



CITY OF TEXARKANA
PLANNING & ZONING COMMISSION
AGENDA • JULY 6, 2020

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

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

I. CALL TO ORDER

II. AGENDA ITEMS

1. S-720: Specific Use Permit to allow permanent cosmetics/microblading on a portion of an approximate 1.757-acre tract of land in the George Brinlee HRS, A-18, located in a tenant space at 4150 McKnight Road. Bill King, applicant. Amy Yancey, agent.
2. Z-20-7: Lot 14, Block 22, City Improvement Co. Westside Addition, located at 1628 West 5th Street. Multiple Family-1 to Single Family-3. Roy Kim Butler, applicant.
3. S-721: Specific Use Permit to allow the location of a HUD code manufactured home on Lot 14, Block 22, City Improvement Co. Westside Addition, located at 1628 West 5th Street. Roy Kim Butler, applicant.
4. Z-20-8: A 7.731-acre tract of land (Tracts 48 & 49) in the R.E. Sevey HRS, A-523, located at 2208 Allen Lane. Single Family-2 to Single Family-3. Timothy Williams, applicant.

5. S-722: Specific Use Permit to allow the location of a double wide HUD code manufactured home on a 7.731-acre tract of land (Tracts 48 & 49) in the R.E. Sevey HRS, A-523, located at 2208 Allen Lane. Timothy Williams, applicant.
6. Z-20-9: North 88' of Lots 11 & 12, Block 7, Watt's Addition, located at 1310 Milam Street. Multiple Family-1 to Neighborhood Service. Jerry Thompson, applicant.
7. Z-20-10: An approximate 110.305-acre tract of land located in the John H. Bostic HRS, A-46 and the J.W. Taylor HRS, A-756, located at 2607 FM 2148 North. Single Family-2 to Commercial. Kyle Davis, representing BL-KD Investments, LLC and BOCO Investments, LLC, applicant. Kyle Talley, representing Longview Bridge and Road, Ltd, agent.
8. S-723: Specific Use Permit to allow additional uses on an approximate 110.305 acre tract of land located in the John H. Bostic HRS, A-46 and the J.W. Taylor HRS, A-756, located at 2607 FM 2148 North. Kyle Davis, representing BL-KD Investments, LLC and BOCO Investments, LLC, applicant. Kyle Talley, representing Longview Bridge and Road, Ltd, agent.
9. S-724: Specific Use Permit to allow a double wide HUD code manufactured home on Lots 4-6, Block 45, located in the 3400 block of Davis Street. Sylinda Battle, applicant.

III. STAFF UPDATES

IV. CONSIDER APPROVAL OF MINUTES

1. Consider approval of the June 1, 2020 Planning and Zoning Commission minutes.

V. ADJOURNMENT

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

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

meeting subject to Chapter 551, Government Code, and the entity provided notice as required by that chapter.

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

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

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

City of Texarkana, Texas

Summary Sheet

Version:

Update Date: 7/1/2020 2:15 PM

Lead Department: Planning and Community Development **Action Officer:** Debbie Burk,
S-720: Specific Use Permit to allow permanent cosmetics/microblading on a
portion of an approximate 1.757-acre tract of land in the George Brinlee HRS,
A-18, located in a tenant space at 4150 McKnight Road. Bill King, applicant.

Subject: Amy Yancey, agent.

Meeting Date: 7/6/2020

Attachments

- a. S-720 - public hearing notice and application (PDF)
- b. S-720 - maps (PDF)

Staff Coordination

Planning and Community Development	David Orr	Department Head Review
Pending		
Planning & Zoning Commission	Debbie Burk	Meeting Pending
07/06/2020 6:00 PM		

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

"NOT APPLICABLE"

Executive Summary and Background Information:

S-720: This is a request by Bill King, owner, and Amy Yancey, agent, for a Specific Use Permit to allow the location of a permanent cosmetics/microblading business in a tenant space on a portion of an approximate 1.757-acre tract of land in the George Brinlee HRS, A-18, located at 4150 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 tenant spaces in a strip center to the south and east.

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 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 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. Therefore, staff recommends for approval of the request.

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

Potential Options:

“None”

Fiscal Implications:

Not applicable.

Staff Recommendation:

Staff recommends request 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 6, 2020

NOTICE OF PUBLIC HEARINGS

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

PLANNING & ZONING COMMISSION: Hearing Date: Monday, July 6, 2020 Hearing Time: 6:00 pm

CITY COUNCIL Hearing Date: Monday, August 24, 2020 Hearing Time: 6:00 pm

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





ZONING APPLICATION

CITY OF TEXARKANA TEXAS

2.1.a

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

Receipt No. 00180724

Case S-720

Date 6-15-20

To: The Planning and Zoning Commission
City of Texarkana Texas

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

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

Location: 4150 McKnight Rd

Present Zoning: PD-NS

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:

Similar type uses in area

✓ Amy yancey
Attorney or Agent Signature

6217 Sleepy Hollow Ave
Address

Texarkana, TX 75503
City, State, Zip

903-277-1422
Home Phone & Cell Phone

mylangdon@yahoo.com
Email address

✓ [Signature]
Property Owner Signature

4132 McKnight Road
Address

Texarkana, TX 75503
City, State, Zip

903-276-2809
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

Attachment: S-720 - public hearing notice and application (2289 : S-720 SUP to allow microblading at 4150 McKnight)

4150 McKnight

S-720



4150 McKnight

S-720



Attachment: S-720 - maps (2289 : S-720 SUP to allow microblading at 4150 McKnight)



City of Texarkana, Texas

Summary Sheet

Version:

Update Date: 7/1/2020 2:04 PM

Lead Department: Planning and Community Development **Action Officer:** Debbie Burk,
Z-20-7: Lot 14, Block 22, City Improvement Co. Westside Addition, located at
1628 West 5th Street. Multiple Family-1 to Single Family-3. Roy Kim Butler,
Subject: applicant.

Meeting Date: 7/6/2020

Attachments

- a. Z-20-7 - public hearing notice & application (PDF)
- b. Z-20-7 - maps (PDF)

Staff Coordination

Planning and Community Development	David Orr	Department Head Review
Pending		
Planning & Zoning Commission	Debbie Burk	Meeting Pending
07/06/2020 6:00 PM		

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

NOT APPLICABLE

Executive Summary and Background Information:

Z-20-7: This is a request by Roy Kim Butler, owner, to rezone Lot 14, Block 22, City Improvement Co. Westside, located at 1628 W 5th Street from Multi Family-1 to Single Family-3. The proposed use is a new single wide HUD code manufactured home. This property is currently vacant land.

The adjacent zoning is Multiple Family-1 to the north, south, east and west. The adjacent land uses are residences to the north, south, east and west.

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

There is a tract of land located in the area two blocks to the west across Lake Drive that is currently zoned Single Family-3. This type housing could be a revitalization housing alternative to traditional site-built homes. Staff recommends for approval of this request.

City of Texarkana, Texas

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

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

Potential Options:

“None”

Fiscal Implications:

Not applicable.

Staff Recommendation:

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:

July 6, 2020

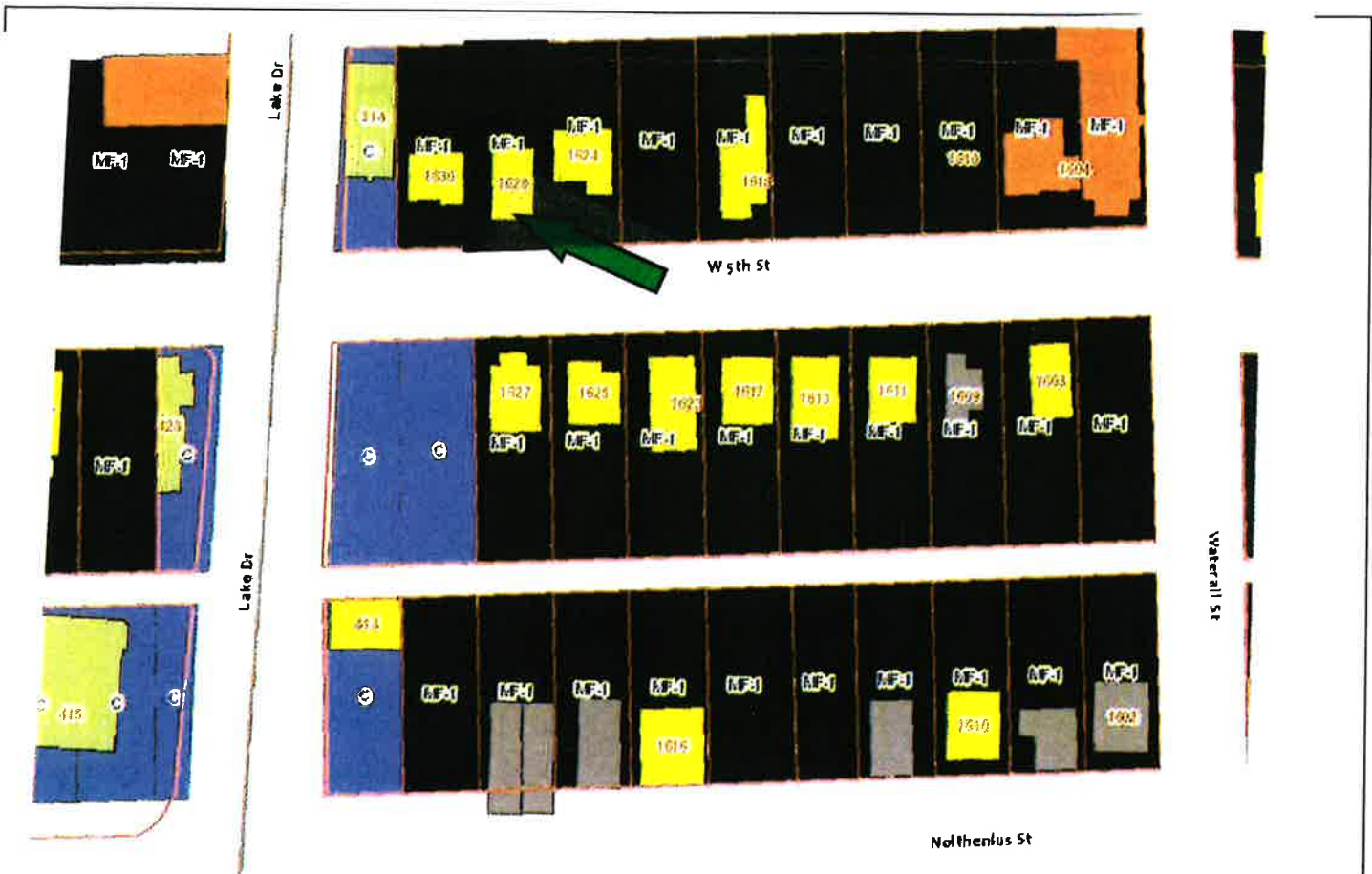
NOTICE OF PUBLIC HEARINGS

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

PLANNING & ZONING COMMISSION: Hearing Date: Monday, July 6, 2020 Hearing Time: 6:00 pm

CITY COUNCIL Hearing Date: Monday, August 24, 2020 Hearing Time: 6:00 pm

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



OWNER: Roy Kim Butler

OWNER'S ADDRESS: 3421 Moore Drive, Texarkana, TX

LOCATION OF REZONING: 1628 West 5th Street, Texarkana, TX

PROPOSED CHANGE: Location of single a wide HUD code manufactured home

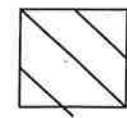
FROM: Multiple Family-1 (MF-1)

TO: Single Family-3

LEGAL DESCRIPTION: Lot 14, Block 22, City Improvement Co. Westside Addition

CASE NUMBER: Z-20-7

DATE MAILED: 6/25/20



MAP LEGEND
Proposed Change

Attachment: Z-20-7 - public hearing notice & application (2290 : Z-20-7 MF-1 to SF-3 at 1628 W 5th Street)



ZONING APPLICATION

CITY OF TEXARKANA TEXAS

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

2.2.a

Receipt No. 0180731

Case 2-20-7

Date 6-16-20

To: The Planning and Zoning Commission
City of Texarkana Texas

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

Lot: 14 Block: 22 Addition: city improvement c
(Or see attached legal description) west side

Location: 1628 W 5th

Present Zoning: mf-1

Proposed Zoning: SF-3

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

home site for Hud code
manufactured homes

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

Attorney or Agent Signature

Address

City, State, Zip

Home Phone & Cell Phone

Email Address

Rox Kim Butler
Property Owner Signature

3421 moore Dr
Address

Texarkana, TX 75501
City, State, Zip

903-244-8579
Home Phone & Cell Phone

Kimlenellb@gmail.com
Email Address

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

Attachment: Z-20-7 - public hearing notice & application (2290 : Z-20-7 MF-1 to SF-3 at 1628 W 5th Street)

1628 W 5th Street

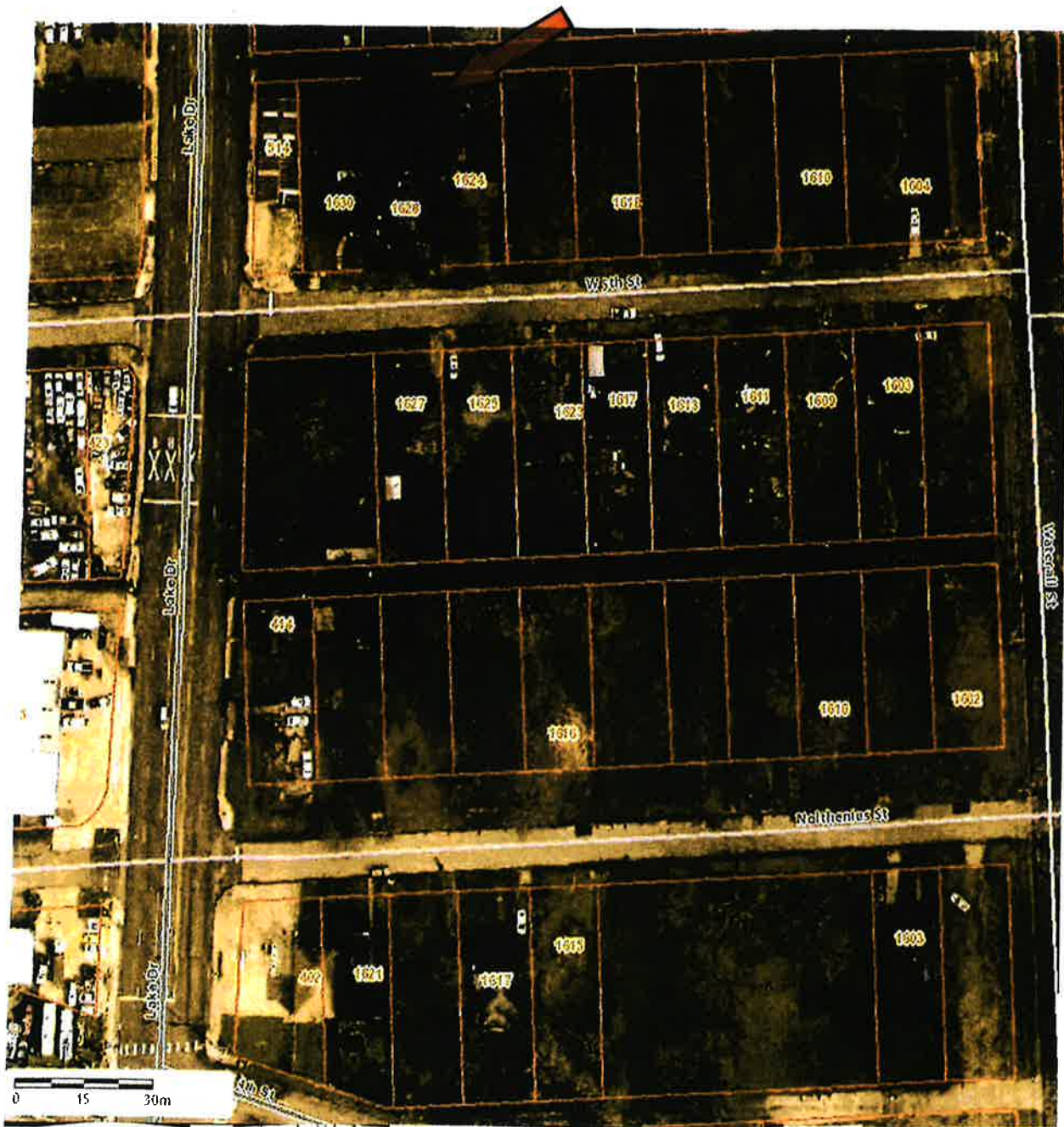
Z-20-7



Attachment: Z-20-7 - maps (2290 : Z-20-7 MF-1 to SF-3 at 1628 W 5th Street)

1628 W 5th Street

Z-20-7



Attachment: Z-20-7 - maps (2290 : Z-20-7 MF-1 to SF-3 at 1628 W 5th Street)



City of Texarkana, Texas

Summary Sheet

Version:

Update Date: 7/1/2020 2:23 PM

Lead Department: Planning and Community Development **Action Officer:** Debbie Burk,
S-721: Specific Use Permit to allow the location of a HUD code manufactured
Subject: home on Lot 14, Block 22, City Improvement Co. Westside Addition, located at
1628 West 5th Street. Roy Kim Butler, applicant.

Meeting Date: 7/6/2020

Attachments

- a. S-721 - public hearing notice & application (PDF)
- b. S-721 - maps (PDF)
- c. floor plan of manf. home (PDF)

Staff Coordination

Planning and Community Development	David Orr	Department Head Review
Pending		
Planning & Zoning Commission	Debbie Burk	Meeting Pending
07/06/2020 6:00 PM		

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

"NOT APPLICABLE"

Executive Summary and Background Information:

S-721: This is a request by Roy Kim Butler, owner, for a Specific Use Permit to allow the location of a new single wide HUD code manufactured home on Lot 14, Block 22, City Improvement Co. Westside Addition, located at 1628 W 5th Street. This property is currently vacant land.

The adjacent zoning is Multi Family-1 to the north, south, east and west. The adjacent land use are residences to the north, south, east and west.

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

There is one other tract of land in this immediate area (a few blocks to the west across Lake Drive) that is currently zoned Single Family-3. This type housing could be a revitalization housing alternative to traditional site-built homes.

City of Texarkana, Texas

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

1. That a 2019 or newer 2-bedroom, 2 bath single wide HUD code manufactured home be allowed on this property. See attached floor plan.
2. That the single wide HUD code manufactured home be tied down/skirted/underpinned.
3. That the single wide HUD code manufactured home be used for dwelling purposes only, human occupancy only.
4. That the Specific Use Permit be in effect for a period of three (3) years, beginning at the date of this Ordinance. It is the owner's responsibility to renew this permit.
5. That if the HUD code manufactured home is not placed on the property within the three (3) year period, the Specific Use Permit will automatically be revoked.
6. That all driveways, parking, building codes/setbacks, engineered foundation, platting and flood plain requirements must be in accordance with the City of Texarkana, Texas codes.

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

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

Potential Options:

"None"

Fiscal Implications:

Not applicable.

Staff Recommendation:

Staff recommends approval of this request.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

"NOT APPLICABLE"

Advisory Board/Committee Meeting Date and Minutes:

July 6, 2020

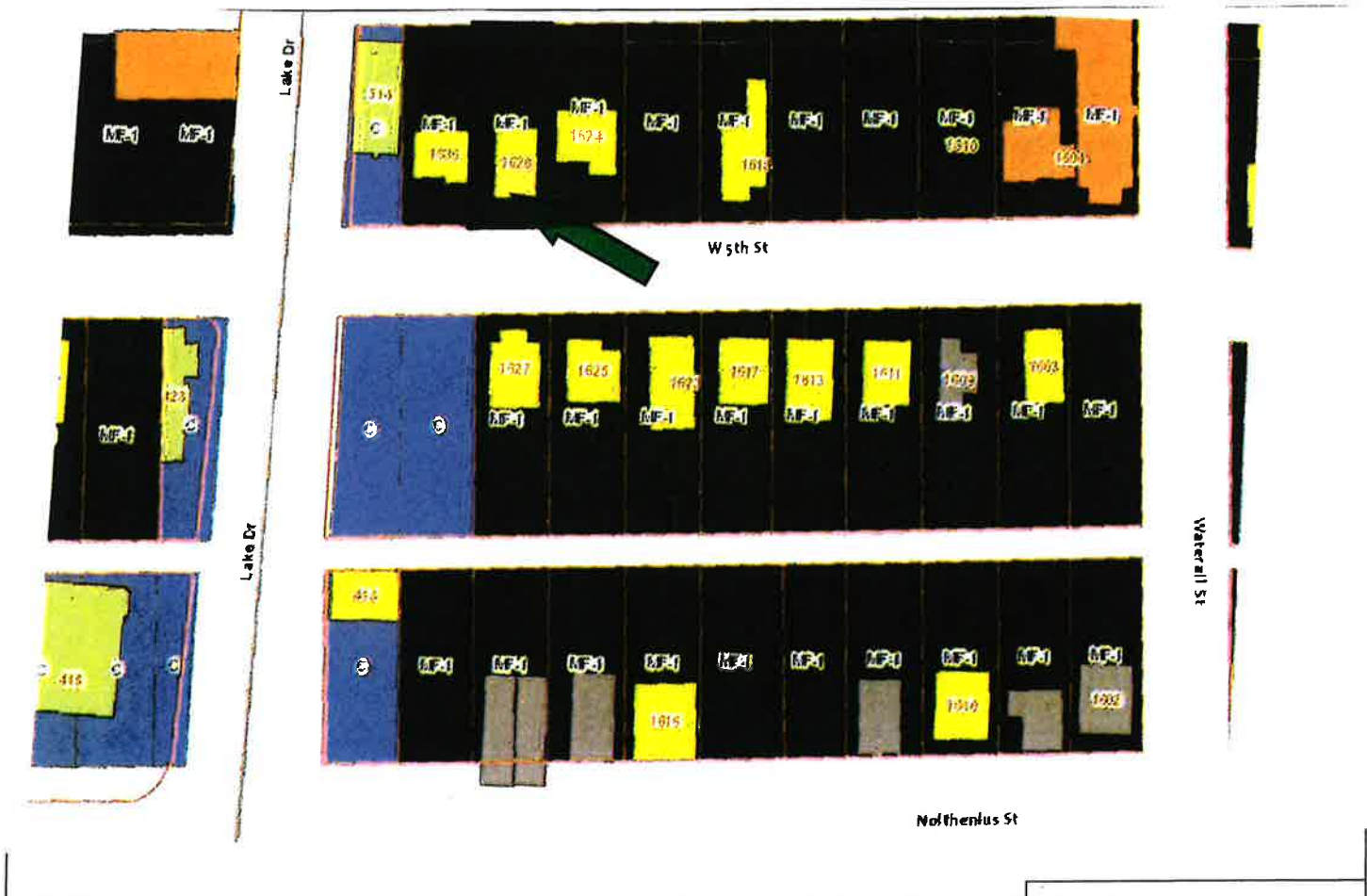
NOTICE OF PUBLIC HEARINGS

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

PLANNING & ZONING COMMISSION: Hearing Date: Monday, July 6, 2020 Hearing Time: 6:00 pm

CITY COUNCIL Hearing Date: Monday, August 24, 2020 Hearing Time: 6:00 pm

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



OWNER: Roy Kim Butler

OWNER'S ADDRESS: 3421 Moore Drive, Texarkana, TX

LOCATION OF REZONING: 1628 West 5th Street, Texarkana, TX

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

LEGAL DESCRIPTION: Lot 14, Block 22, City Improvement Co. Westside Addition

CASE NUMBER: S-721

DATE MAILED: 6/25/20

MAP LEGEND
Proposed Change

Attachment: S-721 - public hearing notice & application (2291 : S-721 SUP to allow HUD Code Manufactured home at 1628 W 5th St)



ZONING APPLICATION

CITY OF TEXARKANA TEXAS

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

2.3.a

Receipt No. 00867232

Case S-721

Date 6-16-20

To: The Planning and Zoning Commission
City of Texarkana Texas

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

Lot: 14 Block: 22 Addition: city improvement, c
(Or see attached legal description) west. side

Location: 1628 W 5th

Present Zoning: MF-1

Requested: Specific Use Permit SF-3

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

home site for Hud code
manufactured Homes

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

Attorney or Agent Signature

Address

City, State, Zip

Home Phone & Cell Phone

Email address

Rox Kim Butler
Property Owner Signature

3421 moore. dr
Address

Texarkana, Tx 7550
City, State, Zip

903-244-8579
Home Phone & Cell Phone

Kimberellb@gmail.com
Email address

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



1628 W 5th Street

Z-20-7



Attachment: S-721 - maps (2291 : S-721 SUP to allow HUD Code Manufactured home at 1628 W 5th St)



TRU

35,900⁰⁰

14x64

2/2

**IAI INVESTMENT
HOUSING INC.**

4401 South Lake Dr.
Texarkana, Texas 75501
(903) 832-5571
Fax (903) 832-7648

City of Texarkana, Texas

Summary Sheet

Version:

Update Date: 7/1/2020 2:31 PM

Lead Department: Planning and Community Development **Action Officer:** Debbie Burk,
Z-20-8: A 7.731-acre tract of land (Tracts 48 & 49) in the R.E. Sevey HRS, A-523, located at 2208 Allen Lane. Single Family-2 to Single Family-3. Timothy Williams, applicant.

Subject: Williams, applicant.

Meeting Date: 7/6/2020

Attachments

- a. Z-20-8 - public hearing notice & application (PDF)
- b. Z-20-8 - maps (PDF)

Staff Coordination

Planning and Community Development	David Orr	Department Head Review
Pending		
Planning & Zoning Commission	Debbie Burk	Meeting Pending
07/06/2020 6:00 PM		

Staff Commentary

Updates/History of Briefing:

"NOT APPLICABLE"

Executive Summary and Background Information:

Z-20-8: This is a request by Timothy Williams, owner, to rezone an approximate 7.731-acre tract of land (Tracts 48 & 49) in the R.E. Sevey HRS, A-523, located at 2208 Allen Lane from Single Family-2 to Single Family-3. This property is currently vacant land.

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

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.

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

City of Texarkana, Texas

housing alternative to traditional site-built homes. Therefore, staff recommends for approval of this request.

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

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

Potential Options:

“None”

Fiscal Implications:

Not applicable.

Staff Recommendation:

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:

July 6, 2020



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. 00180315

Case Z-20-8

Date 6-12-20

To: The Planning and Zoning Commission
City of Texarkana Texas

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

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

Location: 2208 Allen Lane

Present Zoning: SF-2

Proposed Zoning: SF-3

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

Location of 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 manf homes are located in this
area

Attorney or Agent Signature

Kimberly Wilkins
Property Owner Signature

Address

Address

City, State, Zip

City, State, Zip

Home Phone & Cell Phone

Home Phone & Cell Phone

Email Address

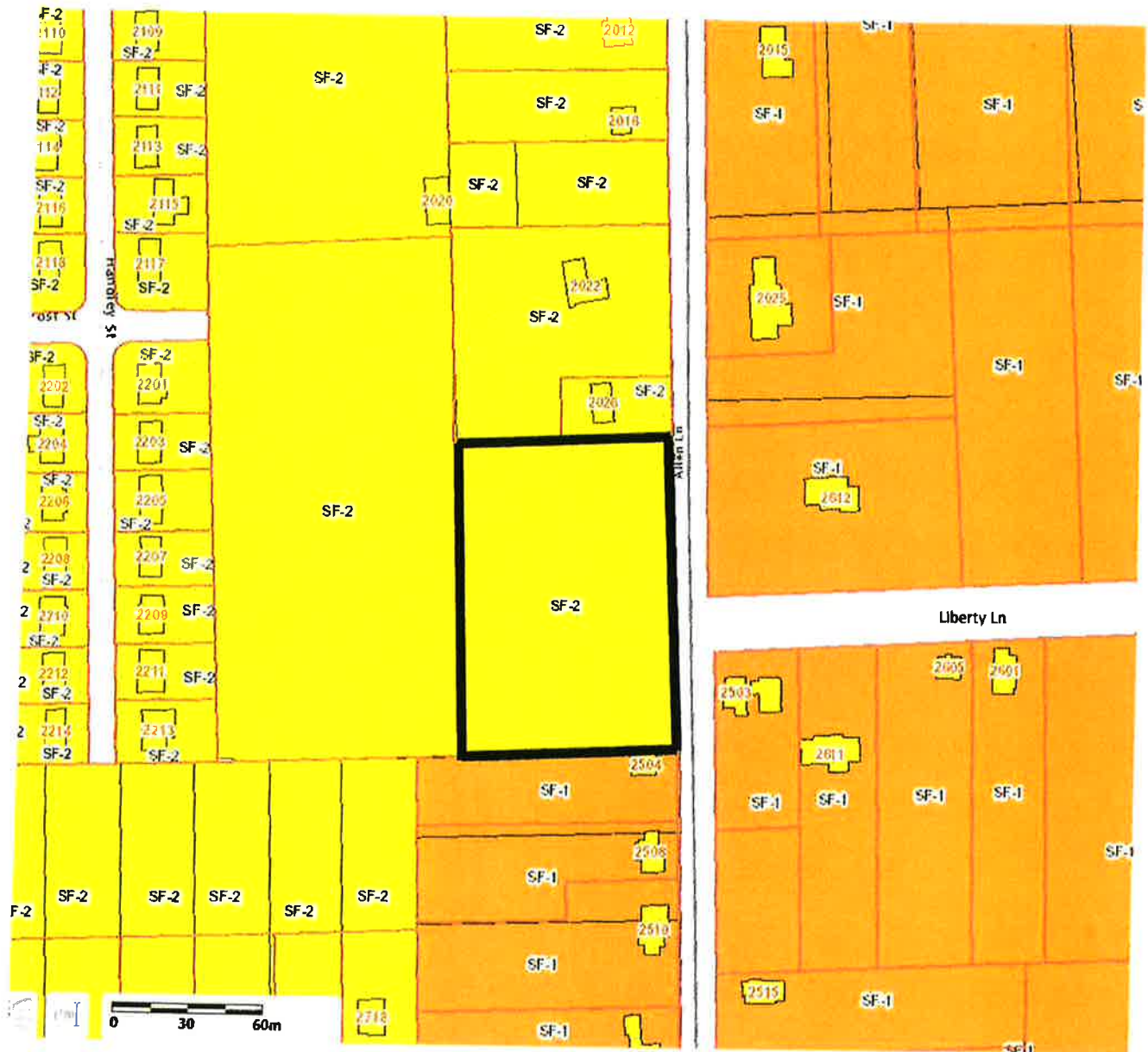
Email Address

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

Attachment: Z-20-8 - public hearing notice & application (2292 : Z-20-8 SF-2 to SF-3 at 2208 Allen Lane)

Z-20-8

2000 Block of Allen Ln. (Tracts 48 & 49)



Attachment: Z-20-8 - maps (2292 : Z-20-8 SF-2 to SF-3 at 2208 Allen Lane)

Attachment: Z-20-8 - maps (2292 : Z-20-8 SF-2 to SF-3 at 2208 Allen Lane)



City of Texarkana, Texas

Summary Sheet

Version:

Update Date: 7/1/2020 2:45 PM

Lead Department: Planning and Community Development **Action Officer:** Debbie Burk,
S-722: Specific Use Permit to allow the location of a double wide HUD code
manufactured home on a 7.731-acre tract of land (Tracts 48 & 49) in the R.E.
Subject: Sevey HRS, A-523, located at 2208 Allen Lane. Timothy Williams, applicant.

Meeting Date: 7/6/2020

Attachments

- a. S-722 - public hearing notice & application (PDF)
- b. S-722 - maps (PDF)
- c. S-722 - photo & floor plan of home (PDF)

Staff Coordination

Planning and Community Development	David Orr	Department Head Review
Pending		
Planning & Zoning Commission	Debbie Burk	Meeting Pending
07/06/2020 6:00 PM		

Staff Commentary

Updates/History of Briefing:

"NOT APPLICABLE"

Executive Summary and Background Information:

S-722: This is a request by Timothy Williams, owner, for a Specific Use Permit to allow the location of a double wide HUD code manufactured home on an approximate 7.731-acre tract of land (Tracts 48 & 49) in the R.E. Sevey HRS, A-523, located at 2208 Allen Lane. This property is currently vacant land.

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

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

City of Texarkana, Texas

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

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

1. That a 2019 or newer 3-bedroom, 2 bath double wide HUD code manufactured home be allowed on this property. See attached floor plan and photograph of home exterior.
2. That the double wide HUD code manufactured home be tied down/skirted/underpinned.
3. That the double wide HUD code manufactured home be used for dwelling purposes only, human occupancy only.
4. That the Specific Use Permit be in effect for a period of three (3) years, beginning at the date of this Ordinance. It is the owner's responsibility to renew this permit.
5. That if the HUD code manufactured home is not placed on the property within the three (3) year period, the Specific Use Permit will automatically be revoked.
6. That all driveways, parking, building codes/setbacks, engineered foundation, platting and flood plain requirements must be in accordance with the City of Texarkana, Texas codes.

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

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

Potential Options:

"None"

Fiscal Implications:

Not applicable.

Staff Recommendation:

Staff recommends 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:

July 6, 2020

NOTICE OF PUBLIC HEARINGS

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

PLANNING & ZONING COMMISSION: Hearing Date: Monday, July 6, 2020 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: Monday, August 24, 2020 Hearing Time: 6:00 pm

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



OWNER: Timothy Williams

OWNER'S ADDRESS: 1712 Atlanta Street, Texarkana, TX

LOCATION OF REZONING: 2208 Allen Lane, Texarkana, TX

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

LEGAL DESCRIPTION: A 7.731-acre tract of land (Tracts 48 & 49) in the R.E. Sevey HRS, A-523

CASE NUMBER: S-722

DATE MAILED: 6/25/20

Attachment: S-722 - public hearing notice & application (2293 : S-722 SUP to allow HUD Code Manufactured home at 2208 Allen 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. 00186315

Case S-722

Date 6-12-22

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

Location: 2208 Allen Lane

Present Zoning: SF-3

Requested: Specific Use Permit

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

Location of double wide HUD Code manf
homes

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

other manf homes are located in this
area

Attorney or Agent Signature

Address

City, State, Zip

Home Phone & Cell Phone

Email address

Property Owner Signature

Address

City, State, Zip

Home Phone & Cell Phone

Email address

Lindsay Allen

1712 Atlanta St

Texarkana Tx 75501

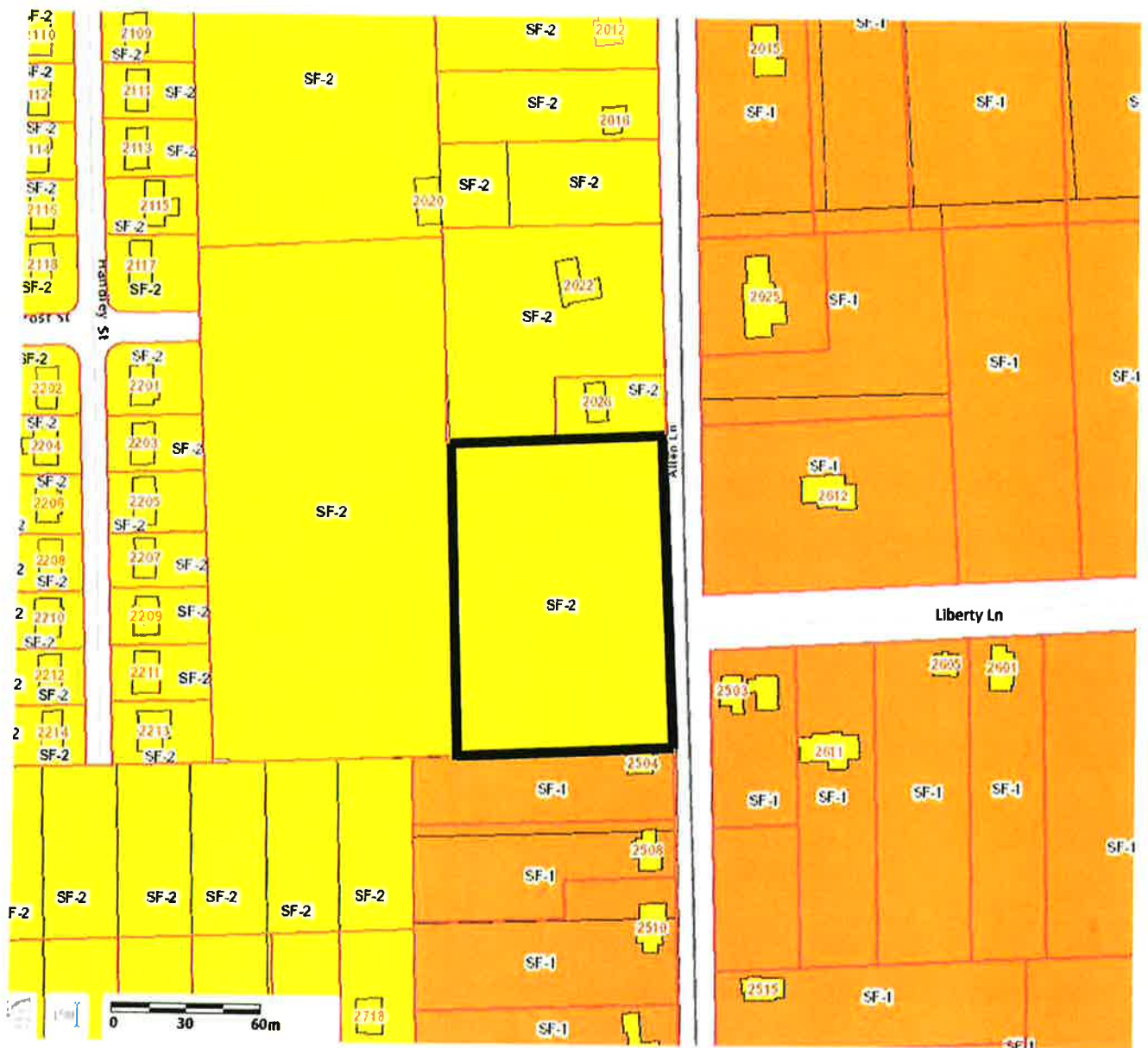
903 749-4711

Twsoldier70@yahoo.com

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

Z-20-8

2000 Block of Allen Ln. (Tracts 48 & 49)



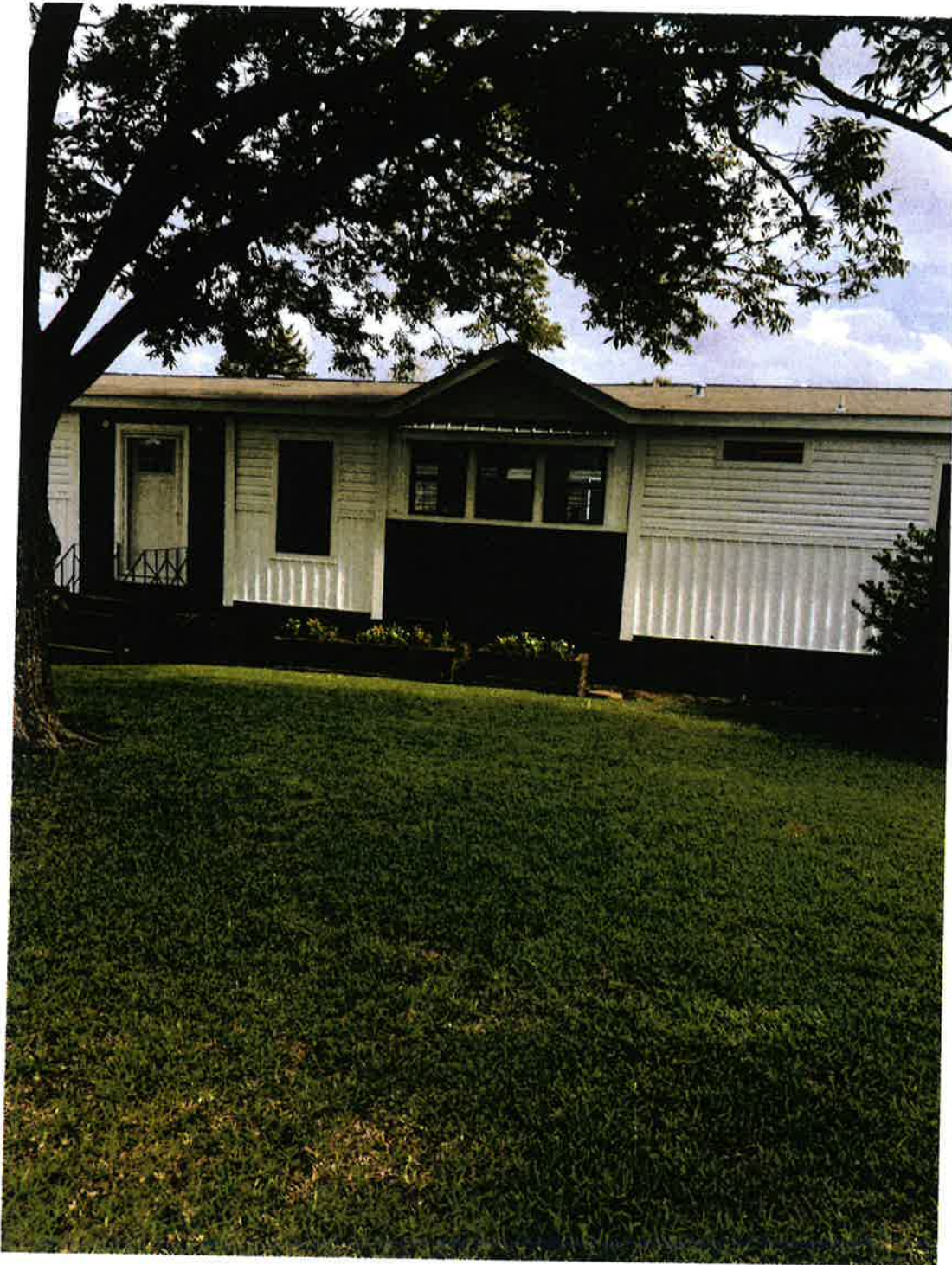
Attachment: S-722 - maps (2293 : S-722 SUP to allow HUD Code Manufactured home at 2208 Allen Ln)

Z-20-8

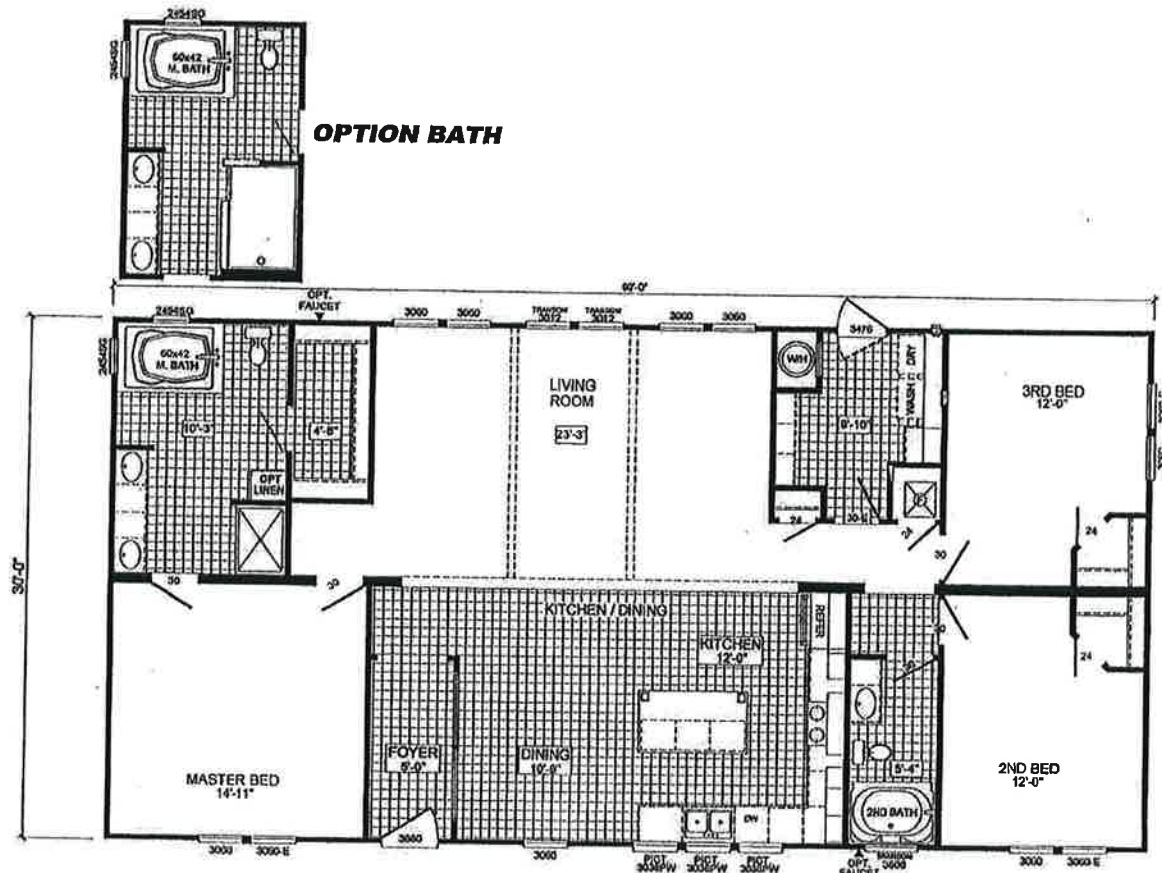
2000 Block of Allen Ln. (Tracts 48 & 49)



Attachment: S-722 - maps (2293 : S-722 SUP to allow HUD Code Manufactured home at 2208 Allen Ln)



Attachment: S-722 - photo & floor plan of home (2293 : S-722 SUP to allow HUD Code Manufactured home at 2208 Allen Ln)



City of Texarkana, Texas

Summary Sheet

Version:

Update Date: 7/1/2020 3:03 PM

Lead Department: Planning and Community Development **Action Officer:** Debbie Burk,
Z-20-9: North 88' of Lots 11 & 12, Block 7, Watt's Addition, located at 1310
Subject: Milam Street. Multiple Family-1 to Neighborhood Service. Jerry Thompson,
applicant.

Meeting Date: 7/6/2020

Attachments

- a. Z-20-9 - public hearing notice & application (PDF)
- b. Z-20-9 - maps (PDF)

Staff Coordination

Planning and Community Development	David Orr	Department Head Review
Pending		
Planning & Zoning Commission	Debbie Burk	Meeting Pending
07/06/2020 6:00 PM		

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

"NOT APPLICABLE"

Executive Summary and Background Information:

Z-20-9: This is a request by Jerry L. Thompson, owner, to rezone the north 88' of Lots 11 and 12, Block 7, Watt's Addition, located at 1310 Milam Street from Multiple Family-1 to Neighborhood Service. The current use is a small grocery store.

The adjacent zoning is Neighborhood Service to the north and south, Multiple Family-1 to the east and Single Family-2 to the west. The adjacent land use is a church to the north, a small take-out restaurant to the south, and residences to the east and west.

The existing grocery store type use has been in existence off and on for many years and is "grandfathered in" or a nonconforming use. The owner of this property recently submitted a request to add the sale of beer and wine in this store. In verifying the zoning for the sale of beer and wine, staff determined the business was operating with a nonconforming status. In order to make this use conforming, the applicant submitted a request for rezoning to the Neighborhood Service zoning district.

City of Texarkana, Texas

There is Neighborhood Service zoning to the north and south of this property and this grocery store type business has been operating as a nonconforming use for many years. Therefore, staff recommends for approval of the request to make it a conforming use.

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

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

Potential Options:

“None”

Fiscal Implications:

Not applicable.

Staff Recommendation:

Staff recommends for approval of the request to make it a conforming use.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

“NOT APPLICABLE”

Advisory Board/Committee Meeting Date and Minutes:

July 6, 2020

NOTICE OF PUBLIC HEARINGS

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

PLANNING & ZONING COMMISSION: Hearing Date: Monday, July 6, 2020 Hearing Time: 6:00 pm

CITY COUNCIL Hearing Date: Monday, August 24, 2020 Hearing Time: 6:00 pm

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



OWNER: Jerry L. Thompson

OWNER'S ADDRESS: 720 Talbert, Texarkana, TX

LOCATION OF REZONING: 1310 Milam Street, Texarkana, TX

PROPOSED CHANGE: Continued use as a small grocery store that is currently a nonconforming use. Owner of this business has submitted a request to add the sale of beer and wine in this store. Rezoning this property to Neighborhood Service would make this a conforming use.

FROM: Multiple Family-1 (MF-1) TO: Neighborhood Service (NS)

LEGAL DESCRIPTION: North 88' of Lots 11 & 12, Block 7, Watt's Addition

CASE NUMBER: Z-20-9

DATE MAILED: 6/25/20

**ZONING APPLICATION**

CITY OF TEXARKANA TEXAS

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

Receipt No. _____

Case Z-20-9Date 6-19-20To: 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: N 88th 11 + 12 Block: 7 Addition: Watt's Addition
(Or see attached legal description)Location: 1310 MilamPresent Zoning: MF-1Proposed Zoning: Neighborhood Service

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

Continue to be used as a small grocery
type store. This store is a non-conforming use.
In order to have beer & wine sales, the property
needs to be rezoned & become a conforming use.

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

Attorney or Agent Signature _____

Address _____

City, State, Zip _____

Home Phone & Cell Phone _____

Email Address _____

Property Owner Signature

Address

City, State, Zip

Home Phone & Cell Phone

Email Address

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

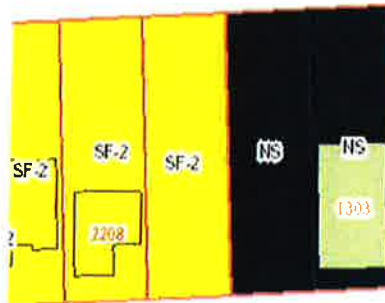
Attachment: Z-20-9 - public hearing notice & application (2294 : Z-20-9 MF-1 to NS at 1310 Milam)

Z-20-9

1310 Milam St.



W 14th St



W 13th St



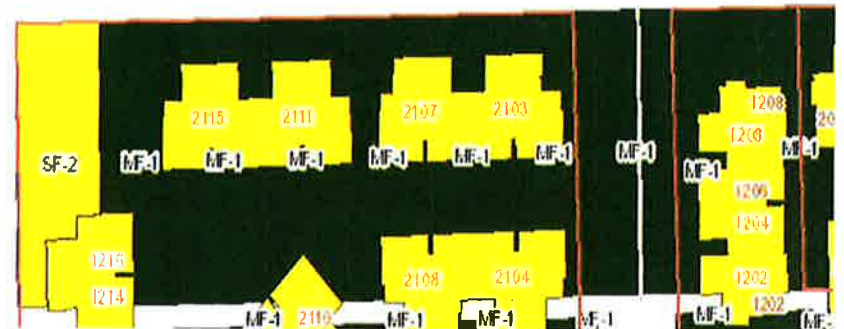
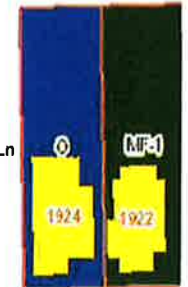
Fannin St



Fannin St



Liberty Ln



Attachment: Z-20-9 - maps (2294 : Z-20-9 MF-1 to NS at 1310 Milam)



City of Texarkana, Texas

Version:

Update Date: 7/1/2020 3:49 PM

Summary Sheet

Lead Department: Planning and Community Development **Action Officer:** Debbie Burk,
Z-20-10: An approximate 110.305-acre tract of land located in the John H. Bostic HRS, A-46 and the J.W. Taylor HRS, A-756, located at 2607 FM 2148 North. Single Family-2 to Commercial. Kyle Davis, representing BL-KD Investments, LLC and BOCO Investments, LLC, applicant. Kyle Talley, representing Longview Bridge and Road, Ltd, agent.

Subject: representing Longview Bridge and Road, Ltd, agent.

Meeting Date: 7/6/2020

Attachments

- a. Z-20-10 - public hearing notice & application (PDF)
- b. Z-20-10 - maps (PDF)
- c. Z-20-10 - survey (PDF)

Staff Coordination

Planning and Community Development	David Orr	Department Head Review
Pending		
Planning & Zoning Commission	Debbie Burk	Meeting Pending
07/06/2020 6:00 PM		

Staff Commentary

Updates/History of Briefing:

"NOT APPLICABLE"

Executive Summary and Background Information:

Z-20-10: This is a request by Kyle Davis, BL-KD Investments, LLC and BOCO Investments, LLC, owners, and Kyle Talley, representing Longview Bridge and Road, Ltd, agent, to rezone an approximate 110.30 acre tract of land in the John H. Bostic HRS, A-46 and the J.W. Taylor HRS, A-756, located at 2607 FM 2148 North from Single Family-2 to Commercial. The proposed use is a temporary job site and contractor storage yard for an Interstate-30 road project. The property is currently vacant.

The adjacent zoning is Single Family-2 to the north and south and outside the city limits to the east and west. The adjacent land use is Interstate-30 to the north, vacant land to the south and residences to the east and west.

City of Texarkana, Texas

This property was annexed into the city limits several years ago and was given the Single Family-2 zoning district per the City's Zoning Ordinance. The Future Land Use Map shows this property as "Regional Commercial".

Longview Bridge and Road, Ltd. plans to purchase this property to utilize for a temporary contractor storage yard for a new TXDOT project on Interstate-30. This project consists of widening a 6-mile portion from 4 lanes to 6 lanes starting at the state line. Longview Bridge and Road, Ltd was awarded the contract and will be the contractor utilizing the proposed storage yard for the duration of the project.

Since the Future Land Use Map has designated this property as "Regional Commercial", staff recommends for approval of the request.

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

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

Potential Options:

"None"

Fiscal Implications:

Not applicable.

Staff Recommendation:

Staff recommends approval of this request.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

"NOT APPLICABLE"

Advisory Board/Committee Meeting Date and Minutes:

July 6, 2020

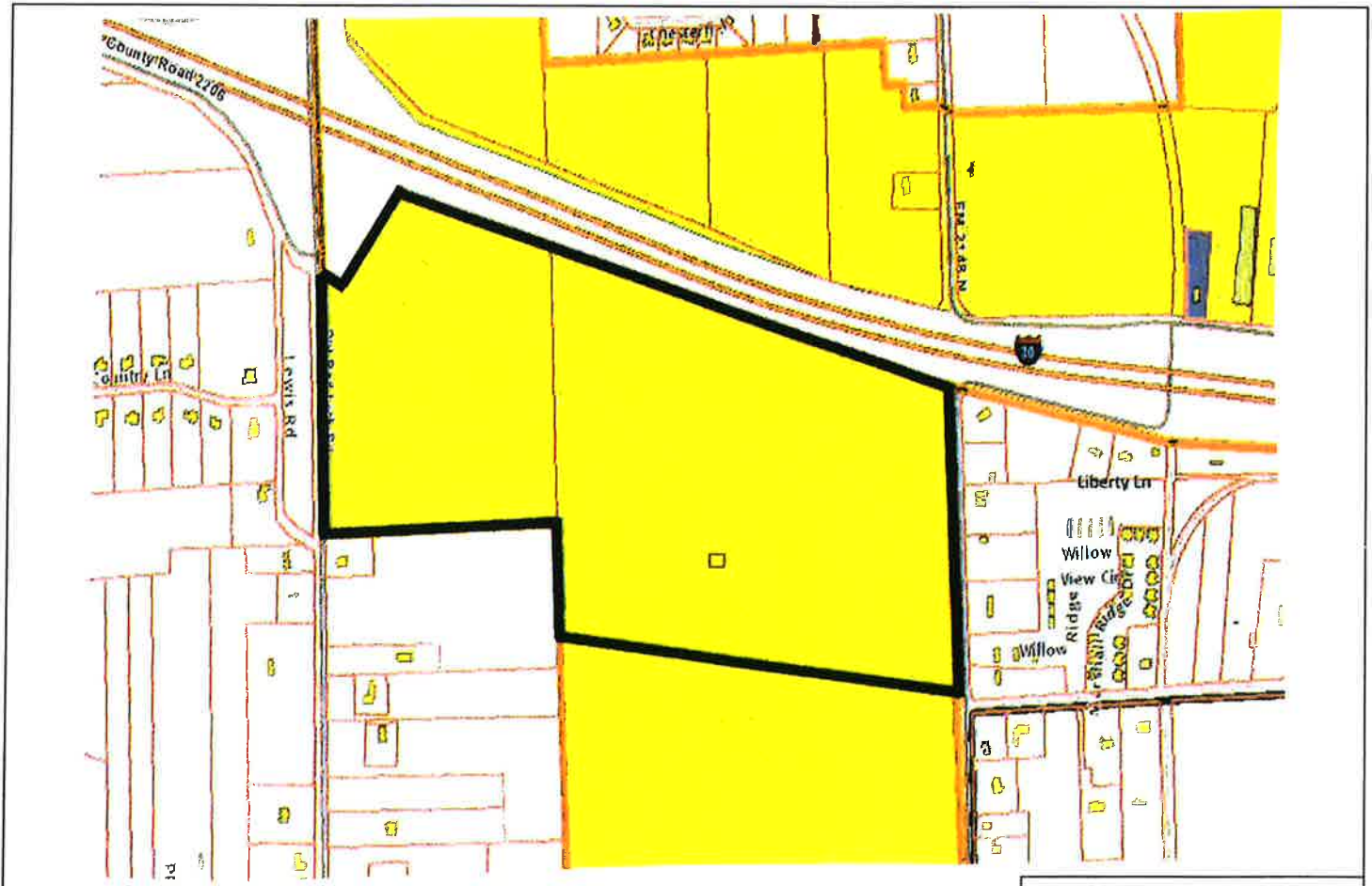
NOTICE OF PUBLIC HEARINGS

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

PLANNING & ZONING COMMISSION: Hearing Date: Monday, July 6, 2020 Hearing Time: 6:00 pm

CITY COUNCIL Hearing Date: Monday, August 24, 2020 Hearing Time: 6:00 pm

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



OWNER: Kyle Davis, BL-KD Investments, LLC, owner (Kyle Talley, agent)

OWNER'S ADDRESS: P.O. Box 1221, New Boston, TX

LOCATION OF REZONING: 2607 FM 2148 North, Texarkana, TX

PROPOSED CHANGE: Location for a temporary contractor yard for a DOT project on Interstate-30

FROM: Single Family-2 (SF-2) TO: Commercial (C)

LEGAL DESCRIPTION: An approximate 110.305-acre tract of land in the John H. Bostic HRS, A-46 and the J.W. Taylor HRS, A-756

CASE NUMBER: Z-20-10

DATE MAILED: 6/25/20



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. 00180776

Case Z-20-10

Date 6-16-2020

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: See Attached Addition: See Attached
(Or see attached legal description)

Location: FM 2148 N

Present Zoning: Single Family - D

Proposed Zoning: Commercial with Specific Use Permit

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

We intend to use approximately 30 acres of Tract 2 on the attached map as a temporary work site
that will consist of a mobile concrete plant, mobile crusher, mobile pug mill and various stock piles.

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

TX DOT has awarded a construction project that will consist of widening a 6 mile portion IH 30 from
4 lanes to 6 lanes starting at the state line. Utilizing this property as a temporary job site will dramatically
improve efficiency through the duration of the project.

Kyle Talley
Attorney or Agent Signature

792 Skinner Lane
Address

Longview, TX 75605
City, State, Zip

903-431-0590
Home Phone & Cell Phone

ktalley@longviewbridge.com
Email Address

[Signature]
Property Owner Signature - Kyle Davis - BL-KD Investments, LLC

P.O. Box 1221
Address

New Boston, TX 75570
City, State, Zip

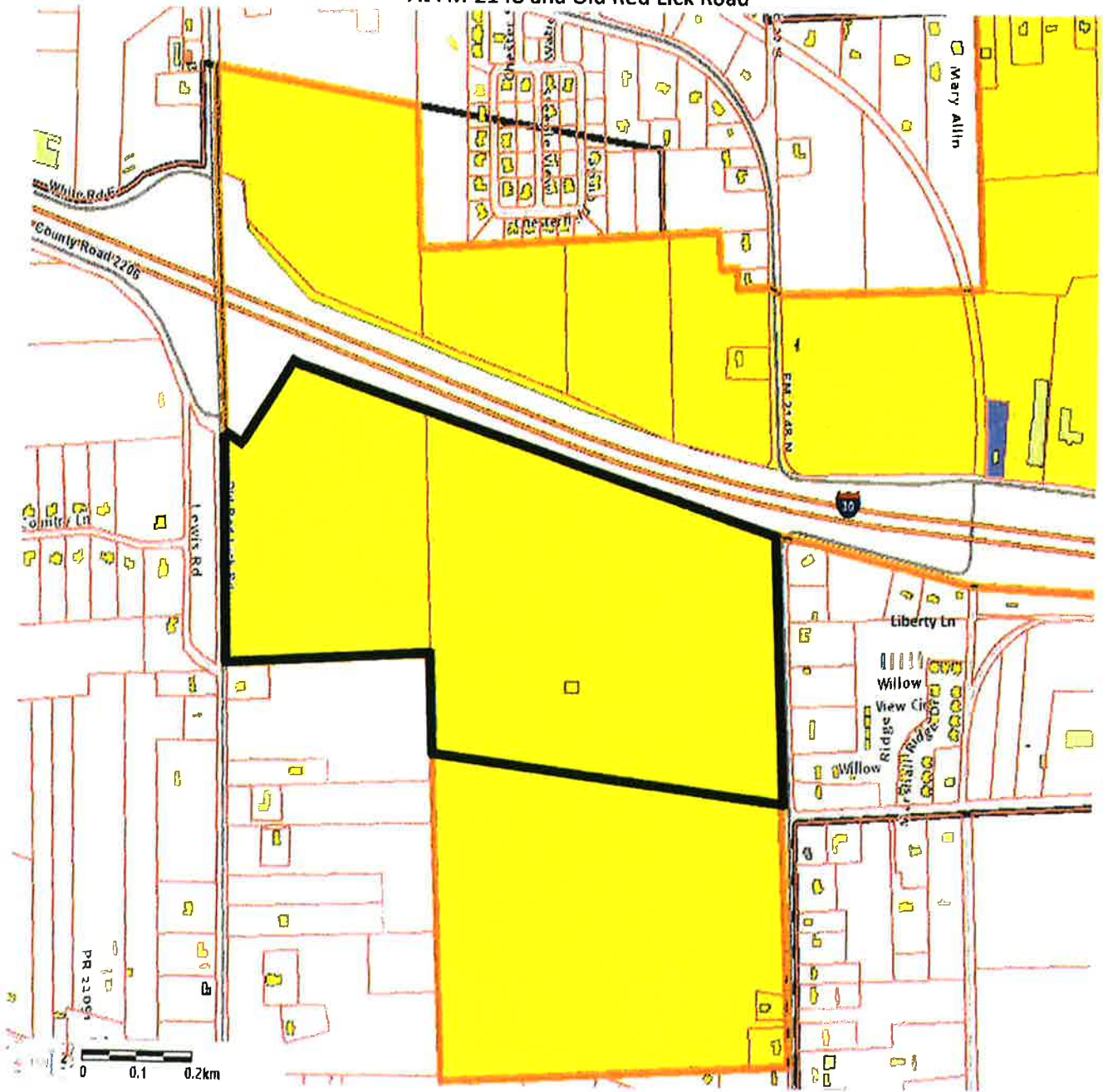
903 276-3630
Home Phone & Cell Phone

Kdavis@ldatty.com
Email Address

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

Attachment: Z-20-10 - public hearing notice & application (2295 : Z-20-10 from SF-2 to Commercial at 2607 FM 2148 North)

110.305 acre tract located in the John H. Bostic HRS, A-46 and the J.W. Taylor HRS, A-756
At FM 2148 and Old Red Lick Road



Attachment: Z-20-10 - maps (2295 : Z-20-10 from SF-2 to Commercial at 2607 FM 2148 North)



Attachment: Z-20-10 - maps (2295 : Z-20-10 from SF-2 to Commercial at 2607 FM 2148 North)

110.305 acre tract located in the John H. Bostic HRS, A-46 and the J.W. Taylor HRS, A-756
At FM 2148 and Old Red Lick Road



Attachment: Z-20-10 - maps (2295 : Z-20-10 from SF-2 to Commercial at 2607 FM 2148 North)

City of Texarkana, Texas

Summary Sheet

Version:

Update Date: 7/1/2020 3:14 PM

Lead Department: Planning and Community Development **Action Officer:** Debbie Burk,
S-723: Specific Use Permit to allow additional uses on an approximate 110.305
acre tract of land located in the John H. Bostic HRS, A-46 and the J.W. Taylor
HRS, A-756, located at 2607 FM 2148 North. Kyle Davis, representing BL-KD
Investments, LLC and BOCO Investments, LLC, applicant. Kyle Talley,
Subject: representing Longview Bridge and Road, Ltd, agent.

Meeting Date: 7/6/2020

Attachments

- a. S-723 - public hearing notice & application (PDF)
- b. S-723 - maps (PDF)
- c. S-723- survey (PDF)

Staff Coordination

Planning and Community Development	David Orr	Department Head Review
Pending		
Planning & Zoning Commission	Debbie Burk	Meeting Pending
07/06/2020 6:00 PM		

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

"NOT APPLICABLE"

Executive Summary and Background Information:

S-723: This is a request for a Specific Use Permit by Kyle Davis, BL-KD Investments, LLC and BOCO Investments, LLC, owners, and Kyle Talley, representing Longview Bridge and Road, Ltd, agent, to allow additional uses on an approximate 110.30 acre tract of land in the John H. Bostic HRS, A-46 and the J.W. Taylor HRS, A-756, located at 2607 FM 2148 North. The proposed use of this property is a temporary job site and contractor storage yard for a road project on Highway 30. The property is currently vacant.

The adjacent zoning is Single Family-2 to the north and south and outside the city limits to the east and west. The adjacent land use is Interstate-30 to the north, vacant land to the south and residences to the east and west.

An application (Z-20-10) was previously considered to rezone this property from Single Family-2 to Commercial to allow a temporary contractor storage yard. The contractor is

City of Texarkana, Texas

proposing to utilize this property for several additional temporary uses that would require a Specific Use Permit per the City's Zoning Ordinance. Those uses are as follows:

- Portable concrete plant
- Portable rock crusher
- Portable pug mill
- Aggregate stockpiles
- Excavation and replacement of soil

Staff recommends for approval of the Specific Use Permit to allow these additional temporary uses for the duration of the Interstate-30 road project.

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

Potential Options:

"None"

Fiscal Implications:

Not applicable.

Staff Recommendation:

Staff recommends for approval of the Specific Use Permit to allow these additional temporary uses for the duration of the Interstate-30 road project.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

"NOT APPLICABLE"

Advisory Board/Committee Meeting Date and Minutes:

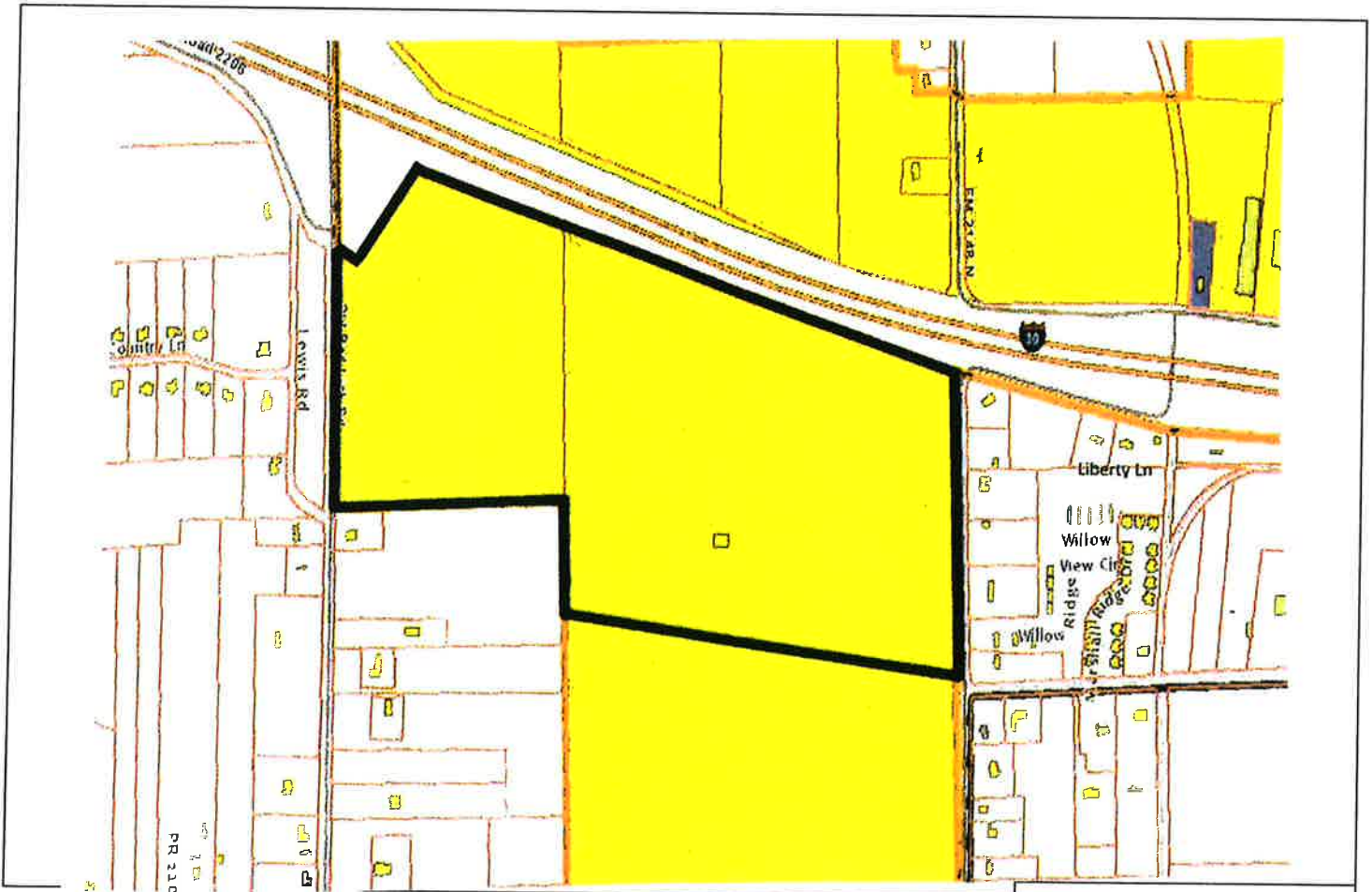
July6, 2020

NOTICE OF PUBLIC HEARINGS

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

PLANNING & ZONING COMMISSION: Hearing Date: Monday, July 6, 2020 Hearing Time: 6:00 pm
CITY COUNCIL Hearing Date: Monday, August 24, 2020 Hearing Time: 6:00 pm

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



OWNER: Kyle Davis, BL-KD Investments, LLC, owner (Kyle Talley, agent)

OWNER'S ADDRESS: P.O. Box 1221, New Boston, TX

LOCATION OF REZONING: 2607 FM 2148 North, Texarkana, TX

PROPOSED CHANGE: Specific Use Permit to allow mobile concrete plant, mobile concrete crusher, mobile pug mill, and excavation and replacement of soil.

LEGAL DESCRIPTION: An approximate 110.305-acre tract of land in the John H. Bostic HRS, A-46 and the J.W. Taylor HRS, A-756

CASE NUMBER: S-723 DATE MAILED: 6/25/20

Attachment: S-723 - public hearing notice & application (2296 : S-723 SUP to allow additional uses at 2607 FM 2148 North)



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. 00180776

Case S-723

Date 6-16-2020

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: See Attached Addition: See Attached
(Or see attached legal description)

Location: FM 2148 N

Present Zoning: Commercial

Proposed Zoning: Commercial with Specific Use Permit

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

We intend to use approximately 30 acres of Tract 2 on the attached map as a temporary work site

that will consist of a mobile concrete plant, mobile crusher, mobile pug mill and various stock piles.

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

TX DOT has awarded a construction project that will consist of widening a 6 mile portion IH 30 from 4 lanes to 6 lanes starting at the state line. Utilizing this property as a temporary job site will dramatically improve efficiency through the duration of the project.

Kyle Talley Kyle Talley
Attorney or Agent Signature

792 Skinner Lane
Address

Longview, TX 75605
City, State, Zip

903-431-0590
Home Phone & Cell Phone

ktalley@longviewbridge.com
Email Address

Kyle Davis
Property Owner Signature - Kyle Davis - BL-KD Investments, LLC

P.O. Box 1221
Address

New Boston, TX 75570
City, State, Zip

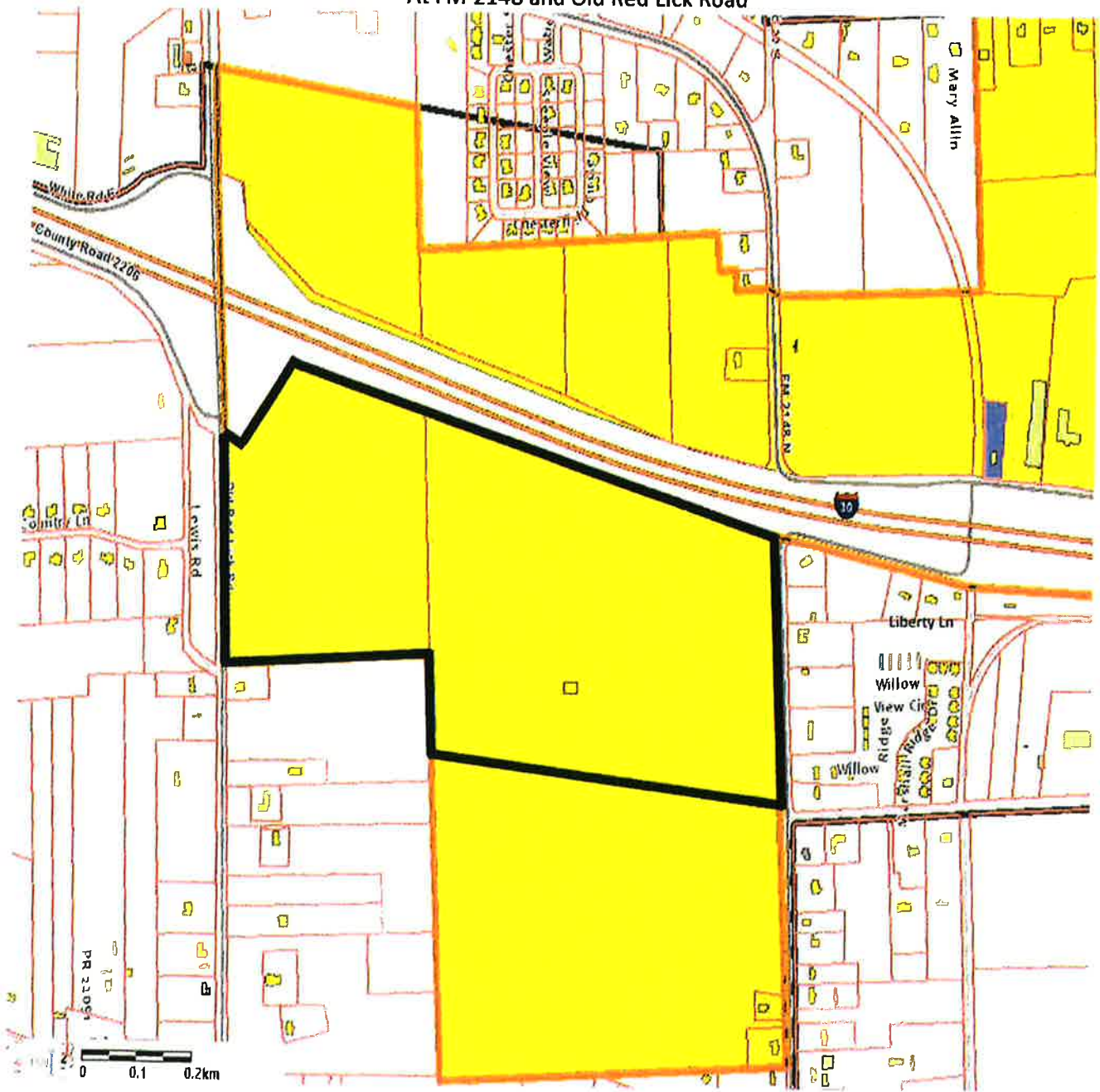
903 276-3630
Home Phone & Cell Phone

Kdavis@ldatty.com
Email Address

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

Attachment: S-723 - public hearing notice & application (2296 : S-723 SUP to allow additional uses at 2607 FM 2148 North)

110.305 acre tract located in the John H. Bostic HRS, A-46 and the J.W. Taylor HRS, A-756
At FM 2148 and Old Red Lick Road



Attachment: S-723 - maps (2296 : S-723 SUP to allow additional uses at 2607 FM 2148 North)



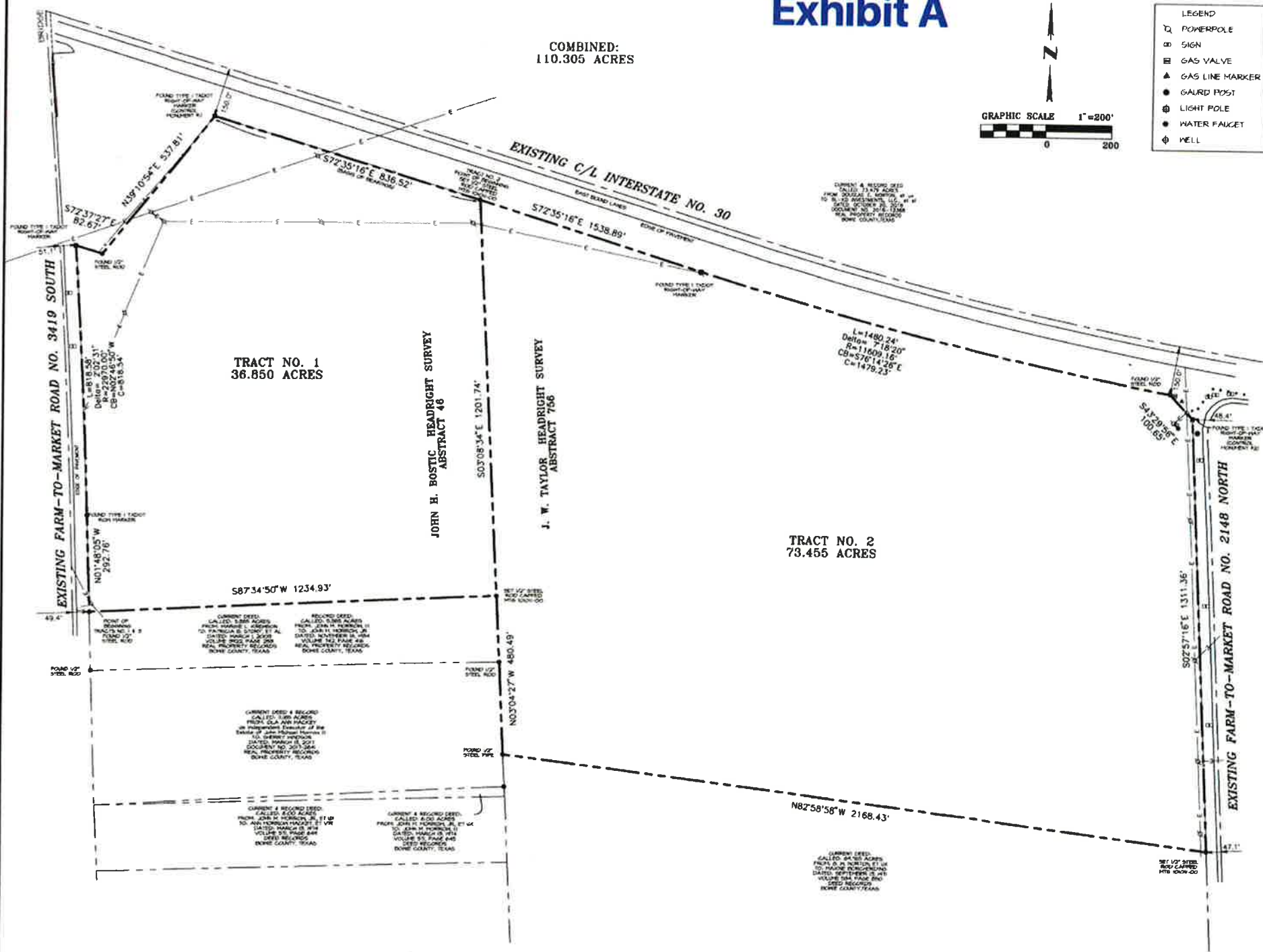
Attachment: S-723 - maps (2296 : S-723 SUP to allow additional uses at 2607 FM 2148 North)

110.305 acre tract located in the John H. Bostic HRS, A-46 and the J.W. Taylor HRS, A-756
At FM 2148 and Old Red Lick Road



Attachment: S-723 - maps (2296 : S-723 SUP to allow additional uses at 2607 FM 2148 North)

Exhibit A



Property Description - Tract No. 1
36.850 Acres
Bowie County, Texas

All that certain lot, tract or parcel of land lying and situated in the John H. Bostic Headright Survey, Abstract 46, Bowie County, Texas, being all of that certain tract of land described as 36.840 acres in the deed from Bobby Dale Akin, et al. to Stevie View Investments, LLC, dated March 2, 2004, recorded in Document 2017-2337 of the Real Property Records of Bowie County, Texas, some being described as Tract II w/36.840 acres by deed of record from Ruby Sarah Kyles to Bobby Dale Akin, dated March 2, 2006, recorded in Volume 484, Page 24 of the Real Property Records of Bowie County, Texas, and being all of that certain tract of land described as 73.479 acres in the deed from Douglas E. Norton, Document No. 2016-12368 of the Real Property Records of Bowie County, Texas, as being that certain tract of land described as 73.765 acres in the deed from W. H. Borchers, et al. to G. W. Norton, dated September 13, 1971, recorded in Volume 534, Page 805 of the Deed Records of Bowie County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch steel rod found for a corner, lying in the East right-of-way line of Farm-to-Market Road No. 3419 South (FM 3419S), the Southwest corner of the said 36.840 acres and the Northwest corner of that certain tract of land described as 5.385 acres in the deed from Margie L. Kresson to Patricia B. Story, et al. dated March 1, 2003, recorded in Volume 5922, Page 253 of the Real Property Records of Bowie County, Texas, some being described as 5.385 acres by deed of record from John M. Morrow, Jr., dated November 16, 1984, recorded in Volume 742, Page 416 of the Real Property Records of Bowie County, Texas;

THENCE North 01 degrees 48 minutes 05 seconds West a distance of 292.76 feet along the West line of the said 36.840 acre tract and the East right-of-way line of the said FM 3419S to a Type I 1x1001 right-of-way marker found for a corner, at the beginning of a circular curve to the left, tangent to said line;

THENCE in an easterly direction along the arc of said circular curve a distance of 818.58 feet, with a delta angle of 2 degrees 02 minutes 31 seconds, a radius of 22970.00 feet, a chord bearing of North 02 degrees 46 minutes 50 seconds West, and a chord distance of 818.54 to a Type I 1x1001 right-of-way marker found for a corner, lying at the intersection of the East right-of-way line of the said FM 3419S, and the South right-of-way line of Interstate Highway No. 30 (Interstate 30); the Northwest corner of the said 36.840 acre tract;

THENCE South 72 degrees 37 minutes 27 seconds East a distance of 82.67 feet along the North line of the said 36.840 acre tract and the South right-of-way line of the said Interstate 30 to a 1/2 inch steel rod, found for a corner, at an angle point;

THENCE North 39 degrees 10 minutes 54 seconds East a distance of 537.81 feet along the North line of the said 36.840 acre tract and the South right-of-way line of the said Interstate 30 to a Type I 1x1001 right-of-way marker found for a corner, at an angle point;

THENCE South 72 degrees 35 minutes 16 seconds East a distance of 836.52 feet along the North line of the said 36.840 acre tract and the South right-of-way line of the said Interstate 30 to a 1/2 inch steel rod set for a corner, capped MTG 101011-00, lying in the East line of the said Basic Survey, the West line of the said 36.840 acre tract and the Northwest corner of that certain tract of land described as 73.479 acres in the deed from Douglas E. Norton, Document No. 2016-12368 of the Real Property Records of Bowie County, Texas, some being that certain tract of land described as 73.765 acres in the deed from W. H. Borchers, et al. to G. W. Norton, dated September 13, 1971, recorded in Volume 534, Page 805 of the Deed Records of Bowie County, Texas;

THENCE South 03 degrees 08 minutes 34 seconds East a distance of 1201.74 feet along the East line of the said 36.840 acre tract, the East line of the said Basic Survey, the West line of the said 73.479 acre tract, and the West line of the said Taylor Survey to a 1/2 inch steel rod set for a corner, capped MTG 101011-00 the Southwest corner of the said 36.840 acre tract, the Northwest corner of the said 73.479 acre tract;

THENCE South 87 degrees 34 minutes 50 seconds West a distance of 1234.93 feet along the South line of the said 36.840 acre tract and the North line of the said 5.385 acre tract to the point of beginning and containing 36.840 acres of land, at the time of this survey.

This description is based on the survey and plot made by Jeffrey A. Wood, Registered Professional Land Surveyor No. 6220, on May 26, 2017.

Property Description - Tract No. 2
73.455 Acres
Bowie County, Texas

All that certain lot, tract or parcel of land lying and situated in the J. W. Taylor Headright Survey, Abstract 756, Bowie County, Texas, all of that certain tract of land described as 73.479 acres in the deed from Douglas E. Norton, et al. to B.R.-ND Investments, LLC, dated October 20, 2016, recorded in Document No. 2016-12368 of the Real Property Records of Bowie County, Texas, some being that certain tract of land described as 73.765 acres in the deed from W. H. Borchers, et al. to G. W. Norton, dated September 13, 1971, recorded in Volume 534, Page 805 of the Deed Records of Bowie County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch steel rod set for a corner, capped MTG 101011-00, lying in the South right-of-way of Interstate Highway No. 30 (Interstate 30), the West line of the said Taylor Survey, the West line of the said John H. Bostic Headright Survey, Abstract 46, the Northwest corner of that certain tract of land described as 36.840 acres in the deed from Bobby Dale Akin, et al. to Stevie View Investments, LLC, dated March 2, 2004, recorded in Document 2017-2337 of the Real Property Records of Bowie County, Texas, some being described as Tract II w/36.840 acres in the deed from Ruby Sarah Kyles to Bobby Dale Akin, dated March 2, 2006, recorded in Volume 484, Page 24 of the Real Property Records of Bowie County, Texas;

THENCE North 72 degrees 35 minutes 16 seconds East a distance of 702.37 feet along the South right-of-way line of the said Interstate 30 and the North line of the said 73.479 acre tract to a Type I 1x1001 right-of-way marker found for a corner, at the beginning of a circular curve to the left, tangent to said line;

THENCE in a southeasterly direction along the arc of said circular curve a distance of 1480.24 feet, with a delta angle of 7 degrees 18 minutes 20 seconds, a radius of 11609.16 feet, a chord bearing of South 76 degrees 14 minutes 26 seconds East, and a chord distance of 1479.23 to a 1/2 inch steel rod found for a corner, at an angle point;

THENCE South 43 degrees 29 minutes 56 seconds East a distance of 100.85 feet along the North line of the said 73.479 acre tract and the South right-of-way line of Interstate 30 to a Type I 1x1001 right-of-way marker, found for a corner, the Northwest corner of the said 73.479 acre tract, lying at the intersection of the South right-of-way line of the said Interstate 30 and the West line of Farm-to-Market Road 2148 (FM 2148S);

THENCE South 02 degrees 57 minutes 16 seconds East a distance of 1311.36 feet along the East line of the said Taylor Survey, the West line of the said 73.479 acre tract, the East line of the said Basic Survey, the East line of the said 11.185 acre tract, and the East line of the said 5.385 acre tract to a 1/2 inch steel rod capped MTG 101011-00, set for a corner, the Northeast corner of the said 5.385 acre tract and the Southeast corner of the said 36.840 acre tract;

THENCE North 03 degrees 04 minutes 27 seconds West a distance of 480.49 feet along the West line of the said Taylor Survey, the West line of the said 73.479 acre tract, the East line of the said Basic Survey, the East line of the said 11.185 acre tract, and the East line of the said 5.385 acre tract to a 1/2 inch steel rod capped MTG 101011-00, set for a corner, the Northeast corner of the said 5.385 acre tract and the Southeast corner of the said 36.840 acre tract;

THENCE North 82 degrees 58 minutes 58 seconds West a distance of 2168.43 feet along the South line of the said Taylor Survey, the West line of the said 73.479 acre tract, the East line of the said Basic Survey, the East line of the said 11.185 acre tract, and the East line of the said 5.385 acre tract to a 1/2 inch steel rod capped MTG 101011-00, set for a corner, the Northeast corner of the said 5.385 acre tract and the Southeast corner of the said 36.840 acre tract;

THENCE North 03 degrees 08 minutes 34 seconds West a distance of 1201.74 feet along the East line of the said Taylor Survey, the West line of the said 73.479 acre tract, the East line of the said Basic Survey, the East line of the said 11.185 acre tract, and the East line of the said 5.385 acre tract to the point of beginning and containing 73.455 acres of land, at the time of this survey.

This description is based on the survey and plot made by Jeffrey A. Wood, Registered Professional Land Surveyor No. 6220, on May 26, 2017.

Property Description - Overall
110.305 Acres
Bowie County, Texas

All that certain lot, tract or parcel of land lying and situated in the John H. Bostic Headright Survey, Abstract 46, and the J. W. Taylor Headright Survey, Abstract 756, Bowie County, Texas, being all of that certain tract of land described as 36.840 acres in the deed from Bobby Dale Akin, et al. to Stevie View Investments, LLC, dated March 2, 2004, recorded in Document 2017-2337 of the Real Property Records of Bowie County, Texas, some being described as Tract II w/36.840 acres by deed of record from Ruby Sarah Kyles to Bobby Dale Akin, dated March 2, 2006, recorded in Volume 484, Page 24 of the Real Property Records of Bowie County, Texas, and being all of that certain tract of land described as 73.479 acres in the deed from Douglas E. Norton, Document No. 2016-12368 of the Real Property Records of Bowie County, Texas, as being that certain tract of land described as 73.765 acres in the deed from W. H. Borchers, et al. to G. W. Norton, dated September 13, 1971, recorded in Volume 534, Page 805 of the Deed Records of Bowie County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch steel rod found for a corner, lying in the East right-of-way line of Farm-to-Market Road No. 3419 South (FM 3419S), the Southwest corner of the said 36.840 acres and the Northwest corner of that certain tract of land described as 5.385 acres in the deed from Margie L. Kresson to Patricia B. Story, et al. dated March 1, 2003, recorded in Volume 5922, Page 253 of the Real Property Records of Bowie County, Texas, some being described as 5.385 acres by deed of record from John M. Morrow, Jr., dated November 16, 1984, recorded in Volume 742, Page 416 of the Real Property Records of Bowie County, Texas;

THENCE North 01 degrees 48 minutes 05 seconds West a distance of 292.76 feet along the West line of the said 36.840 acre tract and the East right-of-way line of the said FM 3419S to a Type I 1x1001 right-of-way marker found for a corner, at the beginning of a circular curve to the left, tangent to said line;

THENCE in an easterly direction along the arc of said circular curve a distance of 818.58 feet, with a delta angle of 2 degrees 02 minutes 31 seconds, a radius of 22970.00 feet, a chord bearing of North 02 degrees 46 minutes 50 seconds West, and a chord distance of 818.54 to a Type I 1x1001 right-of-way marker found for a corner, lying at the intersection of the East right-of-way line of the said FM 3419S, and the South right-of-way line of Interstate Highway No. 30 (Interstate 30); the Northwest corner of the said 36.840 acre tract;

THENCE South 72 degrees 37 minutes 27 seconds East a distance of 82.67 feet along the North line of the said 36.840 acre tract and the South right-of-way line of the said Interstate 30 to a 1/2 inch steel rod found for a corner, at an angle point;

THENCE North 39 degrees 10 minutes 54 seconds East a distance of 537.81 feet along the North line of the said 36.840 acre tract and the South right-of-way line of the said Interstate 30 to a Type I 1x1001 right-of-way marker found for a corner, at an angle point;

THENCE South 72 degrees 35 minutes 16 seconds East a distance of 836.52 feet along the North line of the said 36.840 acre tract and the South right-of-way line of the said Interstate 30 to a 1/2 inch steel rod set for a corner, capped MTG 101011-00, passing the Northeast corner of the said 36.840 acre tract and the Northwest corner of that certain tract of land described as 73.479 acres in the deed from Douglas E. Norton, Document No. 2016-12368 of the Real Property Records of Bowie County, Texas, some being that certain tract of land described as 73.765 acres in the deed from W. H. Borchers, et al. to G. W. Norton, dated September 13, 1971, recorded in Volume 534, Page 805 of the Deed Records of Bowie County, Texas;

THENCE South 03 degrees 08 minutes 34 seconds East a distance of 1201.74 feet along the East line of the said 36.840 acre tract, the East line of the said Basic Survey, the West line of the said 73.479 acre tract, and the West line of the said Taylor Survey to a 1/2 inch steel rod set for a corner, capped MTG 101011-00 the Southwest corner of the said 36.840 acre tract, the Northwest corner of the said 73.479 acre tract;

THENCE South 87 degrees 34 minutes 50 seconds West a distance of 1234.93 feet along the South line of the said 36.840 acre tract and the North line of the said 5.385 acre tract to the point of beginning and containing 36.840 acres of land, at the time of this survey.

THENCE North 82 degrees 58 minutes 58 seconds West a distance of 2168.43 feet along the South line of the said Taylor Survey, the West line of the said 73.479 acre tract, the East line of the said Basic Survey, the East line of the said 11.185 acre tract, and the East line of the said 5.385 acre tract to a 1/2 inch steel rod capped MTG 101011-00, set for a corner, the Northeast corner of the said 5.385 acre tract and the Southeast corner of the said 36.840 acre tract;

THENCE North 03 degrees 04 minutes 27 seconds West a distance of 480.49 feet along the West line of the said Taylor Survey, the West line of the said 73.479 acre tract, the East line of the said Basic Survey, the East line of the said 11.185 acre tract, and the East line of the said 5.385 acre tract to a 1/2 inch steel rod capped MTG 101011-00, set for a corner, the Northeast corner of the said 5.385 acre tract and the Southeast corner of the said 36.840 acre tract;

THENCE North 82 degrees 58 minutes 58 seconds West a distance of 2168.43 feet along the South line of the said Taylor Survey, the West line of the said 73.479 acre tract, the East line of the said Basic Survey, the East line of the said 11.185 acre tract, and the East line of the said 5.385 acre tract to a 1/2 inch steel rod capped MTG 101011-00, set for a corner, the Northeast corner of the said 5.385 acre tract and the Southeast corner of the said 36.840 acre tract;

THENCE North 03 degrees 08 minutes 34 seconds West a distance of 1201.74 feet along the East line of the said Taylor Survey, the West line of the said 73.479 acre tract, the East line of the said Basic Survey, the East line of the said 11.185 acre tract, and the East line of the said 5.385 acre tract to the point of beginning and containing 73.455 acres of land, at the time of this survey.

This description is based on the survey and plot made by Jeffrey A. Wood, Registered Professional Land Surveyor No. 6220, on May 26, 2017.

THENCE North 03 degrees 08 minutes 34 seconds West a distance of 1201.74 feet along the East line of the said Taylor Survey, the West line of the said 73.479 acre tract, the East line of the said Basic Survey, the East line of the said 11.185 acre tract, and the East line of the said 5.385 acre tract to the point of beginning and containing 73.455 acres of land, at the time of this survey.

This description is based on the survey and plot made by Jeffrey A. Wood, Registered Professional Land Surveyor No. 6220, on May 26, 2017.

THE BEARINGS ARE BASED ON GRID NORTH WITHIN THE "TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, NAD83 (CORRESPONDING TO EPOCH 2002.0), AT THE SURFACE, WITH A BEARING OF SOUTH 73 DEGREES 25 MINUTES 28 SECONDS EAST. THE COMBINED SCALE FACTOR TO GO FROM SURFACE TO GRID IS 0.99999951438. THE FOLLOWING CONTROL MONUMENTS WERE USED TO ESTABLISH THE BASIS OF BEARINGS:

CONTROL MONUMENT #1
N=7242086.7436
E=3286278.7524

CONTROL MONUMENT #2
N=7242101.3799
E=3292251.3028

NOTE: In providing this boundary survey, no attempt has been made to obtain or show data concerning existence, size, depth, condition, capacity or location of any utility existing on the site, whether private, municipal or public owned. Subsequent and environmental conditions were not surveyed or shown.

SURVEYOR CERTIFICATE:

THIS IS TO CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION ON MAY 25, 2017, THAT THIS PLAT (MAP OR DRAWING) SUBSTANTIALLY COMPLIES WITH THE CURRENT PROFESSIONAL AND TECHNICAL STANDARDS OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AND REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY, THERE ARE NO VISIBLE MISTAKES OR ERRORS IN THE SURVEY PLAT.

THIS PLAT IS FOR THE INTENDED USE OF KYLE DAVIS AS RELATES TO OWNERSHIP OR TRANSFER OF OWNERSHIP. THIS SURVEY IS NOT ASSIGNABLE OR TRANSFERABLE, MAY NOT BE REPRODUCED OR COPIED, AND MAY BE VOID/VOLUNTARILY SUBJECT TO CHANGES IN GOVERNANCE OR INTERPRETATIONS ISSUED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AND MAY NOT BE COPIED OR PROVIDED TO OTHER PARTIES WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE UNDERSIGNED.

JEFFREY A. WOOD
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6220, STATE OF TEXAS
EXPIRATION DATE: 05/26/2020



PROPERTY ADDRESS:
FM 3419 SOUTH
FM 2148 NORTH
TEXARKANA, TEXAS

BOUNDARY SURVEY

36.850 ACRES IN THE
JOHN H. BOSTIC HRS. ABSTRACT 46
73.455 ACRES IN THE
J. W. TAYLOR HRS. ABSTRACT 756
FOR: KYLE DAVIS

MTG

Packet Pg. 58

5930 SUMMIT HILL, RD.
TEXARKANA, TEXAS 75505

Attachment: S-723- survey (2296 : S-723 SUP to allow additional uses at 2607 FM 2148 North)

City of Texarkana, Texas

Summary Sheet

Version:

Update Date: 7/1/2020 3:21 PM

Lead Department: Planning and Community Development **Action Officer:** Debbie Burk,
S-724: Specific Use Permit to allow a double wide HUD code manufactured
home on Lots 4-6, Block 45, located in the 3400 block of Davis Street. Sylinda
Subject: Battle, applicant.

Meeting Date: 7/6/2020

Attachments

- a. S-724 - public hearing notice & application (PDF)
- b. S-724 - maps (PDF)
- c. S-724 - photo of home (PDF)

Staff Coordination

Planning and Community Development	David Orr	Department Head Review
Pending		
Planning & Zoning Commission	Debbie Burk	Meeting Pending
07/06/2020 6:00 PM		

Staff Commentary

Updates/History of Briefing:

"NOT APPLICABLE"

Executive Summary and Background Information:

S-724: This is a request by Sylinda Battle, owner, for a Specific Use Permit to allow the location of a used 1997 double wide HUD code manufactured home on Lots 4-6, Block 45, Grandview Addition, located in the 3400 block of Davis Street. This property is currently vacant land.

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

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.

This property is currently located in the Single Family-3 zoning district.

City of Texarkana, Texas

This is an older 1997 manufactured home. However, the roof has been updated to metal and the home has been well kept. See attached photograph.

There are many other manufactured homes located in the Grandview area. HUD code double wide manufactured housing looks similar to 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.

Since the home has been well kept and the roof updated, staff recommends for approval of the Specific Use Permit with the following stipulations:

1. That a 1997 or newer double wide HUD code manufactured home be allowed on this property. See attached photograph of home exterior.
2. That the double wide HUD code manufactured home be tied down/skirted/underpinned.
3. That the double wide HUD code manufactured home be used for dwelling purposes only, human occupancy only.
4. That the Specific Use Permit be in effect for a period of three (3) years, beginning at the date of this Ordinance. It is the owner's responsibility to renew this permit.
5. That if the HUD code manufactured home is not placed on the property within the three (3) year period, the Specific Use Permit will automatically be revoked.
6. That all driveways, parking, building codes/setbacks, engineered foundation, platting and flood plain requirements must be in accordance with the City of Texarkana, Texas codes.

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

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

Potential Options:

"None"

Fiscal Implications:

Not applicable.

Staff Recommendation:

Staff recommends 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:

July 6, 2020

NOTICE OF PUBLIC HEARINGS

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

PLANNING & ZONING COMMISSION: Hearing Date: Monday, July 6, 2020 Hearing Time: 6:00 pm

CITY COUNCIL Hearing Date: Monday, August 24, 2020 Hearing Time: 6:00 pm

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



OWNER: Sylinda Battle

OWNER'S ADDRESS: 15234 TX Hwy. 8, Douglasville, TX

LOCATION OF REZONING: 3409-3413 Davis Street, Texarkana, TX

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

LEGAL DESCRIPTION: Lots 4, 5 & 6, Block 45, Grandview Addition

CASE NUMBER: S-724

DATE MAILED: 6/25/20

MAP LEGEND
Proposed Change



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. 00180773

Case S-724
Date 6/19/2020

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

Location: Grandview lot 4, 5, 6 (3409, 3411, 3413 Davis St.)

Present Zoning: _____

Requested: Specific Use Permit

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

To move a mobile home ⁽¹⁹⁹⁷⁾ to Davis St. Texarkana, TX 75501

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

Attorney or Agent Signature

Address

City, State, Zip

Home Phone & Cell Phone

Email address

Property Owner Signature

Address

City, State, Zip

Home Phone & Cell Phone

Email address

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

S-724

3400 Block of Davis



Attachment: S-724 - maps (2297 : S-724 SUP to allow HUD Code Manufactured home in the 3400 block of Davis St)



S-724

Lots 4-6, Block 45, located in the 3400 block of Davis Street



Attachment: S-724 - maps (2297 : S-724 SUP to allow HUD Code Manufactured home in the 3400 block of Davis St)



City of Texarkana, Texas

Summary Sheet

Version:

Update Date: 7/1/2020 3:24 PM

Lead Department: Planning and Community Development **Action Officer:** Debbie Burk
Subject: Consider approval of the June 1, 2020 Planning and Zoning Commission minutes.
Meeting Date: 7/6/2020

Attachments

a. 6-1-20 Minutes (PDF)

Staff Coordination

Planning and Community Development	David Orr	Department Head Review
Pending		
Planning & Zoning Commission	Debbie Burk	Meeting Pending
07/06/2020 6:00 PM		

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

(Insert Date Here):

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

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

- List or "None"
-

Fiscal Implications:

(Insert Text Here)

Staff Recommendation:

(Insert Text Here)

Advisory Board/Committee Review:

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

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

(Insert Date Here):

(Insert Text Here or say "NOT APPLICABLE")

Advisory Board/Committee Meeting Date and Minutes:

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

**MINUTES
REGULAR MEETING
PLANNING AND ZONING COMMISSION
(MEETING HELD VIRTUALLY VIA ZOOM)
MONDAY, JUNE 1, 2020
6:00 P.M.**

The Planning and Zoning Commission of the City of Texarkana, Texas met in their regular session, Monday, June 1, 2020 at 6:00 p.m. in the Council Chambers, 2nd floor, Municipal Building, 220 Texas Boulevard, Texarkana, Texas with the following members present:

ATTENDING:

Mr. Gene Joyce III, Chairman
Mr. Casey Boyette
Ms. Dianna Patterson Kinsey
Dr. Wanda Northam
Mr. Brad Bailey

ABSENT:

Mr. Tom Coleman
Mr. George Merrill
Mr. James Larkins

ALSO ATTENDING:

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

Mr. Joyce called the meeting to order at 6:15 p.m. after some technical difficulties. 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 replat of Block 2, University Park Two Addition. Waggoner Creek Crossing, II, owner. MTG Engineers and Surveyors, agent.

Mr. Jeffrey Wood, representing the applicant, explained that this replat is to split Lots 1 and 2 into three (3) lots. He added that he is working with city staff on some minor issues. This property is located at the intersection of Gibson Lane and University Park Boulevard.

After discussion among Commission members, Mr. Bailey made a motion to approve the replat. Mr. Boyette seconded the motion. Members voted unanimously for approval.

RECOMMENDED FOR APPROVAL

Z-20-5: A 0.23-acre tract of land (Tract 248) in the Thomas Price HRS, A-466, located at 615 Witt Lane. Single Family-2 to Single Family-3. Nefrali Amaya, applicant.

Ms. Nefrali Amaya, owner, explained that this request is to allow a 4-bedroom, 1 ½ bath HUD code manufactured home on this property. She added that the neighbors in the area are in favor.

Mr. Orr stated that staff had received a statement from Sharon Baker, a property owner in the area, in opposition to this request.

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

RECOMMENDED FOR APPROVAL

S-719: Specific Use Permit to allow a double wide HUD code manufactured home on a 0.23-acre tract of land (Tract 248) in the Thomas Price HRS, A-466, located at 615 Witt Lane. Nefrali Amaya, applicant.

Dr. Northam made a motion to approve the Specific Use Permit with staff stipulations, those being:

1. That a 2019 or newer 4-bedroom, 2 bath double wide HUD code manufactured home be allowed on this property.
2. That the double wide HUD code manufactured home be tied down/skirted/underpinned.
3. That the double wide HUD code manufactured home be used for dwelling purposes only, human occupancy only.
4. That the Specific Use Permit be in effect for a period of three (3) years, beginning at the date of this Ordinance. It is the owner's responsibility to renew this permit.
5. That if the HUD code manufactured home is not placed on the property within the three (3) year period, the Specific Use Permit will automatically be revoked.
6. That all driveways, parking, building codes/setbacks, engineered foundation, platting and flood plain requirements must be in accordance with the City of Texarkana, Texas codes.

Ms. Kinsey seconded the motion. Members voted unanimously for approval.

RECOMMENDED FOR APPROVAL WITH STIPULATIONS

Amendment to PD-04-2 for site approval to allow modifications on Lot 2, Galleria Oaks #2 Subdivision, located at 1550 Moores Lane. David Boudreaux, applicant. MTG Engineers and Surveyors, agent.

Mr. David Williams, MTG Engineering and Surveyor and representing the applicant, explained that this site is the new location for Red River Pharmacy. This property is currently zoned Planned Development-Office. Mr. Williams stated the pharmacy is requesting several modifications to the existing site plan. He added that the existing brick monument sign located in front of the building along Moores Lane will be updated and remain in place. Following are the requested modifications:

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

Mr. Williams explained that the pharmacy will have different suites inside the building, so the additional parking is needed. He stated that the plan is to utilize the existing outside lighting.

Ms. Kinsey made a motion to approve the modifications to the site plan. Mr. Boyette seconded the motion. Members voted unanimously for approval.

RECOMMENDED FOR APPROVAL

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

Mr. Chad Rains explained that this request for rezoning is to allow the construction of duplexes on this site. There are other duplexes in this area of North Park Road. Mr. Rains added that he does not have a site plan available at the current time.

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

RECOMMENDED FOR APPROVAL

STAFF UPDATES

Mr. Orr stated that there are no staff updates.

Consider approval of May 4, 2020 Minutes

Mr. Bailey made a motion to approve the minutes. Dr. Northam seconded the motion. Members voted unanimously for approval of the motion.

RECOMMENDED FOR APPROVAL

There being no further business, the meeting was adjourned.

Gene Joyce III, Chairman

Debbie Burk, Secretary