



CITY OF TEXARKANA
PLANNING & ZONING COMMISSION
AGENDA • JULY 1, 2019

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

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

I. CALL TO ORDER

II. AGENDA ITEMS

1. Z-19-14: A 1.348-acre tract of land, being part of Lots 3 & 4, Block 1, Carrie D. Hart's First Addition in the Thomas Price HRS, A-466, located at 1703 North Bishop Road. Office to Commercial. Curt Green dba Green, Herrington & Howell, applicant. Robin Cannistraci, agent.

 2. S-709: Specific Use Permit to allow the application of permanent cosmetics/microblading on a 0.39-acre tract of land in the George Brinlee HRS, A-18, located in a tenant space at 3303 Richmond Road. Lisa Parrott, owner. Amy Yancey, agent.

 3. Z-19-15: Lot 2, Block 1, Replat of Hatridge Addition, located at 3904 Sylvia Drive. PD-Office to Single Family-1. Sylvia Hatridge,, applicant. Carla Ward, agent.
-

III. STAFF UPDATES**IV. CONSIDER APPROVAL OF MINUTES**

1. Consider approval of 6-3-19 Minutes

V. ADJOURNMENT

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

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

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

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

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

City of Texarkana, Texas

Version:

Update Date: 6/28/2019 2:53 PM

Summary Sheet

Lead Department: Planning and Community Development **Action Officer:** Debbie Burk,
Z-19-14: A 1.348-acre tract of land, being part of Lots 3 & 4, Block 1, Carrie D. Hart's First Addition in the Thomas Price HRS, A-466, located at 1703 North Bishop Road. Office to Commercial. Curt Green dba Green, Herrington & Howell, applicant. Robin Cannistraci, agent.

Subject: Howell, applicant. Robin Cannistraci, agent.

Meeting Date: 7/1/2019

Attachments

- a. Z-19-14 Public hearing notice (PDF)
- b. Z-19-14 Application (PDF)
- c. Z-19-14 Maps (PDF)
- d. Z-19-14 Photo of property (PDF)

Staff Coordination

Planning and Community Development	David Orr	Department Head Review
Pending		
Planning & Zoning Commission	Debbie Burk	Meeting Pending
07/01/2019 6:00 PM		

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

"NOT APPLICABLE"

Executive Summary and Background Information:

Z-19-14: This is a request for rezoning from Office to Commercial by Curt Green, dba Green, Herrington & Howell, LLC, owners and Robin Cannistraci, agent at 1703 North Bishop Road (a 1.348-acre tract being a part of Lots 3 & 4, Block 1, Carrie D. Hart's First Addition located in the Thomas Price HRS, A-466). This property is currently vacant land. The proposed use is a regional trucking company office and parking lot/yard.

The adjacent zoning is General Retail to the north, Single Family-2 to the west, Limited Commercial to the south and Bishop Road and the Loop to the east. The adjacent land use is a proposed embroidery shop to the north (formerly home health office), Terminix to the south, residences to the west, and vacant land to the east.

City of Texarkana, Texas

The Comprehensive Plan has designated this area as Regional Commercial.

This proposed regional trucking company with an office and a truck parking/yard lot is an allowed use in the Commercial zoning district. The main highway corridors along the interstate and loop were designated as Regional Commercial on the future land use map in the City's Comprehensive Plan.

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

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

Potential Options:

"None"

Fiscal Implications:

"None"

Staff Recommendation:

Since this area was designated to allow commercial type businesses and this site provides easy access for the large trucks or diesels for the type business, staff recommends for approval of the request.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

"NOT APPLICABLE"

Advisory Board/Committee Meeting Date and Minutes:

July 1, 2019

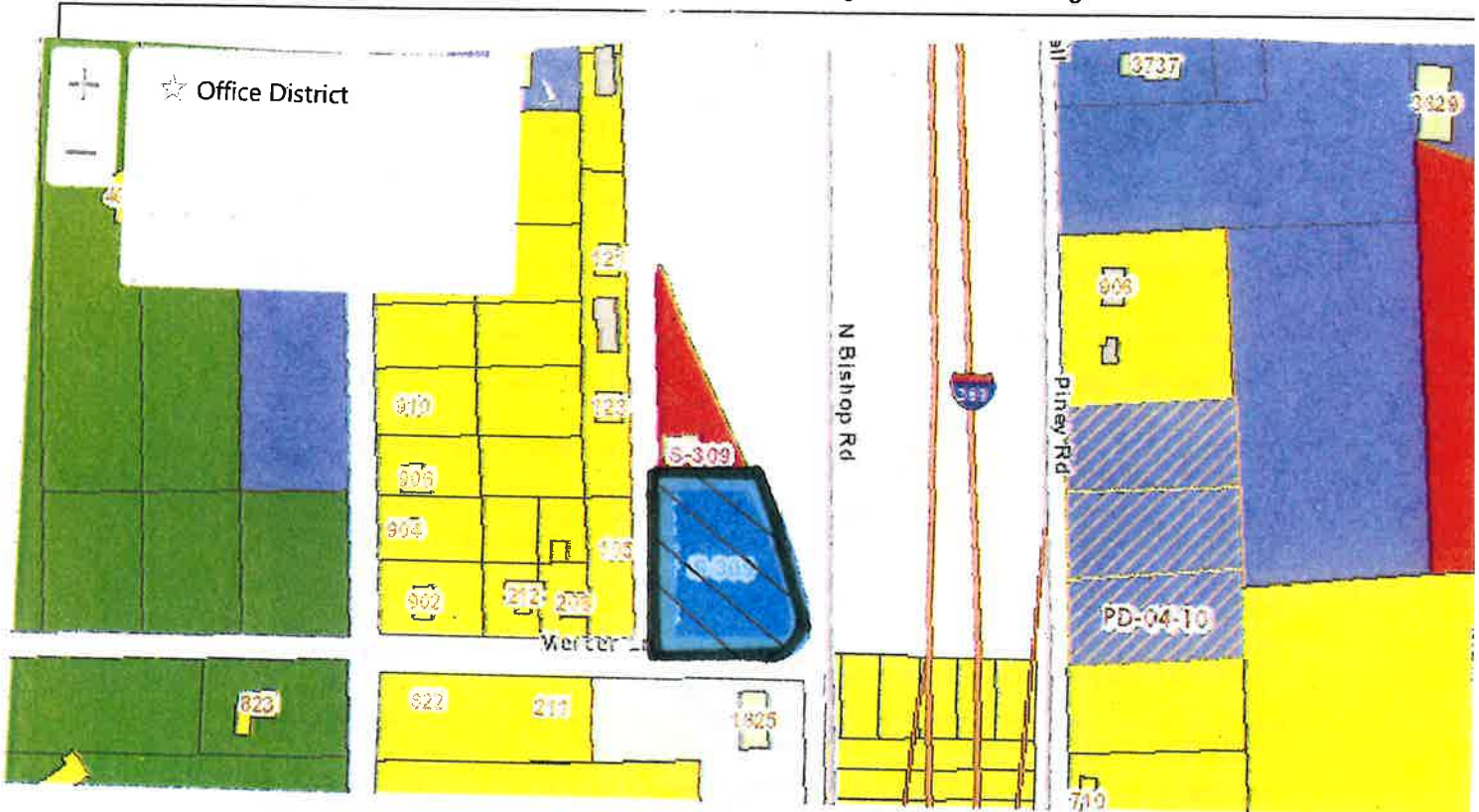
NOTICE OF PUBLIC HEARINGS

2.1.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 Community Development and Planning Department at (903) 798-3945.

PLANNING & ZONING COMMISSION: Hearing Date: July 1, 2019 Hearing Time: 6:00 pm
CITY COUNCIL Hearing Date: August 26, 2019 Hearing Time: 6:00 pm

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



APPLICANT'S NAME: Curt Green
APPLICANT'S ADDRESS: 3930 Galleria Oaks Drive, Texarkana, Texas
LOCATION OF REZONING: 1703 North Bishop Road, Texarkana, Texas
PROPOSED CHANGE: Office and truck yard (parking) for regional trucking company
FROM: Office TO: Commercial
LEGAL DESCRIPTION: A 1.348 acres tract of land being a part of Lots 3 & 4, Block 1, Carrie D Hart's Addition in the Thomas Price HRS, A-466
CASE NUMBER: Z-19-14 DATE MAILED: June 20, 2019

Attachment: Z-19-14 Public hearing notice (2106 : Z-19-14, 703 N. Bishop Rd. O to C)



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. 007333

Case Z-19-14

Date 6/14/19

To: The Planning and Zoning Commission
City of Texarkana Texas

Please consider this as my application to amend the Zoning Map of the City of Texarkana, Texas for the following described property.

Lot: See Attached Block: _____ Addition: _____
(Or see attached legal description)

Location: N Bishop, North of Mercer 1708

Present Zoning: Office

Proposed Zoning: Commercial

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

Regional Trucking Company office and yard

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

It has been vacant land for years, no development, the new I-49 connectivity is giving opportunity for growth and new business.

Attorney or Agent Signature

3930 Galleria Oaks Drive

Address

Texarkana, TX 75503

City, State, Zip

412-417-4178

Home Phone & Cell Phone

robinc@curtgreen.com

Email Address

Property Owner Signature

3930 Galleria Oaks Drive

Address

Texarkana, TX 75503

City, State, Zip

903-748-6000

Home Phone & Cell Phone

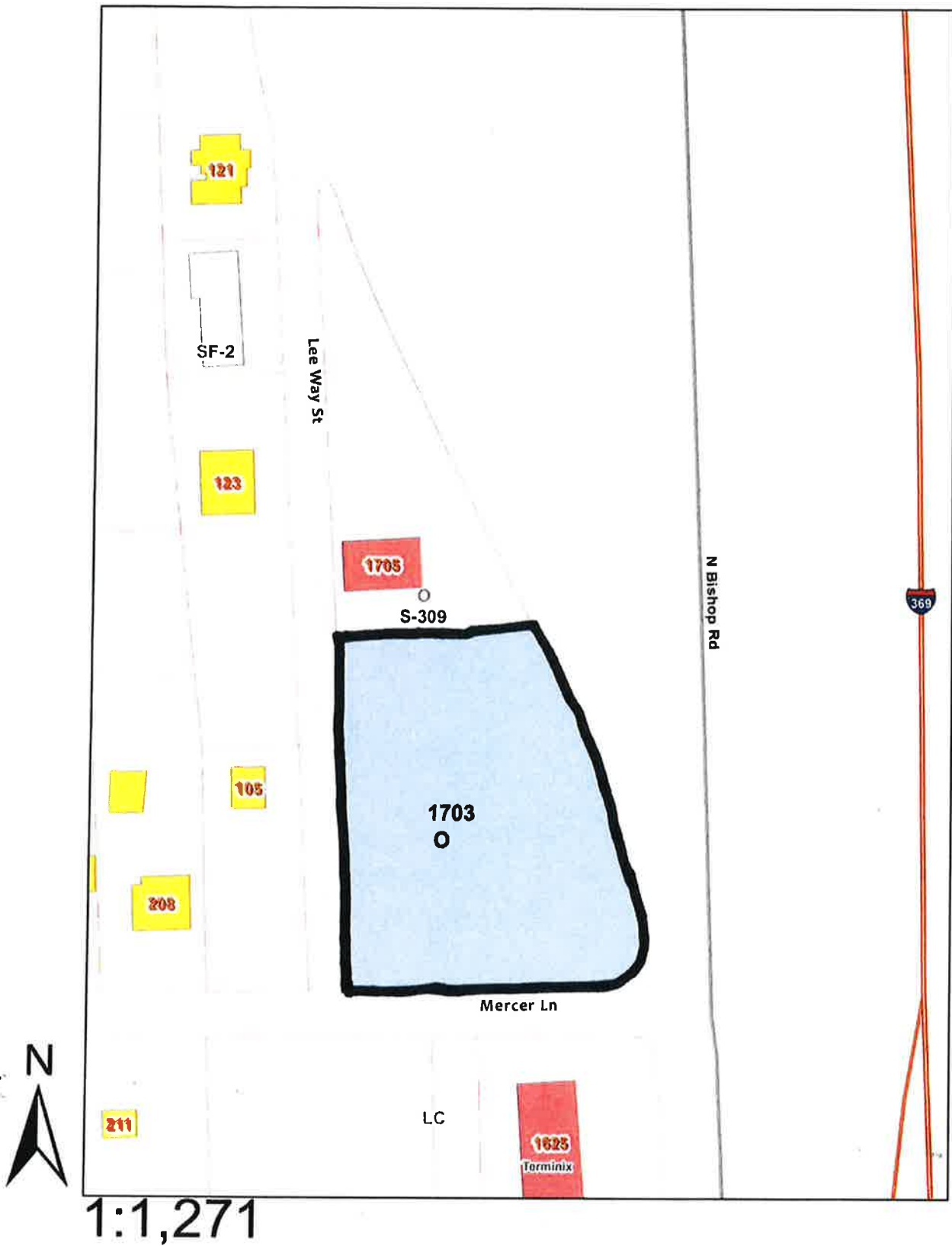
Curt@curtgreen.com

Email Address

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

Attachment: Z-19-14 Application (2106 : Z-19-14. 703 N. Bishop Rd. O to C)

1703 N Bishop Rd



Attachment: Z-19-14 Maps (2106 : Z-19-14, 703 N. Bishop Rd. O to C)

N Bishop



Attachment: Z-19-14 Maps (2106 : Z-19-14, 703 N. Bishop Rd. O to C)



Google Maps N Bishop Rd

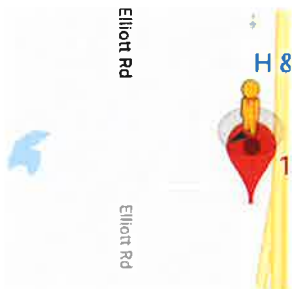


Image capture: Jul 2015 © 2019 Google

Texarkana, Texas



Street View - Jul 2015



Attachment: Z-19-14 Photo of property (2106 : Z-19-14. 703 N. Bishop Rd. O to C)

City of Texarkana, Texas

Version:

Update Date: 6/28/2019 2:37 PM

Summary Sheet

Lead Department: Planning and Community Development **Action Officer:** Debbie Burk,
S-709: Specific Use Permit to allow the application of permanent
cosmetics/microblading on a 0.39-acre tract of land in the George Brinlee HRS,
A-18, located in a tenant space at 3303 Richmond Road. Lisa Parrott, owner.

Subject: Amy Yancey, agent.

Meeting Date: 7/1/2019

Attachments

- a. S-709 Public hearing notice (PDF)
- b. S-709 Application (PDF)
- c. S-709 Maps (PDF)
- d. S-709 Photo of property (PDF)

Staff Coordination

Planning and Community Development	David Orr	Department Head Review
Pending		
Planning & Zoning Commission	Debbie Burk	Meeting Pending
07/01/2019 6:00 PM		

Staff Commentary

Updates/History of Briefing:

"NOT APPLICABLE"

Executive Summary and Background Information:

S-709: This is a request by Lisa Parrott, owner, and Amy Yancey, agent, for a Specific Use Permit, SUP, to allow the location of a permanent cosmetics/microblading business in a tenant space at 3303 Richmond Road. A strip center is currently located on this site.

The adjacent zoning is PD-General Retail to the north, PD-Neighborhood Service to the south and west, and Neighborhood Service across Richmond Road to the east. The adjacent land usage is a bank to the north, the strip center to the south and west and several small businesses to the east.

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

City of Texarkana, Texas

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

1. That the owner/or any employee performing the application of permanent cosmetics/microblading (tattooing) procedures be currently licensed by the State and meet all Federal, State and City licensing laws and health regulations. (A copy of the current license must be provided to the City prior to the opening of the business).
2. That the Specific Use Permit be intended for the application of permanent cosmetics/microblading only.
3. That if this use ever ceases to exist at this location, the City may automatically revoke the Specific Use Permit.

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

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

Potential Options:

"None"

Fiscal Implications:

"Not applicable"

Staff Recommendation:

Staff recommends for approval with stipulations.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

"NOT APPLICABLE"

Advisory Board/Committee Meeting Date and Minutes:

July 1, 2019

NOTICE OF PUBLIC HEARINGS

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

PLANNING & ZONING COMMISSION: Hearing Date: July 1, 2019 Hearing Time: 6:00 pm

CITY COUNCIL Hearing Date: August 26, 2019 Hearing Time: 6:00 pm

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



APPLICANT'S NAME: Lisa Parrott, owner. Amy Yancey, agent

APPLICANT'S ADDRESS: 3303 Richmond Road, Texarkana, Texas

LOCATION OF REZONING: 3303 Richmond Road (tenant space), Texarkana, Texas

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

LEGAL DESCRIPTION: 0.39 acre tract of land located in the George Brinlee HRS A-18

CASE NUMBER: S-709

DATE MAILED: June 20, 2019

Attachment: S-709 Public hearing notice (2105 : S-709: SUP at 3303 Richmond Road)



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. 00159161

Case S-709

Date 6-2-19

To: The Planning and Zoning Commission
City of Texarkana Texas

Please consider this as my application to amend the Zoning Map of the City of Texarkana, Texas for the following described property.

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

Location: 3303 Richmond Rd

Present Zoning: NS

Requested: Specific Use Permit

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

permanent makeup & microblading

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

Amy Yancey
Attorney or Agent Signature

3303 Richmond Rd.
Address 16 Mary Allen, 03

Texarkana, Texas 75503
City, State, Zip

903-277-1422
Home Phone & Cell Phone

mylangdon@yahoo.com
Email address

Lisa Knott
Property Owner Signature

3303 Richmond Rd.
Address

Texarkana, TX. 75503
City, State, Zip

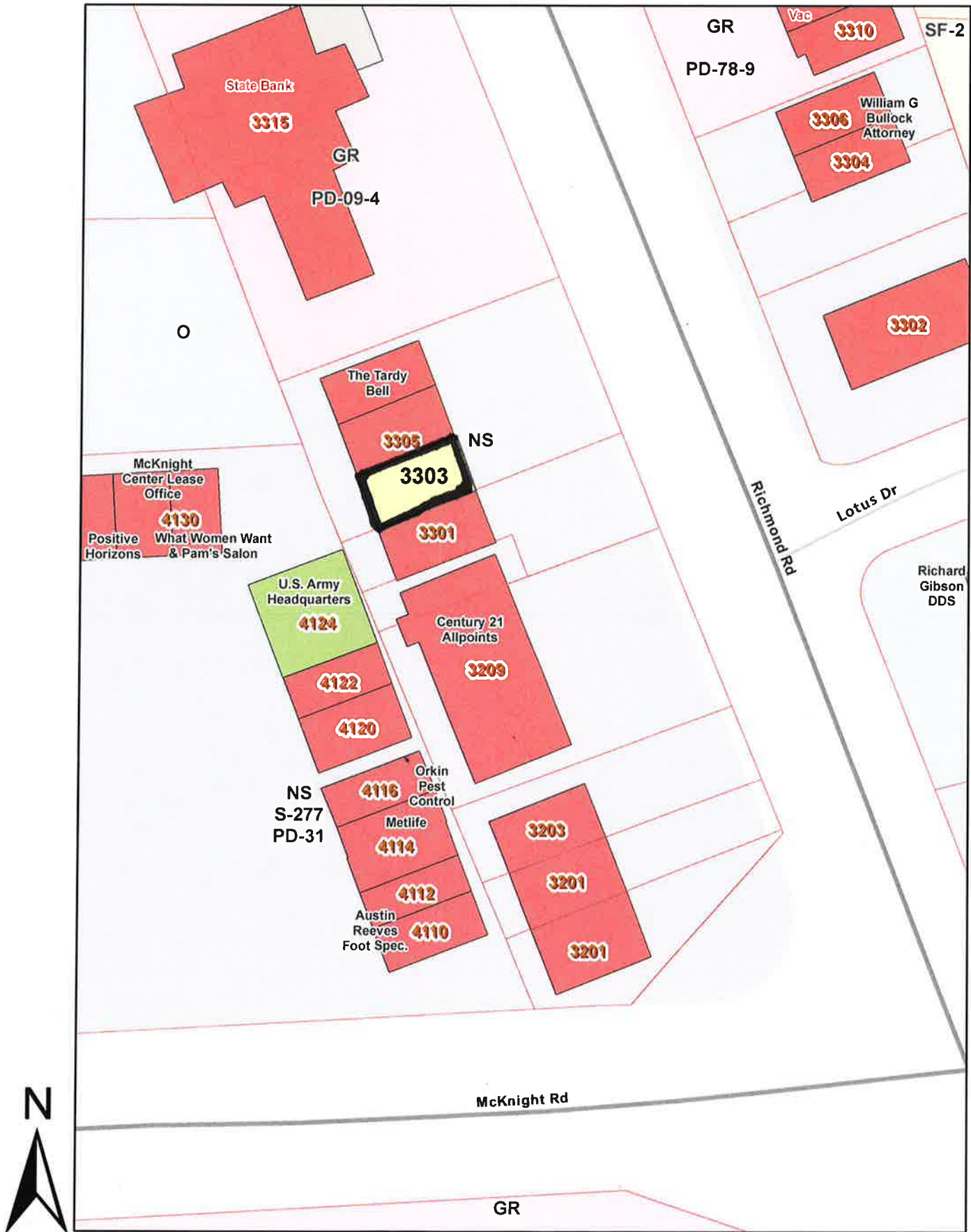
9039081466
Home Phone & Cell Phone

Email address

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

Attachment: S-709 Application (2105 : S-709: SUP at 3303 Richmond Road)

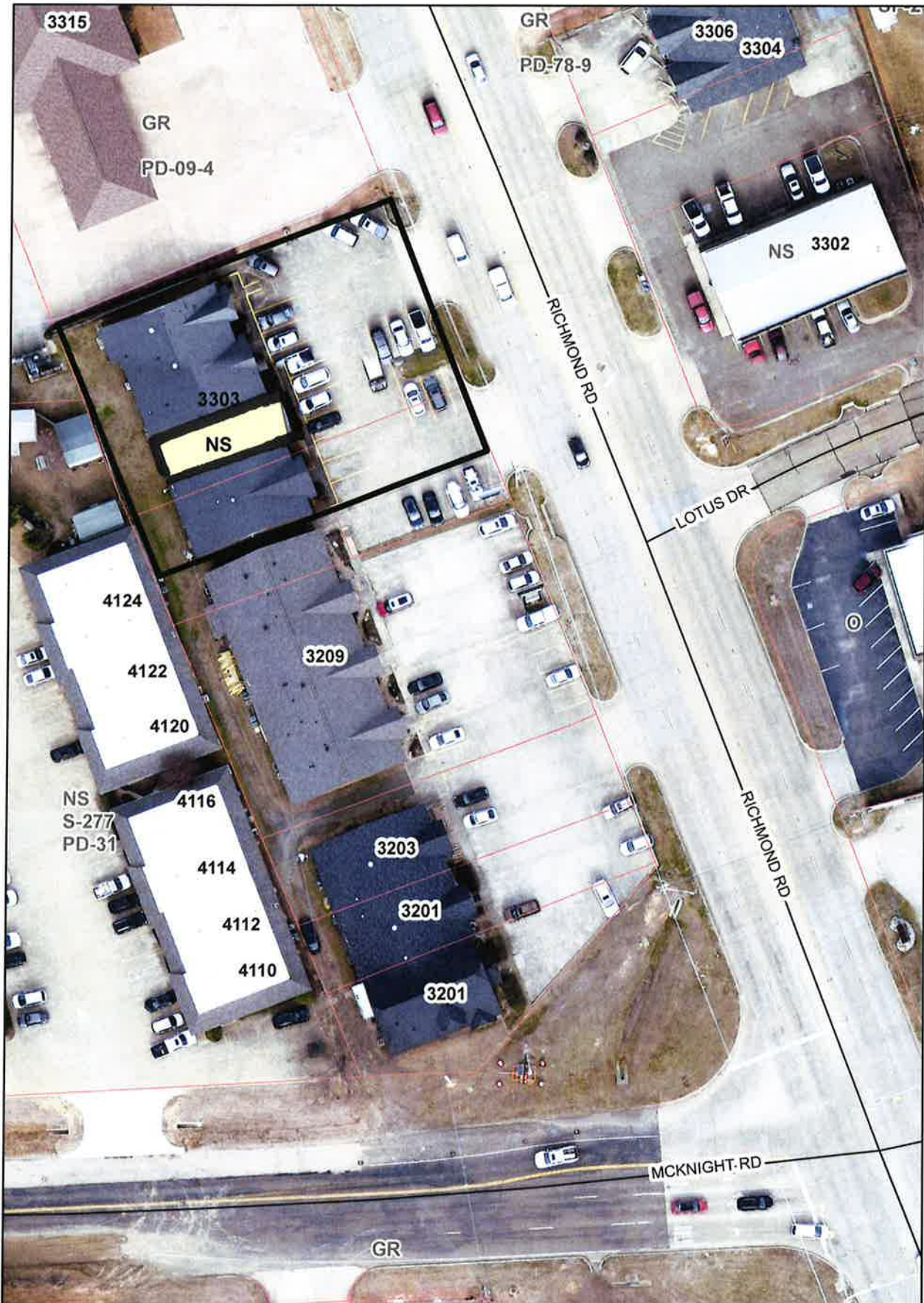
3303 Richmond Road



1:850

Attachment: S-709 Maps (2105 : S-709: SUP at 3303 Richmond Road)

3303 Richmond Rd



1:750

Attachment: S-709 Maps (2105 : S-709: SUP at 3303 Richmond Road)



Google Maps

Richmond Rd



Image capture: Dec 2018 © 2019 Google

Texarkana, Texas



Street View - Dec 2018



Attachment: S-709 Photo of property (2105 : S-709: SUP at 3303 Richmond Road)

City of Texarkana, Texas

Version:

Update Date: 6/28/2019 2:50 PM

Summary Sheet

Lead Department: Planning and Community Development **Action Officer:** Debbie Burk,
Z-19-15: Lot 2, Block 1, Replat of Hatridge Addition, located at 3904 Sylvia Drive. PD-Office to Single Family-1. Sylvia Hatridge,, applicant. Carla Ward, agent.

Subject: agent.

Meeting Date: 7/1/2019

Attachments

- a. Z-19-15 Public hearing notice (PDF)
- b. Z-19-15 Application (PDF)
- c. Z-19-15 Maps (PDF)
- d. Z-19-15 Photo of property (PDF)

Staff Coordination

Planning and Community Development	David Orr	Department Head Review
Pending		
City Manager	City Manager Review	Pending
Planning & Zoning Commission	Debbie Burk	Meeting
		Pending
07/01/2019 6:00 PM		

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

"NOT APPLICABLE"

Executive Summary and Background Information:

Z-19-15: This is a request for rezoning from PD-Office to Single Family-1 by Sylvia Hatridge, owner and Carla Ward, representing Twin City Title, agent at 3904 Sylvia Drive (Lot 2, Block 1, Replat Hatridge Addition). This property is currently vacant land. The proposed use is a new single-family residence.

The adjacent zoning is PD-Office to the west and south and Single Family-1 to the north and east. The adjacent land use is residences to the north and east and vacant land to the west and south.

The Comprehensive Plan has designated this area as Neighborhood Residential.

City of Texarkana, Texas

The first two lots on Sylvia Drive (north and south side) off North Kings Highway were designated as PD-Office when this subdivision was originally zoned in 2008. The remaining lots were zoned Single Family-1. These four (4) PD-Office zoned lots have remained vacant since that time. The owner of this lot (Lot 2, Block 1) is proposing to sell the lot to be used for a single-family residence.

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

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

Potential Options:

“None”

Fiscal Implications:

“None”

Staff Recommendation:

Since the lots have never developed for office type uses and a residence is located directly to the east of this lot, staff recommends for approval of the request.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

“NOT APPLICABLE”

Advisory Board/Committee Meeting Date and Minutes:

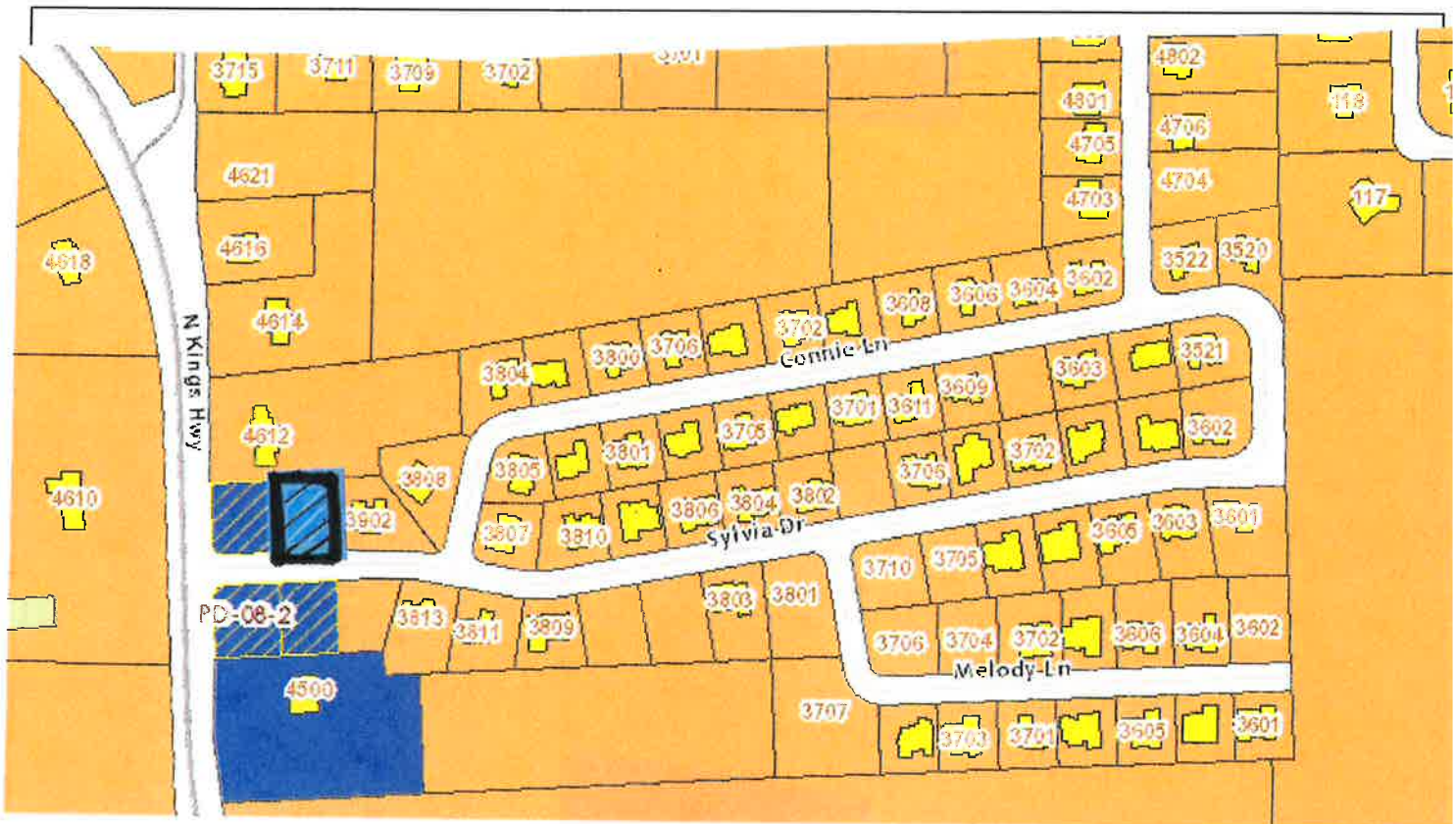
July 1, 2019

NOTICE OF PUBLIC HEARINGS

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

PLANNING & ZONING COMMISSION: Hearing Date: July 1, 2019 Hearing Time: 6:00 pm
 CITY COUNCIL Hearing Date: August 26, 2019 Hearing Time: 6:00 pm

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



Attachment: Z-19-15 Public hearing notice (2107 : Z-19-15: PD-O to C)

APPLICANT'S NAME: Sylvia Hatridge

APPLICANT'S ADDRESS: 3623 Texas Blvd, Texarkana, Texas

LOCATION OF REZONING: 3904 Sylvia Drive, Texarkana, Texas

PROPOSED CHANGE: Construction of a new residence

FROM: Planned Development-Office (PD-O) TO: Single Family-1 (SF-1)

LEGAL DESCRIPTION: Lot 1, Block 2, Replat Hatridge Addition

CASE NUMBER: Z-19--14 DATE MAILED: June 20, 2019



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. 00120188

Case 2-19-13
Date 6-19-19

To: The Planning and Zoning Commission
City of Texarkana Texas

Please consider this as my application to amend the Zoning Map of the City of Texarkana, Texas for the following described property.

Lot: 2 Block: 1 Addition: Replat Hartidge Addition
(Or see attached legal description)

Location: 3904 Sylvia Drive Texarkana TX

Present Zoning: Commercial / PD office

Proposed Zoning: Residential / SF-1

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

Residence to be built

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

was never used for Commercial
purpose & owner wants to sell
for Residential use

Attorney or Agent Signature

C. Ward
Address 3310 Austin Blvd

City, State, Zip

Texarkana TX 75503

Home Phone & Cell Phone

903-793-7671
Email Address Cward@twincitytitle.com

Property Owner Signature

Sybil M. Hartidge
Address 3623 Texas Blvd

City, State, Zip

Texarkana TX 75503

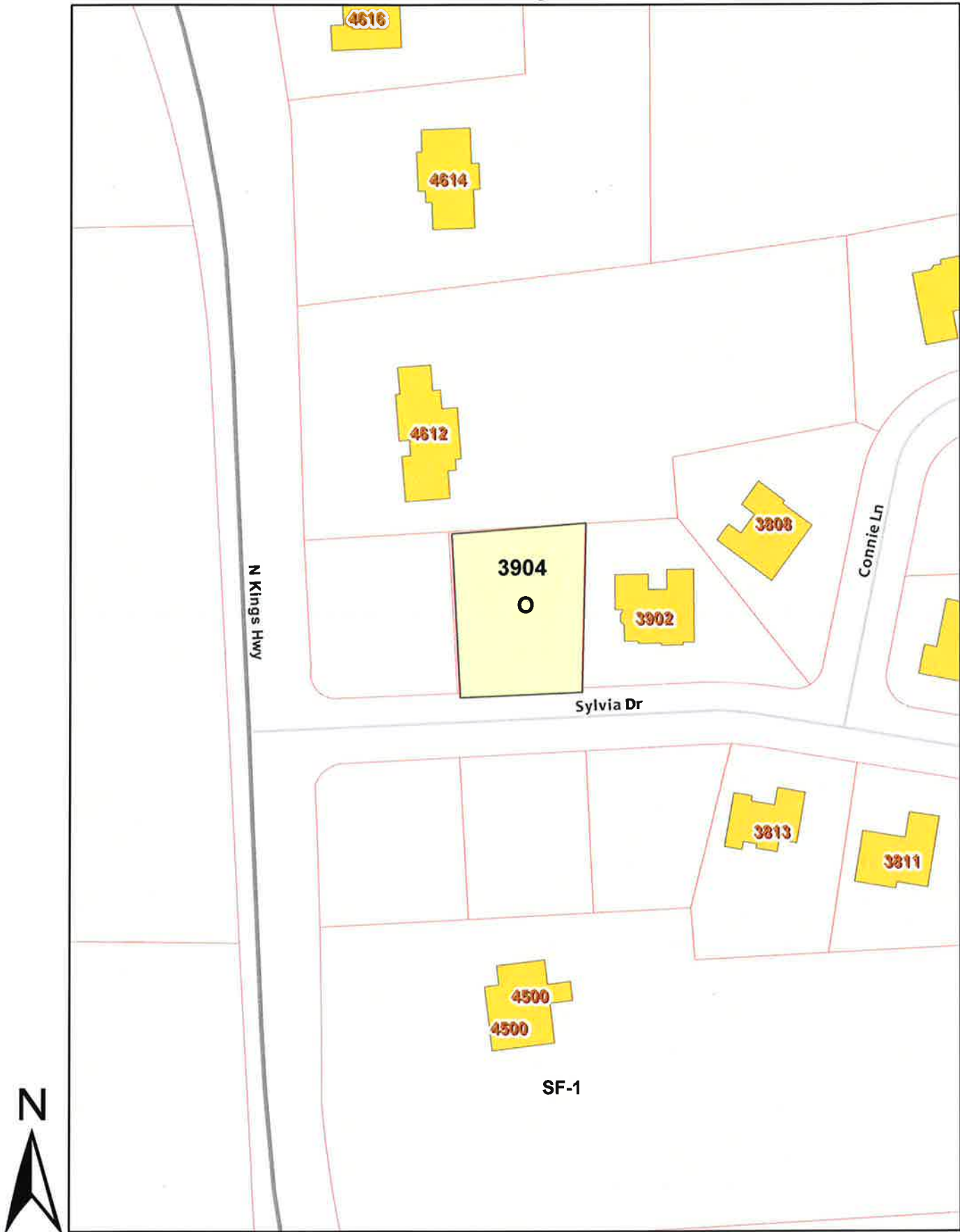
Home Phone & Cell Phone

903-792-1525
Email Address N/A

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

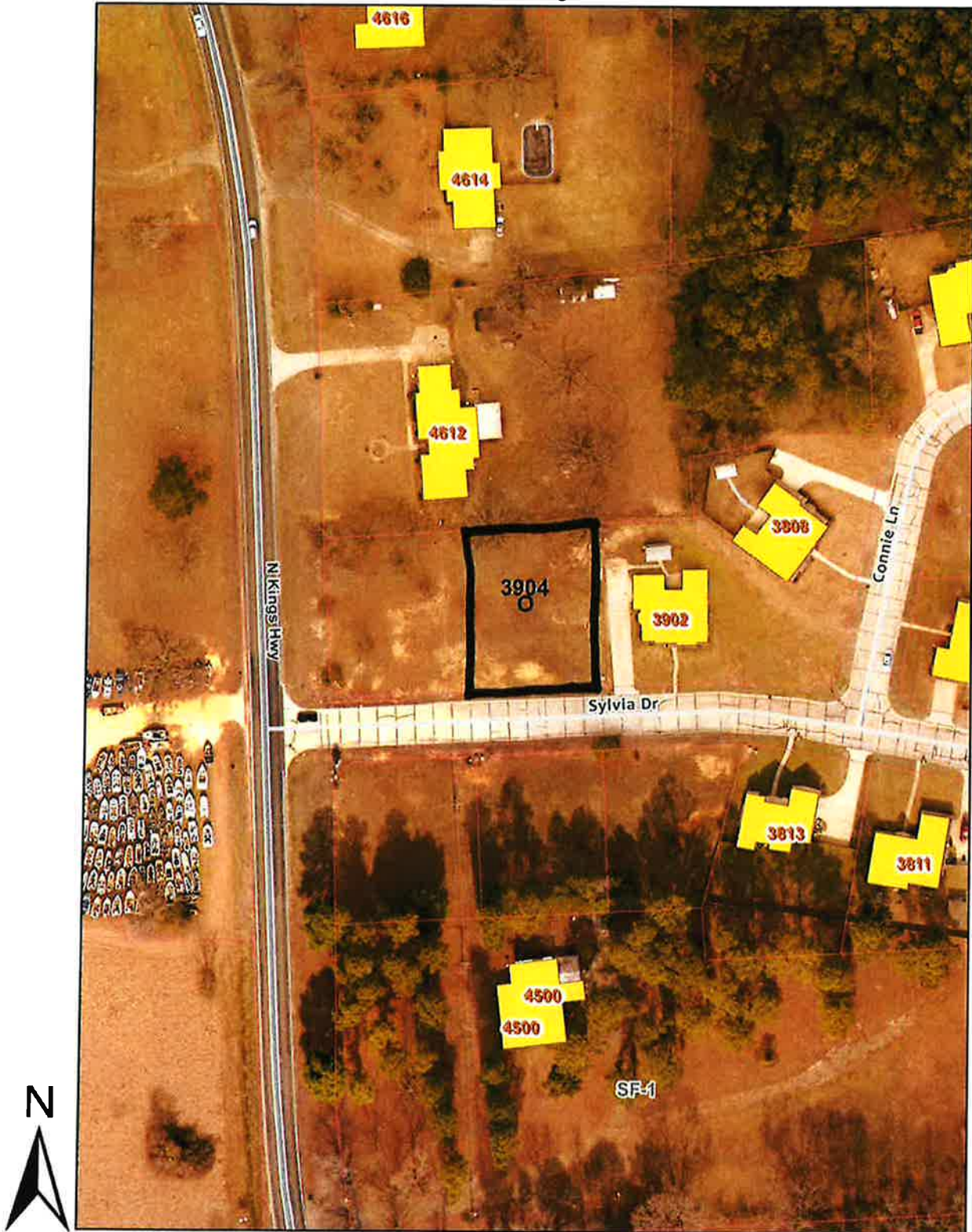
Attachment: Z-19-15 Application (2107 : Z-19-15: PD-O to C)

3904 Sylvia



1:1,276

3904 Sylvia



1:1,276

Sylvia Dr



Image capture: Aug 2016 © 2019 Google

Texarkana, Texas



Street View - Aug 2016

Attachment: Z-19-15 Photo of property (2107 : Z-19-15: PD-O to C)

City of Texarkana, Texas

Summary Sheet

Version:

Update Date: 6/28/2019 3:27 PM

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

Subject: Consider approval of 6-3-19 Minutes

Meeting Date: 7/1/2019

Attachments

a. 6-3-19 Minutes (PDF)

Staff Coordination

Planning and Community Development	David Orr	Department Head Review
Pending		
City Manager	City Manager Review	Pending
Planning & Zoning Commission	Debbie Burk	Meeting
		Pending
07/01/2019 6:00 PM		

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

(Insert Date Here):

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

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

- List or "None"
-

Fiscal Implications:

(Insert Text Here)

Staff Recommendation:

(Insert Text Here)

Advisory Board/Committee Review:

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

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

(Insert Date Here):

(Insert Text Here or say "NOT APPLICABLE")

Advisory Board/Committee Meeting Date and Minutes:

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

**MINUTES
REGULAR MEETING
PLANNING AND ZONING COMMISSION
COUNCIL CHAMBERS
2ND FLOOR, TEXAS MUNICIPAL BUILDING
220 TEXAS BOULEVARD, TEXARKANA, TEXAS
MONDAY, JUNE 3, 2019
6:00 P.M.**

The Planning and Zoning Commission of the City of Texarkana, Texas met in their regular session, Monday, June 3, 2019 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. Tom Coleman
Mr. Jay Davis
Ms. Dianna Patterson Kinsey
Mr. James Larkins
Dr. Wanda Northam
Mr. George Merrill

ABSENT:

Mr. Casey Boyette

ALSO ATTENDING:

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

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

Consider approval of Walmart Third Addition. SKB Land Investments, Ivan Smith and the city of Texarkana, Texas. owners. MTG Engineers and Surveyors, agent.

Mr. David Williams, representing MTG, explained that the purpose of this plat is to adjust lot lines between 3 lots. The City is also dedicating a portion of the lot it owns to Ivan Smith and SKB Land Investments.

Ms. Kinsey made a motion to approve the request. Mr. Larkins seconded the motion. Members voted unanimously for approval.

RECOMMENDED FOR APPROVAL

Consider preliminary and final plat for Premier Triplexes Subdivision. Bill Davis, owner. MTG Engineers and Surveyors, agent.

Mr. David Williams, representing, MTG, explained that this property along Old Boston Road is currently being developed with triplexes. He added that the development is located on several different tracts, so this request is to replat all the property to create a new one lot subdivision.

Dr. Northam made a motion to approve the request. Ms. Kinsey seconded the motion. Members voted unanimously for approval.

RECOMMENDED FOR APPROVAL

Attachment: 6-3-19 Minutes (2108 : 6-3-19 Minutes)

Z-19-11: Lot 9, Block 5, Westmoreland Addition, located at 2010 West 17th Street. Single Family-2 to Two Family-2. Jameson Titus, owner.

Mr. Titus explained that the existing duplex on this property is a non-conforming use. He stated that he is currently remodeling the duplex and it was brought to his attention that the property had never been rezoned for a duplex. This request is to make the existing duplex a conforming use.

Mr. Coleman made a motion to approve the request. Mr. Davis seconded the motion. Members voted unanimously for approval.

RECOMMENDED FOR APPROVAL

Revoke Specific Use Permit S-690 that allowed the application of permanent cosmetics/microblading on Lot 1, Richmond Park Subdivision, located at 3321 Richmond Road. City of Texarkana, Texas, applicant.

Mr. David Orr explained that the permanent cosmetics/microblading business at 3321 Richmond Road has moved to another location. He added that staff is requesting that this existing Specific Use Permit be revoked.

Dr. Northam made a motion to approve the request. Mr. Davis seconded the motion. Members voted unanimously for approval.

RECOMMENDED FOR APPROVAL

S-708: Specific Use Permit to allow the application of permanent cosmetics/microblading on Tracts 23 & 24 in the Chancellor Beach HRS, A-731, located at 3624 North Robison Road. Jason Nguyen and Tiffany Pham, applicants.

Ms. Tiffany Pham explained that she is moving her current permanent cosmetics/microblading business to this new location on North Robison Road. The previous item on the agenda that revoked the Specific Use Permit at 3321 Richmond Road was her previous business location.

Ms. Kinsey made a motion to approve the request. Dr. Northam seconded the motion. Members voted unanimously for approval.

RECOMMENDED FOR APPROVAL

Z-19-12: Lot 15, Block 14, Bell Heights Addition, located at 4232 Elizabeth Street. Single Family-2 to Office. Jeff Phillips, dba The Eye Guys Optometrists, applicant. Mike Rogers, agent.

Mr. Mike Rogers, representing the applicant, explained that the optometrist office at 4504 Texas Boulevard has recently purchased the property located directly behind and south of their existing business with plans to expand their parking lot area to include the rear yard of this existing residence at 4232 Elizabeth Street. He stated that the residence will be used at rental property at the current time and added that a 7' fence will be constructed around the perimeter of the parking lot. Mr. Rogers stated that there is currently fencing around the rear yard of the residence but added that he is unsure of the height of the fence but will ensure that the correct screening is installed.

Mr. Coleman made a motion to approve the request. Mr. Davis seconded the motion. Members voted unanimously for approval.

RECOMMENDED FOR APPROVAL

Z-19-13: Tract 98C, being a 1-acre tract in the M.H. Janes HRS, A-305, located at 8002 Hampton Road. Single Family-2 to Commercial. Craig Murphy, dba Lift Truck Supply, Inc., applicant.

Mr. Walter Flora, General Service Manager for Lift Truck Supply Company explained that there has always been a commercial business at this location. He stated that the City had recently annexed the property into the City limits. The property was annexed into the city limits with a Single Family-2 zoning

Classification per requirements from the City's Zoning Ordinance. Mr. Flora stated that the company is planning to construct an addition to the existing building and this request for rezoning to Commercial is to make this existing business a conforming use.

Ms. Kinsey made a motion to approve the request. Mr. Larkins seconded the motion. Members voted unanimously for approval of the motion.

RECOMMENDED FOR APPROVAL

Consider approval of May 6, 2019 Minutes

Ms. Kinsey made a motion to approve the Minutes. Mr. Larkins seconded the motion. Members voted unanimously for approval.

RECOMMENDED FOR APPROVAL

There being no further business, the meeting was adjourned.

Gene Joyce, III, Chairman

Debbie Burk, Secretary