



CITY OF TEXARKANA
PLANNING & ZONING COMMISSION
AGENDA • MAY 7, 2018

Council Chambers

Regular Meeting

6:00 PM

220 TEXAS BLVD.
 TEXARKANA, TX 75501

Chairman

Gene Joyce III

Commissioner

James Larkins

Commissioner

Casey Boyette

Vice Chairman

Dianna Patterson Kinsey

Commissioner

Wanda Northam

Alternate Commissioner

George Merrill

Commissioner

Tom Coleman

Commissioner

Jay Davis

I. CALL TO ORDER
II. AGENDA ITEMS
Consideration of plats

1. Consider approval of preliminary and final plat of McKnight Crossing Second Addition. Alan Schimming, owner. MTG Engineers and Surveyors, agent.
2. Consider approval of ORR CJD Second Addition. Gregg Orr, owner. MTG Engineers and Surveyors., agent.
3. Consider approval of Replat of Cowhorn Creek Loop Subdivision. South Cowhorn Creek Loop Partners, owner. MTG Engineers and Surveyors, agent.

Public hearing and consideration of the following amendments to the Zoning Ordinance

1. Amendment to PD-18-2(C) for site plan approval on an 8.104 acre tract of land in the George Brinlee HRS, A-18, located in the 4000 block of Mall Drive. Gregg Orr, applicant. Kayla Wood, MTG Engineering and Surveying, agent.

Public Hearing:

Second Briefing:

Council Vote:

2. Amendment to PD-2(GR) for site plan approval on part of Lot 2, South Cowhorn Creek Loop Subdivision (proposed Lot 4, Block 1), located in the 2000 block of Mall Drive. Toney Livingston, under contract to purchase. David Williams., MTG Engineering and Surveying, agent.

Public Hearing:

Second Briefing:

Council Vote:

3. Amendment to PD-2(GR) for site plan approval on part of Lot 2, South Cowhorn Creek Loop Subdivision (proposed Lot 5, Block 1), located in the 2000 block of Mall Drive. CTM Hospitality, LLC, under contract to purchase. David Williams, MTG Engineering and Surveying, agent.

Public Hearing:

Second Briefing:

Council Vote:

4. S-689: Specific Use Permit to allow a residential treatment center for women on Lots 8-10, Block 118, City/Triggs Addition, located at 1117 Olive Street. Nelda Shavers, under contract to purchase.

Public Hearing:

Second Briefing:

Council Vote:

III. STAFF UPDATES

IV. CONSIDER APPROVAL OF MINUTES

V. ADJOURNMENT

Debbie Burk, Secretary

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.

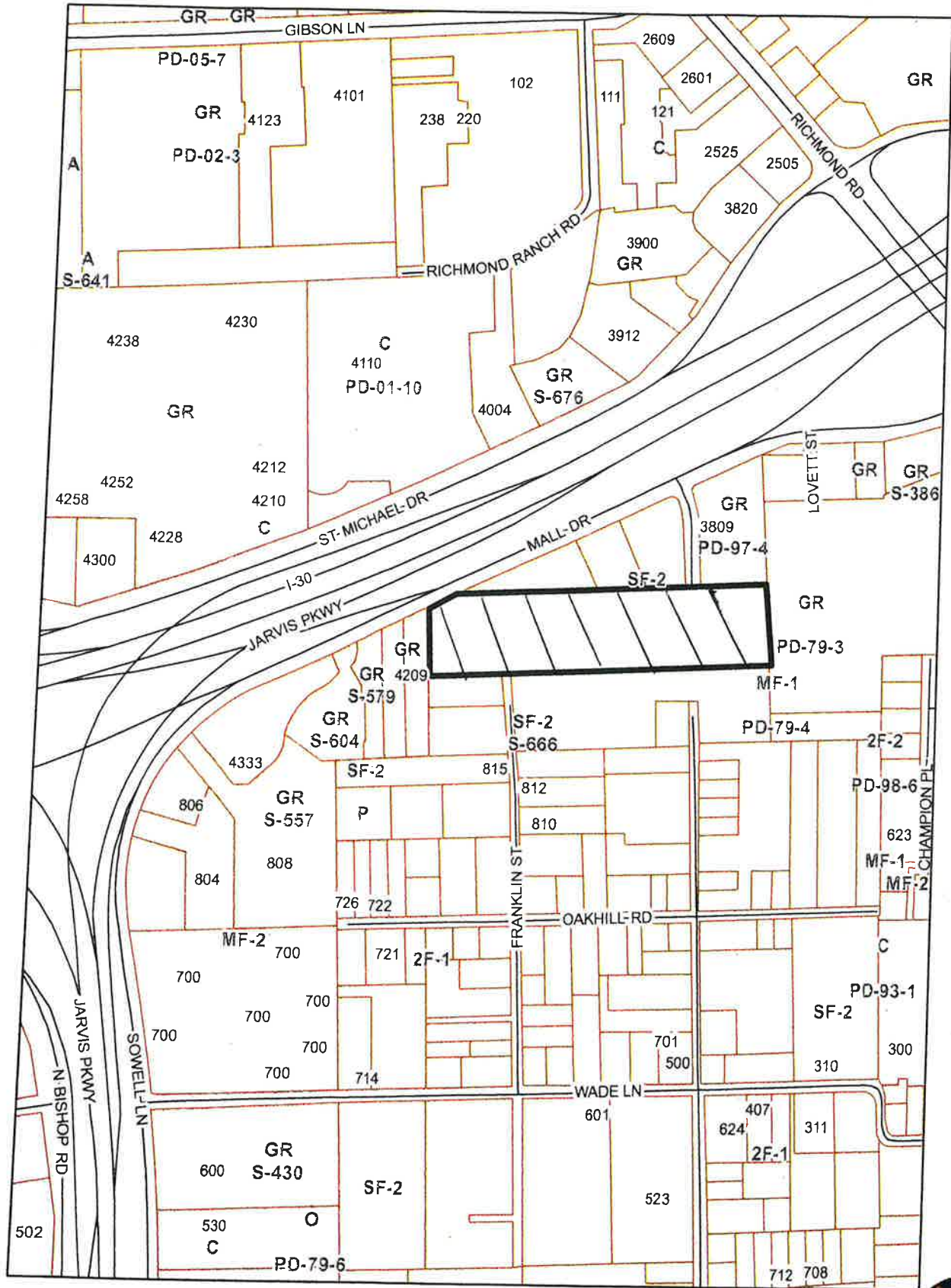
Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly.

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).

Mall Drive

Department of Planning and Community Development

2.1.a



1:6,000



Attachment: Amend to PD-18-2 (maps) (1836 : Amend. to PD-18-2 in 4000 blk. of Mall Dr.)

Mall Drive
Department of Planning and Community Development

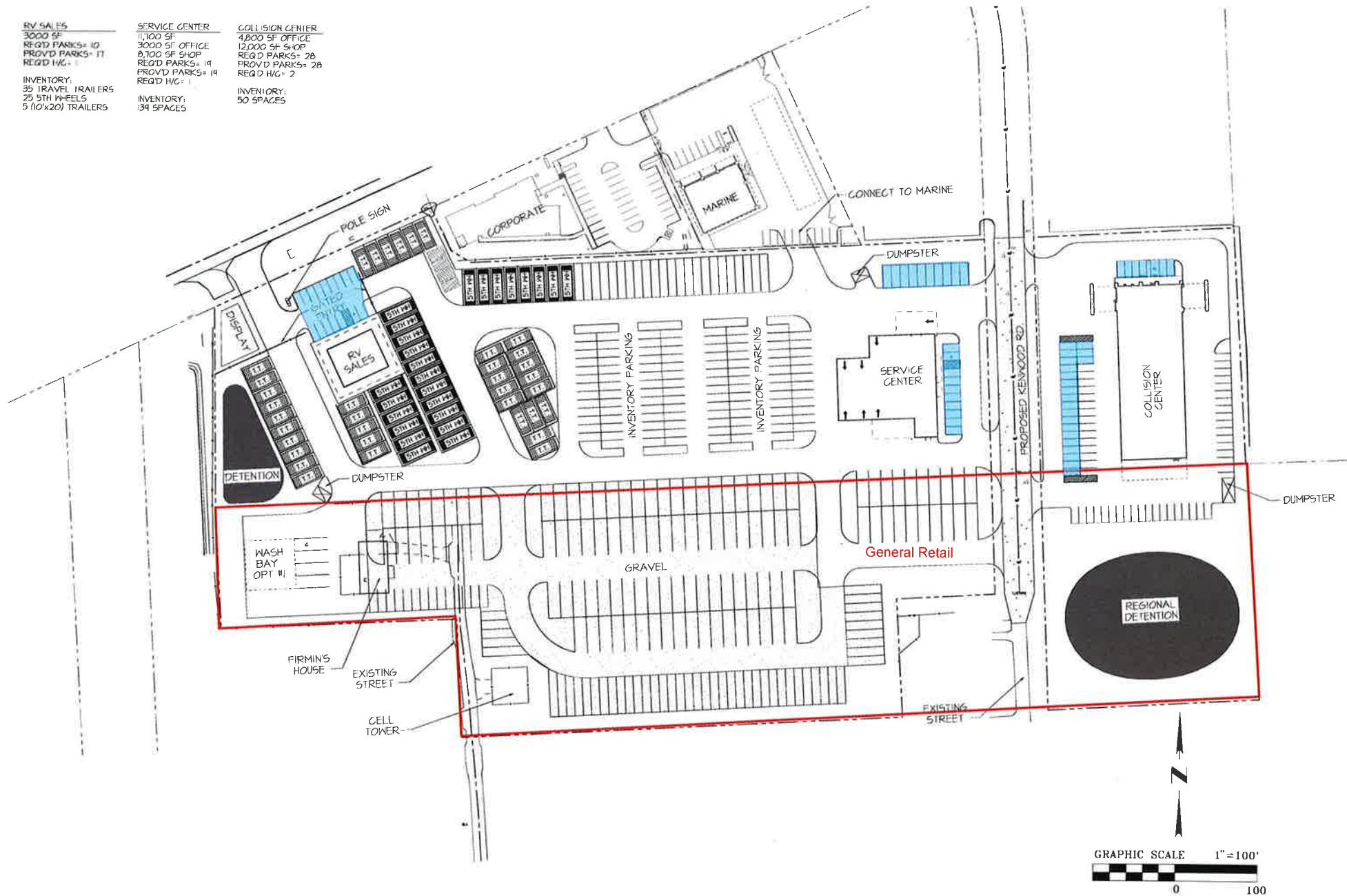


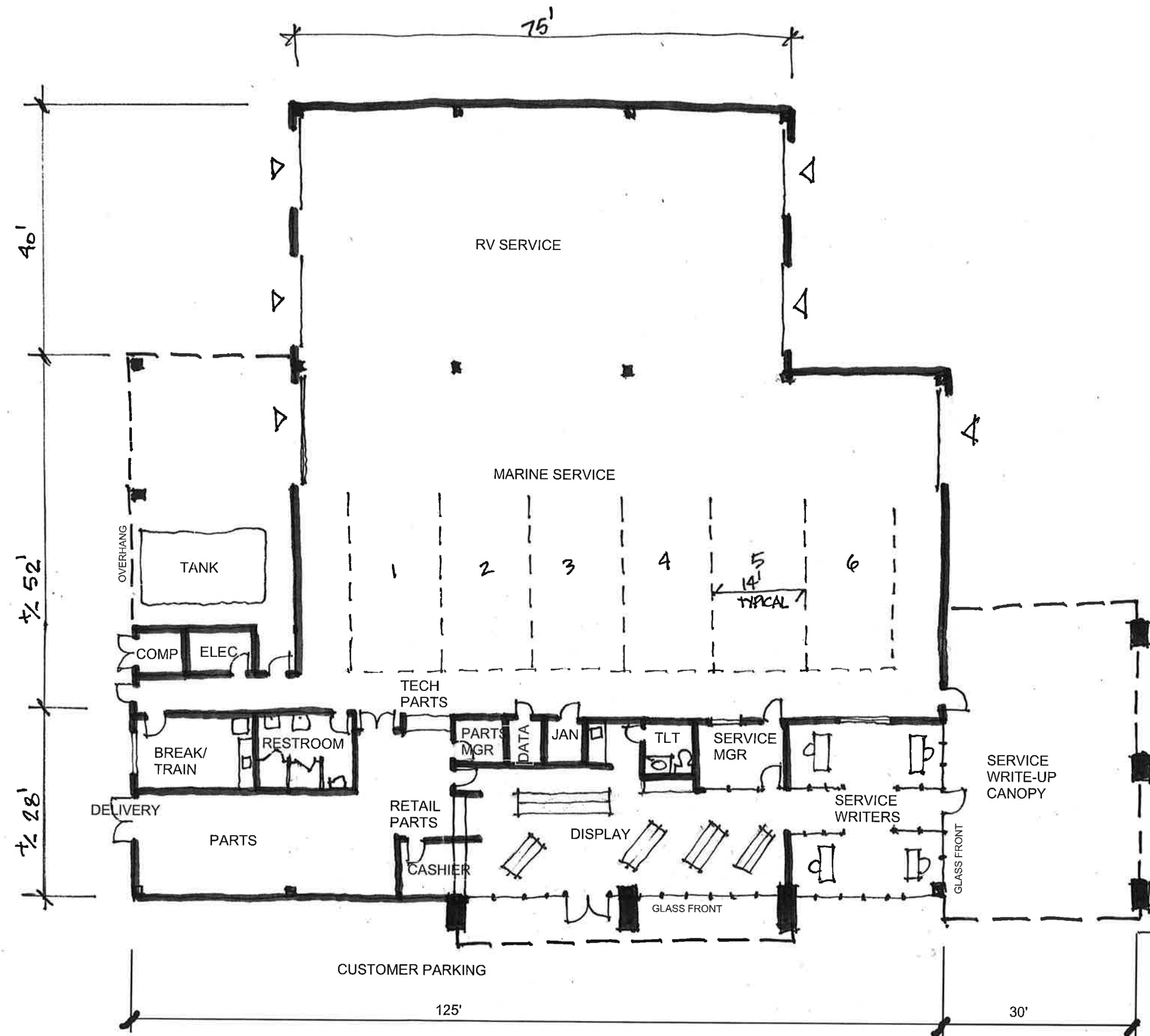
1:4,000



Attachment: Amend to PD-18-2 (maps) (1836 : Amend. to PD-18-2 in 4000 blk. of Mall Dr.)

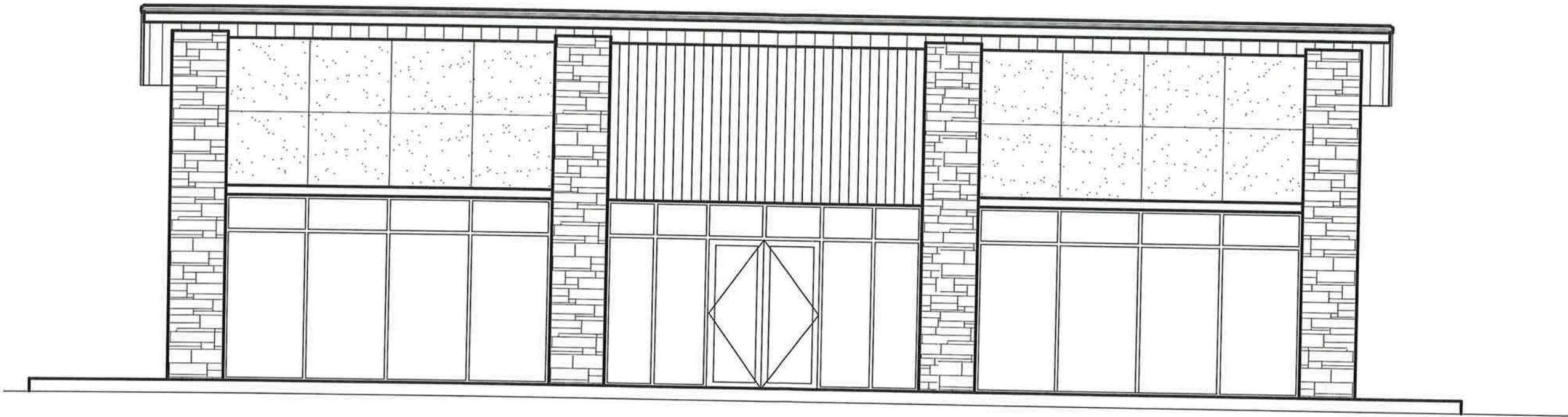
RV SALES 3000 SF REQ'D PARKS= 10 PROVD PARKS= 17 REQ'D H/C= 1	SERVICE CENTER 11,100 SF 3000 SF OFFICE 8,100 SF SHOP REQ'D PARKS= 19 PROVD PARKS= 19 REQ'D H/C= 1	COLLISION CENTER 4,800 SF OFFICE 12,000 SF SHOP REQ'D PARKS= 28 PROVD PARKS= 28 REQ'D H/C= 2
INVENTORY: 35 TRAVEL TRAILERS 25 5TH WHEELS 5 (10'X20') TRAILERS	INVENTORY: 134 SPACES	INVENTORY: 50 SPACES





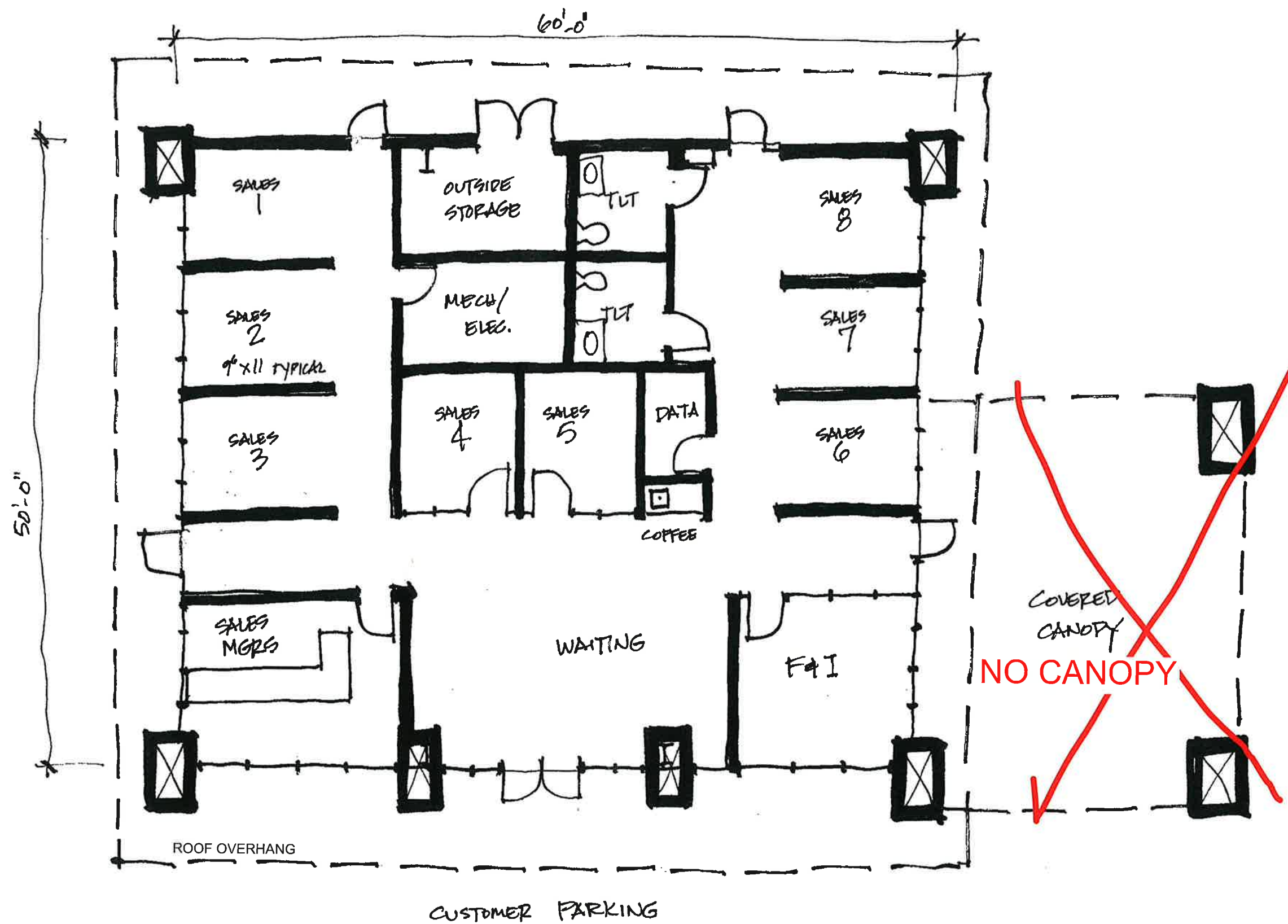
PROPOSED RV & MARINE SERVICE CENTER

RV Sale Elevation



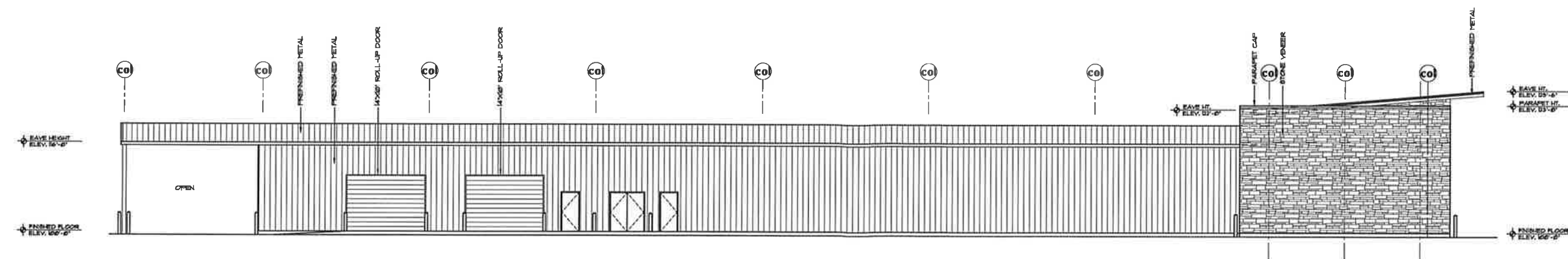
Attachment: RV sales bldg elevations & floor plan (1836 : Amend. to PD-18-2 in 4000 blk. of Mall Dr.)

RV SALE Building Floor Plan

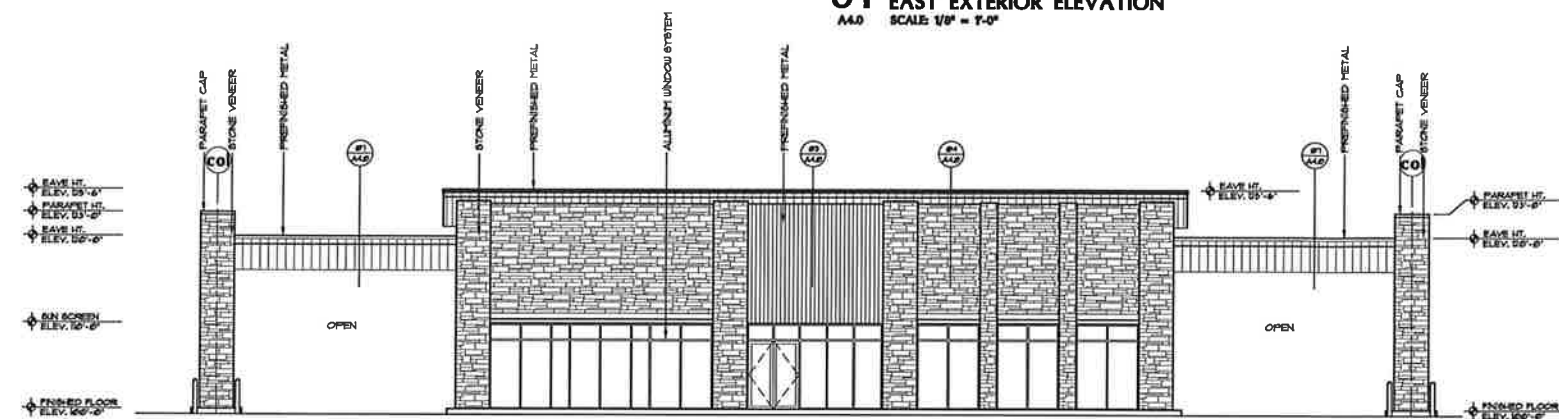




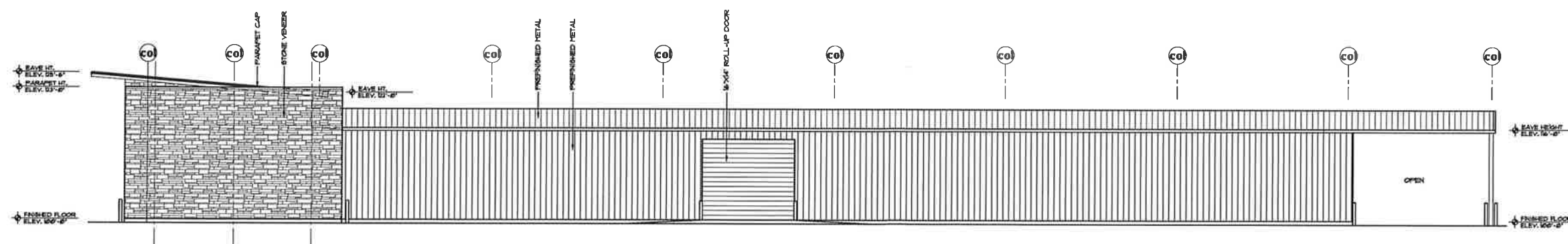
735 ROBINHOOD STREET
SHREVEPORT, La 71106
PHONE: (318) 219-2295
FAX: (318) 219-2296



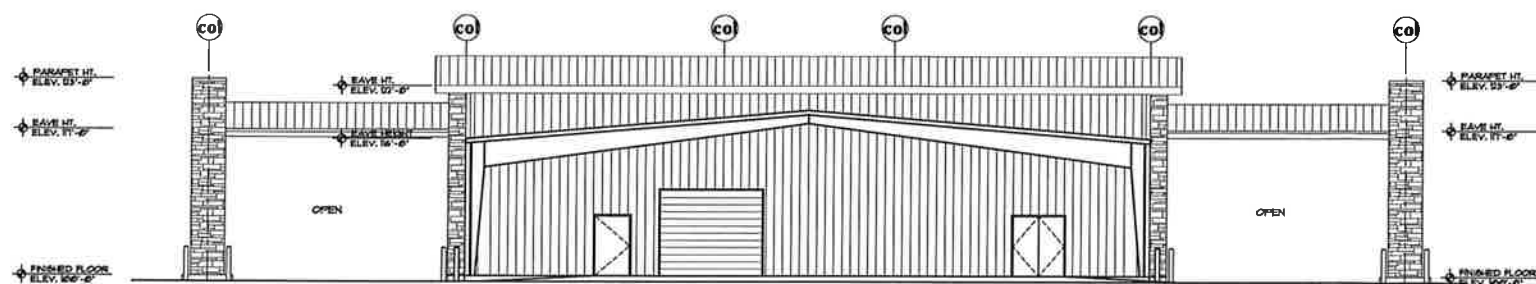
01 EAST EXTERIOR ELEVATION
A4.0 SCALE: 1/8" = 1'-0"



02 NORTH EXTERIOR ELEVATION
A4.0 SCALE 1/8" = 1'-0"



03 WEST EXTERIOR ELEVATION
A4.0 SCALE: 1/8" = 1'-0"



04 SOUTH EXTERIOR ELEVATION
A4.0 SCALE 1/8" = 1'-0"

GREGG ORR COLLISION CENTER
GREGG ORR AUTO COLLECTION

EXTERIOR ELEVATIONS

JOB NO. 1607

REVISIONS:

SHEET

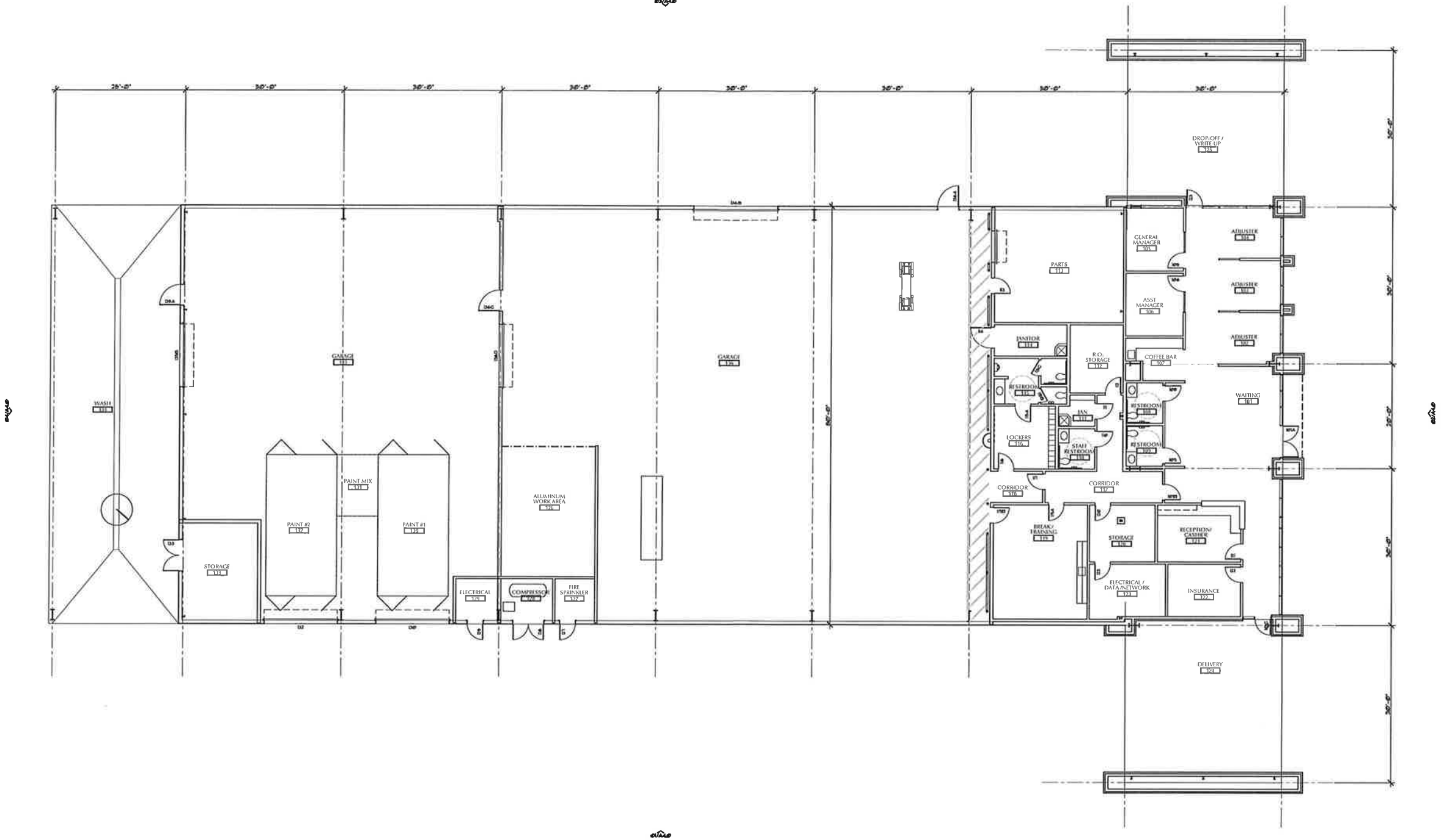
A4.0

SEQ 101

Packet Pg. 10



735 ROBINHOOD STREET
SHREVEPORT, LA 71106
PHONE: (318) 219-2295
FAX: (318) 219-2296



01 FLOOR PLAN
A2.0 SCALE 1/8" = 1'-0"

GREGG ORR COLLISION CENTER
GREGG ORR AUTO COLLECTION
FLOOR PLAN

JOB NO. 1607

REVISIONS:

05 JAN 2018

SHEET

A2.0

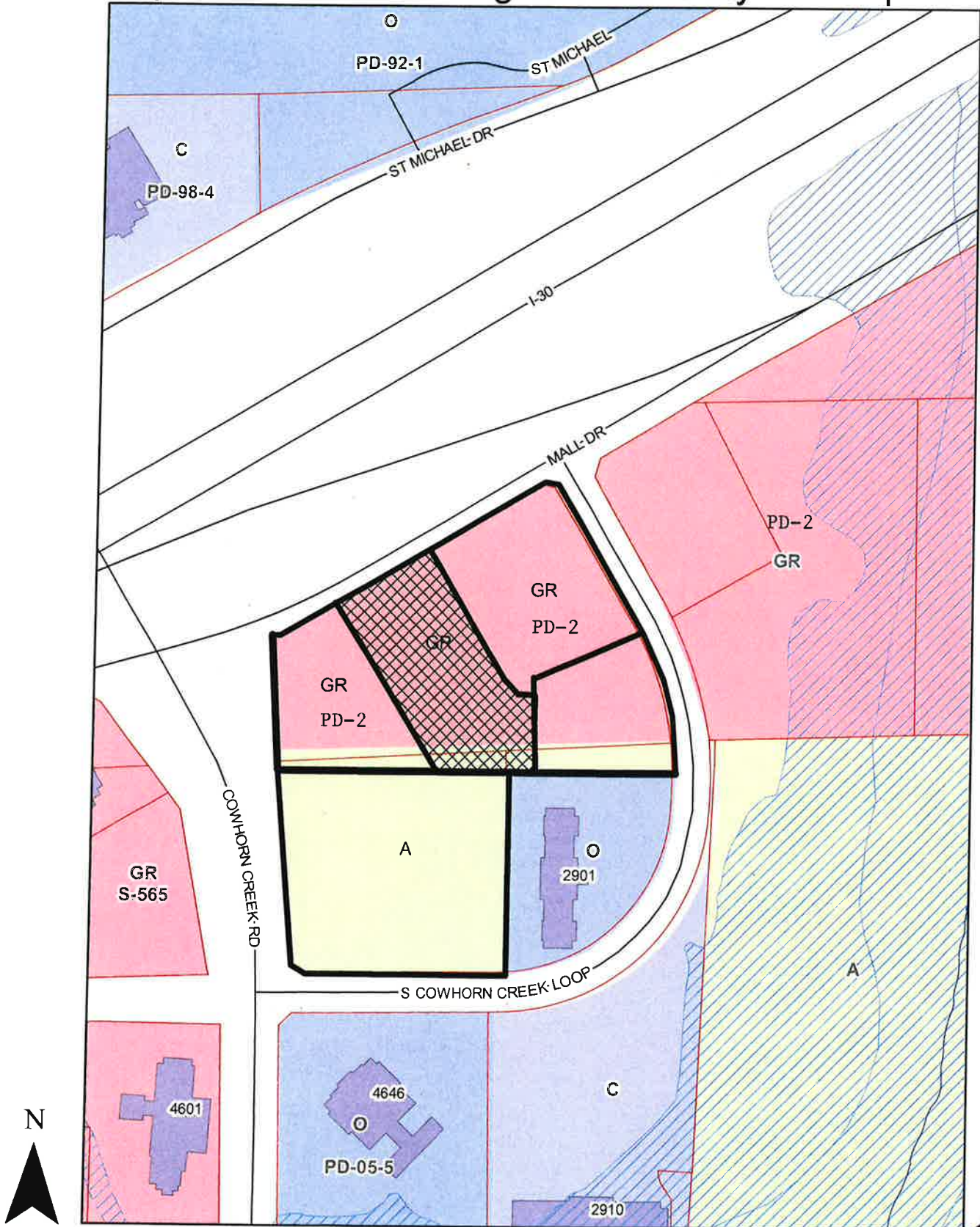
SEQ 1 of 1

Attachment: Collision center elevations & floor plan (1836 : Amend. to PD-18-2 in 4000 blk. of Mall Dr.)



Packet Pg. 12

South Cowhorn Creek Loop Subdivision Project 1 Department. of Planning & Community Development



1:2,500



South Cowhorn Creek Loop Subdivision Project 1

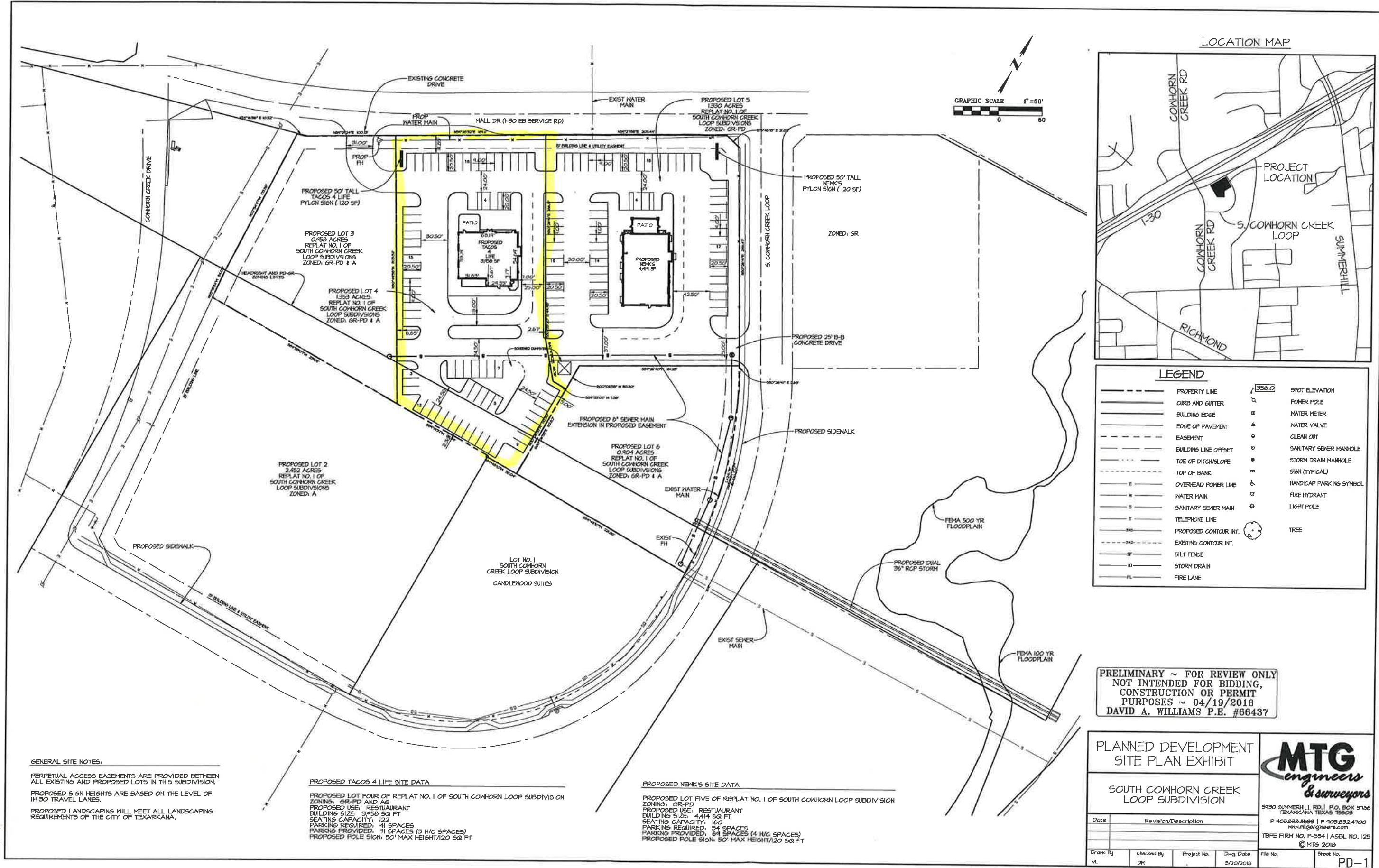
Department. of Planning & Community Development



1:1,500



K:\Users\18041\Tacos 4 Life\05 Engineering Design\Conceptual Design\Concept_L01.prp
Thu Apr 19, 2018 5:44PM



HFA
Creative Solutions
Meaningful Places
HARRISON FRENCH
& ASSOCIATES, LTD.
1705 S. Walton Blvd, Suite 3
Bentonville, Arkansas 72712
www.hfa-ae.com
1-479-273-7780

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TACOS4LIFE
MALL DRIVE I-30 FRONTAGE
ROAD
TEXARKANA, TX 75503
JOB NUMBER: 28-17-00002

ISSUE BLOCK

NO.	DATE	DESCRIPTION

CHECKED BY: KCK
DRAWN BY: PAR
DOCUMENT DATE: 4/20/18
PROTO: 4K

NOT FOR CONSTRUCTION

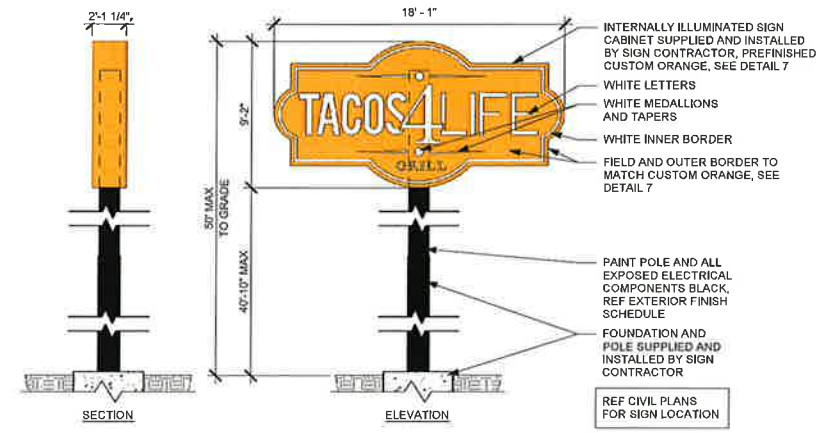
COLOR
ELEVATIONS

SHEET:
B001

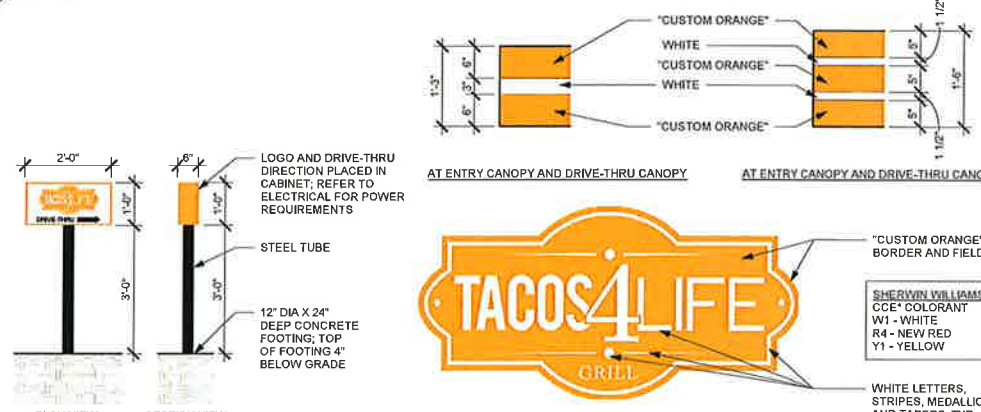
Attachment: Amend. to PD-2 (elevations) (1837 : Amend. to PD-2(GR) 2000 blk. of Mall Dr. (Tacos for Life))

SIGN SCHEDULE

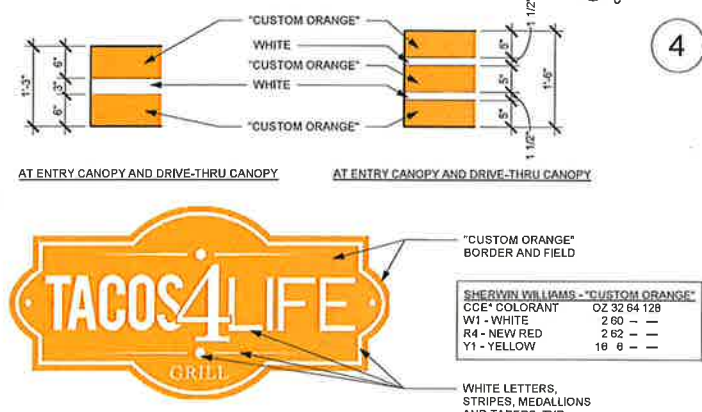
SIGNAGE	QTY	AREA
BUILDING		
"TACOS 4 LIFE" - 16" PLACARD (29.70 SF)	2	59.40 SF
"TACOS 4 LIFE" - 24" PLACARD (66 SF)	1	66.00 SF
"TACOS 4 LIFE" - 30" RAISED (99.26 SF)	1	99.26 SF
"TACOS" - 24" CHANNEL (20.81 SF)	2	41.62 SF
PAINTED MEDALLION - 11'-4" (92.93 SF)	1	92.93 SF
BUILDING		359.21 SF
SITE		
"TACOS 4 LIFE" - 12" DIRECTIONAL SIGN (2 SF)	1	2.00 SF
"TACOS 4 LIFE" PYLON (120 SF)	1	120.00 SF
SITE		122.00 SF
TOTAL AREA		481.21 SF



9 MONUMENT SIGN
3/16" = 1'-0"



8 DIRECTIONAL SIGN
1/2" = 1'-0"



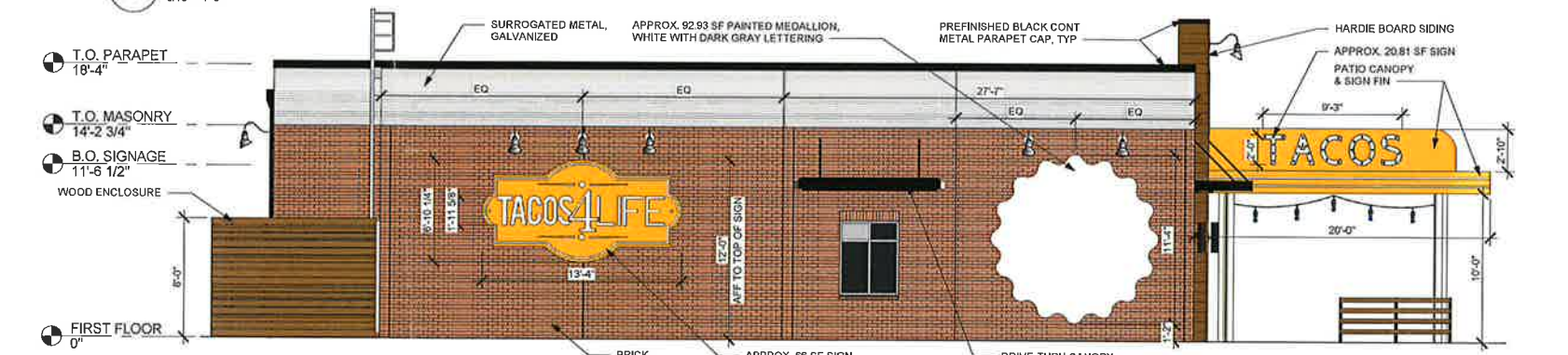
7 TYPICAL SIGN & CANOPY COLORS
NTS



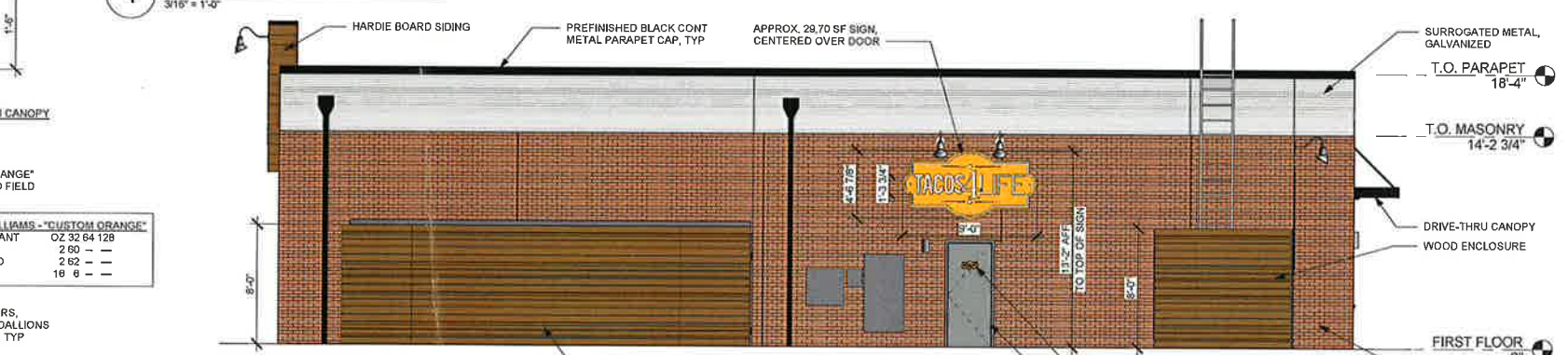
6 FRONT PERSPECTIVE
12" = 1'-0"



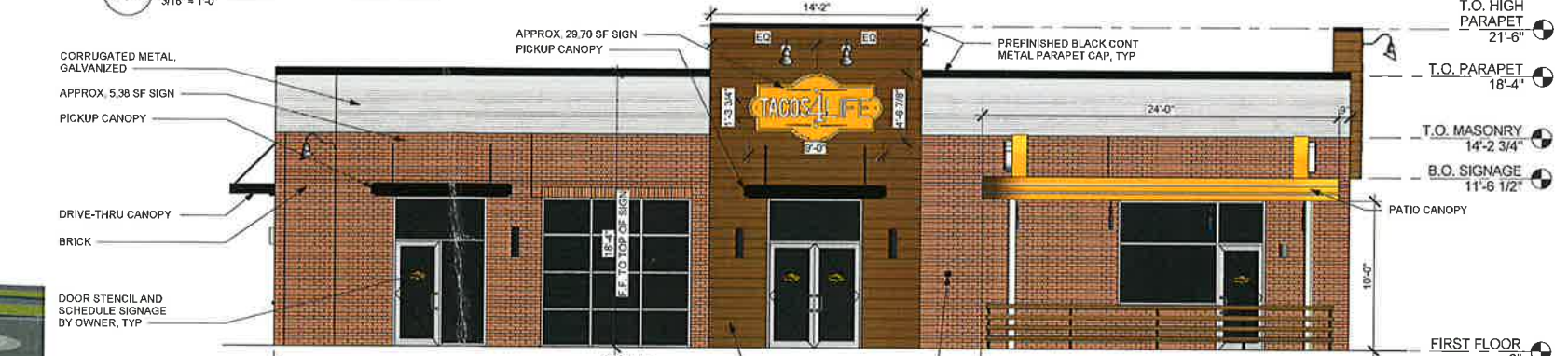
5 WEST ELEVATION
3/16" = 1'-0"



4 EAST ELEVATION
3/16" = 1'-0"



3 SOUTH ELEVATION
3/16" = 1'-0"



2 NORTH ELEVATION
3/16" = 1'-0"



1 EXTERIOR FINISHES
NTS

Architect: HFA
Client: Tacos 4 Life
Project: 28-17-00002
Date: 4/20/18
Sheet: B001

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WALL DRIVE I-30 FRONTAGE
ROAD
TEXARKANA, TX 75503

[illegible]

ISSUE BLOCK

[illegible]

CHECKED BY: KCK

DRAWN BY: PAR

DOCUMENT DATE: 4/20/18

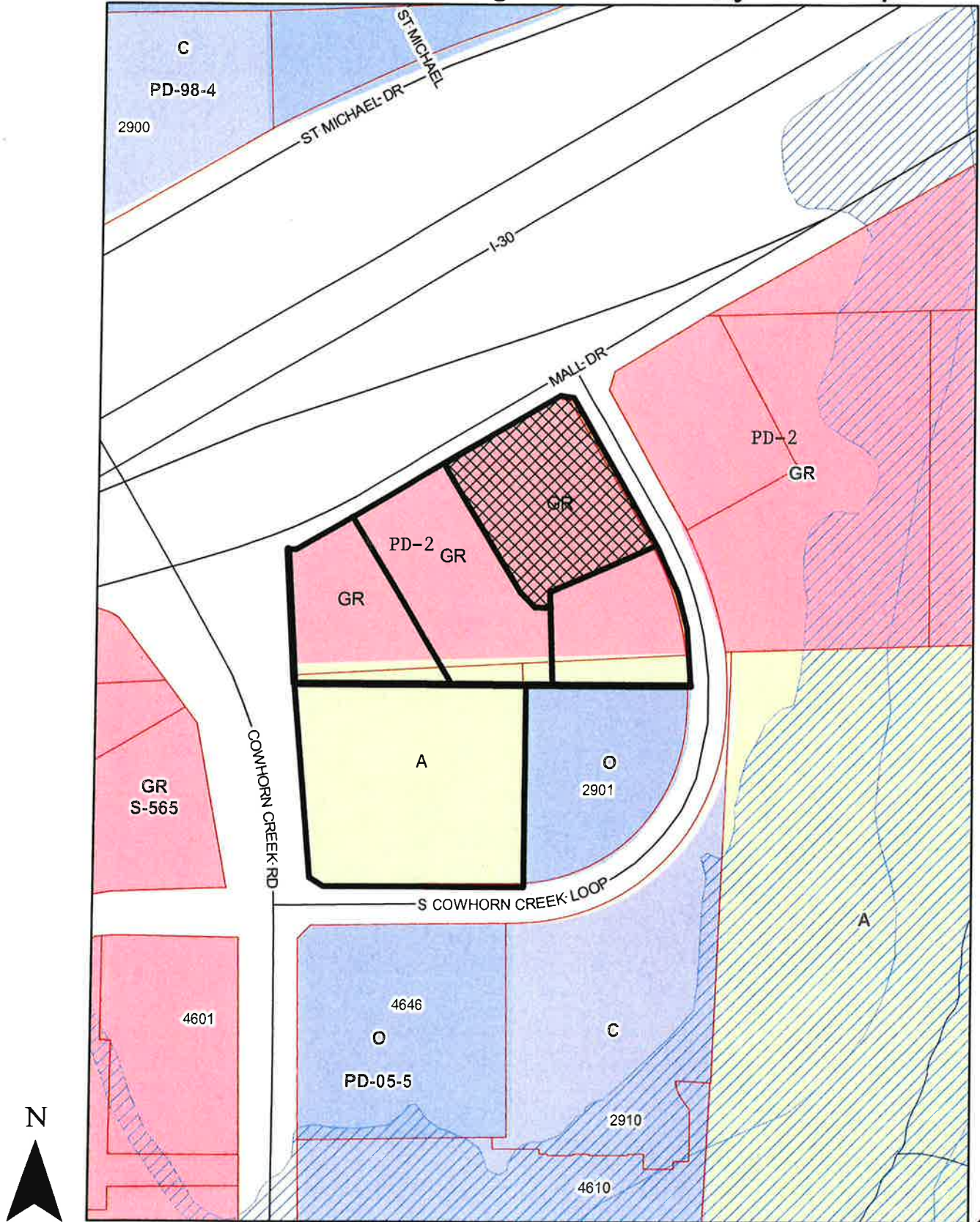
PROTO:	4K
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NOT FOR CONSTRUCTION

FLOOR
PLAN

SHEET:

South Cowhorn Creek Loop Subdivision Project 2
Department. of Planning & Community Development



Attachment: Amend. to PD-2 (maps) (1838 : Amend. to PD-2(GR) in the 2000 blk. of Mall Dr.Newk's)



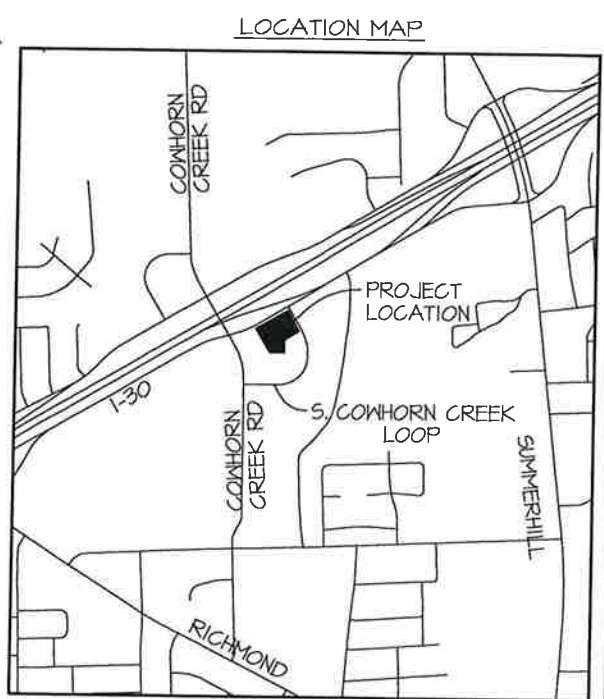
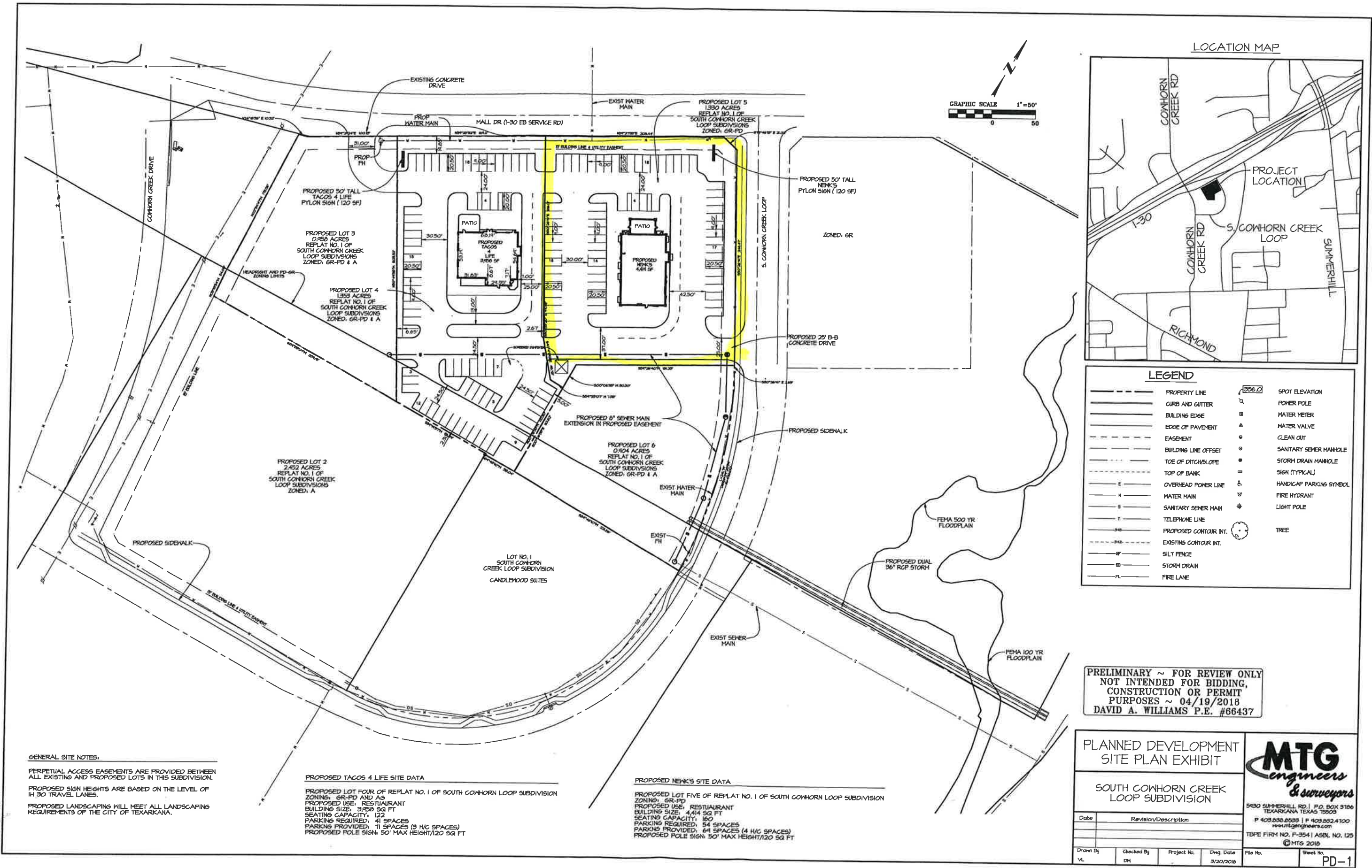
South Cowhorn Creek Loop Subdivision Project 2 Department. of Planning & Community Development



1:1,500



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Thu Apr 19, 2018 8:44PM



LEGEND		
	PROPERTY LINE	SPOT ELEVATION
	CURB AND GUTTER	POWER POLE
	BUILDING EDGE	WATER METER
	EDGE OF PAVEMENT	WATER VALVE
	EASEMENT	CLEAN OUT
	BUILDING LINE OFFSET	SANITARY SEWER MANHOLE
	TOE OF DITCH/SLOPE	STORM DRAIN MANHOLE
	TOP OF BANK	SIGN (TYPICAL)
	OVERHEAD POWER LINE	HANDICAP PARKING SYMBOL
	WATER MAIN	FIRE HYDRANT
	SANITARY SEWER MAIN	LIGHT POLE
	TELEPHONE LINE	TREE
	PROPOSED CONTOUR INT.	
	EXISTING CONTOUR INT.	
	SILT FENCE	
	STORM DRAIN	
	FIRE LANE	

PRELIMINARY ~ FOR REVIEW ONLY
NOT INTENDED FOR BIDDING,
CONSTRUCTION OR PERMIT
PURPOSES ~ 04/19/2018
DAVID A. WILLIAMS P.E. #66437

PLANNED DEVELOPMENT
SITE PLAN EXHIBIT

SOUTH COWHORN CREEK
LOOP SUBDIVISION

Date	Revision/Description

Drawn By VL	Checked By DM	Project No.	Dwg. Date 5/20/2018	File No.	Sheet No. PD-1
----------------	------------------	-------------	------------------------	----------	-------------------

MTG
engineers & surveyors

5430 SUMMERHILL RD., P.O. BOX 9106
TEXARKANA, TEXAS 75503
P 409.838.8899 | F 409.832.4700
www.mtgengineers.com
TBE FIRM NO. F-354 | ASBL NO. 125
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GENERAL SITE NOTES:
PERPETUAL ACCESS EASEMENTS ARE PROVIDED BETWEEN ALL EXISTING AND PROPOSED LOTS IN THIS SUBDIVISION.
PROPOSED SIGN HEIGHTS ARE BASED ON THE LEVEL OF IH 30 TRAVEL LANES.
PROPOSED LANDSCAPING WILL MEET ALL LANDSCAPING REQUIREMENTS OF THE CITY OF TEXARKANA.

PROPOSED TACOS 4 LIFE SITE DATA
PROPOSED LOT FOUR OF REPLAT NO. 1 OF SOUTH COWHORN LOOP SUBDIVISION
ZONING: GR-PD AND AG
PROPOSED USE: RESTAURANT
BUILDING SIZE: 3,950 SQ FT
SEATING CAPACITY: 122
PARKING REQUIRED: 41 SPACES
PARKING PROVIDED: 71 SPACES (3 HIC SPACES)
PROPOSED POLE SIGN: 50' MAX HEIGHT/120 SQ FT

PROPOSED NEWK'S SITE DATA
PROPOSED LOT FIVE OF REPLAT NO. 1 OF SOUTH COWHORN LOOP SUBDIVISION
ZONING: GR-PD
PROPOSED USE: RESTAURANT
BUILDING SIZE: 4,414 SQ FT
SEATING CAPACITY: 160
PARKING REQUIRED: 54 SPACES
PARKING PROVIDED: 64 SPACES (4 HIC SPACES)
PROPOSED POLE SIGN: 50' MAX HEIGHT/120 SQ FT



2 REAR OF 3D MODEL
A2.2



1 FRONT OF 3D MODEL
A2.2

erik n.
henderson
architect, AIA

architecture . planning . interior design

2126 Morris Avenue
Birmingham, AL 35203
Phone 205.322.1751
Fax 205.322.1778
info@hpluhq.com
www.hpluhq.com

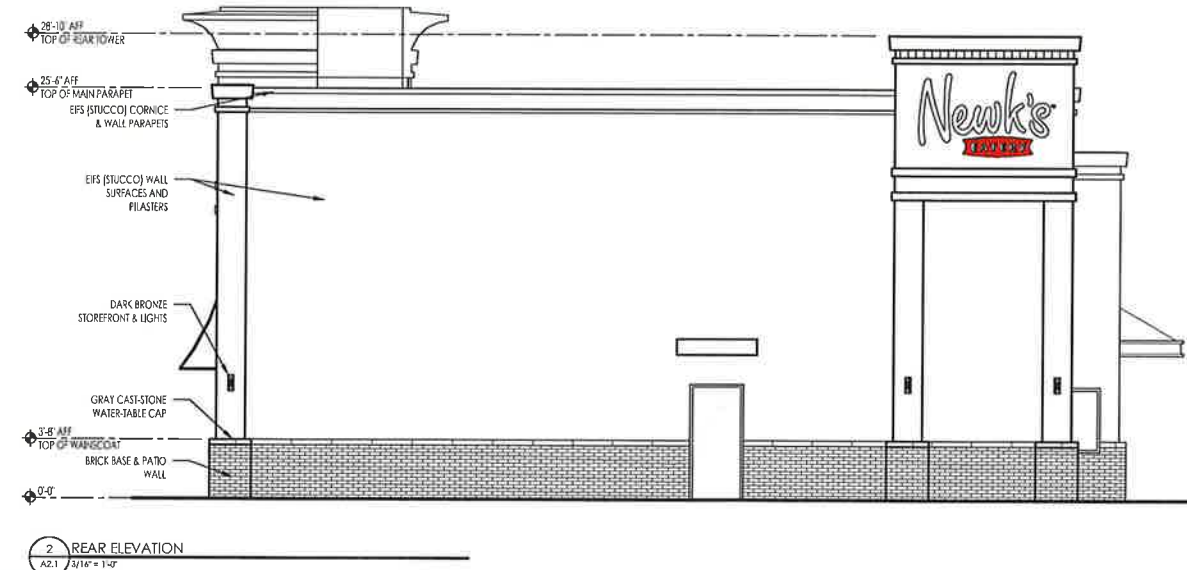
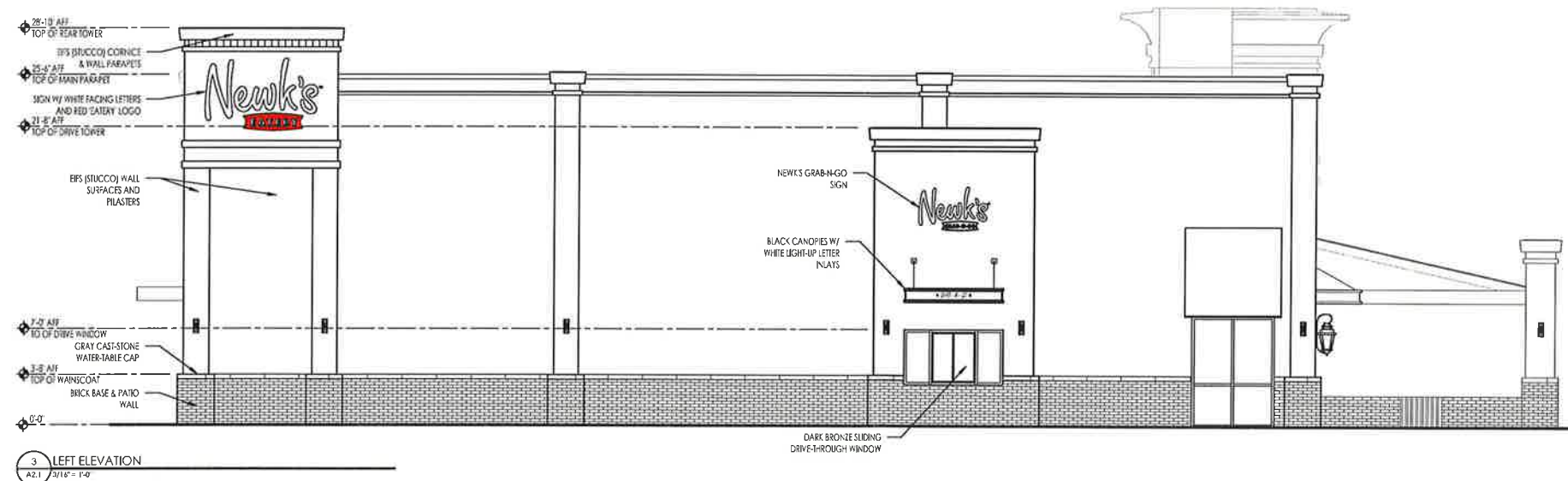
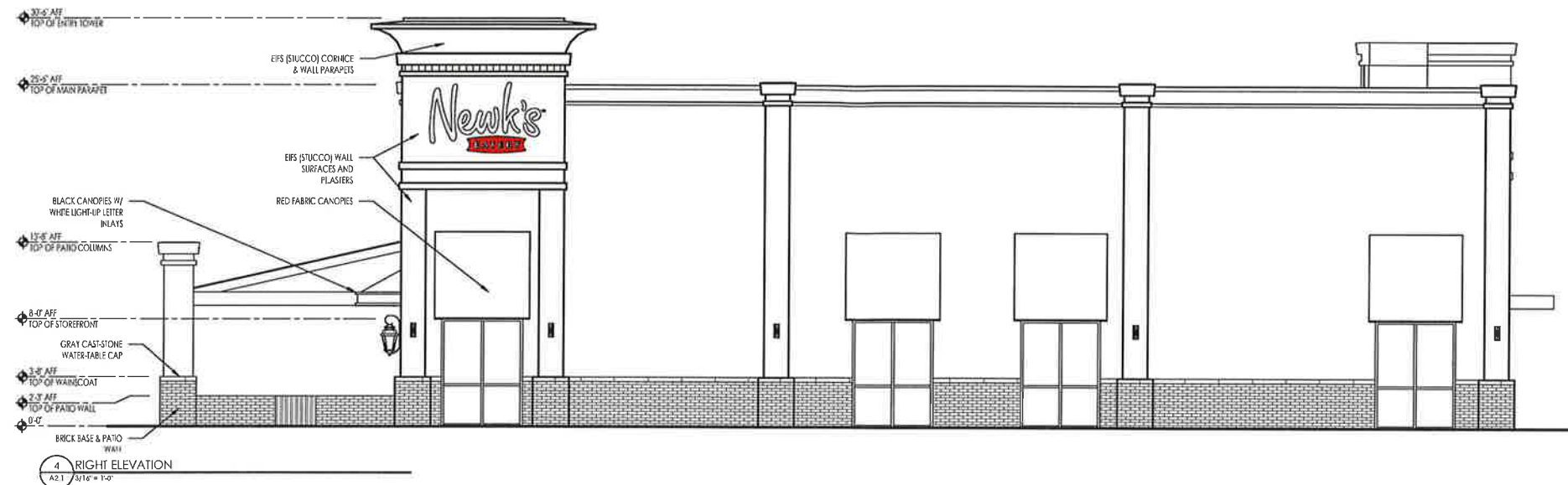
A New Building for:

Newk's
RESTAURANT

Texarkana, Texas

RELEASES / DESCRIPTION / DATES	
90% REVIEW SET	
BID SET	
NOT FOR CONSTRUCTION	☐
RELEASED FOR CONSTRUCTION	☐
DATE	06.28.16
DRAWN	MRW
CHECKED	ENH
APPROVED	HHA
PROJECT NUMBER	17074.10
SHEET TITLE	
DRAWING NO.	

Attachment: Amend. to PD-2 (elevations) (1838 : Amend. to PD-2(GR) in the 2000 blk. of Mall Dr.Newk's)



erik n.
henderson
architect, AIA

architecture • planning • interior design

2126 Morris Avenue
Birmingham, AL 35203
Phone 205.322.1751
Fax 205.322.1778
email info@hplusha.com
www.hplusha.com

A New Building for:

Newk's
EATERY

Texarkana, Texas

RELEASES / DESCRIPTION / DATES

90% REVIEW SET

BID SET

NOT FOR CONSTRUCTION
RELEASED FOR CONSTRUCTION

DATE 06.28.16

DRAWN MRW

CHECKED ENH

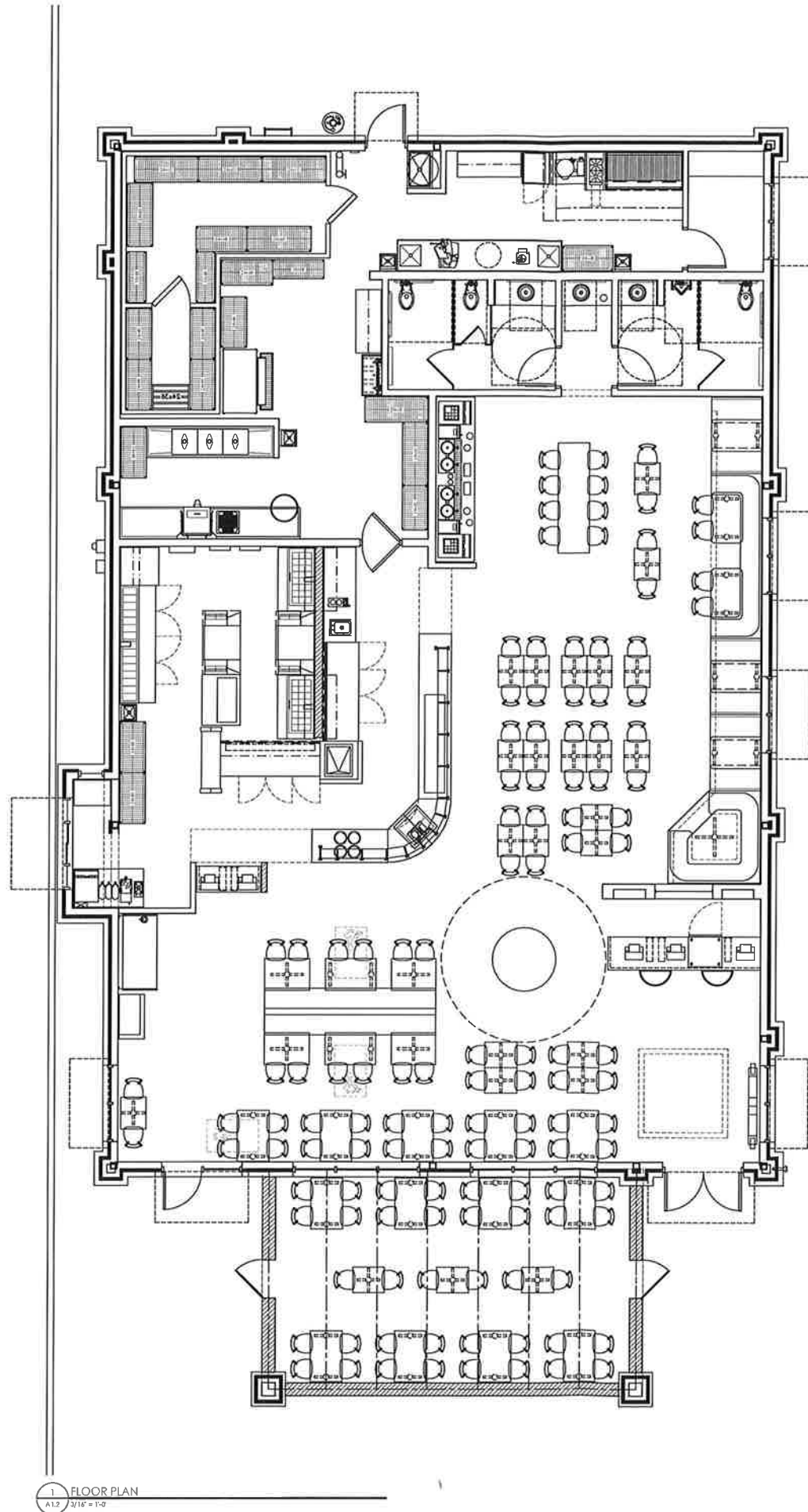
APPROVED H+HA

PROJECT NUMBER 17074.10

SHEET TITLE

DRAWING NO.

Attachment: Amend. to PD-2 (elevations) (1838 : Amend. to PD-2(GR) in the 2000 blk. of Mall Dr.Newk's)



1 FLOOR PLAN
A1.2 3/16" = 1'-0"



architecture . planning . interior design
2126 Morris Avenue
Birmingham, AL 35203
Phone 205.322.1751
Fax 205.322.1779
email info@hplusha.com
www.hplusha.com

A New Building for:



Texarkana, Texas

RELEASES / DESCRIPTION / DATES

90% REVIEW SET

BID SET

NOT FOR CONSTRUCTION
RELEASED FOR CONSTRUCTION

DATE 06.28.16

DRAWN MRW

CHECKED ENH

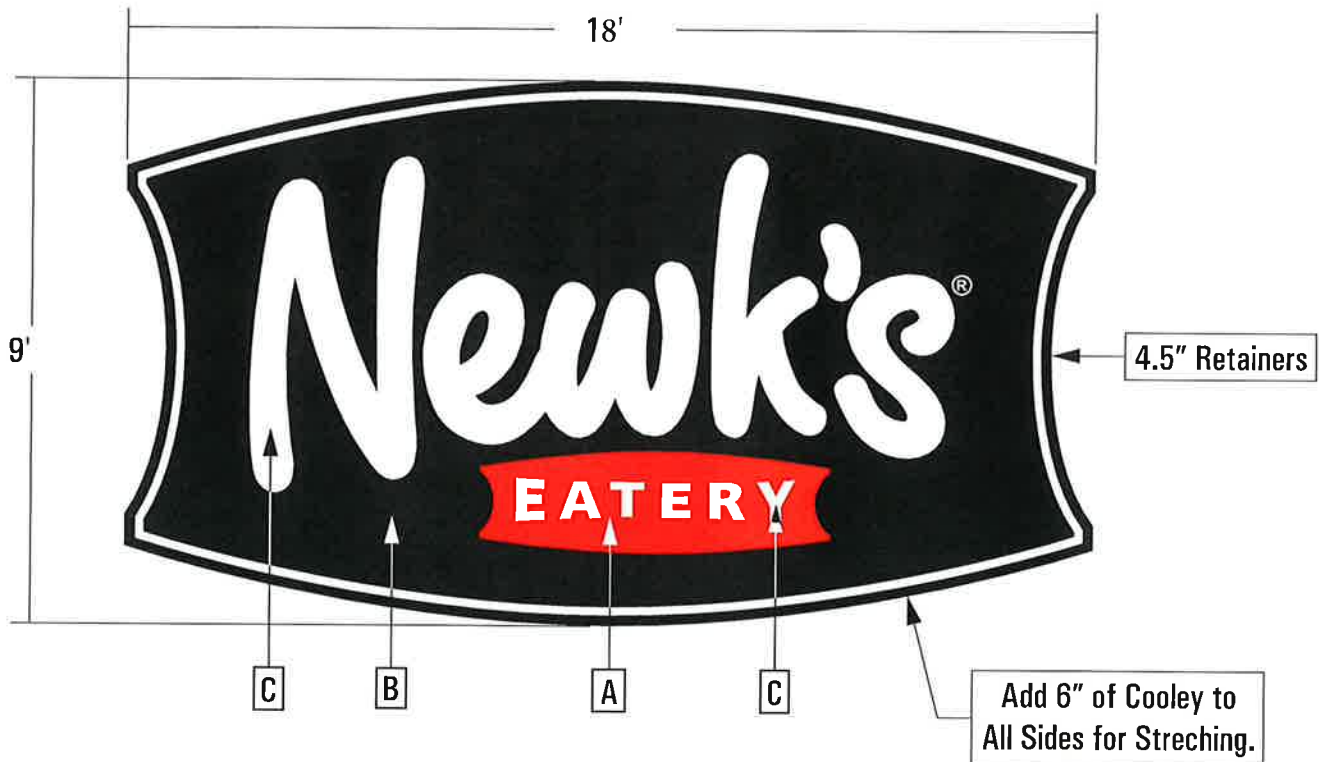
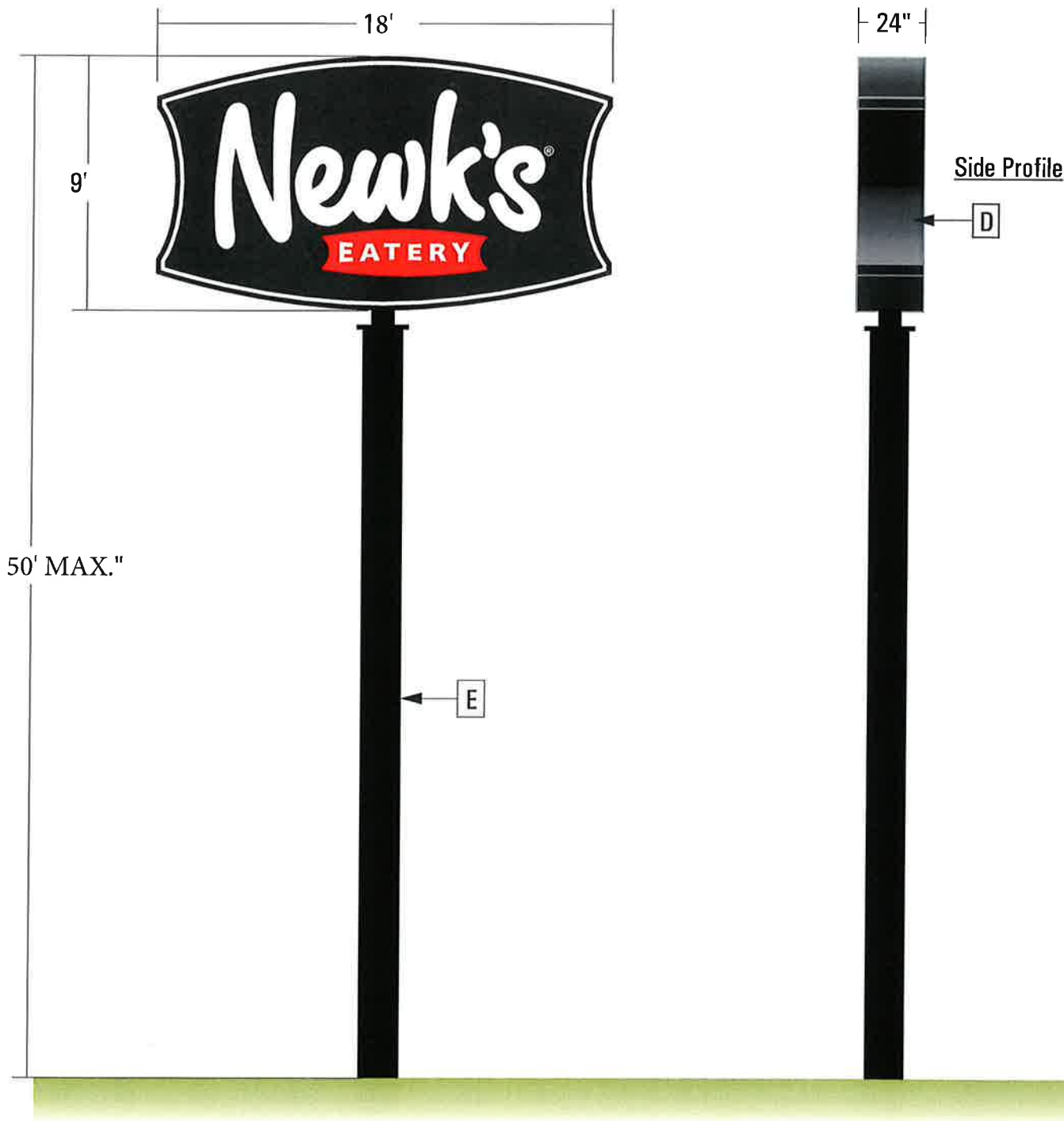
APPROVED H+HA

PROJECT NUMBER 17074.10

SHEET TITLE

DRAWING NO.

Attachment: Amend. to PD-2 (floor plan) (1838 : Amend. to PD-2(GR) in the 2000 blk. of Mall Dr.Newk's)



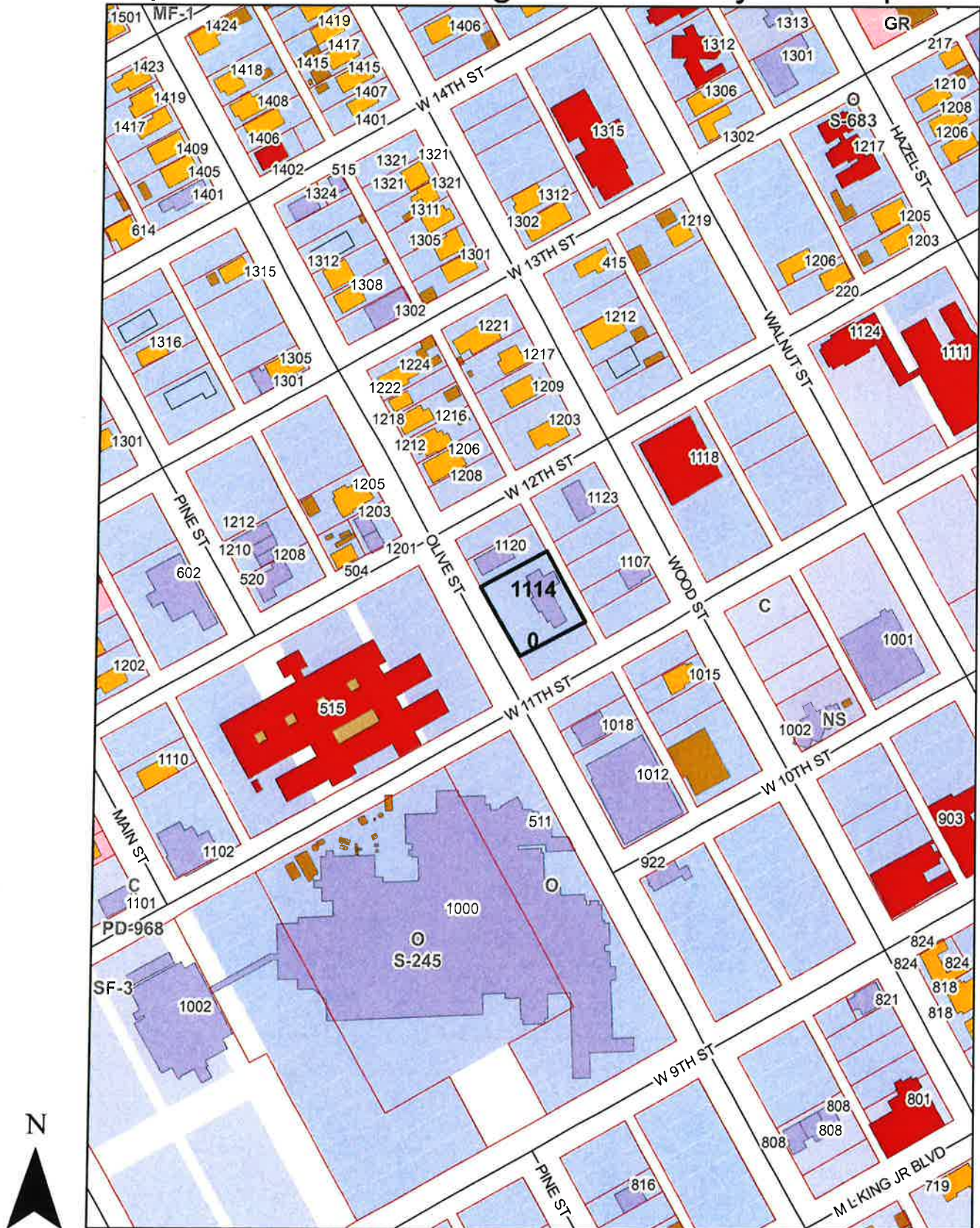
Flex Face Materials	
1	Black Eradicated Cooley
2	Aluminum Sides
3	Aluminum Tube Frame
4	3M Retainer System

Colors & Finishes - Flex Face Options	
A	Capsule: Red Oracal 8500-31
B	Face: Black Cooley Faces
C	Face: Eradicated White Areas
D	Matte Black Returns
E	Pole Painted Matte Black

Notes

Attachment: Amend. to PD-2 (signage for Newk's) (1838 : Amend. to PD-2(GR) in the 2000 blk. of Mall Dr.Newk's)

1114 Olive St.
Department. of Planning & Community Development



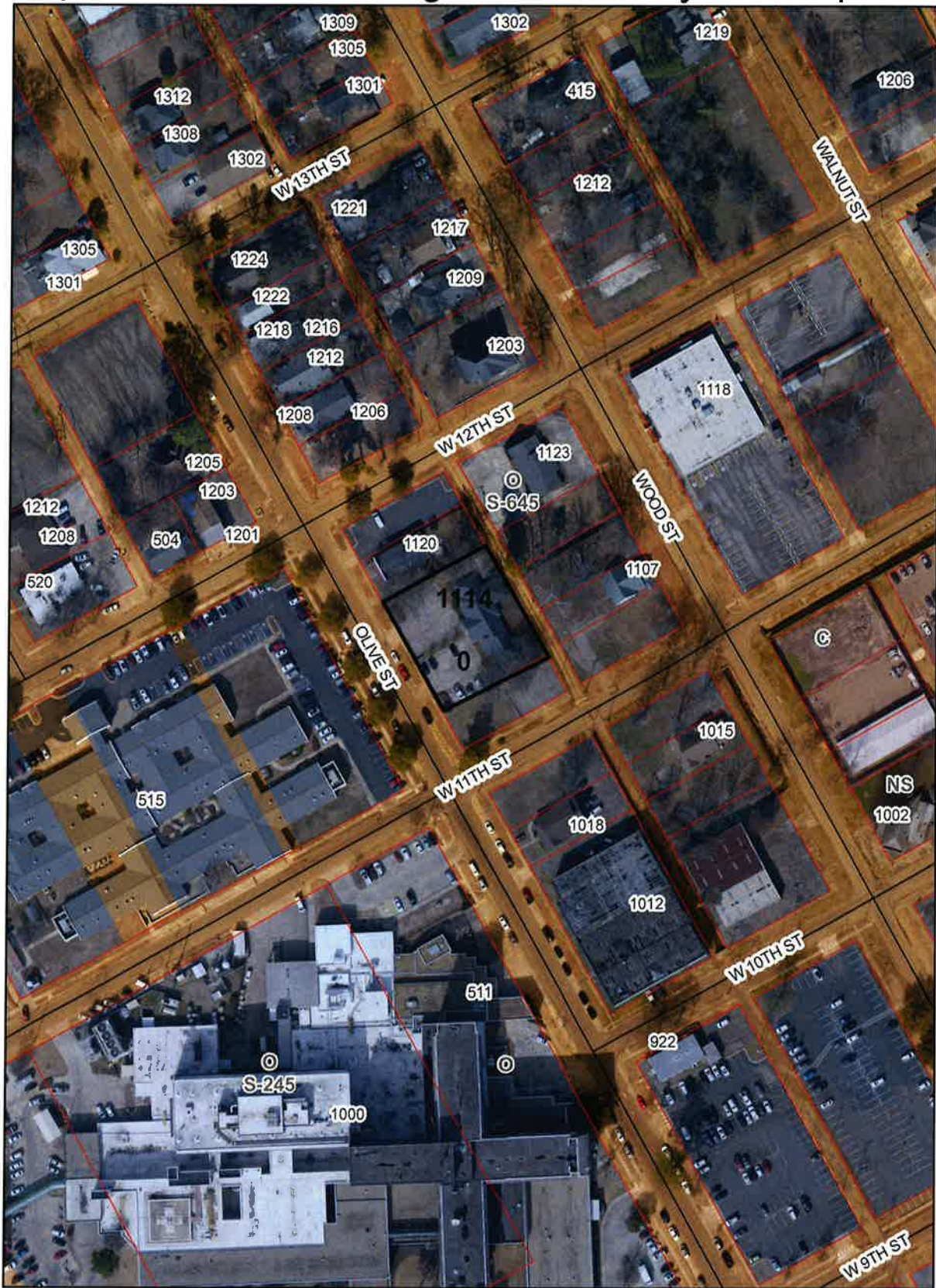
1:3,000



Attachment: S-689 (maps) (1839 : S-689: SUP at 1114 Olive St.)

1114 Olive St.

Department. of Planning & Community Development



1:2,000

