



CITY OF TEXARKANA
PLANNING & ZONING COMMISSION
AGENDA • JULY 6, 2021

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

220 TEXAS BLVD.
TEXARKANA, TX 75501

Chairperson

Gene Joyce III

Commissioner

James Larkins

Commissioner

George Merrill

Vice Chairperson

Dianna Patterson Kinsey

Commissioner

Wanda Northam

Alternate Commissioner

Mitch Alexander

Commissioner

Tom Coleman

Commissioner

Casey Boyette

Alternate Commissioner

Brad Bailey

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

1. Z-21-13: WITHDRAWN - rezoning Lot 1, Block 5, Rochelle Heights, located at 3721 Magnolia Street. Neighborhood Services to Commercial. James Jester, owner. Geoffrey May, agent.
2. Z-21-14: rezoning a 2.4-acre tract of land (being Tract 40) in the M.E.P. & P. RWY Co. HRS, A-428, located in the 5800 block of Cooks Lane. Single Family-2 to Multiple Family-2. Juanita Hatridge, owner. Nathan Rider, agent.
3. Z-21-15: rezoning Lot 1, Block 19, West Texarkana Addition, located at 2301 West 12th Street. Single Family-2 to Single Family-3. Saudi Spry, owner.
4. S-742: Specific Use Permit to allow the location of a double-wide HUD code manufactured home on Lot 1, Block 19, West Texarkana Addition, located at 2301 West 12th Street. Saudi Spry, owner.

5. Z-21-16: WITHDRAWN - rezoning Lot 14, M.C. Wade's Southwest Garden Addition, located at 2121 Buchanan Road. Single Family-2 to Single Family-3. Tatra Bradley, owner.
6. S-743: WITHDRAWN - Specific Use Permit to allow the location of a double-wide HUD code manufactured home on Lot 14, M.C. Wade's Southwest Garden Addition, located at 2121 Buchanan Road. Tatra Bradley, owner.

III. STAFF UPDATES

IV. CONSIDER APPROVAL OF MINUTES

1. Consider approval of the Planning and Zoning Commission meeting minutes from June 7, 2021.

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: 7/1/2021 11:05 AM

Lead Department: Planning & Zoning Commission **Action Officer:** Laura Puckett, Administrative Coordinator
Subject: Z-21-13: WITHDRAWN - rezoning Lot 1, Block 5, Rochelle Heights, located at 3721 Magnolia Street. Neighborhood Services to Commercial. James Jester, owner. Geoffrey May, agent.
Meeting Date: 7/6/2021

Attachments

Staff Coordination

Planning and Community Development Pending	Laura Puckett	Department Head Review
Building Code Administration Completed	Mashell Daniel 07/01/2021 1:16 PM	Department Head Review
Planning & Zoning Commission 07/06/2021 6:00 PM	Laura Puckett	Meeting Pending

Updates/History of Briefing:

Not applicable.

Executive Summary and Background Information:

Not applicable

Potential Options:

"None"

Fiscal Implications:

Not applicable.

Staff Recommendation:

Not applicable.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

July 6, 2021

City of Texarkana, Texas

Summary Sheet

Version:

Update Date: 7/1/2021 11:06 AM

Lead Department: Planning & Zoning Commission **Action Officer:** Laura Puckett, Administrative Coordinator
Subject: Z-21-14: rezoning a 2.4-acre tract of land (being Tract 40) in the M.E.P. & P. RWY Co. HRS, A-428, located in the 5800 block of Cooks Lane. Single Family-2 to Multiple Family-2. Juanita Hatridge, owner. Nathan Rider, agent.

Meeting Date: 7/6/2021

Attachments

- a. Hearing Notice and Application (PDF)
- b. Z-21-14 Maps (PDF)
- c. Z-21-14 Legal Description (PDF)
- d. Z-21-14 Site Plan (PDF)

Staff Coordination

Planning and Community Development Pending	Laura Puckett	Department Head Review
Building Code Administration Completed	Mashell Daniel 07/01/2021 1:16 PM	Department Head Review
Planning & Zoning Commission 07/06/2021 6:00 PM	Laura Puckett	Meeting Pending

Updates/History of Briefing:

Not applicable.

Executive Summary and Background Information:

This is a request by Juanita Hatridge, owner and Nathan Rider, agent, to rezone a 2.4-acre tract of land (being Tract 40), in the M. E. P. & P. RWY Co., A-428, located in the 5800 block of Cooks Lane from Single Family-2 to Multiple Family-2. The property is currently vacant land. According to the applicant, the proposed use is the construction of high-end multiple family rental property.

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

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

There are multiple family zoning designations on Skyline Boulevard, Gould Place and Summerhill Place which is in close proximity to this site. However, these multiple

City of Texarkana, Texas

family properties consist of duplexes and/or townhouses. This property has remained vacant undeveloped land for many years. Per the applicant, he wants to construct buildings similar to the townhomes that were constructed recently in the 800 block of W. 32nd Street. See attached drawing.

The applicants request would put this proposed multiple family site in the middle of single-family residential properties and in conflict with the Comprehensive Plan. Therefore, staff recommends for denial 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 for denial 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, 2021

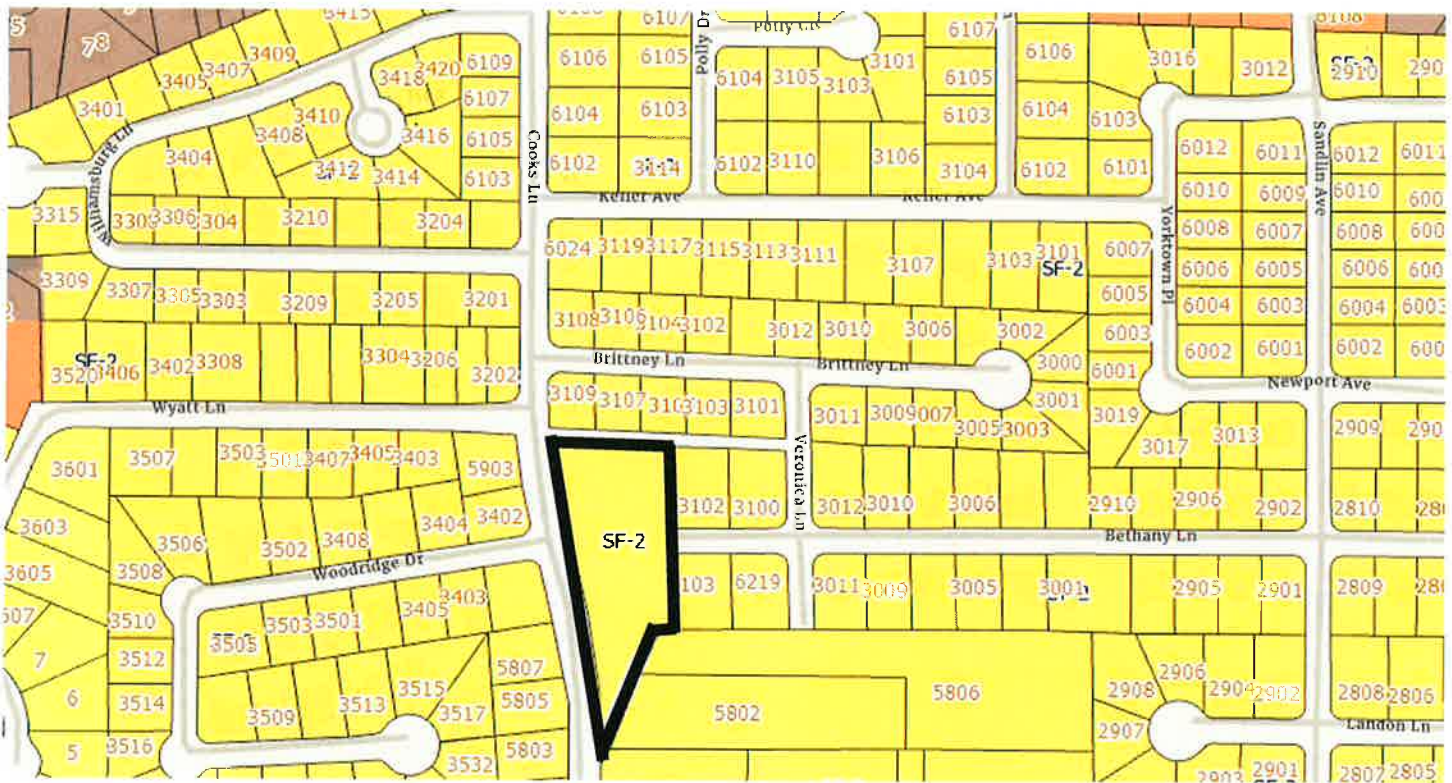
NOTICE OF PUBLIC HEARINGS

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

PLANNING & ZONING COMMISSION: Hearing Date: TUESDAY, JULY 6, 2021 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, AUGUST 23, 2021 Hearing Time: 6:00 pm

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



OWNER: Juanita Hatridge, owner and Nathan Rider, agent

OWNER'S ADDRESS: 1284 Hwy 234, Ashdown, Arkansas 71822

LOCATION OF REZONING: 5800 block of Cooks Lane, Texarkana, Texas 75503

PROPOSED CHANGE: Construction of high-end rental multiple family rental property

ZONING CHANGE FROM: Single Family - 2 (SF-2) TO: Multiple Family - 2 (MF-2)

LEGAL DESCRIPTION: A 2.4-acre tract of land (being Tract 40) in the M.E.P. & P. RWY Co., A-428

CASE NUMBER: Z-21-14

DATE MAILED: June 23, 2021

Attachment: Hearing Notice and Application (2509 : Z-21-14: rezoning in 5800 block of Cooks Lane)



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. 00005947 Case Z-21-14 Date 6-15-21

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: 0 Block: 40 Addition: MEP: P Rwy CO A-428
(Or see attached legal description)

Location: Texarkana TX 75503 5800 Block Cooks Lane

Present Zoning: SF-2

Proposed Zoning: MF-2

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

Multi family Rental

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

Texarkana has grown drastically over the last few years and there is a huge demand for High End Rental properties.

Attorney or Agent Signature

Nathan Rider

Print Name

4306 Idalon Dr

Address

Texarkana TX 75503

City, State, Zip

903 701 5201

Home Phone & Cell Phone

Nathan.rider91@gmail.com

Email Address

Property Owner Signature

WANDA HATFIELD

Print Name

1284 Hwy 234

Address

AsilDown AR 71822

City, State, Zip

903-559-7107

Home Phone & Cell Phone

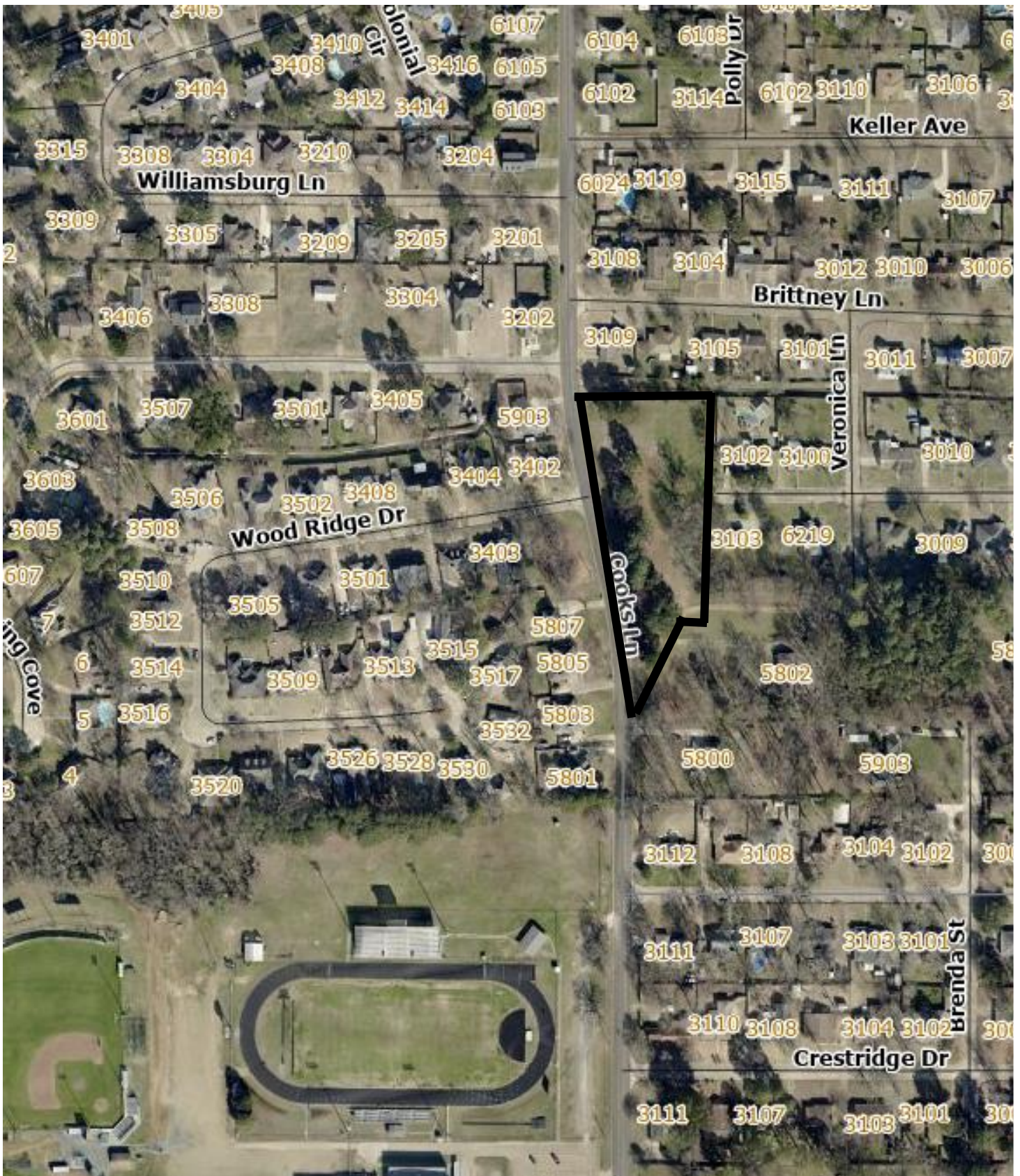
MARTY HATFIELD @ Yahoo.com

Email Address

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

Attachment: Hearing Notice and Application (2509 : Z-21-14: rezoning in 5800 block of Cooks Lane)

5800 Block of Cooks Lane

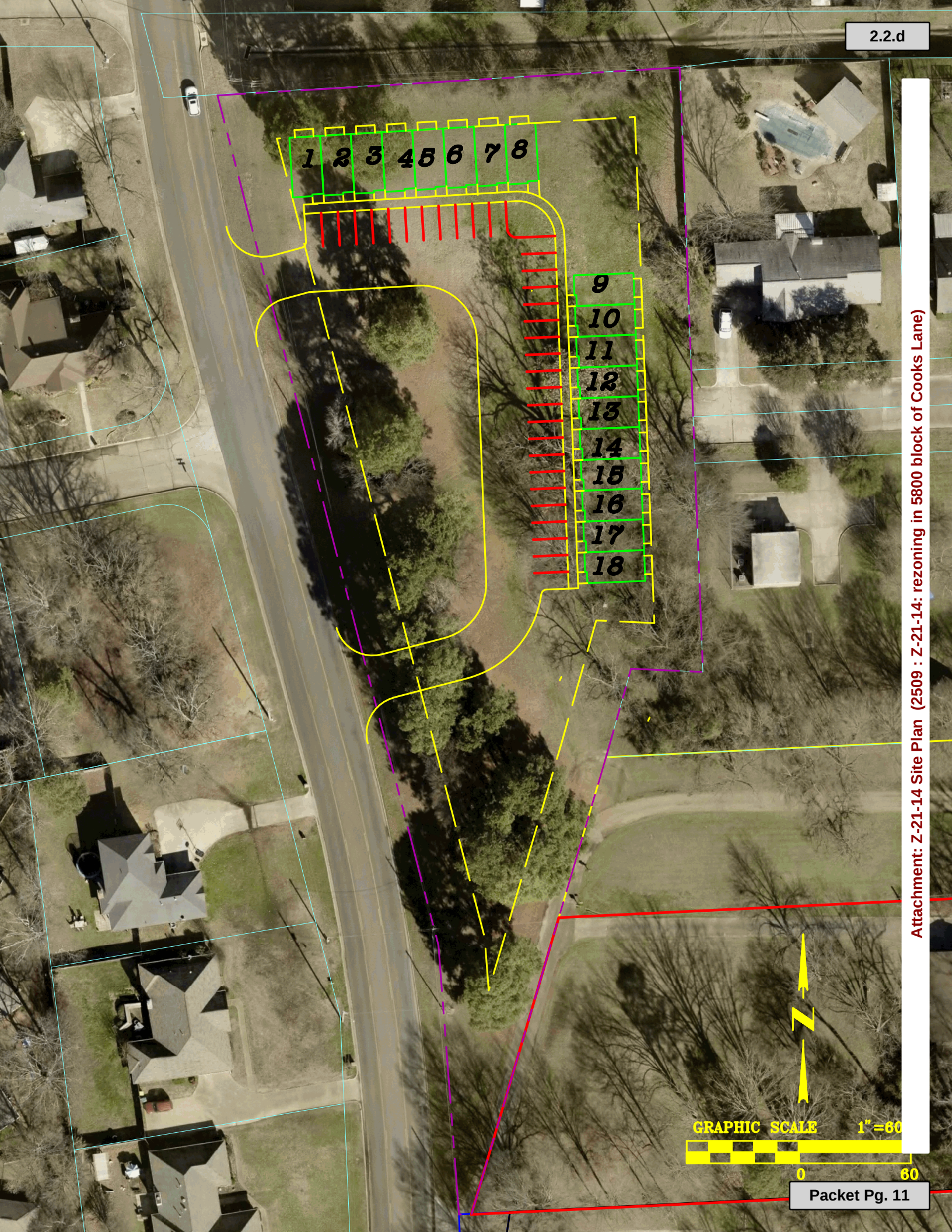


Attachment: Z-21-14 Maps (2509 : Z-21-14; rezoning in 5800 block of Cooks Lane)

Legal Description

BEGINNING at a point in a public road, said point being South 970.25 feet, and East 2656.06 feet from the Northwest corner of Section 11 M. E. P. & P. Ry. Co. Survey, Bowie County, Texas;
THENCE South 89 deg. 38 min. East with an existing fence 276.90 feet;
THENCE South 01 deg. 31 min. 34 sec. West with an existing fence, 324.05 feet;
THENCE North 83 deg. 37 min. West 38.55 feet;
THENCE South 19 deg. 30 min. West 417.66 feet to a point in a public road;
THENCE North 00 deg. 22 min. East with said road 250.30 feet;
THENCE North 11 deg. 12 min. 30 sec. West with said road 473.89 feet to the Point of Beginning, and containing 2.440 acres of land, more or less.

Attachment: Z-21-14 Legal Description (2509 : Z-21-14: rezoning in 5800 block of Cooks Lane)



GRAPHIC SCALE 1"=60'



0 60

City of Texarkana, Texas

Summary Sheet

Version:

Update Date: 7/1/2021 11:07 AM

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

Subject: Z-21-15: rezoning Lot 1, Block 19, West Texarkana Addition, located at 2301 West 12th Street. Single Family-2 to Single Family-3. Saudi Spry, owner.

Meeting Date: 7/6/2021

Attachments

- a. Hearing Notice and Application (PDF)
- b. Z-21-15 Maps (PDF)

Staff Coordination

Planning and Community Development Pending	Laura Puckett	Department Head Review
Building Code Administration Completed	Mashell Daniel 07/01/2021 1:17 PM	Department Head Review
Planning & Zoning Commission 07/06/2021 6:00 PM	Laura Puckett	Meeting Pending

Updates/History of Briefing:

Not applicable.

Executive Summary and Background Information:

This is a request by Saudi Spry, owner, to rezone Lot 1, Block 19, West Texarkana Addition, located at 2301 West 12th Street from Single Family-2 to Single Family-3. The property is currently vacant land. The proposed use is a double wide HUD code manufactured home.

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

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

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

City of Texarkana, Texas

While there are no manufactured homes in the immediate area, there is a HUD code manufactured home at 1403 Plum Street and one at 2107 West 14th Street. HUD code double wide manufactured housing looks like some of the existing frame pier and beam houses in the area. This type housing could also be a revitalization housing alternative to traditional site-built homes. Therefore, staff recommends for approval of this request.

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

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

Potential Options:

None

Fiscal Implications:

Not applicable.

Staff Recommendation:

Staff Recommends for approval of this request.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

Not applicable.

Advisory Board/Committee Meeting Date and Minutes:

July 6, 2021

NOTICE OF PUBLIC HEARINGS

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

PLANNING & ZONING COMMISSION: Hearing Date: TUESDAY, JULY 6, 2021 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, AUGUST 23, 2021 Hearing Time: 6:00 pm

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



OWNER: Saudi Spry, owner

OWNER'S ADDRESS: 2301 W. 12th Street, Texarkana, Texas 75501

LOCATION OF REZONING: 2301 W. 12th Street, Texarkana, Texas 75503

PROPOSED CHANGE: To allow a double-wide HUD code manufactured home

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

LEGAL DESCRIPTION: Lot 1, Block 19, West Texarkana Addition

CASE NUMBER: Z-21-15 DATE MAILED: June 23, 2021

Attachment: Hearing Notice and Application (2510 : Z-21-15 rezoning at 2301 W. 12th 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

Receipt No. 00005941 Case Z-21-15 Date 6-15-21

To: The Planning and Zoning Commission
City of Texarkana Texas

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

Lot: 1 Block: 19 Addition: West Texarkana
(Or see attached legal description)

Location: 2301 W 12th Street

Present Zoning: SF2

Proposed Zoning: SF3

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

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

Due to the rising cost in construction, we feel like it is in our best interest financially

to purchase a manufactured home.

Attorney or Agent Signature

Print Name

Address

City, State, Zip

Home Phone & Cell Phone

Email Address

Saudi Spry
Property Owner Signature

Saudi Spry
Print Name

2301 W 12th Street
Address

Texarkana, TX 75501
City, State, Zip

903-280-3067
Home Phone & Cell Phone

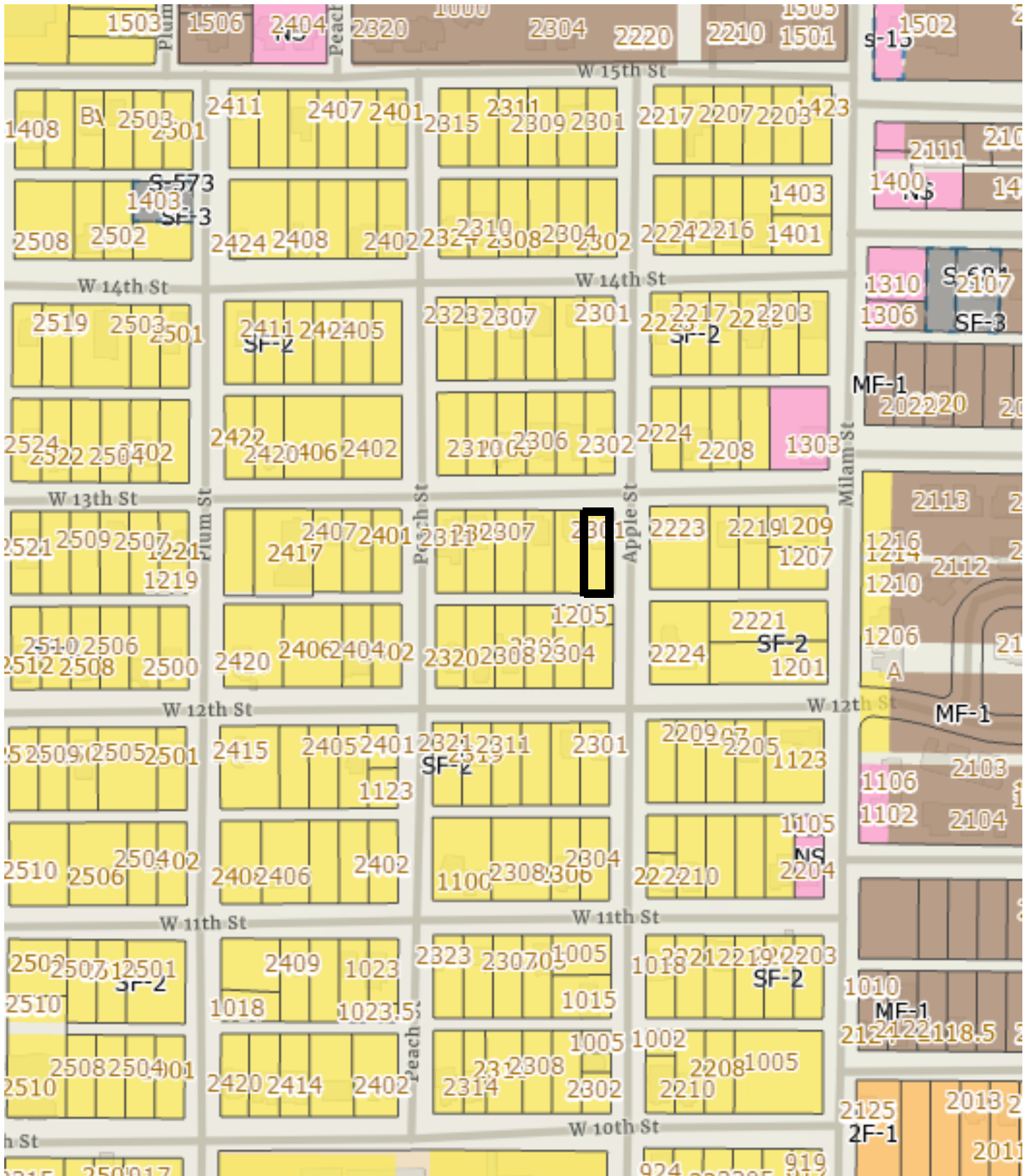
amirawebster@gmail.com
Email Address

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

Attachment: Hearing Notice and Application (2510 : Z-21-15 rezoning at 2301 W. 12th St)

[illegible]

2301 W 12th Street



Attachment: Z-21-15 Maps (2510 : Z-21-15 rezoning at 2301 W. 12th St)

2301 W 12th Street



Attachment: Z-21-15 Maps (2510 : Z-21-15 rezoning at 2301 W. 12th St)

City of Texarkana, Texas

Summary Sheet

Version:

Update Date: 7/1/2021 11:07 AM

Lead Department: Planning & Zoning Commission **Action Officer:** Laura Puckett, Administrative Coordinator
Subject: S-742: Specific Use Permit to allow the location of a double-wide HUD code manufactured home on Lot 1, Block 19, West Texarkana Addition, located at 2301 West 12th Street. Saudi Spry, owner.

Meeting Date: 7/6/2021

Attachments

- a. Hearing Notice and Application (PDF)
- b. S-742 Maps (PDF)
- c. S-742 Letter from Ace Mobile Homes (PDF)
- d. S-742 Photos (PDF)

Staff Coordination

Planning and Community Development Pending	Laura Puckett	Department Head Review
Building Code Administration Completed	Mashell Daniel 07/01/2021 1:15 PM	Department Head Review
Planning & Zoning Commission 07/06/2021 6:00 PM	Laura Puckett	Meeting Pending

Updates/History of Briefing:

Not applicable.

Executive Summary and Background Information:

This is a request by Saudi Spry, owner, for a Specific Use Permit to allow the location of a double wide HUD code manufactured home as a residence on Lot 1, Block 19, West Texarkana Addition, located at 2301 West 12th Street. The property is currently vacant land.

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

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

City of Texarkana, Texas

The proposed manufactured home was built in 2001. However, this home has been completely remodeled and updated. Please see attached photographs.

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

1. That one renovated 2001 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.

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 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, 2021

NOTICE OF PUBLIC HEARINGS

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

PLANNING & ZONING COMMISSION: Hearing Date: TUESDAY, JULY 6, 2021 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, AUGUST 23, 2021 Hearing Time: 6:00 pm

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



OWNER: Saudi Spry, owner

OWNER'S ADDRESS: 2301 W. 12th Street, Texarkana, Texas 75501

LOCATION OF REZONING: 2301 W. 12th Street, Texarkana, Texas 75503

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

LEGAL DESCRIPTION: Lot 1, Block 19, West Texarkana Addition

CASE NUMBER: S-742 DATE MAILED: June 23, 2021

Attachment: Hearing Notice and Application (2511 : S-742: SUP at 2301 W 12th 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

Receipt No. 00005941 Case S-742 Date 6-15-21

To: The Planning and Zoning Commission
City of Texarkana Texas

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

Lot: 1 Block: 19 Addition: West Texarkana
(Or see attached legal description)

Location: 2301 W 12th Street, Texarkana

Present Zoning: _____

Requested: Specific Use Permit

The requested Specific Use Permit will be used for the following: Installation of a
manufactured home.

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

Due to the rising cost in construction, we feel like it is in our best interest financially
to purchase a manufactured home.

Attorney or Agent Signature _____

Sandi Spuy
Property Owner Signature

Address _____

2301 W 12th Street
Address

City, State, Zip _____

Texarkana, TX 75501
City, State, Zip

Home Phone & Cell Phone _____

903-280-3067
Home Phone & Cell Phone

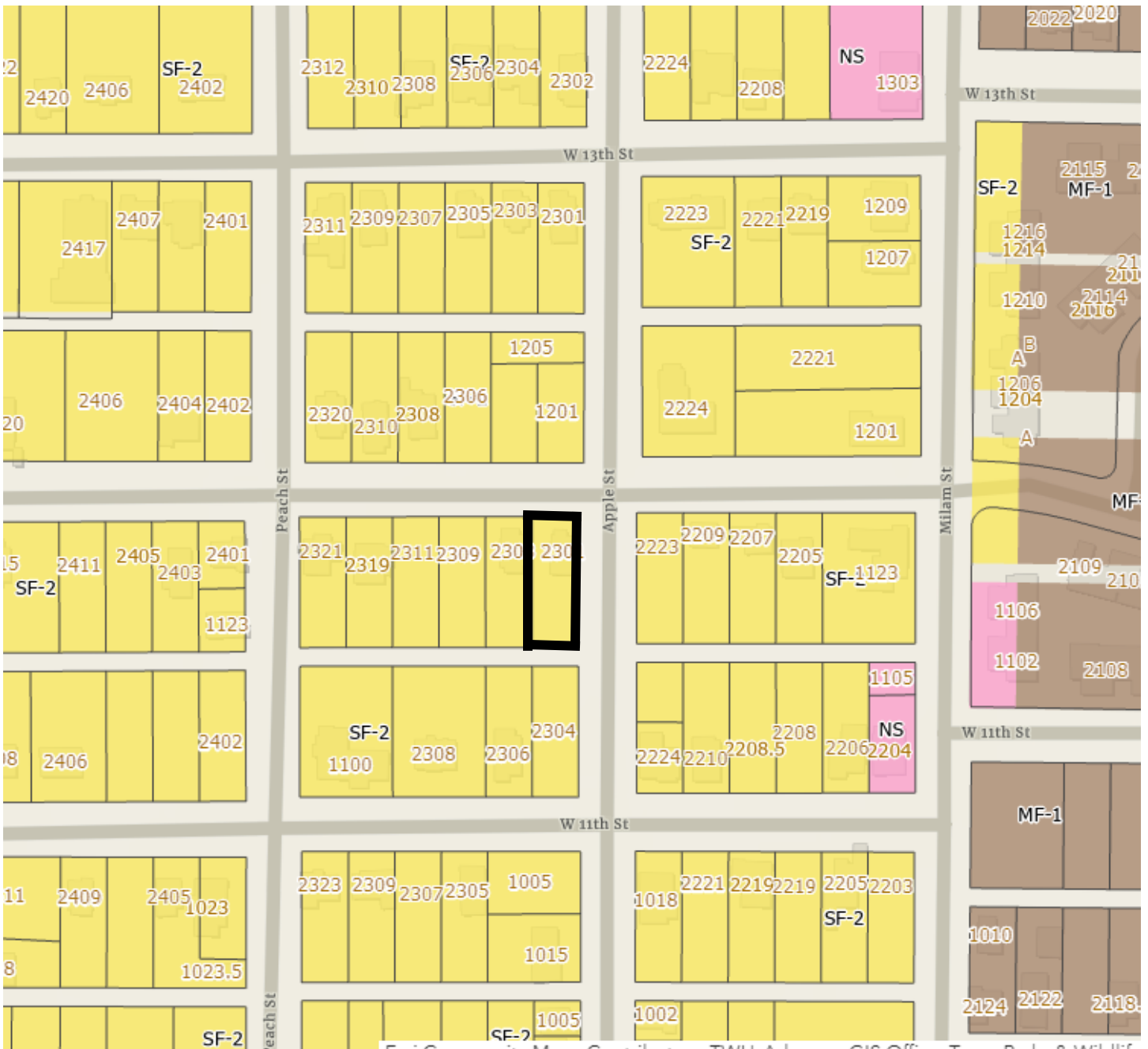
Email address _____

amirawebster@gmail.com
Email address

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

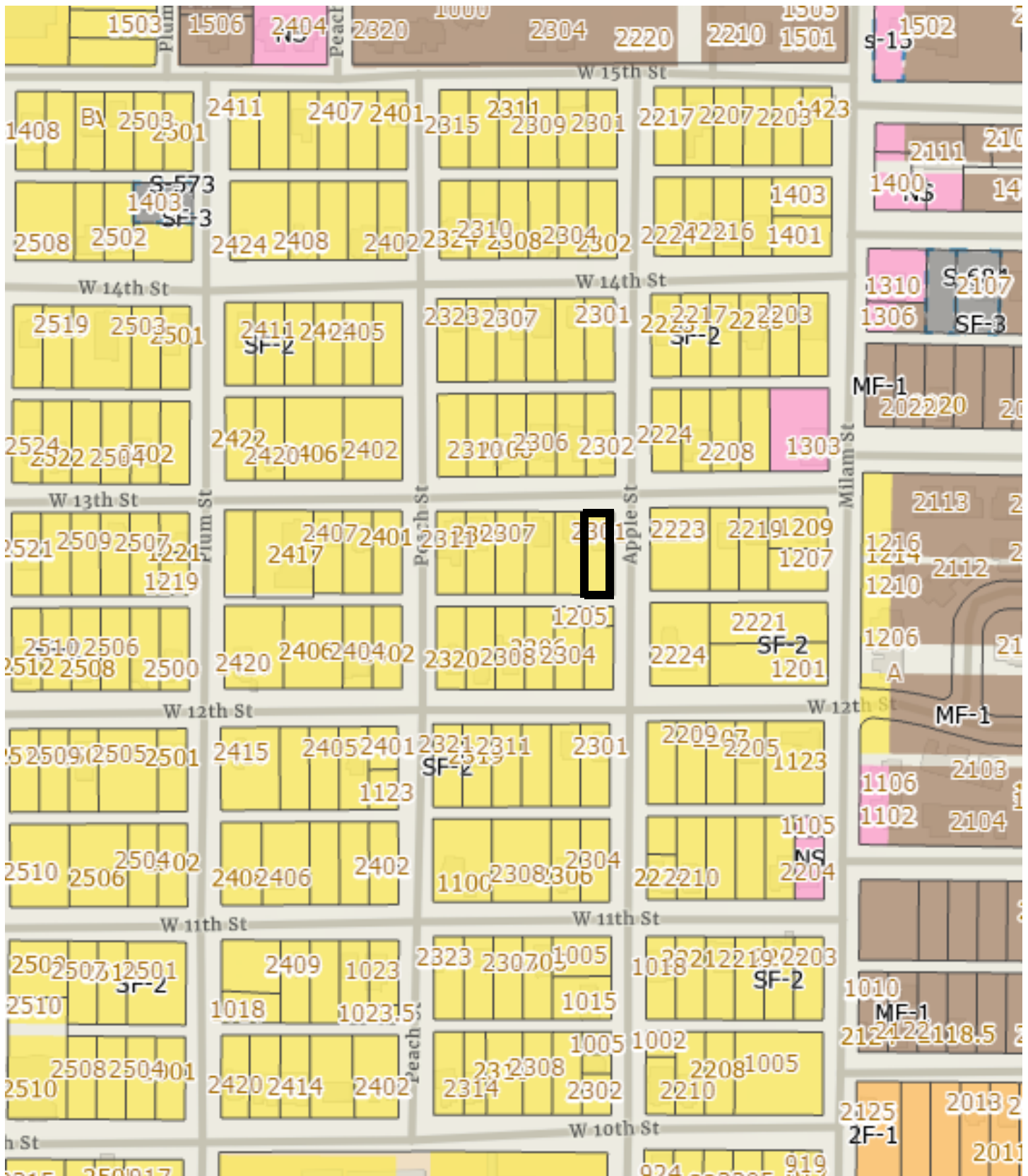
Attachment: Hearing Notice and Application (2511 : S-742: SUP at 2301 W 12th St.)

2301 W 12th Street



Attachment: S-742 Maps (2511 : S-742: SUP at 2301 W 12th St.)

2301 W 12th Street



Attachment: S-742 Maps (2511 : S-742: SUP at 2301 W 12th St.)

This is an aerial photograph of a residential neighborhood, likely in a suburban area. The map shows several streets forming a grid. Property lines are delineated by thin white lines, and many lots are labeled with their respective addresses in yellow text. The addresses are as follows:

- Top Row (from left to right):** 2312, 2310, 2308, 2306, 2304, 2302, 2224, 2208, 1303.
- Second Row (from left to right):** 2311, 2309, 2307, 2305, 2303, 2301, 2223, 2221, 2219, 1209, 1207.
- Third Row (from left to right):** 1205, 2221, 1201.
- Fourth Row (from left to right):** 2320, 2310, 2308, 1201, 2224, 1201.
- Fifth Row (from left to right):** 2321, 2319, 2311, 2309, 2307, 2305, 2303, 2301, 2223, 2209, 2207, 2205, 1123.
- Sixth Row (from left to right):** 1100, 2308, 2306, 2304, 2224, 2210, 2208.5, 2206, 2204, 1105.
- Seventh Row (from left to right):** 2323, 2309, 2307, 2305, 1005, 1018, 2221, 2219, 2217, 2205, 2203.
- Eighth Row (from left to right):** 1015, 1010.
- Ninth Row (from left to right):** 1005, 1002, 2124, 2122, 2118.5.

A black rectangle highlights a specific lot located between the third and fourth rows, between the fifth and sixth columns. This lot is situated between addresses 2307 and 2305 on the left, and 2309 and 2307 on the right. It is also adjacent to lot 2301 on the right and lot 2303 on the left.



June 10, 2021

To whom it may concern,

This home is a 2001 Southern Energy, it is a 4 bedroom 3 bath home. This home has been completely refurbished. Any holes that were in the drywall have been fixed and the walls have been textured and painted. This home features new counter tops, new ceramic sinks in the bath rooms and a new sink in the kitchen. This home has a new water heater and once delivered it will have a new HVAC system inside and out. This home's electrical and plumbing systems have been repaired or replaced and function tested. The exterior of the home had some water damage, all damage was removed and properly repaired. All of our homes have to be refurbished and meet or exceed Texas habitability standards. This home comes with a 60 day habitability warranty enforced by the state of Texas. The TDHCA Manufactured homes division will come and inspect the home once it is delivered and setup to ensure that it is done correctly. Ace Mobile Homes, LLC is licensed and bonded with the state.

If you have any questions please feel free to contact me anytime.

Thank you,

A handwritten signature in blue ink that reads "Melanie Rinehart".

Melanie Rinehart, GM

Ace Mobile Homes, LLC

903-556-2384

Attachment: S-742 Letter from Ace Mobile Homes (2511 : S-742: SUP at 2301 W 12th St.)



Attachment: S-742 Photos (2511 : S-742: SUP at 2301 W 12th St.)



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City of Texarkana, Texas

Summary Sheet

Version:

Update Date: 7/1/2021 11:08 AM

Lead Department: Planning & Zoning Commission **Action Officer:** Laura Puckett, Administrative Coordinator
Z-21-16: WITHDRAWN - rezoning Lot 14, M.C. Wade's Southwest Garden Addition, located at 2121 Buchanan Road. Single Family-2 to Single Family-3.
Subject: Tatra Bradley, owner.
Meeting Date: 7/6/2021

Attachments

Staff Coordination

Planning and Community Development Pending	Laura Puckett	Department Head Review
Building Code Administration Completed	Mashell Daniel 07/01/2021 1:17 PM	Department Head Review
Planning & Zoning Commission 07/06/2021 6:00 PM	Laura Puckett	Meeting Pending

Updates/History of Briefing:

Not applicable.

Executive Summary and Background Information:

Not applicable.

Potential Options:

None

Fiscal Implications:

Not applicable.

Staff Recommendation:

Not applicable.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

Not applicable.

Advisory Board/Committee Meeting Date and Minutes:

July 6, 2021

City of Texarkana, Texas

Summary Sheet

Version:

Update Date: 7/1/2021 11:08 AM

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

Subject: S-743: WITHDRAWN - Specific Use Permit to allow the location of a double-wide HUD code manufactured home on Lot 14, M.C. Wade's Southwest Garden Addition, located at 2121 Buchanan Road. Tatra Bradley, owner.

Meeting Date: 7/6/2021

Attachments

Staff Coordination

Planning and Community Development	Laura Puckett	Department Head Review
Pending		
Building Code Administration	Mashell Daniel	Department Head Review
Completed	07/01/2021 1:15 PM	
Planning & Zoning Commission	Laura Puckett	Meeting Pending
07/06/2021 6:00 PM		

Updates/History of Briefing:

Not applicable.

Executive Summary and Background Information:

Not applicable.

Potential Options:

None

Fiscal Implications:

Not applicable.

Staff Recommendation:

Not applicable.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

Not applicable.

Advisory Board/Committee Meeting Date and Minutes:

July 6, 2021

City of Texarkana, Texas

Summary Sheet

Version:

Update Date: 7/1/2021 11:08 AM

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

Subject: Consider approval of the Planning and Zoning Commission meeting minutes from June 7, 2021.

Meeting Date: 7/6/2021

Attachments

a. 06.07.2021 P&Z Minutes (DOCX)

Staff Coordination

Planning and Community Development Pending	Laura Puckett	Department Head Review	
Building Code Administration	Mashell Daniel	Review	Pending
Planning & Zoning Commission 07/06/2021 6:00 PM	Laura Puckett	Meeting	Pending

Updates/History of Briefing:

Not applicable.

Executive Summary and Background Information:

See attached minutes.

Potential Options:

None

Fiscal Implications:

Not applicable.

Staff Recommendation:

Not applicable.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

Not applicable.

Advisory Board/Committee Meeting Date and Minutes:

July 6, 2021

**MINUTES
REGULAR MEETING
PLANNING AND ZONING COMMISSION
COUNCIL CHAMBERS
2ND FLOOR, TEXAS MUNICIPAL BUILDING
220 TEXAS BOULEVARD, TEXARKANA, TEXAS
MONDAY, JUNE 7, 2021 AT 6:00 P.M.**

The Planning and Zoning Commission of the City of Texarkana, Texas met in a regular session, Monday, June 7, 2021 at 6:00 p.m. with the following members present:

ATTENDING:

Mr. Gene Joyce III, Chairman
Ms. Dianna Kinsey, Vice Chairperson
Mr. Casey Boyette
Dr. Wanda Northam
Mr. James Larkins
Mr. George Merrill

ABSENT:

Mr. Tom Coleman

ALSO ATTENDING:

Ms. Mashell Daniel, Executive Director of Inspections, Code Enforcement & Zoning
Ms. Laura Puckett, Administrative Coordinator

Mr. Joyce called the meeting to order at 6:00 p.m.

Consider approval of the preliminary and final Plat for Hagler Lane Subdivision located across the street from Liberty Eylau Middle School at the intersection of Hagler Lane and Stipp Lane. Discover Land Now LLC, owner. Jeffrey Wood, MTG Engineers and Surveyors, agent.

David Williams presented and stated that the applicant wants to split up the land into lots. It will be a residential subdivision in the ETJ. There are no restrictive covenants on file to keep someone from dividing a lot into two lots.

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

RECOMMENDED FOR APPROVAL

Z-21-11 rezoning a 1-acre tract of land (being Tract 110) in the J. W. Johnson HRS, A-308, located at 2617 Findley Street from Single Family-2 to Single Family-3. Diamond Sullivan-Wesson, Amber Sullivan, and Cyra Sullivan, owners. Mark Sullivan, agent.

Mark Sullivan appeared and wants to place a manufactured home to live in.

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

RECOMMENDED FOR APPROVAL

S-740 Specific Use Permit to allow the location of a HUD code manufactured home on a 1-acre tract of land (being Tract 110) in the J. W. Johnson HRS, A-308, located at 2617 Findley Street. Diamond Sullivan-Wesson, Amber Sullivan, and Cyra Sullivan, owners. Mark Sullivan, agent.

Mr. Sullivan stated that the home is a new, 4-bedroom, two bath and very nice home. He is aware of the stipulations and does not have an issue with them.

Mr. Coleman made a motion to approve this request. Mr. Bailey seconded the motion to approve this request. Members voted unanimously to approve the request.

RECOMMENDED FOR APPROVAL

Z-21-12 rezoning Lot 1 (proposed Lots 1A and 1B), Block 6 Clear Creek Estates First Addition, located at the southwest corner of Cooks Lane, Clear Creek, and Skyline Boulevard from Planned Development-Office (PD-97-3) to Single Family-1. Ron Dawson, owner.

Ron Dawson appeared and stated that he wants to change the zoning to Single Family-1 for the future property owners. Beverly Burks lives at 3123 Clear Creek and is concerned about the drainage ditch that is on Mr. Dawson's property. She says that the water flows through her yard. Dusty Henslee advised that the building of the new house cannot impede the flow of water. Mr. Dawson said that everything will be fully engineered, and the house will be south of that drainage.

Mr. Merrill made a motion to approve this request. Mr. Coleman seconded the motion to approve this request. Members voted unanimously to approve the request.

RECOMMENDED FOR APPROVAL

S-741 Specific Use Permit to allow a tattoo studio and art gallery on the north 100' of Lot 3, Block 29, Ghio-Fish Boulevard Addition, located at 803 College Drive. Joaquin Hernandez, owner.

Joaquin Hernandez appeared and advised that he was before the commission last year but COVID hit and his lease did not move forward. Mr. Hernandez bought 803 College and stated that he is aware of the stipulations from last year. His work will be done by appointment only and his working hours would be like the surrounding businesses.

Mr. Bailey made a motion to approve this request. Dr. Northam seconded the motion to approve this request. Members voted unanimously to approve the request.

RECOMMENDED FOR APPROVAL

STAFF UPDATES

No staff updates.

Consider approval of the April 5, 2021 Planning and Zoning Commission meeting minutes.

Ms. Kinsey made a motion to approve the minutes. Dr. Northam seconded the motion. All members voted unanimously to approve the minutes.

MINUTES RECOMMENDED FOR APPROVAL

There being no further business, the meeting was adjourned.

Gene Joyce, III, Chairperson

Laura Puckett, Administrative Coordinator