



CITY OF TEXARKANA
PLANNING & ZONING COMMISSION
AGENDA • MARCH 4, 2019

Council Chambers	Regular Meeting	6:00 PM
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220 TEXAS BLVD.
 TEXARKANA, TX 75501

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

I. CALL TO ORDER

II. AGENDA ITEMS

1. Z-19-3: A 3.32 acre tract of land located at 5203 North Kings Highway. Single Family-1 to Neighborhood Service. Wanda Brown Hiebert, applicant. T.W. Howell, agent.

III. STAFF UPDATES

IV. CONSIDER APPROVAL OF MINUTES

V. ADJOURNMENT

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

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

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

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

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

City of Texarkana, Texas

Briefing Sheet

Version:

Update Date: 3/1/2019 2:15 PM

Lead Department: Planning and Community Development **Action Officer:** Debbie Burk,
Z-19-3: A 3.32 acre tract of land located at 5203 North Kings Highway. Single
Family-1 to Neighborhood Service. Wanda Brown Hiebert, applicant. T.W.
Subject: Howell, agent.

STAFF COMMENTARY

Z-19-3: This is a request for rezoning from Single Family-1 to Neighborhood Service by Wanda Brown Hiebert, owner, and T.W. Howell, agent at 5203 North Kings Highway (a 3.32 acre tract of land located in the George Brinlee HRS, A-18). The proposed use is a Dollar General store. This tract of land is adjacent to a recently annexed area located off Hughes Road.

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

The applicant provided a site plan that consists of the following:

- An approximately 9,100 square foot building.
- 36 parking spaces.
- A 21' lighted pylon sign with a sign face of 6' ½' x 16' 1". No CEVMS.
- A wall sign that is 4' 6" x 33' 3" in size.
- A screened dumpster to be located at the southwest corner of the property.

The applicant should be aware that a fire lane and a fire hydrant are required. Also, a loading zone is required (minimum size 10' x 45'). If the existing driveway is improved or altered, it will require TXDOT approval.

Staff agrees that this type use would be an asset for this area and provide a service for the surrounding neighborhoods. The applicant has indicated that brick/rock will be placed on three sides of the proposed building. Therefore, staff recommends for approval.

If a Planned Development designation is placed on the property, staff would suggest including the above stipulations plus the following: 1) any outside lighting be shielded from any adjacent residential properties, 2) brick/rock be used on three sides of the building, 3) install a fire lane and a fire hydrant, 4) create a loading zone, and 5) obtain TXDOT approval if existing driveway is improved or altered.

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

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

Attachments

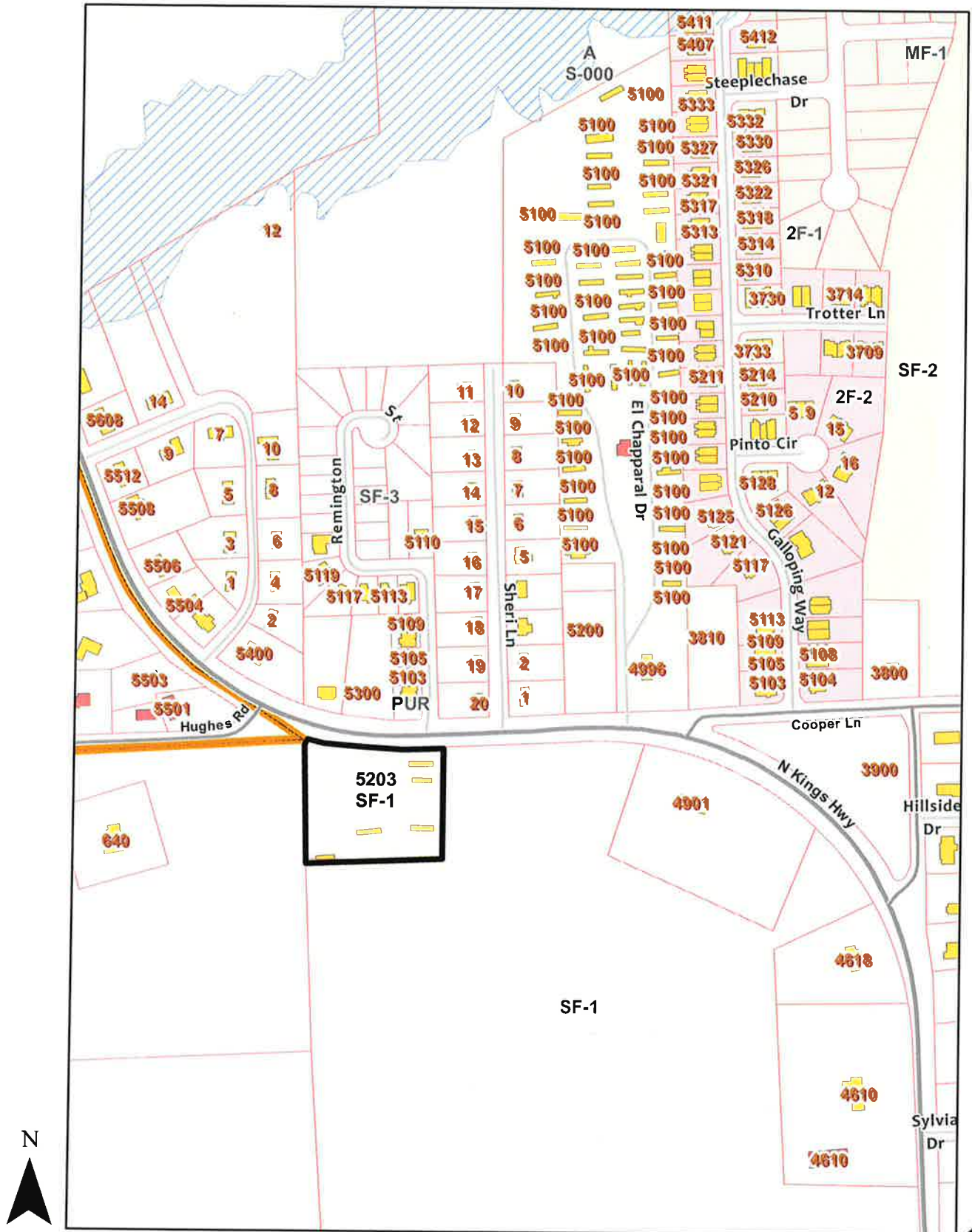
- a. maps (PDF)

City of Texarkana, Texas

- b. site plan (PDF)
- c. aerial site plan (PDF)
- d. signage (PDF)
- e. 2-4-19 minutes (PDF)

5203 N Kings Highway

Department of Planning and Community Development



Attachment: maps (2036 : Z-19-3: 5203 N. Kings Highway. SF-1 to NS)



5203 N Kings Highway

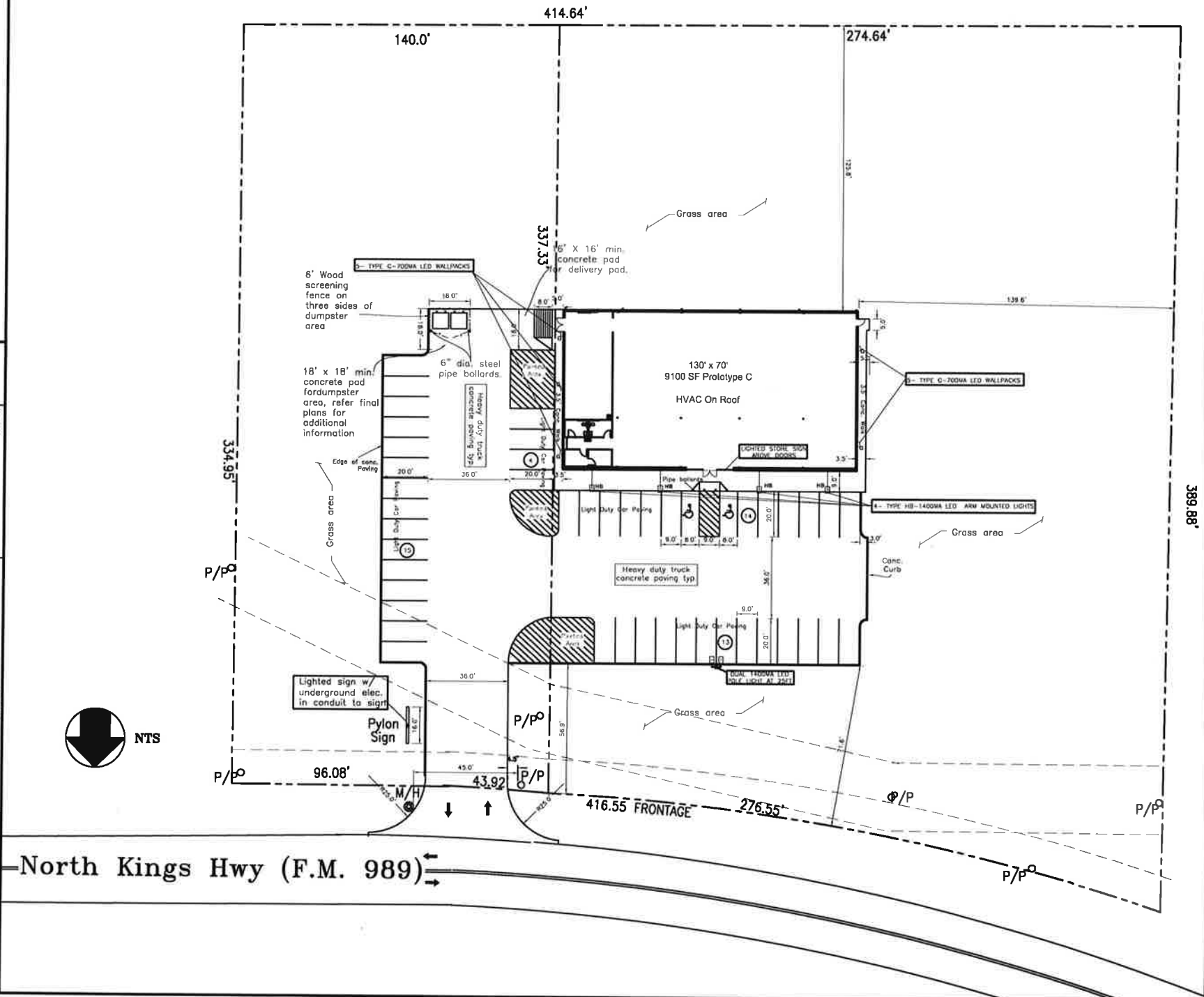
Department of Planning and Community Development



Attachment: maps (2036 : Z-19-3: 5203 N. Kings Highway. SF-1 to NS)



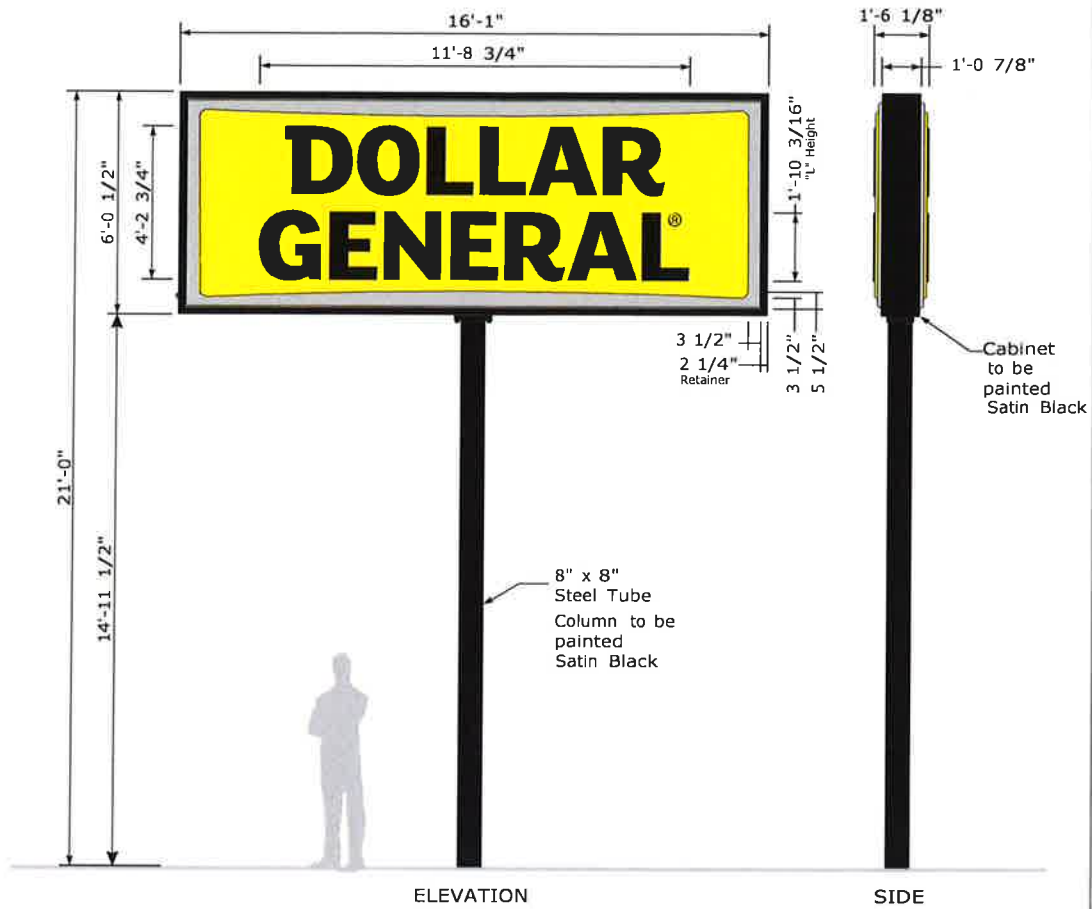
PRELIMINARY SITE		TEXARKANA, TX. NORTH KINGS HWY(FM 989)	
PROTOTYPE:	C	DEVELOPER	DATE:
BLDG./SALES SF:	9100/7302	COMPANY: HP INVESTMENTS	COMPANY: ALTECH, INC
ACREAGE:	3.32	NAME: WOODY PRIEST	NAME: A. MONTE
PARKING SPACES:	46	PHONE: (903) 276-1735	PHONE: (903) 832-9076





Attachment: aerial site plan (2036 : Z-19-3: 5203 N. Kings Highway. SF-1 to NS)

P96



SQUARE FOOTAGE
ACTUAL
97.17 sq. ft.

COLOR SPECIFICATIONS	
Yellow:	match Spraylat C8-2633
Brushed Aluminum:	match Spraylat FM-171
Black (Copy):	match Spraylat Black
Satin Black (Metal):	match Black Polyurethane
Cool Gray:	match PMS Cool Gray 5
Rock Bottom Gray:	match Sherwin Williams SW7062
Green:	match PMS 368C



File Name: Dollar General Cutsheets 2013

Project #: 13-0181

Page 1 of 33

Date: 04/12/2013

Approved By:



135 South David Lane
Knoxville, TN 37922
Office: 865-539-4001
Fax: 865-539-0851
www.linkengr.com

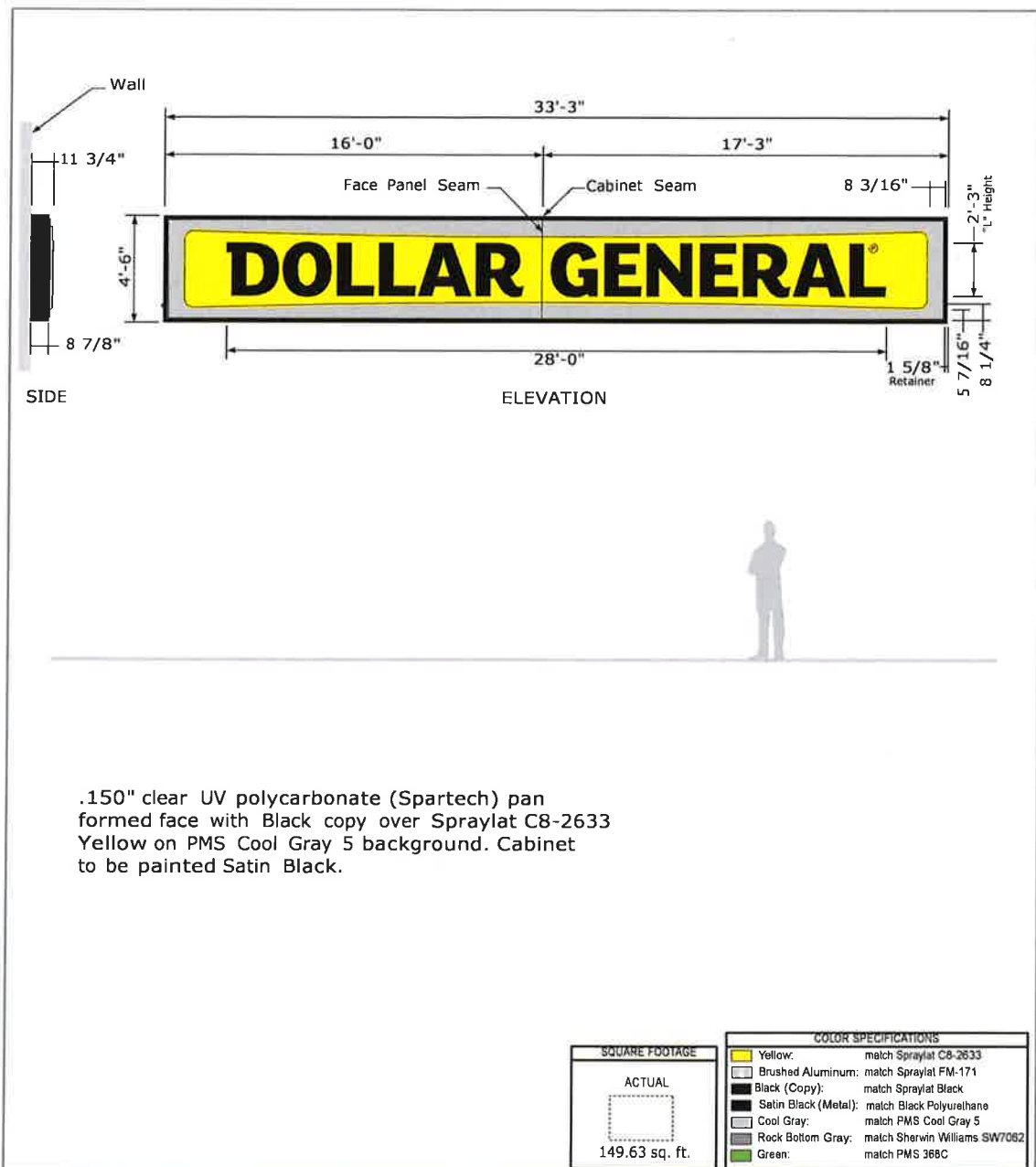
Artwork is the property of Dollar General. Material herein shall not be copied or reproduced without permission.

EXHIBIT "K"

Attachment: signage (2036 : Z-19-3: 5203 N. Kings Highway. SF-1 to NS)

DOLLAR GENERAL®

4'-6" x 33'-3" WALL CABINET

**DOLLAR GENERAL**

File Name: Dollar General Cutsheets 2013

Project #: 13-0181

Page 10 of 33

Date: 04/12/2013

Approved By:



135 South David Lane
Knoxville, TN 37922
Office: 865-539-4001
Fax: 865-539-0851
www.linkengr.com

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EXHIBIT "L"

Attachment: signage (2036 : Z-19-3: 5203 N. Kings Highway. SF-1 to NS)

**MINUTES
REGULAR MEETING
PLANNING AND ZONING COMMISSION
COUNCIL CHAMBERS
2ND FLOOR, TEXAS MUNICIPAL BUILDING
220 TEXAS BOULEVARD, TEXARKANA, TEXAS
MONDAY, FEBRUARY 4, 2019
6:00 P.M.**

The Planning and Zoning Commission of the City of Texarkana, Texas met in their regular session, Monday, February 4, 2019 at 6:00 p.m. in the Council Chambers, 2nd floor, Municipal Building, 220 Texas Boulevard, Texarkana, Texas with the following members present:

ATTENDING:

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

ALSO ATTENDING:

Ms. Debbie Burk, Zoning Administrator
Ms. Laura Puckett, Administrative Coordinator
Mr. George Merrill, Alternate Member

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

Z-19-2: Lots 1 & 2, Block 3, Red Cut Heights Addition, located at 2620 McIntyre Street. Single Family-2 to Single Family-3. Melvin Hill, applicant. Felicia Hill, agent.

Ms. Felicia Hill explained that this request is to rezone this property to Single Family-3 in order to place a double wide HUD code manufactured home on the property. There are other manufactured homes in this area.

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

RECOMMENDED FOR APPROVAL

S-703: Specific Use Permit to allow a double wide HUD code manufactured home on Lots 1 & 2, Block 3, Red Cut Heights Addition, located at 2620 McIntyre Street. Melvin Hill, applicant. Felicia Hill, agent.

Ms. Hill explained that this request is for a specific use permit to allow the one additional use of a new double wide HUD code manufactured home to be used as a residence.

Mr. Larkins made a motion to approve the request with the following staff stipulations:

1. That one 2019 or newer double wide HUD code manufactured home be allowed on this property.
2. That the double wide HUD code manufactured home be tied down/skirted/underpinned.
3. That the double wide HUD code manufactured home be used for dwelling purposes only, human occupancy only.
4. That the Specific Use Permit be in effect for a period of three (3) years, beginning at the date of this Ordinance. It is the owner's responsibility to renew this permit.
5. That if the HUD code manufactured home is not placed on the property within the three (3) year period, the Specific use Permit will automatically be revoked.
6. That all driveways, parking, building codes/setbacks, engineered foundation, platting and flood plain requirements must be in accordance with the City of Texarkana, Texas Codes.

Mr. Davis seconded the motion. Members voted unanimously for approval with stipulations.

RECOMMENDED FOR APPROVAL WITH STIPULATIONS

Amendment to PD-04-2(GR) for site plan approval to allow a dental clinic on part of Lots 1 & 2, Ames Acres Addition, located at 3424 Richmond Road. Brian Steele, applicant. Jeff Whitten, agent.

Mr. Jeff Whitten explained that a bank was previously located at this site and that a dental clinic is proposed. Existing zoning is PD-Office. Mr. Whitten explains that the floor plans are still being modified and stated that he is aware that if the existing building is not shortened to allow a two-way drive on the east side of the building, a one-way drive will be required. He added that the existing monument sign will be used and updated and added that any lighting will be shielded from adjacent residential properties.

Mr. Davis made a motion to approve the request with the following stipulations:

1. An existing 4,800 square foot stone masonry bank building that will be renovated and possibly reconfigured.
2. A 6' x 8' monument sign that will be updated. No CEVMS.
3. The parking layout for the proposed dental clinic will be changed to include 54 regular parking spaces and 6 handicapped spaces.
4. Any lighting to be shielded from any adjacent residential properties.
5. A screened dumpster located at the southeast corner of the property.
6. Shorten the existing building to allow a two-way drive on the east side of the property. If building remains the same, a one-way drive will be required.

Ms. Kinsey seconded the motion. Members voted unanimously for approval making applicant aware that if the site plan is approved, there may be additional applicable city code/ordinance requirements.

RECOMMENDED FOR APPROVAL

Consider approval of January 7, 2019 Minutes.

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

RECOMMENDED FOR APPROVAL

Adjournment.

There being no further business, the meeting was adjourned.

Gene Joyce, III, Chairman

Debbie Burk, Secretary