



CITY OF TEXARKANA
PLANNING & ZONING COMMISSION
AGENDA • JANUARY 7, 2019

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

Chairman	Commissioner	
Gene Joyce III	James Larkins	Commissioner
Vice Chairman	Commissioner	Casey Boyette
Dianna Patterson Kinsey	Wanda Northam	Alternate Commissioner
Commissioner	Commissioner	George Merrill
Tom Coleman	Jay Davis	

I. CALL TO ORDER

II. AGENDA ITEMS

1. Z-19-1: A 0.424 acre tract in the George Brinlee HRS, A-18, located at 5812 McKnight Road. Single Family-1 to Office. Derek Ballard, applicant.

 2. S-700: Specific Use Permit to upgrade an existing vinyl billboard to a Changeable Electronic Variable Messaging (CEVMS) on a 0.108 acre tract in the Adolphus Hope HRS, A-261, located at 3408 St Michael Drive. Jorge Cereijo, applicant. Chad Shipp, Shipp Outdoor, LLC, agent.

 3. S-701: Specific Use Permit to upgrade an existing billboard on the east sign face to a Changeable Electronic Variable Messaging (CEVMS) on a 0.083 acre tract in the George Brinlee HRS, A-18, located at 6241 St. Michael Drive. Don Babin, applicant. Chad Shipp, Shipp Outdoor, LLC, agent.
-

4. S-702: Specific Use Permit to allow a tattoo studio on a 0.31 acre tract in the Howard Ethridge HRS, A-182, located at 1423 New Boston Road. David Jones, dba Canasota Dreams, LLC, applicant.
5. Amendment to PD-17-2(GR) for site plan approval on a 1.04 acre tract in the George Brinlee HRS, A-18, located at 4009 Moores Lane. Mark Looney, applicant. Mark James, agent.

III. STAFF UPDATES

IV. CONSIDER APPROVAL OF MINUTES

1. Consider approval of December 3, 2018 Minutes

V. ADJOURNMENT

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

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

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

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

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

City of Texarkana, Texas

Summary Sheet

Version:

Update Date: 1/4/2019 9:51 AM

Lead Department: Planning and Community Development **Action Officer:** Debbie Burk
Subject: Z-19-1: A 0.424 acre tract in the George Brinlee HRS, A-18, located at 5812 McKnight Road. Single Family-1 to Office. Derek Ballard, applicant.
Meeting Date: 1/7/2019

Attachments

- a. Z-19-1 Application (PDF)
- b. Z-19-1 Maps (PDF)

Staff Coordination

Planning and Community Development	David Orr	Department Head Review
Pending		
Planning & Zoning Commission	Debbie Burk	Meeting Pending
01/07/2019 12:00 AM		

Staff Commentary**Updates/History of Briefing:**

"NOT APPLICABLE"

Executive Summary and Background Information:

Z-19-1: This is a request by Derek Ballard, owner, to rezone an approximate 0.424 acre tract of land in the George Brinlee HRS, A-18, located at 5812 McKnight Road from Single Family-1 to Office. A residence is currently located on this property.

The adjacent zoning is Single Family-1 to the north, south, east and west. The adjacent land use is vacant land to the east and south and residences to the north and west.

The owner is proposing to convert the existing residence into an office use. The owner has indicated that he plans to ask for TXDOT approval to allow a new curb cut off McKnight Road to provide access for customers. The current driveway is off Pearson Lane.

The new Comprehensive Plan has designated this property that fronts on McKnight Road as "Neighborhood Retail". An office use is an allowed use in this designation.

The applicant should be aware that a 7' screening device is required along the northern and eastern property line where this property abuts to residential zoning.

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,

City of Texarkana, Texas

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:

"None"

Fiscal Implications:

"None"

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:

January 7, 2019



ZONING APPLICATION

CITY OF TEXARKANA TEXAS

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

2.1.a

Receipt No. 00148296

Case 2-19-1

Date 12-16-18

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:

0.429 Acres, George Brinke-A-8

Lot: _____ Block: _____ Addition: _____
(Or see attached legal description) SEE ATTACHED Legal Description

Location: 5812 McKnight Rd, TEXARKANA, TEXAS

Present Zoning: Residential SF-1

Proposed Zoning: Residential/OFFICE

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:

Commercial Property has been built on McKnight.
Additionally, A School and A Church are located in
Close Proximity with addition Commercial Zoning
Requested on McKnight about 1 mile East

Attorney or Agent Signature

Address

City, State, Zip

Home Phone & Cell Phone

Email Address

Derek R. Ball
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: Z-19-1 Application (1998 : Z-19-1: 581 McKnight Road. SF-1 to Office)



Attachment: Z-19-1 Maps (1998 : Z-19-1: 581 McKnight Road. SF-1 to Office)



Attachment: Z-19-1 Maps (1998 : Z-19-1: 581 McKnight Road. SF-1 to Office)

City of Texarkana, Texas

Summary Sheet

Version:

Update Date: 1/4/2019 11:00 AM

Lead Department: Planning and Community Development **Action Officer:** Debbie Burk
S-700: Specific Use Permit to upgrade an existing vinyl billboard to a Changeable Electronic Variable Messaging (CEVMS) on a 0.108 acre tract in the Adolphus Hope HRS, A-261, located at 3408 St Michael Drive. Jorge Cereijo, applicant. Chad Shipp, Shipp Outdoor, LLC, agent.

Subject: Cereijo, applicant. Chad Shipp, Shipp Outdoor, LLC, agent.

Meeting Date: 1/7/2019

Attachments

- a. S-700 Application (PDF)
- b. S-700 Maps (PDF)
- c. S-700 Photo of existing billboard (PDF)
- d. S-700 Photos of proposed billboard (PDF)
- e. S-700 Info from Shipp showing lighting angles (PDF)

Staff Coordination

Planning and Community Development	David Orr	Department Head Review
Pending		
Planning & Zoning Commission	Debbie Burk	Meeting Pending
01/07/2019 12:00 AM		

Staff Commentary

Updates/History of Briefing:

"NOT APPLICABLE"

Executive Summary and Background Information:

S-700: This is a request by Jorge Cereijo, owner, and Chad Shipp, Shipp Outdoor, LLC, agent, for a Specific Use Permit to allow the location of a Changeable Electronic Variable Message Sign (CEVMS) on both sides of an existing vinyl billboard located on a 0.108 acre tract of land in the Adolphus Hope HRS, A-261, located at 3408 St. Michael Drive.

The current zoning is Planned Development-General Retail. A Specific Use Permit is required to allow a CEVMS in this zoning district.

The adjacent zoning is PD-General Retail to the west and Single Family-2 to the north and east. Interstate-30 is located to the south. The adjacent land use is an auto repair shop to the north, a Goodwill Store to the west, residences to the east and Interstate-30 to the south.

City of Texarkana, Texas

An existing 42.5' vinyl billboard with two sign faces on each side is currently located on this site. The proposal is to convert each side of the billboard (east and west) to a single faced CEVMS billboard.

Staff has concerns about the CEVMS lighting on the east side of the billboard possibly affecting the residential property owners to the north and east along New Castle Street and Royale Drive.

Therefore, staff recommends for approval of the Specific Use Permit on the west side only with the following stipulations:

1. The existing west side two sign faces will be converted to a single faced CEVMS on the west side of the existing billboard.
2. This sign face will be 672 square feet in size (14' x 48') which is the maximum size allowed per Ordinance.
3. Per Ordinance, the owner shall coordinate with local authorities to display public service announcements (PSAs); and when appropriate, emergency information important to traveling public.
4. All local city permitting processes and requirements will be followed.
5. Applicant will be required to follow all applicable TXDOT Commercial Signs Regulatory Program guidelines (except if local codes are more restrictive) including but not limited to the following:
 - a. Obtain a state commercial sign permit if the sign is within 660 feet of the nearest edge of the right of way of a regulated highway if any part of the sign's information content is visible from any place on the main-traveled way of the highway.
 - b. A sign face may not exceed: (1) 672 square feet in area; (2) 25 feet in height; and (3) 60 feet in length.
 - c. Permitted signs on the same side of a regulated freeway, including freeway frontage roads, may not be erected closer than 1,500 feet apart. For a highway on a non-freeway primary system and outside the incorporated boundaries of a municipality, permitted signs on the same side of the highway may not be erected closer than 750 feet apart. For a highway on a non-freeway primary system highway and within the incorporated boundaries of a municipality, permitted signs on the same side of the highway may not be erected closer than 300 feet apart.
 - d. A sign may not be located in a place that creates a safety hazard, including a location that: (1) causes a driver to be unduly distracted; (2) obscures or interferes with the effectiveness of an official traffic sign, signal, or device; or (3) obscures or interferes with the driver's view of approaching, merging, or intersecting traffic.

For a complete listing of the TXDOT Commercial Signs Regulatory Program guidelines, please visit <https://www.txdot.gov/inside-txdot/division/right-of-way/outdoor-signs.html>.

City of Texarkana, Texas

Again, staff recommends for denial of the CEVMS on the east side of the existing billboard due to concerns about the CEVMS lighting affecting the residences to the north and east along New Castle Street and Royale Drive.

All notification requirements have been met to consider this request,

Potential Options:

“None”

Fiscal Implications:

“None”

Staff Recommendation:

Staff recommends for approval of the upgrade to CEVMS on the west side of the billboard but recommends for denial on the east side.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

“NOT APPLICABLE”

Advisory Board/Committee Meeting Date:

January 7, 2019



ZONING APPLICATION

CITY OF TEXARKANA, TEXAS

Post Box 1987
2201 Texas Blvd
Texarkana, TX 75504
(903) 795-3945
www.cityoftexarkana.tx.us/2008

Receipt No. 00649011

Case S-700
Date 12.20.18

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: 5 Addition: Sparkwood North 2nd Addition
(Or see attached legal description)

Location: 3408 St. Michael Drive

Present Zoning: Planned Development - General Retail

Proposed Zoning: Specific Use CEVMS Digital Billboard

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

Upgrading existing vinyl billboard to
14x18 digital both sides.

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

Original specific use is for double-
sided double static sign.

Chad Shipp

Attorney or Agent 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

George Greig

Property Owner Signature

Address

City, State, Zip

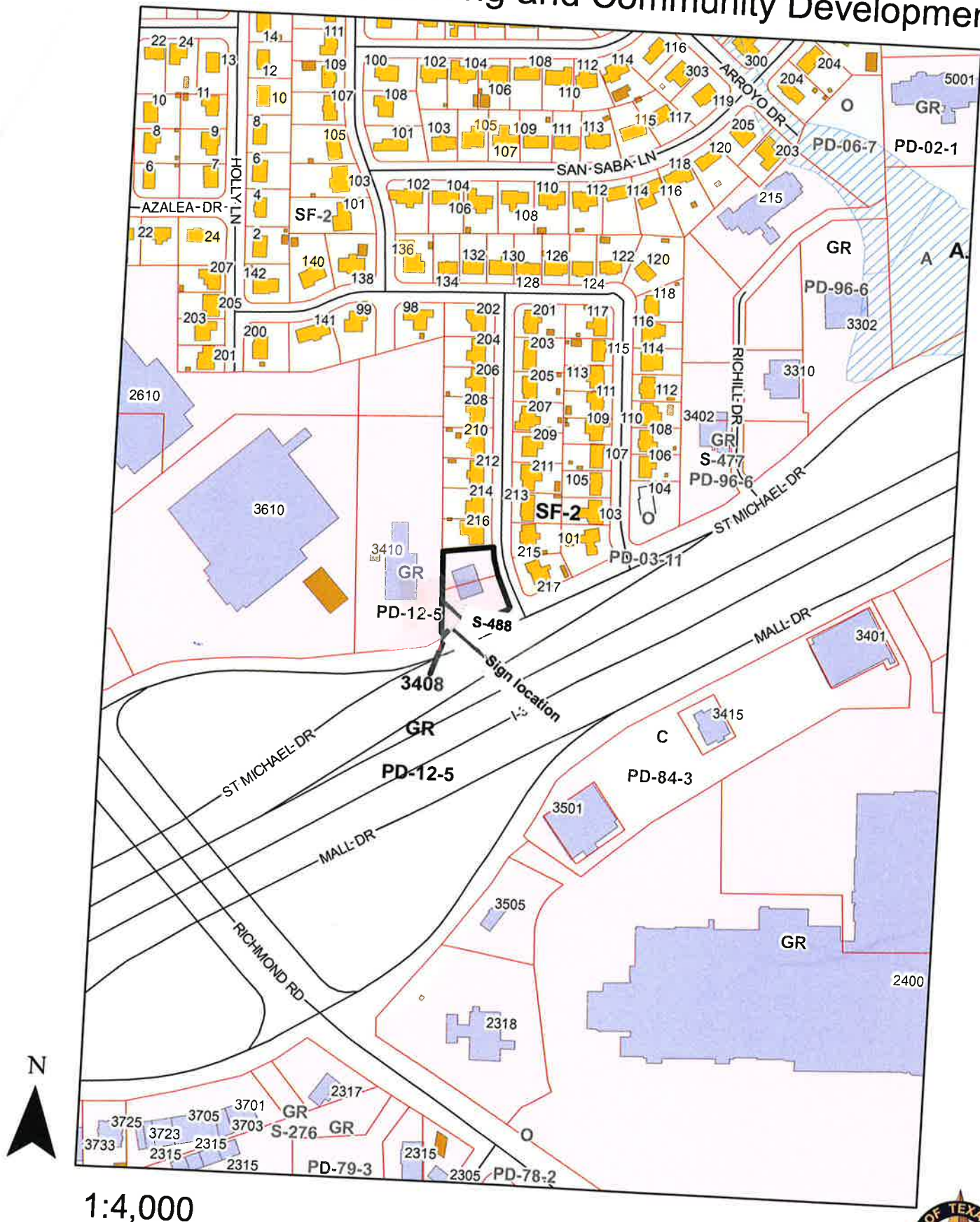
Home Phone & Cell Phone

Email Address

1cevejot@gmail.com

[Signature]

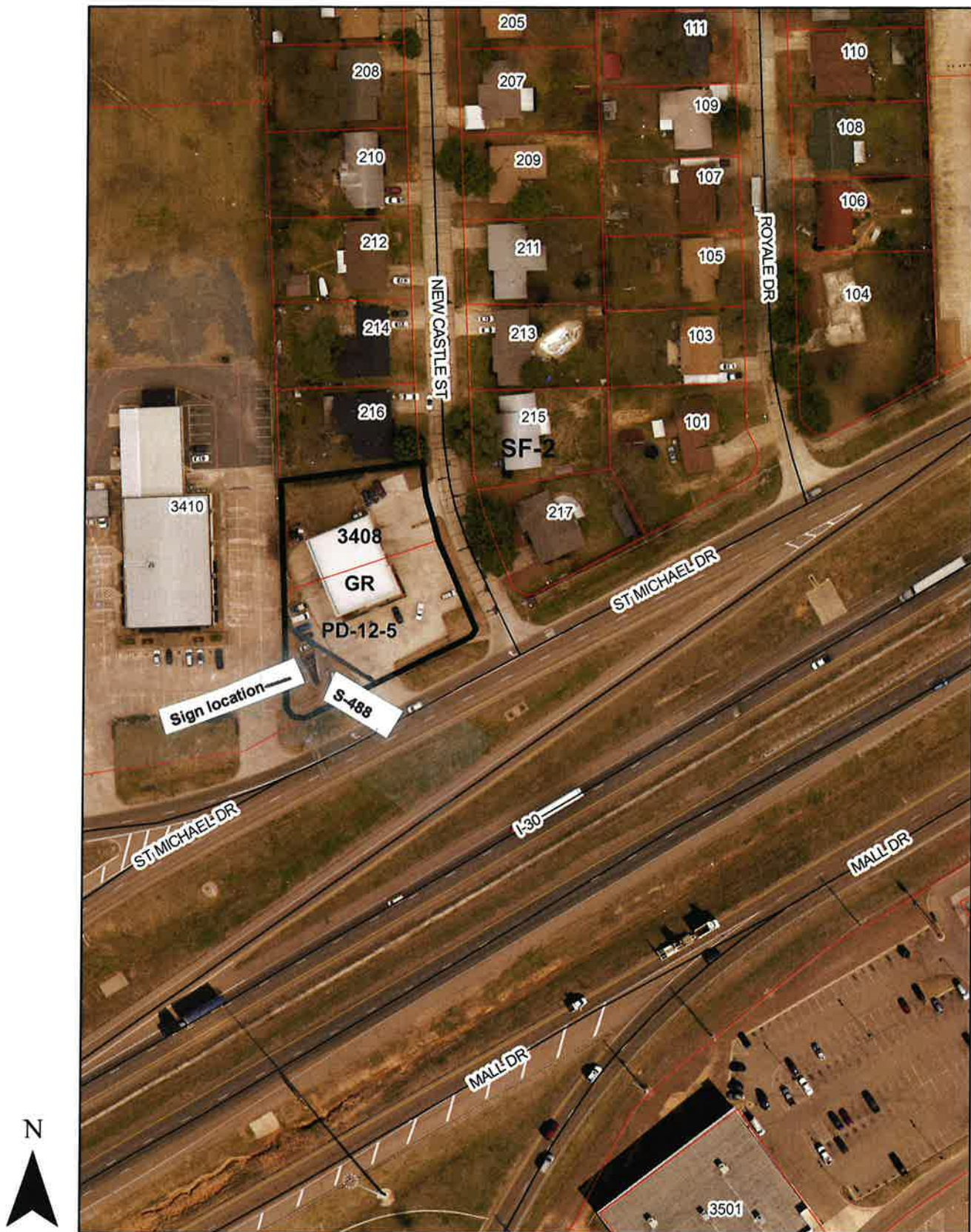
3408 St. Michael Dr. Department of Planning and Community Development



1:4,000



3408 St. Michael Dr. Department of Planning and Community Development



1:1,500



Photo of existing billboard



Attachment: S-700 Photo of existing billboard (1999 : S-700: SUP for CEVMS at 3408 St. Michael Dri.)



Photo of proposed new billboard.

Actual sign shown was installed at another location by Shipp Outdoor, LLC



Photo of proposed new billboard.

Actual sign shown was installed at another location by Shipp Outdoor, LLC



Rendering for illustrating light projection only.

42 ft to top

Trees upstreet most light

Windows 10 ft to top

Attachment: S-700 Info from Shipp showing lighting angles (1999 : S-700: SUP for CEVMS at 3408 St.

City of Texarkana, Texas

Version:

Update Date: 1/4/2019 11:05 AM

Summary Sheet

Lead Department: Planning and Community Development **Action Officer:** Debbie Burk,
S-701: Specific Use Permit to upgrade an existing billboard on the east sign
face to a Changeable Electronic Variable Messaging (CEVMS) on a 0.083 acre
tract in the George Brinlee HRS, A-18, located at 6241 St. Michael Drive. Don
Subject: Babin, applicant. Chad Shipp, Shipp Outdoor, LLC, agent.

Meeting Date: 1/7/2019**Attachments**

- a. S-701 Application (PDF)
- b. S-701 Maps (PDF)
- c. S-701 Photo of existing east side of billboard (PDF)
- d. S-701 Photo of west side (will match east side) (PDF)

Staff Coordination

Planning and Community Development	David Orr	Department Head Review
Pending		
Planning & Zoning Commission	Debbie Burk	Meeting Pending
01/07/2019 12:00 AM		

Staff Commentary**Updates/History of Briefing:**

"NOT APPLICABLE"

Executive Summary and Background Information:

S-701: This is a request by Don Babin, owner, and Chad Shipp, Shipp Outdoor, LLC, agent, for a Specific Use Permit to allow the location of a Changeable Electronic Variable Message Sign (CEVMS) on the east side of an existing billboard located on a 0.183 acre tract of land in the George Brinlee HRS, A-18, located at 6241 St. Michael Drive.

The current zoning is General Retail. A Specific Use Permit is required to allow a CEVMS in this zoning district.

The adjacent zoning is General Retail to the north, east and west. Interstate-30 is located to the south. The adjacent land use is a vacant building to the north, Life Net, Inc. to the east, vacant land to the west and Interstate-30 to the south.

City of Texarkana, Texas

As previously stated, an existing billboard is located on this site. The existing billboard has a CEVMS on the west side of the single faced billboard. The applicant is now proposing to convert the east side of the single face of the existing billboard to a CEVMS.

Staff recommends for approval of the Specific Use Permit on the east side with the following stipulations:

1. The east side of the existing billboard will be converted to a single faced CEVMS.
2. The sign face will be 672 (14' x 48') square feet in size which is the maximum size allowed per Ordinance.
3. All local city permitting processes and requirements will be followed.
4. Applicant will be required to follow all applicable TXDOT Commercial Signs Regulatory Program guidelines (except if local codes are more restrictive) including but not limited to the following:
 - a. Obtain a state commercial sign permit if the sign is within 660 feet of the nearest edge of the right of way of a regulated highway if any part of the sign's information content is visible from any place on the main-traveled way of the highway.
 - b. A sign face may not exceed: (1) 672 square feet in area; (2) 25 feet in height; and (3) 60 feet in length.
 - c. Permitted signs on the same side of a regulated freeway, including freeway frontage roads, may not be erected closer than 1,500 feet apart. For a highway on a non-freeway primary system and outside the incorporated boundaries of a municipality, permitted signs on the same side of the highway may not be erected closer than 750 feet apart. For a highway on a non-freeway primary system highway and within the incorporated boundaries of a municipality, permitted signs on the same side of the highway may not be erected closer than 300 feet apart.
 - d. Sign may not be located in a place that creates a safety hazard, including a location that: (1) causes a driver to be unduly distracted; (2) obscures or interferes with the effectiveness of an official traffic sign, signal, or device; or (3) obscures or interferes with the driver's view of approaching, merging, or intersecting traffic.

For a complete listing of the TXDOT Commercial Signs Regulatory Program guidelines, please visit <https://www.txdot.gov/inside-txdot/division/right-of-way/outdoor-signs.html>.

All notification requirements have been met to consider this request,

Potential Options:

"None"

Fiscal Implications:

"None"

City of Texarkana, Texas**Staff Recommendation:**

Staff recommends for approval with stipulations listed above.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

"NOT APPLICABLE"

Advisory Board/Committee Meeting Date and Minutes:

January 7, 2019



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. 00149044

Case S-701

Date 12-20-18

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: See Attached Addition: _____
(Or see attached legal description)

Location: 6241 St. Michael Dr.

Present Zoning: _____

Proposed Zoning: _____

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

Digital Billboard

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

Conversion of 14x48 Static ^{East} Side of
AN EXISTING BILLBOARD TO Digital LED.
Size will remain 14x48. West Face is Digital.

Attorney or Agent Signature _____

Address _____

City, State, Zip _____

Home Phone & Cell Phone _____

Email Address _____

[Signature]
Property Owner Signature

279 Bloomhill Place
Address

Magnolia, Tx 77354
City, State, Zip

903 277 8841
Home Phone & Cell Phone

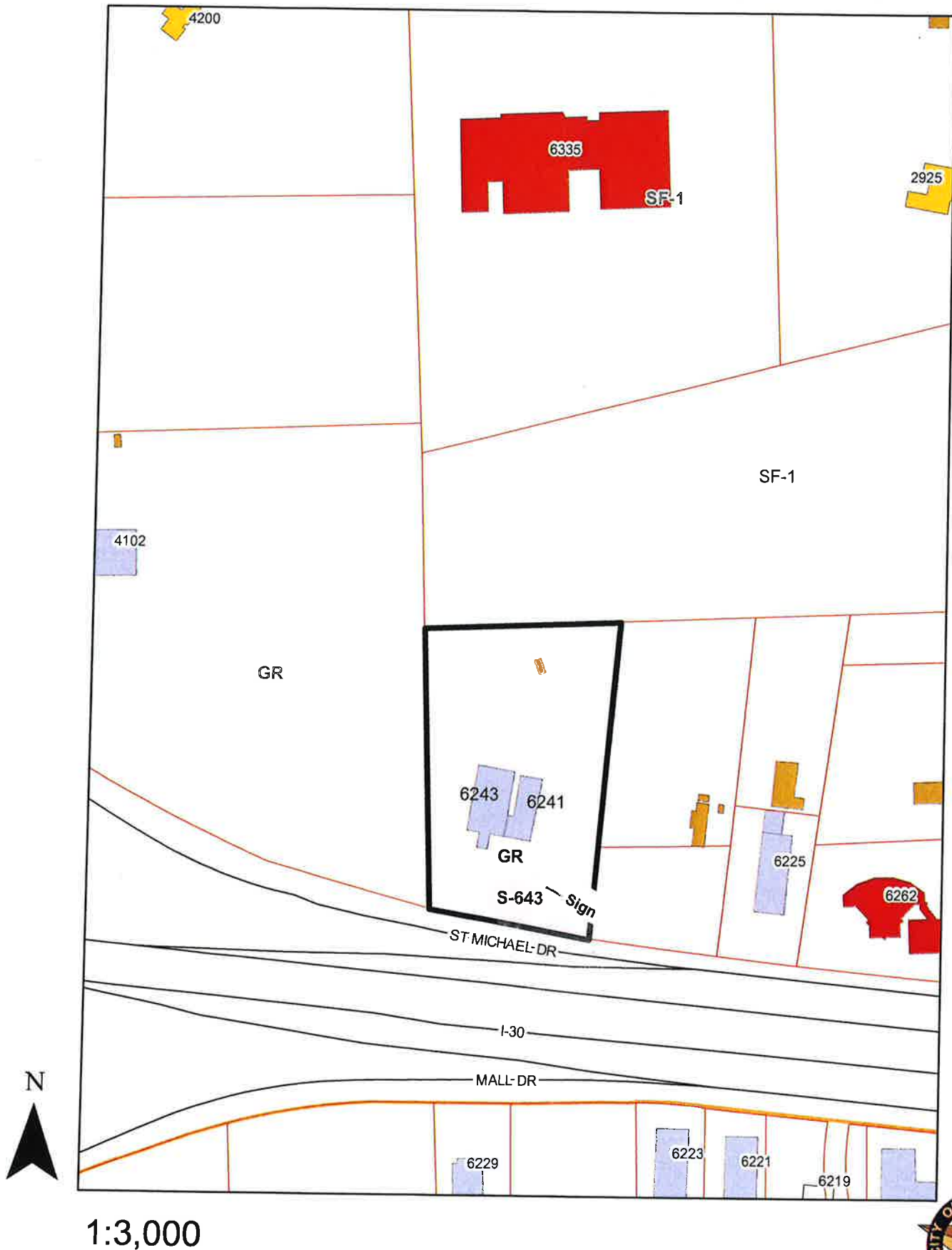
darkblue@gmail.com
Email Address

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

Attachment: S-701 Application (2000 : S-701: SUP for a CEVMS on east side at 6241 St. Michael Dr.)

St. Michael Dr. 6241

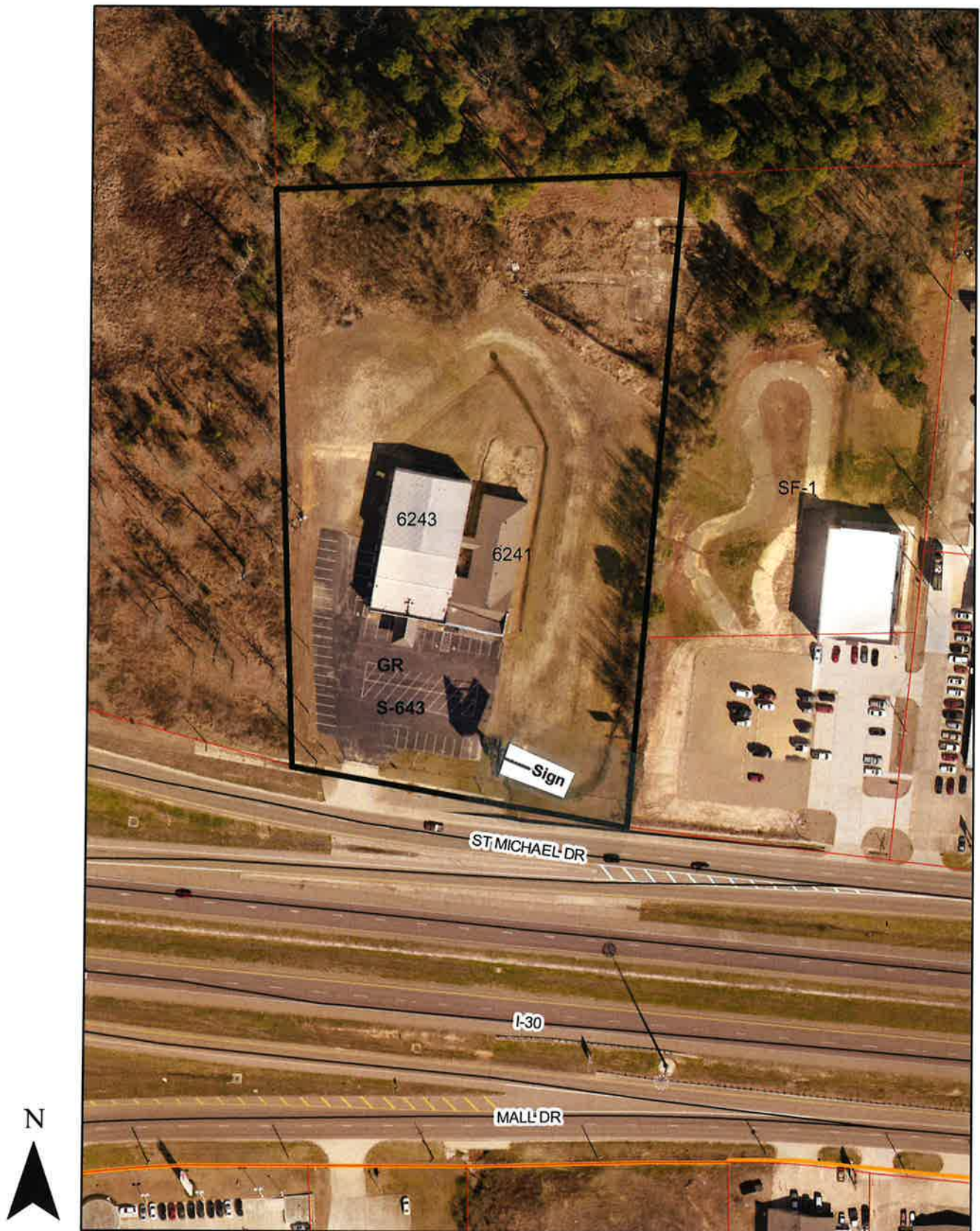
Department of Planning and Community Development



Attachment: S-701 Maps (2000 : S-701: SUP for a CEVMS on east side at 6241 St. Michael Dr.)



St. Michael Dr. 6241
Department of Planning and Community Development



1:1,500





Photo of existing vinyl billboard (east side)

Attachment: S-701 Photo of existing east side of billboard (2000 : S-701: SUP for a CEVMS on east side



Photo of west side (CEVMS) of existing billboard
East side will match this digital signage

Attachment: S-701 Photo of west side (will match east side) (2000 : S-701: SUP for a CEVMS on east side

City of Texarkana, Texas

Summary Sheet

Version:

Update Date: 1/4/2019 11:08 AM

Lead Department: Planning and Community Development **Action Officer:** Debbie Burk,
S-702: Specific Use Permit to allow a tattoo studio on a 0.31 acre tract in the
Howard Ethridge HRS, A-182, located at 1423 New Boston Road. David
Subject: Jones, dba Canasota Dreams, LLC, applicant.

Meeting Date: 1/7/2019

Attachments

- a. S-702 Application (PDF)
- b. S-702 Maps (PDF)

Staff Coordination

Planning and Community Development	David Orr	Department Head Review
Pending		
Planning & Zoning Commission	Debbie Burk	Meeting Pending
01/07/2019 12:00 AM		

Staff Commentary

Updates/History of Briefing:

"NOT APPLICABLE"

Executive Summary and Background Information:

S-702: This is a request by Canasota Dreams, LLC, owner, for a Specific Use Permit, SUP, to allow the location of a tattoo studio on a 0.31 acre tract of land in the Howard Ethridge HRS, A-182, located at 1423 New Boston Road. A hair salon is also proposed to be located in this building.

The adjacent zoning is Industrial-1 to the east and south and Commercial to the north and west. The adjacent land use is businesses to the north, south, east and west.

This property is zoned Industrial-1. A Specific Use Permit is required to allow the one additional use of a tattoo studio in this zoning district. The State of Texas will regulate this business as to licensing and other health related issues.

A tattoo studio is currently located at 911 New Boston Road (S-379). A Specific Use Permit (S-651) was approved to allow a tattoo studio at 1414 New Boston Road which is nearly directly across the street from this property. However, that tattoo studio is no longer in business.

City of Texarkana, Texas

This request meets all city requirements to allow the one additional use of a tattoo studio on this property. If this request is approved, staff would suggest the following stipulations be placed in the Ordinance:

1. That the owner/or any employee performing the application of tattooing procedures be currently licensed by the State and meet all Federal, State and City licensing laws and health regulations. (A copy of the current license must be provided to the City prior to the opening of the business).
2. That if any complaints concerning minors or any violations of the regulations listed above occur, the City has the right to revoke the Specific Use Permit.
3. That if this use ever ceases at this location, the City may revoke the Specific Use Permit that allows a tattoo studio.
4. That the sale of tobacco products or drug paraphernalia is prohibited.
5. The hours of operation will be 8 a.m. to midnight, Monday thru Saturday.
6. Any remodeling of the current building must meet all city codes and requires licensed contractors.
7. No painting of the windows or the building with advertisement or graphic art.
8. No loitering allowed.

The applicant should be aware that if this request is approved, there may be additional applicable city code/ordinance requirements in addition to those listed including but not limited to building, subdivision, fire, and parking requirements prior to the issuance of building permits.

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

Potential Options:

“None”

Fiscal Implications:

“None”

Staff Recommendation:

Staff recommends for approval with stipulations listed above.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

“NOT APPLICABLE”

Advisory Board/Committee Meeting Date and Minutes:

January 7, 2019

**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. Case S-702Date 12/21/18

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: 1423 New Boston rd.

Present Zoning: _____

Requested: Specific Use Permit

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

tattoo parlor

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

Attorney or Agent Signature _____

Address _____

City, State, Zip _____

Home Phone & Cell Phone _____

Email address _____

Canasota Dreams LLCDavid Jones[Signature]

Property Owner Signature

2801 Richmond rd #126

Address

Texarkana TX 75503

City, State, Zip

903-277-5550

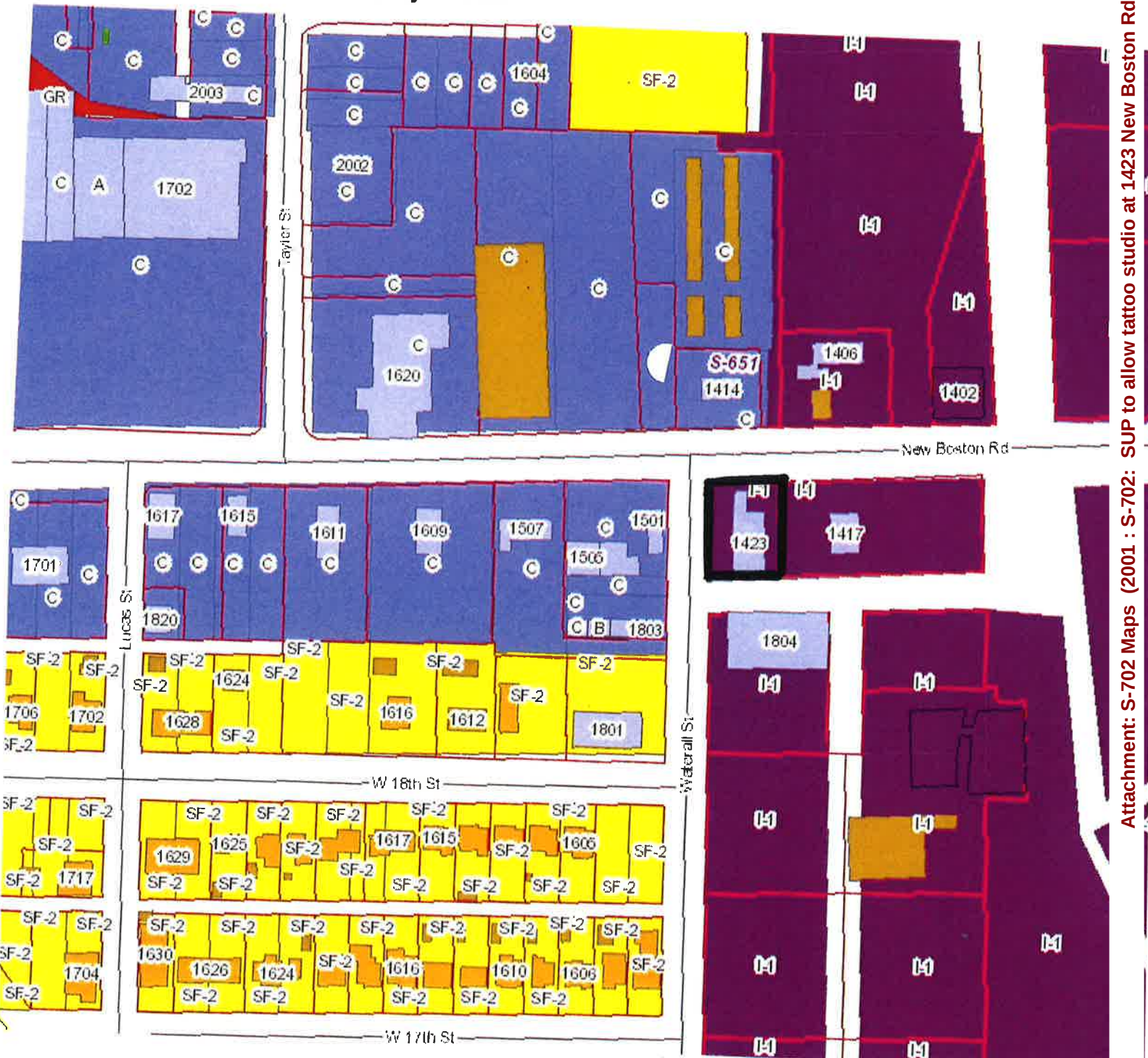
Home Phone & Cell Phone

four90dave@yahoo.com

Email address

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

Texarkana Water Utility - GIS



 Texarkana Water Utility - GIS



Attachment: S-702 Maps (2001 : S-702: SUP to allow tattoo studio at 1423 New Boston Rd.)

City of Texarkana, Texas

Summary Sheet

Version:

Update Date: 1/4/2019 1:10 PM

Lead Department: Planning and Community Development **Action Officer:** Debbie Burk,
Amendment to PD-17-2(GR) for site plan approval on a 1.04 acre tract in the
Subject: George Brinlee HRS, A-18, located at 4009 Moores Lane. Mark Looney,
applicant. Mark James, agent.

Meeting Date: 1/7/2019

Attachments

- a. Amend. to PD-17-2 Application (PDF)
- b. Amend to PD-17-2 Maps (PDF)
- c. Amend. to PD-17-2 Site Plan (PDF)
- d. Amend to PD-17-2 Elevations (PDF)

Staff Coordination

Planning and Community Development	David Orr	Department Head Review
Pending		
Planning & Zoning Commission	Debbie Burk	Meeting Pending
01/07/2019 12:00 AM		

Staff Commentary**Updates/History of Briefing:**

"NOT APPLICABLE"

Executive Summary and Background Information:

Amendment to PD-17-2(0): This is a request for site plan approval by Dr. Mark Looney, owner, Mark James, agent, to allow the construction of a dentist office at 4009 Moores Lane. This is a 1.04 acre tract of land in the George Brinlee HRS, A-18. An existing residence will be removed prior to the start of construction of the proposed dentist office.

The adjacent zoning is Office to the north, PD-Office to the east and Single Family-1 to the south and west. The adjacent land use is a church to the north, residences to the east and west and vacant land to the south.

The attached site plan consists of the following:

1. A 6,800 square foot brick, stone and EIFS one-story building.
2. 50 parking spaces with 2 handicapped spaces.
3. A 6' x 8' monument style sign shown to be located on west side of existing driveway. (sign must be located outside of any right-of-way)

City of Texarkana, Texas

4. Dumpster location at the back-southeast corner of the property. (dumpster must be screened)

Staff recommends the following stipulations:

1. A fire hydrant and Knox box must be installed to meet Fire Code requirements. The fire lane must also meet code requirements.
2. Screening fence is required along the south and west property line where property abuts to residential zoning.
3. Any lighting is to be shielded from adjacent residential properties.

The applicant should be aware that if this site plan is approved, there may be additional applicable city code/ordinance requirements in addition to those listed including but not limited to building, subdivision, fire, 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:

"None"

Fiscal Implications:

"None"

Staff Recommendation:

Staff recommends for approval of the site plan with stipulations listed above.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

"NOT APPLICABLE")

Advisory Board/Committee Meeting Date and Minutes:

January 7, 2019



SITE PLAN APPROVAL APPLICATION

CITY OF TEXARKANA TEXAS

Po Box 1867
220 Texas Blvd
Texarkana TX 75504
(903) 798-3945
www.ci.texarkana.tx.us.org

2.5.a

Receipt No. 09

Case Amend. to PD-17-2

Date 12-26-18

To: The Planning and Zoning Commission
City of Texarkana Texas

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

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

Lot: 1.04 acres in George Burke HRS-18 Block: _____ Addition: _____
(Or see attached metes and bounds legal description)

Project location/address:

4009 MOORES LN 75503

Present zoning: PD Proposed zoning (if applicable) 0

Proposed use: DENTAL OFFICE

Total square footage of proposed building: 6800 Number of parking spaces 50

Number of required parking spaces per Ordinance _____ Handicapped spaces 2

Material of building façade BRICK, STONE, EIFS

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

Size 6x8

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

Attorney or Agent Signature

1622 WEST ST
Address

TEXARKANA, TX 75501
City, State, Zip

903-748-3617, 903-794-2738
Home Phone & Cell Phone

mark@mljamesconstruction.net
Email Address

Property Owner Signature

4410 TEXAS BLVD
Address

TEX, TX 75503
City, State, Zip

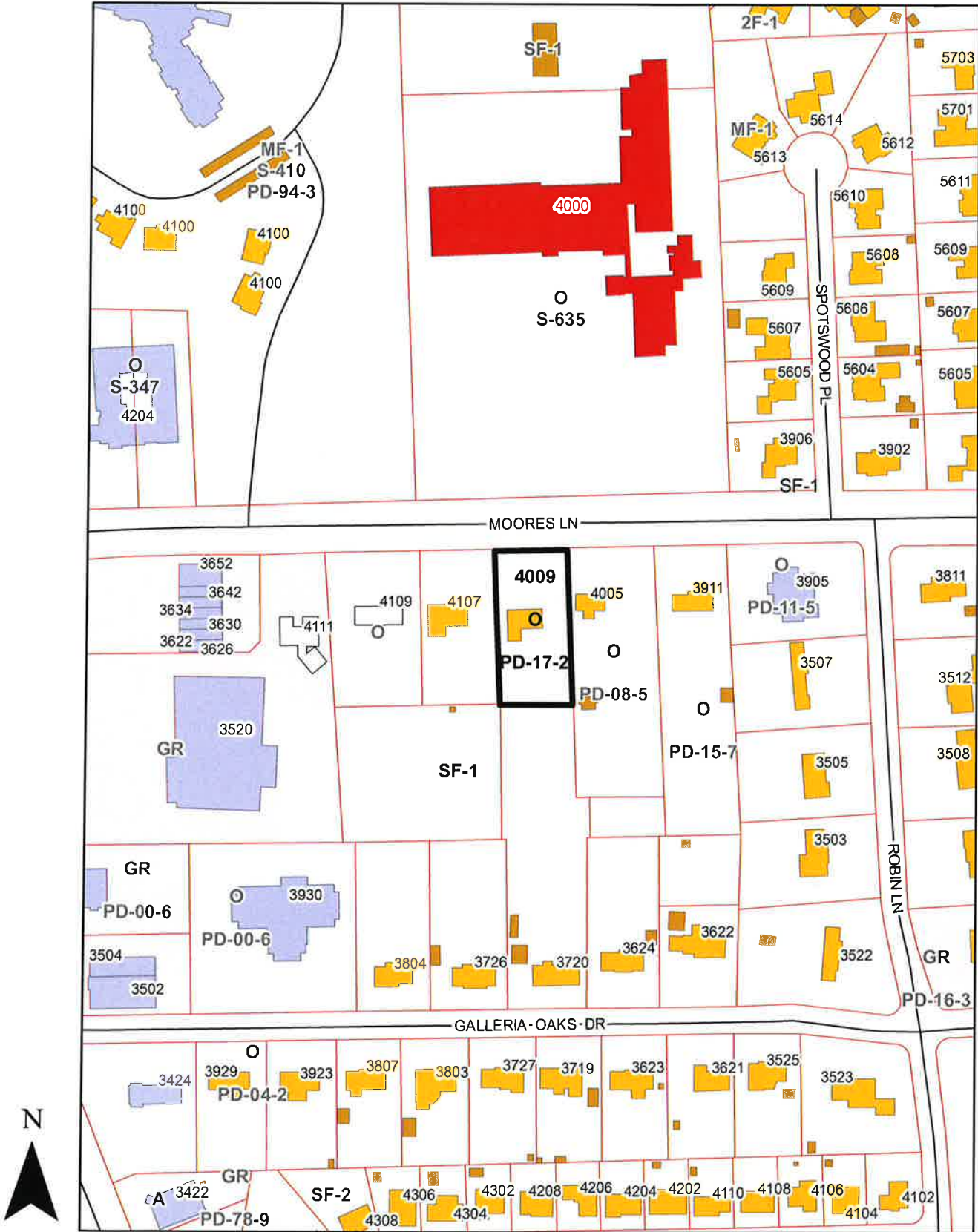
903-826-8665
Home Phone & Cell Phone

mlcoon242@aol.com
Email Address

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

Attachment: Amend. to PD-17-2 Application (2002 : Amend. to PD-17-2 for site plan approval at 4009 Moores Lane)

4009 Moores Ln.
Department of Planning and Community Development



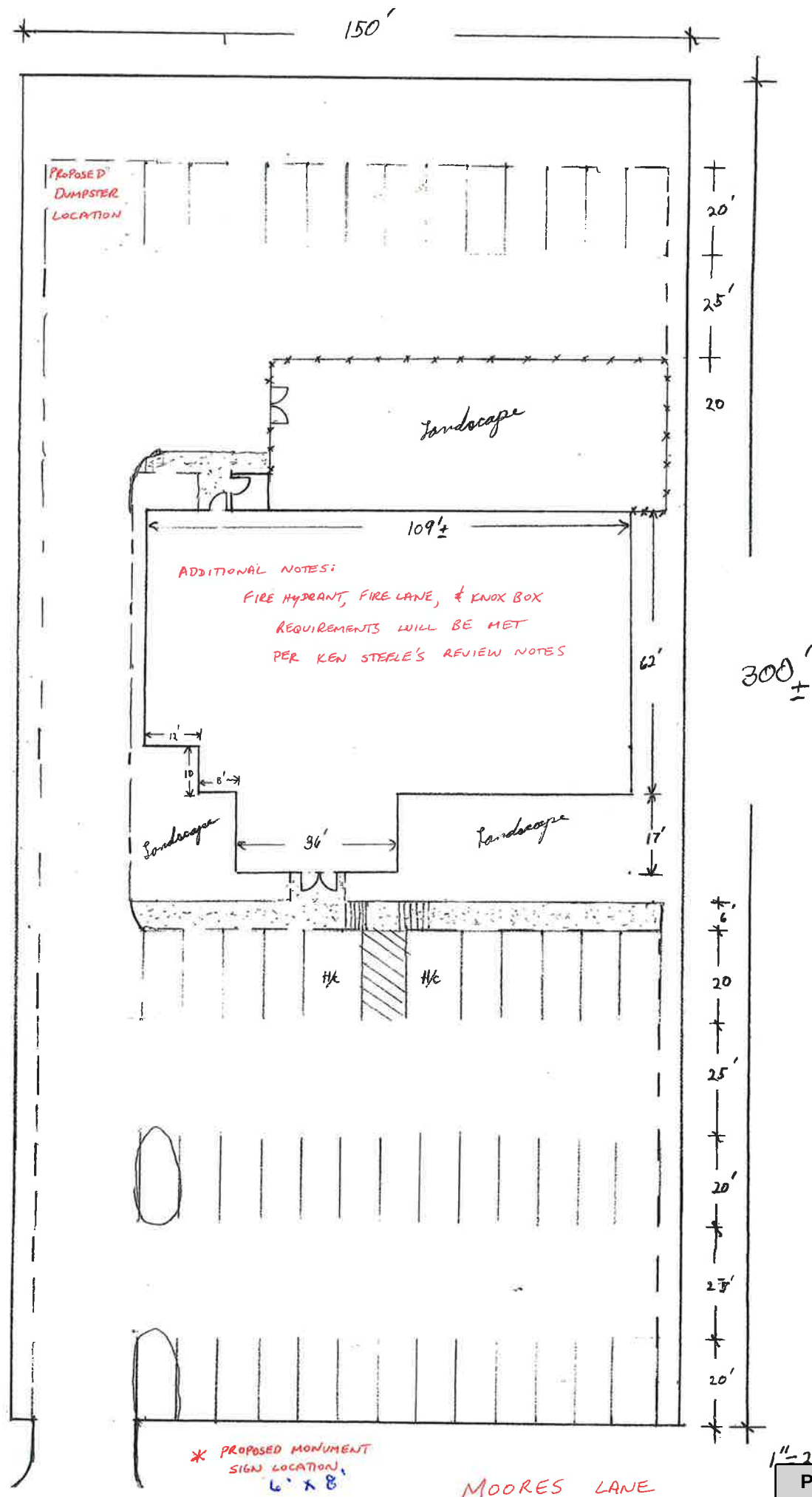
1:3,000

4009 Moores Ln. Department of Planning and Community Development

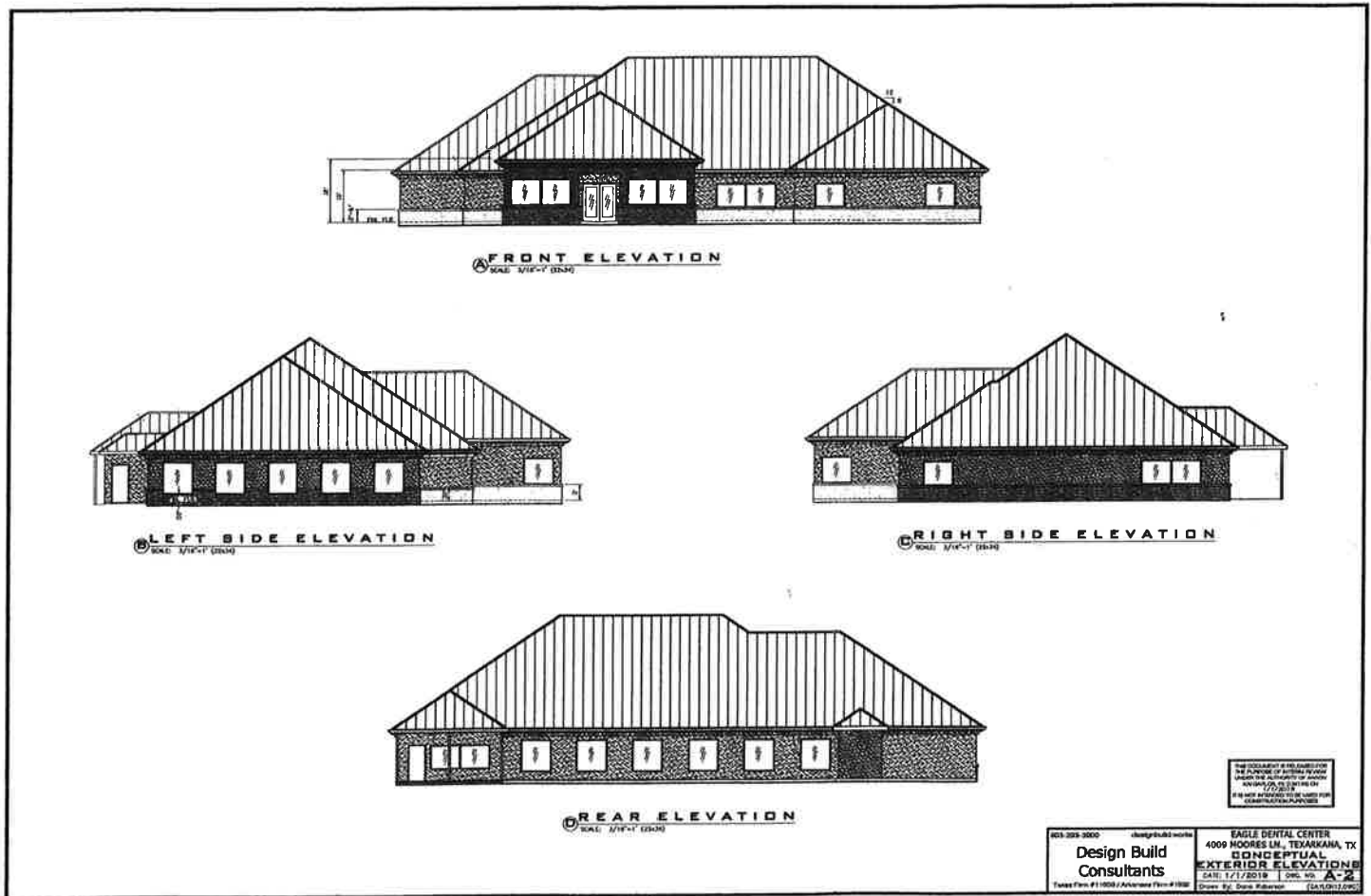


1:1,500





Attachment: Amend. to PD-17-2 Site Plan (2002 : Amend. to PD-17-2 for site plan approval at 4009 Moores Lane)



City of Texarkana, Texas

Briefing Sheet

Version:

Update Date: 1/4/2019 3:05 PM

Lead Department: Planning and Community Development **Action Officer:** Debbie Burk,

Subject: Consider approval of December 3, 2018 Minutes

Attachments

- a. 12-3-18 Minutes (2) (PDF)

**MINUTES
REGULAR MEETING
PLANNING AND ZONING COMMISSION
COUNCIL CHAMBERS
2ND FLOOR, TEXAS MUNICIPAL BUILDING
220 TEXAS BOULEVARD, TEXARKANA, TEXAS
MONDAY, DECEMBER 3, 2018
12:00 NOON**

The Planning and Zoning Commission of the City of Texarkana, Texas met in their regular session, Monday, December 3, 2018 at noon in the Council Chambers, 2nd floor, Municipal Building, 220 Texas Boulevard, Texarkana, Texas with the following members present:

ATTENDING:

Mr. Gene Joyce, III
Mr. Casey Boyette
Mr. Tom Coleman
Mr. Jay Davis
Ms. Dianna Patterson Kinsey
Mr. James Larkins
Dr. Wanda Northam

ALSO ATTENDING:

Mr. David Orr, Director of Planning and Community Development
Mr. Dustin Hensley, Director of Public Works
Ms. Debbie Burk, Zoning Administrator

Mr. Gene Joyce, III, called the meeting to order at noon.

Consider replat of Lot 1C, Waggoner Creek Crossing Two. Waggoner Creek Crossing LP, owner. MTG Engineers & Surveyors, agent.

Ms. Kayla Wood, MTG Engineers & Surveyors, explained that this is a replat that will split Lot 1C into two lots.

A motion and second was made to approve the replat. Members voted unanimously for approval with any staff and utility stipulations.

RECOMMENDED FOR APPROVAL

Consider preliminary and final plat for Classic Auto East, Gregg Orr, owner. MTG Engineers & Surveyors, agent.

Ms. Kayla Wood, MTG Engineers & Surveyors, explained that this request is for preliminary and final plat approval for Classic Auto East which is a subdivision located next to the Orr corporate office. On the proposed Lot 1, Block 3, there is a request to abandon a portion of the 16' utility easement.

A motion and second was made to approve the request. Members voted unanimously for approval with any staff or utility stipulations.

RECOMMENDED FOR APPROVAL

Consider Replat No. 2, Cowhorn Plaza II. Christus Ark-La-Tex Health, owner. MTG Engineers & Surveyors, agent.

Ms. Kayla Wood, MTG Engineers & Surveyors, explained that this replat will combine lots and update flood and drainage information on the plat.

Attachment: 12-3-18 Minutes (2) (2003 : Approval of 12-3-18 Minutes)

A motion and second was made to approve the replat. Members voted unanimously for approval with any staff or utility stipulations.

RECOMMENDED FOR APPROVAL

Consider amending the Land Development Code of the City of Texarkana, Texas for the following:

(REMOVE FROM TABLE) Consider amending Section 140-111(d) in the UPDD Guidelines to add the additional use of "mini-warehouses".

A motion and second was made to remove this item from the table. Members voted unanimously for approval of the motion.

Mr. Jim Brower and Jasper Stover were present at the meeting.

Mr. Orr explained that Mr. Jim Brower had presented a request at last month's Planning and Zoning Commission meeting to amend Section 140-111(d) "Use Regulations" (10) "Area 8, Richmond Road Mixed Use Development" in the UPDD to add the new use of "mini-warehouses". That request was tabled. Mr. Orr stated that also at last month's meeting it was brought up by Commission members that a 5-year review was due for the UPDD and it was suggested that a workshop be held. Mr. Orr added that since that meeting, Mr. Brower notified staff that he plans to use the front office building for leasing and retail space for shipping and storage supplies as well as for mailboxes and FedEx, UPS and USPS pickup. Mr. Orr explained that after the workshop meeting, revisions and changes were suggested as well as the review of the guidelines.

After discussion, Commission members also recommended several changes that are included in the following:

SEC. 140-111. UPDD University Planned Development District

(d) *Use regulations.* A church or chapel is allowed in all areas.

(3) Retail and Mixed Uses:

- a. School, public;
- b. Bank, credit union, or financial services;
- c. Food and beverage store (no package stores);
- d. Restaurant or eateries (no drive-thru service allowed east of bridge) roof top/patio/outside seating allowed (only along Bringle Lake frontage);
- e. Office use;
- f. Mixed uses with ground floor retail, personal services and/or offices, upper floor condominiums;
- g. Brownstone condominiums;
- h. Department stores;
- i. Dry cleaner stores with cleaning facilities outside the UPDD;
- j. Civic, cultural, and community facilities;
- k. Medical clinic (~~7,500-square-foot maximum~~);
- l. Coffee, bakery or confectionary shop;
- m. Retail and shops under 10,000 square feet of gross leasable floor area; and
- n. Single-family homes (~~site-built~~ ~~site-built~~ homes, not modular or industrial/manufactured homes).

- (6) Single-Family Residential: Single-family homes (one unit per lot, only ~~site-built~~ ~~site-built~~ homes no modular or industrial/manufactured homes).
- (7) Mixed Use Residential (no apartments, townhomes or duplexes allowed):
 - a. Brownstone townhome/condominiums; and
 - b. Single-family homes (one unit per lot, only ~~site-built~~ ~~site-built~~ homes no modular or industrial/manufactured homes).
- (8) Office and Residential Uses:
 - a. Office use;
 - b. Single-family homes (one unit per lot, only ~~site-built~~ ~~site-built~~ homes no modular or industrial/manufactured homes); and
 - c. Brownstone townhomes/condominiums.
- (10) Richmond Road Mixed Use Development: All that is allowed in ~~Campus~~ Retail and Mixed-Use plus:
 - a. Fast food eateries;
 - b. Gas stations;
 - c. Townhomes (no duplexes, triplexes or apartments);
 - d. Day care facility ~~neighborhood health center; and~~
 - e. ~~Neighborhood health center;~~
 - f. Landscape maintenance business with outdoor display sales and equipment;
 - g. Application of permanent cosmetics;
 - h. ~~Mini-warehouse development with retail and/or office uses fronting on Richmond Road, University Avenue, Kings Highway and Pleasant Grove Road;~~
 - i. ~~Garden shop and plant sales;~~
 - j. ~~Veterinarian (office only);~~
 - k. ~~Barber and beauty shop; and~~
 - l. ~~Day spa.~~

140-111(e) Building design.

(8) Site plan approval process.

- (i) *Review.* The UPDD will be reviewed by the planning and zoning commission and the city council for amendments ~~no sooner than annually but not less than every five (5) years thereafter.~~

Consider approval of November 5, 2018

A meeting was made and seconded to approve the Minutes. Members voted unanimously for approval.

RECOMMENDED FOR APPROVAL

There being no further business, the meeting was adjourned.

Gene Joyce, III, Chairman

Debbie Burk, Secretary

Attachment: 12-3-18 Minutes (2) (2003 : Approval of 12-3-18 Minutes)