



CITY OF TEXARKANA
PLANNING & ZONING COMMISSION
AGENDA • FEBRUARY 3, 2020

Council Chambers	Regular Meeting	6:00 PM
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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. AGENDA ITEMS

1. Amendment to PD-18-2(C) for site plan approval to allow new signage for collision center located on Lot 1, Block 2, Classic Auto Park East Subdivision, located at 924 Kenwood Road. Gregg Orr, applicant. MTG Engineers & Surveyors, agent.
 2. S-713: Specific Use Permit to allow a tattoo studio and art studio/gallery in a tenant space located at 3216 Texas Boulevard (Lots 7 & 8, Block 29, Ghio-Fish Boulevard Addition). Bryan Callaway, applicant. Joaquin Hernandez, agent.
 3. Z-20-1: South 1/2 of Lot 1, Flower Acres Second Addition, located at 2720 Phillips Lane. Single Family-2 to Single Family-3. Terry Davis, applicant.
 4. S-714 Specific Use Permit to allow a double wide HUD code manufactured home on the south 1/2 of Lot 1, Flower Acres Second Addition, located at 2720 Phillips Lane. Terry Davis, applicant.
-

II. STAFF UPDATES**III. CONSIDER APPROVAL OF MINUTES**

1. Consider approval of the December 2, 2019 Planning and Zoning Commission Minutes and approval of the January 6, 2020 Joint Workshop Meeting

IV. 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: 1/30/2020 1:39 PM

Lead Department: Planning and Community Development **Action Officer:** Debbie Burk,
Amendment to PD-18-2(C) for site plan approval to allow new signage for
collision center located on Lot 1, Block 2, Classic Auto Park East Subdivision,
located at 924 Kenwood Road. Gregg Orr, applicant. MTG Engineers &
Subject: Surveyors, agent.

Meeting Date: 2/3/2020

Attachments

- a. Public Hearing Notice -Application (PDF)
- b. Maps (PDF)
- c. Sign 924 Kenwood (PDF)
- d. site plan showing sign location 924 Kenwood (PDF)
- e. Street View Image 924 Kenwood (PDF)

Staff Coordination

Planning and Community Development	David Orr	Department Head Review
Pending		
Planning & Zoning Commission	Debbie Burk	Meeting Pending
02/03/2020 6:00 PM		

Staff Commentary

Updates/History of Briefing:

"NOT APPLICABLE"

Executive Summary and Background Information:

The Planning and Zoning Commission at their December meeting previously approved signage for the proposed Collision Center at 924 Kenwood Road for Gregg Orr that consisted of channel letters or "wall signage" on the exterior of the building. Due to the cost of this type signage, Mr. Orr withdrew that request. He has submitted the following new application for a pole sign:

Amendment to PD-18-2(C): This is a request for site plan approval by Gregg Orr, owner, and Kayla Wood, MTG Engineers & Surveyors, agent, on a portion of an 8.04-acre tract of land in the George Brinlee HRS, A-18 (proposed Lot 1, Block 2, Classic Auto Park East), located at 924 Kenwood Road. The

City of Texarkana, Texas

proposed use is a sign for a collision center for Mr. Orr that is currently under construction. See attached site plan for exact location.

The adjacent zoning is Planned Development-General Retail to the north and east, Planned Development-Commercial to the west and General Retail to the south. The adjacent land use is a restaurant (Golden Corral) to the north, vacant land to the south and Gregg Orr's development and property to the west.

This new development which includes the collision center, an RV sales building and marine service center are being constructed in phases. The site plan for these uses was previously approved by the Planning and Zoning Commission and City Council. However, the signage for the collision center was not included in that approval process.

The collision center is being constructed along the new extension of Kenwood Road which is presently under construction. Since the collision center does not front on Mall Drive and is located behind the Golden Corral restaurant, Mr. Orr is wanting as much visibility as possible from Mall Drive. This request for signage for this new business is to allow a 35' pole sign. The applicant has submitted a rendering of the proposed signage (see attached).

Staff recommends for approval of the proposed 35' pole signage.

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 proposed 35' pole signage.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

"NOT APPLICABLE")

Advisory Board/Committee Meeting Date and Minutes:

February 3, 2020

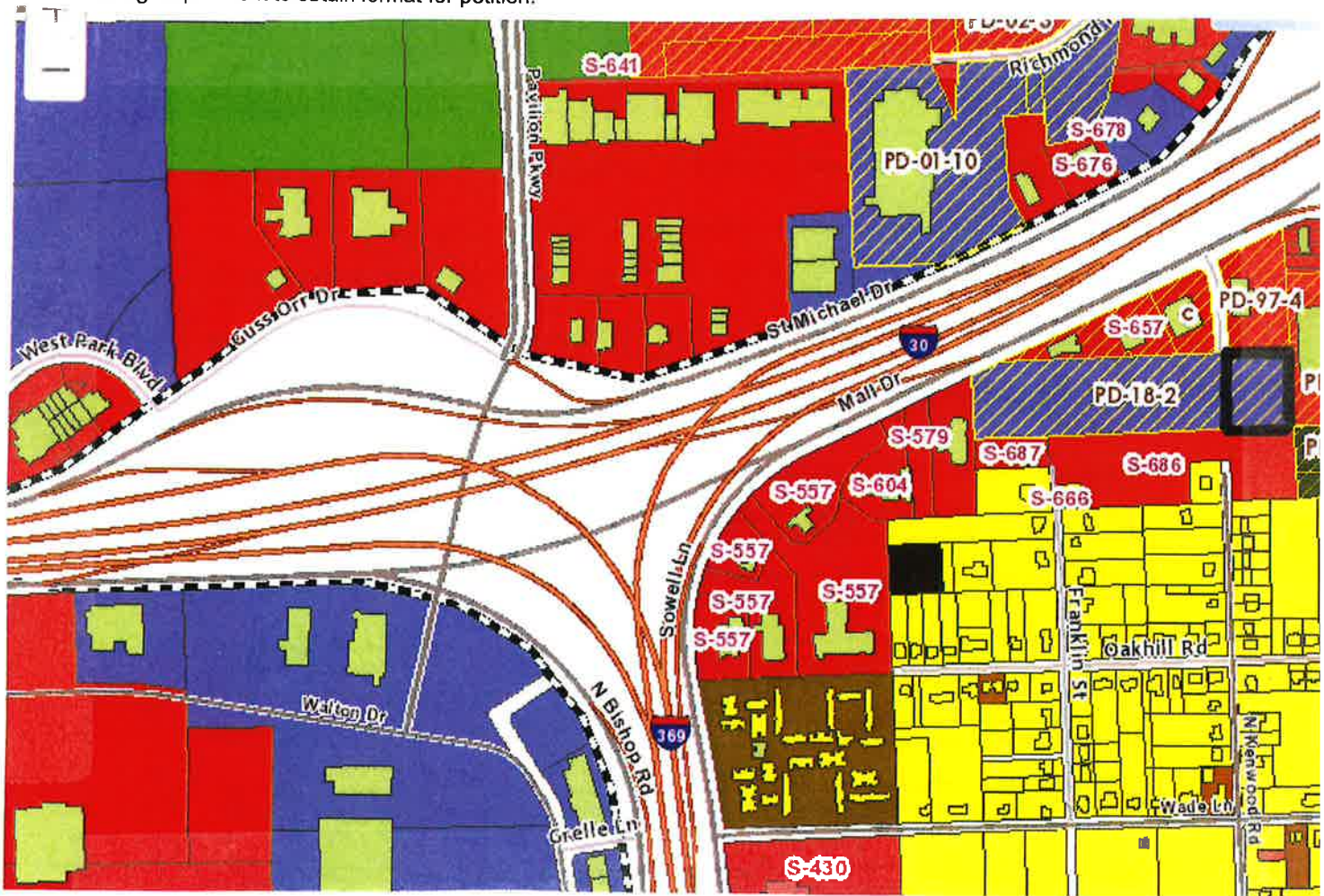
NOTICE OF PUBLIC HEARINGS

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

PLANNING & ZONING COMMISSION: Hearing Date: Monday, February 3, 2020 Hearing Time: 6:00 pm

CITY COUNCIL Hearing Date: Monday, March 9, 2020 Hearing Time: 6:00 pm

- ♦ If they desire, persons concerned with the proposed change can present a petition 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 written protest must be received and filed before or at the Planning and Zoning Commission Meeting. Please contact the Planning Department to obtain format for petition.



APPLICANT'S NAME: Gregg Orr

APPLICANT'S ADDRESS: 3921 Mall Drive, Texarkana, Texas

LOCATION OF REZONING: 924 Kenwood Road, Texarkana, Texas

PROPOSED CHANGE: Amendment to PD-18-2 for site plan approval to allow signage for collision center

LEGAL DESCRIPTION: A portion of a 8.04 acre tract of land in the George Brinlee HRS, A-18 (proposed Lot 1, Block 2, Classic Auto Park East

CASE NO. Amendment to PD-18-2 (C)

DATE MAILED: January 21, 2020

Attachment: Public Hearing Notice -Application (2216 : Amend. to PD-18-2)



SITE PLAN APPROVAL APPLICATION

CITY OF TEXARKANA TEXAS

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

Receipt No. 00-169586Case Amend. to PD-18-2(4)Date 1-16-20

To: The Planning and Zoning Commission
City of Texarkana Texas

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

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

Lot: 1 Block: 2 Addition: Proposed Classic Auto Park East
(Or see attached metes and bounds legal description)

Project location/address:
924 Kenwood Road

Present zoning: PD- Commercial Proposed zoning (if applicable) n/a

Proposed use: n/a

Total square footage of proposed building: _____ Number of parking spaces _____

Number of required parking spaces per Ordinance _____ Handcapped spaces _____

Material of building façade _____

SIGNAGE: Type (i.e. monument, pole) 35 pole sign
Size 35 feet height

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

Kayla R. Wood

Attorney or Agent Signature

5930 Summerhill Road

Address

Texarkana, TX 75503

City, State, Zip

903-838-8533

Home Phone & Cell Phone

kwood@mtgengineers.com

Email Address

[Signature]

Property Owner Signature

3921 Mace Lane

Address

Texarkana TX 75501

City, State, Zip

903. 223. 4100

Home Phone & Cell Phone

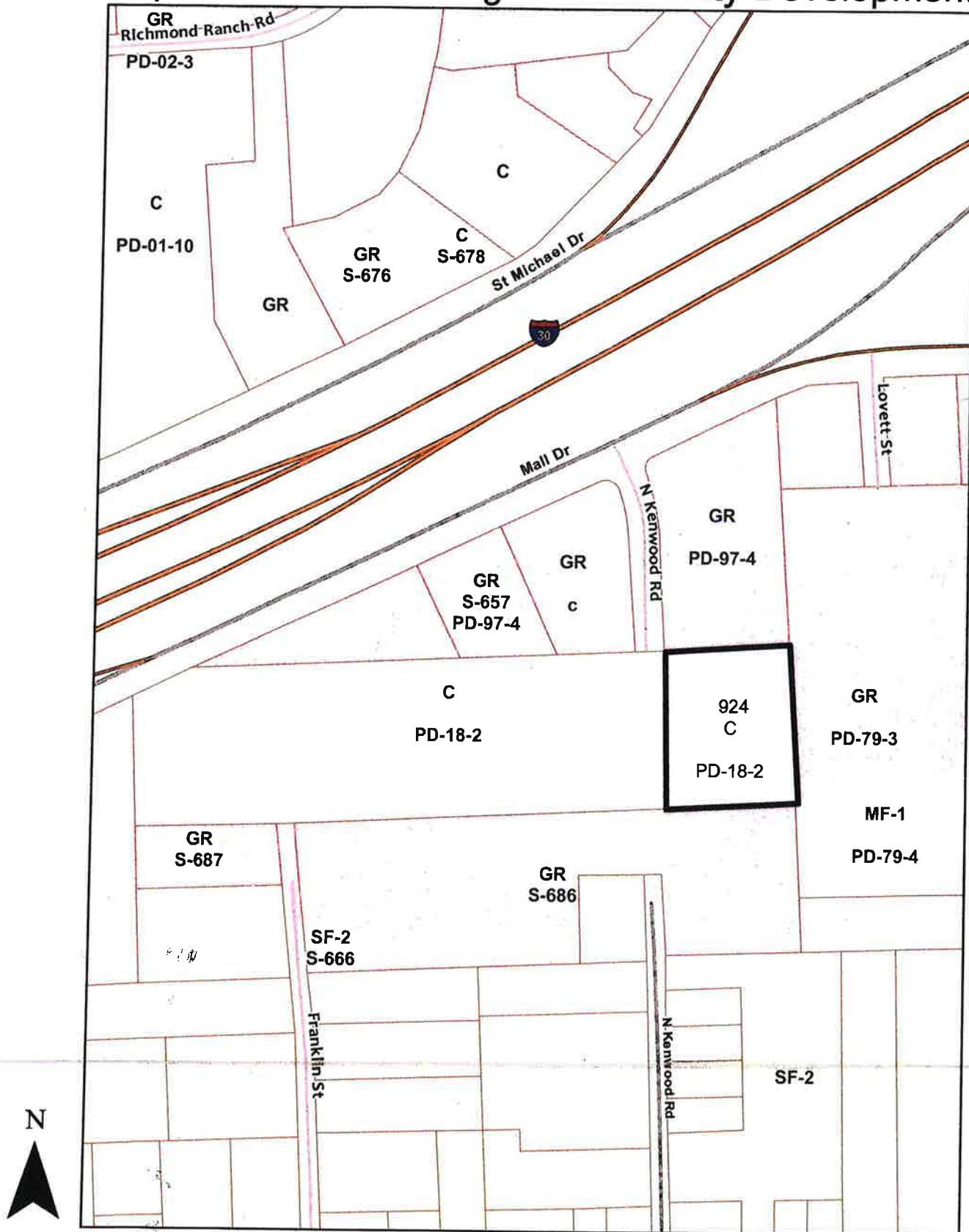
nforrest@greggerrcompanies.com

Email Address

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

Attachment: Public Hearing Notice -Application (2216 : Amend. to PD-18-2)

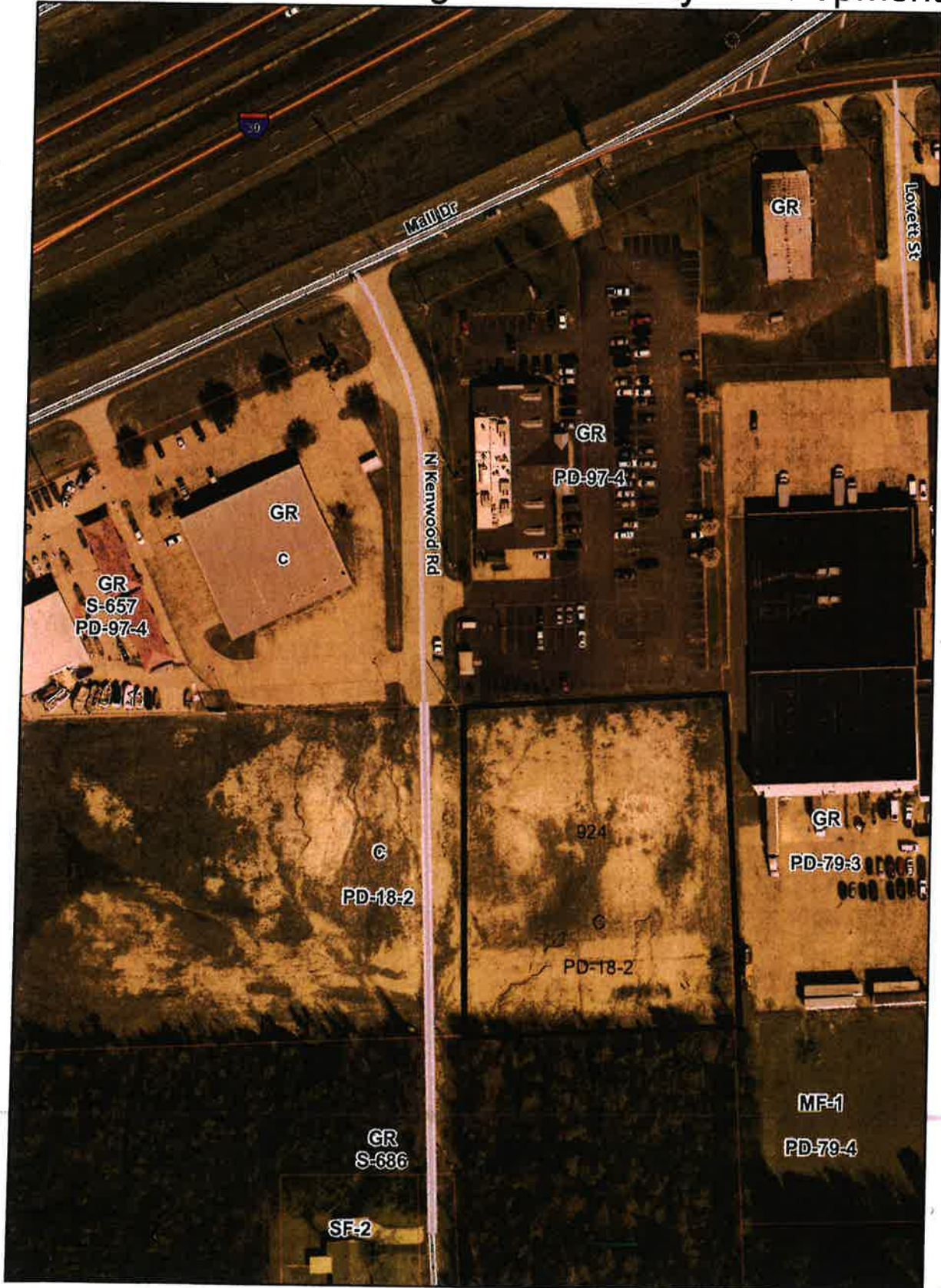
924 Kenwood Drive Department of Planning & Community Development



1:3,000



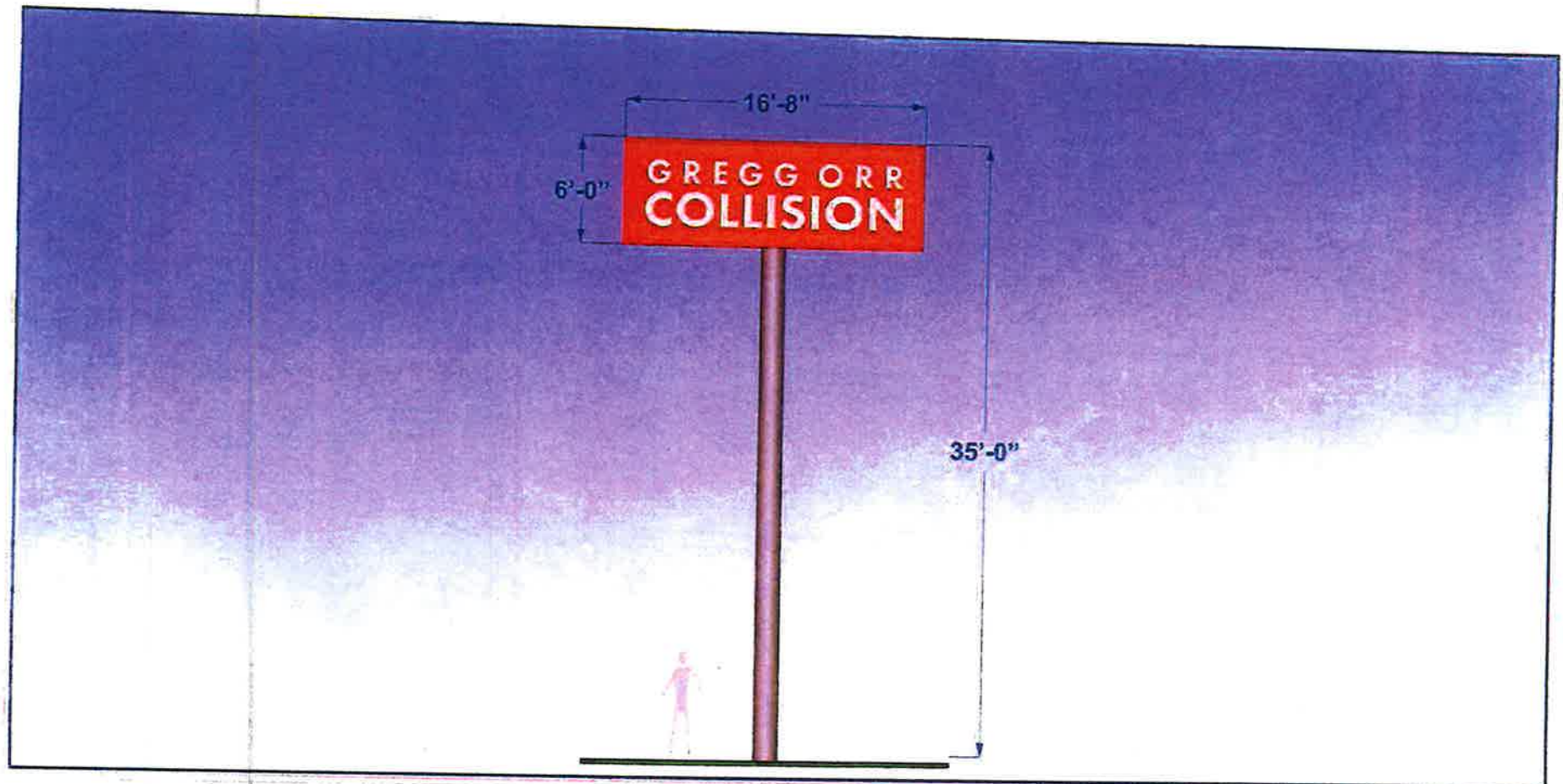
924 Kenwood Drive Department of Planning & Community Development



1:1,500

Attachment: Maps (2216 : Amend. to PD-18-2)

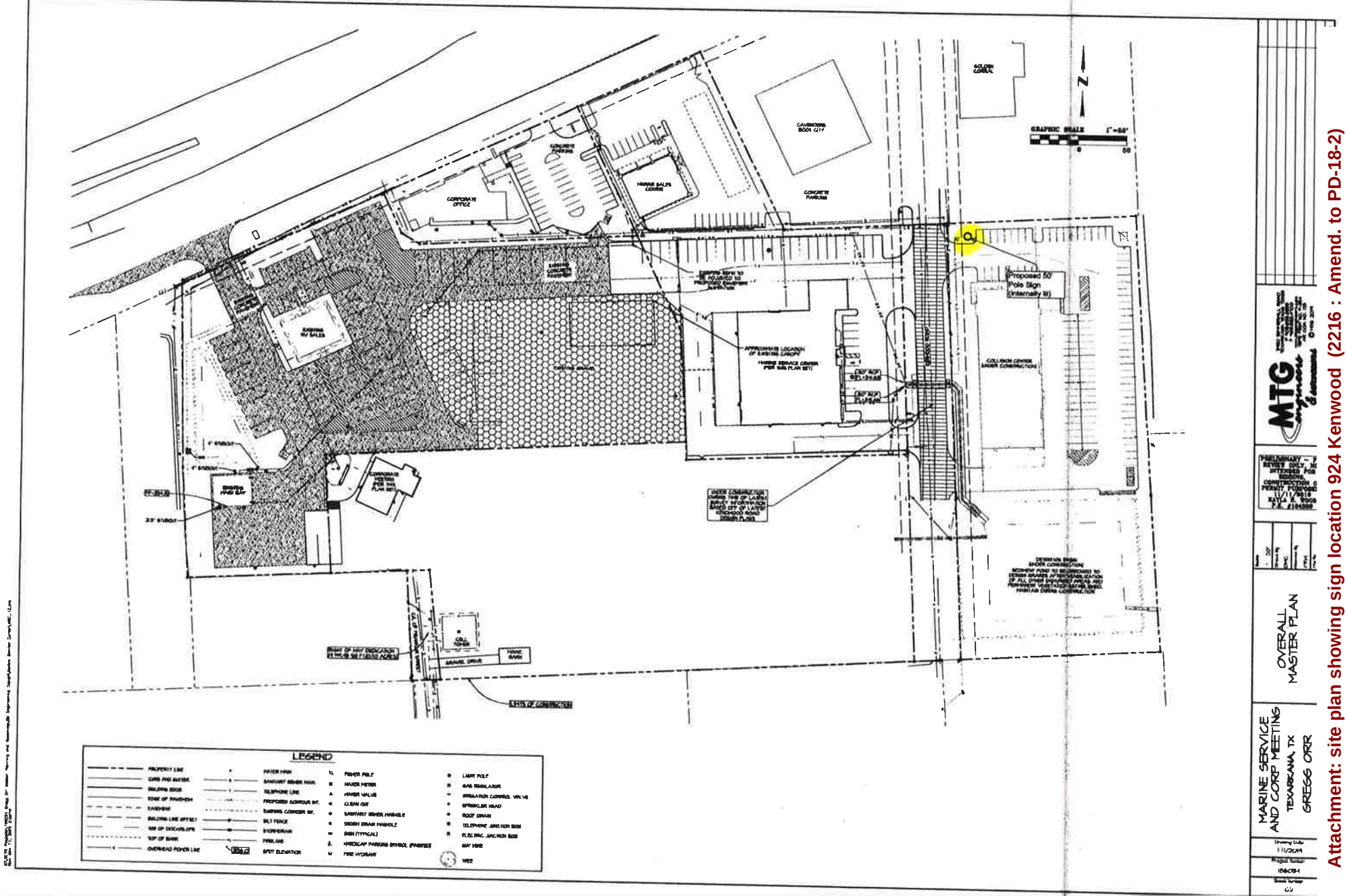




Gregg Orr Collision

Gregg Orr Collision	Customer Approval	Notes: 100# \$30,000	 All electrical components will be UL approved, all wiring will comply with UL & NEC requirements. Signs will bear the UL mark. All signs will be engineered to meet or exceed local wind load requirements.	 Main Office 3501 Stoneledge Dr. Texarkana, TX 75503 903 280 7849 WHITESIGN.com
File: Gregg Orr Collision Date: 12-17-18 Customer: Gregg Orr Location: Texarkana TX	Change As Noted	This is an original, unpublished drawing. It is not to be reproduced, copied, or edited in any fashion without written permission from White Sign Company. This drawing may contain copyrighted designs furnished to White Sign Company by the customer, all other designs herein are the property of White Sign Company. © Copyright 2019		

Attachment: Sign 924 Kenwood (2216 : Amend. to PD-18-2)



924 N. Kenwood Rd.
City of Texarkana, Texas



Attachment: Street View Image 924 Kenwood (2216 : Amend. to PD-18-2)

City of Texarkana, Texas

Summary Sheet

Version:

Update Date: 1/30/2020 11:48 AM

Lead Department: Planning and Community Development **Action Officer:** Debbie Burk,
S-713: Specific Use Permit to allow a tattoo studio and art studio/gallery in a
Subject: tenant space located at 3216 Texas Boulevard (Lots 7 & 8, Block 29, Ghio-Fish
Boulevard Addition). Bryan Callaway, applicant. Joaquin Hernandez, agent.

Meeting Date: 2/3/2020

Attachments

- a. Hearing Notice and Application (PDF)
- b. Maps 3216 Texas Blvd (PDF)
- c. Street Image 3216 Texas Blvd (PDF)

Staff Coordination

Planning and Community Development	David Orr	Department Head Review
Pending		
Planning & Zoning Commission	Debbie Burk	Meeting Pending
02/03/2020 6:00 PM		

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

"NOT APPLICABLE"

Executive Summary and Background Information:

S-713: This is a request by Bryan Callaway, owner, and Joaquin Hernandez, agent, for a Specific Use Permit, SUP, to allow a tattoo studio and art studio/gallery on Lots 7 & 8, Block 29, Ghio-Fish Boulevard Addition, located at 3216 Texas Boulevard. This is a vacant tenant space in a strip center that is owned by Mr. Callaway. This request is to add the one additional use of a tattoo studio. Mr. Hernandez has indicated that he also plans to utilize this space as an art studio and gallery which will be the primary use of the property.

The adjacent zoning is General Retail to the north, west and south and Town House zoning to the east. The adjacent land use is an automobile repair shop to the north, a city building to the south (former fire station), residences to the west and a townhouse development under construction to the east.

City of Texarkana, Texas

This property is zoned General Retail. A Specific Use Permit is required to allow the one additional use of a tattoo studio in this zoning district. The tattooing and art studio/gallery will be by appointment only. Mr. Hernandez indicated that he would only do one appointment per day. The application of permanent cosmetics is also considered a tattoo as well as any inked body art. The State of Texas will regulate this business as to licensing and other health related issues. This request meets all city requirements to allow the one additional use of a tattoo studio on this property. It appears that there is adequate parking for this business.

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

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. That the hours of operation will be "by appointment only" and no walk-in clients will be allowed.
6. That any remodeling of the current building must meet all city codes and requires licensed contractors.
7. That no painting of the windows or the building with advertisement or graphic art.
8. That no signage advertising tattoos is allowed on the property.

Potential Options:

"None"

Fiscal Implications:

None

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:

February 3, 2020

NOTICE OF PUBLIC HEARINGS

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PLANNING & ZONING COMMISSION: Hearing Date: Monday, February 3, 2020 Hearing Time: 6:00 pm

CITY COUNCIL Hearing Date: Monday, March 9, 2020 Hearing Time: 6:00 pm

- ♦ If they desire, persons concerned with the proposed change can present a petition 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 petition must be received and filed before or at the Planning and Zoning Commission Meeting.



OWNER: Bryan Callaway
Studio 230 LLC, Owner (Joaquin Hernandez, agent)

OWNER'S ADDRESS: 1624 W 7th Street, Texarkana, TX 75501

LOCATION OF REZONING: 3216 Texas Blvd., Texarkana, TX 75503 (tenant space)

PROPOSED CHANGE: Specific Use Permit to allow a tattoo Shop. (Will also be used as art studio/gallery)

LEGAL DESCRIPTION: Lots 7 & 8, Block 29, Ghio-Fish Boulevard Addition

CASE NUMBER: S-713 DATE MAILED: January 22, 2020

Attachment: Hearing Notice and Application (2217 : S-713: SUP for tattoo studio 3216 Texas Blvd.)



ZONING APPLICATION

CITY OF TEXARKANA TEXAS

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

1.2.a

Receipt No. 00171908

Case S-713

Date 1/06/2020

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: 718 Block: 29 Addition: Glenn Fish Blvd
(Or see attached legal description)

Location: 3216 TEXAS BLVD. TEXARKANA, TX 75501

Present Zoning: General Retail

Requested: Specific Use Permit

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

Private tattoo and art studio/gallery

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

Attorney or Agent Signature

601 Brown Dr

Address

Texarkana TX 75501

City, State, Zip

903 8336 2721

Home Phone & Cell Phone

jhernandeztattoo@gmail.com

Email address

Bryan Callaway

Property Owner Signature

1624 W. 7th St.

Address

Texarkana, TX 75501

City, State, Zip

214.850.3994

Home Phone & Cell Phone

Studio @ Studio Two Thirty. Co

Email address

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

3216 TEXAS BLVD
CITY OF TEXARKANA, TEXAS



Attachment: Maps 3216 Texas Blvd (2217 : S-713: SUP for tatoo studio 3216 Texas Blvd.)

Scale: 1:819



3216 Texas Blvd.

Department of Planning & Community Development



Attachment: Maps 3216 Texas Blvd (2217 : S-713: SUP for tatoo studio 3216 Texas Blvd.)



3216 Texas Blvd.



Attachment: Street Image 3216 Texas Blvd (2217 : S-713: SUP for tatoo studio 3216 Texas Blvd.)



City of Texarkana, Texas

Version:

Update Date: 1/30/2020 2:18 PM

Summary Sheet

Lead Department: Planning and Community Development **Action Officer:** Debbie Burk,
Subject: Z-20-1: South 1/2 of Lot 1, Flower Acres Second Addition, located at 2720 Phillips Lane. Single Family-2 to Single Family-3. Terry Davis, applicant.
Meeting Date: 2/3/2020

Attachments

- a. Public Hearing Sheet and Application (PDF)
- b. Maps 2720 Phillips (PDF)
- c. Street View Image 2720 Phillips (PDF)

Staff Coordination

Planning and Community Development	David Orr	Department Head Review
Pending		
Planning & Zoning Commission	Debbie Burk	Meeting Pending
02/03/2020 6:00 PM		

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

"NOT APPLICABLE"

Executive Summary and Background Information:

Z-20-1: This is a request by Terry Davis, owner, to rezone the S ½ Lot 21, Flower Acres Second Addition, located at 2720 Phillips Lane from Single Family-2 to Single Family-3. The property is currently vacant land.

The adjacent zoning is Single Family-2 to the north, east and west and Single Family-1 to the south. The adjacent land use is vacant land to the north and south, and residences to the east and west.

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.

There is a large parcel of land located a block away to the west that is zoned Single Family 3 and a block to the east are more parcels zoned Single Family 3. HUD code double wide manufactured housing looks like some of the existing frame pier and beam houses in the

City of Texarkana, Texas

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:

“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:

February 3, 2020

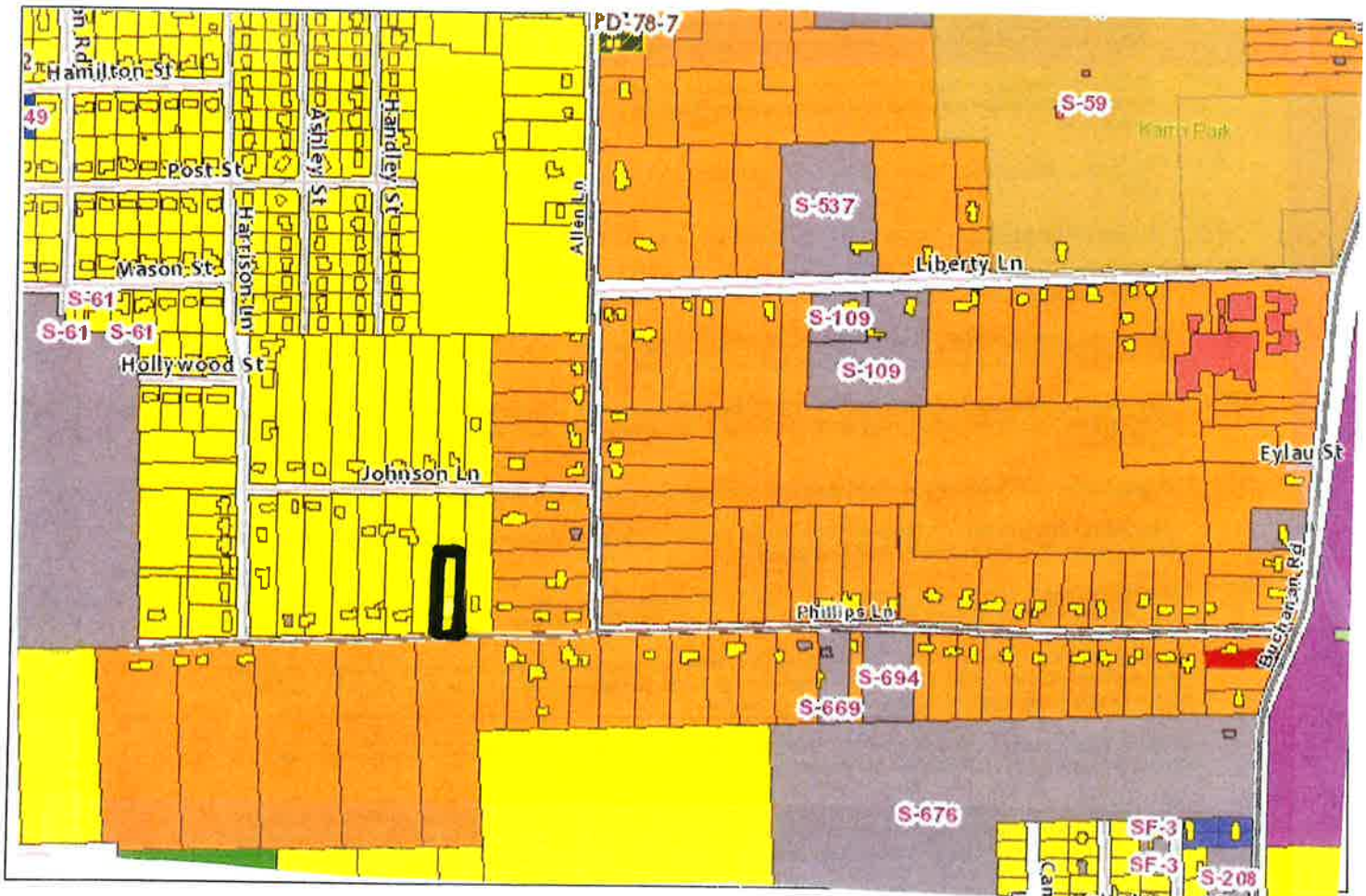
NOTICE OF PUBLIC HEARINGS

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

PLANNING & ZONING COMMISSION: Hearing Date: Monday, February 3, 2020 Hearing Time: 6:00 pm

CITY COUNCIL Hearing Date: Monday, March 9, 2020 Hearing Time: 6:00 pm

- ♦ If they desire, persons concerned with the proposed change can present a petition 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 petition must be received and filed before or at the Planning and Zoning Commission Meeting.



OWNER: Terry Davis

OWNER'S ADDRESS: 1400 E New Boston Rd, Lot 19, Nash, Texas 75569

LOCATION OF REZONING: 2720 Phillips Lane, Texarkana, TX 75501

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

ZONING CHANGE – FROM: Single Family-2 TO: Single Family-3

LEGAL DESCRIPTION: S ½ Lot 1, Flower Acres Second Addition

CASE NUMBER: Z-20-1 DATE MAILED: January 22, 2020

Attachment: Public Hearing Sheet and Application (2218 : Z-20-1: SF-2 to SF-3 2720 Phillips Lane)



ZONING APPLICATION

CITY OF TEXARKANA TEXAS

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

1.3.a

Receipt No. 00172519

Case 2-20-1

Date 1-16-20

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: S 1/2 21 Block: S 1/2 Lot 21 Addition: Flower Acres Second Addition
(Or see attached legal description)

Location: 2720 Phillip's Lane

Present Zoning: SF-2

Proposed Zoning: SF-3

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

Hud Manufactured Home

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

This property was zoned SF-2 and had a older home which was demolished. It is more cost effective to put a Hud Manufactured Home vs build.

Attorney or Agent Signature

Address

City, State, Zip

Home Phone & Cell Phone

Email Address

Terry Dain
Property Owner Signature

1400 E. New Boston Rd Lot 19
Address

Nash Tx 75569
City, State, Zip

903-691-4647 - 903-244-1892
Home Phone & Cell Phone

Intmobiledetailingservices@gmail.com
Email Address

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

Attachment: Public Hearing Sheet and Application (2218 : Z-20-1: SF-2 to SF-3 2720 Phillips Lane)

2720 PHILLIPS LANE
CITY OF TEXARKANA, TEXAS

1.3.b

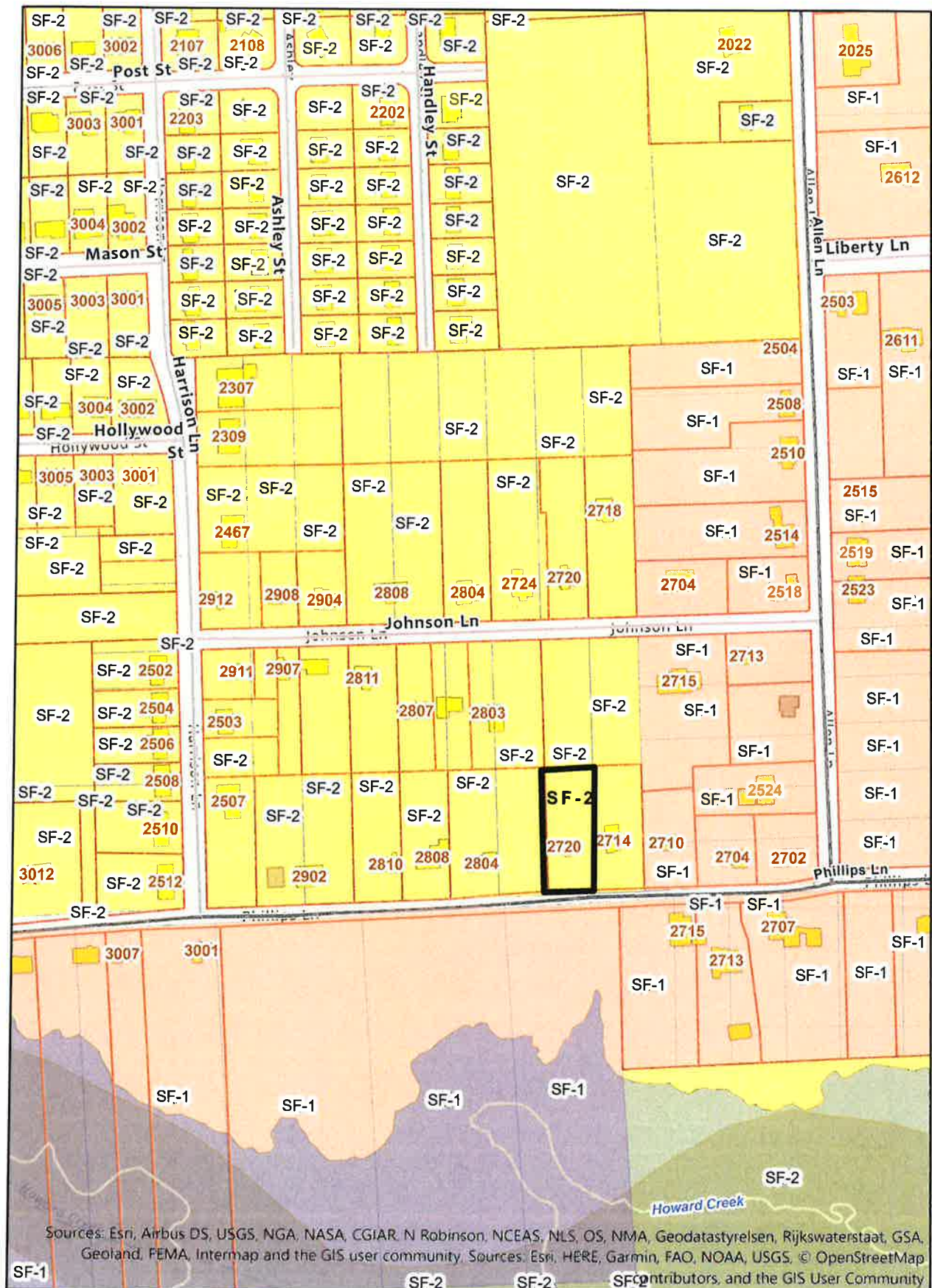


Attachment: Maps 2720 Phillips (2218 : Z-20-1; SF-2 to SF-3 2720 Phillips Lane)

Scale: 1:2,000



2720 PHILLIPS LANE CITY OF TEXARKANA, TEXAS



Attachment: Maps 2720 Phillips (2218 : Z-20-1: SF-2 to SF-3 2720 Phillips Lane)

Scale: 1:3,500



2720 Phillips Lane
City of Texarkana, Texas



Attachment: Street View Image 2720 Philips (2218 : Z-20-1: SF-2 to SF-3 2720 Phillips Lane)

City of Texarkana, Texas

Version:

Update Date: 1/30/2020 2:27 PM

Summary Sheet

Lead Department: Planning and Community Development **Action Officer:** Debbie Burk,
S-714 Specific Use Permit to allow a double wide HUD code manufactured
home on the south 1/2 of Lot 1, Flower Acres Second Addition, located at 2720
Subject: Phillips Lane. Terry Davis, applicant.

Meeting Date: 2/3/2020

Attachments

- a. Public Hearing Sheet - Application (PDF)
- b. Maps 2720 Phillips Ln (PDF)
- c. Floor Plans 2720 Phillips (PDF)
- d. Street View Image 2720 Phillips (PDF)

Staff Coordination

Planning and Community Development	David Orr	Department Head Review
Pending		
Planning & Zoning Commission	Debbie Burk	Meeting Pending
02/03/2020 6:00 PM		

Staff Commentary

Updates/History of Briefing:

"NOT APPLICABLE"

Executive Summary and Background Information:

S-714: This is a request by Terry Davis, owner, for a Specific Use Permit to allow the use of a double wide HUD code manufactured home as a residence on the S ½ of Lot 21, Flower Acres Second Addition, located at 2720 Phillips Lane.

The adjacent zoning is Single Family-2 to the north, east and west and Single Family-1 to the south. The adjacent land use is vacant land to the north and south, and residences to the east and west.

The City's Zoning Ordinance was amended to comply with the state law in 2002, requiring that all manufactured housing be HUD code building standard. This amendment also stipulated that all HUD code manufactured homes inside the city limits be placed in the Single Family-3 zoning district along with the approval of a Specific Use Permit.

City of Texarkana, Texas

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

1. That a 2019 or newer 4-bedroom, 2 bath HUD code manufactured home be allowed on this property. See attached floor plan.
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:

"None"

Fiscal Implications:

None

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:

February 3, 2020

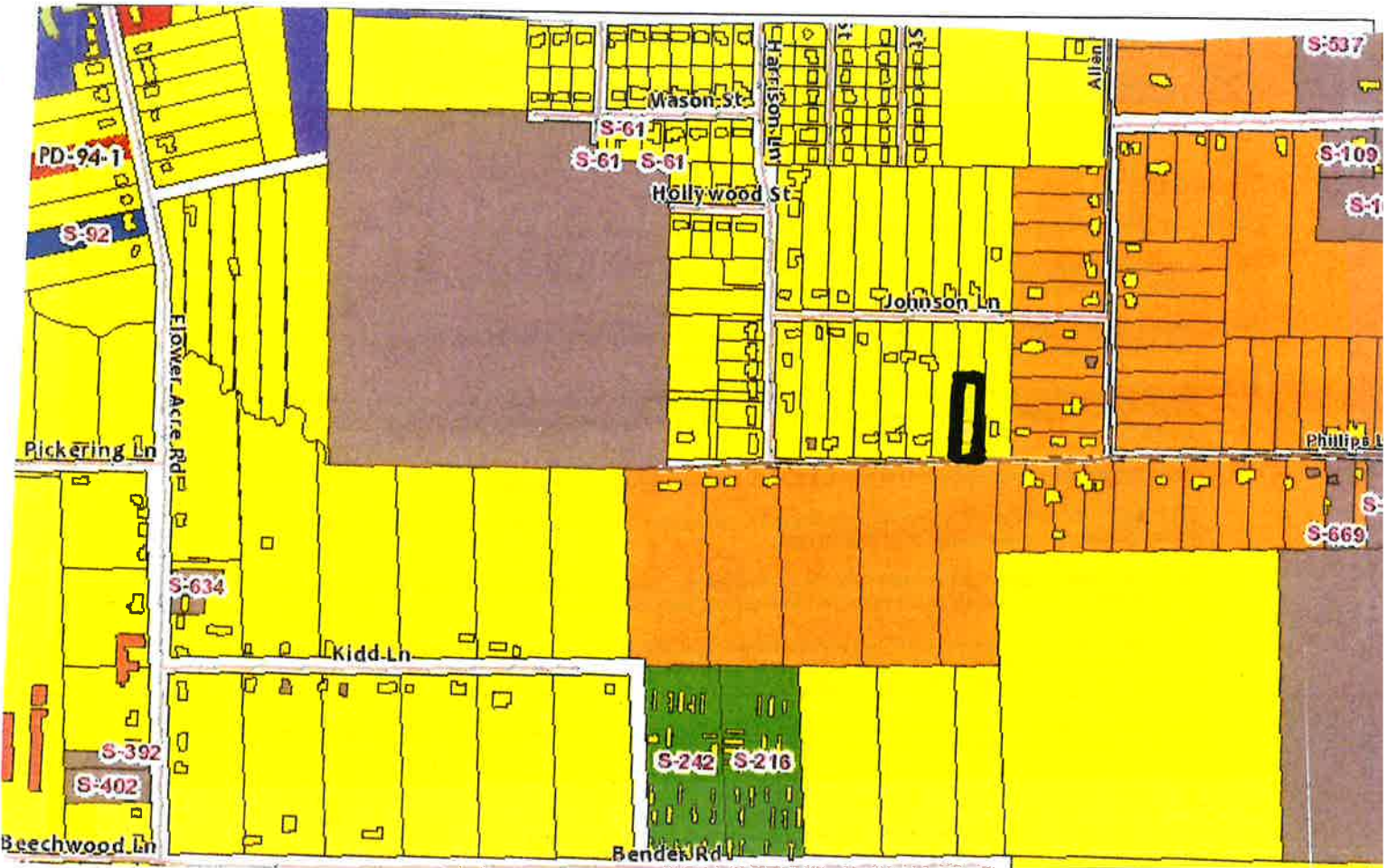
NOTICE OF PUBLIC HEARINGS

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

PLANNING & ZONING COMMISSION: Hearing Date: Monday, February 3, 2020 Hearing Time: 6:00 pm

CITY COUNCIL Hearing Date: Monday, March 9, 2020 Hearing Time: 6:00 pm

- ♦ If they desire, persons concerned with the proposed change can present a petition in opposition to or in favor of the proposed change. If a written protest 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 petition must be received and filed before or at the Planning and Zoning Commission Meeting.



OWNER: Terry Davis

OWNER'S ADDRESS: 1400 E New Boston Rd, Lot 19, Nash, TX 75569

LOCATION OF REZONING: 2720 Phillips Lane, Texarkana, TX 75501

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

LEGAL DESCRIPTION: S ½ of Lot 1, Flower Acres Second Addition

CASE NUMBER: S-714 DATE MAILED: January 22, 2020

Attachment: Public Hearing Sheet - Application (2219 : S-714 SUP for manufactured home 2720 Phillips Ln)



ZONING APPLICATION

CITY OF TEXARKANA TEXAS

Po Box 196
220 Texas Blvd
Texarkana TX 75504
(903) 798-3945
www.ci.texarkana.tx.us.org

1.4.a

Receipt No. 00172549

Case S-714

Date 1-16-20

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: S 1/2 24 Block: S 1/2 Lot 21 Addition: Flower Acres Second Addition
(Or see attached legal description)

Location: 2720 Phillips Lane

Present Zoning: SF-2

Requested: Specific Use Permit

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

Placing a Hud Manufactured home on the property.

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

This property was zoned SF-2 and had a older home which was demolished. It is more cost effective to put a Hud Manufactured Home vs build

Attorney or Agent Signature

Address

City, State, Zip

Home Phone & Cell Phone

Email address

Terry Davis

Property Owner Signature

1400 E. New Boston Rd Lot 19

Address

Nash Tx 75569

City, State, Zip

903-597-4647 903-244-1892

Home Phone & Cell Phone

tntmobiledetailingservices@gmail.com

Email address

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

Attachment: Public Hearing Sheet - Application (2219 : S-714 SUP for manufactured home 2720 Phillips Ln)

**2720 PHILLIPS LANE
CITY OF TEXARKANA, TEXAS**

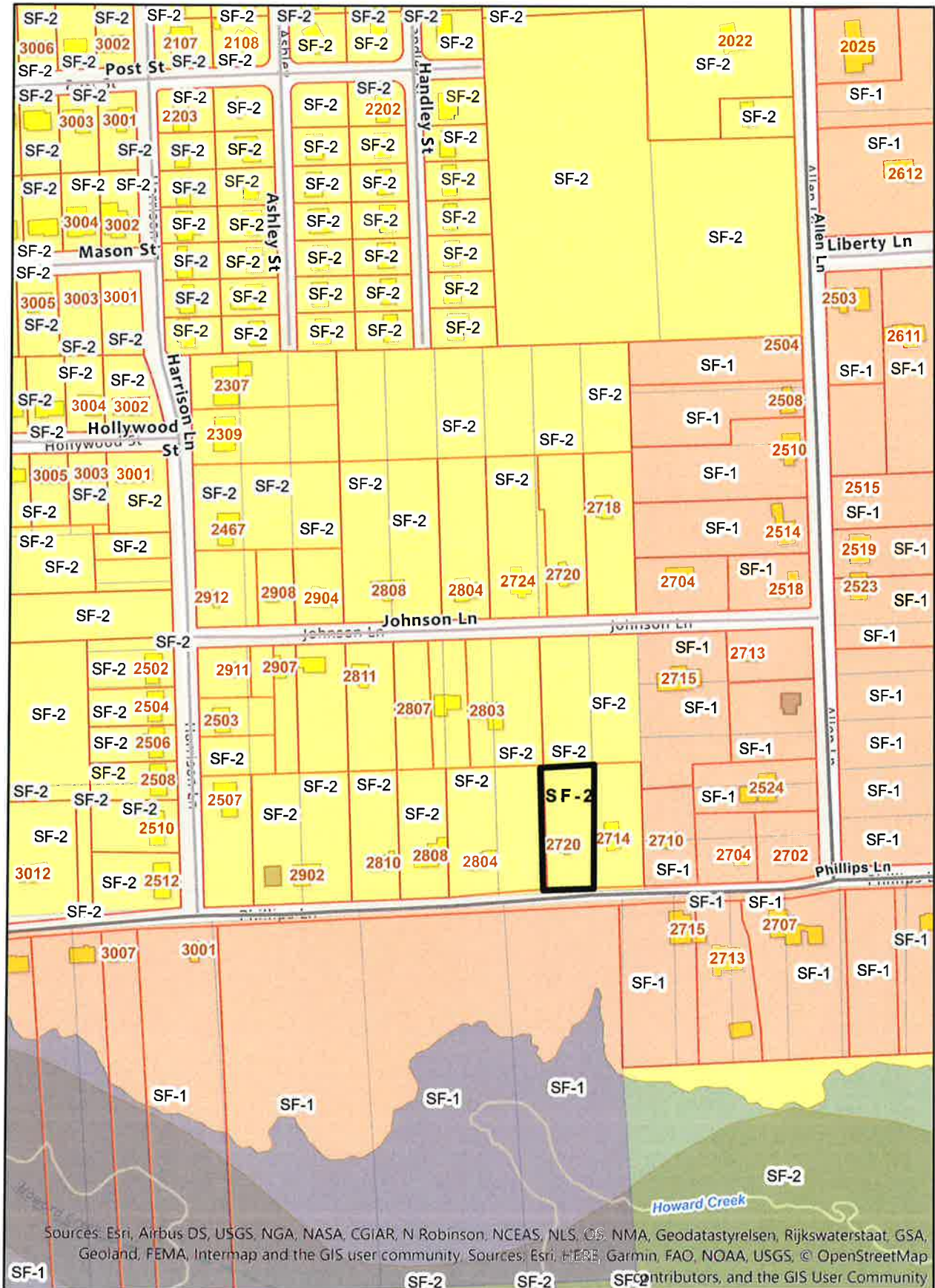


Scale: 1:2,000

Attachment: Maps 2720 Phillips Ln (2219 : S-714 SUP for manufactured home 2720 Phillips Ln)

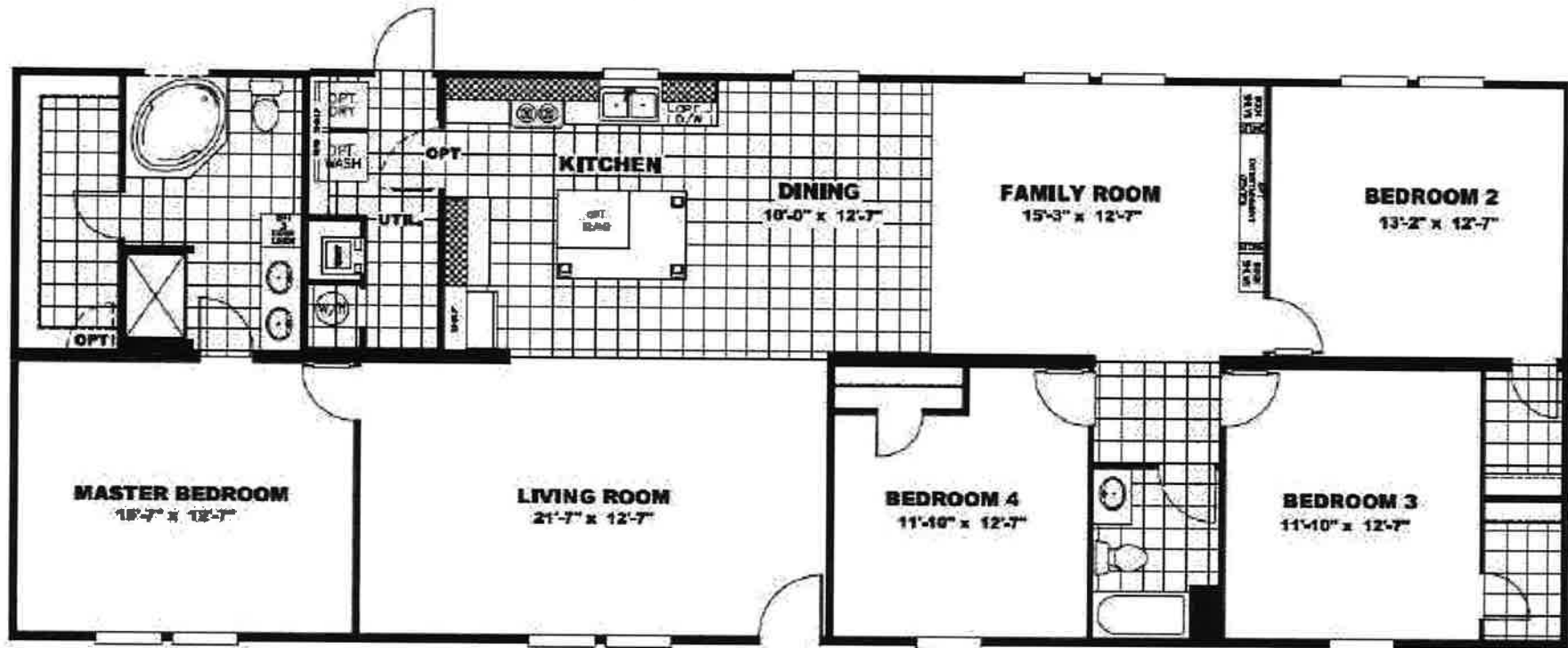


2720 PHILLIPS LANE CITY OF TEXARKANA, TEXAS



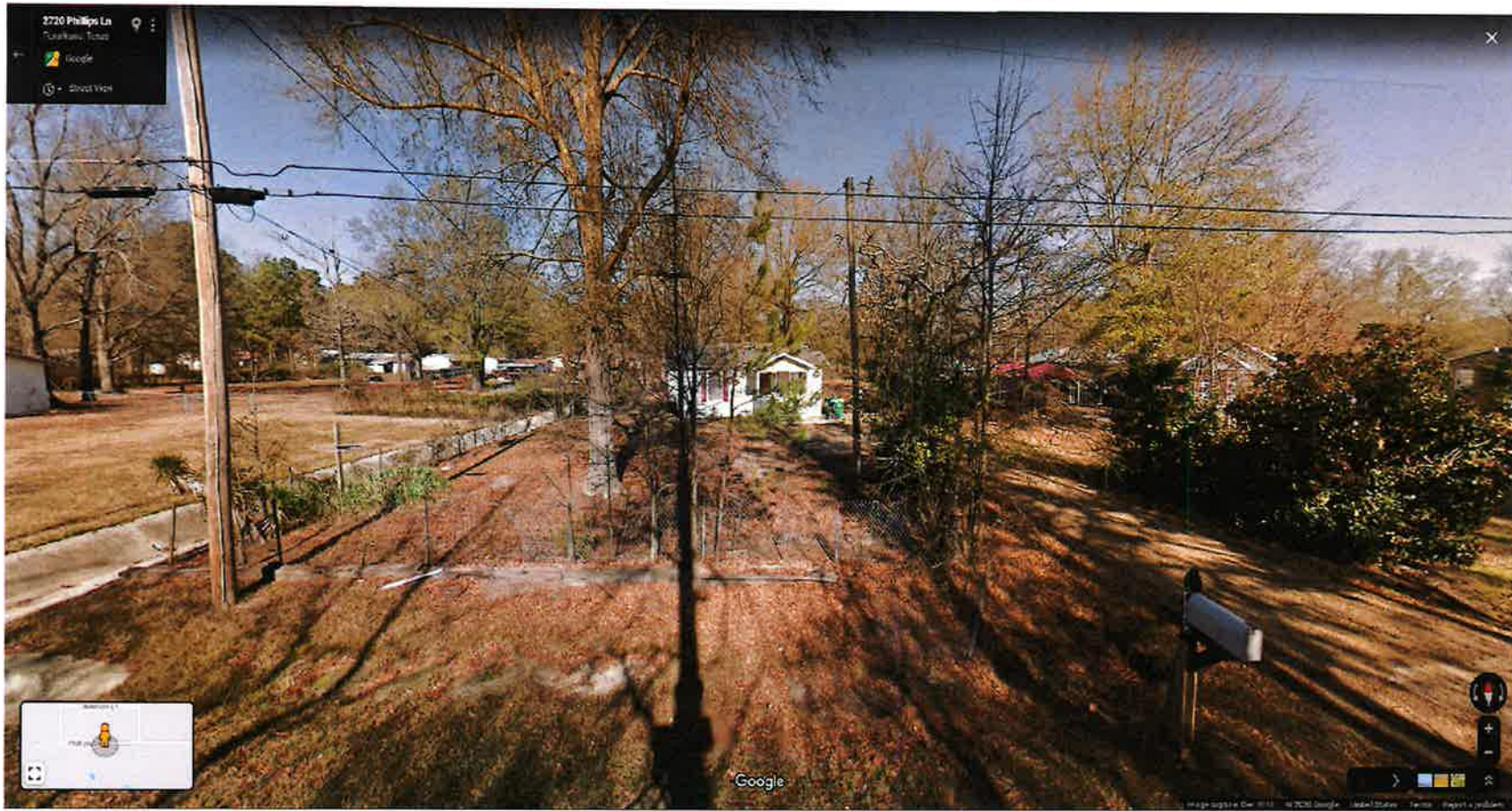
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**Greg Tilley's
"The Choice"**
28X76 4 Bed / 2 Bath / Family Room
2,016 SQ. Ft.

2720 Phillips Lane City of Texarkana, Texas



Attachment: Street View Image 2720 Phillips (2219 : S-714 SUP for manufactured home 2720 Phillips Ln)

City of Texarkana, Texas

Version:

Update Date: 1/30/2020 2:41 PM

Summary Sheet

Lead Department: Planning and Community Development **Action Officer:** Debbie Burk,
Subject: Consider approval of the December 2, 2019 Planning and Zoning Commission Minutes and approval of the January 6, 2020 Joint Workshop Meeting
Meeting Date: 2/3/2020

Attachments

- a. 12-2-19 P & Z Minutes (PDF)
- b. 1-6-20 Joint Workshop Mtg. (PDF)

Staff Coordination

Planning and Community Development	David Orr	Department Head Review
Pending		
Planning & Zoning Commission	Debbie Burk	Meeting Pending
02/03/2020 6:00 PM		

Staff Commentary

Updates/History of Briefing:

(Insert Date Here):
 (Insert Text Here) or Select, Delete this and all text with parentheses and say "NOT APPLICABLE"

Executive Summary and Background Information:

Potential Options:

- List or "None"
-

Fiscal Implications:

(Insert Text Here)

Staff Recommendation:

(Insert Text Here)

Advisory Board/Committee Review:

(Advisory Board/Committee Name OR say "NONE")

City of Texarkana, Texas**Board/Committee Recommendation:**

(Insert Date Here):

(Insert Text Here or say "NOT APPLICABLE")

Advisory Board/Committee Meeting Date and Minutes:

(Insert Minutes Here) or Select, Delete this and all text in this area and say "NOT APPLICABLE"

**MINUTES
REGULAR MEETING
PLANNING AND ZONING COMMISSION
COUNCIL CHAMBERS
2ND FLOOR, TEXAS MUNICIPAL BUILDING
220 TEXAS BOULEVARD, TEXARKANA, TEXAS
MONDAY, DECEMBER 2, 2019
6:00 P.M.**

The Planning and Zoning Commission of the City of Texarkana, Texas met in their regular session, Monday, December 2, 2019 at 6:00 p.m. in the Council Chambers, 2nd floor, Municipal Building, 220 Texas Boulevard, Texarkana, Texas with the following members present:

ATTENDING:

Ms. Dianna Patterson Kinsey, Vice-Chairman
Mr. Tom Coleman
Mr. Jay Davis
Mr. James Larkins
Dr. Wanda Northam
Mr. George Merrill

ABSENT:

Mr. Gene Joyce, III
Mr. Casey Boyette

ALSO ATTENDING:

Mr. David Orr, Director of Planning and Community Development
Mr. Dusty Henslee, Director of Public Works and Engineering
Ms. Debbie Burk, Zoning Administrator
Ms. Laura Puckett, Administrative Coordinator

Ms. Kinsey called the meeting to order at 6 p.m. Official notices of the meeting had previously been mailed to all property owners within 200 feet of the property on which the requests had been filed.

(REMOVE FROM TABLE) Consider replat of Lot 1, Block 53, Trigg's Addition. Columbia Property Management, LLC, owner. MTG Engineers and Surveyors, agent.

Mr. Dusty Henslee stated that this item would remain tabled.

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

Ms. Kayla Wood, representing MTG Engineers and Surveyors, explained that this plat was previously approved but had not been recorded within the 120-day time period. A couple of minor changes were done to the plat, those being:

- 1) Lot 2, Block 2 (detention pond lot) was deleted and is now included in Lot 1, Block 2.
- 2) Lot lines between Lot 1, Block 1, Lot 3, Block 1 and Lot 4, Block 1 were altered.
- 3) Additional property was purchased by Mr. Gregg Orr and is now included in this plat and old street RO on north side of tract is being abandoned.

Mr. Coleman made a motion to approve the request. Mr. Davis seconded the motion. Members voted unanimously for approval.

RECOMMENDED FOR APPROVAL

Attachment: 12-2-19 P & Z Minutes (2220 : Consider approval of 12-2-19 Minutes and approval of 01-06-20 Minutes)

Amendment to PD-18-2(C) for site plan approval to allow the location of a signage on a portion of an 8.04-acre tract of land in the George Brinlee HRS, A-18 (proposed Lot 1, Block 2, Classic Auto Park East), located at 924 Kenwood Road. Gregg Orr, applicant. Kayla Wood, MTG Engineers and Surveyors, agent.

Ms. Kayla Wood, representing the applicant, explained the collision center is being constructed on the new extension of Kenwood Road and needs signage that is visible from the frontage road. After discussing various options with city staff, Ms. Wood stated that the proposal is to install 7 foot internally lit channel letters on top of the building attached to a parapet wall. This signage must not project above the roofline of the building per code.

Dr. Northam made a motion to approve the request. Mr. Davis seconded the motion. Members voted unanimously for approval.

RECOMMENDED FOR APPROVAL

Z-19-18: Lot 1, Block 1, Marriott Subdivision, located in the 3000 block of St. Michael Drive. Agriculture to PD-General Retail. Ray Walsh and Barrie Thompson, applicants. David Williams, MTG Engineers and Surveyors, agent.

Ms. Kayla Wood, representing the applicant, explained that this property is currently under contract for rezoning to PD-General Retail. She stated that the site is being rezoned for restaurants. There were questions about drainage because the property is in a flood plain.

Ms. Wood stated that all the drainage issues would have to be worked out with the City prior to any type of construction.

Mr. Davis made a motion to approve the request. Mr. Merrill seconded the motion. Members voted unanimously for approval.

RECOMMENDED FOR APPROVAL

STAFF UPDATES

Mr. Orr stated that staff was handing out questionnaires to Commission members for the next billboard workshop meeting. He added that staff had decided to wait until after the holidays to schedule another meeting. He added that staff had recently attended the APA Conference and had been awarded a Certificate of Excellence.

Consider approval of the November 4, 2019 Minutes

Mr. Coleman made a motion to approve the Minutes. Mr. Larkins seconded the motion. Members voted unanimously for approval.

RECOMMENDED FOR APPROVAL

There being no further business, the meeting was adjourned.

Dianna Patterson Kinsey, Vice-Chairman

Debbie Burk, Secretary

**MINUTES
JOINT WORKSHOP MEETING
PLANNING AND ZONING COMMISSION
AND CITY COUNCIL
CONFERENCE ROOM
2ND FLOOR, TEXAS MUNICIPAL BUILDING
220 TEXAS BOULEVARD, TEXARKANA, TEXAS
MONDAY, JANUARY 6, 2020
6:00 P.M.**

A joint workshop meeting of the Planning and Zoning Commission and City Council of the City of Texarkana, Texas was held on Monday, January 6, 2020 at 6:00 p.m. in the Conference Room, 2nd floor, Municipal Building, 220 Texas Boulevard, Texarkana, Texas with the following persons present:

PLANNING AND ZONING COMMISSION MEMBERS:

Mr. Jay Davis
Ms. Dianna Patterson Kinsey
Mr. George Merrill

CITY COUNCIL MEMBERS:

Mr. Bob Bruggeman, Mayor
Mr. Bill Harp, Councilman

CITY STAFF:

Ms. Shirley Jaster, City Manager
Mr. David Orr, Director of Planning and Community Development
Ms. Mashell Daniel, Director of Inspections and Code Enforcement
Ms. Laura Puckett, Administrator Coordinator Inspections/Zoning

Mr. Bruggeman called the meeting to order at 12:30 p.m. This joint meeting was called to discuss setting new guidelines for off-premise billboards.

Mr. David Orr provided a copy of the Consensus from the Questionnaire. He explained the consensus from the questionnaire is as follows:

- Allow new electronic billboards only on interstate and loop corridors. (Interstate-30, Jarvis Parkway, 59 bypass, I-369, Loop 151, and future I-49.
- Allow new off-premise static billboards. No cap and replace.
- Allow existing static billboards to be converted to electronic if located on approved corridors. No cap and replace.
- Keep existing billboard distance requirements. 1500' on interstate and loop corridors. 800' for all other highways or roadways.
- No annual billboard fees.

Discussion of the above bullet points concluded that all agreed to no annual billboard fees. Also, the group agreed to adopt or be more in line with the TXDOT regulations. The discussion on off-premise static billboards lead toward creating a list of corridors that the static billboards would be allowed.

Mr. Orr Read Section 140-245 Off-premises/billboards – Proposed language to better align with TXDOT. A discussion of the language where it talks about the permitting, should say, "Permit shall be granted to the sign Company with a land-owner permission form attached to the application." A land-owner form will be provided to staff for review.

The meeting was then adjourned.

Mr. David Orr, Director of Planning and
Community Development

Laura Puckett, Acting Secretary