



CITY OF TEXARKANA
PLANNING & ZONING COMMISSION
AGENDA • MARCH 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 for replat of Lots 8-11, Block 6, Richmond Development Fifth Subdivision located off Brooke Place west of Ace Hardware on Richmond Road. JBM Marketing, owner and Jeffrey Wood MTG Engineers and Surveyors, agent.
 2. Amendment to PD-2-13 (GR) for site plan approval on an approximate 1.831-acre tract of land, 1st Replat Lot 1A, Block 3, Tract 1C, Richmond Development Subdivision 4th, located at the southeast corner of Moores Lane and Arista Boulevard. William Bill Davis, owner and Chris Elbersen, agent.
 3. Z-22-02: rezoning a 35.43-acre tract of land (being Tract 115), H. S. Janes HRS, A-306, 116, 122A, C. T. Ware, South Part Lots 5 and 7, located at 3800 Picoma Drive. Single Family-2 to Industrial-2. Robert Torrans, owner and Cory Floyd, agent/attorney.
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4. Z-22-03: rezoning Lots 11 and 12, Block 5, Watts Addition, located at 1324 Bowie Street from Two Family-1 to Commercial. Thomas Turner, owner and Jerry Johnson, agent.
5. Z-22-04: an approximate 3.3-acre tract of land (being Tract 143A), J. W. Jonson HRS, A-308, located at 804 Jameson Street from Single Family-2 to Single Family-3. Keri Hawkins, owner and Kimberly Holmes, agent.
6. S-749: Specific Use Permit to allow the location of a double wide HUD code manufactured home on an approximate 3.3-acre tract of land (being Tract 143A), J. W. Jonson HRS, A-308, located at 804 Jameson Street. Keri Hawkins, owner and Kimberly Homes, agent.
7. Amendment to PD-02-13: for site plan approval on Lot 1B, Block 6, Replat No.1 of Richmond Fifth Subdivision, located at 3402 Arista Boulevard. Aven Williamson, owner and David Williams, MTG Engineers and Surveyors, agent.

III. STAFF UPDATES

IV. CONSIDER APPROVAL OF MINUTES

V. ADJOURNMENT

VI. P&Z AGENDA ITEMS

1. Consider the Planning and Zoning Commission minutes from the February 7, 2022 meeting.

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: 3/3/2022 11:55 AM

Lead Department: Planning & Zoning Commission **Action Officer:** Laura Puckett, Administrative Coordinator
Consider approval for replat of Lots 8-11, Block 6, Richmond Development Fifth Subdivision located off Brooke Place west of Ace Hardware on Richmond Road. JBM Marketing, owner and Jeffrey Wood MTG Engineers and
Subject: Surveyors, agent.

Meeting Date: 3/7/2022**Attachments**

- a. P&ZMemo-Replat-Lts8to11Blk6-RichmondDevelopmentFifth-March2022 (PDF)

Staff Coordination

Building Code Administration	Mashell Daniel	Department Head Review
Completed	03/03/2022 1:55 PM	
Planning & Zoning Commission		Department Review
Pending		
Planning & Zoning Commission	Laura Puckett	Meeting Pending
03/07/2022 6:00 PM		

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

See attached memorandum and supporting documents.

Potential Options:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

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

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

Planning and Zoning Commission

Board/Committee Recommendation:

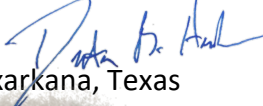
NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

March 7, 2022

MEMORANDUM

To: Planning and Zoning Commission

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

Date: March 2, 2022

Subject: **Consider approval of Replat of Lots 8 thru 11, Block 6 of Richmond Development Fifth Subdivision**

This is a request by JBM Marketing, LLC, owner, and Jeffrey Wood, MTG Engineers and Surveyors, agent to consider approval of the **Replat of Lots 8 thru 11, Block 6 of Richmond Development Fifth Subdivision**. The purpose of this plat is to combine existing lots 8 thru 11 into 2 lots (9R and 10R). This is located of Brooke PI behind Ace Hardware on Richmond Rd.

Comments are as follows:

1. TxDOT – No response
2. Summit Energy – No Issues
3. Sparklight – No issues
4. Windstream - No response
5. Electric Companies
 - a. AEP – No issues
 - b. Bowie Cass – Not in service area
 - c. REA – Not in service area
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
 - c. Multiple existing drainage and utility easements are not shown on the plat and need to be added.
 - d. Revised spelling of “Richmond” in title block
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.



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 Replat Lots 8-11, Block 6 of Richmond Development Fifth Subdivision**Plat Title:** Replat of Lots No. 8-11, Block 6 of Richmond Development Fifth Subdivision**Current Legal Description:** Lots 8-11, Block 6 of Richmond Development Fifth Subdivision**Total Acreage:** 3.568 acres **Number of Lots:** 2 **Zoning:** GR**Owner/Developer Information:**Name: JBM Marketing, LLCAddress: 383 County Road 2308, Texarkana, TX

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

2/16/2022

Date

Application Fee: _____

Received by: _____

Revised

Packet Pg. 7

Attachment: P&ZMemo-Replat-Lts8to11Blk6-RichmondDevelopmentFifth-March2022 (3654 : Replat Lots 8-11, Block 6, Richmond Development



CITY OF

TEXARKANA

TEXAS

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

REPLAT 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 previous recorded subdivision

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')

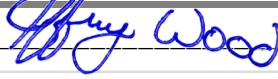
b. Residential (25')

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

Surveyor Note explaining purpose of Replat	☒
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.


 _____ 2/16/22
 Signature Date
 Jeffrey Wood

 Printed Name

Attachment: P&Z Memo- Replat- Lts 8 to 11 Blk 6- Richmond Development Fifth- March 2022 (3654 : Replat Lots 8-11, Block 6, Richmond Development

City of Texarkana, Texas

Version:

Update Date: 3/3/2022 12:03 PM

Summary Sheet

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

Subject: Amendment to PD-2-13 (GR) for site plan approval on an approximate 1.831-acre tract of land, 1st Replat Lot 1A, Block 3, Tract 1C, Richmond Development Subdivision 4th, located at the southeast corner of Moores Lane and Arista Boulevard. William Bill Davis, owner and Chris Elberson, agent.

Meeting Date: 3/7/2022

Attachments

- a. Hearing Notice and Application (PDF)
- b. Maps (PDF)
- c. Site Plan (PDF)
- d. Elevation-Photo (PDF)

Staff Coordination

Building Code Administration	Mashell Daniel	Department Head Review
Completed	03/03/2022 1:54 PM	
Planning & Zoning Commission		Department Review
Pending		
Planning & Zoning Commission	Laura Puckett	Meeting Pending
03/07/2022 6:00 PM		

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Bill Davis, owner, and Chris Elberson, agent, for site plan approval on an approximate 1.831-acre tract of land, 1st Replat Lot 1A, Block 3, Tract 1C, Richmond Development Subdivision 4th, located at the southeast corner of Moores Lane and Arista Boulevard. The current zoning is Planned Development-General Retail. The property is currently vacant property. The proposed use is senior living apartments.

The adjacent zoning is Planned Development-General Retail to the north, south, east, and west. The adjacent land use is vacant land to the north and south, restaurant to the east, and multiple-family residential to the west.

The Future Land Use Map designates this property as "Neighborhood Retail".

City of Texarkana, Texas

The site plan consists of the following:

1. The construction of one 57,410 sq. ft., three story, building with 46 apartment units.
2. The façade will be stucco.
3. The access driveway will be off Moores Lane and Corporate Drive. There will be a covered portico accessed with an ingress/egress off Arista Boulevard.
4. Two parking spaces will be provided for each apartment unit. This includes ten handicapped spaces. Each parking space must be a minimum of 180 sq. ft. (9'x20' or 10'x18').
5. A stucco/CMU, 4' x 8' monument style sign. No Electronic messaging will be allowed.
6. Screened dumpster site on the east side of the parking lot.
7. For drainage purposes, post water runoff must be equal or less than pre-development runoff unless engineer can prove there is no downstream impacts.

Please see attached correspondence from Texarkana Water Utilities.

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 this request.

Advisory Board/Committee Review:

NOT APPLICABLE

Board/Committee Recommendation:

Planning and Zoning Commission

City of Texarkana, Texas**Advisory Board/Committee Meeting Date and Minutes:**

March 7, 2022

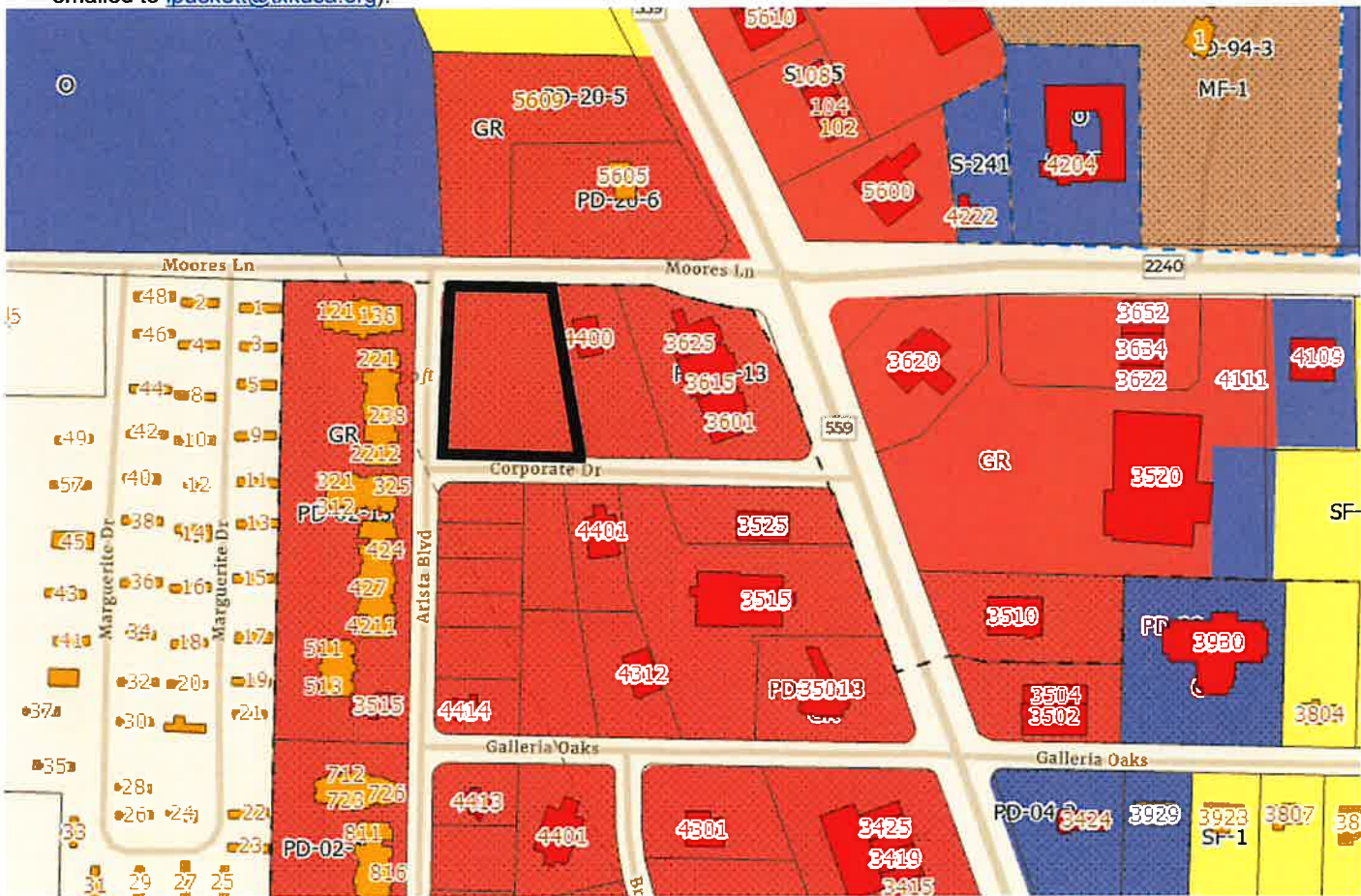
NOTICE OF PUBLIC HEARINGS

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, MARCH 7, 2022 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, APRIL 11, 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: William Davis Revocable Trust, owner, and Chris Elbersen, agent

OWNER'S ADDRESS: 6822 Summerhill Road, Texarkana, Texas 75503

LOCATION OF REZONING: Southeast corner of Moores Lane and Arista Boulevard, Texarkana, Texas 75503

PROPOSED CHANGE: Amendment to PD-02-13 (GR) for site plan approval for the construction of a three-story multiple-family senior apartments

LEGAL DESCRIPTION: An approximate 1.831-acre tract of land, 1st Replat Lot 1A, Block 3, Tract 1C, Richmond Development Subdivision 4th

CASE NUMBER: Amendment-PD-02-13 (GR) DATE MAILED: February 22, 2022



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. 21-01684 Case Amendment PD-02-13 Date 10/25/2021
(GR)

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: C1 Block: NO. 3 Addition: _____
(Or see attached metes and bounds legal description)

Project location/address: VAC PROPERTY BETWEEN HOBBS LANE & CO-OPPORT DRIVE

Present zoning: GR Proposed zoning (if applicable) N/A

Proposed use: MULTI FAMILY SENIOR APARTMENTS

Total square footage of proposed building: 57,410 Number of parking spaces 70+12

Number of required parking spaces per Ordinance _____ Handicapped spaces 12

Material of building façade STUCCO

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

Size 12'x4'

Material to be used for structure (if monument style) CMU w/ STUCCO

CHRIS EUBERSON
Attorney or Agent Signature

5925 LING AVE SUITE 3
Address

SHREVEPORT LA 71106
City, State, Zip

318.464.0673
Home Phone & Cell Phone

celberson@gmail.com
Email Address

WILLIAM DAVIS REVOCABLE TRUST
Property Owner Signature

6822 SUMMER HILL RD
Address

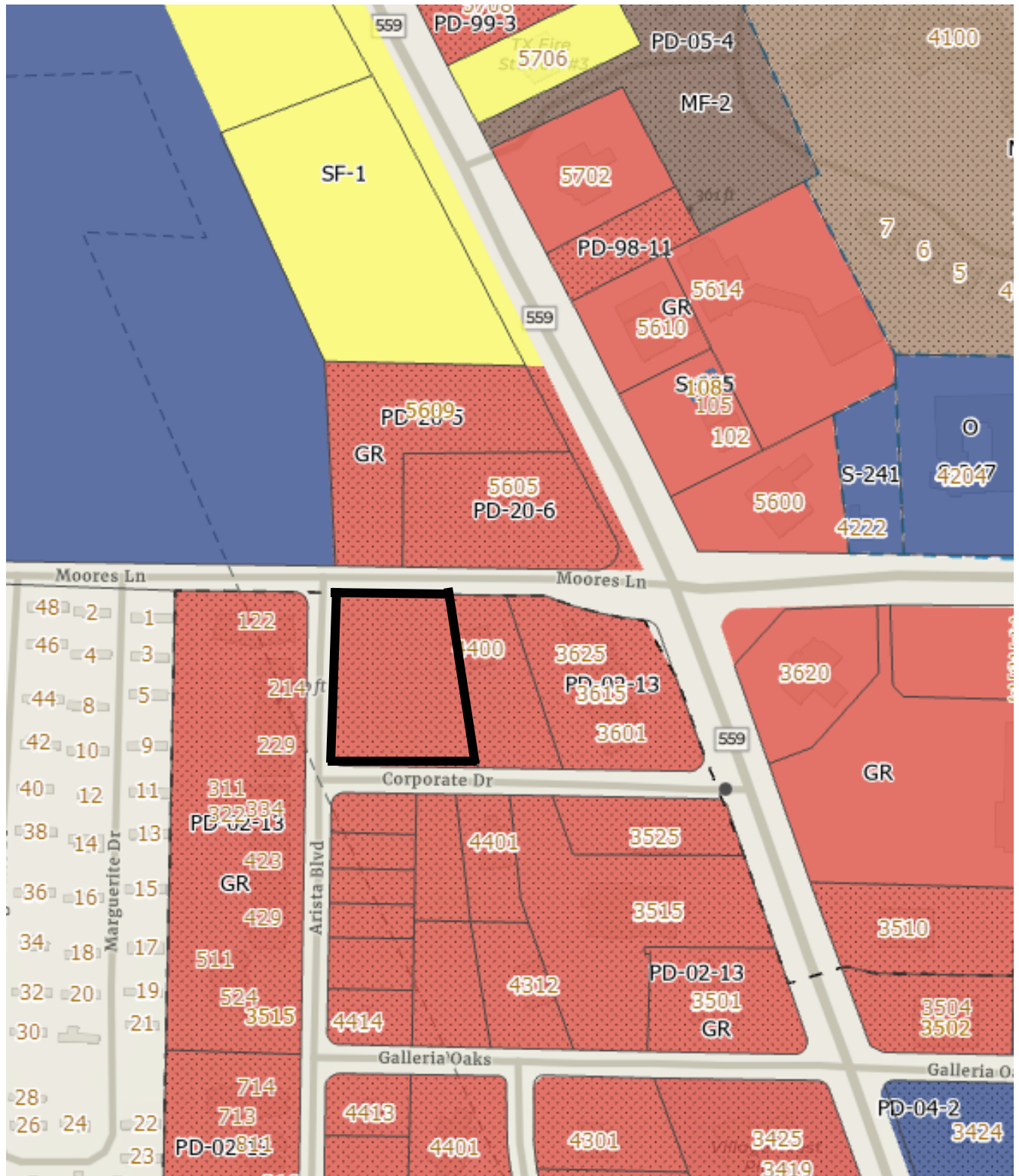
TEXARKANA TX 75503
City, State, Zip

903 793 2670 Cell 903 280 8351
Home Phone & Cell Phone

W.DAVIS@G2CABLE.COM
Email Address

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

SE corner of Moores Ln and Arista Blvd.



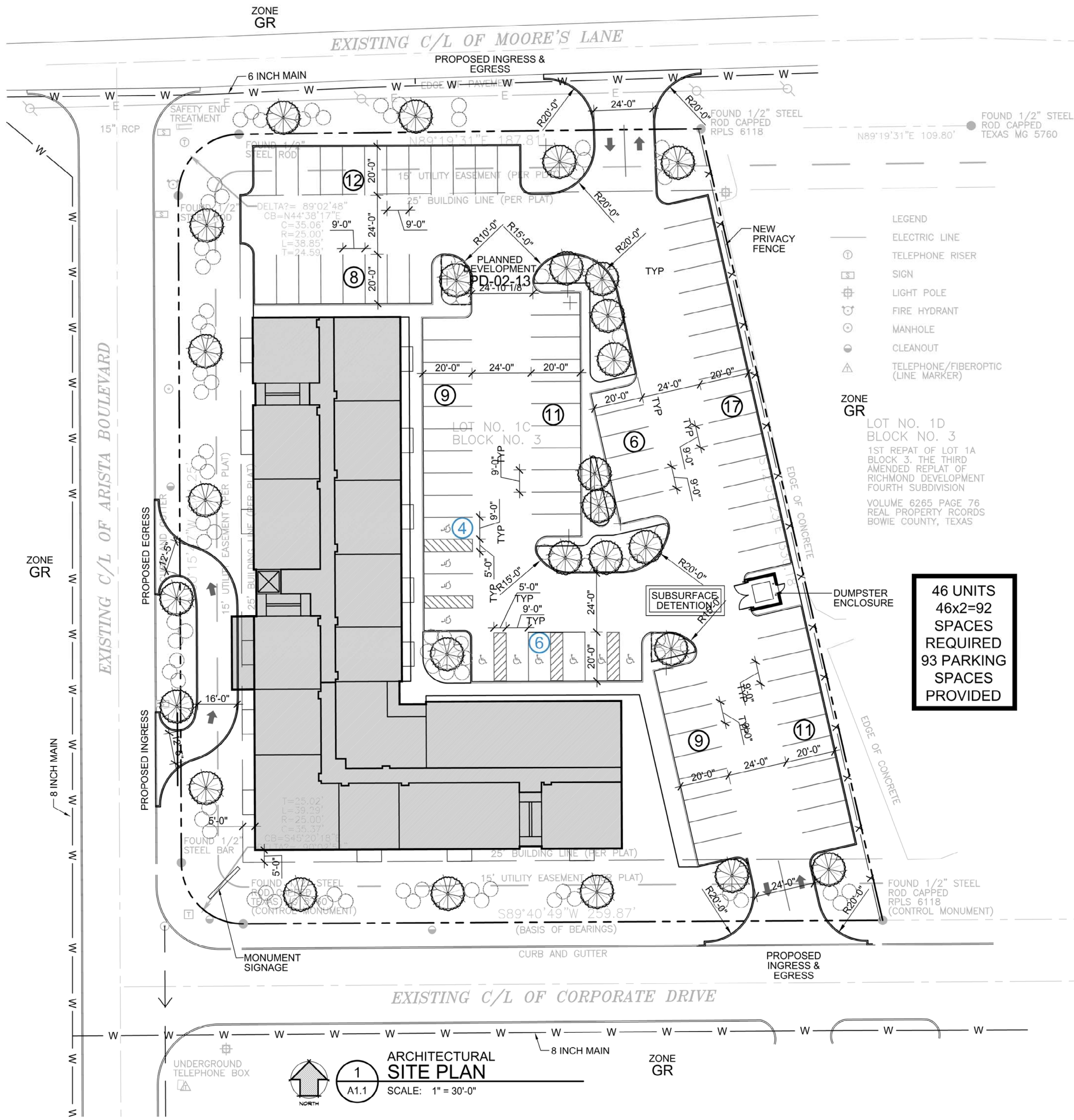
Attachment: Maps (3647 : Amendment to PD-2-13 Site Plan Approval se corner Moores & Arista)

SE corner of Moores Ln and Arista Blvd.

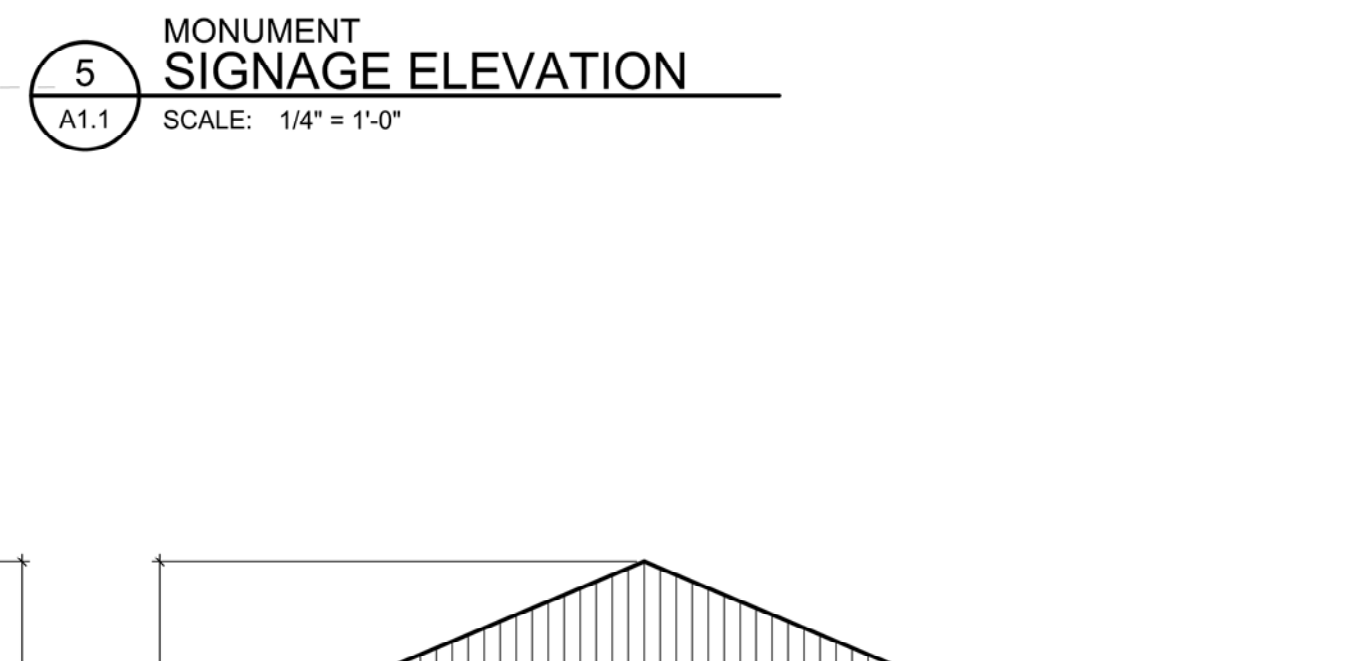
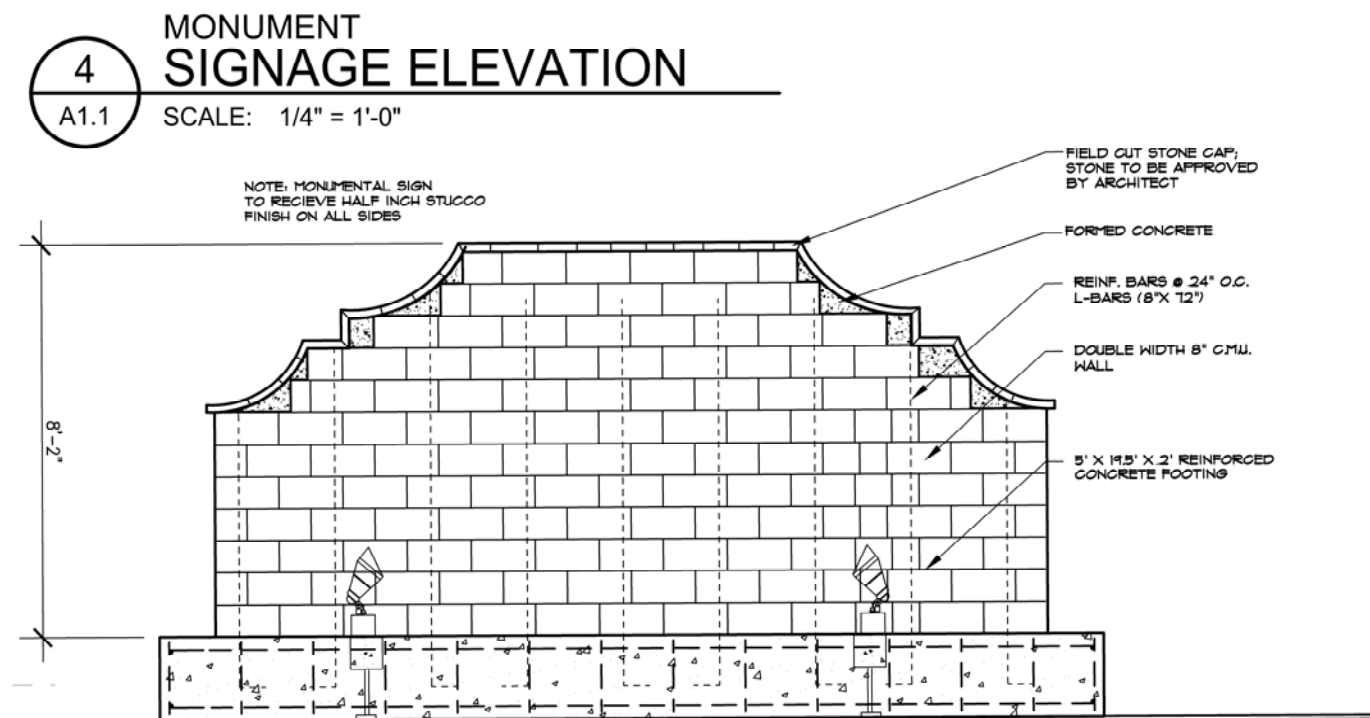
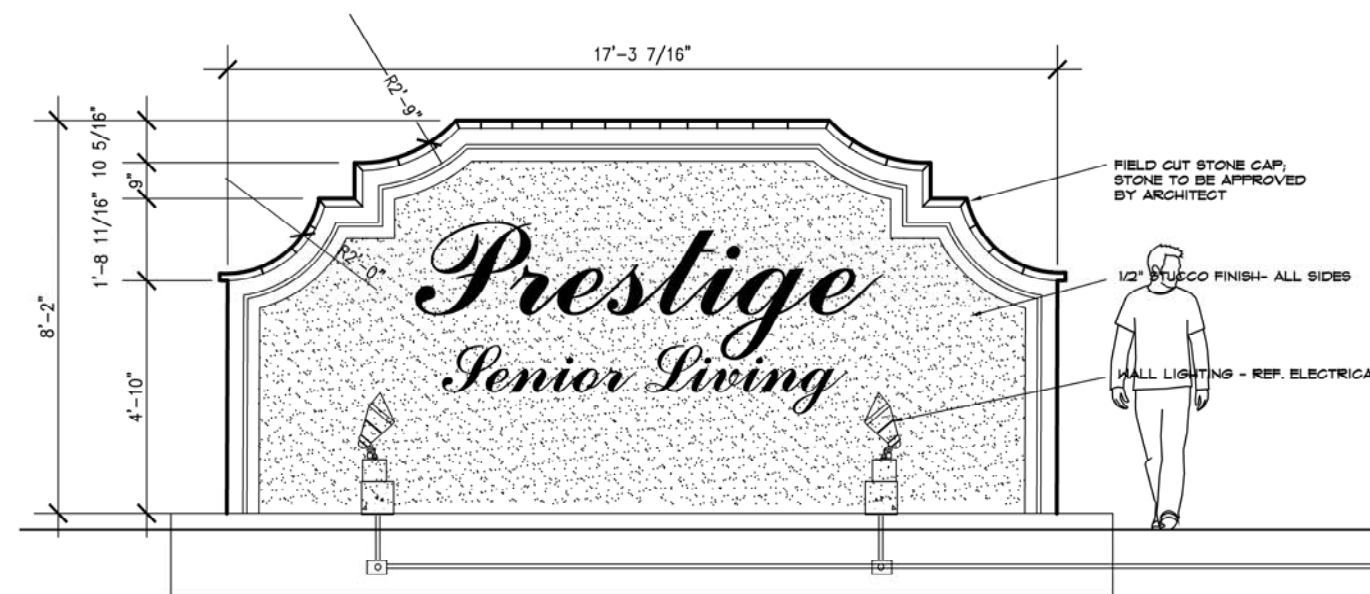


Attachment: Maps (3647 : Amendment to PD-2-13 Site Plan Approval se corner Moores & Arista)

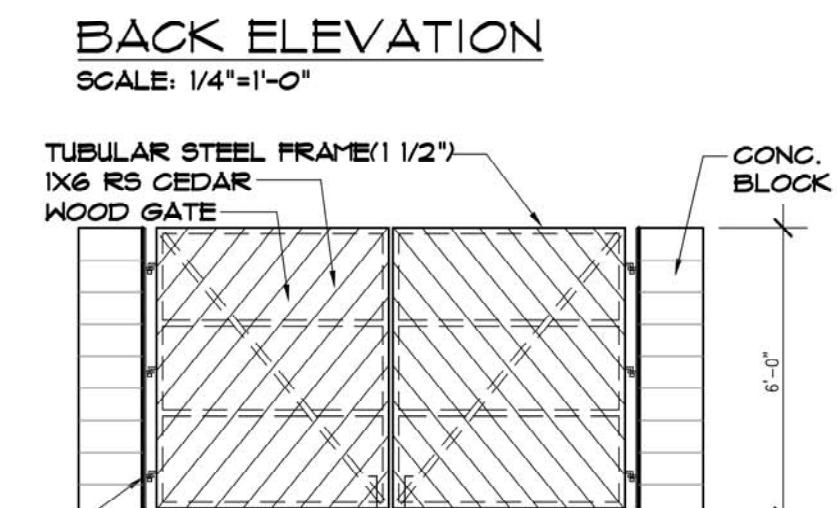
Plotted On: Monday, February 14, 2022 11:32:12 AM Plotted By: MICHAEL HARRIS
File Location: F:\Active Projects\2140 Prestige Senior Living\03 DD\2145_A0.1 Site Presentation (22.02.14)\Opt\6.dwg



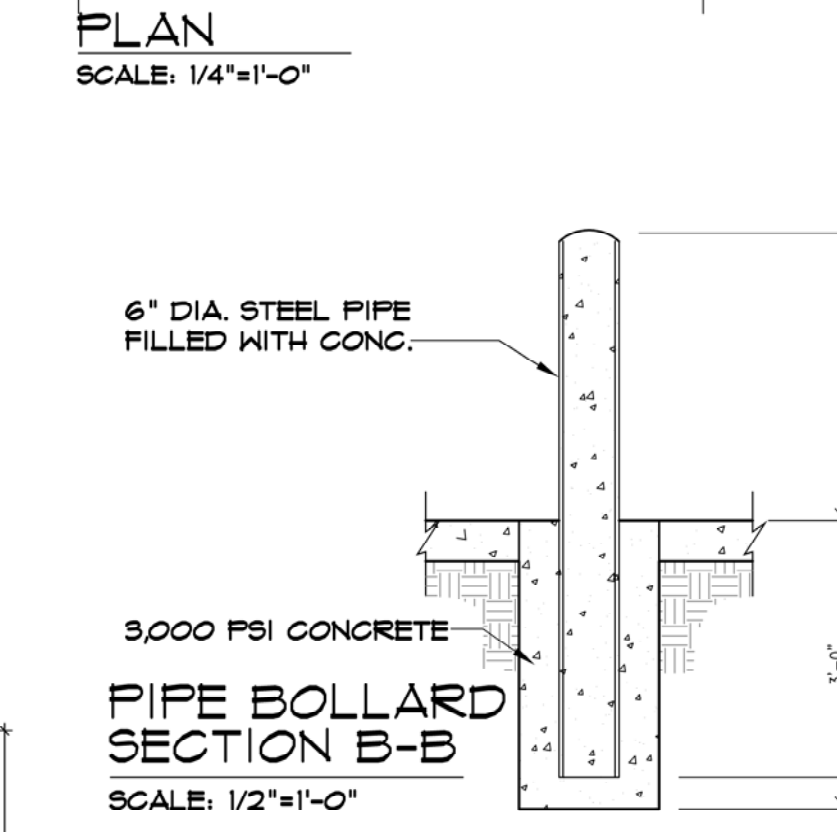
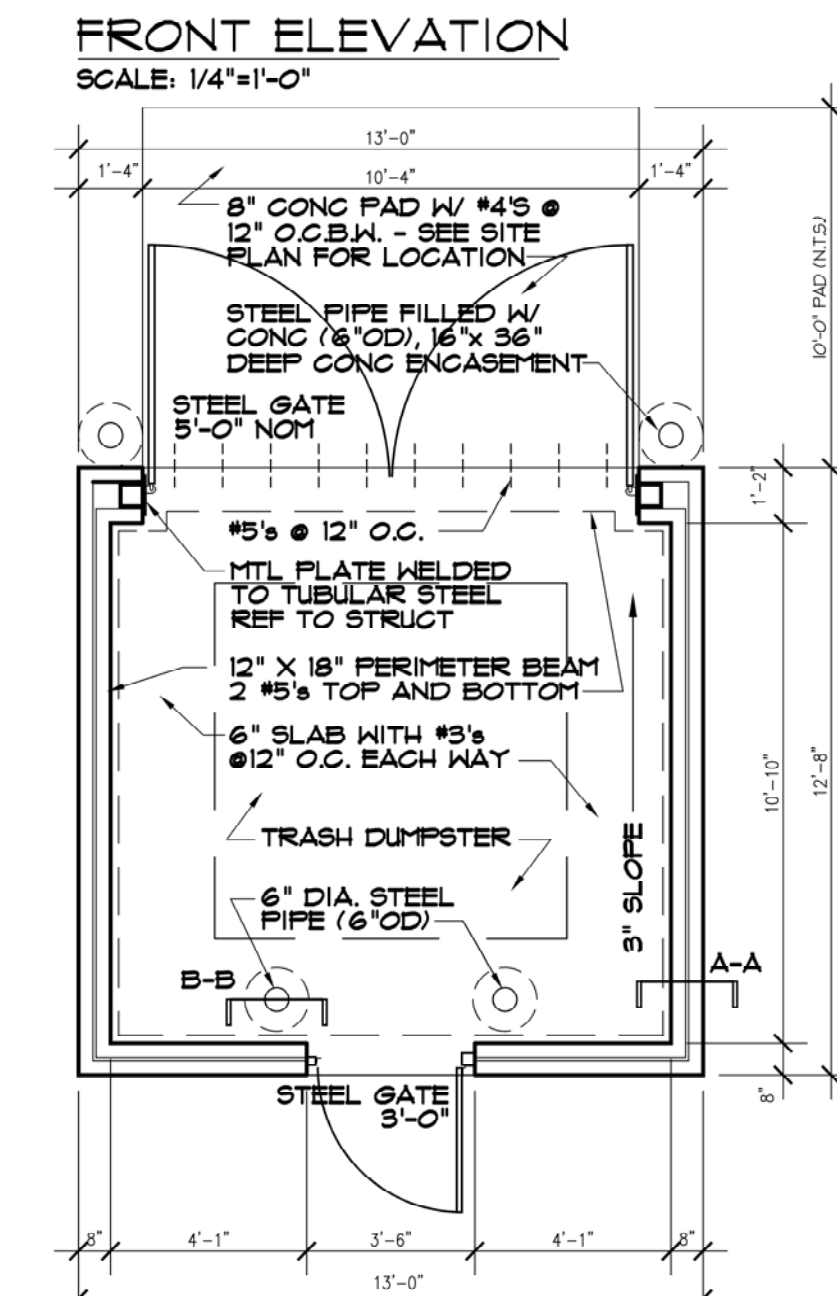
VICINITY MAP
SCALE: NOT TO SCALE



Amendment to PD-2-13 (GR)



NOTE: PROVIDE STEEL HINGES AS REQ'D @ BOTH DOORS (3 PER DOOR MIN). PROVIDE LATCHING DEVICES TO HOLD DOORS OPEN & CLOSED



Date: _____
MPC Executive Director Signature: _____

SITE PLAN

RICHMOND DEVELOPMENT
LOT NO. 1D, BLOCK NO. 3
GROSS ACREAGE: 1.830 ACRES
TEXARKANA
BOWIE COUNTY
TEXAS
SURVEY / ABSTRACT NAME: _____

Sheet:
A1.1
01 of 01 Shts
02/14/22



Amendment to PD-2-13 (GR)



Attachment: Elevation-Photo (3647 : Amendment to PD-2-13 Site Plan Approval se corner Moores & Arista)



City of Texarkana, Texas

Version:

Update Date: 3/3/2022 12:13 PM

Summary Sheet

Lead Department: Planning & Zoning Commission **Action Officer:** Laura Puckett, Administrative Coordinator
Z-22-02: rezoning a 35.43-acre tract of land (being Tract 115), H. S. Janes HRS, A-306, 116, 122A, C. T. Ware, South Part Lots 5 and 7, located at 3800 Picoma Drive. Single Family-2 to Industrial-2. Robert Torrans, owner and Cory Floyd, agent/attorney.

Subject: agent/attorney.

Meeting Date: 3/7/2022

Attachments

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

Staff Coordination

Building Code Administration	Mashell Daniel	Department Head Review
Completed	03/03/2022 1:56 PM	
Planning & Zoning Commission		Department Review
Pending		
Planning & Zoning Commission	Laura Puckett	Meeting Pending
03/07/2022 6:00 PM		

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Robert Torrens, owner, and Cory Floyd, attorney/agent to rezone 35.43-acre tracts of land (being Tract 115), H. S. Janes HRS, A-306, 116, 122A, C. T. Ware, South Part Lots 5 and 7, located at 3800 Picoma Drive from Single Family-2 to Industrial-2. There is a storage business facility on some of the property. The proposed use is a heavy industrial use.

The adjacent zoning is Single Family-2 to the north and south, outside the city limits and vacant land to the west, and Loop 151 to the east. The adjacent land use is vacant land to the north, south, and west and Loop 151 to the east.

Staff recommends for approval of this request.

City of Texarkana, Texas

The applicant should also be aware that if this zoning change is approved, all other applicable city code/ordinance requirements must be met including but not limited to building codes, setbacks, subdivision, fire, parking, drainage, water and sewer prior to the issuance of building permits.

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

Potential Options:

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:

March 7, 2022

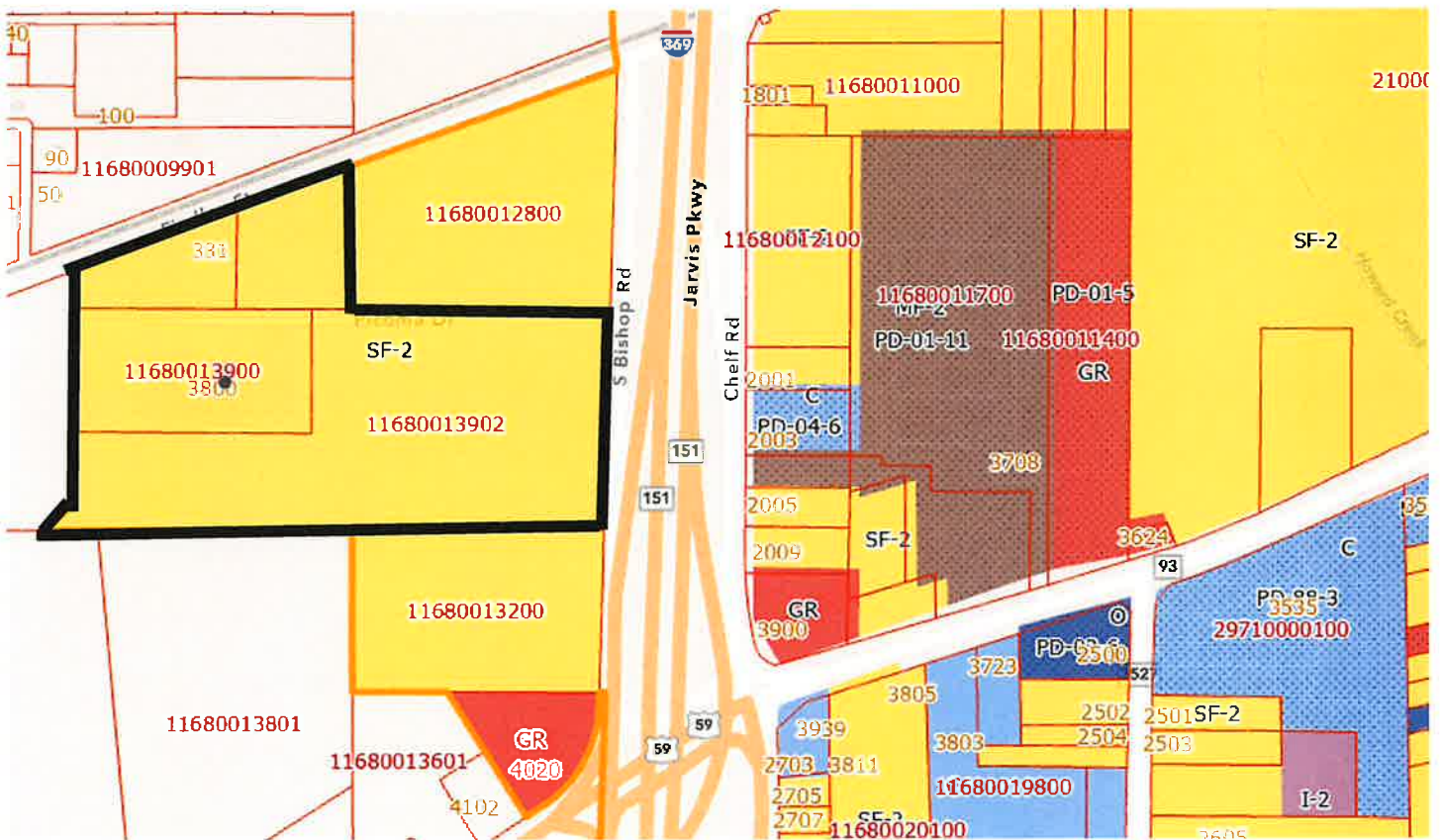
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PLANNING & ZONING COMMISSION: Hearing Date: MONDAY, MARCH 7, 2022 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, APRIL 11, 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: Robert Torrans, owner and Cory Floyd, agent/attorney

OWNER'S ADDRESS: 3800 Picoma Drive, Texarkana, Texas 75503

LOCATION OF REZONING: 3800 Picoma Drive, Texarkana, Texas 75503

PROPOSED CHANGE: future industrial development

ZONING CHANGE FROM: Single Family - 2 TO: Industrial -2

LEGAL DESCRIPTION: A 35.43-acre tract of land (being Tract 115), H.S. Janes HRS, A-306, 116, 122A, C.T. Ware, South Part Lots 5 and 7

CASE NUMBER: Z-22-02

DATE MAILED: February 22, 2022

Attachment: Hearing Notice and Application (3648 : Z-22-02 rezoning SF-2 to I-2 at 3800 Picoma Drive)



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. 22-00137 Case Z-22-02 Date 1-26-22

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: See Attached
(Or see attached legal description)

Location: 3800 Picoma Drive, Texarkana, Texas 75501

Present Zoning: SF-2

Proposed Zoning: Heavy Industrial (I-2)

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

Current use and future industrial development

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

The property has been in constant use, as commercial property, including prior to the
current zoning.

Cory J. Floyd
Attorney or Agent Signature

Cory J. Floyd
Print Name

4412 Texas Blvd
Address

Texarkana, TX 75503
City, State, Zip

903-306-0373
Home Phone & Cell Phone

cory@txklawyers.com
Email Address

Robert Torrans
Property Owner Signature

Robert Torrans
Print Name

3800 Picoma Drive
Address

Texarkana, TX 75501
City, State, Zip

903-832-6683
Home Phone & Cell Phone

bob@pods128.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 (3648 : Z-22-02 rezoning SF-2 to I-2 at 3800 Picoma Drive)

Z-22-02

TRACT NO. 1:

All that certain tract or parcel of land situated in the H.S. JANES HRS A-306, Bowie County, Texas, and being a portion of that certain 14.54 acre tract of land conveyed by W.J. Patterson, et ux Clara B. Patterson to Mrs. Eddie Lou Chelf (Nee Patterson) by deed dated November 24, 1964, recorded in Volume 449, Page 157, Deed Records, Bowie County, Texas, and a portion of a 13.46 acre tract of land conveyed by A.D. Chelf et ux Eddie Lou Chelf (Nee Patterson) by deed dated November 24, 1964, of record in Volume 449, Page 156, Deed Records, Bowie County, Texas, subject tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1 inch square tube found for the northwest corner of said 14.54 acre tract, said point being S 00 deg. 18' 53" W, 108.30 feet from a 1/2 inch rebar set at a fence corner for the southeast corner of the C.T. Wares Subdivision of a part of Block Number 18 of said Janes HRS;

THENCE N 89 deg. 45' 38" E along the occupied north line of said 14.54 acre tract 992.40 feet to a 1/2 inch rebar found in the west right-of-way line of Loop 151 for the Northeast corner;

THENCE S 02 deg. 14' 29" W along said right-of-way line, 832.47 feet to a 1/2 inch rebar found for the southeast corner; said point being in the south line of said 13.46 acre tract;

THENCE S 89 deg. 48' 33" W with the occupied south line of said 13.46 acre tract, 960.37 feet to a 1 inch square tube found on the west side of a 16 inch black jack oak for the southwest corner of said 13.46 acre tract;

THENCE N 00 deg. 02' 11" E along the occupied west line of said 13.46 acre and 14.54 acre tracts 830.88 feet to the POINT OF BEGINNING and containing 18.633 acres of land, more or less.

TRACT NO. 2:

All that certain tract or parcel of land situated in the H.S. JANES HRS A-306, Bowie County, Texas, and being a portion of that certain 42.25 acre tract of land conveyed by C.T. Ware et ux Lois Ware by deed dated November 22, 1955, recorded in Volume 331, Page 407, Deed Records, Bowie County, Texas, and also being a part of Lots 5 and 6 and all of Lots 7 through 15 of C.T. Wares Subdivision of a part of Block 18 of said Janes HRS, subject tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch rebar set at a fence corner for the occupied southeast corner of said C.T. Ware Subdivision;

THIRD PARTY DEED
(TEXAS)
Page 2

TNBTPD.296

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2862 2446 90

Z-22-02

THENCE S 00 deg. 18' 53" W, 108.30 feet to a 1" square tube found for the northwest corner of the above described Tract No. 1, said point being the northwest corner of a 14.54 acre tract described in deed recorded in Volume 449, Page 157 and also being in the east line of said 42.45 acre tract;

THENCE S 00 deg. 02' 11" W along the west line of said Tract No. 1, same being the east line of said 42.25 acre tract, 830.88 feet to a 1 inch square tube found on the west side of a 16 inch black jack oak for the southeast corner, said point being the southwest corner of said Tract No. 1 and also being the southwest corner of a certain 13.46 acre tract described in deed records in Volume 449, Page 156, Deed Records of Bowie County, Texas;

THENCE N 89 deg. 22' 17" W generally along a fence line 974.36 feet to a 1/2 inch rebar set at a fence corner, said point being an interior corner of said 42.25 acre tract;

THENCE S 89 deg. 27' 08" W generally along a fence line for an upper south line of said 42.25 acre tract 516.07 feet to a 1/2 inch rebar set at a fence corner for the southwest corner, said point being the upper southwest corner of said 42.25 acre tract;

THENCE N 00 deg. 11' 01" E generally along a fence line for the upper west line of said 42.25 acre tract, at 828.18 feet passing a fence corner and continuing for a total distance of 831.67 feet to a 1/2 inch rebar set in the south right-of-way line of a county road for the northwest corner, said point being the northwest corner of Lot 15, said C.T. Ware Subdivision;

THENCE N 69 deg. 47' 10" E along said right-of-way line, same being the north line of said Ware Subdivision and also being 80 feet at right angles from and parallel to the centerline of the St. Louis Southwestern Rail Road 935.35 feet to a 1/2 inch rebar set for the northerly northeast corner, said point being the northwest corner of said Lot 6;

THENCE S 21 deg. 14' 02" E along the west line of said Lot 6, at 0.56 feet passing a 3/4 inch iron rod found at the base of a cross-tie and continuing for a total distance of 318.30 feet to a 1/2 inch iron pipe found for an interior corner;

THENCE N 70 deg. 01' 03" E parallel to the south line of said Lots 5 and 6, 207.74 feet to a 1 inch square tube found for corner in the occupied east line of said Lot 5;

THENCE S 23 deg. 35' 47" E along the occupied east line of said Lot 5, 100.38 feet to a 1/2 inch iron pipe found for corner in the occupied south line of said Ware Subdivision, said point being the occupied southeast corner of said Lot 5;

THENCE N 69 deg. 42' 37" E along the occupied south line of said Ware Subdivision, 277.59 feet to the POINT OF BEGINNING and containing 32.778 acres of land, more or less.

THIRD PARTY DEED
(TEXAS)
Page 3

TNBTPD.296

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3

An aerial photograph of a large property, likely a golf course or resort, with numerous smaller lots and buildings. A large, irregularly shaped area in the center-left is highlighted with a thick black border. This highlighted area contains a building complex labeled '11680013900' and '3800', and a large wooded area labeled '11680013902'. Surrounding this area are many other lots, each labeled with a unique identifier, such as '11680008500', '11680010100', '11680010300', '11680012800', '11680013200', '11680013801', '11680013601', '11680013802', '11680020900', '11680011000', '11680011700', '11680011400', '11680019800', '11680020100', '11680002801', '11680021400', '116800020905', '11680014901', '11680012100', '11680012200', '11680012300', '11680012400', '11680012500', '11680012600', '11680012700', '11680012800', '11680012900', '11680013000', '11680013100', '11680013200', '11680013300', '11680013400', '11680013500', '11680013600', '11680013700', '11680013800', '11680013900', '11680014000', '11680014100', '11680014200', '11680014300', '11680014400', '11680014500', '11680014600', '11680014700', '11680014800', '11680014900', '11680015000', '11680015100', '11680015200', '11680015300', '11680015400', '11680015500', '11680015600', '11680015700', '11680015800', '11680015900', '11680016000', '11680016100', '11680016200', '11680016300', '11680016400', '11680016500', '11680016600', '11680016700', '11680016800', '11680016900', '11680017000', '11680017100', '11680017200', '11680017300', '11680017400', '11680017500', '11680017600', '11680017700', '11680017800', '11680017900', '11680018000', '11680018100', '11680018200', '11680018300', '11680018400', '11680018500', '11680018600', '11680018700', '11680018800', '11680018900', '11680019000', '11680019100', '11680019200', '11680019300', '11680019400', '11680019500', '11680019600', '11680019700', '11680019800', '11680019900', '11680020000', '11680020100', '11680020200', '11680020300', '11680020400', '11680020500', '11680020600', '11680020700', '11680020800', '11680020900', '11680021000', '11680021100', '11680021200', '11680021300', '11680021400', '11680021500', '11680021600', '11680021700', '11680021800', '11680021900', '11680022000', '11680022100', '11680022200', '11680022300', '11680022400', '11680022500', '11680022600', '11680022700', '11680022800', '11680022900', '11680023000', '11680023100', '11680023200', '11680023300', '11680023400', '11680023500', '11680023600', '11680023700', '11680023800', '11680023900', '11680024000', '11680024100', '11680024200', '11680024300', '11680024400', '11680024500', '11680024600', '11680024700', '11680024800', '11680024900', '11680025000', '11680025100', '11680025200', '11680025300', '11680025400', '11680025500', '11680025600', '11680025700', '11680025800', '11680025900', '11680026000', '11680026100', '11680026200', '11680026300', '11680026400', '11680026500', '11680026600', '11680026700', '11680026800', '11680026900', '11680027000', '11680027100', '11680027200', '11680027300', '11680027400', '11680027500', '11680027600', '11680027700', '11680027800', '11680027900', '11680028000', '11680028100', '11680028200', '11680028300', '11680028400', '11680028500', '11680028600', '11680028700', '11680028800', '11680028900', '11680029000', '11680029100', '11680029200', '11680029300', '11680029400', '11680029500', '11680029600', '11680029700', '11680029800', '11680029900', '11680030000', '11680030100', '11680030200', '11680030300', '11680030400', '11680030500', '11680030600', '11680030700', '11680030800', '11680030900', '11680031000', '11680031100', '11680031200', '11680031300', '11680031400', '11680031500', '11680031600', '11680031700', '11680031800', '11680031900', '11680032000', '11680032100', '11680032200', '11680032300', '11680032400', '11680032500', '11680032600', '11680032700', '11680032800', '11680032900', '11680033000', '11680033100', '11680033200', '11680033300', '11680033400', '11680033500', '11680033600', '11680033700', '11680033800', '11680033900', '11680034000', '11680034100', '11680034200', '11680034300', '11680034400', '11680034500', '11680034600', '11680034700', '11680034800', '11680034900', '11680035000', '11680035100', '11680035200', '11680035300', '11680035400', '11680035500', '11680035600', '11680035700', '11680035800', '11680035900', '11680036000', '11680036100', '11680036200', '11680036300', '11680036400', '11680036500', '11680036600', '11680036700', '11680036800', '11680036900', '11680037000', '11680037100', '11680037200', '11680037300', '11680037400', '11680037500', '11680037600', '11680037700', '11680037800', '11680037900', '11680038000', '11680038100', '11680038200', '11680038300', '11680038400', '11680038500', '11680038600', '11680038700', '11680038800', '11680038900', '11680039000', '11680039100', '11680039200', '11680039300', '11680039400', '11680039500', '11680039600', '11680039700', '11680039800', '11680039900', '11680040000', '11680040100', '11680040200', '11680040300', '11680040400', '11680040500', '11680040600', '11680040700', '1168

City of Texarkana, Texas

Version:

Summary Sheet**Update Date:** 3/3/2022 12:18 PM

Lead Department: Planning & Zoning Commission **Action Officer:** Laura Puckett, Administrative Coordinator
Subject: Z-22-03: rezoning Lots 11 and 12, Block 5, Watts Addition, located at 1324 Bowie Street from Two Family-1 to Commercial. Thomas Turner, owner and Jerry Johnson, agent.

Meeting Date: 3/7/2022**Attachments**

- a. Hearing Notice and Application (PDF)
- b. Maps (PDF)
- c. Site Plan (PDF)

Staff Coordination

Building Code Administration	Mashell Daniel	Department Head Review
Completed	03/03/2022 1:56 PM	
Planning & Zoning Commission		Department Review
Pending		
Planning & Zoning Commission	Laura Puckett	Meeting Pending
03/07/2022 6:00 PM		

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Thomas Turner, owner, and Jerry Johnson, agent, to rezone a Lots 11 and 12, Block 5, Watts Addition, located at 1324 Bowie Street from Two Family-1 to Commercial. The proposed use is a Food Truck Park. This property is currently vacant land.

The adjacent zoning is Two Family-1 to the north and east, Office to the west, and General Retail to the south. The adjacent land use is vacant land to the north, residential to the east and south, and a church to the west. The Future Land Use Map shows "mixed use development".

This property is near Grim Stadium and in an area that is already zoned with mixed uses. Therefore, staff would recommend for approval of this request.

City of Texarkana, Texas

The applicant should also be aware that if this zoning change is approved, all other applicable city code/ordinance requirements must be met including but not limited to building codes, setbacks, subdivision, fire, parking, noise, 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:

March 7, 2022

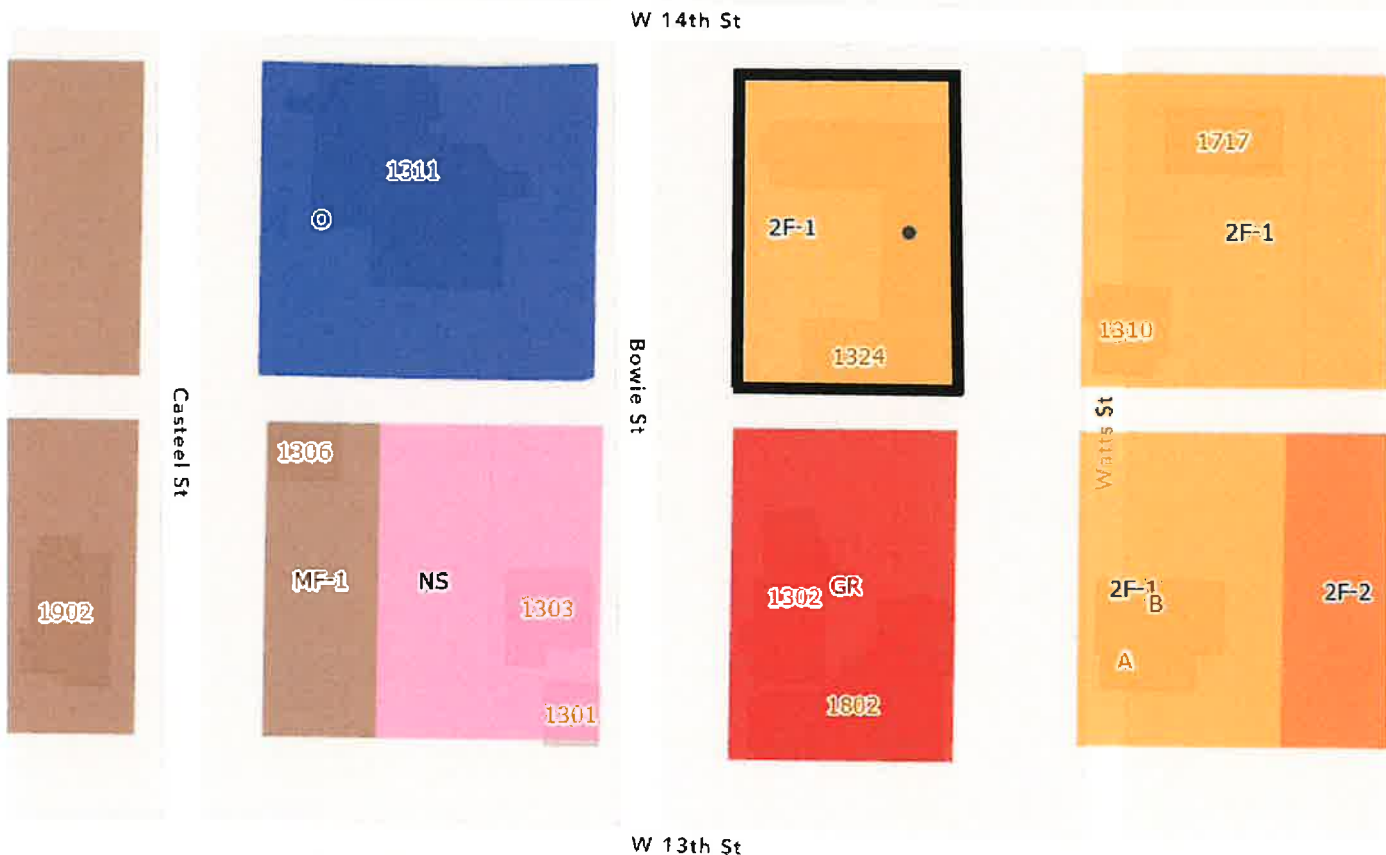
NOTICE OF PUBLIC HEARINGS

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, MARCH 7, 2022 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, APRIL 11, 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: Thomas Turner, owner and Jerry Johnson, agent

OWNER'S ADDRESS: 400 Wake Forest Drive, Wake Village, Texas 75501

LOCATION OF REZONING: 1324 Bowie Street, Texarkana, Texas 75501

PROPOSED CHANGE: Food Truck Park

ZONING CHANGE FROM: Two Family - 1 TO: Commercial

LEGAL DESCRIPTION: Lots 11 and 12, Block 5, Watts Addition

CASE NUMBER: Z-22-03 DATE MAILED: February 22, 2022

**ZONING APPLICATION****CITY OF TEXARKANA TEXAS**Po Box 1967
220 Texas Blvd
Texarkana TX 75504
(903) 798-3945www.ci.texarkana.tx.us.orgReceipt No. 22-00242 Case 2-22-03 Date 2-7-22To: 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: 11 & 12 Block: 5 Addition: Watts
(Or see attached legal description)Location: 1324 Bowie Street Texarkana, TX 75501Present Zoning: 2 Family - 1Proposed Zoning: Commercial

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

Food Truck Park

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

From vacant lot to Food truck Park

Attorney or Agent Signature

Jerry L. Johnson
Print NameP.O. Box 7226
AddressTexarkana, TX 75505
City, State, Zip903-417-1204
Home Phone & Cell PhoneJerry217Johnson@gmail.com
Email Address

Property Owner Signature

Thomas E. Turner
Print Name400 Wake Forest Drive
AddressWake Village, TX 75501
City, State, Zip903-244-8154
Home Phone & Cell PhoneThomasTurner1947@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 (3649 : Z-22-03: rezoning 2F-1 to Commercial at 1324 Bowie St)

Attachment: Maps (3649 : Z-22-03: rezoning 2F-1 to Commercial at 1324 Bowie St)

1324 Bowie Street



Attachment: Maps (3649 : Z-22-03: rezoning 2F-1 to Commercial at 1324 Bowie St)

Food Park

1324 Bowie St
Texarkana, TX

Thomas Turner
Owner

⊗
Existing Tree [Removal]

Proposed Asphalt
11,241 SF-HMAC

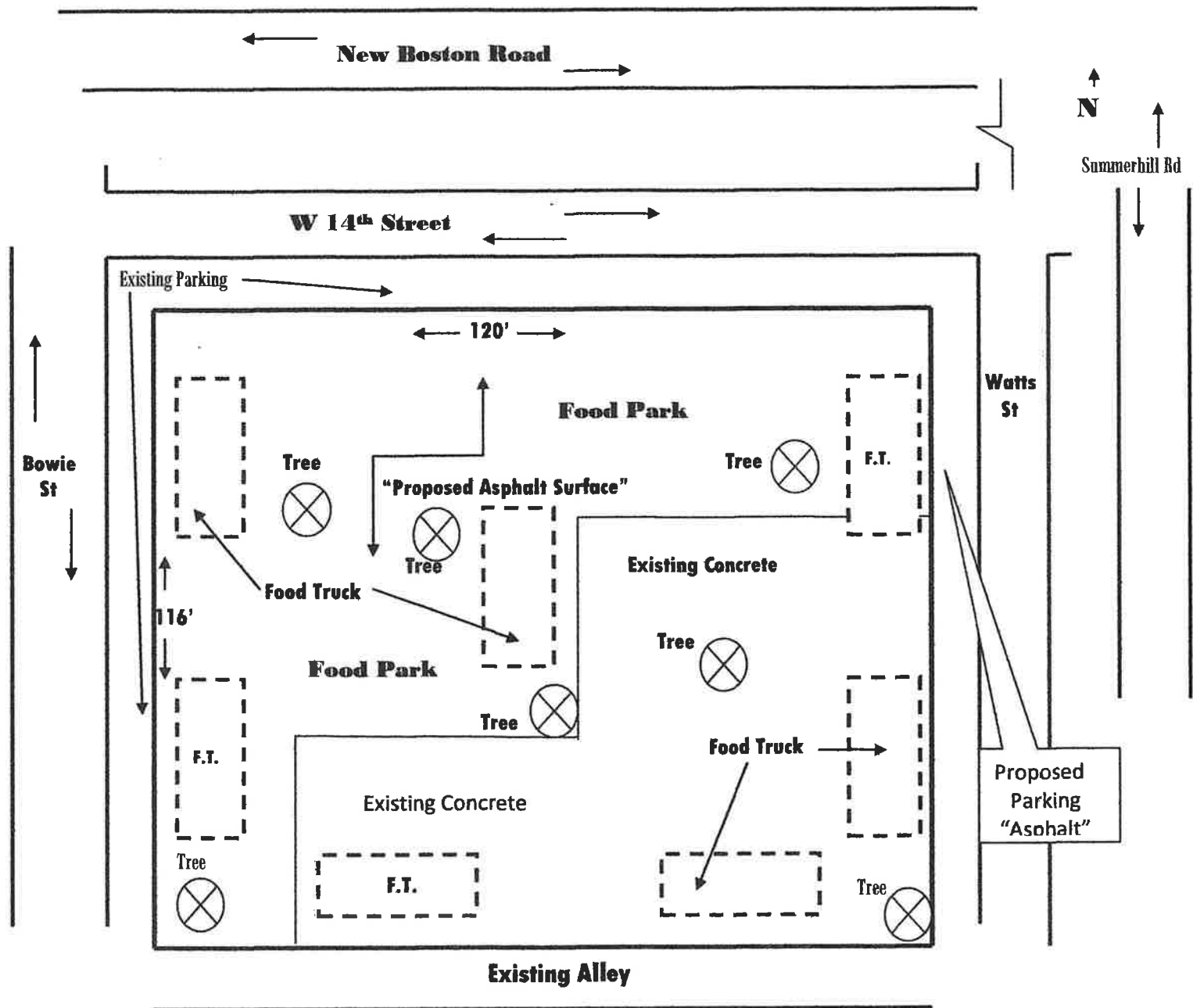
Lot Size
116 Ft X 120 Ft

[Food Truck Parking]

Land _____
Lots 11 & 12
.32 Acres
13,939 SF

F.T. = Food Truck

January 2022



City of Texarkana, Texas

Version:

Update Date: 3/3/2022 12:23 PM

Summary Sheet

Lead Department: Planning & Zoning Commission **Action Officer:** Laura Puckett, Administrative Coordinator
Subject: Z-22-04: an approximate 3.3-acre tract of land (being Tract 143A), J. W. Jonson HRS, A-308, located at 804 Jameson Street from Single Family-2 to Single Family-3. Keri Hawkins, owner and Kimberly Holmes, agent.

Meeting Date: 3/7/2022

Attachments

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

Staff Coordination

Building Code Administration	Mashell Daniel	Department Head Review
Completed	03/03/2022 1:56 PM	
Planning & Zoning Commission		Department Review
Pending		
Planning & Zoning Commission	Laura Puckett	Meeting Pending
03/07/2022 6:00 PM		

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Keri Hawkins, owner, and Kimberly Holmes, agent to rezone an approximate 3.3-acre tract of land (being Tract 143A), in the J. W. Johnson HRS, A-308, located at 804 Jameson Street from Single Family-2 to Single Family-3. The property is currently vacant land. The proposed use is a double wide HUD code manufactured home.

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

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

City of Texarkana, Texas

There are several lots in this area that are zoned SF-3. HUD code double wide manufactured housing looks like some of the existing frame pier and beam houses in the area. This type housing could also be a revitalization housing alternative to traditional site-built homes. Therefore, staff recommends for approval of this request.

The applicant should also be aware that if this zoning change is approved, all other applicable city code/ordinance requirements must be met including but not limited to building codes, setbacks, subdivision, fire, parking, drainage, water and sewer prior to the issuance of building permits.

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

Potential Options:

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:

March 7, 2022

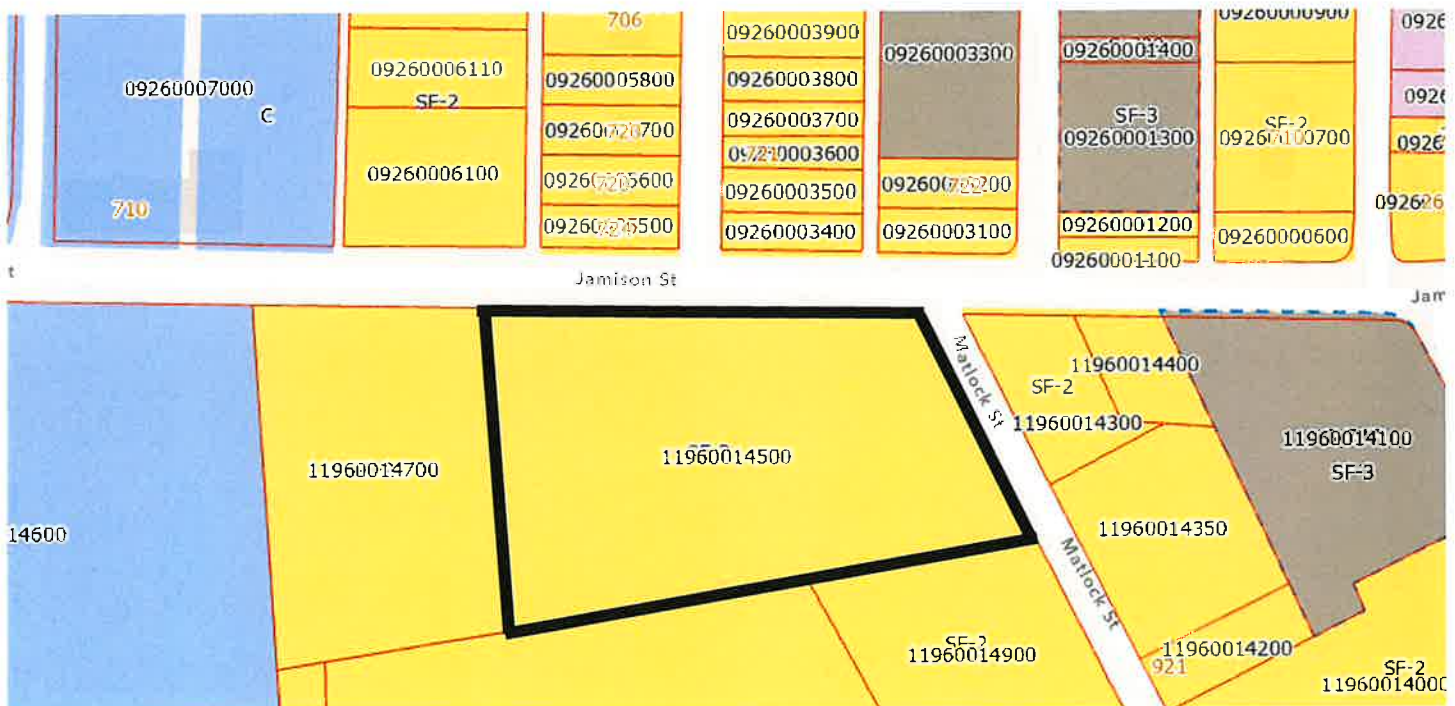
NOTICE OF PUBLIC HEARINGS

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, MARCH 7, 2022 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, APRIL 11, 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: Keri Hawkins, owner and Kimberly Holmes, agent

OWNER'S ADDRESS: 2014 W 12th Street, Texas 75501

LOCATION OF REZONING: 804 Jameson Street, Texarkana, Texas 75501

PROPOSED CHANGE: currently vacant lot and would like a modular home

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

LEGAL DESCRIPTION: an approximate 3.3-acre tract of land (being Tract 143A), J.W. Johnson HRS, A-308

CASE NUMBER: Z-22-04 DATE MAILED: February 22, 2022

Attachment: Hearing Notice and Application (3650 : Z-22-04: rezoning from SF-2 to SF-3 at 804 Jameson)



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. 22-00300 Case Z-22-04 Date 2-9-22

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: tract 143A Addition: JW Johnson A-308
(Or see attached legal description)

Location: 804 Jameson + Matlock

Present Zoning: SF-2

Proposed Zoning: SF-3

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

primary residence

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

vacant lot to Residential

Kimberly Holmes
Attorney or Agent Signature

Print Name

2004 Weaver Place
Address

Texarkana, TX 75503
City, State, Zip

(903) 278-0010
Home Phone & Cell Phone

Email Address

K. Hawkins
Property Owner Signature

Print Name

Heri Hawkins
Address

2014 W. 12th St
City, State, Zip

Texarkana, TX 75501
City, State, Zip

(903) 491-8199
Home Phone & Cell Phone

h.hawkins0890@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 (3650 : Z-22-04: rezoning from SF-2 to SF-3 at 804 Jameson)

Property Description
3.270 Acres
Bowie County, Texas

All that certain lot, tract or parcel of land lying and situated in the J. W. Johnson Headright Survey, Abstract 308, Bowie County, Texas, being all of that certain tract of land described as 3.3 acres in the deed from Matthew B. Looney to Karen Duffer, dated June 13, 2017, recorded in Document No. 2017-7090 of the Real Property Records of Bowie County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at 1/2 inch steel rod found for a corner, capped MTG 101011-00 (control monument), lying in the South right-of-way line of Jameson Street, the Northwest corner of the said 3.3 acre tract, the Northeast corner of that certain tract of land described as 1.869 acres in the deed from Trevor Aslin, et al, to Wes Unlimited, LLC, dated December 1, 2015, recorded in Document No. 2015-13537 of the Real Property Records of Bowie County, Texas;

THENCE North 88 degrees 39 minutes 43 seconds East (basis of bearings) a distance of 437.92 feet along the South right-of-way line of the said Jameson Street and the North line of the said 3.3 acre tract to a 1/2 inch steel pipe found for a corner, the Northeast corner of the said 3.3 acre tract, at the intersection of the South right-of-way line of the said Jameson Street and the West right-of-way line of the Matlock Street (undeveloped);

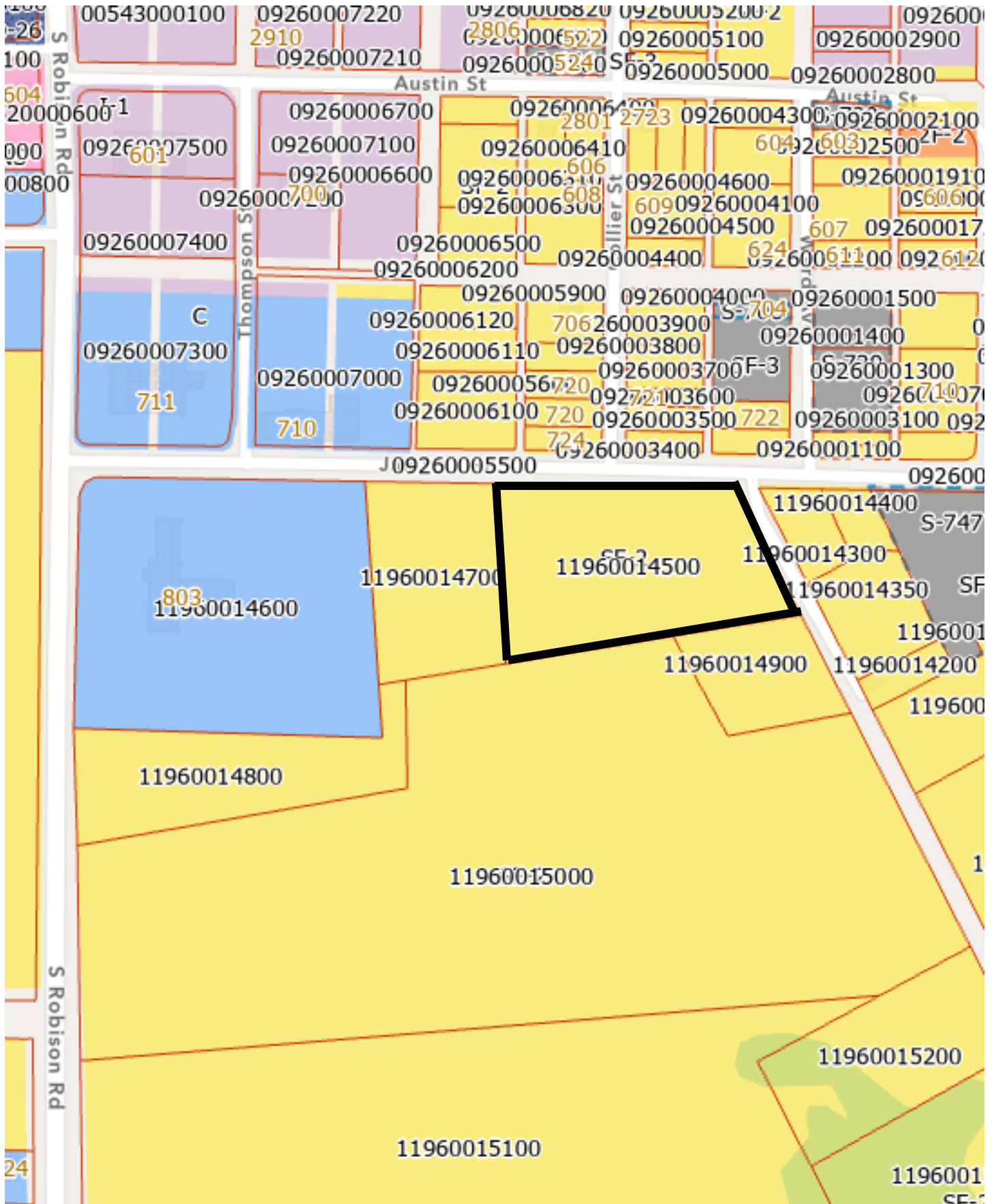
THENCE South 28 degrees 24 minutes 07 seconds East a distance of 270.38 feet along the West right-of-way line of the said Matlock Street and the East line of the said 3.3 acre tract to a 1/2 inch steel rod set for a corner, capped MTG 101011-00, the Southeast corner of the said 3.3 acre tract, the Northeast corner of that certain tract of land described as 1 acre in the Sheriff's deed to Kenric L. Henry, dated April 6, 2010, recorded in Volume 5823, Page 240 of the Real Property Records of Bowie County, Texas;

THENCE South 78 degrees 59 minutes 50 seconds West a distance of 541.21 feet along the South line of the said 3.3 acre tract, the North line of the said 1 acre tract, and the North line of that certain tract of land described in the deed from Henry Williamson to Clay Campbell Williamson, et ux, dated September 25, 1984, recorded in Volume 734, Page 595 of the Real Property Records of Bowie County, Texas, to a 1/2 inch steel rod found for a corner, capped MTG 101011-00, the Southwest corner of the said 3.3 acre tract, the Southeast corner of the said 1.869 acre tract;

THENCE North 06 degrees 03 minutes 48 seconds West a distance of 332.76 feet along the West line of the said 1.869 acre tract to the point of beginning and containing 3.270 acres of land, at the time of this survey.

Z-22-04

804 Jameson Street



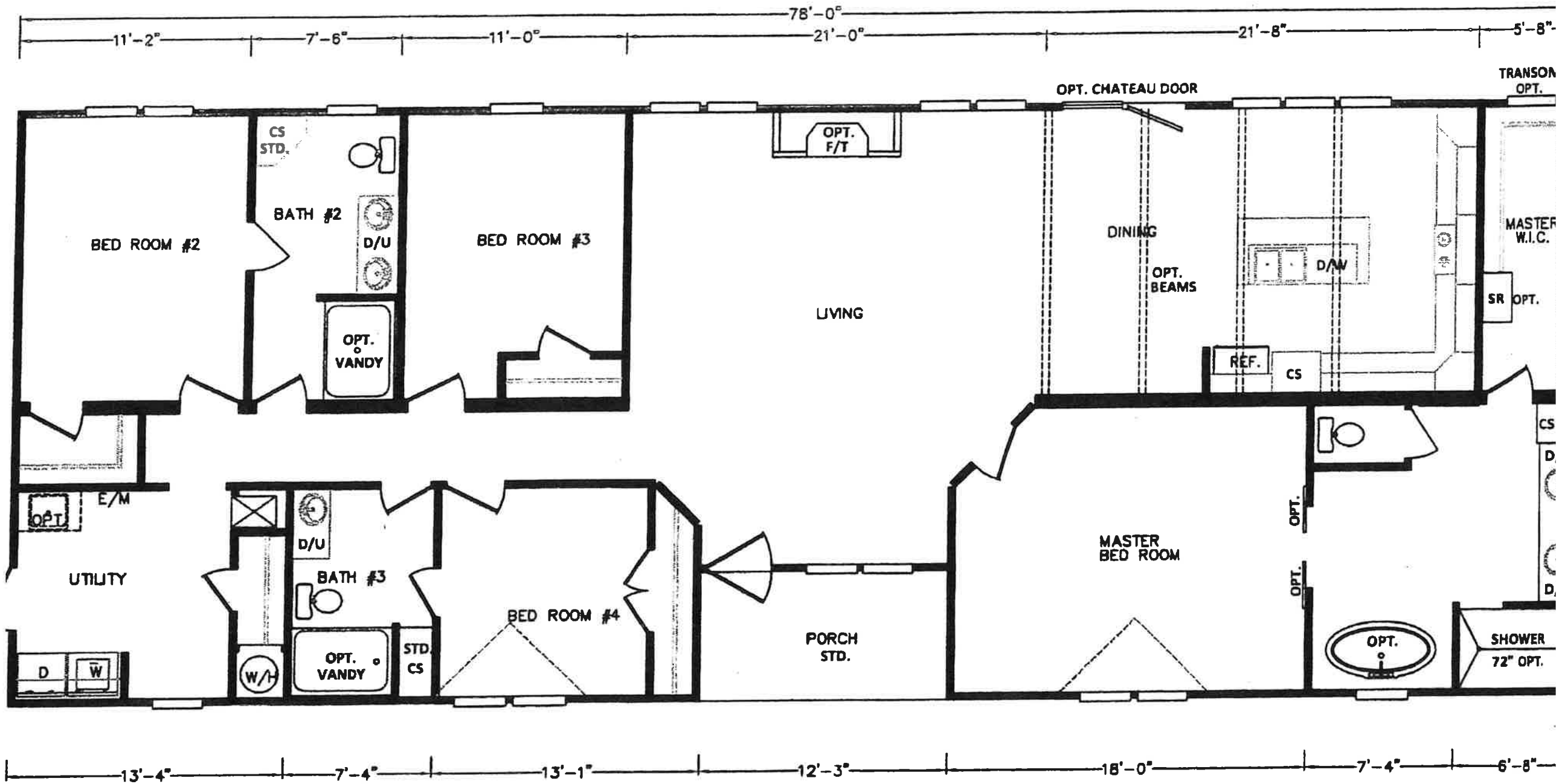
Attachment: Maps (3650 : Z-22-04: rezoning from SF-2 to SF-3 at 804 Jameson)

804 Jameson Street



Attachment: Maps (3650 : Z-22-04: rezoning from SF-2 to SF-3 at 804 Jameson)

Z-22-04



Attachment: Floorplans (3650 : Z-22-04: rezoning from SF-2 to SF-3 at 804 Jameson)

City of Texarkana, Texas

Version:

Update Date: 3/3/2022 12:35 PM

Summary Sheet

Lead Department: Planning & Zoning Commission **Action Officer:** Laura Puckett, Administrative Coordinator
Subject: S-749: Specific Use Permit to allow the location of a double wide HUD code manufactured home on an approximate 3.3-acre tract of land (being Tract 143A), J. W. Jonson HRS, A-308, located at 804 Jameson Street. Keri Hawkins, owner and Kimberly Homes, agent.

Meeting Date: 3/7/2022**Attachments**

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

Staff Coordination

Building Code Administration	Mashell Daniel	Department Head Review
Completed	03/03/2022 1:56 PM	
Planning & Zoning Commission		Department Review
Pending		
Planning & Zoning Commission	Laura Puckett	Meeting Pending
03/07/2022 6:00 PM		

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Keri Hawkins, owner, and Kimberly Holmes, agent to rezone an approximate 3.3-acre tract of land (being Tract 143A), in the J. W. Johnson HRS, A-308, located at 804 Jameson Street. This is currently vacant land.

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

The Future Land Use Map designates this property as "Industrial".

The City's Zoning Ordinance was amended to comply with the state law in 2002, requiring that all manufactured housing be HUD code building standard. This amendment also

City of Texarkana, Texas

stipulated that all HUD code manufactured homes inside the city limits be placed in the Single Family-3 zoning district along with the approval of a Specific Use Permit.

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

1. That one 2022 or newer double wide HUD code manufactured home be allowed on this property.
2. That the double wide HUD code manufactured home be tied down/skirted/underpinned.
3. That the double wide HUD code manufactured home be used for dwelling purposes only, human occupancy only.
4. That the Specific Use Permit be in effect for a period of three (3) years, beginning at the date of this Ordinance. It is the owner's responsibility to renew this permit.
5. That if the HUD code manufactured home is not placed on the property within the three (3) year period, the Specific Use Permit will automatically be revoked.
6. That all driveways, parking, building codes/setbacks, engineered foundation, platting and flood plain requirements must be in accordance with the City of Texarkana, Texas codes.

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

Potential Options:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff 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:

March 7, 2022

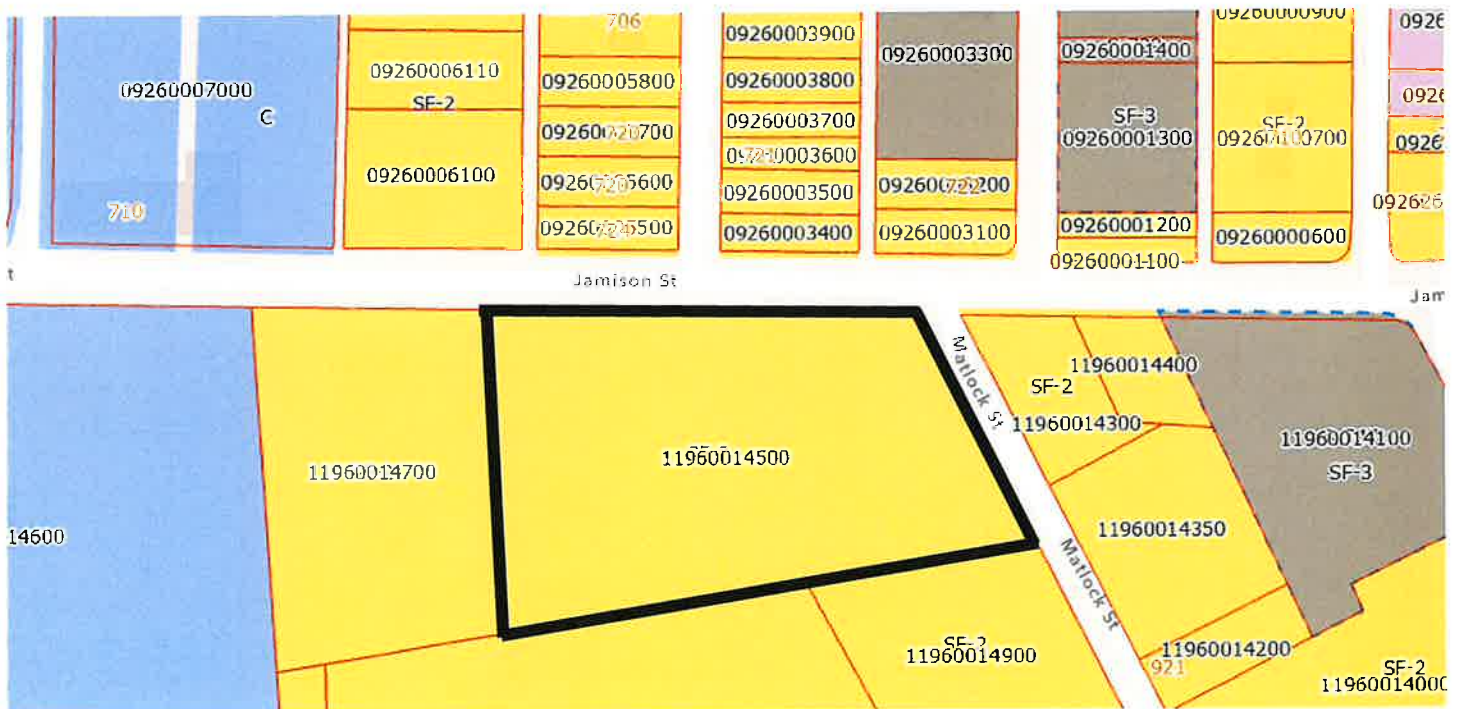
NOTICE OF PUBLIC HEARINGS

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: TUESDAY, MARCH 7, 2022 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, APRIL 11, 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: Keri Hawkins, owner and Kimberly Holmes, agent

OWNER'S ADDRESS: 2014 W 12th Street, Texas 75501

LOCATION OF REZONING: 804 Jameson Street, Texarkana, Texas 75501

PROPOSED CHANGE: Specific Use Permit to allow the location of a modular home

LEGAL DESCRIPTION: an approximate 3.3-acre tract of land (being Tract 143A), J.W. Johnson HRS, A-308

CASE NUMBER: S-749

DATE MAILED: February 22, 2022

Attachment: Hearing Notice and Application (3651 : S-749 SUP for HUD code manfctrd home at 804 Jameson)



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. 22-00300 Case S- Date 2-9-22

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: tract 143A Addition: JW Johnson A308
(Or see attached legal description)

Location: 804 Jameson + Matlock

Present Zoning: SF-2

Requested: Specific Use Permit

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

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

vacant lot to residential

Kimberly Holmes
Attorney or Agent Signature

2001 Weaver Pl
Address

Texarkana, TX 75503
City, State, Zip

(903) 694-278-0010
Home Phone & Cell Phone

Email address

K. Hawkin
Property Owner Signature

2014 W. 12th St.
Address

Texarkana, TX 75501
City, State, Zip

(903) 691-8199
Home Phone & Cell Phone

K.hawkin50890@gmail
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 (3651 : S-749 SUP for HUD code manfctrd home at 804 Jameson)

Property Description
3.270 Acres
Bowie County, Texas

All that certain lot, tract or parcel of land lying and situated in the J. W. Johnson Headright Survey, Abstract 308, Bowie County, Texas, being all of that certain tract of land described as 3.3 acres in the deed from Matthew B. Looney to Karen Duffer, dated June 13, 2017, recorded in Document No. 2017-7090 of the Real Property Records of Bowie County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at 1/2 inch steel rod found for a corner, capped MTG 101011-00 (control monument), lying in the South right-of-way line of Jameson Street, the Northwest corner of the said 3.3 acre tract, the Northeast corner of that certain tract of land described as 1.869 acres in the deed from Trevor Aslin, et al, to Wes Unlimited, LLC, dated December 1, 2015, recorded in Document No. 2015-13537 of the Real Property Records of Bowie County, Texas;

THENCE North 88 degrees 39 minutes 43 seconds East (basis of bearings) a distance of 437.92 feet along the South right-of-way line of the said Jameson Street and the North line of the said 3.3 acre tract to a 1/2 inch steel pipe found for a corner, the Northeast corner of the said 3.3 acre tract, at the intersection of the South right-of-way line of the said Jameson Street and the West right-of-way line of the Matlock Street (undeveloped);

THENCE South 28 degrees 24 minutes 07 seconds East a distance of 270.38 feet along the West right-of-way line of the said Matlock Street and the East line of the said 3.3 acre tract to a 1/2 inch steel rod set for a corner, capped MTG 101011-00, the Southeast corner of the said 3.3 acre tract, the Northeast corner of that certain tract of land described as 1 acre in the Sheriff's deed to Kenric L. Henry, dated April 6, 2010, recorded in Volume 5823, Page 240 of the Real Property Records of Bowie County, Texas;

THENCE South 78 degrees 59 minutes 50 seconds West a distance of 541.21 feet along the South line of the said 3.3 acre tract, the North line of the said 1 acre tract, and the North line of that certain tract of land described in the deed from Henry Williamson to Clay Campbell Williamson, et ux, dated September 25, 1984, recorded in Volume 734, Page 595 of the Real Property Records of Bowie County, Texas, to a 1/2 inch steel rod found for a corner, capped MTG 101011-00, the Southwest corner of the said 3.3 acre tract, the Southeast corner of the said 1.869 acre tract;

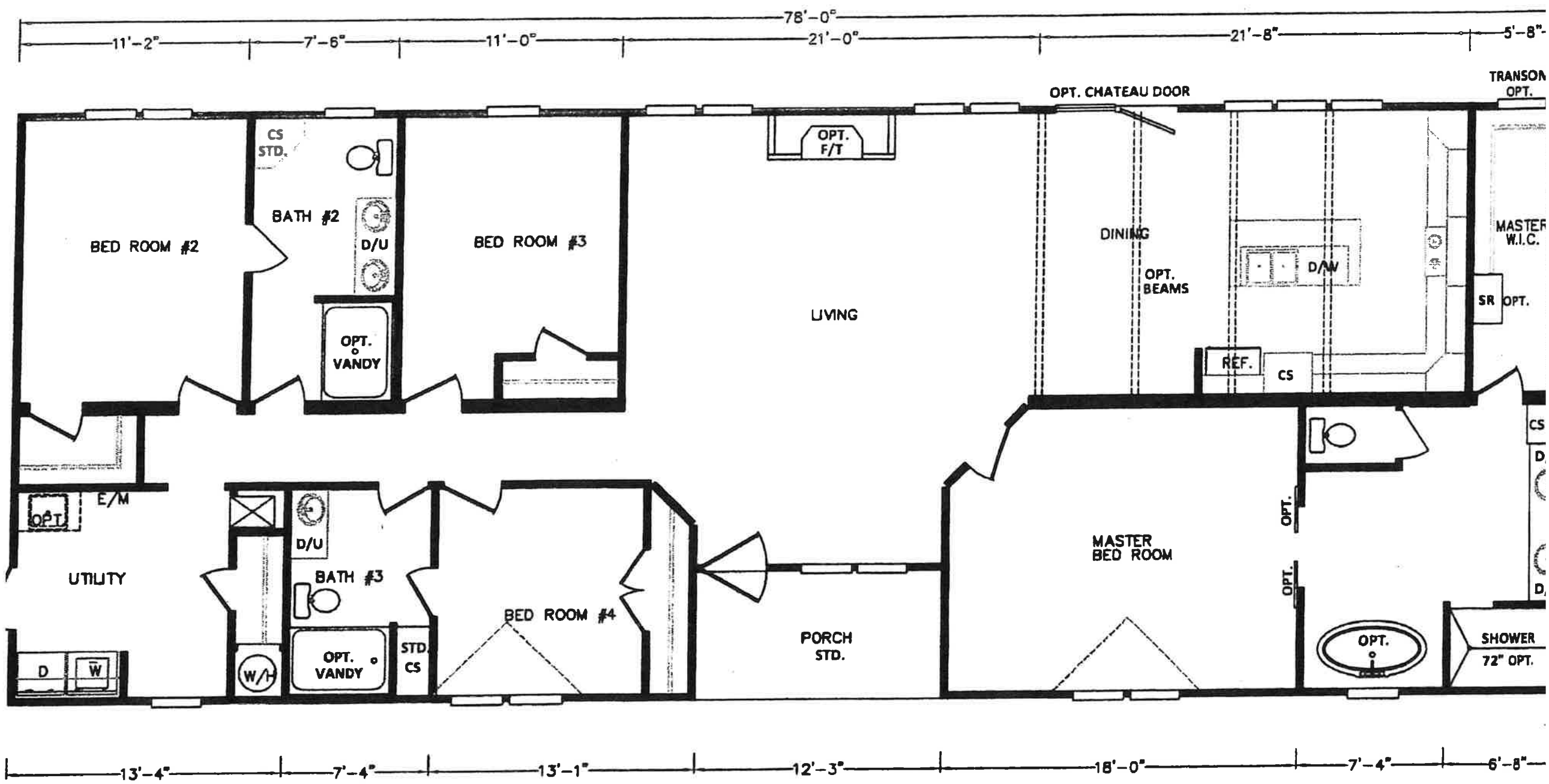
THENCE North 06 degrees 03 minutes 48 seconds West a distance of 332.76 feet along the West line of the said 1.869 acre tract to the point of beginning and containing 3.270 acres of land, at the time of this survey.

The map displays a grid of residential lots. The highlighted lot, 11960014500, is located in the center-right of the map. It is a yellow-colored lot, indicating it is residential. The lot is bounded by Austin St to the north, Thompson St to the west, and S Robison Rd to the east. The lot number 11960014500 is printed in black text on the lot. Other nearby lots include 11960014600 to the west, 11960014800 to the south, and 11960015000 to the east. The map also shows the locations of various schools and parks, including St. Louis Public Schools and St. Louis Parks.

An aerial photograph of a residential neighborhood. A specific parcel is outlined with a thick black border. The map shows several streets: Austin St at the top, Thompson St running vertically on the left, Jameson St running horizontally across the middle, Ward Ave running vertically on the right, and Matlock St running diagonally at the bottom right. Numerous house numbers are visible, including 503, 2910, 2806, 522, 524, 517, 3115, 604, 601, 700, 2801, 2723, 604, 603, 606, 607, 612, 609, 624, 607, 611, 706, 704, 720, 721, 722, 710, 711, 710, 720, 724, 707, 2622, 803, 2610, 2607, 2611, 2612, 2617, 904, 818, 2618, 1024, and 1200. The area is characterized by green trees and some bare patches of land.

Attachment: Maps (3651 : S-749 SUP for HUD code manfctrd home at 804 Jameson)

S-749



Attachment: Floorplans (3651 : S-749 SUP for HUD code manfctrd home at 804 Jameson)

City of Texarkana, Texas

Summary Sheet

Version:

Update Date: 3/3/2022 12:37 PM

Lead Department: Planning & Zoning Commission **Action Officer:** Laura Puckett, Administrative Coordinator
Subject: Amendment to PD-02-13: for site plan approval on Lot 1B, Block 6, Replat No.1 of Richmond Fifth Subdivision, located at 3402 Arista Boulevard. Aven Williamson, owner and David Williams, MTG Engineers and Surveyors, agent.

Meeting Date: 3/7/2022

Attachments

- a. Hearing Notice and Application (PDF)
- b. Site Plan (PDF)
- c. Maps (PDF)
- d. TWU Comments (PDF)

Staff Coordination

Building Code Administration Completed	Mashell Daniel 03/03/2022 1:53 PM	Department Head Review
Planning & Zoning Commission Pending		Department Review
Planning & Zoning Commission 03/07/2022 6:00 PM	Laura Puckett	Meeting Pending

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Aven Williamson, owner, and David Williams, MTG Engineers and Surveyors, agent, for site plan approval on Lot 1B, Block 6, Replat No. 1 of Richmond Fifth Subdivision, located at the 3402 Arista Boulevard. The current zoning is Planned Development-General Retail. The property is currently vacant property. The proposed use is for offices.

The adjacent zoning is Planned Development-General Retail to the north, south, and east, and general retail to the west. The adjacent land use is beauty salon to the north, vacant land to the south and east, and multiple-family residential to the west.

The Future Land Use Map designates this property as "Neighborhood Residential".

City of Texarkana, Texas

The site plan consists of the following:

1. The construction of a 3,187 sq. ft. building.
2. The façade will be brick and stone.
3. The access driveway will be off Arista Boulevard.
4. 16 parking spaces and 1 handicapped space. Each parking space must be a minimum of 180 sq. ft. (9'x20' or 10'x18').
5. A brick and stone, 4' x 8' monument style sign. No Electronic messaging will be allowed.

Not on the site Plan: Waste Management poly cart for trash disposal.

Fire Department comments: Fire Lane may be required if any portion of the building is more than 150 feet from center of the roadway.

Please see attached comments from Texarkana Water Utilities.

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 this this site plan.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

City of Texarkana, Texas**Advisory Board/Committee Meeting Date and Minutes:**

March 7, 2022

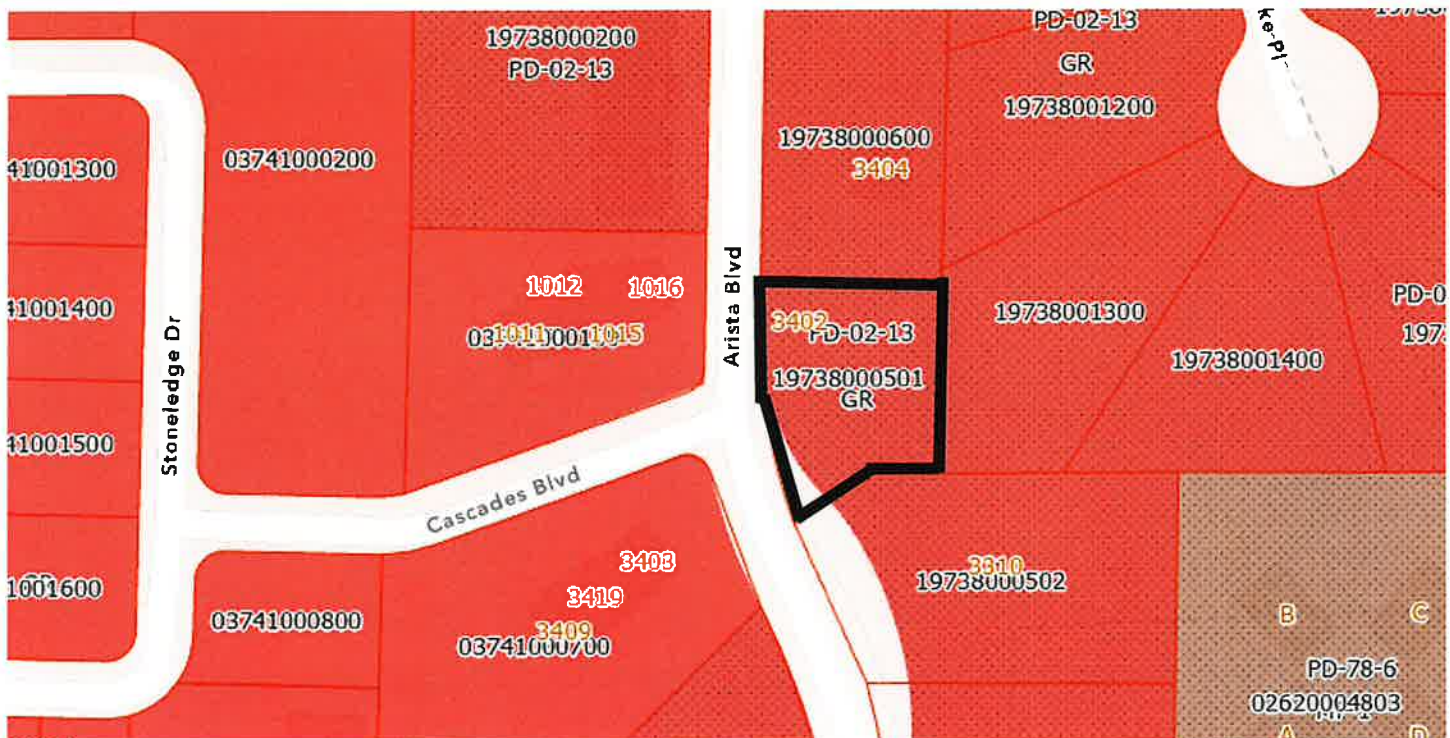
NOTICE OF PUBLIC HEARINGS

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, MARCH 7, 2022 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, APRIL 11, 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: Aven Williamson, owner and David Williams, MTG Engineers and Surveyors, agent

OWNER'S ADDRESS: 3310 St Michael Drive, Texarkana Texas 75503

LOCATION OF REZONING: 3402 Arista Boulevard, Texarkana, Texas 75503

PROPOSED CHANGE: Site plan approval for an office

LEGAL DESCRIPTION: Lot 1B Block 6, Replat No. 1 of Richmond Fifth Subdivision

CASE NUMBER: Amendment-PD-02-13 DATE MAILED: February 22, 2022

Attachment: Hearing Notice and Application (3652 : Amendment to PD-02-13 site plan approval at 3402 Arista Blvd)



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. 22-00377

Case Amendment to PD02-13

Date 2-16-22

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: 1B Block: 6 Addition: Replat No. 1 of Richmond Fifth Subdivision
(Or see attached metes and bounds legal description)

Project location/address:
3402 Arista

Present zoning: PD-General Retail Proposed zoning (if applicable) _____

Proposed use: Office

Total square footage of proposed building: 3,187 Number of parking spaces 16

Number of required parking spaces per Ordinance 11 Handicapped spaces 1

Material of building façade Brick with stone accents

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

Size 4'-3" high X 7'-10" long

Material to be used for structure (if monument style) brick and stone

David A. Williams
Attorney or Agent Signature

5930 Summerhill Road
Address

Texarkana, TX 75503
City, State, Zip

903-838-8533 / 903-293-2919
Home Phone & Cell Phone

dwilliams@mtgengineers.com
Email Address

Am (C. Collins)
Property Owner Signature

3310 Saint Michael Drive
Address

Texarkana, TX 75503
City, State, Zip

903-223-1010 / 903-277-6100
Home Phone & Cell Phone

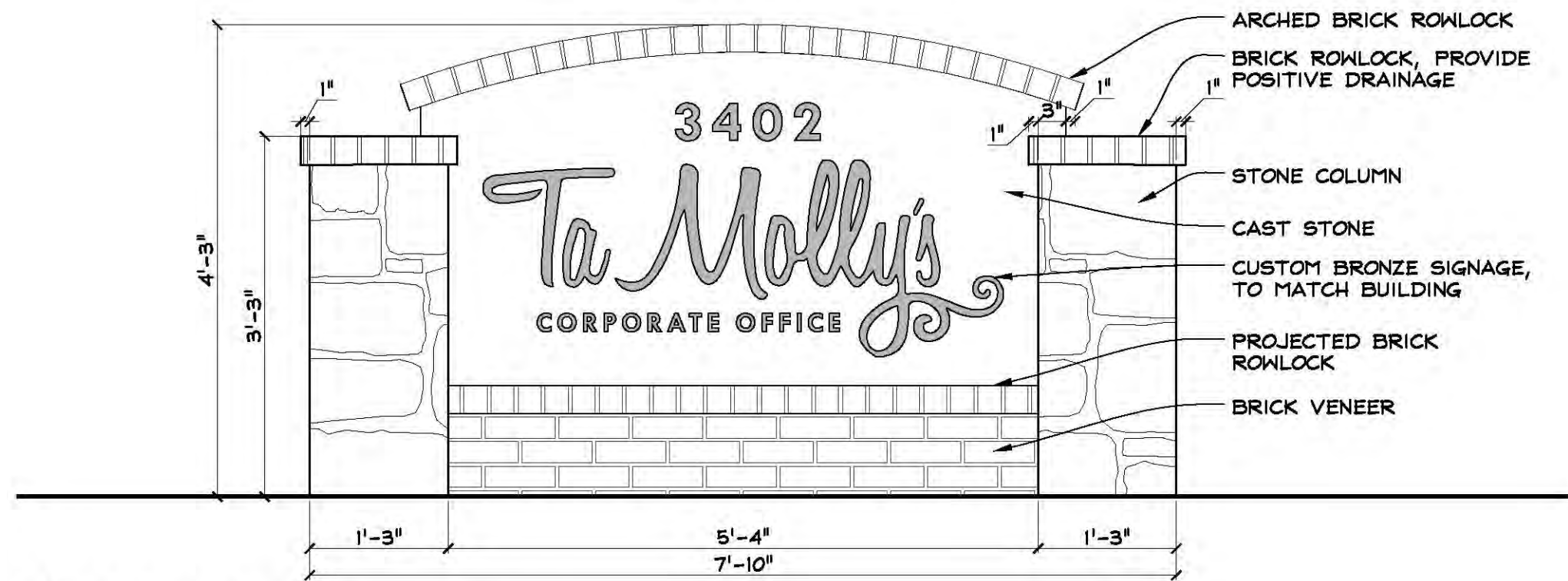
avenwilconst@gmail.com
Email Address

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

Attachment: Hearing Notice and Application (3652 : Amendment to PD-02-13 site plan apprvl at 3402 Arista Blvd)



MONUMENT SIGN RENDERING
N.T.S.

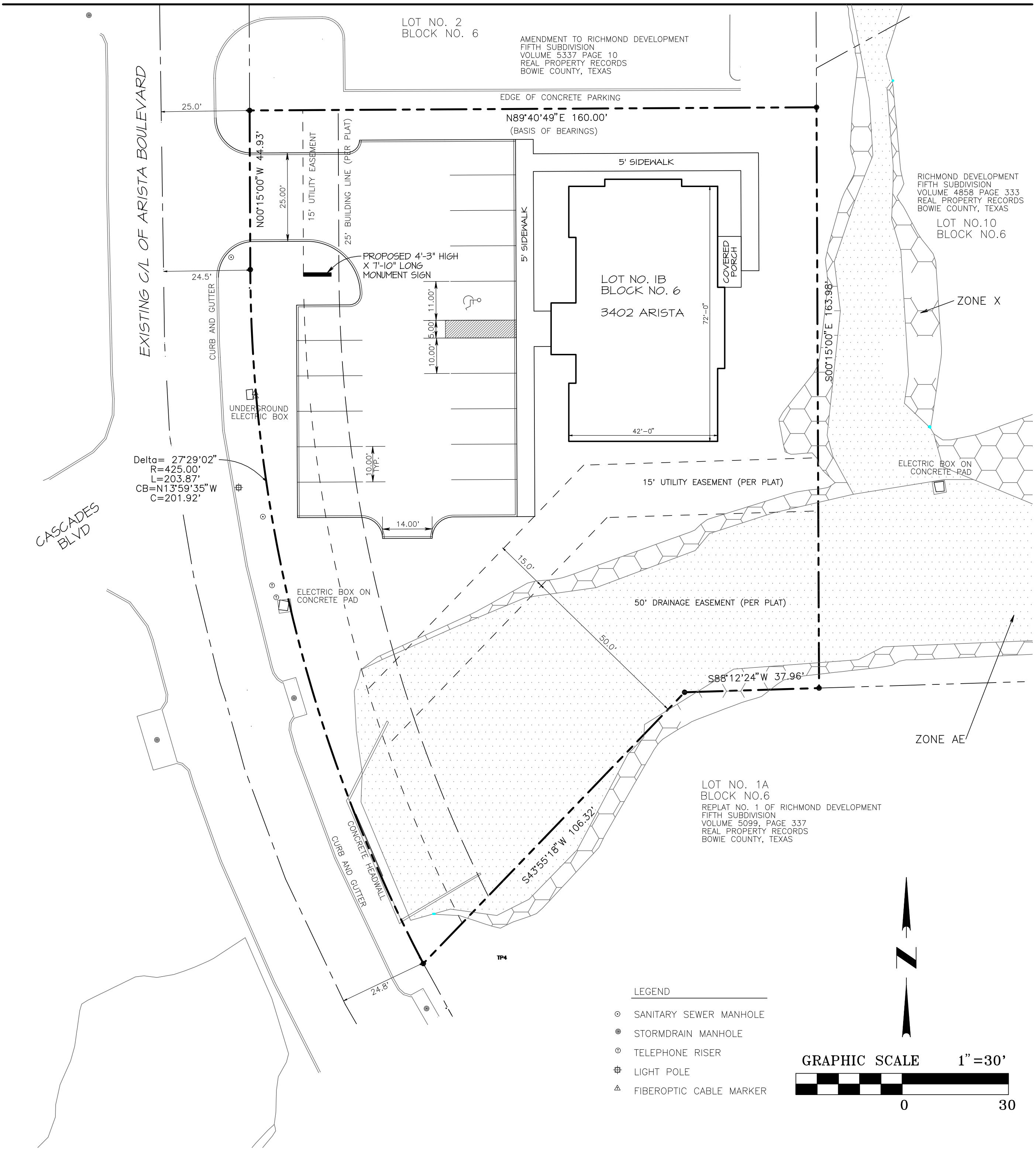


ELEVATION @ MONUMENT SIGN

3/4" = 1'-0"

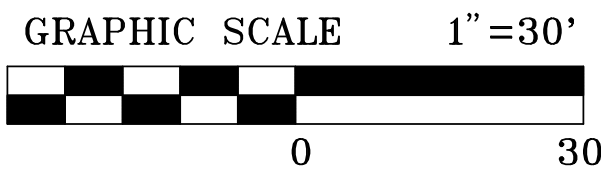


LOCATION MAP
N.T.S.



LEGEND

- SANITARY SEWER MANHOLE
- STORMDRAIN MANHOLE
- TELEPHONE RISER
- ⊕ LIGHT POLE
- △ FIBEROPTIC CABLE MARKER



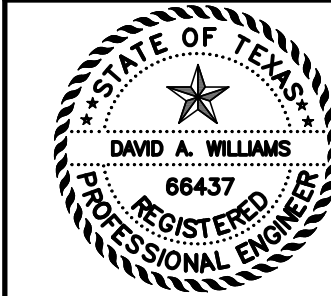
SITE DATA

ZONING - PD GENERAL RETAIL (NOTE, ALL ADJOINING PROPERTY IS ZONED PD GENERAL RETAIL).
PROPOSED 3,181 SQ. FT. OFFICE BUILDING
PARKING REQUIRED = 11 SPACES (1 H/C SPACE)
PARKING PROVIDED = 16 SPACES (1 H/C SPACE)
FINISHED FLOOR ELEVATION SHALL BE A MINIMUM OF ONE FOOT ABOVE THE BASE FLOOD ELEVATION.
NO FILL IS TO BE PLACED IN THE FEMA ZONE AE.

Amendment to PD-02-13 (GR)

5800 SUMMERHILL ROAD
TEXARKANA, TEXAS
78081
TEL: 800.838.8533
WWW.MTGPROFESSIONALS.COM

MTG
ENGINEERS
& SURVEYORS



2/15/2022
ISSUED FOR PD SITE PLAN
APPROVAL. FIBER-0255-01

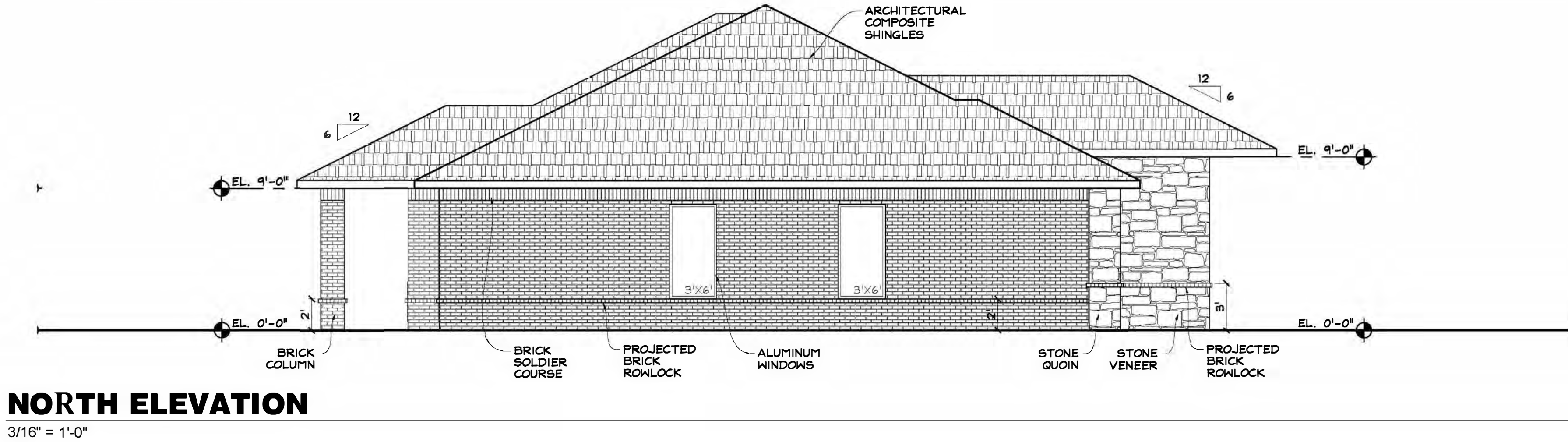
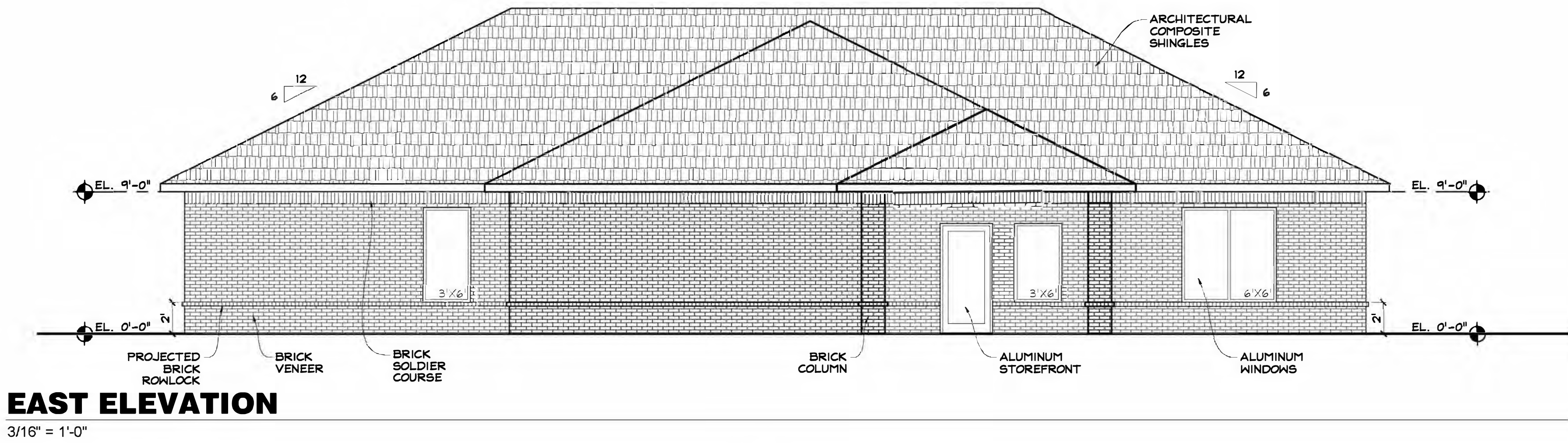
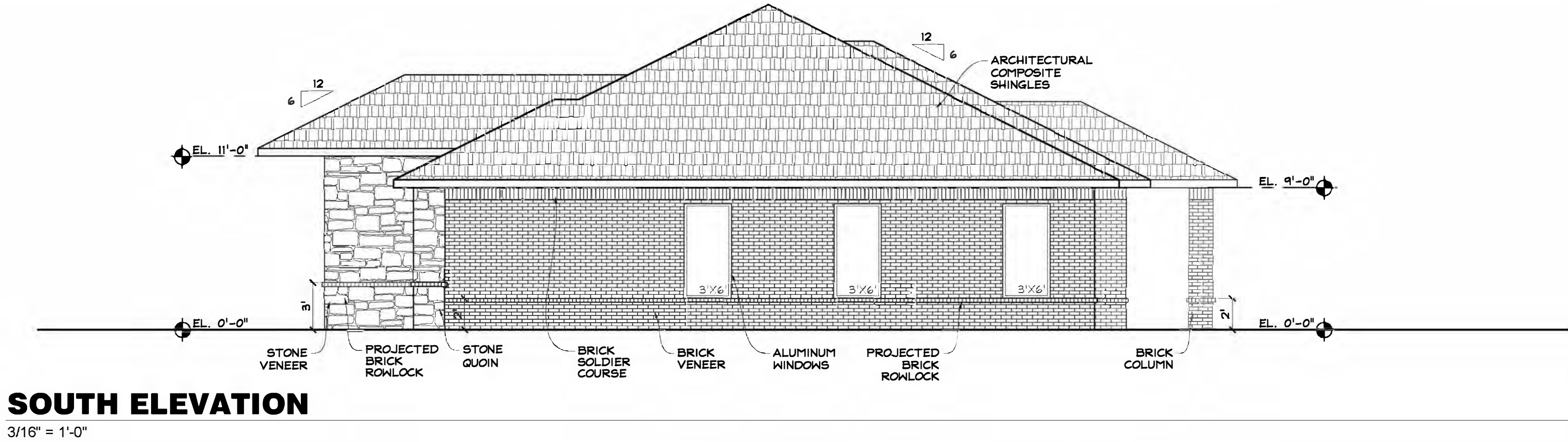
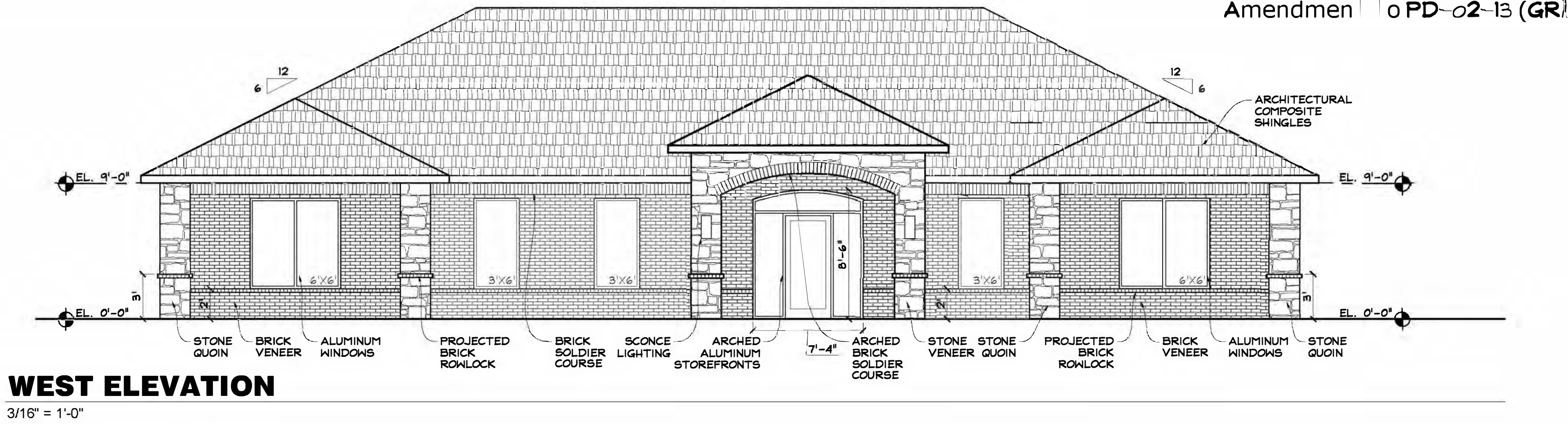
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	DC	DAN	

PLANNED
DEVELOPMENT
SITE PLAN

OFFICE BUILDING
3402 ARISTA
DSK PROPERTIES

Drawing Date	2/15/2022
Project Number	216006
Sheet Number	

X:\2021 Projects\216096 Tornello's Office - Arista\05 Engineering Design\Design_3402 Arista PD Site Plan.dwg
Tue Feb 15, 2022 4:35PM

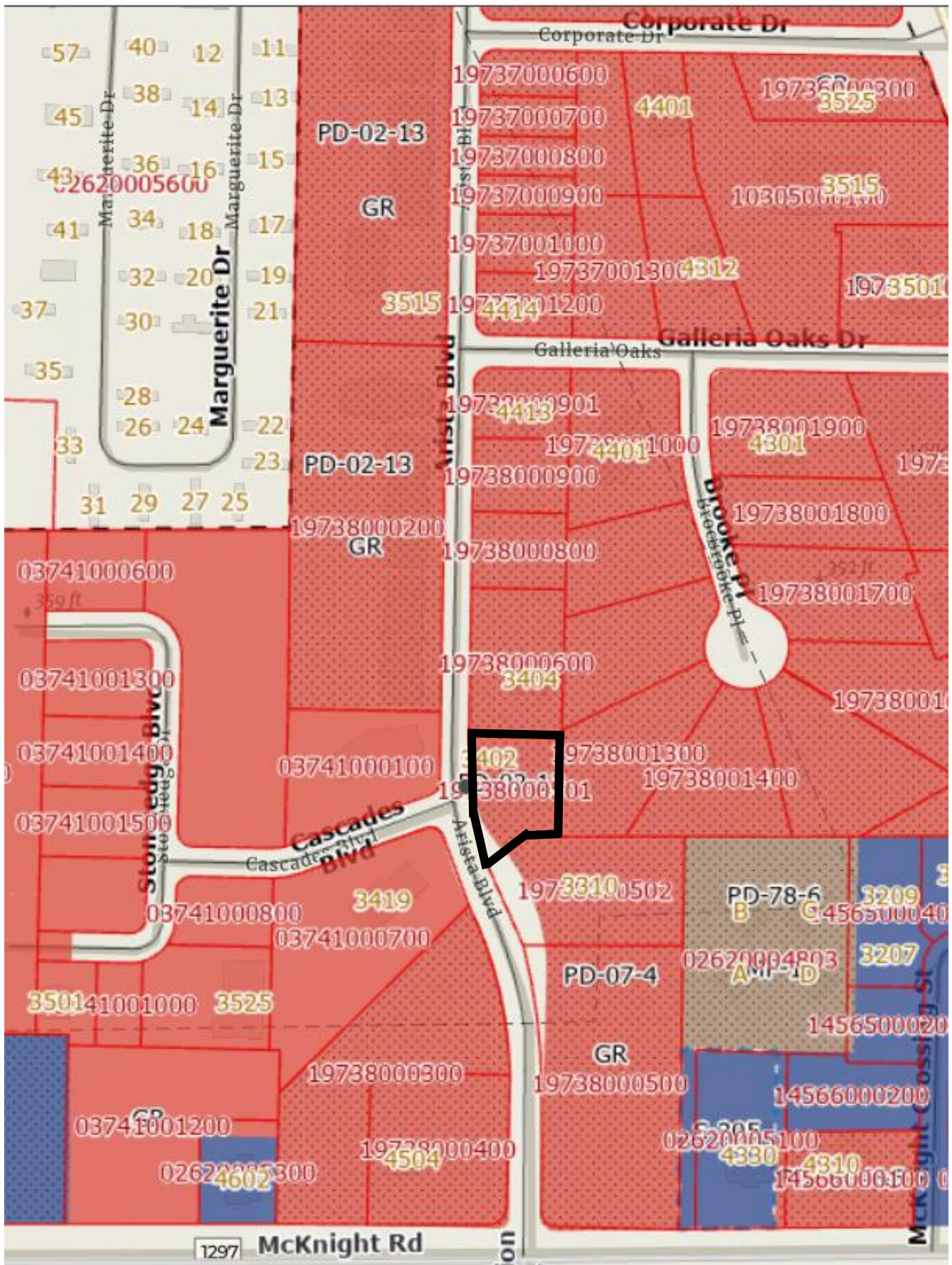


2.7.b	
Revision/Description	
No.	
5800 SUMMERHILL ROAD THE WILKINS PO BOX 888 8553 www.mtg-engineers.com TBE FIRM NO. 12364 AR COA NO. 125	
MTG ENGINEERS & SURVEYORS © MTG 2022	
STATE OF TEXAS DAVID A. WILLIAMS 68437 REGISTERED PROFESSIONAL ENGINEER 2/15/2022 ISSUED FOR PD SITE PLAN APPROVAL PURPOSES ONLY	
Scale	Drawn By DC
Checked By DAM	File No.
PLANNED DEVELOPMENT BUILDING ELEVATIONS	
OFFICE BUILDING 3402 ARISTA DSK PROPERTIES	
Drawing Date 2/15/2022	
Project Number 216096	
Sheet Number	

Attachment: Site Plan (3652 - Amendment to PD-02-13 site plan approval at 3402 Arista Blvd)

Packet Pg. 57

3402 Arista Blvd.



Attachment: Maps (3652 : Amendment to PD-02-13 site plan apprvl at 3402 Arista Blvd)

3402 Arista Blvd.



Attachment: Maps (3652 : Amendment to PD-02-13 site plan apprvl at 3402 Arista Blvd)



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: Laura Puckett, Zoning Administrator, City of Texarkana, Texas

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

Date: March 1, 2022

Re: **TaMolly's Corporate Office @ 3402 Arista Boulevard**

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

1. There is an existing eight-inch (8") water main on the west side of Arista Boulevard.
2. There is an existing eight-inch (8") sanitary sewer main on the east side of Arista Boulevard. There is also an existing eight-inch (8") sanitary sewer main running east and west across said property approximately 110' from the north property line.
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: TWU Comments (3652 : Amendment to PD-02-13 site plan apprvl at 3402 Arista Blvd)

City of Texarkana, Texas

Summary Sheet

Version:

Update Date: 3/3/2022 12:38 PM

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

Subject: Consider the Planning and Zoning Commission minutes from the February 7, 2022 meeting.

Meeting Date: 3/7/2022

Attachments

a. 2-07-22 P&Z Minutes (PDF)

Staff Coordination

Building Code Administration 03/03/2022 1:54 PM	Mashell Daniel	Review	Completed
Planning & Zoning Commission 03/07/2022 6:00 PM	Laura Puckett	Meeting	Pending

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

See attached minutes.

Potential Options:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends for approval of the February 7, 2022 Planning and Zoning Commission meeting minutes.

Advisory Board/Committee Review:

Planning and Zoning Commission

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

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

March 7, 2022

**MINUTES
REGULAR MEETING
PLANNING AND ZONING COMMISSION
COUNCIL CHAMBERS
2ND FLOOR, TEXAS MUNICIPAL BUILDING
220 TEXAS BOULEVARD, TEXARKANA, TEXAS
MONDAY, FEBRUARY 7, 2022 AT 6:00 P.M.**

The Planning and Zoning Commission of the City of Texarkana, Texas met in a regular session, Monday, February 7, 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. George Merrill

ABSENT

Mr. Gene Joyce III, Chairman
Mr. Casey Boyette

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.

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.

Kayla Wood with MTG Engineers and Surveyors appeared and advised that the property owner is replating to divide the property into single family lots. She explained that this area does not have sewer but can be connected from Bethany. Dusty Henslee also added that the developer would be responsible for the connection to the individual lots.

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

RECOMMENDED FOR APPROVAL

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.

Dusty Henslee explained that these lots have been owned by the City since University was extended. He said that the plat is to keep enough Right-Of-Way for when University is widened in the future and to get these properties developable and back on the tax rolls. He explained further that some of the lots are small, but that there would be enough room for single story homes.

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

RECOMMENDED FOR APPROVAL

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.

Dusty Henslee advised that these lots are also City owned and the plating purpose is to dedicate the Right-Of-Way.

Mr. Coleman made a motion to approve this request. Mr. Merrill seconded the motion to approve this request. Members voted unanimously to approve the request.

RECOMMENDED FOR APPROVAL

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.

Rick Falcon appeared and stated that he has owned this property for approximately five years and had previously intended to extend the apartment complex north of this property. However, he states that he no longer owns the properties north and south of this site but has potential to build new units. Dusty Henslee advised that he may have to replat.

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

RECOMMENDED FOR APPROVAL

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.

Brad Meador appeared and stated that this request is Phase, 36 units and will be a continuation of their current build just north of lot 9. He said that they will be built with similar construction and there will be 36 units in Phase 2. The parking lot will continue from Phase 1 (in current construction) and will continue through Phase 2 and the ingress/egress will go out onto Brooke Place. Mr. Meador said that there is a drainage ditch south of these lots that run through the property and at this point it is not their intention to extend to any further phases. He said that the two remaining lots on Brooke Place will be for other uses. Mr. Meador advised that each apartment will be individually metered, but they have room for a screened dumpster site. There will be no sign erected for this phase.

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.
5. Screened dumpster site.

Dr. Northam made a motion to approve this request with stipulations. Mr. Merrill seconded the motion to approve this request with stipulations. Members voted unanimously to approve the request with stipulations.

RECOMMENDED FOR APPROVAL

STAFF UPDATES

Mashell Daniel advised of updates in the ongoing processes of the Comprehensive Plan. The Commission would like an emailed version of the Comprehensive plan.

MINUTES

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

Mr. Coleman made a motion to approve the minutes. Dr. Northam 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