



CITY OF TEXARKANA
PLANNING & ZONING COMMISSION
AGENDA • MAY 6, 2019

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

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

I. CALL TO ORDER

II. AGENDA ITEMS

1. Amendment to Section 140-109 - (PUR) Planned Unit Residential units of the City of Texarkana, Texas Land Development Code. City of Texarkana, Texas, applicant.
 2. Z-19-8: Lots 5-12, Block 7, Greater Texarkana Addition, located at 704 Ward Avenue. Single Family-2 to Single Family-3. Valencia Arterberry, owner. Wayne and Alicia Malone, agents.
 3. S-706: Specific Use Permit to allow a double wide HUD code manufactured home on Lots 5-12, Block 7, Greater Texarkana Addition, located at 704 Ward Avenue. Valencia Arterberry, owner. Wayne and Alicia Malone, agents.
 4. Z-19-9: Lot 1, Block 53, City/Triggs Addition, located at the southwest corner of West 6th Street and Main Street. Commercial to PUR 2. Lee Medley, dba Mt. Kirby Investments, LLC, owner.
-

5. S-707: Specific Use Permit to allow permanent cosmetics/microblading on Lot 3, Gibson Heights Addition, located at 4040 Gibson Lane. Lisa Harris and Natalie Singleton, dba Style Studio and OMG Lulu, owners.
6. Z-19-10: Lot 2 and part of Lot 3, replat of Lot 2, Cross Pointe Subdivision, located at the northeast corner of Interstate Highway-30 and North Kings Highway; rezoning from General Retail to PD-Commercial and site plan approval for a convenience store with gas and diesel fuel sales. John Pimentel, representing QuickTrip Corporation, applicant.

III. STAFF UPDATES

IV. CONSIDER APPROVAL OF MINUTES

V. ADJOURNMENT

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

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

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

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

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

City of Texarkana, Texas

Briefing Sheet

Version:
Update Date: 5/3/2019 4:41 PM

Lead Department: Planning and Community Development **Action Officer:** Debbie Burk,
Amendment to Section 140-109 - (PUR) Planned Unit Residential units of the
Subject: City of Texarkana, Texas Land Development Code. City of Texarkana, Texas,
applicant.

Updates/History of Briefing:

"NOT APPLICABLE"

Executive Summary and Background Information:

Staff is recommending to add a new zoning district: Planned Unit Residential 2 (PUR) 2. Please see attachment for proposed changes and/or additions.

This change aligns with the Comprehensive Plan implementation goal outlined as 4.1.17 "to maximize value, in neighborhoods, smaller residential lots or more dense development patterns should be located in the closest proximity to any parks and open spaces provided—this will maximize the value of those areas, and the parks & open spaces off-set smaller lot sizes."

Potential Options:

None

Fiscal Implications:

None

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 6, 2019

Attachments

- a. Amend. to Sect. 140-109 PUR (PDF)

• **Sec. 140-109. - PUR Planned Unit Residential Districts.**

[Share Link to section](#) [Print section](#) [Download \(Docx\) of sections](#) [Email section](#) [Compare versions](#)

The purpose of the PUR Planned Unit Residential District is to provide for the development of unique and innovative forms of single-family housing utilizing individually platted lots. This zoning district shall include both garden home and zero lot line/patio home developments. Lots within subdivisions intended for garden homes or as zero lot line/patio home developments must be noted on the final plat as recorded. These lots shall be solely for the housing types that are specifically noted on the final plats. If a developer chooses to use a combination of these two housing types in a single subdivision, each lot must be designated as to the type home that will be built, and shown on the final plat as recorded. Alleys are not required in a PUR subdivision.

Garden home developments.

a. Minimum lot requirements.

1. Lot area—3,750 square feet.
2. Lot width—50 feet.
3. Lot depth—75 feet.

b. Minimum yard requirements.

1. Front yard—15 feet.
2. Rear yard—Ten feet. When rear entry garages or carports are utilized, the opening shall be a minimum of 15 feet from the rear property line.
3. Side yard—Five feet, unless on a corner lot adjacent to a street. On a corner lot adjacent to a street, the width of the side yard shall be 12 feet.

c. Maximum building height. Overall height is 35 feet. No home shall exceed two stories. No accessory building shall exceed one story in height.

d. Spatial control.

1. Maximum lot coverage is 60 percent, including accessory buildings and other structures, subject to minimum yard requirements and other spatial controls.
2. Minimum distance between exterior walls is ten feet.

e. Parking requirements. Each dwelling shall have off street parking sufficient for a minimum of two automobiles or other vehicles, not to exceed one ton capacity. No commercial or panel trucks shall be allowed to be parked in a PUR for non business related reasons. Construction of garages and/or carports shall be at the option of the developer. Garages and carports may be either front or rear entry.

f. Private streets. Should a developer desire to have private streets within a PUR, compliance with [section 140-108](#) shall be required.

g. *Other requirements.* All construction and development within a PUR shall comply with all other appropriate rules and regulations as found in this Code, the zoning chapter and the subdivision chapter of the city.

h. *Density.* Garden home subdivisions shall not exceed a density of more than eight units per acre on tracts of land of two acres or less or a density of six units per acre on tracts of land of more than two acres.

Zero lot line/patio home developments.

a. *Minimum lot requirements.*

1. Lot area—5,000 square feet (zero side option); 6,000 square feet (center option).
2. Lot width—50 feet (zero side option); 55 feet (center option).
3. Lot depth—100 feet (zero side or center option).

b. *Minimum yard requirements.*

1. Front yard—15 feet (zero side or center option).
2. Rear yard—Ten feet (zero side or center option), 20 feet when access to the required off street parking is gained from a dedicated street or alley, either public or private (zero side or center option).
3. Side yard—Zero feet on one side and ten feet on the opposite side (zero option); 15 feet on a corner lot, the side adjacent to the street (zero option or center option); seven feet on both sides (center option).
4. A minimum separation of ten feet shall be maintained between the face of exterior walls of neighboring dwelling units. For lots utilizing the zero side option, no roof overhang, gutter, or extension from a wall will be allowed to extend into or over an adjoining property. The closest exterior roofline to an adjoining property shall be storm guttered if the general slope of the roof falls toward said adjoining property. Also, a three-foot-wide access and maintenance easement shall be dedicated on the final plat filed for record for all lots which are adjacent to lots with a zero side. The purpose of this easement is to give the adjoining property owner access for maintenance of the owners dwelling. The majority of the structure shall be located within three feet of one side lot line. Building walls which are located adjacent to the zero side of the lot shall not have any doors, windows, ducts, grills, vents or other openings. This requirement does not include exterior walls forming enclosures for courts, patios, or similar indentations to the zero wall. The "zero side" shall be dedicated on the final plat filed for record.

c. *Maximum building height.* Overall height is 35 feet. No home shall exceed two stories.

d. *Spatial control.*

1. Maximum lot coverage is 60 percent, including accessory buildings and other structures, subject to minimum yard requirements and other spatial controls.
2. Minimum distance between exterior walls is ten feet.

e. *Parking requirements.* Each dwelling shall have off street parking sufficient for a minimum of two automobiles or other vehicles, not to exceed one ton capacity. No commercial vehicles or panel trucks shall be allowed to be parked in a PUR for nonbusiness related reasons. Construction of garages and/or carports shall be at the option of the developer. Garages or carports may be either front or rear entry.

f. *Private streets.* Should a developer desire to have private streets within a PUR, compliance with [section 140-108](#) shall be required.

g. *Other requirements.* All construction and development within a PUR shall comply with all other appropriate rules and regulations as found in this Code, this chapter and the subdivision chapter of the city.

h. *Density.* Patio home/zero lot line subdivisions shall not exceed a density of more than eight units per acre on tracts of land of two acres or less or a density of six units per acre on tracts of land of more than two acres.

(3) *Clubhouses* In a PUR (Planned Unit Residential) zoning district, a clubhouse shall be an allowed use. A clubhouse shall be defined as a detached accessory building that contributes to the comfort, convenience and social enjoyment of the residents of that particular subdivision, and their guests. When a PUR proposes to include a clubhouse as part of its development, the clubhouse may occupy no more than 40 percent of the lot upon which it is to be built and it shall conform to the setbacks set out as shown:

a. Front yard: Minimum of 25 feet.

b. Side yard: Minimum of ten feet.

c. Rear yard: Minimum of ten feet.

d. Parking requirements shall be based on gross square footage of the clubhouse at one space for every 300 gross square feet or one space for every three lots in the subdivision whichever is greater, with a minimum requirement of five parking spaces. If the subdivision has a private street, any on-street parking abutting to the clubhouse lot will count toward required parking spaces. The clubhouse is not to be used for general public events.

e. When a clubhouse is proposed as part of or in conjunction with a subdivision or addition thereto, the following information must be provided to the city for review and approval prior to final acceptance of the subdivision improvements:

1. Plans and illustrations of the proposed clubhouse which conform to the restrictive covenants and sealed by a registered engineer, are to be submitted with the final plat;

2. A homeowner's or property owner's association shall be required to maintain the clubhouse. Documents establishing the property owner's association

or the homeowner's association shall be submitted to the office of the city attorney for review and approval. The documents shall specify the following:

(i) Membership is mandatory for all owners of property within the subdivision.

(ii) All association responsibilities and property interests shall be noted.

- (iii) By laws relating to the governance of the association.
- (iv) Any and all covenants for maintenance assessments, which run with the land.
- (v) Responsibility for liability insurance and taxes.
- (vi) Written release of liability for maintenance to benefit the city.
- (vii) Written indemnification of the city for any damages, injuries (including death), and/or liability resulting from the clubhouse.
- (viii) Authority of the association to secure funds from its members sufficient to meet its responsibilities. This can include collection of dues, the increasing of dues, the right to charge special assessments and the placing of liens against property for failure to comply with these requirements.
- (ix) Other city requirements as applicable or may become applicable.
- (x) Builders and/or developers shall be required to post notice in a prominent place in all model homes (if any), sales offices and sales documents that a property association has been established and that membership is mandatory for all property owners.
- (xi) Prior to the transfer of the association to the lot owners, the builder/developer must provide an adequate reserve fund to the association for maintenance purposes.
- (xii) Concurrent with the transfer of the association, the builder/developer must transfer to the association control over all utilities related to the clubhouse. The builder/developer must also disclose to the association the total cost to date related to the operation and maintenance of the clubhouse.

Planned Unit Residential Districts (PUR) 2 Small Lot Homes.

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The purpose of the PUR 2 Planned Unit Residential District is to provide for the development of unique and innovative forms of single-family housing with an emphasis on walkability near the downtown area. This zoning classification will be limited to the area defined as the Downtown Core in the Comprehensive Plan.

a. Minimum lot requirements.

- 1. Lot area—1,750 square feet.**
- 2. Lot width—35 feet.**
- 3. Lot depth—50 feet.**

b. Minimum yard requirements.

- 1. Front yard—5 feet (porch option allowed within 1 foot of the property line)**
- 2. Rear yard— 1 foot**
- 3. Side yard—Five feet, unless on a corner lot adjacent to a street. On a corner lot adjacent to a street, the width of the side yard shall be 10 feet.**

c. Maximum building height. Overall height is 35 feet. No home shall exceed two stories. No accessory building shall exceed one story in height.

d. Spatial control.

1. Maximum lot coverage is 80 percent, including other structures, subject to minimum yard requirements and other spatial controls.

2. Minimum distance between exterior walls is ten feet.

e. Parking requirements. On-street parking will meet parking requirements in the Downtown Core as defined by the Comprehensive Plan. Construction of additional off-street parking, garages and/or carports shall be at the option of the developer. Garages and carports may be either front or rear entry.

f. Private streets. Should a developer desire to have private streets within a PUR, compliance with section 140-108 shall be required.

g. Other requirements. All construction and development within a PUR shall comply with all other appropriate rules and regulations as found in this Code, the zoning chapter and the subdivision chapter of the city.

h. Accessory uses. No accessory buildings will be allowed.

i. Sidewalks. Sidewalks are required to be built in the ROW or in the 5 foot front yard setback.

(Ord. No. 081-2003, 4-15-2003; Ord. No. 010-2004, 1-12-2004; Ord. No. 213-2006, 8-14-2006)

City of Texarkana, Texas

Briefing Sheet

Version:

Update Date: 5/3/2019 2:17 PM

Lead Department: Planning and Community Development **Action Officer:** Debbie Burk,
Z-19-8: Lots 5-12, Block 7, Greater Texarkana Addition, located at 704 Ward Avenue. Single Family-2 to Single Family-3. Valencia Arterberry, owner.
Subject: Wayne and Alicia Malone, agents.

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

Z-19-8: This is a request by Wayne and Alicia Malone, under contract to purchase, to rezone Lots 5-12, Block 7, Greater Texarkana Addition, located at 704 Ward Avenue from Single Family-2 to Single Family-3. The proposed use is one 2007 double wide HUD code manufactured home. The current use is vacant land.

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

The 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.

The Comprehensive Plan has designated this as an Industrial area although the zoning is residential. 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:

None

City of Texarkana, Texas**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 6, 2019

Attachments

- a. Z-19-8 public hearing notice and application (PDF)
- b. Z-19-8 Maps (PDF)

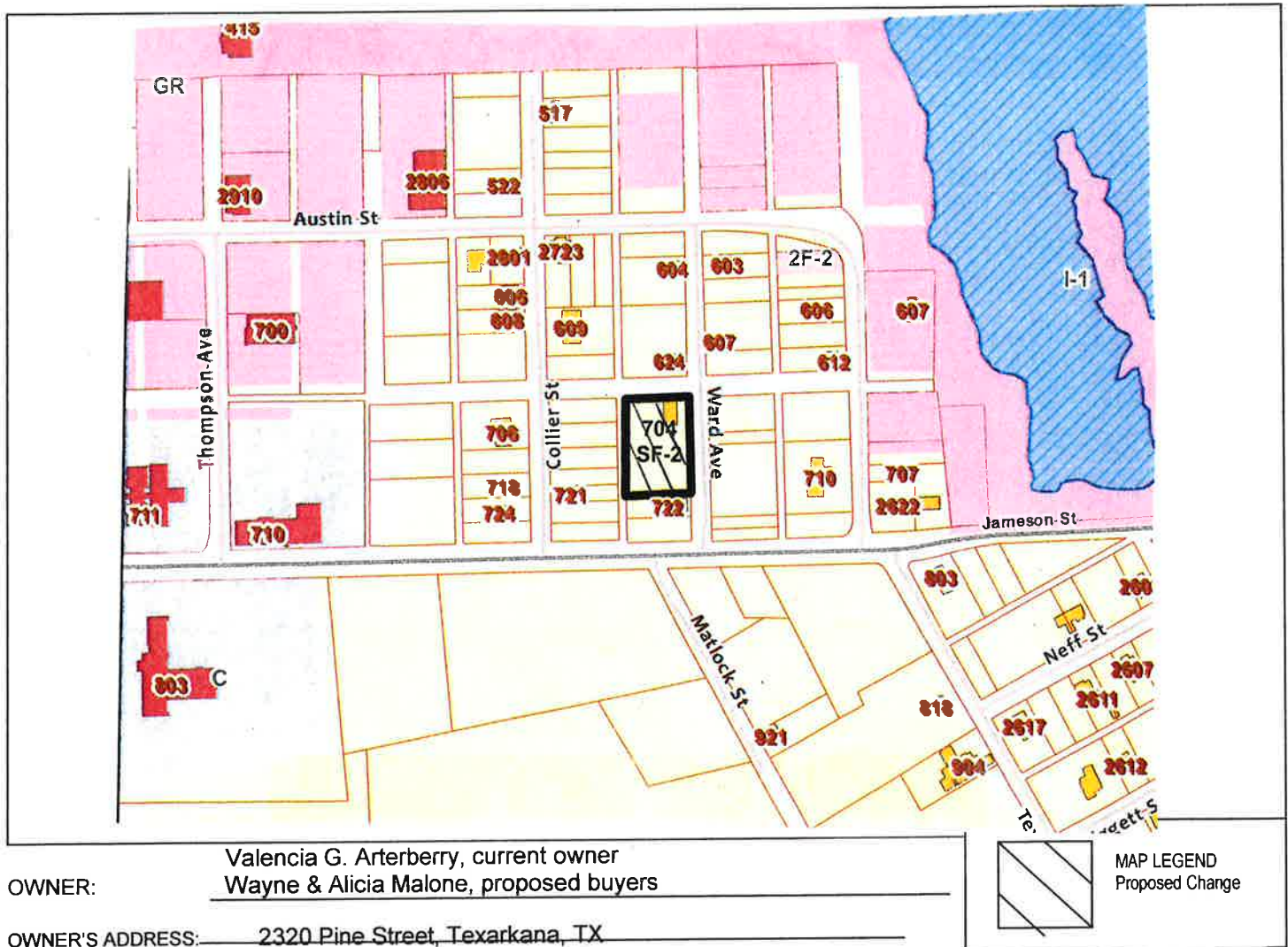
NOTICE OF PUBLIC HEARINGS

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 6, 2019 Hearing Time: 6:00 pm

CITY COUNCIL Hearing Date: Monday, June 10, 2019 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 petition 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 petition must be received and filed before or at the Planning and Zoning Commission Meeting.



OWNER: Valencia G. Arterberry, current owner
Wayne & Alicia Malone, proposed buyers

OWNER'S ADDRESS: 2320 Pine Street, Texarkana, TX

LOCATION OF REZONING: 704 Ward Avenue, Texarkana, TX

PROPOSED CHANGE: Location of double wide HUD code manufactured home

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

LEGAL DESCRIPTION: Lots 5-12, Block 7, Greater Texarkana Addition

CASE NUMBER: Z-19-8 DATE MAILED: 4/25/19

Attachment: Z-19-8 public hearing notice and application (2067 : Z-19-8: 704 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. 001 33821

Case Z-19-8

Date 4-12-19

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: 5-12 Block: 7 Addition: Greater Texarkana
(Or see attached legal description)

Location: 704 Ward Ave.

Present Zoning: SF-3

Requested: Specific Use Permit

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

2007-08 double wide HOD code manf
home (2007 Clayton - SBR. 28A)

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

Wayne/Alicia Malone
Attorney or Agent Signature

4 Carol Lane
Address

Texarkana TX 75501
City, State, Zip

(903) 691-9794
(903) 276-2688
Home Phone & Cell Phone

Email address

Valencia M. Osterberg
Property Owner Signature

2320 PINE ST.
Address

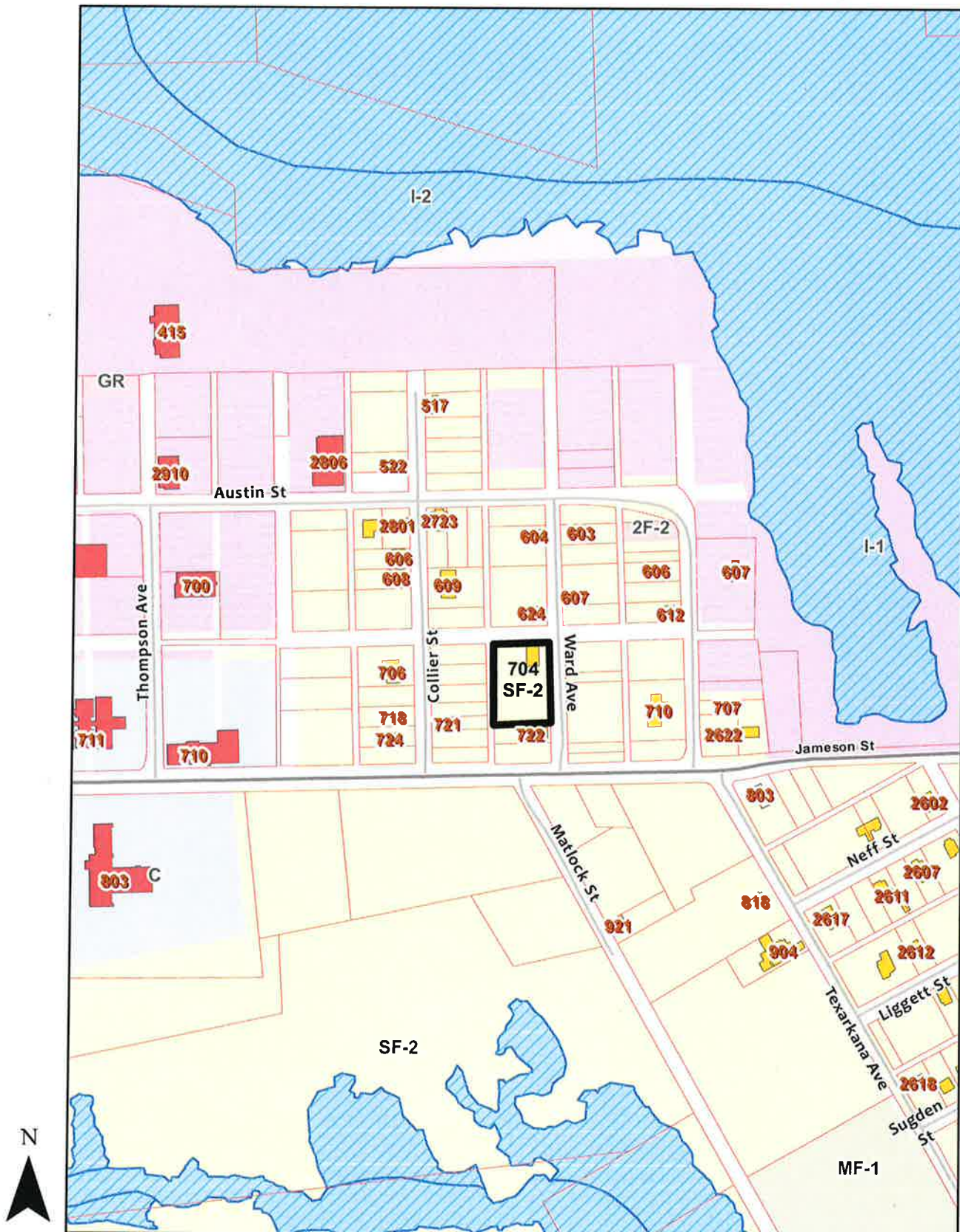
Texarkana TX 75501
City, State, Zip

903-277-7323
Home Phone & Cell Phone

Email address

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

704 Ward Ave. Department of Planning & Community Development



Attachment: Z-19-8 Maps (2067 : Z-19-8: 704 Ward Ave. SF-2 to SF-3)



704 Ward Ave. Department of Planning & Community Development



1:2,000



City of Texarkana, Texas

Summary Sheet

Version:

Update Date: 5/3/2019 3:05 PM

Lead Department: Planning and Community Development **Action Officer:** Debbie Burk,
S-706: Specific Use Permit to allow a double wide HUD code manufactured
Subject: home on Lots 5-12, Block 7, Greater Texarkana Addition, located at 704 Ward
Avenue. Valencia Arterberry, owner. Wayne and Alicia Malone, agents.

Meeting Date: 5/6/2019

Attachments

- a. S-706 public hearing notice & application (PDF)
- b. S-706 Maps (PDF)
- c. S-706 Photos of manf. home (PDF)

Staff Coordination

Planning and Community Development	David Orr	Department Head Review
Pending		
City Manager	City Manager Review	Pending
Planning & Zoning Commission	Debbie Burk	Meeting
05/06/2019 6:00 PM		Pending

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

NOT APPLICABLE

Executive Summary and Background Information:

S-706: This is a request by Wayne and Alicia Malone, under contract to purchase, for a Specific Use Permit to allow the one additional use of a double wide HUD code manufactured home as a residence on Lots 5-12, Block 7, Greater Texarkana Addition, located at 704 Ward Avenue.

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

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

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

City of Texarkana, Texas

1. That one new 2007 double wide HUD code manufactured home be allowed on this property. See attached photographs.
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:

None

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 6, 2019

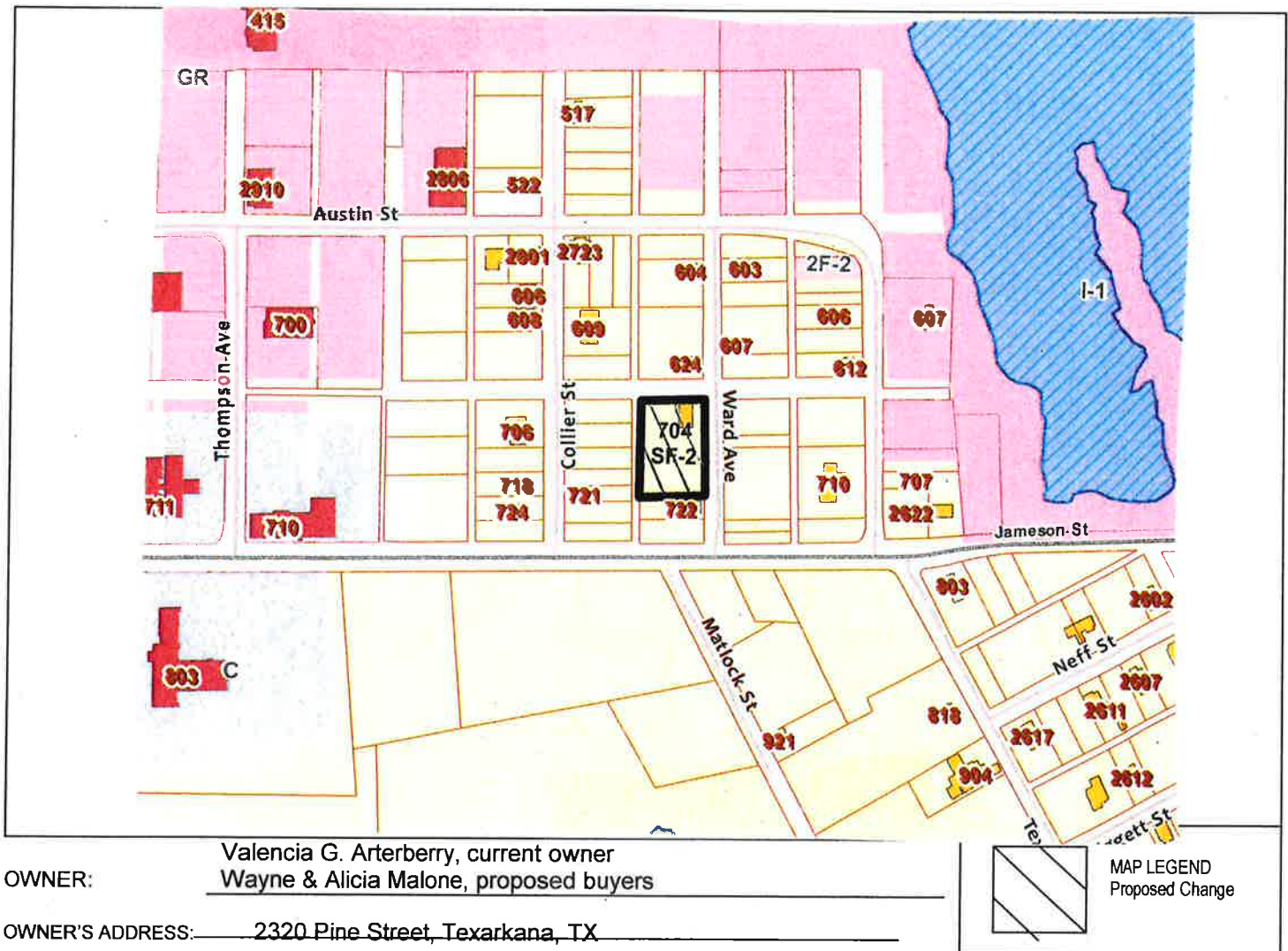
NOTICE OF PUBLIC HEARINGS

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 6, 2019 Hearing Time: 6:00 pm

CITY COUNCIL Hearing Date: Monday, June 10, 2019 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 petition 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 petition must be received and filed before or at the Planning and Zoning Commission Meeting.



OWNER: Valencia G. Arterberry, current owner
Wayne & Alicia Malone, proposed buyers

OWNER'S ADDRESS: 2320 Pine Street, Texarkana, TX

LOCATION OF REZONING: 704 Ward Avenue, Texarkana, TX

PROPOSED CHANGE: ~~Specific Use Permit to allow the location of double wide HUD code manufactured home~~

LEGAL DESCRIPTION: Lots 5-12, Block 7, Greater Texarkana Addition

CASE NUMBER: S-706 DATE MAILED: 4/25/19

Attachment: S-706 public hearing notice & application (2068 : S-706: SUP for manf. home at 704 Ward Ave.)

**ZONING APPLICATION**

CITY OF TEXARKANA TEXAS

Po Box 1967
220 Texas Blvd
Texarkana TX 75504
(903) 798-3945www.ci.texarkana.tx.us.orgReceipt No. 00135824Case 5-706Date 4-12-19To: 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: 5-10 Block: 7 Addition: Greater Texarkana
(Or see attached legal description)Location: 704 Ward Ave.Present Zoning: SF-2Proposed Zoning: SF-3

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

2007-08 double wide HUD code
manufactured home (2007 Clayton)

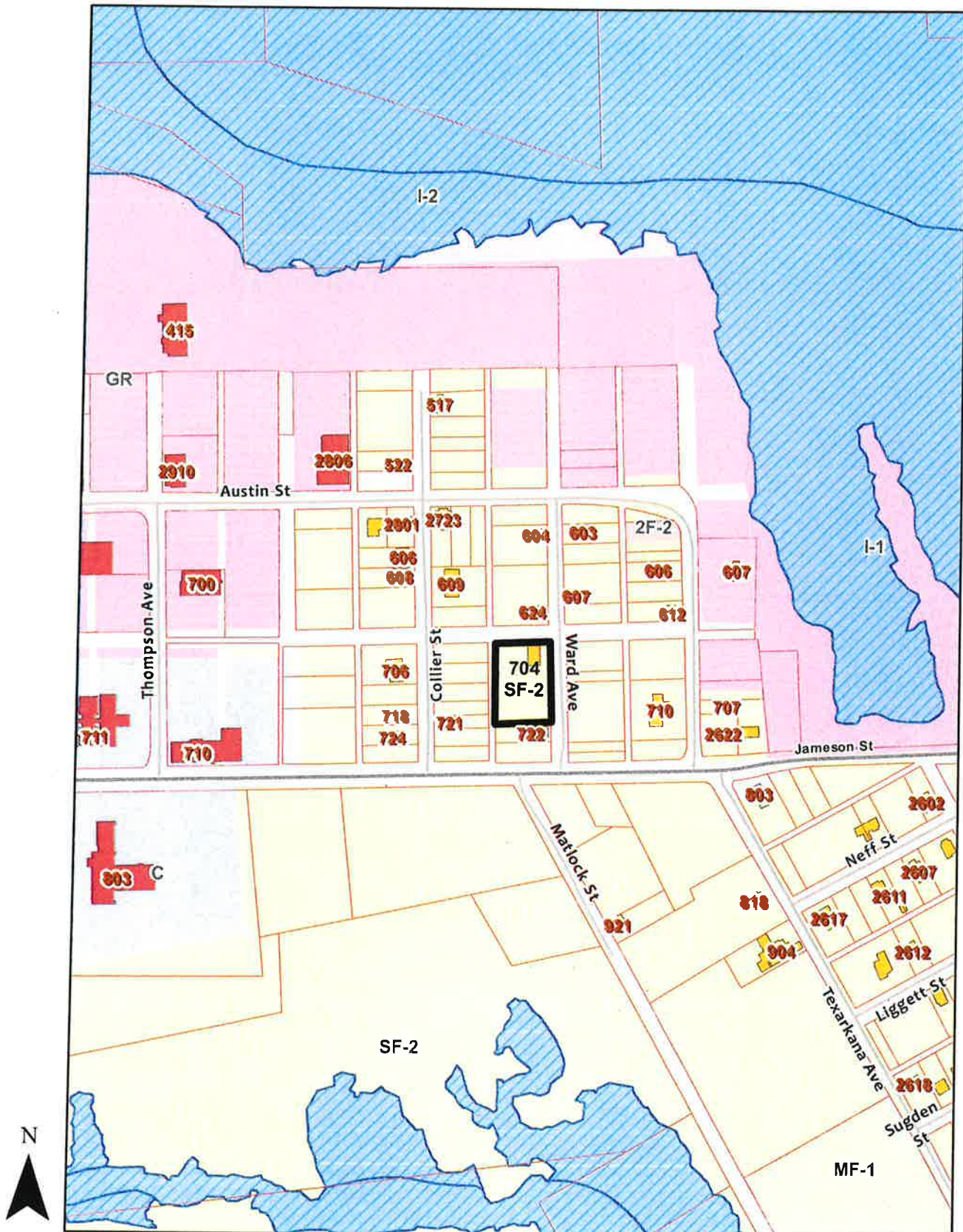
Describe the changed conditions, if any, occurring since the original zoning, which affect your property and which justify rezoning:

Another manf home is located a
block or so away (SBA. 2BA)Wayne/Dolice Malone
Attorney or Agent Signature4 Carol Lane
AddressTexarkana TX 75501
City, State, Zip(903) 691-9794
(903) 276-2688
Home Phone & Cell PhoneLsg1220@yahoo.com
Email AddressValencia M. Artesberry
Property Owner Signature2320 Pine St.
AddressTexarkana, TX 75501
City, State, Zip903-277-7323
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: S-706 public hearing notice & application (2068 : S-706: SUP for manf. home at 704 Ward Ave.)

704 Ward Ave. Department of Planning & Community Development



1:4,000



704 Ward Ave.
Department of Planning & Community Development



1:2,000

Attachment: S-706 Maps (2068 : S-706: SUP for manf. home at 704 Ward Ave.)





Attachment: S-706 Photos of manf. home (2068 : S-706: SUP for manf. home at 704 Ward Ave.)



Attachment: S-706 Photos of manf. home (2068 : S-706: SUP for manf. home at 704 Ward Ave.)

City of Texarkana, Texas

Version:

Update Date: 5/3/2019 4:42 PM

Summary Sheet

Lead Department: Planning and Community Development **Action Officer:** Debbie Burk,
Z-19-9: Lot 1, Block 53, City/Triggs Addition, located at the southwest corner
of West 6th Street and Main Street. Commercial to PUR 2. Lee Medley, dba
Subject: Mt. Kirby Investments, LLC, owner.

Meeting Date: 5/6/2019

Attachments

- a. Z-19-9 public hearing notice & application (PDF)
- b. Z-19-9 Maps (PDF)
- c. Z-19-9 site layout (PDF)
- d. Z-19-9 sample floor plan (PDF)
- e. Z-19-9 Sample exterior and interior photos (PDF)

Staff Coordination

Planning and Community Development	David Orr	Department Head Review
Pending		
City Manager	City Manager Review	Pending
Planning & Zoning Commission	Debbie Burk	Meeting Pending
	05/06/2019 6:00 PM	

Staff Commentary

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

Z-19-9: This is a request for rezoning from Commercial to Planned Unit Residential-2 (PUR) 2 by Lee Medley, dba Mt. Kirby Investments, LLC, owner, located at the southwest corner of West 6th Street and Main Street (Lot 1, Block 53, City/Triggs Addition). Currently, the property is vacant.

The adjacent zoning is Commercial to the north, south, east and west.

The Comprehensive Plan has designated this area as the Downtown Core.

The request is to rezone this lot to the new (PUR) 2 zoning classification and allow the construction of four (4) small lot homes on this downtown lot. The addition of the PUR-2 zoning classification was created to provide for the development of unique and innovative forms of single-family housing with an emphasis on walkability in the downtown core.

City of Texarkana, Texas

This zoning change aligns with a Comprehensive Plan implementation goal outlined as 4.1.17 “to maximize value, in neighborhoods, smaller residential lots or more dense development patterns should be located in the closest proximity to any parks and open spaces provided—this will maximize the value of those areas, and the parks & open spaces off-set smaller lot sizes.” This development will be within walking distance to downtown amenities including the Regional Arts Center, ArtSpark, farmers’ market and Perot Theatre.

The proposed small home concept per the owner will consist of the following:

- Single family housing units with premium finishes (approximately 1,000 sq ft)
- Built flush with the curb with a 6’ front porch design
- Utilize on street parking

Please see attachments that show renderings of the proposed exterior, interior, floor plan and layout for this proposed development.

Since this development meets a Comprehensive Plan goal and will provide additional residential properties in the downtown area, staff recommends for approval of this request.

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

Potential Options:

None

Fiscal Implications:

None

Staff Recommendation:

Staff recommends for approval of this request.

Advisory Board/Committee Review:

Planning and Zoning Commission

Advisory Board/Committee Meeting Date and Minutes:

May 6, 2019

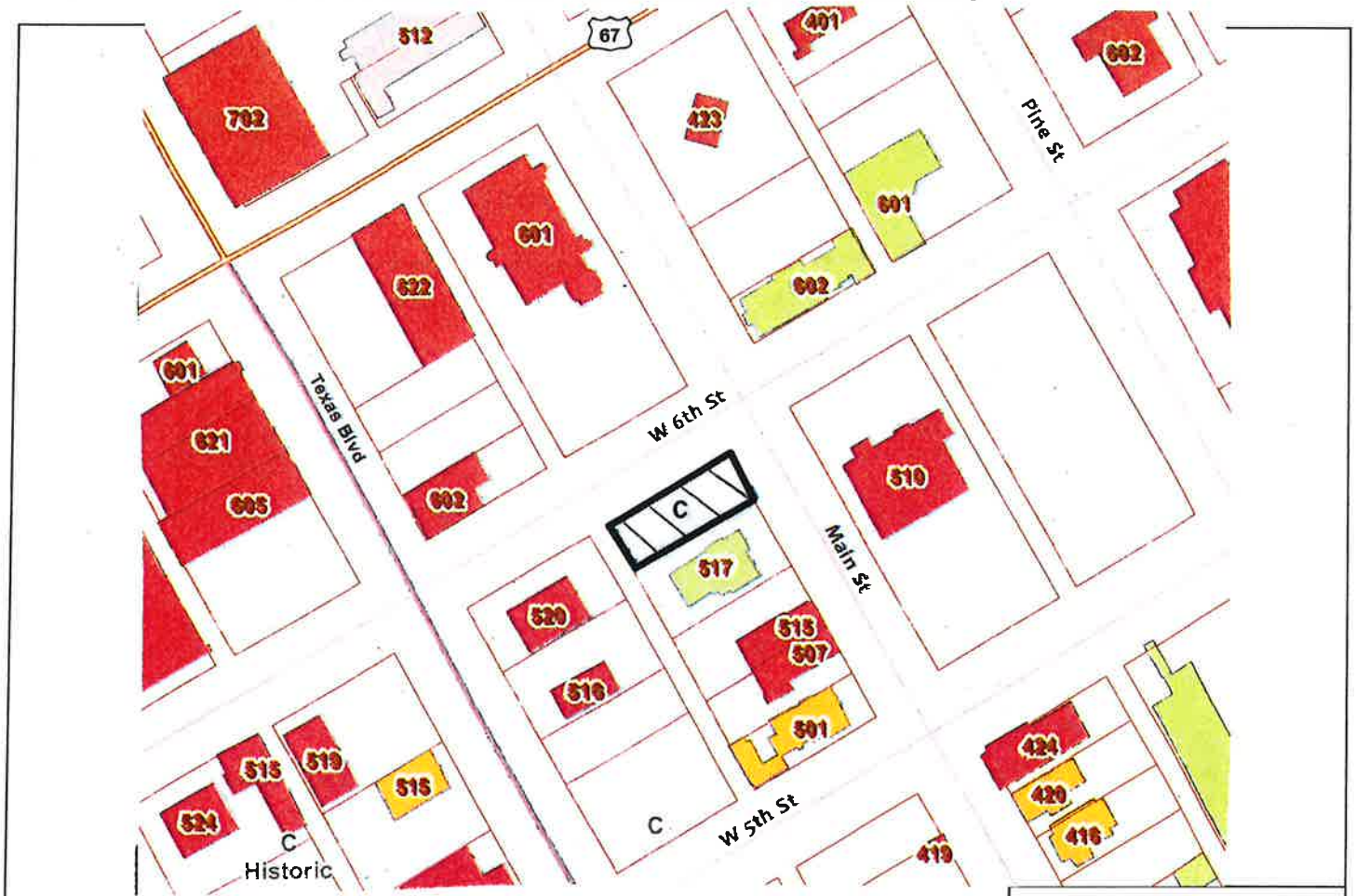
NOTICE OF PUBLIC HEARINGS

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 6, 2019 Hearing Time: 6:00 pm

CITY COUNCIL Hearing Date: Monday, June 10, 2019 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 petition 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 petition must be received and filed before or at the Planning and Zoning Commission Meeting.



OWNER: Lee Medley, representing Mt. Kirby Investments, LLC

OWNER'S ADDRESS: 4035 Jefferson Avenue, Texarkana, AR

LOCATION OF REZONING: Southwest corner of West 6th Street and Main Street, Texarkana, TX

PROPOSED CHANGE: Location of small lot homes

ZONING CHANGE - FROM: Commercial (C)

TO: PUR 2 (Planned Unit Residential Units)

LEGAL DESCRIPTION: Lot 1, Block 53, City/Triggs Addition

CASE NUMBER: Z-19-9

DATE MAILED: 4/25/19

Attachment: Z-19-9 public hearing notice & application (2069 : Z-19-9: SW corner of W. 6th & Main. C to PUR 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. _____

Case 2-19-9

Date 4-22-19

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 Block: 31 Addition: CITY/TRIGGS
(Or see attached legal description)

Location: South West Corner of W 6th and Main St.

Present Zoning: Commercial District

Proposed Zoning: PUR 2 Small Lot Homes

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

Small-Lot Homes

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

General regulations of the current zoning do not allow for the intended property use to be developed.

Kayla R. Wood
Attorney or Agent Signature

5930 Summerhill Road
Address

Texarkana, TX, 75503
City, State, Zip

903-838-8533
Home Phone & Cell Phone

kwood@mtgengineers.com
Email Address

Lee Shelley
Property Owner Signature

4035 Jefferson Ave.
Address

Texarkana, AR 71854
City, State, Zip

870-112-2080
Home Phone & Cell Phone

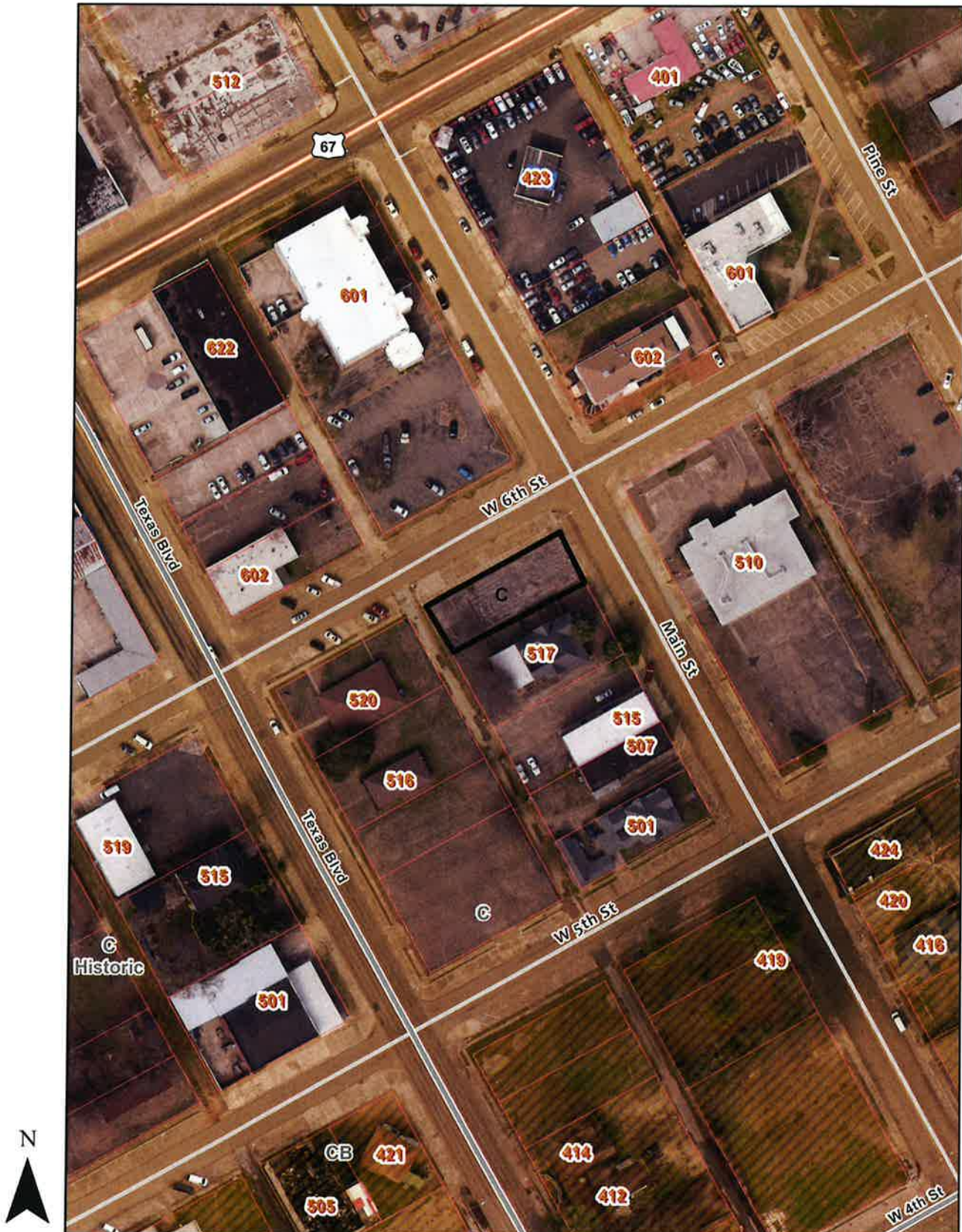
lee@columbia.pro.com
Email Address

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

Attachment: Z-19-9 public hearing notice & application (2069 : Z-19-9: SW corner of W. 6th & Main. C to PUR 2)



Lot 1, City/Triggs Addition (Main & 6th) Department of Planning & Community Development

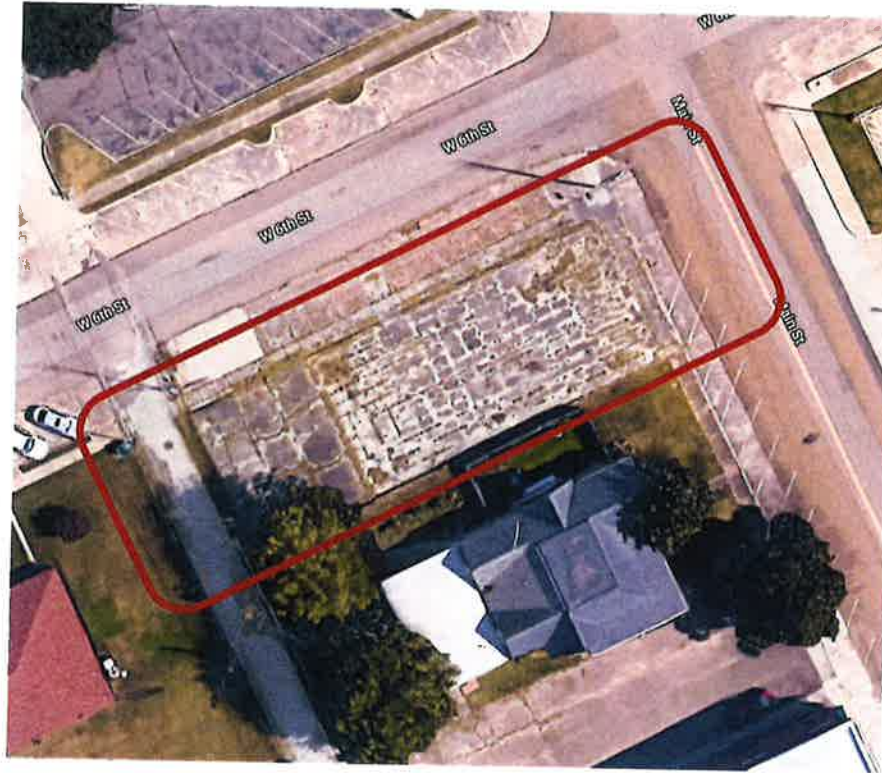


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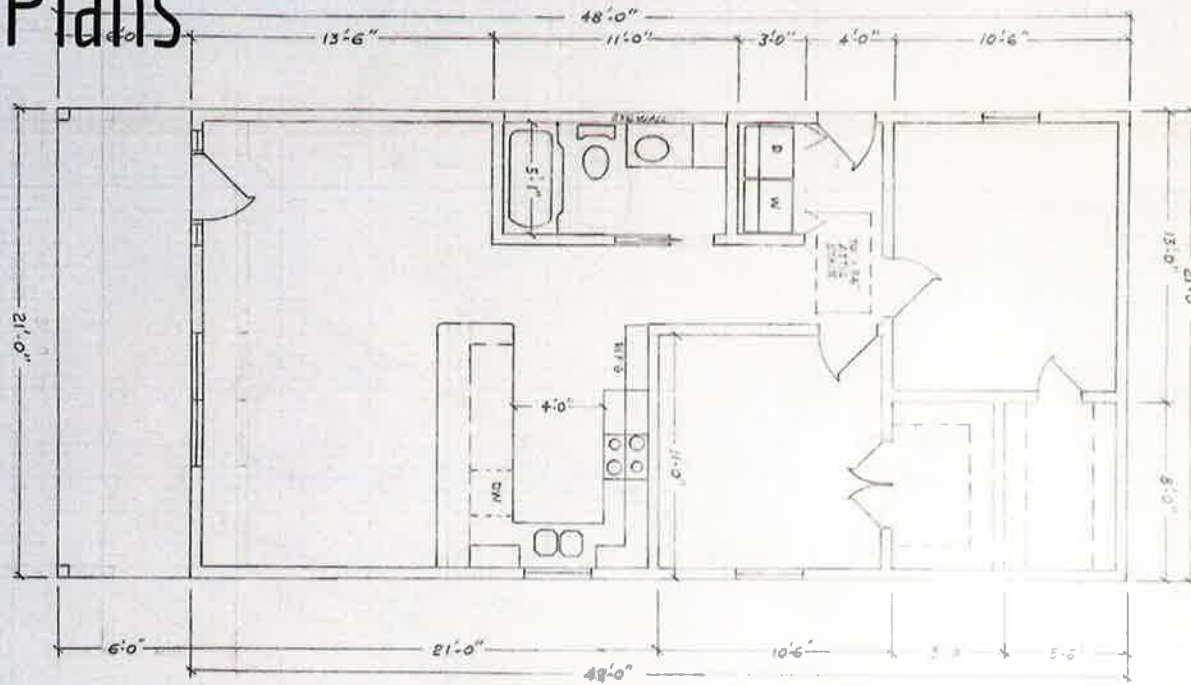




The Lot



House Plans





6th & Main

Small House Development



Small Home Concept



- 4 Houses on the lot
- Built flush with the curb
- Utilize on street parking
- Nice front porch
- Possibly wrap around deck
- High Quality Build

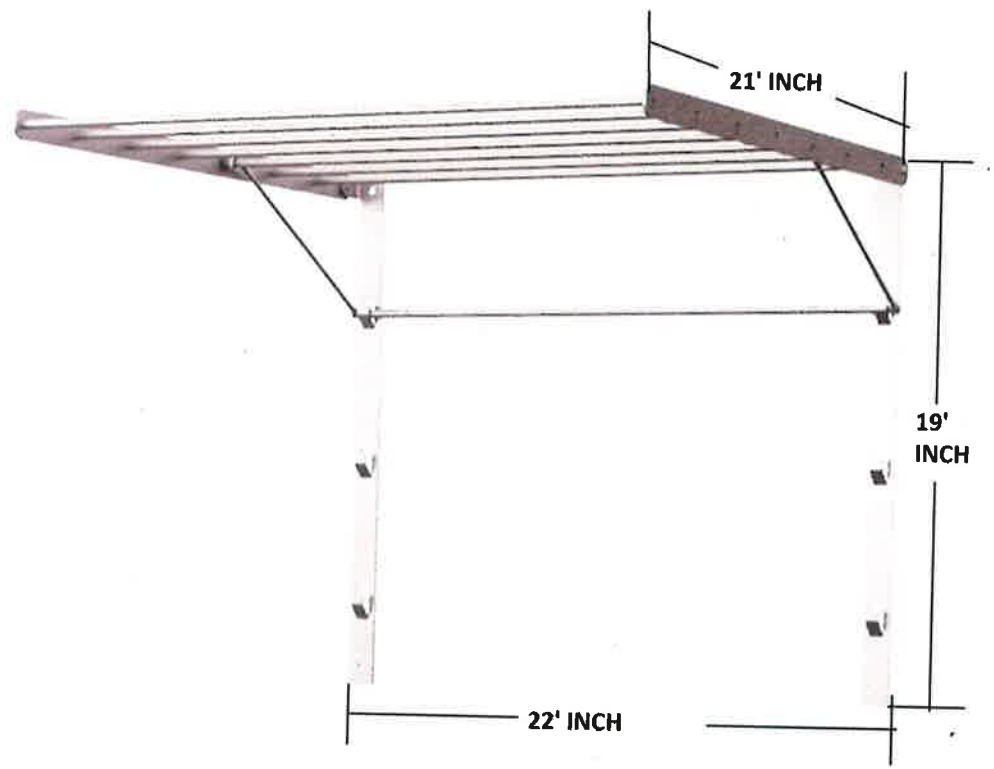


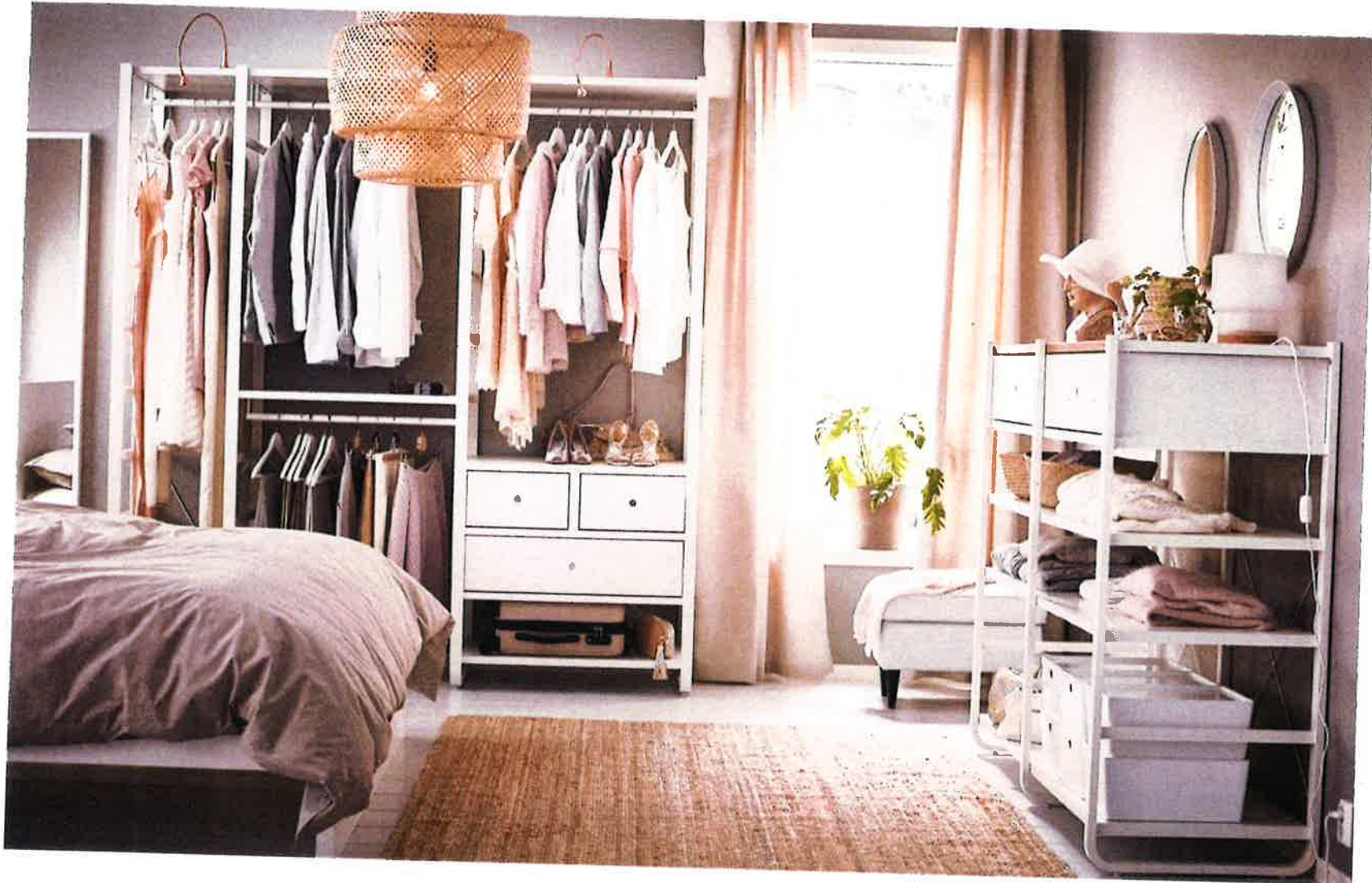






Drying Rack for laundry





Attachment: Z-19-9 Sample exterior and interior photos (2069 : Z-19-9: SW corner of W. 6th & Main. C to





Attachment: Z-19-9 Sample exterior and interior photos (2069 : Z-19-9: SW corner of W. 6th & Main. C to





Attachment: Z-19-9 Sample exterior and interior photos (2069 : Z-19-9: SW corner of W. 6th & Main. C to





Attachment: Z-19-9 Sample exterior and interior photos (2069 : Z-19-9: SW corner of W. 6th & Main. C to





Attachment: Z-19-9 Sample exterior and interior photos (2069 : Z-19-9: SW corner of W. 6th & Main. C to

City of Texarkana, Texas

Summary Sheet

Version:

Update Date: 5/3/2019 2:51 PM

Lead Department: Planning and Community Development **Action Officer:** Debbie Burk,
S-707: Specific Use Permit to allow permanent cosmetics/microblading on Lot
3, Gibson Heights Addition, located at 4040 Gibson Lane. Lisa Harris and
Subject: Natalie Singleton, dba Style Studio and OMG Lulu, owners.

Meeting Date: 5/6/2019

Attachments

- a. S-707 public hearing notice & application (PDF)
- b. S-707 Maps (PDF)

Staff Coordination

Planning and Community Development	David Orr	Department Head Review
Pending		
Planning & Zoning Commission	Debbie Burk	Meeting Pending
05/06/2019 6:00 PM		

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

NOT APPLICABLE

Executive Summary and Background Information:

S-707: This is a request by Style Studio and OMG Lulu, owner, and Lisa Harris and Natalie Singleton, agents, for a Specific Use Permit, SUP, to allow the location of a permanent cosmetics/microblading business at 4040 Gibson Lane. A hair salon and a clothing boutique are currently located on this site.

The adjacent zoning is General Retail to the east and west and PD-General Retail to the north and south. The adjacent land usage is retail uses to the east, west and south and a storage facility to the north.

This property is zoned General Retail. A Specific Use Permit is required to allow the one additional use of a permanent cosmetics/microblading business which is also considered a "tattoo" per the City's Zoning Ordinance. The State of Texas will regulate this business as to licensing and other health related issues. Several medical facilities and hair salons are now offering this type service for clients.

If this request is approved, staff would suggest the following stipulations be placed in the Ordinance:

City of Texarkana, Texas

1. That the owner/or any employee performing the application of permanent cosmetics/microblading (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 the Specific Use Permit be intended for the application of permanent cosmetics/microblading only.
3. That if this use ever ceases to exist at this location, the City may automatically revoke the Specific Use Permit.

This request meets all city requirements to allow this one additional use on this property. There should be adequate parking for this business.

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

Potential Options:

None

Fiscal Implications:

None

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 6, 2019

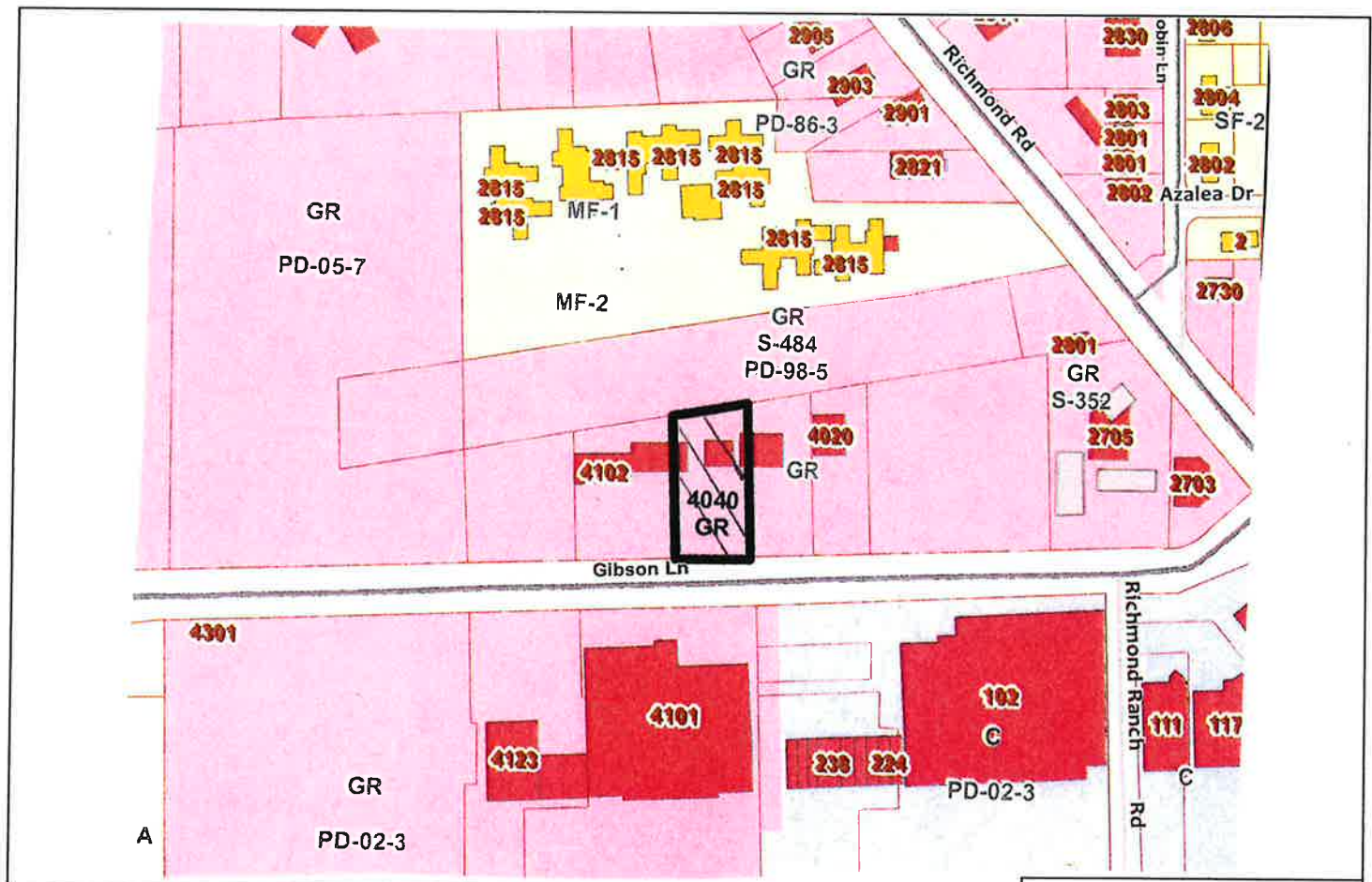
NOTICE OF PUBLIC HEARINGS

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 6, 2019 Hearing Time: 6:00 pm

CITY COUNCIL Hearing Date: Monday, June 10, 2019 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 petition 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 petition must be received and filed before or at the Planning and Zoning Commission Meeting.



OWNER: Style Studio and OMG Lulu (Lisa Harris & Natalie Singleton, agents)

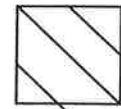
OWNER'S ADDRESS: 4040 Gibson Lane, Texarkana, TX

LOCATION OF REZONING: 4040 Gibson Lane, Texarkana, TX

PROPOSED CHANGE: Specific Use Permit to allow the application of permanent cosmetics/microblading in existing business

LEGAL DESCRIPTION: Lot 3, Gibson Heights Addition

CASE NUMBER: S-707 DATE MAILED: 4/25/19



MAP LEGEND
Proposed Change

Attachment: S-707 public hearing notice & application (2071 : S-707: SUP for microblading at 4040 Gibson Ln.)



ZONING APPLICATION

CITY OF TEXARKANA TEXAS

2.5.a

Po Box 1967
220 Texas Blvd
Texarkana TX 75504
(903) 798-3945
www.ci.texarkana.tx.us.org

Receipt No. 00154233

Case S-707

Date 4-18-19

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: 3 Block: _____ Addition: Gibson Heights Edition
(Or see attached legal description)

Location: Suite E - 4040 Gibson Lane Texarkana, TX 75503

Present Zoning: GR

Requested: Specific Use Permit

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

microblading business

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

Style Studio + omg Lolo

Natalie Singleton

Attorney or Agent Signature

101 Redwood Drive

Address

Texarkana, TX 75501

City, State, Zip

903-278-9849

Home Phone & Cell Phone

nsingleton05@yahoo.com

Email address

Lia Harris

Property Owner Signature

4040 Gibson Ln.

Address

Texarkana TX 75503

City, State, Zip

903-278-2816 or 223-1719

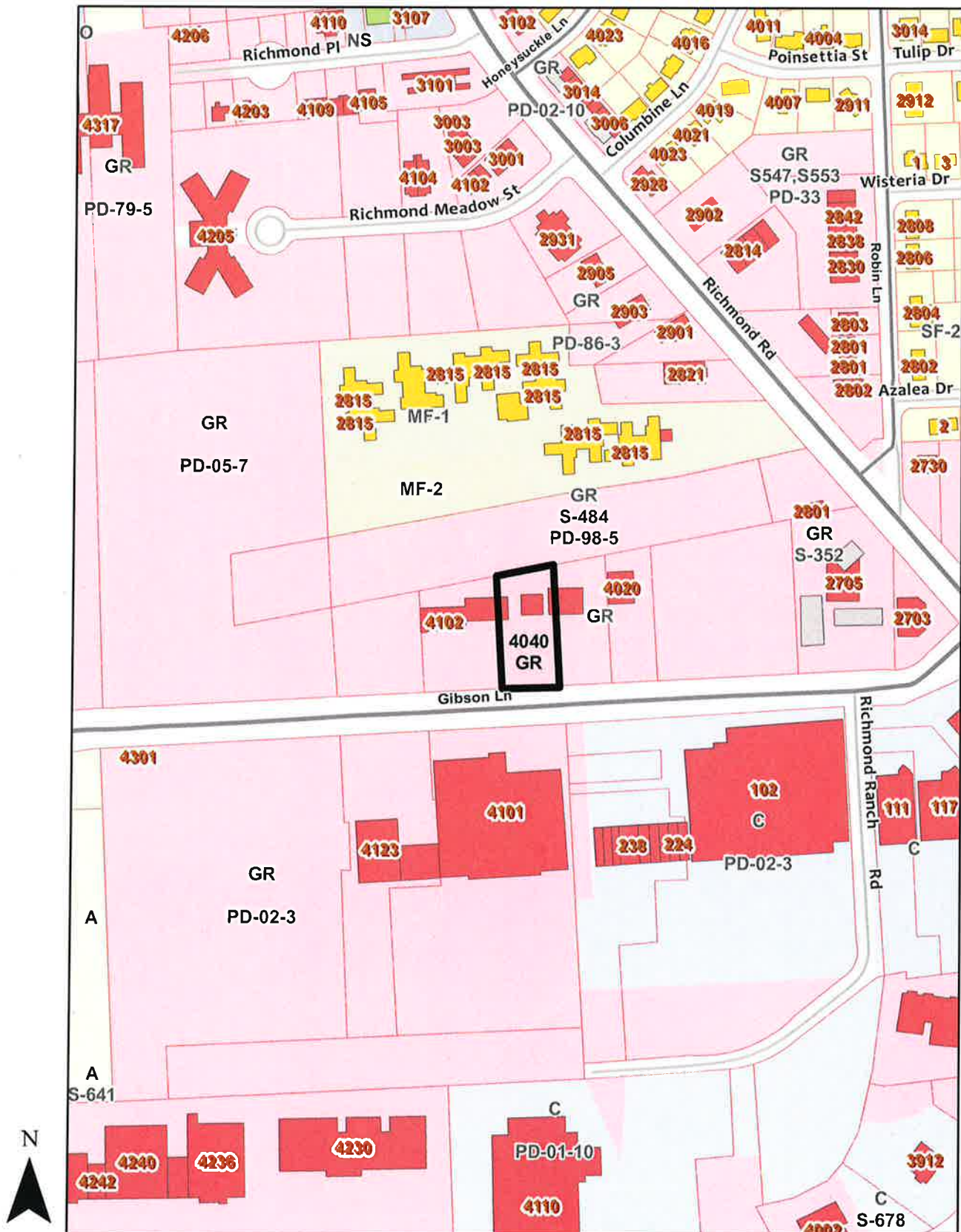
Home Phone & Cell Phone

lharrisstylostudio@yahoo.com

Email address

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

4040 Gibson Lane
Department of Planning & Community Development



1:4,000



Attachment: S-707 Maps (2071 : S-707: SUP for microblading at 4040 Gibson Ln.)

4040 Gibson Lane

Department of Planning & Community Development



1:1,500

Attachment: S-707 Maps (2071 : S-707: SUP for microblading at 4040 Gibson Ln.)



City of Texarkana, Texas

Version:

Summary Sheet

Update Date: 5/3/2019 3:10 PM

Lead Department: Planning and Community Development **Action Officer:** Debbie Burk,
Z-19-10: Lot 2 and part of Lot 3, replat of Lot 2, Cross Pointe Subdivision,
located at the northeast corner of Interstate Highway-30 and North Kings
Highway; rezoning from General Retail to PD-Commercial and site plan
approval for a convenience store with gas and diesel fuel sales. John Pimentel,
Subject: representing QuickTrip Corporation, applicant.

Meeting Date: 5/6/2019**Attachments**

- a. Z-19-10 public hearing notice & applications (PDF)
- b. Z-19-10 Maps (PDF)
- c. Z-19-10 Site plan (PDF)
- d. Z-19-10 Elevations of store (PDF)
- e. Z-19-10 Elevations of gas pumps (PDF)
- f. Z-19-10 Elevations of diesel fuel pumps (PDF)
- g. Z-19-10 Pole sign (PDF)
- h. Z-19-10 Monument sign (PDF)
- i. Z-19-10 Directional signs (PDF)

Staff Coordination

Planning and Community Development	David Orr	Department Head Review
Pending		
Planning & Zoning Commission	Debbie Burk	Meeting Pending
05/06/2019 6:00 PM		

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

NOT APPLICABLE

Executive Summary and Background Information:

Z-19-10 & Amendment to PD-19-2: This is a request for rezoning from General Retail to PD-Commercial and site plan approval by John Pimentel, representing QuickTrip Corporation, under contract to purchase, for property located at the northeast corner of Interstate Highway 30 and North Kings Highway (Lot 2 and part of Lot 3, being a replat of Lot 2, Cross Point Subdivision). The proposed use is a convenience store with gasoline and diesel fuel sales. A metal building that was previously used as a church is currently located on this property.

City of Texarkana, Texas

The adjacent zoning is Single Family-1 to the north, General Retail to the east and west and Interstate 30 to the south. The adjacent land use is a residence to the north, a bank and retail businesses to the west, vacant land to the east and Interstate 30 to the south.

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

- A 7,719 square foot brick store building.
- 80 parking spaces with 3 handicapped spaces.
- A 50' lighted pole sign.
- A 10' 10" x 15' 2" lighted monument sign
- Signage on front elevation of building with "QuickTrip" signage in center of building and logos on each end of front elevation.
- One logo on right elevation, one logo on left elevation, and one logo on rear elevation of building.
- A future 22' 3 1/4" x 17' 8" TC scales pole sign.
- 6 directional signs (6' 3/8" in height).
- A gas canopy with 10 pumps and the QT logo on the left and right (end) elevations.
- A diesel fuel 6 bay canopy with the QT logo on front elevation.

Please see attached site plan, building elevations, signs layout and additional attachments.

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

- A fire hydrant will need to be installed at the northwest drive (closest to the sign on North Kings Highway).
- All driveways will have to be approved by TXDOT with the possibility that some of the drives may be altered or changed.
- A fence will be required along the northern property line where this property abuts residentially zoned property.
- This property will have to be replatted prior to the issuance of any building permits.
- TWU reserves the right to request additional utility easements upon review of the utility plans. All signage needs to be located outside any utility easement or at least a minimum of 5' from the mains.

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

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

Potential Options:

None

Fiscal Implications:

None

Staff Recommendation:

Staff recommends for approval with stipulations.

Advisory Board/Committee Review:

Planning and Zoning Commission

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

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

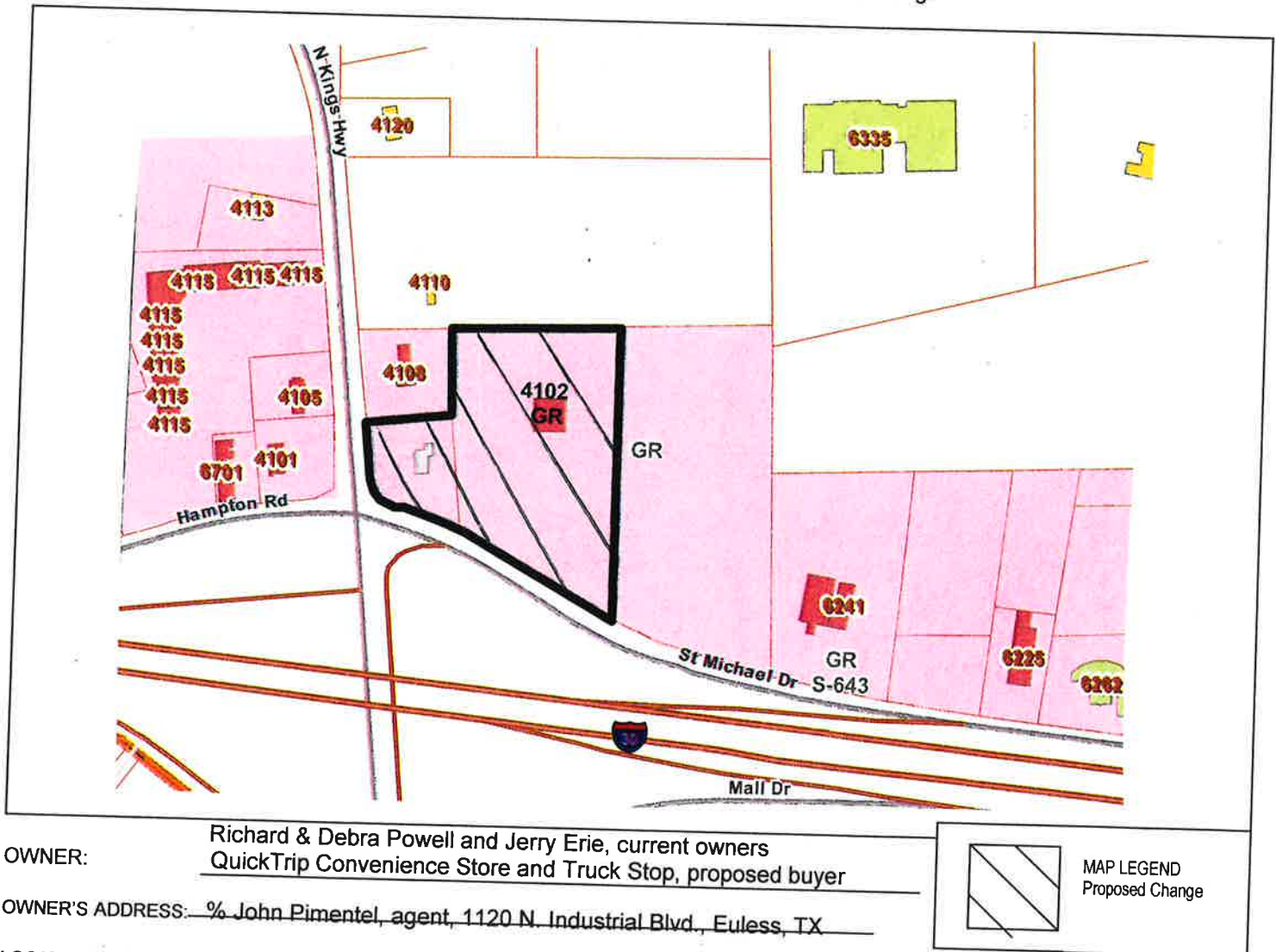
May 6, 2019

NOTICE OF PUBLIC HEARINGS

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PLANNING & ZONING COMMISSION: Hearing Date: Monday, May 6, 2019 Hearing Time: 6:00 pm
 CITY COUNCIL Hearing Date: Monday, June 10, 2019 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 petition 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 petition must be received and filed before or at the Planning and Zoning Commission Meeting.



OWNER: Richard & Debra Powell and Jerry Erie, current owners
QuickTrip Convenience Store and Truck Stop, proposed buyer

OWNER'S ADDRESS: % John Pimentel, agent, 1120 N. Industrial Blvd., Euless, TX

LOCATION OF REZONING: Northeast corner of Interstate Highway-30 and North Kings Highway, Texarkana, TX

PROPOSED CHANGE: Rezoning & site plan approval to allow location of new convenience store & truck stop

ZONING CHANGE - FROM: General Retail (GR) TO: Planned Development-Commercial (PD-C)

LEGAL DESCRIPTION: Lot 2 and part of Lot 3, being a replat of Lot 2, Cross Pointe Subdivision & also being part of the George Brinlee HRS, A-18

CASE NUMBER: Z-19-10

DATE MAILED: 4/25/19



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. 00131295Case 2-19-10Date 4-22-19

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: _____ Block: _____ Addition: See attached legal description
(Or see attached metes and bounds legal description)

Project location/address:
Northeast corner of I-30 & Kings Hwy

Present zoning: GR - General Retail Proposed zoning (if applicable) Planned Development

Proposed use: Convenience store with gasoline and diesel fuel sales

Total square footage of proposed building: 7,719 Number of parking spaces 80

Number of required parking spaces per Ordinance 6 Handicapped spaces 3

Material of building façade Brick

SIGNAGE: Type (i.e. monument, pole) 1 Monument sign, 1 Pole sign, 6 directional signs, scale sign

Size 10'10" tall monument sign, 50' tall pole sign

Material to be used for structure (if monument style) Brick Surround

[Signature]
Attorney or Agent Signature

1120 N Industrial Blvd
Address

Eufless, TX 76039
City, State, Zip

817-786-3192
Home Phone & Cell Phone

john.pimentel@quiktrip.com
Email Address

[Signature]
Property Owner Signature

1945 Moores Lane
Address

Texarkana, TX 75503
City, State, Zip

903-792-6651 / 903-278-2959
Home Phone & Cell Phone

jerry@ericcpa.net
Email Address

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

Attachment: Z-19-10 public hearing notice & applications (2072 : Z-19-10: NE corner of I-30 and Kings Hwy. GR to PD-C)



SITE PLAN APPROVAL APPLICATION

CITY OF TEXARKANA TEXAS

Po Box 1987
220 Texas Blvd
Texarkana TX 75504
(903) 798-3945
www.ci.texarkana.tx.us.org

Receipt No. _____

Case Z-19-10Date 4-22-19

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: _____ Block: _____ Addition: _____
(Or see attached metes and bounds legal description)

Project location/address: _____

Present zoning: _____ Proposed zoning (if applicable) _____

Proposed use: _____

Total square footage of proposed building: _____ Number of parking spaces _____

Number of required parking spaces per Ordinance _____ Handicapped spaces _____

Material of building façade _____

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

Size _____

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

Attorney or Agent Signature _____

Address _____

City, State, Zip _____

Home Phone & Cell Phone _____

Email Address _____

Property Owner Signature _____

Address _____

City, State, Zip _____

Home Phone & Cell Phone _____

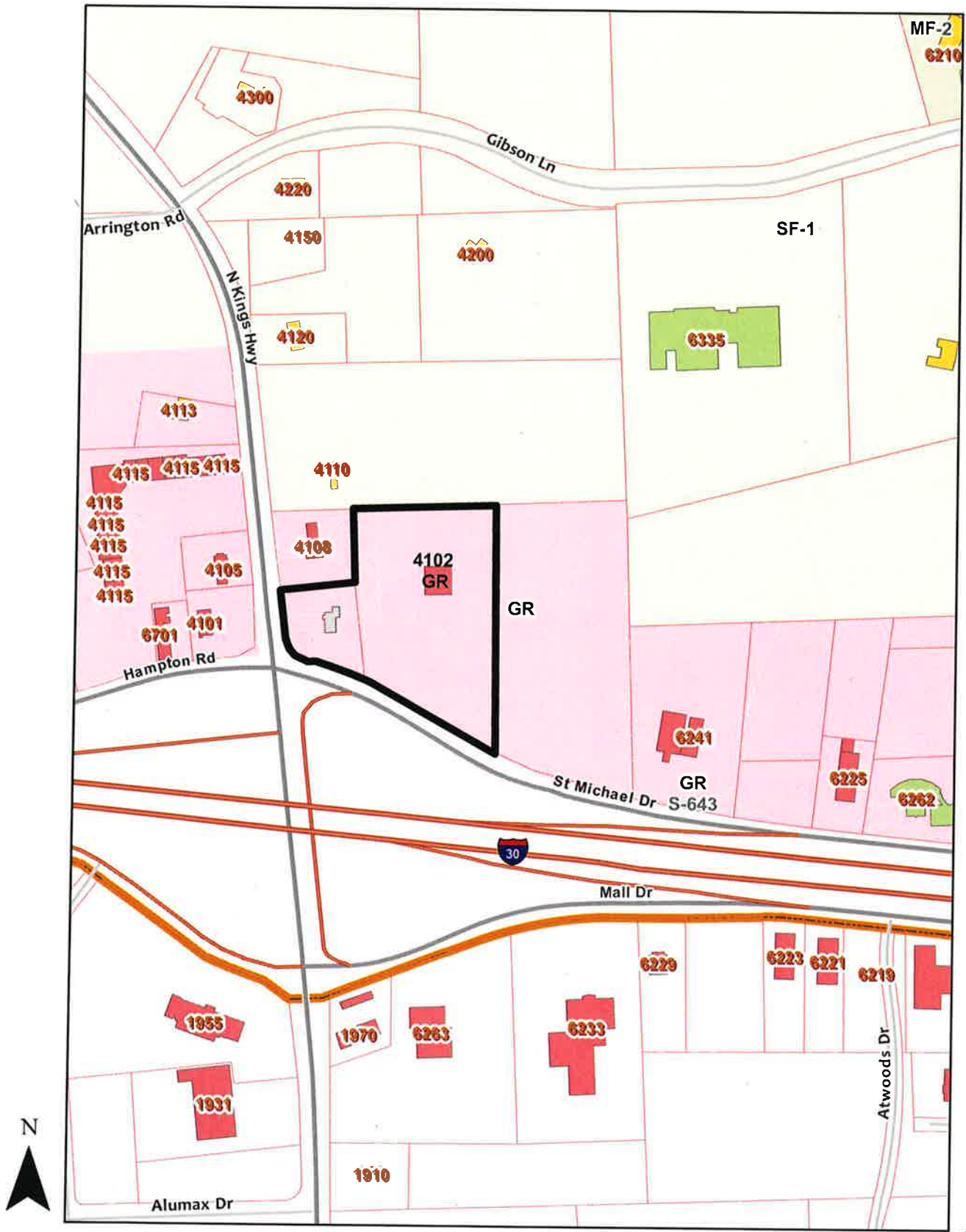
Email Address _____

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

Attachment: Z-19-10 public hearing notice & applications (2072 : Z-19-10: NE corner of I-30 and Kings Hwy. GR to PD-C)

4102 N Kings Highway

Department of Planning & Community Development



1:5,000



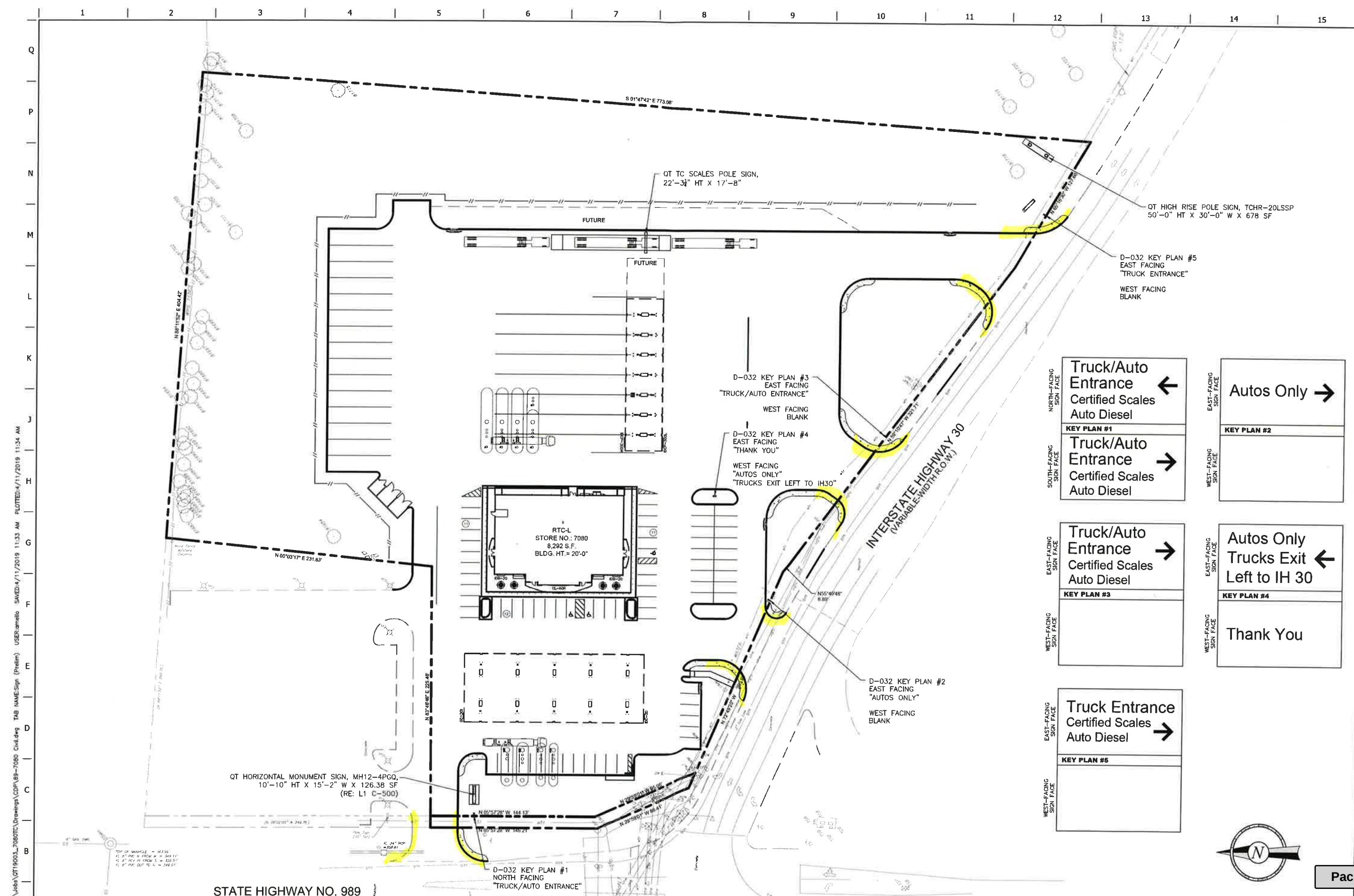
NE Corner of Kings HWY & St. Michael DR

Department of Planning and Community Development



1:2,000





NORTH-FACING SIGN FACE	Truck/Auto Entrance Certified Scales Auto Diesel	EAST-FACING SIGN FACE	Autos Only →
	KEY PLAN #1		KEY PLAN #2
SOUTH-FACING SIGN FACE	Truck/Auto Entrance Certified Scales Auto Diesel	WEST-FACING SIGN FACE	
	KEY PLAN #3		KEY PLAN #4
EAST-FACING SIGN FACE	Truck/Auto Entrance Certified Scales Auto Diesel	EAST-FACING SIGN FACE	Autos Only Trucks Exit ←
	KEY PLAN #3		KEY PLAN #4
WEST-FACING SIGN FACE		WEST-FACING SIGN FACE	Thank You
	KEY PLAN #3		KEY PLAN #4
EAST-FACING SIGN FACE	Truck Entrance Certified Scales Auto Diesel →	WEST-FACING SIGN FACE	
	KEY PLAN #5		

PRELIMINARY SIGNAGE

Attachment: Z-19-10 Site plan (2072 : Z-19-10: NE corner of I-30 and Kings Hwy. GR to PD-C)

QuikTrip No. 7080

Irk ENGINEERING

4821 Merlot / Grapevine
Phone: 817-464-6644
Texas 76049

PROJECT NO.: 2072

DATE: 11/11/2019

DESIGNED BY: JONATHAN P.E.
DRAWN BY: JONATHAN P.E.
REVIEWED BY: JONATHAN P.E.

PROTOTYPE: P-99
DIVISION: 001
VERSION: 001
DESIGNED BY: JONATHAN P.E.
DRAWN BY: JONATHAN P.E.
REVIEWED BY: JONATHAN P.E.

SHEET 1

Packet Pg. 63



QuikTrip.

4705 South 129th East Ave.
Tulsa, OK 74134-7008
P.O. Box 3475
Tulsa, OK 74101-3475
(918) 615-7700

Store #
7080

RTC-R Building Elevations

Serial #
89-7080-RTC-R

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

Issue Date:
04.11.19

Drawn By:
JK

Address:

NEC I30 & Kings Hwy

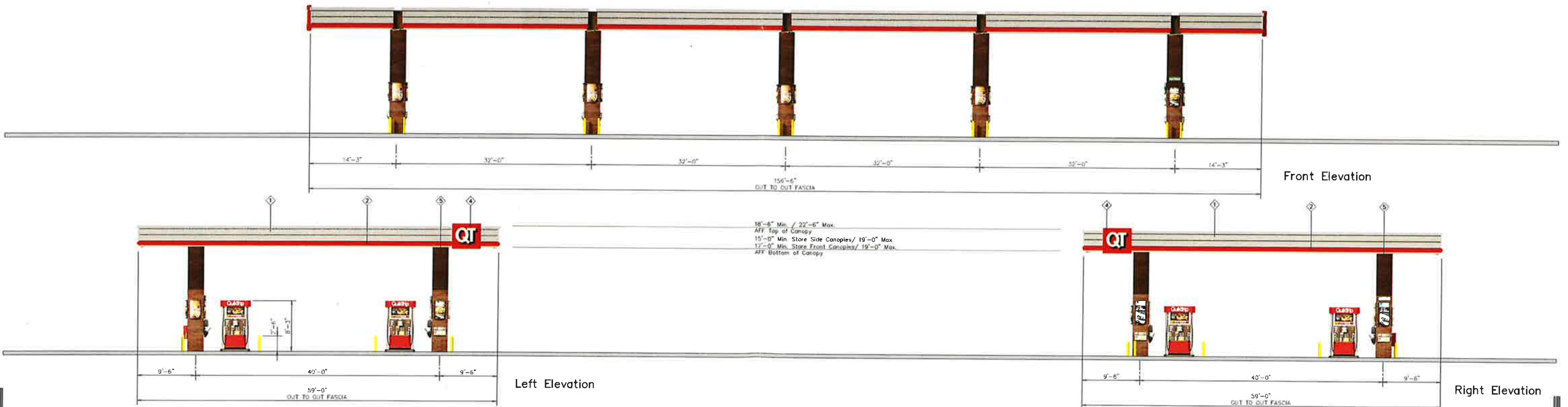
City, State:

Texarkana, TX

Rev/Notes:

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OKLAHOMA. THESE PLANS ARE PROTECTED IN THEIR ENTIRETY BY DOMESTIC AND
INTERNATIONAL COPYRIGHT AND PATENT STATUTES. ANY UNAUTHORIZED USE, REPRODUCTION,
PUBLICATION, DISTRIBUTION OR SALE IN WHOLE OR IN PART, IS STRICTLY FORBIDDEN.

#	FINISH	MANUFACTURER	SPECIFICATION
1	BROOKSTONE	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
2	MINORITY	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
3	1 1/2" ALUMINUM	AL POLIC	FASCIA
4	QT RED	SHERWIN WILLIAMS	STANDING SEAM AWNING
5	RED POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND
6	QT BROWN	SHERWIN WILLIAMS	METAL PAINT
7	100-20	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE
8	CL 200P	ALLEN INDUSTRIES	SIGNAGE
9	BLACK	ALL COURT FABRICS	POLYPROPYLENE MESH
10	100-0V	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE



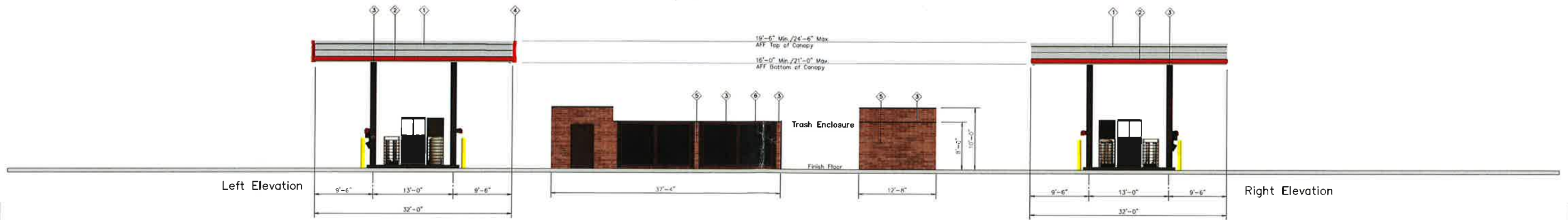
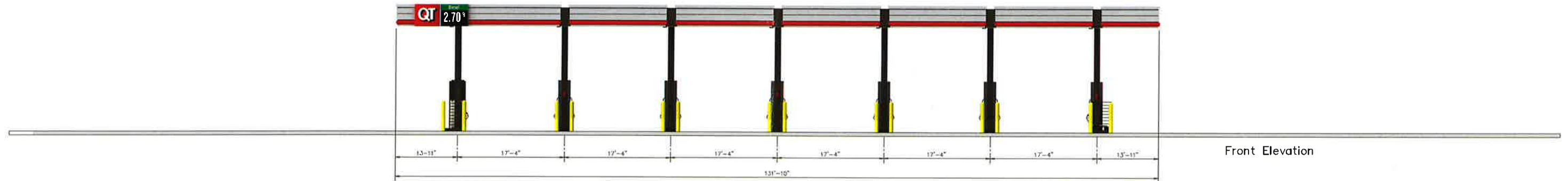
QuikTrip.
4705 South 129th East Ave.
Tulsa, OK 74134-7008
P.O. Box 3475
Tulsa, OK 74101-3475
(918) 615-7700

Store # 7080 Double Stack 10 Canopy Elevations
Serial # 89-7080-GD10
Scale: 1/16"=1'-0"
Issue Date: 04.11.19

Address: NEC I30 & Kings Hwy
City/State: Texarkana, TX
Drawn By: JK
Rev/Notes:

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①	FINISH	MANUFACTURER	SPECIFICATION
1	ALUMINUM	ALPOLIC	CANOPY
2	RED POLYURETHANE	ALLEN INDUSTRIES	ILLUMINATED BAND
3	RED	SHRIWA - WILLIAMS	METAL PAINT
4	BC-20	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE
5	BROWN/STONE	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
6	SLAB	ALL COURT FABRICS	POLYPROPYLENE MESH





QuikTrip.
4705 South 129th East Ave.
Tulsa, OK 74134-7008
P.O. Box 3475
Tulsa, OK 74101-3475
(918) 615-7700

Store # 7080 6 Bay Diesel Canopy		Address: NEC I30 & Kings Hwy		City, State: Texarkana, TX	
Serial # 89-7080-DV06	Scale: 1/16"=1'-0"	Issue Date: 04.11.19	Drawn By: JK	Rev/Notes:	

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①	FINISH	MANUFACTURER	SPECIFICATION
1	RED POLYCARBONATE	ALCOIC	CANOPY
2	RED POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND
3	QT BROWN	SHERMAN - WILLIAMS	METAL PAINT
4	WOOD-GR	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE
5	BRICKSTONE	INTERSTATE BRICK	FAIRFAX STRUCTURAL BRICK
6	BLACK	ALL COURT FABRICS	POLYPROP 95 MESH

Attachment: Z-19-10 Elevations of diesel fuel pumps (2072 : Z-19-10: NE corner of I-30 and Kings Hwy. GR to PD-C)

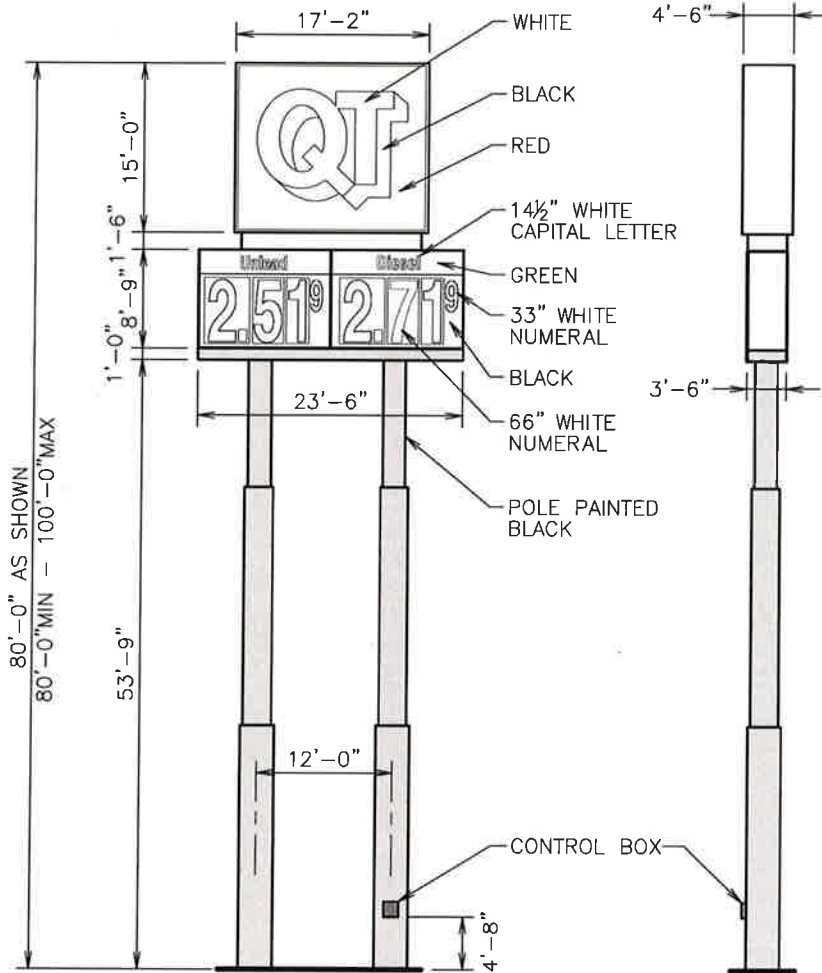

QuikTrip.
TYPE S, L, R, E, F, W, T, H, A, N, D, O, N, T, H, A, T, C, H, A, R, A, C, T, E, R, I, S, T, I, C, S, A, R, E, N, O, T, I, N, C, L, U, D, E, D, I, N, T, H, I, S, D, I, A, G, R, A, M.


High Rise
Custom Pole Sign
TCHR-17LSSP @ 80ft

NOTES	
DRAWN BY	XXX
ISSUE DATE	5/01/14

SQUARE FOOTAGE	
TYPEFACE	
INSIDE CAN	
ENTIRE SIGN	464

SCALE:
1/16" = 1'-0"
SERIAL NUMBER:
TCHR-17LSSP
STORE NUMBER:


SPECIFICATIONS:

- Logo:** Flat Solar grade, Clear Cyro Face, .177 thickness, painted on 2nd surface to match 3M Cardinal Red Translucent #3632-53, Akzo Nobel, no embossment.
- Unleaded Panel:** .177" thickness Cyro Acrylic with 1/4" Radius Corners. Panels are painted 2nd Surface with Akzo Noble Opaque Black Background with Translucent White Text
- Diesel Panel:** .177" thickness Cyro Acrylic with 1/4" Radius Corners. Panels are painted 2nd Surface with Akzo Noble Translucent Green Matching PMS #347C Green with Translucent White Text
- Logo Cabinet/Pricer Cabinet/Base:** Aluminum Construction, Internally illuminated with GE Tetra PowerStrip DS65/GE PS24 Power Supplies. LOGO Cabinet painted Akzo Noble, QT Red SIGN9141 Low Gloss. Pricer Cabinet and Base painted Akzo Noble Black Low Gloss. Accent Trim section painted 1st surface Akzo Noble Silver-Low Gloss. Column supports painted Akzo Noble Black Low Gloss.

Attachment: Z-19-10 Pole sign (2072 : Z-19-10: NE corner of I-30 and Kings Hwy. GR to PD-C)


QuikTrip.
4400 S. LONG AVE. - TAMPA, FL 33606
 813-281-5500
 FAX 813-281-5501


Horizontal Monument Sign MH12-4PGQ-BS

NOTES

DRAWN BY

ISSUE DATE 04.05.19

SQUARE FOOTAGE

TYPEFACE

INSIDE CAN

ENTIRE SIGN

127

SCALE:

3/16" = 1'-0"

SERIAL NUMBER:

MH12-4PGQ

STORE NUMBER:

7080

SPECIFICATIONS:

Logo: Flat Solar grade, Clear Cyro Face, .177 thickness, painted on 2nd surface to match 3M Cardinal Red Translucent #3632-53, Akzo Nobel, no embossment.

QT Kitchens Panel: Sign panel

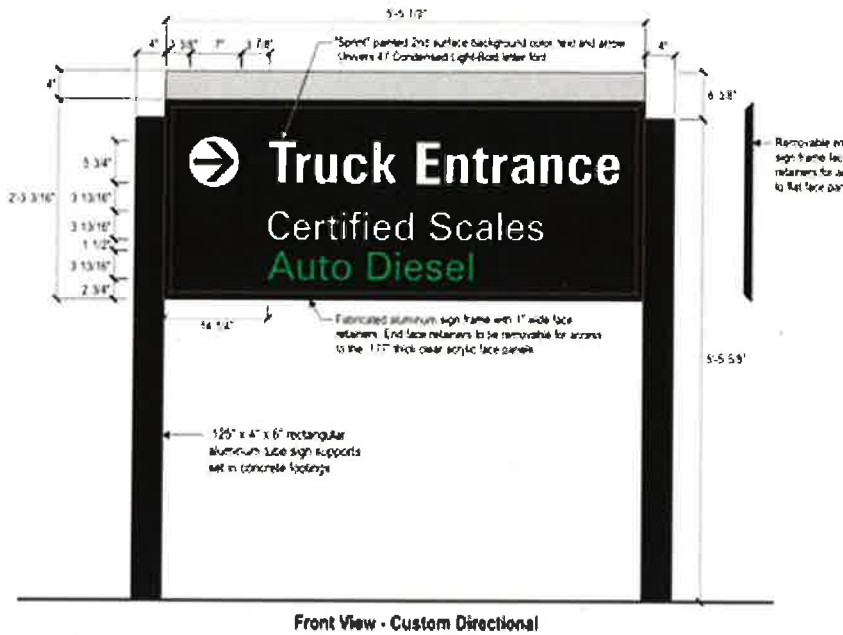
Unleaded, Plus & Premium Panels: .177" thickness Cyro Acrylic with 1/4" Radius Corners. Panels are painted 2nd Surface with Akzo Noble Opaque Black Background with Translucent White Text

Diesel Panel: .177" thickness Cyro Acrylic with 1/4" Radius Corners. Panels are painted 3M 3632 GPS-26 Green with Matching PMS #349C Green with Translucent White Text

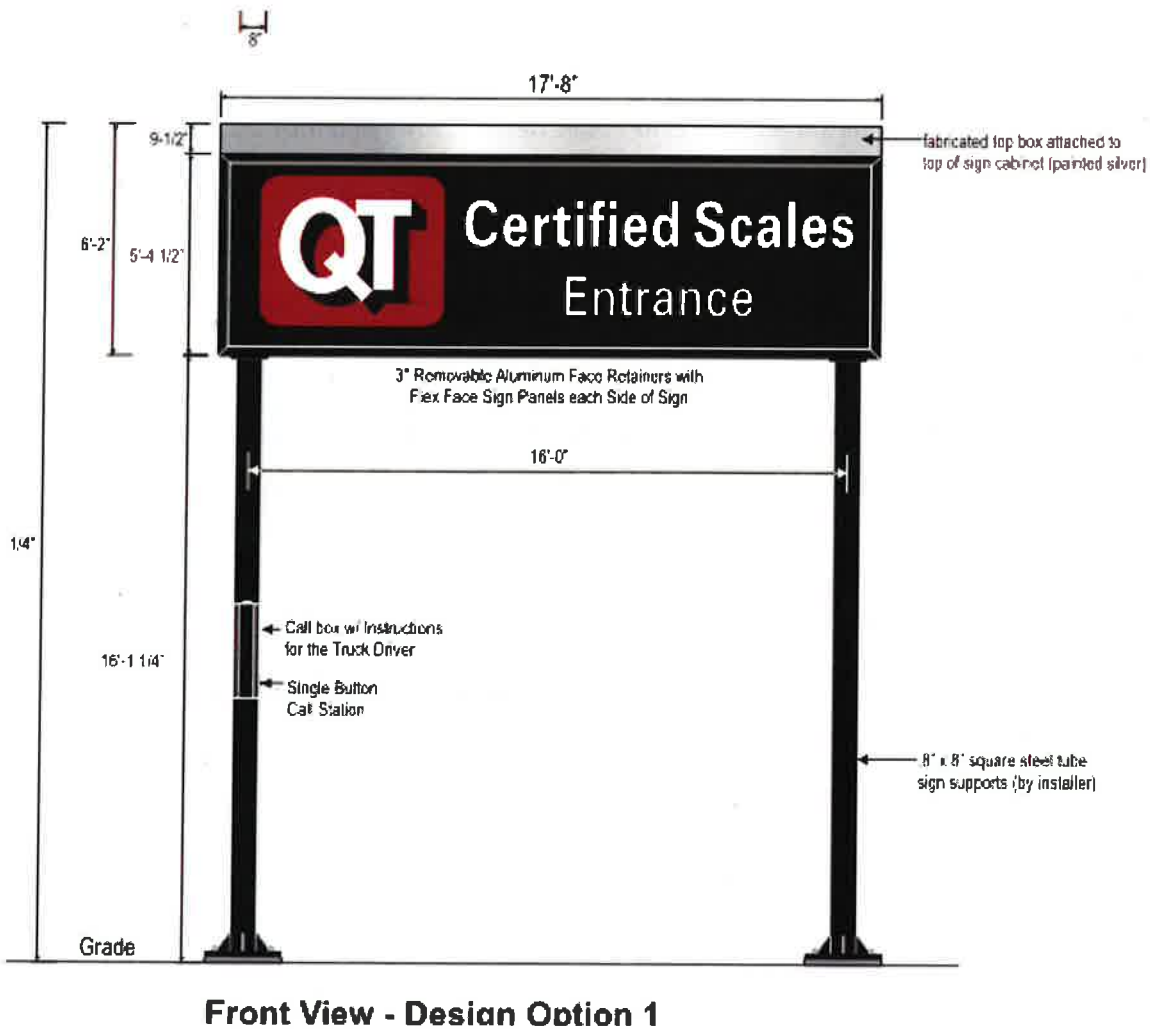
Logo Cabinet/Pricer Cabinet/Base: Aluminum Construction, Internally illuminated with GE Tetra PowerStrip DS65/GE PS24 Power Supplies. LOGO Cabinet painted Akzo Noble, QT Red SIGN9141 Low Gloss. Pricer Cabinet and Base painted Akzo Noble Black Low Gloss. Accent Trim section painted 1st surface Akzo Noble Silver-Low Gloss.

Guaranteed Gasoline Panel: Sign panel

Attachment: Z-19-10 Monument sign (2072 : Z-19-10: NE corner of I-30 and Kings Hwy. GR to PD-C)



We will also have a scale.



Thanks,