CITY OF TEXARKANA

PLANNING & ZONING COMMISSION

AGENDA ● MAY 3, 2021

Council Chambers | **Regular Meeting** | **6:00 PM**

220 TEXAS BLVD.
TEXARKANA, TX 75501

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

I. CALL TO ORDER

II. AGENDA ITEMS

1. Consider approval of Replat of Lot 1, Block 6, Clear Creek Estates First Addition. Ron Dawson, owner.

2. Consider approval of replat of part of Lots 58 and 59, Flower Acres Addition. Patrick Hill, owner.

3. Z-21-08 rezoning a 1.38-acre tract of land (being Tract 63) in the M. E. P. & P. RWY CO. HRS, A-434, located north of 100 Gazola Street. Single Family-2 to Multiple Family-2. Cody Barling, owner.

4. Z-21-09 rezoning Lots 11, 12, 13 and 14, Block 3, Green Woods Sunny Slope Addition, located at 3202 Daniels Street. Single Family-2 to Single Family-3. Angelica Archie, owner.

5. S-738 granting Specific Use Permit to allow the location of a double wide HUD code manufactured home on Lots 11, 12, 13 and 14, Block 3, Green Woods Sunny Slope Addition, located at 3202 Daniels Street. Angelica Archie, owner.

6. Amendment to PD-20-1 (GR) for site plan approval on a 1.182-acre tract of land being part of Lot 1, Block 1, Marriott Subdivision, located at 3100 St. Michael Drive. Ray Walsh, owner. Yuri Hawley and Richard Reynolds, agents.

7. Z-21-10 rezoning Lots 19 and 20, Block, 5 Greater Texarkana Addition, located at 605 Ward Avenue. Single Family-2 to Single Family-3. Gregory London, owner.

8. S-739 granting Specific Use Permit to allow the location of a double wide HUD code manufactured home on Lots 19 and 20, Block 5, Greater Texarkana Addition, located at 605 Ward Avenue. Gregory London, owner.

III. STAFF UPDATES

IV. CONSIDER APPROVAL OF MINUTES

1. Consider approval of the Planning and Zoning Commission meeting minutes from April 5, 2021.

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

Version:

Summary Sheet

Update Date: 4/29/2021 4:36 PM

Lead Department:	Planning & Zoning Commission	**Action Officer:**	Laura Puckett, Administrative Coordinator
Subject:	Consider approval of Replat of Lot 1, Block 6, Clear Creek Estates First Addition. Ron Dawson, owner.		

Meeting Date: 5/3/2021

Attachments

a. Replat Lot 1 Block 6 Clear Creek Estates First Addition (PDF)
b. Memo-Replat Packet (PDF)

Staff Coordination

Planning and Community Development	David Orr	Department Head Review	Pending
Planning & Zoning Commission		Department Review	Pending
Planning & Zoning Commission	Debbie Burk	Meeting 05/03/2021 6:00 PM	Pending

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

See attachment.

Potential Options:

None

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

See attachment.

Advisory Board/Committee Review:

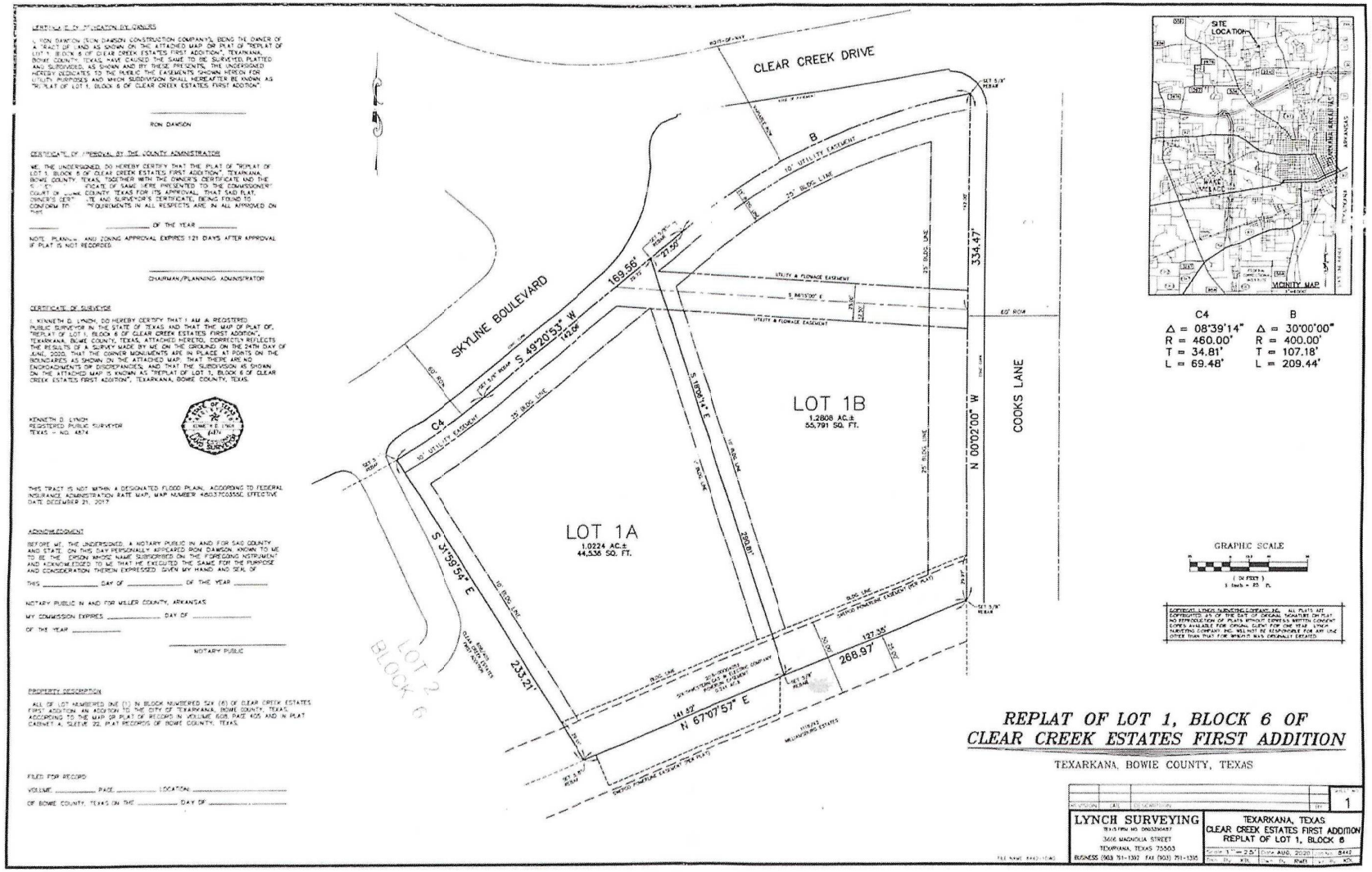
Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

May 3, 2021



C4
Δ = 08°39'14"
R = 460.00'
T = 34.81'
L = 69.48'

B
Δ = 30°00'00"
R = 400.00'
T = 107.18'
L = 209.44'

MEMORANDUM

To: Planning and Zoning Commission

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

Date: April 27, 2021

Subject: **Consider approval of Replat of Lot 1, Block 6 Clear Creek Estates First Addition**

This is a request by Ron Dawson, owner, and Jeffrey Wood, MTG Engineers and Surveyors, agent to consider approval of the **Replat of Lot 1, Block 6 Clear Creek Estates First Addition**. The purpose of this plat is to split lot 1 into 2 lots. This property is located at the intersection of Cooks Lane, Clear Creek Drive, and Skyline Blvd.**Comments are as follows:**

1. TxDOT – No Issues
2. CenterPoint Energy – No Issues
3. Sparklight – No response
4. Windstream - No issues
5. Electric Companies
    a. AEP – No issues
    b. Bowie Cass – No issues and not in service area
    c. REA – No response but not in service area
6. TWU - No issues
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. Remove building setbacks except along road frontage
    d. Revise Certificate of Approval block - should be for Planning Commission and have a signature line for Chairman and Secretary
    e. Add note stating purpose of plat
    f. Any restrictive covenants affected? Add note to plat
8. Fire Department – No issues

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.

Attachment: Memo-Replat Packet (2462 : Consider Approval of Replat Clear Creek Estates)

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

Application for Subdivision Plat Approval

Type:

___Preliminary ___Final ✓Replat ___Minor ___Amended ___Vacation

Purpose of Plat: Split Lot 1 into 2 Lots

Plat Title: REPLAT OF LOT 1, BLOCK 6 OF CLEAR CREEK ESTATES FIRST ADDITION

Current Legal Description: LOT 1, BLOCK 6

Total Acreage: 2.3032 ***Number of Lots:*** 2 ***Zoning:*** O

Owner/Developer Information:

Name: Ron Dawson

Address: 6 Wildoak Circle

Phone: (903-277-2992 Fax: ( ) Work E-mail: RDAWSON1559@GMA

Surveyor/Engineer Information:

Name: LYNCH SURVEYING COMPANY

Address: 3606 MAGNOLIA ST. TEXARKANA, TX

Phone: 903 791-1392 Fax: 903 791-1395 Work E-mail: ROGERBENEST@LYNCHSURVEYING.COM

Applicant/Agent Information:

Name: Same as Owner

Address:

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

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.

Applicant's Printed Name | Ron Dawson Applicant's Signature | 4-6-21 Date

Application Fee: $ 100 Received by:

Revised: 12/21/2015

Attachment: Memo-Replat Packet (2462 : Consider Approval of Replat Clear Creek Estates)

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

REPLAT CHECKLIST

8442

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.Commerical (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)	☐ N/A
Shown all necessary dimensions	☒
Supplemental Survey Reference Markers	☐ N/A
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.

Signature _____ Date 4-5-21

Printed Name Ron DAWSON

Revised: 12/21/2015

Attachment: Memo-Replat Packet (2462 : Consider Approval of Replat Clear Creek Estates)

CERTIFICATE OF DEDICATION BY OWNERS

I, RON DAWSON (RON DAWSON CONSTRUCTION COMPANY), BEING THE OWNER OF A TRACT OF LAND AS SHOWN ON THE ATTACHED MAP OR PLAT OF "REPLAT OF LOT 1, BLOCK 6 OF CLEAR CREEK ESTATES FIRST ADDITION", TEXARKANA, BOWIE COUNTY, TEXAS, HAVE CAUSED THE SAME TO BE SURVEYED, PLATTED AND SUBDIVIDED, AS SHOWN AND BY THESE PRESENTS, THE UNDERSIGNED HEREBY DEDICATES TO THE PUBLIC THE EASEMENTS SHOWN HEREON FOR UTILITY PURPOSES AND WHICH SUBDIVISION SHALL HEREAFTER BE KNOWN AS "REPLAT OF LOT 1, BLOCK 6 OF CLEAR CREEK ESTATES FIRST ADDITION".

_____
RON DAWSON

CERTIFICATE OF APPROVAL BY THE COUNTY ADMINISTRATOR

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE PLAT OF "REPLAT OF LOT 1, BLOCK 6 OF CLEAR CREEK ESTATES FIRST ADDITION", TEXARKANA, BOWIE COUNTY, TEXAS, TOGETHER WITH THE OWNER'S CERTIFICATE AND THE SURVEYOR'S CERTIFICATE OF SAME WERE PRESENTED TO THE COMMISSIONERS' COURT OF BOWIE COUNTY, TEXAS FOR ITS APPROVAL; THAT SAID PLAT, OWNER'S CERTIFICATE AND SURVEYOR'S CERTIFICATE, BEING FOUND TO CONFORM TO THE REQUIREMENTS IN ALL RESPECTS ARE IN ALL APPROVED ON THIS

_____ _____ OF THE YEAR _____

NOTE: PLANNING AND ZONING APPROVAL EXPIRES 121 DAYS AFTER APPROVAL IF PLAT IS NOT RECORDED.

_____
CHAIRMAN/PLANNING ADMINISTRATOR

CERTIFICATE OF SURVEYOR

I, KENNETH D. LYNCH, DO HEREBY CERTIFY THAT I AM A REGISTERED PUBLIC SURVEYOR IN THE STATE OF TEXAS AND THAT THE MAP OF PLAT OF, "REPLAT OF LOT 1, BLOCK 6 OF CLEAR CREEK ESTATES FIRST ADDITION", TEXARKANA, BOWIE COUNTY, TEXAS, ATTACHED HERETO, CORRECTLY REFLECTS THE RESULTS OF A SURVEY MADE BY ME ON THE GROUND ON THE 24TH DAY OF JUNE, 2020, THAT THE CORNER MONUMENTS ARE IN PLACE AT POINTS ON THE BOUNDARIES AS SHOWN ON THE ATTACHED MAP; THAT THERE ARE NO ENCROACHMENTS OR DISCREPANCIES; AND THAT THE SUBDIVISION AS SHOWN ON THE ATTACHED MAP IS KNOWN AS "REPLAT OF LOT 1, BLOCK 6 OF CLEAR CREEK ESTATES FIRST ADDITION", TEXARKANA, BOWIE COUNTY, TEXAS.

KENNETH D. LYNCH
REGISTERED PUBLIC SURVEYOR
TEXAS – NO. 4874

THIS TRACT IS NOT WITHIN A DESIGNATED FLOOD PLAIN, ACCORDING TO FEDERAL INSURANCE ADMINISTRATION RATE MAP, MAP NUMBER 48037C0335E, EFFECTIVE DATE DECEMBER 21, 2017.

ACKNOWLEDGMENT

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED RON DAWSON, KNOWN TO ME TO BE THE PERSON WHOSE NAME SUBSCRIBED ON THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. GIVEN MY HAND AND SEAL OF

THIS _____ DAY OF _____ OF THE YEAR _____

NOTARY PUBLIC IN AND FOR MILLER COUNTY, ARKANSAS

MY COMMISSION EXPIRES _____ DAY OF _____

OF THE YEAR _____

_____
NOTARY PUBLIC

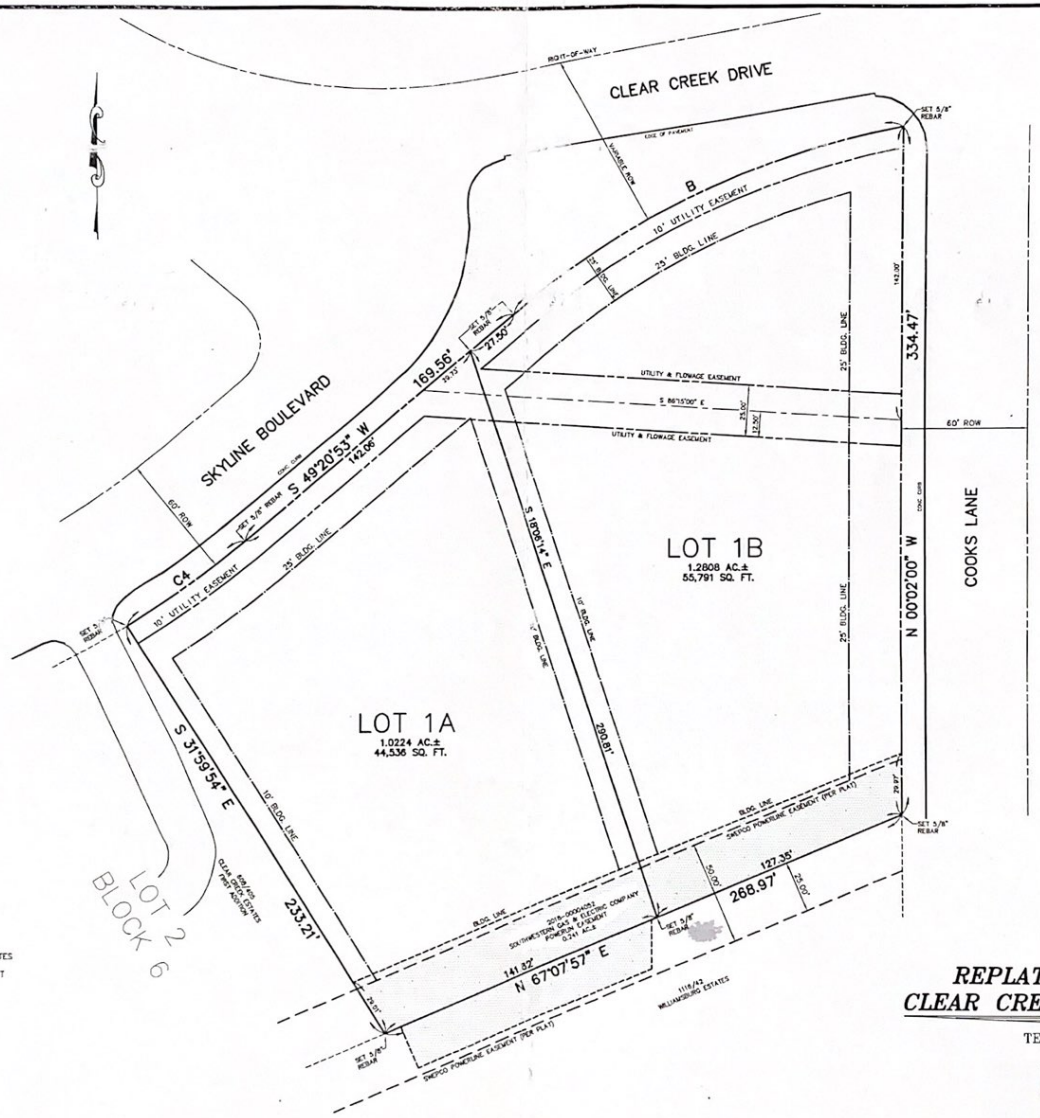
PROPERTY DESCRIPTION

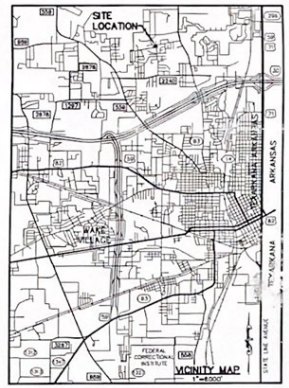
ALL OF LOT NUMBERED ONE (1) IN BLOCK NUMBERED SIX (6) OF CLEAR CREEK ESTATES FIRST ADDITION, AN ADDITION TO THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 508, PAGE 405 AND IN PLAT CABINET A, SLEEVE 22, PLAT RECORDS OF BOWIE COUNTY, TEXAS.

FILED FOR RECORD:

VOLUME _____ PAGE: _____ LOCATION: _____

OF BOWIE COUNTY, TEXAS ON THE _____ DAY OF _____, _____





C4	B
Δ = 08°39'14"	Δ = 30°00'00"
R = 460.00'	R = 400.00'
T = 34.81'	T = 107.18'
L = 69.48'	L = 209.44'

GRAPHIC SCALE

(IN FEET)
1 inch = 25 ft.

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REPLAT OF LOT 1, BLOCK 6 OF CLEAR CREEK ESTATES FIRST ADDITION

TEXARKANA, BOWIE COUNTY, TEXAS

REVISION	DATE	DESCRIPTION	BY

SHEET NO. 1

LYNCH SURVEYING
TEXAS FIRM NO. 0603390487
3606 MAGNOLIA STREET
TEXARKANA, TEXAS 75503
BUSINESS (903) 791-1392 FAX (903) 791-1395

TEXARKANA, TEXAS
CLEAR CREEK ESTATES FIRST ADDITION
REPLAT OF LOT 1, BLOCK 6

Scale: 1"=25' | Date: AUG, 2020 | Job No. 8442
Dwn. By: KDL | Dwn. By: RWB | Chd. By: KDL

FILE NAME: 8442-1.DWG

Texarkana Water Utilities

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

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

MEMORANDUM

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

From: Gary L. Smith, P.E., Director of O & M, TWU

Date: April 7, 2020

Re: **Replat of Lot 1, Block 6, Clear Creek Estates First Addition**

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

1. There is an existing eight-inch (8") water main running on the south side of Skyline Boulevard (north side of the proposed Lot 1A) to approximately the northwest corner of the proposed Lot 1B then turning and running across the proposed Lot 1B in a southeasterly direction towards the east property line. There is also an existing eight-inch (8") water main running along the east side of Cooks Lane.

2. There is an existing eight-inch (8") sanitary sewer main crossing Skyline Boulevard (north side of the proposed Lot 1A) running to approximately the northwest corner of the proposed Lot 1B then turning and running across the proposed Lot 1B in a southeasterly direction towards the east property line. There is also an existing eight-inch (8") sewer main running along the west side of Cooks Lane.

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: J. D. Phillips, P.E., Executive Director, TWU
Kenny Icenhower, P.E., Design Engineer, TWU
Bill Moss, GIS Technician, TWU

Texarkana Water Utilities is an equal opportunity provider and employer

Attachment: Memo-Replat Packet (2462 : Consider Approval of Replat Clear Creek Estates)

City of Texarkana, Texas

Summary Sheet

Version:
Update Date: 4/29/2021 4:48 PM

Lead Department:	Planning & Zoning Commission	**Action Officer:**	Laura Puckett, Administrative Coordinator
Subject:	Consider approval of replat of part of Lots 58 and 59, Flower Acres Addition. Patrick Hill, owner.		

Meeting Date: 5/3/2021

Attachments

a. Replat of Part of Lots 58 and 59 Flower Acres (PDF)
b. Memo-Replat Packet (PDF)

Staff Coordination

Planning and Community Development	David Orr	Department Head Review	Pending
Planning & Zoning Commission		Department Review	Pending
Planning & Zoning Commission	Debbie Burk	Meeting 05/03/2021 6:00 PM	Pending

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

See attachment.

Potential Options:

None

Fiscal Implications:

Not applicable.

Staff Recommendation:

See attachment.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

City of Texarkana, Texas

May 3, 2021

CERTIFICATE OF IRREVOCABLE DEDICATION BY OWNERS

KNOW ALL PERSONS BY THESE PRESENTS:

THAT PHICOM INVESTMENTS, INC. AND TIER 413 LAND HOLDINGS, LLC, PATRICK HILL, PRESIDENT, BEING THE OWNER OF THE HEREIN DESCRIBED LAND, LEGALLY DESCRIBED AS THE THE WEST 117' OF LOT 58 AND THE EAST 1/2 OF LOT 59 OF FLOWER ACRES, TEXARKANA, BOWIE COUNTY, TEXAS HEREBY REPLAT AND LAYOUT THE SAME, SAID SUBDIVISION TO BE KNOWN, DESIGNATED AND HEREINAFTER REFERRED TO BY ITS SUBDIVISION NAME, "REPLAT OF PART OF LOTS 58 & 59 OF FLOWER ACRES". THE SAME BEING COMPOSED OF FIVE (5) LOT IN ONE (1) BLOCK AND AS MORE PARTICULARLY SET OUT IN DETAIL ON THE SURVEY AND PLAT OF WHICH THIS DEDICATION IS A PART.

THIS PLAT DESIGNATES CERTAIN PUBLIC IMPROVEMENTS CONSISTING OF STREET RIGHT-OF-WAY AS SHOWN ON SAID PLAT; BENDER ROAD, SAID RIGHT-OF-WAY BEING 30' IN WIDTH, TO BE DEDICATED TO TEXARKANA, BOWIE COUNTY, TEXAS, FREE AND CLEAR OF ALL ENCUMBRANCES AND LIENS, PURSUANT TO THE REGULATIONS AND REQUIREMENTS OF THE CITY OF TEXARKANA, TEXAS SUBDIVISION REQUIREMENTS.

THIS OFFER OF DEDICATION IS IRREVOCABLE AND CAN BE FORMALLY ACCEPTED BY THE CITY AT THIS TIME. THIS OFFER SHALL RUN WITH THE LAND AND SHALL BE BINDING ON ALL ASSIGNEES, GRANTEES, SUCCESSORS OF HEIRS OF THE DEVELOPER.

_____

PATRICK HILL, PRESIDENT

CERTIFICATE OF APPROVAL COUNTY COMMISSIONER'S COURT

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE MAP OR PLAT OF "REPLAT OF PART OF LOTS 58 & 59 OF FLOWER ACRES", TEXARKANA, BOWIE COUNTY, TEXAS, TOGETHER WITH THE OWNER'S CERTIFICATE AND THE SURVEYOR'S CERTIFICATE OF SAME WERE PRESENTED TO THE PLANNING COMMISSION OF THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS FOR ITS APPROVAL; THAT SAID PLAT, OWNER'S CERTIFICATE AND SURVEYOR'S CERTIFICATE, BEING FOUND TO CONFORM TO THE REQUIREMENTS IN ALL RESPECTS ARE IN ALL APPROVED ON THIS

_____ DAY OF _____ OF THE YEAR _____

NOTE: PLANNING AND ZONING APPROVAL EXPIRES 121 DAYS AFTER APPROVAL IF PLAT IS NOT RECORDED.

_____

PLANNING ADMINISTRATOR

CERTIFICATE OF SURVEYOR

I, KENNETH D. LYNCH, DO HEREBY CERTIFY THAT I AM A REGISTERED PUBLIC SURVEYOR IN THE STATE OF TEXAS AND THAT THE MAP OR PLAT OF "REPLAT OF PART OF LOTS 58 & 59 OF FLOWER ACRES", TEXARKANA, BOWIE COUNTY, TEXAS, ATTACHED HERETO, CORRECTLY REFLECTS THE RESULTS OF A SURVEY MADE BY ME ON THE GROUND ON THE 10TH DAY OF NOVMBER, 2020, THAT THE CORNER MONUMENTS ARE IN PLACE AT POINTS ON THE BOUNDARIES AS SHOWN ON THE ATTACHED MAP; THAT THERE ARE NO ENCROACHMENTS OR DISCREPANCIES; AND THAT THE SUBDIVISION AS SHOWN ON THE ATTACHED MAP IS KNOWN AS "REPLAT OF PART OF LOTS 58 & 59, OF FLOWER ACRES".

KENNETH D. LYNCH
REGISTERED PUBLIC SURVEYOR
TEXAS — NO. 4874

THIS TRACT IS NOT WITHIN A DESIGNATED FLOOD PLAIN, ACCORDING TO FEDERAL INSURANCE ADMINISTRATION RATE MAP, MAP NUMBER 48037C0365E, EFFECTIVE DATE DECEMBER 21, 2017.

ACKNOWLEDGMENT

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED PATRICK HILL KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED ON THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. GIVEN MY HAND AND SEAL OF OFFICE

THIS _____ DAY OF _____ OF THE YEAR _____

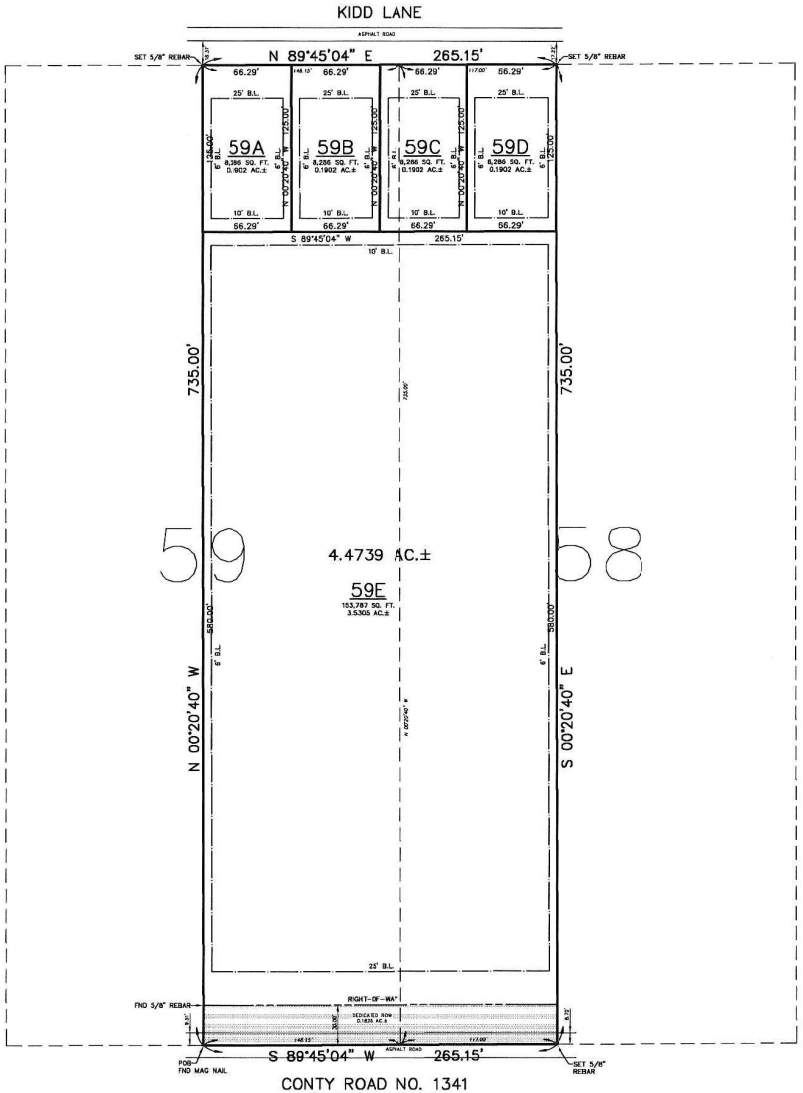
NOTARY PUBLIC IN AND FOR MILLER COUNTY, ARKANSAS

MY COMMISSION EXPIRES _____ DAY OF _____

OF THE YEAR _____

_____

NOTARY PUBLIC



CONTY ROAD NO. 1341
(BENDER ROAD)

REPLAT OF PART OF LOTS 58 & 59 OF FLOWER ACRES

A SUBDIVISION OF A PORTION OF
LOTS 58 & 59, FLOWER ACRES
BOWIE COUNTY, TEXAS

PROPERTY DESCRIPTION

THE WEST ONE HUNDRED SEVENTEEN FEET (W 117') OF LOT NUMBERED FIFTY EIGHT (58) AND THE EAST ONE-HALF (E 1/2) OF LOT NUMBERED FIFTY NINE OF FLOWER ACRES, AN ADDITION TO THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 40, PAGE 180, PLAT RECORDS OF BOWIE COUNTY, TEXAS.

FILED FOR RECORD:

DOCUMENT NO.:_____

VOLUME:_____PAGE:_____

LOCATION:_____

OF BOWIE COUNTY, TEXAS ON THE

____DAY OF _____, ____

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GRAPHIC SCALE

0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

REVISION	DATE	DESCRIPTION	BY	SHEET NO.
				1

LYNCH SURVEYING
TEXAS FIRM NO. 0803390487
3606 MAGNOLIA STREET
TEXARKANA, TEXAS 75503
BUSINESS (903) 791-1392 FAX (903) 791-1395

TEXARKANA, TEXAS
FLOWER ACRES
REPLAT OF PART OF LOTS 58 & 59

Scale: 1" = 40' | Date: JAN, 2021 | Job No. 8459
Dsn. By: KDL | Drn. By: RWB | Ckd. By: KDL

FILE NAME: 8459-1.DWG

MEMORANDUM

To: Planning and Zoning Commission

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

Date: April 27, 2021

Subject: **Consider approval of Replat of Part of Lots 58 and 59 Flower Acres**

This is a request by Patrick Hill, owner, to consider approval of the **Replat of Part of Lots 58 and 59 Flower Acres**. This property is located between Bender Road and Kidd Lane.

Comments are as follows:

1. TxDOT – No Issues
2. CenterPoint Energy – No Issues
3. Sparklight – No issues
4. Windstream - No issues
5. Electric Companies
    a. AEP – No issues
    b. Bowie Cass – No issues and not in service area
    c. REA – No response but not in service area
6. TWU - No issues
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. Remove side and rear set back lines. Front setback is only required on plats
    d. Revise Certificate of Approval block - should be for Planning Commission and have a signature line for Chairman and Secretary
    e. Add note stating purpose of replat
    f. Any restrictive covenants affected by this replat? Add note to plat.
    g. Per request during Zoning case, Overall Master Plan shall be submitted prior to any permits, and full civil design drawings will be required for overall plan of development. Traffic Impact Analysis will be required to determine if road improvements are needed.

Attachment: Memo-Replat Packet (2463 : Consider approval of replat Flower Acres)

8. Fire Department
    a. This office has no objection to the replat of the above - the standard they will have to provide adequate water to the sites – will have to have a fire hydrant within 600’ of a private residence and reasonable access for fire apparatus.

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.

Attachment: Memo-Replat Packet (2463 : Consider approval of replat Flower Acres)

CITY OF
TEXARKANA
TEXAS

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

Application for Subdivision Plat Approval

Type:

___*Preliminary* ___*Final* ✓ *Replat* ___*Minor* ___*Amended* ___*Vacation*

Purpose of Plat: _____

Plat Title: Replat of Part of Lts 58 & 59 of Flour Acres

Current Legal Description: _____

Total Acreage: 5.23 ***Number of Lots:*** 5 ***Zoning:*** SF-2

Owner/Developer Information:

Name: PHICOM INVESTMENTS / PATRICK HILL

Address: 833 CR 1214 TEXARKANA, TX 75501

Phone: (903) 293-2163 Fax: ( ) _____ Work E-mail: PAH1185@AOL.COM

Surveyor/Engineer Information:

Name: LYNCH SURVEYING / ROGER BENEST

Address: 3606 MAGNOLIA ST

Phone: (903) 791-1392 Fax: ( ) _____ Work E-mail: ROGERBENEST@LYNCHSURVEYING.COM

Applicant/Agent Information:

Name: PATRICK HILL

Address: 833 CR 1214

Phone: (903) 293-2163 Fax: ( ) _____ Work E-mail: PAH1185@AOL.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.

PATRICK A HILL — Applicant's Printed Name

Patrick A Hill — Applicant's Signature

4-19-21 — Date

Application Fee: $10 Received by: DBH 4-19-21

Revised: 12/21/2015

Attachment: Memo-Replat Packet (2463 : Consider approval of replat Flower Acres)
Packet Pg. 17

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.Commerical (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	☐ N/A
Certificate of ownership	☑ DEEDS
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.

Signature Patrick A Hill Date 4-1-21

Printed Name PATRICK A. HILL

Revised: 12/21/2015

2.2.b
Attachment: Memo-Replat Packet (2463 : Consider approval of replat Flower Acres)
Packet Pg. 18

CERTIFICATE OF IRREVOCABLE DEDICATION BY OWNERS

KNOW ALL PERSONS BY THESE PRESENTS:

THAT PHICOM INVESTMENTS, INC. AND TIER 413 LAND HOLDINGS, LLC, PATRICK HILL, PRESIDENT, BEING THE OWNER OF THE HEREIN DESCRIBED LAND, LEGALLY DESCRIBED AS THE THE WEST 117' OF LOT 58 AND THE EAST 1/2 OF LOT 59 OF FLOWER ACRES, TEXARKANA, BOWIE COUNTY, TEXAS HEREBY REPLAT AND LAYOUT THE SAME, SAID SUBDIVISION TO BE KNOWN, DESIGNATED AND HEREINAFTER REFERRED TO BY ITS SUBDIVISION NAME, "REPLAT OF PART OF LOTS 58 & 59 OF FLOWER ACRES". THE SAME BEING COMPOSED OF FIVE (5) LOT IN ONE (1) BLOCK AND AS MORE PARTICULARLY SET OUT IN DETAIL ON THE SURVEY AND PLAT OF WHICH THIS DEDICATION IS A PART.

THIS PLAT DESIGNATES CERTAIN PUBLIC IMPROVEMENTS CONSISTING OF STREET RIGHT-OF-WAY AS SHOWN ON SAID PLAT; BENDER ROAD, SAID RIGHT-OF-WAY BEING 30' IN WIDTH. TO BE DEDICATED TO TEXARKANA, BOWIE COUNTY, TEXAS, FREE AND CLEAR OF ALL ENCUMBRANCES AND LIENS, PURSUANT TO THE REGULATIONS AND REQUIREMENTS OF THE CITY OF TEXARKANA, TEXAS SUBDIVISION REQUIREMENTS.

THIS OFFER OF DEDICATION IS IRREVOCABLE AND CAN BE FORMALLY ACCEPTED BY THE CITY AT THIS TIME. THIS OFFER SHALL RUN WITH THE LAND AND SHALL BE BINDING ON ALL ASSIGNEES, GRANTEES, SUCCESSORS OF HEIRS OF THE DEVELOPER.

_____

PATRICK HILL, PRESIDENT

CERTIFICATE OF APPROVAL COUNTY COMMISSIONER'S COURT

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE MAP OR PLAT OF "REPLAT OF PART OF LOTS 58 & 59 OF FLOWER ACRES", TEXARKANA, BOWIE COUNTY, TEXAS, TOGETHER WITH THE OWNER'S CERTIFICATE AND THE SURVEYOR'S CERTIFICATE OF SAME WERE PRESENTED TO THE PLANNING COMMISSION OF THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS FOR ITS APPROVAL; THAT SAID PLAT, OWNER'S CERTIFICATE AND SURVEYOR'S CERTIFICATE, BEING FOUND TO CONFORM TO THE REQUIREMENTS IN ALL RESPECTS ARE IN ALL APPROVED ON THIS

_____ DAY OF _____ OF THE YEAR _____

NOTE: PLANNING AND ZONING APPROVAL EXPIRES 121 DAYS AFTER APPROVAL IF PLAT IS NOT RECORDED.

_____

PLANNING ADMINISTRATOR

CERTIFICATE OF SURVEYOR

I, KENNETH D. LYNCH, DO HEREBY CERTIFY THAT I AM A REGISTERED PUBLIC SURVEYOR IN THE STATE OF TEXAS AND THAT THE MAP OR PLAT OF "REPLAT OF PART OF LOTS 58 & 59 OF FLOWER ACRES", TEXARKANA, BOWIE COUNTY, TEXAS, ATTACHED HERETO, CORRECTLY REFLECTS THE RESULTS OF A SURVEY MADE BY ME ON THE GROUND ON THE 10TH DAY OF NOVEMBER, 2020, THAT THE CORNER MONUMENTS ARE IN PLACE AT POINTS ON THE BOUNDARIES AS SHOWN ON THE ATTACHED MAP; THAT THERE ARE NO ENCROACHMENTS OR DISCREPANCIES; AND THAT THE SUBDIVISION AS SHOWN ON THE ATTACHED MAP IS KNOWN AS "REPLAT OF PART OF LOTS 58 & 59, OF FLOWER ACRES".

KENNETH D. LYNCH
REGISTERED PUBLIC SURVEYOR
TEXAS – NO. 4874

THIS TRACT IS NOT WITHIN A DESIGNATED FLOOD PLAIN, ACCORDING TO FEDERAL INSURANCE ADMINISTRATION RATE MAP, MAP NUMBER 48037C0365E, EFFECTIVE DATE DECEMBER 21, 2017.

ACKNOWLEDGMENT

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED PATRICK HILL KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED ON THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. GIVEN MY HAND AND SEAL OF OFFICE

THIS _____ DAY OF _____ OF THE YEAR _____

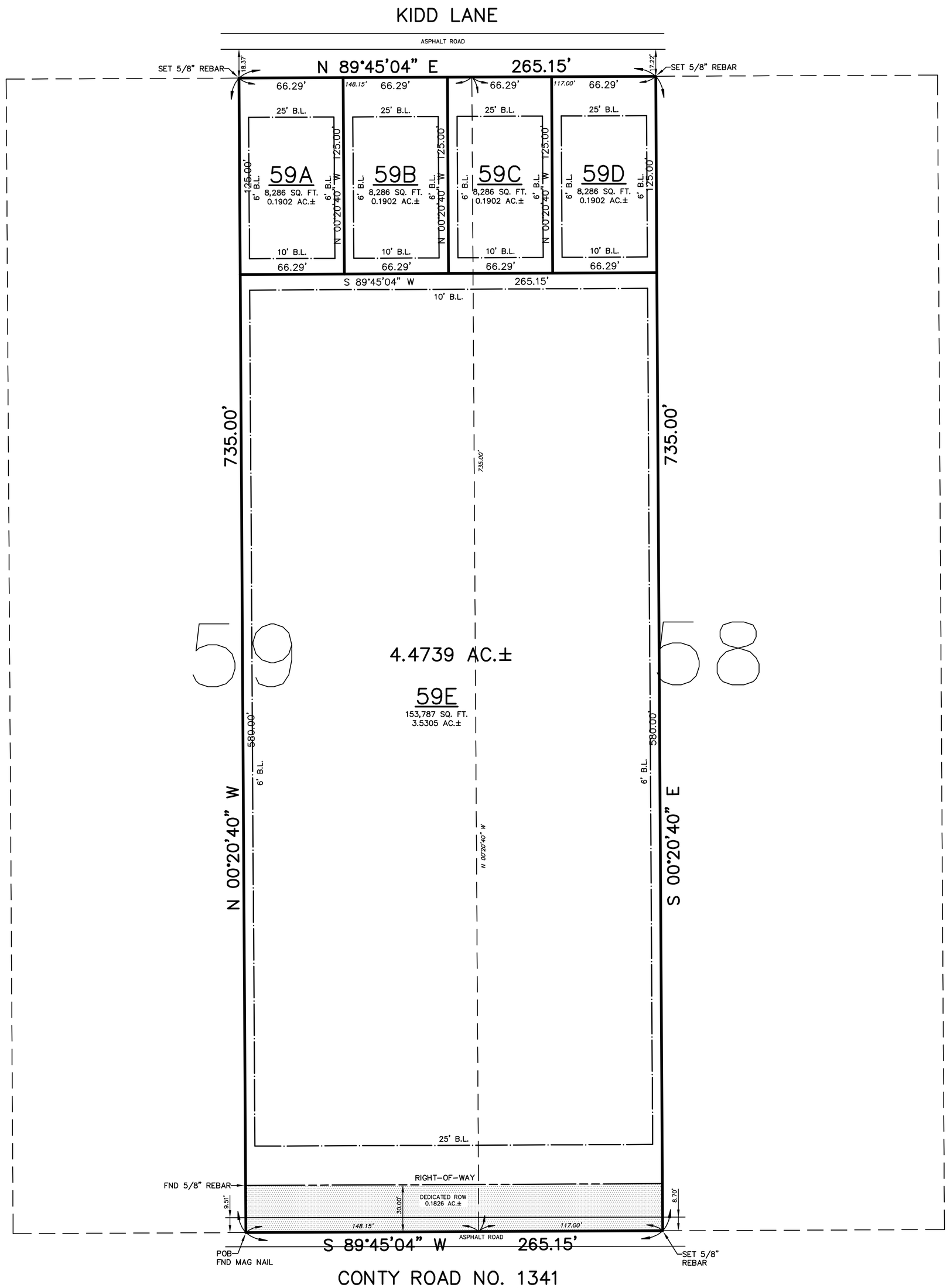
NOTARY PUBLIC IN AND FOR MILLER COUNTY, ARKANSAS

MY COMMISSION EXPIRES _____ DAY OF _____

OF THE YEAR _____

_____

NOTARY PUBLIC



CONTY ROAD NO. 1341
(BENDER ROAD)

REPLAT OF PART OF LOTS 58 & 59 OF FLOWER ACRES

A SUBDIVISION OF A PORTION OF
LOTS 58 & 59, FLOWER ACRES
BOWIE COUNTY, TEXAS

PROPERTY DESCRIPTION

THE WEST ONE HUNDRED SEVENTEEN FEET (W 117') OF LOT NUMBERED FIFTY EIGHT (58) AND THE EAST ONE-HALF (E 1/2) OF LOT NUMBERED FIFTY NINE OF FLOWER ACRES, AN ADDITION TO THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 40, PAGE 190, PLAT RECORDS OF BOWIE COUNTY, TEXAS.

FILED FOR RECORD:

DOCUMENT NO.:_____

VOLUME:_____ PAGE:_____

LOCATION:_____

OF BOWIE COUNTY, TEXAS ON THE

____ DAY OF _____, ____

COPYRIGHT. LYNCH SURVEYING COMPANY, INC. ALL PLATS ARE COPYRIGHTED. AS OF THE DATE OF ORIGINAL SIGNATURE ON PLAT. NO REPRODUCTION OF PLATS WITHOUT EXPRESS WRITTEN CONSENT. COPIES AVAILABLE FOR ORIGINAL CLIENT FOR ONE YEAR. LYNCH SURVEYING COMPANY, INC. WILL NOT BE RESPONSIBLE FOR ANY USE OTHER THAN THAT FOR WHICH IT WAS ORIGINALLY CREATED.

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

REVISION	DATE	DESCRIPTION	BY	SHEET NO.
				1

LYNCH SURVEYING
TEXAS FIRM NO. 0803390487
3606 MAGNOLIA STREET
TEXARKANA, TEXAS 75503
BUSINESS (903) 791-1392 FAX (903) 791-1395

TEXARKANA, TEXAS
FLOWER ACRES
REPLAT OF PART OF LOTS 58 & 59

Scale: 1" = 40'	Date: JAN, 2021	Job No. 8459
Dsn. By: KDL	Dwn. By: RWB	Ckd. By: KDL

FILE NAME: 8459-1.DWG

Attachment: Memo-Replat Packet (2463 : Consider approval of replat Flower Acres)

City of Texarkana, Texas

Version:

Summary Sheet

Update Date: 4/29/2021 10:22 AM

Lead Department:	Planning & Zoning Commission	**Action Officer:**	Laura Puckett, Administrative Coordinator
Subject:	Z-21-08 rezoning a 1.38-acre tract of land (being Tract 63) in the M. E. P. & P. RWY CO. HRS, A-434, located north of 100 Gazola Street. Single Family-2 to Multiple Family-2. Cody Barling, owner.		

Meeting Date: 5/3/2021

Attachments

a. Notice Public Hearing and Application (PDF)
b. Z-21-08 Maps (PDF)

Staff Coordination

Planning and Community Development	David Orr	Department Head Review	Pending
Planning & Zoning Commission		Department Review	Pending
Planning & Zoning Commission	Debbie Burk	Meeting 05/03/2021 6:00 PM	Pending

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Cody Barling, owner, to rezone a 1.38-acre tract of land (being Tract 63) in the M. E. P. & P. RWY CO. HRS, A-434, located north of 100 Gazola Street from Single Family-2 to Multiple Family-2. This property 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 west and east and a church to the south.

The applicant will possibly be donating this property to Mt. Sinai House of Prayer Church for future building projects. The church currently has several multi-family housing projects proposed for this immediate area. Staff recommends for approval of this request.

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

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

Potential Options:

None

Fiscal Implications:

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:

May 3, 2021

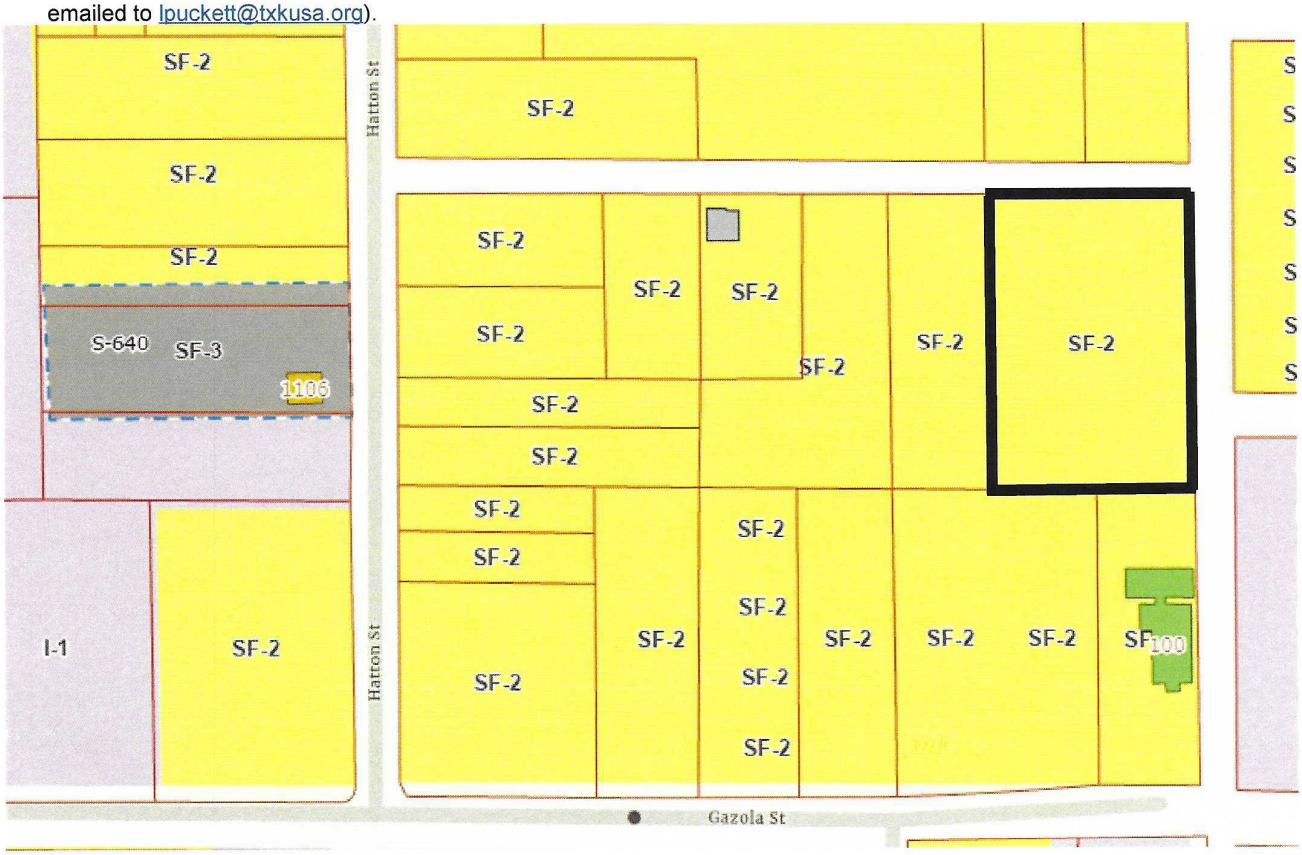
NOTICE OF PUBLIC HEARINGS

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, May 3, 2021 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: Monday, June 14, 2021 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).


SF-2
SF-2
SF-2
S-640
SF-3
1106
I-1
SF-2
Hatton St
Hatton St
SF-2
SF-2
SF-2

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. 0000 1698 Case Z-21-08 Date 4-7-21

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: ME P&P RWY CO. A 434
(Or see attached legal description)

Location: Property North of 100 Gazola Tract 63

Present Zoning: SF-2

Proposed Zoning: MF-2

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

_____

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

I'm planning to donate this property to the Church for future building projects

Attorney or Agent Signature	Cody Barling Property Owner Signature
Print Name	Cody Barling Print Name
Address	2077 Cty Rd 3010 Address
City, State, Zip	New Boston, Tx 75570 City, State, Zip
Home Phone & Cell Phone	903-701-1927 Home Phone & Cell Phone
Email Address	Cbarling@yahoo.com Email Address

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

Attachment: Notice Public Hearing and Application (2464 : Z-21-08 rezoning SF-2 to SF-3 North of 100 Gazola)

Z-21-08

Lot North of 100 Gazola

Attachment: Z-21-08 Maps (2464 : Z-21-08 rezoning SF-2 to SF-3 North of 100 Gazola)

Z-21-08

Lot North of 100 Gazola

Attachment: Z-21-08 Maps (2464 : Z-21-08 rezoning SF-2 to SF-3 North of 100 Gazola)

City of Texarkana, Texas

Version:

Summary Sheet

Update Date: 4/29/2021 4:43 PM

Lead Department:	Planning & Zoning Commission	**Action Officer:**	Laura Puckett, Administrative Coordinator
Subject:	Z-21-09 rezoning Lots 11, 12, 13 and 14, Block 3, Green Woods Sunny Slope Addition, located at 3202 Daniels Street. Single Family-2 to Single Family-3. Angelica Archie, owner.		

Meeting Date: 5/3/2021

Attachments

a. Notice Public Hearing and Application (PDF)
b. Z-20-09 Maps (PDF)

Staff Coordination

Planning and Community Development	David Orr	Department Head Review	Pending
Planning & Zoning Commission		Department Review	Pending
Planning & Zoning Commission	Debbie Burk	Meeting 05/03/2021 6:00 PM	Pending

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Angelica Archie, owner, to rezone Lots 11, 12, 13, and 14, Block 3, Green Woods Sunny Slope Addition, located 3202 Daniels 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, east and west and Commercial to the south. The adjacent land use is a residence to the north, west, and east and vacant land to the south.

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

There are manufactured homes located in the immediate area. 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:

None

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:

May 3, 2021

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, May 3, 2021 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: Monday, June 14, 2021 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: Angelica Archie

OWNER'S ADDRESS: 3505 Richwood Drive, Texarkana, Texas 75503

LOCATION OF REZONING: 3202 Daniels Street, Texarkana, Texas 75501

PROPOSED CHANGE: To allow the location of a HUD code manufactured home

ZONING CHANGE FROM: Single Family-2 (SF-2) TO: Single Family-3 (SF-3)

LEGAL DESCRIPTION: Lots 11-14, Block 3, Greenwoods Sunny Slope Addition

CASE NUMBER: Z-21-09 DATE MAILED: April 21, 2021

Attachment: Notice Public Hearing and Application (2465 : Z-21-09 rezoning at 3202 Daniels SF-2 to SF-3)

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. 00001905 Case Z-21-09 Date 4-13-21

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: 11,12,13,14 Block: 3 Addition: Green Woods Sunny Slope
(Or see attached legal description)

Location: 3202 Daniels St. Texarkana Tx 75503

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:
There is currently no home on the property, we want to place a doublewide here and live here.

Attorney or Agent Signature	Property Owner Signature: Archie
Print Name	Print Name: Angelica Archie
Address	Address: 3505 Richwood Dr
City, State, Zip	City, State, Zip: Texarkana, Tx 75503
Home Phone & Cell Phone	Home Phone & Cell Phone: 430-208-8990
Email Address	Email Address: archieangelica@gmail.com

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

Attachment: Notice Public Hearing and Application (2465 : Z-21-09 rezoning at 3202 Daniels SF-2 to SF-3)

Z-21-09

3202 Daniels Street

Attachment: Z-20-09 Maps (2465 : Z-21-09 rezoning at 3202 Daniels SF-2 to SF-3)

Z-21-09

3202 Daniels Street

Attachment: Z-20-09 Maps (2465 : Z-21-09 rezoning at 3202 Daniels SF-2 to SF-3)

City of Texarkana, Texas

Version:

Summary Sheet

Update Date: 4/29/2021 4:44 PM

Lead Department:	Planning & Zoning Commission	**Action Officer:**	Laura Puckett, Administrative Coordinator
Subject:	S-738 granting Specific Use Permit to allow the location of a double wide HUD code manufactured home on Lots 11, 12, 13 and 14, Block 3, Green Woods Sunny Slope Addition, located at 3202 Daniels Street. Angelica Archie, owner.		

Meeting Date: 5/3/2021

Attachments

a. Notice Public Hearing Application (PDF)
b. S-738 Maps (PDF)
c. S-738 Plat (PDF)
d. S-738 Photo (PDF)

Staff Coordination

Planning and Community Development	David Orr	Department Head Review	Pending
Planning & Zoning Commission		Department Review	Pending
Planning & Zoning Commission	Debbie Burk	Meeting	Pending
05/03/2021 6:00 PM			

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Angelica Archie for a Specific Use Permit to allow the location of a double wide HUD code manufactured home as a residence on Lots 11, 12, 13, and 14, Block 3, Green Woods Sunny Slope Addition, located 3202 Daniels Street. The property is currently vacant land.

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

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

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

1. That one new 2020 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:

None

Fiscal Implications:

(Insert Text Here)

Staff Recommendation:

Staff recommends for approval of this request with stipulations.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

May 3, 2021

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, May 3, 2021 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: Monday, June 14, 2021 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: Angelica Archie

OWNER'S ADDRESS: 3505 Richwood Drive, Texarkana, Texas 75503

LOCATION OF REZONING: 3202 Daniels Street, Texarkana, Texas 75501

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

LEGAL DESCRIPTION: Lots 11-14, Block 3, Greenwoods Sunny Slope Addition

CASE NUMBER: S-738 DATE MAILED: April 21, 2021

Attachment: Notice Public Hearing Application (2466 : S-738 SUP to allow HUD code manufactured home at 3202 Daniels)

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. 00001905 Case S-738 Date 4-13-21

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: 11,12,13,14 Block: 3 Addition: Green Woods Sunny Slope
(Or see attached legal description)

Location: 3202 Daniels St. Texarkana, Tx 75501

Present Zoning: SF-2

Requested: Specific Use Permit

The requested Specific Use Permit will be used for the following: SF-3
Doublewide Manufactured Home

Describe the changed conditions, if any, that have occurred which affects your property and justifies this Specific Use Permit:
The lot is vacant, would like to put a home there to live in.

Attorney or Agent Signature	Adrienne J. Cruz Property Owner Signature
Address	3505 Richwood Dr Address
City, State, Zip	Texarkana, Tx, 75503 City, State, Zip
Home Phone & Cell Phone	430-200-8990 / 430-200-8100 Home Phone & Cell Phone
Email address	archieangelica@gmail.com Email address

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

Attachment: Notice Public Hearing Application (2466 : S-738 SUP to allow HUD code manufactured home at 3202 Daniels)

S-738

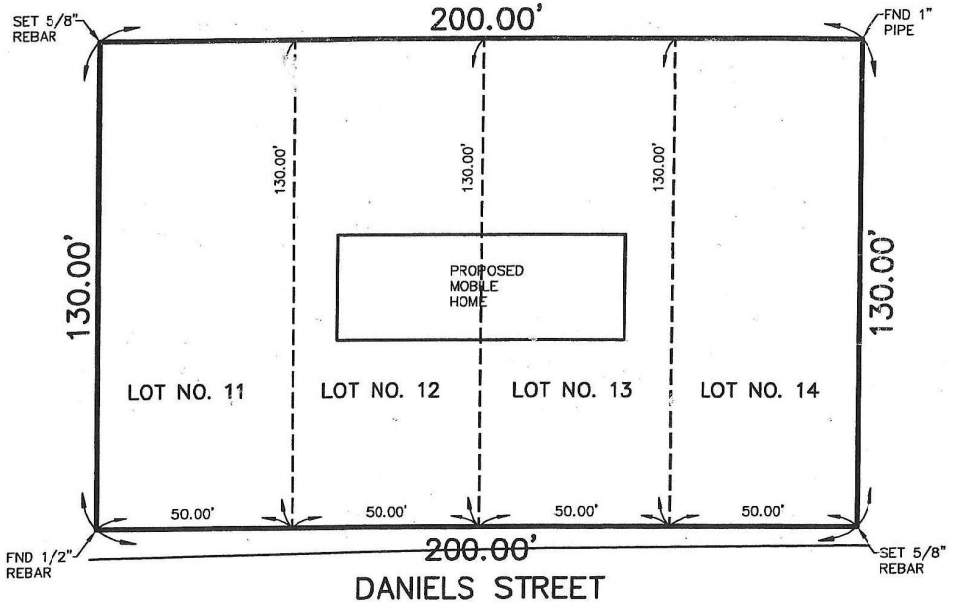
3202 Daniels Street

Attachment: S-738 Maps (2466 : S-738 SUP to allow HUD code manufactured home at 3202 Daniels)

S-738

3202 Daniels Street

Attachment: S-738 Maps (2466 : S-738 SUP to allow HUD code manufactured home at 3202 Daniels)



PROPERTY DESCRIPTION – 3202 DANIELS STREET, TEXARKANA, TEXAS

ALL OF LOTS NUMBERED ELEVEN (11), TWELVE (12), THIRTEEN (13), AND FOURTEEN (14), OF GREENWOODS SUNNY SLOPE ADDITION, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 4898 PAGE, 277, DEED RECORDS OF BOWIE COUNTY, TEXAS

THESE LOTS ARE NOT WITHIN A DESIGNATED FLOOD PLAIN, ACCORDING TO FEDERAL INSURANCE ADMINISTRATION RATE MAP, MAP NUMBER 48037C0365E, EFFECTIVE DATE DECEMBER 21, 2017.

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND IS CORRECT, AND THAT THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS OF IMPROVEMENTS, VISIBLE EASEMENTS OR RIGHTS-OF-WAY (ALL EASEMENTS AND RIGHTS-OF-WAY ARE SHOWN IF TITLE COMMITMENT WAS PROVIDED PRIOR TO FIELD WORK), EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A PUBLIC ROADWAY.

STATE OF TEXAS REGISTERED KENNETH D. LYNCH #4874 PROFESSIONAL LAND SURVEYOR

3/18/21

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GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

REVISION	DATE	DESCRIPTION	BY

SHEET NO. 1

LYNCH SURVEYING
TEXAS FIRM NO. 0803390487
3606 MAGNOLIA STREET
TEXARKANA, TEXAS 75503
BUSINESS (903) 791-1392 FAX (903) 791-1395

TEXARKANA, TEXAS
GREENWOODS SUNNY SLOPE ADDITION
SURVEY OF LOTS 11-14 BLOCK 6

Scale: 1"=30'	Date: MAR, 2021	Job No. 8487
Dsn. By: KDL	Dwn. By: PLC	Ckd. By: KDL

New
2020 4br 3bth

City of Texarkana, Texas

Version:

Summary Sheet

Update Date: 4/29/2021 4:41 PM

Lead Department:	Planning & Zoning Commission	**Action Officer:**	Laura Puckett, Administrative Coordinator
Subject:	Amendment to PD-20-1 (GR) for site plan approval on a 1.182-acre tract of land being part of Lot 1, Block 1, Marriott Subdivision, located at 3100 St. Michael Drive. Ray Walsh, owner. Yuri Hawley and Richard Reynolds, agents.		

Meeting Date: 5/3/2021

Attachments

a. Notice Public Hearing and Application (PDF)
b. Amendment PD-20-1 (GR) Legal Description (PDF)
c. Amendment PD-20-1 (GR) Maps (PDF)
d. Amendment PD-20-1 (GR) Elevations (PDF)
e. Amendment PD-20-1 (GR) Site Plan (PDF)
f. Amendment PD-20-1 (GR) Signs (PDF)

Staff Coordination

Planning and Community Development	David Orr	Department Head Review	Pending
Planning & Zoning Commission		Department Review	Pending
Planning & Zoning Commission 05/03/2021 6:00 PM	Debbie Burk	Meeting	Pending

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Ray Walsh, owner and Yuri Hawley, agent, for site plan approval on a 1.182-acre tract of land being part of Lot 1, Block 1, Marriott Subdivision, located at 3100 St. Michael Drive. The proposed use is a drive-thru restaurant. The current zoning is PD-General Retail. This property is currently vacant land.

The adjacent zoning is Planned Development-General Retail to the north, east, and west and Interstate 30 to the south. The adjacent land use is vacant land to the east, a hotel to the north, a restaurant to the west, and Interstate 30 to the south.

The site plan consists of the following:

1. The construction of a new 2,300 sq. ft. restaurant building with drive thru.
2. The building façade will consist of EIFS, fiberon, cultured stone wainscoting and accent.

3. The access will be off St. Michael Drive and the proposed private drive off North Cowhorn Creek Loop Road. The applicant should be aware that the St. Michael Drive access will require TXDOT approval.
4. The site plan shows 63 parking spaces with 3 handicapped spaces.
5. Enclosed dumpster area is shown.
6. A pole sign 13' ft. in diameter and 50' tall is shown to be located at the southeast corner of the property along St. Michael Drive. Signage also includes a menu sign, wall signs, and directional signage.

Staff recommends for approval of the site plan.

Per the Public Works and Engineering Department, the applicant should be aware that a Traffic Impact Study will be required as part of the construction plans.

Per the Fire Department, fire lanes with a 20' width and a 13' 6" overhead clearance will be required. Also, must meet the AASHTO WB40 turn radii.

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.

Potential Options:

None

Fiscal Implications:

Not applicable.

Staff Recommendation:

Staff recommends for approval of the site plan.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

May 3, 2021

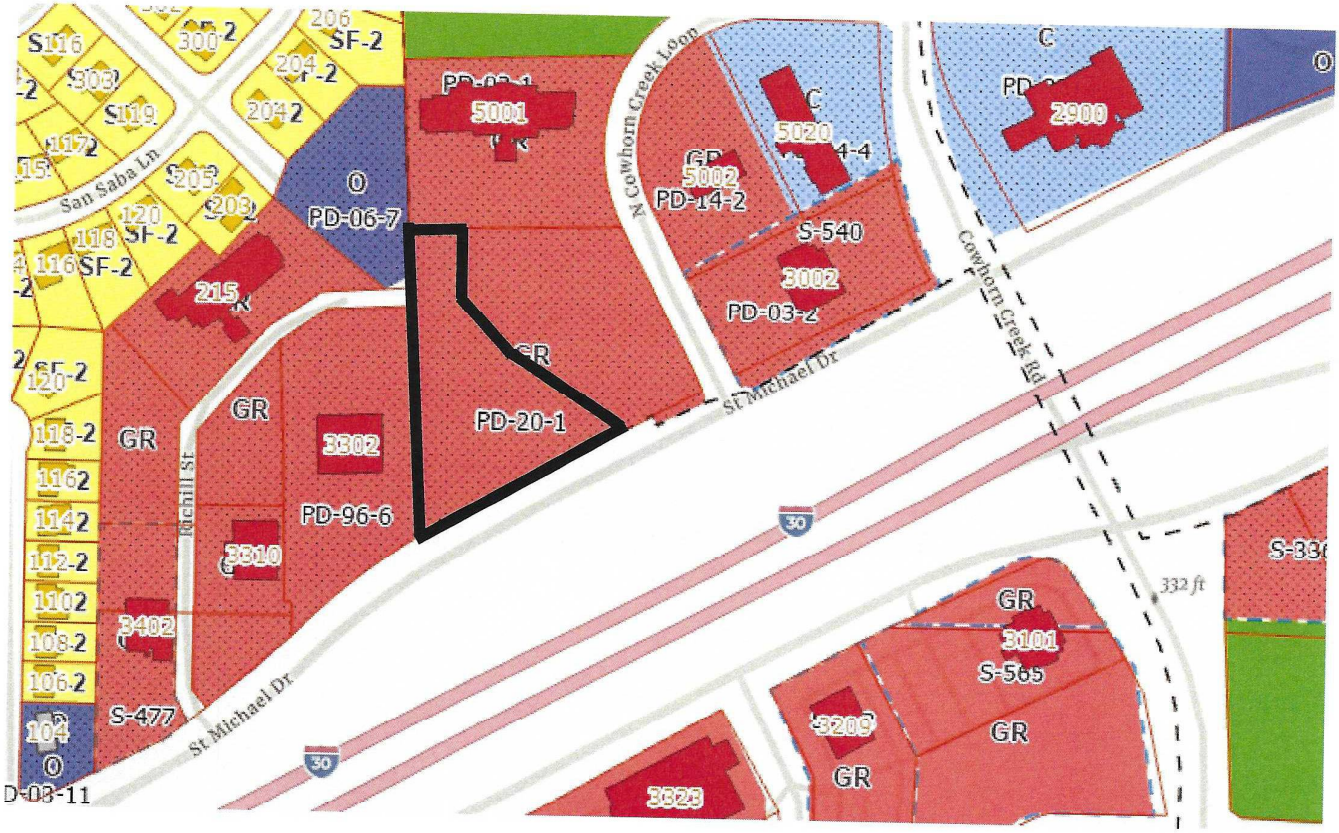
NOTICE OF PUBLIC HEARINGS

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 May 3, 2021 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, June 14, 2021 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: Ray Walsh, owner, Yuri Hawley, agent

OWNER'S ADDRESS: 5502 Cowhorn Creek Road, Texarkana Texas 75503

LOCATION OF REZONING: 3100 St. Michael Drive, Texarkana, Texas 75503

PROPOSED CHANGE: Amendment to PD-20-1 (GR) for site plan approval to allow a drive-thru restaurant with parking

LEGAL DESCRIPTION: A 1.182-acre tract of land being part of Lot 1, Block 1, Marriott Subdivision

CASE NUMBER: Amendment-PD-20-1 (GR) DATE MAILED: April 21, 2021

Attachment: Notice Public Hearing and Application (2467 : Amendment to PD-20-1 (GR))

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. 0000 1928

Case Admendment PD-20-1 (GR)

Date 4-12-21

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: Part of lot 1 Block: Part of Blk Tract 1 Addition: _____
(Or see attached metes and bounds legal description)

Project location/address:
3100 Saint Michael Dr.

Present zoning: General Retail Proposed zoning (if applicable) N.A

Proposed use: Drive-thru restaurant with parking lot

Total square footage of proposed building: 2,300 SF Number of parking spaces 63

Number of required parking spaces per Ordinance 22 Handicapped spaces 3

Material of building façade EIFS, Fiberon, Cultured Stone Wainscoting and Accent

SIGNAGE: Type (i.e. monument, pole) Pole mounted sign

Size 13' Diameter - 50' High Overall

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

Yuri Hawley / Richard Reynolds	
Attorney or Agent Signature	Property Owner Signature Ray Walsh
P.O.Box 1302	5502 Cowhorn Creek Rd
Address	Address
Fairview, Tennessee 37062	Texarkana TX. 75503
City, State, Zip	City, State, Zip
615-495-0132	903. 277 3846
Home Phone & Cell Phone	Home Phone & Cell Phone
Yuri@civilengineeringservices.net	RayFieldWalsh@gmail.com.
Email Address	Email Address

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

Attachment: Notice Public Hearing and Application (2467 : Amendment to PD-20-1 (GR))

Property Description
1.7892 Acres
Bowie County, Texas

All that certain lot, tract or parcel of land lying and situated in the Adolphus Hope Headright Survey, Abstract 261, Bowie County, Texas, being a part of that certain tract of land described as Tract 1, Lot No. 1 in the deed from Barrie M. Thomson, Independent Executrix of the Estate of Joe S. Thomson to Barrie M. Thomson, dated October 1, 2009, recorded in Volume 5708, Page 251 of the Real Property Records of Bowie County, Texas, same being a part of Lot No. 1 of the Marriott Subdivision, a Replat of Lot A in Block 1 of the Replat of Lot 3 in Block 1 of Walsh-Carter Master Tract, according to the plat recorded in Volume 3704, Page 268 of the Real Property Records of Bowie County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a Type 2 TXDOT Right-of-way Monument found for a corner (control monument), lying in the North right-of-way line of St. Michael Drive (West bound frontage road for Interstate 30), the Southwest corner of the said Lot No. 1, the Southeast corner of that certain tract of land described as Lot No. 1 in the Richill Subdivision, according to the plat recorded in Volume 2718, Page 313 of the Real Property Records of Bowie County, Texas;

THENCE North 05 degrees 08 minutes 48 seconds West (basis of bearings) a distance of 535.00 feet along the West line of the said Lot No. 1 (Marriott), the East line of Lot No. 1 (Richill), and the East line of Lot No. 7 of the Replat of Lot No. 4 Richill Subdivision, according to the plat recorded in Volume 3359, Page 299 of the Real Property Records of Bowie County, Texas, to a 1/2 inch steel rod set for a corner, capped MTG 101011-00, the Northwest corner of the said Lot No. 1 (Marriott), and the Southwest corner of Lot No. 2 of the said Marriott Subdivision, said corner bears North 05 degrees 08 minutes 48 seconds West a distance of 282.00 feet to a 1/2 inch steel rod found for the Northwest corner of the said Lot No. 2;

THENCE North 84 degrees 51 minutes 12 seconds East a distance of 60.82 feet along the North line of the said Lot No. 1 (Marriott) and the South line of the said Lot No. 2 to a 1/2 inch steel rod set for a corner, capped MTG 101011-00;

THENCE South 05 degrees 16 minutes 46 seconds East a distance of 105.66 feet across and through the said Lot No. 1 (Marriott) to a 1/2 inch steel rod set for a corner, capped MTG 101011-00, at an angle point;

THENCE South 32 degrees 21 minutes 27 seconds East a distance of 129.20 feet across and through the said Lot No. 1 (Marriott) to a 1/2 inch steel rod set for a corner, capped MTG 101011-00, at an angle point;

THENCE South 56 degrees 43 minutes 16 seconds East a distance of 190.09 feet across and through the said Lot No. 1 (Marriott) to a 1/2 inch steel rod set for a corner, capped MTG 101011-00, at an angle point;

THENCE South 75 degrees 11 minutes 37 seconds East a distance of 84.35 feet across and through the said Lot No. 1 (Marriott) to a 1/2 inch steel rod set for a corner, capped MTG 101011-00, lying in the North right-of-way line of the said St. Michael Drive and the South line of the said Lot No. 1 (Marriott), said corner bears North 59 degrees 25 minutes 18 seconds East a distance of 73.15 feet and South 30 degrees 34 minutes 42 seconds East a

Attachment: Amendment PD-20-1 (GR) Legal Description (2467 : Amendment to PD-20-1 (GR))

distance of 15.00 feet to a Type 2 TXDOT Right-of-way Monument found for a corner, an outside ell corner of the said Lot No. 1 (Marriott);

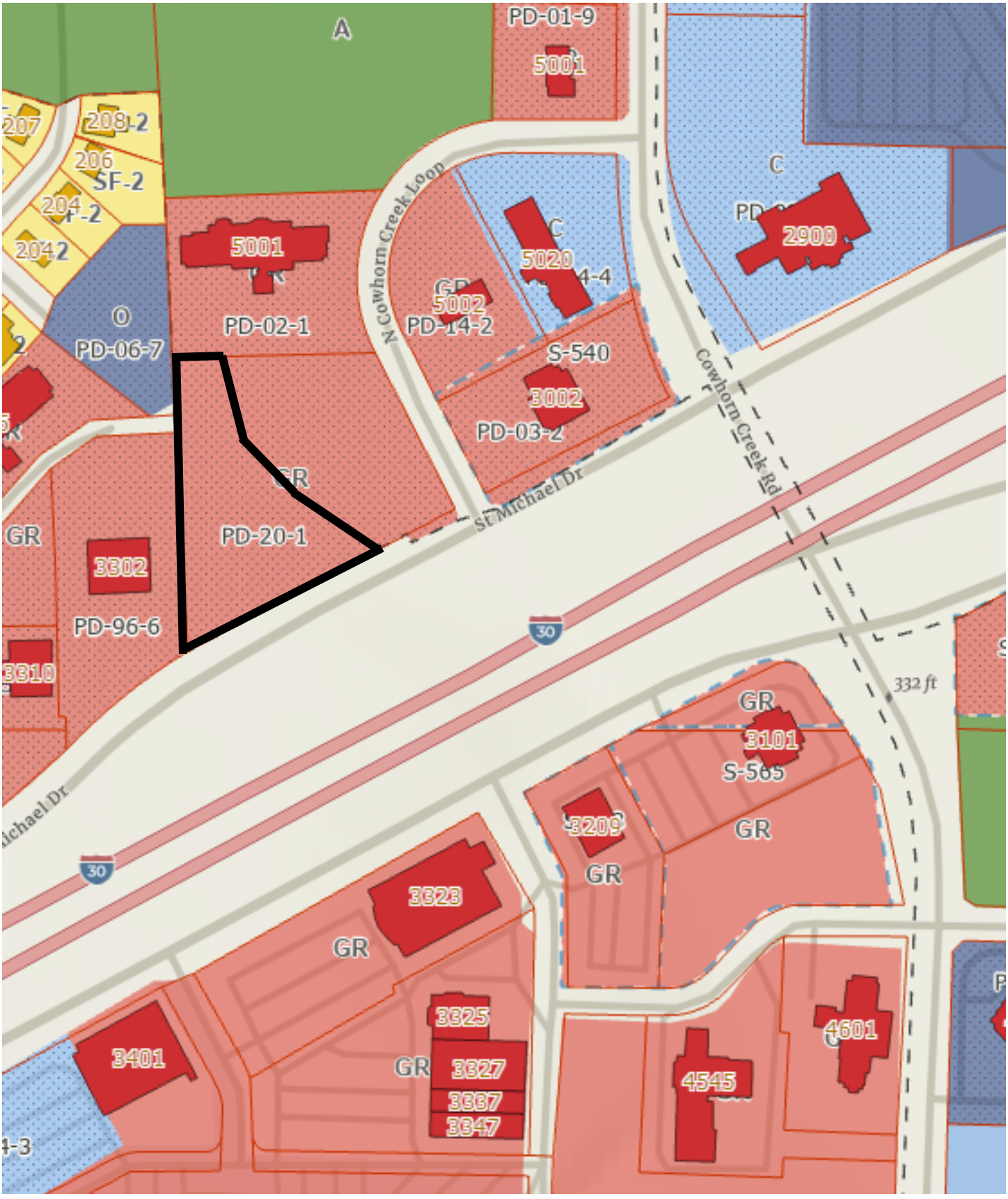
THENCE South 59 degrees 25 minutes 18 seconds West a distance of 328.16 feet along the North right-of-way line of the said St. Michael Drive and the South line of the said Lot No. 1 (Marriott) to a Type 2 TXDOT Right-of-way Monument found for a corner the beginning of a circular curve to the left, tangent to said line;

THENCE in a Southwesterly direction along the arc of the said circular curve a distance of 58.40 feet, with a radius of 1009.93 feet, and a delta angle of 3 degrees 18 minutes 47 seconds, a chord bearing of South 57 degrees 45 minutes 55 seconds West, and a chord distance of 58.39 feet to the point of beginning and containing 1.782 acres of land, at the time of this survey.

This description is based on the survey and plat made by Mike Gardner, Registered Professional Land Surveyor No. 5760, on December 3, 2019.

Attachment: Amendment PD-20-1 (GR) Legal Description (2467 : Amendment to PD-20-1 (GR))

3100 St. Michael Drive



Attachment: Amendment PD-20-1 (GR) Maps (2467 : Amendment to PD-20-1 (GR))

3100 St. Michael Drive

Attachment: Amendment PD-20-1 (GR) Maps (2467 : Amendment to PD-20-1 (GR))

EXTERIOR FINISH SCHEDULE

INSTALLED AND FURNISHED BY G.C. UNLESS NOTED OTHERWISE

NO	MANUFACTURER	MFG#	COLOR	FINISH	NOTES
EFS-1	STO	STOTHERM ESSENCE SYSTEM	SW 6148 WOOL SKEIN	FINE	BUILDING BODY
EFS-2	STO	STOTHERM ESSENCE SYSTEM	SW 7067 CITYSCAPE	FINE	BUILDING BODY
EFS-3	STO	STOTHERM ESSENCE SYSTEM	SW 7069 IRON ORE	FINE	EIFS ACCENT BAND
ST-1S	CORONADO STONE PRODUCTS	#66 SERIES	#0 GREY	-	STONE CAP (3/8" VERTICAL JOINT - MORTAR TO MATCH STONE CAP)
ST-1	CORONADO STONE PRODUCTS	INDUSTRIAL LEDGE	SHALE GREY	-	ENTRY PORTAL & WAINSCOT CONTACT: LISA KILCORE: 864-963-1221 PROVIDE 3/8" MORTAR JOINTS MFG. ARGOS, COLOR: PUTTY
CD-1	FIBERON	HORIZON	RYE	60% MATERIAL COVERAGE - RANDOM MIX (NON-GROOVE)	COMPOSITE DECKING - CONTACT: BILL ROSS @ 704-756-1881 EMAIL: BillR@fiberondecking.com
CD-2	FIBERON	HORIZON	TUDOR BROWN	40% MATERIAL COVERAGE - RANDOM MIX (NON-GROOVE)	COMPOSITE DECKING - CONTACT: BILL ROSS @ 704-756-1881 EMAIL: BillR@fiberondecking.com
MTL-1	EXCEPTIONAL METALS	-	"PANDA EXPRESS IRON ORE"		CAP FLASHING

WINDOW SCHEDULE

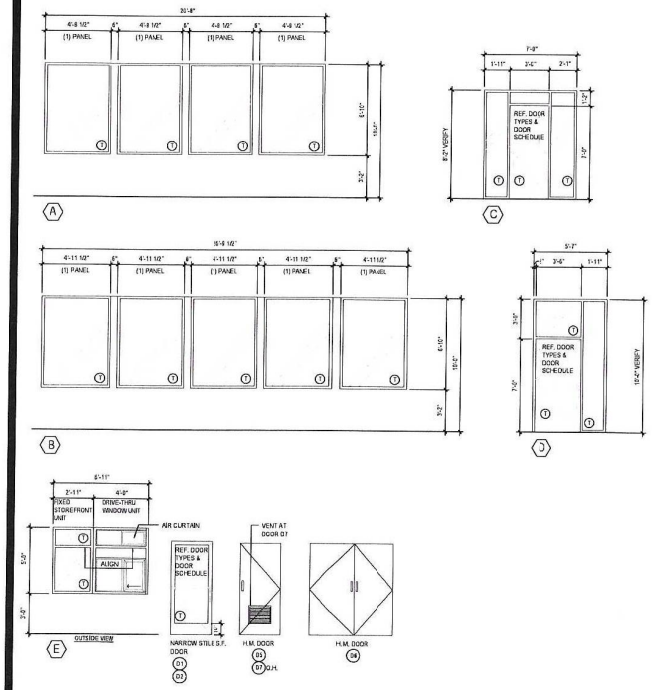
INSTALLED AND FURNISHED BY G.C. UNLESS NOTED OTHERWISE

SYM	WIDTH	HEIGHT	GLASS	FRAME	REMARKS
A	30'-4" LIN. FEET	8'-10"	1" INSULATED GLASS	DARK BRONZE ALUMINUM STOREFRONT	1" INSULATED GLAZING, IN 4.5" X 2" IN ANODIZED ALUMINUM FRAME REFER WINDOW TYPES FOR INDIVIDUAL SIZES
B	26'-8 1/2" LIN. FEET	8'-10"	1" INSULATED GLASS	DARK BRONZE ALUMINUM STOREFRONT	1 INSULATED GLAZING, IN 4.5" X 2" IN ANODIZED ALUMINUM FRAME REFER WINDOW TYPES FOR INDIVIDUAL SIZES
C	7'-4"	8'-2"	1" INSULATED GLASS	DARK BRONZE ALUMINUM STOREFRONT	1" INSULATED GLAZING, IN 4.5" X 2" IN ANODIZED ALUMINUM FRAME
D	5'-11"	10'-0"	1" INSULATED GLASS	DARK BRONZE ALUMINUM STOREFRONT	1 INSULATED GLAZING, IN 4.5" X 2" IN ANODIZED ALUMINUM FRAME
E	7'-3 3/4"	5'8.5"	TEMPERED GLASS	DARK BRONZE ANODIZED ALUMINUM	CLIM-SERV HEATED AIR CURTAIN, ROUGH OPENING 48"*) 83" SEE ADDITIONAL NOTE #5. CONTACT: WADE ARNOLD 803-288-8307

NOTES

1. INSULATING GLASSVITRO ARCHITECTURAL GLAZING SOLARBAN 60 LOW : WINTER U=0.29 SHGC 0.25 VIS TRANS 35%
2. DOORS: FULL GLAZED DOORS WITH 8" KICK BASE, ANODIZED ALUM FINISH. REFER HARDWARE SCHEDULE.
3. WINDOW DIMENSIONS ARE FOR BIDDING PURPOSES ONLY. G.C. TO VERIFY ACTUAL WINDOW DIMENSIONS PRIOR TO FABRICATION/INSTALLATION.
4. GLASS FACADE AND ENTRY DOORS TO BE DESIGNED, DETAILED, FACTORY FABRICATED AND SITE ASSEMBLED AND ERECTED.
5. MANUFACTURER: CLIM-SERV, MODEL SST-4868E WITH THRU-BEAM PHOTO-ELECTRIC BAR, REGIONAL APPLICATION WITH CF-25 NON HEATED AIR CURTAIN OR CH-25 HEATED AIR CURTAIN, TYPE OF AIR CURTAIN USED ON WINDOW SCHEDULE. WINDOW SYSTEM SHALL COMPLY WITH APPLICABLE SECTION AND CHAPTER OF BUILDING CODE.

(T) TEMPERED GLASS



NORTH ELEVATION 2
Scale= 1/4" = 1'-0" A-200

SOUTH ELEVATION 1
Scale= 1/4" = 1'-0" A-200

PANDA EXPRESS, INC.
1683 Walnut Grove Ave.
Rosemead, California
91770
Telephone 626.799.9898
Facsimile 626.372.8288

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REVISIONS

ISSUE DATE

DRAWN BY -

PANDA PROJECT # D7429
PANDA STORE # -
ARCH PROJECT # 261-240

idGROUP

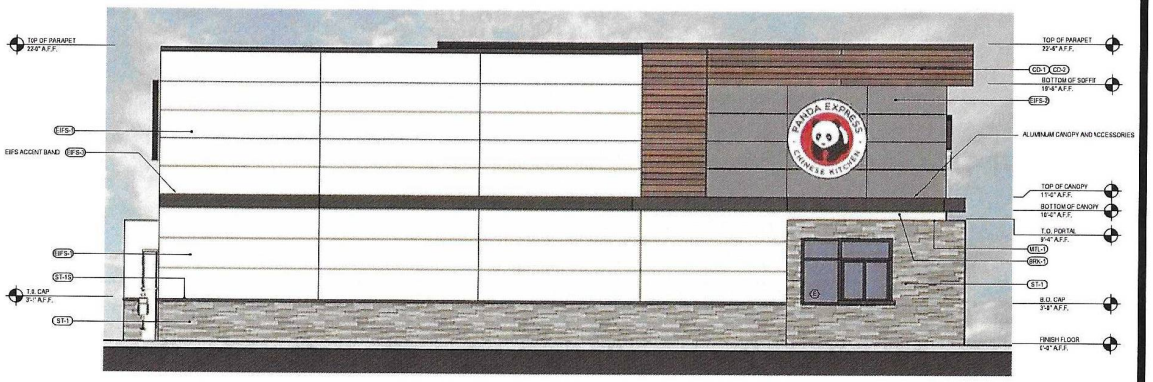
PANDA EXPRESS
TRUE WARM & WELCOME
I-30 & COWHORN CREEK RD
TEXARKANA, TX

A-200
EXTERIOR ELEVATIONS

TRUE WARM & WELCOME 2300 R5

*SEE SHEET A-200 FOR EXTERIOR FINISH SCHEDULE

EAST ELEVATION 2
Scale= 1/4" = 1'-0" A-201



*SEE SHEET A-200 FOR EXTERIOR FINISH SCHEDULE

WEST ELEVATION 1
Scale= 1/4" = 1'-0" A-201

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PANDA EXPRESS
TRUE WARM & WELCOME
I-30 & COWHORN CREEK RD
TEXARKANA, TX

A-201
EXTERIOR ELEVATIONS

TRUE WARM & WELCOME 2300 R5

FRONT PERSPECTIVE 2
NOT TO SCALE A-202

BACK PERSPECTIVE 1
NOT TO SCALE A-202

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REVISIONS

ISSUE DATE

DRAWN BY -

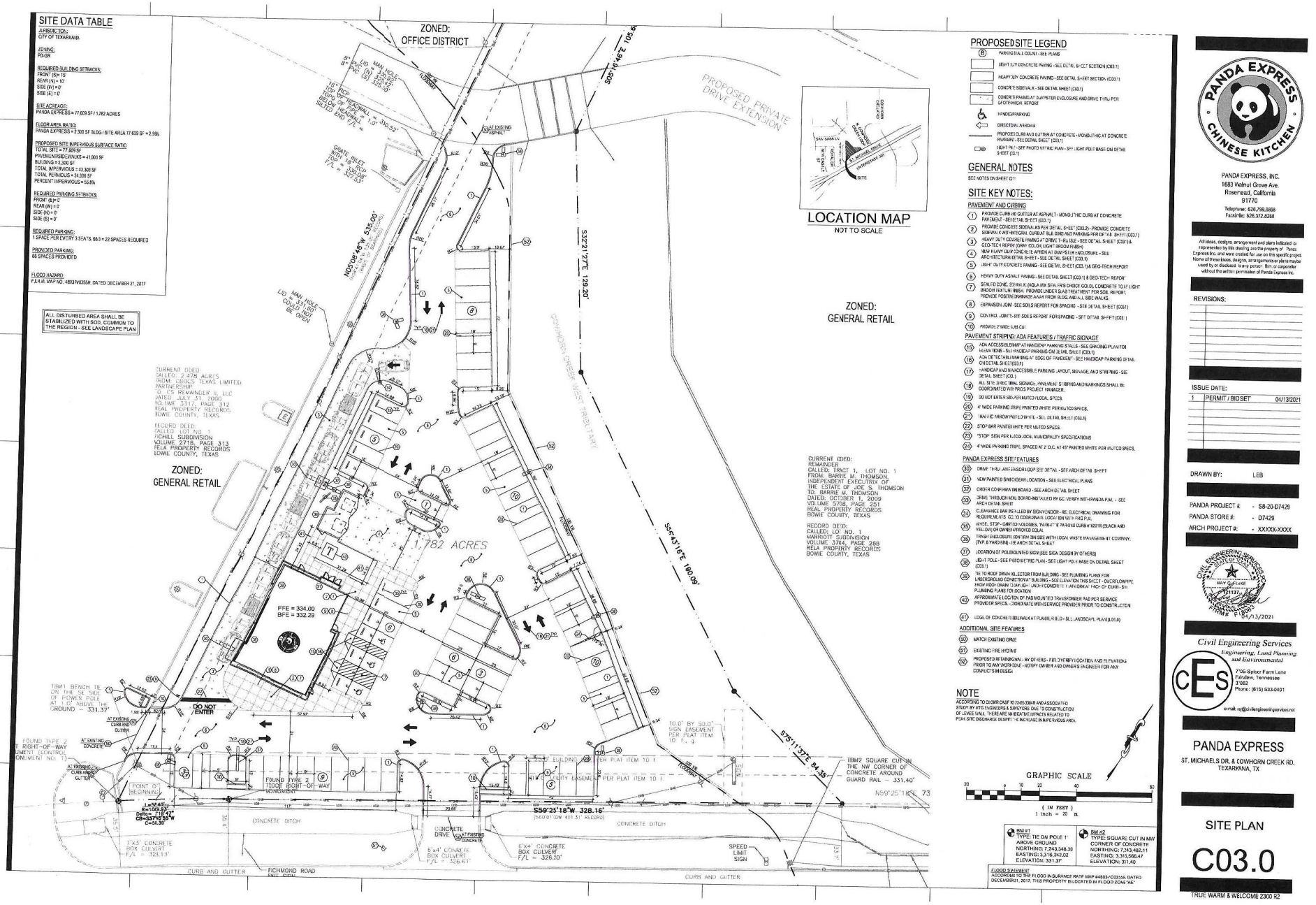
PANDA PROJECT # D7429
PANDA STORE # -
ARCH PROJECT # 261-240

idGROUP

PANDA EXPRESS
TRUE WARM & WELCOME
I-30 & COWHORN CREEK RD
TEXARKANA, TX

A-202
EXTERIOR PERSPECTIVES

TRUE WARM & WELCOME 2300 R5


SITE DATA TABLE
JURISDICTION:
CITY OF TEXARKANA
ZONING:
PD-GR
REQUIRED BUILDING SETBACKS:
FRONT (S) = 15'
REAR (N) = 10'
SIDE (W) = 0'
SIDE (E) = 0'
SITE ACREAGE:
PANDA EXPRESS = 77,609 SF / 1.782 ACRES
FLOOR AREA RATIO:
PANDA EXPRESS = 2,300 SF BLDG / SITE AREA 77,609 SF = 2.96%
PROPOSED SITE IMPERVIOUS SURFACE RATIO
TOTAL SITE = 77,609 SF
PAVEMENT/SIDEWALKS = 41,003 SF
BUILDING = 2,300 SF
TOTAL IMPERVIOUS = 43,303 SF
TOTAL PERVIOUS = 34,306 SF
PERCENT IMPERVIOUS = 55.8%
REQUIRED PARKING SETBACKS:
FRONT (S) = 0'
REAR (N) = 0'
SIDE (W) = 0'
SIDE (E) = 0'
REQUIRED PARKING:
1 SPACE PER EVERY 3 SEATS: 66/3 = 22 SPACES REQUIRED
PROVIDED PARKING:
66 SPACES PROVIDED
FLOOD HAZARD:
F.I.R.M. MAP NO. 48037I0355F, DATED DECEMBER 21, 2017
ALL DISTURBED AREA SHALL BE STABILIZED WITH SOD, COMMON TO THE REGION - SEE LANDSCAPE PLAN
ZONED: OFFICE DISTRICT
ZONED: GENERAL RETAIL
ZONED: GENERAL RETAIL
PROPOSED PRIVATE DRIVE EXTENSION
CURRENT DEED:
CALLED: 2.478 ACRES
FROM: CBDCS TEXAS LIMITED PARTNERSHIP
TO: CS REMAINDER II, LLC
DATED: JULY 31, 2009
VOLUME 3317, PAGE 312
REAL PROPERTY RECORDS
BOWIE COUNTY, TEXAS
RECORD DEED:
CALLED: LOT NO. 1
RICHILL SUBDIVISION
VOLUME 2718, PAGE 313
REAL PROPERTY RECORDS
BOWIE COUNTY, TEXAS
CURRENT DEED:
REMAINDER
CALLED: TRACT 1, LOT NO. 1
FROM: BARRIE M. THOMSON, INDEPENDENT EXECUTRIX OF THE ESTATE OF JOE S. THOMSON
TO: BARRIE M. THOMSON
DATED: OCTOBER 1, 2009
VOLUME 3708, PAGE 251
REAL PROPERTY RECORDS
BOWIE COUNTY, TEXAS
RECORD DEED:
CALLED: LOT NO. 1
MARRIOTT SUBDIVISION
VOLUME 3764, PAGE 288
REAL PROPERTY RECORDS
BOWIE COUNTY, TEXAS
1.782 ACRES
FFE = 334.00
BFE = 332.29
DRAINAGE EASEMENT PER PLAT ITEM 10 f.
10.0' BY 50.0' SIGN EASEMENT PER PLAT ITEM 10 f. g.
BUILDING SETBACK PER PLAT ITEM 10 f.
DRAINAGE EASEMENT PER PLAT ITEM 10 f.
TBM1 BENCH TIE ON THE SE SIDE OF POWER POLE AT 1' E OF ABOUT THE GROUND = 331.37'
TBM2 SQUARE CUT IN THE NW CORNER OF CONCRETE AROUND GUARD RAIL = 331.40'
DO NOT ENTER
POINT OF BEGINNING
FOUND TYPE 2 TXDOT RIGHT-OF-WAY MONUMENT
FOUND TYPE 2 TXDOT RIGHT-OF-WAY MONUMENT (CONTROL MONUMENT NO. 1)
CONCRETE DITCH
CONCRETE DRIVE
7'X3' CONCRETE BOX CULVERT F/L = 323.15'
5'X4' CONCRETE BOX CULVERT F/L = 326.67'
6'X4' CONCRETE BOX CULVERT F/L = 326.20'
SPEED LIMIT SIGN
CURB AND GUTTER
RICHMOND ROAD
EXIT SIGN
CURB AND GUTTER
N05°06'45"W, 535.00'
S32°21'27"E, 129.20'
S05°16'46"E, 105.6
S59°43'16"E, 190.09'
S75°11'37"E, 84.35'
S59°25'18"W, 328.16'
(SURVEY/DEW 401.31' RECORD)
N59°25'18"E, 73
LOCATION MAP
NOT TO SCALE
PROPOSED SITE LEGEND
PARKING TAG COUNT - SEE PLANS
LIGHT DUTY CONCRETE PAVING - SEE DETAIL SHEET SECTION (C03.1)
HEAVY DUTY CONCRETE PAVING - SEE DETAIL SHEET SECTION (C03.1)
CONCRETE SIDEWALK - SEE DETAIL SHEET (C03.1)
CONCRETE PAVING AT DUMPSTER ENCLOSURE AND DRIVE THRU PER GEOTECHNICAL REPORT
HANDICAP PARKING
DIRECTIONAL ARROWS
PROPOSED CURB AND GUTTER AT CONCRETE - MONOLITHIC AT CONCRETE PAVEMENT - SEE DETAIL SHEET (C03.1)
LIGHT POLE - SEE PHOTO METRIC PLAN - SEE LIGHT POLE BASE ON DETAIL SHEET (C03.1)
GENERAL NOTES
SEE NOTES ON SHEET C01
SITE KEY NOTES:
PAVEMENT AND CURBING
1 PROVIDE CURB AND GUTTER AT ASPHALT - MONOLITHIC CURB AT CONCRETE PAVEMENT - SEE DETAIL SHEET (C03.1)
2 PROVIDE CONCRETE SIDEWALK PER DETAIL SHEET (C03.2) - PROVIDE CONCRETE SIDEWALK WITH BROOM CURB AT BLUE BIND AND PARKING PER DETAIL SHEET (C03.1)
3 HEAVY DUTY CONCRETE PAVING AT DRIVE THRU ISLE - SEE DETAIL SHEET (C03.1) & GEO-TECH REPORT (GRAY COLOR LIGHT BROOM FINISH)
4 NEW HEAVY DUTY CONCRETE APRON AT DUMPSTER ENCLOSURE - SEE ARCHITECTURAL DETAIL SHEET - SEE DETAIL SHEET (C03.1)
5 LIGHT DUTY CONCRETE PAVING - SEE DETAIL SHEET (C03.1) & GEO-TECH REPORT
6 HEAVY DUTY ASPHALT PAVING - SEE DETAIL SHEET (C03.1) & GEO-TECH REPORT
7 SEALED CONC. SWALE (AQUA MIX SEAL FIRE CHIEF GOLD), CONCRETE TO BE LIGHT BROOM TEXTURE FINISH. PROVIDE UNDER SLAB TREATMENT PER SOIL REPORT. PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG. AND ALL SIDE WALKS.
8 EXPANSION JOINT - SEE SOILS REPORT FOR SPACING - SEE DETAIL SHEET (C03.1)
9 CONTROL JOINT - REF SOILS REPORT FOR SPACING - SEE DETAIL SHEET (C03.1)
10 PROVIDE 2' WIDE 6.45 CUT
PAVEMENT STRIPING/ ADA FEATURES / TRAFFIC SIGNAGE
15 ADA ACCESSIBLE RAMP AT HANDICAP PARKING STALLS - SEE GRADING PLAN FOR ELEVATIONS - SLU HANDICAP PARKING ON ZERA, SHEET (C05.1)
16 ADA DETECTABLE WARNING AT EDGE OF PAVEMENT - SEE HANDICAP PARKING DETAIL ON DETAIL SHEET (C03.1)
17 HANDICAP AND WHEELCHAIR PARKING LAYOUT, SIGNAGE, AND STRIPING - SEE DETAIL SHEET (C03.)
18 ALL SITE STRIPING, SIGNAGE, PAVEMENT SURFACING AND MARKINGS SHALL BE COORDINATED WITH PROS PROJECT MANAGER.
19 DO NOT ENTER SIGN PER MUTCD / LOCAL SPECS.
20 4" WIDE PARKING STRIPE PAINTED WHITE PER MUTCD SPECS.
21 TRAFFIC ARROW PAINTED WHITE - SEE DETAIL SHEET (C03.1)
22 STOP BAR PAINTED WHITE PER MUTCD SPECS.
23 "STOP" SIGN PER MUTCD / LOCAL MUNICIPALITY SPECIFICATIONS
24 4" WIDE PARKING STRIPE, SPACED AT 2' O.C. AT 45° PAINTED WHITE PER MUTCD SPECS.
PANDA EXPRESS SITE FEATURES
30 DRIVE-THRU ANTI-FASCIA LOOP SITE DETAIL - SEE ARCH DETAIL SHEET
31 VIEW PAINTED SIGN / CLEAR LOCATION - SEE ELECTRICAL PLANS
32 ORDER CONFIRMATION BOARD - SEE ARCH DETAIL SHEET
33 DRIVE THROUGH MENU BOARD-INSTALLED BY GC. VERIFY WITH PANDA P.M. - SEE ARCH DETAIL SHEET
34 CLEARANCE BAR INSTALLED BY SIGN VENDOR - RE: ELECTRICAL DRAWING FOR REQUIREMENTS. GC TO COORDINATE LOCATION WITH PRE-PUR.
35 WHEEL STOP - GIANT CO-VOLOGIES, TRANSIT 8' PARKING CURB #16201R (BLACK AND YELLOW) OR OWNER APPROVED EQUAL
36 TRASH ENCLOSURE (CONFIRM BIN SIZE WITH LOCAL WASTE MANAGEMENT COMPANY. (TYP. 8 YARD BIN) - SEE ARCH DETAIL SHEET
37 LOCATION OF POLE MOUNTED SIGN (SEE SIGN DESIGN BY OTHERS)
38 LIGHT POLE - SEE PHOTO METRIC PLAN - SEE LIGHT POLE BASE ON DETAIL SHEET (C03.1)
39 TIE TO ROOF DRAIN COLLECTOR FROM BUILDING - SEE PLUMBING PLANS FOR UNDERGROUND CONNECTION AT BUILDING - SEE ELEVATION THIS SHEET - OVERFLOW PIPE FROM ROOF DRAIN DAYLIGHT UNDER CONCRETE AT PANDA 4" NDC OF CURB - SEE PLUMBING PLANS FOR LOCATION
40 APPROXIMATE LOCATION OF PAD MOUNTED TRANSFORMER PAD PER SERVICE PROVIDER SPECS. - COORDINATE WITH SERVICE PROVIDER PRIOR TO CONSTRUCTION
41 EDGE OF CONCRETE SIDEWALK AT PLANTER (LID) - SEE LANDSCAPE PLAN (L01.0)
ADDITIONAL SITE FEATURES
50 MATCH EXISTING GRADE
51 EXISTING FIRE HYDRANT
52 PROPOSED RETAINING WALL - BY OTHERS - FIELD VERIFY LOCATION AND ELEVATIONS PRIOR TO ANY WORK IN ZONE - NOTIFY OWNER AND OWNER'S ENGINEER FOR ANY CONFLICTS IN DESIGN.
NOTE
ACCORDING TO CHAPTER CASE 10.70.45.336(B) AND ASSOCIATED STUDY BY MTG ENGINEERS & SURVEYORS DUE TO CONSTRUCTION OF LEVEE WALL THERE ARE NO NEGATIVE IMPACTS RELATED TO PEAK SITE DISCHARGE DESPITE THE INCREASE IN IMPERVIOUS AREA.
GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.
BM #1
TYPE: TIE ON POLE 1' ABOVE GROUND
NORTHING: 7,243,348.30
EASTING: 3,316,242.02
ELEVATION: 331.37'
BM #2
TYPE: SQUARE CUT IN NW CORNER OF CONCRETE
NORTHING: 7,243,482.11
EASTING: 3,311,566.47
ELEVATION: 331.40
FLOOD STATEMENT
ACCORDING TO THE FLOOD INSURANCE RATE MAP #4803/C0355E DATED DECEMBER 21, 2017, THIS PROPERTY IS LOCATED IN FLOOD ZONE "AE"
PANDA EXPRESS
CHINESE KITCHEN
PANDA EXPRESS, INC.
1683 Walnut Grove Ave.
Rosemead, California
91770
Telephone: 626.799.9898
Fax/Attn: 626.372.8268
All ideas, designs, arrangement and plans indicated or represented by this drawing are the property of Panda Express Inc. and were created for use on this specific project. None of these ideas, designs, arrangements or plans may be used by or disclosed to any person, firm or corporation without the written permission of Panda Express Inc.
REVISIONS:
ISSUE DATE:
1 PERMIT / BID SET 04/13/2021
DRAWN BY: LEB
PANDA PROJECT #: - S8-20-07428
PANDA STORE #: - 07429
ARCH PROJECT #: - XXXXX-XXXX
CIVIL ENGINEERING SERVICES
TENNESSEE
RAY O'LAKE
21137
REGISTERED PROFESSIONAL ENGINEER
04/13/2021
Civil Engineering Services
Engineering, Land Planning and Environmental
CES
7705 Spicer Farm Lane
Fairview, Tennessee
37062
Phone: (615) 533-0401
e-mail: ray@civilengineerservices.net
PANDA EXPRESS
ST. MICHAELS DR. & COWHORN CREEK RD.
TEXARKANA, TX
SITE PLAN
C03.0
TRUE WARM & WELCOME 2300 R2

D-7429
St Micheal Dr & I-30
Texarkana, TX

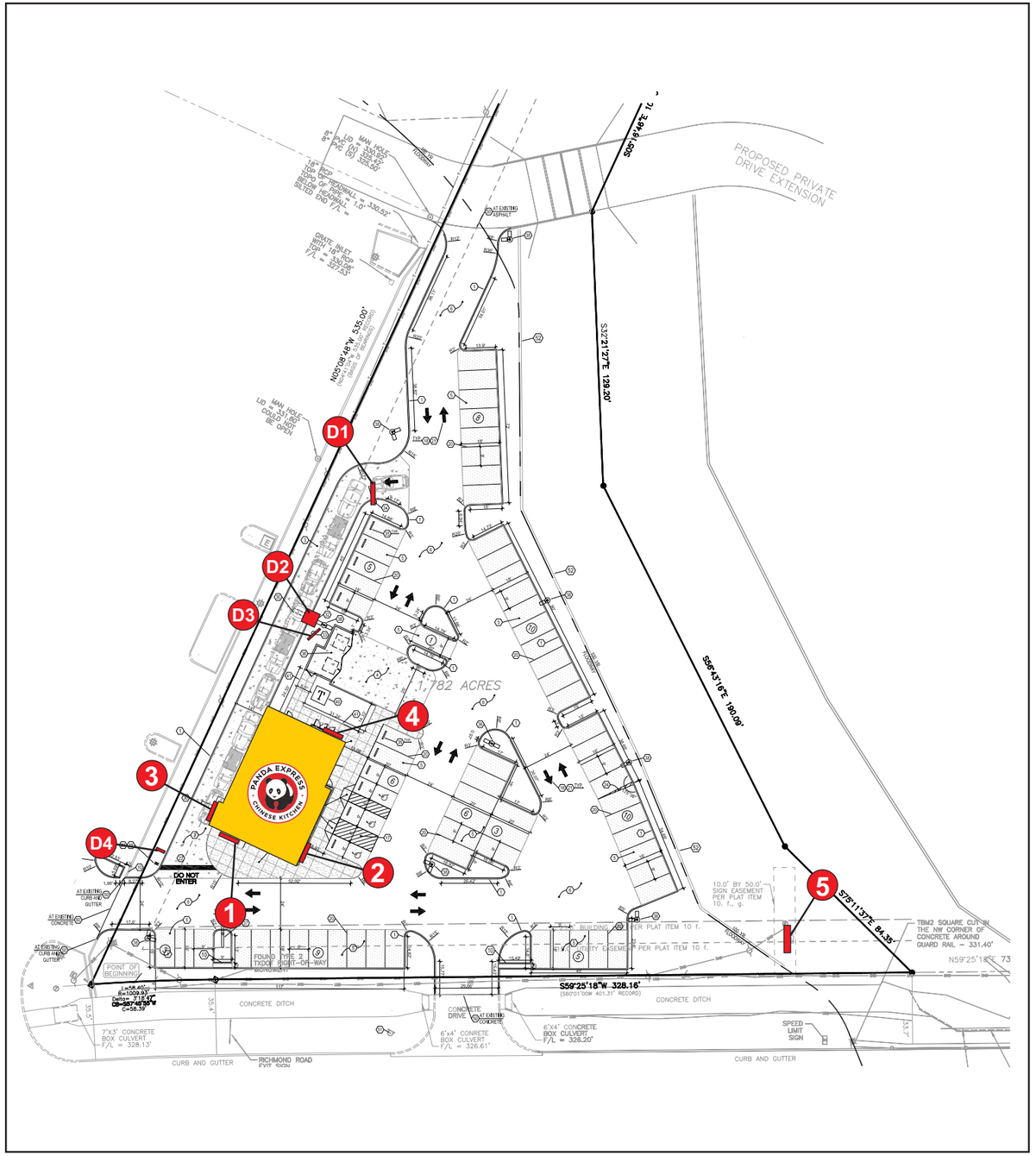
SO #105164

Resac: 11/18/2019
Binder: 04/14/2021

Revision Log

2	11/22/19	R - Revise Site Plan, move rear lockup
3	12/02/19	R - Revise Site Plan, move pylon
1	04/14/21	Create full binder

Attachment: Amendment PD-20-1 (GR) Signs (2467 : Amendment to PD-20-1 (GR))



PANDA EXPRESS

1 2'-6" Channel Letter Set

PANDA EXPRESS CHINESE KITCHEN

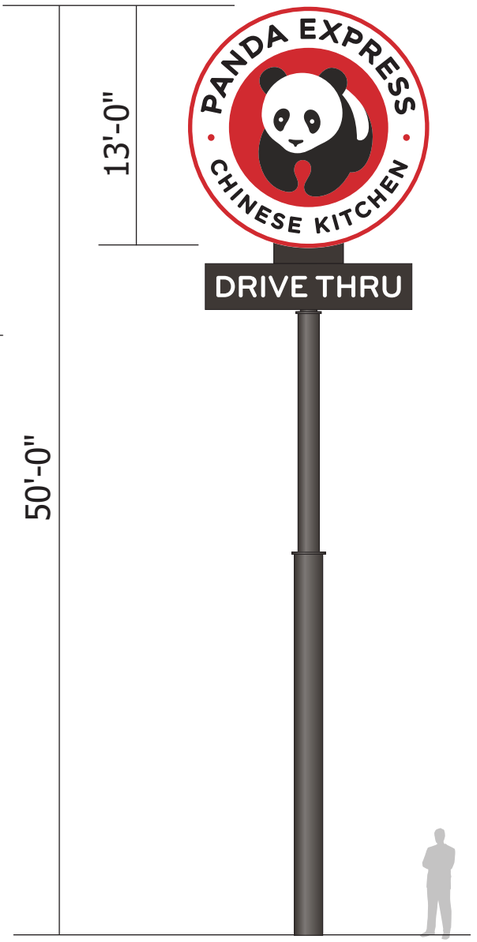
2 3 4 6' Lockup

D1 DT Clearance

D2 OCU Canopy

D3 DT Menu

D4 Directional



5 D/F Pylon Sign @ 196.86 sq ft

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PM: Joe Janelle	Address: St Michael Dr & I-30		
Drawn By: JS	City: Texarkana	State: TX	
Date: 11/18/2019	SO#: 105165		

SIGNS	ELEVATION	SIGN CODE	SIZE	ALLOWED	PROPOSED	BALANCE
S01	Front		3' - 11" x 13' - 4 ¼" 52.30 Sq Ft			

Scale: 3/16" = 1'-0"

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Address: St Michael Dr & I-30
City: Texarkana
State: TX
SO#: 105165

72"

SIGNS	ELEVATION	SIGN CODE	SIZE	ALLOWED	PROPOSED	BALANCE
S02	Entrance		6'-0" x 6'-0" 36.0 Sq Ft		36.0 sq ft	

Scale: 3/16" = 1'-0"

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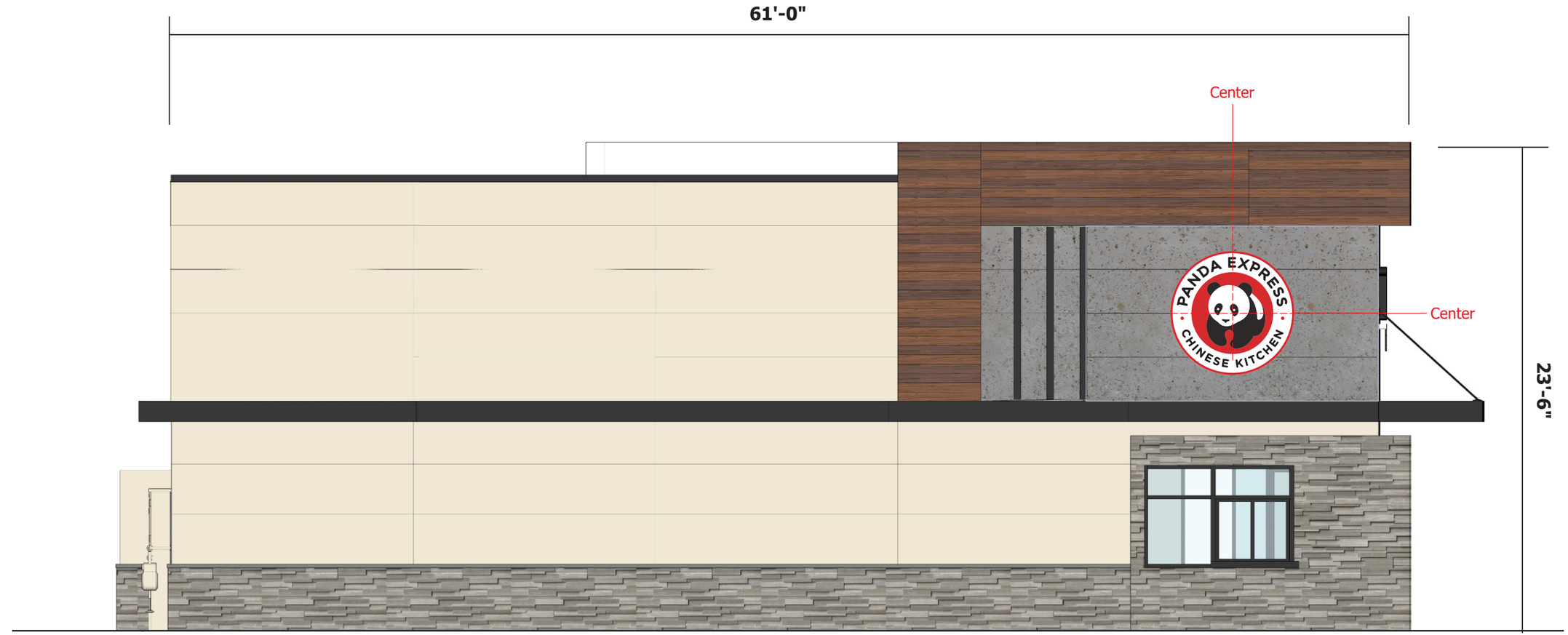
City: Texarkana
State: TX
SO#: 105165

72"

SIGNS	ELEVATION	SIGN CODE	SIZE	ALLOWED	PROPOSED	BALANCE
S03	Drive Thru		6'-0" x 6'-0" 36.0 Sq Ft		36.0 sq ft	



Scale: 3/16" = 1'-0"

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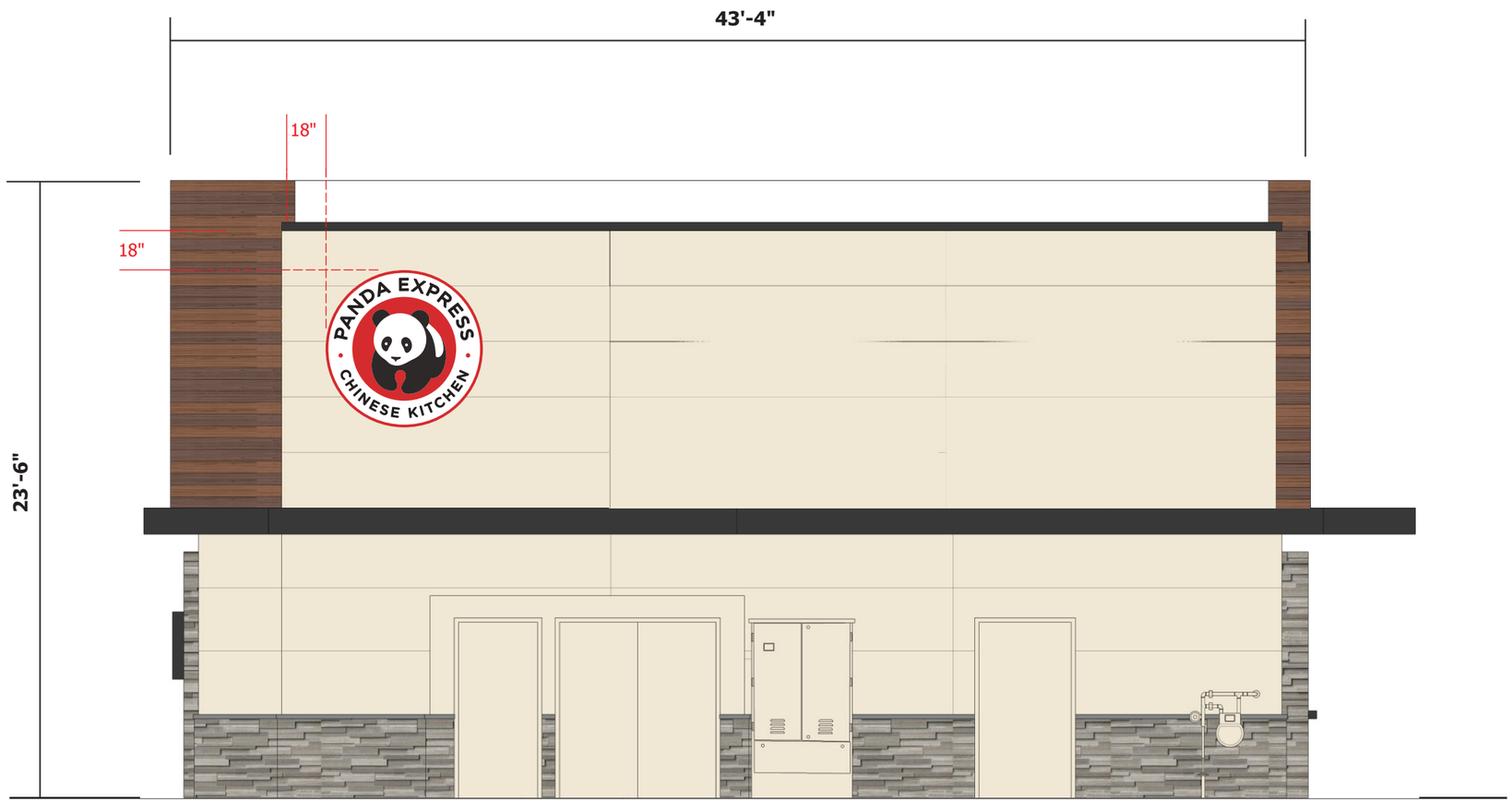
PM: Joe Janelle | Address: St Michael Dr & I-30
Drawn By: JS | City: Texarkana | State: TX
Date: 11/18/2019 | SO#: 105165

Attachment: Amendment PD-20-1 (GR) Signs (2467 : Amendment to PD-20-1 (GR))

Amendment PD-20-1 (GR)

SIGNS	ELEVATION	SIGN CODE	SIZE	ALLOWED	PROPOSED	BALANCE
S04	Drive Thru		6'-0" x 6'-0" 36.0 Sq Ft		36.0 sq ft	



Scale: 3/16" = 1'-0"

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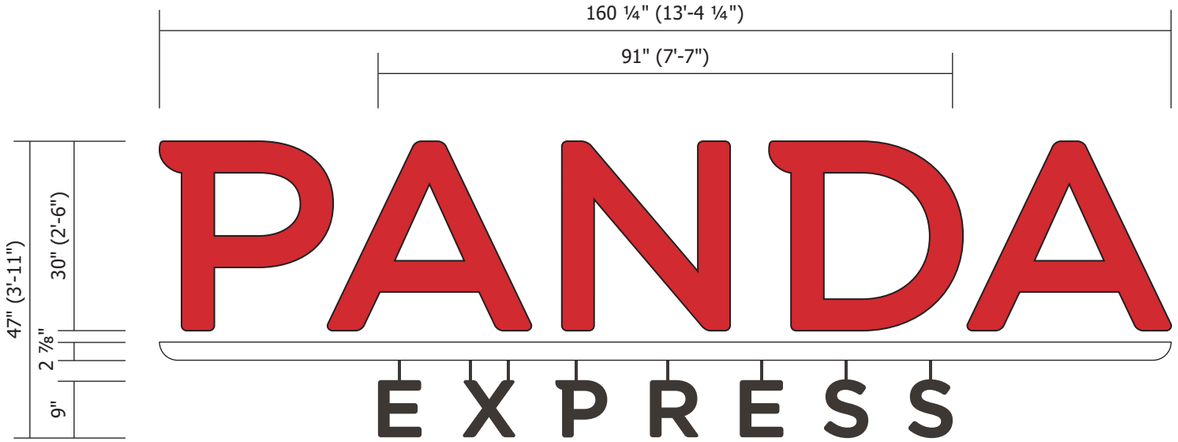
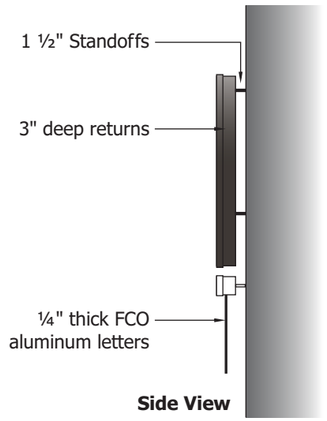
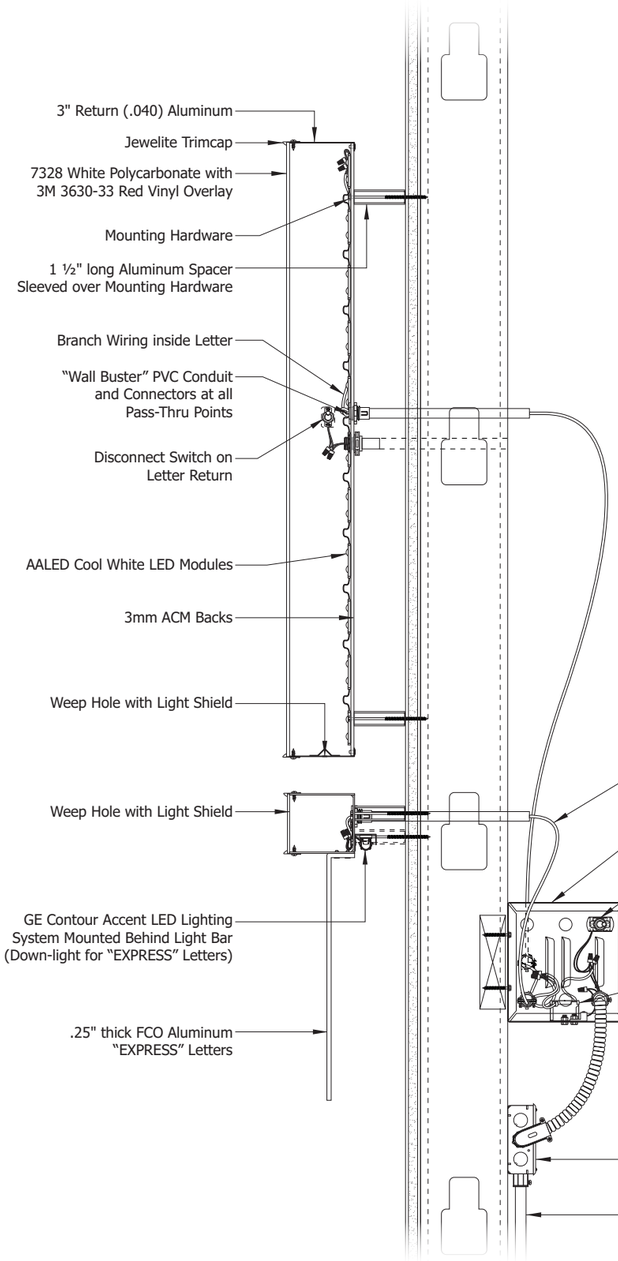


S01 Scale: ½" = 1'-0"

52.30 Square Feet





PANDA Letters:
- 3" returns, aluminum coil with painted finish with 3mm ACM backs.
- White polycarbonate faces with vinyl overlay, secured with 1" Jewelite Trimcap
- Internally illuminated with White LEDs

Colors

Returns: Formed aluminum painted PMS 7 Black (satin)

Jewelite Trimcap: 1" Black

Faces: 7328 White polycarbonate with 3M 3630-33 Red vinyl overlay

Internal Illumination: AAALED Cool White LEDs

Light Bar and EXPRESS Letters:
- 3" returns, aluminum coil with painted finish with 3mm ACM backs.
- 7328 White polycarbonate face secured with 1" Jewelite Trimcap
- Internally illuminated with White LEDs.
- Halo Downlighting on EXPRESS Letters from White LEDs.
- ¼" thick FCO aluminum EXPRESS letters with painted finish.

Colors

Returns: Formed aluminum painted White (satin)

Jewelite Trimcap: 1" White

Faces: 7328 White polycarbonate

Internal Illumination: AAALED Cool White LEDs

FCO Letters: Painted PMS 7 Black (satin)

Halo Downlighting: GE Contour White LED System

ELECTRICAL NOTES

1. All materials and fasteners meet 3004.4
2. All electrical components are UL listed, labeled and approved.
3. Sign grounded according to NEC 6007.7
4. Signs manufactured and listed NEC 600.3 and marked per NEC 600.4.
5. All branch circuits per NEC 600 .5(B).1 or (B).2.
6. All Signs controlled by photocell or time clock per FBC 13-415. (ABC).1.4.
7. One visible 20 amp disconnect per sign per circuit per NEC 600.6(A).1

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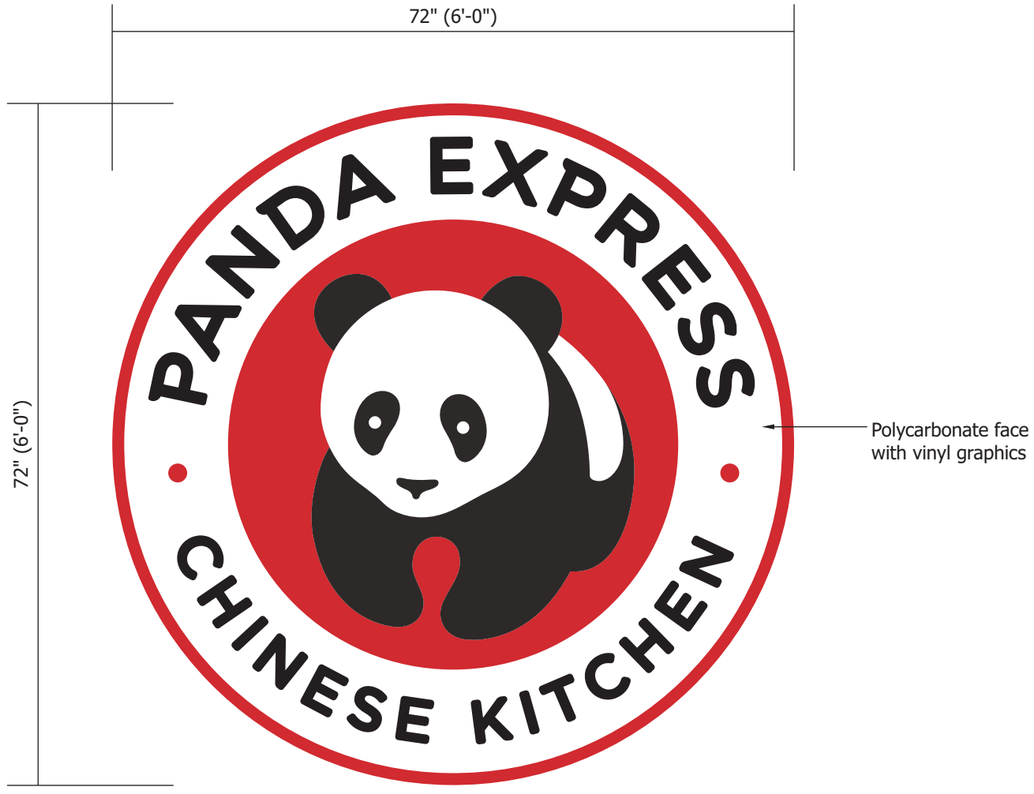
Drawn By: JS | City: Texarkana | State: TX
Date: 11/18/2019 | SO#: 105165

Attachment: Amendment PD-20-1 (GR) Signs (2467 : Amendment to PD-20-1 (GR))

Side View



S02 S03 S04 Scale: 3/4" = 1'-0"

Amendment PD-20-1 (GR)

Scope and Description:
Manufacture and install on S/F Lockup sign cabinet.

- 3" deep formed aluminum return and aluminum back.
- White polycarbonate secured with metal retainers.
- All graphics are first surface applied vinyl.
- Lockup is internally illuminated with white LEDs and flush mounted.

Square Footage:
6.0' x 6.0' = 36.0 Sq Ft

Colors:

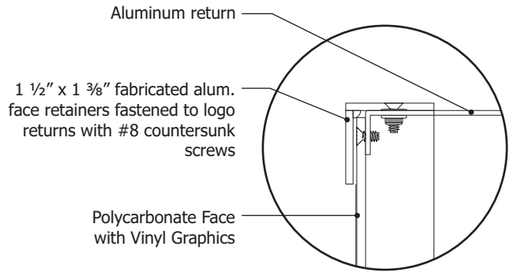
Returns: Formed aluminum painted PMS 7 Black (satin)

Metal Retainer: Face side painted to match PMS 711 Red (satin)
Return side painted to match PMS 7 Black (satin)

Faces: 7328 White polycarbonate

Vinyl Graphics: 3M 3630-33 Red & 180C-22 Black Vinyl

Internal Illumination: AAALED Cool White LEDs



Detail

ELECTRICAL NOTES

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3. Sign grounded according to NEC 6007.7
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6. All Signs controlled by photocell or time clock per FBC 13-415. (ABC).1.4.
7. One visible 20 amp disconnect per sign per circuit per NEC 600.6(A).1

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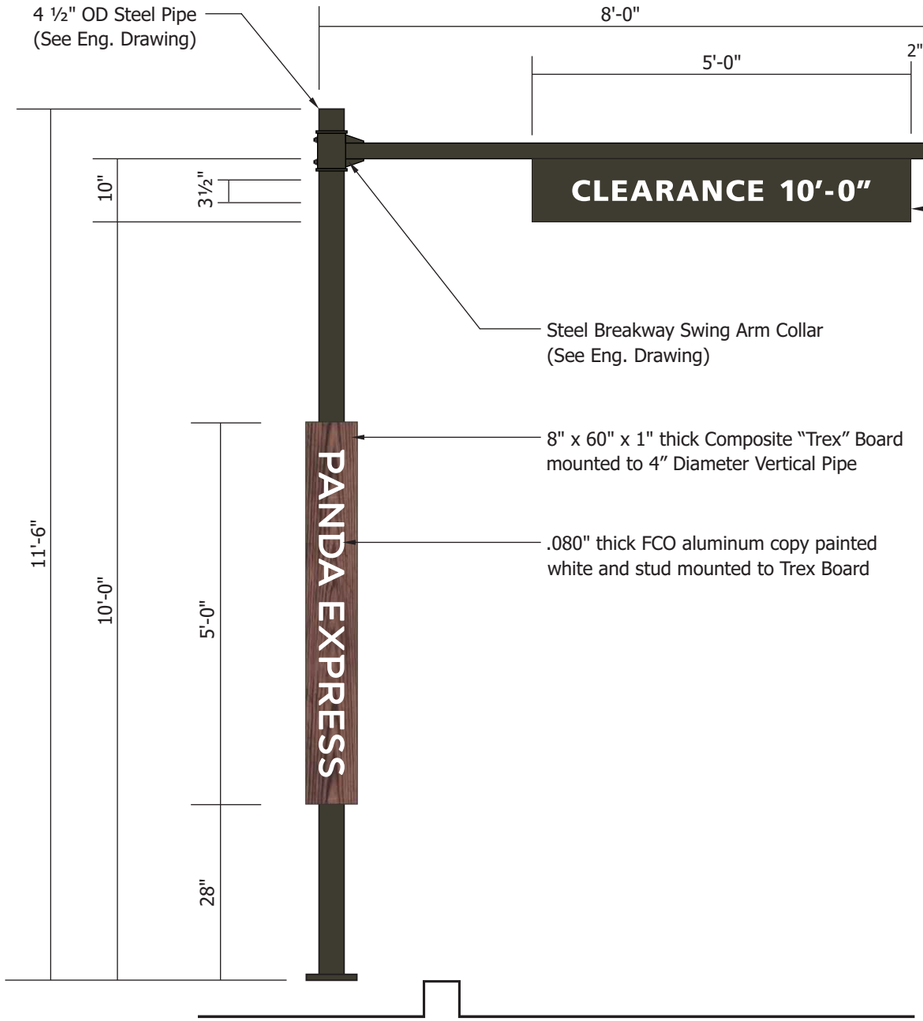
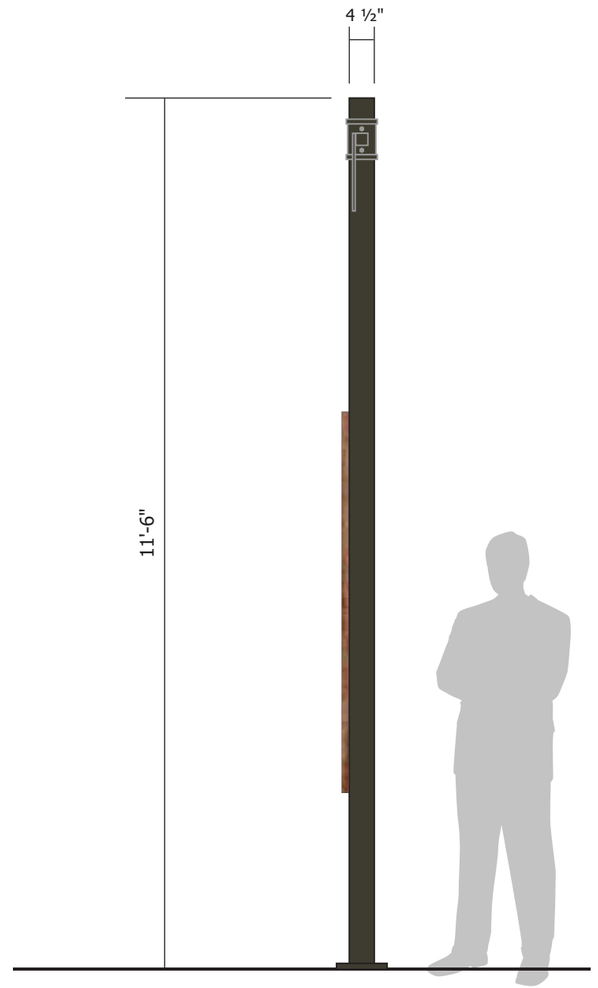


COLOR SCHEDULE:

- Pantone 7 Black (satin)
- 3M White Reflective vinyl film
- Trex Composite - Spiced Rum
- White enamel (gloss)



D1 Scale: ½" = 1'-0"

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ELECTRICAL NOTES

1. All materials and fasteners meet 3004.4
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3. Sign grounded according to NEC 6007.7
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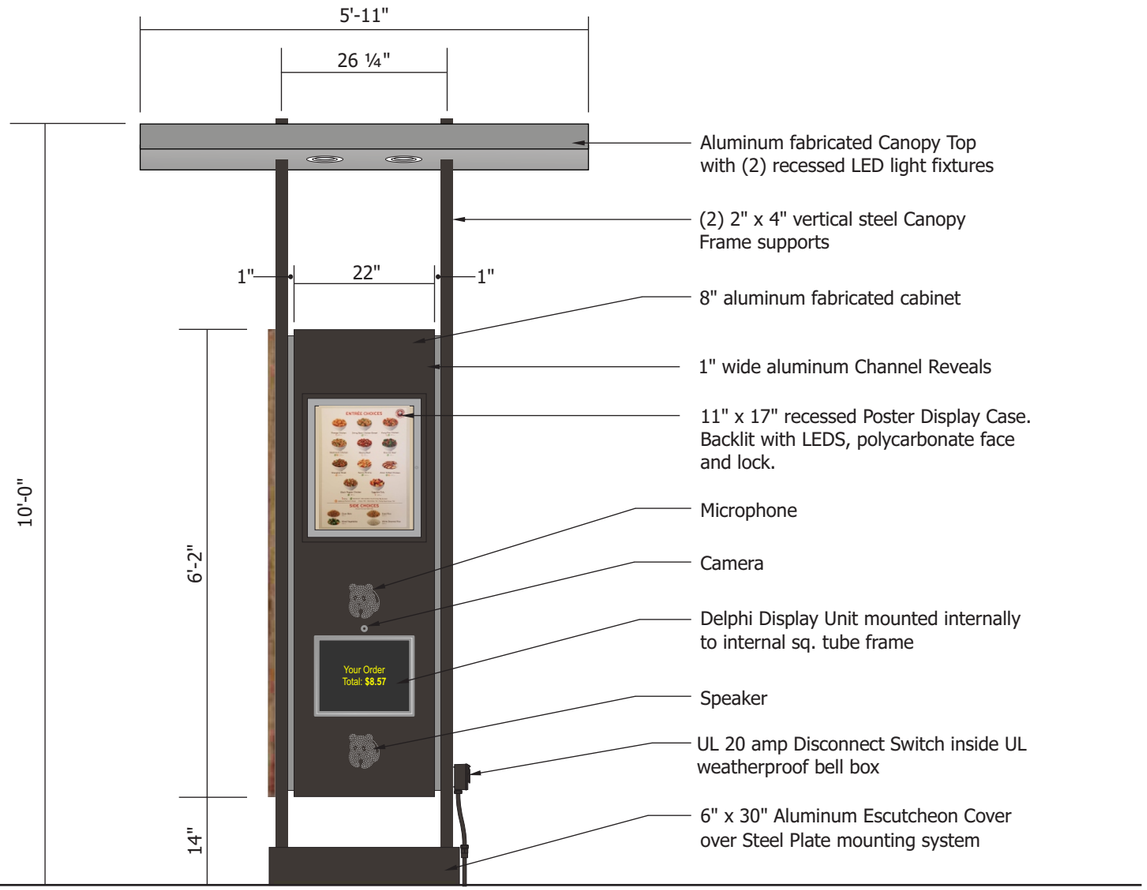
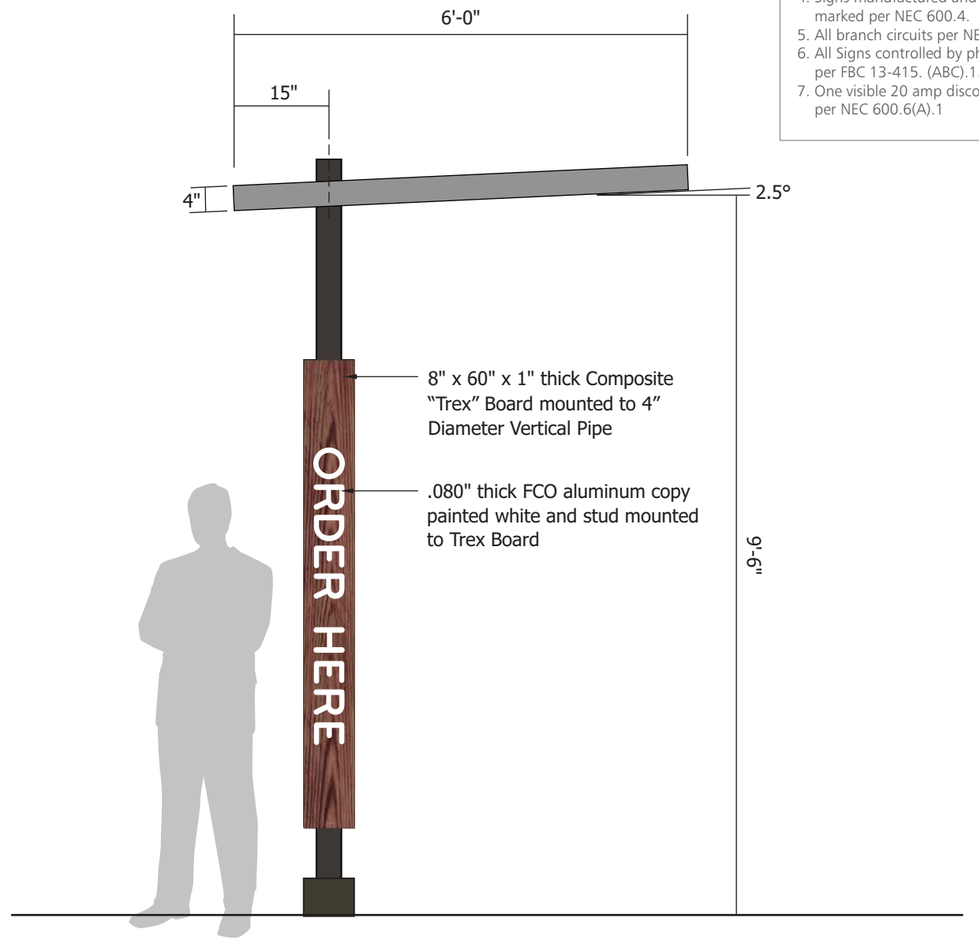
7. One visible 20 amp disconnect per sign per circu per NEC 600.6(A).1



D2 Scale: ½" = 1'-0"



Side View

COLOR SCHEDULE:

- MAP 41-342SP Brushed Aluminum
- Pantone Black 7 (satin)
- Trex Composite - Spiced Rum
- White enamel (gloss)

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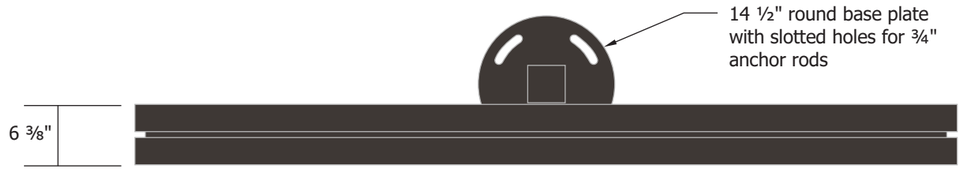
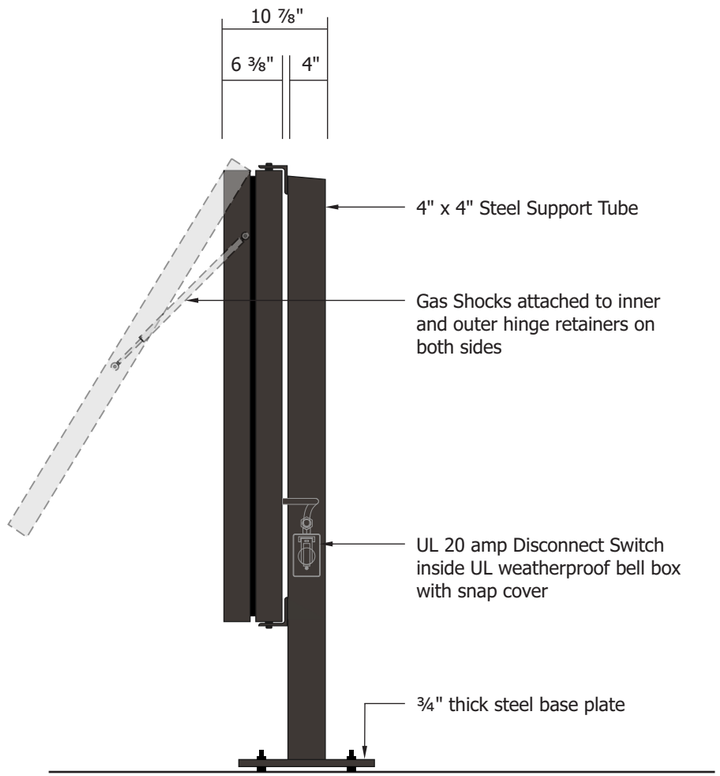


D3 Scale: ¾" = 1'-0"



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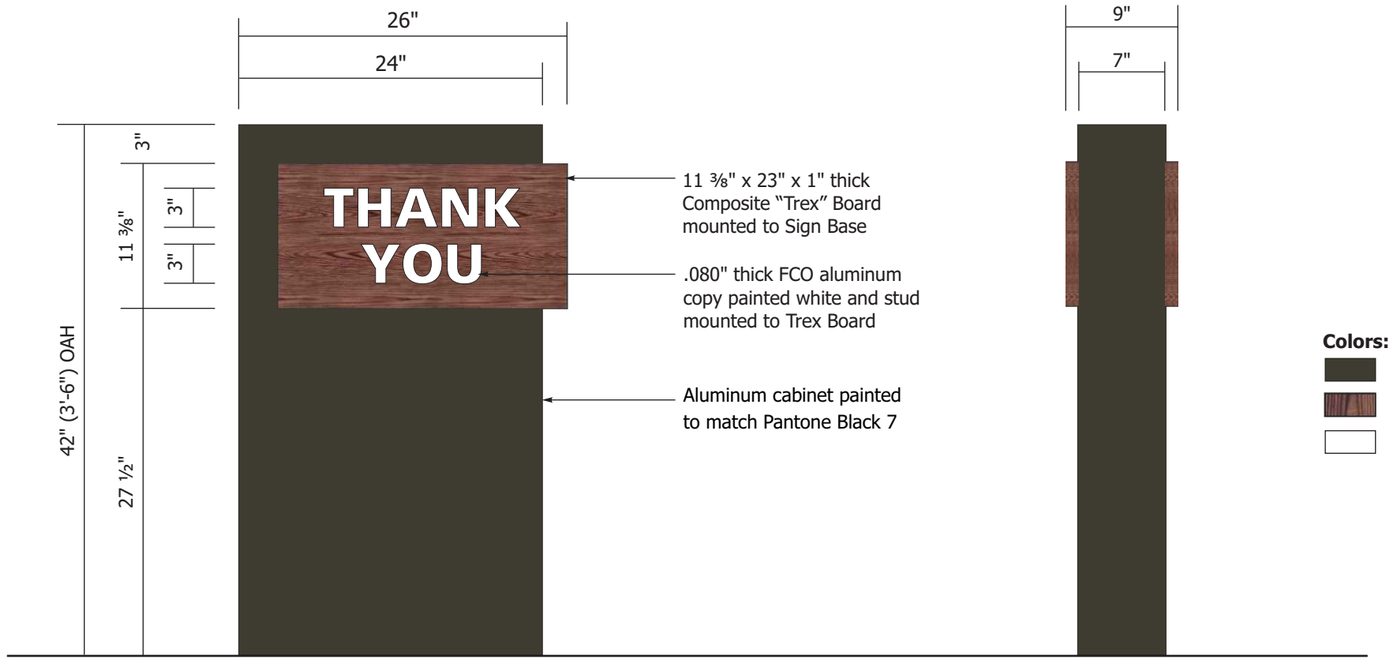
Drawn By: JS	City: Texarkana	State: TX	
Date: 11/18/2019	SO#: 105165		



D4 Scale: 1" = 1'-0"

Side View

Colors:

- Pantone 7 Black (satin)
- Trex Composite - Spiced Rum
- White enamel (gloss)

Opposite Face

Attachment: Amendment PD-20-1 (GR) Signs (2467 : Amendment to PD-20-1 (GR))

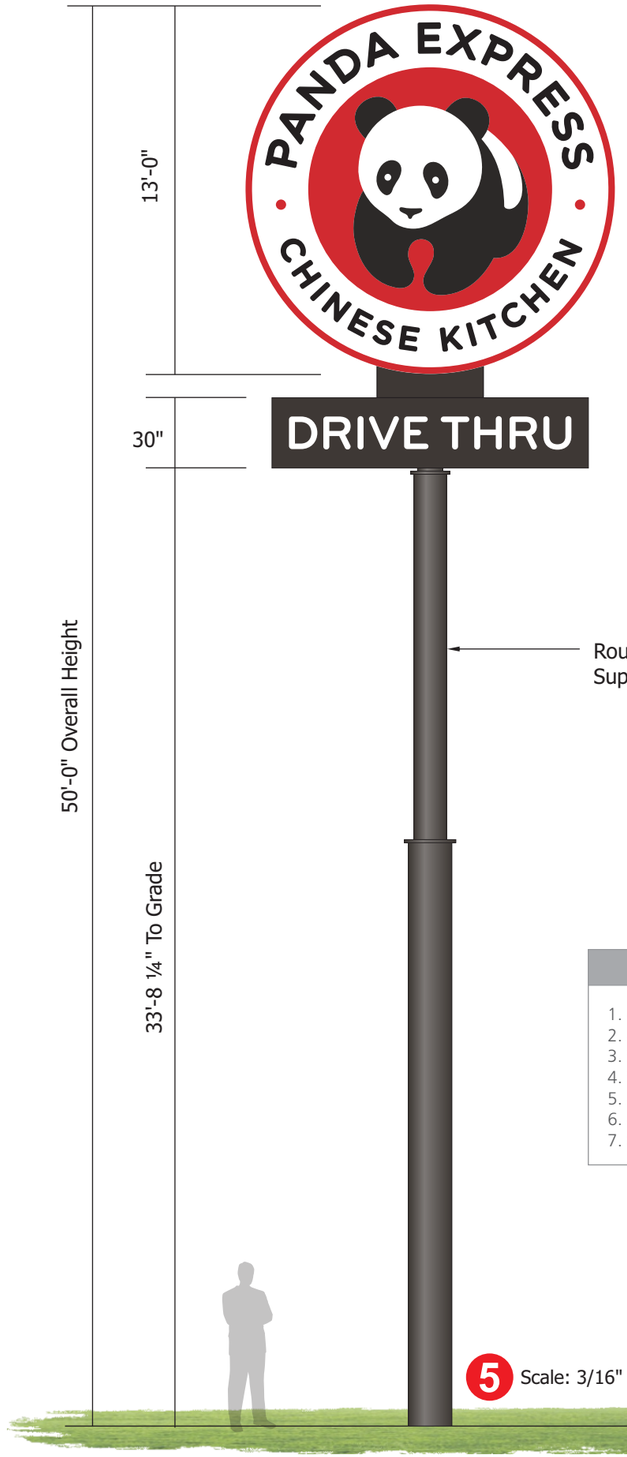
atlas BRANDING THE WORLD

National Headquarters: 1077 West Blue Heron Blvd.
West Palm Beach, Florida 33404
800.772.7932
www.atlasbtw.com

Revisions:

2	11/22/19	R - Revise Site Plan, move rear lockup
3	12/02/19	R - Revise Site Plan, move pylon
1	04/14/21	Create full binder

PM: Joe Janelle	Address: St Michael Dr & I-30	
Drawn By: JS	City: Texarkana	State: TX
Date: 11/18/2019	SO#: 105165	



5 Scale: 3/16" = 1'-0"

Lockup Cabinet:
- 18" deep cabinet. .063 aluminum cladding over steel sub-frame with painted finish. Faces secured with bleed face retainer system.
- 3M Panagraphics III Flex Face - White with surface applied vinyl graphics.
- Sign Cabinet is internally illuminated with white LED modules.
- Aluminum pole cover wrap with painted finish. Curve at top to match Sign Cabinet.

Colors
- Cabinet = Fabricated aluminum painted to match PMS 7 Black (satin)
- Flex Face = 3M Panagraphics III - White
- Vinyl Graphics = 3M 3630-33 Red & 3630-22 Black vinyl
- Internal Illumination = White GE Tetra Powerstrips
- Aluminum Pole Cover = .080 brake-formed aluminum painted to match PMS 7 Black (satin)
- Steel Pipe Supports = Painted to match PMS 7 Black (satin)

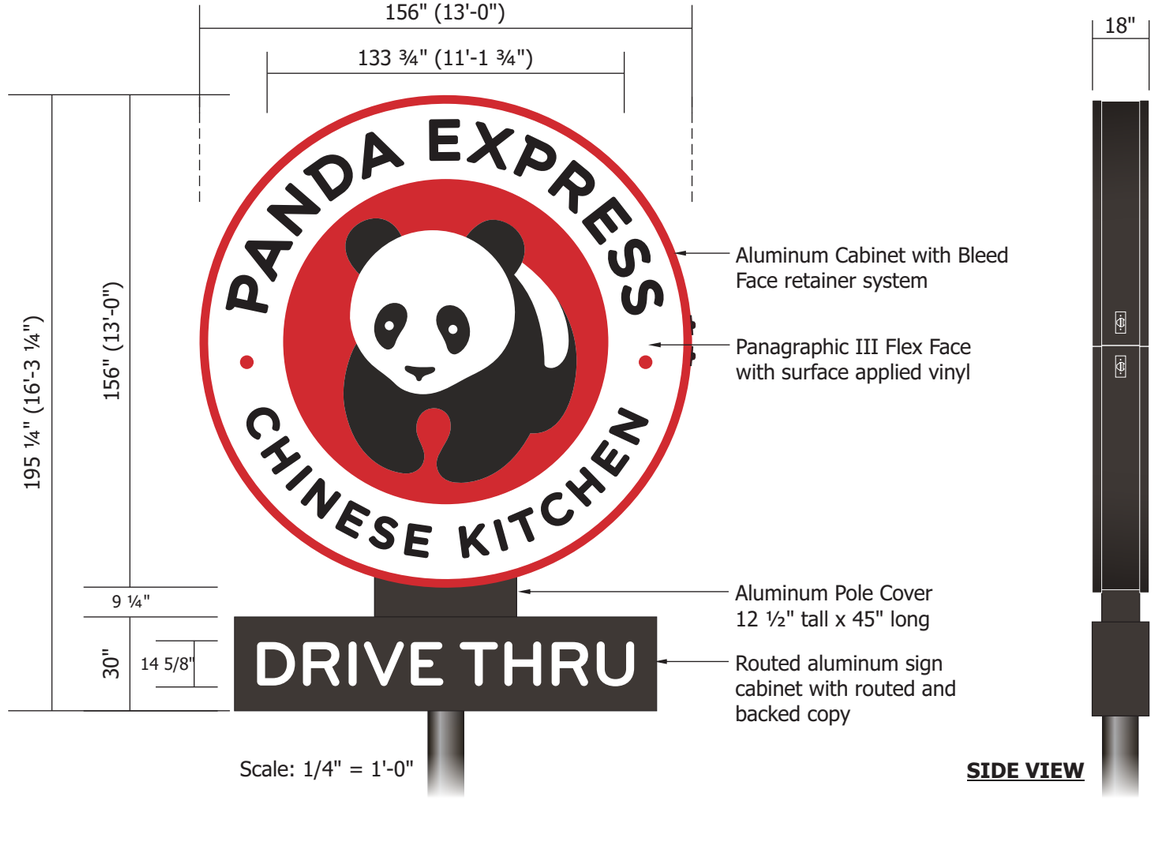
Drive Thru Cabinet:
- Drive Thru cabinet is (1) D/F cabinet constructed of aluminum with painted finish (black outside & white inside).
- Routed aluminum faces with white acyrlic backed copy.
- Sign Cabinet is internally illuminated with white LED modules.

Colors:
- Cabinet = .063 brake-formed aluminum painted to match PMS 7 Black (satin)
- Aluminum Face = .125 routed aluminum painted to match PMS 7 Black (satin)
- Copy = Backed with 2447 white acrylic
- Internal Illumination = White GE Tetra Powerstrips

Square Footage:
Lockup Cabinet: 13' x 13' .....169.00 square feet
Drive Thru Cabinet:2.50" x 11.15'.....27.86 square feet
TOTAL.....196.86 square feet

ELECTRICAL NOTES

1. All materials and fasteners meet 3004.4
2. All electrical components are UL listed, labeled and approved.
3. Sign grounded according to NEC 6007.7
4. Signs manufactured and listed NEC 600.3 and marked per NEC 600.4.
5. All branch circuits per NEC 600 .5(B).1 or (B).2.
6. All Signs controlled by photocell or time clock per FBC 13-415. (ABC).1.4.
7. One visible 20 amp disconnect per sign per circuit per NEC 600.6(A).1



Scale: 1/4" = 1'-0"

SIDE VIEW

Attachment: Amendment PD-20-1 (GR) Signs (2467 : Amendment to PD-20-1 (GR))

atlas BRANDING THE WORLD

National Headquarters: 1077 West Blue Heron Blvd.
West Palm Beach, Florida 33404
800.772.7932
www.atlasbtw.com

Revisions:
- 2 11/22/19 R - Revise Site Plan, move rear lockup
- 3 12/02/19 R - Revise Site Plan, move pylon
- 1 04/14/21 Create full binder

PM: Joe Janelle | Address: St Michael Dr & I-30
Drawn By: JS | City: Texarkana | State: TX
Date: 11/18/2019 | SO#: 105165

City of Texarkana, Texas

Version:

Summary Sheet

Update Date: 4/29/2021 1:44 PM

Lead Department:	Planning & Zoning Commission	**Action Officer:**	Laura Puckett, Administrative Coordinator
Subject:	Z-21-10 rezoning Lots 19 and 20, Block, 5 Greater Texarkana Addition, located at 605 Ward Avenue. Single Family-2 to Single Family-3. Gregory London, owner.		

Meeting Date: 5/3/2021

Attachments

a. Notice Public Hearing Application (PDF)
b. Z-21-10 Maps (PDF)

Staff Coordination

Planning and Community Development	David Orr	Department Head Review	Pending
Planning & Zoning Commission		Department Review	Pending
Planning & Zoning Commission	Debbie Burk	Meeting 05/03/2021 6:00 PM	Pending

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Gregory London, owner, to rezone Lots 19 and 20, Block, 5 Greater Texarkana Addition, located at 605 Ward Avenue 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 east, north, south, and west. The adjacent land use is a residence to the south and vacant land to the north, 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.

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:

None

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:

May 3, 2021

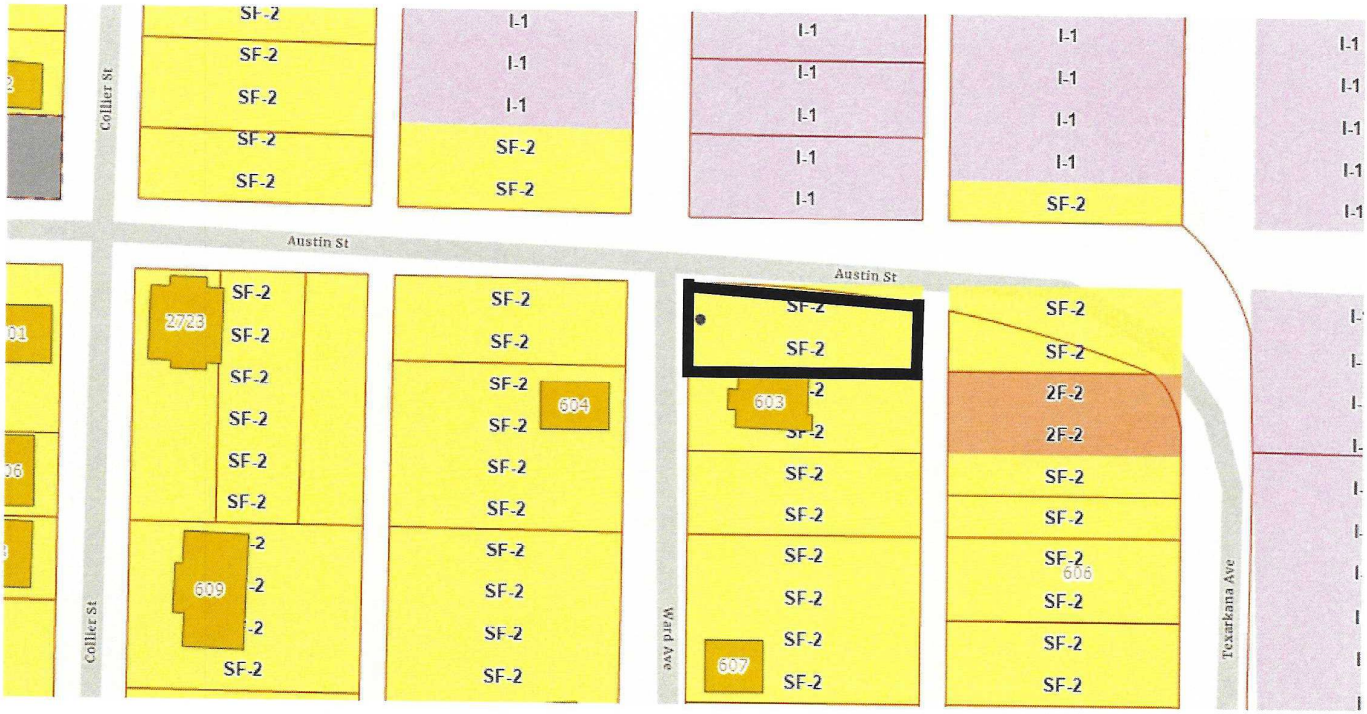
NOTICE OF PUBLIC HEARINGS

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, May 3, 2021 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: Monday, June 14, 2021 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: Gregory London

OWNER'S ADDRESS: 1020 Connella Street, Texarkana, Texas 75501

LOCATION OF REZONING: 605 Ward Avenue, Texarkana, Texas 75501

PROPOSED CHANGE: To allow the location of a HUD code manufactured home

ZONING CHANGE FROM: Single Family-2 (SF-2) TO: Single Family-3 (SF-3)

LEGAL DESCRIPTION: Lots 19-20, Block 5, Greater Texarkana Addition

CASE NUMBER: Z-21-10 DATE MAILED: April 21, 2021

Attachment: Notice Public Hearing Application (2468 : Z-21-10 rezoning at 605 Ward Ave SF-2 to SF-3)

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. 00001920

Case Z-21-10

Date 4-13-21

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: 19-20 Block: 5 Addition: Greater Texarkana
(Or see attached legal description)

Location: 605 Ward Ave.

Present Zoning: SF-2

Proposed Zoning: SF-3

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

HUD code Manufactured home

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

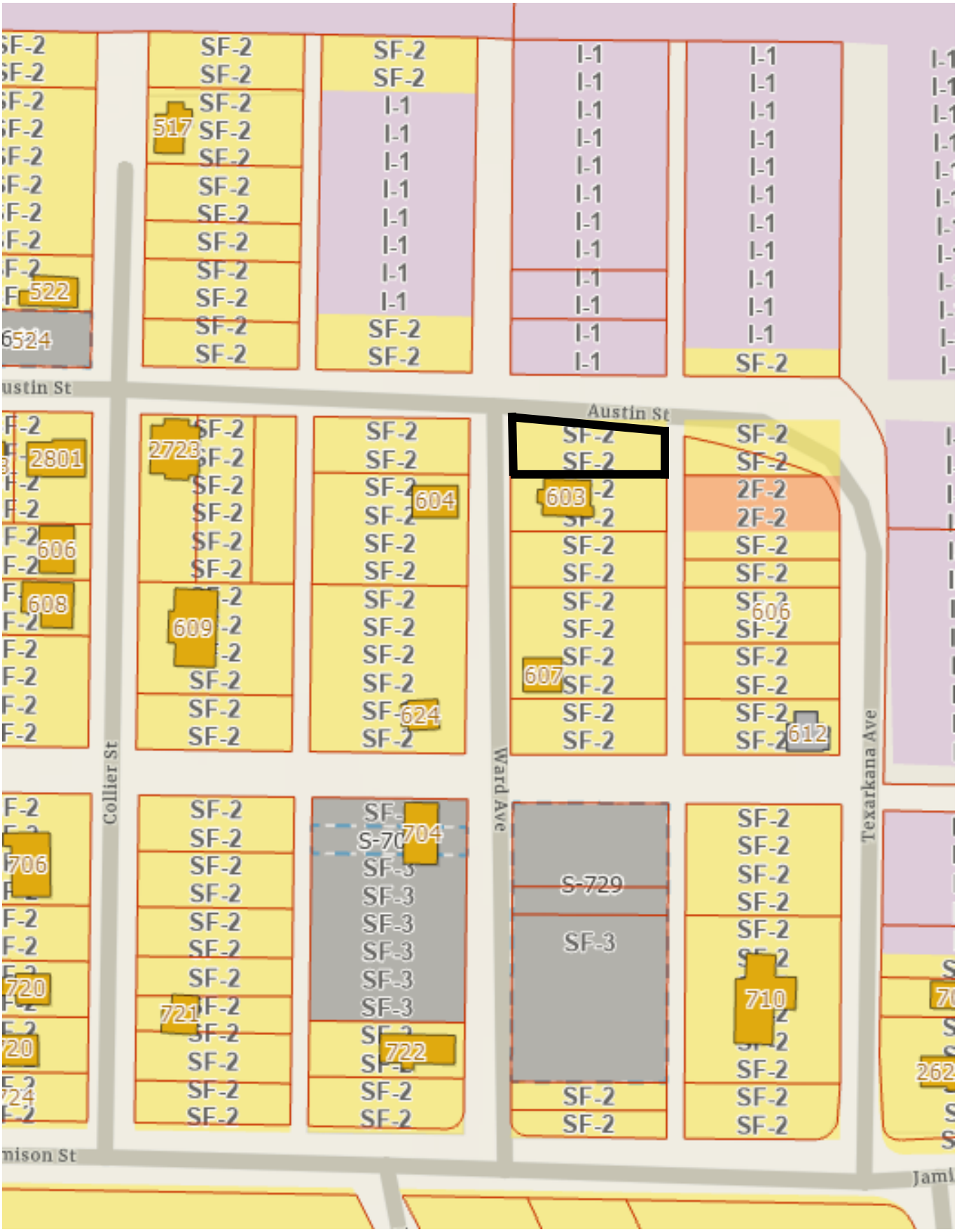
Attorney or Agent Signature	Gregory D. London Property Owner Signature
Address	1020 Connella Address
City, State, Zip	Texarkana, Texas 75501 City, State, Zip
Home Phone & Cell Phone	903-223-8545, 903-278-2571 Home Phone & Cell Phone
Email Address	Gregd1969@hotmail.com Email Address

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

Attachment: Notice Public Hearing Application (2468 : Z-21-10 rezoning at 605 Ward Ave SF-2 to SF-3)

Z-21-10

605 Ward Street



Attachment: Z-21-10 Maps (2468 : Z-21-10 rezoning at 605 Ward Ave SF-2 to SF-3)

Z-21-10

605 Ward Street

Attachment: Z-21-10 Maps (2468 : Z-21-10 rezoning at 605 Ward Ave SF-2 to SF-3)

City of Texarkana, Texas

Version:

Summary Sheet

Update Date: 4/29/2021 4:45 PM

Lead Department:	Planning & Zoning Commission	**Action Officer:**	Laura Puckett, Administrative Coordinator
Subject:	S-739 granting Specific Use Permit to allow the location of a double wide HUD code manufactured home on Lots 19 and 20, Block 5, Greater Texarkana Addition, located at 605 Ward Avenue. Gregory London, owner.		

Meeting Date: 5/3/2021

Attachments

a. Notice Public Hearing Application (PDF)
b. S-739 Maps (PDF)
c. S-739 Floorplans (PDF)

Staff Coordination

Planning and Community Development	David Orr	Department Head Review	Pending
Planning & Zoning Commission		Department Review	Pending
Planning & Zoning Commission 05/03/2021 6:00 PM	Debbie Burk	Meeting	Pending

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Gregory London for a Specific Use Permit to allow the location of a double wide HUD code manufactured home as a residence on Lots 19 and 20, Block 5, Greater Texarkana Addition, located at 605 Ward Avenue. The property is currently vacant land.

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

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

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

1. That one 2017 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:

None

Fiscal Implications:

Not applicable.

Staff Recommendation:

Staff recommends for approval of this request with stipulations.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

May 3, 2021

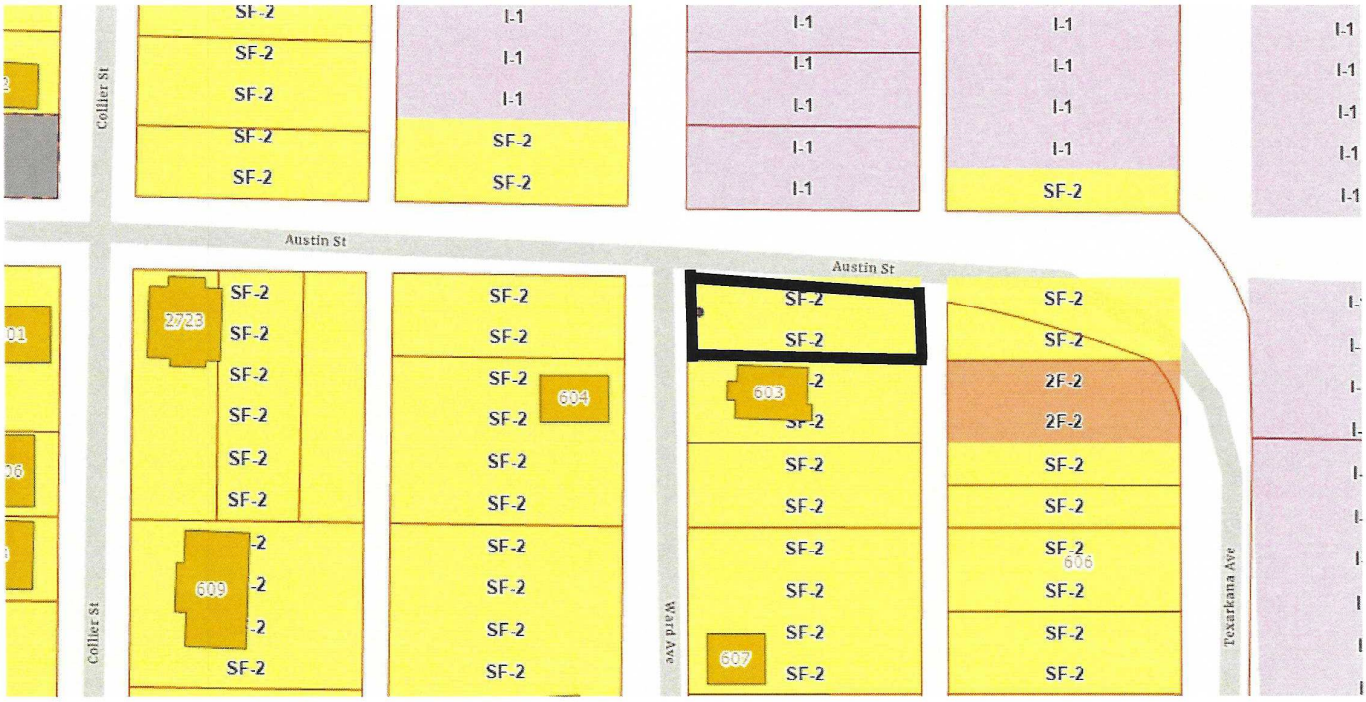
NOTICE OF PUBLIC HEARINGS

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, May 3, 2021 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: Monday, June 14, 2021 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: Gregory London

OWNER'S ADDRESS: 1020 Connella Street, Texarkana, Texas 75501

LOCATION OF REZONING: 605 Ward Avenue, Texarkana, Texas 75501

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

LEGAL DESCRIPTION: Lots 19-20, Block 5, Greater Texarkana Addition

CASE NUMBER: S-739 DATE MAILED: April 21, 2021

Attachment: Notice Public Hearing Application (2469 : S-739 SUP HUD Code Manufactured Home at 605 Ward Ave)

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. 0000 1920

Case S-739

Date 4-13-21

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: 19-20 Block: 5 Addition: Greater Texarkana
(Or see attached legal description)

Location: 605 Ward Ave.

Present Zoning: SF-2

Requested: Specific Use Permit

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

HUD Code Manufactured home
double-wide

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

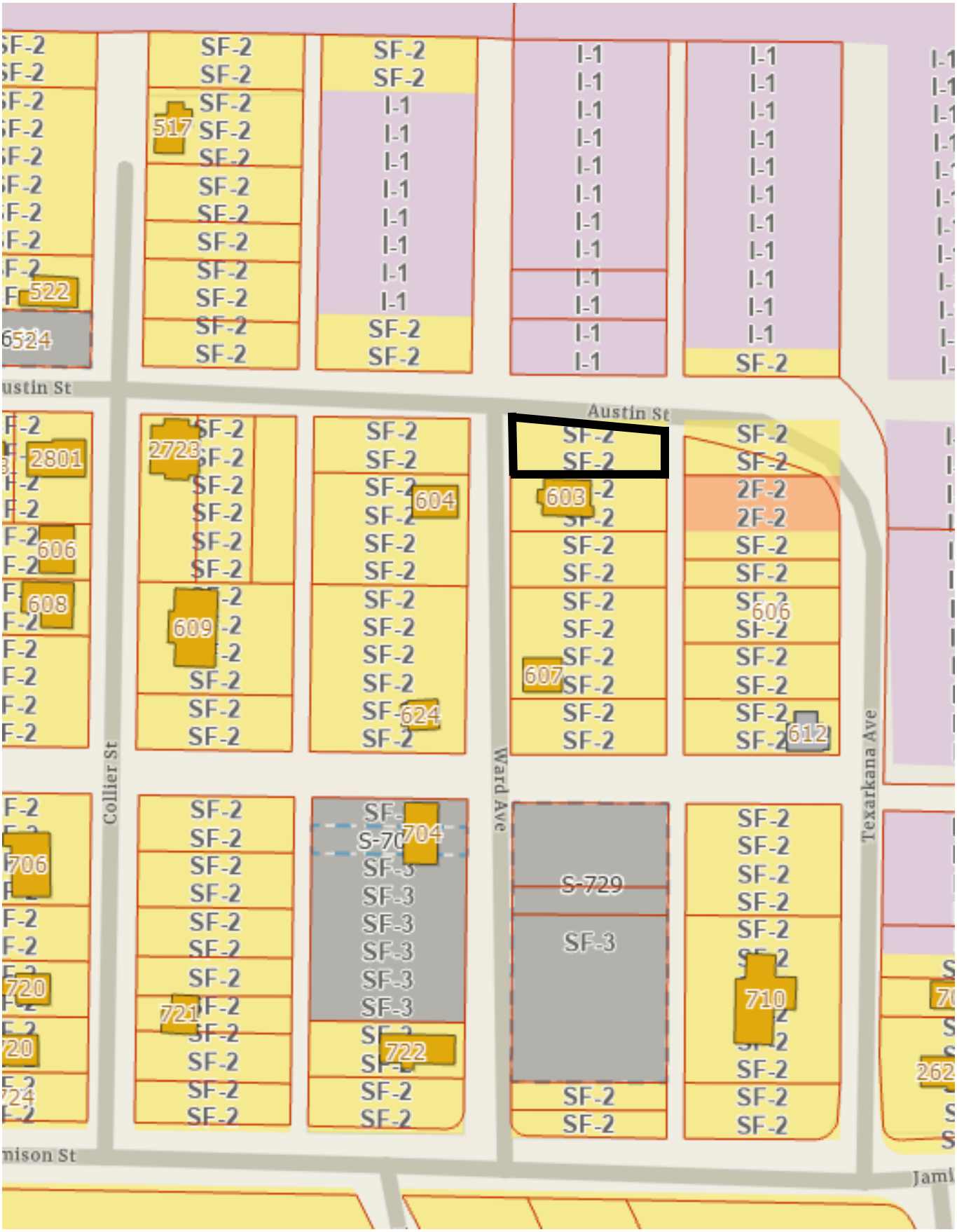
Attorney or Agent Signature	Gregory D. London Property Owner Signature
Address	1020 Connelia Address
City, State, Zip	Texarkana, Texas 75501 City, State, Zip
Home Phone & Cell Phone	903-223-8545, 903-278-2571 Home Phone & Cell Phone
Email address	Gregd1969@hotmail.com Email address

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

Attachment: Notice Public Hearing Application (2469 : S-739 SUP HUD Code Manufactured Home at 605 Ward Ave)

S-739

605 Ward Street



Attachment: S-739 Maps (2469 : S-739 SUP HUD Code Manufactured Home at 605 Ward Ave)

S-739

605 Ward Street

Attachment: S-739 Maps (2469 : S-739 SUP HUD Code Manufactured Home at 605 Ward Ave)

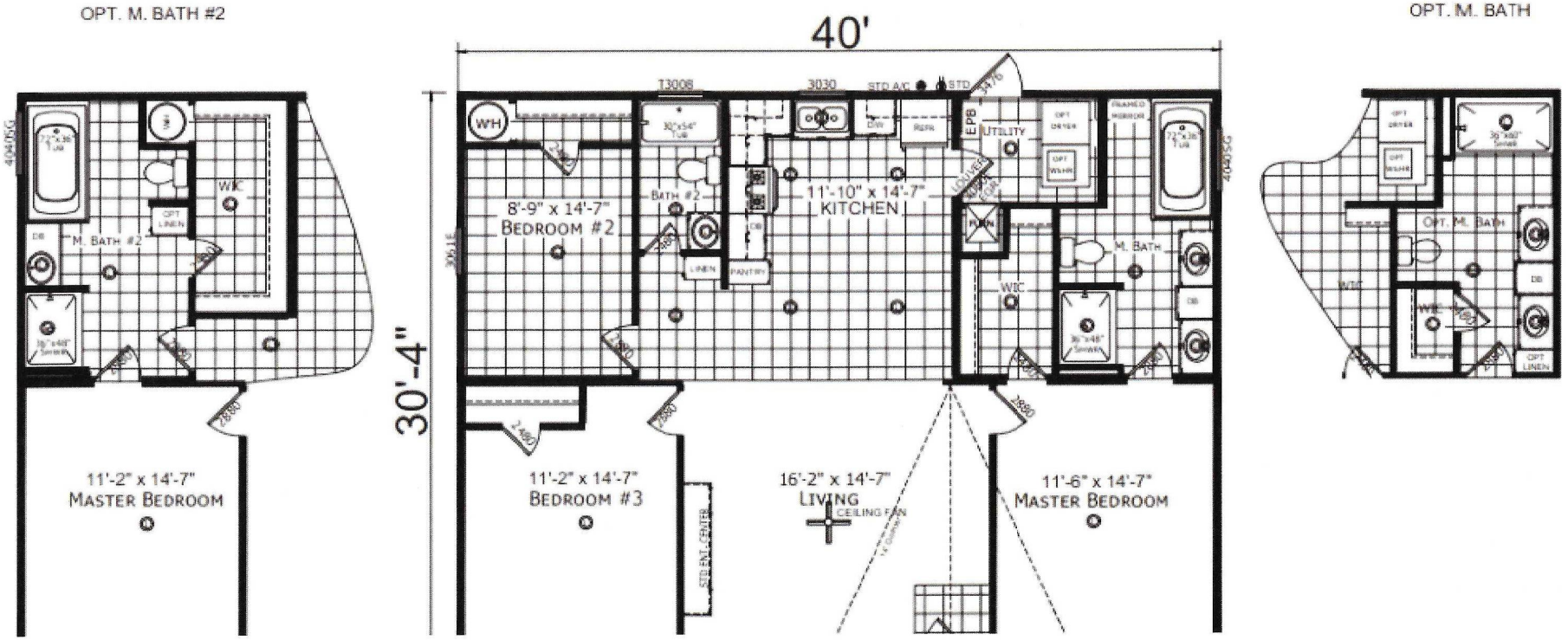
Windermere

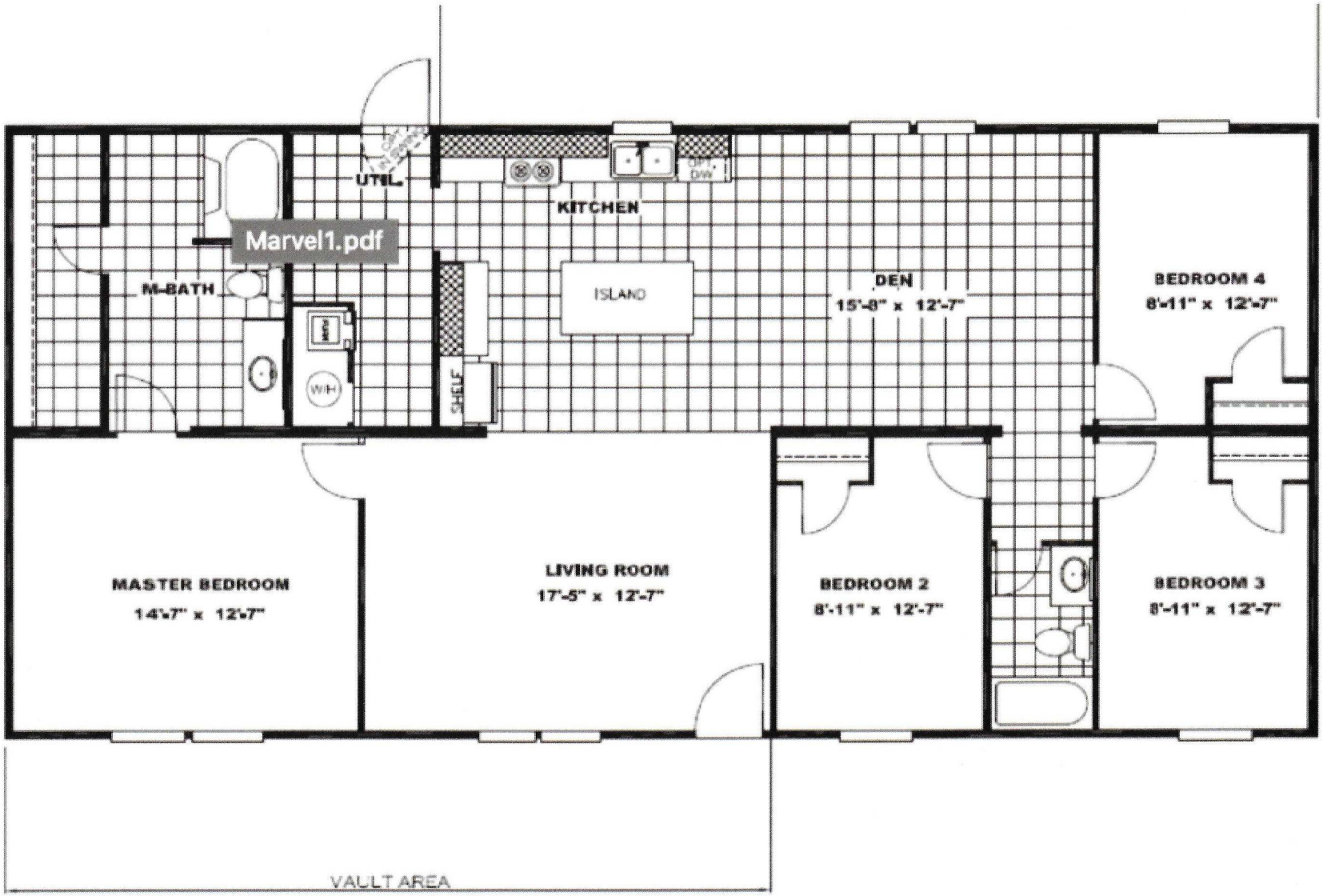
Champion Select Series

Factory Expo
"Factory Direct Pricing" **HOME CENTERS**

3 Bedrooms, 2 Baths
Approx. 1,213 Sq. Ft.

Last Updated: 4-10-20




UTIL.
KITCHEN
DW
M-BATH
Marvel1.pdf
ISLAND
DEN
15'-8" x 12'-7"
BEDROOM 4
8'-11" x 12'-7"
SHELF
W/H
MASTER BEDROOM
14'-7" x 12'-7"
LIVING ROOM
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BEDROOM 2
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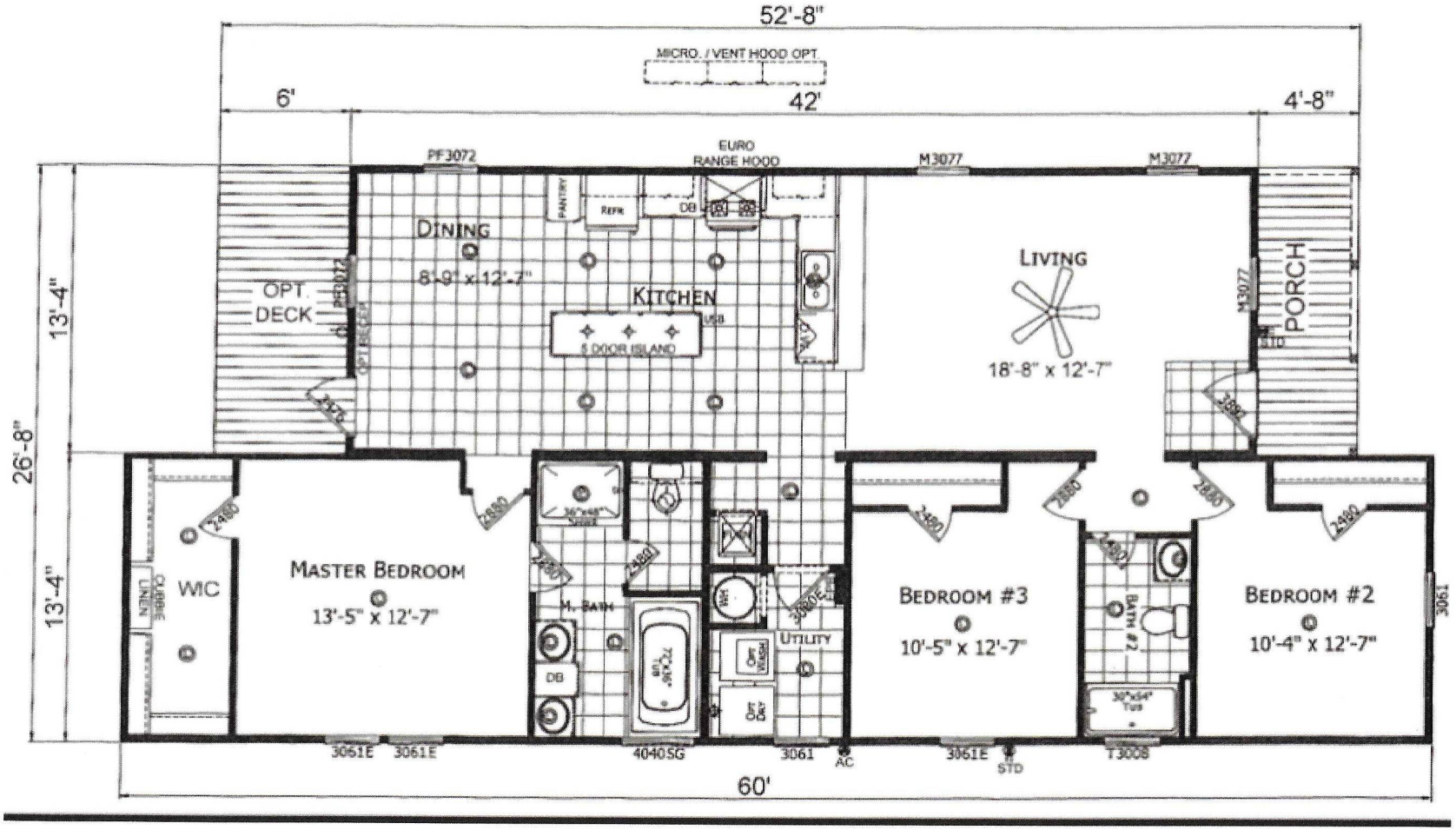
BEDROOM 3
8'-11" x 12'-7"
VAULT AREA


52'-8"
MICRO. / VENT HOOD OPT.
6'
42'
4'-8"
PF3072
EURO RANGE HOOD
M3077
M3077
DINING
8'-9" x 12'-7"
PANTRY
REFR
DB
KITCHEN
5 DOOR ISLAND
LIVING
18'-8" x 12'-7"
OPT. DECK
PF3072
OPT. FRENCH DR.
PORCH
M3077
26'-8"
13'-4"
13'-4"
WIC
CLOSET LINEN
MASTER BEDROOM
13'-5" x 12'-7"
M. BATH
DB
UTILITY
WH
W/D
BEDROOM #3
10'-5" x 12'-7"
BATH #2
BEDROOM #2
10'-4" x 12'-7"
3061E
3061E
4040SG
3061
AC
3061E
STD
T3008
60'

City of Texarkana, Texas

Version:

Summary Sheet

Update Date: 4/30/2021 8:36 AM

Lead Department:	Planning and Community Development	**Action Officer:**	Laura Puckett, Administrative Coordinator
Subject:	Consider approval of the Planning and Zoning Commission meeting minutes from April 5, 2021.		

Meeting Date: 5/3/2021

Attachments

a. 04.05.2021 P&Z Minutes (PDF)

Staff Coordination

Planning and Community Development	David Orr	Department Head Review	Pending
Planning and Community Development	David Orr	Reviewer	Pending
Planning & Zoning Commission 05/03/2021 6:00 PM	Debbie Burk	Meeting	Pending

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

See attached minutes.

Potential Options:

None

Fiscal Implications:

Not applicable.

Staff Recommendation:

Not applicable

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

City of Texarkana, Texas

Advisory Board/Committee Meeting Date and Minutes:

May 3, 2021

MINUTES
SPECIAL MEETING
PLANNING AND ZONING COMMISSION
COUNCIL CHAMBERS
2ND FLOOR, TEXAS MUNICIPAL BUILDING
220 TEXAS BOULEVARD, TEXARKANA, TEXAS
MONDAY, APRIL 5, 2021 AT 6:00 P.M.

The Planning and Zoning Commission of the City of Texarkana, Texas met in a special session, Monday, April 5, 2021 at 6:00 p.m. with the following members present:

ATTENDING:

Ms. Dianna Kinsey, Vice Chairperson
Mr. Tom Coleman
Dr. Wanda Northam
Mr. James Larkins
Mr. George Merrill

ABSENT:

Mr. Gene Joyce III, Chairman
Mr. Casey Boyette

ALSO ATTENDING:

Ms. Mashell Daniel, Executive Director of Inspections, Code Enforcement & Zoning
Ms. Laura Puckett, Administrative Coordinator

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

Consider approval of preliminary and final plat for Deaton Place Subdivision, a new subdivision located off Gin Road north of the intersection with Moores Lane. Aven Williamson, owner. Kayla Wood, MTG Engineers and Surveyors, agent.

Caleb Mudford with MTG Engineers and Surveyors appeared and said the plat consists of 37 lots with access to Gin Road. Dusty Henslee, said that there are plans in the future to widen Gin Road. Construction plans are under review. Mr. Henslee advised that the lots are 73' x 115' average. The lots are approximately over an acre.

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

RECOMMENDED FOR APPROVAL

Attachment: 04.05.2021 P&Z Minutes (2470 : P&Z Minutes 4-05-21)

Z-21-04: A 0.33-acre tract of land (being Tract 34) in the W. W. Wooten HRS, A-652, located at 2321 Summerhill Road. Single Family-2 to General Retail. Shanna Andrews, owner.

Shanna Andrews talked about her daycare at 2401 Summerhill Road and purchasing the lot behind her at 2321 Summerhill Road to use as a playground for the children and to place a third party inspected building for larger classrooms. She cares for 103 children and needs the extra room.

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

Z-21-05: A 0.92-acre tract of land (being Tract 66) in the M. E. P. & P. RWY CO. HRS, A-434 located at the northeast corner of Gazola Street and Hatton Street. Single Family-2 to Multiple Family-2. Mt. Sinai House of Prayer Church, owner. Barbara Stoker, agent.

Lynette Jackson appeared and said that the church would like to put senior independent living for persons 62 years of age or older, or for veterans of the same age or older. The 6 buildings (12 units) will consist of one bedroom, one-bathroom, ADA approved and include washers and dryers. The units will be 740 sq. ft. at the market rent rate.

Barbara Stoker stated that she has been the pastor of Mt. Sinai House of Prayer Church for 17 years and the church's vision is to enhance the neighborhood. She said the neighborhood is a dumping ground and they would like to clean up. She was unaware that the Chamber of Commerce wrote a letter.

Michael Malone with the Chamber of Commerce said that the Chamber was excited for the new construction. However, Mr. Malone's concern is with the location. The Chamber owns approximately 17 acres across the road that is zoned Industrial-1. The Chamber wonders if the zoning change is going to affect the industrial area. The Chamber believes that it will not be a co-existing relationship.

Darius Scott, Deacon at Mt. Sinai appeared and advise that he and others from the church have been cleaning up that area for about 10 or 15 years. He said that no one has done anything or built anything in that area in 20 years. Mr. Scott invited the Chamber to come out and help pick up trash. Mr. Scott said that the church is not trying to interfere with any manufacturing projects.

Mashell Daniel read the uses out for the committee for an Industrial-1 zoning. She also explained that the city would try to work with the developers to address the roads. She also advised that the Housing Authority was involved in this process.

No one appeared on behalf of the signed petition nor did the petition say what it opposed.

Attachment: 04.05.2021 P&Z Minutes (2470 : P&Z Minutes 4-05-21)

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

RECOMMENDED FOR APPROVAL

Z-21-06: Lots 3-10, Block 9, Greater Texarkana Addition, located in the 2700 block of Austin Street. Industrial-1 to Single Family-2. James Cannon, owner.

Mr. James Cannon appeared and stated that he sold his property in west Texas and moved to this area to be closer to family. He said he would like to clean up the property and build a residence.

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

S-737: Specific Use Permit to allow the location of tattoo studio in a tenant space on part of a 1.338-acre tract of land (being Tracts 1 & 1A) in the Mary E. Wills Subdivision, located at 3201 Kennedy Lane. Brad Carlow, owner. Caleb McCombs, agent.

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

1. That the owner/or any employee performing the application of tattooing procedures be currently licensed by the State and meet all Federal, State and City licensing laws and health regulations. (A copy of the current license must be provided to the City prior to the opening of the business).
2. That if any complaints concerning minors or any violations of the regulations listed above occur, the City has the right to revoke the Specific Use Permit.
3. That if this use ever ceases at this location, the City may revoke the Specific Use Permit that allows a tattoo studio.
4. That the sale of tobacco products or drug paraphernalia is prohibited.
5. That the hours of operation be specified.
6. That any remodeling of the current building must meet all city codes and requires licensed contractors.
7. That no painting of the windows or the building with advertisement or graphic art.

Caleb McCombs appeared and stated that he does artwork and drawing. He is an established tattoo artist. He supports a few charities in town. His customers will be by appointment only between noon and 8 p.m. He is doing business in the current hair salon and would have to get their permission on hours of operation.

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

Attachment: 04.05.2021 P&Z Minutes (2470 : P&Z Minutes 4-05-21)

RECOMMENDED FOR APPROVAL

Z-21-07: A 1.38-acre tract of land (being Tract 69) in the M. E. P. & P. RWY CO. HRS, A-434 located at the west of 100 Gazola Street. Single Family-2 to Multiple Family-2. Mt. Sinai House of Prayer Church, owner. Barbara Stoker, agent.

Ms. Jackson appeared and invited the Chamber to build a facility on the chamber property and give the seniors a job. The property next to the church would have eleven buildings (22 units) for senior independent living for persons 62 years of age or older, or for veterans of the same age or older. A partnership with the housing authority may allow this facility to house the homeless veterans. Ms. Jackson further stated that they are working on subsidy with the Housing Authority.

Cody Barling appeared and said that his property is north of the church and he will possibly be donating it to the church for future building projects.

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

STAFF UPDATES

Renew Texarkana Comprehensive Plan Update.

Mashell Daniel touched on some of the highlights of the Renew Texarkana Comprehensive Plan Update.

Consider approval of the March 11, 2021 Planning and Zoning Commission meeting minutes.

Mr. Coleman *made a motion to approve the minutes. Ms. Kinsey 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, Administrative Coordinator

Attachment: 04.05.2021 P&Z Minutes (2470 : P&Z Minutes 4-05-21)