

# 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 Replat No. 2 Cowhorn Plaza II

This is a request by Christus Ark-La-Tex Health, owner, and MTG Engineers and Surveyors, agent, to consider the approval of Replat No. 2 Cowhorn Plaza II. This replat will combine lots and update floodplain. This property is located along Galleria Oaks and Christus Drive. Copies of the proposed plats are attached all the correspondence as well 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 - No issues.  
Bowie Cass – Not in service area  
REA – Not in service area
6. TWU- Texarkana Water and Sewer Service – No issues. See 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. **What is purpose of Lot 1A? Why is drainage easement being abandoned?**
  4. **Any restrictive covenants affected? Add note to plat**
8. Fire Department – No issues

Staff recommends approval of the replat pending any staff and 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

<b>REPLAT CHECKLIST</b>	
<b>GENERAL INFORMATION / PROJECT DESCRIPTION</b>	
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 previous recorded subdivision	
<b>SPECIFIC PLAT INFORMATION</b>	
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'	
Surveyor Note explaining purpose of Replat	<input checked="" type="checkbox"/>
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"/>
<b>CERTIFICATION STATEMENT</b>	
I have reviewed the checklist and submittals for completeness and accuracy. I understand this plat will not be reviewed until all information is included.	
	<u>11/16/18</u>
Signature	Date
<u>Jeffrey Wood</u>	
Printed Name	



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