Real Property Records of Bowie County, Texas.

CERTIFICATE OF DEDICATION BY OWNERS

We, being the Owner of two tracts of land as shown on the attached map or plat have caused the same to be surveyed, platted and subdivided as shown, and which subdivision shall hereafter be known as Replat of Lot No. 1D, Block No. 2 of Waggoner Creek Crossing Two, a subdivision a part of the George Brinlee Headright Survey, Abstract 18, Bowie County, Texas, I hereby dedicate the easements shown on this plat for utility purposes.

_____

WAGGONER CREEK CROSSING, LP
BY: WAGGONER CREEK MANAGEMENT, L.L.C., GENERAL PARTNER
JOSH R. MORRISS, III, MANAGER

STATE OF _____
COUNTY OF _____

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

this _____ day of _____, 2022.

Notary Public _____ Commission Expires: _____
State of Texas

CERTIFICATE OF APPROVAL BY PLANNING COMMISSION

We, the undersigned, do hereby certify that the Replat of Lot No. 1D, Block No. 2 of Waggoner Creek Crossing Two, a subdivision of a part of the George Brinlee Headright Survey, Abstract 18, Bowie County, Texas, together with the Owner's Certificate and Surveyor's Certificate of same were presented to the Planning Commission of the City of Texarkana, Bowie County, Texas, for its approval, and that said plat, Owner's Certificate, and Surveyor's Certificate being found to conform to the requirements in all respects, are in all things approved

on this the _____ day of _____, 2022.

_____
Chairman

Planning Commission Approval
Expires on_____

_____
Secretary

CERTIFICATE OF ENGINEER OR SURVEYOR

I, Jeffrey A. Wood, do hereby certify that I am a Registered Professional Land Surveyor in the State of Texas and that subdivision plat attached hereto correctly reflects the results of a survey made by me on the ground November 15, 2018, that the corner monuments are in place at points on the boundaries as shown, that there are no visible encroachments (other than shown on the map) or discrepancies, and that the subdivision shall be known as Replat of Lot No. 1D, Block No. 2 of Waggoner Creek Crossing Two, a subdivision of a part of the George Brinlee Headright Survey, Abstract 18, Bowie County, Texas.

_____

Jeffrey A. Wood
Registered Professional Land Surveyor
No. 6220, State of Texas
Firm Certificate No. 101011-00
Date: November 15, 2022

STATE OF TEXAS
JEFFREY A. WOOD
#6220
REGISTERED PROFESSIONAL LAND SURVEYOR

FLOOD STATEMENT:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48037C0355E, WHICH BEARS AN EFFECTIVE DATE OF DECEMBER 21, 2017, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATION MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY. ZONE "X" DENOTES AREAS OUTSIDE OF THE 500 YEAR FLOOD ZONE.

NOTES:
1) THE PURPOSE OF THE REPLAT IS TO SPLIT LOT 1D INTO LOTS 1D AND 1E

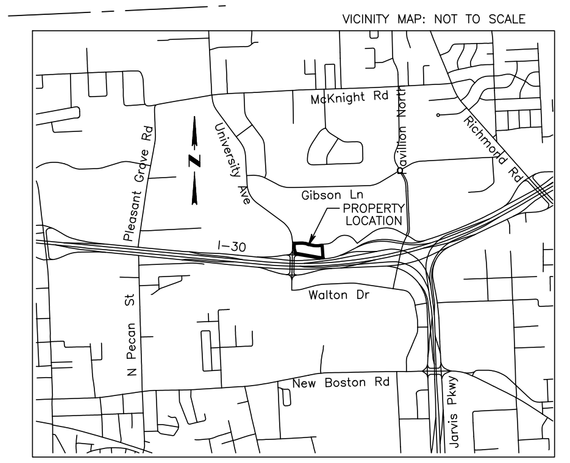
2) ALL MONUMENTS ARE FOUND 1/2 INCH STEEL RODS CAPPED MTG 101011-00, UNLESS OTHERWISE INDICATED.

3) THIS PLAT IS NOT IN VIOLATION OF ANY RESTRICTIVE COVENANTS AFFECTING THE PROPERTIES.

4) 15' UTILITY EASEMENT AS SHOWN ON THE PLAT OF RECORD IN VOLUME 4701, PAGE 84; VOLUME 5190, PAGE 256; VOLUME 5198, PAGE 173; VOLUME 5277, PAGE 192; AND IN VOLUME 5376, PAGE 1, REAL PROPERTY RECORDS, BOWIE COUNTY, TEXAS.

5) 25' BUILDING LINE AS SHOWN ON THE PLAT OF RECORD IN VOLUME 4701, PAGE 84, VOLUME 5190, PAGE 256; VOLUME 5198, PAGE 173; VOLUME 5277, PAGE 192; AND IN VOLUME 5376, PAGE 1, REAL PROPERTY RECORDS BOWIE COUNTY, TEXAS.

VICINITY MAP: NOT TO SCALE



REPLAT OF LOT NO. 1D BLOCK NO. 2 OF WAGGONER CREEK CROSSING TWO

LOT NO. 1D BLOCK NO. 2 OF THE AMENDED REPLAT OF LOT NO. 1B, BLOCK NO. 2, WAGGONER CREEK CROSSING TWO
BOWIE COUNTY, TEXAS

Date	Revision/Description

Drawn By	Checked By	Project No.	Dwg. Date	File No.	Sheet No.
DH	JW	222300	11/15/2022		

MTG engineers & surveyors
5930 SUMMERHILL ROAD
TEXARKANA TEXAS 75503
P 903.838.8533 | F 903.832.4700
www.mtgengineers.com

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X:_2022 Projects\222300 ALTA Starbucks Waggoner Creek Crossing\Work\New Plat.pro
Tue Nov 15, 2022 6:05PM

City of Texarkana, Texas

Version:

Summary Sheet

Update Date: 11/30/2022 2:28 PM

Lead Department:	Planning & Zoning Commission	**Action Officer:**	Laura Puckett, Administrative Coordinator
Subject:	Consider approval of final and preliminary plat for the Moores Lane Business park. RKM Properties, LLC, owner, and Aaron Gaylor, agent.		

Meeting Date: 12/5/2022

Attachments

a. P&ZMemo-PlatReview-FinalPrelimPlatMooresLaneBusinessPark-Dec2022 (PDF)

Staff Coordination

Building Code Administration	Mashell Daniel	Department Head Review	Pending
Planning & Zoning Commission		Department Review	Pending
Planning & Zoning Commission	Laura Puckett	Meeting 12/05/2022 12:00 PM	Pending

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

Advisory Board/Committee Meeting Date and Minutes:

December 5, 2022

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, 2022

Subject: **Consider approval of final and preliminary plat for the Moores Lane Business Park**

This is a request by RKM Properties, LLC, owner, and Aaron Gaylor, agent, to consider approval of the final of preliminary plat for the Moore Lane Business Park. The purpose of this plat is create a two lot subdivision located off Moores Lane east of Galleria Oaks. Owner is planning to create a business park on Lot 2 and existing house will be on Lot 1 as residential at this time. (Zoning case ongoing as well).

Comments are as follows:

1. TxDOT – No response
2. Summit Utilities – No response
3. Sparklight – No issues
4. Windstream - No issues
5. Electric Companies
    a. AEP – No issues. Per Conversation with the applicant on 11/29/2022, easements may be needed for future power for site.
    b. Bowie Cass – No issues
    c. REA – No response but not in service area
6. TWU - See memo
7. PW/Planning Departments
    a. Tax certificate of the property for recording purposes from BCAD must be provided showing all taxes have been paid for entire property in order to be recorded at the County Courthouse (Texas State Legislature amendment 12.002 of the Texas Property Code)
    b. Mylar copy and electronic copy via email submitted to Public Works office after recording
    c. Trail along Moores will be extended in future and additional easement may be needed. Will need to see site plan shown on survey to determine if and how much easement is needed.

Attachment: P&ZMemo-PlatReview-FinalPrelimPlatMooresLaneBusinessPark-Dec2022 (3876 : Final Plat Moores Lane Willis Oldham HRS A-

d. Drainage analysis will be required as part of engineering plans. City reserves right to request additional easement(s) based on engineering drainage design. Also may be a need for drainage easement on east side of property to convey runoff from Moores Lane. This will be determined during design phase
e. Will need access easement to pond easement from Moores Lane if pond is to be maintained by City.
f. Traffic Impact Study will also be required during design.

8. Fire Department – No response

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.

Attachment: P&ZMemo-PlatReview-FinalPrelimPlatMooresLaneBusinessPark-Dec2022 (3876 : Final Plat Moores Lane Willis Oldham HRS A-

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 17, 2022

Re: **Final Plat Moores Lane Business Park**

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

1. There is an existing eight-inch (8") water main on the south side of Moores Lane.
2. There is an existing eight-inch (8") sanitary sewer main on the south side of Moores Lane and an existing eight-inch (8") sanitary sewer main adjacent to the west boundary line of said property from approximately the south west corner extending north approximately 340'. There is also an existing eight-inch (8") and six-inch (6") sanitary sewer main on the north side of St. Michael Drive.
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., Design Engineer, TWU
Bill Moss, GIS Technician, TWU
Teresa Akard, Engineering Technician II, TWU
Pam White, Administrative Coordinator, TWU

Texarkana Water Utilities is an equal opportunity provider and employer

Attachment: P&ZMemo-PlatReview-FinalPrelimPlatMooresLaneBusinessPark-Dec2022 (3876 : Final Plat Moores Lane Willis Oldham HRS A-

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

Application for Subdivision Plat Approval

Type: X Preliminary X Final ___Replat ___Minor ___Amended ___Vacation

Purpose of Plat: _____

Plat Title: FINAL PLAT MOORES LANE BUSINESS PARK

Current Legal Description: 8.027 ACRES IN THE WILLIS OLDHAM HEADRIGHT SURVEY ABS 40 BOWIE TEXAS

Total Acreage: 8.027 **Number of Lots:** 1 **Zoning:** AG

Owner/Developer Information:

Name: RKM PROPERTIES LLC

Address: 2801 RICHMOND RD, UNIT 129 TEXARKANA TX 75503

Phone: (903 293 3900 Fax: ( ) _____ Work E-mail: aaronandlyc@yahoo.com

Surveyor/Engineer Information:

Name: MTG ENGINEERS & SURVEYORS

Address: 5930 SUMMERHILL RD. TEXARKANA TX 75503

Phone: (903 838 8533 Fax: ( ) _____ Work E-mail: _____

Applicant/Agent Information:

Name: AARON GAYLOR

Address: 5308 ROLLING HILLS TEXARKANA TX 75503

Phone: (903 293 3900 Fax: ( ) _____ Work E-mail: _____

Required Documents:

- 1 Electronic Copy of Plat
- Plat Checklist
- 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.

AARON GAYLOR — Applicant's Printed Name

_____ — Applicant's Signature

11/16/22 — Date

Application Fee: _____ Received by: _____

Attachment: P&ZMemo-PlatReview-FinalPrelimPlatMooresLaneBusinessPark-Dec2022 (3876 : Final Plat Moores Lane Willis Oldham HRS A-

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

PRELIMINARY PLAT CHECKLIST

GENERAL INFORMATION / PROJECT DESCRIPTION	
Date, written and graphic scale (100 scale or smaller) and north arrow	☒
Location Map for proposed development	☒
Name and address of (if applicable):	☒
1. Developer	
2. Record Property Owner or Owners	
3. Planners	
4. Engineer	
5. Surveyor	
BOUNDARIES, ACREAGE, AND USES	
Names or designations of all adjoining subdivisions or properties	☒
Any city of extraterritorial lines traversing or on the boundary of the development	☒
Outline of proposed tract (shall stand out compared to other boundary lines)	☒
Total Acreage in development	☒
Existing and Proposed Land Uses and Acreage	☒
Existing and Proposed Zoning	☒
EXISTING FEATURES	
Streets, roads, alleys	☒
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: P&ZMemo-PlatReview-FinalPrelimPlatMooresLaneBusinessPark-Dec2022 (3876 : Final Plat Moores Lane Willis Oldham HRS A-

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.

Jeffrey Wood _____ 11/16/2022 _____

Signature Date

Jeffrey Wood

Printed Name

Attachment: P&ZMemo-PlatReview-FinalPrelimPlatMooresLaneBusinessPark-Dec2022 (3876 : Final Plat Moores Lane Willis Oldham HRS A-

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.Commerical (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 _____ 11/16/2022 _____

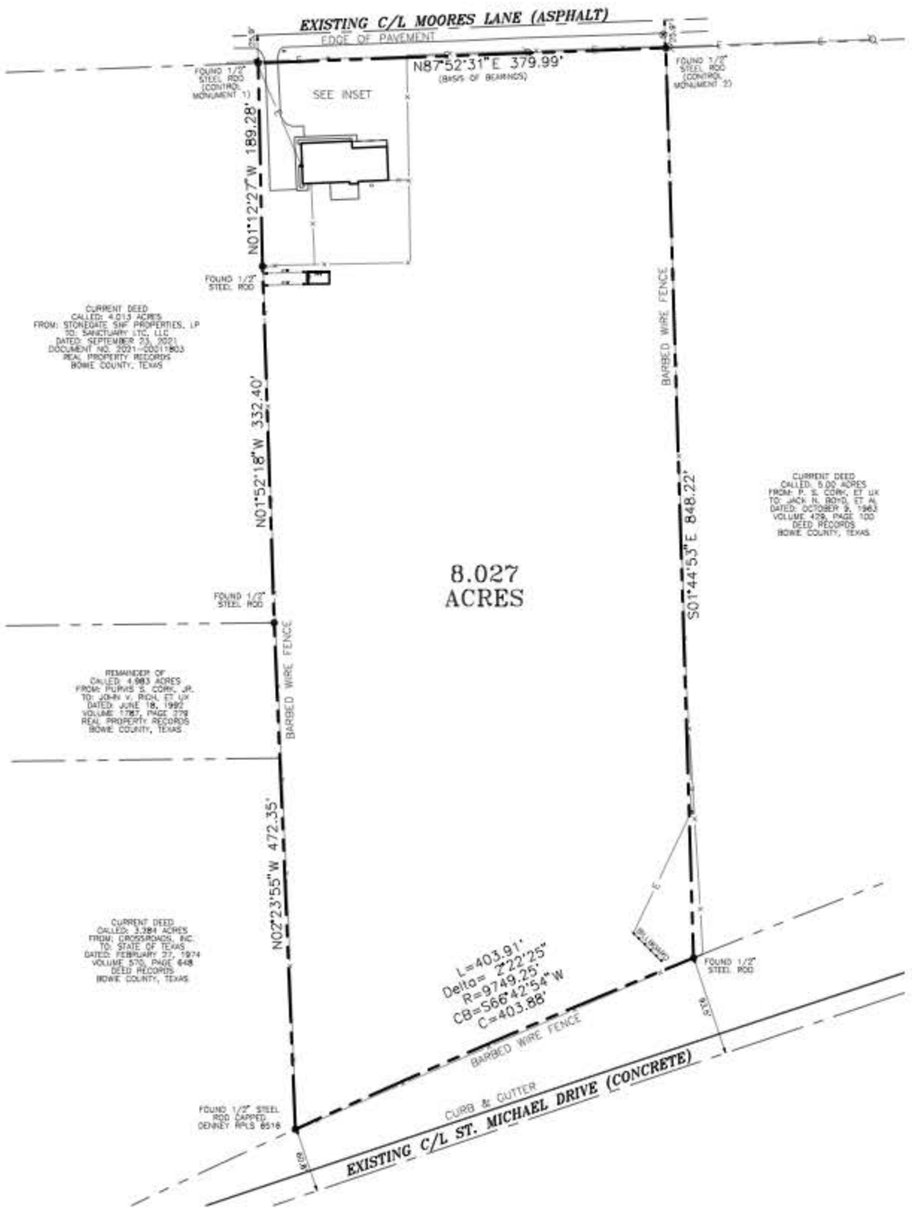
Signature Date

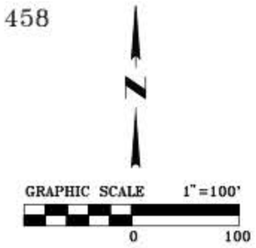
Jeffrey Wood

Printed Name

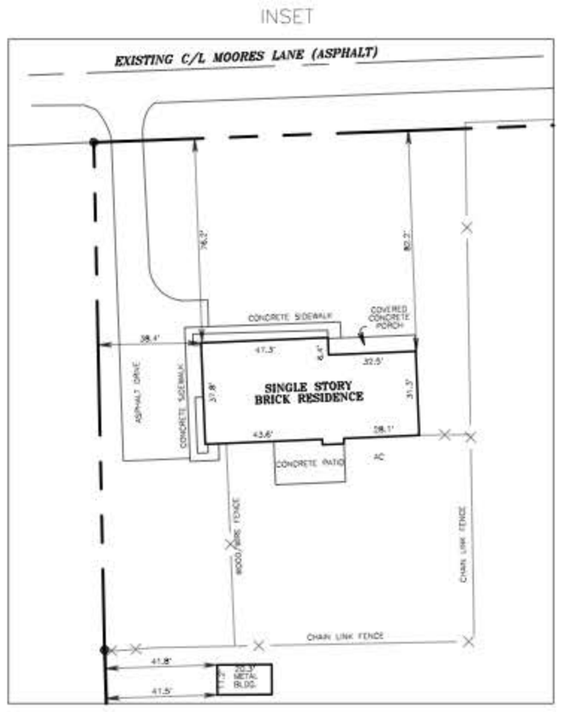
Attachment: P&ZMemo-PlatReview-FinalPrelimPlatMooresLaneBusinessPark-Dec2022 (3876 : Final Plat Moores Lane Willis Oldham HRS A-

WILLIS OLDHAM HEADRIGHT SURVEY, ABSTRACT 458





INSET



Property Description
8.027 Acres
Bowie County, Texas

All that certain lot, tract or parcel of land lying and situated in the Willis Oldham Headright Survey, Abstract 458, Bowie County, Texas, being all of that certain tract of land described as 8.053 acres in the deed from Susan Karen Simmons, Trustee to Susan Karen Simmons, et al, dated October 1, 2004, recorded in Volume 4585, Page 178 of the Real Property Records, Bowie County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch steel rod (control monument), found for a corner, lying in the South right-of-way line Moores Lane, the Northwest corner of the said 8.053 acre tract, and the Northeast corner of that certain tract of land described as 4.013 acres in the deed from Stonegate SNF Properties, LP to Sanctuary LTC, LLC, dated September 23, 2021, recorded in Document No. 2021-00011803 of the Real Property Records, Bowie County, Texas;

THENCE North 87 degrees 52 minutes 31 seconds East a distance of 379.99 feet along the North line of the said 8.053 acre tract and the South right-of-way line of Moores Lane to a 1/2 inch steel rod (control monument), found for a corner, the Northeast corner of the said 8.053 acre tract and the Northwest corner of that certain tract of land described as 5.00 acres in the deed from P. S. Cork, et ux to Jack N. Boyd, et al, dated October 9, 1963, recorded in Volume 429, Page 100 of the Deed Records of Bowie County, Texas;

THENCE South 01 degrees 44 minutes 53 seconds East a distance of 848.22 feet along the East line of the said 8.053 acre tract and the West line of the said 5.00 acre tract to a 1/2 inch steel rod, found for a corner, the Southeast corner of the said 8.053 acre tract, the Southwest corner of the said 5.00 acre tract, and lying in the North right-of-way line of St. Michael Drive (Interstate Highway 30 frontage road), at the Beginning of a circular curve to the left;

THENCE in a Southwesterly direction along the arc of said circular curve a distance of 403.91 feet, with a delta angle of 02 degrees 22 minutes 25 seconds, a radius of 9749.25 feet, a chord bearing of South 66 degrees 42 minutes 54 seconds West, and a chord distance of 403.88 feet to a 1/2 inch steel rod, capped DENNEY RPLS 6516, found for a corner, the Southwest corner of the said 8.053 acre tract and the Southeast corner of that certain tract of land described as 3.284 acres in the deed from Crossroads, Inc. to State of Texas, dated February 27, 1974, recorded in Volume 570, Page 648 of the Deed Records of Bowie County, Texas;

THENCE North 02 degrees 23 minutes 55 seconds West a distance of 472.35 feet along the West line of the said 8.053 acre tract, the East line of the said 3.284 acre tract, and the East line of that certain tract of land being the remainder of a called 4.983 acre tract from Purvis S. Cork, Jr. to John V. Rich, et ux, dated June 18, 1992, recorded in Volume 1787, Page 279 of the Real Property Records, Bowie County, Texas to a 1/2 inch steel rod, found for the Southeast corner of the said 4.013 acre tract;

THENCE North 01 degrees 52 minutes 18 seconds West a distance of 332.40 feet along the West line of the said 8.053 acre tract and the East line of the said 4.013 acre tract to a 1/2 inch steel rod, found for a corner, at an angle point;

THENCE North 01 degrees 12 minutes 27 seconds West a distance of 189.28 feet along the West line of the said 8.053 acre tract and the East line of the said 4.013 acre tract to the Point of Beginning and containing 8.027 acres of land, at the time of this survey.

SURVEYOR CERTIFICATE:

THIS IS TO CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION ON AUGUST 13, 2022. THAT THIS PLAT (MAP OR DRAWING) SUBSTANTIALLY COMPLIES WITH THE CURRENT PROFESSIONAL AND TECHNICAL STANDARDS OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AND REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY. THERE ARE NO VISIBLE IMPROVEMENTS EXCEPT AS SHOWN ON THE SURVEY PLAT.

THIS PLAT IS FOR THE INTENDED USE OF EMANUEL SANCHEZ AS RELATES TO OWNERSHIP OR TRANSFER OF OWNERSHIP. THIS SURVEY IS NOT ASSIGNABLE OR TRANSFERABLE, MAY NOT BE REISSUED WITHOUT RE-SURVEY AND MAY BE VOID/INVALID SUBJECT TO CHANGES IN GOVERNANCE OR INTERPRETATIONS ISSUED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AND MAY NOT BE COPIED OR PROVIDED TO OTHER PARTIES WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE UNDERSIGNED.

JEFFREY A. WOOD
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6220, STATE OF TEXAS
FIRM CERTIFICATE NO. 101011-00
DATE: AUGUST 24, 2022

STATE OF TEXAS
REGISTERED
JEFFREY A. WOOD
#6220
PROFESSIONAL LAND SURVEYOR

THE BEARINGS ARE BASED ON GRID NORTH WITHIN THE "TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE", NAD83 (CORS96, EPOCH 2002.0), AT THE SURFACE, WITH A BEARING OF NORTH X DEGREES X MINUTES X SECONDS EAST. THE COMBINED SCALE FACTOR TO GO FROM SURFACE TO GRID IS 0.9998800014398. THE FOLLOWING CONTROL MONUMENTS WERE USED TO ESTABLISH THE BASIS OF BEARINGS:

CONTROL MONUMENT #1	CONTROL MONUMENT #2
N=7247826.0181	N=7247840.1065
E=3322501.1621	E=3322880.8859

NOTE:
In providing this boundary survey, no attempt has been made to obtain or show data concerning existence, size, depth, condition, capacity or location of any utility existing on the site, whether private, municipal or public owned. Subsurface and environmental conditions were not surveyed or examined or statement is made concerning the existence of underground or overhead conditions, containers or facilities that may affect the use or development of this property.

NOTE:
1.) SURVEY PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. SURVEYOR DID NOT RESEARCH FOR EASEMENTS OF RECORD OR NOT OF RECORD.

BOUNDARY SURVEY

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

Date	Revision/Description

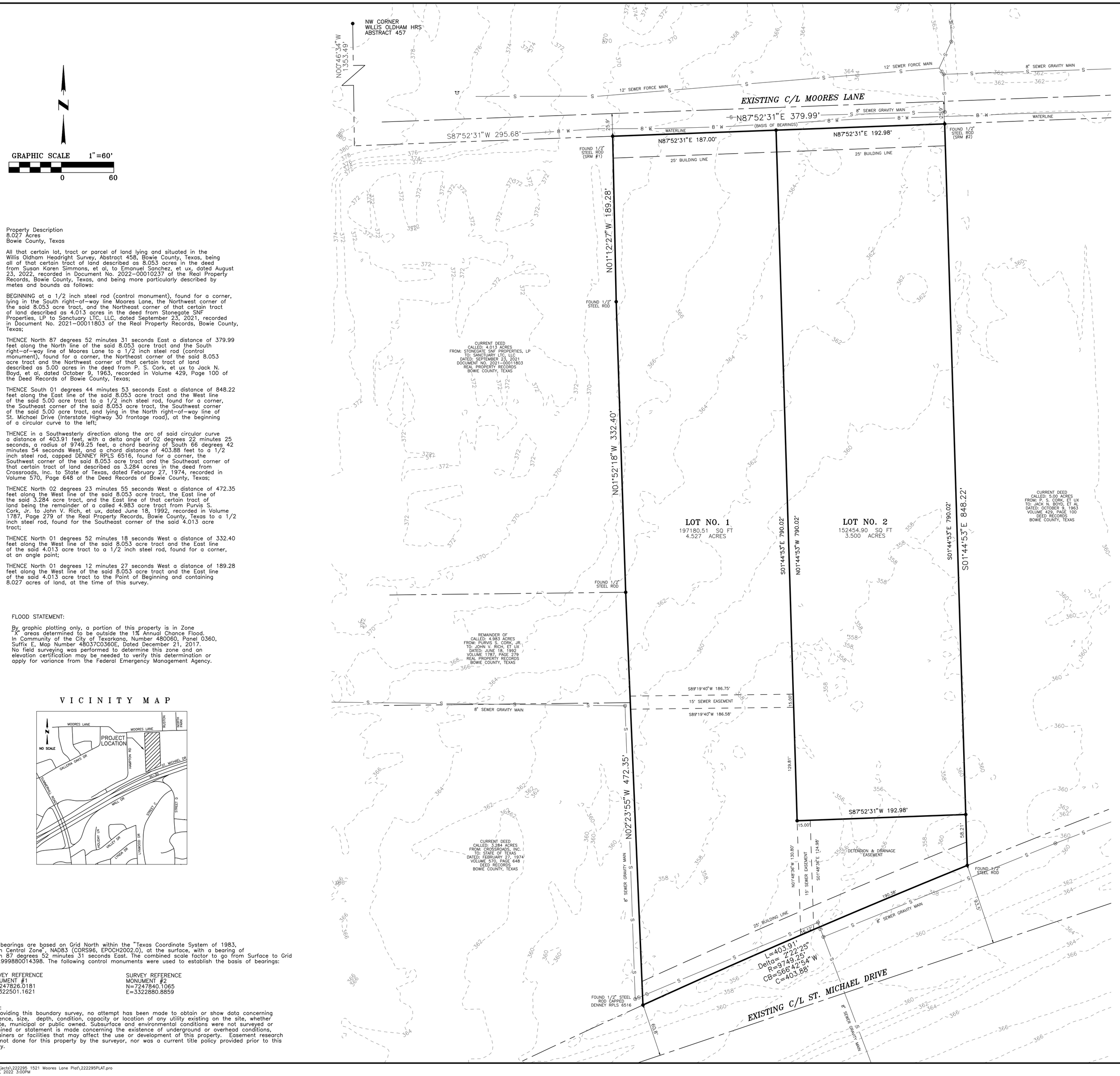
Drawn By	Checked By	Project No.	Dwg. Date
DB	BB	222242	08/30/2022

File No. | Sheet No.

MTG engineers & surveyors
9430 SHERRILL RD.
TEXARKANA, TEXAS 75503
P 903.838.8683 | F 903.832.4100
www.mtgengineers.com
© MTG 2022 TBPE NO. 354

x:\2022 Projects\222242 1621 Moores Lane\222242.pro
Wed Aug 24, 2022 8:27AM

Attachment: P&ZMemo-PlatReview-FinalPrelimPlatMooresLaneBusinessPark-Dec2022 (3876 : Final Plat Moores Lane Willis Oldham HRS A-458)



Property Description
8.027 Acres
Bowie County, Texas

All that certain lot, tract or parcel of land lying and situated in the Willis Oldham Headright Survey, Abstract 458, Bowie County, Texas, being all of that certain tract of land described as 8.053 acres in the deed from Susan Karen Simmons, et al, to Emanuel Sanchez, et ux, dated August 23, 2022, recorded in Document No. 2022-00010237 of the Real Property Records, Bowie County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch steel rod (control monument), found for a corner, lying in the South right-of-way line Moores Lane, the Northwest corner of the said 8.053 acre tract, and the Northeast corner of that certain tract of land described as 4.013 acres in the deed from Stonegate SNF Properties, LP to Sanctuary LTC, LLC, dated September 23, 2021, recorded in Document No. 2021-00011803 of the Real Property Records, Bowie County, Texas;

THENCE North 87 degrees 52 minutes 31 seconds East a distance of 379.99 feet along the North line of the said 8.053 acre tract and the South right-of-way line of Moores Lane to a 1/2 inch steel rod (control monument), found for a corner, the Northeast corner of the said 8.053 acre tract and the Northwest corner of that certain tract of land described as 5.00 acres in the deed from P. S. Cork, et ux to Jack N. Boyd, et al, dated October 9, 1963, recorded in Volume 429, Page 100 of the Deed Records of Bowie County, Texas;

THENCE South 01 degrees 44 minutes 53 seconds East a distance of 848.22 feet along the East line of the said 8.053 acre tract and the West line of the said 5.00 acre tract to a 1/2 inch steel rod, found for a corner, the Southeast corner of the said 8.053 acre tract, the Southwest corner of the said 5.00 acre tract, and lying in the North right-of-way line of St. Michael Drive (Interstate Highway 30 frontage road), at the beginning of a circular curve to the left;

THENCE in a Southwesterly direction along the arc of said circular curve a distance of 403.91 feet, with a delta angle of 02 degrees 22 minutes 25 seconds, a radius of 9749.25 feet, a chord bearing of South 66 degrees 42 minutes 54 seconds West, and a chord distance of 403.88 feet to a 1/2 inch steel rod, capped DENNEY RPLS 6516, found for a corner, the Southwest corner of the said 8.053 acre tract and the Southeast corner of that certain tract of land described as 3.284 acres in the deed from Crossroads, Inc. to State of Texas, dated February 27, 1974, recorded in Volume 570, Page 648 of the Deed Records of Bowie County, Texas;

THENCE North 02 degrees 23 minutes 55 seconds West a distance of 472.35 feet along the West line of the said 8.053 acre tract, the East line of the said 3.284 acre tract, and the East line of that certain tract of land being the remainder of a called 4.983 acre tract from Purvis S. Cork, Jr. to John V. Rich, et ux, dated June 18, 1992, recorded in Volume 1787, Page 279 of the Real Property Records, Bowie County, Texas to a 1/2 inch steel rod, found for the Southeast corner of the said 4.013 acre tract;

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THENCE North 01 degrees 12 minutes 27 seconds West a distance of 189.28 feet along the West line of the said 8.053 acre tract and the East line of the said 4.013 acre tract to the Point of Beginning and containing 8.027 acres of land, at the time of this survey.

FLOOD STATEMENT:

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

V I C I N I T Y M A P

The bearings are based on Grid North within the "Texas Coordinate System of 1983, North Central Zone", NAD83 (CORS96, EPOCH2002.0), at the surface, with a bearing of North 87 degrees 52 minutes 31 seconds East. The combined scale factor to go from Surface to Grid is 0.999880014398. The following control monuments were used to establish the basis of bearings:

SURVEY REFERENCE
MONUMENT #1
N=7247826.0181
E=3322501.1621

SURVEY REFERENCE
MONUMENT #2
N=7247840.1065
E=3322880.8859

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

CERTIFICATE OF DEDICATION BY OWNER

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

_____ _____
Emanuel Sanchez, Owner Noemi Hernandez, Owner

STATE OF TEXAS
COUNTY OF BOWIE

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

this _____ day of _____, 2022.

Notary Public _____ Commission Expires: _____
State of Texas

CERTIFICATE OF APPROVAL BY PLANNING COMMISSION

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

on this the _____ day of _____, 2022.

_____
Chairman

Planning Commission Approval
Expires on_____

_____
Secetary

CERTIFICATE OF ENGINEER OR SURVEYOR

I, Jeffrey A. Wood, do hereby certify that I am a Registered Professional Land Surveyor in the State of Texas and that subdivision plat attached hereto correctly reflects the results of a survey made by me on the ground October 21, 2021, that the corner monuments are in place at points on the boundaries as shown, that there are no visible encroachments (other than shown on the map) or discrepancies, and that the subdivision shall be known as Moores Lane Business Park, a subdivision of part of the Willis Oldham Headright Survey, Abstract 458, Bowie County, Texas.

Jeffrey A. Wood
Registered Professional Land Surveyor
No. 6220, State of Texas
Firm Certificate No. 101011-00
Date: November 4, 2022

STATE OF TEXAS
JEFFREY A. WOOD
#6220
PROFESSIONAL LAND SURVEYOR

LEGEND
FIRE HYDRANT
MANHOLE

DEVELOPER:
EMANUEL SANCHEZ
& NOEMI HERNANDEZ
16329 AMISTAD AVENUE
PROSPER, TX 75078

ZONING:
EXISTING A

NOTES:
ALL MONUMENTS ARE SET 1/2" STEEL RODS CAPPED MTG 101011-00 UNLESS OTHERWISE INDICATED.

PRELIMINARY MOORES LANE BUSINESS PARK

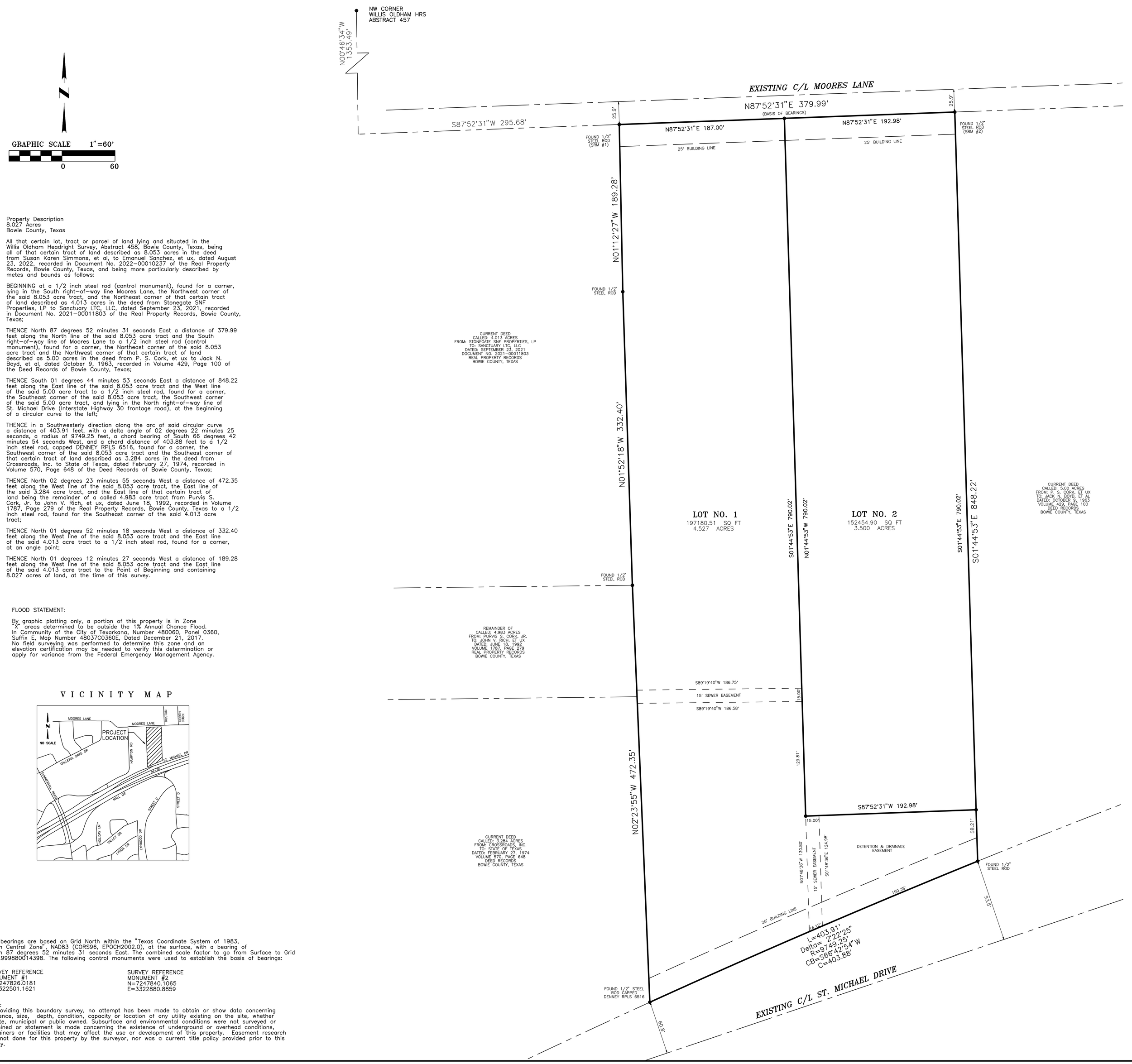
8.027 ACRES IN THE WILLIS OLDHAM HEADRIGHT SURVEY, ABSTRACT 458
BOWIE COUNTY, TEXAS

Date	Revision/Description

Drawn By	Checked By	Project No.	Dwg. Date	File No.	Sheet No.
DH	JW	222295	11/04/2022		

MTG engineers & surveyors
5930 SUMMERHILL RD.
TEXARKANA TEXAS 75503
P 903.838.8533 | F 903.832.4700
www.mtgengineers.com
© MTG 2022 TBPE NO. 354

X:\2022 Projects\222295 1521 Moores Lane Plat\222295PLAT.pro
Wed Nov 16, 2022 3:00PM



N

GRAPHIC SCALE 1"=60'

0 60

Property Description
8.027 Acres
Bowie County, Texas

All that certain lot, tract or parcel of land lying and situated in the Willis Oldham Headright Survey, Abstract 458, Bowie County, Texas, being all of that certain tract of land described as 8.053 acres in the deed from Susan Karen Simmons, et al, to Emanuel Sanchez, et ux, dated August 23, 2022, recorded in Document No. 2022-00010237 of the Real Property Records, Bowie County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch steel rod (control monument), found for a corner, lying in the South right-of-way line Moores Lane, the Northwest corner of the said 8.053 acre tract, and the Northeast corner of that certain tract of land described as 4.013 acres in the deed from Stonegate SNF Properties, LP to Sanctuary LTC, LLC, dated September 23, 2021, recorded in Document No. 2021-00011803 of the Real Property Records, Bowie County, Texas;

THENCE North 87 degrees 52 minutes 31 seconds East a distance of 379.99 feet along the North line of the said 8.053 acre tract and the South right-of-way line of Moores Lane to a 1/2 inch steel rod (control monument), found for a corner, the Northeast corner of the said 8.053 acre tract and the Northwest corner of that certain tract of land described as 5.00 acres in the deed from P. S. Cork, et ux to Jack N. Boyd, et al, dated October 9, 1963, recorded in Volume 429, Page 100 of the Deed Records of Bowie County, Texas;

THENCE South 01 degrees 44 minutes 53 seconds East a distance of 848.22 feet along the East line of the said 8.053 acre tract and the West line of the said 5.00 acre tract to a 1/2 inch steel rod, found for a corner, the Southeast corner of the said 8.053 acre tract, the Southwest corner of the said 5.00 acre tract, and lying in the North right-of-way line of St. Michael Drive (Interstate Highway 30 frontage road), at the beginning of a circular curve to the left;

THENCE in a Southwesterly direction along the arc of said circular curve a distance of 403.91 feet, with a delta angle of 02 degrees 22 minutes 25 seconds, a radius of 9749.25 feet, a chord bearing of South 66 degrees 42 minutes 54 seconds West, and a chord distance of 403.88 feet to a 1/2 inch steel rod, capped DENNEY RPLS 6516, found for a corner, the Southwest corner of the said 8.053 acre tract and the Southeast corner of that certain tract of land described as 3.284 acres in the deed from Crossroads, Inc. to State of Texas, dated February 27, 1974, recorded in Volume 570, Page 648 of the Deed Records of Bowie County, Texas;

THENCE North 02 degrees 23 minutes 55 seconds West a distance of 472.35 feet along the West line of the said 8.053 acre tract, the East line of the said 3.284 acre tract, and the East line of that certain tract of land being the remainder of a called 4.983 acre tract from Purvis S. Cork, Jr. to John V. Rich, et ux, dated June 18, 1992, recorded in Volume 1787, Page 279 of the Real Property Records, Bowie County, Texas to a 1/2 inch steel rod, found for the Southeast corner of the said 4.013 acre tract;

THENCE North 01 degrees 52 minutes 18 seconds West a distance of 332.40 feet along the West line of the said 8.053 acre tract and the East line of the said 4.013 acre tract to a 1/2 inch steel rod, found for a corner, at an angle point;

THENCE North 01 degrees 12 minutes 27 seconds West a distance of 189.28 feet along the West line of the said 8.053 acre tract and the East line of the said 4.013 acre tract to the Point of Beginning and containing 8.027 acres of land, at the time of this survey.

FLOOD STATEMENT:

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

V I C I N I T Y M A P

The bearings are based on Grid North within the "Texas Coordinate System of 1983, North Central Zone", NAD83 (CORS96, EPOCH:2002.0), at the surface, with a bearing of North 87 degrees 52 minutes 31 seconds East. The combined scale factor to go from Surface to Grid is 0.999880014398. The following control monuments were used to establish the basis of bearings:

SURVEY REFERENCE
MONUMENT #1
N=7247826.0181
E=3322501.1621

SURVEY REFERENCE
MONUMENT #2
N=7247840.1065
E=3322880.8859

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

CERTIFICATE OF DEDICATION BY OWNER

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

_____ _____
Emanuel Sanchez, Owner Noemi Hernandez, Owner

STATE OF TEXAS
COUNTY OF BOWIE

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

this _____ day of _____, 2022.

Notary Public _____ Commission Expires: _____
State of Texas

CERTIFICATE OF APPROVAL BY PLANNING COMMISSION

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

on this the _____ day of _____, 2022.

_____
Chairman

Planning Commission Approval
Expires on_____

_____
Secetary

CERTIFICATE OF ENGINEER OR SURVEYOR

I, Jeffrey A. Wood, do hereby certify that I am a Registered Professional Land Surveyor in the State of Texas and that subdivision plat attached hereto correctly reflects the results of a survey made by me on the ground October 21, 2021, that the corner monuments are in place at points on the boundaries as shown, that there are no visible encroachments (other than shown on the map) or discrepancies, and that the subdivision shall be known as Moores Lane Business Park, a subdivision of a part of the Willis Oldham Headright Survey, Abstract 458, Bowie County, Texas.

Jeffrey A. Wood
Registered Professional Land Surveyor
No. 6220, State of Texas
Firm Certificate No. 101011-00
Date: November 4, 2022

STATE OF TEXAS
JEFFREY A. WOOD
#6220
REGISTERED PROFESSIONAL LAND SURVEYOR

NOTES:

ALL MONUMENTS ARE SET 1/2" STEEL RODS CAPPED MTG 101011-00 UNLESS OTHERWISE INDICATED.

FINAL PLAT
MOORES LANE BUSINESS PARK

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

Date	Revision/Description

Drawn By	Checked By	Project No.	Dwg. Date
DH	JW	222295	11/04/2022

File No. Sheet No.

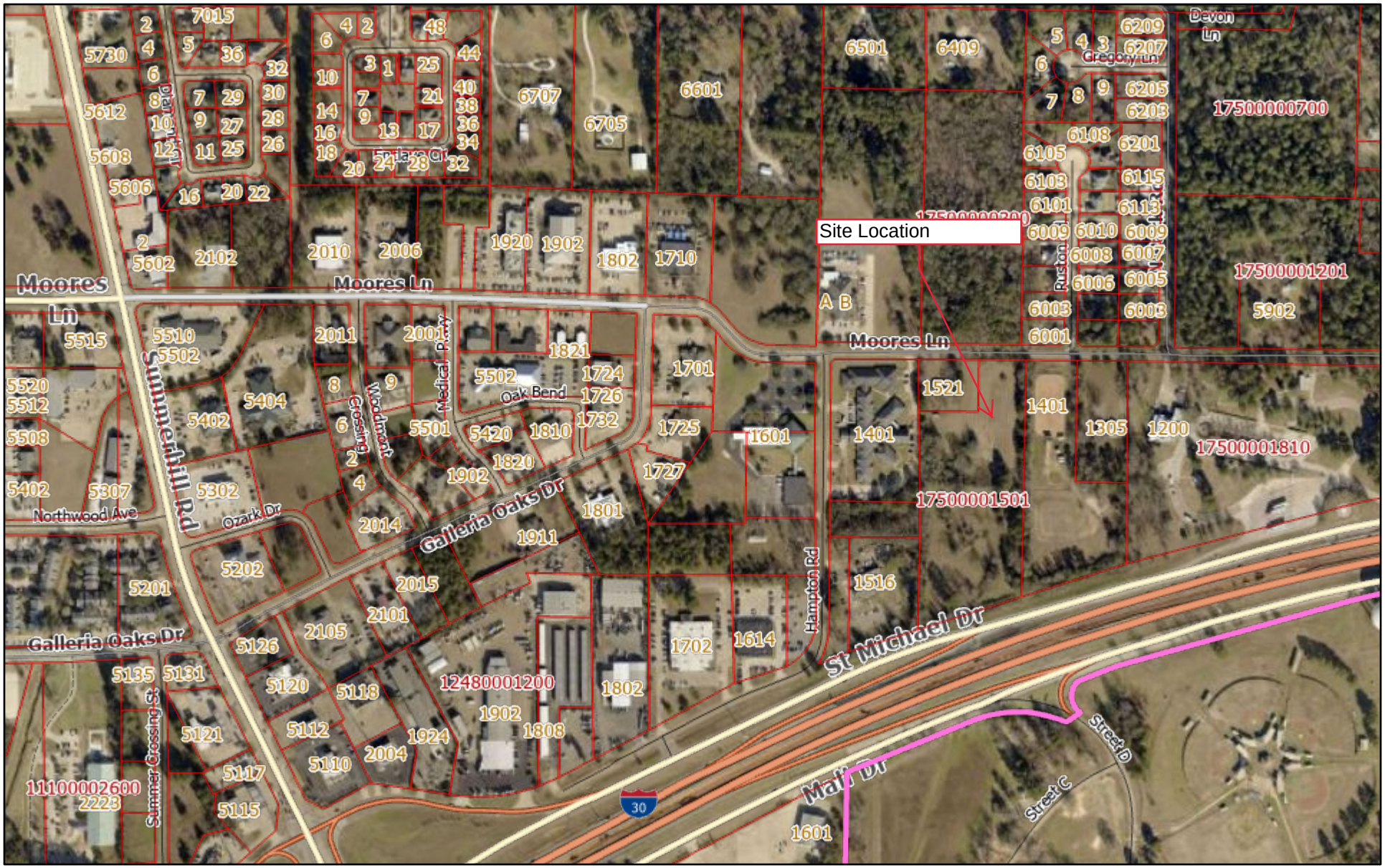
MTG engineers & surveyors
5930 SUMMERHILL RD.
TEXARKANA TEXAS 75503
P 903.838.8533 | F 903.832.4700
www.mtgengineers.com

© MTG 2022 TBPE NO. 354

X:\2022 Projects\222295 1521 Moores Lane Plat\222295PLATFP.pro
Wed Nov 16, 2022 1:33PM

Attachment: P&ZMemo-PlatReview-FinalPrelimPlatMooresLaneBusinessPark-Dec2022 (3876 : Final Plat Moores Lane Willis Oldham HRS A-458)

Location Map



11/16/2022, 3:20:38 PM

1:7,335

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

Esri Community Maps Contributors, City of Texarkana, TWU, Arkansas GIS Office, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, Esri, HERE,

TWU Geograp

Disclaimer: Texarkana Water Utilities (TWU) maps are for display purposes only. TWU makes no guarantees, or warranties as to the accuracy, completeness, currency, or suitability of the information provided. TWU specifically disclaims a

Attachment: P&ZMemo-PlatReview-FinalPrelimPlatMooresLaneBusinessPark-Dec2022 (3876 : Final Plat

Attachment: P&ZMemo-PlatReview-FinalPrelimPlatMooresLaneBusinessPark-Dec2022 (3876 : Final Plat Moores Lane Willis Oldham HRS A-458)

Attachment: P&ZMemo-PlatReview-FinalPrelimPlatMooresLaneBusinessPark-Dec2022 (3876 : Final Plat Moores Lane Willis Oldham HRS A-458)

Attachment: P&ZMemo-PlatReview-FinalPrelimPlatMooresLaneBusinessPark-Dec2022 (3876 : Final Plat Moores Lane Willis Oldham HRS A-458)

Attachment: P&ZMemo-PlatReview-FinalPrelimPlatMooresLaneBusinessPark-Dec2022 (3876 : Final Plat Moores Lane Willis Oldham HRS A-459)

City of Texarkana, Texas

Version:

Summary Sheet

Update Date: 11/30/2022 2:28 PM

Lead Department:	Planning & Zoning Commission	**Action Officer:**	Laura Puckett, Administrative Coordinator
Subject:	Z-22-23: rezoning a 3.5-acre portion of a 7.21-acre tract of land (being Tract 28), Willis Oldham HRS, A-458, located 1521 Moores Lane from Agriculture to Commercial. Emanuel Sanchez, owner and Aaron Gaylor, agent.		

Meeting Date: 12/5/2022

Attachments

a. Hearing Notice and Application (PDF)
b. Legal Description (PDF)
c. Maps (PDF)
d. Photo Renderings (PDF)
e. Site Plan (PDF)
f. Original Site Plan w Comments (PDF)
g. Opposition inside 200' area (PDF)
h. Opposition outside 200' area (PDF)

Staff Coordination

Building Code Administration	Mashell Daniel	Department Head Review	Pending
Planning & Zoning Commission		Department Review	Pending
Planning & Zoning Commission	Laura Puckett	Meeting 12/05/2022 12:00 PM	Pending

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Emanuel Sanchez, owner and Aaron Gaylor, RKM Properties, agent, to rezone an approximate 3.5-acre portion of a 7.21-acre tract of land (being Tract 28), Willis Oldham HRS, A-458, located at 1521 Moores Lane from Agriculture to Commercial. The proposed new site will be a retail strip.

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

The adjacent zoning is Planned Development-Office to the north, Agriculture to the east, Interstate-30 to the south, and Multiple Family-1 to the west. The adjacent land use is an office to the north, horse arena to the east, I-30 to the south and assisted living facility to the west.

Staff recommends for approval of this request with a Planned Development designation and the following restricted uses:

Duplexes, apartments, townhouses, hotel/motel, modular or factory fabricated dwellings, fraternity, sorority, carwash, auto laundry, minor vehicle repair, gas station, new or used auto sale (indoor/outdoor lot), bakery, furniture or appliance store, outdoor storage, mini-warehouses, pawn shop, pet shop, tattoo studio, tool rental, animal clinic/hospital (no outside/inside pens), dance hall or night club, golf course, pistol and fire range, zoo (private or public), union hall, bus station, hauling or storage company, parking lot (truck or commercial), auto painting or repair, motorcycle or ATV sales and repair, tire retreading or capping, foodtruck court, mini ware houses, real estate model homes, boat sale and repair, building material sales, contractor equipment yard, heavy machinery sales or rental, trailer or mobile homes sales or rental, welding or machine shop, green house or nursery, maintenance and service repair for buildings, self-contained aluminum recycling machine.

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, 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 with a Planned Development designation.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

December 5, 2022

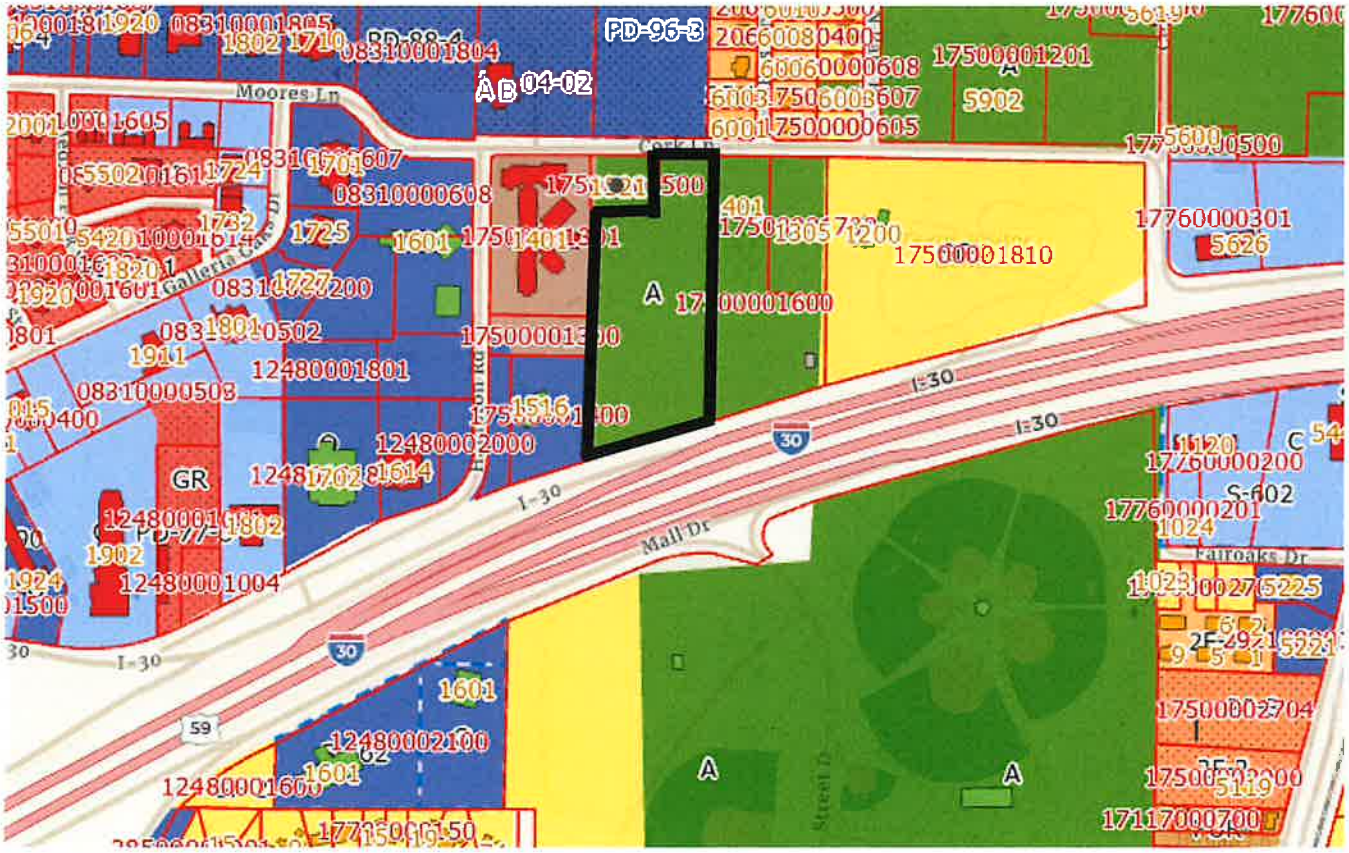
NOTICE OF PUBLIC HEARINGS

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) 798-3535.

PLANNING & ZONING COMMISSION: Hearing Date: MONDAY, December 5, 2022 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, January 23, 2023 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: Emanuel Sanchez, owner and Aaron Gaylor, RKM Properties, agent

OWNER'S ADDRESS: 2027 Olive Street, Texarkana, Texas 75503

LOCATION OF REZONING: 1521 Moores Lane, Texarkana, Texas 75503

PROPOSED CHANGE: to development a Commercial strip for retail

ZONING CHANGE FROM: Agriculture TO: Commercial

LEGAL DESCRIPTION: 3.5-acre portion of a 7.21-acre tract of land (being Tract 28), Willis Oldham HRS, A-458

CASE NUMBER: Z-22-23 DATE MAILED: 11/18/2022

Attachment: Hearing Notice and Application (3877 : Z-22-23: Agriculture to Commercial 1521 Moores Lane)

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. 22-02512

Case Z-22-23

Date 10-19-23

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: _____

Present Zoning: _____

Proposed Zoning: _____

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

_____
Address

_____
City, State, Zip

_____
Home Phone & Cell Phone

_____
Email Address

[Signature]
Property Owner Signature

2027 olive St
Address

Texarkana TX 7553
City, State, Zip

903-908-1069
Home Phone & Cell Phone

MannSan@cdw.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 (3877 : Z-22-23: Agriculture to Commercial 1521 Moores Lane)

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. 22-02512

Case Z-22-23

Date 10-19-23

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: TRACT 28 Addition: WILLS BURHAM ABS-458
(Or see attached legal description)

Location: 1521 MOORES LANE

Present Zoning: AGRICULTURAL

Proposed Zoning: COMMERCIAL

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

COMMERCIAL BUILDING (UPGRADED METAL BUILDING) BUSINESS PARK

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

CURRENT 8 ACRE TRACT IS BEING SUBDIVIDED INTO A 3.5 ACRE BEING SPLIT OFF. PROPERTY TO EAST IS AGRICULTURAL. REMAINING 4.5 ACRES TO REMAIN AGRICULTURAL. CURRENTLY ZONED MULTI-FAM TO WEST OF THIS ORIGINAL 8 ACRES.

AARON GAYLOR
Attorney or Agent Signature

2801 RICHMOND RD. UNIT 129
Address

TEXARKANA TX 75503
City, State, Zip

903 293 3900
Home Phone & Cell Phone

aaronandly@yahoo.com
Email Address

Property Owner Signature

Address

City, State, Zip

Home Phone & Cell Phone

Email Address

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

Attachment: Hearing Notice and Application (3877 : Z-22-23: Agriculture to Commercial 1521 Moores Lane)

Property Description
8.027 Acres
Bowie County, Texas

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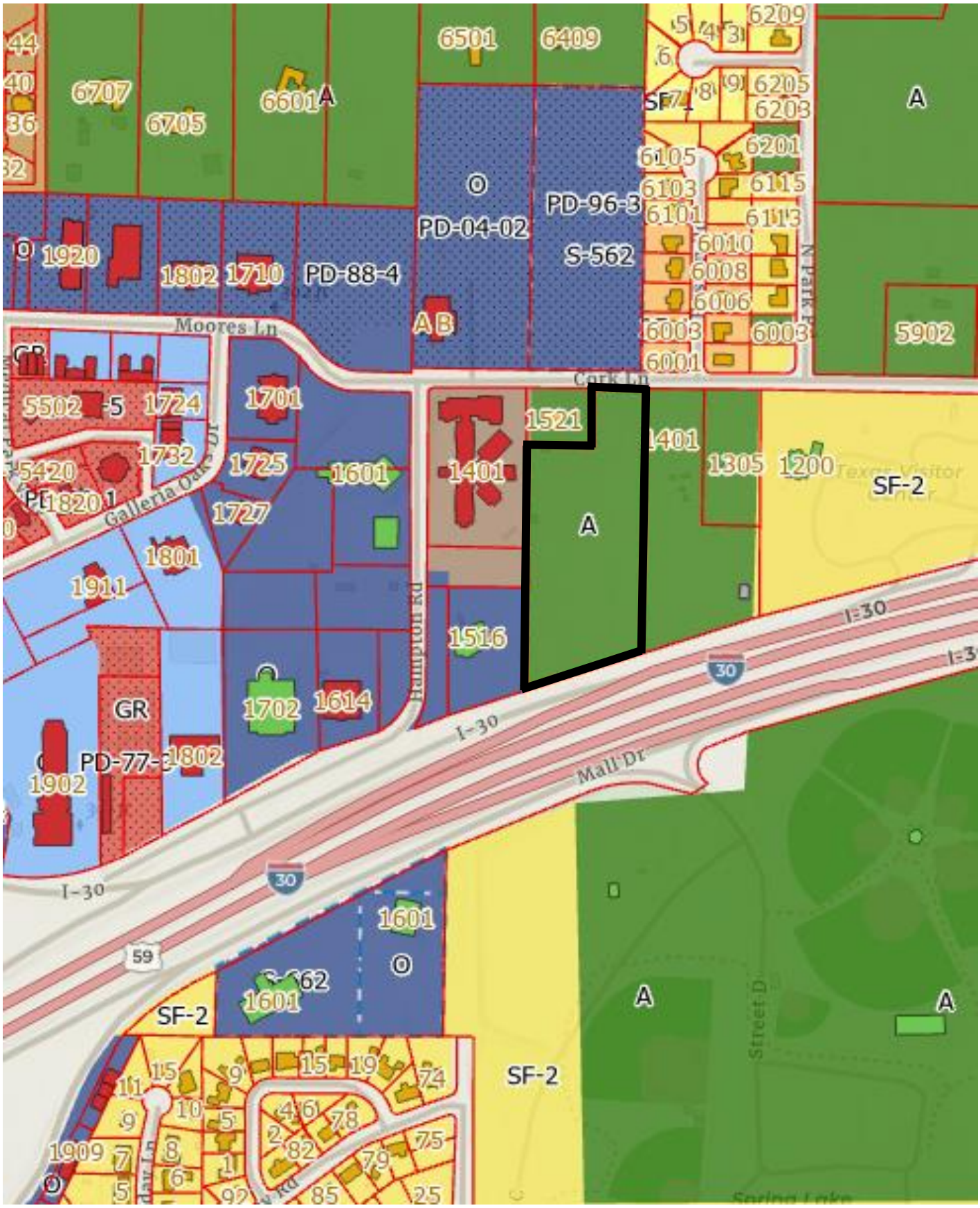
Attachment: Legal Description (3877 : Z-22-23: Agriculture to Commercial 1521 Moores Lane)

Z-22-23

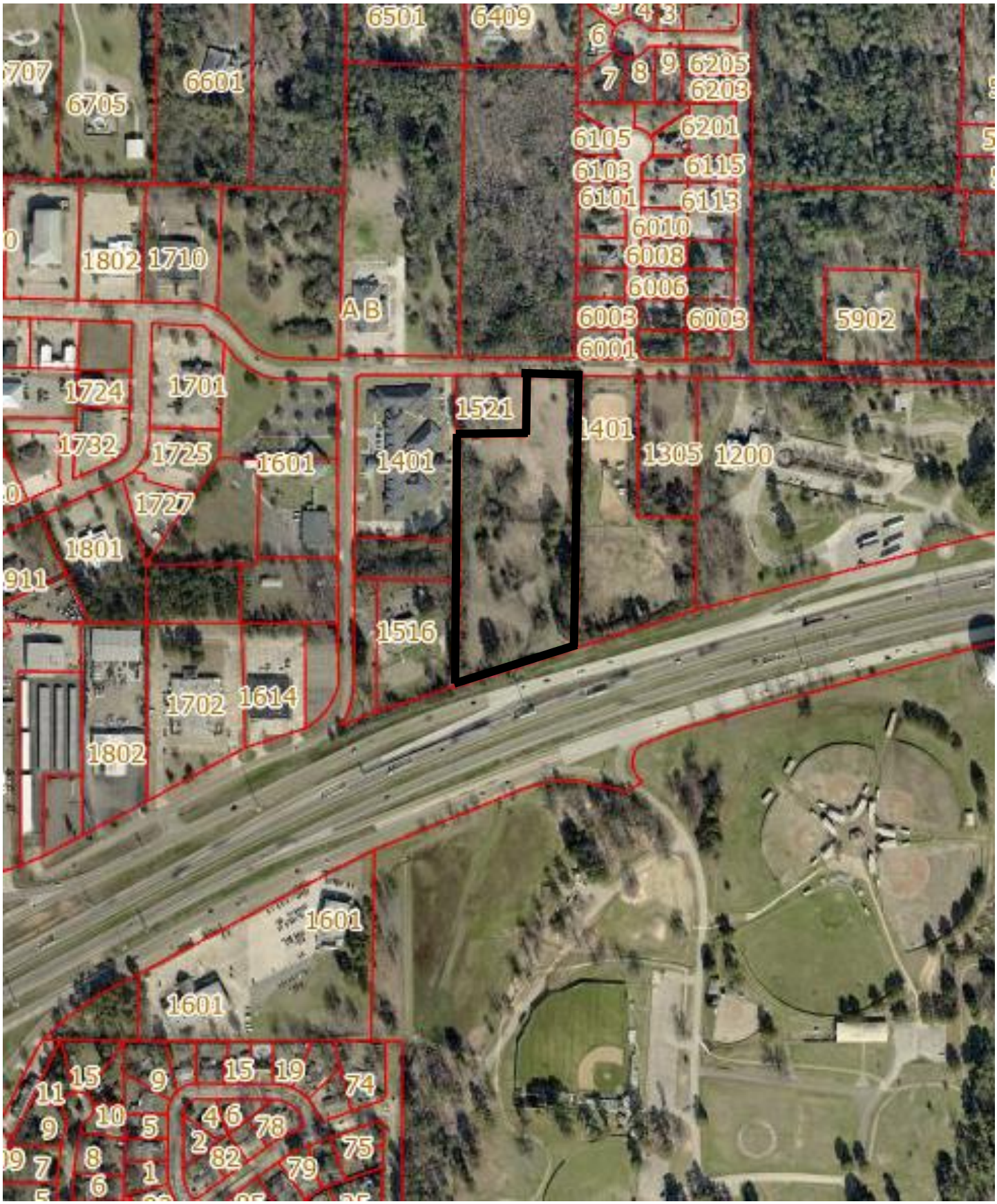
1521 Moores Lane



Attachment: Maps (3877 : Z-22-23: Agriculture to Commercial 1521 Moores Lane)

Z-22-23

1521 Moores Lane



Attachment: Maps (3877 : Z-22-23: Agriculture to Commercial 1521 Moores Lane)

Attachment: Photo Renderings (3877 : Z-22-23: Agriculture to Commercial 1521 Moores Lane)

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Attachment: Photo Renderings (3877 : Z-22-23: Agriculture to Commercial 1521 Moores Lane)

EXISTING C/L MOORES LANE (ASPHALT)

N87°52'31"E 379.99'
(BASIS OF BEARINGS)

25.9'

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

N87°52'31"E 187.00'

25' BUILDING LINE

WALKING PATH

N87°52'31"E 192.98'

SIGN

25' BUILDING LINE

25.9'

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

N01°12'27"W 189.28'

FOUND 1/2" STEEL ROD

N01°52'18"W 332.40'

FOUND 1/2" STEEL ROD

N02°23'55"W 472.35'

PHASE 1

DUMPSTER ENCLOSURE

FIRE HYDRANT

PHASE 2

DUMPSTER ENCLOSURE

PHASE 3

PHASE 4

S87°52'31"W 192.98'

DETENTION POND

BILLBOARD

58.21'

93.5'

FOUND 1/2" STEEL ROD

S01°44'53"E 790.02'

S01°44'53"E 848.22'

LOT NO. 1
197180.51 SQ FT
4.527 ACRES

25' BUILDING LINE

L=403.91'
Delta= 2°22'25"
R=9749.25'
CB=S66°42'54"W
C=403.88'

CURB & GUTTER

FOUND 1/2" STEEL ROD CAPPED DENNEY RPLS 6516

60.8'

EXISTING C/L ST. MICHAEL DRIVE (CONCRETE)

Attachment: Site Plan (3877 : Z-22-23: Agriculture to Commercial 1521 Moores Lane)

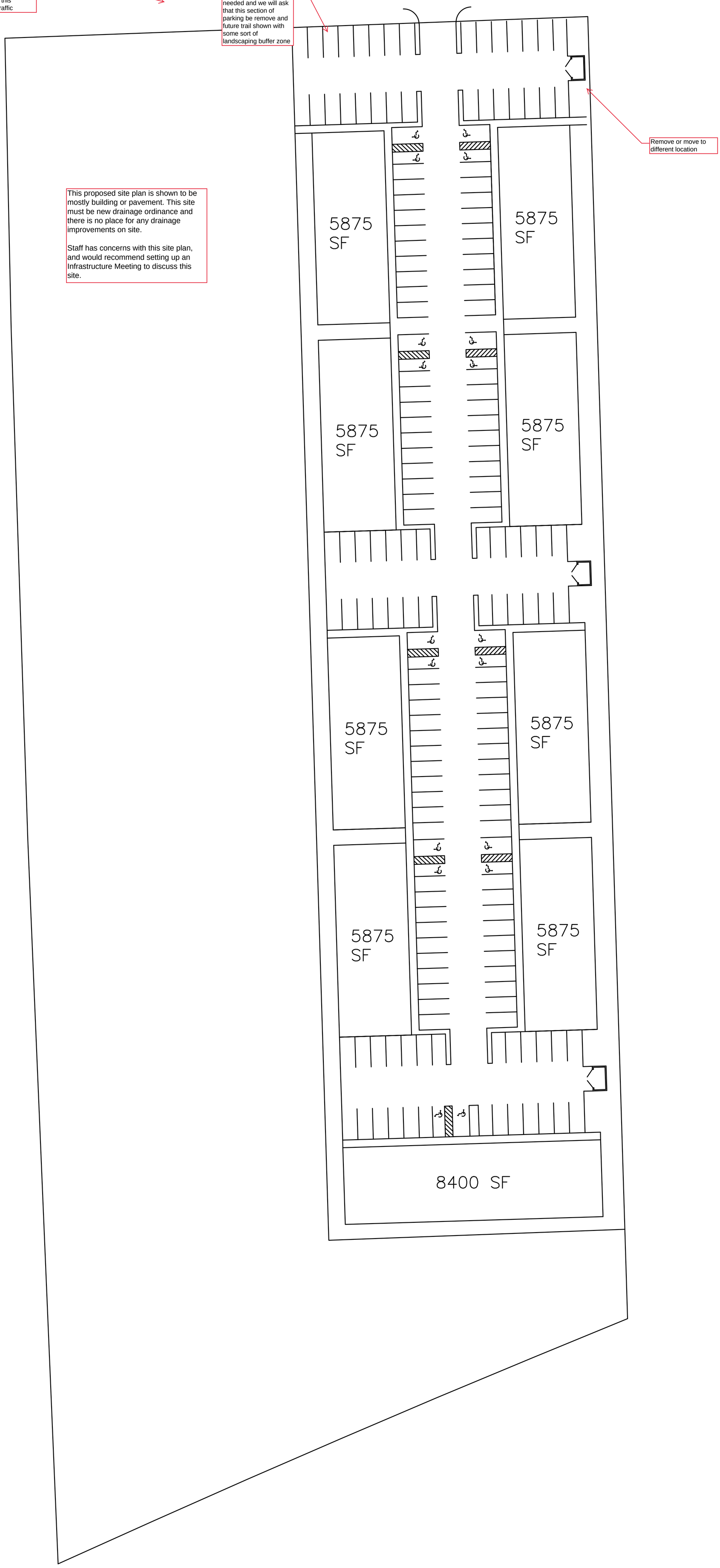
TIA will be required to show what impacts this development will have on existing road and if can handle this additional traffic

City has plans to extend walking trail along this area. ROW will be needed and we will ask that this section of parking be remove and future trail shown with some sort of landscaping buffer zone

Remove or move to different location

This proposed site plan is shown to be mostly building or pavement. This site must be new drainage ordinance and there is no place for any drainage improvements on site.

Staff has concerns with this site plan, and would recommend setting up an Infrastructure Meeting to discuss this site.



Attachment: Original Site Plan w Comments (3877 : Z-22-23: Agriculture to Commercial 1521 Moores Lane)

To: The City Council of the City of Texarkana, Texas

220 Texas Blvd

Texarkana Texas 75501

Whereas: Home owners against the rezoning of 1521 Moores Lane Texarkana, Texas 75503 from Agriculture to Commercial zone. With concern of increasing traffic, noise and strain on local utilities. All the undersigned are within 200 feet of the property being rezoned.

I/We, the undersigned, petition the City Council of the City of Texarkana, Texas, as follows:

Number of Pages: 1

Printed Name	Home Address	Signature
Gayle Jordan	6001 Rustin Rd Texarkana, TX 75503	Gayle Jordan
Malinda Crews President TBSC	1401 Moores Lane	Malinda Crews
Dorothy Murphy	1301 Moores Lane Texarkana, Tx 75503	Dorothy Murphy

By signing this petition, I hereby acknowledge that this petition will become a public document at the City of Texarkana, Texas, and that all information contained in it will be subject to Texas Government Code Chapter 552 – "Public Information Act".

Attachment: Opposition inside 200' area (3877 : Z-22-23: Agriculture to Commercial 1521 Moores Lane)

To: The City Council of the City of Texarkana, Texas

220 Texas Blvd

Texarkana Texas 75501

Whereas: Home owners against the rezoning of 1521 Moores Lane Texarkana, Texas 75503 from Agriculture to Commercial zone. With concern of increasing traffic, noise and strain on local utilities. All the undersigned are within the area (farther than 200 feet) of the property being rezoned.

I/We, the undersigned, petition the City Council of the City of Texarkana, Texas, as follows:

Total Number of Pages: 11

Printed Name	Home Address	Signature
Marsha R. Burris	6007 Ruston Rd	Marsha R Burris
LINDA OSWALD	6005 RUSTON RD	Linda Oswald
Michael Bradford	6009 Ruston Rd	Michael Bradford
Larry Faulkner	6103 Ruston Rd	Larry D. Faulkner
Janice Moore	6104 Ruston Rd	Janice Moore
JOHN R. REVELS	6010 RUSTON RD.	John R Revels
Pamela Revels	6010 Ruston Rd	Pamela Revels

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PAGE 1 **of** 11

Attachment: Opposition outside 200' area (3877 : Z-22-23: Agriculture to Commercial 1521 Moores Lane)

To: The City Council of the City of Texarkana, Texas

220 Texas Blvd

Texarkana Texas 75501

Whereas: Home owners against the rezoning of 1521 Moores Lane Texarkana, Texas 75503 from Agriculture to Commercial zone. With concern of increasing traffic, noise and strain on local utilities. All the undersigned are within the area (farther than 200 feet) of the property being rezoned.

I/We, the undersigned, petition the City Council of the City of Texarkana, Texas, as follows:

Total Number of Pages: 11

Printed Name	Home Address	Signature
Megan Revels	6010 Ruston Rd.	
John Upchurch	6006 Ruston Rd	
Tonja Upchurch	6006 Ruston Rd	
Jacob Upchurch	6006 Ruston Rd	
Aaron Jennings	6004 Ruston RD	
Deina Jennings	6004 Ruston Rd	
Tim Murray	6005 RUSTON RD	

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PAGE 2 **of** 11

Attachment: Opposition outside 200' area (3877 : Z-22-23: Agriculture to Commercial 1521 Moores Lane)

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I/We, the undersigned, petition the City Council of the City of Texarkana, Texas, as follows:

Total Number of Pages: 11

Printed Name	Home Address	Signature
RAY MCFALL	6002 Rustwood	
Kelly McFall	6002 Rustin Rd	
Randy O'Briant	2314 Pine St	
Kaleigh Dodson	1317 Rio Grande Ave	
Nicky Dickert	6007 N Park	
Joseph Compeau	613 N Park	
Kimberly Scott	6115 N Park Rd	

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PAGE 3 **of** 11

Attachment: Opposition outside 200' area (3877 : Z-22-23: Agriculture to Commercial 1521 Moores Lane)

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220 Texas Blvd

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I/We, the undersigned, petition the City Council of the City of Texarkana, Texas, as follows:

Total Number of Pages: 11

Printed Name	Home Address	Signature
John David Barrett III	620 N Park	
Sue Gibbs	3 Gregory Lane	
Steve Gibbs	3 Gregory Lane	
Sharon Tant	4 Gregory Ln	
Sandra Hoover	6 Gregory Ln.	
Glenda Forte	5811 Winchester Dr	
Donald Forte	5811 Winchester Dr	

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PAGE 11 **of** 11

Attachment: Opposition outside 200' area (3877 : Z-22-23: Agriculture to Commercial 1521 Moores Lane)

To: The City Council of the City of Texarkana, Texas

220 Texas Blvd

Texarkana Texas 75501

Whereas: Home owners against the rezoning of 1521 Moores Lane Texarkana, Texas 75503 from Agriculture to Commercial zone. With concern of increasing traffic, noise and strain on local utilities. All the undersigned are within the area (farther than 200 feet) of the property being rezoned.

I/We, the undersigned, petition the City Council of the City of Texarkana, Texas, as follows:

Total Number of Pages: 11

Printed Name	Home Address	Signature
Vicky Benton	6003 N. Park Rd. Tx. Tx. 75503	Vicky Benton
Willie Benton	6003 N. Park Rd. Tx. Tx. 75503	Willie Benton
Tyler Neal	8 Space Dr Txk, TX 75503	Tyler Neal
JoSarah M. Harrell	6009N. Park Rd. Texarkana, TX 75503	JoSarah M Harrell
JEFF HARRELL	6009 N. Park Rd. TEXARKANA TX 75503	JEFF Harrell
Wanda Boyette	5627 Century Lane Texarkana, TX 75503	Wanda Boyette
Mike O. Boyette	5621 Century Lane Texarkana Tx 75503	Mike O Boyette

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PAGE 5 **of** 11

Attachment: Opposition outside 200' area (3877 : Z-22-23: Agriculture to Commercial 1521 Moores Lane)

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220 Texas Blvd

Texarkana Texas 75501

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I/We, the undersigned, petition the City Council of the City of Texarkana, Texas, as follows:

Total Number of Pages: 11

Printed Name	Home Address	Signature
Vicki Orr	1 Devon Lane	Vicki Orr
BEVERLY SIMPSON	20 ENCLAVE	Beverly Simpson
LARRY BUNN	13 Enclave Cir	Larry D Bunn
Sally Patton	15 Enclave Circle	Sally Patton
DIANA DAVIS	26 Enclave	Diana Davis
Jill Lucas	6103 Brentwood Forest	Jill Lucas
Ashley Gushing	2901 Stonegate	Ashley Gushing

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PAGE 6 **of** 11

Attachment: Opposition outside 200' area (3877 : Z-22-23: Agriculture to Commercial 1521 Moores Lane)

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220 Texas Blvd

Texarkana Texas 75501

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I/We, the undersigned, petition the City Council of the City of Texarkana, Texas, as follows:

Total Number of Pages: 11

Printed Name	Home Address	Signature
Barbara Yowell	19 Enclave	
Jane Thomas	21 Enclave	Jane Thomas
Leroy Thomas	21 Enclave	
Michael Gueldt	42 Enclave	
Jimmy Hedrick	44 Enclave	Jimmy Hedrick
Glenda Williams	48 Enclave	
Stan Stuart	50 Enclave	

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PAGE 7 **of** 11

Attachment: Opposition outside 200' area (3877 : Z-22-23: Agriculture to Commercial 1521 Moores Lane)

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220 Texas Blvd

Texarkana Texas 75501

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I/We, the undersigned, petition the City Council of the City of Texarkana, Texas, as follows:

Total Number of Pages: 11

Printed Name	Home Address	Signature
E. N. LAMB	6306 NORTH PARK RD	
Dr Charles Bruce	#6 Ladera	Charles Bruce
Robin Rogers	#8 Cindywood Texarkana, Tx 75503	
Dan Boyles	19 Northridge circle	
ZACK AMES	6409 N. PARK RD	Zack Ames
Marcie Oa	1 DEKOA DR.	
William Tompkins	7 LADERA DR	

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PAGE 8 **of** 11

Attachment: Opposition outside 200' area (3877 : Z-22-23: Agriculture to Commercial 1521 Moores Lane)

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220 Texas Blvd

Texarkana Texas 75501

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I/We, the undersigned, petition the City Council of the City of Texarkana, Texas, as follows:

Total Number of Pages: 11

Printed Name	Home Address	Signature
Gayla Stevens	50 Engle Ave	Gayla Stevens
Paula Tompkins	7 Ladera Dr.	
Josephine Kahla	6306 N Park Rd	Josephine Kahla
Paula J Tompkins	7 Ladera Dr.	Paula J Tompkins
Janis Robbins	27 Northridge Cir	Janis Robbins
Patricia E Rogers	3640 Shilling Rd	Patricia E Rogers
Emily Orr	8 Cindywood	Emily Orr

By signing this petition, I hereby acknowledge that this petition will become a public document at the City of Texarkana, Texas, and that all information contained in it will be subject to Texas Government Code Chapter 552 – "Public Information Act".

PAGE 9 **of** 11

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220 Texas Blvd

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I/We, the undersigned, petition the City Council of the City of Texarkana, Texas, as follows:

Total Number of Pages: 11

Printed Name	Home Address	Signature
Ellen Orr	8 Cindywood	Ellen Orr
Beth Pesek	13 Cindywood	Beth Pesek
Lorinda McElhannon Lorinda McElhannon	6005 N. Park Rd	Lorinda McElhannon

By signing this petition, I hereby acknowledge that this petition will become a public document at the City of Texarkana, Texas, and that all information contained in it will be subject to Texas Government Code Chapter 552 – "Public Information Act".

PAGE 10 **of** 11

Attachment: Opposition outside 200' area (3877 : Z-22-23: Agriculture to Commercial 1521 Moores Lane)

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220 Texas Blvd

Texarkana Texas 75501

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I/We, the undersigned, petition the City Council of the City of Texarkana, Texas, as follows:

Total Number of Pages: 11

Printed Name	Home Address	Signature
Rick Doggett	5627 Century	
Nicole Wilson	5624 Century	
Elaine Mitchell	5623 Century	
Ronnie Mitchell	5623 Century	
Dorothy Hayes	25 Northridge Cir.	
Kevin Hayes	"	

By signing this petition, I hereby acknowledge that this petition will become a public document at the City of Texarkana, Texas, and that all information contained in it will be subject to Texas Government Code Chapter 552 – "Public Information Act".

PAGE 6 **of** 11

11

Attachment: Opposition outside 200' area (3877 : Z-22-23: Agriculture to Commercial 1521 Moores Lane)

City of Texarkana, Texas

Version:

Summary Sheet

Update Date: 11/30/2022 2:28 PM

Lead Department:	Planning & Zoning Commission	**Action Officer:**	Laura Puckett, Administrative Coordinator
Subject:	S-769: consider granting a Specific Use Permit to allow the location of a single wide HUD code manufactured home on Lot 8, Block 48, Grandview Addition located at 3704 Jones Street. Janice Jamison, owner.		

Meeting Date: 12/5/2022

Attachments

a. Hearing Notice and Application (PDF)
b. Maps (PDF)
c. Floorplans (PDF)

Staff Coordination

Building Code Administration	Mashell Daniel	Department Head Review	Pending
Planning & Zoning Commission		Department Review	Pending
Planning & Zoning Commission	Laura Puckett	Meeting 12/05/2022 12:00 PM	Pending

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Janice Jamison, owner, for a Specific Use Permit to allow the location of a single wide HUD code manufactured home on Lot 8, Block 48, Grandview Addition, located at 3704 Jones Street. This is currently vacant land.

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

The Future Land Use Map designates this property as “Neighborhood Residential”.

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.

Staff recommends for approval of this request with the following stipulations:

1. That one 2016 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:

December 5, 2022

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) 798-3535.

PLANNING & ZONING COMMISSION: Hearing Date: Monday, December 5, 2022 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: Monday, January 23, 2023 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: Janice Jamison, owner

OWNER'S ADDRESS: 1119 Locust Street, Texarkana, Arkansas 71854

LOCATION OF REZONING: 3704 Jones Street, Texarkana, Texas 75501

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

LEGAL DESCRIPTION: Lot 8, Block 48, Grandview Addition

CASE NUMBER: S-769 DATE MAILED: 11/18/2022

Attachment: Hearing Notice and Application (3878 : S-769: SUP to allow HUD code manfactured home 3704 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. 22-02667

Case S-769

Date 11/3/2022

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: 8 Block: 48 Addition: Grandview
(Or see attached legal description)

Location: 3704 Jones Street Texarkana, Texas 75501

Present Zoning: SF-3

Proposed Zoning: SPECIFIC USE PERMIT

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

Living Residence

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

I Want to Add A MObile Home for that Address.
Also need to Re-Install - Electric & Water

Attorney or Agent Signature	Janice Jamison Property Owner Signature
Printed Name:	Printed Name: JANice Hendrix-JAMISON
Address	1119 Locust Street Address
City, State, Zip	Texarkana, ARK 71854 City, State, Zip
Home Phone & Cell Phone	903-306-5009 Home Phone & Cell Phone
Email Address	JFHendrix1@Aol.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 (3878 : S-769: SUP to allow HUD code manfactured home 3704 Jones St.)

S-769

3704 Jones Street

Attachment: Maps (3878 : S-769: SUP to allow HUD code manfactured home 3704 Jones St.)

S-769

3704 Jones Street

Attachment: Maps (3878 : S-769: SUP to allow HUD code manfactured home 3704 Jones St.)

S-769

$503-60 Dues Property Tax

5% Down

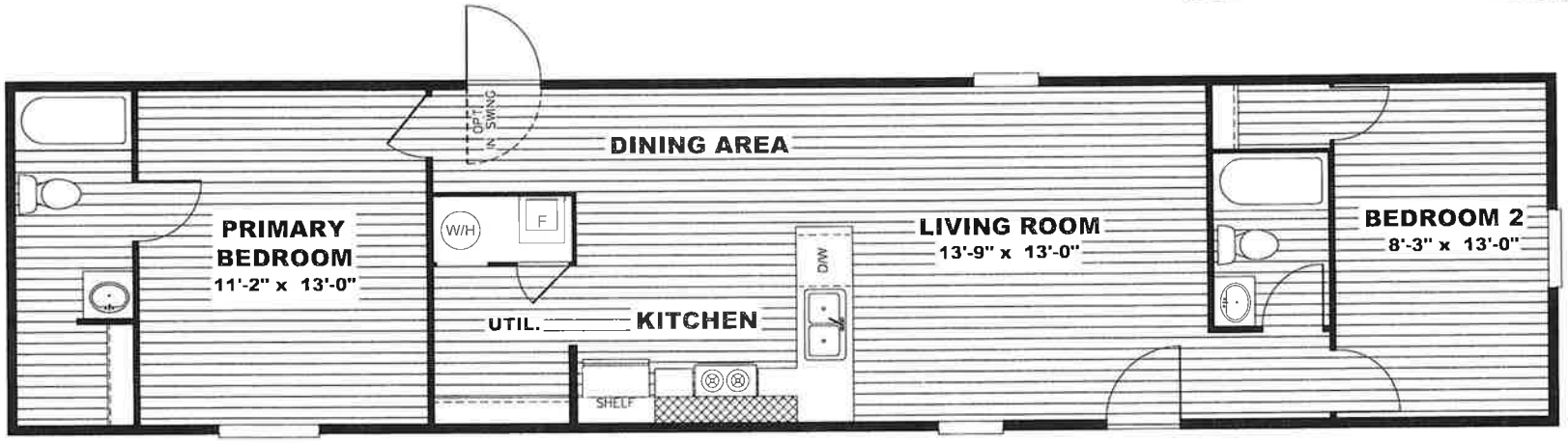
DELIGHT

$4,995

Tru

TRS14602A // 14x60 // 820 sq ft // 2 beds // 2 baths

Tnuuh.com



OWN IT

The home series and floor plans indicated will vary by retailer and state. Your local Home Center can quote you on specific prices and terms of purchase for specific homes. TRU invests in continuous product and process improvement. All home series, floor plans, specifications, dimensions, features, materials, availability, and starting prices shown on this website are artist's renderings or estimates, and are subject to change without notice. Dimensions are nominal and length and width measurements are from exterior wall to exterior wall.

OwnTRU.com

Attachment: Floorplans (3878 : S-769: SUP to allow HUD code manfactured home 3704 Jones St.)

City of Texarkana, Texas

Version:

Summary Sheet

Update Date: 11/30/2022 2:29 PM

Lead Department:	Planning & Zoning Commission	**Action Officer:**	Laura Puckett, Administrative Coordinator
Subject:	S-770: consider granting a Specific Use Permit to allow the location of a double wide HUD code manufactured home on Lot 6, Block 3, Windsor Park 2nd, located in the 2500 block of Findley Street. Electra Walker, owner, and Robin Junior, agent.		

Meeting Date: 12/5/2022

Attachments

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

Staff Coordination

Building Code Administration	Mashell Daniel	Department Head Review	Pending
Planning & Zoning Commission		Department Review	Pending
Planning & Zoning Commission 12/05/2022 12:00 PM	Laura Puckett	Meeting	Pending

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Electra Walker, owner, and Robin Junior, agent, for a Specific Use Permit to allow the location of a double wide HUD code manufactured home on Lot 6, Block 3, Windsor Park 2nd, located in the 2500 block of Findley Street. This is currently vacant land.

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

The Future Land Use Map designates this property as “Neighborhood Residential”.

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.

Staff recommends for approval of this request with the following stipulations:

1. That one 2016 or newer double wide HUD code manufactured home be allowed on this property.
2. That the double wide HUD code manufactured home be tied down/skirted/underpinned.
3. That the double wide HUD code manufactured home be used for dwelling purposes only, human occupancy only.
4. That the Specific Use Permit be in effect for a period of three (3) years, beginning at the date of this Ordinance. It is the owner's responsibility to renew this permit.
5. That if the HUD code manufactured home is not placed on the property within the three (3) year period, the Specific Use Permit will automatically be revoked.
6. That all driveways, parking, building codes/setbacks, engineered foundation, platting and flood plain requirements must be in accordance with the City of Texarkana, Texas codes.

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

Potential Options:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff 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:

December 5, 2022

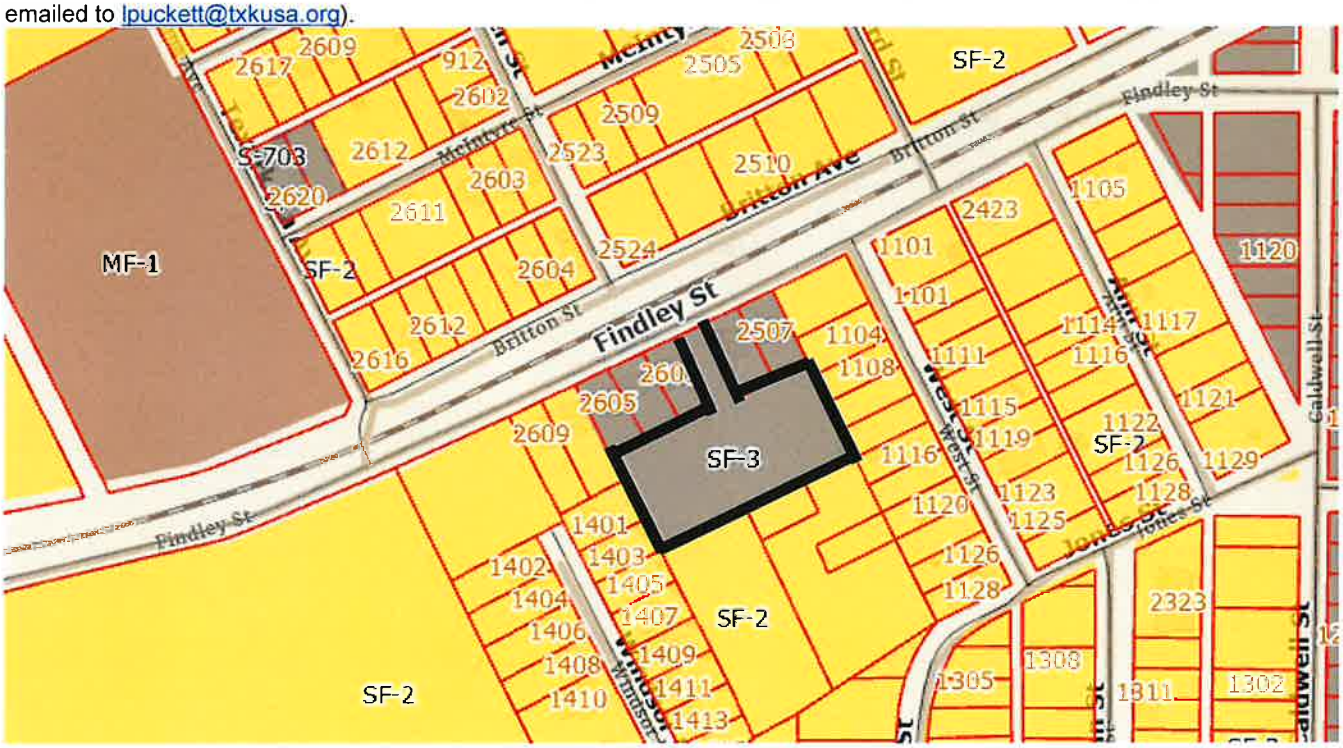
NOTICE OF PUBLIC HEARINGS

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) 798-3535.

PLANNING & ZONING COMMISSION: Hearing Date: Monday, December 5, 2022 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: Monday, January 23, 2023 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: Electra Walker, owner

OWNER'S ADDRESS: 2501 W 15th Street, Texarkana, Texas 75501

LOCATION OF REZONING: 2500 Block of Findley Street, Texarkana, Texas 75501

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

LEGAL DESCRIPTION: Lot 6, Block 3, Windsor Park 2nd Addition

CASE NUMBER: S-770 DATE MAILED: 11/18/2022

Attachment: Hearing Notice and Application (3879 : S-770: SUP for HUD code manufactured home 2500 block Findley)

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. 22-02734

Case S-770

Date 11-14-22

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: 10 Block: 3 Addition: Windsor Park Addition
(Or see attached legal description)

Location: 2500 Block Findley street City of Texarkana, Bowie County, Texas

Present Zoning: SF3

Requested: Specific Use Permit

The requested Specific Use Permit will be used for the following: doubkewide
Specific Use Permit to allow the location of a HUD code manufactured home on the above described property.

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

Property Owner Signature

Printed Name: Electra Walker

2501 W 15th Street
Address

Texarkana, Tx 75501
City, State, Zip

402-805-0102
Home Phone & Cell Phone

electraW8@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 (3879 : S-770: SUP for HUD code manufactured home 2500 block Findley)

S-770

2500 Block of Findley Street

Attachment: Maps (3879 : S-770: SUP for HUD code manufactured home 2500 block Findley)

S-770

2500 Block of Findley Street

Attachment: Maps (3879 : S-770: SUP for HUD code manufactured home 2500 block Findley)

City of Texarkana, Texas

Version:

Summary Sheet

Update Date: 11/30/2022 2:29 PM

Lead Department:	Planning & Zoning Commission	**Action Officer:**	Laura Puckett, Administrative Coordinator
Subject:	Z-22-24: rezoning Lots 9 and 10, Block 180, Triggs Addition, located south of 1008 Cedar Street from Commercial to Single Family-3. Angela Forte, owner.		

Meeting Date: 12/5/2022

Attachments

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

Staff Coordination

Building Code Administration	Mashell Daniel	Department Head Review	Pending
Planning & Zoning Commission		Department Review	Pending
Planning & Zoning Commission	Laura Puckett	Meeting 12/05/2022 12:00 PM	Pending

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Angela Forte, owner, to rezone Lots 9 and 10, Block 180, Triggs Addition, located south of 1008 Cedar Street from Commercial to Single Family-3. The property is currently vacant land. The proposed use is a single wide HUD code manufactured home.

The adjacent zoning is Commercial to the north, south, east, and west. The adjacent land use is residential to the north, and east, vacant land to the south, and west.

The Future Land Use Map designates this property as “Downtown District and Flood Plain”.

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 (SF-3) zoning district along with the approval of a Specific Use Permit.

HUD code manufactured housing looks like some of the existing frame pier and beam houses in the area. This type housing could also be a revitalization housing alternative to traditional site-built homes. Therefore, staff recommends for approval of this request.

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

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 5, 2022

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) 798-3535.

PLANNING & ZONING COMMISSION: Hearing Date: MONDAY, December 5, 2022 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, January 23, 2023 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: Angela Forte, owner

OWNER'S ADDRESS: 24 Private Rd 25162, Texarkana, Texas 75501

LOCATION OF REZONING: lot south of 1008 Cedar Street, Texarkana, Texas 75501

PROPOSED CHANGE: To place a HUD code manufactured home on the vacant lot

ZONING CHANGE FROM: Commercial TO: Single Family-3

LEGAL DESCRIPTION: Lots 9 and 10, Block 180, Triggs Addition

CASE NUMBER: Z-22-24 DATE MAILED: 11/18/2022

Attachment: Hearing Notice and Application (3880 : Z-22-24: rezoning Commercial to SF-3 south of 1008 Cedar)

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. 22-02742

Case Z-22-24

Date 11-14-22

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: 9,10 Block: 180 Addition: Triggs Addition
(Or see attached legal description)

Location: 1008 Cedar St, Texarkana, TX 75501

Present Zoning: Commercial

Proposed Zoning: SF-3

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

residintal property for a new energy smart manufactured home

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

Attorney or Agent Signature	Angela Forte / Kelsi Washing
Address	24 Private Rd 25162
City, State, Zip	Texarkana, TX 75501
Home Phone & Cell Phone	903-278-0581
Email Address	ayevette14@yahoo.com

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

Attachment: Hearing Notice and Application (3880 : Z-22-24: rezoning Commercial to SF-3 south of 1008 Cedar)

Z-22-24

Cedar Street

Attachment: Maps (3880 : Z-22-24: rezoning Commercial to SF-3 south of 1008 Cedar)

Z-22-24

Cedar Street

Attachment: Maps (3880 : Z-22-24: rezoning Commercial to SF-3 south of 1008 Cedar)

City of Texarkana, Texas

Version:

Summary Sheet

Update Date: 11/30/2022 2:29 PM

Lead Department:	Planning & Zoning Commission	**Action Officer:**	Laura Puckett, Administrative Coordinator
Subject:	S-771: consider granting a Specific Use Permit to allow the location of a HUD code manufactured home on Lots 9 and 10, Block 180, Triggs Addition, located south of 1008 Cedar Street. Angela Forte, owner.		

Meeting Date: 12/5/2022

Attachments

a. Hearing Notice and Application (PDF)
b. Maps (PDF)
c. Floorplan (PDF)
d. Photos (PDF)

Staff Coordination

Building Code Administration	Mashell Daniel	Department Head Review	Pending
Planning & Zoning Commission		Department Review	Pending
Planning & Zoning Commission	Laura Puckett	Meeting 12/05/2022 12:00 PM	Pending

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Angela Forte, owner, for a Specific Use Permit to allow the location of a single wide HUD code manufactured home on Lots 9 and 10, Block 180, Triggs Addition, located south of 1008 Cedar Street. This is currently vacant land.

The adjacent zoning is Commercial to the north, south, east, and west. The adjacent land use is residential to the north and east, vacant land to the south, and west.

The Future Land Use Map designates this property as “Downtown District and Flood Plain”.

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.

Staff recommends for approval of this request with the following stipulations:

1. That one 2016 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:

December 5, 2022

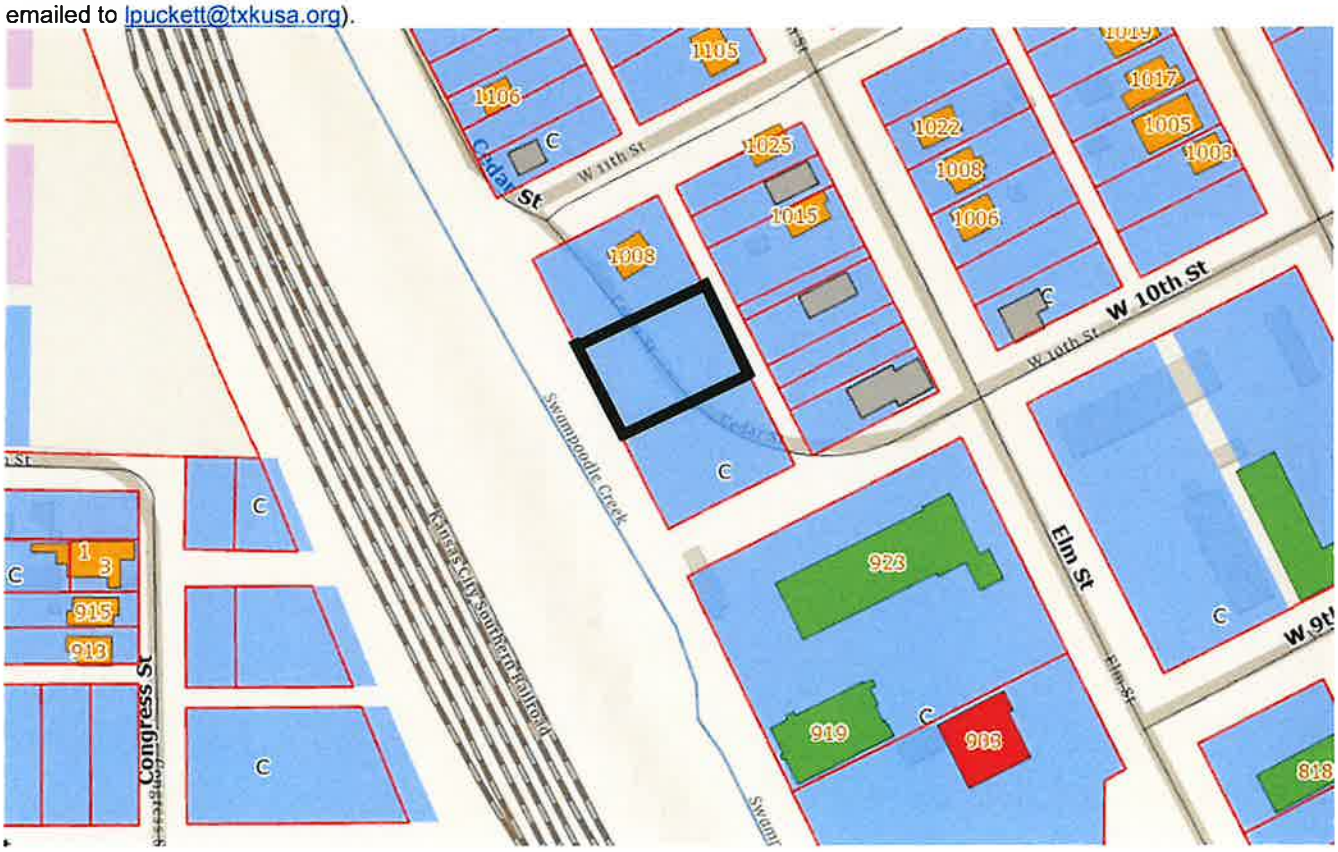
NOTICE OF PUBLIC HEARINGS

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) 798-3535.

PLANNING & ZONING COMMISSION: Hearing Date: Monday, December 5, 2022 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: Monday, January 23, 2023 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: Angela Forte, owner

OWNER'S ADDRESS: 24 Private Road 25162, Texarkana, Texas 75501

LOCATION OF REZONING: lot south of 1008 Cedar Street, Texarkana, Texas 75501

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

LEGAL DESCRIPTION: Lots 9 and 10, Block 180, Triggs Addition

CASE NUMBER: S-771 DATE MAILED: 11/18/2022

Attachment: Hearing Notice and Application (3881 : S-771: SUP to allow HUD code manufactured home south of 1008 Cedar)

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. 22-02740

Case S-771

Date 11-14-22

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: 9,10 Block: 180 Addition: Triggs Addition
(Or see attached legal description)

Location: 1008 Cedar ST, Texarkana, TX 75501

Present Zoning: Commercial

Requested: Specific Use Permit

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

Residential property for a new energy Smart manufactured Home

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

Angela Forte
Property Owner Signature

Printed Name: Angela Forte

24 Private Rd 26162
Address

Texarkana, Tx 75501
City, State, Zip

903 278-0581
Home Phone & Cell Phone

ayevette140yahoo.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 (3881 : S-771: SUP to allow HUD code manufactured home south of 1008 Cedar)

S-771

Cedar Street

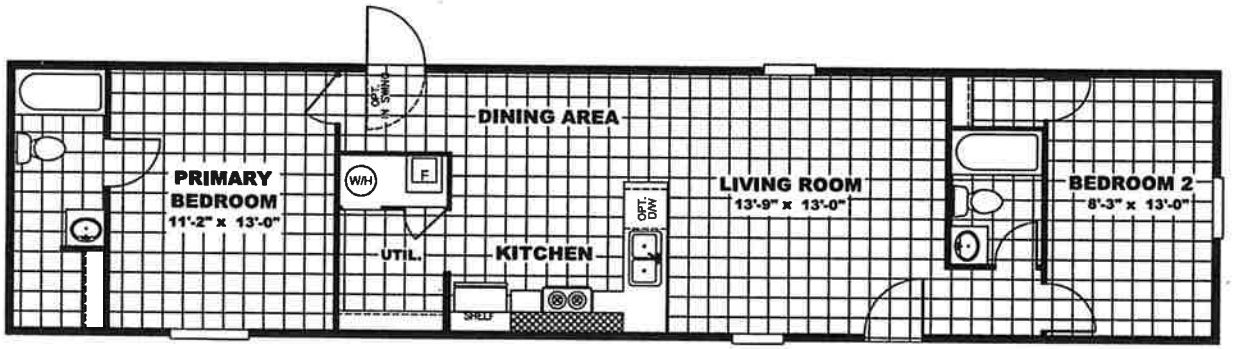
Attachment: Maps (3881 : S-771: SUP to allow HUD code manufactured home south of 1008 Cedar)

S-771

Cedar Street

Attachment: Maps (3881 : S-771: SUP to allow HUD code manufactured home south of 1008 Cedar)

Delight

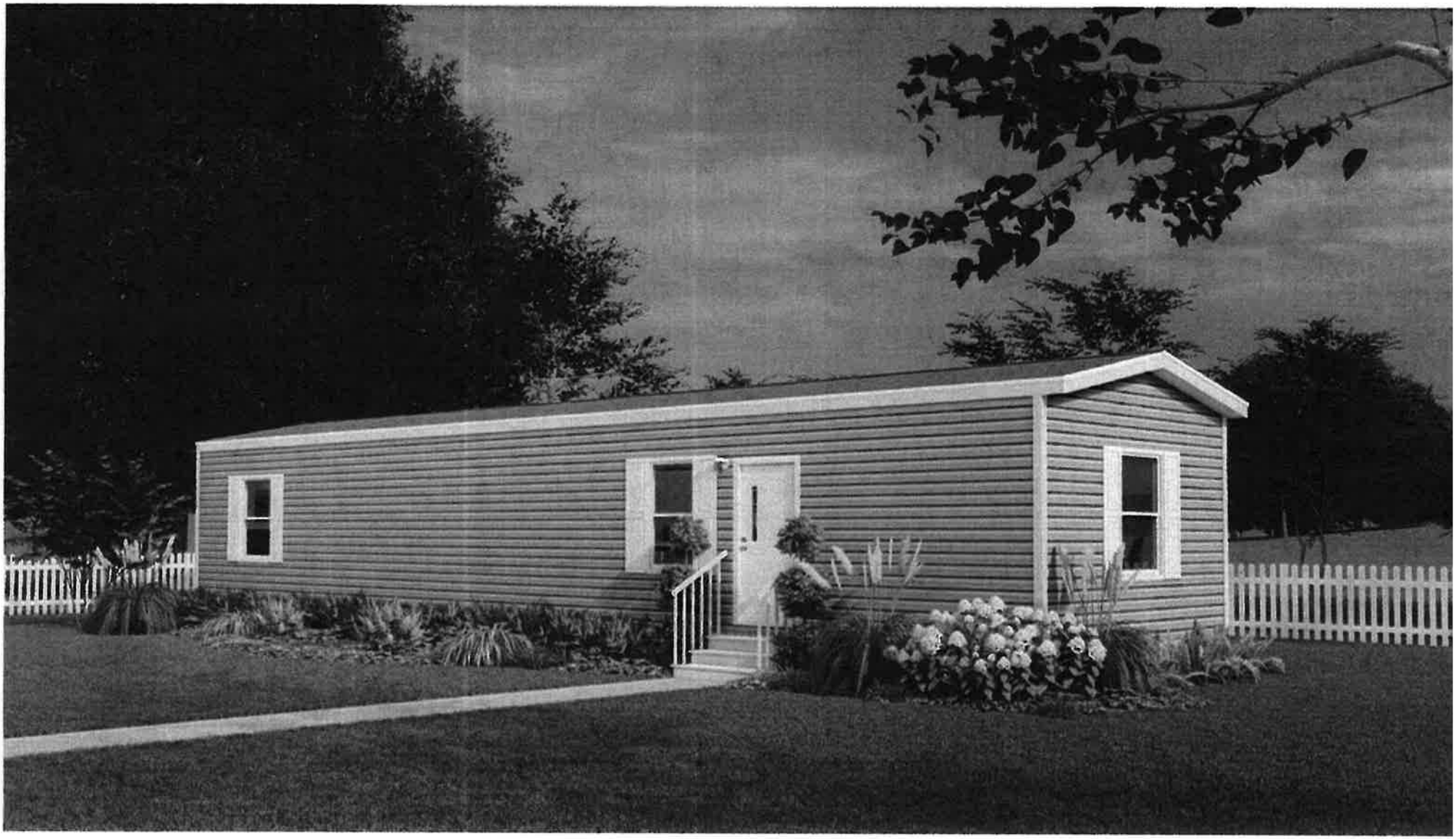


Model #: TRS14602A

14' x 60

Attachment: Floorplan (3881 : S-771: SUP to allow HUD code manufactured home south of 1008 Cedar)

S-771



Attachment: Photos (3881 : S-771: SUP to allow HUD code manufactured home south of 1008 Cedar)

S-771

Attachment: Photos (3881 : S-771: SUP to allow HUD code manufactured home south of 1008 Cedar)

City of Texarkana, Texas

Version:

Summary Sheet

Update Date: 11/30/2022 2:29 PM

Lead Department:	Planning & Zoning Commission	**Action Officer:**	Laura Puckett, Administrative Coordinator
Subject:	S-772: consider granting a Specific Use Permit to allow the location of a Cellular Tower on a portion of a 26.150-acre tract of land (being Tract 44A), J M Goffe HRS, A-244, located at 2718 Moores Lane. Patrick Cannon, representing Walnut Church of Christ, owner, and Wayne Barnett, agent.		

Meeting Date: 12/5/2022

Attachments

a. Hearing Notice and Application (PDF)
b. Authorization Letter (PDF)
c. Legal Description (PDF)
d. Maps (PDF)
e. Site Plan (PDF)
f. Elevation (PDF)
g. Opposition letter and Petition (PDF)

Staff Coordination

Building Code Administration	Mashell Daniel	Department Head Review	Pending
Planning & Zoning Commission		Department Review	Pending
Planning & Zoning Commission	Laura Puckett	Meeting 12/05/2022 12:00 PM	Pending

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Patrick Cannon, representing Walnut Church of Christ, owner, and Wayne Barnett, agent, for Specific Use Permit to allow the location a self-support 170' telecommunications tower on a portion of a 26.150-acre tract of land (being Tract 44A), J M Goffe HRS, A-244, located at 2718 Moores Lane. This property is currently zoned Single Family-2 and is vacant land.

The adjacent zoning is Single Family-2 to the north, east, and west, and Office to the south. The adjacent land use is residential to the north and west, a church to the east and Office to the south.

The Future Land Use Map has designated this property as "Neighborhood Retail"

The tower will be a 170' ft. self-support, telecommunications tower within a 75-foot square fenced area of the larger parcel. Access will be from Sandlin and one parking area for a service vehicle. Towers are allowed in the current zoning district but requires a Specific Use Permit. Therefore, staff recommends for approval of this request.

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

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

Potential Options:

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 5, 2022

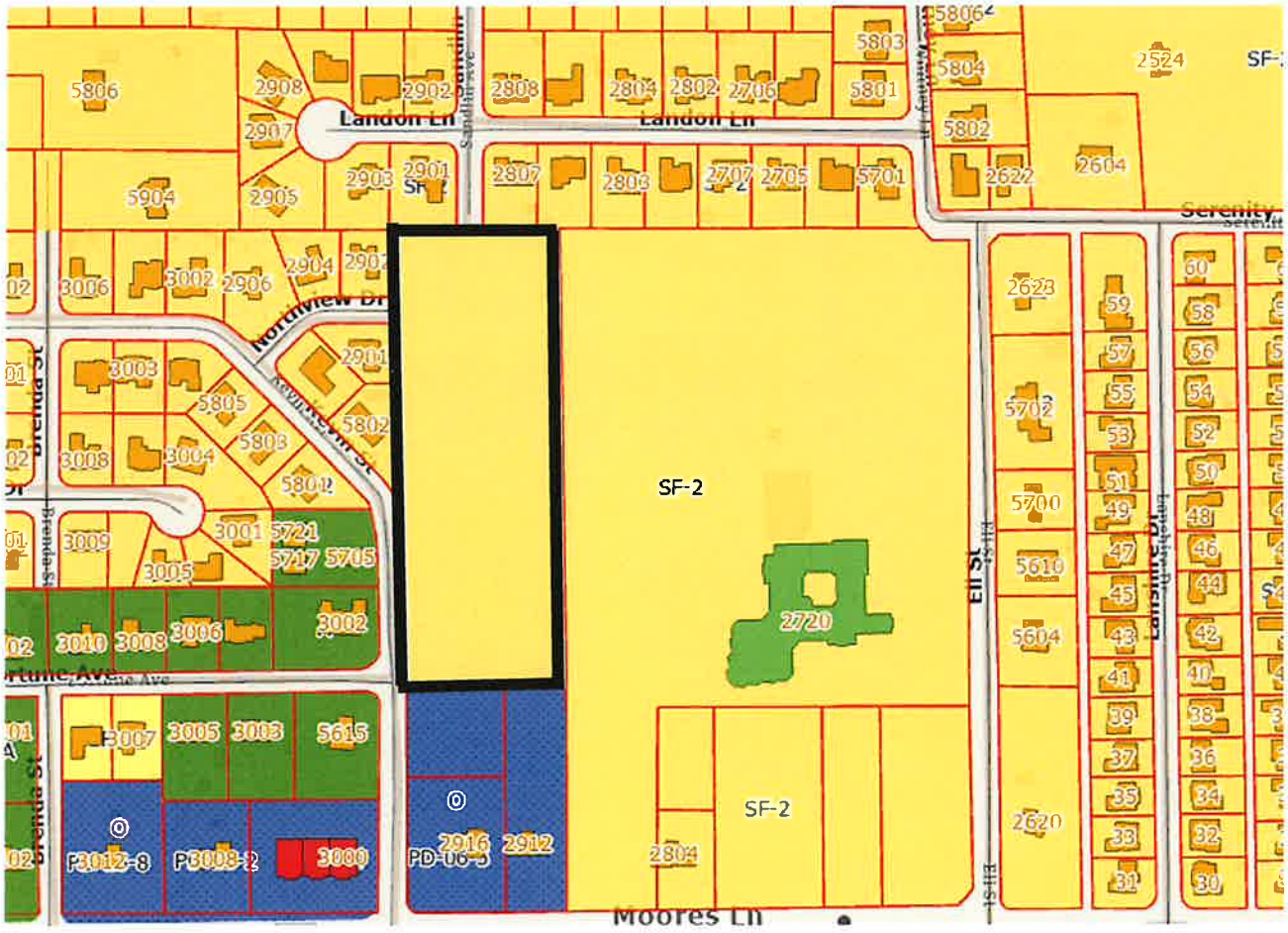
NOTICE OF PUBLIC HEARINGS

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) 798-3535.

PLANNING & ZONING COMMISSION: Hearing Date: Monday, December 5, 2022 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: Monday, January 23, 2023 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: Patrick Cannon, Representing Walnut Church of Christ, owner, and Wayne Barnett, agent

OWNER'S ADDRESS: 2720 Moores Lane, Texarkana, Texas 75503

LOCATION OF REZONING: 2718 Moores Lane, Texarkana, Texas 75503

PROPOSED CHANGE: Specific Use Permit to allow the location of a cell tower

LEGAL DESCRIPTION: on an approximate 7.13-acre tract of land (being Tract 44A), JM Goffe HRS, A-244

CASE NUMBER: S-772 DATE MAILED: 11/18/2022

Attachment: Hearing Notice and Application (3882 : S-772: SUP for Cell Tower at 2718 Moores Lane)

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. 22-02754 Case S-772 Date 11-16-22

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: Tract 44A Addition: JM Goffe A-244
(Or see attached legal description)

Location: 2718 Moores Lane, Texarkana, TX 75503

Present Zoning: Single Family - 2

Requested: Specific Use Permit

The requested Specific Use Permit will be used for the following:
Wireless telecommuniations facility and tower

Describe the changed conditions, if any, that have occurred which affects your property and justifies this Specific Use Permit:
Change of use.

Attorney or Agent Signature	Property Owner Signature
1605 Quail Lane	2720 Moores Ln.
Address	Address
Ruston, LA 71270	Texarkana, TX 75503
City, State, Zip	City, State, Zip
318-324-9394 / 318-267-8756	903-223-0388 / 903-517-2991
Home Phone & Cell Phone	Home Phone & Cell Phone
wbarnett@integrisite.net	pcannon@walnutcoc.org
Email address	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 (3882 : S-772: SUP for Cell Tower at 2718 Moores Lane)

Walnut
CHURCH OF CHRIST

MINISTERS

Patrick Cannon
Grady McKnight
Marcelino Rodriguez Jr.
Hannah Sullivan

ELDERS

Robbie Barwick
Buddy Boyce
Steve Boyce
Mike Brewington
Darby Doan
Bob Fry
David Jackson II
David Jackson, Sr.
Jay Johnston
Mark Lafferty
Bill Paxton
Chuck Richardson
Bill Whiteman

TEL (903) 223-0388
FAX (903) 223-0389
2720 MOORES LANE
TEXARKANA, TX 75503
office@walnutcoc.org

July 26, 2022

RE: Walnut Church of Christ Signature Authorization

To whom it may concern,

The individuals below are authorized to sign for matters relating to Walnut Church of Christ' property, rental, and lease agreements.

Walnut Church of Christ Officers/Managers/Supervisors

Name: Patrick Cannon Signature: Patrick Cannon Title: Minister

Name: Robert M. Brewington Signature: Robert M Brewington Title: Elder

Authorized Signer: Chuck Richardson

Email Address: celiachuck@gmail.com

Signature: Chuck Richardson Date: 7/26/2022

Attachment: Authorization Letter (3882 : S-772: SUP for Cell Tower at 2718 Moores Lane)

LEGAL DESCRIPTION

Parent Parcel (as per Deed)

All that certain tract or parcel of land situated in the J.M. Goff Headright Survey, A-244, Bowie County, Texas, being a portion of a 40 acre tract designated as Lot No. 4 of the partition of the Charles H. Moores land, said Lot No. 4 was partitioned to Eli H. Moores by Deed dated May 1, 1912, of record in Volume 62, Page 646, Deed Records, Bowie County, Texas, subject tract being more particularly described by metes and bounds a follows:

BEGINNING at an iron point found for corner at the Northwest corner of said Lot No. 4, said point being the Northeast corner of Northview Estates, a Sub division of a part of the J. M. Goff Headright Survey, Bowie County, Texas, according to the plat thereof of record in Volume 606, Page 389, Deed Records, Bowie County, Texas;

THENCE: N 89°00'48" E, with the North line of said Lot No. 4, at 1047.00 feet past an iron pin found and continuing in all a total distance of 1099.18 feet to a 1/2" iron pin set for corner at the Northwest corner of a certain 40.00 foot right-of-way conveyed to Bowie County, Texas, by Deed dated June 4, 1970, of record in Volume 519, Page 361, Deed Records, Bowie County, Texas;

THENCE: S 01°57'11" E, (called South) with the West line of said right-of-way, 934.55 feet to an iron pin found for corner at the Northeast corner of a 1.454 acre tract of land conveyed to Ida Lou Moores Ames by Deed dated October 27, 1972, of record in Volume 552, Page 36, Deed Records;

THENCE: S 89°03'55" W, with the North line of said 1.454 acre tract, 171.96 feet to a 1/2" iron pin set for corner at the Northwest corner of sad 1.454 acre tract;

THENCE: S 01°48'23" E, with the West line of said 1.454 acre tract, 370.62 feet to an iron pin found for corner at the Southwest corner of sad 1.454 acre tract, said point being on the North right-of-way line of F. M. Road No. 2240 Moores Lane;

THENCE: S 89°03'55" W, with the North right-of-way line of said Moores Lane, 111.45 feet to an iron pin found for corner on the East line of a certain 2 acre tract of land conveyed to Dennis Skinner, Jr. by Deed of record in Volume 1828, Page 188, Real Property Records, Bowie County, Texas;

THENCE: N 01°27'05" W, with the East line of said 2 acre tract, 369.31 feet to an iron pin found for corner at the Northeast corner of said 2 acre tract;

THENCE: S 89°48'33" W, with the North line of sad 2 acre tract, 209.57 feet to an iron pin found for corner at the Northwest corner of said 2 acre tract;

THENCE: S 01°31'08" E, with the West line of said 2 acre tract, 372.03 feet to a 1/2" iron pin set for corner on the North right-of-way line of said Moores Lane, said point being referenced by an iron pin found, S 01°31'08" E, 5.01 feet;

THENCE: S 89°03'55" W, with the North right-of-way line of said Moores Lane, 40.83 feet to a 1/2" iron pin set for corner on the East line of a certain tract of land conveyed to William E. Hinton, Jr., by Deed of record in Volume 547, Page 527, Deed Records, Bowie County, Texas, said point being referenced by an iron pin found, S 01°22'35" E, 6.50 feet;

THENCE: N 01°22'35" W, with the East line of said Hinton tract, at 178.11 feet past its Northeast corner, same being the Southeast corner of a certain tract of land conveyed to Lajuan Martin by Deed dated April 20, 1994, of record in Volume 2127, Page 27, Real Property Records, Bowie County, Texas, and continuing with Martin's East line in all a total distance of 369.61 feet to an iron pin found for corner at the Northeast corner of said Martin tract;

THENCE: S 89°03'55" W, with Martin's North line, 104.36 feet to a 1/2" iron pin set for corner at the Northwest corner of said Martin tract;

THENCE: S 01°22'35" E, with the West line of said Martin tract and Hinton tract, 369.61 feet to a 1/2" iron pin set for corner on the North right-of-way line of said Moores Lane, said point being referenced by an iron pin found, S 01°22'35" E, 5.16 feet;

THENCE: S 89°03'55" W, with the North right-of-way line of said Moores Lane, 177.77 feet to a 1/2" iron pin set for corner at the Southeast corner of a certain tract of land conveyed to Guy Davis by Deed recorded in Volume 205, Page 39, Deed Records, Bowie County, Texas;

THENCE: N 01°15'35" W, with the East line of said Davis tract, 418.88 feet to an iron pin found for corner at the Northeast corner of said Davis tract;

THENCE: S 88°15'46" W, with the North line of said Davis tract, at 103.59 feet past an iron pin found at the Northwest corner of said Davis tract, same being the Northeast corner of a certain 0.79 acre tract of land conveyed to James A. Blackburn, Jr. by Deed dated June 20, 1979, of record in Volume 650, Page 780, Deed Records, Bowie County, Texas, and continuing with the North line of said 0.79 acre tract, in all a total distance of 266.11 feet to a 1/2" iron pin set for corner, said point being the Southeast corner of a certain 0.1634 acre tract of land conveyed to the City of Texarkana by Deed dated June 13, 1995, of record in Volume 2339, Page 116, Real Property Records, Bowie County, Texas, said point being on the existing East right-of-way line of Kevin Street;

THENCE: N 01°52'11" W, (called N 00°04'41" W) with the East line of said 0.1634 acre tract, same being the East right-of-way line of said Kevin Street, 128.3 feet to an angle point;

THENCE: N 01°17'01" W, (called N 00°30'29" W), continuing with the East line of said 0.1634 acre tract, same being the East right-of-way line of said Kevin Street, 66.64 feet to a point at the beginning of a curve to the left;

THENCE: Northwesterly, with the East line of said 0.1634 acre tract, same being the East right-of-way line of said Kevin Street, same being along the arc of a curve having a radius of 607.49 feet through a central angle of 12°53'39" for a distance of 136.71 feet to a point at the end of said curve;

THENCE: N 14°07'33" W, (called N 12°20'03") W) with the East line of said 0.1634 acre tract, same being the East right-of-way line of said Kevin Street, 19.01 feet to an angle point;

THENCE: S 87°37'18" W, (called S 89°24'48" W) 0.48 feet to a 1/2" iron pin set for corner at the Southeast corner of the above-referenced Northview Estates;

THENCE: N 00°18'38" W, with the East line of said Northview Estates, at 355.06 feet past an iron pin found at the Northeast corner of Lot 1, Block 6, of said Northview Estates, same being the South right-of-way line of Northview Street, at 405.06 feet past an iron pin found at the Southeast corner of Lot 6, Block 2, same being the North right-of-way line of said Northview Street and continuing in all a total distance of 537.81 feet to the place of beginning and containing 26.150 acres of land more or less.

Attachment: Legal Description (3882 : S-772: SUP for Cell Tower at 2718 Moores Lane)

LEGAL DESCRIPTION

AT&T Mobility Lease Parcel

All that certain tract or parcel of land situated in the J.M. Goff Headright Survey, A-244, Bowie County, Texas, being a portion of a called 26.150 Acre tract deeded to the Trustees of Walnut Street Church of Christ by Deed Dated March 01, 1999, of record Volume 3015, Page 13, Deed Records, Bowie County, Texas, subject tract being more particularly described by metes and bounds a follows:
COMMENCING at a found 1/2 inch rebar at the Southeast Corner of Lot 8, Block 5, Colony II Replat #3, recorded at Volume 2390 Page 98, Plat Records, Bowie County, Texas:
THENCE South 87°33'14" West, along the South line of said Lot 8, Block 5 and along the North line of said called 26.150 Acre Tract, a distance of 9.19 feet to a point for a corner;

THENCE leaving said Lot 8, Block 5, South line and said called 26.150 Tract North line and across said called 26.150 Acre Tract the following calls:

THENCE South 28°53'57" West, a distance of 114.05 feet to a set 1/2 inch rebar with ID cap stamped KEEN 6588;

THENCE South 02°22'07" East, a distance of 30.00 feet to a set 1/2 inch rebar with ID cap stamped KEEN 6588 at the point of beginning;

THENCE South 02°22'07" East, a distance of 75.00 feet to a set 1/2 inch rebar with ID cap stamped KEEN 6588;

THENCE South 87°37'53" West, a distance of 75.00 feet to a set 1/2 inch rebar with ID cap stamped KEEN 6588;

THENCE North 02°22'07" West, a distance of 75.00 feet to a set 1/2 inch rebar with ID cap stamped KEEN 6588;

THENCE North 87°37'53" East, a distance of 75.00 feet to the Point of Beginning, Containing 5625 Square Feet or 0.129 of an Acre.

Proposed Access and Utility Easement

All that certain tract or parcel of land situated in the J.M. Goff Headright Survey, A-244, Bowie County, Texas, being a portion of a called 26.150 Acre tract deeded to the Trustees of Walnut Street Church of Christ by Deed Dated March 01, 1999, of record Volume 3015, Page 13, Deed Records, Bowie County, Texas, subject tract being more particularly described by metes and bounds a follows:
COMMENCING at a found 1/2 inch rebar at the Southeast Corner of Lot 8, Block 5, Colony II Replat #3, recorded at Volume 2390 Page 98, Plat Records, Bowie County, Texas:
THENCE South 87°33'14" West, along the South line of said Lot 8, Block 5 and along the North line of said called 26.150 Acre Tract, a distance of 114.40 feet to a point for a corner at the Southeast Right Way Corner (50 Foot Right of Way) of Sandlin Avenue and the Point of Beginning;

THENCE leaving said Lot 8, Block 5, South line and said called 26.150 Tract North line and said Sandlin Right of Way line and across said called 26.150 Acre Tract the following calls:

THENCE South 16°11'54" East, a distance of 100.25 feet to a set 1/2 inch rebar with ID cap stamped KEEN 6588;

THENCE North 87°37'53" East, a distance of 22.05 feet to a set 1/2 inch rebar with ID cap stamped KEEN 6588;

THENCE South 02°22'07" East, a distance of 30.00 feet to a set 1/2 inch rebar with ID cap stamped KEEN 6588;

THENCE South 87°37'53" West, a distance of 75.00 feet to a set 1/2 inch rebar with ID cap stamped KEEN 6588;

THENCE North 02°22'07" West, a distance of 30.00 feet to a set 1/2 inch rebar with ID cap stamped KEEN 6588;

THENCE North 87°37'53" East, a distance of 22.05 feet to a set 1/2 inch rebar with ID cap stamped KEEN 6588;

THENCE North 16°11'54" West, a distance of 100.21 feet to a point for a corner at the Southwest Right Way Corner (50 Foot Right of Way) of Sandlin Avenue and on the North line of said called 26.150 Acre Tract;

THENCE North 87°33'14" East, along the South Right of Way line of said Sandlin Avenue and said Tract North line a distance of 30.89 feet to the Point of Beginning, containing 5257 Square Feet or 0.121 of an Acre.

Proposed Utility Easement

All that certain tract or parcel of land situated in the J.M. Goff Headright Survey, A-244, Bowie County, Texas, being a portion of a called 26.150 acre tract deeded to the Trustees of Walnut Street Church of Christ by Deed Dated March 01, 1999, of record Volume 3015, Page 13, Deed Records, Bowie County, Texas, subject tract being more particularly described by metes and bounds a follows:
COMMENCING at a found 1/2 inch rebar at the Southeast Corner of Lot 8, Block 5, Colony II Replat #3, recorded at Volume 2390 Page 98, Plat Records, Bowie County, Texas:
THENCE South 87°33'14" West, along the South line of said Lot 8, Block 5 and along the North line of said called 26.150 Acre Tract, a distance of 9.19 feet to a point for a corner and the Point of Beginning;

THENCE leaving said Lot 8, Block 5, South line and said called 26.150 Tract North line and across said called 26.150 Acre Tract the following calls:

THENCE South 28°53'57" West, a distance of 114.05 feet to a set 1/2 inch rebar with ID cap stamped KEEN 6588;

THENCE South 87°37'53" West, a distance of 17.55 feet to a point for a corner;

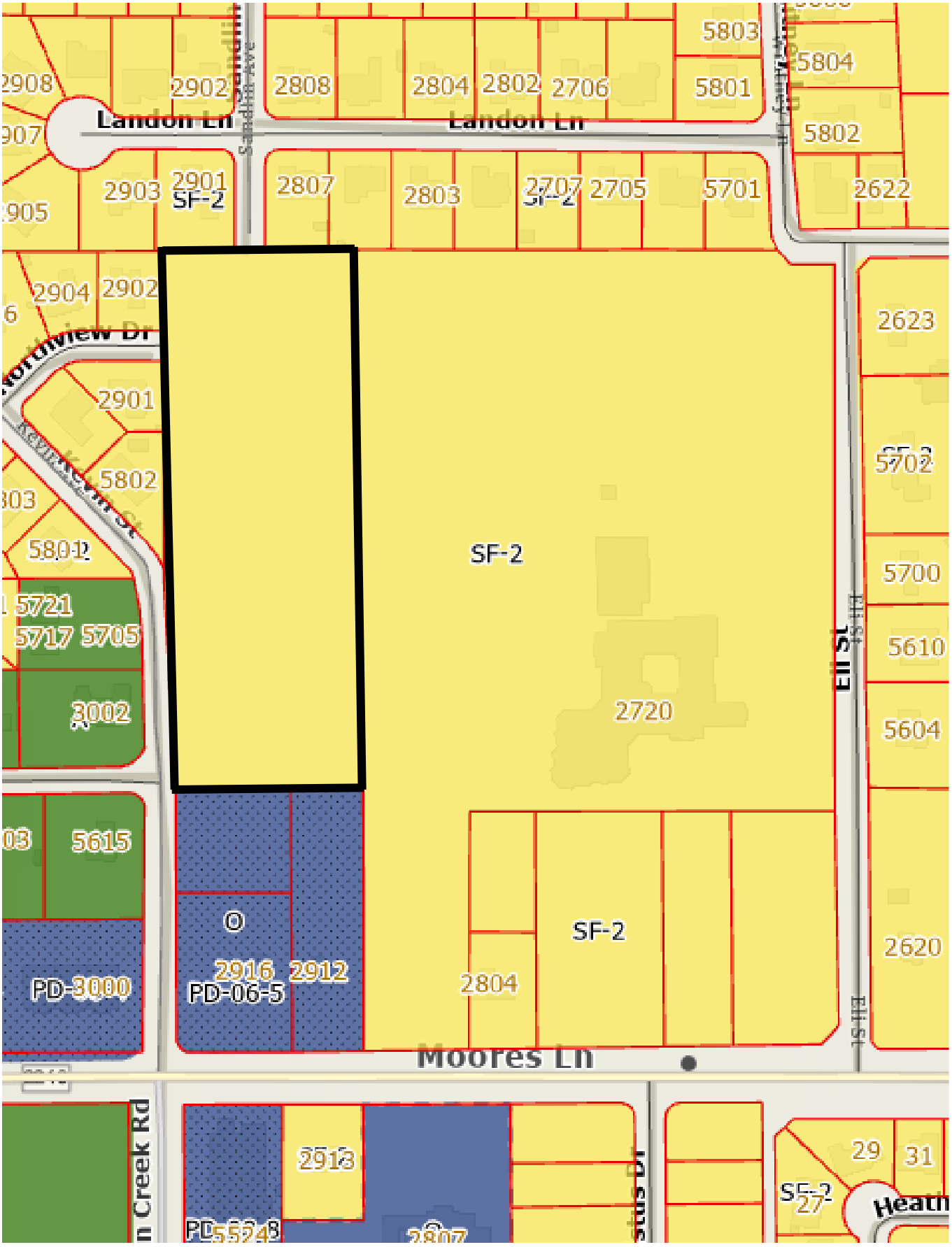
THENCE North 28°53'57" East, a distance of 114.03 feet to a point for a corner on said South Lot line and Said North Tract line;

THENCE North 87°33'14" East, along said South Lot line and said North Tract line, a distance of 17.56 feet to the Point of Beginning, containing 1711 Square Feet or 0.039 of an Acre.

Attachment: Legal Description (3882 : S-772: SUP for Cell Tower at 2718 Moores Lane)

S-772

2718 Moores Lane



Attachment: Maps (3882 : S-772: SUP for Cell Tower at 2718 Moores Lane)

S-772

2718 Moores Lane

Attachment: Maps (3882 : S-772: SUP for Cell Tower at 2718 Moores Lane)

1 **OVERALL LAYOUT PLAN**
SCALE: N.T.S.

TRUE NORTH
(1° 11' E)
MAG

VENDOR:
at&t
Your World. Delivered.
11520 FINANCIAL CENTRE PARKWAY
LITTLE ROCK, AR 72211
PH: (501) 952-2040

CRB COMPANIES LLC
CRB COMPANIES, LLC
7335 SOUTH LEWIS AVE STE 300
TULSA, OKLAHOMA 74136
(918) 949-4551

PRODUCED BY:
Branch
COMMUNICATIONS
A SOLUTIONS PROVIDER
BRANCH COMMUNICATIONS
7335 SOUTH LEWIS AVE. STE. 300
TULSA, OKLAHOMA 74136
(918) 949-4551
COA. 3804 EXP. 12/31/2022

SITE NAME:
MOORES LANE

SITE NUMBER:
ARL01846

SITE ADDRESS:
PRELIM: NEAR 3612 MOORES LANE
TEXARKANA TX 75503

ENGINEER:
"I HEREBY CERTIFY THAT THESE PLANS AN SPECIFICATIONS HAVE BEEN PREPARED BY ME, OR UNDER MY SUPERVISION, IF FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THESE PLANS AND SPECIFICATIONS ARE AS REQUIRED BY LAW AND IN COMPLIANCE WITH THE ARKANSAS FIRE PREVENTION CODE FOR THE STATE O ARKANSAS."

STATE OF TEXAS
JERROD DOTSON
142493
LICENSED
PROFESSIONAL ENGINEER
11/2/2

NO	DATE	DESCRIPTION	BY
A	3/9/22	PRELIMINARY ISSUE	JW
0	6/8/22	CONST ISSUE	JW
1	11/2/22	CONST ISSUE	JW

SHEET TITLE:
OVERALL LAYOUT PLAN

SHEET NUMBER:	PROJECT #:		REVISIO
L1	ARL01846		1
	BY: JWM	CKD BY: JWM	

Attachment: Site Plan (3882 : S-772: SUP for Cell Tower at 2718 Moores Lane)

Nov 02, 2022 - 1:54pm - User: jmes.mccoy - Sheet1.1 - Construction Drawings.dwg - 0. 14615717.AE205.220608.3103A01U(G)ARL01846.NSB.Rev

SITE NAME: MOORES LANE
SITE ID NO. ARL01846

S-772

N
W E
S

0' 30' 60'

SCALE: 1"=30'

BASIS OF BEARINGS
ARDOT REAL TIME NETWORK
STATE PLANE COORDINATES
TEXAS NORTH CENTRAL
NAD 83 (2011)
LAT: N.33°28'31.867"
LON: 94°04'38.970"
CONVERGENCE ANGLE: 02°24'43"
COMBINED SCALE FACTOR:
0.9998875

BASIS OF ELEVATIONS
ARDOT REAL TIME NETWORK

SITE ADDRESS
2720 MOORES LANE
TEXARKANA, TX 75503

UTILITIES
SWEPCO
888-216-3523

ATMOS ENERGY
800-286-6700

FLOOD INFORMATION
THIS PROPERTY IS LOCATED IN ZONE X AND IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN. ACCORDING TO FEMA FLOOD INSURANCE RATE MAP 448037C0355E DATED 12/21/2017

REFERENCE DEED
DEED VOLUME 3015 PAGE 13
D.R.B.C.T.

DROP INLET
MANHOLE ELEV = 351.22'
FLOWLINE 36' RCP TO THE WEST ELEV. = 347.3'

LAMBERT-THOMAS
LOT 1, BLOCK 5
COLONY II REPLAT #3

BENCHMARK
CHISELED X
SW CORNER
CONC. PAD ELEV. = 351.16'

SANDLIN AVENUE
50' PUBLIC RIGHT OF WAY
CONCRETE

PROCTOR
LOT 8, BLOCK 5
COLONY II REPLAT #3

POINT OF COMMENCEMENT
FOUND 1/2" REBAR

N 87°33'14" E 113.56' — 1/2" REBAR

S 87°33'14" W 154.85'

9.56' 30.89' 9.56' 78.09' 17.56' 9.19'

10' DRAINAGE EASEMENT
TITLE SEARCH
LEASE/EASEMENT ITEM #3
BOOK 3439 PAGE 56
P.R.B.C.T.

POINT OF BEGINNING PROPOSED ACCESS AND UTILITY EASEMENT

N 16°11'54" W 100.12'

S 16°11'54" E 100.25'

PROPOSED ACCESS AND UTILITY EASEMENT 0.121 OF AN ACRE

N 28°53'57" E 114.03'

S 28°53'57" W 114.05'

PROPOSED UTILITY EASEMENT 0.039 of an Acre

POINT OF BEGINNING PROPOSED UTILITY EASEMENT

160' SET BACK FROM TOWER CENTERLINE

J.M GOFF HEADRIGHT SURVEY
ABSTRACT 244

N 87°37'53" E 22.05'

4.50'

17.55'

N 87°37'53" E 22.05'

N 02°22'07" W 30.00'

S 02°22'07" E 30.00'

N 87°37'53" E 75.00'

N 02°22'07" W 75.00'

S 02°22'07" E 75.00'

S 87°37'53" W 75.00'

POINT OF BEGINNING
AT&T LEASE PARCEL

AT&T MOBILITY
LEASE PARCEL
0.129 OF AN ACRE

PROPOSED TOWER CENTERLINE
LAT: N.33°28'31.867"
LONG: W. 94°04'38.970"
ELEV.: 348.80'

1/2" REBAR S 88°42'57" W 110.10' 1/2" REBAR

N 01°29'48" W 132.39'

N 01°29'48" W 50.00'

BOC

NORTHVIEW DRIVE
50' PUBLIC RIGHT OF WAY
CONCRETE

BOC

1" PIPE

PATTERSON
LOT 6, BLOCK 2
NORTHVIEW ESTATES

BOUNDS
LOT 1, BLOCK 6
NORTHVIEW ESTATES

TRUSTEES OF WALNUT
STREET CHURCH OF CHRIST
DEED VOLUME 3015 PAGE 13
D.R.B.C.T.
TAX PARCEL ID 09040004601
ZONED RESIDENTIAL

RECORDING INFORMATION

REVISED 6/8/2022: FINAL ISSUE
REVISED 8/9/2021: ADDED TITLE SEARCH INFORMATION

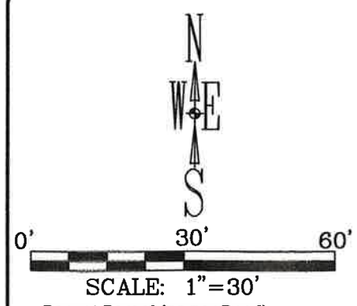
MAP PREPARED FOR:
AT&T MOBILITY
PAGE 1 OF 3
COA #10194183

KEEN SURVEYING, LLC
203 SOUTH MAIN STREET P.O. BOX 243
SALEM, ARKANSAS 72576
TEL (870) 895-3600 FAX (870) 895-3614
EMAIL BRIAN@KEENSURVEYING.COM
WWW.KEENSURVEYING.COM

DATE: 6/24/2021
SCALE: 1" = 30'
DRAWN BY: B.KEEN
CHECKED BY: B.KEEN
JOB #1354.269

Attachment: Site Plan (3882 : S-772: SUP for Cell Tower at 2718 Moores Lane)

SITE NAME: MOORES LANE
SITE ID NO. ARL01846



Parent Parcel (as per Deed)

All that certain tract or parcel of land situated in the J.M. Goff Headright Survey, A-244, Bowie County, Texas, being a portion of a 40 acre tract designated as Lot No. 4 of the partition of the Charles H. Moores land, said Lot No. 4 was partitioned to Eli H. Moores by Deed dated May 1, 1912, of record in Volume 62, Page 646, Deed Records, Bowie County, Texas, subject tract being more particularly described by metes and bounds a follows:

BEGINNING at an iron point found for corner at the Northwest corner of said Lot No. 4, said point being the Northeast corner of Northview Estates, a Sub division of a part of the J. M. Goff Headright Survey, Bowie County, Texas, according to the plat thereof of record in Volume 608, Page 369, Deed Records, Bowie County, Texas;

THENCE: N 89°00'46" E, with the North line of said Lot No. 4, at 1047.00 feet past an iron pin found and continuing in all a total distance of 1099.18 feet to a 1/2" iron pin set for corner at the Northwest corner of a certain 40.00 foot right-of-way conveyed to Bowie County, Texas, by Deed dated June 4, 1970, of record in Volume 519, Page 361, Deed Records, Bowie County, Texas;

THENCE: S 01°57'11" E, (called South) with the West line of said right-of-way, 934.55 feet to an iron pin found for corner at the Northeast corner of a 1.454 acre tract of land conveyed to Ida Lou Moores Ames by Deed dated October 27, 1972, of record in Volume 552, Page 36, Deed Records;

THENCE: S 89°03'55" W, with the North line of said 1.454 acre tract, 171.96 feet to a 1/2" iron pin set for corner at the Northwest corner of sad 1.454 acre tract;

THENCE: S 01°48'23" E, with the West line of said 1.454 acre tract, 370.62 feet to an iron pin found for corner at the Southwest corner of sad 1.454 acre tract, said point being on the North right-of-way line of F. M. Road No. 2240 Moores Lane;

THENCE: S 89°03'55" W, with the North right-of-way line of said Moores Lane, 111.45 feet to an iron pin found for corner on the East line of a certain 2 acre tract of land conveyed to Dennis Skinner, Jr. by Deed of record in Volume 1828, Page 188, Real Property Records, Bowie County, Texas;

THENCE: N 01°27'05" W, with the East line of said 2 acre tract, 369.31 feet to an iron pin found for corner at the Northeast corner of said 2 acre tract;

THENCE: S 89°48'33" W, with the North line of sad 2 acre tract, 209.57 feet to an iron pin found for corner at the Northwest corner of said 2 acre tract;

THENCE: S 01°31'08" E, with the West line of said 2 acre tract, 372.03 feet to a 1/2" iron pin set for corner on the North right-of-way line of said Moores Lane, said point being referenced by an iron pin found, S 01°31'08" E, 5.01 feet;

THENCE: S 89°03'55" W, with the North right-of-way line of said Moores Lane, 40.83 feet to a 1/2" iron pin set for corner on the East line of a certain tract of land conveyed to William E. Hinton, Jr., by Deed of record in Volume 547, Page 527, Deed Records, Bowie County, Texas, said point being referenced by an iron pin found, S 01°22'35" E, 6.50 feet;

THENCE: N 01°22'35" W, with the East line of said Hinton tract, at 178.11 feet past its Northeast corner, same being the Southeast corner of a certain tract of land conveyed to Lajuan Martin by Deed dated April 20, 1994, of record in Volume 2127, Page 27, Real Property Records, Bowie County, Texas, and continuing with Martin's East line in all a total distance of 369.61 feet to an iron pin found for corner at the Northeast corner of said Martin tract;

THENCE: S 89°03'55" W, with Martin's North line, 104.36 feet to a 1/2" iron pin set for corner at the Northwest corner of said Martin tract;

THENCE: S 01°22'35" E, with the West line of said Martin tract and Hinton tract, 369.61 feet to a 1/2" iron pin set for corner on the North right-of-way line of said Moores Lane, said point being referenced by an iron pin found, S 01°22'35" E, 5.16 feet;

THENCE: S 89°03'55" W, with the North right-of-way line of said Moores Lane, 177.77 feet to a 1/2" iron pin set for corner at the Southeast corner of a certain tract of land conveyed to Guy Davis by Deed recorded in Volume 205, Page 39, Deed Records, Bowie County, Texas;

THENCE: N 01°15'35" W, with the East line of said Davis tract, 418.88 feet to an iron pin found for corner at the Northeast corner of said Davis tract;

THENCE: S 88°15'46" W, with the North line of said Davis tract, at 103.59 feet past an iron pin found at the Northwest corner of said Davis tract, same being the Northeast corner of a certain 0.79 acre tract of land conveyed to James A. Blackburn, Jr. by Deed dated June 20, 1979, of record in Volume 650, Page 780, Deed Records, Bowie County, Texas, and continuing with the North line of said 0.79 acre tract, in all a total distance of 286.11 feet to a 1/2" iron pin set for corner, said point being the Southeast corner of a certain 0.1634 acre tract of land conveyed to the City of Texarkana by Deed dated June 13, 1995, of record in Volume 2339, Page 119, Real Property Records, Bowie County, Texas, said point being on the existing East right-of-way line of Kevin Street;

THENCE: N 01°52'11" W, (called N 00°04'41" W) with the East line of said 0.1634 acre tract, same being the East right-of-way line of said Kevin Street, 128.3 feet to an angle point;

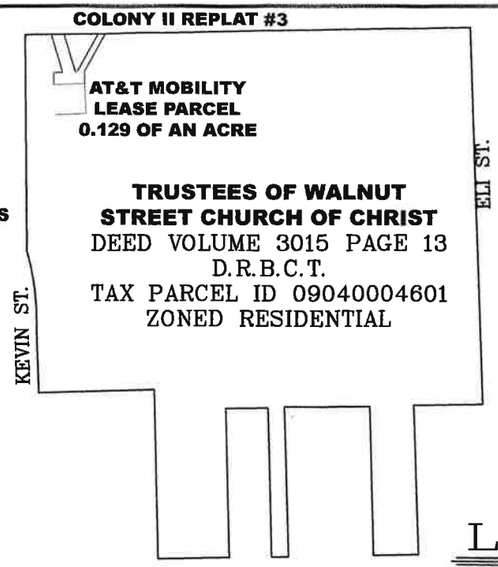
THENCE: N 01°17'01" W, (called N 00°30'29" W), continuing with the East line of said 0.1634 acre tract, same being the East right-of-way line of said Kevin Street, 68.64 feet to a point at the beginning of a curve to the left;

THENCE: Northwesterly, with the East line of said 0.1634 acre tract, same being the East right-of-way line of said Kevin Street, same being along the arc of a curve having a radius of 607.49 feet through a central angle of 12°53'39" for a distance of 136.71 feet to a point at the end of said curve;

THENCE: N 14°07'33" W, (called N 12°20'03") W) with the East line of said 0.1634 acre tract, same being the East right-of-way line of said Kevin Street, 19.01 feet to an angle point;

THENCE: S 87°37'18" W, (called S 89°24'48" W) 0.48 feet to a 1/2" iron pin set for corner at the Southeast corner of the above-referenced Northview Estates;

THENCE: N 00°18'38" W, with the East line of said Northview Estates, at 355.06 feet past an iron pin found at the Northeast corner of Lot 1, Block 6, of said Northview Estates, same being the South right-of-way line of Northview Street, at 405.06 feet past an iron pin found at the Southeast corner of Lot 6, Block 2, same being the North right-of-way line of said Northview Street and continuing in all a total distance of 537.81 feet to the place of beginning and containing 26.150 acres of land more or less.



RECORDING INFORMATION

LEGEND

- LEASE BOUNDARY LINE
- SURVEY TIE LINES
- EASEMENT LINE
- TREE LINE
- OVERHEAD ELECTRIC LINE — OHE —
- WATER LINE — W — W — W —
- CHAIN LINK FENCE — x — x — x — x — x —
- COMPUTED CORNER ○
- SET 1/2" REBAR WITH CAP ●
- FOUND AS NOTED ⊗
- SET MAG NAIL WITH WASHER #6588 ⊘
- SET 1/2" REBAR △
- FIBER OPTIC SIGN (T)
- TELEPHONE PEDESTAL [T]
- GROUND TEST WELL ⊛
- UNDERGROUND FIBER OPTIC PULL BOX (FO)
- TREE
- BACK OF CURB BOC
- POWER POLE PP
- UNDERGROUND ELECTRIC TRANSFORMER [E]
- GAS SIGN [G]
- WATER METER (W)
- FIRE HYDRANT FH
- WATER VALVE WV

D.R.D.C.T. DEED RECORDS BOWIE COUNTY TEXAS

REVISED 6/8/2022: FINAL ISSUE
REVISED 8/9/2021: ADDED TITLE SEARCH INFORMATION

MAP PREPARED FOR:
AT&T MOBILITY
PAGE 2 OF 3
COA #10194183

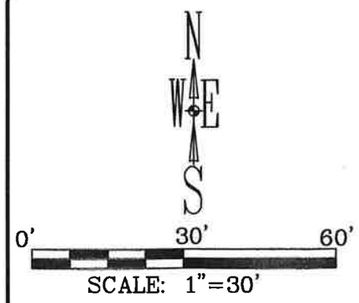
KEEN SURVEYING, LLC
203 SOUTH MAIN STREET P.O. BOX 249
SALEM, ARKANSAS 72576
TEL. (870) 895-3600 FAX (870) 895-3614
EMAIL: BRIAN@KEENSURVEYING.COM
WWW.KEENSURVEYING.COM

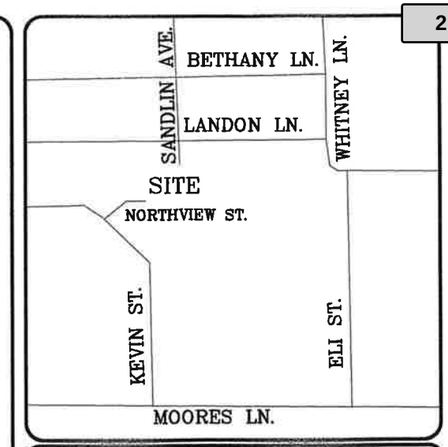
DATE: 6/24/2021
SCALE: 1" = 30'
DRAWN BY: B.KEEN
CHECKED BY: B.KEEN
JOB #1354.269

Attachment: Site Plan (3882 : S-772: SUP for Cell Tower at 2718 Moores Lane)

SITE NAME: MOORES LANE
SITE ID NO. ARL01846

S-772





RECORDING INFORMATION

AT&T Mobility Lease Parcel

All that certain tract or parcel of land situated in the J.M. Goff Headright Survey, A-244, Bowie County, Texas, being a portion of a called 26.150 Acre tract deeded to the Trustees of Walnut Street Church of Christ by Deed Dated March 01, 1999, of record Volume 3015, Page 13, Deed Records, Bowie County, Texas, subject tract being more particularly described by metes and bounds a follows:
COMMENCING at a found 1/2 inch rebar at the Southeast Corner of Lot 8, Block 5, Colony II Replat #3, recorded at Volume 2390 Page 98, Plat Records, Bowie County, Texas:
THENCE South 87°33'14" West, along the South line of said Lot 8, Block 5 and along the North line of said called 26.150 Acre Tract, a distance of 9.19 feet to a point for a corner;

THENCE leaving said Lot 8, Block 5, South line and said called 26.150 Tract North line and across said called 26.150 Acre Tract the following calls:

THENCE South 28°53'57" West, a distance of 114.05 feet to a set 1/2 inch rebar with ID cap stamped KEEN 6588;

THENCE South 02°22'07" East, a distance of 30.00 feet to a set 1/2 inch rebar with ID cap stamped KEEN 6588 at the point of beginning;

THENCE South 02°22'07" East, a distance of 75.00 feet to a set 1/2 inch rebar with ID cap stamped KEEN 6588;

THENCE South 87°37'53" West, a distance of 75.00 feet to a set 1/2 inch rebar with ID cap stamped KEEN 6588;

THENCE North 02°22'07" West, a distance of 75.00 feet to a set 1/2 inch rebar with ID cap stamped KEEN 6588;

THENCE North 87°37'53" East, a distance of 75.00 feet to the Point of Beginning, Containing 5625 Square Feet or 0.129 of an Acre.

Proposed Access and Utility Easement

All that certain tract or parcel of land situated in the J.M. Goff Headright Survey, A-244, Bowie County, Texas, being a portion of a called 26.150 Acre tract deeded to the Trustees of Walnut Street Church of Christ by Deed Dated March 01, 1999, of record Volume 3015, Page 13, Deed Records, Bowie County, Texas, subject tract being more particularly described by metes and bounds a follows:
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THENCE South 87°33'14" West, along the South line of said Lot 8, Block 5 and along the North line of said called 26.150 Acre Tract, a distance of 114.40 feet to a point for a corner at the Southeast Right Way Corner (50 Foot Right of Way) of Sandlin Avenue and the Point of Beginning;

THENCE leaving said Lot 8, Block 5, South line and said called 26.150 Tract North line and said Sandlin Right of Way line and across said called 26.150 Acre Tract the following calls:

THENCE South 16°11'54" East, a distance of 100.25 feet to a set 1/2 inch rebar with ID cap stamped KEEN 6588;

THENCE North 87°37'53" East, a distance of 22.05 feet to a set 1/2 inch rebar with ID cap stamped KEEN 6588;

THENCE South 02°22'07" East, a distance of 30.00 feet to a set 1/2 inch rebar with ID cap stamped KEEN 6588;

THENCE South 87°37'53" West, a distance of 75.00 feet to a set 1/2 inch rebar with ID cap stamped KEEN 6588;

THENCE North 02°22'07" West, a distance of 30.00 feet to a set 1/2 inch rebar with ID cap stamped KEEN 6588;

THENCE North 87°37'53" East, a distance of 22.05 feet to a set 1/2 inch rebar with ID cap stamped KEEN 6588;

THENCE North 16°11'54" West, a distance of 100.21 feet to a point for a corner at the Southwest Right Way Corner (50 Foot Right of Way) of Sandlin Avenue and on the North line of said called 26.150 Acre Tract;

THENCE North 87°33'14" East, along the South Right of Way line of said Sandlin Avenue and said Tract North line a distance of 30.89 feet to the Point of Beginning, containing 5257 Square Feet or 0.121 of an Acre.

Proposed Utility Easement

All that certain tract or parcel of land situated in the J.M. Goff Headright Survey, A-244, Bowie County, Texas, being a portion of a called 26.150 acre tract deeded to the Trustees of Walnut Street Church of Christ by Deed Dated March 01, 1999, of record Volume 3015, Page 13, Deed Records, Bowie County, Texas, subject tract being more particularly described by metes and bounds a follows:
COMMENCING at a found 1/2 inch rebar at the Southeast Corner of Lot 8, Block 5, Colony II Replat #3, recorded at Volume 2390 Page 98, Plat Records, Bowie County, Texas:
THENCE South 87°33'14" West, along the South line of said Lot 8, Block 5 and along the North line of said called 26.150 Acre Tract, a distance of 9.19 feet to a point for a corner and the Point of Beginning;

THENCE leaving said Lot 8, Block 5, South line and said called 26.150 Tract North line and across said called 26.150 Acre Tract the following calls:

THENCE South 28°53'57" West, a distance of 114.05 feet to a set 1/2 inch rebar with ID cap stamped KEEN 6588;

THENCE South 87°37'53" West, a distance of 17.55 feet to a point for a corner;

THENCE North 28°53'57" East, a distance of 114.03 feet to a point for a corner on said South Lot line and Said North Tract line;

THENCE North 87°33'14" East, along said South Lot line and said North Tract line, a distance of 17.56 feet to the Point of Beginning, containing 1711 Square Feet or 0.039 of an Acre.

Lease/Easements as Per Title Search by Lincoln Abstract & Settle Services File #21108712TX

1. Right-of-Way Deed between Mrs. M.E. Ames, et al. and Bowie County, Texas dated March 28, 1958 and recorded May I, 1958 in Book 358 at Page 441.
Does not affect lease or proposed easement

2. Right of Way Deed between L.W. Grigson, Joe E. Brwon, E.H. Moores and Ida Lou Moores Ames, and Leverne Moores McKernmie and Bowie County, Texas dated June 4, 1970 and recorded July 14, 1970 as Instrument 4057.
Does not affect lease or proposed easement

3. Drainage Easement between Walnut Street Church of Christ and City of Texarkana, Texas dated October 12,1999 and recorded April 18, 2001 in Book 3439 at Page 56 as Instrument 4326.
Does not affect lease or proposed easement

4. Right of Way Easement between Trustees of Walnut Street Church of Christ and Southwestern Electric Power Company dated August I, 2003 and recorded August 6, 2003 in Book 4061 at Page 25. Does not affect lease or proposed easement

REVISED 6/8/2022: FINAL ISSUE
REVISED 8/9/2021: ADDED TITLE SEARCH INFORMATION

PREPARED FOR:
AT&T MOBILITY
PAGE 3 OF 3
COA #10194183

KEEN SURVEYING, LLC
203 SOUTH MAIN STREET P.O. BOX 243
SALEM, ARKANSAS 72576
TEL (870) 895-3600 FAX (870) 895-3814
EMAIL: BRIAN@KEENSURVEYING.COM
WWW.KEENSURVEYING.COM

DATE: 6/24/2021
SCALE: 1"= 30'
DRAWN BY: B.KEEN
CHECKED BY: B.KEEN
JOB #1354.269

Attachment: Site Plan (3882 : S-772: SUP for Cell Tower at 2718 Moores Lane)

THESE DRAWINGS ARE NOT INTENDED TO REFLECT THE STRUCTURAL INTEGRITY OF THE TOWER. THE PROPOSED ANTENNAS AND TRANSMISSION LINES SHOWN ARE REPRESENTATIVE IN NATURE AND DO NOT REFLECT THE ACTUAL CONFIGURATIONS REQUIRED. THE CONTRACTOR SHALL REFER TO THE STRUCTURAL ANALYSIS OF THIS TOWER SITE FOR THE APPROVED LOCATION AND CONFIGURATION OF ALL ANTENNAS AND TRANSMISSION LINES. ALL ANTENNAS MUST BE MOUNTED AND THE TRANSMISSION LINES CONFIGURED IN STRICT ACCORDANCE WITH THE STRUCTURAL ANALYSIS. (TOWER BY OTHERS)

NOTES:
SUB-CONTRACTOR TO COMPLY WITH ALL FCC AND FAA REGULATIONS ON THIS PROJECT

NOTES:
NO MODIFICATION OF TOWER ADDITIONS SHALL BE MADE WITHOUT APPROVED STRUCTURAL ANALYSIS PREPARED BY OTHERS

NOTES:
THESE DRAWINGS HAVE BEEN PREPARED TO DEPICT PROPOSED OVERALL TOWER HEIGHT DIMENSION AND SHALL NOT BE USED FOR CONSTRUCTION CONTRACTOR TO VERIFY TRUE HEIGHT WITH TAPE DROP

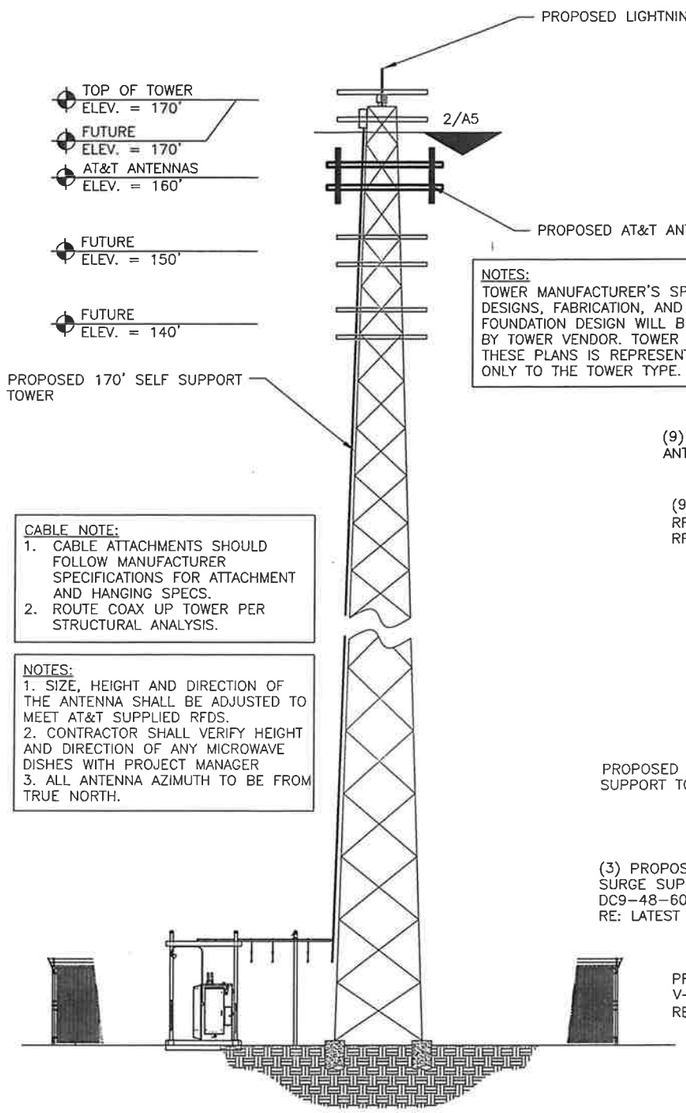
GENERAL CONTRACTOR TO OBTAIN LATEST RFDS BEFORE CONSTRUCTION FOR EQUIPMENT VERIFICATION

REFER TO STRUCTURAL ANALYSIS TO DETERMINE FEEDLINE PLACEMENT

ALL STEEL SHALL BE HOT-DIPPED GALVANIZED

ANTENNA ARRAY MOUNTING HARDWARE MAY BE PROVIDED BY TOWER MANUFACTURER, CONTRACTOR TO BID SEPARATELY

REFER TO RFDS FOR ANTENNA MOUNTING HEIGHTS, MODEL NUMBER, AZIMUTHS, ETC.



NOTES:
TOWER MANUFACTURER'S SPECS, DESIGNS, FABRICATION, AND CONCRETE FOUNDATION DESIGN WILL BE PROVIDED BY TOWER VENDOR. TOWER SHOWN ON THESE PLANS IS REPRESENTATIVE ONLY TO THE TOWER TYPE.

NOTES:
GENERAL CONTRACTOR TO COMPLY WITH NTP PACKAGE PROVIDED BY TOWER OWNER

CABLE NOTE:
1. CABLE ATTACHMENTS SHOULD FOLLOW MANUFACTURER SPECIFICATIONS FOR ATTACHMENT AND HANGING SPECS.
2. ROUTE COAX UP TOWER PER STRUCTURAL ANALYSIS.

NOTES:
1. SIZE, HEIGHT AND DIRECTION OF THE ANTENNA SHALL BE ADJUSTED TO MEET AT&T SUPPLIED RFDS.
2. CONTRACTOR SHALL VERIFY HEIGHT AND DIRECTION OF ANY MICROWAVE DISHES WITH PROJECT MANAGER
3. ALL ANTENNA AZIMUTH TO BE FROM TRUE NORTH.

ANTENNA CABLE AND ACCESSORY NOTES AND REQUIREMENTS:

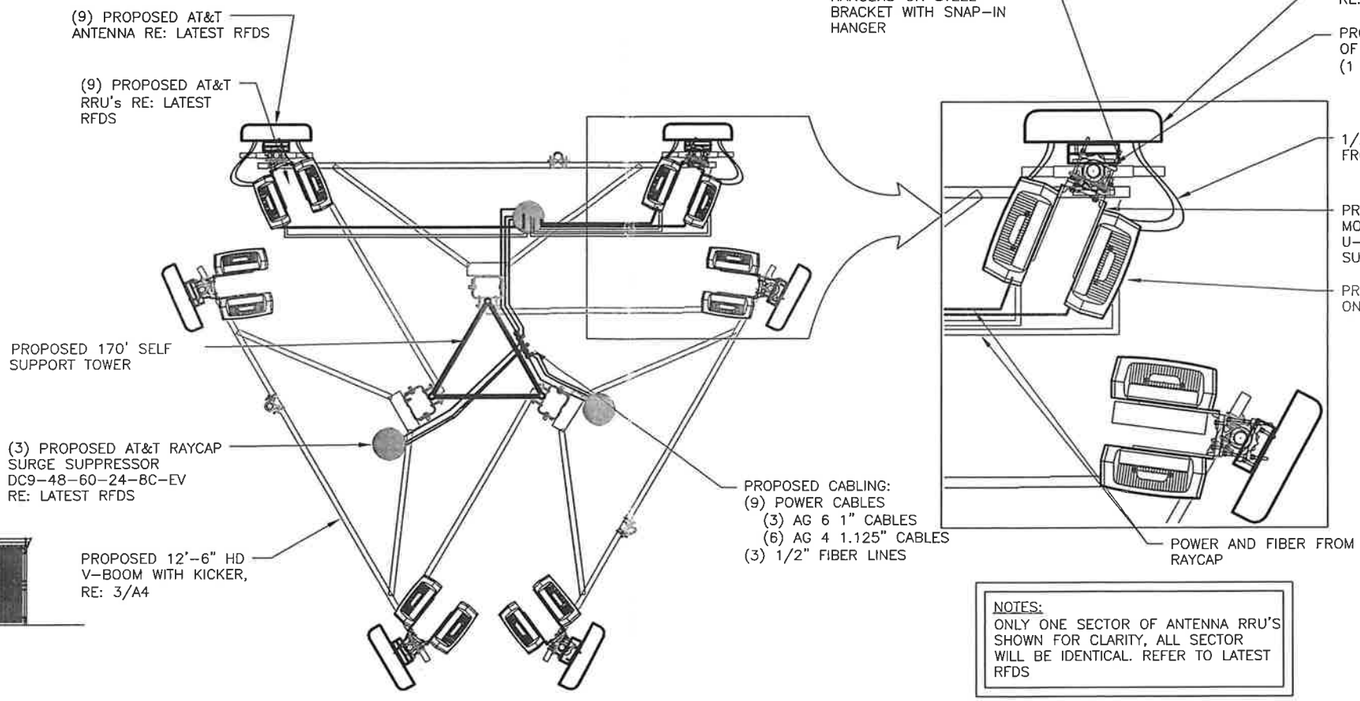
1. GENERAL: PROVIDE ALL LABOR, EQUIPMENT, AND MATERIALS NECESSARY FOR RECEIVING, CONNECTIONS AT THE BASE TRANSMISSION SYSTEM (BTS). THIS SHALL INCLUDE ALL EQUIPMENTS SHOWN OR REQUIRED FOR A COMPLETE OPERATING SYSTEM, ANTENNA, ANTENNA CABLES, CONNECTORS, AND FITTING SHALL BE THIRD PARTY FURNISHED COMPONENTS AS SHOWN ON THE BILL OF MATERIALS

2. MATERIALS:
   - 2.1. ANTENNA CABLES: AS SCHEDULED
   - 2.2. ANTENNA CONNECTORS: AS SCHEDULED
   - 2.3. CABLE HANGERS: INSTALLED A MAXIMUM 4' SPACING
   - 2.4. GROUND KITS-AS SPECIFIED

3. INSTALLATION:
   - 3.1. ANTENNA CABLE LENGTHS SHALL BE FIELD MEASURED. INSTALLER SHALL NOTIFY AT&T PRIOR TO PURCHASE OF CABLES OF THE OVERALL LENGTH REQUIRED.
   - 3.2. CABLES SHALL BE LABELED IN ACCORDANCE WITH AT&T ELECTRICAL MATERIALS AND METHODS SPECIFICATIONS.
   - 3.3. ALL CABLE CONNECTIONS OUTSIDE SHALL BE COVERED WITH WEATHERPROOFING TAPE.
   - 3.4. THE MINIMUM BENDING RADIUS FOR ALL ANTENNA CABLES SHALL BE AS SHOWN BELOW OR PER THE MANUFACTURER, WHICHEVER IS MORE CONSERVATIVE:

CABLE	IN AIR OR CABLE TRAY	IN CONDUIT
1/2"	5"	10"
7/8"	10"	18"
1 5/8"	20"	28"

   - 3.5. CABLES SHALL BE INSTALLED WITH THE MINIMUM NUMBERS OF BENDS. CABLE SHALL NOT BE LEFT UN-TERMINATED IN THE FIELD.
   - 3.6. GROUND KITS- AFTER INSTALLATION OF GROUND STRAPS, THE CONNECTIONS SHALL BE MADE WEATHER TIGHT USING WEATHERPROOF KITS AS IDENTIFIED ABOVE. GROUND PIGTAILS SHALL BE BROUGHT OUT IN THE DOWNWARD DIRECTION FROM THE CONNECTION TO THE ANTENNA CABLE WITHOUT ANY SHARP BENDS (MINIMUM RADIUS 10") AND CONNECTION SHALL BE MADE TO GROUNDING SYSTEM.



NOTES:
ONLY ONE SECTOR OF ANTENNA RRU'S SHOWN FOR CLARITY, ALL SECTOR WILL BE IDENTICAL. REFER TO LATEST RFDS

1 TOWER ELEVATION
SCALE: N.T.S.

2 TYPICAL ANTENNA AZIMUTH PLAN (TOP VIEW)
SCALE: N.T.S.

VENDOR:
at&t Your World. Delivered.
11520 FINANCIAL CENTRE PARKWAY
LITTLE ROCK, AR 72211
PH: (501) 952-2040

CRB COMPANIES LLC
CRB COMPANIES, LLC
7335 SOUTH LEWIS AVE STE 300
TULSA, OKLAHOMA 74136
(918) 949-4551

PRODUCED BY:
Branch COMMUNICATIONS
A SOLUTIONS PROVIDER
BRANCH COMMUNICATIONS
7335 SOUTH LEWIS AVE. STE. 300
TULSA, OKLAHOMA 74136
(918) 949-4551
COA. 3804 EXP. 12/31/2022

SITE NAME:
MOORES LANE

SITE NUMBER:
ARL01846

SITE ADDRESS:
PRELIM: NEAR 3612 MOORES LANE
TEXARKANA TX 75503

ENGINEER:
"I HEREBY CERTIFY THAT THESE PLANS AN SPECIFICATIONS HAVE BEEN PREPARED B ME, OR UNDER MY SUPERVISION, IF FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THESE PLANS AND SPECIFICATIONS ARE AS REQUIRED BY LAV AND IN COMPLIANCE WITH THE ARKANSAS FIRE PREVENTION CODE FOR THE STATE O ARKANSAS."

STATE OF TEXAS
JEROD DOTSON
142493
LICENSED
PROFESSIONAL ENGINEER
11/2/2

NO	DATE	DESCRIPTION	B
A	3/9/22	PRELIMINARY ISSUE	JV
0	6/8/22	CONST ISSUE	JV
1	11/2/22	CONST ISSUE	JV

SHEET TITLE:
TOWER ELEVATION, ORIENTATION & DETAILS

SHEET NUMBER:	PROJECT #:	REVISIO
A4	ARL01846	1
	BY: JWM / CKD BY: JWM	

2.9.f
Attachment: Elevation (3882 : S-772: SUP for Cell Tower at 2718 Moores Lane)

14615717.AE205.220608.3103A0HJSO.ARL01846.NSB.Rev 0_Construction Drawings.dwg - Sheet:A4 - User: james.mccoy - Nov 02, 2022 - 1:54pm

Specific Use Permit to allow the location of a cell tower

1 message

James Franklin <jfranklin1939@gmail.com> Mon, Nov 28, 2022 at 10:54 AM
To: Preethi.Wesley@yahoo.com

My name is James W Franklin. I own the property located next to the proposed site of a cell tower.

It has been my experience as a Mortgage Broker that cell towers located adjacent to homes will have a direct impact on property values. If any of my neighbors decided to sale their properties, it would be very difficult.

I also personally have health concerns for myself and anyone living in close proximity to a cell tower due to the RF waves generated by the tower. My research indicates that individuals with health issues should not reside closer than a half mile from the cell tower.

I understand that a cell tower was located on Richmond Rd in close proximity to homes valued in the $400,000 range. These properties haven't sold in 20 years.

It is my express opinion, this proposal be denied.

James W Franklin
Home Owner
2803 Landon Lane
Texarkana, Texas 75503

Attachment: Opposition letter and Petition (3882 : S-772: SUP for Cell Tower at 2718 Moores Lane)

S-772

Date: November 28,2022
To: City of Texarkana Planning and Zoning Commission

Sub: Complaint and Objection of cell tower at Legal Description: 7.13 acre tract of land(being tract 44A), JM Goffe HRS, A-244
Location of Rezoning: 2718 Moores lane, Texarkana, Texas 75503
Case # S-772

Dear Sir/Madam,

We, the undersigned, are the residents and homeowners of Landon Lane, Whitney Lane and Eli Lane, Texarkana Texas. We on the behalf of the residents, of our locality and neighborhood would hereby like to formally object to the proposed installation of a cell tower in the above-mentioned location.
We are concerned that this proposed installation would have direct impact on our property values. It is perceived as a permanent defect to the values of our homes. We are also very concerned about the Radio frequency radiation that will negatively affect the residents of the surroundings areas. Research has raised concerns about the health risks of exposure to this radiation, including harm to the nervous and reproductive systems, and higher risk of cancer.
We therefore request this proposal of installation of cell tower be denied.

Thank you.

Stephanie Moreland
5806 Whitney Lane

Oscar Moreland
5806 Whitney Lane

Phu K. Wong
2808 Landon Lane

David Robinson
2902 Landon Lane

Natalia Kisin
2806 Landon Ln.

FJ Kisin
2806 Landon Ln.

MIkyoung Lee
2709 Lodovico Ln
Cypress Ch Braxton
Langston
2623 Serenity Ln

John R Barfield
5802 Whitney Ln

2704 LANDON

Attachment: Opposition letter and Petition (3882 : S-772: SUP for Cell Tower at 2718 Moores Lane)

Date: November 28,2022
To: City of Texarkana Planning and Zoning Commission

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Location of Rezoning: 2718 Moores lane, Texarkana, Texas 75503
Case # S-772

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We therefore request this proposal of installation of cell tower be denied.

Thank you.

2705 LANDON LN
TXK, TX

John Kennedy
2624 Serenity Ln.
TXK, TX 75503

5700 Eli St
TXK, TX

Erik Sawyer
5702 Eli St
Texarkana TX

Attachment: Opposition letter and Petition (3882 : S-772: SUP for Cell Tower at 2718 Moores Lane)

Date: November 28,2022
To: City of Texarkana Planning and Zoning Commission

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Location of Rezoning: 2718 Moores lane, Texarkana, Texas 75503
Case # S-772

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We therefore request this proposal of installation of cell tower be denied.

Thank you.

2805 LANDON
TXK TX 75503

2807 Landon
Debbie Proctor
Ave Proctor

Monda Lambert
2900 Landon Ln
Texarkana, TX 75503

Craig Forand
2903 Landon Ln
Texarkana, TX 75503

Lauren Bennett
2905 Landon Lane
Texarkana TX 75503

Sandra Proctor
2903 Landon Ln.
Texarkana, TX

Nedra Grady
2906 Landon Lane
Texarkana, Texas
75503

John O'Grady
2906 Landon Lane
Texarkana TX 75503

R.F. DAVID
2804 LANDON LN
TEXARKANA, TX.
75503

Stephanie Moreland
5206 Whitney Lane
Texarkana, TX 75503

Attachment: Opposition letter and Petition (3882 : S-772: SUP for Cell Tower at 2718 Moores Lane)

City of Texarkana, Texas

Version:

Summary Sheet

Update Date: 11/3/2022 11:31 AM

Lead Department:	Planning & Zoning Commission	**Action Officer:**	Laura Puckett, Administrative Coordinator
Subject:	S-763: TABLED Specific Use Permit to allow a single wide HUD code manufactured home on an approximate 0.6-acre tract of land (being Tract 70), R. E. Sevey HRS, A-523, located north of 3115 South Lake Drive. Steven Harvey, owner, and Kayla Wood, MTG Engineers and Surveyors, agent.		

Meeting Date: 12/5/2022

Attachments

a. Hearing Notice and Application3 (PDF)
b. Legal Description (PDF)
c. Maps (PDF)

Staff Coordination

Building Code Administration Completed	Mashell Daniel 11/08/2022 4:26 PM	Department Head Review
Planning & Zoning Commission Skipped	Laura Puckett 11/15/2022 8:25 AM	Department Review
Planning & Zoning Commission 11/07/2022 6:00 PM	Laura Puckett	Meeting Completed

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Steven Harvey, owner, and Kayla Wood, MTG Engineers and Surveyors, agent for a Specific Use Permit to allow the location of a double wide HUD code manufactured home on 0.6-acre tract of land (being Tract 70), in the R. E. Sevey HRS, A-523, located across from 3115 South Lake Drive. This is currently vacant land.

The adjacent zoning is Single Family-2 to the north and west and Commercial to the east and south. The adjacent land use is vacant land to the north, west, and east and indoor storage to the south.

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

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.

Staff recommends for approval of this request with the following stipulations:

1. That one 2016 or newer double wide HUD code manufactured home be allowed on this property.
2. That the double wide HUD code manufactured home be tied down/skirted/underpinned.
3. That the double wide HUD code manufactured home be used for dwelling purposes only, human occupancy only.
4. That the Specific Use Permit be in effect for a period of three (3) years, beginning at the date of this Ordinance. It is the owner's responsibility to renew this permit.
5. That if the HUD code manufactured home is not placed on the property within the three (3) year period, the Specific Use Permit will automatically be revoked.
6. That all driveways, parking, building codes/setbacks, engineered foundation, platting and flood plain requirements must be in accordance with the City of Texarkana, Texas codes.

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

Potential Options:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends 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 7, 2022

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) 798-3535.

PLANNING & ZONING COMMISSION: Hearing Date: MONDAY, NOVEMBER 7, 2022 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, JANUARY 9, 2022 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: Steven Harvey, owner and Kayla Wood, MTG Engineers and Surveyors, agent

OWNER'S ADDRESS: 4 Woodmont Crossing, Texarkana, Texas 75503

LOCATION OF REZONING: North of 3115 South Lake Drive, Texarkana, Texas 75501

PROPOSED CHANGE: To allow the location of a HUD code manufactured home on the vacant lot

LEGAL DESCRIPTION: an approximate 0.6-acre tract of land (being Tract 70), R. E. Sevey HRS, A-523

CASE NUMBER: S-763 DATE MAILED: 10/25/2022

Attachment: Hearing Notice and Application3 (3855 : S-763: SUP HUD code Mnfctrd north 3115 S Lake Dr)

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. 22-01927

Case S 763 -

Date 8-17-22

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: 70 Addition: _____

(Or see attached legal description) R E SEVEY A-523 , 2016-13416 11/16/16 BLK/TRACT 70, 0.6 ACRES,

Location: S. Lake Drive, Texarkana, Texas

Present Zoning: SF-2

Proposed Zoning: SF-3

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

To create a two lot subdivision. SPECIFIC USE PERMIT

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

Zoning change to have two manufactured homes allowed in subdivision.

Kayla K. 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

Property Owner Signature

#4 Woodmont Crossing

Address

Texarkana, TX 75503

City, State, Zip

903-280-6138

Home Phone & Cell Phone

group@drtventures.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 Application3 (3855 : S-763: SUP HUD code Mnfctrd north 3115 S Lake Dr)

Property Description
0.649 Acres
Bowie County, Texas

All that certain lot, tract or parcel of land lying and situated in the R. E. Sevey Headright Survey, Abstract 523, Bowie County, Texas, being all of that certain tract of land described as 0.60 acres in the Sheriff's deed from Bowie County Central Appraisal District, Trustee to DRT Ventures, LLC, dated October 4, 2016, recorded in Instrument No. 2016–00013416 of the Real Property Records of Bowie County, Texas, said 0.60 acre tract being the residue of that certain tract of land described as 1 acre in the deed from R. W. Read to Green Kelly, dated March 19, 1898, recorded in Volume 15, Page 228 of the Deed Records of Bowie County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch steel rod (control monument) found for a corner, being the Southwest corner of the said 0.60 acre tract, an angle point in the South line of that certain tract of land described as Tract Four with 119.25 acres in the deed from Larry P. Monvoison, Jr., et al to Camarata Partners, LP, dated January 15, 2000, recorded in Volume 3214, Page 17 of the Real Property Records of Bowie County, Texas, and lying in the North right–of–way line of Lake Drive;

THENCE North 02 degrees 08 minutes 54 seconds West a distance of 185.30 feet along the West line of the said 0.60 acre tract, and the South line of the said 119.25 acre tract to a 1/2 inch steel rod, capped MTG 101011–00, found for a corner, being the Northwest corner of the said 0.60 acre tract, and an inside ell corner in the South line of the said 119.25 acre tract;

THENCE North 87 degrees 51 minutes 06 seconds East a distance of 200.00 feet along the North line of the said 0.60 acre tract, and the South line of the said 119.25 acre tract to a 1/2 inch steel rod, capped MTG 101011–00, found for a corner, being the Northeast corner of the said 0.60 acre tract, and an inside ell corner in the South line of the said 119.25 acre tract;

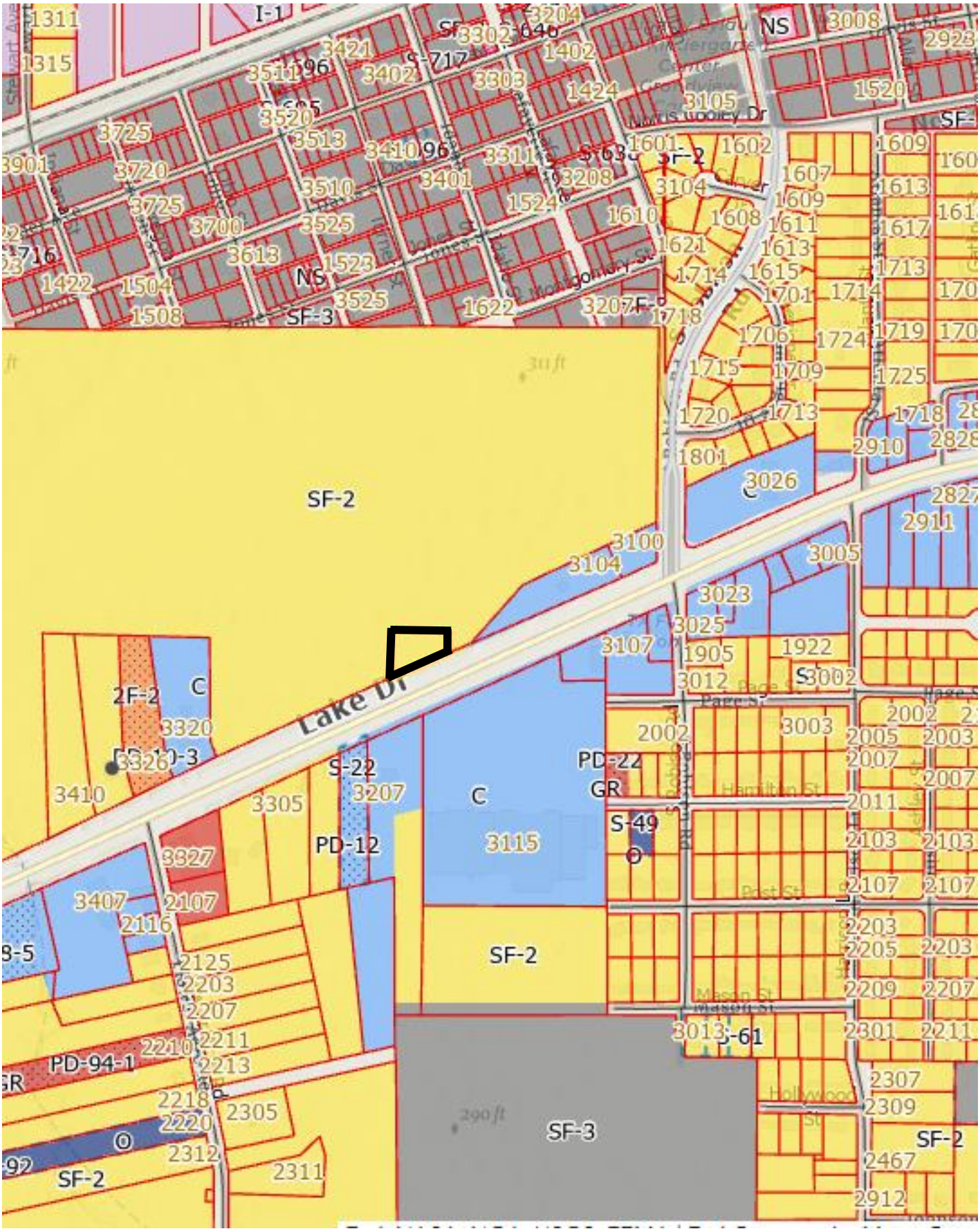
THENCE South 02 degrees 08 minutes 53 seconds East a distance of 100.10 feet along the East line of the said 0.60 acre tract, and the South line of the said 119.25 acre tract to a 1/2 inch steel rod (control monument) found for a corner in the base of a 16 inch elm tree, being the Southeast corner of the said 0.60 acre tract, an angle point in the South line of the said 119.25 acre tract, and lying in the North right–of–way line of the said Lake Drive;

THENCE South 65 degrees 57 minutes 07 seconds West a distance of 128.30 feet along the South line of the 0.60 acre tract, and the North right–of–way line of the said Lake Drive to a 1/2 inch steel rod, capped MTG 101011–00, found for a corner, at an angle point;

THENCE South 63 degrees 05 minutes 07 seconds West a distance of 89.16 feet along the South line of the said 0.60 acre tract, and the North right–of–way line of the said Lake Drive to the point of beginning, and containing 0.649 acres of land at the time of this survey.

Attachment: Legal Description (3855 : S-763: SUP HUD code Mnfctrd north 3115 S Lake Dr)

3200/3400 Block S Lake Drive


Lake Dr
SF-2
SF-3
PD-12
PD-22
GR
PD-94-1
S-22
S-49
S-61
C
O
NS
3115
3207
3305
3410
3326
3320
3827
3407
2107
2116
2125
2203
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3200/3400 Block S Lake Drive

Attachment: Maps (3855 : S-763: SUP HUD code Mnfctrd north 3115 S Lake Dr)

City of Texarkana, Texas

Version:

Summary Sheet

Update Date: 11/3/2022 11:30 AM

Lead Department:	Planning & Zoning Commission	**Action Officer:**	Laura Puckett, Administrative Coordinator
Subject:	Z-22-15: TABLED rezoning an approximate 0.6-acre tract of land (being Tract 70), R. E. Sevey HRS, A-523, located north of 3115 South Lake Drive from Single Family-2 to Single Family-3. Steven Harvey, owner and Kayla Wood, MTG Engineers and Surveyors, agent.		

Meeting Date: 12/5/2022

Attachments

a. Hearing Notice and Application3 (PDF)
b. Legal Description (PDF)
c. Maps (PDF)

Staff Coordination

Building Code Administration Completed	Mashell Daniel 11/08/2022 4:28 PM	Department Head Review
Planning & Zoning Commission Skipped	Laura Puckett 11/15/2022 8:25 AM	Department Review
Planning & Zoning Commission 11/07/2022 6:00 PM	Laura Puckett	Meeting Completed

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Steven Harvey, owner and Kayla Wood, MTG Engineers and Surveyors, agent to rezone an approximate 0.6-acre tract of land (being Tract 70), in the R. E. Sevey HRS, A-523, located across from 3115 South Lake Drive from Single Family-2 to Single Family-3. The property is currently vacant land. The proposed use is a double wide HUD code manufactured home.

The adjacent zoning is Single Family-2 to the north and west and Commercial to the east and south. The adjacent land use is vacant land to the north, west, and east and indoor storage to the south.

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

Staff recommends for approval of this request.

Any driveway improvement will require TXDOT approval.

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

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

Potential Options:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends 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 7, 2022

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) 798-3535.

PLANNING & ZONING COMMISSION: Hearing Date: MONDAY, NOVEMBER 7, 2022 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, JANUARY 9, 2022 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: Steven Harvey, owner and Kayla Wood, MTG Engineers and Surveyors, agent

OWNER'S ADDRESS: 4 Woodmont Crossing, Texarkana, Texas 75503

LOCATION OF REZONING: North of 3115 South Lake Drive, Texarkana, Texas 75501

PROPOSED CHANGE: To place a HUD code manufactured home on the vacant lot

ZONING CHANGE FROM: Single Family-2 TO: Single Family-3

LEGAL DESCRIPTION: an approximate 0.6-acre tract of land (being Tract 70), R. E. Sevey HRS, A-523

CASE NUMBER: Z-22-15 DATE MAILED: 10/25/2022

Attachment: Hearing Notice and Application3 (3854 : Z-22-15: rezoning SF-2 to SF-3 Lot north of 3115 S Lake Dr.)

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. 22-01927

Case Z-22-15

Date 8-17-22

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: 70 Addition: _____
(Or see attached legal description) R E SEVEY A-523 , 2016-13416 11/16/16
BLK/TRACT 70, 0.6 ACRES,

Location: S. Lake Drive, Texarkana, Texas

Present Zoning: SF-2

Proposed Zoning: SF-3

If the Zoning Classification is changed by the Commission, this property will be used as:
To create a two lot subdivision.

Describe the changed conditions, if any, occurring since the original zoning, which affect your property and which justify rezoning:
Zoning change to have two manufactured homes allowed in subdivision.

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

Property Owner Signature

#4 Woodmont Crossing
Address

Texarkana, TX 75503
City, State, Zip

903-280-6138
Home Phone & Cell Phone

group@drtventures.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 Application3 (3854 : Z-22-15: rezoning SF-2 to SF-3 Lot north of 3115 S Lake Dr.)

Property Description
0.649 Acres
Bowie County, Texas

All that certain lot, tract or parcel of land lying and situated in the R. E. Sevey Headright Survey, Abstract 523, Bowie County, Texas, being all of that certain tract of land described as 0.60 acres in the Sheriff's deed from Bowie County Central Appraisal District, Trustee to DRT Ventures, LLC, dated October 4, 2016, recorded in Instrument No. 2016–00013416 of the Real Property Records of Bowie County, Texas, said 0.60 acre tract being the residue of that certain tract of land described as 1 acre in the deed from R. W. Read to Green Kelly, dated March 19, 1898, recorded in Volume 15, Page 228 of the Deed Records of Bowie County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch steel rod (control monument) found for a corner, being the Southwest corner of the said 0.60 acre tract, an angle point in the South line of that certain tract of land described as Tract Four with 119.25 acres in the deed from Larry P. Monvoison, Jr., et al to Camarata Partners, LP, dated January 15, 2000, recorded in Volume 3214, Page 17 of the Real Property Records of Bowie County, Texas, and lying in the North right–of–way line of Lake Drive;

THENCE North 02 degrees 08 minutes 54 seconds West a distance of 185.30 feet along the West line of the said 0.60 acre tract, and the South line of the said 119.25 acre tract to a 1/2 inch steel rod, capped MTG 101011–00, found for a corner, being the Northwest corner of the said 0.60 acre tract, and an inside ell corner in the South line of the said 119.25 acre tract;

THENCE North 87 degrees 51 minutes 06 seconds East a distance of 200.00 feet along the North line of the said 0.60 acre tract, and the South line of the said 119.25 acre tract to a 1/2 inch steel rod, capped MTG 101011–00, found for a corner, being the Northeast corner of the said 0.60 acre tract, and an inside ell corner in the South line of the said 119.25 acre tract;

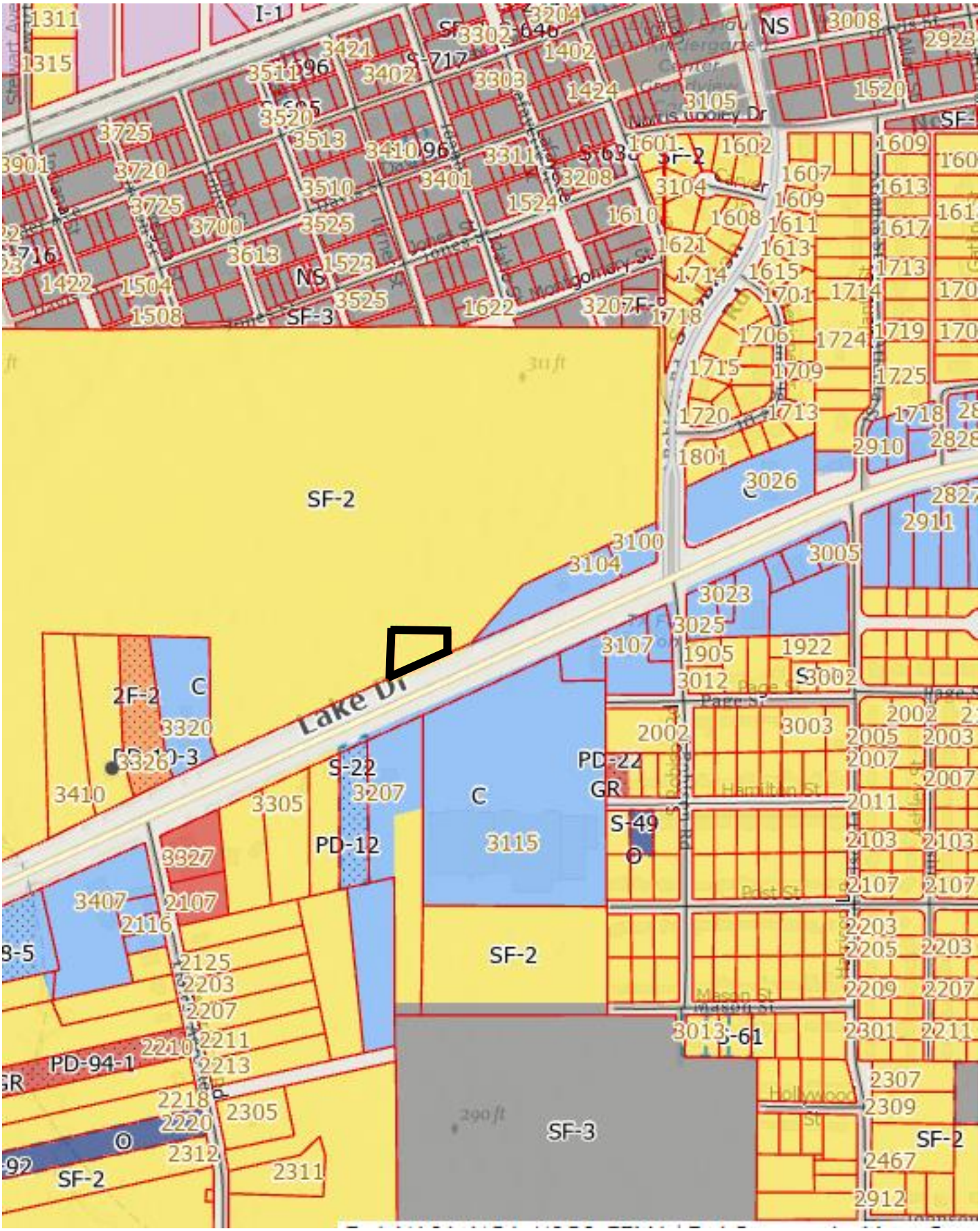
THENCE South 02 degrees 08 minutes 53 seconds East a distance of 100.10 feet along the East line of the said 0.60 acre tract, and the South line of the said 119.25 acre tract to a 1/2 inch steel rod (control monument) found for a corner in the base of a 16 inch elm tree, being the Southeast corner of the said 0.60 acre tract, an angle point in the South line of the said 119.25 acre tract, and lying in the North right–of–way line of the said Lake Drive;

THENCE South 65 degrees 57 minutes 07 seconds West a distance of 128.30 feet along the South line of the 0.60 acre tract, and the North right–of–way line of the said Lake Drive to a 1/2 inch steel rod, capped MTG 101011–00, found for a corner, at an angle point;

THENCE South 63 degrees 05 minutes 07 seconds West a distance of 89.16 feet along the South line of the said 0.60 acre tract, and the North right–of–way line of the said Lake Drive to the point of beginning, and containing 0.649 acres of land at the time of this survey.

Attachment: Legal Description (3854 : Z-22-15: rezoning SF-2 to SF-3 Lot north of 3115 S Lake Dr.)

3200/3400 Block S Lake Drive



Attachment: Maps (3854 : Z-22-15: rezoning SF-2 to SF-3 Lot north of 3115 S Lake Dr.)

3200/3400 Block S Lake Drive

Attachment: Maps (3854 : Z-22-15: rezoning SF-2 to SF-3 Lot north of 3115 S Lake Dr.)

City of Texarkana, Texas

Version:

Summary Sheet

Update Date: 11/30/2022 2:30 PM

Lead Department:	Planning & Zoning Commission	**Action Officer:**	Laura Puckett, Administrative Coordinator
Subject:	Consider the Planning and Zoning Commission meeting minutes from November 7, 2022.		

Meeting Date: 12/5/2022

Attachments

a. November 7, 2022 P&Z Minutes (PDF)

Staff Coordination

Building Code Administration	Mashell Daniel	Department Head Review	Pending
Planning & Zoning Commission		Department Review	Pending
Planning & Zoning Commission	Laura Puckett	Meeting 12/05/2022 12:00 PM	Pending

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 7, 2022 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 5, 2022

CITY OF TEXARKANA

PLANNING & ZONING COMMISSION

MINUTES • NOVEMBER 7, 2022

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

220 TEXAS BLVD.
TEXARKANA, TX 75501

I. CALL TO ORDER

IN ATTENDANCE: Brad Bailey, Tom Coleman, Lee Kernek, James Larkins, Wanda Northam

ABSENT: Gene Joyce, III, Dianna Patterson Kinsey, and Casey Boyette

ALSO ATTENDING: Laura Puckett, Zoning Administrator, Dustin Henslee, Director of Public Works & Assistant City Manager, Janet McKinney, Health Inspector

II. AGENDA ITEMS

1. Consider approval of the Replat of Enclave Addition, Lot 1, Block 3, a non-residential lot. North Park 12 Development, LP, owner, and Jeff Whitten, Whitten Civil Eng. Inc., agent.

RESULT:	**WITHDRAWN**

2. Consider approval of Replat Lot 1, Block 2, Twitty Subdivision. Twitty Nursery, Inc., Mike Eaton, owner, and Eugene Plunk, Plunk Land Surveying, agent.

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

3. Z-22-08: (TABLED) rezoning on a portion of a 4.60-acre tract of land (being Tract 19), J. W. Lane HRS, A-345, located at 6500 Summerhill Road from Office to General Retail. William Davis Trust, owner, Josh Davis, and David Williams, MTG Engineers and Surveyors, agents.

Attachment: November 7, 2022 P&Z Minutes (3883 : Planning and Zoning Commission meeting minutes 11/07/2022)

There was a Motion by Brad Bailey to remove this item from the table. Mr. Larkins seconded the motion to remove this item from the table. Members unanimously voted to remove this item from the table.

The request was unanimously recommended for approval with stipulations.

RESULT:	**ADOPTED AS AMENDED [UNANIMOUS]**
MOVER:	Lee Kernek, Alternate Commissioner
SECONDER:	Wanda Northam, Commissioner
AYES:	Coleman, Larkins, Northam, Bailey, Kernek
ABSENT:	Joyce III, Kinsey, Boyette, Sarine

4. Z-22-15: TABLED rezoning an approximate 0.6-acre tract of land (being Tract 70), R. E. Sevey HRS, A-523, located north of 3115 South Lake Drive from Single Family-2 to Single Family-3. Steven Harvey, owner and Kayla Wood, MTG Engineers and Surveyors, agent.

RESULT:	**TABLED [UNANIMOUS]**	**Next: 12/5/2022 12:00 PM**
AYES:	Coleman, Larkins, Northam, Bailey, Kernek	
ABSENT:	Joyce III, Kinsey, Boyette, Sarine	

5. S-763: TABLED Specific Use Permit to allow a single wide HUD code manufactured home on an approximate 0.6-acre tract of land (being Tract 70), R. E. Sevey HRS, A-523, located north of 3115 South Lake Drive. Steven Harvey, owner, and Kayla Wood, MTG Engineers and Surveyors, agent.

RESULT:	**TABLED [UNANIMOUS]**	**Next: 12/5/2022 12:00 PM**
AYES:	Coleman, Larkins, Northam, Bailey, Kernek	
ABSENT:	Joyce III, Kinsey, Boyette, Sarine	

6. S-766: Specific Use Permit to allow a single wide HUD code manufactured home on an approximate 0.36-acre tract of land (being Tract 58), Grandview Addition TR 4, located at 3207 Montgomery Street. Shuemekia and Robert Blackwell, owners.

Members unanimously recommended for approval of this request with stipulations.

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

7. Z-22-19: rezoning on Lots 9 and 10, Block 13, Sanders Addition, located at 2413 Bryan Street from Single Family-2 to Single Family-3. William Matlock, owner.

Attachment: November 7, 2022 P&Z Minutes (3883 : Planning and Zoning Commission meeting minutes 11/07/2022)

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

8. S-767: Specific Use Permit to allow the location of a single wide HUD code manufactured home on Lots 9 and 10, Block 13, Sanders Addition, located at 2413 Bryan Street. William Matlock, owner.

   Members unanimously recommended for approval of this request with stipulations.

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

9. Z-22-20: rezoning on Lots 4 and 5, Block 1, Two States Addition, located at 3515 Waco Street. Larry Rose, owner.

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

10. S-768: Specific Use Permit to allow the location of a pre-fabricated/factory fabricated home (shell) on Lots 4 and 5, Block 1, Two States Addition. Larry Rose, owner.

    Members unanimously recommended for approval of this request with stipulations.

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

11. Z-22-21: rezoning north 14', west 1/2 of Lot 14, and the south 36', west 1/2 of Lot 15, Harmes Addition, located at 813 Capp Street. John Marshall, owner.

Attachment: November 7, 2022 P&Z Minutes (3883 : Planning and Zoning Commission meeting minutes 11/07/2022)

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

12. Z-22-23: rezoning on a 3.5-acre portion of a 7.21-acre tract of land (being Tract 28), Willis Oldham HRS, A-458, located at 1521 Moores Lane from Agriculture to Commercial. Emanuel Sanchez, owner, and Aaron Gaylor, RKM Properties, agent.

Members unanimously recommended to table this request until the December meeting.

RESULT:	**TABLED [UNANIMOUS]**	**Next: 12/5/2022 12:00 PM**
MOVER:	Wanda Northam, Commissioner	
SECONDER:	Brad Bailey, Commissioner	
AYES:	Coleman, Larkins, Northam, Boyette, Bailey, Kernek	
ABSENT:	Joyce III, Kinsey, Sarine	

III. STAFF UPDATES

There are no staff updates.

IV. CONSIDER APPROVAL OF MINUTES

1. Consider approval of the Planning and Zoning Commission meeting minutes from October 3, 2022.

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

V. ADJOURNMENT

Attachment: November 7, 2022 P&Z Minutes (3883 : Planning and Zoning Commission meeting minutes 11/07/2022)