


Memorandum

City of Texarkana, Texas

TO: Planning and Zoning Members

FROM: Dusty Henslee, P.E., CFM, Director of Public Works  11-29-18

SUBJECT: Consider approval of preliminary and final plat for Classic Auto Park East

This is a request by Gregg Orr, owner, and MTG Engineers and Surveyors, agent, to consider the preliminary and final plat for Classic Auto Park East. This subdivision is located Mall Drive next to the Orr corporate office. Copies of the proposed plats are attached as well all the correspondence from the utility companies.

Comments are as follows:

1. Texas Department of Transportation – No issues
2. Reliant/Arkla Gas –No issues
3. Cable One – **No issues**
4. Windstream Communications- No response
5. Electric company –
 - AEP - **Requests extension of 15' utility easement and building line extension along both sides of Kenwood Extension**
 - Bowie Cass – Not in service area
 - REA – Not in service area
6. TWU- Texarkana Water and Sewer Service – No issues. See TWU Memo
7. Public Works/ Planning -
 1. A tax certificate of the property for recording purposes from the BCAD must be provided showing all taxes on this proposed plat have been paid in order to be recorded at the County Courthouse. (Texas State Legislature amendment 12.002 of the Texas Property Code)
 2. Mylar copy after recording to public works department and via electronic media.
 3. **Since a portion of the utility easement is being abandoned, you need to label boundary calls of easement being abandoned.**
 4. **Hatch ROW and Water/Sewer Easement that are being abandoned.**
 5. **On the 15' water and sewer easement on s end of Kenwood, since only portion is being abandoned, need to label calls (see mark up)**
 6. **Show ROW width on Kenwood**
8. Fire Department – No issues. See Fire memo.

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



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	<input checked="" type="checkbox"/>
Location Map for proposed development	<input checked="" type="checkbox"/>
Title and Name of Subdivision	<input checked="" type="checkbox"/>
Legal Description and identification of tract being subdivided or resubdivided	<input checked="" type="checkbox"/>
1. Legal description shall be referenced to a corner of an original headright survey	<input checked="" type="checkbox"/>

SPECIFIC PLAT INFORMATION

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

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

11/16/18

Signature

Date

Jeffrey Wood

Printed Name



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TEXAS

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<i>Jeffrey Wood</i>	11/16/18
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