



CITY OF TEXARKANA
PLANNING & ZONING COMMISSION
AGENDA • JULY 2, 2018

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. S-692: Specific Use Permit to allow the application of permanent cosmetics/microblading on an approximate 1.757 acre tract of land located in the George Brinlee HRS, A-18, located in a tenant space at 4140 McKnight Road. Bill King, applicant. Shelly Brown, agent.
2. S-693: Specific Use Permit to allow the location of a double wide HUD code manufactured home on Lots 10-12, Block 7, Grandview Addition, located at 3102 Alexander Avenue. D'Neishia Bruce, applicant.
3. Z-18-10: Lots 16 & 17B, Bob Phillips 2nd Addition, located at 2405 Phillips Lane. Single Family-1 to Single Family-3. Anderson Riser, applicant.

4. S-694: Specific Use Permit to allow the location of a triple wide HUD code manufactured home on Lots 16 & 17B, Bob Phillips 2nd Addition, located at 2405 Phillips Lane. Anderson Riser, applicant.

III. STAFF UPDATES

IV. CONSIDER APPROVAL OF MINUTES

1. June 4, 2018

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:

Summary Sheet

Update Date: 6/28/2018 4:44 PM

Lead Department: Planning and Community Development **Action Officer:** Debbie Burk,
S-692: Specific Use Permit to allow the application of permanent
cosmetics/microblading on an approximate 1.757 acre tract of land located in
the George Brinlee HRS, A-18, located in a tenant space at 4140 McKnight
Subject: Road. Bill King, applicant. Shelly Brown, agent.

Meeting Date: 7/2/2018

Attachments

- a. 2018-079 ATTH 01 (maps) (PDF)
- b. 2018-079 ATTH 02 (public hearing & application) (PDF)
- c. 2018-079 EXH 'A' (legal description) (PDF)
- d. 2018-079 Goals & Perspectives (DOCX)

Staff Coordination

Planning and Community Development	David Orr	Department Head Review
Pending		
Planning & Zoning Commission	Debbie Burk	Meeting Pending
07/02/2018 6:00 PM		

Staff Commentary

Updates/History of Briefing:

"NOT APPLICABLE"

Executive Summary and Background Information:

S-692: This is a request by Bill King, owner, and Shelly Brown, agent, for a Specific Use Permit, SUP, to allow the location of a permanent cosmetics/microblading business in a tenant space at 4140 McKnight Road.

The adjacent zoning is Office to the north and west and PD-Neighborhood Service to the east and south. The adjacent land usage is vacant land to the north and west and tenants spaces in a strip center to the south and east.

The Comprehensive Plan has designated this as a Neighborhood Retail area.

This property is zoned PD-Neighborhood Service (PD-NS). 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

City of Texarkana, Texas

business as to licensing and other health related issues. Several medical facilities and hair salons are now offering this type service for clients.

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

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

Potential Options:

“None”

Fiscal Implications:

“None”

Staff Recommendation:

Staff recommends for approval.

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.

Advisory Board/Committee Review:

Planning and Zoning Commission

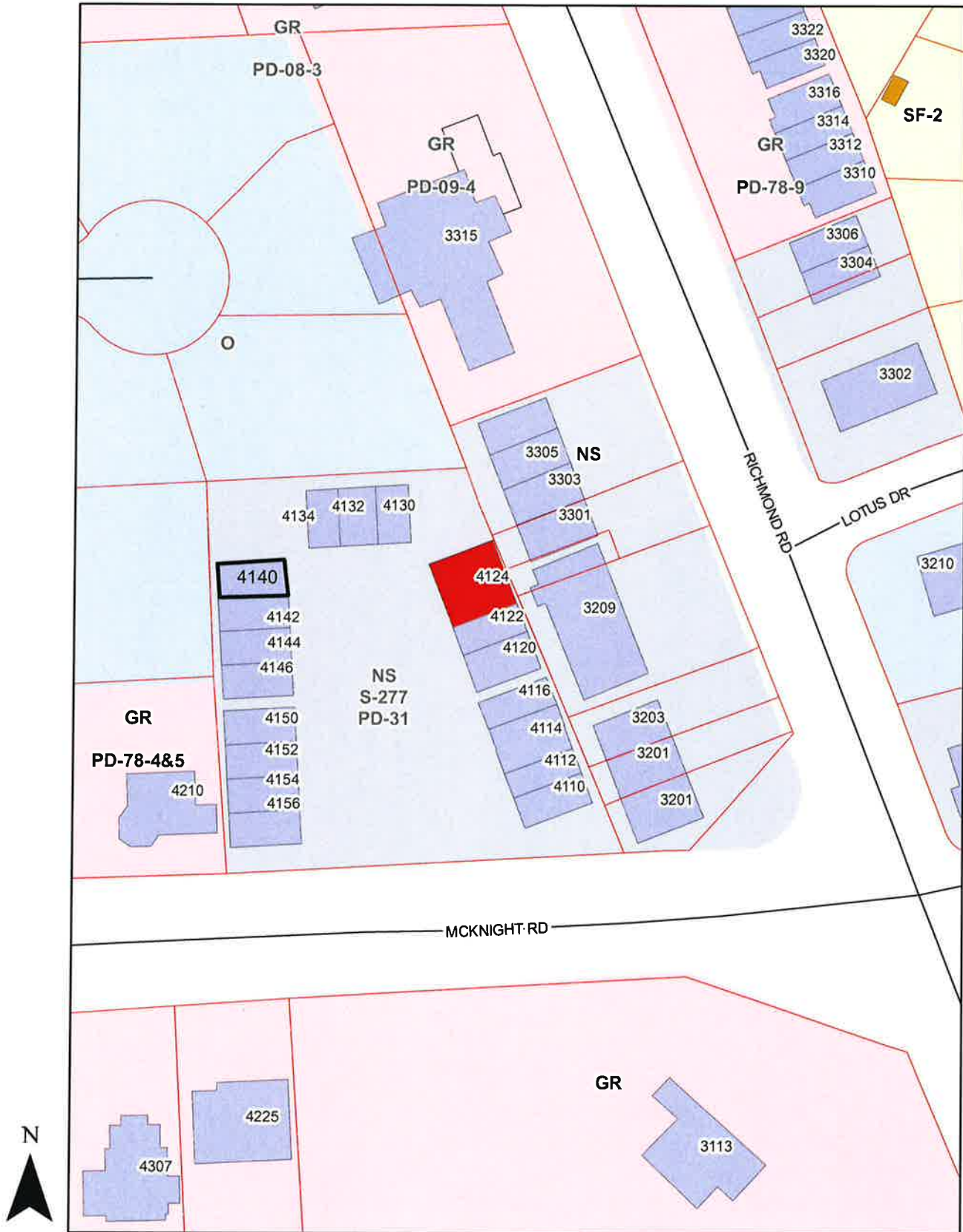
Board/Committee Recommendation:

NA

Advisory Board/Committee Meeting Date and Minutes:

July 2, 2018

4140 McKnight Rd. Department of Planning and Community Development



1:1,250



4142 McKnight Road Department of Planning and Community Development



1:1,250



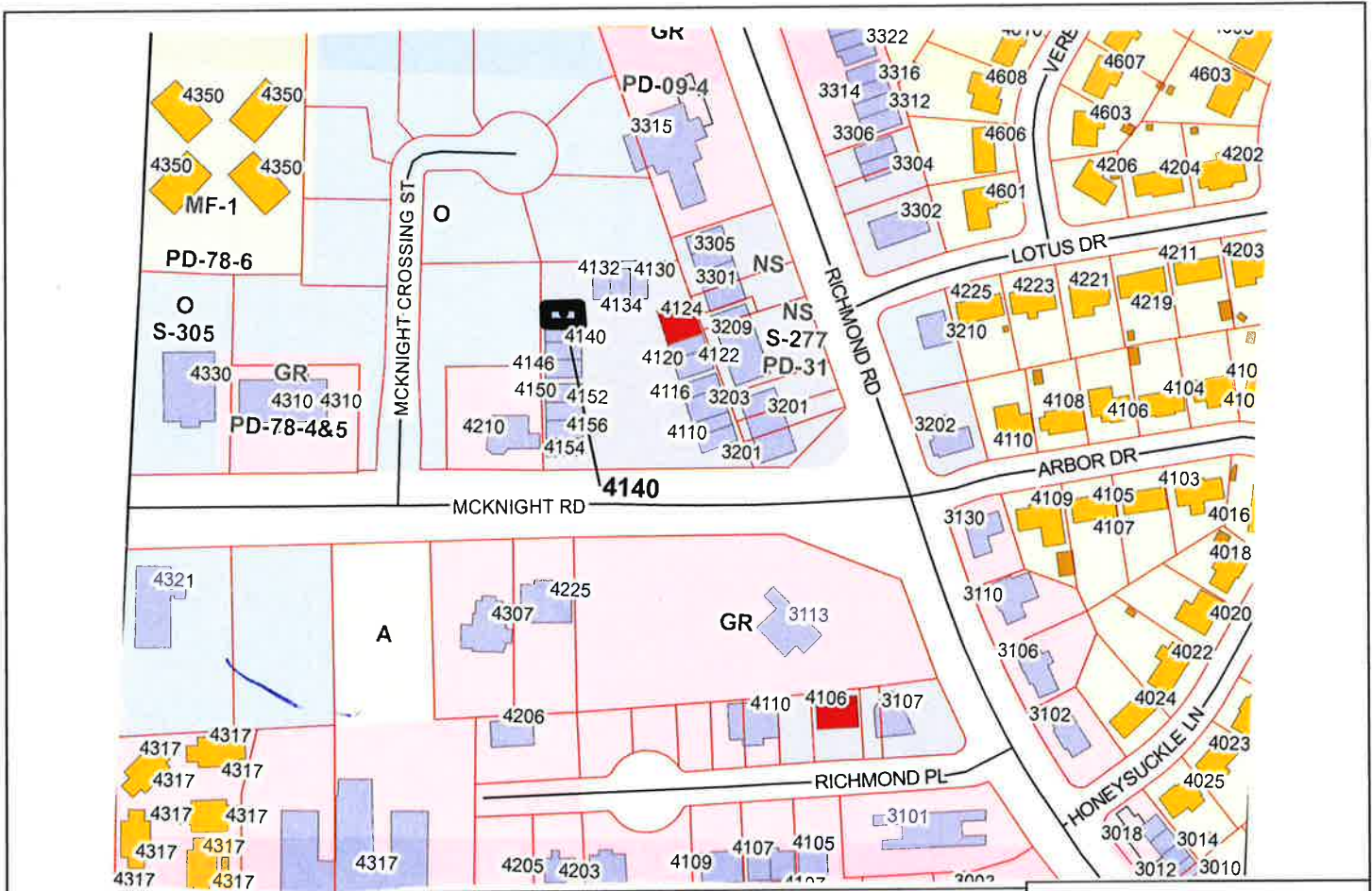
NOTICE OF PUBLIC HEARINGS

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, July 2, 2018 Hearing Time: 6:00 pm

CITY COUNCIL Hearing Date: Monday, August 13, 2018 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. Please contact the Planning Department to obtain format for petition.



APPLICANT'S NAME: Bill King, owner (Shelly Brown, agent)

APPLICANT'S ADDRESS: 11 Riverside Place, Texarkana, Texas

LOCATION OF REZONING: 4140 McKnight Road (tenant space), Texarkana, Texas

PROPOSED CHANGE: ~~Specific Use Permit to allow permanent cosmetics and/or microblading~~

LEGAL DESCRIPTION: An approximate 1.757 acre tract of land in the George Brinlee HRS, A-18

CASE NUMBER: S-692

DATED MAILED: -6-21-18

MAP LEGEND
Proposed Change
SCALE: 1" = 400'

Attachment: 2018-079 ATTH 02 (public hearing & application) (1883 : S-692: SUP at 4140 McKnight 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. ADCase 5-693Date 6-6-18

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: 4140 McKnight Rd.

Present Zoning: PD-GR

Requested: Specific Use Permit

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

Permanent Cosmetics & microblading

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

Shelby Brown

Attorney or Agent Signature

82 Fricks Ln

Address

Texarkana, TX 75501

City, State, Zip

903 949 0193-cell

Home Phone & Cell Phone

shelby101496@gmail.com

Email address

William King

Property Owner Signature

11 RIVERSIDE PLACE

Address

TEXARKANA, TX 75503

City, State, Zip

903-276-2809 / SMIE

Home Phone & Cell Phone

KINGBILL@CABLEONE.NET

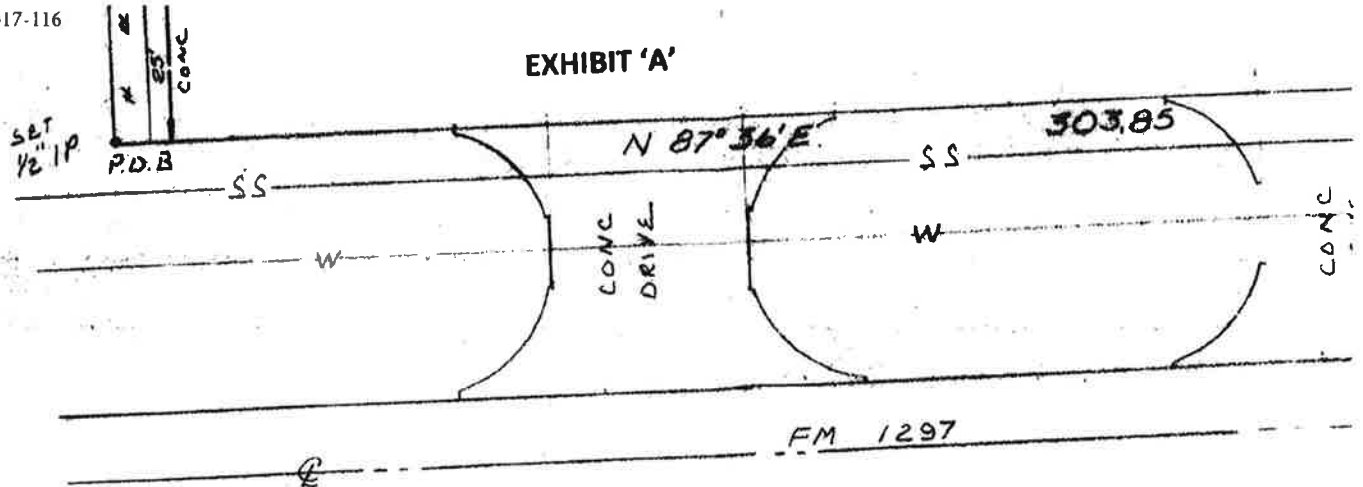
Email address

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

Ord. 2018-079

2017-116

EXHIBIT 'A'



THIS IS TO CERTIFY: that this plat and field notes correctly reflect the results of a survey made by us on the ground covering all that certain tract or parcel of land situated in Bowie County, Texas, a part of the GEORGE BRINLEE HEADRIGHT SURVEY, Abst. No. 18, and being a part of a 23 3/4 acre tract of land in said survey formerly owned by J. B. Adkinson, and being more particularly described by metes and bounds as follows:

COMMENCING at an iron pipe in the North right-of-way line of Farm Road No. 1297, and in the West boundary line of said 23 3/4 acre tract;

THENCE: N 87° 36' E, with said North right-of-way line, 638.22 feet to an iron pin for corner and the POINT OF BEGINNING for the herein described tract of land;

THENCE: N 87° 36' E, with said right-of-way line, 303.85 feet to an iron pin for corner;

THENCE: N 20° 58' 16" W, 319.05 feet to an iron pipe for corner;

THENCE: S 87° 36' W, 202.22 feet to an iron pipe for corner;

THENCE: S 02° 24' E, 302.45 feet to the PLACE OF BEGINNING and containing 1.757 acres of land, more or less.

TO THE LIENHOLDERS AND/OR THE OWNERS OF THE PREMISES SURVEYED AND TO THE TITLE COMPANY:

The undersigned does hereby certify that this survey was this day made on the ground of the property legally described hereon and is correct, and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments of improvements, apparent easements or rights of way, Except as shown hereon, and that said property has access to and from a dedicated roadway.

Attachment: 2018-079 EXH 'A' (legal description) (1883 : S-692: SUP at 4140 McKnight Rd.)

City of Texarkana, Texas

Developing Perspectives and Goals Pending Approval by the City Council:

Perspectives	Goals
Serve the Community	☐ Promote an Environmentally Sensitive & Livable Community ☐ Provide a Safe Community ☐ Deliver Quality Services ☐ Foster a Healthy Community
Run the Operations	☐ Enhance Community Preparedness & Responsiveness ☐ Maximize Partnership Opportunities ☐ Provide Courteous & Responsive Customer Service ☒ Model a Positive City Image ☐ Deliver Efficient Services ☒ Cultivate Community Involvement & Access
Manage the Resources	☐ Maintain Fiscal Strength ☐ Maximize Utilization & Resources ☒ Invest in Infrastructure & Transportation
Develop Personnel	☐ Develop a Skilled & Diverse Workforce ☐ Create a Positive & Rewarding Work Culture

Perspectives and Goals Additional Comments:

NONE

Resource Impact:

NA

No Additional

Other Potential Impacts:

NA

Public Information Plan:

☒	Newspaper Notice (Required by Statute)	☒	Public Hearing (Required by Statute)
☐	Public Forum/Input Session	☐	Press Release
☐	E-News Distribution	☒	Website Notice
☐	Social Media (Twitter, Facebook, etc.)	☒	Special Mailing
☐	Flyers Posted	☐	Banners Posted
☐	Survey	☐	Automated Phone Call
☒	None Required	☒	Sign Posted

Other:

City of Texarkana, Texas

Version:

Update Date: 6/28/2018 4:55 PM

Summary Sheet

Lead Department: Planning and Community Development **Action Officer:** Debbie Burk,
S-693: Specific Use Permit to allow the location of a double wide HUD code
manufactured home on Lots 10-12, Block 7, Grandview Addition, located at
Subject: 3102 Alexander Avenue. D'Neishia Bruce, applicant.

Meeting Date: 7/2/2018

Attachments

- a. 2018-080 ATTH 01 (maps) (PDF)
- b. 2018-080 ATTH 02 (photo f home) (PDF)
- c. 2018-080 ATTH 03 (public hearing & application) (PDF)
- d. 2018-080 EXH 'A' (floor plan) (PDF)
- e. 2018-080 Goals & Perspectives (DOCX)

Staff Coordination

Planning and Community Development	David Orr	Department Head Review
Pending		
Planning & Zoning Commission	Debbie Burk	Meeting Pending
07/02/2018 6:00 PM		

Staff Commentary

Updates/History of Briefing:

"NOT APPLICABLE"

Executive Summary and Background Information:

S-693: This is a request by D'Neishia Bruce, owner, for a Specific Use Permit to allow a double wide HUD code manufactured home on Lots 10-12, Block 7, Grandview Addition, located at 3102 Alexander Avenue. This property is zoned Single Family-3 (SF-3). A residence was recently demolished at this location.

The adjacent zoning is Single Family-3 to the north, east, west and south. The adjacent land use is a residence and vacant lot to the north, a parking lot to the south and vacant lots to the 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. Any home built after 1976 is considered HUD code standard.

City of Texarkana, Texas

Please see attached floor plan and photographs of the proposed home.

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

Potential Options:

“None”

Fiscal Implications:

“None”

Staff Recommendation:

Double wide manufactured housing looks like some of the existing frame pier and beam houses in the area. This type housing could be a revitalization housing alternative to traditional site built homes. There is numerous other HUD code manufactured homes in the Grandview area.

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

1. That one 2018 or newer Platinum, 4-bedroom, 3 bath, double wide HUD code manufactured home be allowed on this property (or comparable home).
2. That the HUD code manufactured home be tied down/skirted/underpinned.
3. That the 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 or is removed from the property, the Specific Use Permit will automatically be revoked.
6. That all driveways, parking, building codes/setbacks, engineered foundation, platting and flood plain requirements be in accordance with the City of Texarkana, Texas codes.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

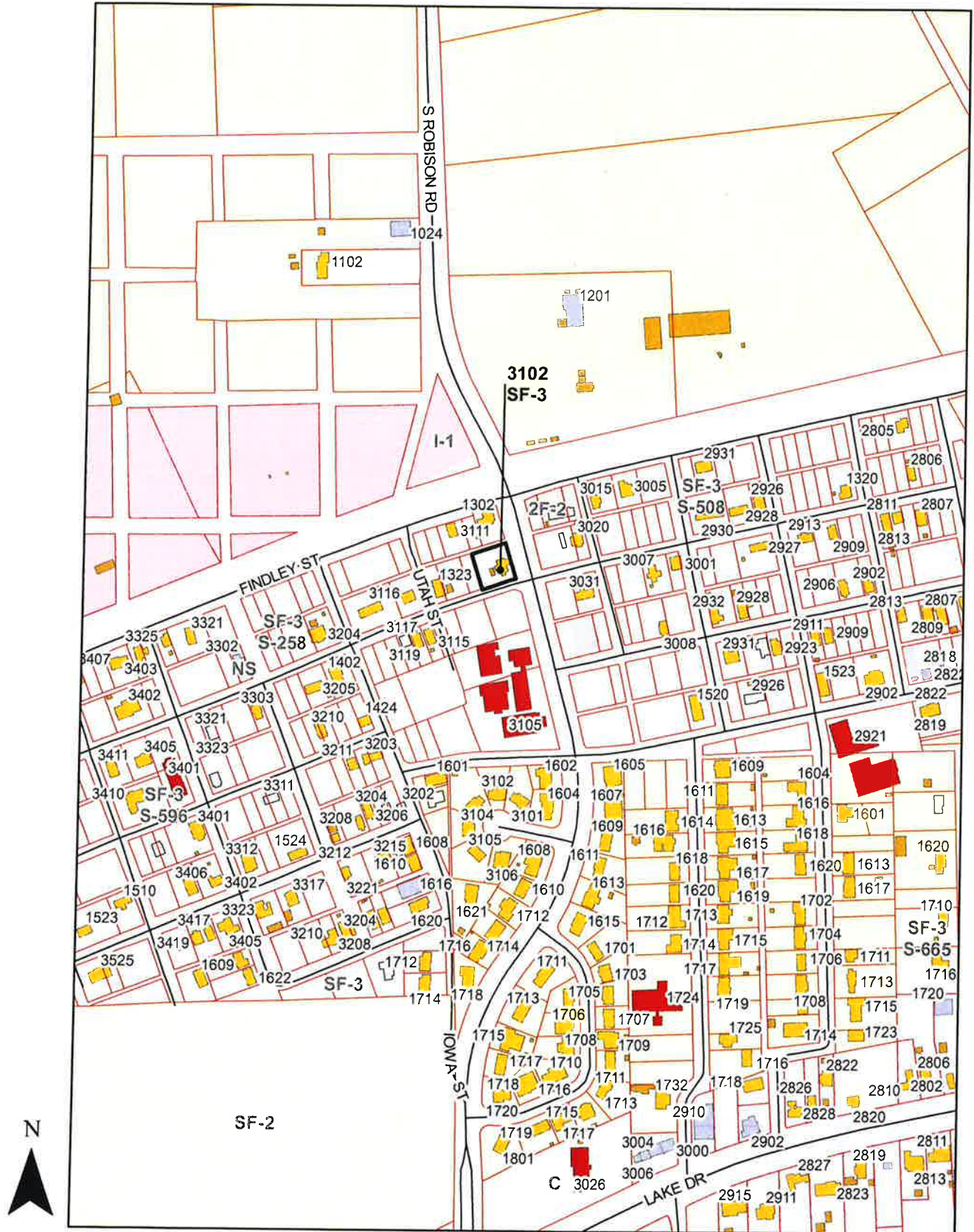
NA

Advisory Board/Committee Meeting Date and Minutes:

July 2, 2018

3102 Alexander Ave.

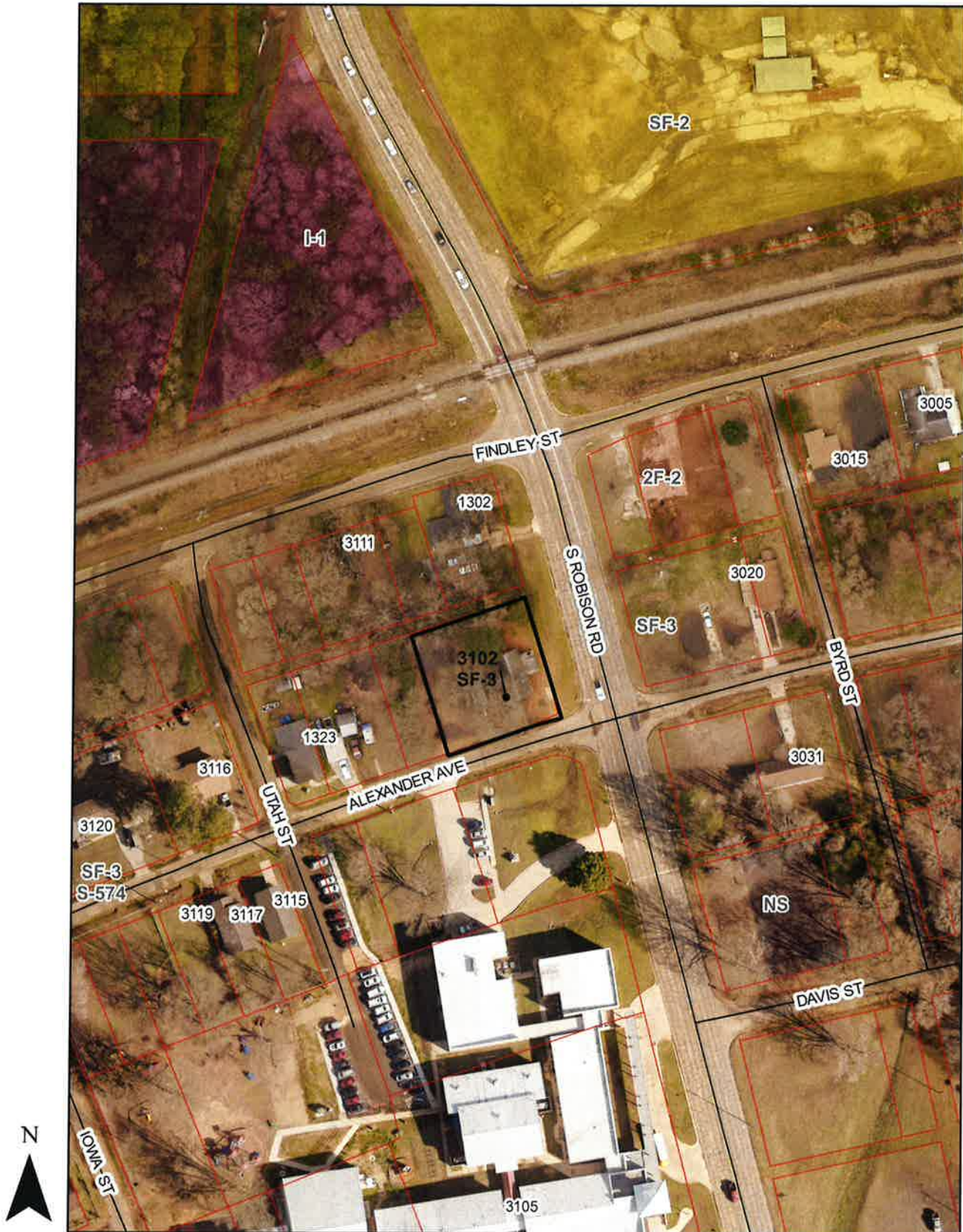
Department of Planning and Community Development



1:5,000



3102 Alexander Ave. Department of Planning and Community Development



1:1,500





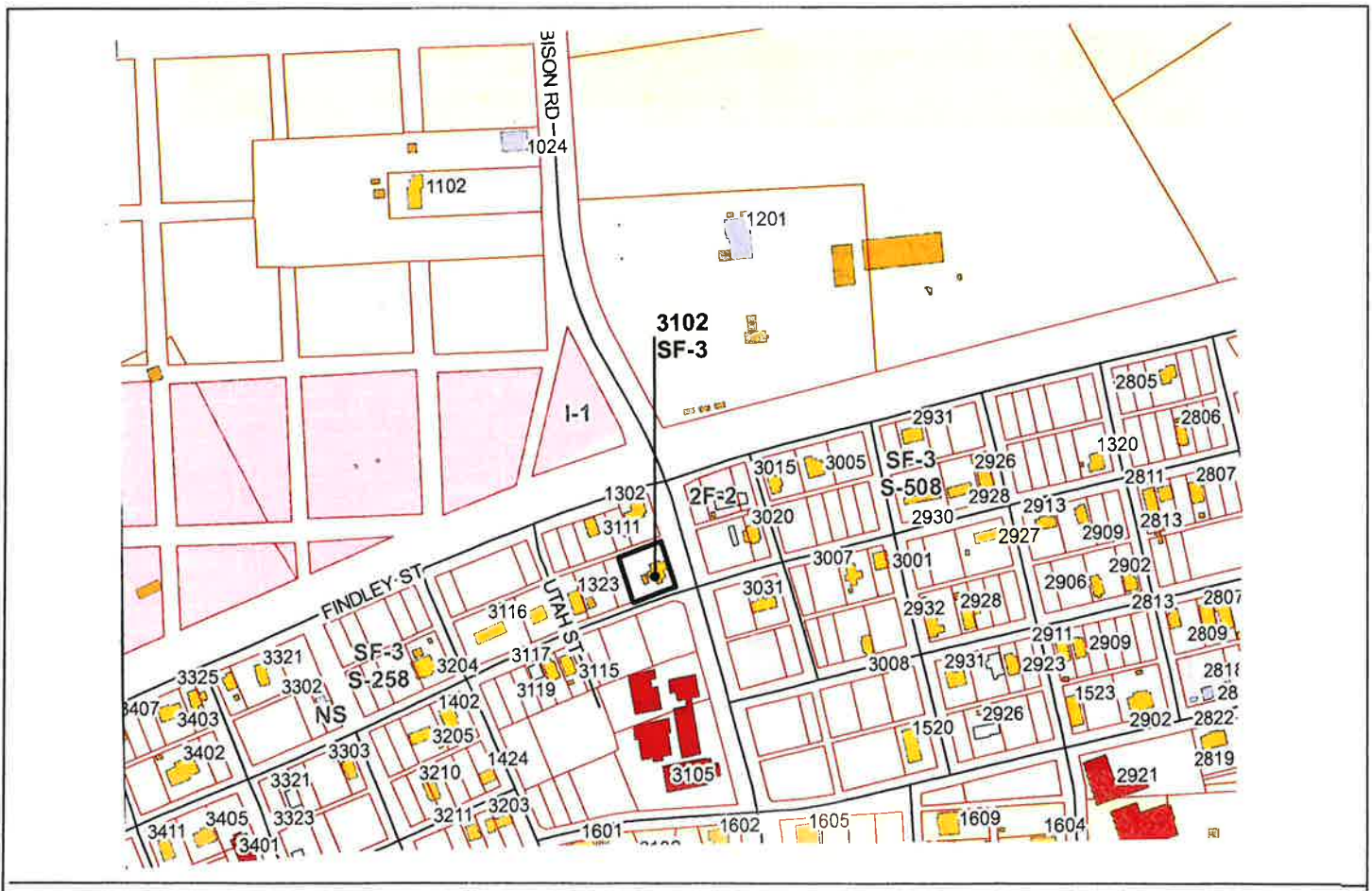
NOTICE OF PUBLIC HEARINGS

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, July 2, 2018 Hearing Time: 6:00 pm

CITY COUNCIL Hearing Date: Monday, August 13, 2018 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. Please contact the Planning Department to obtain format for petition.



APPLICANT'S NAME: D'Neishia Bruce

APPLICANT'S ADDRESS: 2202 Hazel Street, Texarkana, Texas

LOCATION OF REZONING: 3102 Alexander Avenue, Texarkana, Texas

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

LEGAL DESCRIPTION: Lots 10-12, Block 7, Grandview Addition

CASE NUMBER: S-693

DATED MAILED: 6-21-18

MAP LEGEND
Proposed Change

SCALE: 1" = 400'

Attachment: 2018-080 ATTH 03 (public hearing & application) (1884 : S-693: SUP at 3102 Alexander)



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. 00138185

Case 5 693

Date 6-12-18

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: 10-12 Block: 7 Addition: Granoview
(Or see attached legal description)

Location: 3102 Alexander

Present Zoning: SF-3

Proposed Zoning: Specific Use Permit

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

Double wide HUD code manf home

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

Other HUD code manf home are in the
Granoview Add.

Attorney or Agent Signature owner

2202 Hazel

Address

Tx, TX 01

City, State, Zip

903-244-1578

Home Phone & Cell Phone

dneishiajackson

Email Address yahoo.com

Property Owner Signature

Address

City, State, Zip

Home Phone & Cell Phone

Email Address

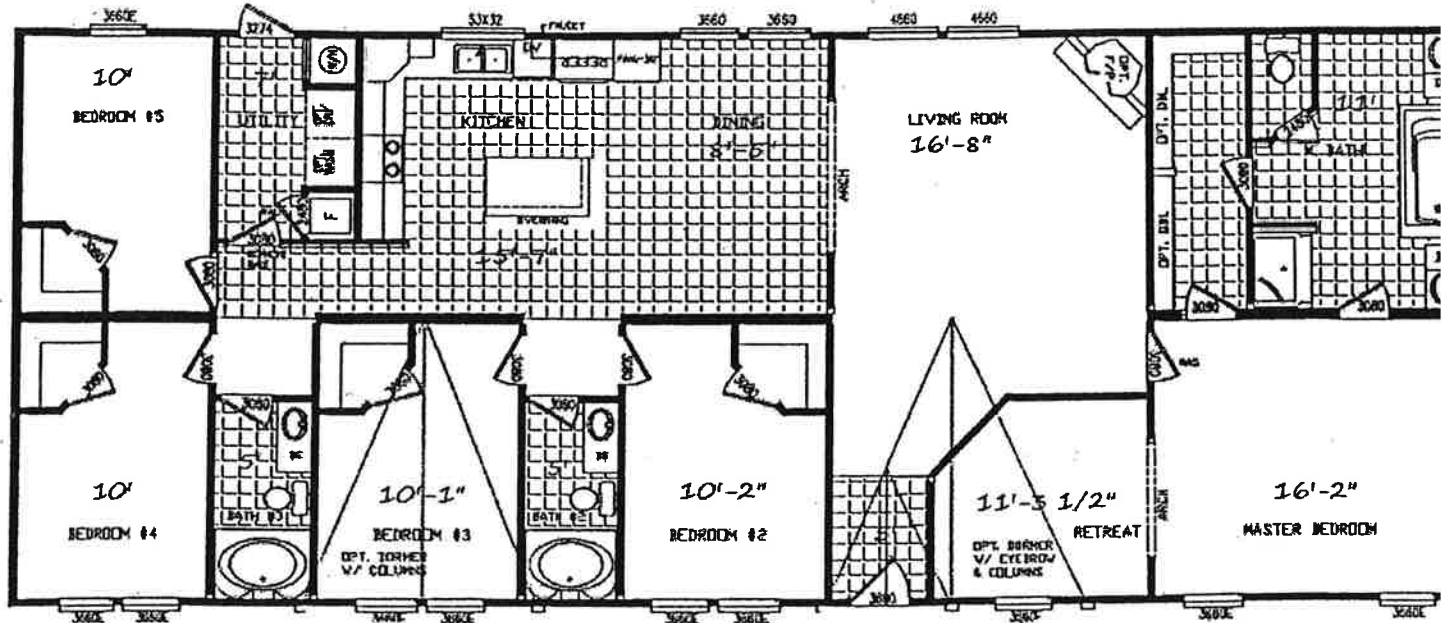
BY SIGNING THIS APPLICATION, YOU HAVE AGREED TO ALLOW THE CITY TO PLACE A SIGN ON YOUR PROPERTY

Attachment: 2018-080 ATTH 03 (public hearing & application) (1884 : S-693: SUP at 3102 Alexander)



4302 E. Texas St.
Bossier City, LA 71111
Office: (318) 747-7600 | Fax: (318) 742-3858

#1



Platinum Homes
32X80 4 Bed / 3 Bath / Study
2,432 SQ.FT.

R-38-R11-R11 Insulation	3/4" Tongue Groove OSB Floors
50 Gallon Water Heater	Shut Off Valves T/Out
1 Exterior Faucet	Stainless Steel Double Sink
Ceramic Sinks	Elongated Toilets
Recessed Can Lights Kit, DR, LR	Stem lights Over Island
Ceiling Fan in LR	Total Electric
Up Flow A/C	1/2 Rock Fireplace
8Ft Ceilings	Finished Sheetrock T/O
OSB Backer	Exterior Brown Shakes
Thermopane Windows	30" Louvered Door @ Utility
Wood Cabinets	Glass Mosaic between Cabinets
4" Crown	3" Baseboard
16X16 Hand Laid Tile	25' Black Side by Side w/ Ice Maker
Smooth Top Range	Dishwasher
Vented Microwave	All Electric

City of Texarkana, Texas

Developing Perspectives and Goals Pending Approval by the City Council:

Perspectives	Goals
Serve the Community	☐ Promote an Environmentally Sensitive & Livable Community ☐ Provide a Safe Community ☐ Deliver Quality Services ☐ Foster a Healthy Community
Run the Operations	☐ Enhance Community Preparedness & Responsiveness ☐ Maximize Partnership Opportunities ☐ Provide Courteous & Responsive Customer Service ☒ Model a Positive City Image ☐ Deliver Efficient Services ☒ Cultivate Community Involvement & Access
Manage the Resources	☐ Maintain Fiscal Strength ☐ Maximize Utilization & Resources ☒ Invest in Infrastructure & Transportation
Develop Personnel	☐ Develop a Skilled & Diverse Workforce ☐ Create a Positive & Rewarding Work Culture

Perspectives and Goals Additional Comments:

NONE

Resource Impact:

NA

No Additional

Other Potential Impacts:

NA

Public Information Plan:

☒	Newspaper Notice (Required by Statute)	☒	Public Hearing (Required by Statute)
☐	Public Forum/Input Session	☐	Press Release
☐	E-News Distribution	☒	Website Notice
☐	Social Media (Twitter, Facebook, etc.)	☒	Special Mailing
☐	Flyers Posted	☐	Banners Posted
☐	Survey	☐	Automated Phone Call
☒	None Required	☒	Sign Posted

Other:

City of Texarkana, Texas

Summary Sheet

Version:

Update Date: 6/28/2018 5:09 PM

Lead Department: Planning and Community Development **Action Officer:** Debbie Burk,
Subject: Z-18-10: Lots 16 & 17B, Bob Phillips 2nd Addition, located at 2405 Phillips Lane. Single Family-1 to Single Family-3. Anderson Riser, applicant.
Meeting Date: 7/2/2018

Attachments

- a. 2018-081 ATTH 01 (maps) (PDF)
- b. 2018-081 ATTH 02 (public hearing & application) (PDF)
- c. 2018-081 Goals & Perspectives (DOCX)

Staff Coordination

Planning and Community Development	David Orr	Department Head Review
Pending		
Planning & Zoning Commission	Debbie Burk	Meeting Pending
07/02/2018 6:00 PM		

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

"NOT APPLICABLE"

Executive Summary and Background Information:

Z-18-10: This is a request by Anderson Riser, owner, to rezone Lots 16 & 17B, Bob Phillips 2nd Addition, located at 2405 Phillips Lane from Single Family-1 to Single Family-3. The proposed use is one triple wide HUD code manufactured home. The current use is vacant land.

The adjacent zoning is Single Family-1 to the north, east and west, and Single Family-3 to the south. The adjacent land usage is a residence and vacant land to the north, vacant land to the south and residences to the east and west.

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

The 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,

City of Texarkana, Texas

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:

NA

Staff Recommendation:

The Comprehensive Plan has designated this as a Suburban Residential area. There is a single wide manufactured home located a few lots to the west of this tract of land. There are numerous manufactured homes located in the Liberty Eylau area of the City. Double/triple 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:

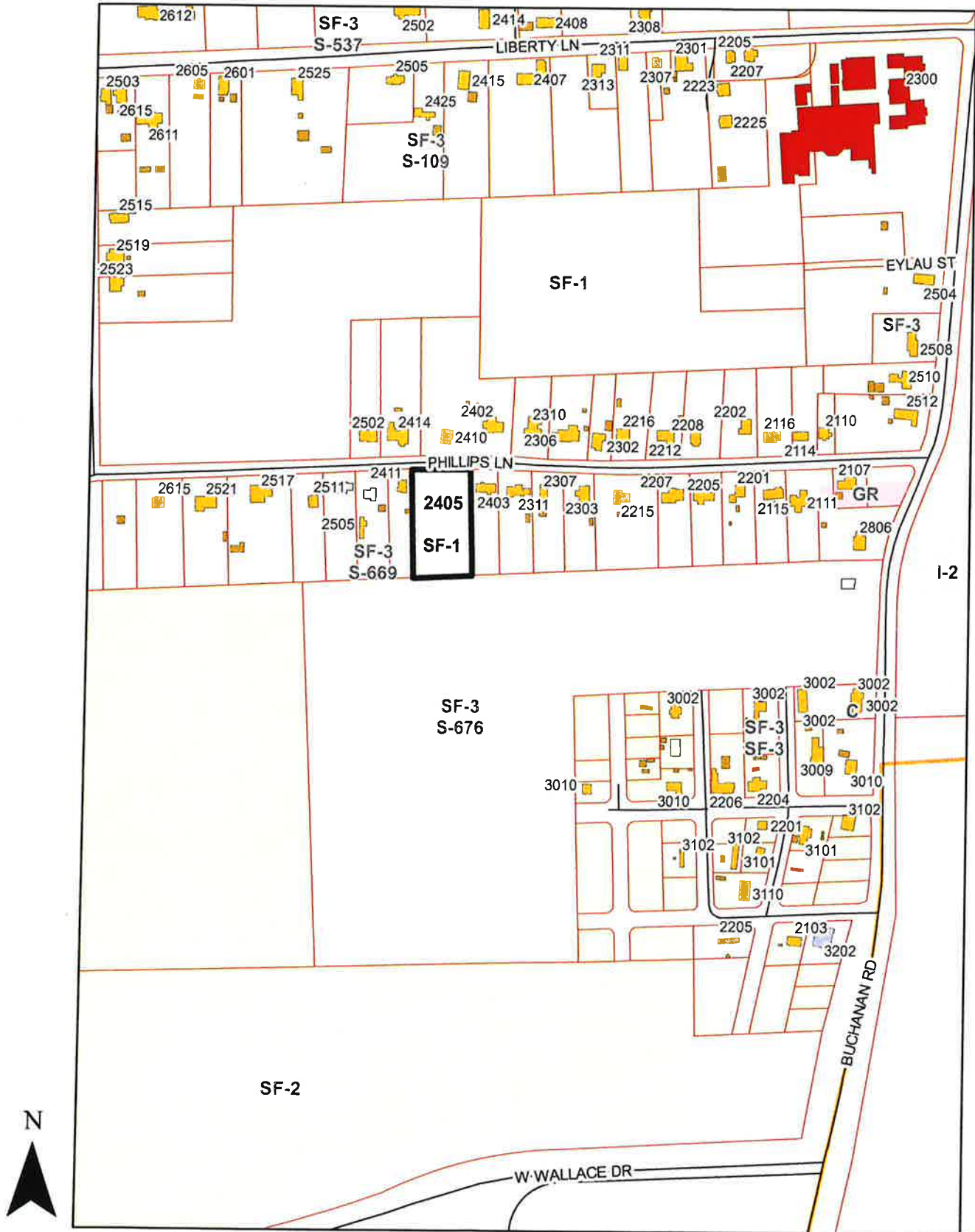
NA

Advisory Board/Committee Meeting Date and Minutes:

July 2, 2018

2405 Phillips Ln

Department of Planning and Community Development



Attachment: 2018-081 ATTH 01 (maps) (1885 : Z-18-10: SF-1 to SF-3 at 2405 Phillips Lane)



2405 Phillips Ln
Department of Planning and Community Development



1:1,500



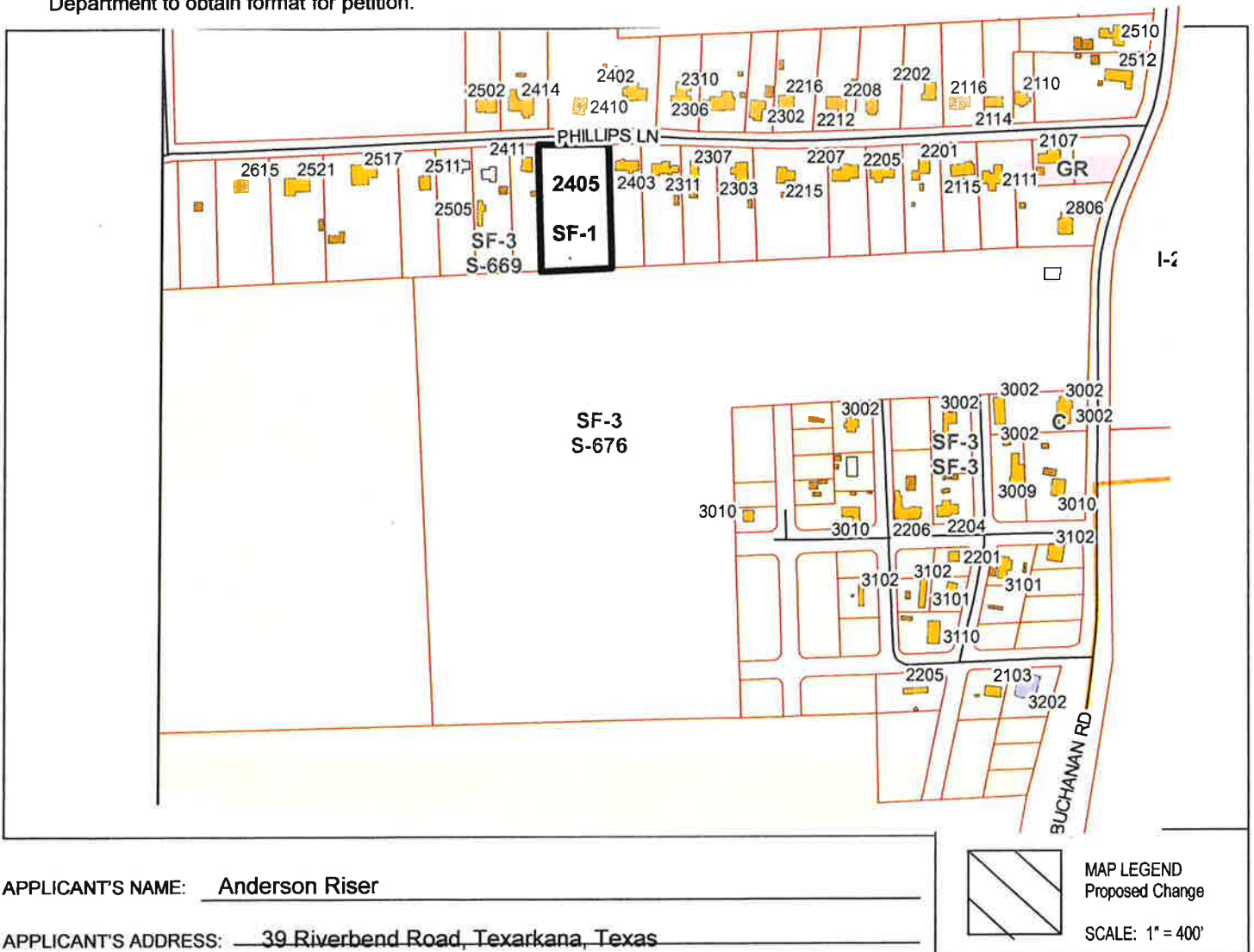
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PLANNING & ZONING COMMISSION: Hearing Date: Monday, July 2, 2018 Hearing Time: 6:00 pm

CITY COUNCIL Hearing Date: ~~Monday, August 13, 2018~~ 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. Please contact the Planning Department to obtain format for petition.



APPLICANT'S NAME: Anderson Riser

APPLICANT'S ADDRESS: 39 Riverbend Road, Texarkana, Texas

LOCATION OF REZONING: 2405 Phillips Lane, Texarkana, Texas

PROPOSED CHANGE: ~~Location of a triple wide HUD code manufactured home~~

FROM: Single Family-1

TO: Single Family-3

LEGAL DESCRIPTION: Lots 16 & 17B, Bob Phillips 2nd Addition

CASE NUMBER: 7-18-10

DATED MAILED: 6-21-18



ZONING APPLICATION

CITY OF TEXARKANA TEXAS

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

Receipt No. 00138277

Case 2-18-18

Date 6-14-18

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: Lot 16 17B Block: _____ Addition: Bobby Phillips 2nd Addition
(Or see attached legal description)

Location: 2405 Phillips Land, Texarkana, Texas 75501

Present Zoning: SF-1

Proposed Zoning: SF-3

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

Placement of a Triple Wide Manufactured Home. Home is 3,150sqft. 45x70

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

There are several manufactured homes already in this area, infact the land that adjoins the
the land that connects to the back of my property is already zoned SF-3.

Attorney or Agent Signature _____

Address _____

City, State, Zip _____

Home Phone & Cell Phone _____

Fax Number _____

Anderson River
Property Owner Signature Anderson River

39 Riverbend Road

Address _____

Texarkana, Texas 75501

City, State, Zip _____

318-402-1275

Home Phone & Cell Phone _____

903-831-3466

Fax Number _____

Anderson River 8195
JR@gmail

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

Attachment: 2018-081 ATTH 02 (public hearing & application) (1885 : Z-18-10: SF-1 to SF-3 at 2405 Phillips Lane)

City of Texarkana, Texas

Developing Perspectives and Goals Pending Approval by the City Council:

Perspectives	Goals
Serve the Community	☐ Promote an Environmentally Sensitive & Livable Community ☐ Provide a Safe Community ☐ Deliver Quality Services ☐ Foster a Healthy Community
Run the Operations	☐ Enhance Community Preparedness & Responsiveness ☐ Maximize Partnership Opportunities ☐ Provide Courteous & Responsive Customer Service ☒ Model a Positive City Image ☐ Deliver Efficient Services ☒ Cultivate Community Involvement & Access
Manage the Resources	☐ Maintain Fiscal Strength ☐ Maximize Utilization & Resources ☒ Invest in Infrastructure & Transportation
Develop Personnel	☐ Develop a Skilled & Diverse Workforce ☐ Create a Positive & Rewarding Work Culture

Perspectives and Goals Additional Comments:

NONE

Resource Impact:

NA

No Additional

Other Potential Impacts:

NA

Public Information Plan:

☒	Newspaper Notice (Required by Statute)	☒	Public Hearing (Required by Statute)
☐	Public Forum/Input Session	☐	Press Release
☐	E-News Distribution	☒	Website Notice
☐	Social Media (Twitter, Facebook, etc.)	☒	Special Mailing
☐	Flyers Posted	☐	Banners Posted
☐	Survey	☐	Automated Phone Call
☒	None Required	☒	Sign Posted

Other:

City of Texarkana, Texas

Version:

Update Date: 6/28/2018 5:08 PM

Summary Sheet

Lead Department: Planning and Community Development **Action Officer:** Debbie Burk,
S-694: Specific Use Permit to allow the location of a triple wide HUD code
manufactured home on Lots 16 & 17B, Bob Phillips 2nd Addition, located at
Subject: 2405 Phillips Lane. Anderson Riser, applicant.

Meeting Date: 7/2/2018

Attachments

- a. 2018-082 ATTH 01 (maps) (PDF)
- b. 2018-082 ATTH 02 (public hearing & application) (PDF)
- c. 2018-082 EXH 'A' (floor plan) (PDF)
- d. 2018-082 Goals & Perspectives (DOCX)

Staff Coordination

Planning and Community Development	David Orr	Department Head Review
Pending		
Planning & Zoning Commission	Debbie Burk	Meeting Pending
07/02/2018 6:00 PM		

Staff Commentary

Updates/History of Briefing:

"NOT APPLICABLE"

Executive Summary and Background Information:

S-694: This is a request by Anderson Riser, owner, for a Specific Use Permit to allow a triple wide HUD code manufactured home on Lots 16 & 17B. Bob Phillips 2nd Addition, located at 2405 Phillips Lane. The property is currently vacant.

The adjacent zoning is Single Family-1 to the north, east and west and Single Family-3 to the south. The adjacent land usage is a residence and vacant land to the north, vacant land to the south and residences to the 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. Any home built after 1976 is considered HUD code standard.

Please see attached floor plan of the proposed home.

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

City of Texarkana, Texas**Potential Options:**

“None”

Fiscal Implications:

“None”

Staff Recommendation:

Double/triple wide manufactured housing looks like some of the existing frame pier and beam houses in the area. This type housing could be a revitalization housing alternative to traditional site built homes. Due to this fact, staff recommends for approval of this request.

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

1. That one 2018 or newer Oakwood, 3-bedroom, 3 bath, triple wide HUD code manufactured home be allowed on this property (or comparable home).
2. That the HUD code manufactured home be tied down/skirted/underpinned.
3. That the 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 or is removed from the property, the Specific Use Permit will automatically be revoked.
6. That all driveways, parking, building codes/setbacks, engineered foundation, platting and flood plain requirements be in accordance with the City of Texarkana, Texas codes.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

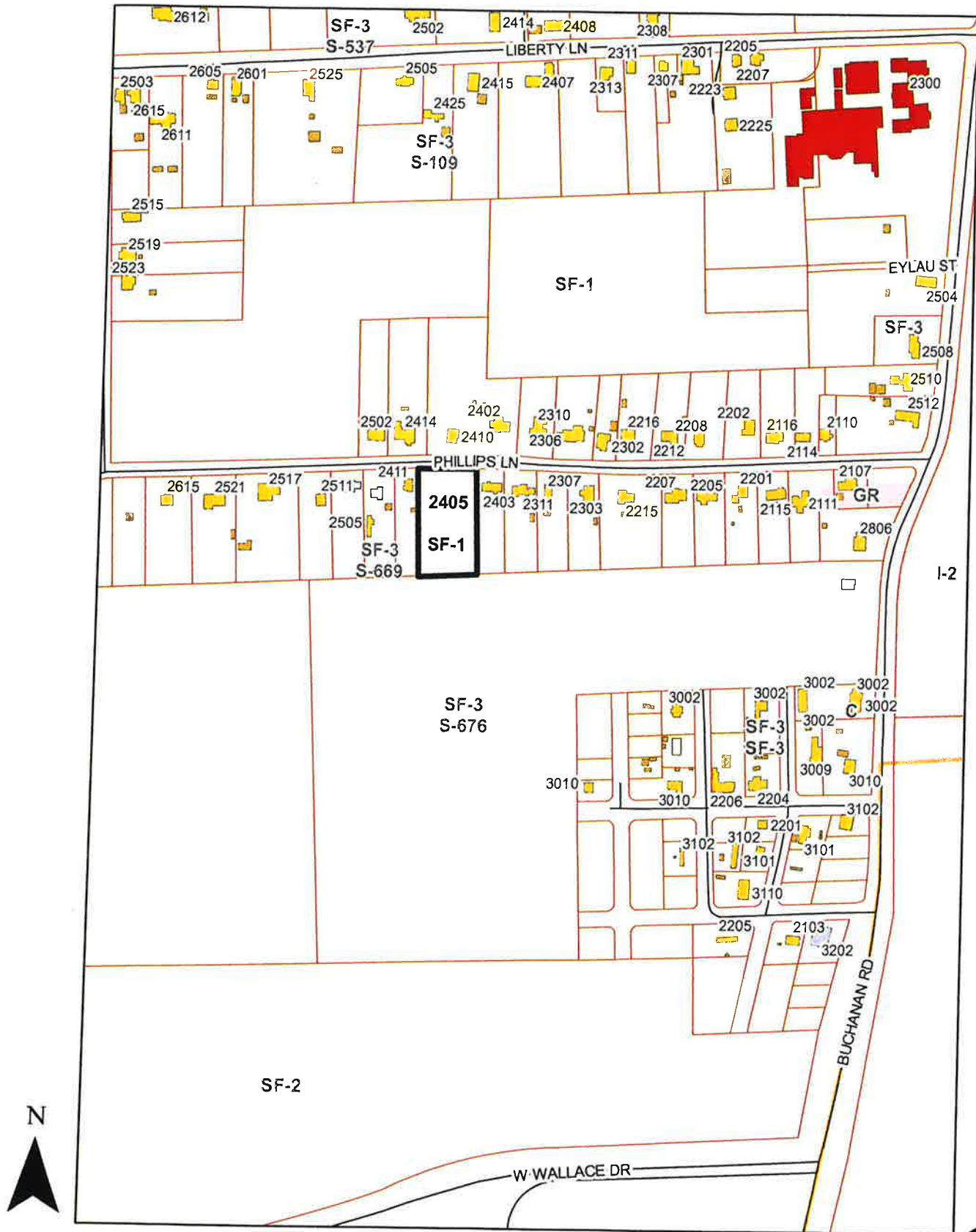
NA

Advisory Board/Committee Meeting Date and Minutes:

July 2, 2018

2405 Phillips Ln

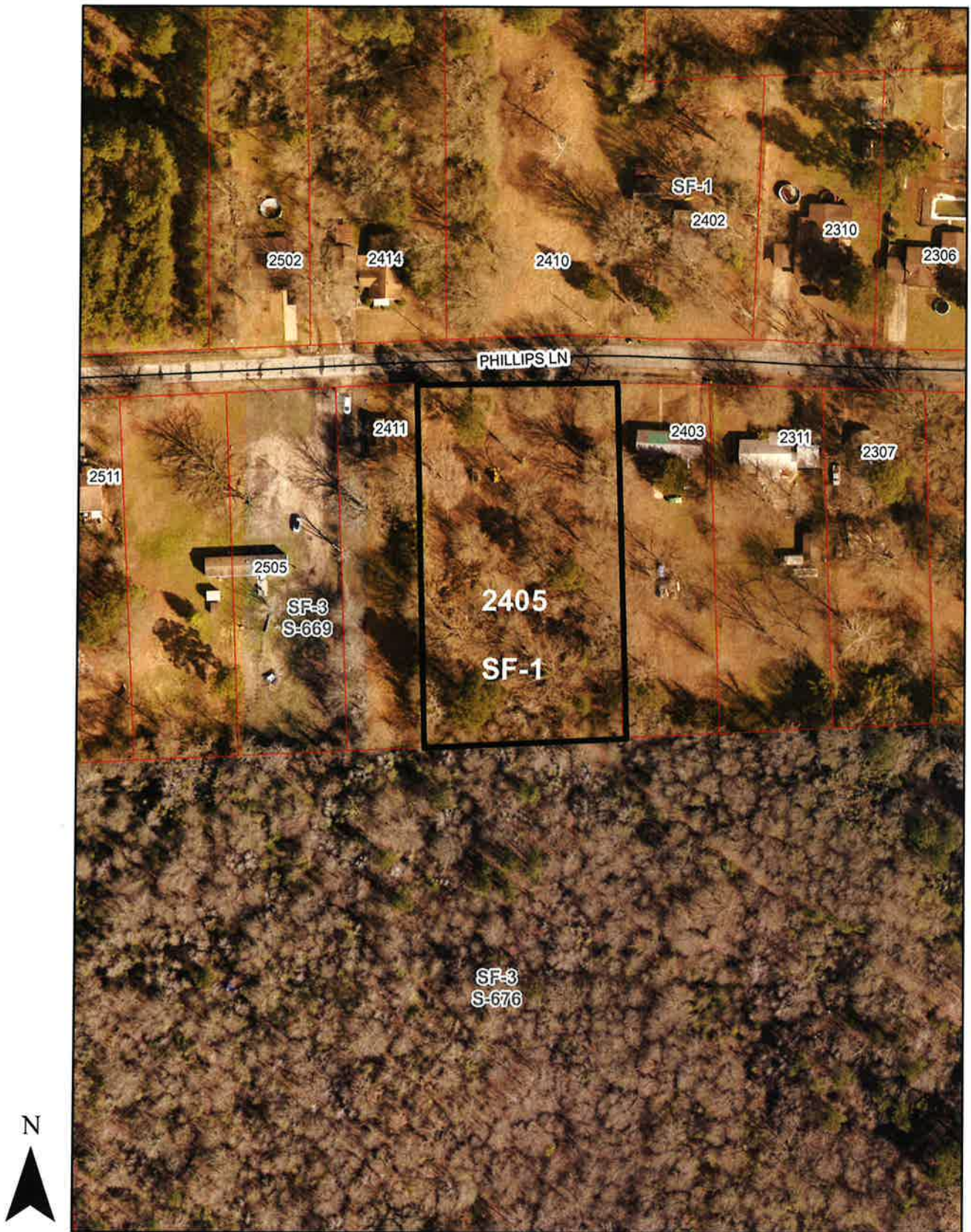
Department of Planning and Community Development



1:5,000



2405 Phillips Ln
Department of Planning and Community Development



1:1,500



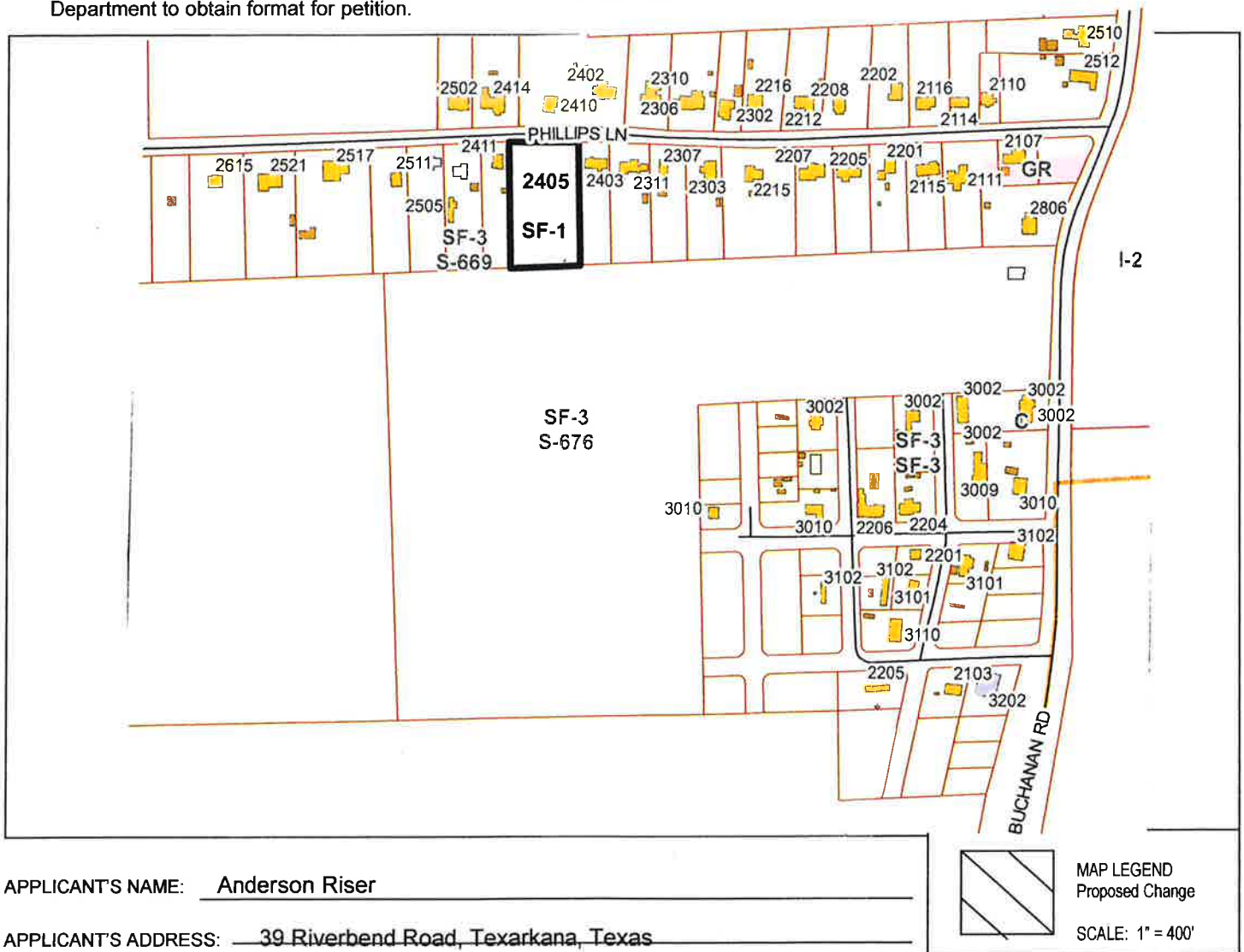
NOTICE OF PUBLIC HEARINGS

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, July 2, 2018 Hearing Time: 6:00 pm

CITY COUNCIL Hearing Date: Monday, August 13, 2018 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. Please contact the Planning Department to obtain format for petition.



APPLICANT'S NAME: Anderson Riser

APPLICANT'S ADDRESS: 39 Riverbend Road, Texarkana, Texas

LOCATION OF REZONING: 2405 Phillips Lane, Texarkana, Texas

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

LEGAL DESCRIPTION: Lots 16 & 17B, Bob Phillips 2nd Addition

CASE NUMBER: S-694

DATED MAILED: 6-21-18

Attachment: 2018-082 ATTH 02 (public hearing & application) (1873 : S-694: SUP to allow manf. home at 2405 Phillips Ln.)



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. JD

Case S 694

Date 6-14-18

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: 16 17B Block: _____ Addition: Bobby Phillips 2nd Addition
(Or see attached legal description)

Location: 2405 Phillips Lane, Texarkana, Texas 75501

Present Zoning: SF-3

Requested: Specific Use Permit

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

placement of a triple wide manufactured home to be put on the land. Home is 45x70 3,150sqft.

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

There are several manufactured homes in this area. The land that connects to the back of my
property is zoned SF-3.

Attorney or Agent Signature

Address

City, State, Zip

Home Phone & Cell Phone

Email address

Property Owner Signature

39 Riverbend Road

Address

Texarkana, Texas 75501

City, State, Zip

318-402-1275

Home Phone & Cell Phone

903-831-3466

Email address

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

Attachment: 2018-082 ATTH 02 (public hearing & application) (1873 : S-694: SUP to allow manf. home at 2405 Phillips Ln.)

[illegible]

City of Texarkana, Texas

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Manage the Resources	☐ Maintain Fiscal Strength ☐ Maximize Utilization & Resources ☒ Invest in Infrastructure & Transportation
Develop Personnel	☐ Develop a Skilled & Diverse Workforce ☐ Create a Positive & Rewarding Work Culture

Perspectives and Goals Additional Comments:

NONE

Resource Impact:

NA

No Additional

Other Potential Impacts:

NA

Public Information Plan:

☒	Newspaper Notice (Required by Statute)	☒	Public Hearing (Required by Statute)
☐	Public Forum/Input Session	☐	Press Release
☐	E-News Distribution	☒	Website Notice
☐	Social Media (Twitter, Facebook, etc.)	☒	Special Mailing
☐	Flyers Posted	☐	Banners Posted
☐	Survey	☐	Automated Phone Call
☒	None Required	☒	Sign Posted

Other:

City of Texarkana, Texas

Briefing Sheet

Version:

Update Date: 6/29/2018 8:23 AM

Lead Department: Planning and Community
Development

Action Officer: Debbie Burk,

Subject: June 4, 2018

Attachments

- a. 6-4-18 (DOCX)

**MINUTES
REGULAR MEETING
PLANNING AND ZONING COMMISSION
COUNCIL CHAMBERS
2ND FLOOR, TEXAS MUNICIPAL BUILDING
220 TEXAS BOULEVARD, TEXARKANA, TEXAS
MONDAY, JUNE 4, 2018
6:00 P.M.**

The Planning and Zoning Commission of the City of Texarkana, Texas met in their regular session, Monday, June 4, 2018 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. Jay Davis
Ms. Dianna Patterson Kinsey
Mr. James Larkins
Dr. Wanda Northam
Mr. George Merrill, Alternate Member

ALSO ATTENDING:

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

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 Hadaway Addition. Hadaway Family Investments, owner. MTG Engineering, agent.

Ms. Kayla Wood, MTG Engineering, explained that all city concerns have been addressed. This is a replat of a portion of Lots 19 & 20 being combined to create one lot of Hadaway owned properties.

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

RECOMMENDED FOR APPROVAL

Consider approval of Texarkana Shopping Center 3rd Addition. Bank of the Ozarks and Chick Fil A, owners. MTG Engineering, agent.

Ms. Kayla Wood, MTG Engineering, explained that the purpose of this plat is to shift the lots lines between Lots 1 and Lot 2.

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

RECOMMENDED FOR APPROVAL

S-690: Lot 1, Block 1, Richmond Park Subdivision, located at 3321 Richmond Road. Specific Use Permit to allow permanent cosmetics/microblading. Jason Cree, applicant. Tiffany Pham, agent

Ms. Tiffany Pham explained that this request is for a specific use permit that will allow the application of permanent cosmetics and microblading in an existing nail salon and spa.

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

RECOMMENDED FOR APPROVAL

S-691: Lot 5, Block 1, Hancock's First Addition, located at 2405 Garber Street. Specific Use Permit to allow an in-home day care. Ruby Scott., applicant. Robin Tucker. Agent.

Ms. Robin Tucker explained that this request is to allow the location of an in-home day care for 5-6 children at her existing residence. She stated that there is adequate parking for drop off and pick up. She added that her hours of operation would most likely be 7:30 a.m. to 4:30 or 5:00 p.m.

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

RECOMMENDED FOR APPROVAL

Amendment to PD-15-5(0) for site plan approval to allow a building addition on Lot 1. Texas Bank and Trust Subdivision located at 4646 Cowhorn Creek Road. Matt and Cindy Young, applicants. MTG Engineering, agent.

Ms. Kayla Wood. MTG Engineering, explained that this request is for site plan approval to allow an 8,898 building expansion and new signage. She added that the emergency center is planning to convert to 4 bed in-patient hospital.

Mr. Gene Joyce asked if the center was planning to get recertified from an emergency center to a hospital.

Ms. Wood stated that the center would follow all city and state codes and guidelines.

Mr. Joyce also voiced concerned about the request for CEVMS signage at this location.

The existing sign is a 3-sided monument style sign. Ms. Wood explained that the proposal is to add new sign faces and to add digital signage on the face that fronts on Cowhorn Creek Road.

Mr. Orr pointed out that under the CEVMS guidelines a "hospital" in the Office zoning district is allowed electronic signage not to exceed 24 square feet in size.

After discussion among Commission members about the electronic signage request and the plan to convert to a hospital in the future, Mr. Orr suggested that the Commission consider adding a stipulation that electronic signage be allowed on the sign face fronting on Cowhorn Creek Drive only after the center meets all state and federal recertification and licensing requirements that allows them to convert to a hospital. He added that in the Office zoning district, the CEVMS portion is required to be turned off from 10:00 p.m. to 7:00 a.m.

After more Commission discussion, Mr. Coleman made a motion to approve the site plan with the following stipulation:

- After the emergency center has obtained all local, state and federal recertifications and licensing requirements to convert to an in-patient hospital, all three sides of the existing monument style sign can be updated with new sign faces and the sign face that fronts on Cowhorn Creek Road can include a CEVMS not to exceed 24 square feet in size. The CEVMS portion must be turned off from 10:00 a.m. to 7:00 p.m.

Ms. Kinsey seconded the motion. Members voted unanimously for approval with above stipulation.

RECOMMENDED FOR APPROVA WITH STIPULATION

Staff updates.

Mr. Orr stated that staff is working to convert agenda packets to IQM2 which is the software used for City Council packets. He added that all members should have received an email with a link this past month directing them to the site to view the packet

All members except for Ms. Kinsey and Mr. Joyce indicated they had received the email and link.

Mr. Orr added that he wanted to make Commission members aware that the City will soon start converting downtown streets from one-way to two-way.

Consider approval of Minutes

Ms. Kinsey made a motion to approve the Minutes. Dr. Northam 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

Attachment: 6-4-18 (1887 : Consider approval of 6-4-18 Minutes)

