



CITY OF TEXARKANA
PLANNING & ZONING COMMISSION
AGENDA • JUNE 1, 2020

Council Chambers	Regular Meeting	6:00 PM
-------------------------	------------------------	----------------

220 TEXAS BLVD.
 TEXARKANA, TX 75501

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

I. CALL TO ORDER

II. AGENDA ITEMS

1. Consider Replat of Block 2, University Park Two Addition. Waggoner Creek Crossing, II, owner. MTG Engineers and Surveyors, agent.
 2. Z-20-5: A 0.23-acre tract of land (Tract 248) in the Thomas Price HRS, A-466, located at 615 Witt Lane. Single Family-2 to Single Family-3 Nefrali Amaya, applicant.
 3. S-719: Specific Use Permit to allow a double wide HUD Code manufactured home on a 0.23-acre tract of land (Tract 248) in the Thomas Price HRS, A-466, located at 615 Witt Lane. Nefrali Amaya, applicant.
 4. Amendment to PD-04-2 for site approval to allow modifications on Lot 2, Galleria Oaks #2 Subdivision, located at 1550 Moores Lane. David Boudreaux, applicant. MTG Engineers and Surveyors, agent.
-

5. Z-20-6: An approximate 5.17-acre tract of land (Tracts 45 and 46) in the Willis Oldham HRS, A-458, located at 5119 and 5217 North Park Road. Single Family-3 to Two Family-2. J.M. and Alice Richardson, owner. Chad Rains, agent.

III. STAFF UPDATES

IV. CONSIDER APPROVAL OF MINUTES

1. Consider approval of the May 4, 2020 Planning and Zoning Commission 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

Summary Sheet

Version:

Update Date: 5/29/2020 2:43 PM

Lead Department: Planning and Community Development **Action Officer:** Debbie Burk,
Subject: Consider Replat of Block 2, University Park Two Addition. Waggoner Creek Crossing, II, owner. MTG Engineers and Surveyors, agent.
Meeting Date: 6/1/2020

Attachments

- a. Plat (PDF)
- b. Memo and utility responses (PDF)

Staff Coordination

Planning and Community Development	David Orr	Department Head Review
Pending		
Planning & Zoning Commission	Debbie Burk	Meeting Pending
06/01/2020 6:00 PM		

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

NOT APPLICABLE

Executive Summary and Background Information:

Not applicable

Potential Options:

None

Fiscal Implications:

Not applicable.

Staff Recommendation:

See attached memo from Dustin Henslee, Director of Public Works

Advisory Board/Committee Review:

Planning and Zoning Commission

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

Not applicable.

Advisory Board/Committee Meeting Date and Minutes:

June 1, 2020



Memorandum

City of Texarkana, Texas

TO: Planning and Zoning Members

FROM: Dusty Henslee, P.E., CFM, CSI Director of Public Works  5-27-2020

SUBJECT: Consider approval of Replat of Block 2 University Park Two

This is a request by Waggoner Creek Crossing II, owner, and MTG Engineers and Surveyors, agent, to consider the approval of Replat of Block 2 University Park Two. The purpose of this plat is to split lots 1 and 2 into 3 lots. This property is located at intersection of Gibson Lane and University Park Blvd. the correspondence as well from the utility companies.

Comments are as follows:

1. Texas Department of Transportation – No issues
2. Reliant/Arkla Gas –No issues
3. Cable One – No issues.
4. Windstream Communications- No issues
5. Electric company –
AEP - **No response**
Bowie Cass – No issues
REA – **No response but not in service area**
6. TWU- Texarkana Water and Sewer Service – No issues. See memo
7. Public Works/ Planning -
 1. A tax certificate of the property for recording purposes from the BCAD must be provided showing all taxes on this proposed plat have been paid in order to be recorded at the County Courthouse. (Texas State Legislature amendment 12.002 of the Texas Property Code)
 2. Mylar copy after recording to public works department and via electronic media.
 3. **Dedicate private drainage easement for street outflow on Lot 2A.**
 4. **Change to Lot 1A and 2A**
8. Fire Department – No issues

Staff recommends approval of the replat pending any staff and utility changes mentioned above. Once the final plat is approved, it must be recorded at Bowie County within 121 days after approval by the Commission or approval is void.

Attachment: Memo and utility responses (2274 : Consider Replat)



CITY OF TEXARKANA TEXAS

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

Application for Subdivision Plat Approval

Type:

Preliminary Final ☒ Replat Minor Amended Vacation

Purpose of Plat: TO REPLAT LOTS 1 & 2 INTO THREE LOTS

Plat Title: Replat of Block 2, University Park Two

Current Legal Description: Lots 1 & 2, Block 2, University Park Two

Total Acreage: 25.364 **Number of Lots:** 3 **Zoning:** GR

Owner/Developer Information:

Name: Waggoner Creek Crossing II

Address: 217 W. Broad Street, Apt D, Texarkana TX 75501

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

Surveyor/Engineer Information:

Name: Jeffrey Wood - MTG Engineers & Surveyors

Address: 5930 Summerhill Road, Texarkana TX 75503

Phone: (903) 838-8533 Fax: () _____ Work E-mail: jwood@mtgengineers.com

Applicant/Agent Information:

Name: Jeffrey Wood - MTG Engineers & Surveyors

Address: 5930 Summerhill Road, Texarkana TX 75503

Phone: (903) 838-8533 Fax: () _____ Work E-mail: jwood@mtgengineers.com

Required Documents:

- o 1 Electronic Copy of Plat
- o 1 Fullsize Copy of Plat (24"x36")
- o 1 Halfsize Copy of Plat (11"x17")
- o Most Current Recorded Subdivision Plat for Replat or Amendment

Owners/Applicant Certification

A plat application will not be considered filed pursuant to Section 212.009 of the Texas Local Government Code until all required documents and fees have been submitted and all of the terms and conditions of the City of Texarkana Subdivision Ordinance, including all necessary studies, plans, and supporting information are accepted and approved. All necessary plat checklists and fees must also be turned in with this application.

I certify that the information on this form and the attached plats is true and accurate to the best of my/our knowledge and that all necessary documents have been submitted for approval, and all terms and conditions of the City of Texarkana, Texas Subdivision Ordinance have been met. I understand that the City may reject this application if any information that is submitted is incomplete.

Jeffrey Wood

Applicant's Printed Name

Jeffrey Wood
Applicant's Signature

4/30/2020

Date

Application Fee: \$100

Received by:

F. Janet Sagers
Recd - 4/30/2020 00178267
Revised: 12/21/2015

Attachment: Memo and utility responses (2274 : Consider Replat)

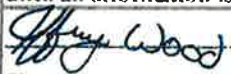


CITY OF

TEXARKANA

TEXAS

P.O. Box 1987
 Texarkana, TX 75504
 Phone (903) 798-3900

REPLAT CHECKLIST	
GENERAL INFORMATION / PROJECT DESCRIPTION	
Date, written and graphic scale (100 scale or smaller) and north arrow	☒
Location Map for proposed development	☒
Title and Name of Subdivision	☒
Legal Description and identification of tract being subdivided or resubdivided	☒
1. Legal description shall be referenced to a previous recorded subdivision	
SPECIFIC PLAT INFORMATION	
Names or designations of all adjoining subdivisions or properties	☒
Adjacent dedicated streets, alleys, and easements	☒
Outline of proposed tract (shall stand out compared to other boundary lines)	☒
Location and designation of all streets, alleys, and other areas with dimensions that are intended for public use	☒
All block, lot and street boundary lines	☒
1. Blocks and lots shall be numbered	
2. Building lines and easements are shown	
a. Commercial (15')	
b. Residential (25')	
c. In PUR, building line is not less than 15'	
Surveyor Note explaining purpose of Replat	☒
100 Year FEMA Flood Zones	☒
Finish Floor Elevations (lots adjacent to flood zones and drainage facilities)	☒
Shown all necessary dimensions	☒
Supplemental Survey Reference Markers	☒
Certificate of ownership	☒
Certificate of surveyor	☒
Certificate of approval by planning and zoning commission	☒
CERTIFICATION STATEMENT	
I have reviewed the checklist and submittals for completeness and accuracy. I understand this plat will not be reviewed until all information is included.	
 Signature Jeffrey Wood	Date 4/30/2020
Printed Name	

Attachment: Memo and utility responses (2274 : Consider Replat)

Revised: 12/21/2015

UNIVERSITY PARK TWO
BEING A REPLAT OF LOT 3, BLOCK 2
UNIVERSITY PARK AND LOT 1, BLOCK 2
WAGGONER CREEK CROSSING ONE

Filed For Record In:
Davis County, Texas
VELMA MOORE
County Clerk
On: Nov 05, 2003 at 12:50P

0 25 50 100 150
GRAPHIC SCALE IN FEET



LOT 1, BLOCK 1
UNIVERSITY PARK
VOL. 5290, PG. 126

LOT 3A, BLOCK 2
UNIVERSITY PARK
VOL. 5472, PG. 208

LOT 2,
UNIVER:
VOL. 51

LOT 2
288.71
6.1

10' UTIL. ES'WT.
VOL. 5472, PG. 208

N 87°

WAGGONER CREEK CROSSING II, L.P.
VOL. 4356, PG. 87

LINE TABLE		
LINE	LENGTH	BEARING
L1	32.65	S 81°52'16"E
L2	58.07	N 49°56'26"E
L3	35.00	N 38°52'16"W
L4	96.43	N 53°07'44"E
L5	41.99	N 78°17'59"W
L6	11.91	S 87°38'43"W

AVENUE

N 03°24'01"W
178.09'

25' BLDG SETBACK

LC

10

1.5752

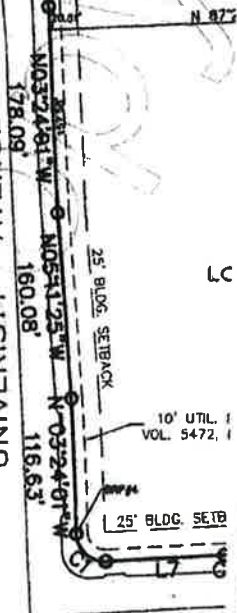
Vol. 5472 Page 91

WAGGONER CREEK CROSSING II, L.P.
VOL. 4356, PG. 87

LINE TABLE		
LINE	LENGTH	BEARING
L1	32.65	S 81°32'10"E
L2	58.07	N 42°36'26"E
L3	35.00	N 38°42'16"W
L4	98.43	N 53°07'44"E
L5	41.99	N 78°17'39"W
L6	11.91	S 67°38'43"W
L7	104.53	S 87°10'17"W
L8	99.67	S 88°30'51"W
L9	120.82	S 03°11'40"W
L10	5.57	N 03°36'05"W
L11	16.87	S 20°27'43"W
L12	34.76	S 68°27'46"W
L13	37.43	S 21°03'49"E
L14	22.38	S 20°27'43"W
L15	5.57	S 03°36'05"E
L16	120.82	S 10°23'50"E

BOUNDARY REFERENCE POINTS		
BRP#	NORTHING	EASTING
1	7242782.2919	3308257.6208
2	7242911.5653	3308904.3602
3	7241199.8900	3307409.4728
4	7241544.3601	3308174.2183
5	7242329.8693	3308037.7397

UNIVERSITY AVENUE



SURVEY REFERENCE	
SRM#	NORTHING
1	7242788.9
2	7242412.5
3	7241418.9

CURVE	LT
C1	
C2	
C3	
C4	
C5	
C6	
C7	
C8	
C9	
C10	
C11	
C12	

15752

Vol 5496 Page 92

CERTIFICATE

I, the undersigned,
Headright Survey
CERTIFICATE of
for its approval
plotting require

CHAIRMAN







BOWIE COUNTY CLERK MEMO.
PORTIONS OF THIS
DOCUMENT NOT LEGIBLE
WHEN RECEIVED

15752 Vol. 5496 Page 97



Attachment: Memo and utility responses (2274 : Consider Replat)

8

1 covering
1, Bowie
to
y Records
Deed
2, University
Real
n to the
of Bowie

McKnight
at conveyed
1 of Bowie
Inc., to
e Real
nveyed to
he said
of the
10 feet from

82 acre
it corner of
e tract to
e of Lot No.
: Records of
old 108.92
recorded in
as to a 1/2
er of said
, by Deed
f Lot No. 1
312, Page
re of said
set
ad found for
i distance
ng steel rod
rod found
715.00
/2 Inch
eel rod
541.19
/2 Inch
30 feet;
central
e end of
rod found
re of 39.02
i set at
eel rod
eel rod set
eel rod set
i of 715.01
2 Inch
Block No.
erty
for corner
orner on
i steel rod
steel rod
steel rod

CERTIFICATE OF DEDICATION BY THE OWNERS

We, Waggoner Creek Crossing II, L.P., being the owners of the hereon described tract of land have caused the same to be surveyed, platted, and subdivided as shown hereon and which addition shall hereafter be known as UNIVERSITY PARK TWO, a Subdivision out of the George Brinlee Headright Survey, Abstract No. 18, Bowie County, Texas, and by these presents, the undersigned hereby dedicated to the public in fee simple, the street, roads and alleys shown on this plat and by this instrument, the undersigned dedicated the easements shown hereon for drainage and/or utility purposes.

Waggoner Creek Crossing II, L.P.
By: Waggoner Creek Management II, L.L.C., General Partner

By: Josh R. Morris, III
Josh R. Morris, III, Manager

NOTARY ACKNOWLEDGEMENT
STATE OF TEXAS
COUNTY OF BOWIE

Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Josh R. Morris, III, known to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVE UNDER MY HAND AND SEAL OF OFFICE on this the 3rd day of November, 2008.

Kimberly D. Garner
Notary Public in and for
Bowie County, Texas

My Commission expires the 13 day of January, 2010

BOWIE COUNTY CLERK MEMO
PORTIONS OF THIS
DOCUMENT NOT LEGIBLE
WHEN RECEIVED

CERTIFICATE OF DEDICATION BY THE OWNERS

I, Frank L. King, Jr., being the owner of Lot 1, Block 2, have caused the same to be surveyed, platted, and subdivided as shown hereon and which addition shall hereafter be known as UNIVERSITY PARK TWO, a Subdivision out of the George Brinlee Headright Survey, Abstract No. 18, Bowie County, Texas, and by these presents, the undersigned hereby dedicated to the public in fee simple, the street, roads and alleys shown on this plat and by this instrument, the undersigned dedicated the easements shown hereon for drainage and/or utility purposes.

By: Frank L. King, Jr.
Frank L. King, Jr.

NOTARY ACKNOWLEDGEMENT
STATE OF TEXAS
COUNTY OF BOWIE

Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Frank L. King, Jr., known to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVE UNDER MY HAND AND SEAL OF OFFICE on this the 3rd day of November, 2008.

Kimberly D. Garner
Notary Public in and for
Bowie County, Texas

My Commission expires the 13th day of January, 2010

15752 Val 5496 Page 99

KIMBERLY D. GARNER
NOTARY PUBLIC
State of Texas
Comm. Exp. 01/13/10

of 39.02

set at

el rod

el rod set

el rod set

of 715.01

Inch

Black No.

rty

for corner

rner on

steel rod

teel rod

iteel rod

iteel rod

iteel rod

iteel rod

or plat

is of the

srtty

ding to

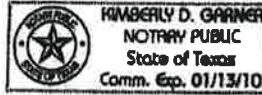
as, and

state for the purpose and consideration herein expressed and in the capacity therein stated.

GIVE UNDER MY HAND AND SEAL OF OFFICE on this the 3rd day of November, 2008.

Notary Public in and for
Bowie County, Texas

My Commission expires the 13th day of January, 2010.



Filed for Record in
Bowie County, Texas
VELMA MOORE
County Clerk
On 4 Nov 09:00 at 12:50P

15752

Vol
5496Page
100

UNIVERSITY PARK TWO
BEING A REPLAT OF LOT 3, BLOCK 2
UNIVERSITY PARK AND LOT 1, BLOCK 2
WAGGONER CREEK CROSSING ONE
LOCATED IN THE CITY OF TEXARKANA, TEXAS
AND BEING OUT OF THE
GEORGE BRINLEE SURVEY, ABSTRACT No. 18
TEXARKANA, BOWIE COUNTY, TEXAS

d does
it and
or visible
provided

B,
zard

SCALE: 1"=100'	APPROVED BY:	DRAWN BY:
DATE:		REVISED:
ROY SURVEYING 4203 RICHMOND PLACE TEXARKANA, TEXAS 75503 (903) 832-3451		
JOB NUMBER:	DRAWING NUMBER	

DWG NO: 1248-UNIVERSITY PARK PLAT

VELMA MOORE, COUNTY CLERK, BOWIE COUNTY, TEXAS
By: Athen Thompson DEPUTY

Attachment: Memo and utility responses (2274 : Consider Replat)

TEXARKANA TEXAS FIRE DEPARTMENT

Fire Chief Eric Schlotter

220 Texas Boulevard, Texarkana, TX 75501 • 903-798-3994 • Fax 903-793-4731



Re-plat review

To: Dusty Henslee, Director of Public Works, Texarkana Texas
FROM: Ken Steele, Fire Inspector; Texarkana, Texas Fire Dept.
DATE: May 12, 2020
SUBJECT: Replat of Block 2 University Park Two

Mr. Henslee,

This office has no discrepancies with the replat noted above; the following are items the owner or contractor will be required to meet or comply with at time of development.

Address

The address shall be posted with numbers not less than 4-inches but shall be discernible from the street of address.

If a ground sign is installed at the front of the property, the numeric address should be posted on it in such a manner that it is visible from approaching directions.

Fire Lane

The International Fire Code section 503 requires approved fire apparatus access road be provided for building constructed or moved into the jurisdiction. The road shall extend to within 150 feet of all parts of the exterior as measured by approved route around the exterior of the building. Marking is required and shall include the words NO PARKING- FIRE LANE in 4" white letters on a 6" red stripe; wording no farther apart than 50'.

Minimum turning radii shall conform to an AASHTO WB-40 vehicle through said radius without infringing on areas outside the fire lane.

Water Supplies for Fire Protection

The International Fire Code requires an approved water supply for fire protection for structures or portions of structures constructed or moved into the jurisdiction. The fire flow requirements for those structures shall be based on the ISO Needed Fire Flow Formula. Where a portion of the structure is more than 400 feet for non- sprinklered buildings or 600 feet for fully sprinklered

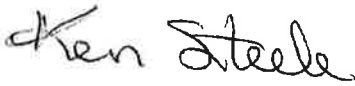
Attachment: Memo and utility responses (2274 : Consider Replat)

buildings from a fire hydrant on a fire apparatus access or public road as measured by hose lay around the exterior of the structure, on site fire hydrants and mains shall be provided where required by the fire code official.

A 3-foot clear space shall be maintained around fire hydrants and the center of a hose outlet shall not be less than 18 inches to final grade. Where fire hydrants are subject to impact by a motor vehicle, guard posts or other approved means shall be installed. Fire hydrants shall be installed in accordance with the Texarkana Water Utilities standards.

If you have any further questions or comments concerning this project, please call me @ 903-798-3909 or e-mail me at ksteele@txkusa.org

Regards,



Ken Steele
Fire Inspector
Building & Life Safety Division
Texarkana Texas Fire Department
903-798-3909
ksteele@txkusa.org

Attachment: Memo and utility responses (2274 : Consider Replat)



Texarkana Water Utilities

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

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

MEMORANDUM

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

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

Date: May 15, 2020

Re: **Replat of Block 2 University Park Two**

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

1. There is an existing eight-inch (8") water main along the west side of University Park and an existing eight-inch (8") water main along the south side of Gibson Lane.
2. There is an existing eight-inch (8") sanitary sewer main along the north side of Gibson Lane.
3. With this replat, the proposed Lot 2 Block 2 will not be served by sewer. It will be the responsibility of the developer/owner to extend sewer to serve this Lot.
4. The size and location of the existing water and sanitary sewer mains have not been field verified. The developer's representative shall field verify the size and location of the existing utilities before designing or constructing extensions of the system.
5. The Utility reserves the right to request additional utility easements upon review of the plans.

If you should have any questions or require further information, please do not hesitate to contact me. Thank you.

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

TEX-Henslee, Dustin

From: Paul Wong <Paul.Wong@txdot.gov>
Sent: Wednesday, May 13, 2020 3:26 PM
To: TEX-Henslee, Dustin
Subject: RE: Plat Review for June 2020 P&Z-Replat of Block 2 University Park Two

CAUTION: This email originated from outside our email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I do not have any comment. Hope you are doing fine, be safe and stay healthy. Thanks...Paul

From: TEX-Henslee, Dustin [mailto:dustin.henslee@txkusa.org]
Sent: Tuesday, May 12, 2020 9:57 AM
To: dwwiley@aep.com; Jeffrey Graham <Jeffrey.Graham@windstream.com>; Poplin, Steven <Steven.Poplin@windstream.com>; Chris Jackson <chris.jackson@windstream.com>; diane.engelkes@centerpointenergy.com; Brandon Brooks <Brandon.Brooks@centerpointenergy.com>; Ronnie Watkins <Ronnie.Watkins@centerpointenergy.com>; Rick Syphers <rick.syphers@cableone.biz>; TTFD-Steele, Kenneth <ksteele@txkusa.org>; TWU-Smith, Gary <gsmith@txkusa.org>; TWU-Phillips, JD <phillips@txkusa.org>; Greg D. Russell (gregr@bcec.com) <gregr@bcec.com>; todc@bcec.com; Zachary S Pianto <zspianto@aep.com>; TWU-Rogers, Terri <terri.rogers@txkusa.org>; Paul Wong <Paul.Wong@txdot.gov>; Jeff Tollett (jtollett@swrea.com) <jtollett@swrea.com>; TEX-Lee, Keith <keith.lee@txkusa.org>
Cc: TEX-Burk, Debbie <Burk@txkusa.org>; TEX-Orr, David <david.orr@txkusa.org>
Subject: Plat Review for June 2020 P&Z-Replat of Block 2 University Park Two

All,

The City of Texarkana, Texas has received a request for consideration for the Replat of Block 2 University Park Two at the **June 1, 2020 P&Z Meeting**. Please see the attached memo.

Please review and provide any comments to me via email (dustin.henslee@txkusa.org) by 12:00 P.M. on Wednesday, **May 27, 2020**. If you have any questions or comments then please let me know.

Thanks,

Dusty Henslee, P.E.(TX), CFM, CSI
Director of Public Works
City of Texarkana, Texas
 Office: (903)-798-3953
 Cell: (903)-908-1808
 Fax: (903) 792-6419

Email communications through this office may be subject to Texas Public Records laws and may be shared with others.

Attachment: Memo and utility responses (2274 : Consider Replat)

TEX-Henslee, Dustin

From: Brooks, Brandon D <Brandon.Brooks@centerpointenergy.com>
Sent: Friday, May 22, 2020 1:57 PM
To: Herbert, Jeffrey S.
Cc: TEX-Henslee, Dustin
Subject: FW: [External Email] REMINDER: Plat Review for June 2020 P&Z-Replat of Block 2 University Park Two
Attachments: UtilityMemo-PlatReview-ReplatBlk2UniversityParkTwo-June2020P-Z.pdf

CAUTION: This email originated from outside our email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dustin we are good with University Park. But will be moving our 6" HP Steel to be out of the way for the roundabout. Jeff where are we on getting the Gibson Ln and University Ave job started.



Brandon Brooks
 Operations Supervisor | Texarkana/Hope
 870.779.6309 w. | 903.824.1304c.
 CenterPointEnergy.com



From: TEX-Henslee, Dustin <dustin.henslee@txkusa.org>
Sent: Friday, May 22, 2020 12:59 PM
To: 'dwwiley@aep.com' <dwwiley@aep.com>; Zachary Pinalto <zspialto@aep.com>; Brooks, Brandon D <Brandon.Brooks@centerpointenergy.com>; Jeff Tollett (jtollett@swrea.com) <jtollett@swrea.com>
Subject: [External Email] REMINDER: Plat Review for June 2020 P&Z-Replat of Block 2 University Park Two

EXTERNAL EMAIL

All,

This is a reminder of the attached plat review.

Thanks
 Dusty

From: TEX-Henslee, Dustin
Sent: Tuesday, May 12, 2020 9:57 AM
To: 'dwwiley@aep.com' <dwwiley@aep.com>; Jeffrey Graham <Jeffrey.Graham@windstream.com>; 'Poplin, Steven'

TEX-Henslee, Dustin

From: Syphers, Rick <Donald.Syphers@sparklight.biz>
Sent: Wednesday, May 13, 2020 11:20 AM
To: TEX-Henslee, Dustin
Subject: RE: Plat Review for June 2020 P&Z-Replat of Block 2 University Park Two

CAUTION: This email originated from outside our email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Cable One Inc. (dba Sparklight) is okay with replat.

From: TEX-Henslee, Dustin <dustin.henslee@txkusa.org>
Sent: Tuesday, May 12, 2020 9:57 AM
To: dwwiley@aep.com; Jeffrey Graham <Jeffrey.Graham@windstream.com>; Poplin, Steven <Steven.Poplin@windstream.com>; Chris Jackson <chris.jackson@windstream.com>; diane.engelkes@centerpointenergy.com; Brandon Brooks <Brandon.Brooks@centerpointenergy.com>; Ronnie Watkins <Ronnie.Watkins@centerpointenergy.com>; Syphers, Rick <Donald.Syphers@sparklight.biz>; TTFD-Steele, Kenneth <ksteele@txkusa.org>; TWU-Smith, Gary <gsmith@txkusa.org>; TWU-Phillips, JD <phillips@txkusa.org>; Greg D. Russell (gregr@bcec.com) <gregr@bcec.com>; todc@bcec.com; Zachary S Pianto <zspianto@aep.com>; TWU-Rogers, Terri <terri.rogers@txkusa.org>; paul.wong@txdot.gov; Jeff Tollett (jtollett@swrea.com) <jtollett@swrea.com>; TEX-Lee, Keith <keith.lee@txkusa.org>
Cc: TEX-Burk, Debbie <Burk@txkusa.org>; TEX-Orr, David <david.orr@txkusa.org>
Subject: Plat Review for June 2020 P&Z-Replat of Block 2 University Park Two

CAUTION: External source. **THINK BEFORE YOU CLICK!**

All,

The City of Texarkana, Texas has received a request for consideration for the Replat of Block 2 University Park Two at the **June 1, 2020 P&Z Meeting**. Please see the attached memo.

Please review and provide any comments to me via email (dustin.henslee@txkusa.org) by 12:00 P.M. on Wednesday, **May 27, 2020**. If you have any questions or comments then please let me know.

Thanks,

Dusty Henslee, P.E.(TX), CFM, CSI
Director of Public Works
City of Texarkana, Texas
 Office: (903)-798-3953
 Cell: (903)-908-1808
 Fax: (903) 792-6419

Email communications through this office may be subject to Texas Public Records laws and may be shared with others.

Attachment: Memo and utility responses (2274 : Consider Replat)

TEX-Henslee, Dustin

From: Graham, Jeff G <Jeffrey.Graham@windstream.com>
Sent: Tuesday, May 12, 2020 12:08 PM
To: TEX-Henslee, Dustin
Subject: RE: Plat Review for June 2020 P&Z-Replat of Block 2 University Park Two
Attachments: UtilityMemo-PlatReview-ReplatBlk2UniversityParkTwo-June2020P-Z.pdf

CAUTION: This email originated from outside our email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Windstream does not have an issue with the replat.

Thanks,

Jeff Graham
 Engineering Dept.
 Outside Plant Technician
 1405 E. New Boston Rd.
 Nash TX, 75569
 Office:903-223-4665
 Cell:903-748-2950
 Jeffrey.graham@windstream.com

Sensitivity: Internal

From: TEX-Henslee, Dustin <dustin.henslee@txkusa.org>
Sent: Tuesday, May 12, 2020 9:57 AM
To: dwwiley@aep.com; Graham, Jeff G <Jeffrey.Graham@windstream.com>; Poplin, Steven L <Steven.Poplin@windstream.com>; Jackson, Chris L <Chris.Jackson@windstream.com>; diane.engelkes@centerpointenergy.com; Brandon Brooks <Brandon.Brooks@centerpointenergy.com>; Ronnie Watkins <Ronnie.Watkins@centerpointenergy.com>; Rick Syphers <rick.syphers@cableone.biz>; TTFD-Steele, Kenneth <ksteele@txkusa.org>; TWU-Smith, Gary <gsmith@txkusa.org>; TWU-Phillips, JD <phillips@txkusa.org>; Greg D. Russell <gregr@bcec.com> <gregr@bcec.com>; todc@bcec.com; Zachary S Pianalto <zspianalto@aep.com>; TWU-Rogers, Terri <terri.rogers@txkusa.org>; paul.wong@txdot.gov; Jeff Tollett <jtollett@swrea.com> <jtollett@swrea.com>; TEX-Lee, Keith <keith.lee@txkusa.org>
Cc: TEX-Burk, Debbie <Burk@txkusa.org>; TEX-Orr, David <david.orr@txkusa.org>
Subject: Plat Review for June 2020 P&Z-Replat of Block 2 University Park Two

All,

The City of Texarkana, Texas has received a request for consideration for the Replat of Block 2 University Park Two at the **June 1, 2020 P&Z Meeting**. Please see the attached memo.

Attachment: Memo and utility responses (2274 : Consider Replat)

TEX-Henslee, Dustin

From: Tod Corbin <todc@bcec.com>
Sent: Tuesday, May 12, 2020 10:05 AM
To: TEX-Henslee, Dustin
Subject: RE: Plat Review for June 2020 P&Z-Replat of Block 2 University Park Two

CAUTION: This email originated from outside our email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Bowie-Cass Electric has no comment on the subject Replat.
 Tod Corbin
 Bowie-Cass Electric Cooperative, Inc.

From: TEX-Henslee, Dustin [mailto:dustin.henslee@txkusa.org]
Sent: Tuesday, May 12, 2020 9:57 AM
To: dwwiley@aep.com; Jeffrey Graham; Poplin, Steven; Chris Jackson; diane.engelkes@centerpointenergy.com; Brandon Brooks; Ronnie Watkins; Rick Syphers; TTFD-Steele, Kenneth; TWU-Smith, Gary; TWU-Phillips, JD; Greg D. Russell; Tod Corbin; Zachary S Pianalto; TWU-Rogers, Terri; paul.wong@txdot.gov; Jeff Tollett (jtollett@swrea.com); TEX-Lee, Keith
Cc: TEX-Burk, Debbie; TEX-Orr, David
Subject: Plat Review for June 2020 P&Z-Replat of Block 2 University Park Two

All,

The City of Texarkana, Texas has received a request for consideration for the Replat of Block 2 University Park Two at the **June 1, 2020 P&Z Meeting**. Please see the attached memo.

Please review and provide any comments to me via email (dustin.henslee@txkusa.org) by 12:00 P.M. on Wednesday, **May 27, 2020**. If you have any questions or comments then please let me know.

Thanks,

Dusty Henslee, P.E.(TX), CFM, CSI
Director of Public Works
City of Texarkana, Texas
 Office: (903)-798-3953
 Cell: (903)-908-1808
 Fax: (903) 792-6419

Email communications through this office may be subject to Texas Public Records laws and may be shared with others.

Attachment: Memo and utility responses (2274 : Consider Replat)

City of Texarkana, Texas

Summary Sheet

Version:

Update Date: 5/29/2020 2:06 PM

Lead Department: Planning and Community Development **Action Officer:** Debbie Burk,
Z-20-5: A 0.23-acre tract of land (Tract 248) in the Thomas Price HRS, A-466,
Subject: located at 615 Witt Lane. Single Family-2 to Single Family-3Nefrali Amaya,
applicant.

Meeting Date: 6/1/2020

Attachments

- a. Notice of Public Hearing notice & application (5) (PDF)
- b. Maps (PDF)

Staff Coordination

Planning and Community Development	David Orr	Department Head Review
Pending		
Planning & Zoning Commission	Debbie Burk	Meeting Pending
06/01/2020 6:00 PM		

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

NOT APPLICABLE

Executive Summary and Background Information:

Z-20-5: This is a request by Nefrali Amaya, owner, to rezone an approximate 0.23-acre tract of land (Tract 248) in the Thomas Price HRS, A-466, located at 615 Witt Street from Single Family-2 to Single Family-3. This property is currently vacant land.

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

The Future Land use map designated this property as "Neighborhood Residential".

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.

City of Texarkana, Texas

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

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

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

Potential Options:

None

Fiscal Implications:

Not applicable.

Staff Recommendation:

As stated above, there are a couple of tracts of land located in this immediate area that are currently zoned Single Family-3. HUD code double wide manufactured housing looks like some of the existing frame pier and beam houses in the area. This type housing could also be a revitalization housing alternative to traditional site-built homes. Therefore, staff recommends for approval of this request.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

June 1, 2020

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, June 1, 2020 Hearing Time: 6:00 pm
 CITY COUNCIL Hearing Date: Monday, August 10, 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 petition must be received and filed before or at the Planning and Zoning Commission Meeting.



OWNER: Nefrali Amaya
 OWNER'S ADDRESS: 400 North Hamilton Street, Hope, AR
 LOCATION OF REZONING: 615 Witt Street, Texarkana, TX
 PROPOSED CHANGE: Location of a double wide HUD code manufactured home
 ZONING CHANGE - FROM Single Family-2 TO Single Family-3
 LEGAL DESCRIPTION: An approximate 0.23-acre tract of land (Blk./Tract 248) located in the Thomas Price HRS, A-466
 CASE NUMBER: Z-20-5 DATE MAILED: 5/21/20

Attachment: Notice of Public Hearing notice & application (5) (2275 : Z-20-5: Single Family-2 to Single Family-3 at 615 Witt Ln)



ZONING APPLICATION

CITY OF TEXARKANA TEXAS

Po Box 19
220 Texas Blvd
Texarkana TX 75504
(903) 798-3945
www.ci.texarkana.tx.us.org

2.2.a

Receipt No. 00178185

Case Z-20-5

Date 4-28-20

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: _____ Block: _____ Addition: _____
(Or see attached legal description)

0.23 acres, Blk/Treat 2+8, Thomas Dile HRS

A-1

(See attached legal)

Location: 615 Witt

Present Zoning: Single family SF-2

Requested: SF-3

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

A double wide HUD code manufactured 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

Nefrali Amaya

Nefrali Amaya

400 N Hamilton St

Hope AR 71801

(870) 826-1980

Nefraliamaya@gmail.com

Attachment: Notice of Public Hearing notice & application (5) (2275 : Z-20-5: Single Family-2 to Single Family-3 at 615 Witt Ln)

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

615 Witt Lane



Attachment: Maps (2275 : Z-20-5: Single Family-2 to Single Family-3 at 615 Witt Ln)



615 Witt Lane



Attachment: Maps (2275 : Z-20-5: Single Family-2 to Single Family-3 at 615 Witt Ln)



City of Texarkana, Texas

Version:

Update Date: 5/29/2020 2:14 PM

Summary Sheet

Lead Department: Planning and Community Development **Action Officer:** Debbie Burk,
S-719: Specific Use Permit to allow a double wide HUD Code manufactured
Subject: home on a 0.23-acre tract of land (Tract 248) in the Thomas Price HRS, A-466,
located at 615 Witt Lane. Nefrali Amaya, applicant.

Meeting Date: 6/1/2020

Attachments

- a. Notice of Public Hearing notice & application (PDF)
- b. Maps (PDF)
- c. 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
06/01/2020 6:00 PM		

Staff Commentary

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

S-719: This is a request by Nefrali Amaya, owner, for a Specific Use Permit to allow the location of a double wide HUD code manufactured home on an approximate 0.23-acre tract of land (Tract 248) in the Thomas Price HRS, A-466, located at 615 Witt Lane from Single Family-2 to Single Family-3. This property is currently vacant land.

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

City of Texarkana, Texas

There are a couple of tracts of land located in this immediate area that are currently zoned Single Family-3. HUD code double wide manufactured housing looks like some of the existing frame pier and beam houses in the area. This type housing could also be a revitalization housing alternative to traditional site-built homes.

Staff recommends for approval of the Specific Use Permit with the following stipulations:

1. That a 2019 or newer 4-bedroom, 2 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.

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

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

Potential Options:

None

Fiscal Implications:

Not applicable

Staff Recommendation:

Staff recommends for approval of the Specific Use Permit with staff stipulations.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

June 1, 2020

NOTICE OF PUBLIC HEARINGS

2.3.a

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, June 1, 2020 Hearing Time: 6:00 pm

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



OWNER: Nefrali Amaya

OWNER'S ADDRESS: 400 North Hamilton Street, Hope, AR

LOCATION OF REZONING: 615 Witt Street, Texarkana, TX

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

LEGAL DESCRIPTION: An approximate 0.23-acre tract of land (Blk./Tract 248) located in the Thomas Price HRS, A-466

CASE NUMBER: S-719 DATE MAILED: 5/21/20

Attachment: Notice of Public Hearing notice & application (2276 : S-719: SUP to allow a double wide HUD Code at 615 Witt Ln)



ZONING APPLICATION

CITY OF TEXARKANA TEXAS

Po Box 196
220 Texas Blvd
Texarkana TX 75504
(903) 798-3945
www.ci.texarkana.tx.us.org

2.3.a

Receipt No. 00178185

Case S-719

Date 4-28-20

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: _____ Block: _____ Addition: _____
(Or see attached legal description)

Location: 615 Witt

Present Zoning: Single family SF-3

Requested: Specific Use Permit

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

A double wide HUD code manufactured
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

Nefrali Amaya

Nefrali Amaya

400 N Hamilton St

Hope AR 71801

(870) 826-1980

Nefraliamaya@gmail.com

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

Attachment: Notice of Public Hearing notice & application (2276 : S-719: SUP to allow a double wide HUD Code at 615 Witt Ln)

615 Witt Lane



Attachment: Maps (2276 : S-719: SUP to allow a double wide HUD Code at 615 Witt Ln)

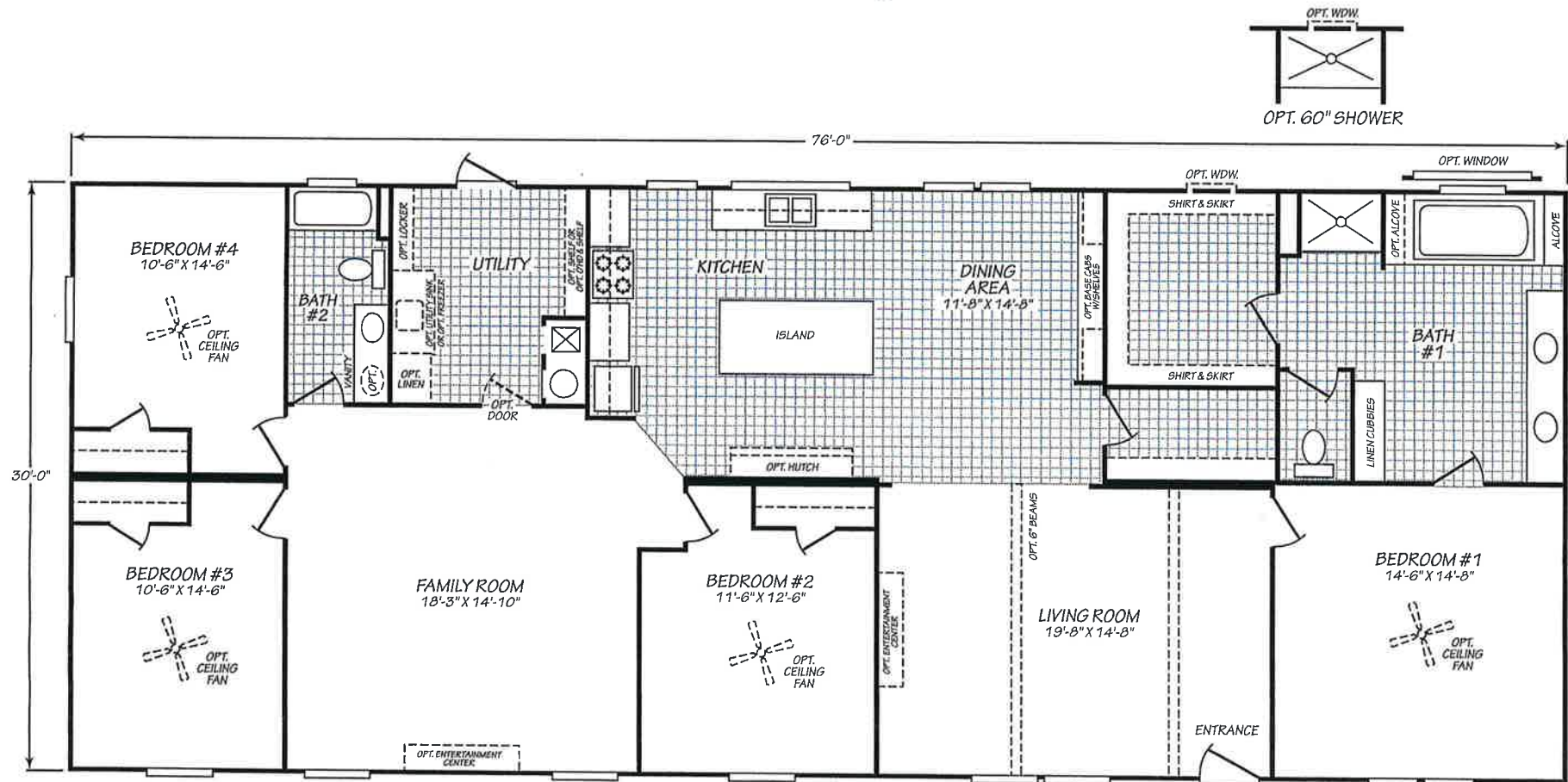


615 Witt Lane



Attachment: Maps (2276 : S-719: SUP to allow a double wide HUD Code at 615 Witt Ln)





MODEL 32764W

4 Bedroom • 2 Bath • 2,280 Square Feet

©2018 FLEETWOOD HOMES INC. ALL RIGHTS RESERVED

Important: Because we continually update and modify our products, it is important for you to know that our brochures and literature are for illustrative purposes only. ILLUSTRATIONS MAY SHOW OPTIONAL FEATURES. All information contained herein may vary from the actual home we build. Dimensions are nominal length and width measurements are from exterior wall to exterior wall. We reserve the right to make changes at any time, without notice or obligation, in prices, colors, materials, specifications, features and models. Please check with your retailer for specific information about the home you select.



WE/240/JUN18
PES APPROVAL 6/25/18



City of Texarkana, Texas

Version:

Update Date: 5/29/2020 2:45 PM

Summary Sheet

Lead Department: Planning and Community Development **Action Officer:** Debbie Burk,
Amendment to PD-04-2 for site approval to allow modifications on Lot 2,
Subject: Galleria Oaks #2 Subdivision, located at 1550 Moores Lane. David Boudreaux,
applicant. MTG Engineers and Surveyors, agent.

Meeting Date: 6/1/2020

Attachments

- a. Notice of Public Hearing notice & application (PDF)
- b. Maps (PDF)
- c. Site plan showing modifications (PDF)
- d. Signage information (PDF)

Staff Coordination

Planning and Community Development	David Orr	Department Head Review
Pending		
Planning & Zoning Commission	Debbie Burk	Meeting Pending
06/01/2020 6:00 PM		

Staff Commentary

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

Amendment to PD-04-2(O): This is a request for site plan modifications on Lot 2, Galleria Oaks #2 Subdivision, located at 1550 Moores Lane. Red River Pharmacy is relocating to this site. The previous use was an Advanced Pulmonary/Sleep Solution Clinic.

The adjacent zoning is Planned Development-Office to the north, east and west and Multiple Family-1 to the south. The adjacent land use is vacant land to the north, east and west and a nursing home to the south.

This property is currently zoned PD-Office. The proposed new use, Red River Pharmacy, is requesting modifications to the existing site plan. There is an existing brick monument style sign located on the Moores Lane frontage that will remain in place and be updated to read Red River Pharmacy. See attached site plan and sign information. The requested modifications include the following:

City of Texarkana, Texas

1. Addition of 27 parking spaces on the east side of the driveway.
2. Addition of an ornamental iron security fence for the rear parking area.
3. Moving existing sign located at the southwest corner of the building to the southeast corner of the building. Sign will be converted to a suite sign. The proposed sign dimensions are 85" x 36". The suites are all a part of Red River Pharmacy.
4. Addition of a chain link security fence and all weather surface for overflow parking area to be located behind existing building and parking lot.

Staff recommends for approval of these requested modifications.

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

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

Potential Options:

None

Fiscal Implications:

Not applicable.

Staff Recommendation:

Staff recommends for approval of the requested modifications.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

June 1, 2020

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, June 1, 2020 Hearing Time: 6:00 pm

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



OWNER: David Boudreaux, dba D & TB Properties, LLC

OWNER'S ADDRESS: 1327 College Drive, Texarkana, Texas

LOCATION OF REZONING: 1550 Moores Lane, Texarkana, Texas (Red River Pharmacy)

PROPOSED CHANGE: Amendment to PD-04-2 for site plan modifications to allow the addition of 27 parking spaces on the east side of the driveway, addition of an ornamental iron security fence for rear parking area, and addition of a chain link fence and gravel surface for a trailer parking area.

LEGAL DESCRIPTION: Lot 2, Galleria Oaks #2 Subdivision

CASE NUMBER: Amendment to PD-04-2 DATE MAILED: 5/21/20



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. 06179187

Case Amend. to DP-04-2

Date 5-15-28

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: 2 Block: _____ Addition: Galleria Oaks #2
(Or see attached metes and bounds legal description)

Project location/address:
1550 Moores Ln

Present zoning: Office-planned development Proposed zoning (if applicable) N/A

Proposed use: Pharmacy

Total square footage of proposed building: N/A Number of parking spaces 88

Number of required parking spaces per Ordinance 45 Handicapped spaces 4

Material of building façade N/A

SIGNAGE: Type (i.e. monument, pole) N/A

Size N/A

Material to be used for structure (if monument style) N/A

David A Williams
Attorney or Agent Signature

5930 Summerhill Rd
Address

Texarkana, TX 75503
City, State, Zip

903-838-8533
Home Phone & Cell Phone

dwilliams@mtgengineers.com
Email Address

Donald
Property Owner Signature

1327 College Drive
Address

Texarkana, TX 75503
City, State, Zip

903-824-8497
Home Phone & Cell Phone

dboudreaux@redrivrxx.com
Email Address

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

Attachment: Notice of Public Hearing notice & application (2277 : Amend to PD-04-2 to allow modifications located at 1550 Moores Ln)

1550 Moores Lane



Attachment: Maps (2277 : Amend to PD-04-2 to allow modifications located at 1550 Moores Ln)

1550 Moores Lane



Attachment: Maps (2277 : Amend to PD-04-2 to allow modifications located at 1550 Moores Ln)



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

NOTE: ALL UTILITIES SHOWN
ARE EXISTING AND NO NEW UTILITIES
ARE PROPOSED

PD SITE PLAN NOTES

PROPOSED SITE PLAN MODIFICATIONS CONSIST OF THE FOLLOWING IMPROVEMENTS:
ADDITION OF 27 PARKING SPACES ON THE EAST SIDE OF THE DRIVEWAY.
ADDITION OF AN ORNAMENTAL IRON SECURITY FENCE FOR REAR PARKING AREA.
ADDITION OF A CHAIN LINK FENCE SECURITY FENCE AND ALL-WEATHER SURFACE FOR A
OVERFLOW PARKING AREA.
RELOCATION OF AN EXISTING 85" X 36" SIGN FROM NORTHEAST CORNER OF BUILDING TO
THE SOUTHEAST CORNER OF BUILDING

PD SITE PLAN MODIFICATION		MTG engineers & surveyors	
RED RIVER PHARMACY 1550 MOORES LANE TEXARKANA, TX		5430 SUMMERHILL ROAD TEXARKANA, TEXAS 75603 P 409.836.8583 F 409.832.4100 www.mtgengineers.com	
Date	Revision/Description		
Drawn By	Checked By	Project No.	Draw Date
JRC	DAN	2060	09/23/20
File No.	Sheet No.		2

RENDERING OF SIGN FACE (SHOWING SUITES) FOR SIGNAGE
TO BE MOVED FROM NORTHEAST CORNER OF BUILDING
TO SOUTHEAST CORNER OF THE BUILDING

2.4.d

RED RIVER PHARMACY LTC	SUITE A
RED RIVER PHARMACY OF TEXARKANA	SUITE B
RED RIVER NUCLEAR PHARMACY	SUITE C
RED RIVER INFUSION PHARMACY	SUITE D

Attachment: Signage information (2277 : Amend to PD-04-2 to allow modifications located at 1550 Moores

RENDERING OF NEW SIGN FACE FOR EXISTING MONUMENT SIGN
ON MOORES LANE FRONTAGE

2.4.d

JOB ID#: 2594

CUSTOMER: RED RIVER PHARMACY

PRODUCT NAME: STOREFRONT MONUMENT SIGN

DESIGNER: BRIAN J.

QUANTITY

2

SIZE

60" x 96"
HEIGHT WIDE

SUBSTRATE

- ☐ 4MM CORO
☐ .040 ALU
☒ ALUPANEL
☐ 22GA. GALV
☐ FOAMCORE
☐ PVC
☐ MAGNET
☐ ACRYLIC
☐ OTHER

COLORS

- ☒ 751 BLACK
☐
☐

SIDES

- ☒ SINGLE SIDED
☐ DOUBLE SIDE

MODIFIERS

- ☐ ROUND CORNERS
☐ HOLES
☐ CNC CUT

SPECIAL INSTRUCTIONS: NONE



**DIGITAL
EFFECTS**
SIGNS & GRAPHICS

DEWRAPS.COM 903.255.0707
7101 ALUMAX RD. WASH, TEXAS 75669

PLEASE REVIEW THE FOLLOWING PROOF FOR SPELLING, PUNCTUATION, QUANTITIES, SIZES, COLORS, AND GENERAL LAYOUT. COLORS IN THIS PROOF ARE APPROXIMATE. IF EXACT COLOR MATCH IS NEEDED, YOU MUST REQUEST A SAMPLE PRINT OF YOUR PROJECT FROM YOUR SALES REP BEFORE PROOF IS APPROVED. **DIGITAL EFFECTS SIGNS & GRAPHICS LLC CANNOT BE HELD RESPONSIBLE FOR ANY PROBLEMS WITH ARTWORK ONCE PROOF IS APPROVED BY CUSTOMER.**

THIS ART IS THE EXCLUSIVE PROPERTY OF DIGITAL EFFECTS SIGNS & GRAPHICS LLC AND IS FOR THE SOLE PURPOSE OF VIEWING BY THE RECIPIENT. IT IS NOT TO BE RELEASED TO OUTSIDE PARTIES. ANY DUPLICATION AND/OR COPYING OF THIS ARTWORK IN PART OR IN WHOLE IS PROHIBITED. ANY VIOLATION OF THESE TERMS WILL RESULT IN PENALTIES AND PROSECUTION UNDER COPYRIGHT LAWS.

© 2018 Digital Effects Signs & Graphics LLC. All rights reserved.

Attachment: Signage information (2277 : Amend to PD-04-2 to allow modifications located at 1550 Moores

Red River Pharmacy

Advanced Pulmonary
& Sleep Solutions, PA
— ACCREDITED SLEEP CENTER —
SLEEP DIAGNOSTIC CENTER



Existing sign to
be converted to
suite sign and be
relocated to
Southeast corner
of building.

Red River Pharmacy

Proposed suite
sign location

NO PARKING FIRE LANE

City of Texarkana, Texas

Version:

Update Date: 5/29/2020 2:34 PM

Summary Sheet

Lead Department: Planning and Community Development **Action Officer:** Debbie Burk,
Z-20-6: An approximate 5.17-acre tract of land (Tracts 45 and 46) in the Willis Oldham HRS, A-458, located at 5119 and 5217 North Park Road. Single Family-3 to Two Family-2. J.M. and Alice Richardson, owner. Chad Rains, agent.

Subject: agent.

Meeting Date: 6/1/2020

Attachments

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

Staff Coordination

Planning and Community Development	David Orr	Department Head Review
Pending		
Planning & Zoning Commission	Debbie Burk	Meeting Pending
06/01/2020 6:00 PM		

Staff Commentary

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

Z-20-6: This is a request by J.M. and Alice Richardson, owners, and Chad Rains, agent, to rezone an approximate 5.17 acre tract of land (Tracts 45 and 46) in the Willis Oldham HRS, A-458, located at 5119 and 5217 North Park Road from Single Family-3 to Two Family-2. This property is currently vacant land. The proposed use is a duplex development or other similar project.

The adjacent zoning is Two Family-1 and Office to the north, Planned Unit Residential to the south, Agriculture to the west and railroad tracks to the east. The adjacent land use is duplexes and an office to the north, Spring Lake Park to the east, single family homes and duplexes to the south and railroad tracks to the east.

The Future Land Use map designated this area as "Suburban Residential". Since there are other duplex developments in this area of North Park Road, staff recommends for approval.

City of Texarkana, Texas

The applicant should 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.

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:

June 1, 2020

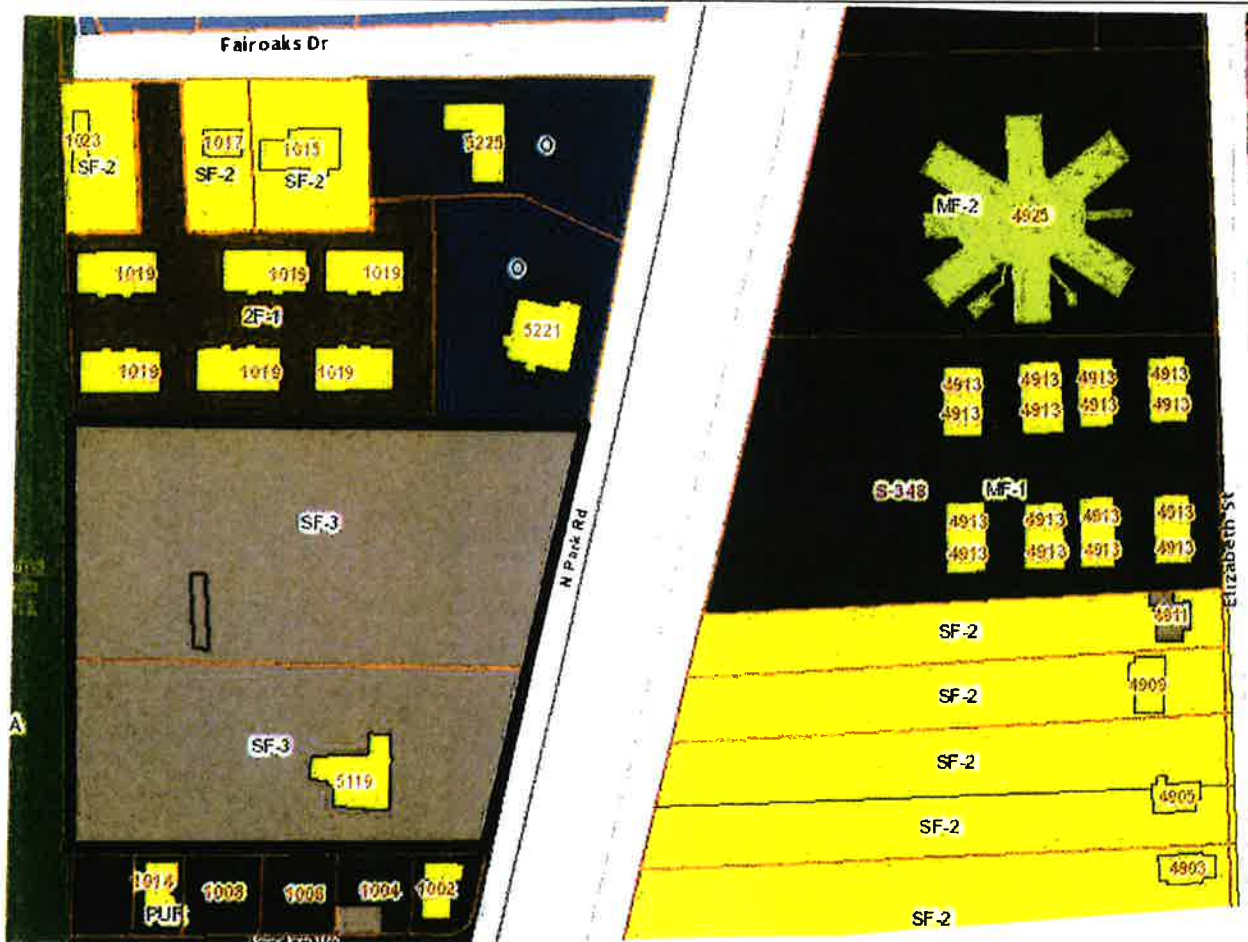
NOTICE OF PUBLIC HEARINGS

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, June 1, 2020 Hearing Time: 6:00 pm

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



OWNER: J.M. & Alice Richardson, owner. Chad Rains, agent

OWNER'S ADDRESS: P.O. Box 6151, Texarkana, Texas

LOCATION OF REZONING 5119 AND 5217 North Road, Texarkana, Texas

PROPOSED CHANGE: Location of a duplex development or other project

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

LEGAL DESCRIPTION: An approximate 5.7-acre tract of land (Tracts 45 and 46) in the Willis Oldham HRS, A-458

CASE NUMBER: Z-20-6 DATE MAILED: 5/21/20

Attachment: Public Hearing Notice and Application (2278 : Z-20-6 SF-3 to Two Family-2 at 5119 and 5217 North Park Rd)



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. 00178978

Case Z-20-6

Date 5-13-20

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: _____ Block: 46/45 Addition: Willis Oldham A-458
(Or see attached legal description)

Location: 5217 N. Park Rd. / 5119 N. Park Rd. Texarkana, Tx. 75503

Present Zoning: Single Family-3

Proposed Zoning: Two Family-2 "2F-2"

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

Duplex construction or project

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

Properties that border are already
Zoned for duplexes.

Attorney or Agent Signature

3601 Pleasant Grove Rd

Address

Texarkana, TX 75503

City, State, Zip

903 278 9165

Home Phone & Cell Phone

Cerains45@aol.com

Email Address

Property Owner Signature

P.O. Box 6151

Address

Texarkana, Tx. 75505

City, State, Zip

903 691-0871 or 903 691-0867

Home Phone & Cell Phone

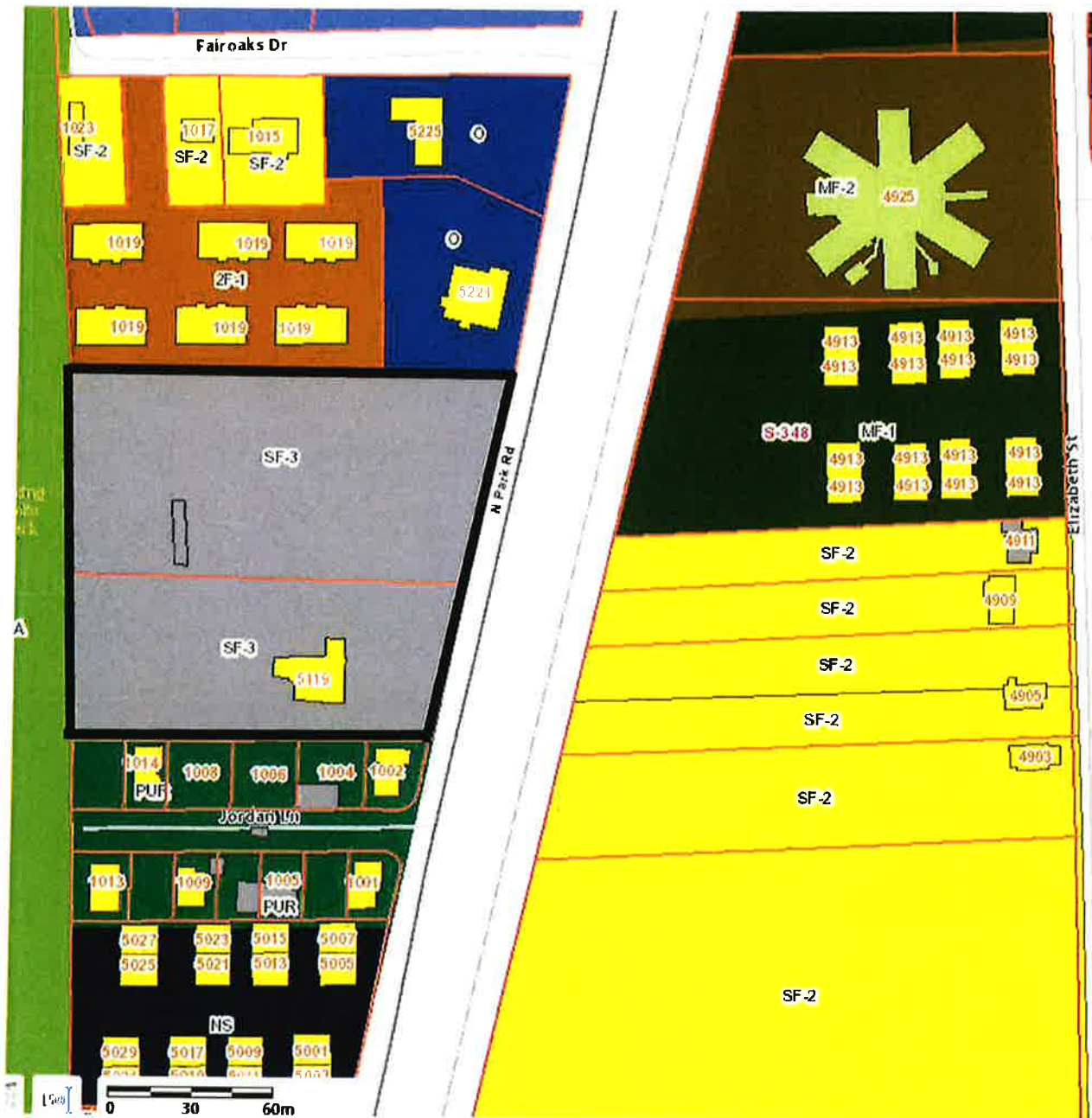
richardsonS@cablone.net

Email Address

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

Attachment: Public Hearing Notice and Application (2278 : Z-20-6 SF-3 to Two Family-2 at 5119 and 5217 North Park Rd)

5217N Park & 5119 N Park



Attachment: Maps (2278 : Z-20-6 SF-3 to Two Family-2 at 5119 and 5217 North Park Rd)

5217N Park & 5119 N Park



Attachment: Maps (2278 : Z-20-6 SF-3 to Two Family-2 at 5119 and 5217 North Park Rd)

City of Texarkana, Texas

Summary Sheet

Version:
Update Date: 5/29/2020 2:48 PM

Lead Department: Planning and Community Development
Action Officer: Debbie Burk
Subject: Consider approval of the May 4, 2020 Planning and Zoning Commission Minutes.
Meeting Date: 6/1/2020

Attachments

a. 5-4-20 Minutes (DOCX)

Staff Coordination

Planning and Community Development	David Orr	Department Head Review
Pending		
Planning & Zoning Commission	Debbie Burk	Meeting Pending
06/01/2020 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
(MEETING HELD VIRTUALLY VIA ZOOM)
MONDAY, MAY 4, 2020
6:00 P.M.**

The Planning and Zoning Commission of the City of Texarkana, Texas met in their regular session, Monday, May 4, 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. George Merrill
Dr. Wanda Northam
Mr. Bob Bailey

ABSENT:

Ms. Dianna Patterson Kinsey
Mr. James Larkins

ALSO ATTENDING:

Mr. David Orr, Director of Planning and Community Development
Ms. Debbie Burk, Zoning Administrator

Mr. Joyce called the meeting to order at 6:08 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.

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

Mr. David Orr, representing the applicant explained that this request is for a Specific Use Permit to allow a double wide HUD code manufactured home at this location. The proposed home will be 2019 or newer with 4 bedrooms and 3 bathrooms.

Mr. Coleman made a motion to approve the request with staff stipulations. The stipulations are as follows:

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.

Dr. Northam seconded the motion. Members voted unanimously for approval with staff stipulations.

RECOMMENDED FOR APPROVAL

Z-20-4: An approximate 2.9 acre tract of land being a part of Section 3 of the MEP & P HRS, A-421, located at 3920 Summerhill Road. General Retail to Planned Development-Commercial. Alan Schimming, owner.

Mr. Schimming explained that this request for rezoning to PD-Commercial is to allow him to expand the potential uses of the property. He added that there is other Commercial zoning in this immediate area.

Mr. Orr stated that staff had received several phone calls about this change in zoning and an email that had requested that multiple family uses be listed as a prohibited use.

Mr. Schimming stated that he is against prohibiting multiple family use. He added that the current General Retail zoning allows multiple family use.

Mr. Joyce asked Mr. Schimming if he was aware of the list of prohibited uses that staff had suggested in the staff recommendation.

Mr. Schimming stated that he was aware of staff's comments and that he had some objections to a few of the prohibited uses listed. After discussion among the Commission members and Mr. Schimming, Mr. Coleman made a motion to approve the request with the following revised list of prohibited uses:

1. Major auto mechanic work, 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, boat, motorcycle/ATV, RV, outdoor lawn equipment and nursery sales.

Mr. Merrill seconded the motion. Members voted unanimously for approval with revised list of prohibited uses. Members voted unanimously for approval.

RECOMMENDED FOR APPROVAL

S-716: Specific Use Permit to allow 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.

Mr. Orr presented this item. He explained that this request is for a Specific Use Permit to allow a double wide HUD code manufactured home at this location. The proposed home is 2019 or newer with 4 bedrooms and 3 baths.

Mr. Coleman made a motion to approve the request with staff stipulations. The stipulations are as follows:

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.

Dr. Northam seconded the motion. Members voted unanimously for approval with staff stipulations.

RECOMMENDED FOR APPROVAL WITH STIPULATIONS

S-717: Specific Use Permit to allow a double wide HUD code manufactured home on Lots 7-10, Block 10, Grandview Addition, located at 3324 Alexander Avenue. John and Valerie Fuller, applicant.

Mr. Orr presented this request for a Specific Use Permit to allow a 2019 or newer double wide HUD code manufactured home. He added that staff had received an email from a church in the area that expressed support for this request.

Dr. Northam made a motion to recommend for approval of the request with staff stipulations, those being:

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.

S-718: Specific Use Permit to allow a cell tower on Lots 7 & 8, Block 125, Trigg's Addition, located at 1204 Wood Street. Fred Norton, applicant. Gregg Staggs, agent.

Mr. Staggs explained that this request is for a Specific Use Permit to allow AT&T to construct a needed cellular tower for the State Line Avenue/Wadley Hospital area. He stated that this tower is critical for coverage to serve this area and community. The proposed tower is proposed to be 160' in height and will be collapsible to one-half or 90' of the tower height. He stated that a map was provided showing the 90' and 180' radius. The 90' radius does not touch any structures. Mr. Staggs added that a letter had also been provided by the FAA stating that this structure does not exceed obstruction standards.

Mr. Orr stated that staff had received a letter for support of the tower from Wadley Hospital.

Mr. Coleman asked Mr. Staggs if there were plans to keep any of the large hardwood trees on the site. He said he had talked to a few landowners in the area.

Mr. Staggs stated that the landowner does not plan to utilize the rest of the property so the only trees that will be removed will be the ones that need to be removed to allow the construction of the tower. Mr. Staggs added that the large trees will not be removed.

There was a discussion about whether this property is located in the City's Historic District. Mr. Orr stated that the site was not in the Historic District.

Mr. Boyette made a motion to approve the request with staff stipulations. Dr. Northam seconded the motion. Mr. Merrill and Mr. Bailey voted in favor of the motion. Mr. Coleman abstained from voting. There being a majority vote, the motion carried.

RECOMMENDED FOR APPROVAL

STAFF UPDATES

Mr. Orr stated that there are no staff updates.

Consider approval of March 2, 2020 Minutes

Mr. Coleman made a 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