



CITY OF TEXARKANA
PLANNING & ZONING COMMISSION
AGENDA • AUGUST 1, 2022

City Hall	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. Consider approval of the Replat of Lots 1-4, Block 21, Highland Park Addition, located at the intersection of State Line Avenue and West 24th Street. Aaria USA Corporation/Aarco USA Corporation, owner, and Jeffrey Wood, MTG Engineers and Surveyors, agent.
 2. Amendment to PD-11-4 to allow food sales on Lots 17-19, Block 3, Feinberg Addition, located at 1502 Summerhill Road. Ma Santos Cerritos Santana, owner and Rosa Maya, agent.
 3. Specific Use Permit to allow new and used auto sales (outdoor lot) on Part of Lots 1, 2, and 3, Block 2, Parish Place Addition, located at 2719 Summerhill Road. Largardia Washington, owner and Gyrko Sojo, agent.
-

4. Z-22-10: rezoning Lots 1 and 2, Block 2, Richmond Place Addition, located at 3107 Richmond Road from Neighborhood Service to General Retail. Amos Kropf, owner and Kevin Dew, agent.
5. S-757: Specific Use Permit to allow a tattoo studio on Lots 1, Block 5, Richmond Hill 2nd Addition located at 3016 Richmond Road. Ken Autrey, owner, and Russell Beydler, agent.
6. S-758: Specific Use Permit to allow tattooing on an approximate 0.13-acre tract of land (being Tract 231), Thomas Price HRS, A-466, located at 3427 New Boston Road. Alfred Smith, owner, and Kara May, agent.

III. STAFF UPDATES

1. Statement

IV. CONSIDER APPROVAL OF MINUTES

1. Consider approval of the Planning and Zoning Commission meeting minutes from July 5, 2022.

V. ADJOURNMENT

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

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

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

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

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

City of Texarkana, Texas

Summary Sheet

Version:

Update Date: 7/28/2022 4:23 PM

Lead Department: Planning & Zoning Commission **Action Officer:** Laura Puckett, Administrative Coordinator
Subject: Consider approval of the Replat of Lots 1-4, Block 21, Highland Park Addition, located at the intersection of State Line Avenue and West 24th Street. Aaria USA Corporation/Aarco USA Corporation, owner, and Jeffrey Wood, MTG Engineers and Surveyors, agent.

Meeting Date: 8/1/2022**Attachments**

- a. Replat Highland Park Addition (PDF)

Staff Coordination

Building Code Administration	Mashell Daniel	Department Head Review
Pending		
Planning & Zoning Commission		Department Review
Pending		
Planning & Zoning Commission	Laura Puckett	Meeting Pending
08/01/2022 6:00 PM		

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

Please see attached.

Potential Options:

Approve or Deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends for approval of the final plat pending any staff and utility changes.

Advisory Board/Committee Review:

City of Texarkana, Texas

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

August 1, 2022

MEMORANDUM

To: Planning and Zoning Commission

From: Dusty Henslee, P.E., CFM, CPM
Assistant City Manager/Director of Public Works

Date: July 27, 2022

Subject: Consider approval of Replat of Lots 1-4, Block 21 Highland Park Addition

This is a request by Aaria USA Corporation/Aarco USA Corporation, owner, and Jeffrey Wood, MTG Engineers and Surveyors, agent to consider approval of the **Replat of Lots 1-4, Block 21 Highland Park Addition**. The purpose of this plat is to combine these lots into 1 lot (this is an existing retail strip center). This property is located at the intersection of Stateline Ave. and W. 24th Street.

Comments are as follows:

1. TxDOT – No response
2. Summit Utilities – No Issues
3. Sparklight – No issues
4. Windstream - No response
5. Electric Companies
 - a. AEP – No issues
 - b. Bowie Cass – No issues and not in service area
 - c. REA – No response but not in service area
6. TWU - No issues. See Memo
7. PW/Planning Departments
 - a. Tax certificate of the property for recording purposes from BCAD must be provided showing all taxes have been paid for entire property in order to be recorded at the County Courthouse (Texas State Legislature amendment 12.002 of the Texas Property Code)
 - b. Mylar copy and electronic copy via email submitted to Public Works office after recording
8. Fire Department – No response

Staff recommends approval of the final plat pending any staff and utility changes mentioned above. Once the final plat is approved, it must be recorded within 121 days after approval by the Commission or the approval is void.

Attachment: Replat Highland Park Addition (3753 : Replat Lots 1-4, Blk 21, Highland Park Addn.)



Texarkana Water Utilities

801 Wood Street, P.O. Box 2008, Texarkana, Texas 75504

(903) 798-3800 Phone
711 TTY
(903) 791-0724 Fax

MEMORANDUM

To: Dusty Henslee, P.E., CFM, CSI, Director of Public Works, City of Texarkana, Texas

From: Gary L. Smith, P.E., Executive Director, TWU

Date: July 14, 2022

Re: **Replat of Lots 1-4, Block No. 21 Highland Park Addition**

The Utility staff has reviewed the above referenced Amended plat and has the following comments:

1. There is an existing ten-inch (10") water main on the west side of Stateline Avenue.
2. There is an existing six-inch (6") sanitary sewer main in the alley on the west side of the above referenced lots.
3. The Utility reserves the right to request additional utility easements upon review of the plans.
4. The size and location of the existing water and sanitary sewer mains have not been field verified. The developer's representative shall field verify the size and location of the existing utilities before designing or constructing extensions of the system

If you should have any questions or require further information, please do not hesitate to contact me. Thank you.

cc: Kenny Icenhower, P.E., Design Engineer, TWU
Bill Moss, GIS Technician, TWU
Teresa Akard, Engineering Technician II, TWU
Pam White, Administrative Coordinator, TWU

Attachment: Replat Highland Park Addition (3753 : Replat Lots 1-4, Blk 21, Highland Park Addn.)



CITY OF TEXARKANA TEXAS

P.O. Box 1967
Texarkana, TX 75504
Phone (903) 798-3900

Application for Subdivision Plat Approval

Type:

☐ Preliminary ☐ Final ☒ Replat ☐ Minor ☐ Amended ☐ Vacation

Purpose of Plat: Replat Lots 1-4, Block 21 of Highland Park Addition into one Lot

Plat Title: Replat of Lots 1-4, Block No. 21 Highland Park Addition

Current Legal Description: Lots 1 through 4, Block 21 Highland Park Addition, save & except street ROW

Total Acreage: 0.494 Number of Lots: 1 Zoning: C

Owner/Developer Information:

Name: Aaria USA Corporation/Aarco USA Corporation

Address: 2307 N. State Line Ave, Texarkana, TX 75503

Phone: () Fax: () Work E-mail:

Surveyor/Engineer Information:

Name: Jeffrey Wood - MTG Engineers & Surveyors

Address: 5930 Summerhill Road, Texarkana TX 75503

Phone: 903 838-8533 Fax: () Work E-mail: jwood@mtgengineers.com

Applicant/Agent Information:

Name: Jeffrey Wood - MTG Engineers & Surveyors

Address: 5930 Summerhill Road, Texarkana TX 75503

Phone: 903 838-8533 Fax: () Work E-mail: jwood@mtgengineers.com

Required Documents:

- ☐ 1 Electronic Copy of Plat
- ☐ 1 Fullsize Copy of Plat (24"x36")
- ☐ 1 Halfsize Copy of Plat (11"x17")
- ☐ Most Current Recorded Subdivision Plat for Replat or Amendment

Owners/Applicant Certification

A plat application will not be considered filed pursuant to Section 212.009 of the Texas Local Government Code until all required documents and fees have been submitted and all of the terms and conditions of the City of Texarkana Subdivision Ordinance, including all necessary studies, plans, and supporting information are accepted and approved. All necessary plat checklists and fees must also be turned in with this application.

I certify that the information on this form and the attached plats is true and accurate to the best of my/our knowledge and that all necessary documents have been submitted for approval, and all terms and conditions of the City of Texarkana, Texas Subdivision Ordinance have been met. I understand that the City may reject this application if any information that is submitted is incomplete.

Jeffrey Wood

Applicant's Printed Name

Jeffrey Wood
Applicant's Signature

7/12/22

Date

Application Fee:

Received by:

Revised: 12/21/2015



CITY OF

TEXARKANA

TEXAS

P.O. Box 1967
 Texarkana, TX 75504
 Phone (903) 798-3900

REPLAT CHECKLIST

GENERAL INFORMATION / PROJECT DESCRIPTION

Date, written and graphic scale (100 scale or smaller) and north arrow	☒
Location Map for proposed development	☒
Title and Name of Subdivision	☒
Legal Description and identification of tract being subdivided or resubdivided	☒

1. Legal description shall be referenced to a previous recorded subdivision

SPECIFIC PLAT INFORMATION

Names or designations of all adjoining subdivisions or properties	☒
Adjacent dedicated streets, alleys, and easements	☒
Outline of proposed tract (shall stand out compared to other boundary lines)	☒
Location and designation of all streets, alleys, and other areas with dimensions that are intended for public use	☒
All block, lot and street boundary lines	☒

1. Blocks and lots shall be numbered

2. Building lines and easements are shown

a. Commercial (15')

b. Residential (25')

c. In PUR, building line is not less than 15'

Surveyor Note explaining purpose of Replat	☒
100 Year FEMA Flood Zones	☒
Finish Floor Elevations (lots adjacent to flood zones and drainage facilities)	☐
Shown all necessary dimensions	☒
Supplemental Survey Reference Markers	☒
Certificate of ownership	☒
Certificate of surveyor	☒
Certificate of approval by planning and zoning commission	☒

CERTIFICATION STATEMENT

I have reviewed the checklist and submittals for completeness and accuracy. I understand this plat will not be reviewed until all information is included.

Jeffrey Wood

7/12/22

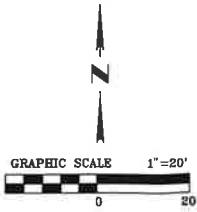
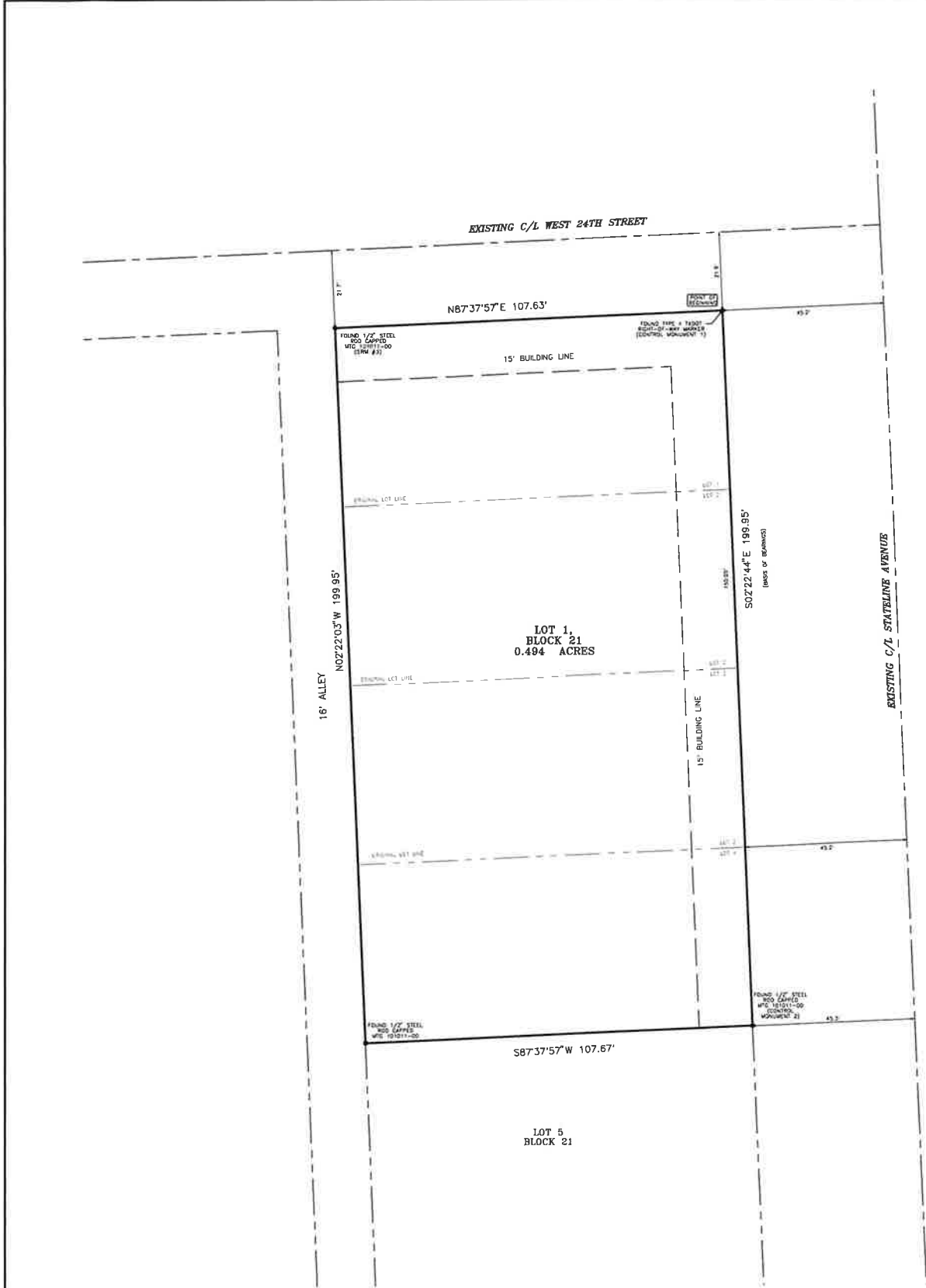
Signature

Date

Jeffrey Wood

Printed Name

Attachment: Replat Highland Park Addition (3753 : Replat Lots 1-4, Blk 21, Highland Park Addn.)



Property Description
0.494 Acres
Bowie County, Texas

All that certain lot, tract or parcel of land lying and situated in the W. Jenks Headright Survey, Abstract 321, being a part of Lots 1, 2, 3, and 4, Block 21 of Highland Park Addition to the City of Texarkana, Bowie County, Texas, same being that certain tract of land as described in the deed from Yang D. Yim Et Ux to Aara USA Corporation, dated November 24, 2020, recorded in Instrument No. 2020-00012958 of the Real Property Records of Bowie County, Texas, and all of that certain tract of land described as 0.123 acres in the deed from John L. Williamson and David R. Williamson to Aara USA Corporation, dated June 8, 2022, recorded in Instrument No. 2022-00007070 of the Real Property Records of Bowie County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a Type II TxDOT right-of-way marker (control monument) found for corner, lying at the intersection of the North line of the said Lot 1, the West right-of-way line of North Stateline Avenue, and the South right-of-way line of the West 24th Street, the Northeast corner of the said Aara USA Corporation tract;

THENCE South 02 degrees 22 minutes 44 seconds East (basis of bearings) a distance of 199.95 feet along the West right-of-way of North Stateline Avenue, some being the East line of the said Aara USA Corporation tract, and the East line of the said 0.123 acre tract to a 1/2 inch steel rod (control monument), capped MTG 101011-00, found for corner, being the Southeast corner of the said 0.123 acre tract, lying at the intersection of the South line of the said Lot 4 and the West right-of-way line of the said North Stateline Avenue;

THENCE South 87 degrees 37 minutes 57 seconds West a distance of 107.67 feet along the South line of the said 0.123 acre tract, and the South line of the said Lot 4 to a 1/2 inch steel rod, capped MTG 101011-00, found for corner, the Southwest corner of the said 0.123 acre tract, some being the Southwest corner of the said Lot 4, and lying in the East line of an Alley;

THENCE North 02 degrees 22 minutes 03 seconds West a distance of 199.95 feet along the West line of the said 0.123 acre tract, some being the West line of the said Lot 4, the West line of the said Aara USA Corporation tract, some being the West line of the said Lots 1, 2, and 3 to a 1/2 inch steel rod found for a corner, capped MTG 101011-00, lying in the South right-of-way line of the said West 24th Street, the Northwest corner of the said Lot 1, some being the Northwest corner of the said Aara USA Corporation tract;

THENCE North 87 degrees 37 minutes 57 seconds East a distance of 107.67 feet along the North line of the said Lot 1, some being the North line of the said Aara USA Corporation tract, and the South right-of-way line of the said West 24th Street to the point of beginning and containing 0.494 acres of land at the time of this survey.

CERTIFICATE OF DEDICATION BY OWNER

We, being the Owner of a tract of land as shown on the attached map or plot have caused the same to be surveyed, plotted and subdivided as shown, and which subdivision shall hereafter be known as the Replat of Lots 1-4, Block No. 21 of the Highland Park Addition, to the City of Texarkana, Bowie County, Texas.

Vikas Wagle, President
AARA USA Corporation
AARCO USA Corporation

STATE OF TEXAS
COUNTY OF BOWIE

Before me, the undersigned authority in and for said County and State, on this day personally appeared Vikas Wagle, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, and in the capacity therein stated. GIVEN UNDER MY HAND AND SEAL

this _____ day of _____, 2022.

Notary Public
State of Texas

Commission Expires: _____

CERTIFICATE OF APPROVAL BY PLANNING COMMISSION

We, the undersigned, do hereby certify that the Replat of Lots 1-4, Block No. 21 of the Highland Park Addition to the City of Texarkana, Bowie County, Texas, together with the Owner's Certificate and Surveyor's Certificate of same were presented to the Planning Commission of the City of Texarkana, Bowie County, Texas, for its approval, and that said plat, Owner's Certificate, and Surveyor's Certificate being found to conform to the requirements in all respects, are in all things approved

on this the _____ day of _____, 2022.

Planning Commission Approval
Expires on _____

Chairman

Secretary

CERTIFICATE OF ENGINEER OR SURVEYOR

I, Jeffrey A. Wood, do hereby certify that I am a Registered Professional Land Surveyor in the State of Texas and that subdivision plat attached hereto correctly reflects the results of a survey made by me on the ground April 8, 2022, that the corner monuments are in place at points on the boundaries as shown, that there are no visible encroachments (other than shown on the map) or discrepancies, and that the subdivision shall be known as the Replat of Lots 1-4, Block No. 21 of Highland Park Addition to the City of Texarkana, Bowie County, Texas.

Jeffrey A. Wood
Registered Professional Land Surveyor
No. 6220, State of Texas
Firm Certificate No. 101011-00
Date: July 11, 2022



VICINITY MAP



SURVEYOR NOTE:
THE PURPOSE OF THE REPLAT IS TO MAKE THE FOLLOWING CHANGES:
1) TO COMBINE LOTS NO. 1 THRU 4 INCLUSIVE, BLOCK NO. 21 OF THE HIGHLAND PARK ADDITION TO THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS.
2) THIS REPLAT IS NOT IN VIOLATION OF ANY RESTRICTIVE COVENANTS AFFECTING SUBJECT PROPERTY.

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. Subsurface and environmental conditions were not surveyed or examined or statement is made concerning the existence of underground or overhead conditions, containers or facilities that may affect the use or development of this property. Easement research was not done for this property by the surveyor, nor was a current title policy provided prior to this survey.

The bearings are based on Grid North within the "Texas Coordinate System of 1983, North Central Zone", NAD83 (GCR596, EPOCH 2002.0), at the surface, with a bearing of South 02 degrees 22 minutes 44 seconds East. The combined scale factor to go from surface to grid is 0.999880014398, the following control monuments were used to establish the basis of bearings:
CONTROL MONUMENT #1 N=7236439.2545 E=3327986.5473
CONTROL MONUMENT #2 N=7236270.4748 E=3327994.8471

Survey Reference Marker Table		
	Northing	Easting
SRM #1	7236289.3273	3327992.7760
SRM #2	7236284.8800	3327885.2093
SRM #3	7236434.8084	3327879.0105

FLOOD STATEMENT:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO.4837003656 WHICH BEARS AN EFFECTIVE DATE OF DECEMBER 21, 2017, AND IS NOT IN A SPECIAL FLOOD HAZARDOUS AREA. NO FLOOD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATION MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY. ZONE "X" DENOTES AREAS OUTSIDE OF THE 500 YEAR FLOOD ZONE.

REPLAT OF LOTS 1-4, BLOCK NO. 21 HIGHLAND PARK ADDITION

0.494 ACRES IN THE WM JENKS HEADRIGHT SURVEY, ABSTRACT 321 BOWIE COUNTY, TEXAS

Date	Revision/Description

Drawn By	Checked By	Project No	Dwg. Date
DH	JW	222114	07/08/2022

MTG
engineers & surveyors

5830 SUMMERHILL RD.
TEXARKANA, TEXAS 75503
P 903.838.8533 | F 903.832.4700
www.mtgengineers.com

© MTG 2022 TBP# NO. 954

City of Texarkana, Texas

Summary Sheet

Version:

Update Date: 7/28/2022 4:01 PM

Lead Department: Planning & Zoning Commission **Action Officer:** Laura Puckett, Administrative Coordinator
Subject: Amendment to PD-11-4 to allow food sales on Lots 17-19, Block 3, Feinberg Addition, located at 1502 Summerhill Road. Ma Santos Cerritos Santana, owner and Rosa Maya, agent.

Meeting Date: 8/1/2022

Attachments

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

Staff Coordination

Building Code Administration	Mashell Daniel	Department Head Review
Pending		
Planning & Zoning Commission		Department Review
Pending		
Planning & Zoning Commission	Laura Puckett	Meeting Pending
08/01/2022 6:00 PM		

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Ma Santos Cerritos Satana, owner and Rosa Maya, agent, to amend PD-11-4 to allow the use, food sales, on Lots 17-19, Block 3, Feinberg Addition, located at 1502 Summerhill Road. The current zoning is Planned Development-General Retail. The proposed use is to allow food sales (snack foods, i.e. corn, snow cones/shaved ice, fruit cups, ice cream, and fruit juices).

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

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

This location is within a block of Grim Stadium and on the corner of Summerhill and West 15th Street. The existing building was originally built to sell shaved ice. A Planned Development was placed on this location to restrict uses as the uses changed over the years.

City of Texarkana, Texas

The following stipulations will remain in effect and the word food will be removed from the restrictions:

1. That the exterior of the building will be split faced cinder blocks with a composition style roof.
2. That a sign will be allowed on the building and a monument style 6 ft. x 8 ft. sign will be allowed for the business. No CEVMS.
3. That the following uses are prohibited: drug, hardware or convenience store, gasoline sales, bank or credit union, plant greenhouse, nursing home or assisted living facility, hotel/motel, multifamily housing, sorority, or fraternity house.
4. A screening device will be required along the east property line and along the alley (to prohibit vehicular access).

Staff recommends for approval with stipulations.

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

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

Potential Options:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends for approval of this request with stipulations.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

August 1, 2022



SITE PLAN APPROVAL APPLICATION CITY OF TEXARKANA TEXAS

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

2.2.a

Receipt No. 22-01518 Case Amendment to PD-11-4 Date 7-1-22

To: The Planning and Zoning Commission
City of Texarkana Texas

Please consider this as my application for site plan approval in the City of Texarkana, Texas for the following described property:

LEGAL DESCRIPTION OF PROPERTY. (Lot and block numbers if in a subdivision; metes and bounds description if any portion of property does not have assigned lot and block numbers)

Lot: 17-19 Block: 3 Addition: Feinberg
(Or see attached metes and bounds legal description)

Project location/address: 1502 Summerhill

Present zoning: PD-GR Proposed zoning (if applicable) _____

Proposed use: Food Sales, corn, snowcones, fruit cups, ice cream, fruit juice

Total square footage of proposed building: _____ Number of parking spaces _____

Number of required parking spaces per Ordinance _____ Handicapped spaces _____

Material of building façade _____

SIGNAGE: Type (i.e. monument, pole) 6ft x 8ft monument style

Size N/A

Material to be used for structure (if monument style) N/A

Rosa Maya
Attorney or Agent Signature

3902 Bamboo st
Address

Texarkana Tx 75503
City, State, Zip

(903) 733-7226
Home Phone & Cell Phone

r-maria-03@hotmail.com
Email Address

Ma Santos Cerntos Santan
Property Owner Signature

1502 W 12th
Address

Texarkana Tx 75501
City, State, Zip

cell (903) 701-3056
Home Phone & Cell Phone

Email Address

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

Attachment: Hearing Notice and Application (3754 : Amendment to PD-11-4 use change 1502 Summerhill Rd)

1502 Summerhill Rd.



Attachment: Maps (3754 : Amendment to PD-11-4 use change 1502 Summerhill Rd)

1502 Summerhill Rd.



Attachment: Maps (3754 : Amendment to PD-11-4 use change 1502 Summerhill Rd)

City of Texarkana, Texas

Summary Sheet

Version:

Update Date: 7/28/2022 4:02 PM

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

Subject: Specific Use Permit to allow new and used auto sales (outdoor lot) on Part of Lots 1, 2, and 3, Block 2, Parish Place Addition, located at 2719 Summerhill Road. Largardia Washington, owner and Gyrko Sojo, agent.

Meeting Date: 8/1/2022

Attachments

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

Staff Coordination

Building Code Administration	Mashell Daniel	Department Head Review
Pending		
Planning & Zoning Commission		Department Review
Pending		
Planning & Zoning Commission	Laura Puckett	Meeting Pending
08/01/2022 6:00 PM		

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Lagardia Washington, owner and Gyrko Sojo, agent, for a Specific Use Permit to allow new and used car sales on Part of Lots 1, 2, and 3, Block 2, Parish Place Addition, located at 2719 Summerhill Road. The property is zoned General Retail.

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

The adjacent zoning is General Retail to the north, south, and west and Single Family-2 to the east. The adjacent land usage is an appliance store to the north, medical offices south, parking lot to the west and residential to the east.

A Specific Use Permit is required to allow a new or used auto sales outdoor lot in this zoning district. Staff recommends for approval of this request.

City of Texarkana, Texas

This location requires 9 parking spaces for the business leaving 8 parking spots for used auto sales. 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 notifications and application requirements have been met to consider this request.

Potential Options:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends for denial of this application.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

August 1, 2022

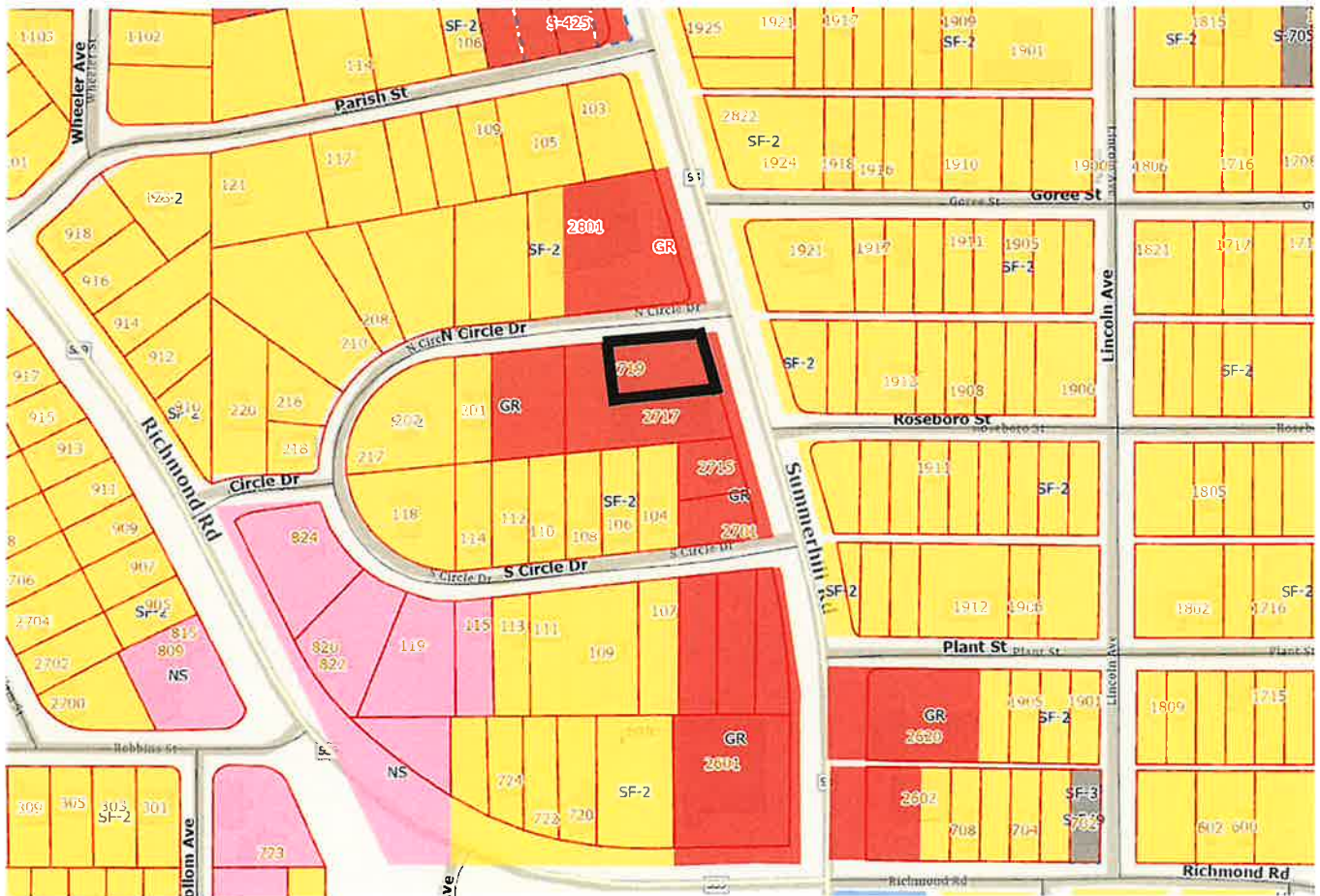
NOTICE OF PUBLIC HEARINGS

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

PLANNING & ZONING COMMISSION: Hearing Date: MONDAY, AUGUST 1, 2022 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, SEPTEMBER 12, 2022 Hearing Time: 6:00 pm

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



OWNER: Lagardia Washington, owner and Gyrko "Rico" Sojo, agent

OWNER'S ADDRESS: 2300 Timber Meadow Drive, Flower Mound, Texas 75028

LOCATION OF REZONING: 2719 Summerhill Road, Texarkana, Texas 75501

PROPOSED CHANGE: Specific Use Permit to allow the new and used auto sales (outdoor lot)

LEGAL DESCRIPTION: Part of Lots 1, 2, and 3, Block 2, Parish Place Addition

CASE NUMBER: S-756 DATE MAILED: July 21, 2022

Attachment: Hearing Notice and Application (3755 : S-756 SUP new used auto sales 2719 Summerhill Rd)

**ZONING APPLICATION**

CITY OF TEXARKANA TEXAS

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

Receipt No. 22-01522Case S-756Date 7-6-22

To: The Planning and Zoning Commission
City of Texarkana Texas

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

Lot: PT 123 Block: 2 Addition: Parish Place
(Or see attached legal description)

Location: 2719 Summerhill Rd. Texarkana Tx 75501Present Zoning: General RetailRequested: Specific Use Permit

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

Used Auto sale

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

Gyrko Sojo.
Attorney or Agent Signature

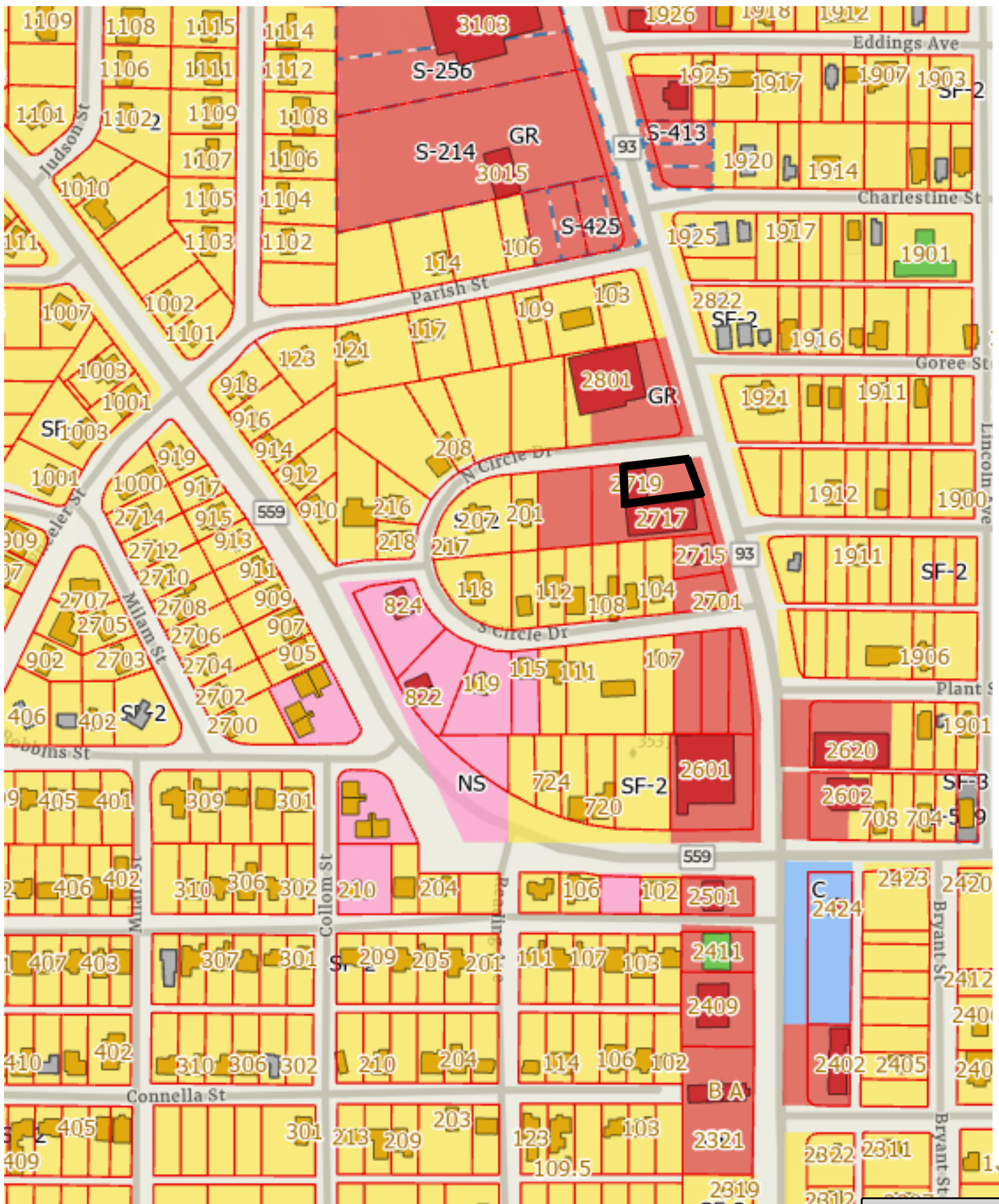
Printed Name: Gyrko SojoAddress 421 Whippoorwill LnCity, State, Zip Wake Village Tx 75501Home Phone & Cell Phone 903 306 9335Email Address Gyrko_kobe@hotmail.com

Lagardia L. Washington
Property Owner Signature

Printed Name: Lagardia L. WashingtonAddress 2300 Timber Meadow Dr.City, State, Zip Flower Mound, TX 75028Home Phone & Cell Phone 469-464-4778^H / 214-686-583Email Address LLWash@hotmail.com

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

2719 Summerhill Rd.



Attachment: Maps (3755 : S-756 SUP new used auto sales 2719 Summerhill Rd)

[illegible]

City of Texarkana, Texas

Summary Sheet

Version:

Update Date: 7/28/2022 4:04 PM

Lead Department: Planning & Zoning Commission **Action Officer:** Laura Puckett, Administrative Coordinator
Subject: Z-22-10: rezoning Lots 1 and 2, Block 2, Richmond Place Addition, located at 3107 Richmond Road from Neighborhood Service to General Retail. Amos Kropf, owner and Kevin Dew, agent.

Meeting Date: 8/1/2022**Attachments**

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

Staff Coordination

Building Code Administration	Mashell Daniel	Department Head Review
Pending		
Planning & Zoning Commission		Department Review
Pending		
Planning & Zoning Commission	Laura Puckett	Meeting Pending
08/01/2022 6:00 PM		

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Amos Kropf, owner and Kevin Dew, agent to rezone Lots 1 and 2, Block 2, Richmond Place Addition, located at 3107 Richmond Road Neighborhood Service to General Retail. The property was previously Holiday Cleaners and is in the process of being demolished. The proposed new site will be a drive thru, no dine in, coffee shop.

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

The adjacent zoning is General Retail to the north and east, Planned Development-General Retail to the south, and Neighborhood Service to the west. The adjacent land use is a bank to the north, salon to the east, restaurant to the south and church to the west.

Any driveway improvements would need TXDOT approval.

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 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:

August 1, 2022

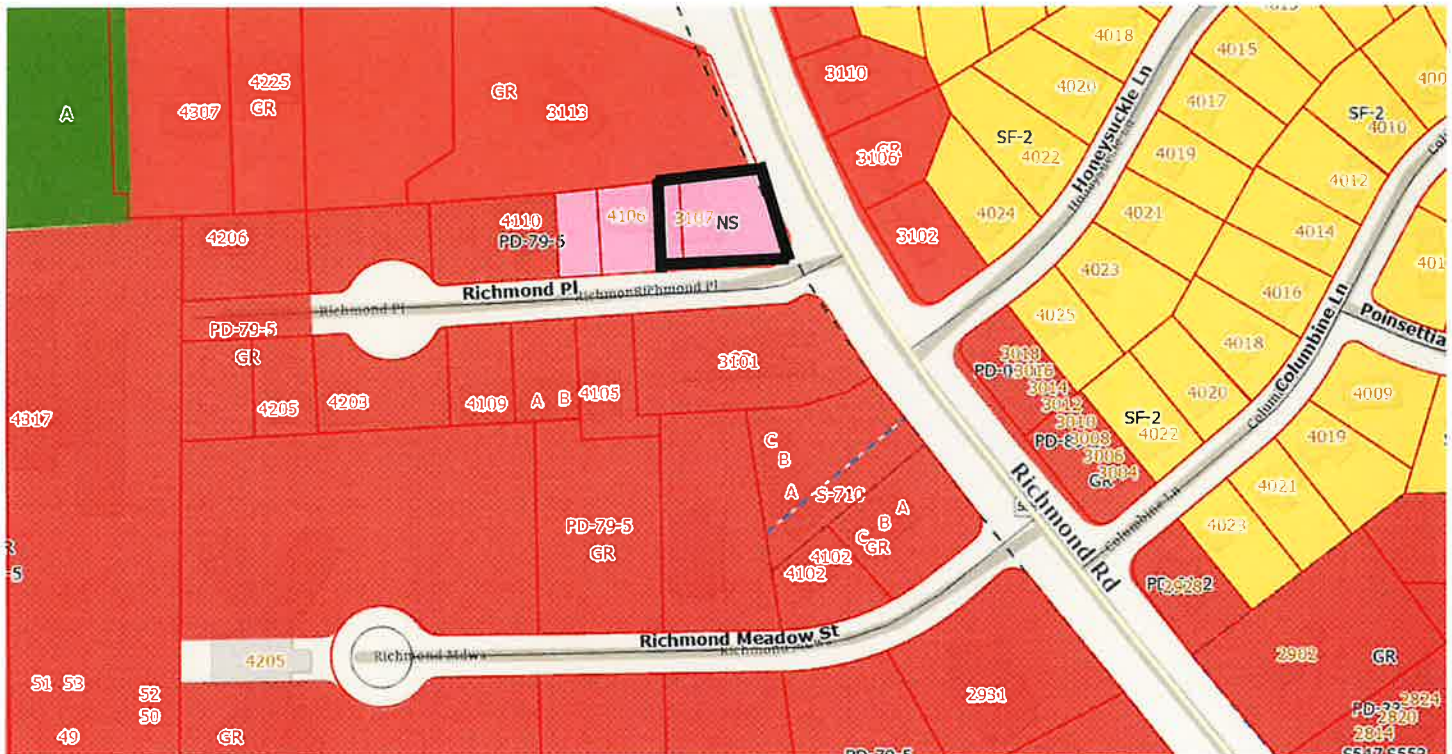
NOTICE OF PUBLIC HEARINGS

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

PLANNING & ZONING COMMISSION: Hearing Date: MONDAY, AUGUST 1, 2022 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, SEPTEMBER 12, 2022 Hearing Time: 6:00 pm

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





Rezoning
SITE PLAN APPROVAL
APPLICATION
 CITY OF TEXARKANA TEXAS

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

Receipt No. 22-01629 Case Z-22-10 Date 7-11-22

To: The Planning and Zoning Commission
 City of Texarkana Texas

Please consider this as my application for site plan approval in the City of Texarkana, Texas for the following described property:

LEGAL DESCRIPTION OF PROPERTY. (Lot and block numbers if in a subdivision; metes and bounds description if any portion of property does not have assigned lot and block numbers)

Lot: 1 Block: 2 Addition: Personal Property Inventory & Supplies Richmond Place
 (Or see attached metes and bounds legal description) Furn & Fix
Mach & Equip
 (Bowie Central Appraisal District Acct No. 42700210100)

Project location/address: 3107 Richmond Place

Present zoning: NS (Neighborhood Service) Proposed zoning (if applicable) GR (General Retail)

Proposed use: Scooter's Coffee Drive Thru Kiosk Only (No Internal Seating)

Total square footage of proposed building: 664 Sq Ft Number of parking spaces 7

Number of required parking spaces per Ordinance 4 (3.32) Handicapped spaces 1

Material of building façade _____

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

Size _____

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

Ken D
 Attorney or Agent Signature

5629 FM 1960 West, Ste 314
 Address

Houston, Texas, 77069
 City, State, Zip

832.577.4820
 Home Phone & Cell Phone

Kdew@aljlindsey.com
 Email Address

870-845-8827
 Home Phone & Cell Phone

akropf71@icloud.com
 Email Address

akropf71@icloud.com
 Email Address

akropf71@icloud.com
 Email Address

akropf71@icloud.com
 Email Address

[Signature]
 Property Owner Signature

1773 CR 4234
 Address

DeKalb, TX 75559
 City, State, Zip

870-845-8827
 Home Phone & Cell Phone

akropf71@icloud.com
 Email Address

akropf71@icloud.com
 Email Address

akropf71@icloud.com
 Email Address

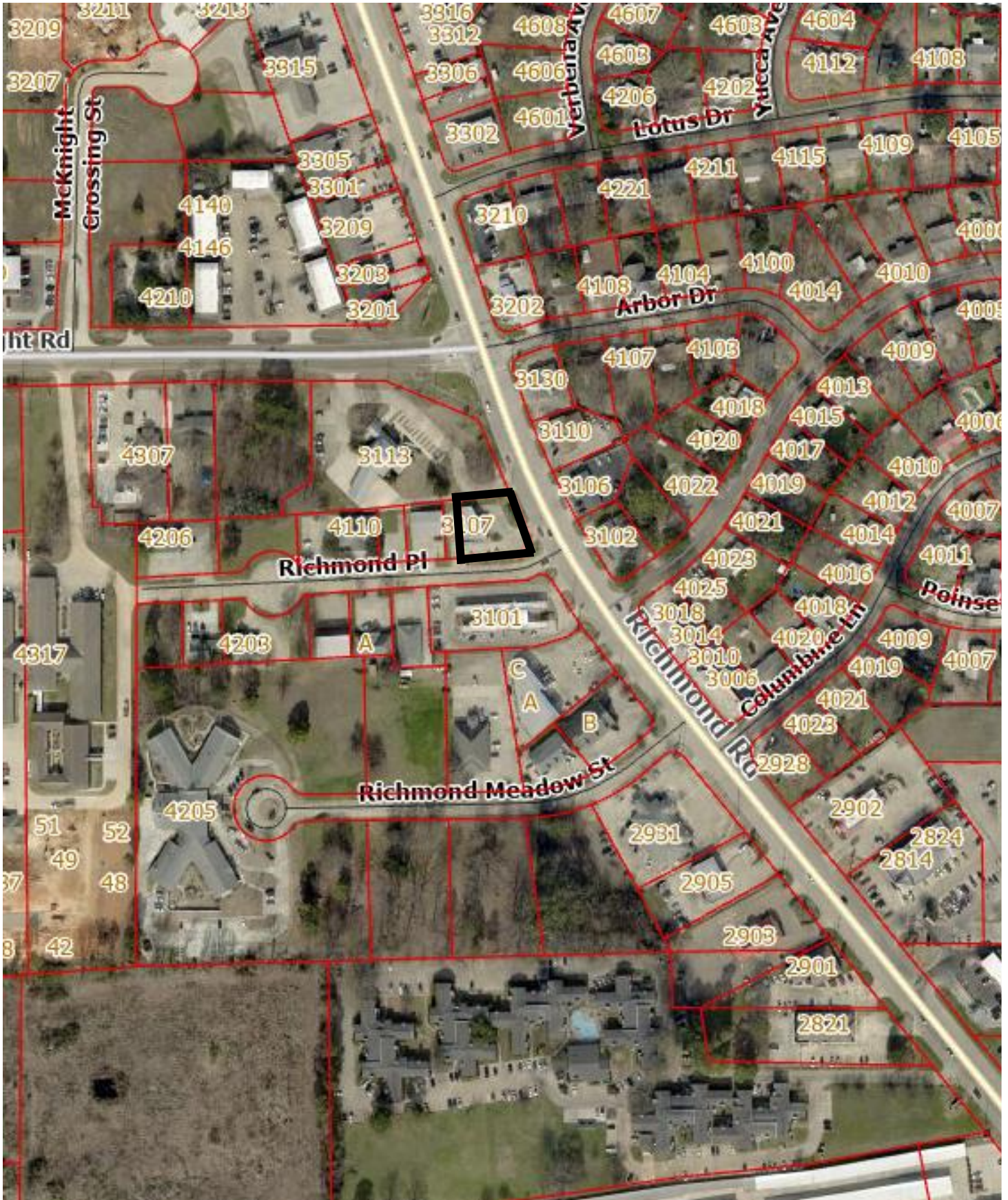
akropf71@icloud.com
 Email Address

akropf71@icloud.com
 Email Address

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

Attachment: Public Hearing and Application (3758 : Z-22-10 rezoning at 3107 Richmond Rd)

3107 Richmond Rd.



Attachment: Maps (3758 : Z-22-10 rezoning at 3107 Richmond Rd)

City of Texarkana, Texas

Summary Sheet

Version:

Update Date: 7/28/2022 4:05 PM

Lead Department: Planning & Zoning Commission **Action Officer:** Laura Puckett, Administrative Coordinator
Subject: S-757: Specific Use Permit to allow a tattoo studio on Lots 1, Block 5, Richmond Hill 2nd Addition located at 3016 Richmond Road. Ken Autrey, owner, and Russell Beydler, agent.

Meeting Date: 8/1/2022

Attachments

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

Staff Coordination

Building Code Administration	Mashell Daniel	Department Head Review
Pending		
Planning & Zoning Commission		Department Review
Pending		
Planning & Zoning Commission	Laura Puckett	Meeting Pending
08/01/2022 6:00 PM		

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Ken Autrey, owner, and Russell Beydler, agent, for a Specific Use Permit to allow a tattoo studio and art gallery on Lot 1, Block 5, Richmond Hills 2nd Addition, located at 3016 Richmond Road. This request for a Specific Use Permit is to allow the one additional use of a tattoo studio. Mr. Beydler has indicated that he plans to utilize this space as an art studio and gallery and do tattooing by appointment only.

The adjacent zoning is Planned Development-General Retail to the north, south and west, and Single Family-2 to the east. The adjacent land usage is businesses to the north, south, and west, and a residence to the east.

A Specific Use Permit is required to allow the one additional use of a tattoo studio in this zoning district. The application of permanent cosmetics is also considered a tattoo as well as any inked body art. The State of Texas will regulate this business as to licensing and other health related issues. This request meets all city requirements to

City of Texarkana, Texas

allow the one additional use of a tattoo studio on this property. It appears that there is adequate parking for this business.

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

1. That the owner/or any employee performing the application of tattooing procedures be currently licensed by the State and meet all Federal, State and City licensing laws and health regulations. (A copy of the current license must be provided to the City prior to the opening of the business).
2. That if this use ever ceases at this location, the City may revoke the Specific Use Permit that allows a tattoo studio.
3. That the sale of tobacco products or drug paraphernalia is prohibited.
4. That the hours of operation be specified.
5. That any remodeling of the current building must meet all city codes and requires licensed contractors.
6. That no painting of the windows or the building with advertisement or graphic art.
7. That if any complaints concerning minors or any violations of the regulations listed above occur, the City has the right to revoke the Specific Use Permit.

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

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

Potential Options:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends for approval of this request with stipulations.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

City of Texarkana, Texas

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

August 1, 2022

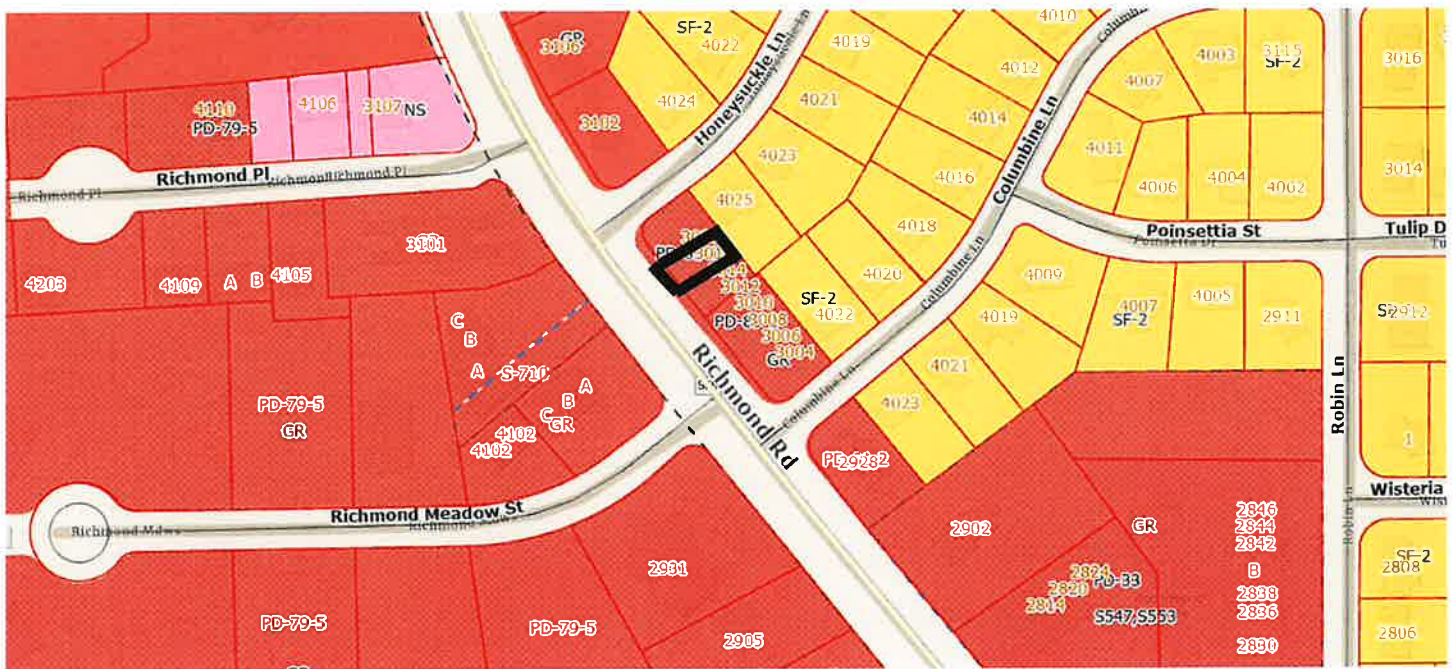
NOTICE OF PUBLIC HEARINGS

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

PLANNING & ZONING COMMISSION: Hearing Date: MONDAY, AUGUST 1, 2022 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, SEPTEMBER 12, 2022 Hearing Time: 6:00 pm

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



OWNER: Ken Autrey, owner and Russell Beydler, agent

OWNER'S ADDRESS: 3403 Cascades Boulevard, Texarkana, Texas 75503

LOCATION OF REZONING: 3016 Richmond Road, Texarkana, Texas 75503

PROPOSED CHANGE: To allow the location of a tattoo studio in a tenant space

LEGAL DESCRIPTION: Lots 1, Block 5, Richmond Hills 2nd Addition

CASE NUMBER: S-757 DATE MAILED: July 21, 2022

Attachment: Hearing Notice and Application (3759 : S-757 SUP for tattooing at 3016 Richmond Rd)



ZONING APPLICATION

CITY OF TEXARKANA TEXAS

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

Receipt No. 22-01532Case S-757Date 7-7-22

To: The Planning and Zoning Commission
City of Texarkana Texas

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

Lot: 1 Block: 5 Addition: Richmond Hills #2nd
(Or see attached legal description)

Location: 3016 Richmond Rd.Present Zoning: Planned Development General RetailRequested: Specific Use Permit

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

Art gallery & Appointment Only Tattoo shop.

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

Existing Building

Attorney or Agent Signature

Printed Name: Russell Beydler
5057 FM 3098

Address

Maud, TX 75567
City, State, Zip720 550 1582

Home Phone & Cell Phone

redneckrusttattoos@gmail.com
Email Address

Property Owner Signature

Printed Name: Ken Aubrey
3403 Cascades Blvd.

Address

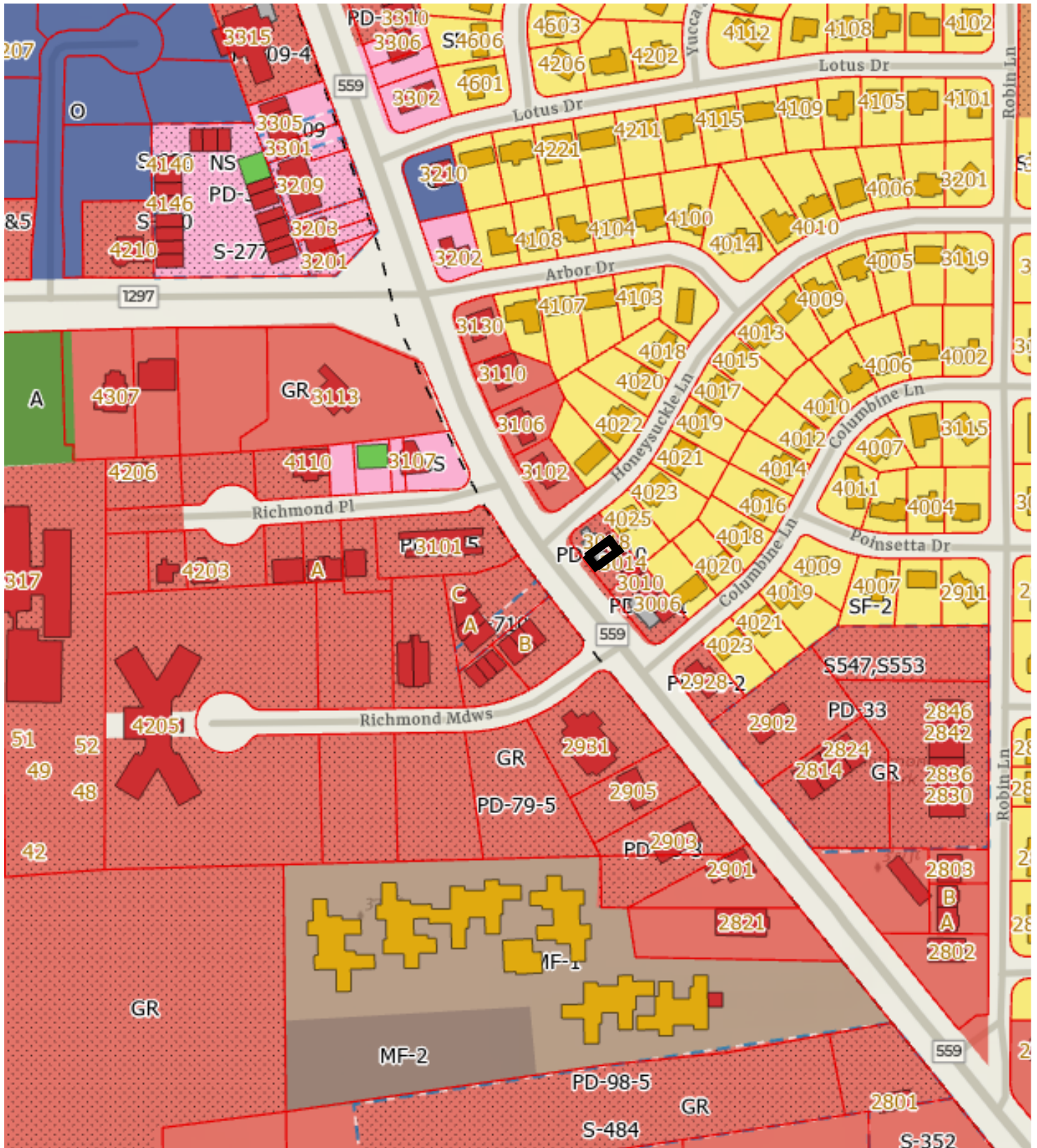
Texark TX 75502
City, State, Zip903-244-5755 - 903.716-8

Home Phone & Cell Phone

KenAubrey@aol.com
Email Address

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

3016 Richmond Rd



Attachment: Maps (3759 : S-757 SUP for tattooing at 3016 Richmond Rd)

3016 Richmond Rd



Attachment: Maps (3759 : S-757 SUP for tattooing at 3016 Richmond Rd)

3016 Richmond Rd



Attachment: Maps (3759 : S-757 SUP for tattooing at 3016 Richmond Rd)

City of Texarkana, Texas

Summary Sheet

Version:

Update Date: 7/28/2022 4:13 PM

Lead Department: Planning & Zoning Commission **Action Officer:** Laura Puckett, Administrative Coordinator
Subject: S-758: Specific Use Permit to allow tattooing on an approximate 0.13-acre tract of land (being Tract 231), Thomas Price HRS, A-466, located at 3427 New Boston Road. Alfred Smith, owner, and Kara May, agent.

Meeting Date: 8/1/2022

Attachments

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

Staff Coordination

Building Code Administration	Mashell Daniel	Department Head Review
Pending		
Planning & Zoning Commission		Department Review
Pending		
Planning & Zoning Commission	Laura Puckett	Meeting Pending
08/01/2022 6:00 PM		

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Alfred Smith, owner, and Kara May, agent, for a Specific Use Permit to allow a tattoo studio and art gallery on an approximate 0.13-acre tract of land (being Tract 231), Thomas Price HRS, A-466, located at 3427 New Boston Road. This request for a Specific Use Permit is to allow the one additional use of a tattoo studio. Ms. May will also be operating a t-shirt and decorating cup business at this location.

The adjacent zoning is Planned Development-Office to the west, General Retail to the south and east and Commercial to the north. The adjacent land usage is businesses to the north, south, east, and west.

The Future Land Use Map designates this property as "Regional Commercial".

A Specific Use Permit is required to allow the one additional use of a tattoo studio in this zoning district. The application of permanent cosmetics is also considered a tattoo

City of Texarkana, Texas

as well as any inked body art. The State of Texas will regulate this business as to licensing and other health related issues. This request meets all city requirements to allow the one additional use of a tattoo studio on this property. It appears that there is adequate parking for this business.

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

1. That the owner/or any employee performing the application of tattooing procedures be currently licensed by the State and meet all Federal, State and City licensing laws and health regulations. (A copy of the current license must be provided to the City prior to the opening of the business).
2. That if this use ever ceases at this location, the City may revoke the Specific Use Permit that allows a tattoo studio.
3. That the sale of tobacco products or drug paraphernalia is prohibited.
4. That the hours of operation be specified.
5. That any remodeling of the current building must meet all city codes and requires licensed contractors.
6. That no painting of the windows or the building with advertisement or graphic art.
7. That if any complaints concerning minors or any violations of the regulations listed above occur, the City has the right to revoke the Specific Use Permit.

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

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

Potential Options:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends for approval of this request with stipulations.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

City of Texarkana, Texas

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

August 1, 2022

**ZONING APPLICATION**

CITY OF TEXARKANA TEXAS

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

Receipt No. 22-01618Case S-758Date 7-11-22

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: Tract 231 Addition: Thomas Rice HRS, A-466
(Or see attached legal description)

Location: 3427 New Boston Road Texarkana, TX

Present Zoning: Commercial

Requested: Specific Use Permit

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

tattooing, piercing

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

Kara May
Attorney or Agent Signature

Printed Name: Kara May

267 San Saba Lane
Address

Texarkana TX 75503
City, State, Zip

870.582.5731
Home Phone & Cell Phone

Karadmay@gmail.com
Email Address

Alfred L. Smith
Property Owner Signature

Printed Name: Alfred L. Smith

3024 W. 7th Street
Address

Texarkana, TX 75501
City, State, Zip

(903) 276-0048
Home Phone & Cell Phone

asmith@shutflowserve.com
Email Address

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

City of Texarkana, Texas

Summary Sheet

Version:

Update Date: 7/28/2022 4:14 PM

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

Subject: Consider approval of the Planning and Zoning Commission meeting minutes from July 5, 2022.

Meeting Date: 8/1/2022

Attachments

a. 07-05-22 P&Z Minutes (PDF)

Staff Coordination

Building Code Administration	Mashell Daniel	Department Head Review
Pending		
Planning & Zoning Commission		Department Review
Pending		
Planning & Zoning Commission	Laura Puckett	Meeting Pending
08/01/2022 6:00 PM		

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

Please see attached minutes.

Potential Options:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends for approval of the July 5, 2022 Planning and Zoning meeting minutes.

Advisory Board/Committee Review:

Planning and Zoning Commission

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

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

August 1, 2022

**MINUTES
REGULAR MEETING
PLANNING AND ZONING COMMISSION
COUNCIL CHAMBERS
2ND FLOOR, TEXAS MUNICIPAL BUILDING
220 TEXAS BOULEVARD, TEXARKANA, TEXAS
MONDAY, JULY 5, 2022 AT 6:00 P.M.**

The Planning and Zoning Commission of the City of Texarkana, Texas met in a regular session, Monday, July 5, 2022 at 6:00 p.m. with the following members present:

ATTENDING:

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

ALSO ATTENDING:

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

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

Consider approval of Replat of Lots 3, 4, and 5, Dogwood Lake States Third Addition, located at the intersection of Dogwood Lake Drive and Dogwood Place. Gayla Worthen, owner, and Jeffrey Wood, MTG Engineers and Surveyors, agent.

Kayla Wood with MTG Engineers and Surveyors appeared and stated that they are requested to combining three lots into two lots.

Ms. Kinsey made a motion to approve this request. Mr. Boyette seconded the motion to approve this request. Members voted unanimously to approve the request.

RECOMMENDED FOR APPROVAL

Consider approval of the Replat of Lots 17 and 19, Block 1, Revised Shilling South 2nd Addition, located at the end of Gunstock. Jacob Duke, owner, and Jeffrey Wood, MTG Engineers and Surveyors, agent.

Kayla Wood with MTG Engineers and Surveyors appeared and stated that the replating is to combine an additional which was purchased into the residential portion to make it all one lot.

Mr. Boyette made a motion to approve this request. Ms. Kinsey seconded the motion to approve this request. Members voted unanimously to approve the request.

RECOMMENDED FOR APPROVAL

Consider approval of the Replat of Lot 1B Marriott Subdivision, located at the intersection of St. Michael Drive and North Cowhorn Creek Loop Road. Barrie Thompson, owner, and Jeffrey Wood, MTG Engineers and Surveyors, agent.

Kayla Wood with MTG Engineers and Surveyors appeared and stated that applicant is replating to divide one lot into two lots so that the northern portion of the lot can be developed in the future. Ms. Wood also said there will be cross access with an entrance off Cowhorn Creek Loop Road.

Ms. Kinsey 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

Z-22-09: an approximate 1.8-acre tract of land (being Tract 23A), R. E. Sevey HRS, A-523, located at 2401 Liberty Lane. Single Family-1 to Single Family-3. Jeff Wright, Liberty Eylau ISD, owner, Vikki and Michael Looper, agents.

Vikki Looper appeared and stated that she wants to rezone for a double wide mobile home. She advised that she is under contract if zoning is approved. She also advised that it will not be a rental property.

Larry Hardy appeared and stated that he retired four years ago and moved to Texas. His property is adjacent to the lot that is for sale and he has been trying to purchase the lot for the last four years. He said that LEISD was expecting a grant to build a ballpark, but that deal fell through. Mr. Hardy continued by saying that there is a problem with the property because there are two giant holes that are probably 20 feet wide and 10 feet deep full of toxic waste in the back of the property. He talked to the school district and they dismissed the conversation. Mr. Hardy obtained the previous owner's testimony to send to the state and the state would come out and look at the property. He is in opposition to the request because he has been trying to buy the property for years, cleaning the property and maintaining the property. Mr. Hardy said that Kathy Sturdivant, who is present at the meeting, knows all about the buried toxic waste and so does the school district. Mr. Hardy further said is in opposition is because they overlooked his offer and because of the stipulations regarding clean up of the toxic chemicals. He asked if he takes over the land and the land is soiled, who will be responsible?

Gene Joyce asked what recourse Mr. Hardy has for reporting contamination on this property.

City Staff told Mr. Joyce that Mr. Hardy says he has been in contact with TCEQ, the State. Gene Joyce said that even if the state comes out, this matter is still between LEISD and

the buyer.

Mr. Hardy asked who is going to clean it up. He asked if the City is responsible or the buyer responsible?

Gene Joyce asked Staff if this matter will still go before City Council after the Planning and Zoning Commission meeting. Staff advised that this zoning matter would go before City Council. Mr. Joyce explains to Mr. Hardy that the Planning and Zoning Commission rezones parcels, approves plats and designs for properties. Mr. Joyce continued by explaining that usually when there is opposition for a request it is regarding a specific use at a location. Mr. Hardy then said that he does not want a double wide next to him.

Mr. Coleman tells Mr. Hardy that he needs to contact the environmental people at TCEQ, and they would have answers. Mr. Hardy says if they come in and condemn the property, what happens then? Mr. Coleman told him that with environmental issues it is the deep pocket theory. Whoever the current owner is, or the previous owner, or whoever contaminated it, or whoever has the money to pay for it.

Mr. Hardy asked the applicant if she knew anything about it. She said no, but if it was contaminated would it not be contaminating all the properties surrounding the area. Mr. Hardy said, who knows. Mr. Hardy also told applicant if you buy the property, then we will start with you.

Kathy Sturdivant appeared and said that she lives directly across the road from this property. Ms. Sturdivant originally owned the property which she bought from Linda Arizola in 1998. On February 28, 2000, sold the property to her nephew, Daniel Jones. Daniel Jones paid the property off to her. She goes on to say that Daniel Jones' mother-in-law, Christina Walker, was on the school board. Ms. Sturdivant said that Mr. Walker owned a construction company and was the one who came in and dug the holes and dumped the chemicals. Ms. Sturdivant said the chemicals were in there when she got the property and she didn't do anything with them and left them there. She said that her nephew knew about it. She told her nephew, Daniel that there is a natural spring back there that you cannot do that. Mr. Sturdivant said that nothing else was said.

Ms. Sturdivant advises that the existing properties around the area are run down and that her property has depreciated because of this and that is her worry about a HUD code home. She said that her family has owned her property since the 1960's and her kids and grandkids will continue to own at this location.

Mr. Joyce said that contamination of a property is above the Planning and Zoning paygrade and that he would be happy to introduce the complainants to City Staff and suggest that they go to the City Council meeting. Mr. Joyce went on to say that if Ms. Looper wants to purchase a property that she now knows is contaminated, there is nothing that the Planning and Zoning Commission can do.

Mr. Hardy asked if all this conversation is on the record and staff response was yes. Mr. Joyce advised Mr. Hardy that he is not an attorney and will not be held to what is on the record and what may not be on record. Mr. Joyce says that they have never dealt with a case like this in the years he has been on the Commission.

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

RECOMMENDED FOR APPROVAL

S-754: Specific Use Permit to allow the location of a HUD code manufactured home on an approximate 1.8-acre tract of land (being Tract 23A), R. E. Sevey HRS, A-523, located at 2401 Liberty Lane. Jeff Wright, Liberty Eylau ISD, owner, Vikki and Michael Looper, agents.

Vikki Looper appeared and requested a Specific Use Permit to allow the location of a HUD code manufactured home and is aware of the stipulations.

Mr. Hardy appeared and state that if the home goes in, where will they put it because there are trees everywhere. Mr. Hardy asked if they were going to cut the trees down? Mr. Joyce replied that is up to the property owner. Mr. Hardy asked are they going to put more than one trailer on the property? Mr. Joyce replied that only one home will be allowed that this is not a mobile home park. Mr. Hardy also asked if they going to put place the homes back to his deck and is, he going to have to stare at it? Mr. Hardy says he doesn't think its right.

City Staff advised that once a permit is obtained the home must face the street and that all setbacks must be met for the zoning.

Mr. Boyette read out loud stipulation number six listed below.

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

1. That one 2016 or newer 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.

Mr. Boyette made a motion to approve this request with stipulations. Mr. Coleman seconded the motion to approve this request with stipulations. Members voted unanimously to approve the request with stipulations.

RECOMMENDED FOR APPROVAL WITH STIPULATIONS

Amendment to PD-88-4 for site plan approval on Lot 5, Parcel 2, Block 3, Galleria Oaks #1, located at 1710 Moores Lane. Sandy Varner, Temple Memorial Pediatric Center, owner.

Sandy Varner appeared and stated that she wants to add a 32' X 46' physical therapy gym and the façade will match the existing brick, and the windows would also match the existing building. She said the other side of the proposed building will face the driveway and is also brick. She said anything that is viewable from the street matches the existing building. She said there will not be any additional signage. Ms. Varner said there is an existing fence and trees between this location and the residential property north of the location.

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

RECOMMENDED FOR APPROVAL

Z-22-06: (Removed from Table) Lots 1, 2, and 3, Block 1, Rose Kennedy Addition, located at 1400 W. M L King Blvd. Two Family-1 to Commercial. Virginia Moore, owner and Steven Moore, agent.

Applicant did not show for second consecutive agenda. Staff will send notification that his application will be withdrawn and will have to apply for rezoning again to have this matter considered in the future.

Ms. Kinsey made a motion to request the application be withdrawn. Mr. Coleman seconded the motion for the application to be withdrawn. Members voted unanimously for the application be withdrawn.

RECOMMENDED FOR APPLICATION TO BE WITHDRAWN

Z-22-07: (Remove from Table) Lots 5 and 6, Block 23, Grandview Addition, located at the southeast corner of Alexander Avenue and Kansas Street. Single Family-3 to Two Family-2. Russell Collins, owner.

Russell Collins appeared and advised that he proposes to build a duplex on the lots located at the corner of Alexander Avenue and Kansas Street. He said that it will be a rental property, but that he will live in one side while he builds his house and then rent the duplex later. He said the duplex will face Kansas. Mr. Hensley advised that the parcel would need to replat into one lot. The façade will be brick.

Charlotte Cramer appeared and stated that she is a resident and her parents live in the area. She wants to know if the rezoning will affect her. She wants to know about the parking. Mr. Collins tells her that parking will be on Kansas Street and that more specifically there will be garages. Ms. Cramer asked Mr. Collins if there were any other duplexes, he built she could look at. He responded no. Ms. Cramer told Mr. Collins

welcome to the neighborhood.

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

RECOMMENDED FOR APPROVAL

Z-22-08: TABLED a portion of a 4.60-acre tract of land (being Tract 19), J.W. Lane HRS A-345, located at 6500 Summerhill Road. Office to Neighborhood Service. William Davis, owner.

This item will remain tabled to allow the applicant time to replat the property.

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

RECOMMENDED TO TABLE REQUEST

STAFF UPDATES

No staff updates.

MINUTES

Consider approval of the June 6, 2022 Planning and Zoning Commission meeting minutes.

Mr. Coleman made a motion to approve the minutes. Ms. Kinsey seconded the motion to approve the minutes. 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, Zoning Administrator

Attachment: 07-05-22 P&Z Minutes (3761 : Consider P&Z meeting minutes from July 5, 2022)