



CITY OF TEXARKANA
PLANNING & ZONING COMMISSION
AGENDA • MAY 4, 2020

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

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

I. CALL TO ORDER

II. AGENDA ITEMS

1. S-715: Specific Use Permit to allow the location of a double wide HUD code manufactured home on Lots 1 & 2, Block 35, Grandview Addition, located at 2707 Davis Street. Sharon Robinson Block, applicant.

 2. Z-20-4: An approximate 2.9-acre tract of land in the M.E.P. Ry. Co. HRS, A-421, located at 3920 Summerhill Road. General Retail to Planned Development-Commercial. Alan Schimming, applicant.

 3. S-716: Specific Use Permit to allow the location of a double wide HUD code manufactured home on Lots 3 & 4, Block 19, Grandview Addition, located at 3919 Alexander Avenue. Mildred Wyatt, applicant. Sharon Williams, agent.
-

4. S-717: Specific Use Permit to allow the location of a double wide HUD code manufactured home on Lots 7-10, Block 10, Grandview Addition, located at 3324 Alexander Avenue. John and Valerie Fuller, applicants.
5. S-718: Specific Use Permit to allow a telecommunications tower on Lots 7 & 8, Block 125, Trigg's Addition, located at 1204 Wood Street. Fred Norton, applicant. Gregg Staggs, agent.

III. STAFF UPDATES

IV. CONSIDER APPROVAL OF MINUTES

1. Consider approval of March 2, 2020 Minutes

V. ADJOURNMENT

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

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

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

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

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

City of Texarkana, Texas

Version:

Update Date: 4/30/2020 11:41 AM

Summary Sheet

Lead Department: Planning and Community Development **Action Officer:** Debbie Burk,
S-715: Specific Use Permit to allow the location of a double wide HUD code
manufactured home on Lots 1 & 2, Block 35, Grandview Addition, located at
Subject: 2707 Davis Street. Sharon Robinson Block, applicant.

Meeting Date: 5/4/2020

Attachments

- a. S-715 Zoning map (PDF)
- b. S-715 Aerial map (PDF)
- c. S-715 Public hearing notice and application (PDF)
- d. S-715 Photo and floor plan of proposed manf. home (PDF)

Staff Coordination

Planning and Community Development	David Orr	Department Head Review
Pending		
Planning & Zoning Commission	Debbie Burk	Meeting Pending
05/04/2020 6:00 PM		

Staff Commentary

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

S-715: This is a request by Sharon Robinson Block, owner, for a Specific Use Permit to allow the location of a double wide HUD code manufactured home as a residence on Lots 1 and 2, Block 35, Grandview Addition, located at 2707 Davis Street. This property is currently vacant land.

The adjacent zoning is Single Family-3 to the north, south, and west, and Single Family-2 to the east. The adjacent land use is vacant land to the north, east and west, and a residence 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

City of Texarkana, Texas

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 a 2019 or newer 4-bedroom 3 bath double wide HUD code manufactured home be allowed on this property. See attached floor plan and photograph of home exterior.
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 with stipulations.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

May 4, 2020



Attachment: S-715 Zoning map (2253 : S-715: SUP at 2707 Davis)

2707 Davis



Attachment: S-715 Aerial map (2253 : S-715: SUP at 2707 Davis)



NOTICE OF PUBLIC HEARINGS

Public hearings will be held by the Planning and Zoning Commission and the City Council of the City of Texarkana, Texas at the below stated date and time. The Public Hearings will be held in the Council Chambers, Municipal Building, 220 Texas Blvd, (3rd & Texas) Texarkana, Texas to consider a proposed change in zoning classification as indicated below. According to the Tax Records, you are the owner of property within the area of the proposed change or within 200 feet of that property. THIS IS NOT A SUMMONS TO APPEAR AT THE HEARINGS. If you care to attend, you will be given an opportunity to be heard. If additional information is desired, please contact the Planning Department at (903) 798-3945.

PLANNING & ZONING COMMISSION: Hearing Date: Monday, May 4, 2020 Hearing Time: 6:00 pm

CITY COUNCIL Hearing Date: Monday, June 8, 2020 Hearing Time: 6:00 pm

- ♦ If they desire, persons concerned with the proposed change can present a petition 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 written protest must be received and filed before or at the Planning and Zoning Commission Meeting. Please contact the Planning Department to obtain format for petition.



APPLICANT'S NAME: Sharon Robinson Block

APPLICANT'S ADDRESS: 130 Willard Avenue, Richmond, CA

LOCATION OF REZONING: 2707 Davis Street, Texarkana, Texas

PROPOSED CHANGE: Specific Use Permit to allow a double wide HUD code manufactured home

LEGAL DESCRIPTION: Lots 1 and 2, Block 35, Grandview Addition

CASE NO. S-715

DATE MAILED: April 22, 2020



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. 00176128

Case S-715

Date 02-25-2020

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: 1+2 Block: 35 Addition: GRANDVIEW
(Or see attached legal description)

Location: 2707 DAVIS STREET TEXARKANA, TEXAS

Present Zoning: SP-3

Requested: Specific Use Permit

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

WILL BE USED FOR A 2019 OR NEWER DOUBLE WIDE MANUFACTURED HOME

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

THERE ARE OTHER MANUFACTURED HOMES IN THIS AREA

Attorney or Agent Signature

Address

City, State, Zip

Home Phone & Cell Phone

Email address

Sharon Robinson Block
Property Owner Signature

130 WILLARD AVE
Address

Richmond CA 94801
City, State, Zip

510-375-3904
Home Phone & Cell Phone

SHARON-ROBINSONBLOCK@YAHOO.CA
Email address

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

Attachment: S-715 Public hearing notice and application (2253 : S-715: SUP at 2707 Davis)



Attachment: S-715 Photo and floor plan of proposed manf. home (2253 : S-715: SUP at 2707 Davis)



Mariana 9776

28 x 76 (80) Overall
 27'4" x 76 Box 2,077 Lvg. Sq. Ft.
 4 Bedroom 3 Bath
 Rev. 1-21-20

City of Texarkana, Texas

Summary Sheet

Version:

Update Date: 4/30/2020 10:57 AM

Lead Department: Planning and Community Development **Action Officer:** Debbie Burk,
Z-20-4: An approximate 2.9-acre tract of land in the M.E.P. Ry. Co. HRS, A-421, located at 3920 Summerhill Road. General Retail to Planned Development-Commercial. Alan Schimming, applicant.

Subject: Commercial. Alan Schimming, applicant.

Meeting Date: 5/4/2020

Attachments

- a. Z-20-4 Zoning Map (PDF)
- b. Z-20-4 Aerial map (PDF)
- c. Z-20-4 Notice of Public Hearing and application (PDF)
- d. Z-20-4 Future Land Use Map (PDF)

Staff Coordination

Planning and Community Development	David Orr	Department Head Review
Pending		
Planning & Zoning Commission	Debbie Burk	Meeting Pending
05/04/2020 6:00 PM		

Staff Commentary**Updates/History of Briefing:**

NOT APPLICABLE

Executive Summary and Background Information:

Z-20-4: This is a request by Alan Schimming, dba Condeb, L.P., owner, to rezone an approximate 2.9-acre tract of land in the J.M. Goffe HRS, A-244, located at 3920 Summerhill Road from General Retail to Planned Development-Commercial (PD-C). The old Ellis Pottery building is currently located on this site. The proposed use is retail and commercial rental property.

The adjacent zoning is General Retail to the north and west, Single Family-2 to the east and PD-General Retail to the south. The adjacent land use is a shopping center to the north, residences to the east, and office and business uses to the west and south.

City of Texarkana, Texas

The Future Land Use Map designates this property as "Neighborhood Retail". However, there are other Commercial zoned properties in this area along Summerhill Road. The applicant is requesting rezoning to PD-Commercial to expand potential future uses of the property.

Since other commercial zoned properties are currently located in this area, staff recommends for approval to PD-Commercial. If the request is approved, staff would recommend adding the following prohibited uses:

1. Auto mechanic work (minor or major repair), oil or tire sales store.
2. Construction yard or heavy machinery storage or sales.
3. Auctions.
4. Wrecking, scrap or auto salvage yard.
5. Tire retreading or capping business.
6. Permanent outside storage with the exception of automobile sales.

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 with stipulations.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

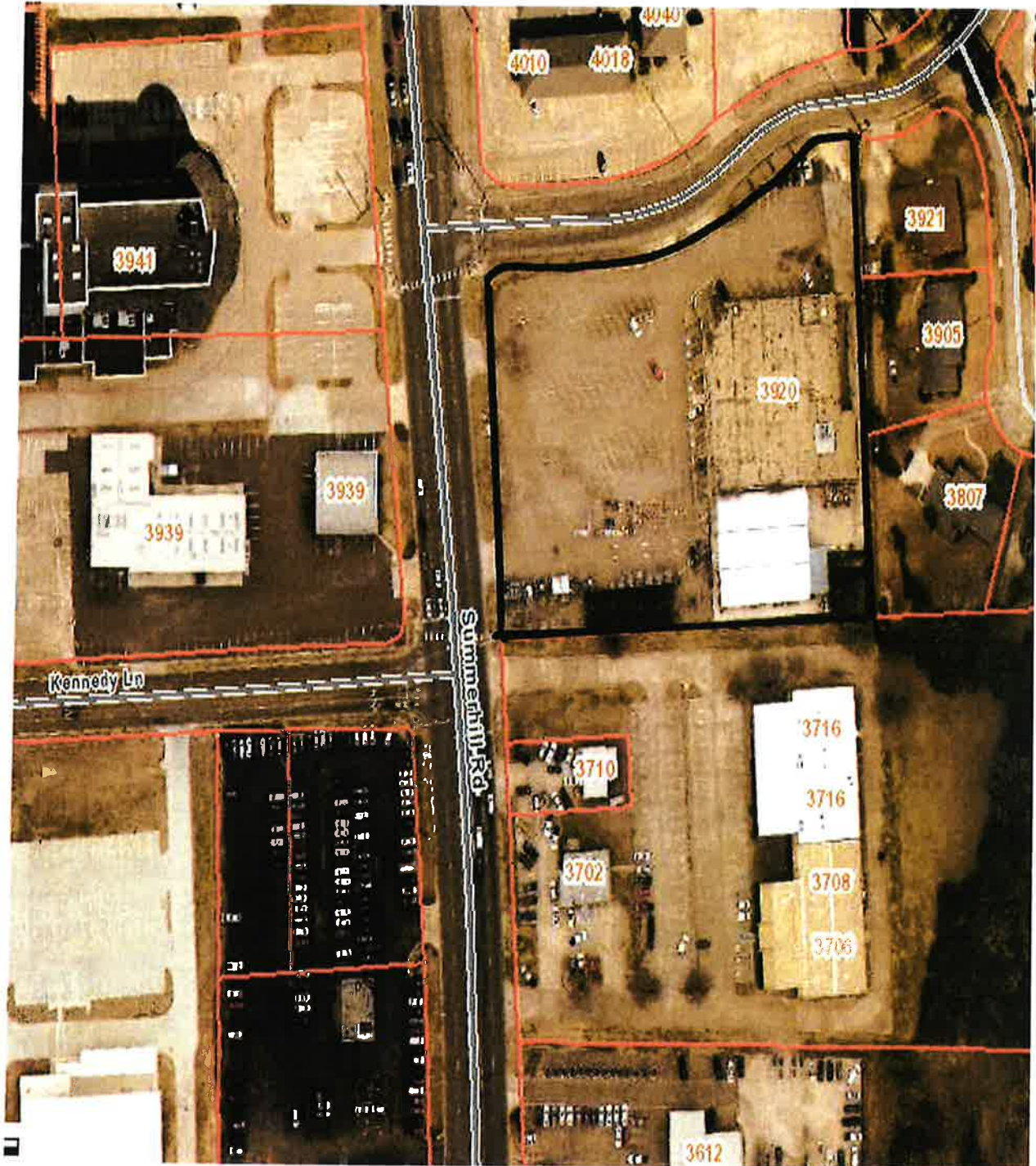
NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

May 4, 2020



3920 Summerhill



Attachment: Z-20-4 Aerial map (2254 : Z-20-4: General Retail to PD-C at 3920 Summerhill)



NOTICE OF PUBLIC HEARINGS

Public hearings will be held by the Planning and Zoning Commission and the City Council of the City of Texarkana, Texas at the below stated date and time. The Public Hearings will be held in the Council Chambers, Municipal Building, 220 Texas Blvd, (3rd & Texas) Texarkana, Texas to consider a proposed change in zoning classification as indicated below. According to the Tax Records, you are the owner of property within the area of the proposed change or within 200 feet of that property. THIS IS NOT A SUMMONS TO APPEAR AT THE HEARINGS. If you care to attend, you will be given an opportunity to be heard. If additional information is desired, please contact the Planning Department at (903) 798-3945.

PLANNING & ZONING COMMISSION: Hearing Date: Monday, May 4, 2020 Hearing Time: 6:00 pm

CITY COUNCIL Hearing Date: Monday, June 8, 2020 Hearing Time: 6:00 pm

- ♦ If they desire, persons concerned with the proposed change can present a petition 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 written protest must be received and filed before or at the Planning and Zoning Commission Meeting. Please contact the Planning Department to obtain format for petition.



APPLICANT'S NAME: Alan Schimming, Managing Partner for CONDEB, L.P.

APPLICANT'S ADDRESS: 6004 Summerfield Drive, Suite B, Texarkana, Texas

LOCATION OF REZONING: 3920 Summerhill Road, Texarkana, Texas

PROPOSED CHANGE: Commercial rental property (to expand potential uses of the property)

FROM: General Retail TO: Planned Development-Commercial

LEGAL DESCRIPTION: An approximate 2.9 acre tract of land being part of M.E.P. & P. Ry Co. HRS, A-421

CASE NO. Z-20-4

DATE MAILED: April 22, 2020

Packet Pg. 15



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. 00177285

Case Z-20-4

Date 3-20-21

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: 50 Addition: MEP+PRWY CO A-421
(Or see attached legal description)

Location: 3920 Summerhill Rd, Texarkana, TX 75503

Present Zoning: General Retail 1 (GR)

Proposed Zoning: Commercial

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

Commercial rental property - want to expand potential uses of the property & want to allow auto sales and display. Willing to except any uses deemed objectionable.

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

Retail uses moving north & north west; there are

Commercial zoning uses diagonally south from subject, Main Auto Sales & across Summerhill and directly south zoned Commercial and Commercial PD

Attorney or Agent Signature

6004 Summerhill Dr, Ste B

Address

Texarkana, TX 75503

City, State, Zip

903-794-3606; 277-6594

Home Phone & Cell Phone

alan@schimmingcompany.com

Email Address

Property Owner Signature

for CONDEB, L.P.

Address

City, State, Zip

Home Phone & Cell Phone

Email Address

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

Attachment: Z-20-4 Notice of Public Hearing and application (2254 : Z-20-4: General Retail to PD-C at 3920 Summerhill)



City of Texarkana, Texas

Summary Sheet

Version:

Update Date: 4/30/2020 11:10 AM

Lead Department: Planning and Community Development **Action Officer:** Debbie Burk,
S-716: Specific Use Permit to allow the location of a double wide HUD code
manufactured home on Lots 3 & 4, Block 19, Grandview Addition, located at
Subject: 3919 Alexander Avenue. Mildred Wyatt, applicant. Sharon Williams, agent.

Meeting Date: 5/4/2020

Attachments

- a. S-716 Zoning map (PDF)
- b. S-716 Aerial map (PDF)
- c. S-716 Notice of Public Hearing and application (PDF)
- d. S-716 Photo and floor plan of manf. home (PDF)

Staff Coordination

Planning and Community Development	David Orr	Department Head Review
Pending		
Planning & Zoning Commission	Debbie Burk	Meeting Pending
05/04/2020 6:00 PM		

Staff Commentary

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

S-716: This is a request by Mildred Wyatt, owner, and Sharon Williams, agent, for a Specific Use Permit to allow the location of a double wide HUD code manufactured home as a residence on Lots 3 and 4, Block 19, Grandview Addition, located at 3919 Alexander Avenue. This property is currently vacant land.

The adjacent zoning is Single Family-3 to the north, south, east and west. The adjacent land use is residences to the north and west and vacant property to east and south.

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

City of Texarkana, Texas

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 a 2019 or newer 4 or 5 bedroom, 2 or 3 bath double wide HUD code manufactured home be allowed on this property. See attached floor plan and photograph of home exterior.
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 approval with stipulations.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

May 4, 2020



Attachment: S-716 Zoning map (2255 : S-716: SUP at 3919 Alexander)

3919 Alexander



Attachment: S-716 Aerial map (2255 : S-716: SUP at 3919 Alexander)



NOTICE OF PUBLIC HEARINGS

Public hearings will be held by the Planning and Zoning Commission and the City Council of the City of Texarkana, Texas at the below stated date and time. The Public Hearings will be held in the Council Chambers, Municipal Building, 220 Texas Blvd, (3rd & Texas) Texarkana, Texas to consider a proposed change in zoning classification as indicated below. According to the Tax Records, you are the owner of property within the area of the proposed change or within 200 feet of that property. **THIS IS NOT A SUMMONS TO APPEAR AT THE HEARINGS.** If you care to attend, you will be given an opportunity to be heard. If additional information is desired, please contact the Planning Department at (903) 798-3945.

PLANNING & ZONING COMMISSION: Hearing Date: Monday, May 4, 2020 Hearing Time: 6:00 pm

CITY COUNCIL Hearing Date: Monday, June 8, 2020 Hearing Time: 6:00 pm

- ♦ If they desire, persons concerned with the proposed change can present a petition 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 written protest must be received and filed before or at the Planning and Zoning Commission Meeting. Please contact the Planning Department to obtain format for petition.



APPLICANT'S NAME: Mildred Wyatt and Sharon Williams

APPLICANT'S ADDRESS: 3923 Alexander Avenue, Texarkana, TX

LOCATION OF REZONING: 3919 Alexander Avenue, Texarkana, Texas

PROPOSED CHANGE: ~~Specific Use Permit to allow a double wide HUD code manufactured home~~

LEGAL DESCRIPTION: Lots 3 and 4, Block 19, Grandview Addition

CASE NO. S-716

DATE MAILED: April 22, 2020

Attachment: S-716 Notice of Public Hearing and application (2255 : S-716: SUP at 3919 Alexander)

**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. 0017622Case S-716Date 3-18-28

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: 34 Block: 19 Addition: Grand view
(Or see attached legal description)

Location: 3919 AlexanderPresent Zoning: SF-3Requested: Specific Use Permit

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

To place a HUD Code Manufactured Home
on the lot

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

This was a vacant lot for years. Now we
wish to move a mobile home and live
on the property.

Sharon M Williams

Attorney or Agent Signature

3923 Alexander ave

Address

Texarkana TX. 75501

City, State, Zip

501-266-0766

Home Phone & Cell Phone

S.Williams43@gmail.com

Email address

Melred E. Hyatt

Property Owner Signature

3923 Alexander Ave

Address

Texarkana, Tx. 75501

City, State, Zip

903-792-1701 - 501-266-0280

Home Phone & Cell Phone

NONE

Email address

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

Attachment: S-716 Notice of Public Hearing and application (2255 : S-716: SUP at 3919 Alexander)



TRIUMPH

2001 sq ft // 5 beds // 3 baths

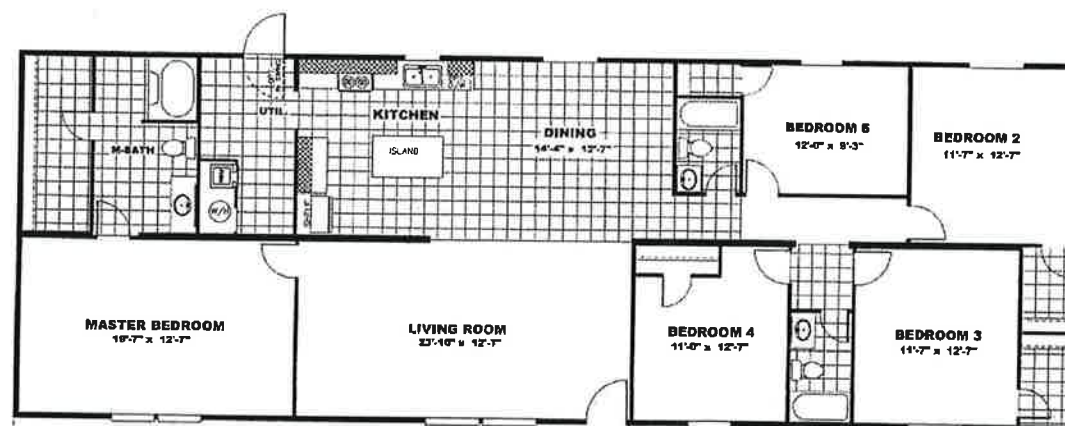
LET'S TALK



TRIUMPH

TRU28765A

2,001 sq ft // 5 beds // 3 baths



HOBBS
Manufactured Homes

1800 Piney Rd.
Texarkana, TX 75501
Ph: 903-735-9921
Fax: 903-735-9963

City of Texarkana, Texas

Summary Sheet

Version:

Update Date: 4/30/2020 11:44 AM

Lead Department: Planning and Community Development **Action Officer:** Debbie Burk,
S-717: Specific Use Permit to allow the location of a double wide HUD code
manufactured home on Lots 7-10, Block 10, Grandview Addition, located at
Subject: 3324 Alexander Avenue. John and Valerie Fuller, applicants.

Meeting Date: 5/4/2020

Attachments

- a. S-717 Zoning map (PDF)
- b. S-717 Aerial map (PDF)
- c. S-717 Notice of Public Hearing and application (PDF)
- d. S-717 Floor plan of manf. home (PDF)

Staff Coordination

Planning and Community Development	David Orr	Department Head Review
Pending		
Planning & Zoning Commission	Debbie Burk	Meeting Pending
05/04/2020 6:00 PM		

Staff Commentary

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

S-717: This is a request by John and Valerie Fuller, owners, for a Specific Use Permit to allow the location of a double wide HUD code manufactured home as a residence on Lots 7-10, Block 10, Grandview Addition, located at 3919 Alexander Avenue. This property is currently vacant land.

The adjacent zoning is Single Family-3 to the north, south, east and west. The adjacent land use is residences to the north, west and east and vacant property 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

City of Texarkana, Texas

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 a 2019 or newer 4-bedroom 2.5 bath double wide HUD code manufactured home be allowed on this property. See attached floor plan.
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 with stipulations.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

May 4, 2020



Attachment: S-717 Zoning map (2256 : S-717: SUP at 3324 Alexander Ave.)

3324 Alexander



Attachment: S-717 Aerial map (2256 : S-717: SUP at 3324 Alexander Ave.)



NOTICE OF PUBLIC HEARINGS

Public hearings will be held by the Planning and Zoning Commission and the City Council of the City of Texarkana, Texas at the below stated date and time. The Public Hearings will be held in the Council Chambers, Municipal Building, 220 Texas Blvd, (3rd & Texas) Texarkana, Texas to consider a proposed change in zoning classification as indicated below. According to the Tax Records, you are the owner of property within the area of the proposed change or within 200 feet of that property. THIS IS NOT A SUMMONS TO APPEAR AT THE HEARINGS. If you care to attend, you will be given an opportunity to be heard. If additional information is desired, please contact the Planning Department at (903) 798-3945.

PLANNING & ZONING COMMISSION: Hearing Date: Monday, May 4, 2020 Hearing Time: 6:00 pm

CITY COUNCIL Hearing Date: Monday, June 8, 2020 Hearing Time: 6:00 pm

- ♦ If they desire, persons concerned with the proposed change can present a petition 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 written protest must be received and filed before or at the Planning and Zoning Commission Meeting. Please contact the Planning Department to obtain format for petition.



APPLICANT'S NAME: John and Valerie Fuller

APPLICANT'S ADDRESS: 3321 Findley Street, Texarkana, TX

LOCATION OF REZONING: 3324 Alexander Avenue, Texarkana, Texas

PROPOSED CHANGE: Specific Use Permit to allow a double wide HUD code manufactured home

LEGAL DESCRIPTION: Lots 7-10, Block 10, Grandview Addition

CASE NO. S-717

DATE MAILED: April 22, 2020

Attachment: S-717 Notice of Public Hearing and application (2256 : S-717: SUP at 3324 Alexander 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. 667767Case S-717Date 4-13-20

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: 7, 8, 9, 10 Block: 10 Addition: Grandview
(Or see attached legal description)

Location: 3324 Alexander St. Texarkana, Texas 75501Present Zoning: SF-3Requested: Specific Use Permit

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

For New Manufactured 32 X 76 DW
Home

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

Attorney or Agent Signature

Address

City, State, Zip

Home Phone & Cell Phone

Email address

Property Owner Signature

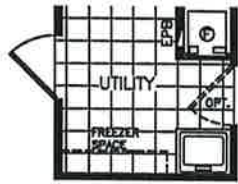
Address

City, State, Zip

Home Phone & Cell Phone

Email address

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



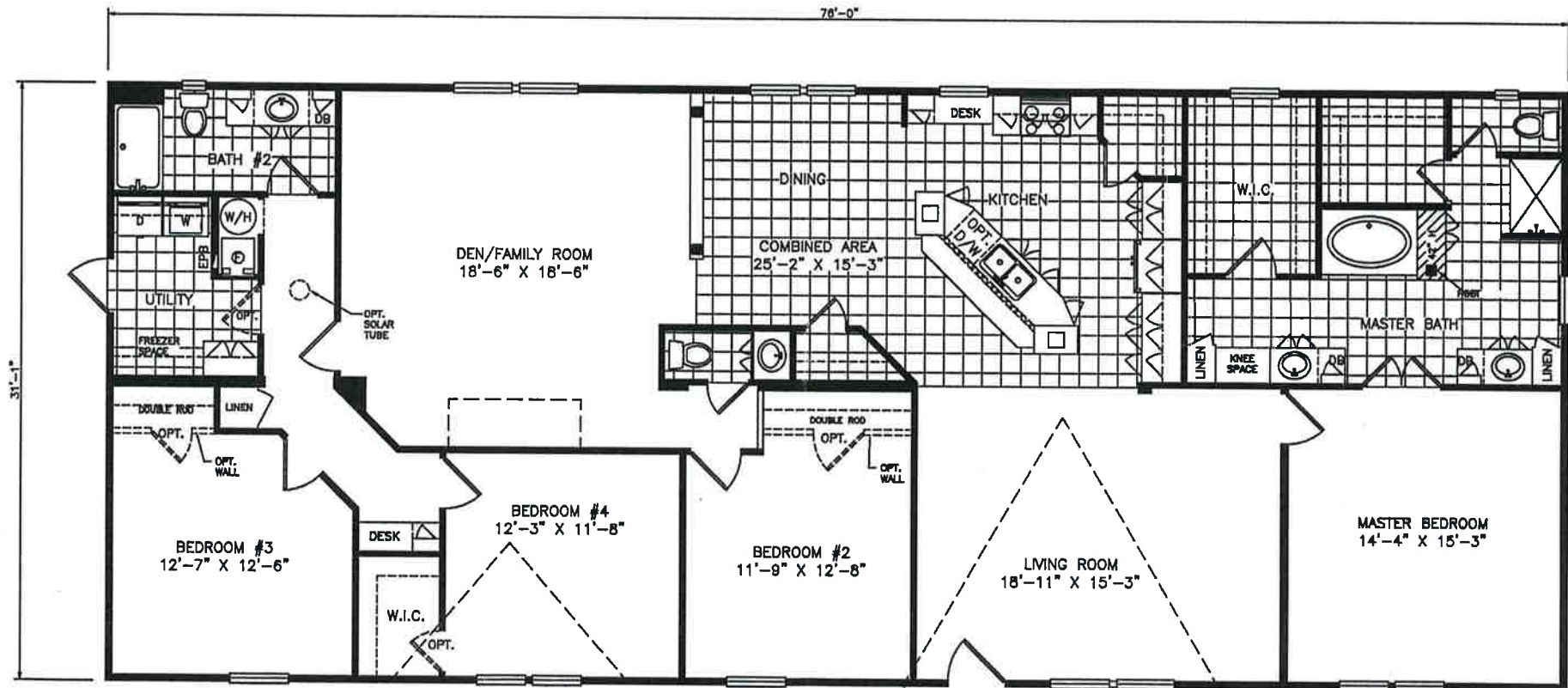
OPT. UTILITY SINK



"Your Manufactured Housing Specialist"



BBB Rating:



MODEL C-3280-42.5B

BOX SIZE=31'-1" x 76'-0"

4 BEDROOMS / 2.5 BATH (2369 SQ. FT.)

4801 MARK IV PARKWAY
FORT WORTH, TX 76106
(817) 624-7565
103 N. NEAL STREET
COMMERCE, TX 75426

DATE: 08/22/2016

SCALE: NTS

MODEL: 3280-42.5B

DRAWN BY: JMS

TITLE: LITERATURE

REF # DESCRIPTION

DATE

REVISED BY:

DWG #:

City of Texarkana, Texas

Summary Sheet

Version:

Update Date: 4/30/2020 11:45 AM

Lead Department: Planning and Community Development **Action Officer:** Debbie Burk,
S-718: Specific Use Permit to allow a telecommunications tower on Lots 7 & 8,
Block 125, Trigg's Addition, located at 1204 Wood Street. Fred Norton,
Subject: applicant. Gregg Staggs, agent.

Meeting Date: 5/4/2020

Attachments

- a. S-718 - Zoning map (PDF)
- b. S-718 Aerial map (PDF)
- c. S-718 - Fall zone map (PDF)
- d. S-718 Public Hearing notice and application (PDF)
- e. Z-718 Site plan for cell tower (PDF)
- f. S-718 Letter from AT & T (PDF)
- g. S-718 Letter from FAA (PDF)

Staff Coordination

Planning and Community Development	David Orr	Department Head Review
Pending		
Planning & Zoning Commission	Debbie Burk	Meeting Pending
05/04/2020 6:00 PM		

Staff Commentary

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

S-718: This is a request by Fred Norton, owner, and Gregg Staggs, representing Integrisite and AT& T Mobility, agent, for a Specific Use Permit to allow the new build of a 180' AT&T telecommunications tower on Lots 7 & 8, Block 125, Triggs Addition, located at 1204 Wood Street. The applicant has leased a 75' x 75' tract of land for the location of the proposed tower. The property is currently vacant land.

The adjacent zoning is Office to the north, south, east and west. The adjacent land use is vacant land to the north and east, a residence to the west and a church to the south across West 12th Street.

City of Texarkana, Texas

Per information provided by the applicant, AT & T Mobility is requesting this new tower “to provide capacity, relieve exhausted sectors, improve coverage and provide adequate RF signals for the AT & T network along State Line Avenue/Highway 71. AT & T takes all precautions necessary to ensure that none of its transmission locations interfere with any other carrier and/or wireless entity. Also, the tower will conform to applicable FCC standards for radio frequency emissions and copies of any federally studies or measurements of radio frequency.”

The proposed 180’ monopole telecommunications tower will be collapsible to one-half (90’) of the tower height horizontally. There are no residential or commercial structures located within the 90’ fall zone. The applicant has stated that there are no other towers in the immediate that would work for calculation. At the present time, AT & T is the only carrier for the tower.

The applicant provided a letter from the Federal Aviation Administration stating that an aeronautical study was done for this site. The study revealed that the structure does not exceed obstruction standards and will not be a hazard to air navigation.

Due to the need for cellular service in this area and since no structures are located within the 90’ fall zone, staff recommends for approval of this request.

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.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

May 4, 2020

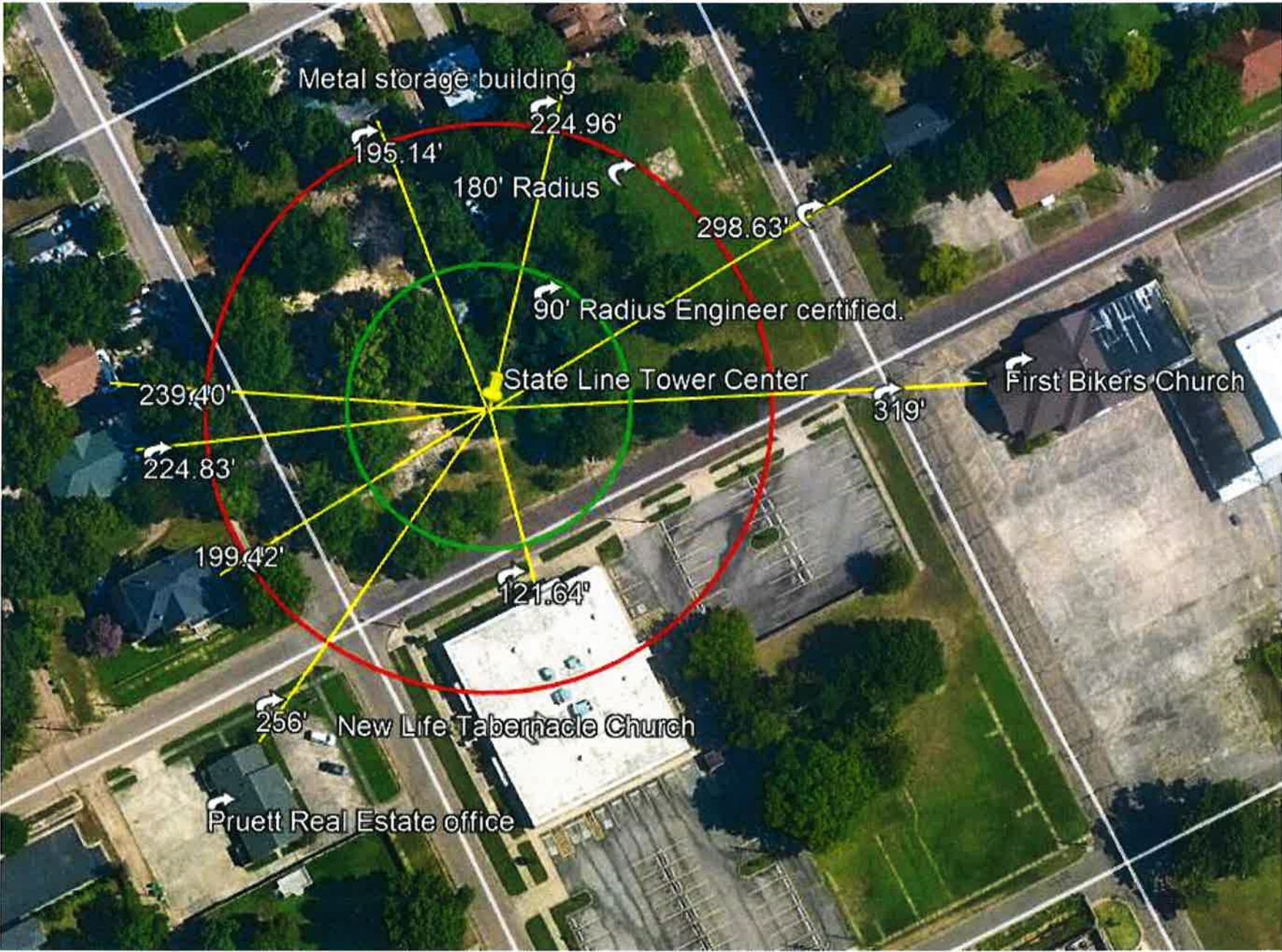


1204 Wood



Attachment: S-718 Aerial map (2257 : S-718: SUP at 1204 Wood)





Attachment: S-718 - Fall zone map (2257 : S-718: SUP at 1204 Wood)

W/Landowners Signature



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. 61230001Case S-718Date 4-17-28

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: Lot 7 and 8 Block: 125 Addition: Triggs
(Or see attached legal description) Survey and legal description attached.
1204 Wood St.
Location: NE corner of Wood St and W 12th St.
Present Zoning: OFFICE O-1
Requested: Specific Use Permit

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

New construction of 180' WCF, with 75'x75' fenced compound, AT&T Wireless telecommunications equipment.

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

The Cellular tower is a varied use not listed in the zoning ordinance currently, not specifically permitted.

Gregg Staggs (Gregg Staggs)
Attorney or Agent Signature

214 Expo Circle, Suite 4
Address

WEST Monroe, LA 71292
City, State, Zip

318.267.2550
Home Phone & Cell Phone

gstaggs@integrisite.net
Email address

CIRCLE ROCKING N PARTNERS LTD.
By: CIRCLE ROCKING N MANAGEMENT, LLC, GEN. PARTNER
By: Phred Norton, PRESIDENT

Property Owner Signature

315 Main St
Address

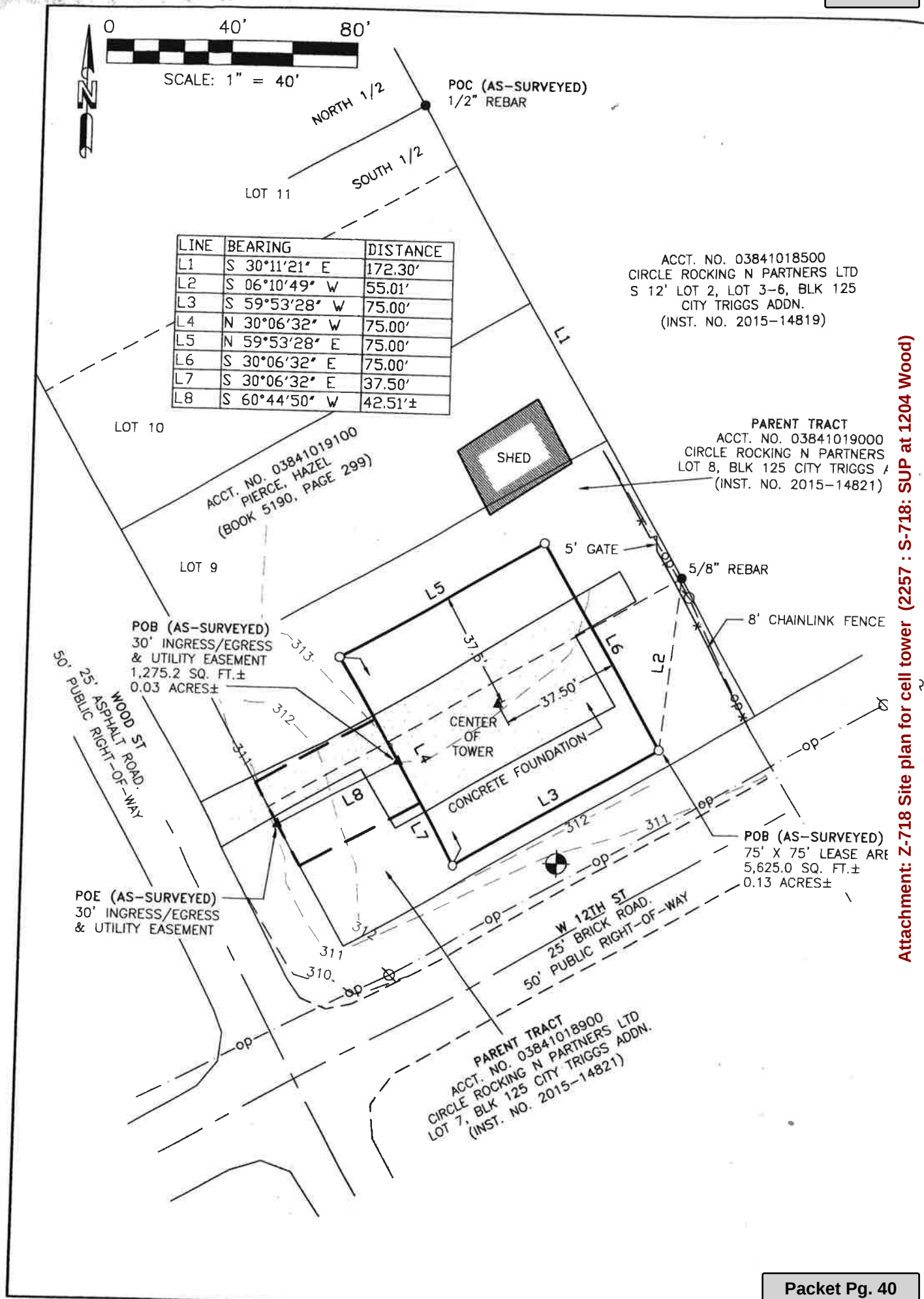
Texarkana, TX 75501-5604
City, State, Zip

903.823.1321
Home Phone & Cell Phone

phred@nortonandwood.com
Email address

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

Attachment: S-718 Public Hearing notice and application (2257 : S-718: SUP at 1204 Wood)



Attachment: Z-718 Site plan for cell tower (2257 : S-718: SUP at 1204 Wood)



March 16, 2020

RE: Proposed Tower: State Line / ARL01843 / 14742272 / 3103A0K9LZ

To Whom It May Concern:

AT&T Mobility ("AT&T") respectfully submits this letter in an effort to construct a new telecommunications tower just outside the metropolitan area of Texarkana, Texas. The proposed new tower is required to provide capacity, relieve exhausted sectors, improve coverage and provide adequate RF signal for the AT&T network along Hwy 71/State Line Ave area.

This new site will improve the access to AT&T's enhanced E911 services as required the FCC (FirstNet, network exclusively for public safety and First Responders) as well as local PSAP and improve safety to the citizens. AT&T takes all precautions necessary to ensure that none of its transmission locations interfere with any other carrier and/or wireless entity. Also, the tower facility will conform to applicable FCC standards for radio frequency emissions and copies of any federally studies or measurements of radio frequency.

For AT&T to meet the increasing demand for its wireless services, it is essential to place telecommunication facilities in strategic locations to adequately support the expanding capacity requirements of both its voice and data networks. Specifically, AT&T RF Engineering has determined that there is a necessity for increased in-building voice and data capacity at the areas near this proposed new site. The areas near this proposed new site will experience increased in-building data throughput rates and improved signal as a result of the new tower.

Previous optimization efforts in the area encompassing the capacity exhausted neighboring AT&T sites, were unable to provide the needed coverage of traffic due to surrounding terrain conditions and distance to the targeted area. Before requesting permission to build a new tower, AT&T looks first for co-location opportunities. There are no opportunities for co-location in the current candidate search ring area.

If you have additional questions you may contact me at ma6375@att.com.

Sincerely,

Matthew Ashley

Sr Real Estate & Construction Manager (Arkansas / Oklahoma)

Attachment: S-718 Letter from AT & T (2257 : S-718: SUP at 1204 Wood)



Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2020-ASW-4036-OE

Issued Date: 03/18/2020

Sandra Wiley
AT&T
208 S. Akard St.
Dallas, TX 75202

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Antenna Tower STATE LINE - ARL01843
Location:	Texarkana, TX
Latitude:	33-25-54.73N NAD 83
Longitude:	94-02-45.83W
Heights:	314 feet site elevation (SE)
	190 feet above ground level (AGL)
	504 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- ☐ At least 10 days prior to start of construction (7460-2, Part 1)
☒ Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 L Change 2.

This determination expires on 09/18/2021 unless:

- the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- extended, revised, or terminated by the issuing office.
- the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, effective 21 Nov 2007, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (817) 222-5933, or andrew.hollie@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2020-ASW-4036-OE.

Signature Control No: 433236151-433935790

(DNE)

Andrew Hollie
Specialist

Attachment(s)
Case Description
Frequency Data
Map(s)

cc: FCC

Attachment: S-718 Letter from FAA (2257 : S-718: SUP at 1204 Wood)

City of Texarkana, Texas

Summary Sheet

Version:
Update Date: 4/30/2020 11:36 AM

Lead Department: Planning and Community Development **Action Officer:** Debbie Burk

Subject: Consider approval of March 2, 2020 Minutes

Meeting Date: 5/4/2020

Attachments

a. 03.02.2020 P&Z Minutes (PDF)

Staff Coordination

Planning and Community Development	David Orr	Reviewer	Pending
Planning & Zoning Commission	Debbie Burk	Meeting	Pending
05/04/2020 6:00 PM			

Staff Commentary**Updates/History of Briefing:**

(Insert Date Here):

(Insert Text Here) or Select, Delete this and all text with parentheses and say "NOT APPLICABLE"

Executive Summary and Background Information:**Potential Options:**

- List or "None"
-

Fiscal Implications:

(Insert Text Here)

Staff Recommendation:

(Insert Text Here)

Advisory Board/Committee Review:

(Advisory Board/Committee Name OR say "NONE")

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

(Insert Date Here):

(Insert Text Here or say "NOT APPLICABLE")

Advisory Board/Committee Meeting Date and Minutes:

(Insert Minutes Here) or Select, Delete this and all text in this area and say "NOT APPLICABLE"

**MINUTES
REGULAR MEETING
PLANNING AND ZONING COMMISSION
COUNCIL CHAMBERS
2ND FLOOR, TEXAS MUNICIPAL BUILDING
220 TEXAS BOULEVARD, TEXARKANA, TEXAS
MONDAY, MARCH 2, 2020
6:00 P.M.**

The Planning and Zoning Commission of the City of Texarkana, Texas met in their regular session, Monday, March 2, 2020 at 6:00 p.m. in the Council Chambers, 2nd floor, Municipal Building, 220 Texas Boulevard, Texarkana, Texas with the following members present:

ATTENDING:

Mr. Gene Joyce III, Chairman
Mr. Casey Boyette
Mr. Tom Coleman
Mr. James Larkins
Mr. George Merrill
Dr. Wanda Northam
Mr. Bob Bailey

ABSENT:

Ms. Dianna Patterson Kinsey

ALSO ATTENDING:

Mr. David Orr, Director of Planning and Community Development
Mr. Dusty Henslee, Director of Public Works
Ms. Debbie Burk, Zoning Administrator
Ms. Laura Puckett, Administrative Coordinator

Mr. Joyce called the meeting to order at 6:00 p.m. Official notices of the meeting had previously been mailed to all property owners within 200 feet of the property on which the requests had been filed.

Consider approval of Replat of Lot 1, Wyrick Commercial Subdivision. Lilly Jaxx Investments LLC, owner. MTG Engineers and Surveyors, agent.

Mr. Dusty Henslee stated that MTG had just contacted him and asked that this replat be tabled.

Mr. Coleman made a motion to table the request. Mr. Larkins seconded the motion. Members voted unanimously for approval.

RECOMMENDED FOR APPROVAL

Z-20-2: Lot 1 and part of Lot 2, Block 6, Western Hills Second Addition, located at 23 Meadow Lane. Single Family-2 to Office. Elaine Primeaux, applicant.

Ms. Elaine Primeaux explained that this request is to rezone this lot at 23 Meadow Lane to the Office zoning district. She stated that the driveway into this property off Meadow Lane is located very close to Summerhill Road and creates a safety issue. She added that she is proposing to ask for a curb cut off Summerhill Road for access to the proposed office building. She added that required fencing around the property would help protect the adjacent residential properties from a business use.

Mr. Joyce asked if the residential property owners in the area had been notified about the rezoning request.

Ms. Burk stated that property owners within 200' of this tract had been notified and added that she had received numerous phone call inquiries. She added that she had explained that staff had recommended that a Planned Development designation be placed on the property with stipulations that would help protect the adjacent residential properties.

Mr. Joyce asked Ms. Primeaux if she agreed to the Planned Development designation.

Mr. Primeaux indicated that she was willing to amend her application to include the Planned Development designation.

Mr. Coleman made a motion to approve the request with the Planned Development designation and staff stipulations, those being:

1. That the driveway for the proposed office be located off Summerhill Road. The applicant should be aware that a curb cut off Summerhill would require TXDOT approval.
2. That the existing driveway off Meadow Lane then be removed to not allow business traffic down Meadow Lane.
3. That the parking lot for employees and clients (whether with the existing structure or new structure) be located on the west and south sides of the structure (along Summerhill Road) to further protect the residential properties along Meadow Lane.
4. That any signage be allowed only along Summerhill Road and that the signage be restricted to a 6' x 8' monument style sign.
5. That a 7' screening device be constructed along the east property line where the business zoned property abuts to residentially zoned properties.
6. That the following uses be prohibited: duplexes, triplexes, townhouses, apartments, fraternity or sorority houses, hotel or motel, emergency health care or clinic, financial institution, title or cash store, day care facility.
7. That the applicant be aware that if this rezoning is approved, there may be additional applicable city code/ordinance requirements including but not limited to building, elevations, fire, drainage, water and sewer prior to the issuance of building permits.

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

RECOMMENDED FOR APPROVAL TO PD-OFFICE WITH STIPULATIONS

STAFF UPDATES

Mr. Orr presented the annual report on the City's Comprehensive Plan Implementation updates.

Mr. Orr also asked that that had not completed the second billboard questionnaire to turn in the completed form by Friday, March 6th.

Consider approval of February 3, 2020 Minutes

Mr. Boyette made motion to approve the minutes. Dr. Northam seconded the motion.

Members voted unanimously for approval of the motion.

RECOMMENDED FOR APPROVAL

There being no further business, the meeting was adjourned.

Gene Joyce III, Chairman

Debbie Burk, Secretary