

CITY OF TEXARKANA
PLANNING & ZONING COMMISSION
AGENDA • FEBRUARY 3, 2025

Council Chambers	Regular Meeting	6:00 PM
-------------------------	------------------------	----------------

220 TEXAS BLVD.
TEXARKANA, TX 75501

Chairperson

Gene Joyce III

Commissioner

Wanda Northam

Commissioner

Lee Kernek

Vice Chairperson

Dianna Patterson Kinsey

Commissioner

Casey Boyette

Alternate Commissioner

Ross Sarine

Commissioner

James Larkins

Commissioner

Brad Bailey

Alternate Commissioner

Kory Crews

I. CALL TO ORDER**II. AGENDA ITEMS**

1. Z-25-02: Rezoning on an approximate 2.408-acre Tract of land (being Tract 10C), West Texarkana GDN, located at 921 Westlawn Drive from Single Family-2 to Single Family-3, Maria Rodriguez, owner, and Julietqa Rosas, agent.
2. S-805: Specific Us Permit to allow the location of a double wide HUD code manufactured home on an approximate 2.408-acre tract of land (being Tract 10 C), West Texarkana GDN, located at 921 Westlawn Drive. Maria Rodriguez, owner, and Julieta Rosas, agent.

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

1. Consider Planning and Zoning Commission minutes from January 6, 2025.

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: 1/30/2025 7:16 AM

Lead Department: Planning & Zoning Commission **Action Officer:** Laura Puckett, Zoning Administrator
Z-25-02: Rezoning on an approximate 2.408-acre Tract of land (being Tract 10C), West Texarkana GDN, located at 921 Westlawn Drive from Single Family-2 to Single Family-3, Maria Rodriguez, owner, and Julietqa Rosas, agent.

Subject: agent.

Meeting Date: 2/3/2025

Attachments

- a. Hearing Notice and Application (PDF)
- b. Legal Description (PDF)
- c. 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 Pending
02/03/2025 6:00 PM		

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Maria Rodriguez, owner, and Julieta Rosas, agent, to rezone on an approximate 2.408-acre tract of land (being Tract 10C), West Texarkana GDN, located at 921 Westlawn Drive from Single Family-2 to Single Family-3. The intention is to place a double wide HUD code manufactured home on this property. The property is currently vacant land.

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

The adjacent zoning is Office to the west, Two Family-1 to the east, Multiple Family-1 to the north, and Single Family-2 to the south. The adjacent land use is an insurance office west, apartments to the north, and vacant land to the east and south.

Staff recommend 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 new drainage ordinance,

City of Texarkana, Texas

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 recommend 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, 2025



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 25-000112

Case Z-25-2

Date 1-14-25

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 10C Addition: West Texarkana GDN
(Or see attached legal description)

Location: 921 Westlawn

Present Zoning: Single Family - 2

Proposed Zoning: Singlefamily - 3

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

Double wide HUD code manufactured.

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

Julieta Rosas
Attorney or Agent Signature

Printed Name: Julieta Rosas

1202 Pierre St.
Address

Texarkana Tx. 75501
City, State, Zip

903-701-7233
Home Phone & Cell Phone

Email Address

Maria G. Rodriguez.
Property Owner Signature

Printed Name: Maria G & Jose

Rodriguez Moya
Address

5301 E. McKinney St. Denton
City, State, Zip #164
Tx. 76208

903-701-7233
Home Phone & Cell Phone

julietar867@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 (4427 : Z-25-02: SF-2 to SF-3 921 Westlawn Drive)

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

GIFT DEED

CC COPY

THE STATE OF TEXAS

§
§
§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF BOWIE

THAT I, **ISAIAS ROSAS OLVERA**, owning, claiming and occupying other property as his homestead, with an address of 1001 Ele Street, Texarkana, TX 75501 (hereinafter referred to as "Grantor"), with full intention of conveying the property hereinafter described as a gift, with no reversionary interests whatsoever in favor of Grantor, have GIVEN, GRANTED, and CONVEYED, and by these presents do GIVE, GRANT, and CONVEY to **MARIA G. RODRIGUEZ and wife JOSE' RODRIGUEZ MOYA wife and husband** with an address of 5301 E McKinney Street # 164, Denton TX 76208 hereinafter referred to as "Grantees," the real property ("Property") described as follows:

All that certain tract or parcel of land being 0.905 acres in the THOMAS PRICE HRS., Abstract No. 466, and 1.503 acres in Lot 3 of the M. E. P. & P. Ry. Co. Survey, Abstract No. 435, Bowie County, Texas, and the subject tract of land being all of that certain tract of land lying South of the South right-of-way line of Westlawn Drive as conveyed to Cleo Roberson by Correction Deed recorded in Volume 387, Page 123 of the Deed Records of Bowie County, Texas, and the subject tract of land being more particularly described by metes and bounds as follows:

Beginning at a ¾" iron pin found for corner at the Southeast corner of said Roberson tract, the Point of Beginning being located on the West line of a certain called 2.649 acre tract of land as conveyed to Burks Construction Company, Inc. by Warranty Deed with Vendor's Lien recorded in Volume 5546, Page 131 of the Real Property Records of Bowie County, Texas, the Point of Beginning also being the most Easterly Northeast corner of that certain called 11.550 acre tract of land as conveyed to Ralph A. McDowell by Warranty Deed recorded in Volume 4226, Page 120 of the Real Property Records of Bowie County, Texas;

THENCE: S 87°54'36" W, 233.09 feet with the South line of said Roberson tract and a North line of said McDowell tract to a ½" iron pin set for corner at the Southwest corner of said Roberson tract;

THENCE: N 01°18'38" E, 408.82 feet with the West line of said Roberson tract, with the most Northerly East line of said McDowell tract and on with the East line of a certain tract of land as conveyed to Brenda Murray and Larry Murray by Warranty Deed recorded in Volume 4821, Page 96 of the Real Property Records of Bowie County, Texas, to a ½" iron pin set for corner on the South right-of-way line of Westlawn Drive, said corner being 35.00 feet at right angles from the centerline of same, said right-of-way line being a curve to the left having a radius of 2326.83 feet; THENCE: Northeasterly, with said curve and right-of-way line for a distance of 182.54 feet (chord

Gift Deed – Page/1

Attachment: Legal Description (4427 : Z-25-02: SF-2 to SF-3 921 Westlawn Drive)

Z-25-02

is N 57°48'45" E, 182.49 feet), through a central angle of 04°29'41" to a ½" iron pin set for corner at the end of said curve;

THENCE: N 53°33'54" E, 70.22 feet with said South right-of-way line to a ½" iron pin set for corner on the East line of said Roberson tract, said corner also being the Northwest corner of said 2.649 acre tract;

THENCE: S 01°11'50" E, 537.25 feet with the East line of said Roberson tract and the West line of said 2.649 acre tract to the Point of Beginning and containing 2.408 acres of land, more or less.

Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty:

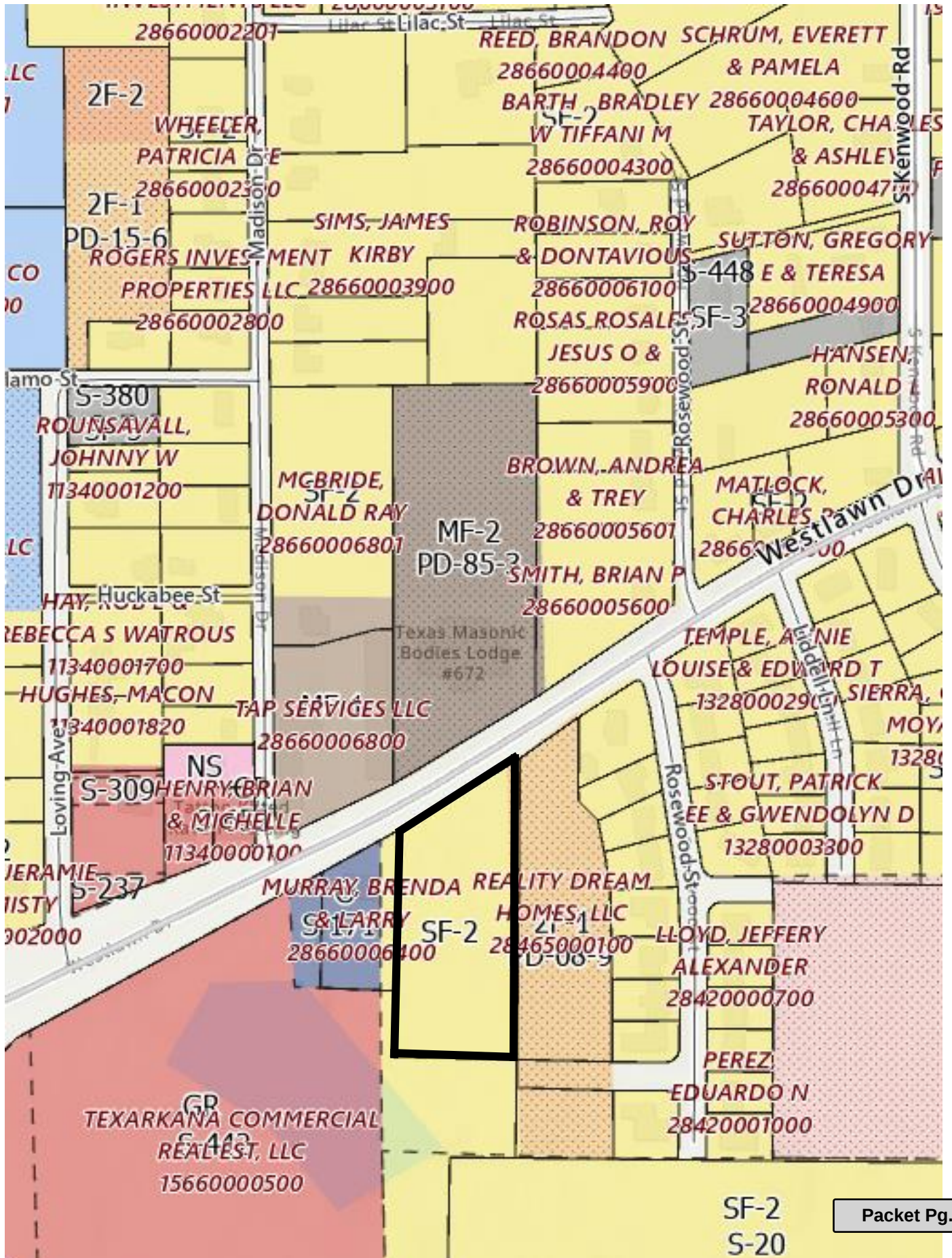
Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests, and water interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, and shortages in area or boundary lines; any encroachments or overlapping of improvements.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

TO HAVE AND TO HOLD the above-described Property, together with all the rights and appurtenances lawfully accompanying the Property, subject to the provisions stated above, to Grantee, Grantee's successors, and/or assigns forever; and Grantor does hereby bind Grantor, Grantor's heirs, executors, administrators, successors, and/or assigns to WARRANT AND FOREVER DEFEND all the said Property unto the said Grantee, Grantee's successors, and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof.

This document was prepared using documents provided by Grantor. Langdon ★Davis Law Offices has not conducted a Title Search on this property and does not warrant clear title.

921 Westlawn Drive



Attachment: Maps (4427 : Z-25-02: SF-2 to SF-3 921 Westlawn Drive)

921 Westlawn Drive



City of Texarkana, Texas

Version:

Update Date: 1/30/2025 7:16 AM

Summary Sheet

Lead Department: Planning & Zoning Commission **Action Officer:** Laura Puckett, Zoning Administrator
Subject: S-805: Specific Use Permit to allow the location of a double wide HUD code manufactured home on an approximate 2.408-acre tract of land (being Tract 10 C), West Texarkana GDN, located at 921 Westlawn Drive. Maria Rodriguez, owner, and Julieta Rosas, agent.

Meeting Date: 2/3/2025

Attachments

- a. Hearing Notice and Application (PDF)
- b. Legal Description (PDF)
- c. 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 Pending
02/03/2025 6:00 PM		

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Maria Rodriguez, owner, and Julieta Rosas, agent, for a Specific Use Permit to allow the location of a double wide HUD code manufactured home on an approximate 2.408-acre tract of land (being Tract 10C), West Texarkana GDN, located at 921 Westlawn Drive. This property is zoned Single Family-2 and is currently a vacant lot.

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

The adjacent zoning is Office to the west, Two Family-1 to the east, Multiple Family-1 to the north, and Single Family-2 to the south. The adjacent land use is an insurance office west, apartments to the north, and vacant land to the east and south.

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 recommend approval of this request with the following stipulations:

1. That one 2019 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 recommend 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, 2025

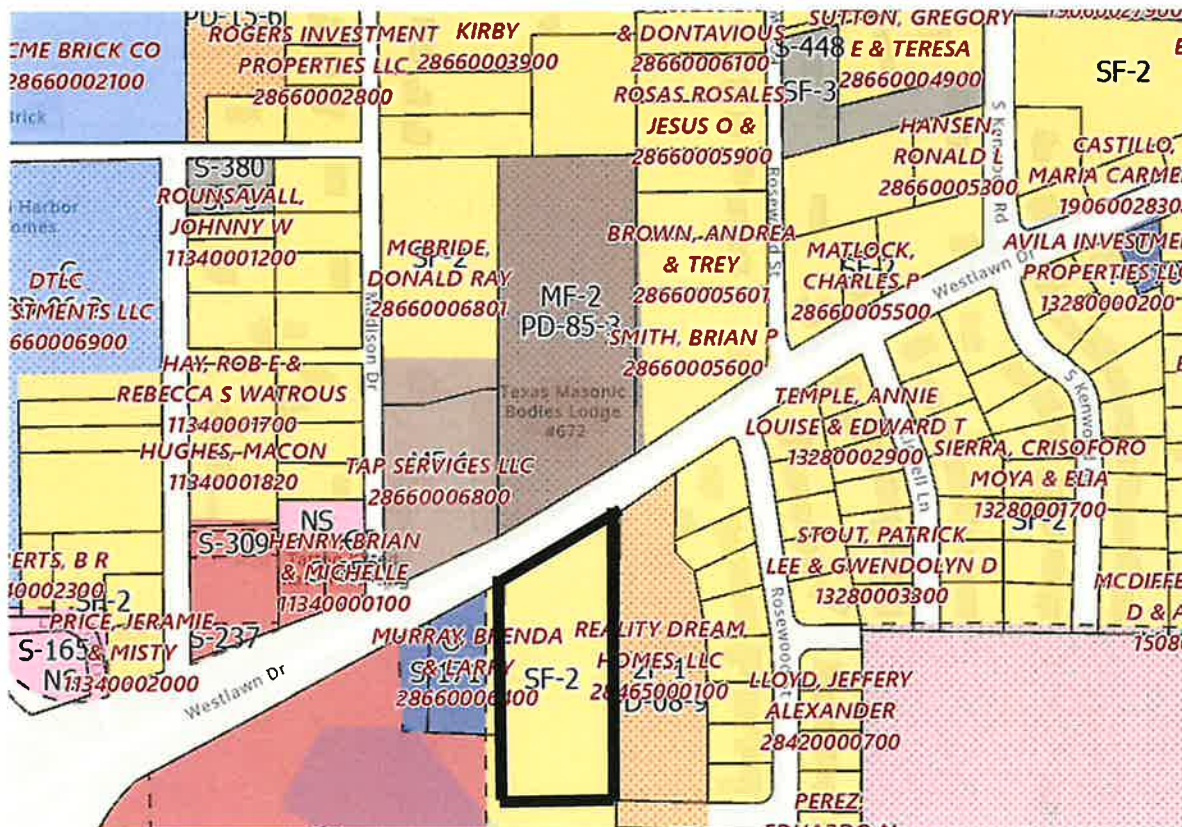
NOTICE OF PUBLIC HEARINGS

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, 2025 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, MARCH 10, 2025 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. 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@texarkanatexas.gov).



OWNER: Maria Rodriguez, owner, and Julieta Rosas, agent

OWNER'S ADDRESS: 5301 E McKinney Street #164, Denton, Texas 76208

LOCATION OF REZONING: 921 Westlawn Drive, Texarkana, Texas 75501

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

LEGAL DESCRIPTION: on an approximate 2.408-acre tract of land (being Tract 10C), West Texarkana GDN

CASE NUMBER: S-805

DATE MAILED: January 21, 2025

Attachment: Hearing Notice and Application (4428 : S-805: SUP for double wide HUD code mnfctrd home 921 Westlawn)



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 25-000112

Case S-805

Date 1-14-25

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 10C Addition: West Texarkana GDN
(Or see attached legal description)

Location 921 Westlawn

Present Zoning Single Family - 2

Requested Specific Use Permit

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

Double wide HUD code manufactured home

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

Julietta Rosas
Attorney or Agent Signature

Printed Name: Julietta Rosas

1202 Pierre St.
Address

Texarkana Tx. 75501
City, State, Zip

903-701-7233
Home Phone & Cell Phone

Email Address

Maria G. Rodriguez.
Property Owner Signature

Printed Name: Maria G & Jose

Rodriguez Moya
Address

5301 E McKinney St #164
City, State, Zip Denton TX. 76208

903-701-7233
Home Phone & Cell Phone

julieta867@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 (4428 : S-805: SUP for double wide HUD code mnfrtd home 921 Westlawn)

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

GIFT DEED

CC COPY

THE STATE OF TEXAS

§
§
§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF BOWIE

THAT I, **ISAIAS ROSAS OLVERA**, owning, claiming and occupying other property as his homestead, with an address of 1001 Ele Street, Texarkana, TX 75501 (hereinafter referred to as "Grantor"), with full intention of conveying the property hereinafter described as a gift, with no reversionary interests whatsoever in favor of Grantor, have GIVEN, GRANTED, and CONVEYED, and by these presents do GIVE, GRANT, and CONVEY to **MARIA G. RODRIGUEZ and wife JOSE' RODRIGUEZ MOYA wife and husband** with an address of 5301 E McKinney Street # 164, Denton TX 76208 hereinafter referred to as "Grantees," the real property ("Property") described as follows:

All that certain tract or parcel of land being 0.905 acres in the THOMAS PRICE HRS., Abstract No. 466, and 1.503 acres in Lot 3 of the M. E. P. & P. Ry. Co. Survey, Abstract No. 435, Bowie County, Texas, and the subject tract of land being all of that certain tract of land lying South of the South right-of-way line of Westlawn Drive as conveyed to Cleo Roberson by Correction Deed recorded in Volume 387, Page 123 of the Deed Records of Bowie County, Texas, and the subject tract of land being more particularly described by metes and bounds as follows:

Beginning at a ¾" iron pin found for corner at the Southeast corner of said Roberson tract, the Point of Beginning being located on the West line of a certain called 2.649 acre tract of land as conveyed to Burks Construction Company, Inc. by Warranty Deed with Vendor's Lien recorded in Volume 5546, Page 131 of the Real Property Records of Bowie County, Texas, the Point of Beginning also being the most Easterly Northeast corner of that certain called 11.550 acre tract of land as conveyed to Ralph A. McDowell by Warranty Deed recorded in Volume 4226, Page 120 of the Real Property Records of Bowie County, Texas;

THENCE: S 87°54'36" W, 233.09 feet with the South line of said Roberson tract and a North line of said McDowell tract to a ½" iron pin set for corner at the Southwest corner of said Roberson tract;

THENCE: N 01°18'38" E, 408.82 feet with the West line of said Roberson tract, with the most Northerly East line of said McDowell tract and on with the East line of a certain tract of land as conveyed to Brenda Murray and Larry Murray by Warranty Deed recorded in Volume 4821, Page 96 of the Real Property Records of Bowie County, Texas, to a ½" iron pin set for corner on the South right-of-way line of Westlawn Drive, said corner being 35.00 feet at right angles from the centerline of same, said right-of-way line being a curve to the left having a radius of 2326.83 feet; THENCE: Northeasterly, with said curve and right-of-way line for a distance of 182.54 feet (chord

Gift Deed – Page/1

Attachment: Legal Description (4428 : S-805: SUP for double wide HUD code mnfctrd home 921 Westlawn)

S-805

is N 57°48'45" E, 182.49 feet), through a central angle of 04°29'41" to a ½" iron pin set for corner at the end of said curve;

THENCE: N 53°33'54" E, 70.22 feet with said South right-of-way line to a ½" iron pin set for corner on the East line of said Roberson tract, said corner also being the Northwest corner of said 2.649 acre tract;

THENCE: S 01°11'50" E, 537.25 feet with the East line of said Roberson tract and the West line of said 2.649 acre tract to the Point of Beginning and containing 2.408 acres of land, more or less.

Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty:

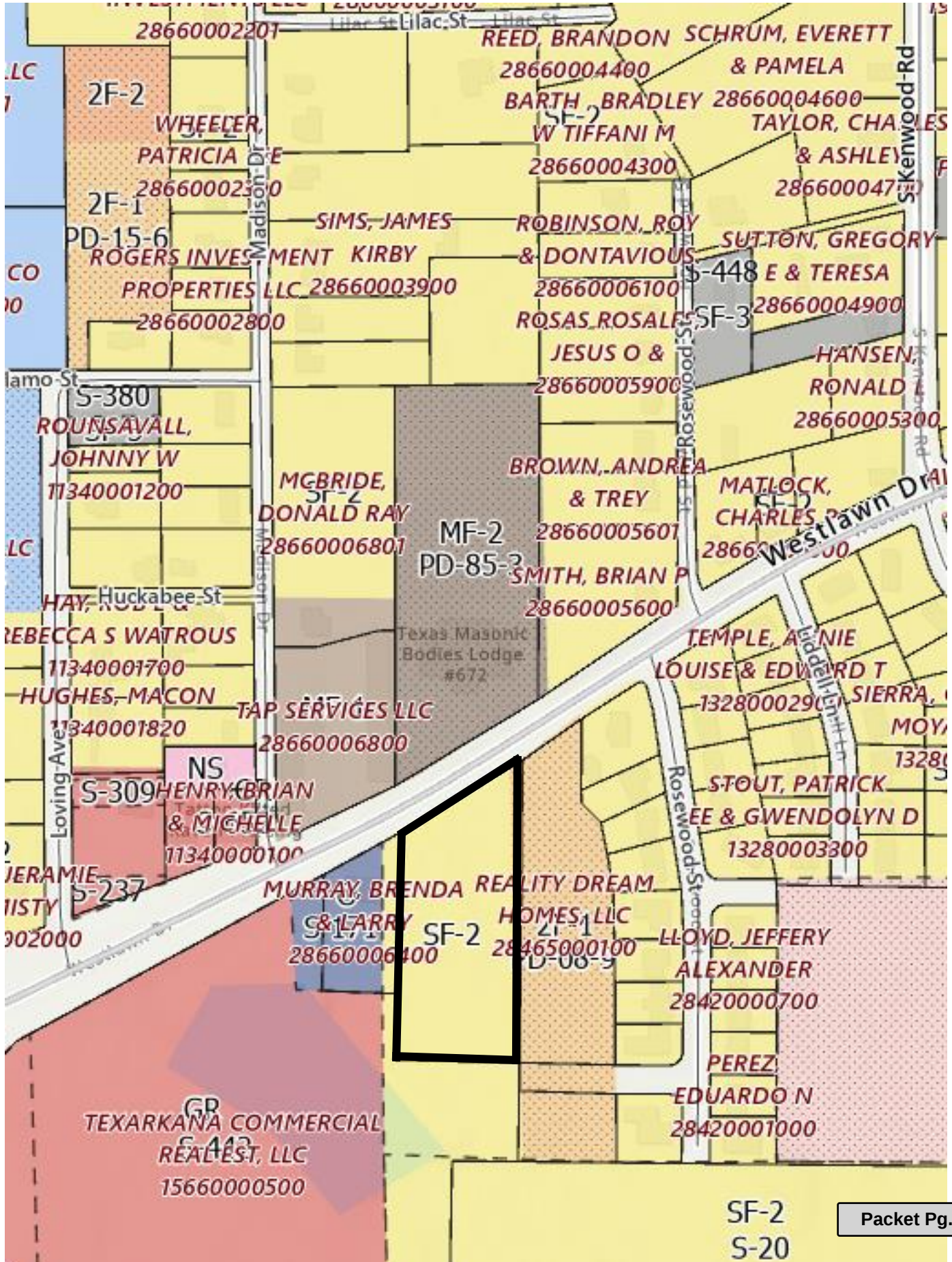
Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests, and water interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, and shortages in area or boundary lines; any encroachments or overlapping of improvements.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

TO HAVE AND TO HOLD the above-described Property, together with all the rights and appurtenances lawfully accompanying the Property, subject to the provisions stated above, to Grantee, Grantee's successors, and/or assigns forever; and Grantor does hereby bind Grantor, Grantor's heirs, executors, administrators, successors, and/or assigns to WARRANT AND FOREVER DEFEND all the said Property unto the said Grantee, Grantee's successors, and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof.

This document was prepared using documents provided by Grantor. Langdon ★Davis Law Offices has not conducted a Title Search on this property and does not warrant clear title.

921 Westlawn Drive



Attachment: Maps (4428 : S-805: SUP for double wide HUD code mnfrctd home 921 Westlawn)

921 Westlawn Drive



City of Texarkana, Texas

Summary Sheet

Version:

Update Date: 1/30/2025 7:18 AM

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

Subject: Consider Planning and Zoning Commission minutes from January 6, 2025.

Meeting Date: 2/3/2025

Attachments

- a. January 6 2025 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 Pending
02/03/2025 6:00 PM		

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 recommend approval of the 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:

February 3, 2025

CITY OF TEXARKANA
PLANNING & ZONING COMMISSION
MINUTES • JANUARY 6, 2025

Council Chambers	Regular Meeting	6:00 PM
-------------------------	------------------------	----------------

220 TEXAS BLVD.
TEXARKANA, TX 75501

I. CALL TO ORDER

Attendee Name	Title	Status	Arrived
Gene Joyce III	Chairperson	Absent	
Dianna Patterson Kinsey	Vice Chairperson	Present	
James Larkins	Commissioner	Present	
Wanda Northam	Commissioner	Present	
Casey Boyette	Commissioner	Absent	
Brad Bailey	Commissioner	Present	
Lee Kernek	Commissioner	Present	
Ross Sarine	Alternate Commissioner	Absent	
Kory Crews	Alternate Commissioner	Present	

II. AGENDA ITEMS

1. Consider re-approval of final and preliminary plat for the Silver Oaks 4th Addition, located at or near the intersection of Sterling Drive and Ann Circle. Salt Jr Irrevocable Trust, owner, and Jeffrey Wood, MTG Engineers and Surveyors, agent.

Vance Lyles with MTG Engineers and Surveyors was present to answer any questions.

Unanimously recommended for approval with contingencies.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Lee Kernek, Commissioner
SECONDER:	James Larkins, Commissioner
AYES:	Larkins, Northam, Bailey, Kernek, Crews
ABSENT:	Joyce III, Boyette, Sarine
EXCUSED:	Kinsey

2. Consider approval to Vacate Lots 1 and 2, Block 4, Lot 1, Block 6, of the Revised Silver Oaks Addition and Lot 1, Block 3, Silver Oaks Third Addition, located near Sterling Drive and Brandon Drive. Salt Jr. Irrevocable Trust, owner, and Jeffrey Wood, MTG Engineers and Surveyors, agent.

Attachment: January 6 2025 P&Z Minutes (4429 : Consider P&Z minutes from January 6, 2025)

Vance Lyles with MTG Engineers and Surveyors present to answer questions.

Unanimously recommended for approval.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Brad Bailey, Commissioner
SECONDER:	Wanda Northam, Commissioner
AYES:	Larkins, Northam, Bailey, Kernek, Crews
ABSENT:	Joyce III, Boyette, Sarine
EXCUSED:	Kinsey

3. Consider approval of the replat of Lots 13 to 15, Block 3, Wrihtridge Addition, located at the intersection of Lionel Avenue and University Avenue. 2B Builders, owner, and Jeffrey Wood, agent.

Vance Lyles with MTG Engineers and Surveyors was present to answer any questions. They are combining 3 separate lots into 1 lot.

Unanimously recommended for approval.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Lee Kernek, Commissioner
SECONDER:	Brad Bailey, Commissioner
AYES:	Larkins, Northam, Bailey, Kernek, Crews
ABSENT:	Joyce III, Boyette, Sarine
EXCUSED:	Kinsey

4. Consider approval of the Shilling Hills Subdivision, located on Shilling Road. 5 Talent Properties, LLC, owner, and Jeffrey Wood, MTG Engineers and Surveyors, agent.

Vance Lyles with MTG Engineers and Surveyors present to answer any questions.

Unanimously recommended for approval.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Wanda Northam, Commissioner
SECONDER:	Kory Crews, Alternate Commissioner
AYES:	Larkins, Northam, Bailey, Kernek, Crews
ABSENT:	Joyce III, Boyette, Sarine
EXCUSED:	Kinsey

5. S-801: Specific Use Permit to allow the one additional use of tattooing on Lots 18, 19, W1/2 of 20, Block 4, T. B. Moores Addition, located at 911 New Boston Road. Hunter McCarver, owner.

Hunter McCarver appeared and stated that he would be doing tattooing by appointment.

Unanimously recommended for approval with stipulations.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	James Larkins, Commissioner
SECONDER:	Kory Crews, Alternate Commissioner
AYES:	Larkins, Northam, Bailey, Kernek, Crews
ABSENT:	Joyce III, Boyette, Sarine
EXCUSED:	Kinsey

6. S-802: Specific Use Permit to allow one additional use of tattooing on Lots 34-326, Block 22, R.S. Bearden Boulevard Addition, located at 2415 Texas Boulevard. Curt Green, owner, and Kiana Stevens, agent.

Kiana Stevens appeared and stated that a tattoo artist would be doing tattoos in her boutique.

Unanimously recommended with stipulations.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Wanda Northam, Commissioner
SECONDER:	Lee Kernek, Commissioner
AYES:	Larkins, Northam, Bailey, Kernek, Crews
ABSENT:	Joyce III, Boyette, Sarine
EXCUSED:	Kinsey

7. Z-25-01: rezoning Lots 16-18, Block 8, Red Cut Heights Addition, located at 2501 Neff Street from Single Family-2 to Single Family-3. Kimberly Burns, owner.

Kimberly Burns appeared and stated that she wanted to place a double wide HUD code manufactured home on the property.

Unanimously recommended for approval.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Wanda Northam, Commissioner
SECONDER:	Kory Crews, Alternate Commissioner
AYES:	Larkins, Northam, Bailey, Kernek, Crews
ABSENT:	Joyce III, Boyette, Sarine
EXCUSED:	Kinsey

8. S-803: Specific Use Permit to allow the location of a double wide HUD code manufactured home on Lots 16-18, Block 8, Red Cut Heights Addition, located at 2501 Neff Street. Kimberly Burns, owner.

Kimberly Burns stated she needs a permit to place a double wide at this location.

Unanimously recommended for approval with stipulations.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Lee Kernek, Commissioner
SECONDER:	Brad Bailey, Commissioner
AYES:	Larkins, Northam, Bailey, Kernek, Crews
ABSENT:	Joyce III, Boyette, Sarine
EXCUSED:	Kinsey

9. S-804: Specific Use Permit to allow the location of a single wide HUD code Manufactured home on an approximate 0.87-acre tract of land being (Tract 35), MEP&P RWY CO HRS, A434, located at 1002 Hatton Street. Georgia Trotter, owner, and Carl Preston, agent.

Carl Preston appeared and stated that this property belongs to his mother and that he is helping her with placing a single wide on this property. He advised that the property is already zoned Single Family-3.

Unanimously recommended for approval with stipulations.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Lee Kernek, Commissioner
SECONDER:	Kory Crews, Alternate Commissioner
AYES:	Larkins, Northam, Bailey, Kernek, Crews
ABSENT:	Joyce III, Boyette, Sarine
EXCUSED:	Kinsey

10. Z-24-13: rezoning on Lot 1, Moores Lane Business Park, located at 1521 Moores Lane from Agriculture/Commercial to Single Family-1/Commercial. Emanuel Sanchez, owner and Jeffrey Wood, MTG Engineers and Surveyors, agent.

Motion to untable item was made by Lee Kernek and seconded y Wanda Northam.

Unanimously recommended approval.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Lee Kernek, Commissioner
SECONDER:	Wanda Northam, Commissioner
AYES:	Larkins, Northam, Bailey, Kernek, Crews
ABSENT:	Joyce III, Boyette, Sarine
EXCUSED:	Kinsey

III. STAFF UPDATES

IV. CONSIDER APPROVAL OF MINUTES

1. Consider the December 2, 2024 Planning and Zoning Commission meeting minutes.

Minutes were unanimously recommended for approval.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	James Larkins, Commissioner
SECONDER:	Kory Crews, Alternate Commissioner
AYES:	Larkins, Northam, Bailey, Kernek, Crews
ABSENT:	Joyce III, Boyette, Sarine
EXCUSED:	Kinsey

V. ADJOURNMENT