



CITY OF TEXARKANA
PLANNING & ZONING COMMISSION
AGENDA • FEBRUARY 7, 2022

City Hall	Regular Meeting	6:00 PM
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220 TEXAS BLVD
 TEXARKANA, TX 75501

Chairperson	Commissioner	Commissioner
Gene Joyce III	James Larkins	George Merrill
Vice Chairperson	Commissioner	Alternate Commissioner
Dianna Patterson Kinsey	Wanda Northam	Mitch Alexander
Commissioner	Commissioner	Alternate Commissioner
Tom Coleman	Casey Boyette	Brad Bailey

I. CALL TO ORDER

II. AGENDA ITEMS

1. Consider approval of the final and preliminary plat for the Cooks Lane Addition, an approximate 1.98-acre tract of land in the M. E. P. & P. Survey, Abstract 428, located off Cooks Lane near the intersection of Wyatt Lane and Wood Ridge Drive.
 2. Consider approval of replat of part of Blocks 1, and 2, Amended Shilling South Addition, an approximate 0.766-acre tract of land, located near the intersection of Shilling Road and Shadow Brooke Street.
 3. Consider approval of Replat of part of Blocks 1, 2, and 3, Revised Shilling South 2nd Addition located off Shilling Road and near Bringle Ridge and Gunstock Road.
 4. Z-22-01: a 2.89 acre-tract of land (being Tract 32), in the W. H. Ector HRS, A-695, Hoskins & Smelser TR 4, located at 1406 Richmond Road from Single Family-2 to Multiple Family-2. Ricky Falcon, Dreams R Us Properties TASC, owner.
-

5. Amendment to PD-02-13 (GR) for site plan approval on Lots 9, 10, and 11, Block 6, Richmond Development Fifth Subdivision, located in the 3400 block Brooke Place. Brad Meador with 2B Builders, owner.
6. Consider approval of the updates to the Comprehensive Plan Implementation for 2022.

III. STAFF UPDATES

IV. CONSIDER APPROVAL OF MINUTES

1. Consider approval of the Planning and Zoning Commission meeting minutes from January 4, 2022.

V. ADJOURNMENT

VI. P&Z AGENDA ITEMS

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: 2/2/2022 1:15 PM

Lead Department: Planning & Zoning Commission **Action Officer:** Laura Puckett, Administrative Coordinator
Subject: Consider approval of the final and preliminary plat for the Cooks Lane Addition, an approximate 1.98-acre tract of land in the M. E. P. & P. Survey, Abstract 428, located off Cooks Lane near the intersection of Wyatt Lane and Wood Ridge Drive.

Meeting Date: 2/7/2022**Attachments**

- a. P&ZMemo-PlatReview-CooksLaneAddition-February2022 (PDF)

Staff Coordination

Building Code Administration 02/02/2022 3:22 PM	Mashell Daniel	Reviewer	Completed
Planning & Zoning Commission 02/07/2022 6:00 PM	Laura Puckett	Meeting	Pending

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Texarkana Development, LLC owners and Jeffrey Wood, MTG Engineers and Surveyors, agent to consider approval of the final of preliminary plat for Cooks Lane Addition. The purpose of this plat is to subdivide a 1.98-acre tract of land into 6 Single Family-2 lots. This property is located off Cooks Lane near the intersection of Wyatt Lane and Wood Ridge Drive.

Potential Options:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

City of Texarkana, Texas

Staff recommends for approval of this request pending any staff and utility changes mentioned in attachment and pending staff approval of construction plans.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

February 7, 2022

MEMORANDUM

To: Planning and Zoning Commission

From: Dusty Henslee, P.E., CFM
Director of Public Works, Texarkana, Texas



Date: February 2, 2022

Subject: **Consider approval of final and preliminary plat for the Cooks Lane Addition**

This is a request by Texarkana Development, LLC owners and Jeffrey Wood, MTG Engineers and Surveyors, agent to consider approval of the final of preliminary plat for Cooks Lane Addition. The purpose of this plat is to subdivide a 1.98 acre tract of land into 6 SF-2 lots. This property is located off Cooks Lane near the intersection of Wyatt Lane and Wood Ridge Drive.

Comments are as follows:

1. TxDOT – No Issues
2. CenterPoint Energy – No Issues
3. Sparklight – No issues
4. Windstream - No response
5. Electric Companies
 - a. AEP – SWEPCO has no facilities on the proposed six lots. The existing power lines in the proposed 10' utility easement belong to Southwest REA electric Co-Op. SWEPCO's facilities are overhead near the north side of the property and underground near the east side of the property. Prior to construction SWEPCO would appreciate an advanced notice from the owner allowing us to plan for future electric services.
 - b. Bowie Cass – No issues
 - c. REA – No response
6. TWU - **See attached memo**
7. PW/Planning Departments
 - a. Tax certificate of the property for recording purposes from BCAD must be provided showing all taxes have been paid for entire property in order to be recorded at the County Courthouse (Texas State Legislature amendment 12.002 of the Texas Property Code)
 - b. Paper copy and electronic copy via email submitted to Public Works office after recording
 - c. **Remove existing utilities from final plat**

Attachment: P&ZMemo-PlatReview-CooksLaneAddition-February2022 (3631 : Consider Approval of Plat Cooks Lane Addition)

8. Fire Department – No response

Staff recommends approval of the final and preliminary plat pending any staff and utility changes mentioned above, and pending staff approval of construction plans. Once the final plat is approved, it must be recorded within 121 days or the approval is void.



Texarkana Water Utilities

801 Wood Street, P.O. Box 2008, Texarkana, Texas 75504

(903) 798-3800 Phone
711 TTY
(903) 791-0724 Fax

MEMORANDUM

To: Dusty Henslee, P.E., CFM, CSI, Director of Public Works, City of Texarkana, Texas

From: Gary L. Smith, P.E., Interim Executive Director, TWU

Date: January 20, 2022

Re: **Preliminary and Final Plat Approval Cooks Lane Addition**

The Utility staff has reviewed the above referenced replat and has the following comments:

1. There is an existing eight-inch (8") water main on the east side of Cooks Lane.
2. This site is not served by sanitary sewer. It will be the developer's responsibility to provide sewer service to this site.
3. The Utility reserves the right to request additional utility easements upon review of the plans.
4. The size and location of the existing water and sanitary sewer mains have not been field verified. The developer's representative shall field verify the size and location of the existing utilities before designing or constructing extensions of the system

If you should have any questions or require further information, please do not hesitate to contact me. Thank you.

cc: Kenny Icenhower, P.E., Design Engineer, TWU
Bill Moss, GIS Technician, TWU
Teresa Akard, Engineering Technician II, TWU

Attachment: P&ZMemo-PlatReview-CooksLaneAddition-February2022 (3631 : Consider Approval of Plat Cooks Lane Addition)



CITY OF

TEXARKANA
TEXAS

2.1.a

P.O. Box 1967
Texarkana, TX 75504
Phone (903) 798-3900**Application for Subdivision Plat Approval****Type:**☒ Preliminary ☒ Final ☐ Replat ☐ Minor ☐ Amended ☐ VacationPurpose of Plat: To Subdivide property into 6 Lots**Plat Title:** Cooks Lane Addition**Current Legal Description:** 1.98 acres in the M. E. P. & P. Survey, Abstract 428**Total Acreage:** 1.738 acres **Number of Lots:** 6 **Zoning:** SF-2**Owner/Developer Information:**Name: Texarkana Development, LLCAddress: 4306 Idalou Drive, Texarkana TX 75503

Phone: () _____ Fax: () _____ Work E-mail: _____

Surveyor/Engineer Information:Name: Jeffrey Wood - MTG Engineers & SurveyorsAddress: 5930 Summerhill Road, Texarkana TX 75503Phone: 903 838-8533 Fax: () _____ Work E-mail: jwood@mtgengineers.com**Applicant/Agent Information:**Name: Jeffrey Wood - MTG Engineers & SurveyorsAddress: 5930 Summerhill Road, Texarkana TX 75503Phone: 903 838-8533 Fax: () _____ Work E-mail: jwood@mtgengineers.com**Required Documents:**

- ☐ 1 Electronic Copy of Plat
- ☐ 1 Fullsize Copy of Plat (24"x36")
- ☐ 1 Halfsize Copy of Plat (11"x17")
- ☐ Most Current Recorded Subdivision Plat for Replat or Amendment

Owners/Applicant Certification

A plat application will not be considered filed pursuant to Section 212.009 of the Texas Local Government Code until all required documents and fees have been submitted and all of the terms and conditions of the City of Texarkana Subdivision Ordinance, including all necessary studies, plans, and supporting information are accepted and approved. All necessary plat checklists and fees must also be turned in with this application.

I certify that the information on this form and the attached plats is true and accurate to the best of my/our knowledge and that all necessary documents have been submitted for approval, and all terms and conditions of the City of Texarkana, Texas Subdivision Ordinance have been met. I understand that the City may reject this application if any information that is submitted is incomplete.

Jeffrey Wood

Applicant's Printed Name

Applicant's Signature

1/19/22

Date

Application Fee: _____

Received by: _____

Revised

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Attachment: P&Z Memo-Plat Review-Cooks Lane Addition-February 2022 (3631 : Consider Approval of Plat Cooks Lane Addition)



CITY OF TEXARKANA TEXAS

P.O. Box 1967
Texarkana, TX 75504
Phone (903) 798-3900

PRELIMINARY PLAT CHECKLIST	
GENERAL INFORMATION / PROJECT DESCRIPTION	
Date, written and graphic scale (100 scale or smaller) and north arrow	☒
Location Map for proposed development	☒
Name and address of (if applicable):	☒
1. Developer	
2. Record Property Owner or Owners	
3. Planners	
4. Engineer	
5. Surveyor	
BOUNDARIES, ACREAGE, AND USES	
Names or designations of all adjoining subdivisions or properties	☒
Any city or extraterritorial lines traversing or on the boundary of the development	☒
Outline of proposed tract (shall stand out compared to other boundary lines)	☒
Total Acreage in development	☒
Existing and Proposed Land Uses and Acreage	☒
Existing and Proposed Zoning	☒
EXISTING FEATURES	
Streets, roads, alleys	☒
Utilities	☒
1. Water	
2. Sewer	
3. Gas	
4. Electric	
5. Cable, Phone, Etc.	
Survey Information	☒
1. Lot Information	
2. Easements	
3. Building Lines	
4. Street Names	
5. Setbacks	
Parks	☒
Drainage Facilities	☒
1. Watercourses (rivers, creeks, ravines, channels, etc.)	
2. Bridges	
3. Culverts	
4. Underground drainage systems	
5. Ponds (Retention/Detention)	
6. FEMA Flood Zones	
Contour Lines (not greater than 3' intervals)	☒

Attachment: P&Z Memo-Plat Review-Cooks Lane Addition-February 2022 (3631 : Consider Approval of Plat Cooks Lane Addition)

P.O. Box 1967
Texarkana, TX 75504
Phone (903) 798-3900

Attachment: P&ZMemo-PlatReview-CooksLaneAddition-February2022 (3631 : Consider Approval of Plat Cooks Lane Addition)



CITY OF TEXARKANA TEXAS

P.O. Box 1967
Texarkana, TX 75504
Phone (903) 798-3900

FINAL PLAT CHECKLIST

GENERAL INFORMATION / PROJECT DESCRIPTION

Date, written and graphic scale (100 scale or smaller) and north arrow	☒
Location Map for proposed development	☒
Title and Name of Subdivision	☒
Legal Description and identification of tract being subdivided or resubdivided	☒

1. Legal description shall be referenced to a corner of an original headright survey

SPECIFIC PLAT INFORMATION

Names or designations of all adjoining subdivisions or properties	☒
Adjacent dedicated streets, alleys, and easements	☒
Outline of proposed tract (shall stand out compared to other boundary lines)	☒
Location and designation of all streets, alleys, and other areas with dimensions that are intended for public use	☒
All block, lot and street boundary lines	☒

1. Blocks and lots shall be numbered

2. Building lines and easements are shown

a. Commercial (15')

b. Residential (25')

c. In PUR, building line is not less than 15'

100 Year FEMA Flood Zones	☒
Finish Floor Elevations (lots adjacent to flood zones and drainage facilities)	☒
Shown all necessary dimensions	☒
Supplemental Survey Reference Markers	☒
Certificate of ownership	☒
Certificate of surveyor	☒
Certificate of approval by planning and zoning commission	☒

CERTIFICATION STATEMENT

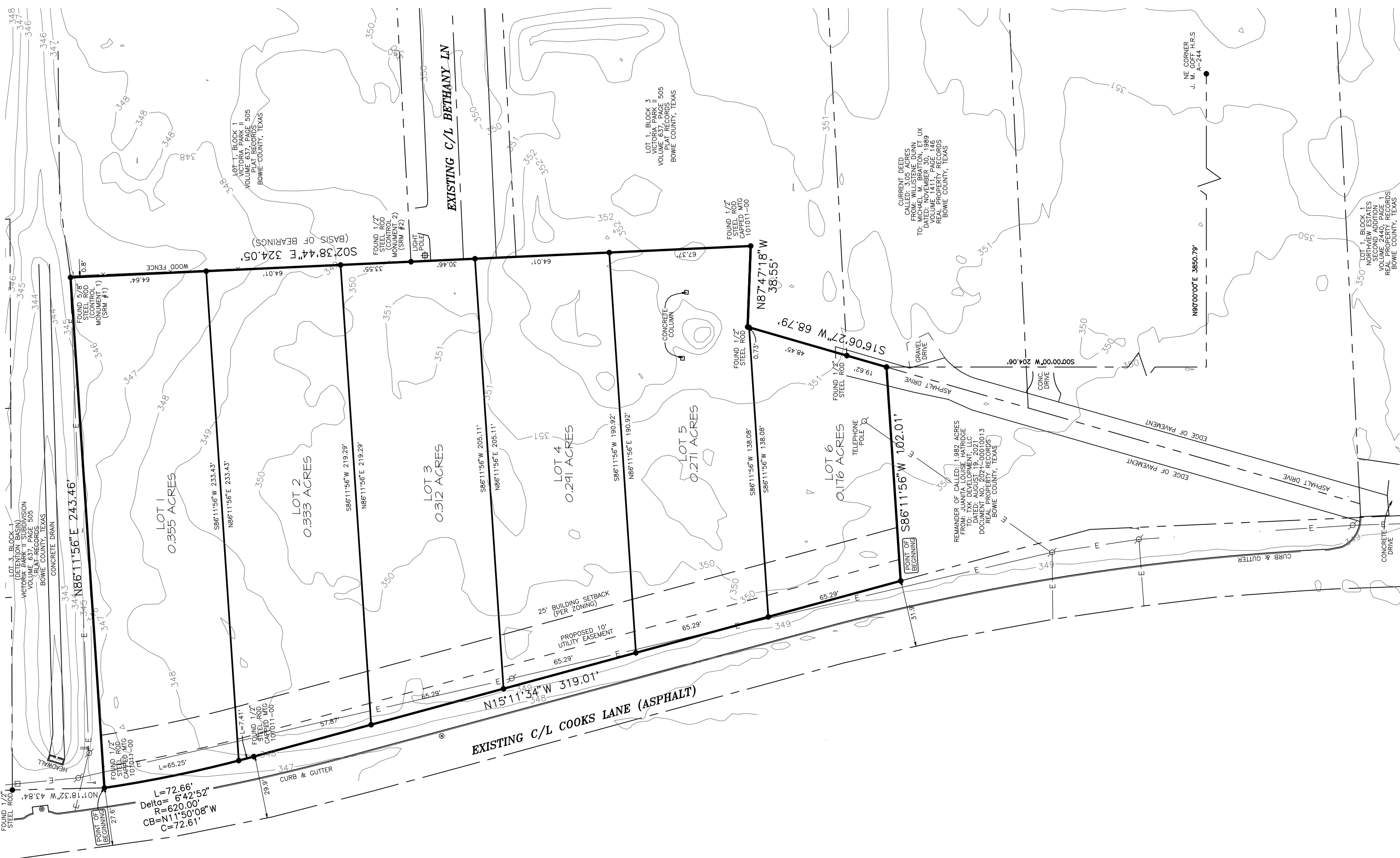
I have reviewed the checklist and submittals for completeness and accuracy. I understand this plat will not be reviewed until all information is included.

Jeffrey Wood 1/19/22
Signature Date

Jeffrey Wood

Printed Name

Attachment: P&Z Memo-Plat Review-Cooks Lane Addition-February 2022 (3631 : Consider Approval of Plat Cooks Lane Addition)



CERTIFICATE OF DEDICATION BY OWNER

Now, TXK Development, LLC, being the Owner of a tract of land as shown on the attached map or plat have caused the same to be surveyed, platted and subdivided as shown, and which subdivision shall hereafter be known as Cooks Lane Addition, a subdivision of a part of the M. E. P. & P. Railway Company Survey, Abstract 428, Bowie County, Texas, and by these presents. We hereby dedicate to the public in fee simple, the streets and drainage easements as shown on this plat, and by this instrument, We hereby dedicate the easements shown on this plat for drainage purposes.

TXK Development, LLC, Owner
Nathan Ryder

STATE OF TEXAS
COUNTY OF BOWIE

Before me, the undersigned authority, in and for said County and State, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and in consideration therein expressed, and in the capacity therein stated. GIVEN UNDER MY HAND AND SEAL this _____ day of _____, 2021.

Notary Public _____
State of Texas

Commission Expires: _____

CERTIFICATE OF APPROVAL BY PLANNING COMMISSION

_____ day of _____, 2021.

Planning Commission Approval Expires on _____

Chairman _____

Secretary _____

CERTIFICATE OF ENGINEER OR SURVEYOR

Jeffrey A. Wood, do hereby certify that I am a Registered Professional Land Surveyor in the State of Texas and that subdivision plat attached hereto correctly reflects the results of a survey made by me on the ground January 19, 2021, that the corner monuments are in place at points on the boundaries shown, that there are no visible encroachments (other than shown on the map) or discrepancies, and that the subdivision shall be known as Cooke Lane Addition, a subdivision of a part of the [redacted] and P. Railway Company Survey, Abstract 428, Bowie County, Texas.



Jeffrey A. Wood
Registered Professional Land Surveyor
No. 6220, State of Texas
Firm Certificate No. 101011-00
Date: January 19, 2022

NOTE: In providing this boundary survey, no attempt has been made to obtain or show data concerning the existence, size, depth, condition, capacity or location of any utility existing on the site, whether private, municipal or public owned. Subsurface and environmental conditions were not surveyed or examined or statement is made concerning the existence of underground or overhead conditions, containers or facilities that may affect the use or development of this property. Easement research was not done for this property by the surveyor, nor was a current title policy provided prior to this survey.

**COOKS LANE ADDITION
PRELIMINARY PLAT**

1.738 ACRES IN THE
M. E. P. & P. RAILWAY COMPANY SURVEY,
ABSTRACT 428,
BOWIE COUNTY, TEXAS

South 02 degrees 38 minutes 44 seconds East. The combined scale factor to go from Surface to Grid is 0.999880014398. The following control monuments were used to establish the basis of bearings:

CONTROL MONUMENT/SRM #1	CONTROL MONUMENT/SRM #2
N=7249859.6688	N=7249897.6317
E=3315653.7317	E=3315661.2190

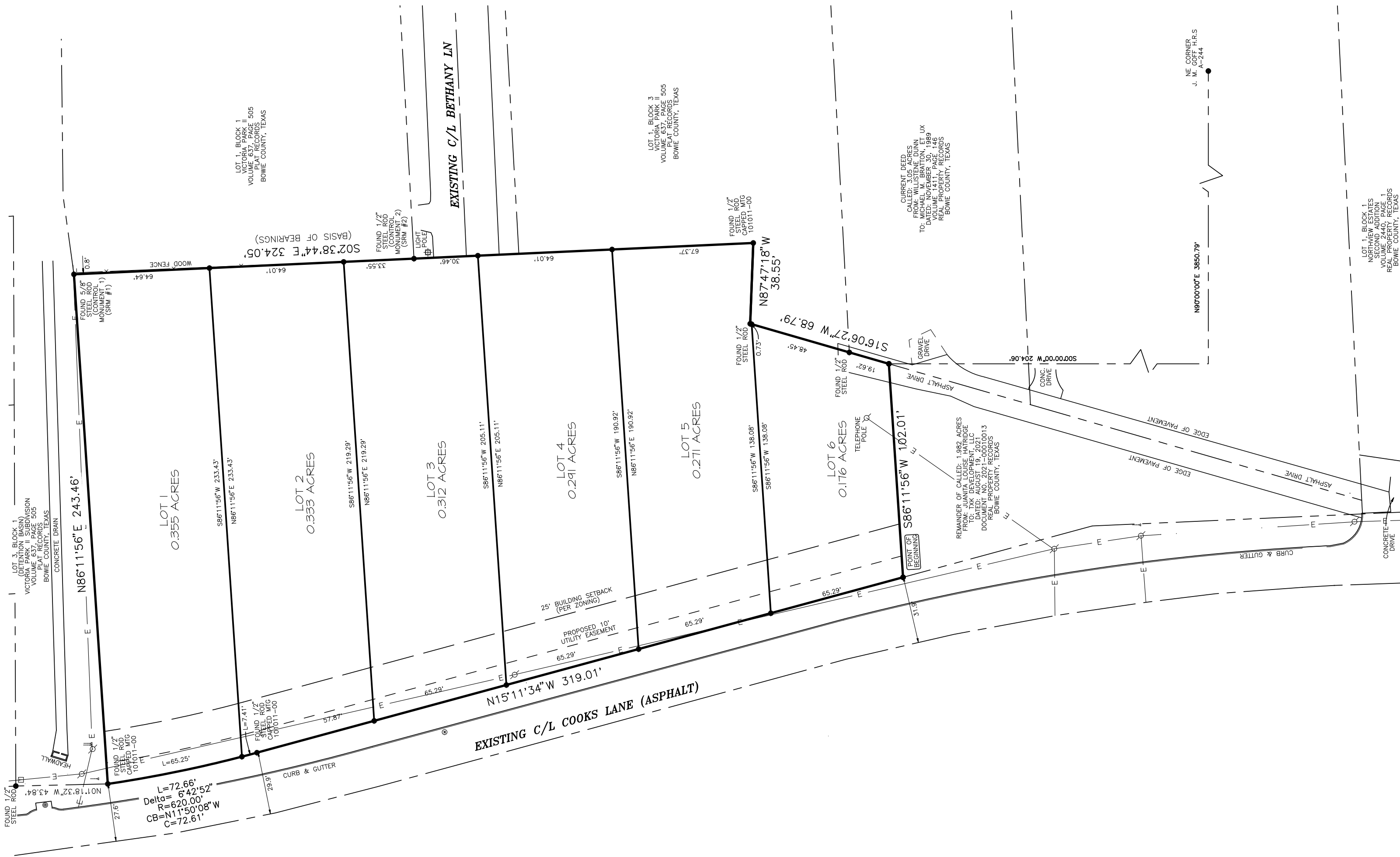


MTG
engineers & surveyors

5930 SUMMERHILL RD.
TEXARKANA TEXAS 75503
P 903.838.8533 | F 903.832.4700
www.mtgengineers.com

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C:\2022 Projects\202015 Cooks Lane Addition\Cooks

City of Texarkana, Texas

Summary Sheet

Version:

Update Date: 2/2/2022 1:15 PM

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

Subject: Consider approval of replat of part of Blocks 1, and 2, Amended Shilling South Addition, an approximate 0.766-acre tract of land, located near the intersection of Shilling Road and Shadow Brooke Street.

Meeting Date: 2/7/2022

Attachments

- a. P&ZMemo-ReplatPartBlk1and2-AmendedShillingSouth-Feb2022 (PDF)

Staff Coordination

Building Code Administration 02/02/2022 3:22 PM	Mashell Daniel	Reviewer	Completed
Planning & Zoning Commission 02/07/2022 6:00 PM	Laura Puckett	Meeting	Pending

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by the City of Texarkana, Texas, owner, and Jeffrey Wood, MTG Engineers and Surveyors, agent, to consider approval of the Replat of Part of Blocks 1, and 2, Amended Shilling South Addition. The purpose of this plat is to dedicate Right-Of-Way for future widening of Shilling Lane, and replat Lot 24, Block 2 and Lot 30, Block 1 into developable lots.

Potential Options:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends approval of the final plat pending any staff and utility changes mentioned in the attachments.

City of Texarkana, Texas**Advisory Board/Committee Review:**

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

February 7, 2022

MEMORANDUM

To: Planning and Zoning Commission

From: Dusty Henslee, P.E., CFM
 Director of Public Works, Texarkana, Texas 

Date: February 2, 2022

Subject: **Consider approval of Replat of part of Blocks 1 and 2 Amended Shilling South Addition**

This is a request by City of Texarkana, owner, and Jeffrey Wood, MTG Engineers and Surveyors, agent to consider approval of the **Replat of part of Blocks 1 and 2 Amended Shilling South Addition**. The purpose of this plat is to dedicate ROW for future widening of Shilling Lane, and replat Lot 24, Block 2 and Lot 30, Block 1 into developable lots.

Comments are as follows:

1. TxDOT – No Issues
 2. CenterPoint Energy – No Issues
 3. Sparklight – No response
 4. Windstream - No response
 5. Electric Companies
 - a. AEP – Not in service area
 - b. Bowie Cass – Not in service area
 - c. REA – **No response**
 6. TWU - **See attached memo**
 7. PW/Planning Departments
 - a. Tax certificate of the property for recording purposes from BCAD must be provided showing all taxes have been paid for entire property in order to be recorded at the County Courthouse (Texas State Legislature amendment 12.002 of the Texas Property Code)
 - b. Mylar copy and electronic copy via email submitted to Public Works office after recording
 8. Fire Department – No response
- Staff recommends approval of the final plat pending any staff and utility changes mentioned above. Once the final plat is approved, it must be recorded within 121 days after approval by the Commission or the approval is void.



Texarkana Water Utilities

801 Wood Street, P.O. Box 2008, Texarkana, Texas 75504

(903) 798-3800 Phone
711 TTY
(903) 791-0724 Fax

MEMORANDUM

To: Dusty Henslee, P.E., CFM, CSI, Director of Public Works, City of Texarkana, Texas

From: Gary L. Smith, P.E., Interim Executive Director, TWU

Date: January 20, 2022

Re: **Replat of Part of Blocks 1 & 2, Amended Shilling South**

The Utility staff has reviewed the above referenced replat and has the following comments:

1. There is an existing eight-inch (8") water main on the south side of Shilling Road and an existing eight-inch (8") water main on the west side of Shadow Brooke Street.
2. There is an existing eight-inch (8") sanitary sewer main beginning in the southwest quadrant of Lot 1, Block 2 and running south, parallel with the east right-of-way line of Shadow Brooke Street. There is also an existing eight-inch (8") sanitary sewer main beginning in the northwest quadrant of Lot 1, Block 1 and running west parallel with the north boundary line of Lot 1, Block 1.
3. The Utility reserves the right to request additional utility easements upon review of the plans.
4. The size and location of the existing water and sanitary sewer mains have not been field verified. The developer's representative shall field verify the size and location of the existing utilities before designing or constructing extensions of the system

If you should have any questions or require further information, please do not hesitate to contact me. Thank you.

cc: Kenny Icenhower, P.E., Design Engineer, TWU
Bill Moss, GIS Technician, TWU
Teresa Akard, Engineering Technician II, TWU



CITY OF

TEXARKANA
TEXAS

2.2.a

P.O. Box 1967
Texarkana, TX 75504
Phone (903) 798-3900

Application for Subdivision Plat Approval

Type:

☐ Preliminary ☐ Final ☒ Replat ☐ Minor ☐ Amended ☐ Vacation

Purpose of Plat: Replat a part of Blocks 1, 2, and 3 of "Amended" Shilling South

Plat Title: Replat of part of Blocks 1, and 2, "Amended" Shilling South

Current Legal Description: Lot 1, Block 1, Lots 1 Block 2 "Amended" Shilling South

Total Acreage: 0.766 acres **Number of Lots:** 2 **Zoning:** UPDD

Owner/Developer Information:

Name: City of Texarkana, Texas

Address: 220 Texas Blvd, Texarkana TX 75501

Phone: () Fax: () Work E-mail:

Surveyor/Engineer Information:

Name: Jeffrey Wood - MTG Engineers & Surveyors

Address: 5930 Summerhill Road, Texarkana, TX 75503

Phone: (903) 838-8533 Fax: () Work E-mail: jwood@mtgengineers.com

Applicant/Agent Information:

Name: Jeffrey Wood - MTG Engineers & Surveyors

Address: 5930 Summerhill Road, Texarkana, TX 75503

Phone: (903) 838-8533 Fax: () Work E-mail: jwood@mtgengineers.com

Required Documents:

- ☐ 1 Electronic Copy of Plat
- ☐ 1 Fullsize Copy of Plat (24"x36")
- ☐ 1 Halfsize Copy of Plat (11"x17")
- ☐ Most Current Recorded Subdivision Plat for Replat or Amendment

Owners/Applicant Certification

A plat application will not be considered filed pursuant to Section 212.009 of the Texas Local Government Code until all required documents and fees have been submitted and all of the terms and conditions of the City of Texarkana Subdivision Ordinance, including all necessary studies, plans, and supporting information are accepted and approved. All necessary plat checklists and fees must also be turned in with this application.

I certify that the information on this form and the attached plats is true and accurate to the best of my/our knowledge and that all necessary documents have been submitted for approval, and all terms and conditions of the City of Texarkana, Texas Subdivision Ordinance have been met. I understand that the City may reject this application if any information that is submitted is incomplete.

Jeffrey Wood

Applicant's Printed Name

Applicant's Signature

1/19/22

Date

Application Fee:

Received by:

Revised

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Attachment: P&Z Memo-Replat Part Blk 1 and 2-Amended Shilling South-Feb 2022 (3632 : Consider Approval of Replat Amended Shilling South)

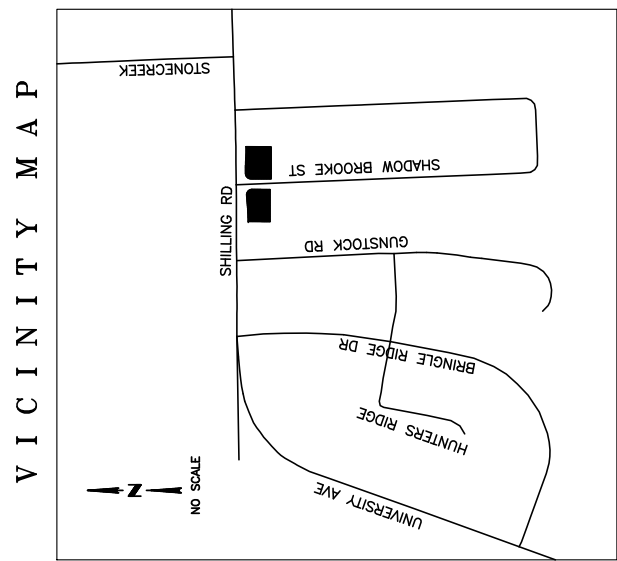
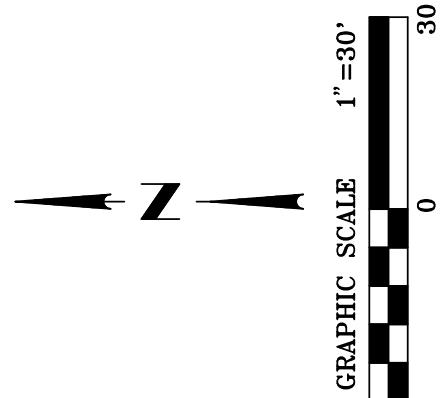
GENERAL INFORMATION / PROJECT DESCRIPTION

1. Legal description shall be referenced to a previous recorded subdivision

c. In PUR, building line is not less than 15'

Printed Name

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PROPERTY DESCRIPTION

ALL OF LOT NO. 30, BLOCK NO. 1 AND LOT NO. 24, BLOCK NO. 2 OF "AMENED" SHILLING SOUTH FINAL PLAT, A SUBDIVISION OF A PART OF THE J. W. FORT HEADRIGHT SURVEY, ABSTRACT 218 BOWIE COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 3589, PAGE 103 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS.

NOTES:
ALL MONUMENTS ARE SET 1/2" STEEL RODS CAPPED MTG 101011-00 UNLESS OTHERWISE INDICATED.
BEARINGS ARE BASED ON THE PLAT OF "AMENDED" SHILLING SOUTH FINAL PLAT, ACCORDING TO THE PLAT RECORDED IN VOLUME 3589, PAGE 103 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS.

FLOOD STATEMENT:
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP. COMMUNITY PANEL NO. 48037C0358E, WHICH BEARS AN EFFECTIVE DATE OF DECEMBER 21, 2017, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. AN ATTEMPT WAS MADE TO OBTAIN A FLOOD MAP TO VERIFY THIS DETERMINATION OR APPLY FOR VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY ZONE "X". "X" DENOTES AREAS OUTSIDE OF THE 500 YEAR FLOOD ZONE.

LUNE	LONG. 1°	DELTA	RADIUS	CHD. BEAR.	CHD. ANG.
C1	68.49°	3°46'23"	1040.00'	N87.34°18'E	68.48°
C2	40.24°	92°13'43"	25.00'	S46°12'02"E	36.04°
C3	36.35°	87°53'07"	25.00'	N44°13'54"E	34.70°
C4	52.28°	3°07'13"	980.00'	S89.03°32"E	52.27°
C5	37.86°	86°45'54"	25.00'	S44°00°19"E	34.34°
C6	40.02°	91°43'01"	25.00'	N47°03°30"E	35.88°

NOTE: In providing this boundary survey, no attempt has been made to obtain or show data concerning the existence, size, depth, condition, capacity or location of any utility existing on the site, whether private, municipal or public owned. Subsurface and environmental conditions were not surveyed or examined or facilities that made concerning the existence of underground or overhead conditions, containers or facilities that may affect the use or development of this property. Easement research was not done for this property by the surveyor, nor was a current title policy provided prior to this survey.

Survey	Reference Marker Table	
	Northing	Easting
SRM #1	7256820.2991	3312827.3681
SRM #2	7256820.2991	3312977.3697
SRM #3	72566815.4097	3313027.3478

CERTIFICATE OF DEDICATION BY OWNER

The City of Texarkana, Texas, being the Owner of a tract of land as shown on the attached map or plat have caused the same to be surveyed, partitioned and subdivided as shown, and which subdivision shall hereafter be known as the Replat of part of Block 1 and 2, "Amended" Silling South, a subdivision of a part of the J. W. Fort Healdright Survey, Acreat 218, Bowie County, Texas, and by these presents. We hereby dedicate to the public in fee simple, the streets and roads as shown on this plat, and by this instrument, We hereby dedicate the easements shown on this plat for drainage purposes.

David Orr – City Manager
City of Texarkana, Texas

STATE OF TEXAS
COUNTY OF BOWIE

Before me, the undersigned authority in and for said County and State, on this day personally appeared David Orr, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, and in the capacity therein stated. GIVEN UNDER MY HAND AND SEAL this _____ day of _____, 2022.

Notary Public _____
State of Texas

Commission Expires: _____

CERTIFICATE OF APPROVAL BY PLANNING COMMISSION

We, the undersigned, do hereby certify, that the Replat of part of Blocks 1 and 2, "Amended" Shilling South, a subdivision of a part of the J. W. Fort Headright Survey, Abstract 218, Bowie County, Texas, together with the Owner's Certificate and Surveyor's Certificate of same were presented to the Planning Commission of the City of Texarkana, Bowie County, Texas, for its approval, and that said plat, Owner's Certificate, and Surveyor's Certificate being found to conform to the requirements in all respects, are in all things approved by this the _____ day of _____, 2022.

on this the _____ day of _____, 2022.

Planning Commission Approval Expires on _____

Chairman _____

Secretary _____

CERTIFICATE OF ENGINEER OR SURVEYOR

I, Jeffrey A. Wood, do hereby certify that I am a Registered Professional Land Surveyor in the State of Texas and that subdivision plat, attached hereto correctly reflects the results of a survey made by me on the ground December 29, 2021, that the corner monuments are in place at points on the boundaries as shown, that there are no visible encroachments (other than shown on the map) or other adverse claims to the land shown.

Witness my hand and seal this 29th day of December, 2021, at Shilling South, Subdivision, a subdivision of a part of the J. W. Fort Headright Survey, Amended, Section 21B, Bowie County, Texas.

Jeffrey A. Wood

Jeffrey A. Wood
Registered Professional Land Surveyor
No. 6220, State of Texas
Firm Certificate No. 101011-00
Date: January 19, 2022



		15930 SUMMERHILL RD. LOT 17, T33 P. 904.838.6533 F. 903.832.4700 www.mtgengineers.com		Sheet No.
		© MTG 2022		TBPE NO. 354
Title No.				
The No.				
X SUBDIVISION				
REPEAT OF LOT NO. 30, BLOCK NO. 1, AND LOT 24, BLOCK NO. 3 OF "AKENDEN" SHILLING SOUTH FINAL PLAT				
Date	Revision/Description			
Drawn By	Project No.	Checked By	Proj. No.	Dep. Date
BLB	412372	JW	412372	1/19/2022

City of Texarkana, Texas

Summary Sheet

Version:

Update Date: 2/2/2022 1:16 PM

Lead Department: Planning & Zoning Commission **Action Officer:** Laura Puckett, Administrative Coordinator
Subject: Consider approval of Replat of part of Blocks 1, 2, and 3, Revised Shilling South 2nd Addition located off Shilling Road and near Bringle Ridge and Gunstock Road.

Meeting Date: 2/7/2022**Attachments**

- a. P&ZMemo-ReplatPartBlk1,2and3-RevisedShillingSouth2nd-Feb2022 (PDF)

Staff Coordination

Building Code Administration 02/02/2022 3:23 PM	Mashell Daniel	Reviewer	Completed
Planning & Zoning Commission 02/07/2022 6:00 PM	Laura Puckett	Meeting	Pending

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by the City of Texarkana, Texas, owner, and Jeffrey Wood, MTG Engineers and Surveyors, agent, to consider approval of the Replat of part of Blocks 1, 2, and 3 Revised Shilling South 2nd Addition. The purpose of this plat is to dedicate Right-Of-Way for future widening of Shilling Lane, and replat Lot 1, Block 1, Lot 1, Block 2, Lot 12, Block 2, and Lot 1, Block 3 into developable lots.

Potential Options:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends approval of the final plat pending any staff and utility changes mentioned in the attachments.

City of Texarkana, Texas**Advisory Board/Committee Review:**

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

February 7, 2022

MEMORANDUM

To: Planning and Zoning Commission

From: Dusty Henslee, P.E., CFM
 Director of Public Works, Texarkana, Texas 

Date: February 2, 2022

Subject: **Consider approval of Replat of part of Blocks 1, 2 and 3 Revised Shilling South 2nd Addition**

This is a request by City of Texarkana, owner, and Jeffrey Wood, MTG Engineers and Surveyors, agent to consider approval of the **Replat of part of Blocks 1, 2, and 3 Revised Shilling South 2nd Addition**. The purpose of this plat is to dedicate ROW for future widening of Shilling Lane, and replat Lot 1, Block 1, Lot 1, Block 2, Lot 12, Block 2, and Lot 1, Block 3 into developable lots.

Comments are as follows:

1. TxDOT – No Issues
2. CenterPoint Energy – No Issues
3. Sparklight – No issues
4. Windstream - No response
5. Electric Companies
 - a. AEP – Not in service area
 - b. Bowie Cass – Not in service area
 - c. REA – **No response**
6. TWU - No issues. See memo
7. PW/Planning Departments
 - a. Tax certificate of the property for recording purposes from BCAD must be provided showing all taxes have been paid for entire property in order to be recorded at the County Courthouse (Texas State Legislature amendment 12.002 of the Texas Property Code)
 - b. Mylar copy and electronic copy via email submitted to Public Works office after recording
8. Fire Department – No response

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



Texarkana Water Utilities

801 Wood Street, P.O. Box 2008, Texarkana, Texas 75504

(903) 798-3800 Phone
711 TTY
(903) 791-0724 Fax

MEMORANDUM

To: Dusty Henslee, P.E., CFM, CSI, Director of Public Works, City of Texarkana, Texas

From: Gary L. Smith, P.E., Interim Executive Director, TWU

Date: January 20, 2022

Re: **Replat of Part of Blocks 1, 2, & 3, Revised Shilling South 2nd Addition**

The Utility staff has reviewed the above referenced replat and has the following comments:

1. There is an existing eight-inch (8") water main on the south side of Shilling Road, adjacent to the north property line of the above referenced properties. There is also an existing eight-inch (8") water main on the east side of Bringle Ridge Street and the east side of Gunstock Road.
2. There is an existing eight-inch (8") sanitary sewer main on the west side of Bringle Ridge Street and the west side of Gunstock Road. There is also an existing eight-inch sanitary sewer main that runs east and west in the northern part of Lot 1, Block 3 and Lot 1, Block 2 and part of Lot 1 Block 1. This sewer main is approximately thirty-feet (30') south of the existing north boundary line of said properties.
3. The Utility reserves the right to request additional utility easements upon review of the plans.
4. The size and location of the existing water and sanitary sewer mains have not been field verified. The developer's representative shall field verify the size and location of the existing utilities before designing or constructing extensions of the system

If you should have any questions or require further information, please do not hesitate to contact me. Thank you.

cc: Kenny Icenhower, P.E., Design Engineer, TWU
Bill Moss, GIS Technician, TWU
Teresa Akard, Engineering Technician II, TWU



CITY OF

TEXARKANA
TEXAS

2.3.a

P.O. Box 1967
Texarkana, TX 75504
Phone (903) 798-3900**Application for Subdivision Plat Approval****Type:**☐ Preliminary ☐ Final ☒ Replat ☐ Minor ☐ Amended ☐ VacationPurpose of Plat: To Replat part of Blocks 1, 2, and 3, "Revised" Shilling South 2nd Addition**Plat Title:** Replat of part of Blocks 1, 2, and 3, "Revised" Shilling South 2nd Addition**Current Legal Description:** Lot 1, Block 1, Lots 1 & 12, Block 2 & Lot 1 Block 3 "Revised" Shilling South and**Total Acreage:** 1.422 acres **Number of Lots:** 4 **Zoning:** UPDD**Owner/Developer Information:**Name: City of Texarkana, TexasAddress: 220 Texas Blvd, Texarkana TX 75501Phone: () Fax: () Work E-mail: **Surveyor/Engineer Information:**Name: Jeffrey Wood - MTG Engineers & SurveyorsAddress: 5930 Summerhill Road, Texarkana, TX 75503Phone: (903) 838-8533 Fax: () Work E-mail: jwood@mtgengineers.com**Applicant/Agent Information:**Name: Jeffrey Wood - MTG Engineers & SurveyorsAddress: 5930 Summerhill Road, Texarkana, TX 75503Phone: (903) 838-8533 Fax: () Work E-mail: jwood@mtgengineers.com**Required Documents:**

- ☐ 1 Electronic Copy of Plat
- ☐ 1 Fullsize Copy of Plat (24"x36")
- ☐ 1 Halfsize Copy of Plat (11"x17")
- ☐ Most Current Recorded Subdivision Plat for Replat or Amendment

Owners/Applicant Certification

A plat application will not be considered filed pursuant to Section 212.009 of the Texas Local Government Code until all required documents and fees have been submitted and all of the terms and conditions of the City of Texarkana Subdivision Ordinance, including all necessary studies, plans, and supporting information are accepted and approved. All necessary plat checklists and fees must also be turned in with this application.

I certify that the information on this form and the attached plats is true and accurate to the best of my/our knowledge and that all necessary documents have been submitted for approval, and all terms and conditions of the City of Texarkana, Texas Subdivision Ordinance have been met. I understand that the City may reject this application if any information that is submitted is incomplete.

Jeffrey Wood

Applicant's Printed Name

Jeffrey Wood

Applicant's Signature

1/19/22

Date

Application Fee: Received by:

Revised

Packet Pg. 26

Attachment: P&Z Memo- Replat Part Blk 1, 2 and 3- Revised Shilling South 2nd- Feb 2022 (3633 : Consider Approval of Replat for "Revised" Shilling S

GENERAL INFORMATION / PROJECT DESCRIPTION

1. Legal description shall be referenced to a previous recorded subdivision

c. In PUR, building line is not less than 15'

CERTIFICATION STATEMENT

Printed Name

City of Texarkana, Texas

Version:

Update Date: 2/2/2022 1:17 PM

Summary Sheet

Lead Department: Planning & Zoning Commission **Action Officer:** Laura Puckett, Administrative Coordinator
Z-22-01: a 2.89 acre-tract of land (being Tract 32), in the W. H. Ector HRS, A-695, Hoskins & Smelser TR 4, located at 1406 Richmond Road from Single Family-2 to Multiple Family-2. Ricky Falcon, Dreams R Us Properties TASC, owner.

Subject: owner.

Meeting Date: 2/7/2022

Attachments

- a. Hearing Notice and Application (PDF)
- b. Maps (PDF)
- c. Legal Description (PDF)

Staff Coordination

Building Code Administration	Mashell Daniel	Reviewer	Completed
02/02/2022 3:24 PM			
Planning & Zoning Commission	Laura Puckett	Meeting	Pending
02/07/2022 6:00 PM			

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Ricky Falcon, owner to rezone a 2.89-acre tract of land (being Tract 32), in the W. H. Ector HRS, A-695, Hoskins & Smelser TR 4, located at 1406 Richmond Road from Single Family-2 to Multiple Family-2. The property is currently vacant land. The proposed use is an apartment complex.

The Future Land Use Map has designated this property as “Business Education Center”.

The adjacent zoning is Multiple Family-1 to the north and south, General Retail to the west and Commercial to the east. The adjacent land use is apartment complexes to the north and south, retail to the west, and vacant land to the east.

This property has remained vacant undeveloped land for many years. There are apartment complexes to the north and south of this property. Therefore, staff recommends for approval.

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:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

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 7, 2022

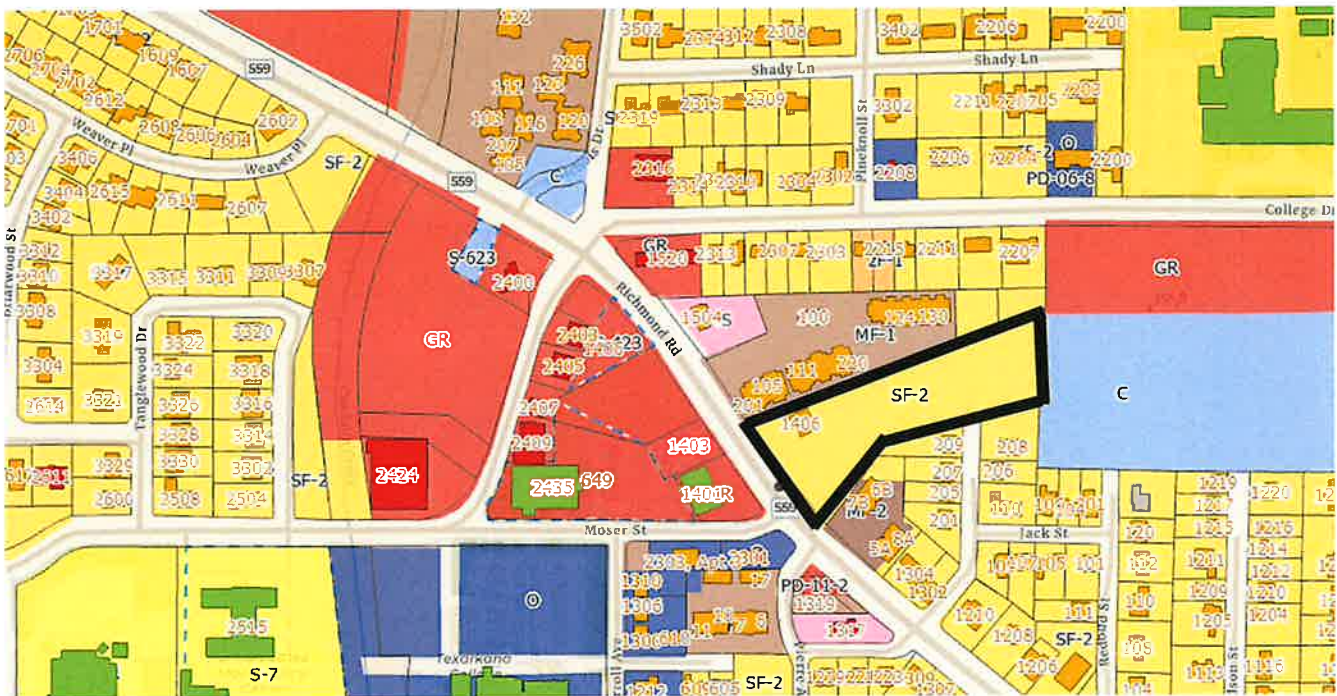
NOTICE OF PUBLIC HEARINGS

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) 798-3535.

PLANNING & ZONING COMMISSION: Hearing Date: MONDAY, February 7, 2022 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, March 14, 2022 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. In order 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@txkusa.org).



OWNER: Ricky Falcon with Dreams R Us Properties TASC, owner

OWNER'S ADDRESS: 6720 Ridgecrest Place, Texarkana, Texas 75503

LOCATION OF REZONING: 1406 Richmond Road, Texarkana, Texas 75501

PROPOSED CHANGE: Construction of a multiple family rental property

ZONING CHANGE FROM: Single Family - 2 (SF-2) TO: Multiple Family - 2 (MF-2)

LEGAL DESCRIPTION: A 2.89-acre tract of land (being Tract 32), W. H. Ector HRS, A-695, Hoskins & Smelser TR 4

CASE NUMBER: Z-22-01

DATE MAILED: 01/25/2022

Attachment: Hearing Notice and Application (3634 : Z-22-01: to rezone from SF-2 to MF-2 at 1406 Richmond Rd)



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. 22-00632 Case Z-22-01 Date 1-6-22

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) See Attached

Location: 1406 Richmond Road, Texarkana, TX

Present Zoning: SF-2

Proposed Zoning: MF-2

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

Multi-family Rental Property

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

Properties North & South of land are multi-family.

Surrounding properties of land on Richmond Rd. are multi-family or commercial.

Billye Sandford

Attorney or Agent Signature Buyer

Billye Sandford
Print Name

7455 Broken Staff

Address

Columbia, Maryland 21045

City, State, Zip

410-834-0824

Home Phone & Cell Phone

bsandford71@hotmail.com

Email Address

Ricky P. Falcon

Property Owner Signature

Ricky P. Falcon
Print Name

6720 Ridgcrest Place

Address

Texarkana, TX 75503

City, State, Zip

903-276-2584

Home Phone & Cell Phone

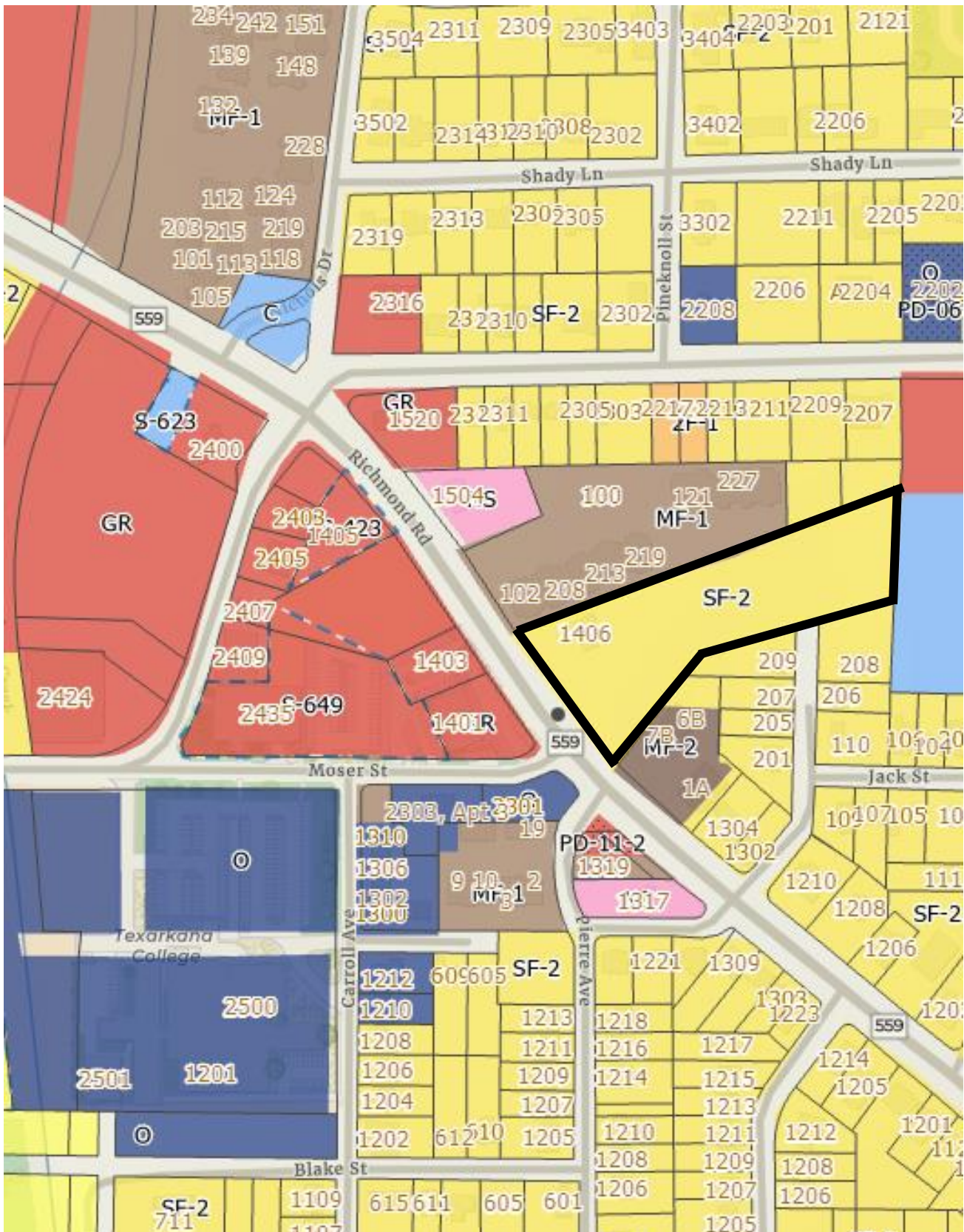
rfalconprop@gmail.com

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 (3634 : Z-22-01: to rezone from SF-2 to MF-2 at 1406 Richmond Rd)

1406 Richmond Road



Attachment: Maps (3634 : Z-22-01: to rezone from SF-2 to MF-2 at 1406 Richmond Rd)

Attachment: Maps (3634 : Z-22-01: to rezone from SF-2 to MF-2 at 1406 Richmond Rd)

Legal Description

W H ECTOR A-695

HOSKINS & SMELSER TR 4

2015-13578 12/01/15

BLK/TRACT 32

2.89 ACRES

1406 RICHMOND RD, TEXARKANA, TX

All that certain Tract or parcel of land situated in Bowie County, Texas, being a part of the W.H. ECTOR and the HOSKINS AND SMELSER HEADRIGHT SURVEYS, and described by metes and bounds as follows:

BEGINNING at a point, a fence corner on the E.B. line of the W.H. Ector H.R. Survey being 225.34 feet South of the N.W. corner of the W.W. Wooten H.R. Survey, same being an inside corner of the said Ector H.R. Survey;

THENCE South 65 deg. 35 min. West along a fence 380.21 feet to a stake;

THENCE South 69 deg. 0 min. West along a fence 370.89 feet to an old iron pin in the E.B. line of the Richmond Road;

THENCE South 37 deg. 18 min. East along the E.B. line of said Richmond Road 224.34 feet to a stake;

THENCE South 43 deg. 28 min. East along the E.B. line of said Richmond Road 81.34 feet to a stake;

THENCE North 36 deg. 44 min. East along a fence, the N.B. line of Stone's Addition to the City of Texarkana, Bowie County, Texas, 268.13 feet to a stake;

THENCE north 73 deg. 48 min. East along a fence, the N.B. line of said Stone's Addition 353.53 feet to a stake;

THENCE North with the W.B. line of the said W.H. Ector H.R. Survey 214.63 feet to the point of beginning;

CONTAINING 3.03 acres, more or less.

City of Texarkana, Texas

Summary Sheet

Version:

Update Date: 2/2/2022 1:20 PM

Lead Department: Planning & Zoning Commission **Action Officer:** Laura Puckett, Administrative Coordinator
Subject: Amendment to PD-02-13 (GR) for site plan approval on Lots 9, 10, and 11, Block 6, Richmond Development Fifth Subdivision, located in the 3400 block Brooke Place. Brad Meador with 2B Builders, owner.

Meeting Date: 2/7/2022

Attachments

- a. Hearing Notice and Application (PDF)
- b. Maps (PDF)
- c. Site Plan (PDF)
- d. Floor plans and Elevations (PDF)

Staff Coordination

Building Code Administration	Mashell Daniel	Reviewer	Completed
02/02/2022 3:22 PM			
Planning & Zoning Commission	Laura Puckett	Meeting	Pending
02/07/2022 6:00 PM			

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request for site plan approval by Brad Meador, 2B Builders, owner, on Lots 9, 10, and 11, Block 6, Richmond Development Fifth Subdivision, located in the 3400 block of Brooke Place, for the purpose of constructing 26 apartment units (Phase 2). This property is currently vacant land.

The adjacent zoning is Planned Development-General Retail to north, east, west, and south. A portion of the development south of this location is Multiple Family-1. The adjacent land use is vacant land to the east, offices to the west and south and apartments to the north.

The site plan consists of the following:

1. Twenty-six (26) two-story, one, two- and three-bedroom apartment units. (See photo, elevations, and floor plan).
2. Façade will be hardi board siding, brick, and concrete with rock columns.
3. Access will be from Brooke Place.
4. 2 parking spaces per unit which includes a 1 car garage.

City of Texarkana, Texas**5. Screened dumpster site.**

Staff recommends for approval of the site plan.

The applicant should also be aware that if this site plan approval item 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:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends for approval of site plan.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

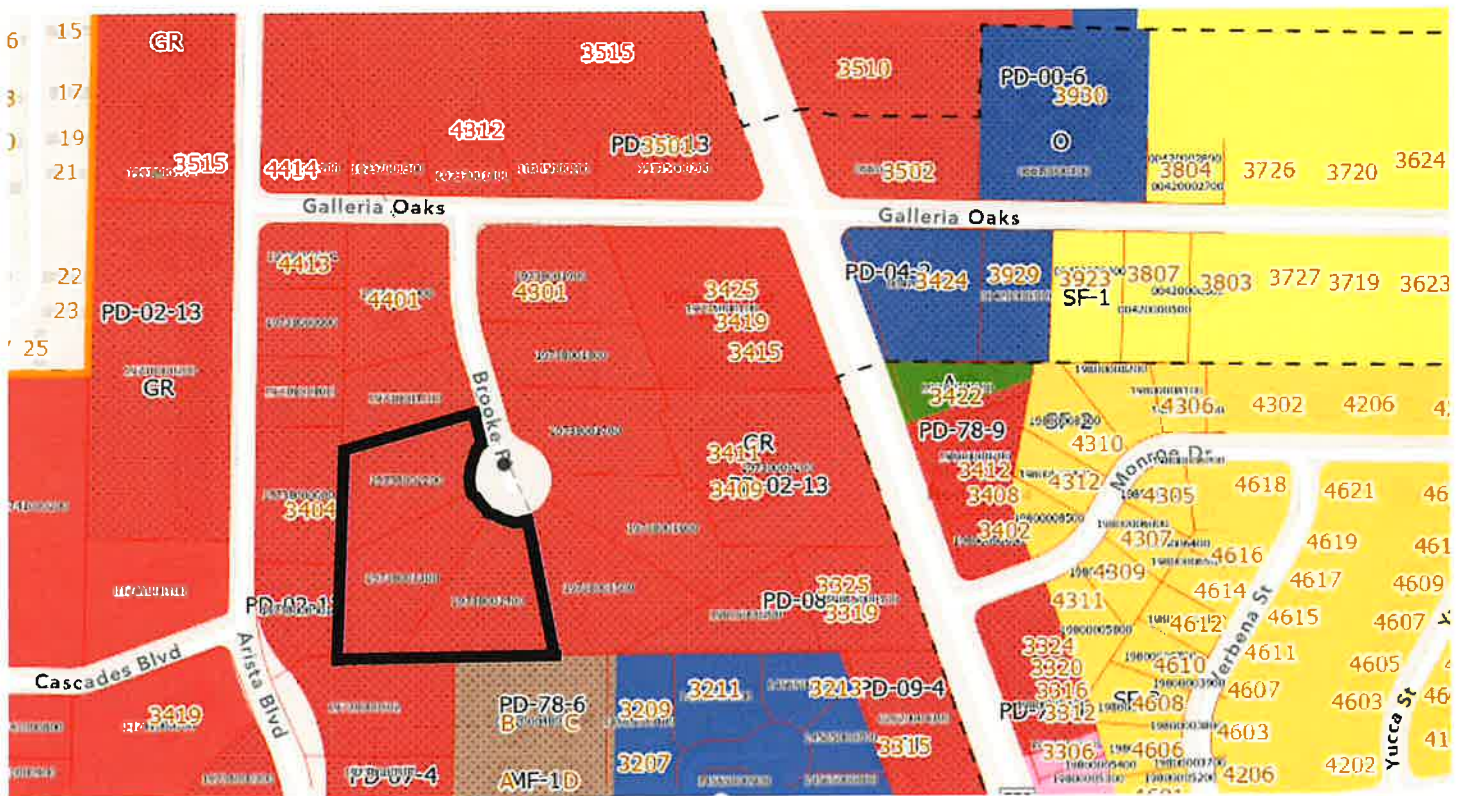
February 7, 2022

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) 798-3535.

PLANNING & ZONING COMMISSION: Hearing Date: MONDAY, February 7, 2022 Hearing Time: 6:00 pm
CITY COUNCIL: Hearing Date: MONDAY, March 14, 2022 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. In order 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@txkusa.org).



OWNER: Brad Meador and Brandon Taylor, 2B Builders, owners
OWNER'S ADDRESS: 383 CR 2308, Texarkana Texas 75503
LOCATION OF REZONING: 3400 block of Brooke Place, Texarkana, Texas 75503
PROPOSED CHANGE: Site plan approval for an apartment complex (Phase 2)
LEGAL DESCRIPTION: Lot 9, 10, and 11, Block 6, Richmond Development Fifth Subdivision
CASE NUMBER: Amendment-PD-02-13 DATE MAILED: 01/25/2022

Attachment: Hearing Notice and Application (3635 : Amendment to PD-02-13 for site plan approval 3400 block Brooke Place)



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. 22-00103 Case Amendment PD-02-13 Date 1-19-2022

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: 9, 10, 11 Block: 6 Addition: RECHMOND DEVELOPMENT
(Or see attached metes and bounds legal description) FIFTH SUBD

Project location/address:

Present zoning: PD GENERAL RETAIL Proposed zoning (if applicable) _____

Proposed use: Townhomes

Total square footage of proposed building: 31,200 Number of parking spaces 52

Number of required parking spaces per Ordinance 44 Handicapped spaces 5

Material of building façade HARDIE, BRICK, ROCK

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

Size _____

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

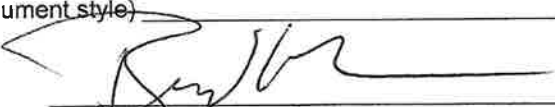
Attorney or Agent Signature _____

Address _____

City, State, Zip _____

Home Phone & Cell Phone _____

Email Address _____

Property Owner Signature 

383 CR2308

Address _____

TEXARKANA, TX 75503

City, State, Zip _____

903-809-8183

Home Phone & Cell Phone _____

brad.m.d@gmail.com

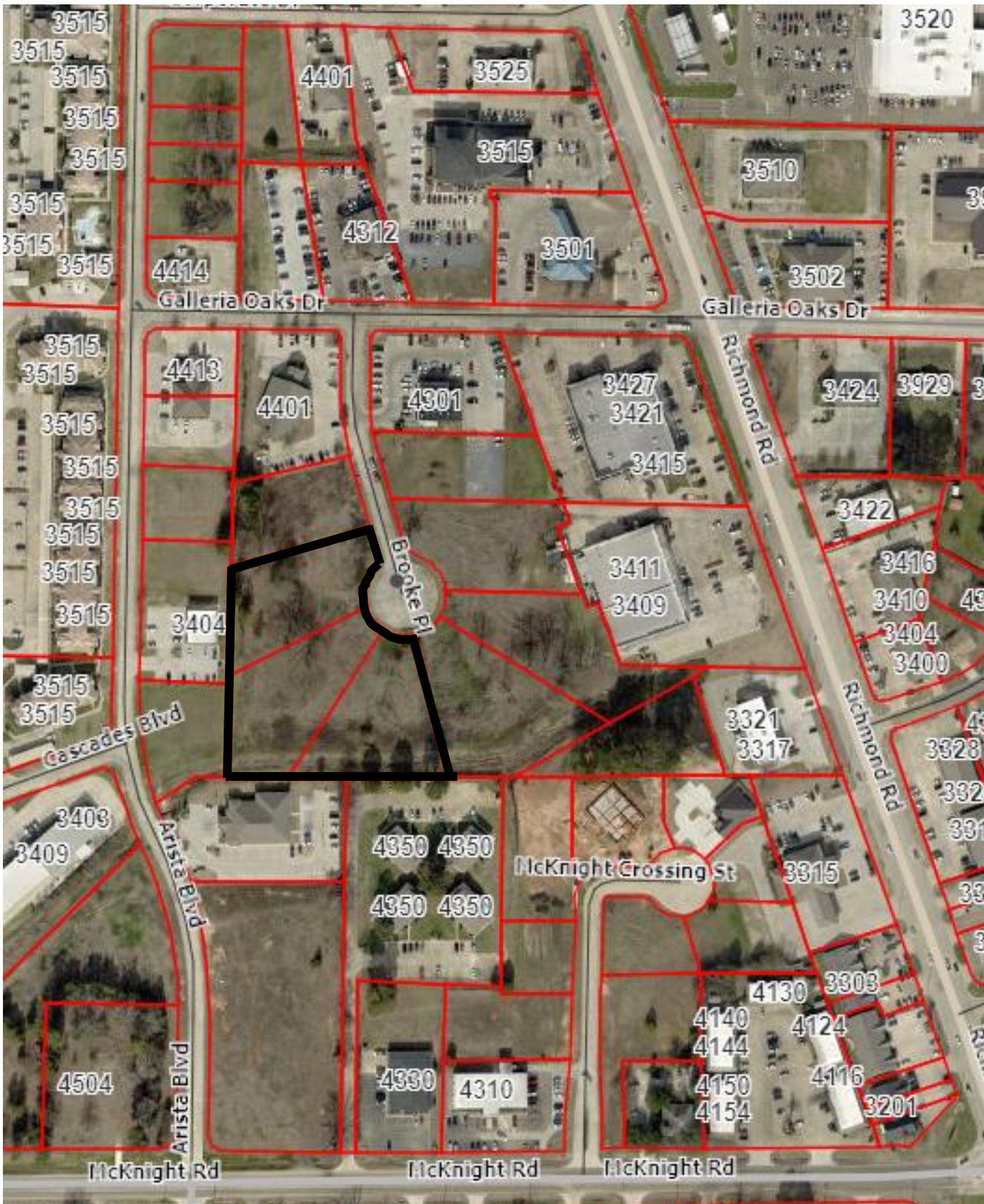
Email Address _____

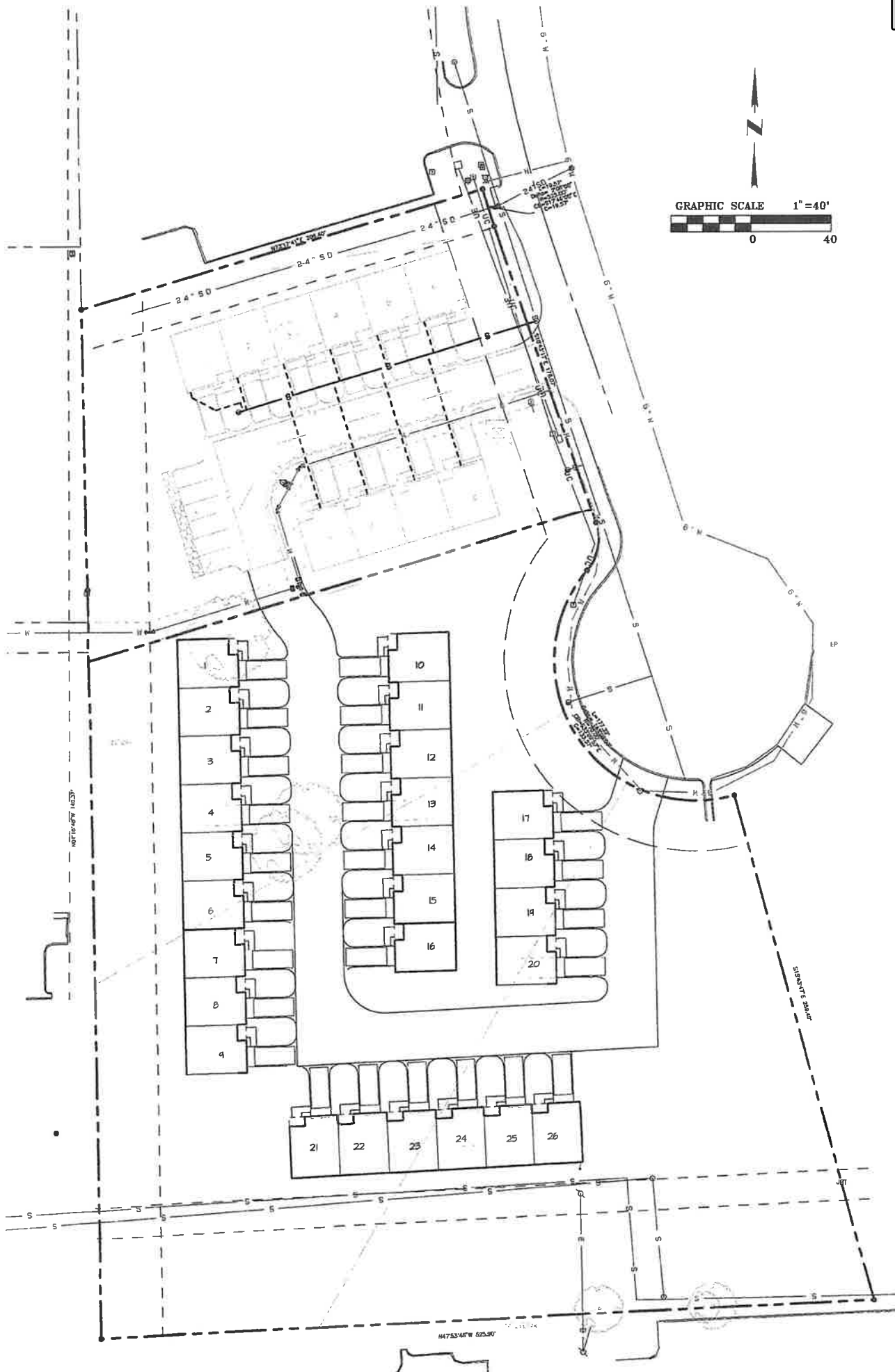
**BY SIGNING THIS APPLICATION, YOU HAVE AGREED TO ALLOW THE CITY TO PLACE A SIGN
ON YOUR PROPERTY**

Attachment: Hearing Notice and Application (3635 : Amendment to PD-02-13 for site plan approval 3400 block Brooke Place)

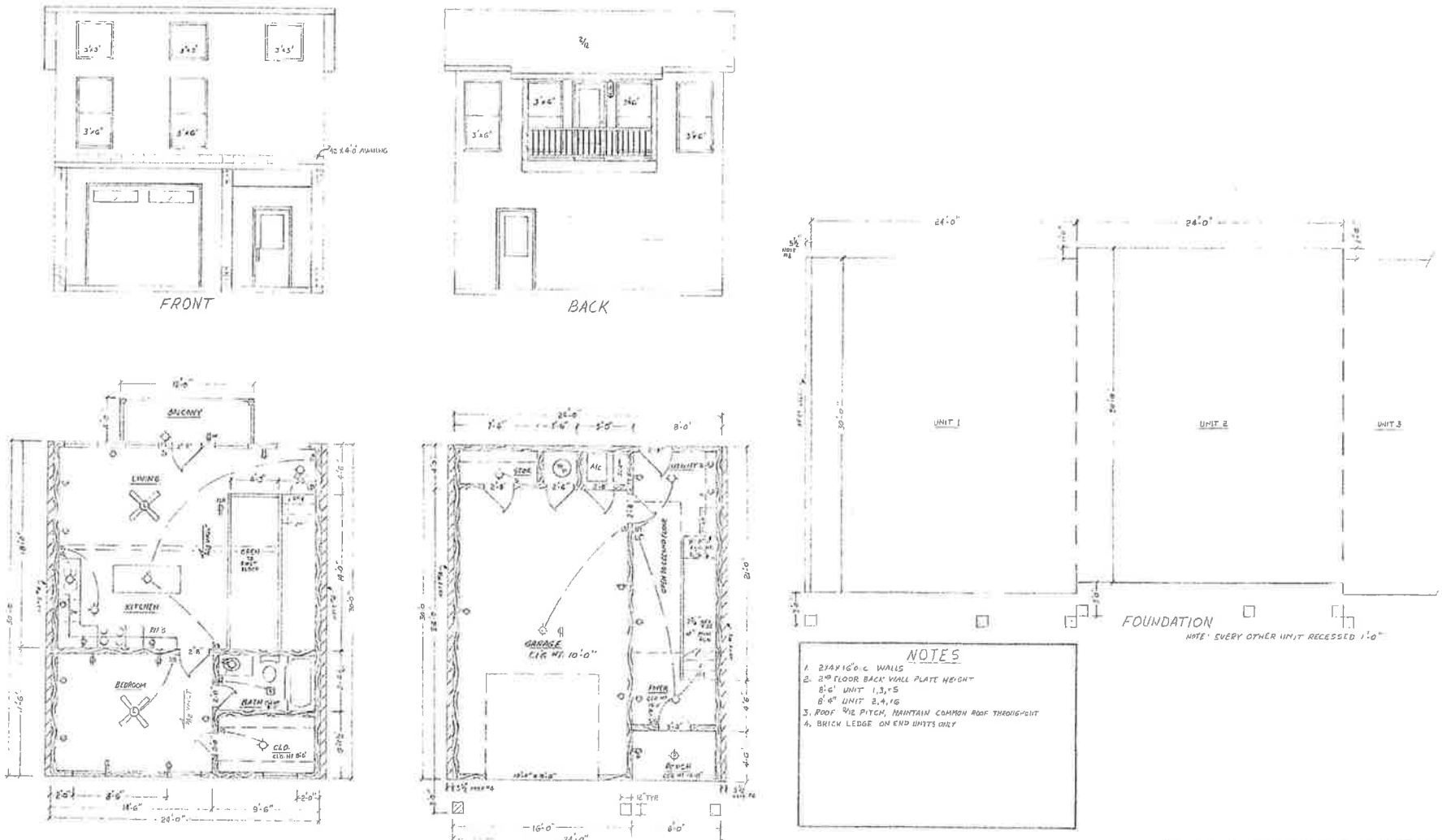
Attachment: Maps (3635 : Amendment to PD-02-13 for site plan approval 3400 block Brooke Place)

3400 Block Brooke Place





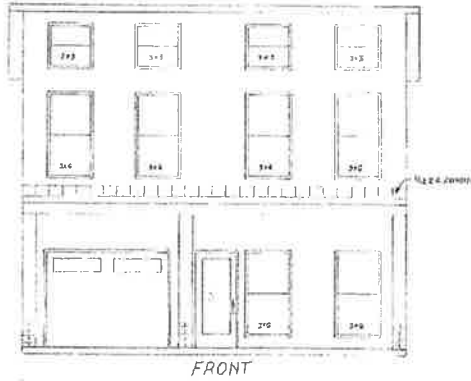
Amendment to PD-02-13 (GR)



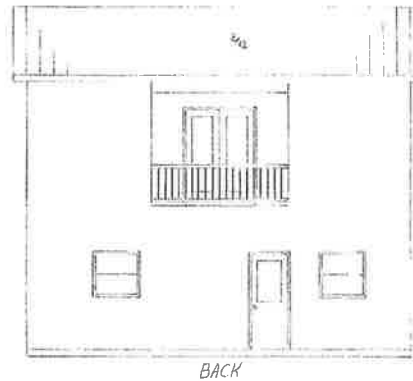
2 STORY, 1 BEDROOM APARTMENT
2 B BUILDERS
TEXARKANA, USA

FLOOR 1 ELEVATIONS
SCALE: 1/8" = 1'-0"
DATE: 1-15-2021
SHEET: 1 of 1

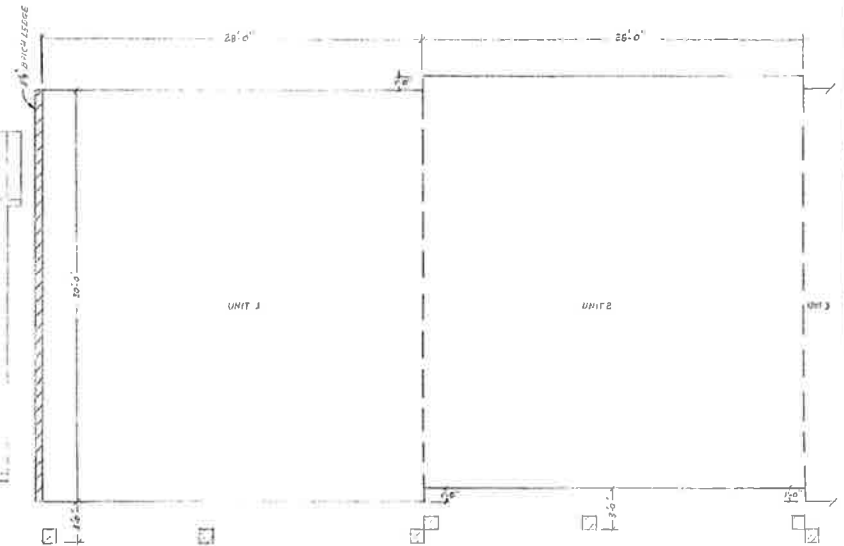
Amendment to PD-02-13 (GR)



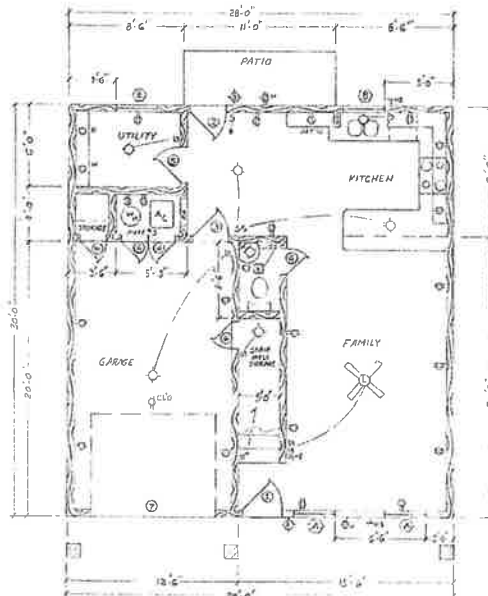
FRONT



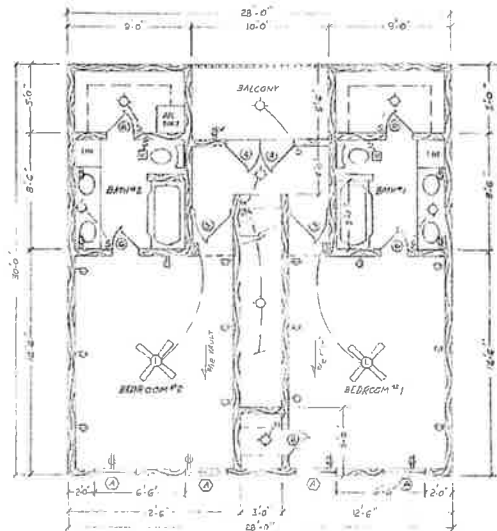
BACK



FOUNDATION
NOTE: EVERY OTHER UNIT RECESSED 1'-0"



1ST FLOOR



2ND FLOOR

DOORS		
KEY	SIZE	DESCRIPTION
1	3'-0" x 6'-0"	ENTRY FRM GLASS
2	2'-0" x 6'-0"	FR GLASS
3	2'-0" x 6'-0"	METAL
4	2'-6" x 6'-0"	FRM GLASS
5	2'-0" x 6'-0"	INTERIOR MELLOW CASE
6	2'-0" x 6'-0"	"
7	9'-0" x 7'-0"	OVERHEAD W/OPENER

WINDOWS		
KEY	SIZE	DESCRIPTION
A	3'-0" x 6'-0"	INSULATED SINGLE HUNG 4/1
B	3'-0" x 3'-0"	"

NOTES	
1	2 1/2" KIC C.C. WALLS
2	2 ND FLOOR BACK WALL PLATE HEIGHT 8'-6" UNITS 1,3,5,6
3	8'-6" UNITS 2,4,6,7
4	ROOF DITCH 1/2", MAINTAIN COMMON ROOF THROUGHOUT
5	BRICK LEDGE ON END UNITS ONLY
6	PAISE FLOOR 17"
7	WATER HEATER PAN REQUIRED
8	1 ST FLOOR 9'-0" CEILING HEIGHT

SQUARE FOOTAGES	
1 ST FLR AREA	785 SF
2 ND FLR AREA	354 SF
TOTAL	1,139 SF
GARAGE	2,465 SF
STORAGE	88 SF
BALCONY	55 SF

2800000 20 BATH	FLR/ELEVATIONS
2 B BUILDERS	SCALE: 1/4" = 1'-0"
TEKARKANA, USA	DATE: 8/21/2021
	SHEET: 1/1

City of Texarkana, Texas

Summary Sheet

Version:

Update Date: 2/2/2022 3:52 PM

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

Subject: Consider approval of the updates to the Comprehensive Plan Implementation for 2022.

Meeting Date: 2/7/2022

Attachments

- a. Comprehensive Plan Implementation Table 2021 Update (PDF)

Staff Coordination

Building Code Administration	Mashell Daniel	Reviewer	Pending
Planning & Zoning Commission	Laura Puckett	Meeting	Pending
02/07/2022 6:00 PM			

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

Please see attached Comprehensive plan updates.

Potential Options:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends for approval.

Advisory Board/Committee Review:

Planning and Zoning Commission

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

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

February 7, 2022

TEXARKANA IMPLEMENTATION TABLE					
REFERENCE NUMBER	RECOMMENDATION	INVOLVED AGENCY	PRIORITY	STATUS % COMPLETE	NOTES
4.1.1	Use the Future Land Use Plan in this document as a guide for development decisions and future planning efforts.	Planning and Community Development, P&Z Commission, City Council	Ongoing	Ongoing	Planning and Community Development references the Future Land Use Plan for all new and redevelopment projects, presents findings to Planning and Zoning Commission and to City Council.
4.1.2	Develop policies and incentives that encourage development of activity centers. Examples may include providing tax breaks for desired development typologies.	Planning and Community Development	Short-Term	50% Complete	Existing incentive programs such as façade grants and loans have been used to encourage development of activity centers. New programs are under development.
4.1.3	Update the city's zoning ordinance to incorporate the intent of each future land use designation.	Planning and Community Development, Consultant	Short-Term	Ongoing	
4.1.4	Prioritize economic development along commercial corridors.	Planning and Community Development, Economic Development	Short-Term	50% Complete	City kicked off a COVID Rebound Corridor study for small businesses along the New Boston Rd corridor. The results however will be used city-wide.
4.1.5	Coordinate zoning changes and future land use plan updates with Texarkana, AR along the state line.	Planning and Community Development, Texarkana, AR	Short-Term	25% Complete	State Line Corridor Study is scheduled for 2021 with DOTs, MPO and Texarkana, AR.
4.1.6	Develop a State Line Avenue Overlay District to assist in this process.	Planning and Community Development, Texarkana, AR	Mid-Term	Ongoing	State Line Corridor Study is scheduled for 2021 with DOTs, MPO and Texarkana, AR. Submitted BUILD grant applications for State Line Ave.
4.1.7	Promote and incentivize LEED green building practices for new development. For example following guidelines that promote smart water management, use of local building materials, etc.	Planning and Community Development, Public Works, Building and Inspections Office	Short-Term	25% Complete	Convention Center was built using LEED green building practices. Townhouses built at Rose Hill were built using LEED building practices. Future buildings including a fire station under design will use LEED practices. Owners/developers are provided information regarding the Texas PACE Program and encouraged to incorporate this state incentive into the development.
4.1.8	Ensure that buildings incorporate good design principles such as articulation of facades, accentuated entries, and visually interesting features at street corners and where a building turns.	Planning and Community Development, Building and Inspections Office	Short-Term	Ongoing	
4.1.9	True landmark buildings should be encouraged and preserved to protect the identity and culture of Texarkana. Incentives and grants should be actively pursued to preserve such landmarks such as the work being done to renovate the Grim Hotel.	Planning and Community Development	Short-Term	75% Complete	Planning and Community Development actively pursues available funding and resources for historic landmark preservation and communicates these resources to developers. The Hotel Grim Project began in November 2019 and is on target for completion by 2021. Former Texarkana National Bank (Texarkanan) also began renovation work in 2020. Historic integrity is a focus of the developer and City staff.
4.1.10	Clustered developments should place special focus on preserving terrain features (steep slope), drainage areas and significant mature tree stands.	Planning and Community Development, Building and Inspections Office, Public Works	Mid-Term	Ongoing	
4.1.11	Communicate regularly (annually) with the Texarkana, Texas City Council about the results of the RENEW Texarkana Comprehensive Plan implementation.	Planning and Community Development, P&Z Commission, City Council	Short-Term	Ongoing	Planning and Community Development will present our third annual update to Planning and Zoning Commission and to City Council in April 2021.
4.1.12	Utilize environmentally sound site layout and higher density when possible. This may include such things as: clustered development (i.e., conservation subdivision design) that preserves open space and minimizes construction and maintenance of roads and utilities.	Planning and Community Development, Public Works	Mid-Term	Ongoing	
4.1.13	Encourage school development, open space, neighborhood services, retail, dining and entertainment choices within walking distance of most neighborhood residents. Utilize safe routes to school planning and add sidewalks where possible.	Planning and Community Development, All School Districts	Mid-Term	Ongoing	Planning and Community Development along with Public Works utilized CDBG and TXDOT funding to install sidewalks along New Boston Road, Summerhill Road, Norris Cooley, and Allen Street as part of the safe routes to school initiative. New PG Elementary school location built utilizing this principle.
4.1.14	Preserve open space within neighborhoods (as a common green, recreation areas, preservation of floodplains or other use) to create unique, healthy places.	Planning and Community Development, Building and Inspections Office	Mid-Term	Ongoing	Planning and Community Development utilized CDBG funds to build a new community garden in Rosehill this year as well as update an existing community garden in Beverly to continue our efforts to create healthier communities.
4.1.15	The subdivision and development process should include consideration of the way in which residential and nonresidential lots are laid out— adjacency and accessibility to park and open space areas should be optimized in all types of development.	Planning and Community Development, Public Works	Short-Term	Ongoing	Planning & Zoning Commission addressed a site layout adjacent to a park to optimize accessibility and open space in 2019.
4.1.16	Encourage the use of “full-life cycle” (all stages of life)—young singles, professional couples, families with children, empty-nesters, retirees and seniors, including those requiring living assistance. This should include high income homes of various types (large lot, small lot, townhome, loft and condominium) and more affordable housing types (small lot/small home, townhome, loft, condominium, mother-in-law suite, carriage house and others).	Planning and Community Development	Short-Term	Ongoing	Council approved changes in 2019 to Planned Unit Residential (PUR) districts for smaller residential lots near walkable areas downtown.
4.1.17	To maximize value, in neighborhoods, smaller residential lots or more dense development patterns should be located in the closest proximity to any parks and open spaces provided—this will maximize the value of those areas, and the parks & open spaces off-set smaller lot sizes.	Planning and Community Development with Parks & Recreation	Long-Term	Ongoing	Council approved changes in 2019 to Planned Unit Residential (PUR) districts for smaller residential lots near walkable areas downtown.
4.1.18	Mixed use retail areas should be encouraged to include office, live-work and residential units in order to strengthen the retailing component, reduce trips, and increase activity (and thereby, safety and security). These uses may be either vertically or horizontally mixed, but should be planned and integrated with pedestrian and vehicular connections.	Planning and Community Development with Parks & Recreation	Mid-Term	Ongoing	
4.1.19	All redevelopment of retail centers should be geared to creating attractive pedestrian areas which are well connected to surrounding development. Redevelopment should largely consist of a variety of uses such as new residential, public space, etc. to support the new retail centers.	Planning and Community Development, Public Works	Mid-Term	Ongoing	City staff is developing a big box retail reuse program. City has used TIRZ and CIP to create pedestrian areas to better connect to surrounding development.

Attachment: Comprehensive Plan Implementation Table 2021 Update (3639 : Consider Comprehensive Plan updates 2022)

TRANSPORTATION					
REFERENCE NUMBER	RECOMMENDATION	INVOLVED AGENCY	PRIORITY	STATUS % COMPLETE	NOTES
4.2.1	Continue to actively participate in regional transportation planning activities to advance funding and other improvements in Texarkana. Participation to include representation on the Metropolitan Planning Organization Policy Board and Technical Committee.	Public Works, Texarkana MPO, Planning and Community Development	Ongoing	Ongoing	Active membership and representation from the city with 3 members on the Policy board and 3 members on the technical committee.
4.2.2	Continue to pro-actively pursue mutually beneficial transportation projects with neighboring municipalities and area partners.	Public Works, Planning and Community Development, TxDOT, ArDOT, Texarkana MPO	Ongoing	Ongoing	The MPO is openly in discussion with local entities and neighboring counties to discuss projects that would benefit the Texarkasna region. The MPO also considers projects in the Freight Mobility plan and the 2045 MTP to link projects in this region with other agencies that would venture into a multi-jurisdictional project.
4.2.3	Update the Texarkana Bicycle and Pedestrian Master Plan and Master Thoroughfare plan.	Public Works, Planning and Community Development, Consultant, Texarkana Metropolitan Planning Organization	Mid-Term	Complete	The Bike/Ped plan is complete and projects are being monitored for completion. The thoroughfare plan is still a proposed viable project of the MPO.
4.2.4	Design and implement roadway treatments to support place making and economic development, particularly on State Line Avenue.	Public Works, Planning and Community Development, Consultant, Texarkana Metropolitan Planning Organization, Texas Department of Transportation, and Arkansas Highway and Transportation Department	Short-Term	Ongoing	Stateline corridor study will explore economic benefits for the corridor and the plan will conclude in November of 2021.
4.2.5	Complete a detailed inventory of existing sidewalks in the City.	Public Works, Consultant, Planning and Community Development, Texarkana Metropolitan Planning Organization	Mid-Term	Complete	MPO sidewalk inventory completed. http://www.texarkanamp.org/documents/publications/2017%20Sidewalk%20Inventory%20&%20Analysis.pdf
4.2.6	Utilize roundabouts in existing and new neighborhoods where appropriate, to slow and calm traffic but allow continuous movement, and to provide visual relief in long, straight streets.	Public Works, Planning and Community Development	Short-Term	Ongoing	Roundabout was recently constructed at Gibson Lane and Pavilion Parkway intersection. Construction of second roundabout at Univeristy and Gibson Intersection is currently under construction.
4.2.7	Plan for local transit service (T-Line) as a part of the Texarkana Urban Transit District (TUTD) which will connect major retail, sports entertainment venues and neighborhood centers to reduce frequency and duration of trips by the residential and daytime population.	TUTD, Texarkana MPO, Public Works, Planning and Community Development	Mid-Term	Ongoing	Current routes already connect some of these together. MPO continues to coordinate with Tline.
4.2.8	Retrofit neighborhoods with canopy trees to slow traffic and to shade sidewalks and street paving, when physically and financially feasible. On streets that are excessively wide, or where desired, strategically locate trees in the ROW of the street, being careful not to interrupt drainage. The installation of street trees can be achieved by developing a city program for planting trees in neighborhoods as residents request it and on a cost-share basis.	Public Works, Planning and Community Development	Mid-Term	Ongoing	Tree planting incorporated where feasible in sidewalk projects. City hosts an annual Texarkana Arbor Day and most recently distributed 1,000 bare root seedling trees March 6th.
4.2.9	Encourage developments which feature mixed uses, Commercial streets designed to slow traffic, shorter blocks and continuous sidewalks and trails --- to reduce the dependency on automobiles and encourages healthy pedestrian activity.	Public Works, Planning and Community Development	Mid-Term	Ongoing	We construct sidewalks on all NEW streets constructed by City.
4.2.10	Explore the use of traffic calming measures (landscaped medians, roundabouts, neckdowns and others) on new and existing streets, where physically possible.	Public Works, Planning and Community Development	Mid-Term	Ongoing	Roundabout was recently constructed at Gibson Lane and Pavilion Parkway intersection. Construction of second roundabout at Univeristy and Gibson Intersection is currently under construction.
4.2.11	Coordinate with appropriate agencies in order to gain necessary funding to construct the necessary mobility and capacity improvements that meet the needs for Texarkana and the region. Create a master thoroughfare plan to understand those needs and seek federal and state grant funding when available.	Public Works, Planning and Community Development, TxDOT and Texarkana MPO	Long-Term	Ongoing	Planning and Community Development along with Public Works utilized CDBG and TxDOT funding to install sidewalks along New Boston Road, Summerhill Road, Norris Cooley, and Allen Street as part of the safe routes to school initiative. New PG Elementary school location built utilizing this principle. City was approved for additional fudning from TxDOT for sidewalk and bike lanes to be constructed along College Drive and for sidewalks to be constructed along Robison Road. Design should be completed this year. Staff is also applying for additional funding for sidewalk projects along Kennedy Lane, State Line Avenue, and Leopard Drive. Development of a thoroughfare plan is proposed for FY23 by the MPO.
4.2.12	Monitor and communicate the condition of city roadways, infrastructure, and facilities. Incorporate needed improvements in the Capital Improvement Plan.	Public Works	Ongoing	Ongoing	We are currently in the fourth year of our Major Street Maintenance Program. The first year funding totaled \$3 million, the second year funding was \$500k, and the third year the funding is \$800k. Our plan is to continue funding this in the future, but there are no funds for this year at this time. We also have CIP program that includes major road and drainage projects, but it is currently unfunded.
PARKS AND TRAILS					
REFERENCE NUMBER	RECOMMENDATION	INVOLVED AGENCY	PRIORITY	STATUS % COMPLETE	NOTES
4.3.1	Continue to provide and maintain high-quality parks. Incorporate needed improvements into the Parks Master Plan.	Parks and Recreation, Maintenance Staff	Ongoing	Ongoing	Received Texas Parks and Wildlife Grant for Spring lake Park "Walk Through History" Trail improvements. Grant completed and ribbon cutting scheduled for April 2021.
4.3.2	Continue to provide programming and special activities and events in parks to encourage community-wide usage of the parks system.	Parks and Recreation	Ongoing	Ongoing	
4.3.3	Update the Comprehensive Parks, Recreation, and Open Space Master Plan.	Parks and Recreation, Consultant	Short-Term		Pending on obtaining/hiring a consultant or firm. RR
4.3.4	Conduct a recreational programming assessment as part of the Parks, Recreation, and Open Space Master Plan.	Parks and Recreation, Consultant	Short-Term		Pending on obtaining/hiring a consultant or firm. RR
4.3.5	Consider the creation of a parkland dedication ordinance for subdivision design	Parks and Recreation, Planning and Community Development, and Consultant	Mid-Term		
4.3.6	Continue to make improvements to existing parks and recreation facilities as outlined in the Capital Improvement Plan.	Parks and Recreation	Short-Term	Ongoing	Replaced park playground equipment and ballfield lighting using CIP funding in 2018.
4.3.7	Pursue partnerships with public and private organizations to leverage park and recreation investments including federal and state grant opportunities.	Parks and Recreation, school districts, TPWD, Planning and Community Development	Mid-Term	Ongoing	Received Texas Parks and Wildlife Grant for Spring lake Park "Walk Through History" Trail improvements. Grant completed and ribbon cutting scheduled for April 2021.
4.3.8	Establish park, trail, bicycle and open space design standards for different facility classifications.	Parks and Recreation, Consultant	Mid-Term	Ongoing	
4.3.9	Create trail connectivity within the city and to surrounding communities.	Parks and Recreation, Planning and Community Development	Mid-Term	Ongoing	Applied for Texas Parks and Wildlife Grant to extend Cowhorn Creek Linear Park Trail. Received Texas Parks and Wildlife Grant for Spring lake Park "Walk Through History" Trail improvements. Grant completed and ribbon cutting scheduled for April 2021.
4.3.10	Work with developers and property owners to develop hike and bike trails on greenways and other linear open spaces.	Parks and Recreation, Planning and Community Development, Property Owners	Long-Term	Ongoing	
4.3.11	Floodplain areas are generally not able to be developed and therefore should be key element of a city wide framework of protected open space.	Parks and Recreation, Planning and Community Development	Long-Term	Ongoing	Permits are required for any work in floodplain. - DBH
4.3.12	Maximize visibility of open space areas by locating parks in prominent locations that help to long term create value for neighborhood and community.	Parks and Recreation, Planning and Community Development	Mid-Term	Ongoing	

Attachment: Comprehensive Plan Implementation Table 2021 Update (3639 : Consider Comprehensive Plan updates 2022)

4.3.13	Preserve plant and animal habitat areas and corridors in a functional, native condition to maintain biodiversity and promotes healthy communities. The city should establish and adopt buffer requirements for tributaries and waterways that are not otherwise protected by current city regulations.	Parks and Recreation, Planning and Community Development, Public Works	Long-Term	Ongoing	In late 2019, City awarded 9.8 million in NRDA funding to address biodiversity and water quality along a numerous waterways. Implementation will occur over the next 5 years.
4.3.14	The hike-and-bike trail system should connect homes, parks, schools, retail, employment, and entertainment centers, wherever possible. These trails should be primarily off-street dedicated trails, and only be located adjacent to streets where connectivity is needed, and where otherwise it is absolutely necessary for continuity.	Parks and Recreation, Planning and Community Development	Mid-Term	Ongoing	Recreational Trail Grant submitted to TP&W for Cowhorn Creek Linear Trail.

URBAN DESIGN					
REFERENCE NUMBER	RECOMMENDATION	INVOLVED AGENCY	PRIORITY	STATUS % COMPLETE	NOTES
4.4.1	Require all new streets to have minimum 6', fully ADA-compliant sidewalks with buffer zones on both sides where feasible to promote walkability.	Public Works	Ongoing	Ongoing	Sidewalks are required on all new streets built by City. However, there is no ordinance requiring private developers to do this.
4.4.2	Update the applicable development and thoroughfare standards to develop typologies for the Activity/Development Corridors and allow for primary and secondary gateways along roadways.	Planning and Community Development, Public Works	Short-Term	Ongoing	
4.4.3	Develop design standards for each district identified in the urban design framework map and continually update standards for the University Planned Development District (UPDD) and Highland Park/Bingham Park Historic District.	Planning and Community Development, Consultant	Short-Term	Ongoing	Developed new guides for the UPDD and Historic District to be more user friendly and combined all information including applications in one packet.
4.4.4	Conduct a State Line Avenue Corridor Study to further define needed safety improvements, correct poor pedestrian mobility, strengthen economic development opportunities and establish an Overlay Zoning Ordinance and District Standards.	Planning and Community Development, Texarkana, AR, Consultant, Texarkana Metropolitan Planning Organization	Short-Term	Ongoing	Discussions ongoing with DOTs, MPO and Texarkana, AR on State Line Corridor. MPO funding approved for study and MPO selected MTG to perform State Line Corridor Study in 2021. Estimated completion of project is November 2021. Monitoring pedestrian and safety projects through TXDOT's Project Tracker.
4.4.5	Continue to coordinate with TxDOT and the Arkansas State Highway and Transportation Department on future development along IH 30. Focusing on the creation and enhancement of gateways into the city.	Public Works, TxDOT, ArDOT	Mid-Term	Ongoing	City built welcome monument at the FM 989 overpass in 2018. TxDOT started construction on the widening I-30 to 6 lanes from Kings Highway to State Line Avenue in 2021.
4.4.6	Preserve open space through the maintenance of natural floodplains, creation of parks, clustering of development, conservation of environmentally sensitive areas, and shading of paving (such as streets, parking lots and plazas) to reduce the ambient temperature in the city and provide a more comfortable environment.	Parks and Recreation, Planning and Community Development	Long-Term	Ongoing	In late 2019, City awarded 9.8 million in NRDA funding to address biodiversity and water quality along numerous waterways and floodplain areas. The Natural Resources Damage Assessment (NRDA) process along with local project partners including Texarkana College and Texas A&M- Texarkana related to the former Kerr-McGee Chemical Corporation wood-treating facility located on Buchanan Road in Texarkana, Texas. As a part of the funding, creek restoration projects will occur along Days, Cowhorn, Howard, Waggner and Swampoodle creeks including parts of downtown. Implementation will occur over the next 5 years.
4.4.7	Identify and preserve existing neighborhood landmarks, such as historic or distinctive buildings and prominent natural features, to foster neighborhood pride, distinctiveness and better creates a sense of ownership. Add wayfinding markers to historic districts to celebrate character.	Planning and Community Development, Building and Inspections, Public Works Department	Short-Term	Ongoing	Added wayfinding and sign toppers to downtown State Cultural District and Highland/Bingham Park Historic District in 2018. The Historic Landmark Preservation Committee is currently researching historic lighting options for the Wood Street Parkway utilizing grant funds. Grim Hotel historic building being redeveloped to match existing facades and interior looks; the Texarkanian National Bank building façade removed to show original architecture of building; the downtown postoffice corridor is being redeveloped to match the historic character.

NEIGHBORHOOD DISTRICTS					
REFERENCE NUMBER	RECOMMENDATION	INVOLVED AGENCY	PRIORITY	STATUS % COMPLETE	NOTES
5.1.1	Continue to promote citizen-led neighborhood revitalization programs in key neighborhoods including Rose Hill, Beverly, Downtown, and other neighborhoods throughout the city.	Planning and Community Development	Ongoing	Ongoing	City staff assisted in the creation and supports active neighborhood associations in Rose Hill, Beverly and downtown. City kicked off a 2021 COVID Rebound Corridor study for small businesses along the New Boston Rd corridor. The results however will be used city-wide.
5.1.2	Continue to identify and formulate neighborhood partnerships that serve to identify funding opportunities, serve as a sounding board for improvements, and advocate for neighborhood improvements.	Planning and Community Development	Short-Term	Ongoing	City staff assisted in the creation and supports active neighborhood associations in Rose Hill, Beverly and downtown.
5.1.3	Develop an online database with information about neighborhood associations, district maps, contact information, and meeting information.	Planning and Community Development	Short-Term	50% Complete	City staff has begun development of online database for neighborhoods.
5.1.4	Conduct small-area plans for specific neighborhoods to address challenges and identify a phased action plan.	Planning and Community Development, Consultant	Mid-Term	50% Complete	City staff has begun development of small area plans for specific neighborhoods. City kicked off a 2021 COVID Rebound Corridor study for small businesses along the New Boston Rd corridor. The results however will be used city-wide.
5.1.5	Consider conducting a neighborhood gateway and wayfinding signage study to determine the most appropriate location, style, and size of these amenities within neighborhoods.	Planning and Community Development, Consultant	Mid-Term	Ongoing	Added wayfinding and sign toppers to downtown State Cultural District and Highland/Bingham Park Historic District in 2018.
5.1.6	Continue the neighborhood outreach program to encourage involvement of residents in decisions affecting their neighborhood. Participate in neighborhood events such as National Night Out and Rose Hill Neighborhood Celebration.	Planning and Community Development	Long-Term	Ongoing	City staff from multiple departments participates each year in National Night Out and the Rosehill Neighborhood Celebration.

DOWNTOWN TEXARKANA					
REFERENCE NUMBER	RECOMMENDATION	INVOLVED AGENCY	PRIORITY	STATUS % COMPLETE	NOTES
5.2.1	Coordinate a downtown master plan with Texarkana, AR. A separate downtown plan would further develop concepts introduced in the Renew Texarkana plan and would include individual site assessment, a phased development plan, and detailed costs for implementation.	Planning and Community Development, Texarkana, AR	Short-Term	Ongoing	Both cities recently formed the Texarkana Brownfields Regional Environmental Coalition (TBREC) to master plan and address contaminated properties downtown. The City received \$400,000 in 2019 and \$375,000 in 2020 in supplemental award funding from the EPA Brownfields program for continued cleanup of contaminated properties in Texarkana, Texas. Implementation was completed of two-way streets and downtown CIP improvements project totaling \$407,000 in collaboration with Public Works as part of the ReNew Texarkana downtown master plan. As a part of the street conversion, 162 new downtown parking places were added.
5.2.2	Consider adoption of a downtown overlay or Form Based Code (FBC) in the existing zoning ordinance.	Planning and Community Development	Short-Term	Ongoing	
5.2.3	Create a community development corporation that includes a focus on marketing downtown to potential investors.	Planning and Community Development, Economic Development, Texarkana Arts & Historic District Partners	Short-Term	25% Complete	City staff has begun research for the development of a community development corporation.
5.2.4	Develop a multi-departmental approach to evaluate the utilization of vacant, unsafe or dilapidated structures within downtown.	Planning and Community Development, Building Inspections, Public Works	Ongoing	Ongoing	Staff continues to hold problem properties meetings and continue to work on the repair or demolition of vacant, unsafe or dilapidated structures. The Kress Gap is an example of an unsafe structure that was demolished and made into a pocket park.

Attachment: Comprehensive Plan Implementation Table 2021 Update (3639 : Consider Comprehensive Plan updates 2022)

5.2.5	Consider replacing the street signs in Downtown with a unique sign to establish a special area of character; Add signage for the recent Texarkana Cultural District designation.	Planning and Community Development, Economic Development, Texarkana Arts & Historic District Partners, Public Works Department	Short-Term	Complete	Added wayfinding and sign toppers to downtown State Cultural District in 2018.
5.2.6	Enhance the role of Downtown as the cultural and social center of the City, by supporting local efforts (like the Arts & Historic District) to create business awareness, promote social events, and create community ties and investment.	Planning and Community Development, Economic Development, Texarkana Arts & Historic District Partners	Ongoing	Ongoing	Legislature approved 5 million for Cultural District funding. City received TCA grant on behalf of Texarkana Arts & Historic District for downtown improvements in 2020 and 2021. City kicked off Courthouse Square Project for the US Federal Courthouse and Post Office downtown with over \$1 million in pedestrian and park infrastuture improvements downtown. Construction is expected to be completed in Spring 2021.
5.2.7	Encourage a diversity of housing types including mixed-use in downtown to enliven the district, support destination retail and provide opportunities for pedestrian-oriented young professional and “empty nester” living.	Planning and Community Development	Ongoing	Ongoing	After over 30 years of vacancy and discussions regarding its future, work began on the revitalization of the iconic Hotel Grim in 2019 and continues into 2021. The \$26 million dollar downtown development will add 93 residential units in downtown Texarkana and will include over 3,600 square feet of new office and meeting room space. In 2021, several new mixed use retail and housing developments are underway downtown.
5.2.8	Create open spaces, plazas and urban parks (such as Downtown’s ArtSpark) to serve as focal points, landmarks, and gathering places for socializing and celebrations.	Planning and Community Development, Parks and Recreation, Economic Development, Texarkana Arts & Historic District Partners	Ongoing	Ongoing	City received National Endowment for the Arts (NEA) Grant in partnership with the Texarkana Arts & Historic District partners. This threefold project will include additional mini-murals in the downtown area, a refresh of the downtown ArtSpark "timeline", and contribute to an exhibit of works by a local sculptor. City staff created the "Kress Gap" by engaging local artists to paint murals that have become a community photo location. City kicked off Courthouse Square Project for the US Federal Courthouse and Post Office downtown with over \$1 million in pedestrian and park infrastuture improvements downtown.
5.2.9	Increase recreation and entertainment opportunities in downtown via programming and community venues.	Planning and Community Development, Parks and Recreation, Economic Development, Texarkana Arts & Historic District Partners	Ongoing	Ongoing	Awarded a USDA Farmers’ Market Promotion Program grant totaling \$174,220 to support the Market’s Cultural Food Diversity Initiative in partnership with the Texarkana Regional Arts and Humanities Council and the Housing Authority of Texarkana, Texas. Texarkana’s application was one of 49 funded nationwide and the only project selected for funding in Texas. This funding continues through September 2021.
5.2.10	Increase pedestrian linkages / connections between downtown & neighborhoods through planning efforts. Consider the Complete Streets Model where appropriate.	Planning and Community Development, Public Works Department, Texarkana Metropolitan Planning Organization	Mid-Term	Ongoing	City kicked off Courthouse Square Project for the US Federal Courthouse and Post Office downtown with over \$1 million in pedestrian and park infrastuture improvements downtown. Constuction of project expected to be completed in Spring 2021. Evaluating projects identified in the Texarkana Regional Active Mobility Transpotation Plan and the 2045 MTP as well as monitoring projects completed by TXDOT's Project Tracker program.
5.2.11	Continue to provide incentives for the adaptive re-use of historic and valuable structures to preserve the City’s architectural heritage and ensure that new development contributes to the evolution of a strong, historic, pedestrian-oriented downtown.	Planning and Community Development, Building & Inspections, Economic Development, Texarkana Arts & Historic District Partners	Ongoing	Ongoing	Existing incentive programs such as façade grants and loans have been used to encourage historic preservation.

City of Texarkana, Texas

Summary Sheet

Version:

Update Date: 2/2/2022 1:20 PM

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

Subject: Consider approval of the Planning and Zoning Commission meeting minutes from January 4, 2022.

Meeting Date: 2/7/2022

Attachments

a. 01-04-22 P&Z Minutes (PDF)

Staff Coordination

Building Code Administration 02/02/2022 3:23 PM	Mashell Daniel	Reviewer	Completed
Planning & Zoning Commission 02/07/2022 6:00 PM	Laura Puckett	Meeting	Pending

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

Please see attached minutes.

Potential Options:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends for approval of the minutes.

Advisory Board/Committee Review:

The Planning and Zoning Commission

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

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

February 7, 2022

**MINUTES
REGULAR MEETING
PLANNING AND ZONING COMMISSION
COUNCIL CHAMBERS
2ND FLOOR, TEXAS MUNICIPAL BUILDING
220 TEXAS BOULEVARD, TEXARKANA, TEXAS
MONDAY, JANUARY 4, 2022 AT 6:00 P.M.**

The Planning and Zoning Commission of the City of Texarkana, Texas met in a regular session, Tuesday, January 4, 2022 at 6:00 p.m. with the following members present:

ATTENDING:

Ms. Dianna Kinsey, Vice Chairperson
Mr. Tom Coleman
Mr. James Larkins
Dr. Wanda Northam
Mr. Brad Bailey

ABSENT

Mr. Gene Joyce III, Chairman
Mr. Casey Boyette
Mr. George Merrill

ALSO ATTENDING:

Ms. Mashell Daniel, Executive Director of Inspections, Code and Zoning
Ms. Laura Puckett, Zoning Administrator

Ms. Kinsey called the meeting to order at 6:00 p.m.

S-748: Specific Use Permit to allow the location of a single-wide HUD code manufactured home on Lot 3, Block 17, Grandview Addition, located at 4007 Findley Street. Franklin D. Coleman, owner.

Mr. Franklin Coleman appeared and stated that he wished to move a new HUD code manufactured home on the property to live in.

Mr. Larkins made a motion to approve this request with stipulations. Mr. Coleman seconded the motion to approve this request with stipulations. Members voted unanimously to approve the request with stipulations.

RECOMMENDED FOR APPROVAL

Amendment to PD-20-5 (GR) for site plan approval on a 2.206-acre tract of land (being Tract 65A) in the John A. Talbot HRS, A-564, located at 5609 Richmond Road. Don Robertson, owner.

Mr. Lane Beaird appeared and advised that the Commission had previously approved the site plan. Mr. Beaird said that TXDOT required a detention pond as well as moving the driveway to the north to be further away from the intersection at Moores Lane and Richmond Road. He said that moved things over and the new site plan needed approval.

Mr. Coleman made a motion to approve the amended site plan. Dr. Northam seconded the motion to approve the amended site plan. Members voted unanimously to approve the request.

RECOMMENDED FOR APPROVAL

STAFF UPDATES

Mashell Daniel advised the commission that the notification process for public hearing be changed from 200 feet to 500 feet the City would have to amend the Master Fee List which is done in September. She advised that the budget would have to be increased as well to cover the cost of mailing and legal notification. She explained that if the Commission still wants to extend the notice to 500 feet then the Commission will have to place the request on the Agenda and hold a vote and prepare to have it heard and approved by City Council.

MINUTES

Consider approval of the December 6, 2021 Planning and Zoning Commission meeting minutes.

Dr. Northam made a motion to approve the minutes. Mr. Coleman seconded the motion. All members voted unanimously to approve the minutes.

MINUTES RECOMMENDED FOR APPROVAL

There being no further business, the meeting was adjourned.

Dianna Kinsey, Vice Chairperson

Laura Puckett, Zoning Administrator