



CITY OF TEXARKANA
PLANNING & ZONING COMMISSION
AGENDA • JUNE 6, 2022

City Hall

Regular Meeting

6:00 PM

220 TEXAS BLVD
 TEXARKANA, TX 75501

Chairperson

Gene Joyce III

Commissioner

James Larkins

Commissioner

George Merrill

Vice Chairperson

Dianna Patterson Kinsey

Commissioner

Wanda Northam

Alternate Commissioner

Mitch Alexander

Commissioner

Tom Coleman

Commissioner

Casey Boyette

Alternate Commissioner

Brad Bailey

I. CALL TO ORDER**II. AGENDA ITEMS**

1. Z-22-05: rezoning Lots 9, 10, 11, and 12, Block 1, Estes & Heilbron Addition, located in the 2600 block of Spruce Street. Single Family-1 to Industrial-1. James Brower representing NS Land Company LLC, owners.
2. Z-22-06: rezoning Lots 1, 2, and 3, Block 1, Rose Kennedy Addition, located at 1400 Martin Luther King, Jr. Boulevard. Two Family-1 to Commercial. Virginia Moore, owner and Steven Moore, agent.
3. S-755: Specific Use Permit to allow the location of a daycare on (all of Block 28), Highland Park Addition, located at 2401 Hazel Street. Nelda Shavers, owner.
4. Z-22-07: rezoning Lots 5 and 6, Block 23, Grandview Addition, located at the southeast corner of Alexander Avenue and Kansas Street. Single Family-3 to Two Family-2. Russell Collins, owner.

5. Amendment to PD-20-1 for site plan approval on an approximate 2.518-acre tract of land (being Tract 1B), Marriott Subdivision, located at the northwest corner of Saint Michael Drive and North Cowhorn Creek Loop.
6. Z-22-08: rezoning a portion of a 4.60-acre tract of land (being Tract 19), J.W. Lane HRS A-345, located at 6500 Summerhill Road. Office to Neighborhood Service. William Davis, owner.

III. STAFF UPDATES

IV. CONSIDER APPROVAL OF MINUTES

1. Planning and Zoning Commission meeting minutes from May 2, 2022.

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: 6/3/2022 10:48 AM

Lead Department: Planning & Zoning Commission **Action Officer:** Laura Puckett, Administrative Coordinator
Subject: Z-22-05: rezoning Lots 9, 10, 11, and 12, Block 1, Estes & Heilbron Addition, located in the 2600 block of Spruce Street. Single Family-1 to Industrial-1. James Brower representing NS Land Company LLC, owners.

Meeting Date: 6/6/2022

Attachments

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

Staff Coordination

Building Code Administration	Mashell Daniel	Reviewer	Completed
06/03/2022 11:20 AM			
Planning & Zoning Commission	Laura Puckett	Meeting	Pending
06/06/2022 6:00 PM			

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by James Brower and NS Land Company LLC, owners to rezone Lots 9, 10, 11, and 12, Block 1, Estes & Heilbron Addition, located in the 2600 block of Spruce Street from Single Family-2 to Industrial-1. The property was vacant land. The proposed use is an office and warehouse for a construction business.

The adjacent zoning is Industrial-1 to the west, and Single Family-2 to the south east and north. The adjacent land use is vacant land to the north, south, east, and construction business to the west.

The applicants propose to make the zoning align with their property to the west which is zoned Industrial-1. The need to expand into the four lots across the street will help with the growth of their current business.

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

City of Texarkana, Texas

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:

Approve or deny

Fiscal Implications:

Not applicable

Staff Recommendation:

Staff recommends 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 6, 2022

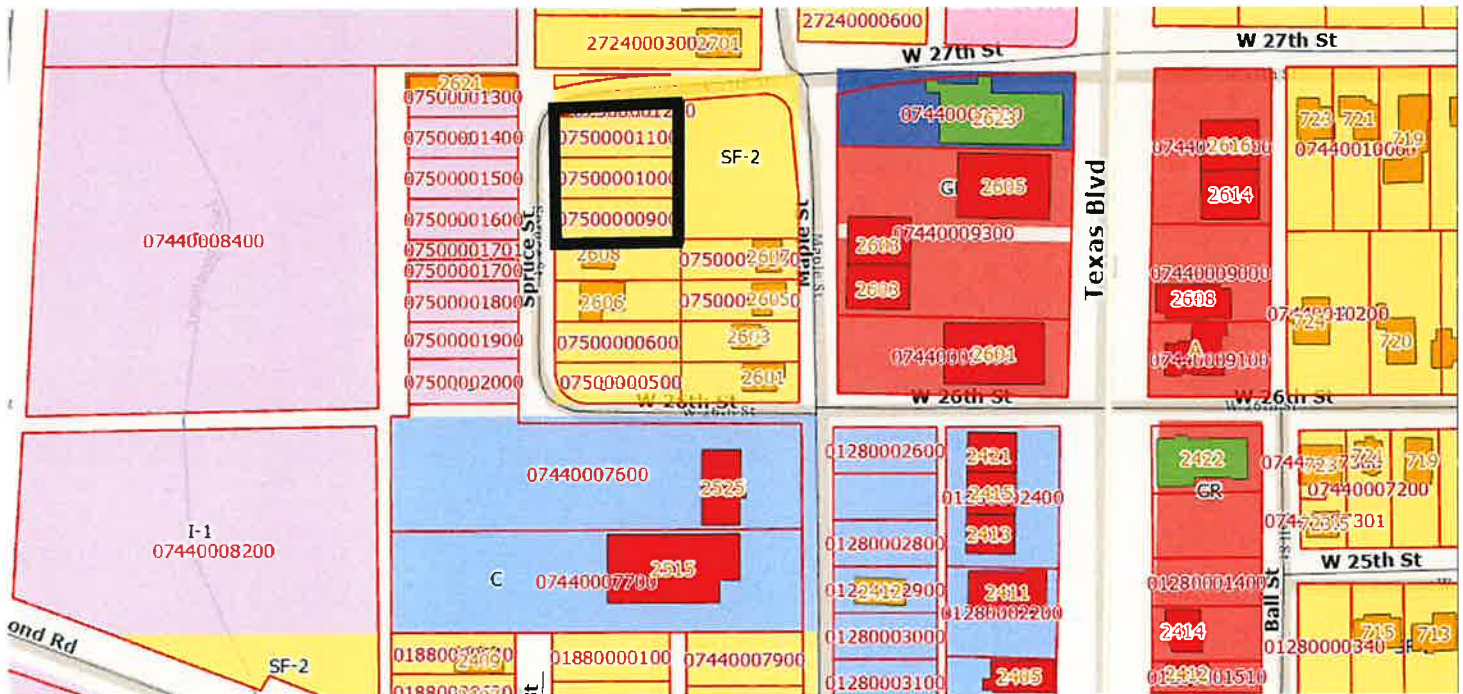
NOTICE OF PUBLIC HEARINGS

Public hearings will be held by the Planning and Zoning Commission and the City Council of the City of Texarkana, Texas at the below stated date and time. The Public Hearings will be held in the Council Chambers, Municipal Building, 220 Texas Blvd, (3rd & Texas) Texarkana, Texas to consider a proposed change in zoning classification as indicated below. According to the Tax Records, you are the owner of property within the area of the proposed change or within 200 feet of that property. THIS IS NOT A SUMMONS TO APPEAR AT THE HEARINGS. If you care to attend, you will be given an opportunity to be heard. If additional information is desired, please contact the Planning Department at (903) 798-3535.

PLANNING & ZONING COMMISSION: Hearing Date: MONDAY, JUNE 6, 2022 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, AUGUST 8, 2022 Hearing Time: 6:00 pm

- ♦ If they desire, persons concerned with the proposed change can present a letter in opposition to or in favor of the proposed change. If a written protest in opposition to a proposed change contains the signatures of persons who own twenty (20) percent or more of the land within 200 feet of the proposed change, a 3/4th vote of the City Council will be required. In order to be considered, the letter must be received and filed before or at the Planning and Zoning Commission Meeting. (The letter can be emailed to lpuckett@txkusa.org).



**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. 22-00914Case Z-22-05Date 4-25-22

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: 9-12 Block: 1 Addition: EGOTIS HOILBROW
(Or see attached legal description)

Location: 2710 SprucePresent Zoning: Single Family 2Proposed Zoning: I-1

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

office & warehouse

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

Plan on office & warehouse for construction


Attorney or Agent Signature

Printed Name: JAMES BROWER21 SUMMER LN.
AddressTEXARKANA, TEXAS 75503

City, State, Zip

903 278 2227

Home Phone & Cell Phone

JIMBOTYK@GMAIL.COM

Email Address

CONSULTANT 
Property Owner Signature

Printed Name: JAMES BROWER

Address

City, State, Zip

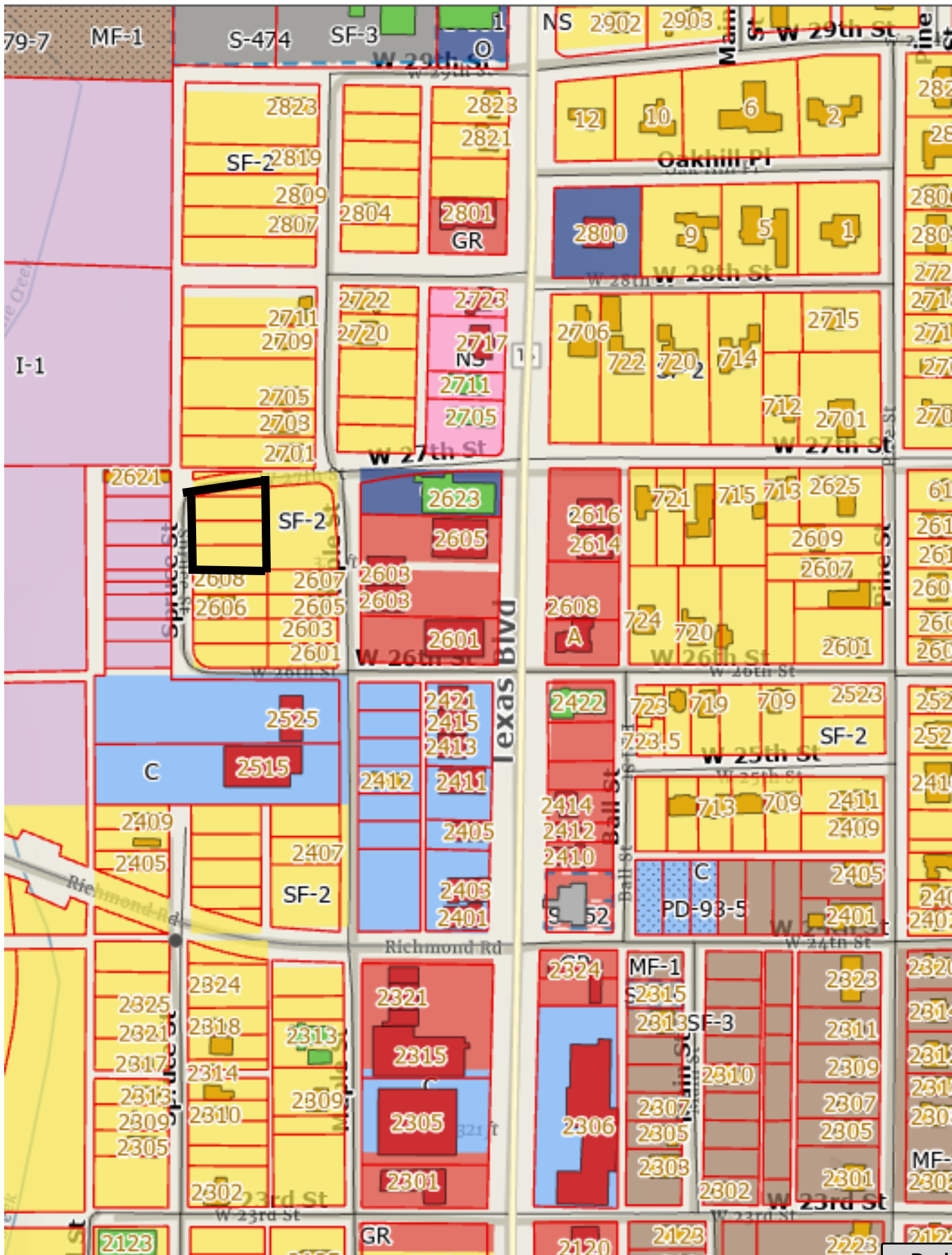
Home Phone & Cell Phone

Email Address

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

Attachment: Hearing Notice and Application (3716 : Z-22-05: rezoning 2600 block of Spruce St.)

2600 Block of Spruce Street



2600 Block of Spruce Street



Attachment: Maps (3716 : Z-22-05: rezoning 2600 block of Spruce St.)

City of Texarkana, Texas

Summary Sheet

Version:

Update Date: 6/3/2022 10:49 AM

Lead Department: Planning & Zoning Commission **Action Officer:** Laura Puckett, Administrative Coordinator
Z-22-06: rezoning Lots 1, 2, and 3, Block 1, Rose Kennedy Addition, located at 1400 Martin Luther King, Jr. Boulevard. Two Family-1 to Commercial.
Subject: Virginia Moore, owner and Steven Moore, agent.
Meeting Date: 6/6/2022

Attachments

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

Staff Coordination

Building Code Administration	Mashell Daniel	Reviewer	Completed
06/03/2022 11:20 AM			
Planning & Zoning Commission	Laura Puckett	Meeting	Pending
06/06/2022 6:00 PM			

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

Z-22-06: This is a request by Virginia Moore, owner and Steven Moore, agent, to rezone Lots 1, 2, and 3, Block 1, Rose Kennedy Addition, located at 1400 W Martin Luther King Boulevard from Two Family-1 to Commercial. The property is currently vacant land.

The Future Land Use Map has designated this property as "Neighborhood Residential".

The adjacent zoning is Multiple Family-1 to the south, Two Family-1 to the north, east, and west. The adjacent land use is a domestic violence prevention center to the south, residential to the north, and vacant land to the east and west.

This property has remained vacant undeveloped land for many years. Any driveway improvements on Martin Luther King Boulevard would need TXDOT approval. There are Commercial properties a block over to the east and south.

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

City of Texarkana, Texas

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:

Approve or deny

Fiscal Implications:

Not applicable

Staff Recommendation:

Staff recommends for approval of this request.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

June 6, 2022



ZONING APPLICATION

CITY OF TEXARKANA TEXAS

Po Box **2.2.a**
220 Texas Blvd
Texarkana TX 75504
(903) 798-3945
www.cityoftexarkana.tx.us.org

Receipt No. 22-01018

Case Z-22-06

Date 5-6-22

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: 1-3 Block: 1 Addition: Rose Kennedy
(Or see attached legal description)

Location: 1400 ML King Blvd W

Present Zoning: 2F1

Proposed Zoning: Commercial

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

New or used Auto Sales outdoor lot

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

Steven Moore
Attorney or Agent Signature

2918 Sunset RD
Address

Texarkana TX 75501
City, State, Zip

903-559-7817
Home Phone & Cell Phone

msteven366@gmail.com
Fax Number

Virginia Moore
Property Owner Signature

10766 FM 2274 N
Address

Troup TX, 75789
City, State, Zip

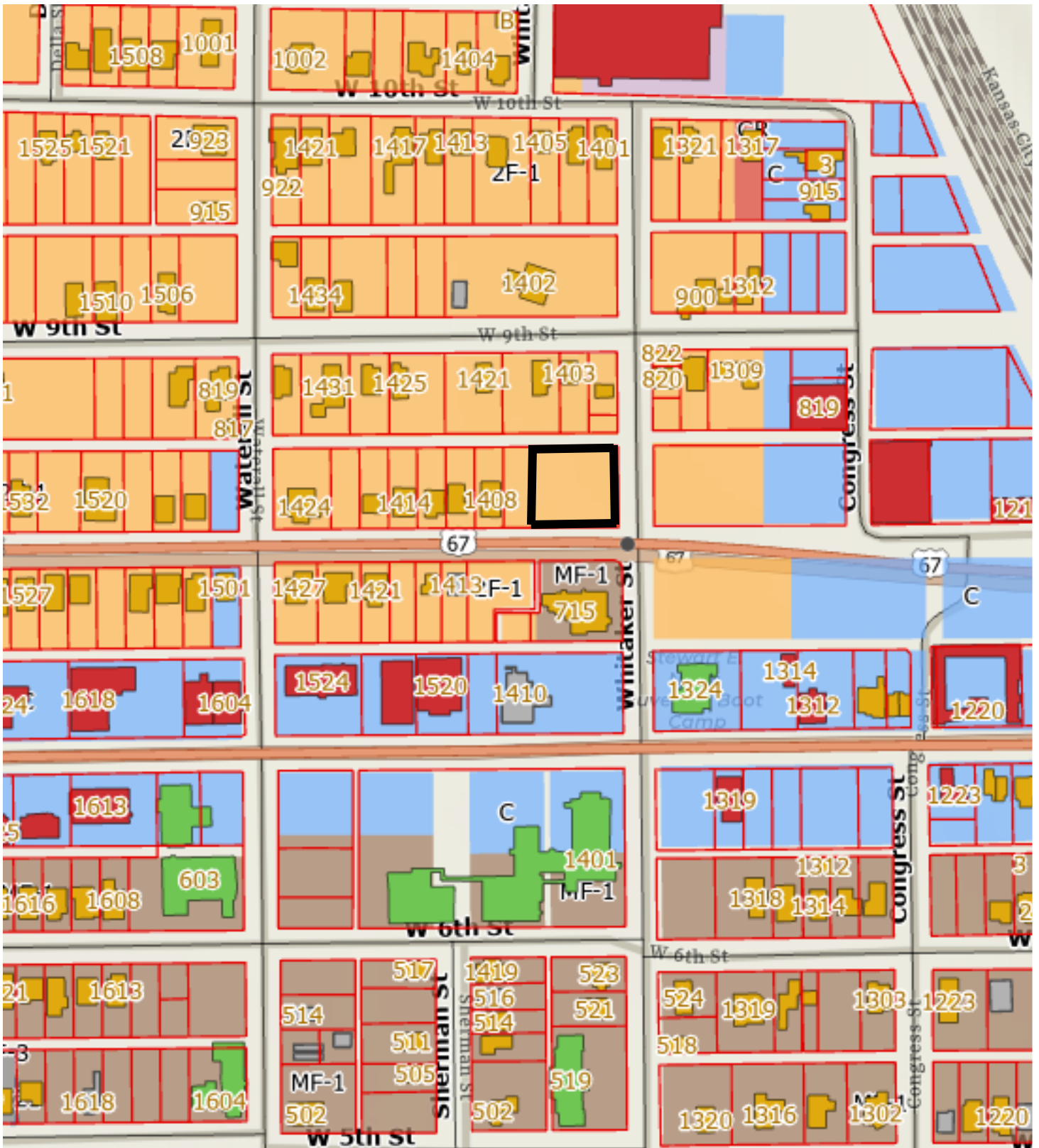
903-969-3055
Home Phone & Cell Phone

Fax Number

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

Attachment: Hearing Notice and Application (3717 : Z-22-06: rezoning 1400 MLK Blvd)

1400 Block of MLK Blvd W



Attachment: Maps (3717 : Z-22-06: rezoning 1400 MLK Blvd)

1400 Block of MLK Blvd W



Attachment: Maps (3717 : Z-22-06: rezoning 1400 MLK Blvd)

City of Texarkana, Texas

Summary Sheet

Version:

Update Date: 6/3/2022 10:50 AM

Lead Department: Planning & Zoning Commission **Action Officer:** Laura Puckett, Administrative Coordinator
Subject: S-755: Specific Use Permit to allow the location of a daycare on (all of Block 28), Highland Park Addition, located at 2401 Hazel Street. Nelda Shavers, owner.
Meeting Date: 6/6/2022

Attachments

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

Staff Coordination

Building Code Administration	Mashell Daniel	Reviewer	Completed
06/03/2022 11:19 AM			
Planning & Zoning Commission	Laura Puckett	Meeting	Pending
06/06/2022 6:00 PM			

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Nelda Shavers, owner for a Specific Use Permit to allow a daycare/preschool on an approximate 1.515-acre tract of land (All of Block 28), Highland Park Addition, located at 2401 Hazel Street. The property is zoned Two Family-1 and is the existing Highland Park Baptist Church.

The Future Land Use Map has designated this property as "Office Institutional".

The adjacent zoning is Two Family 1 to the north, south, east, and west. The adjacent land usage is parking to the south and east, residential to the north, and a school to the west.

A Specific Use Permit is required to allow daycare (preschool aged children) use in this zoning district. 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.

City of Texarkana, Texas

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

Potential Options:

Approve or deny

Fiscal Implications:

Not applicable

Staff Recommendation:

Staff recommends for approval of this request.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

June 6, 2022



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. 22-01111 Case S-755 Date 5-16-22

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

Location: 2401 Hazel St Texarkana, TX 75503-4274

Present Zoning: Highland Park Baptist Church 2F-1

Proposed Zoning: Kingdom International Church with a daycare

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

Church and a daycare, preschool.

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

A daycare center and preschool will be added to the new church Kingdom International Church.

Attorney or Agent Signature

Print Name

Address

City, State, Zip

Home Phone & Cell Phone

Email Address

Nelda Shavers

Property Owner Signature

Nelda Shavers

Print Name

2401 Hazel St.

Address P.O. BOX 6786 75505

Texarkana, TX 75503-4274

City, State, Zip

903-826-0386

Home Phone & Cell Phone

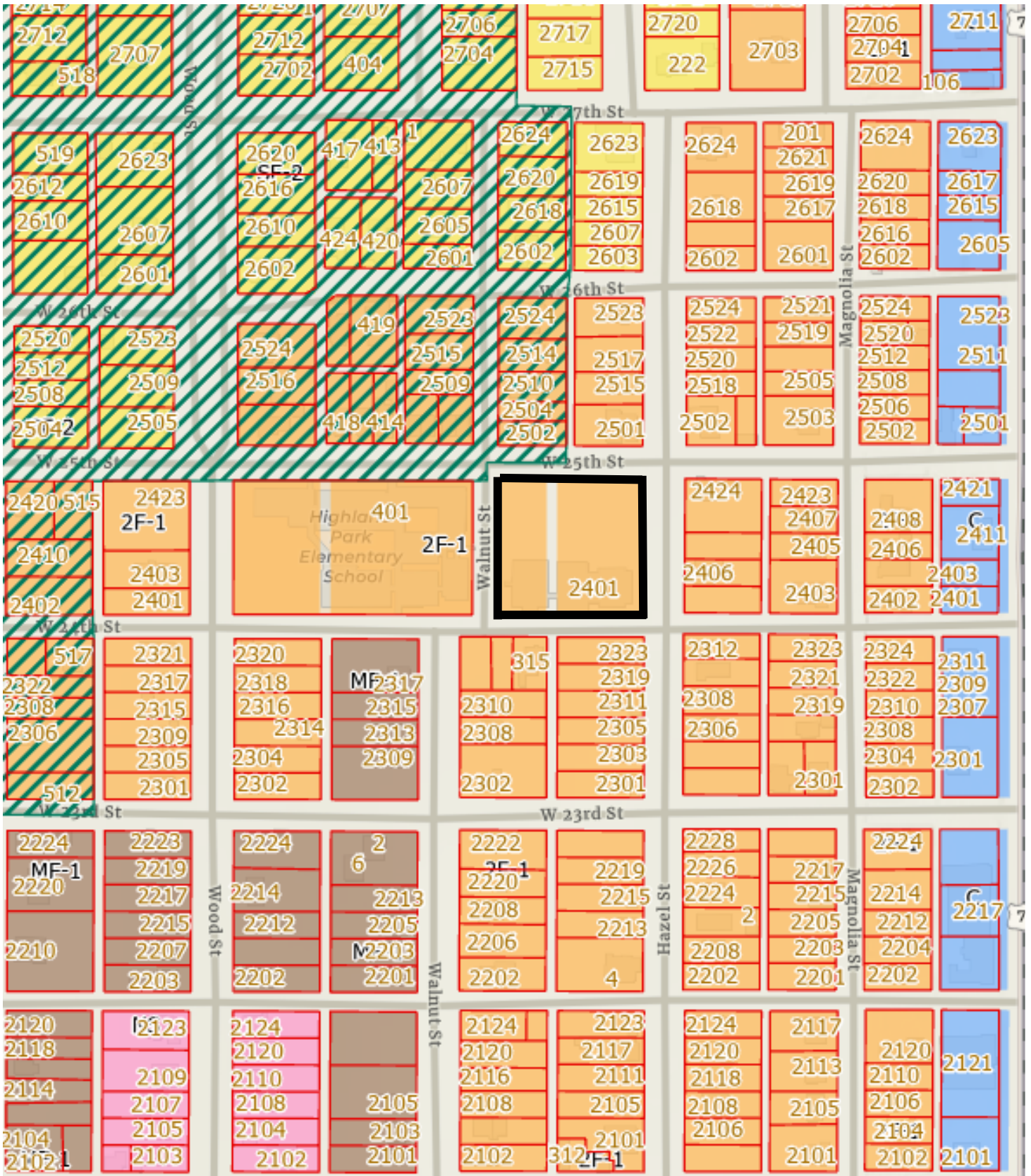
shaversnelda@yahoo.com

Email Address

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

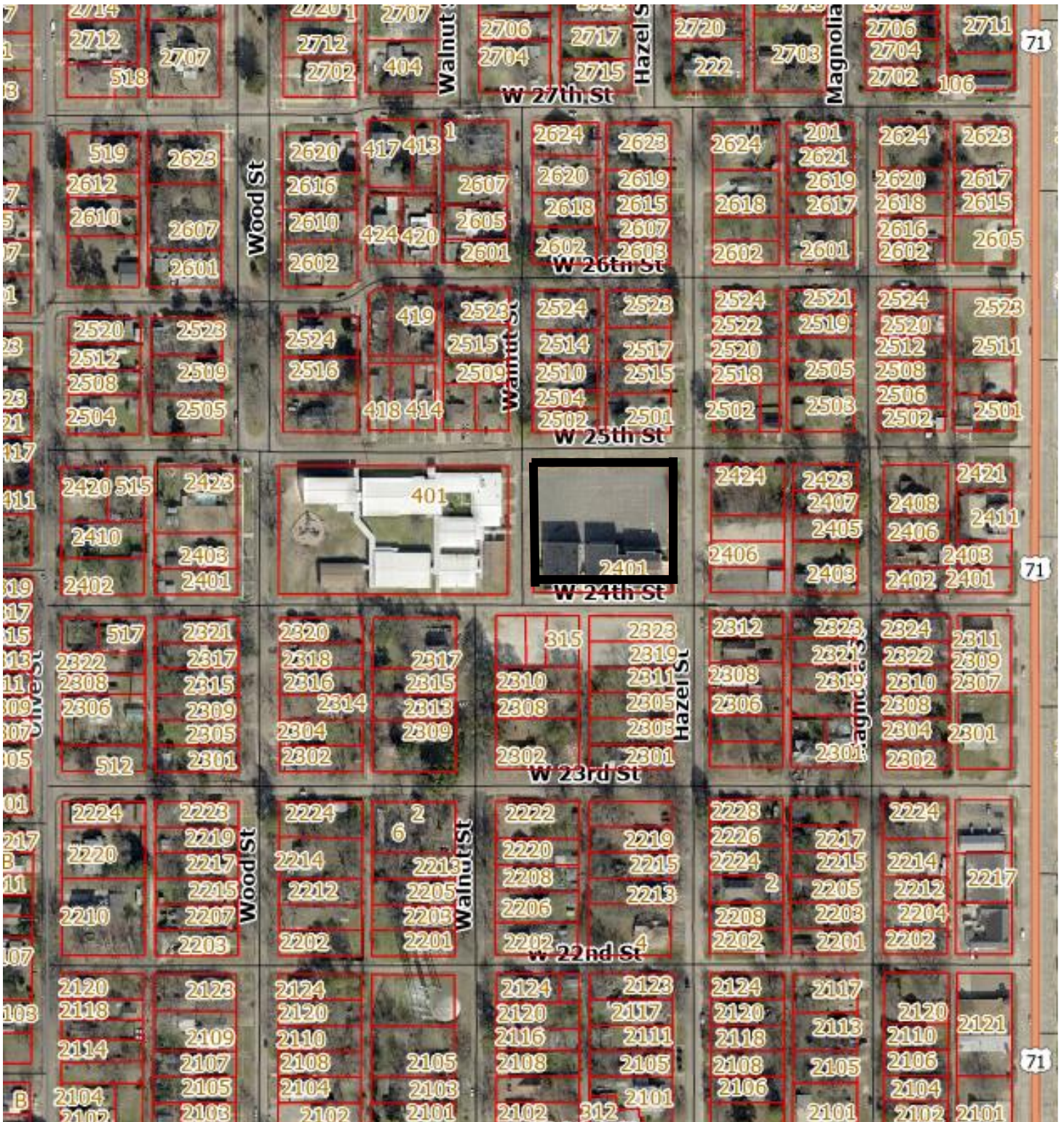
Attachment: Hearing Notice and Application (3718 : S-755: SUP for daycare at 2401 Hazel St)

2401 Hazel Street



Attachment: Maps (3718 : S-755: SUP for daycare at 2401 Hazel St)

2401 Hazel Street



Attachment: Maps (3718 : S-755: SUP for daycare at 2401 Hazel St)

City of Texarkana, Texas

Summary Sheet

Version:

Update Date: 6/3/2022 10:51 AM

Lead Department: Planning & Zoning Commission **Action Officer:** Laura Puckett, Administrative Coordinator
Subject: Z-22-07: rezoning Lots 5 and 6, Block 23, Grandview Addition, located at the southeast corner of Alexander Avenue and Kansas Street. Single Family-3 to Two Family-2. Russell Collins, owner.
Meeting Date: 6/6/2022

Attachments

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

Staff Coordination

Building Code Administration	Mashell Daniel	Reviewer	Completed
06/03/2022 11:21 AM			
Planning & Zoning Commission	Laura Puckett	Meeting	Pending
06/06/2022 6:00 PM			

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Russell Collins, owner, to rezone Lots 5, and 6, Block 23, Grandview Addition located at the southeast corner of Alexander Avenue and Kansas Street from Single Family-3 to Two Family-2. The property is currently vacant land.

The Future Land Use Map has designated this property as "Neighborhood Residential".

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

The proposed use is for the construction of duplexes. This property has remained vacant undeveloped land for many years. 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

City of Texarkana, Texas

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:

Approve or deny

Fiscal Implications:

Not applicable

Staff Recommendation:

Staff recommends for approval of this request.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

June 6, 2022

NOTICE OF PUBLIC HEARINGS

Public hearings will be held by the Planning and Zoning Commission and the City Council of the City of Texarkana, Texas at the below stated date and time. The Public Hearings will be held in the Council Chambers, Municipal Building, 220 Texas Blvd, (3rd & Texas) Texarkana, Texas to consider a proposed change in zoning classification as indicated below. According to the Tax Records, you are the owner of property within the area of the proposed change or within 200 feet of that property. THIS IS NOT A SUMMONS TO APPEAR AT THE HEARINGS. If you care to attend, you will be given an opportunity to be heard. If additional information is desired, please contact the Planning Department at (903) 798-3535.

PLANNING & ZONING COMMISSION: Hearing Date: MONDAY, JUNE 6, 2022 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, AUGUST 8, 2022 Hearing Time: 6:00 pm

- ♦ If they desire, persons concerned with the proposed change can present a letter in opposition to or in favor of the proposed change. If a written protest in opposition to a proposed change contains the signatures of persons who own twenty (20) percent or more of the land within 200 feet of the proposed change, a 3/4th vote of the City Council will be required. In order to be considered, the letter must be received and filed before or at the Planning and Zoning Commission Meeting. (The letter can be emailed to lpuckett@txkusa.org).



OWNER: Russell Collins, owner

OWNER'S ADDRESS: #5 West Point Street, Wake Village, Texas 75501

LOCATION OF REZONING: Southeast Corner of Kansas and Alexander Ave, Texarkana, Texas 75501

PROPOSED CHANGE: New construction of duplexes

ZONING CHANGE FROM: Single Family-3 TO: Two Family-2

LEGAL DESCRIPTION: Lots 5 and 6, Block 23, Grandview Addition

CASE NUMBER: Z-22-07 DATE MAILED: May 25, 2022

Attachment: Hearing Notice and Application (3719 : Z-22-07: rezoning at southeast corner of Alexander & Kansas)



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. 22-01139Case Z-22-07
Date 5-18-22To: 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+6 Block: 23 Addition: GRAND VIEW
(Or see attached legal description)Location: KANSAS / ALEXANDER AVE.Present Zoning: SF 3Proposed Zoning: 2 F 2

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

DUPLEXES (MULTI FAMILY DWELLINGS)

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

IT'S EMPTY LOTS NOW.

Attorney or Agent Signature

Printed Name: _____

Address

City, State, Zip

Home Phone & Cell Phone

Email Address

Russell Collins

Property Owner Signature

Printed Name: RUSSELL COLLINS#5 WEST POINT STREET
AddressWAKE VILLAGE, TX 75501
City, State, Zip(903) 319-6955
Home Phone & Cell PhoneCOLLINSRUSSELL91@YAHOO.COM
Email Address

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

Attachment: Hearing Notice and Application (3719 : Z-22-07: rezoning at southeast corner of Alexander & Kansas)

Packet Pg. 25

Z-22-07

Southeast Corner of Alexander Avenue and Kansas Street



Attachment: Maps (3719 : Z-22-07: rezoning at southeast corner of Alexander & Kansas)

City of Texarkana, Texas

Summary Sheet

Version:

Update Date: 6/3/2022 10:53 AM

Lead Department: Planning & Zoning Commission **Action Officer:** Laura Puckett, Administrative Coordinator

Subject: Amendment to PD-20-1 for site plan approval on an approximate 2.518-acre tract of land (being Tract 1B), Marriott Subdivision, located at the northwest corner of Saint Michael Drive and North Cowhorn Creek Loop.

Meeting Date: 6/6/2022

Attachments

- a. Hearing Notice and Application (PDF)
- b. Maps (PDF)
- c. Site Plan (PDF)
- d. Architectural Drawing (PDF)
- e. Elevations (PDF)
- f. Sign Drawing (PDF)
- g. Wall Signs (PDF)

Staff Coordination

Building Code Administration	Mashell Daniel	Reviewer	Completed
06/03/2022 11:18 AM			
Planning & Zoning Commission	Laura Puckett	Meeting	Pending
06/06/2022 6:00 PM			

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

Amendment to PD-20-1(GR): This is a request by Ray Walsh, owner and Matt Abrams, Abrams Architecture, agent, requesting a site plan approval on Lot 1B, Marriott Subdivision, located in the 5000 Block of N. Cowhorn Creek Loop. This property was previously vacant land.

The adjacent zoning is Planned Development General Retail to the north, east, and west and Interstate 30 corridor to the south. The adjacent land use is hotel to the north, restaurants to the east and west, and Interstate 30 corridor to the south.

The site plan consists of the following:

1. Construction of a new 2,056 sq. ft. building with drive-thru only no indoor dining. There will be a walk-up order window at the front of the building.

City of Texarkana, Texas

2. Façade will be brick and glass windows.
3. A 924 sq. ft. covered patio awning area with no outdoor tables or chairs.
4. Access will be from N Cowhorn Creek Loop. A cross access agreement is recommended for property north of this site.
5. 32 parking spaces including two (2) handicapped spaces.
6. A brick monument style sign not to exceed 48 sq. ft. in overall size to be located at N Cowhorn Creek Loop. No CEVMS.
7. Wall signs on the building. (5'3 3/8"X9'11 7/8")(3'2 3/8"X6'0 3.8")

Staff recommends for approval of the site plan.

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

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

Potential Options:

Approve or deny

Fiscal Implications:

Not applicable

Staff Recommendation:

Staff recommends for approval of this request with stipulations.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

Not applicable

Advisory Board/Committee Meeting Date and Minutes:

June 6, 2022

NOTICE OF PUBLIC HEARINGS

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PLANNING & ZONING COMMISSION: Hearing Date: MONDAY, JUNE 6, 2022 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, AUGUST 8, 2022 Hearing Time: 6:00 pm

- ◆ If they desire, persons concerned with the proposed change can present a letter in opposition to or in favor of the proposed change. If a written protest in opposition to a proposed change contains the signatures of persons who own twenty (20) percent or more of the land within 200 feet of the proposed change, a 3/4th vote of the City Council will be required. In order to be considered, the letter must be received and filed before or at the Planning and Zoning Commission Meeting. (The letter can be emailed to lpuckett@txkusa.org).



OWNER: Andy's Frozen Custard, owners and Matt Abrams, Abrams Architecture and Design, agent

OWNER'S ADDRESS: P.O. Box 5842, Bossier City, Louisiana 71171

LOCATION OF REZONING: 5000 Block N Cowhorn Creek Loop, Texarkana, Texas 75503

PROPOSED CHANGE: Site plan approval for a frozen custard drive-thru with walk up window (no indoor dining)

LEGAL DESCRIPTION: An approximate .984-acre of land of Tract 1B, Marriott Subdivision

CASE NUMBER: Amendment-PD-20-1 (GR) DATE MAILED: May 25, 2022

Attachment: Hearing Notice and Application (3720 : Amendment to PD-20-1 for site plan approval 5000 block N Cowhorn Creek Lp)



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. 22-01151 Case Amend PD-20-1 Date 5-18-22

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: 1B Block: _____ Addition: MARRIOT SUBD
(Or see attached metes and bounds legal description)

Project location/address: 5000 Block of N. Cowhorn Creek Loop

Present zoning: GR Proposed zoning (if applicable) _____

Proposed use: A new 2,056 SF Andy's Frozen Custard Drive-thru restaurant with no indoor dining. There will be a walk-up order window at the front of the building and a 924 SF covered patio area with no outdoor tables or chairs.

Total square footage of proposed building: 2,056 SF Number of parking spaces 32

Number of required parking spaces per Ordinance 11 Handicapped spaces 2

Material of building façade Please see the attached exterior elevations.

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

Size 72" tall; 96" wide

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

Matt Abrams
Attorney/Agent Signature

3809 YOUREE DRIVE

Address

SHREVEPORT, LA, 71105

City, State, Zip

318.235.4756

Home Phone & Cell Phone

matt@abramsarchitecture.com

Email Address

Ray Walsh
Property Owner Signature

5502 Cowhorn Creek Rd., Ste. B

Address

Texarkana, TX 75503

City, State, Zip

903-832-7751

Home Phone & Cell Phone

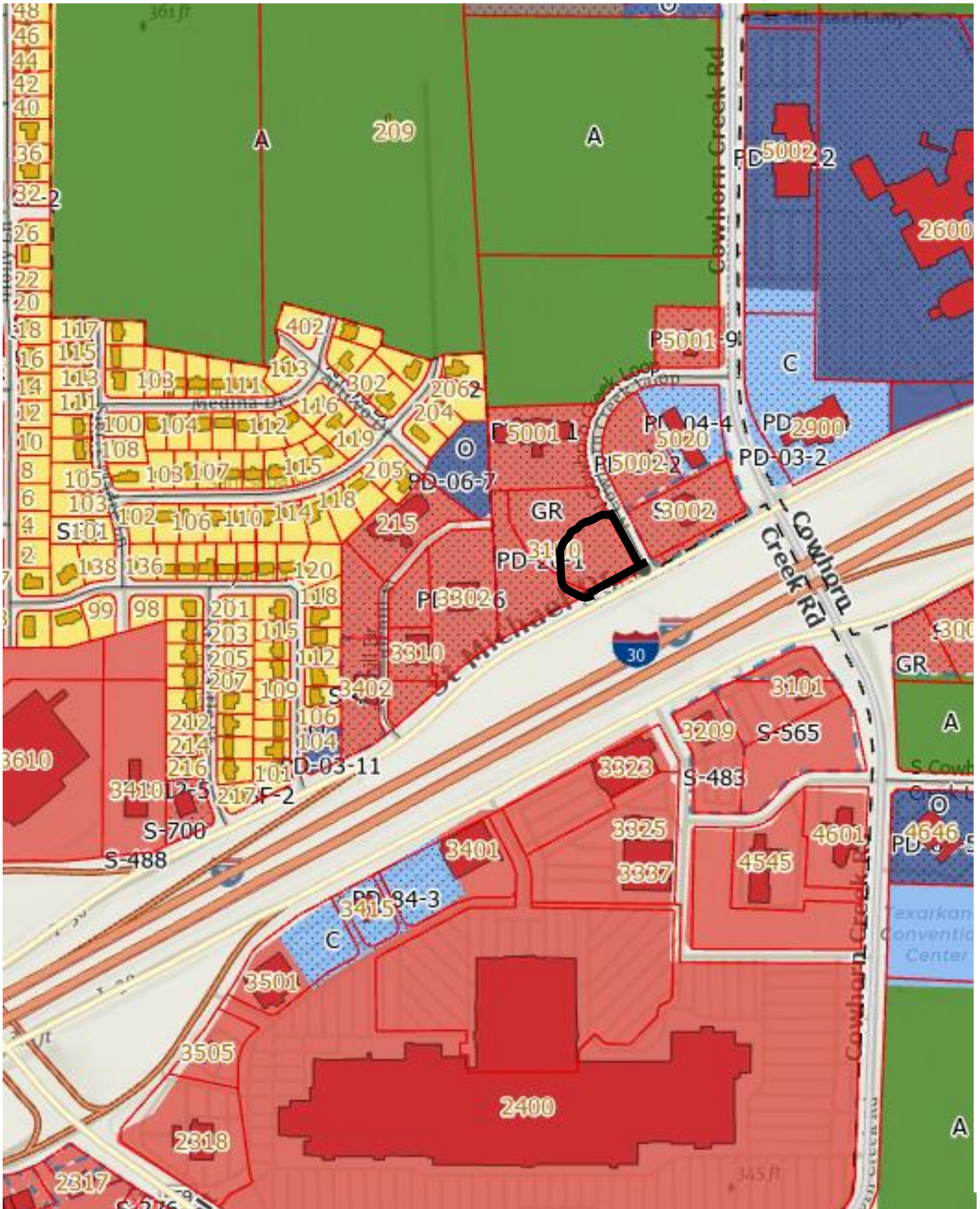
Rayfieldwalsh@gmail.com

Email Address

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

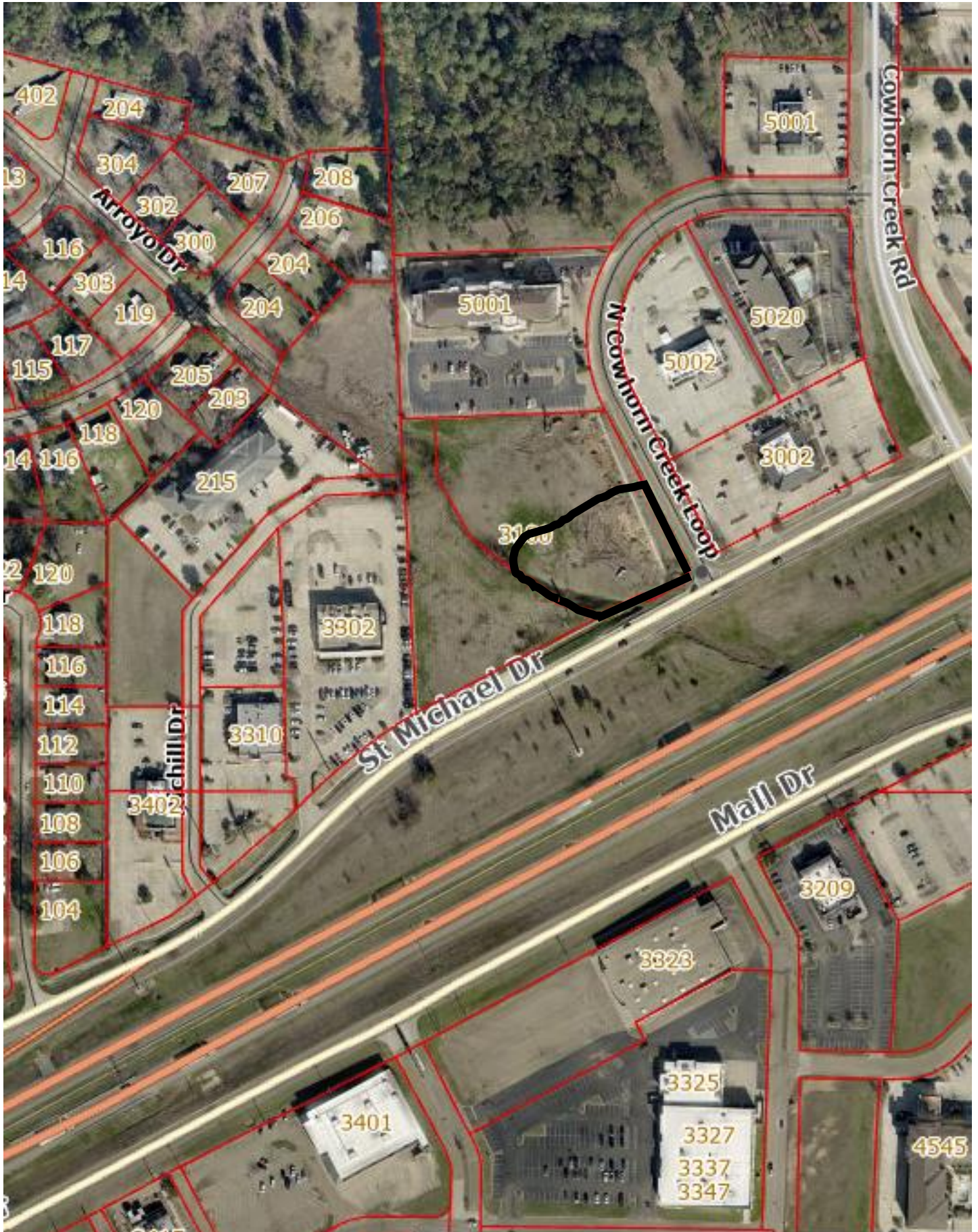
Attachment: Hearing Notice and Application (3720 : Amendment to PD-20-1 for site plan approval 5000 block N Cowhorn Creek Lp)

5000 block of N Cowhorn Creek Loop

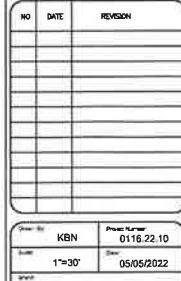


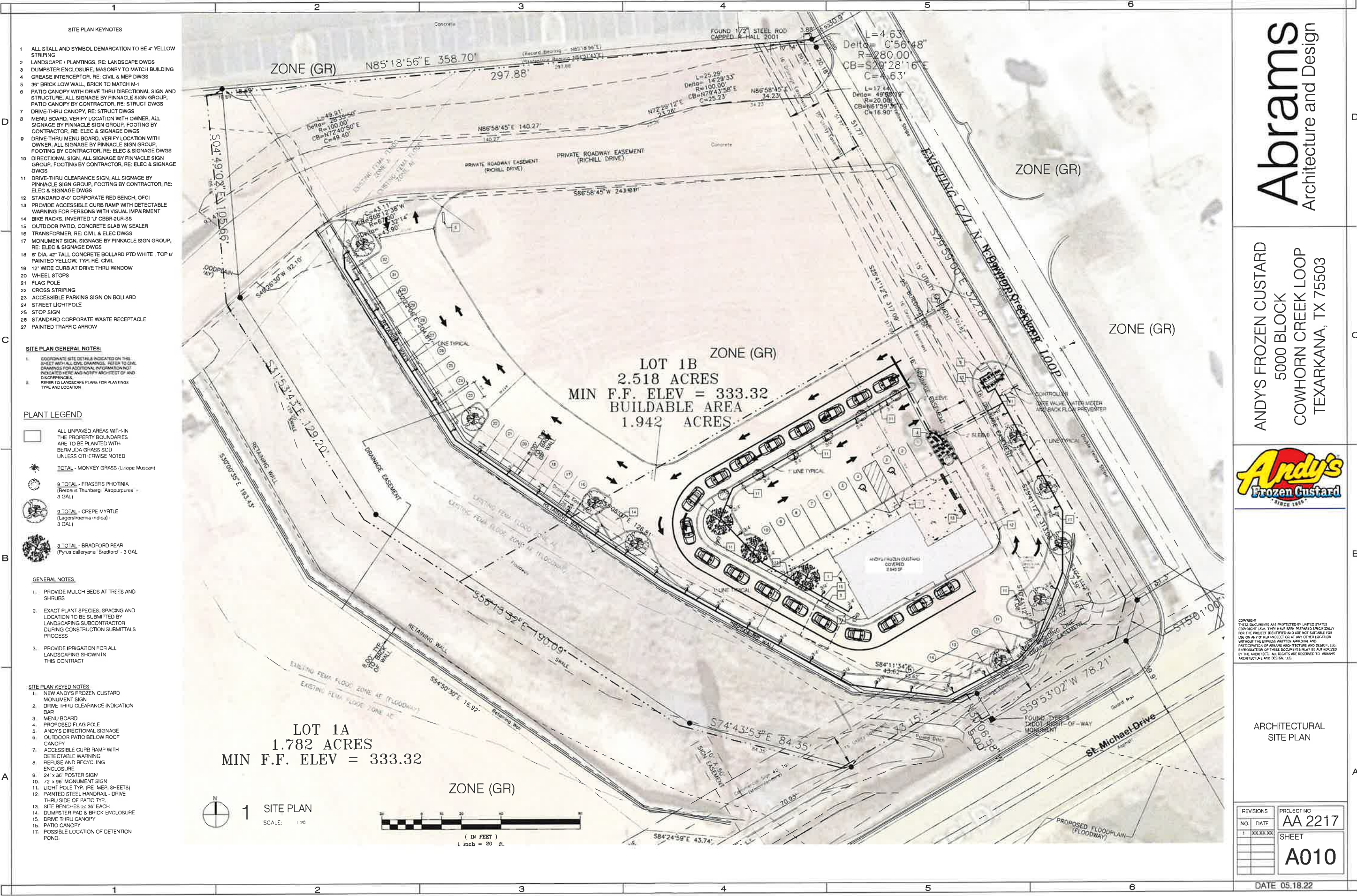
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5000 block of N Cowhorn Creek Loop



Attachment: Maps (3720 : Amendment to PD-20-1 for site plan approval 5000 block N Cowhorn Creek Lp)





Abrams
Architecture and Design

ANDY'S FROZEN CUSTARD
5000 BLOCK
COWHORN CREEK LOOP
TEXARKANA, TX 75503



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ARCHITECTURAL
SITE PLAN

REVISIONS		PROJECT NO
NO.	DATE	AA 2217
1	XXXXXX	SHEET
		A010

DATE 05.18.22

Amendment to PD-20-1(GR)

Abrams
Architecture and Design

ANDY'S FROZEN CUSTARD
5000 BLOCK
COWHORN CREEK LOOP
TEXARKANA, TX 75503



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ELEVATIONS

REVISIONS		PROJECT NO
NO	DATE	AA 2217
1	XX.XX.XX	SHEET
		A301

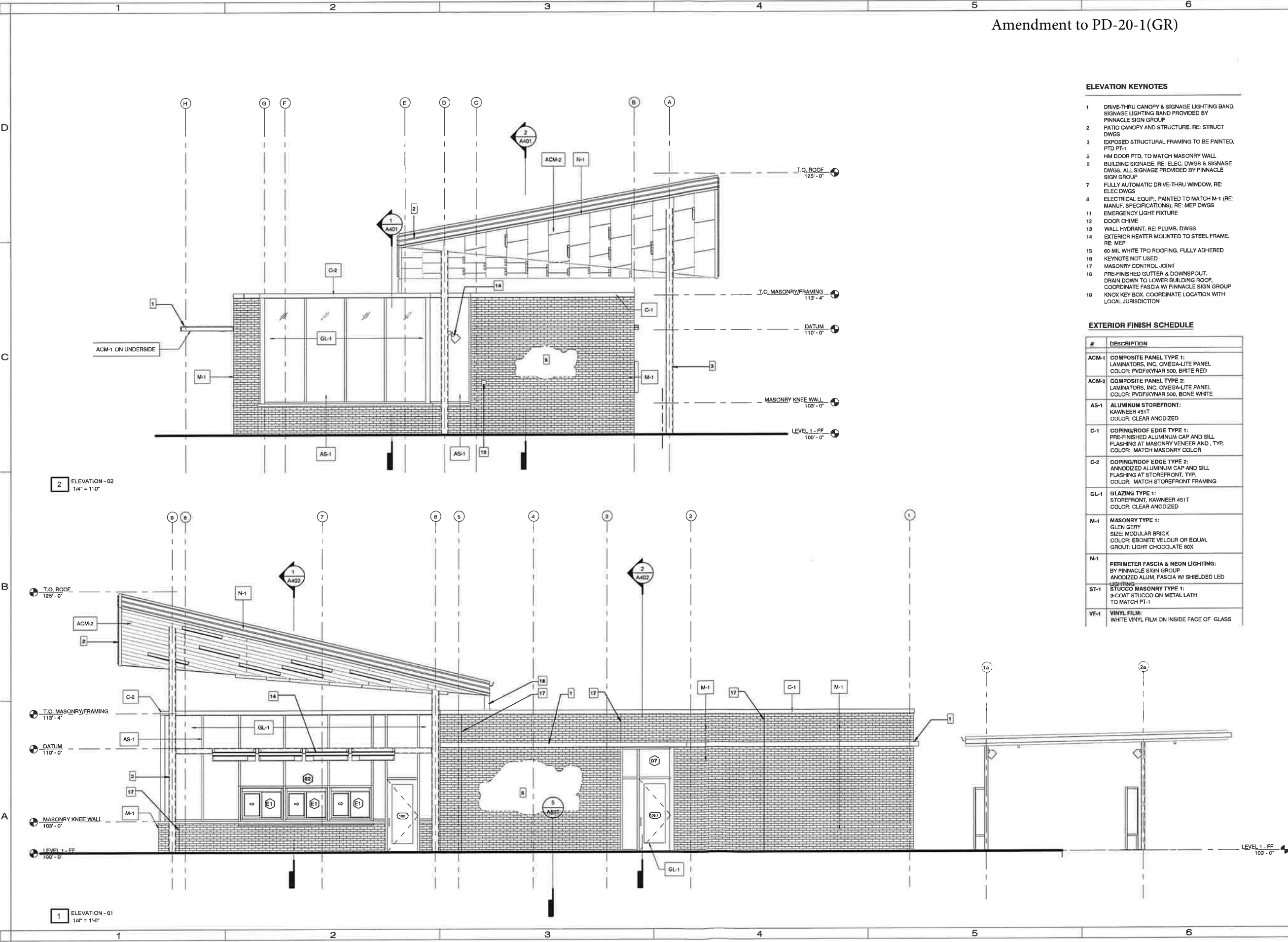
DATE 05.18.22

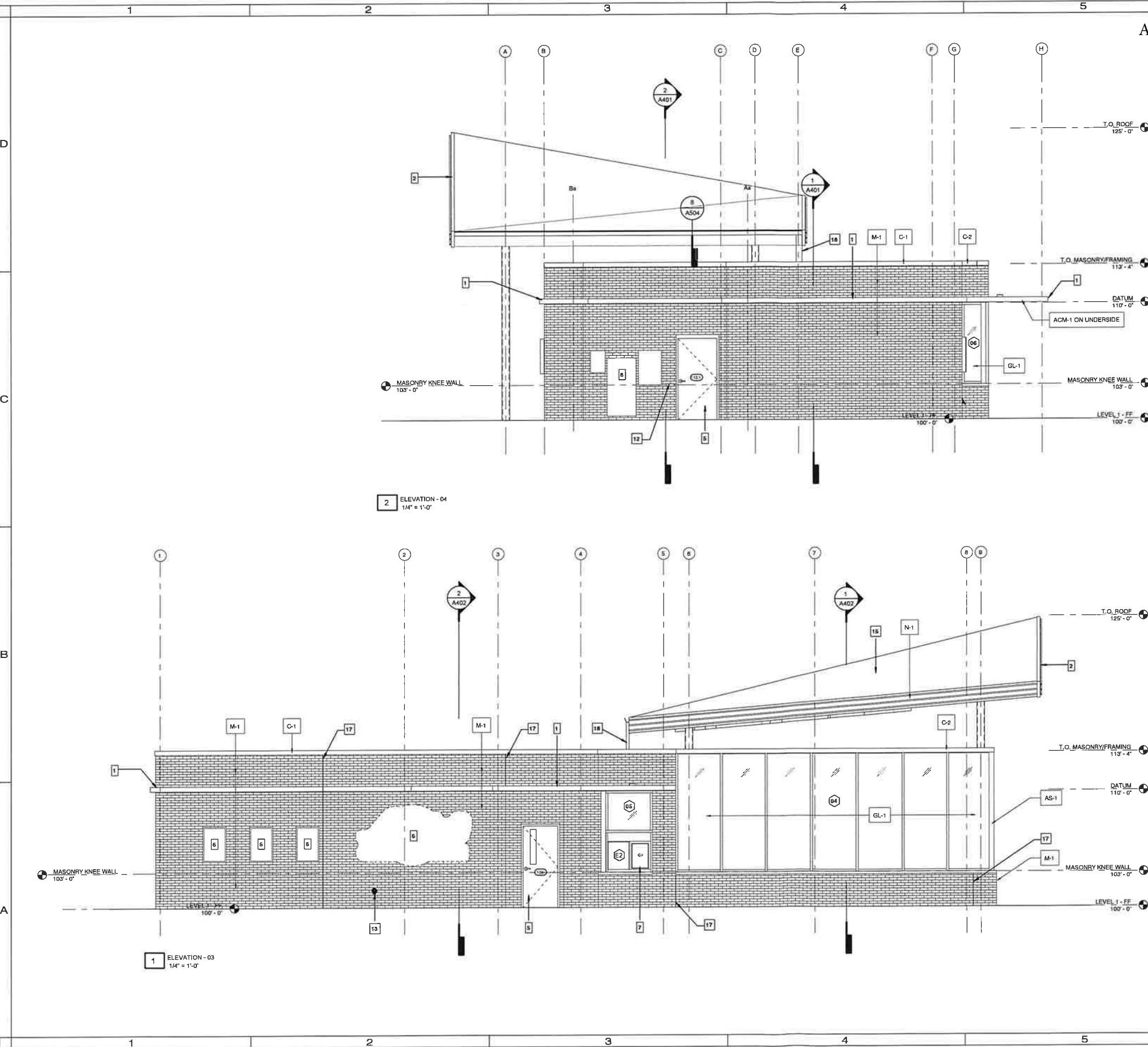
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- 16 KEYNOTE NOT USED
- 17 MASONRY CONTROL JOINT
- 18 PRE-FINISHED GUTTER & DOWNSPOUT. DRAIN DOWN TO LOWER BUILDING ROOF, COORDINATE FASCIA W/ PINNACLE SIGN GROUP
- 19 KNOX KEY BOX. COORDINATE LOCATION WITH LOCAL JURISDICTION

EXTERIOR FINISH SCHEDULE

#	DESCRIPTION
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ST-1	STUCCO MASONRY TYPE 1: 3-COAT STUCCO ON METAL LATH TO MATCH PT-1
VF-1	VINYL FILM: WHITE VINYL FILM ON INSIDE FACE OF GLASS





Amendment to PD-20-1(GR)

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Architecture and Design

ANDY'S FROZEN CUSTARD
5000 BLOCK
COWHORN CREEK LOOP
TEXARKANA, TX 75503



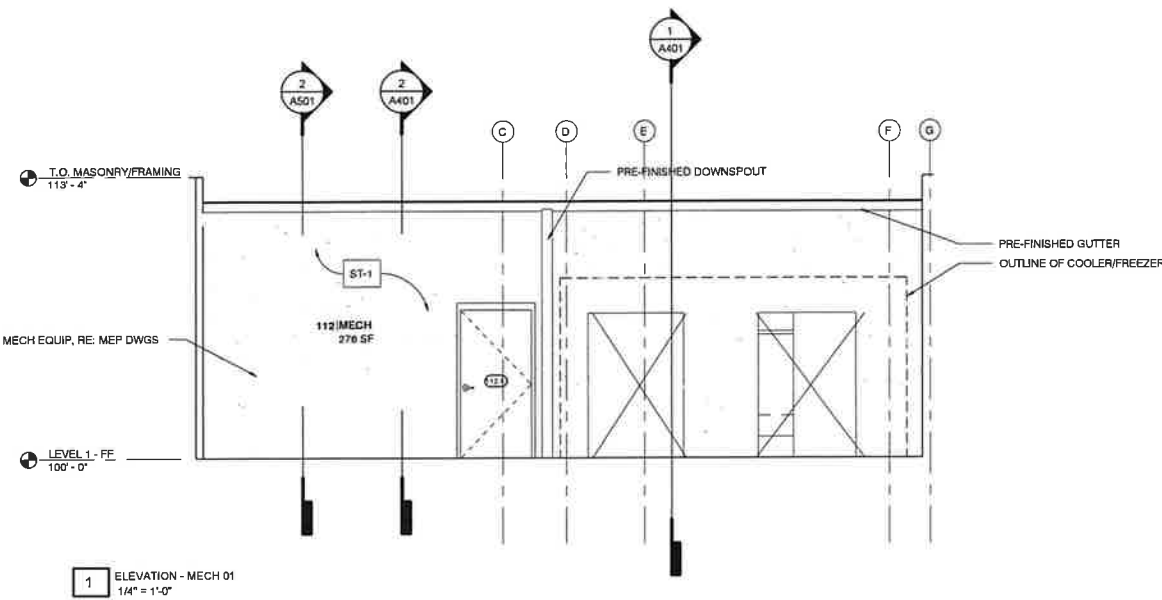
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ELEVATIONS

REVISIONS	PROJECT NO
NO. DATE	AA 2217
1 10/01/2022	SHEET
	A302

DATE 05.18.22

Amendment to PD-20-1(GR)



ELEVATION KEYNOTES

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5000 BLOCK
COWHORN CREEK LOOP
TEXARKANA, TX 75503



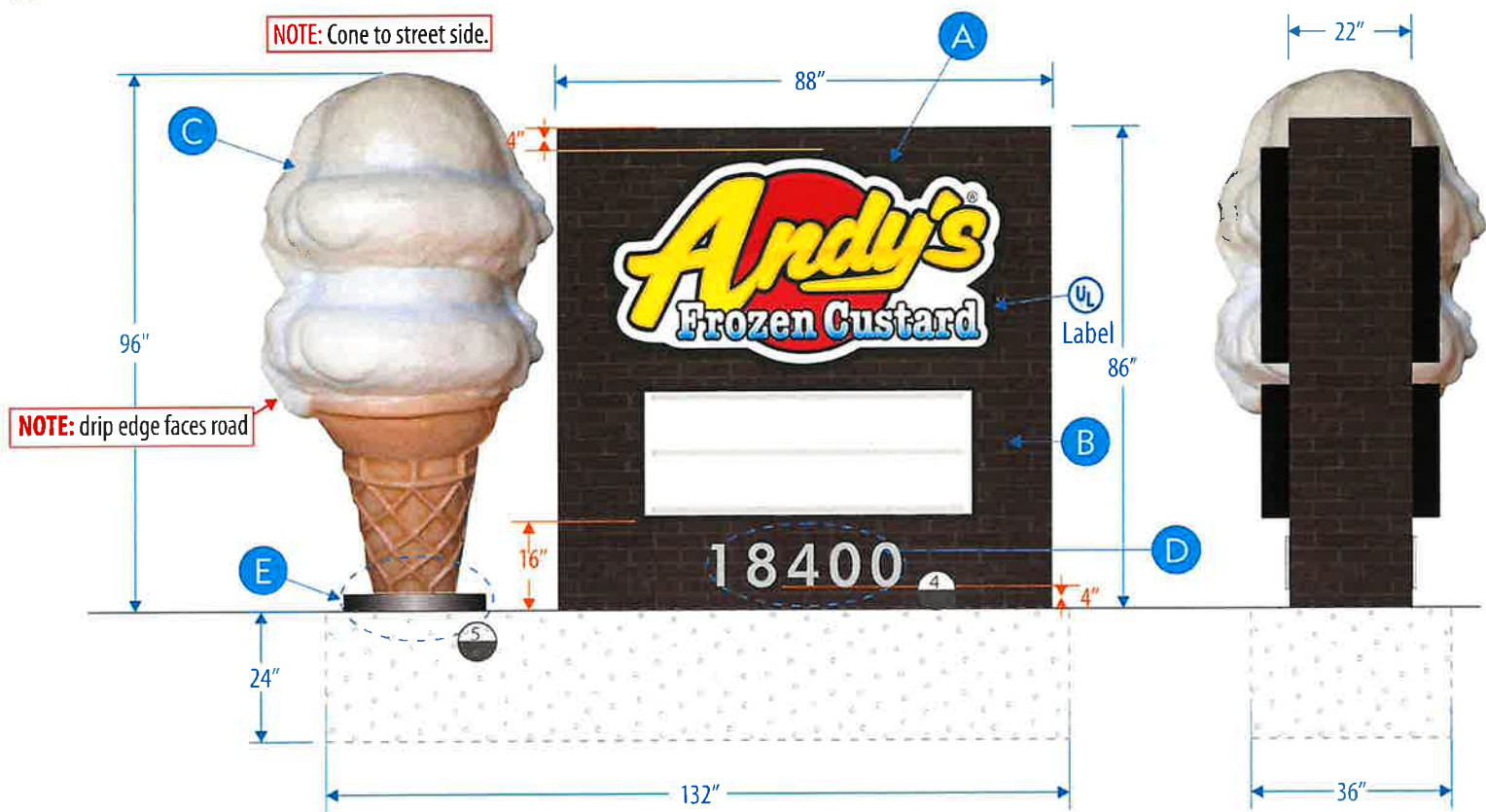
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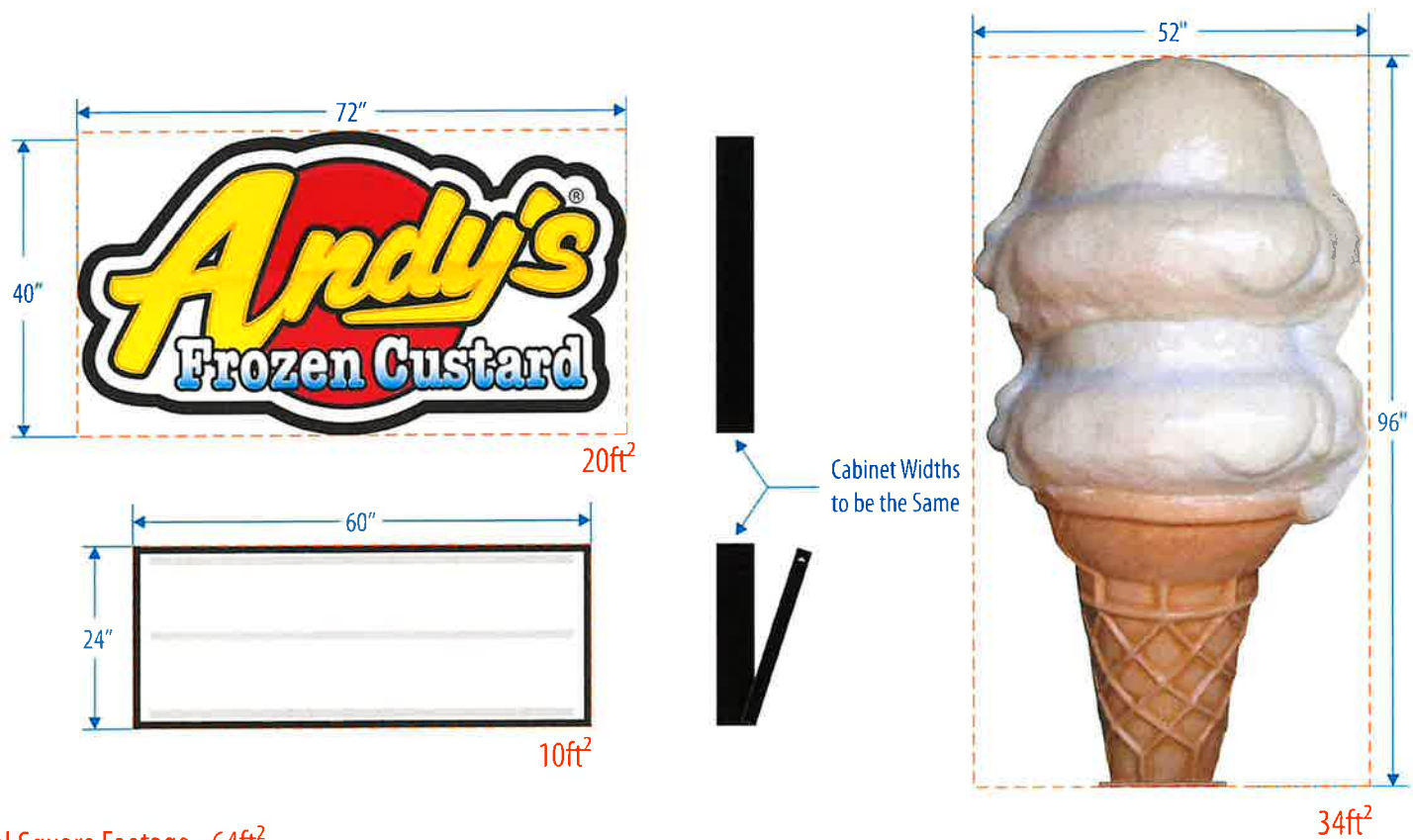
REVISIONS	PROJECT NO
NO. DATE	AA 2217
1 XXXXX	SHEET
	A303

DATE 05.18.22

1 Orthographic Views- scale: 3/8"=1'



3 Element Details- scale: 1/2"=1'



Total Square Footage - 64ft²

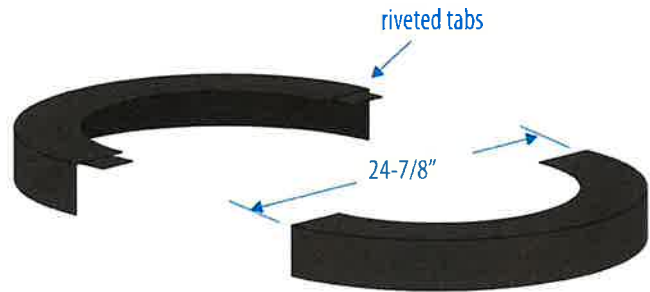
2 Illuminated View- scale: NTS



4 FCO Address- scale: 3/4"=1'



5 Bolt/Flange Cover- scale: NTS



PINNACLE SIGN GROUP

ANDY'S FROZEN CUSTARD

CUSTOMER
0617-21-MONU-1
DRAWING NUMBER
AS SHOWN
ELEVATION

06.17.21
DATE REVISED

BUDDY HINDS
TIM SWAIM

BATON ROUGE, LA
LOCATION

SCOPE OF WORK
2-Sided Monument w/ Full Cone

A LED Illuminated Contoured Aluminum Cabinet with Pan Embossed Backspray Painted Face

- Black (Glass)
- See Logo Chart for Color Details

B Flush Mounted 1-Sided LED Illuminated Cabinets
- Flat Face with 2 Line Letter Face,
2 Thumb Screw Latches per Retainer
(4 Total) and Vandal Cover

- Black (Glass)

C 3-D Fiberglass Cone Mounted to Monument Platform

D Painted 1/4" Aluminum FCO Address;
Stud Mounted Flush to Monument Face

- M/P 1vs953 Super Sparkle Silver (Satin)

E Aluminum Bolt/Flange Covers

- Black (Glass)

F Qty. 2-100 pc. 8 on 9 Std Cond. Font Letters; Qty. 1-50 pc. 8 on 9 Std Cond. Font Punctuation Set

G Changeable Copy Letter Storage Cabinet

H Cast Lighting
-Qty. 4 Fixtures by Others

Attachment: Sign Drawing (3720 : Amendment to PD-20-1 for site plan approval 5000 block N Cowhorn Creek Lp)

Amendment to PD-20-1(GR)

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ANDY'S FROZEN CUSTARD
5000 BLOCK
COWHORN CREEK LOOP
TEXARKANA, TX 75503



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ELEVATIONS

REVISIONS		PROJECT NO:
NO.	DATE	AA 2217
1	XX.XX.XX	SHEET
		A301

DATE 05.18.22

ELEVATION KEYNOTES

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VF-1	VINYL FILM: WHITE VINYL FILM ON INSIDE FACE OF GLASS

2 ELEVATION - 02
1/4" = 1'-0"

1 ELEVATION - 01
1/4" = 1'-0"

Attachment: Wall Signs (3720 : Amendment to PD-20-1 for site plan approval 5000 block N Cowhorn Creek Lp)

City of Texarkana, Texas

Summary Sheet

Version:

Update Date: 6/3/2022 10:58 AM

Lead Department: Planning & Zoning Commission **Action Officer:** Laura Puckett, Administrative Coordinator
Subject: Z-22-08: rezoning a portion of a 4.60-acre tract of land (being Tract 19), J.W. Lane HRS A-345, located at 6500 Summerhill Road. Office to Neighborhood Service. William Davis, owner.

Meeting Date: 6/6/2022

Attachments

- a. Hearing Notice and Application (PDF)
- b. Maps (PDF)
- c. Site Plan (PDF)

Staff Coordination

Building Code Administration	Mashell Daniel	Reviewer	Completed
06/03/2022 11:03 AM			
Planning & Zoning Commission	Laura Puckett	Meeting	Pending
06/06/2022 6:00 PM			

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by William Davis, owner to rezone a portion of a 4.6-acre tract of land (being Tract 19) in the J.W. Johnson HRS, A-345, located at 6500 Summerhill Road from Office to Neighborhood Service. The property is currently leased office space and a Gymnasium. This property is known as Crown Executive Center. The proposed use is lease space for hot yoga and/or office space.

The Future Land Use Map has designated this property as "High Density Residential".

The adjacent zoning is Multiple Family-2 to the north, Agriculture to the south, Single Family-1 to the east, and west. The adjacent land use is residential to the north, and west, a cemetery to the south, and vacant land to the east.

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.

City of Texarkana, Texas

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

Potential Options:

Approve or deny

Fiscal Implications:

Not applicable

Staff Recommendation:

Staff recommends for approval of this request.

Advisory Board/Committee Review:

Planning and Zoning Commission.

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

June 6, 2022

NOTICE OF PUBLIC HEARINGS

Public hearings will be held by the Planning and Zoning Commission and the City Council of the City of Texarkana, Texas at the below stated date and time. The Public Hearings will be held in the Council Chambers, Municipal Building, 220 Texas Blvd, (3rd & Texas) Texarkana, Texas to consider a proposed change in zoning classification as indicated below. According to the Tax Records, you are the owner of property within the area of the proposed change or within 200 feet of that property. THIS IS NOT A SUMMONS TO APPEAR AT THE HEARINGS. If you care to attend, you will be given an opportunity to be heard. If additional information is desired, please contact the Planning Department at (903) 798-3535.

PLANNING & ZONING COMMISSION: Hearing Date: MONDAY, JUNE 6, 2022 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, AUGUST 8, 2022 Hearing Time: 6:00 pm

- ♦ If they desire, persons concerned with the proposed change can present a letter in opposition to or in favor of the proposed change. If a written protest in opposition to a proposed change contains the signatures of persons who own twenty (20) percent or more of the land within 200 feet of the proposed change, a 3/4th vote of the City Council will be required. In order to be considered, the letter must be received and filed before or at the Planning and Zoning Commission Meeting. (The letter can be emailed to lpuckett@txkusa.org).



OWNER: William Davis, owner

OWNER'S ADDRESS: 6822 Summerhill Road, Texas 75503

LOCATION OF REZONING: 6500 Summerhill Road, Texarkana, Texas 75503

PROPOSED CHANGE: Lease space/hot yoga/offices

ZONING CHANGE FROM: Office TO: Neighborhood Service

LEGAL DESCRIPTION: A portion of a 4.6-acre tract of land (being Tract 19), J.W. Johnson HRS, A-345

CASE NUMBER: Z-22-08 DATE MAILED: May 25, 2022



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. 22-01162

Case Z-22-08
Date 5-19-2022

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: 19 Addition: JW Lane HRS A-345
(Or see attached legal description)

Location: 6500 Summerhill Rd.

Present Zoning: Office

Proposed Zoning: Neighborhood Service

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

Hot Yoga

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

Attorney or Agent Signature

Printed Name: _____

Address

City, State, Zip

Home Phone & Cell Phone

Email Address

William Davis Agent
Property Owner Signature

Printed Name: Bill Davis

6822 SUMMERHILL RD
Address

TEXARKANA TX 75503
City, State, Zip

903 793 2470 430 274 7994
Home Phone & Cell Phone

W R DAVIS CO 28441 RD
Email Address

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

Attachment: Hearing Notice and Application (3721 : Z-22-08 rezoning at 6500 Summerhill Rd)

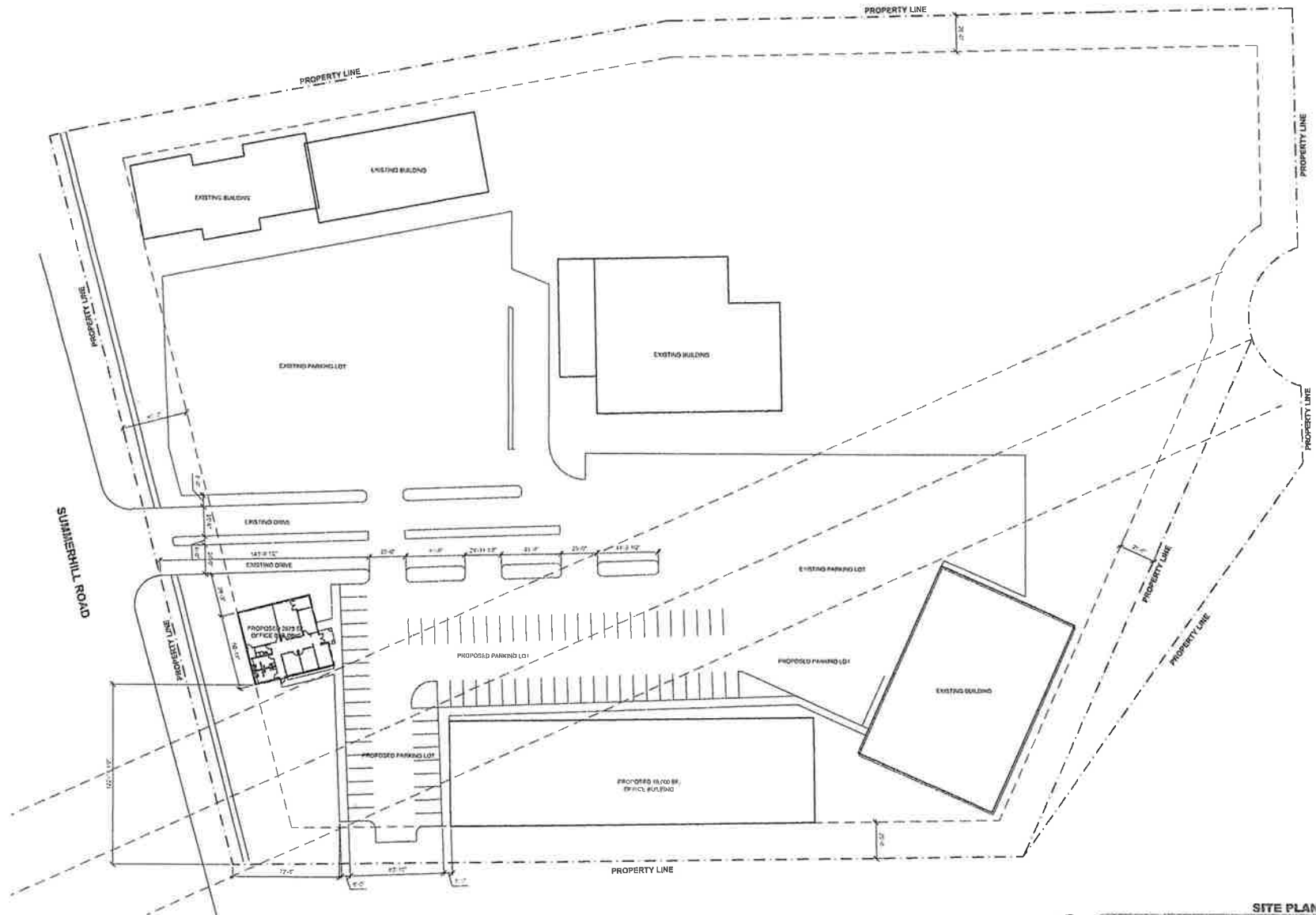
6500 Summerhill Rd



Attachment: Maps (3721 : Z-22-08 rezoning at 6500 Summerhill Rd)

This is an aerial map of a residential area, likely a subdivision, with red lines delineating individual lots. Yellow numbers are placed on many of the lots, possibly indicating lot numbers or acreage. A black rectangle highlights a specific lot located on Summerhill Rd, near the intersection with Oakton Dr. The map includes several street names: Knolly Pine, Stonegate Dr, Forest Brook Dr, Cypress Dr, Summerhill Rd, and Oakton Dr. Other visible lot numbers include 2800, 2804, 2801, 2805, 2819, 2916, 6801, 6800, 6509, 6507, 6503, 6228, 6224, 6220, 6216, 6212, 6225, 6221, 6226, 6208, 6206, 6204, 6202, 6203, 6114, 3017, 3018, 3008, 3004, 3001, 3002, 2901, 2902, 2903, 2904, 2905, 2906, 2907, 2908, 2909, 2910, 2911, 2912, 2913, 2914, 2915, 2916, 2917, 2918, 2919, 2920, 2921, 2922, 2923, 2924, 2925, 2926, 2927, 2928, 2929, 2930, 2931, 2932, 2933, 2934, 2935, 2936, 2937, 2938, 2939, 2940, 2941, 2942, 2943, 2944, 2945, 2946, 2947, 2948, 2949, 2950, 2951, 2952, 2953, 2954, 2955, 2956, 2957, 2958, 2959, 2960, 2961, 2962, 2963, 2964, 2965, 2966, 2967, 2968, 2969, 2970, 2971, 2972, 2973, 2974, 2975, 2976, 2977, 2978, 2979, 2980, 2981, 2982, 2983, 2984, 2985, 2986, 2987, 2988, 2989, 2990, 2991, 2992, 2993, 2994, 2995, 2996, 2997, 2998, 2999, 3000, 3001, 3002, 3003, 3004, 3005, 3006, 3007, 3008, 3009, 3010, 3011, 3012, 3013, 3014, 3015, 3016, 3017, 3018, 3019, 3020, 3021, 3022, 3023, 3024, 3025, 3026, 3027, 3028, 3029, 3030, 3031, 3032, 3033, 3034, 3035, 3036, 3037, 3038, 3039, 3040, 3041, 3042, 3043, 3044, 3045, 3046, 3047, 3048, 3049, 3050, 3051, 3052, 3053, 3054, 3055, 3056, 3057, 3058, 3059, 3060, 3061, 3062, 3063, 3064, 3065, 3066, 3067, 3068, 3069, 3070, 3071, 3072, 3073, 3074, 3075, 3076, 3077, 3078, 3079, 3080, 3081, 3082, 3083, 3084, 3085, 3086, 3087, 3088, 3089, 3090, 3091, 3092, 3093, 3094, 3095, 3096, 3097, 3098, 3099, 3100, 3101, 3102, 3103, 3104, 3105, 3106, 3107, 3108, 3109, 3110, 3111, 3112, 3113, 3114, 3115, 3116, 3117, 3118, 3119, 3120, 3121, 3122, 3123, 3124, 3125, 3126, 3127, 3128, 3129, 3130, 3131, 3132, 3133, 3134, 3135, 3136, 3137, 3138, 3139, 3140, 3141, 3142, 3143, 3144, 3145, 3146, 3147, 3148, 3149, 3150, 3151, 3152, 3153, 3154, 3155, 3156, 3157, 3158, 3159, 3160, 3161, 3162, 3163, 3164, 3165, 3166, 3167, 3168, 3169, 3170, 3171, 3172, 3173, 3174, 3175, 3176, 3177, 3178, 3179, 3180, 3181, 3182, 3183, 3184, 3185, 3186, 3187, 3188, 3189, 3190, 3191, 3192, 3193, 3194, 3195, 3196, 3197, 3198, 3199, 3200, 3201, 3202, 3203, 3204, 3205, 3206, 3207, 3208, 3209, 3210, 3211, 3212, 3213, 3214, 3215, 3216, 3217, 3218, 3219, 3220, 3221, 3222, 3223, 3224, 3225, 3226, 3227, 3228, 3229, 3230, 3231, 3232, 3233, 3234, 3235, 3236, 3237, 3238, 3239, 3240, 3241, 3242, 3243, 3244, 3245, 3246, 3247, 3248, 3249, 3250, 3251, 3252, 3253, 3254, 3255, 3256, 3257, 3258, 3259, 3260, 3261, 3262, 3263, 3264, 3265, 3266, 3267, 3268, 3269, 3270, 3271, 3272, 3273, 3274, 3275, 3276, 3277, 3278, 3279, 3280, 3281, 3282, 3283, 3284, 3285, 3286, 3287, 3288, 3289, 3290, 3291, 3292, 3293, 3294, 3295, 3296, 3297, 3298, 3299, 3300, 3301, 3302, 3303, 3304, 3305, 3306, 3307, 3308, 3309, 3310, 3311, 3312, 3313, 3314, 3315, 3316, 3317, 3318, 3319, 3320, 3321, 3322, 3323, 3324, 3325, 3326, 3327, 3328, 3329, 3330, 3331, 3332, 3333, 3334, 3335, 3336, 3337, 3338, 3339, 3340, 3341, 3342, 3343, 3344, 3345, 3346, 3347, 3348, 3349, 3350, 3351, 3352, 3353, 3354, 3355, 3356, 3357, 3358, 3359, 3360, 3361, 3362, 3363, 3364, 3365, 3366, 3367, 3368, 3369, 3370, 3371, 3372, 3373, 3374, 3375, 3376, 3377, 3378, 3379, 3380, 3381, 3382, 3383, 3384, 3385, 3386, 3387, 3388, 3389, 3390, 3391, 3392, 3393, 3394, 3395, 3396, 3397, 3398, 3399, 3400, 3401, 3402, 3403, 3404, 3405, 3406, 3407, 3408, 3409, 3410, 3411, 3412, 3413, 3414, 3415, 3416, 3417, 3418, 3419, 3420, 3421, 3422, 3423, 3424, 3425, 3426, 3427, 3428, 3429, 3430, 3431, 3432, 3433, 3434, 3435, 3436, 3437, 3438, 3439, 3440, 3441, 3442, 3443, 3444, 3445, 3446, 3447, 3448, 3449, 3450, 3451, 3452, 3453, 3454, 3455, 3456, 3457, 3458, 3459, 3460, 3461, 3462, 3463, 3464, 3465, 3466, 3467, 3468, 3469, 3470, 3471, 3472, 3473, 3474, 3475, 3476, 3477, 3478, 3479, 3480, 3481, 3482, 3483, 3484, 3485, 3486, 3487, 3488, 3489, 3490, 3491, 3492, 3493, 3494, 3495, 3496, 3497, 3498, 3499, 3500, 3501, 3502, 3503, 3504, 3505, 3506, 3507, 3508, 3509, 3510, 3511, 3512, 3513, 3514, 3515, 3516, 3517, 3518, 3519, 3520, 3521, 3522, 3523,

Attachment: Maps (3721 : Z-22-08 rezoning at 6500 Summerhill Rd)



1

SITE PLAN

Scale: 1" = 30'-0"

VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS



Professional
P.E. No.
TYLER A.
903-01

NOT FOR
REGULATORY
APPROVAL

DATE	REVISION

**NEW CONSTRUCTION
FOR**

Sheet Title

Dr
08/0

Shoe

A1

Attachment: Site Plan (3721 : Z-22-08 rezoning at 6500 Summerhill Rd)

City of Texarkana, Texas

Summary Sheet

Version:
Update Date: 6/3/2022 10:59 AM

Lead Department: Planning & Zoning Commission **Action Officer:** Laura Puckett, Administrative Coordinator

Subject: Planning and Zoning Commission meeting minutes from May 2, 2022.

Meeting Date: 6/6/2022

Attachments

a. 05-02-22 P&Z Minutes (DOCX)

Staff Coordination

Building Code Administration	Mashell Daniel	Reviewer	Completed
06/03/2022 11:19 AM			
Planning & Zoning Commission	Laura Puckett	Meeting	Pending
06/06/2022 6:00 PM			

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

See attached Planning and Zoning Commission meeting minutes from May 2, 2022.

Potential Options:

None

Fiscal Implications:

Not applicable

Staff Recommendation:

Staff recommends for approval of the May 2, 2022 Planning and Zoning Commission minutes.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

Not applicable

Advisory Board/Committee Meeting Date and Minutes:

June 6, 2022

**MINUTES
REGULAR MEETING
PLANNING AND ZONING COMMISSION
COUNCIL CHAMBERS
2ND FLOOR, TEXAS MUNICIPAL BUILDING
220 TEXAS BOULEVARD, TEXARKANA, TEXAS
MONDAY, MAY 2, 2022 AT 6:00 P.M.**

The Planning and Zoning Commission of the City of Texarkana, Texas met in a regular session, Monday, May 2, 2022 at 6:00 p.m. with the following members present:

ATTENDING:

Ms. Dianna Kinsey, Vice Chairperson
Mr. James Larkins
Dr. Wanda Northam
Mr. Casey Boyette
Mr. George Merrill
Mr. Brad Bailey

ABSENT

Mr. Tom Coleman
Mr. Gene Joyce III, Chairman

ALSO ATTENDING:

Ms. Mashell Daniel, Executive Director of Inspections, Code and Zoning
Ms. Laura Puckett, Zoning Administrator

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

Amendment to PD-32 (Office) for site plan approval on a 0.1469-acre tract of land on the west portion of a 0.9-acre tract of land, Lot 5, Wellsford Subdivision, located at 3118 Norton Street. David Boudreaux, owner and Joe Gordy, agent.

Joe Gordy presented and stated that he proposing to build a 200' self-support tower on an 80' by 80' portion of the property at 3118 Norton Street owned by David Boudreaux. He advised the tower is designed to collapse within itself in that 80' by 80' lease area.

Charles Stokes appeared and advised that he opposes the construction of a tower based on the affects to the health of the children and elderly residents. He stated that the tower will be across the street from his property, where he has a portable building for candy and snow cones for the kids. The Commission asked for his address.

Mashell Daniel advised that his building does not have an address because it is a portable building.

Mr. Stokes goes on to say that he was in the army and communications was his job. He said that he is familiar with the frequencies and how it should be set up away from personnel. He also said that this particular property used to be family land. He said that were the applicant is intending to place the tower is too close. Mr. Stokes says that he does not oppose to the tower being closer to the railroad tracks.

Mr. Boyette stated that at 120' the tower would be the center of the property. Mr. Gordy advised that the Radio Frequency goes out across space and not down toward the ground.

Mr. Stokes is worried about the type of tower that is going in and that if they upgrade from 5G to something stronger would the output be safe.

Stephanie Norton appeared in opposition and state that she lives at 2404 Stevenson Street and that she is one of the Founders of the Ministries at the corner of Dodd Street and Norton Street. She stated that her concern is the same as Mr. Stokes. She wants to know why the tower folks chose that neighborhood and why that area. She said that there are a lot of children activity in the area and the there are a lot of family activities. They plan to build in the future and that 5G is a lot of Radio Frequency. She wants to know the long-term health effects.

The site plan consists of:

1. Construction of a new 200' ft. self-support, telecommunications tower within an 80'x80'ft. area of the larger parcel.
2. Access will be from Norton Street.
3. Parking area for one service vehicle.
4. No signage.
5. Fencing around the telecommunications compound lease area.
6. Driveway shall be all weather surface (concrete or asphalt).

Mr. Boyette made a motion to approve this request with stipulation. Mr. Merrill seconded the motion to approve this request with stipulation. Mr. Larkins opposed the motion. The vote was four to one approving the motion with stipulations.

RECOMMENDED FOR APPROVAL

S-752: Specific Use Permit to allow the location of a telecommunications tower on a 0.1469-acre tract of land on the west portion of a 0.9-acre tract of land, Lot 5, Wellsford Subdivision, located at 3118 Norton Street. David Boudreaux, owner, and Joe Gordy, agent.

Mr. Gordy advised that he is requesting a Specific Use Permit to allow the location of the tower.

Mr. Boyette made a motion to approve this request. Mr. Merrill seconded the motion to approve this request. Mr. Larkins opposed the motion. The vote was four to one approving the motion.

Amendment to PD-02-13 (General Retail) for site plan approval on Lots 7, and 8, Block 5, Richmond Subdivision 4th, located on two lots north 4414 Galleria Oaks Drive. Jennifer Carrillo, owner, and Kayla Wood, MTG Engineers and Surveyors, agent.

Kayla Wood appear and said that this site would be a drive thru only coffee shop serving basic coffee drinks from 6 a.m. to 6 p.m. A Commission member asked about signage. Kayla Wood said that one sign was presented and will be on the coffee shop building.

The site plan lists the following:

1. Construction of a new 480 sq. ft. building.
2. Façade will be white limestone and brick.
3. Access will be from Arista Boulevard.
4. Six (6) parking spaces including one (1) handicapped space.
5. A 5'X5' ft. circular sign affixed to the side of the coffee shop building. No CEVMS.
6. A screened dumpster site to the east of the parking lot.

Mr. Boyette made a motion to approve this request with stipulation. Dr. Northam seconded the motion to approve this request with stipulation. Mr. Larkins opposed the motion. Members voted unanimously to approve the request.

Amendment to PD-86-3 (General Retail) for site plan approval on Lot 1 Richmond-Kwik Addition, located at 2903 Richmond Road. Paige Hobbs with American Goods, LLC, owners, and Greg Ryden, Ryden Architecture, agent.

Mr. Ryden appeared and stated that Popeyes Chicken is proposing to use this site with some of the same site elements, such as the placement of the monument sign, existing grease trap, existing fire lane, and existing lights, but replacing the light heads. He stated further that the ingress-egress will remain the same.

Mr. Boyette asked his what it would take to use all stucco instead of faux brick. Mr. Ryden replied that it would need to have corporates approval.

The site plan consists of the following:

1. The construction of a 3,060 sq. ft. building.
2. The façade will be EIFS and Faux brick.
3. The access driveway will be off Richmond Road. Any driveway improvements on Richmond will need TXDOT approval.
4. 56 parking spaces including 3 handicapped spaces. Each parking space must be a minimum of 180 sq. ft. (9'x20' or 10'x18').
5. An 8'X4' monument style sign. Wall signs as indicated on the elevations.
6. Screened dumpster located in the southwest corner of the parking lot.
7. Drive thru located at the south side of building.
8. If the most remote part of the building is more than 150 feet "travel distance" away from the centerline of the roadway it will require a fire lane that is big enough for a 40 ft WB.

9. If the most remote part of the building is more than 400 feet “travel distance” away from the nearest fire hydrant one will have to be added.

Mr. Boyette made a motion to approve this request with stipulation. Dr. Northam seconded the motion to approve this request with stipulation. Mr. Larkins opposed the motion. Members voted unanimously to approve the request.

STAFF UPDATES

No staff update.

MINUTES

Consider approval of the April 4, 2022 Planning and Zoning Commission meeting minutes.

Mr. Boyette made a motion to approve this request with stipulation. Dr. Northam seconded the motion to approve this request with stipulation. Mr. Larkins opposed the motion. All members voted unanimously to approve the minutes.

MINUTES RECOMMENDED FOR APPROVAL

There being no further business, the meeting was adjourned.

Dianna Patterson Kinsey, Vice Chairperson

Laura Puckett, Zoning Administrator