



CITY OF TEXARKANA
PLANNING & ZONING COMMISSION
AGENDA • AUGUST 2, 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. Consider re-approval of final and preliminary plat for Waggoner Creek Crossing Three located east of University Avenue between Gibson Lane and West Park Boulevard. MPT of Texarkana-Steward LLC, owner. Jeffrey Wood, MTG Engineers & Surveyors, agent.
2. Z-21-17: rezoning a 0.722-acre tract of land (being Tract 65C), Flower Acres Addition, located in the 3400 Beechwood Lane from Single Family-2 to Single Family-3. Susan Clayton, owner. Antonio and Tatra Bradley, under contract to purchase.
3. S-744: Specific use Permit to allow the location of a HUD code manufactured home on a 0.722-acre tract of land (being Tract 65C), Flower Acres Addition, located in the 3400 block of Beechwood Lane. Susan Clayton, owner. Antonio and Tatra Bradley, under contract to purchase.

4. Z-21-18: rezoning a .953-acre tract of land located in the George Brinlee HRS, A-18, located at 901 Franklin Street from Single Family-2 to General Retail. Gregg Orr, d/b/a Gregg Orr Companies, owner. Kayla Wood, MTG Engineers and Surveyors, agent.
5. Z-21-19: rezoning Lots 49 and 57, Belmont Subdivision, located at the corner of Pacific Avenue and Bradley Avenue from Single Family-2 to Commercial. Tony Buroow, President of Nantze Electric. Kayla Wood, MTG Engineering and Surveyors, agent.
6. S-745: Specific Use Permit to allow the location of a helistop for a proposed new hospital on two parcels bounded by Gibson Lane to the north, West Park Boulevard to the south and University Avenue to the west (Lot 3, Block 1, Waggoner Creek Crossing Two Subdivision and an additional 24-acre tract in the George Brinlee HRS, (A-18). Thomas Gilbert, President of Wadley Regional Medical Center and Adam Crunk, Crunk Engineering, LLC.

III. STAFF UPDATES

IV. CONSIDER APPROVAL OF MINUTES

1. Consider approval of the Planning and Zoning Commission meeting minutes of July 6, 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

Version:

Update Date: 7/28/2021 3:31 PM

Summary Sheet

Lead Department: Planning & Zoning Commission **Action Officer:** Laura Puckett, Administrative Coordinator
Subject: Consider re-approval of final and preliminary plat for Waggoner Creek Crossing Three located east of University Avenue between Gibson Lane and West Park Boulevard. MPT of Texarkana-Steward LLC, owner. Jeffrey Wood, MTG Engineers & Surveyors, agent.

Meeting Date: 8/2/2021

Attachments

- a. P&Z Memo-PlatReview-WaggonerCreekCrossing3-August2021 (PDF)

Staff Coordination

Planning and Community Development Pending	Laura Puckett	Department Head Review
Building Code Administration Completed	Mashell Daniel 07/28/2021 3:41 PM	Department Head Review
Planning & Zoning Commission 08/02/2021 6:00 PM	Laura Puckett	Meeting Pending

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

See attached memorandum.

Potential Options:

None

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends approval of the final and preliminary plat pending any staff and utility changes, and approval of construction plans.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

City of Texarkana, Texas**Advisory Board/Committee Meeting Date and Minutes:**

August 2, 2021

MEMORANDUM

To: Planning and Zoning Commission

From: Dusty Henslee, P.E., CFM
Director of Public Works, Texarkana, Texas 

Date: July 22, 2021

Subject: **Consider re-approval of final and preliminary plat for Waggoner Creek Crossing Three**

This is a request by MPT of Texarkana-Steward, LLC, owner and Jeffrey Wood, MTG Engineers and Surveyors, agent to consider approval of the final and preliminary plat for Waggoner Creek Crossing Three. This is combining Lot 1, Block 1 Waggoner Creek Crossing Two and a 24 more acres into 1 new lot. This east of University Avenue between Gibson Lane and West Park Blvd. This plat was previously approved in May 2017, but was never recorded so this is coming back as a re-approval.

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



CITY OF

TEXARKANA
TEXAS

2.1.a

P.O. Box 1967
Texarkana, TX 75504
Phone (903) 798-3900**Application for Subdivision Plat Approval****Type:**☒ Preliminary ☒ Final ☐ Replat ☐ Minor ☐ Amended ☐ VacationPurpose of Plat: Combine Lot 1, Block 1 Waggoner Creek Crossing Two & 24 acres into one new l**Plat Title:** Waggoner Creek Crossing Three**Current Legal Description:** 56.075 ac. in the Brinlee HRS, A-18, Bowie Co. Parcel 27286000220, 02620011800**Total Acreage:** 56.075 ac **Number of Lots:** 1 **Zoning:** C**Owner/Developer Information:**Name: MPT of Texarkana-Steward LLCAddress: P. O. Box 460389 Dpt 910, Houston, TX 77056Phone: () Fax: () Work E-mail: **Surveyor/Engineer Information:**Name: Jeffrey Wood - MTG Engineers & SurveyorsAddress: 5930 Summerhill Road, Texarkana TX 75503Phone: (903) 838-8533 Fax: () Work E-mail: jwood@mtgengineers.com**Applicant/Agent Information:**Name: Jeffrey Wood - MTG Engineers & SurveyorsAddress: 5930 Summerhill Road, Texarkana TX 75503Phone: (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

Applicant's Signature

7/12/21

Date

Application Fee: Received by:

Revis

Packet Pg. 7

Attachment: P&Z Memo-PlatReview-WaggonerCreekCrossing3-August2021 (2520 : Consider re-approval of Plat Waggoner Creek Crossing)



CITY OF TEXARKANA TEXAS

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

PRELIMINARY PLAT CHECKLIST	
GENERAL INFORMATION / PROJECT DESCRIPTION	
Date, written and graphic scale (100 scale or smaller) and north arrow	☒
Location Map for proposed development	☒
Name and address of (if applicable):	☒
1. Developer	
2. Record Property Owner or Owners	
3. Planners	
4. Engineer	
5. Surveyor	
BOUNDARIES, ACREAGE, AND USES	
Names or designations of all adjoining subdivisions or properties	☒
Any city or extraterritorial lines traversing or on the boundary of the development	☒
Outline of proposed tract (shall stand out compared to other boundary lines)	☒
Total Acreage in development	☒
Existing and Proposed Land Uses and Acreage	☒
Existing and Proposed Zoning	☒
EXISTING FEATURES	
Streets, roads, alleys	☒
Utilities	☒
1. Water	
2. Sewer	
3. Gas	
4. Electric	
5. Cable, Phone, Etc.	
Survey Information	☒
1. Lot Information	
2. Easements	
3. Building Lines	
4. Street Names	
5. Setbacks	
Parks	☒
Drainage Facilities	☒
1. Watercourses (rivers, creeks, ravines, channels, etc.)	
2. Bridges	
3. Culverts	
4. Underground drainage systems	
5. Ponds (Retention/Detention)	
6. FEMA Flood Zones	
Contour Lines (not greater than 3' intervals)	☒

Attachment: P&Z Memo-PlatReview-WaggonerCreekCrossing3-August2021 (2520 : Consider re-approval of Plat Waggoner Creek Crossing)



CITY OF TEXARKANA TEXAS

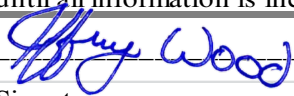
P.O. Box 1967
Texarkana, TX 75504
Phone (903) 798-3900

PROPOSED FEATURES

Streets, roads, alleys	☒
Utilities	☒
1. Water	
2. Sewer	
3. Gas	
4. Electric	
5. Cable, Phone, Etc.	
Survey Information	☒
1. Lot Information	
2. Easements	
3. Building Lines	
4. Street Names	
5. Setbacks	
Parks	☒
Drainage Facilities	☒
1. Watercourses (rivers, creeks, ravines, channels, etc.)	
2. Bridges	
3. Culverts	
4. Underground drainage systems	
5. Ponds (Retention/Detention)	
6. FEMA Flood Zones	
Contour Lines (not greater than 3' intervals)	☒
Registered Professional Land Surveyor Seal	☒

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.


7/12/21

 Signature Date
 Jeffrey Wood

 Printed Name

Attachment: P&Z Memo-PlatReview-WaggonerCreekCrossing3-August2021 (2520 : Consider re-approval of Plat Waggoner Creek Crossing)



CITY OF TEXARKANA TEXAS

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

FINAL PLAT 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 corner of an original headright survey

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'

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.

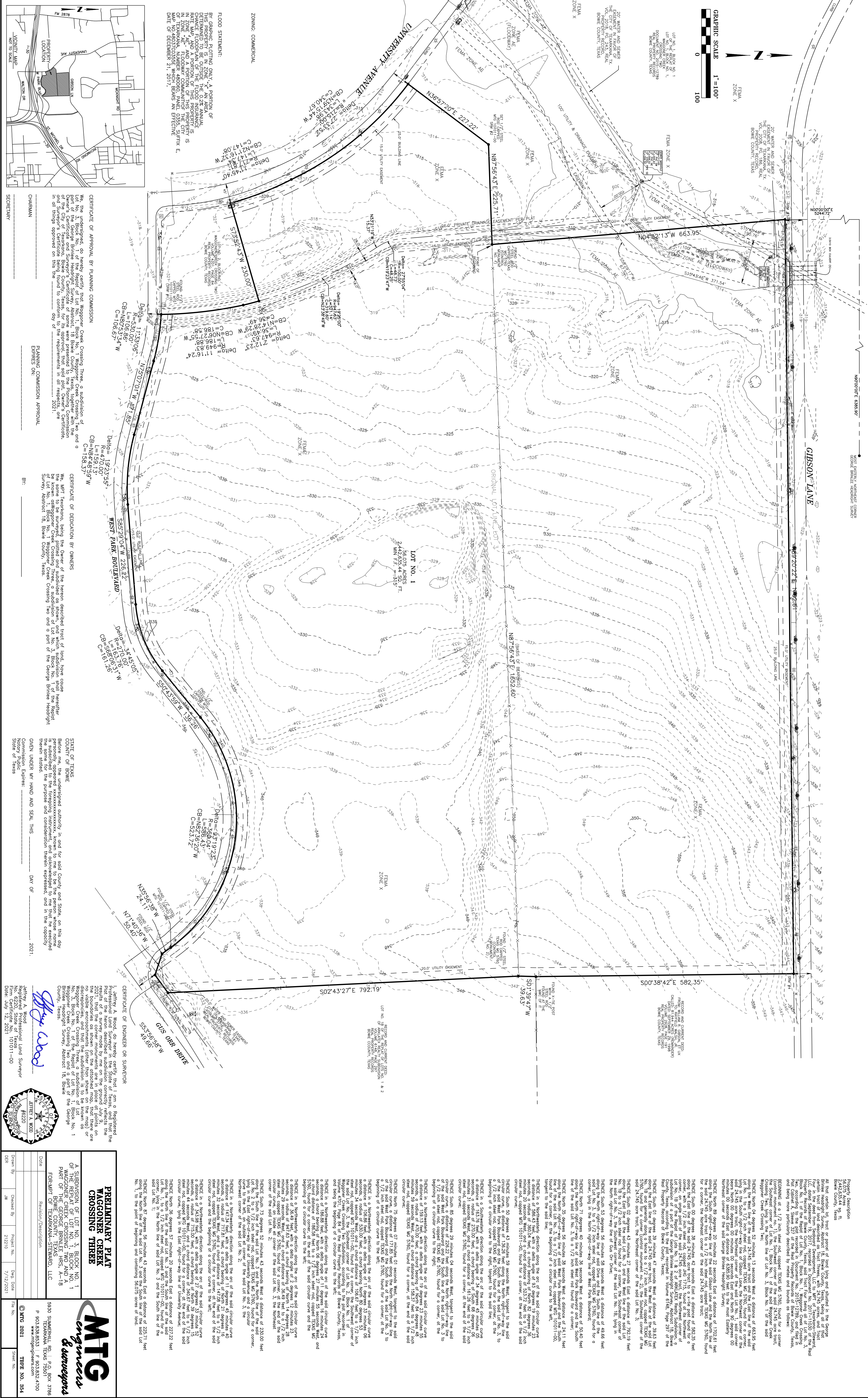
Jeffrey Wood 7/12/21
Signature Date

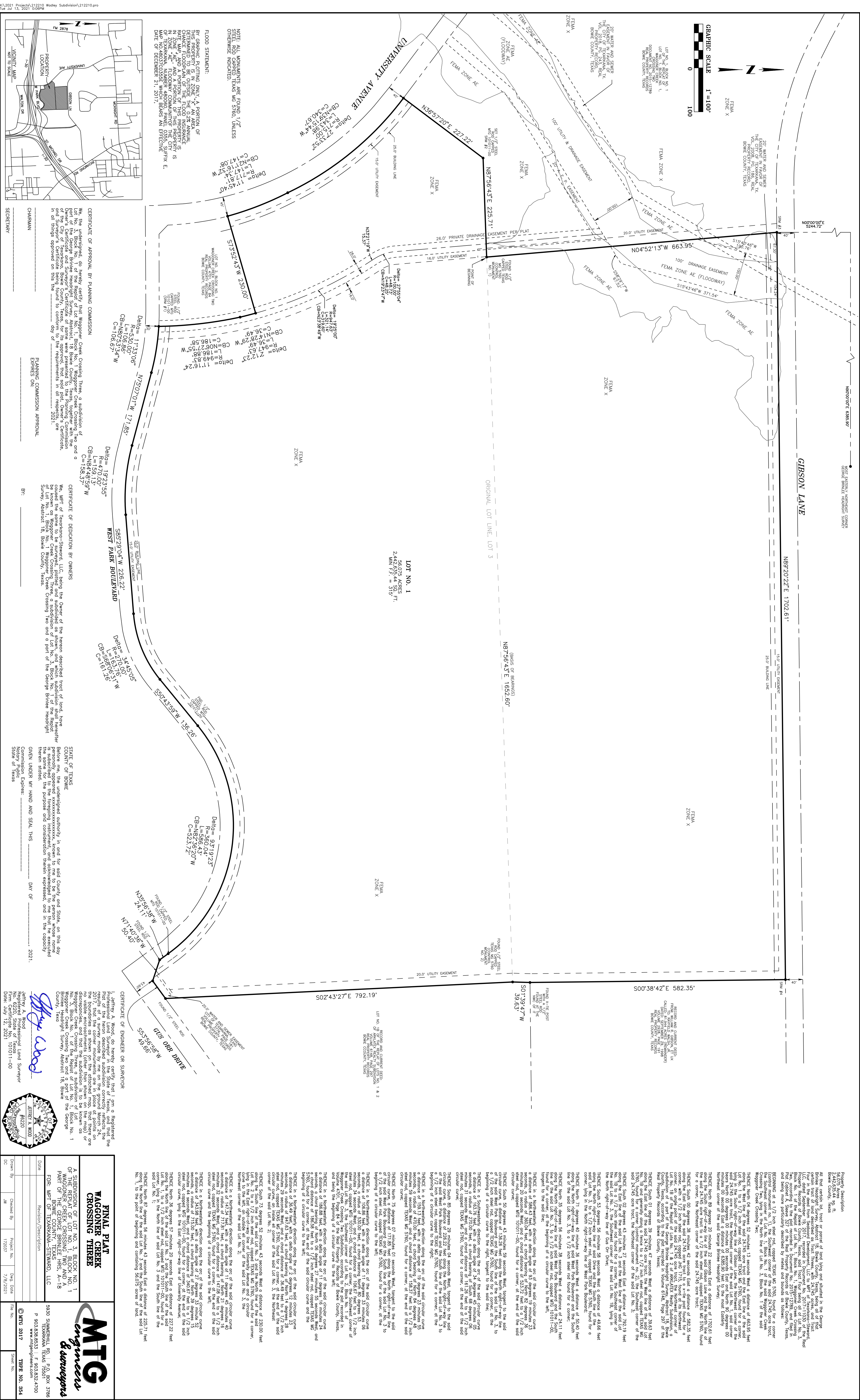
Jeffrey Wood

Printed Name

Attachment: P&Z Memo-PlatReview-WaggonerCreekCrossing3-August2021 (2520 : Consider re-approval of Plat Waggoner Creek Crossing)

X:\2021 Projects\212210 Wadley Subdivision\212210.dwg
Thu Jul 13, 2021 10:59PM







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: Combine Lot 3, Block 1 Waggoner Creek Crossing Two, & 24 acres into 1 L

Plat Title: Waggoner Creek Crossing Three

Current Legal Description: _____

Total Acreage: 56.075 Number of Lots: 1 Zoning: Commercial

Owner/Developer Information:

Name: Seaboard Development

Address: 117 Seaboard Ln, Dover Center Bldg E, Franklin TN, 37067

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

Surveyor/Engineer Information:

Name: Jeffrey Wood - MTG Engineers & Surveyors

Address: 5930 Summerhill Rd, Texarkana TX 75503

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

Applicant/Agent Information:

Name: Jeffrey Wood

Address: _____

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

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

4/14/17
Date

Application Fee: _____

Received by: _____

Revised: 12/21/2015



CITY OF TEXARKANA TEXAS

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

PRELIMINARY PLAT CHECKLIST	
GENERAL INFORMATION / PROJECT DESCRIPTION	
Date, written and graphic scale (100 scale or smaller) and north arrow	☒
Location Map for proposed development	☒
Name and address of (if applicable):	☒
1. Developer	
2. Record Property Owner or Owners	
3. Planners	
4. Engineer	
5. Surveyor	
BOUNDARIES, ACREAGE, AND USES	
Names or designations of all adjoining subdivisions or properties	☒
Any city of extraterritorial lines traversing or on the boundary of the development	☒
Outline of proposed tract (shall stand out compared to other boundary lines)	☒
Total Acreage in development	☒
Existing and Proposed Land Uses and Acreage	☒
Existing and Proposed Zoning	☒
EXISTING FEATURES	
Streets, roads, alleys	☒
Utilities	☒
1. Water	
2. Sewer	
3. Gas	
4. Electric	
5. Cable, Phone, Etc.	
Survey Information	☒
1. Lot Information	
2. Easements	
3. Building Lines	
4. Street Names	
5. Setbacks	
Parks	☐
Drainage Facilities	☒
1. Watercourses (rivers, creeks, ravines, channels, etc.)	
2. Bridges	
3. Culverts	
4. Underground drainage systems	
5. Ponds (Retention/Detention)	
6. FEMA Flood Zones	
Contour Lines (not greater than 3' intervals)	☒

Revised: 12/21/2015



CITY OF TEXARKANA TEXAS

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

PROPOSED FEATURES	
Streets, roads, alleys	☒
Utilities	☒
1. Water	
2. Sewer	
3. Gas	
4. Electric	
5. Cable, Phone, Etc.	
Survey Information	☒
1. Lot Information	
2. Easements	
3. Building Lines	
4. Street Names	
5. Setbacks	
Parks	☐
Drainage Facilities	☒
1. Watercourses (rivers, creeks, ravines, channels, etc.)	
2. Bridges	
3. Culverts	
4. Underground drainage systems	
5. Ponds (Retention/Detention)	
6. FEMA Flood Zones	
Contour Lines (not greater than 3' intervals)	☒
Registered Professional Land Surveyor Seal	☒
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.	
Signature	Date
<u>Jeffrey Wood</u>	<u>4/14/17</u>
Printed Name	

Revised: 12/21/2015



CITY OF TEXARKANA TEXAS

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

FINAL PLAT 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 corner of an original headright survey

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'

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
Signature

Date

4/14/17

Jeffrey Wood
Printed Name

Revised: 12/21/2015

City of Texarkana, Texas

Version: B

Update Date: 7/29/2021 9:34 AM

Summary Sheet

Lead Department: Planning & Zoning Commission **Action Officer:** Laura Puckett, Administrative Coordinator
Z-21-17: rezoning a 0.722-acre tract of land (being Tract 65C), Flower Acres Addition, located in the 3400 Beechwood Lane from Single Family-2 to Single Family-3. Susan Clayton, owner. Antonio and Tatra Bradley, under contract to purchase.

Subject: purchase.

Meeting Date: 8/2/2021

Attachments

- a. Notice Public Hearing and Application (PDF)
- b. Legal Description (PDF)
- c. Maps (PDF)
- d. Opposition Email (PDF)

Staff Coordination

Planning and Community Development Pending	Laura Puckett	Department Head Review
Building Code Administration Completed	Mashell Daniel 07/28/2021 3:44 PM	Department Head Review
Planning & Zoning Commission 08/02/2021 6:00 PM	Laura Puckett	Meeting Pending

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Susan Clayton, owner and Antonio and Tatra Bradley, under contract to purchase, to rezone a .772-acre tract of land (being Tract 65C), Flower Acres Addition, located in the 3400 block of Beechwood Lane 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 adjacent zoning is Single Family-2 to the west, east, and south, and Single Family-3 to the north. The Future Land Use Map shows "suburban residential".

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

City of Texarkana, Texas

There are other manufactured homes located in the immediate area. 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.

Staff received a letter of opposition to this request. Please see attachment.

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

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

Potential Options:

None

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends approval of this request.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

August 2, 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: MONDAY, AUGUST 2, 2021 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, SEPTEMBER 13, 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: Antonio and Tatra Bradley, under contract to purchase

OWNER'S ADDRESS: 6800 Northern Hills Drive, Texarkana, Arkansas 71854

LOCATION OF REZONING: 3400 block of Beechwood Lane, Texarkana, Texas 75501

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: A .772-acre tract of land (being Tract 65C) Flower Acres Addition

CASE NUMBER: Z-21-17 DATE MAILED: July 21, 2021



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. 00005985 Case Z-21-17 Date 7-7-21

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: _____ Block: Tract 65C Addition: Flower Acres
(Or see attached legal description)

Location: _____

Present Zoning: SF2

Proposed Zoning: SF3

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

location of a manufactured home.

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

currently a vacant lot would like to place a home to live in.

Tatra Bradley
Attorney or Agent Signature

Tatra Bradley
Print Name

131 country lane park
Address

Texarkana, TX 75501
City, State, Zip

903 748 4713
Home Phone & Cell Phone

tatra.bradley@yahoo.com
Email Address

Susan Clayton
Property Owner Signature

SUSAN CLAYTON
Print Name

6800 NORTHERN HILLS DR.
Address

TEXARKANA, AR 71554
City, State, Zip

870-174-5811 903 133-1906
Home Phone & Cell Phone

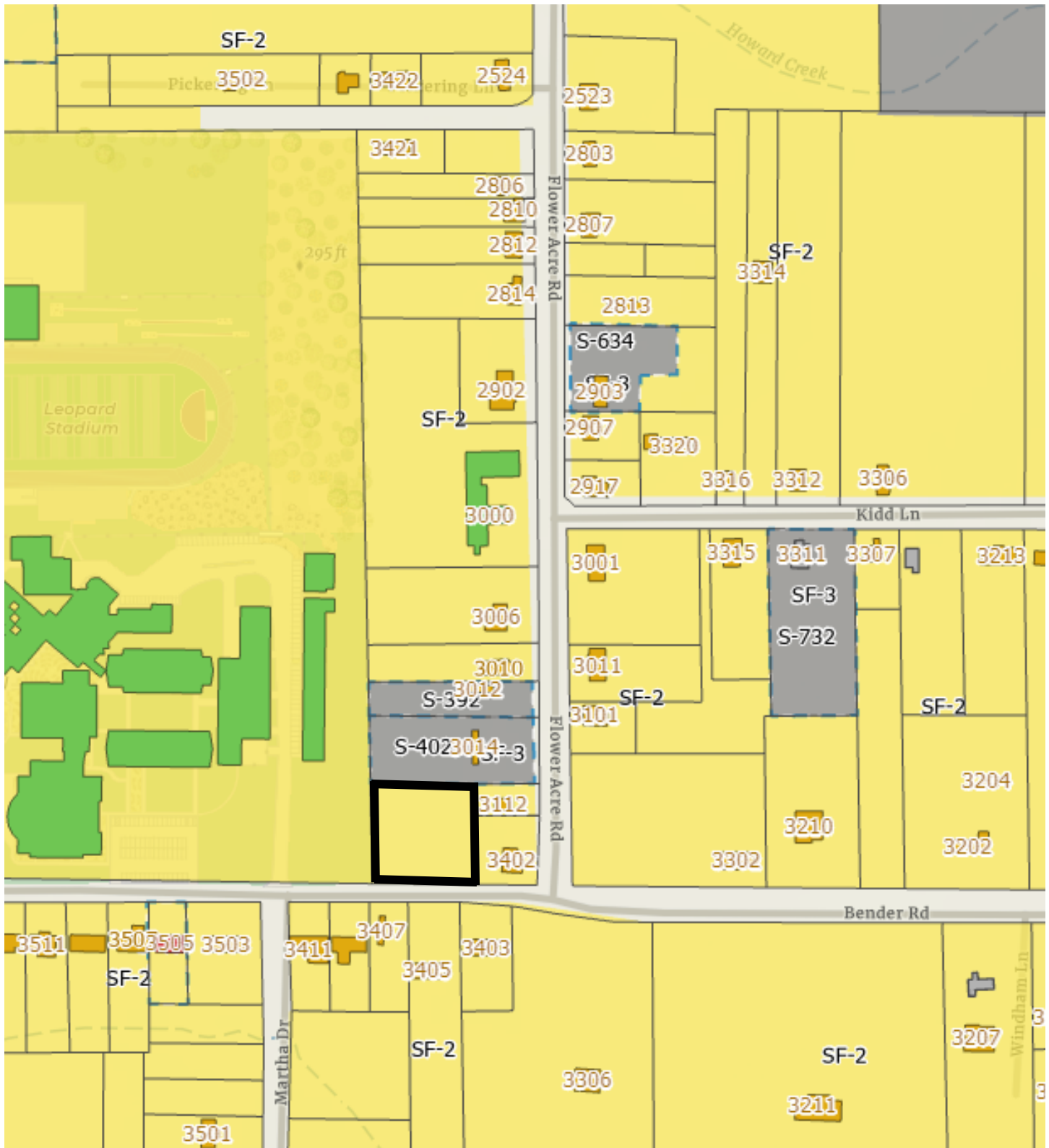
SUSCLAP@WINDSTREAM.NET
Email Address

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

Attachment: Notice Public Hearing and Application (2522 : Z-21-17: rezoning at 3400 Beechwood Ln)

A portion of Block No. 65 of Flower Acres, a Subdivision of 208 acres of the R. E. Sevey Headright Survey, Bowie County, Texas, according to the plat thereof recorded in Volume 204, Page 36 of the Plat Records of Bowie County, Texas, and being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Block No. 65; THENCE: S. 00 deg. 43 min. 58 sec. W., with the East line of Block No. 65, same being the West right-of-way line of Flower Acres Road, 331.73 feet to an iron pipe for corner on the North side of Beechwood Road; THENCE: S. 87 deg. 11 min. 28 sec. W., along the North side of said Beechwood Road, 132.69 feet to an iron pipe for corner, the POINT OF BEGINNING of the tract herein described; THENCE: S. 87 deg. 11 min. 28 sec. W., along the North side of Beechwood Road, 180.12 feet to an iron pipe for corner; THENCE: N. 00 deg. 40 min. 53 sec. E., 182.97 feet to an iron pipe for corner; THENCE: S. 89 deg. 31 min. 42 sec. E., 180.00 feet to an iron pipe for corner; THENCE: S. 00 deg. 40 min. 53 sec. W., 191.00 feet, more or less, to the POINT OF BEGINNING, and containing 0.772 acres of land, more or less.

3400 block of Beechwood Lane



Attachment: Maps (2522 : Z-21-17: rezoning at 3400 Beechwood Ln)

3400 block of Beechwood Lane



Attachment: Maps (2522 : Z-21-17: rezoning at 3400 Beechwood Ln)

TEX-Puckett, Laura

From: Jamie Wilder <wilderjamie@ymail.com>
Sent: Wednesday, July 28, 2021 7:59 AM
To: TEX-Puckett, Laura
Subject: Beechwood Lane

CAUTION: This email originated from outside our email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To the City of Texarkana

I am writing in regard to the rezoning change request on Beechwood Lane. I am opposing the change and here are my reasons why.

When you drive up or down my lane, you see small brick homes. But when you come to my home you will see next door is a trailer that has been abandoned. That home was lived in and sold, and now the owner is deceased and his family has not been able to sell or take care of property. I look out my window and see the eye sore. Many times we have asked the City to tear it down and they state it will be 15 to 20 years before they—The City will do so. I have written many letters to the owner asking to purchase property with no response. A homeless man who lived in the woods behind the property has started taking siding off and selling it for scrap metal making it even more of an eye sore. The property is grown up with weeds and tree limbs all around. So my concern is a piece of property in front of my house is asking to move a double wide manufacture home in - what happens when they decide to move? Do they try to sell the property? Yes, manufactured homes are nice when they are brand new but they do not keep value- then it is hard to sell. No one is willing to buy property because the mobile home has to be moved off the property and it costs more than it is worth. My home value will not increase because of what is next door to me but my taxes increase every year. I would like my neighborhood to stay as single family homes. You drive up on Flower Acres and the mobile homes on this street as you can see are not livable and are not being lived in. We have two mobile home parks on Bender Road and another just off Leopard Drive if they are needing to live in a mobile home. So if you are asking me if I approve of this change I say no.

Jamie Wilder
3405 Beechwood Lane.

Sent from my iPhone

Attachment: Opposition Email (2522 : Z-21-17: rezoning at 3400 Beechwood Ln)

City of Texarkana, Texas

Version: A

Update Date: 7/29/2021 9:47 AM

Summary Sheet

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

Subject: S-744: Specific use Permit to allow the location of a HUD code manufactured home on a 0.722-acre tract of land (being Tract 65C), Flower Acres Addition, located in the 3400 block of Beechwood Lane. Susan Clayton, owner. Antonio and Tatra Bradley, under contract to purchase.

Meeting Date: 8/2/2021

Attachments

- a. Notice Public Hearing and Application (PDF)
- b. Legal Description (PDF)
- c. Maps (PDF)
- d. Photo and Floorplan (PDF)

Staff Coordination

Planning and Community Development Pending	Laura Puckett	Department Head Review
Building Code Administration Completed	Mashell Daniel 07/28/2021 3:44 PM	Department Head Review
Planning & Zoning Commission 08/02/2021 6:00 PM	Laura Puckett	Meeting Pending

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Susan Clayton, owner, Antonio and Tatra Bradley, agents, for a Specific Use Permit to allow the location of a double wide HUD code manufactured home as a residence on a .772-acre tract of land (being Tract 65C) Flower Acres Addition, located in the 3400 block of Beechwood Lane. The property is currently vacant land.

The adjacent zoning is Single Family-2 to the west, east, and south, and Single Family-3 to the north.

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

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

1. That one 2020 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.

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

Potential Options:

None

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends approval of this request with stipulations.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

August 2, 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: MONDAY, AUGUST 2, 2021 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, SEPTEMBER 13, 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: Antonio and Tatra Bradley, under contract to purchase

OWNER'S ADDRESS: 6800 Northern Hills Drive, Texarkana, Arkansas 71854

LOCATION OF REZONING: 3400 block of Beechwood Lane, Texarkana, Texas 75501

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

LEGAL DESCRIPTION: A .772-acre tract of land (being Tract 65C) Flower Acres Addition

CASE NUMBER: S-744

DATE MAILED: July 21, 2021



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. 0000 5985

Case S-744
Date 7-7-21

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: _____ Block: Tract 65C Addition: Flower Acres
(Or see attached legal description)

Location: _____

Present Zoning: SF2

Requested: Specific Use Permit

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

location of a manufactured home.

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

Currently a vacant lot would like to place a home to live in.

Suzie Bradley
Attorney or Agent Signature

131 country lane park
Address

Texarkana TX 75501
City, State, Zip

903 748 4713
Home Phone & Cell Phone

tatna.bradley@yahoo.com
Email address

Susan Clayton
Property Owner Signature

6800 NORTHERN HILLS DR
Address

TEXARKANA, AK 71854
City, State, Zip

840 774-5811 903 723-0906
Home Phone & Cell Phone

SUSCLA@WINDSTREAM.NET
Email address

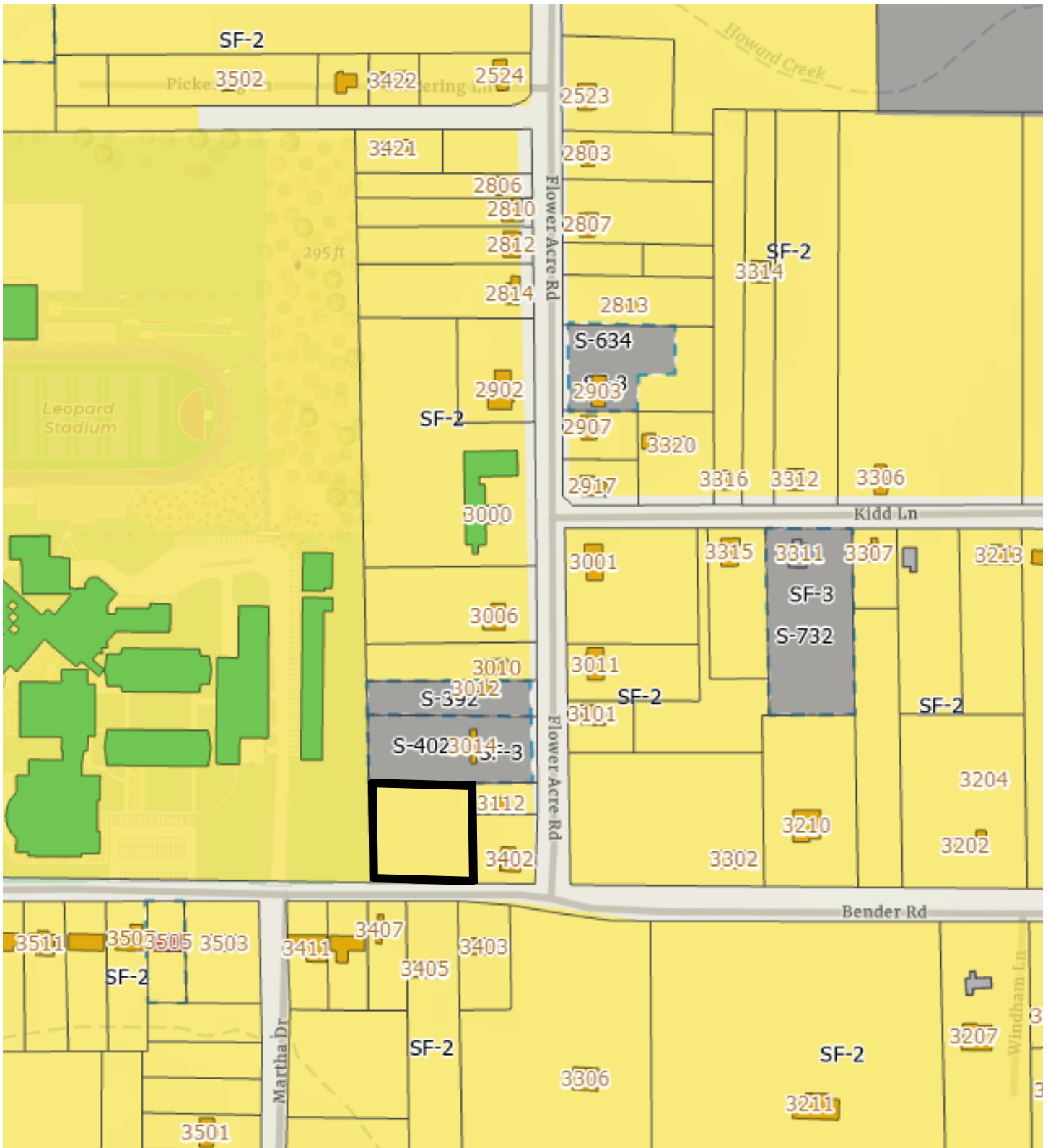
BY SIGNING THIS APPLICATION, YOU HAVE AGREED TO ALLOW THE CITY TO PLACE A SIGN ON YOUR PROPERTY

Attachment: Notice Public Hearing and Application (2523 : S-744: SUP for HUD code manufactured home in 3400 block of Beechwood Ln)

A portion of Block No. 65 of Flower Acres, a Subdivision of 208 acres of the R. E. Sevey Headright Survey, Bowie County, Texas, according to the plat thereof recorded in Volume 204, Page 36 of the Plat Records of Bowie County, Texas, and being more particularly described by metes and bounds as follows: COMMENCING at the Northeast corner of said Block No. 65; THENCE: S. 00 deg. 43 min. 58 sec. W., with the East line of Block No. 65, same being the West right-of-way line of Flower Acres Road, 331.73 feet to an iron pipe for corner on the North side of Beechwood Road; THENCE: S. 87 deg. 11 min. 28 sec. W., along the North side of said Beechwood Road, 132.69 feet to an iron pipe for corner, the POINT OF BEGINNING of the tract herein described; THENCE: S. 87 deg. 11 min. 28 sec. W., along the North side of Beechwood Road, 180.12 feet to an pipe for corner; THENCE: N. 00 deg. 40 min. 53 sec. E., 182.97 feet to an iron pipe for corner; THENCE: S. 89 deg. 31 min. 42 sec. E., 180.00 feet to an iron pipe for corner; THENCE: S. 00 deg. 40 min. 53 sec. W., 191.00 feet, more or less, to the POINT OF BEGINNING, and containing 0.772 acres of land, more or less.

Attachment: Legal Description (2523 : S-744: SUP for HUD code manufactured home in 3400 block of Beechwood Ln)

3400 block of Beechwood Lane



Attachment: Maps (2523 : S-744: SUP for HUD code manufactured home in 3400 block of Beechwood Ln)

3400 block of Beechwood Lane



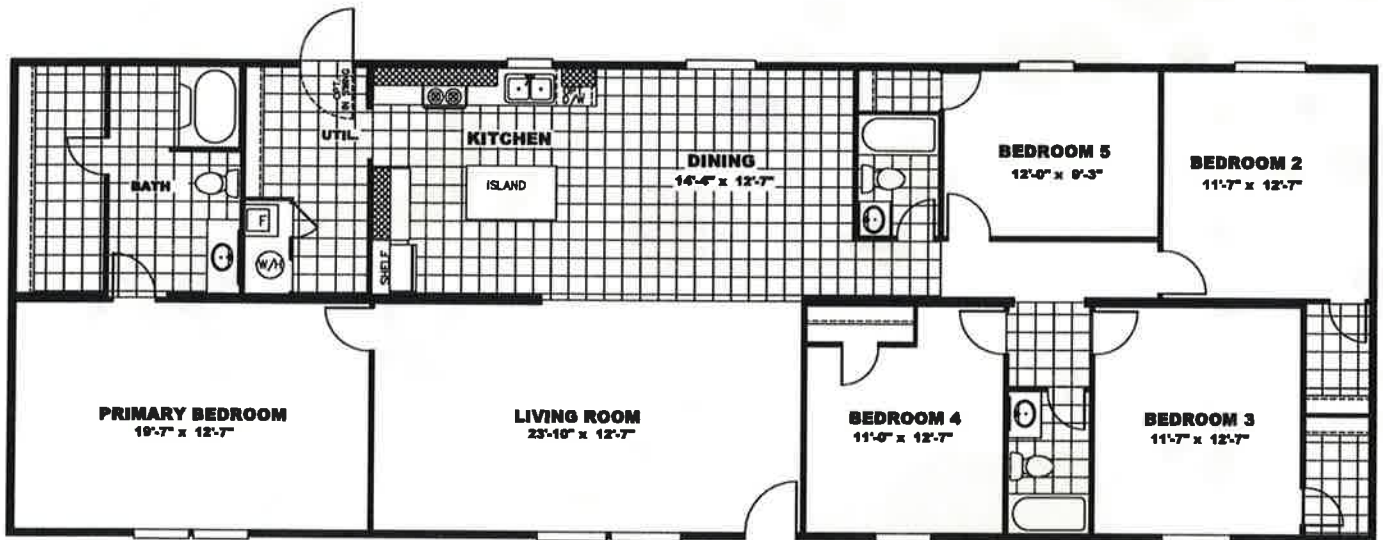
Attachment: Maps (2523 : S-744: SUP for HUD code manufactured home in 3400 block of Beechwood Ln)



TRIUMPH

TRU28765A

2,001 sq ft // 5 beds // 3 baths



The home series and floor plans shown all have starting prices within the price range indicated. Your local Home Center can quote you specific prices and terms of purchase for specific homes. TRU invests in continuous product and process improvement. All home series, floor plans, specifications, dimensions, features, materials, availability, and starting prices shown are artist's renderings or estimates and are subject to change without notice or obligation. Dimensions are nominal and length and width measurements are from exterior wall to exterior wall. Starting prices include the home only, plus typical delivery and installation. Starting prices do not include other costs such as taxes, title fees, insurance premiums, filing or recording fees, land or improvements to the land, optional home features, optional delivery or installation services, wheels and axles, community or homeowner association fees, or any other items not shown on your Retailer Closing Agreement and related documents (your RCA). Your RCA will show the details of your purchase. 2020 TRU. All rights reserved.

Attachment: Photo and Floorplan (2523 : S-744: SUP for HUD code manufactured home in 3400 block of Beechwood Ln)

City of Texarkana, Texas

Version: A

Update Date: 7/29/2021 9:50 AM

Summary Sheet

Lead Department: Planning & Zoning Commission **Action Officer:** Laura Puckett, Administrative Coordinator
Subject: Z-21-18: rezoning a .953-acre tract of land located in the George Brinlee HRS, A-18, located at 901 Franklin Street from Single Family-2 to General Retail. Gregg Orr, d/b/a Gregg Orr Companies, owner. Kayla Wood, MTG Engineers and Surveyors, agent.

Meeting Date: 8/2/2021**Attachments**

- a. Public Hearing Notice and Application (PDF)
- b. Legal Description (PDF)
- c. Maps (PDF)

Staff Coordination

Planning and Community Development Pending	Laura Puckett	Department Head Review
Building Code Administration Completed	Mashell Daniel 07/28/2021 3:45 PM	Department Head Review
Planning & Zoning Commission 08/02/2021 6:00 PM	Laura Puckett	Meeting Pending

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Gregg Orr, d/b/a Gregg Orr Companies, owner, and Kayla Wood, MTG Engineers and Surveyors, agent, to rezone a 0.953-acre tract of land in the George Brinlee HRS, A-18, located at former 901 Franklin Street from Single Family-2 to General Retail. The proposed use is a storage building for automobile and boat parts for Gregg Orr Auto Park. This property is currently vacant land.

The adjacent zoning is General Retail to the north and west, and Single Family-2 to the east and south. The adjacent land use is Gregg Orr Auto Park to the north, hotel to the west, residential to the south and a cell tower to the east. The Future Land Use Map shows "mixed use area".

Since this request is to allow for the expansion and additional storage for the existing auto park, staff recommends for approval of this request.

City of Texarkana, Texas

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

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

Potential Options:

None

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends approval of this request.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

August 2, 2021

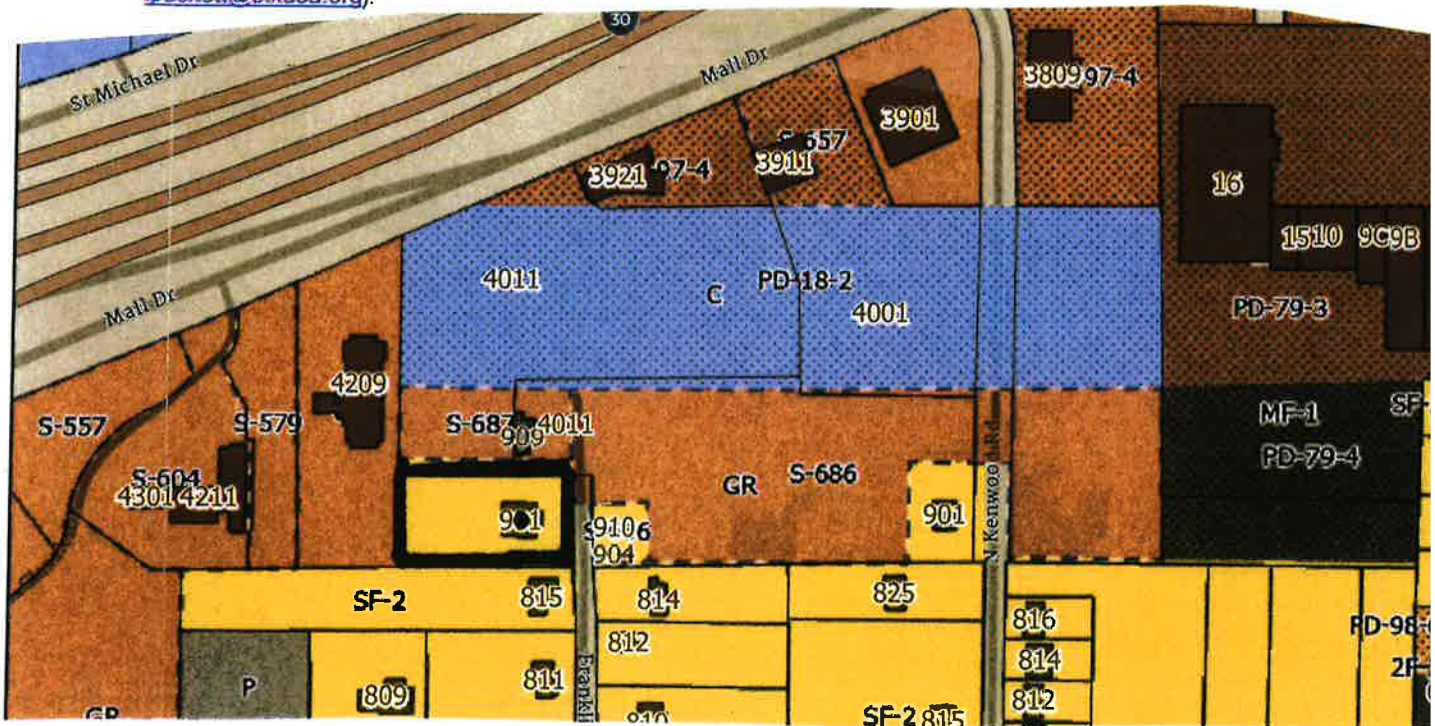
NOTICE OF PUBLIC HEARINGS

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: MONDAY, AUGUST 2, 2021 Hearing Time: 6:00 PM

CITY COUNCIL: Hearing Date: MONDAY, SEPTEMBER 13, 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: Gregg Orr

OWNER'S ADDRESS: 3921 Mall Drive, Texarkana, TX

LOCATION OF REZONING: Formerly 901 Franklin Street, Texarkana, Texas

PROPOSED CHANGE: Storage building for automobile and boat parts

ZONING CHANGE FROM: Single Family-2 (SF-2) TO: General Retail (GR)

LEGAL DESCRIPTION: A 0.953-acre tract of land in the George Brinlee HRS, A-18

CASE NUMBER: Z-21-18 DATE MAILED: July 21, 2021

Attachment: Public Hearing Notice and Application (2524 : Z-21-18: rezoning at formerly 901 Franklin 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 00010204

Case 2-21-18

Date 7-13-21

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

See attached description

Location: South of Gregg or RV Sales Previously 901 Franklin Street

Present Zoning: SF-2

Proposed Zoning: GR

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

Storage Building for Automobile and Boat Parts

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

Property has since become an extension of the Gregg Orr Auto Park,

it squares off the property and the zoning

MTG Engineers & Surveyors (Kayla Wood)

Attorney or Agent Signature

5930 Summerhill Road

Address

Texarkana, TX 75503

City, State, Zip

903-838-8533; 903-293-2924

Home Phone & Cell Phone

kwood@mtgengineers.com

Email Address

[Signature]

Property Owner Signature

3921 Mall Drive

Address

Texarkana, TX 75501

City, State, Zip

903-223-4100

Home Phone & Cell Phone

nforrest@greggorrcompanies.com

Email Address

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

Attachment: Public Hearing Notice and Application (2524 : Z-21-18: rezoning at formerly 901 Franklin St.)

2020-00006227

DEED

Total Pages: 3

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

GENERAL WARRANTY DEED

THE STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF BOWIE

§

§

202398MS

THAT THE UNDERSIGNED, MICHELLE PHILLIPS, also known as OPAL MICHELLE PHILLIPS the un-remarried widow of DANNY F. PHILLIPS, also known as DANNY PHILLIPS and DANNY FRANK PHILLIPS, deceased, with an address of 6676 Fabiano Street, Pensacola, FL 32506, hereinafter referred to as "Grantor," whether one or more, for and in consideration of the sum of TEN DOLLARS (\$10.00) cash, and other good and valuable consideration in hand paid by the Grantee, herein named, the receipt and sufficiency of which is hereby fully acknowledged and confessed, has GRANTED, SOLD, and CONVEYED, and by these presents does hereby GRANT, SELL, and CONVEY unto WILLIAM GREGG ORR, with an address of 3921 Mall Drive, Texarkana, TX 75503, herein referred to as "Grantee," whether one or more, the real property described as follows:

All that certain tract or parcel of land being a part of the GEORGE BRINLEE HEADRIGHT SURVEY, Abstract No. 18, Bowie County, Texas, and being a part of Lot Numbered One (1) of the Alex Watson 50 acre tract as shown by that certain instrument recorded in Volume 39, Page 476 of the Deed Records of Bowie County, Texas, and also being that same tract of land conveyed from Paul F. Stanphill and wife, Mary L. Stanphill to James D. Harris and wife, Vada M. Harris by Deed dated January 6, 1977, and recorded in Volume 610, Page 907 of the Deed Records of Bowie County, Texas, and the herein described tract of land also being that same tract conveyed from James D. Harris to Vada Mae Harris by Deed dated October 19, 1979, and recorded in Volume 655, Page 629 of the Deed Records of Bowie County, Texas, and the subject tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch reinforcing steel rod found for corner in the West boundary line of a street designated as Franklin Drive, said point of Beginning being North, 145.61 feet and West, 961.90 feet from the Southeast corner of the Alex Watson 50 acre tract and also being North, 1359.47 feet and West, 1425.79 feet from the Southeast corner of the George Brinlee Headright Survey, said point being the Northeast corner of said Vada Mae Harris tract and the Southeast corner of a certain tract conveyed to Kathryn Fomby by Deed dated September 2, 1998 and recorded in Volume 2911, Page 118 of the Real Property Records of Bowie County, Texas;

THENCE: S 00° 14' 06" W, 145.90 feet with the West boundary line of Franklin Drive and the East line of said Vada Mae Harris tract, to a 5/8 inch reinforcing steel rod found for corner at the Southeast corner of said Vada Mae Harris tract, said point being in the North boundary line of KENWOOD PARK, a subdivision of a part of the Chancellor Beach, the George Brinlee and the Thomas Price Headright Surveys in Bowie County, Texas, according to the map or plat of said subdivision recorded in Volume 40, Page 186 of the Plat Records of County, Texas;

THENCE: N 89° 19' 44" W, 284.52 feet with the North boundary line of said Kenwood Park and the South line of said Vada Mae Harris tract, to a 1-1/2 inch pipe found for corner at the Southwest corner of said

General Warranty Deed - Page/1

Attachment: Legal Description (2524 : Z-21-18: rezoning at formerly 901 Franklin St.)

Vada Mae Harris tract and the Southeast corner of a certain tract owned by CONDEB, LP., and recorded in Volume 3635, Page 362 of the Real Property Records of Bowie County, Texas;

THENCE: N 00° 09' 15" W, 145.47 feet with the West line of said Vada Mae Harris tract and the East line of said tract owned by CONDEB, LP., to a 1 inch pipe found for corner at the Northwest corner of said Vada Mae Harris tract, same being the Southwest corner of said Fomby tract;

THENCE: S 89° 25' 00" E, 285.50 feet with the North line of said Vada Mae Harris tract and the South line of said Fomby tract, to the POINT OF BEGINNING and containing 0.953 acres of land, more or less. SAVE AND EXCEPT and being SUBJECT TO any rights that may be vested to the public in Franklin Drive, located along the East side of the herein described tract of land.

Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty:

Right-of-Way easement in favor of Southwestern Electric Power Company, dated November 10, 2005 and recorded in Volume 4839, Page 198 of the Real Property Records of Bowie County, Texas.

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests, and water interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; and Grantee assumes real estate taxes for 2020 and subsequent years, subject to proration for the current year of closing, but not for subsequent assessments for a change in land usage or ownership, or both, by Grantor prior to the date of closing, the payment of which Grantor assumes.

TO HAVE AND TO HOLD the above described premises, together with all the rights and appurtenances lawfully accompanying it, by the Grantee, Grantee's heirs, executors, administrators, successors, and/or assigns forever; and Grantor does hereby bind Grantor, Grantor's heirs, executors, administrators, successors, and/or assigns to WARRANT AND FOREVER DEFEND all the said premises unto the said Grantee, Grantee's heirs, executors, administrators, successors, and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof.

Current ad valorem taxes on said property having been prorated, the payment thereof is assumed by Grantee.

EXECUTED this 24 day of June, 2020.

Michelle Phillips
MICHELLE PHILLIPS

STATE OF Florida }COUNTY OF Escambia }

Before me, a Notary Public, on this day personally appeared MICHELLE PHILLIPS, known to me, or proved to me through FL Drivers License (description of identity card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 24th day of June, 2020.

Kalen Johnson
 Notary Public, State of Florida
 My commission expires: 10/21/2023



Kalen Johnson
 NOTARY PUBLIC
 STATE OF FLORIDA
 Comm# GG924632
 Expires 10/21/2023

PREPARED IN THE OFFICE OF:
 LANGDON★DAVIS
 Attorneys at Law
 625 Sam Houston
 New Boston, TX 75570

AFTER RECORDING, RETURN TO:
 TWIN CITY TITLE
 3310 Arista Blvd.
 Texarkana, TX 75570

THE STATE OF TEXAS

COUNTY OF BOWIE

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Records of Bowie County, Texas.

2020-00006227 DEED
 06/30/2020 11:30:15 AM Total Fees: \$34.00

Tina Petty, County Clerk
 Bowie County, Texas



[illegible]

Formerly 901 Franklin Street



Attachment: Maps (2524 : Z-21-18: rezoning at formerly 901 Franklin St.)

City of Texarkana, Texas

Version: A

Update Date: 7/29/2021 9:52 AM

Summary Sheet

Lead Department: Planning & Zoning Commission **Action Officer:** Laura Puckett, Administrative Coordinator
Z-21-19: rezoning Lots 49 and 57, Belmont Subdivision, located at the corner of Pacific Avenue and Bradley Avenue from Single Family-2 to Commercial.
Subject: Tony Buroow, President of Nantze Electric. Kayla Wood, MTG Engineering and Surveyors, agent.

Meeting Date: 8/2/2021

Attachments

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

Staff Coordination

Planning and Community Development Pending	Laura Puckett	Department Head Review
Building Code Administration Completed	Mashell Daniel 07/28/2021 3:45 PM	Department Head Review
Planning & Zoning Commission 08/02/2021 6:00 PM	Laura Puckett	Meeting Pending

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Tony Burrow, President of Nantze Electric, and Kayla Wood, MTG Engineering and Surveyors, agent, to rezone Lots 49 and 57, Belmont Subdivision, located at the corner of Pacific Avenue and Bradley Avenue, from Single Family-2 to Commercial. The proposed use is an expansion of Nantze Electric business. This property is currently vacant land and a parking lot.

The adjacent zoning is Single Family-2 to the west and south, outside city limits to the north, and PD-Commercial to the east. The adjacent land use is vacant land and residential to the west, Nantze's existing business to the east, and residential to the south and vacant land to the north. The Future Land Use Maps shows "Regional Commercial".

Nantze Electric Company recently purchased these lots with the plan to expand the existing business to the West. One of these lots is already being used for overflow

City of Texarkana, Texas

parking. Also, the northern section of Bradley Street that ran through these two lots was abandoned.

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:

August 2, 2021

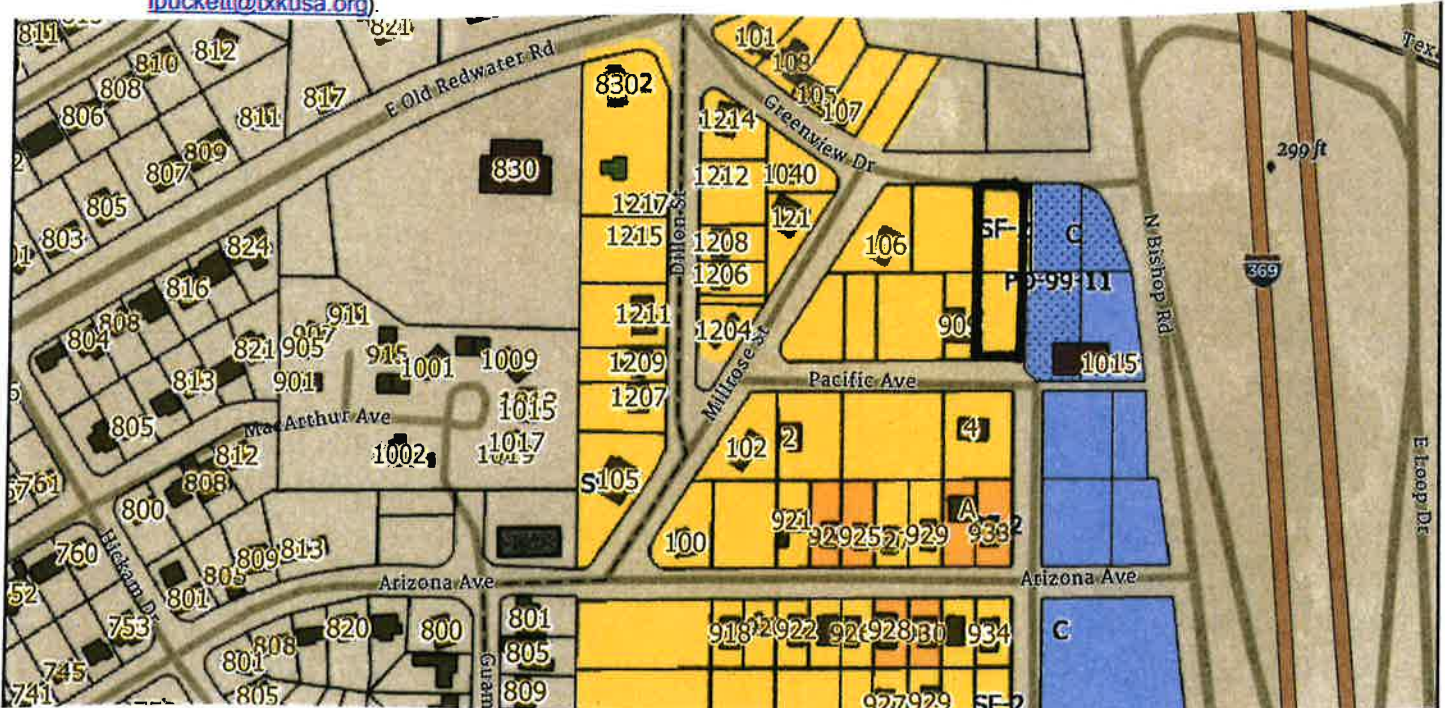
NOTICE OF PUBLIC HEARINGS

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: MONDAY, AUGUST 2, 2021 Hearing Time: 6:00 PM

CITY COUNCIL: Hearing Date: MONDAY, SEPTEMBER 13, 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: Tony Burrow, President, Nantze Electric Co., Inc.

OWNER'S ADDRESS 1015 North Bishop Road, Texarkana, Texas

LOCATION OF REZONING: Corner of Pacific Avenue and Bradley Avenue, Texarkana, Texas

PROPOSED CHANGE: Expansion of Nantze Electric business

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

LEGAL DESCRIPTION: Lots 49 and 57, Belmont Subdivision

CASE NUMBER: Z-21-19 DATE MAILED: July 21, 2021



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. 06010264

Case 2-21-19

Date 7-13-21

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: 57 & 49 Block: _____ Addition: Bellmont Subdivision
(Or see attached legal description)

Location: Corner of Pacific and Bradley Avenue

Present Zoning: Single Family-2

Proposed Zoning: Commercial

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

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

Land Acquisition and Street Abandonment-- ownership expansion

Kayla R. Wood

Attorney or Agent Signature

5930 Summerhill Road

Address

Texarkana, TX 75503

City, State, Zip

903-838-8533

Home Phone & Cell Phone

kwood@mtgengineers.com

Email Address

[Signature]

Property Owner Signature

1015 N. Bishop

Address

Texarkana, TX 75501

City, State, Zip

903-832-1368

Home Phone & Cell Phone

tburrow@nantze.com

Email Address

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

Attachment: Public Hearing Notice and Application (2525 : Z-21-19: rezoning at corner of Pacific Ave and Bradley Av.)

Attachment: Maps (2525 : Z-21-19: rezoning at corner of Pacific Ave and Bradley Av.)

Corner of Pacific Avenue and Bradley Avenue



Attachment: Maps (2525 : Z-21-19: rezoning at corner of Pacific Ave and Bradley Av.)

City of Texarkana, Texas

Version:

Update Date: 7/28/2021 3:33 PM

Summary Sheet

Lead Department: Planning & Zoning Commission **Action Officer:** Laura Puckett, Administrative Coordinator
S-745: Specific Use Permit to allow the location of a helistop for a proposed new hospital on two parcels bounded by Gibson Lane to the north, West Park Boulevard to the south and University Avenue to the west (Lot 3, Block 1, Waggoner Creek Crossing Two Subdivision and an additional 24-acre tract in the George Brinlee HRS, (A-18). Thomas Gilbert, President of Wadley Regional Medical Center and Adam Crunk, Crunk Engineering, LLC.

Subject: Regional Medical Center and Adam Crunk, Crunk Engineering, LLC.

Meeting Date: 8/2/2021

Attachments

- a. Notice Public Hearing and Application (PDF)
- b. Legal Description (PDF)
- c. Maps (PDF)
- d. Helistop Drawings (PDF)

Staff Coordination

Building Code Administration	Mashell Daniel	Department Head Review
Completed	07/28/2021 3:44 PM	
Planning and Community Development	Laura Puckett	Department Head Review
Skipped	07/29/2021 11:31 AM	
Planning & Zoning Commission	Laura Puckett	Meeting Pending
08/02/2021 6:00 PM		

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Thomas Gilbert, President of Wadley Regional Medical Center and Adam Crunk, Crunk Engineering, LLC, for a Specific Use Permit to allow the location of a helistop on Lot 3, Block 1, Waggoner Creek Crossing Two Subdivision (approximate 31.33 acres) and an approximate 24.7-acre tract in the George Brinlee HRS, A-18. This property is two parcels bounded by Gibson Lane to the north, Medical Parkway to the south and University Avenue to the west. The property is currently vacant land.

The adjacent zoning is General Retail to the north and south, Commercial to the west and Agriculture to the east. The adjacent land use is vacant land to the north, west and east and retail to the south.

City of Texarkana, Texas

The helistop will be used by the proposed new Wadley Regional Medical Center. Per the applicant, the hospital wishes to offer safe emergency transportation services for individuals who need to be transported to or from this facility. Trips to and from the facility will number approximately 10 per month. The helistop will be for emergency use only. No aircraft will be stationed at this location or allowed to refuel.

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

1. That no refueling or permanent stationing of helicopters will be permitted.
2. That the helistop be for emergency use only.

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:

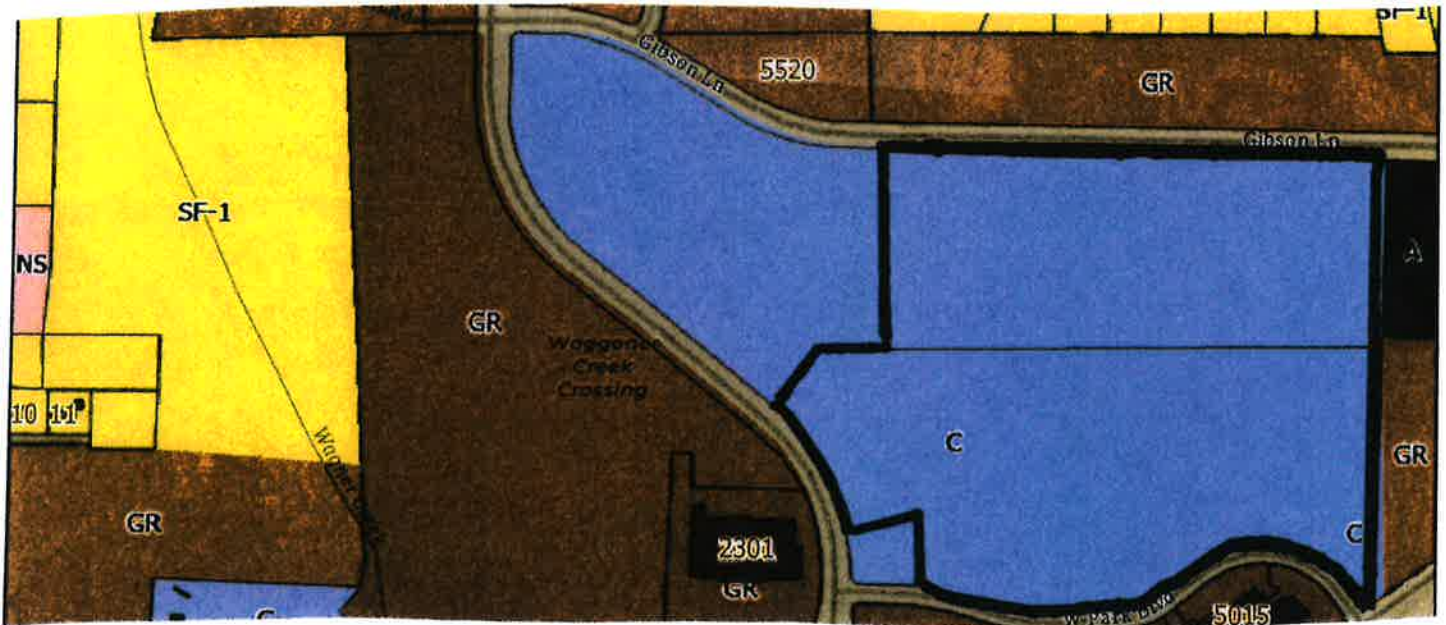
August 2, 2021

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: MONDAY, AUGUST 2, 2021 Hearing Time 6:00 PM
CITY COUNCIL: Hearing Date: MONDAY, SEPTEMBER 13, 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: Thomas Gilbert, President, Wadley Regional Medical Center

OWNER'S ADDRESS: 1000 Pine Street, Texarkana, Texas

LOCATION OF REZONING: Two parcels bounded by Gibson Lane to the north, Medical Parkway to the south and University Avenue to the west, Texarkana, Texas

PROPOSED CHANGE: Specific Use Permit to allow for a helistop for a proposed new hospital

LEGAL DESCRIPTION: Lot 3, Waggoner Creek Crossing Two Subdivision (approximate 31.33 acres) and an approximate 24.7-acre tract in the George Brinlee HRS, A-18

CASE NUMBER: S-745 DATE MAILED: July 21, 2021

Attachment: Notice Public Hearing and Application (2526 : S-745: SUP for Helistop for new Wadley Regional Medical Center)



ZONING APPLICATION

CITY OF TEXARKANA TEXAS

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

2.6.a

Receipt No. 04

Case S-745

Date 7-14-21

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.

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

Location: Two existing parcels bounded by Gibson to the north, Medical Park to the south, University to the west. Parcel ID's 02620011800 & 27286000220

Present Zoning: C - Commercial District

Requested: Specific Use Permit

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

Helistop associated with the replacement facility for Wadley Regional Medical Center. The Helistop will be used for emergency landings and no aircraft will be stationed there or allowed to refuel.

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

The undeveloped property will be developed into a new hospital. The hospital wishes to offer safe emergency transportation services for individuals who need to be transported to or from this facility. Trips to and from the facility will number approximately 10 per month.

Adam Crunk

Adam Crunk, PE
Crunk Engineering LLC

Attorney or Agent Signature

7112 Crossroads Blvd. Suite 201

Address

Brentwood, TN 37027

City, State, Zip

615-873-1795 & 615-289-8712

Home Phone & Cell Phone

adam@crunkeng.com

Email address

Thomas Gilbert

Property Owner Signature President
Wadley Regional Medical Center
1000 Pine Street

Address

Texarkana, TX 75501

City, State, Zip

(903) 798-8001

Home Phone & Cell Phone

thomas.gilbert@steward.org

Email address

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

Attachment: Notice Public Hearing and Application (2526 : S-745: SUP for Helistop for new Wadley REGIONAL Medical Center)

Property Description
 56.075 Acres
 2,442,635.44 sq. ft.
 Bowie County, Texas

All that certain lot, tract or parcel of land lying and situated in the George Brinlee Headright Survey, Abstract 18, Bowie County, Texas, being all of that certain tract of land described as Tract Threes, with 24.745 acres, and Tract Four in the deed from Seaboard Development, LLC to MPT of Texarkana-Steward, LLC, dated September 19, 2017, recorded in Document No. 2017-11030 of the Real Property Records of Bowie County, Texas, said Tract Four being all of Lot No. 3, Block No. 1 of the Replat of Lot No. 1, Block No. 1, Waggoner Creek Crossing Two, according to the plat recorded in Document No. 2015-12789, and filed in Plat Cabinet A, Sleeve 327 of the Real Property Records of Bowie County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch steel rod, capped TEXAS MG 5760, found for a corner (control monument no. 1), the Southwest corner of the said 24.745 acre tract, the Southeast corner of Lot No. 1, Block No. 1 of the said Waggoner Creek Crossing Two, lying in the North line of Lot No. 3, Block No. 1 of the said Waggoner Creek Crossing Two;

THENCE North 04 degrees 52 minutes 13 seconds West a distance of 663.95 feet along the West line of the said 24.745 acre tract and the East line of the said Lot No. 1 to a 1/2 inch steel rod, capped TEXAS MG 5760, found for a corner, lying in the South right-of-way line of Gibson Lane, the Northwest corner of the said 24.745 acre tract, the Northeast corner of the said Lot No. 1, said corner bears North 00 degrees 00 minutes 00 seconds East and North 90 degrees 00 minutes 00 seconds East a distance of 6385.90 feet to the most Easterly Northeast corner of the said George Brinlee Headright Survey;

THENCE North 89 degrees 20 minutes 22 seconds East a distance of 1702.61 feet along the South right-of-way line of the said Gibson Lane and the North line of the said 24.745 acre tract to a 1/2 inch steel rod, capped TEXAS MG 5760, found for a corner, the Northeast corner of the said 24.745 acre tract;

THENCE South 00 degrees 38 minutes 42 seconds East a distance of 582.35 feet along the East line of the said 24.745 acre tract to a x-tie post found for a corner, with a 1/2 inch steel rod, capped JHG 1715, found at its Northwest corner, an angle point of the said 24.745 acre tract, the Northwest corner of Lot No. 1B of the Replat of Lots No. 1 & 2 of ARKLATEX Realty Subdivision, a subdivision of a part of the George Brinlee Headright Survey, Abstract 18, Bowie County, Texas, according to the plat recorded in Volume 6148, Page 297 of the Real Property Records of Bowie County, Texas;

THENCE South 01 degrees 39 minutes 47 seconds West a distance of 39.63 feet along the East line of the said 24.745 acre tract, the West line of the said Lot No. 1B and generally along a fence to a 1/2 inch steel rod, capped TEXAS MG 5760, found for a corner (control monument no. 2), the Southeast corner of the said 24.745 acre tract, the Northeast corner of the said Lot No. 3;

THENCE South 02 degrees 43 minutes 27 seconds East a distance of 792.19 feet along the East line of the said Lot No. 3 and the West line of the said Lot No. 1B to a 1/2 inch steel rod found for a corner, the Southeast corner of the said Lot No. 3, the Southwest corner of the said Lot No. 1B, lying in the North right-of-way line of Gus Orr Drive;

THENCE South 53 degrees 56 minutes 58 seconds West a distance of 49.66 feet along the North right-of-way line of said Drive and the South line of the said Lot No. 3, to a 1/2 inch steel rod, capped TEXAS MG 5760, found for a corner, lying in the North right-of-way line of West Park Boulevard;

THENCE North 71 degrees 40 minutes 36 seconds West a distance of 50.40 feet along the North right-of-way line of said West Park Boulevard and the South line of the said Lot No. 3, to a 1/2 inch steel rod found for a corner;

THENCE North 35 degrees 56 minutes 38 seconds West a distance of 24.11 feet along the North right-of-way line of said West Park Boulevard and the South line of the said Lot No. 3, to a 1/2 inch steel rod, capped MTG 101011-00, found for a corner, at the beginning of a circular curve to the left, tangent to the said line;

THENCE in a Northwesterly direction along the arc of the said circular curve a distance of 586.43 feet, with a delta angle of 93 degrees 19 minutes 23 seconds, a radius of 360.04 feet, a chord bearing of North 82 degrees 36 minutes 20 seconds West, and a chord distance of 523.72 feet to a 1/2 inch steel rod, capped MTG 101011-00, found for a corner, at the end of the said circular curve;

THENCE South 50 degrees 43 minutes 59 seconds West, tangent to the said circular curve, a distance of 136.26 feet along the North right-of-way line of the said West Park Boulevard and the South line of the said Lot No. 3, to a 1/2 inch steel rod, capped TEXAS MG 5760, found for a corner, at the beginning of a circular curve to the right, tangent to the said line;

THENCE in a Southwesterly direction along the arc of the said circular curve a distance of 163.76 feet, with a delta angle of 34 degrees 45 minutes 05 seconds, a radius of 270.00 feet, a chord bearing of South 68 degrees 06 minutes 31 seconds West, and a chord distance of 161.26 feet to a 1/2 inch steel rod, capped TEXAS MG 5760, found for a corner, at the end of the said circular curve;

THENCE South 85 degrees 29 minutes 04 seconds West, tangent to the said circular curve, a distance of 226.22 feet along the North right-of-way line of the said West Park Boulevard and the South line of the said Lot No. 3 to a 1/2 inch steel rod, capped TEXAS MG 5760, found for a corner, at the beginning of a circular curve to the right;

THENCE in a Northwesterly direction along the arc of the said circular curve a distance of 159.13 feet, with a delta angle of 19 degrees 23 minutes 55 seconds, a radius of 470.00 feet, a chord bearing of North 84 degrees 48 minutes 59 seconds West, and a chord distance of 158.37 feet to a 1/2 inch steel rod, capped TEXAS MG 5760, found for a corner, at the end of the said circular curve;

THENCE North 75 degrees 07 minutes 01 seconds West, tangent to the said circular curve, a distance of 171.85 feet along the North right-of-way line of the said West Park Boulevard and the South line of the said Lot No. 3 to a 1/2 inch steel rod, capped TEXAS MG 5760, found for a corner, at the beginning of a circular curve to the left;

THENCE in a Northwesterly direction along the arc of the said circular curve a distance of 106.86 feet, with a delta angle of 11 degrees 33 minutes 06 seconds, a radius of 530.00 feet, a chord bearing North 80 degrees 53 minutes 34 seconds West, and a chord distance of 106.67 feet to a 1/2 inch steel rod, capped MTG 101011-00, found for a corner, the Southwest corner of the said Lot No. 3, the Southeast corner of Lot No. 2, Block No. 1 of Waggoner Creek Crossing Two Subdivision, according to the plat recorded in Volume 4701, Page 84 of the Real Property Records of Bowie County, Texas, and being the beginning of a circular curve to the left;

THENCE in a Northwesterly direction along the arc of the said circular curve a distance of 186.88 feet, with a delta angle of 11 degrees 16 minutes 24 seconds, a chord bearing of North 06 degrees 27 minutes 55 seconds West, and a chord distance of 186.58 feet to a 1/2 inch steel rod, capped TEXAS MG 5760, found for a corner, at the end of the said circular curve and the beginning of a circular curve to the left;

THENCE in a Northwesterly direction along the arc of the said circular curve a distance of 36.49 feet, with a delta angle of 2 degrees 12 minutes 23 seconds, a radius of 947.63 feet, a chord bearing of North 14 degrees 28 minutes 29 seconds West, and a chord distance of 36.49 feet to a 1/2 inch steel rod, capped TEXAS MG 5760, found for a corner, at the end of the said circular curve, an inside ell corner of the said Lot No. 3, the Northeast corner of the said Lot No. 2;

THENCE South 73 degrees 52 minutes 43 seconds West a distance of 230.00 feet along the South line of the said Lot No. 3 and the North line of the said Lot No. 2 to a 1/2 inch steel rod, capped TEXAS MG 5760, found for a corner, lying in the East right-of-way line of University Avenue and a circular curve to the left, an outside ell corner of the said Lot No. 3, the Northwest corner of the said Lot No. 2;

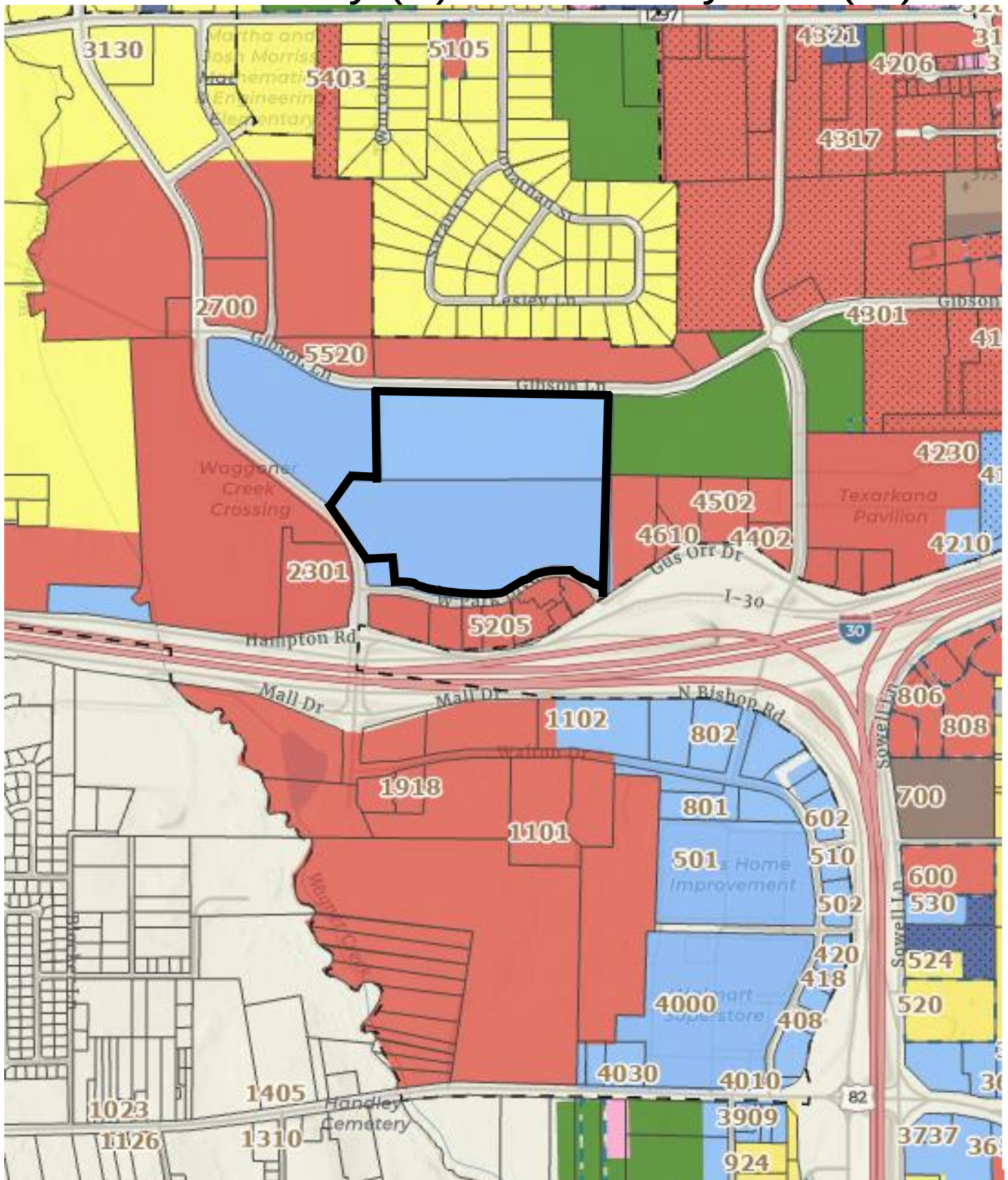
THENCE in a Northwesterly direction along the arc of the said circular curve a distance of 147.34 feet, with a delta angle of 11 degrees 45 minutes 40 seconds, a radius of 717.81 feet, a chord bearing of North 21 degrees 16 minutes 32 seconds West, and a chord distance of 147.08 feet to a 1/2 inch steel rod, capped TEXAS MG 5760, found for a corner, at the end of the said circular curve and the beginning of a circular curve to the left;

THENCE in a Northwesterly direction along the arc of the said circular curve a distance of 343.98 feet, with a delta angle of 27 degrees 33 minute 52 seconds, a radius of 715.00 feet, a chord bearing of North 39 degrees 15 minutes 44 seconds West, and a chord distance of 340.67 feet to a 1/2 inch steel rod, capped MTG 101011-00, found for a corner, at the end of the said circular curve, lying in the East right-of-way line of University Avenue;

THENCE North 36 degrees 57 minutes 20 seconds East a distance of 227.22 feet along the North line of the said Lot No. 3 and the South line of the said Lot No. 1, to a 1/2 inch steel rod, capped MTG 101011-00, found for a corner, lying in the North line of said Lot No. 3 and the South line of the said Lot No. 1;

THENCE North 87 degrees 56 minutes 43 seconds East a distance of 225.71 feet along the North line of the said Lot No. 3 and the South line of the said Lot No. 1, to the point of beginning and containing 56.075 acres of land.

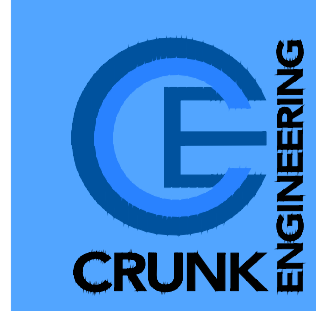
Two parcels bound by Gibson Ln (N) Medical Prkwy (S) & University Ave (W)



Attachment: Maps (2526 : S-745: SUP for Helistop for new Wadley REGIONAL Medical Center)

Two parcels bound by Gibson Ln (N)
Medical Prkwy (S) & University Ave (W)





CRUNK ENGINEERING LLC
7112 CROSSROADS BLVD.
SUITE 201
BRENTWOOD, TN 37027
(615) 873-1795
WWW.CRUNKENG.COM

Seals

FIRM # F-16610

REPLACEMENT HOSPITAL FOR
Wadley Regional Medical Center

Texas
Attachment: Helistop Drawings (258 : S-745; SUP for Helistop for new Wadley Regional Medical Center)

DOCUMENT CHANGES

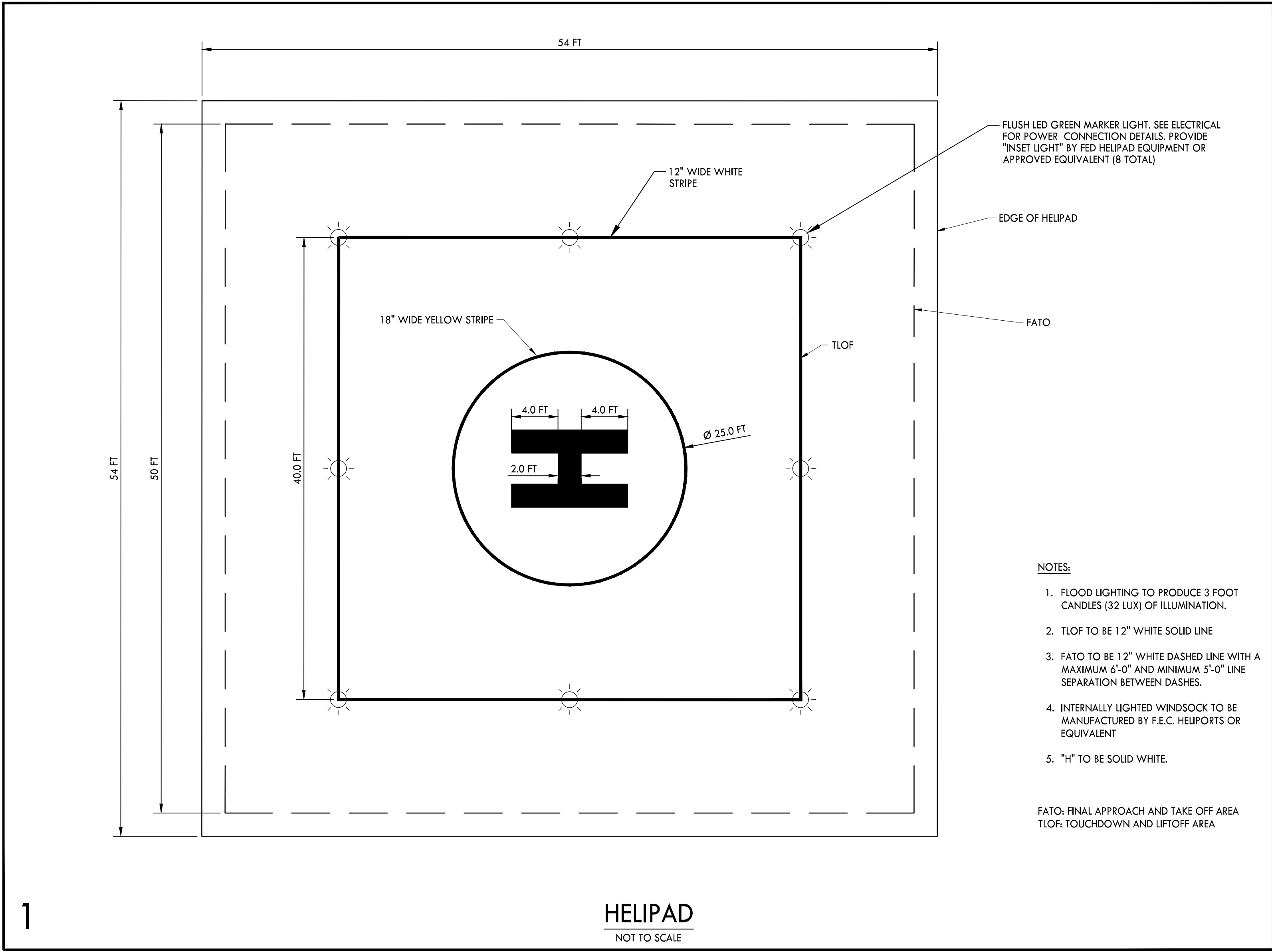
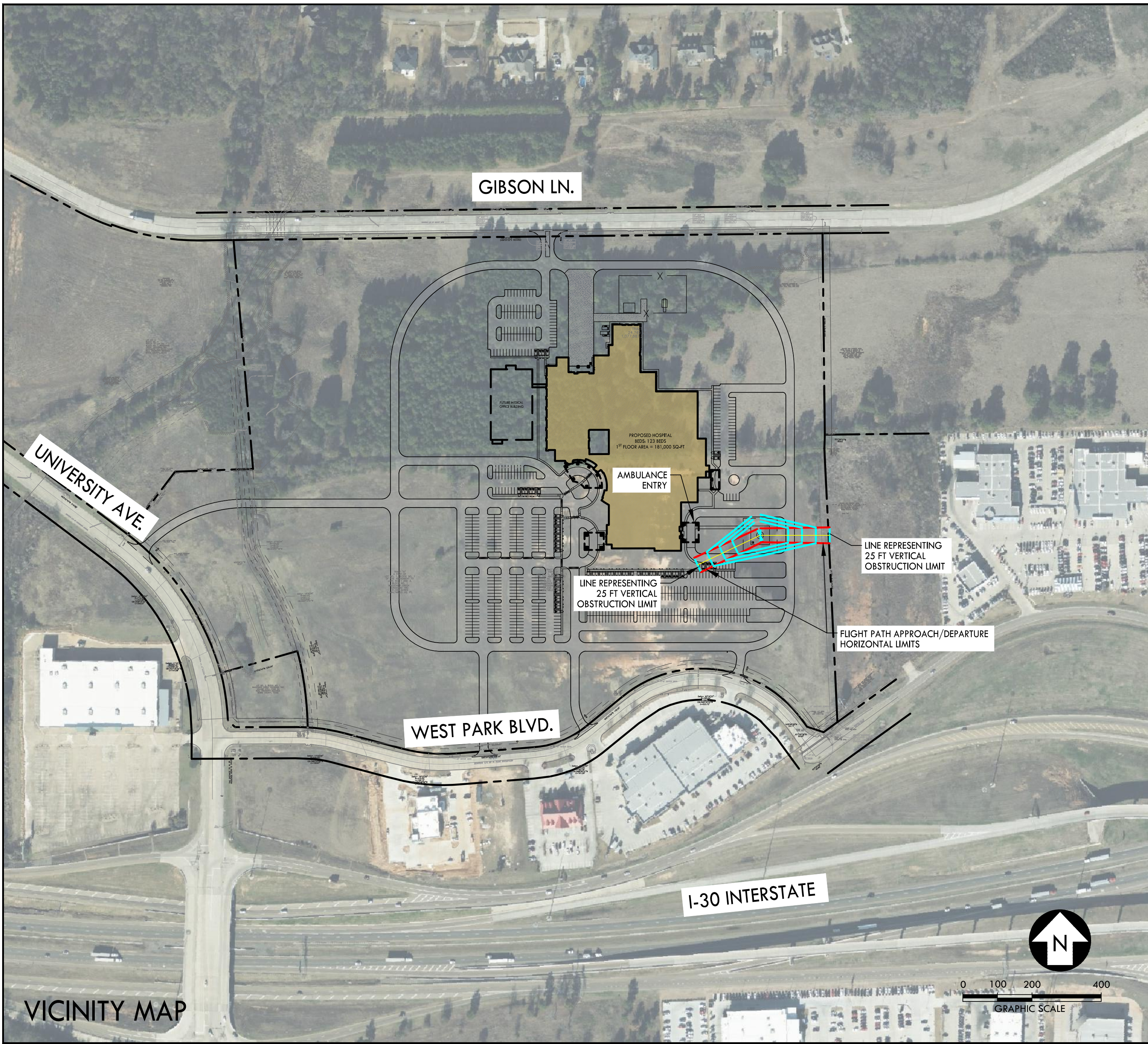
Description	Date

Issue Description	DESIGN DEVELOPME
Issue Date	07/14/2
Project No	15159
Drawn By	AWC
Checked By	W
Drawing Title	

HELISTOP SPECIAL
USE EXHIBIT

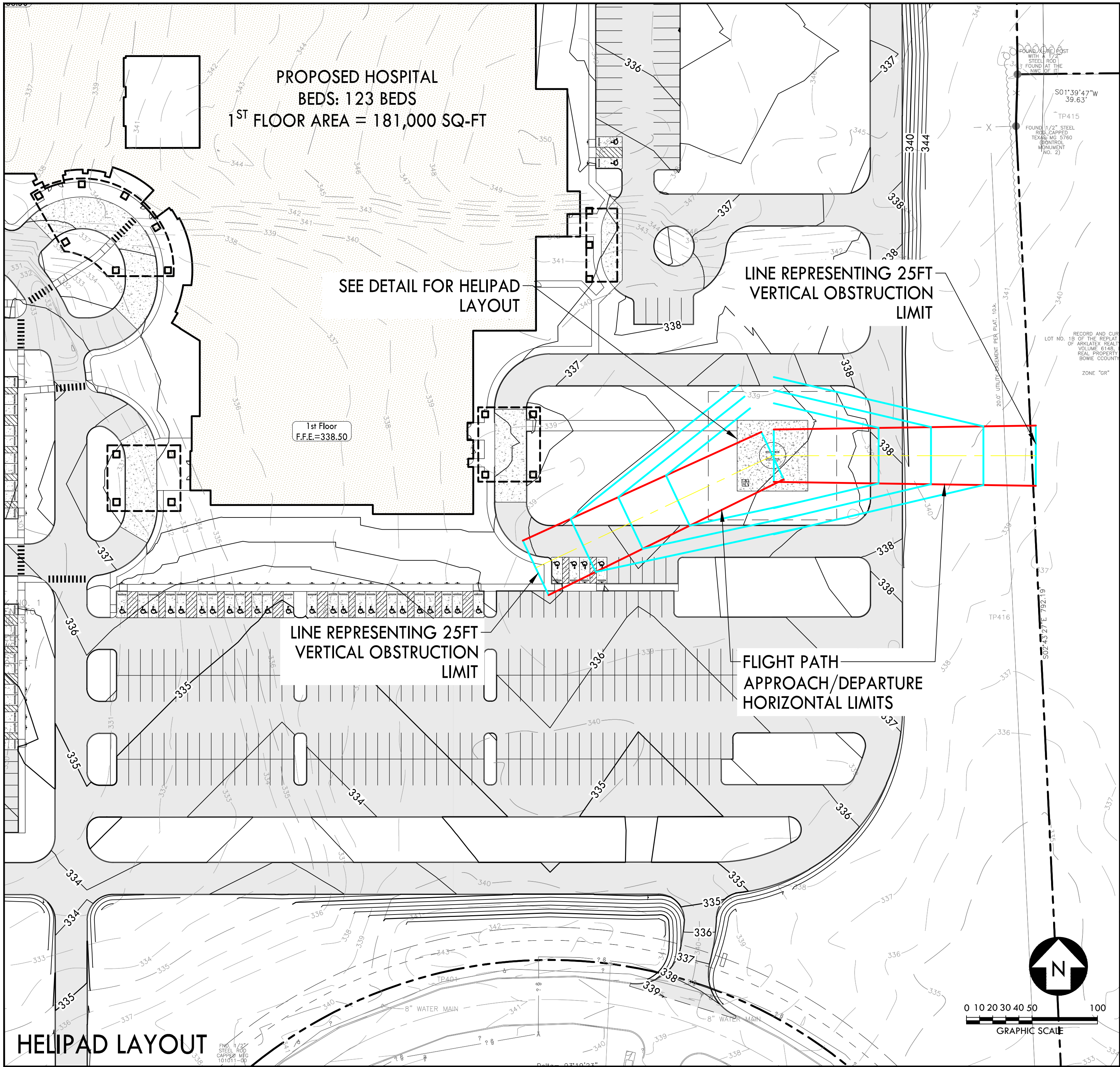
Sheet Number

EX1.0



SPECIAL USE NOTES:

1. EXISTING ZONING IS C - COMMERCIAL BUSINESS DISTRICT
2. PREDOMINANT WINDS IN THE WEST TO EAST DIRECTION.
3. RECOMMENDED FLIGHT APPROACH AND DEPARTURE PLANE AT 8:1 HORIZONTAL:VERTICAL SLOPE. ACTUAL FLIGHT APPROACH IS TYPICALLY MUCH STEEPER.
4. ANTICIPATED AVERAGE USAGE OF 10 TRIPS PER MONTH.
5. NO REFUELING OR PERMANENT STATIONING OF HELICOPTERS WILL BE PERMITTED.



City of Texarkana, Texas

Summary Sheet

Version:

Update Date: 7/28/2021 3:35 PM

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

Subject: Consider approval of the Planning and Zoning Commission meeting minutes of July 6, 2021.

Meeting Date: 8/2/2021

Attachments

- a. 07-06-2021 P&Z Minutes (PDF)

Staff Coordination

Planning and Community Development	Laura Puckett	Department Head Review
Pending		
Planning & Zoning Commission	Laura Puckett	Meeting Pending
08/02/2021 6:00 PM		

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:

August 2, 2021

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

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

ATTENDING:

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

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.

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.

Z-21-14: WITHDRAWN - 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.

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.

Ms. Imira Webster appeared and stated that she and her mother and 4 children would be living in the home. She said that the house that was there burned previously. Ms. Webster also said that she had the property cleaned up and that she had some trees and stumps removed. Ms. Webster said that there are many vacant lots in the area. Ms. Webster is the caretaker of her mother. Ms. Johnnie Morgan who lives at 2207 West 12th Street appear and said that she opposes the rezoning because it would devalue her 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 FOR APPROVAL

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.

Ms. Morgan said that she would like to move in a double wide HUD code manufactured home onto the property for her 4 kids and her mother. The manufactured home has been remodeled by the manufacturer. She is her mother's caretaker.

Mr. Larkins made a motion to approve this request. Ms. Kinsey seconded the motion to approve this request. Mr. Merrill opposed this request. This motion passed.

RECOMMENDED FOR APPROVAL

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.

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.

STAFF UPDATES

No staff updates.

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

Ms. Kinsey made a motion to approve the minutes. Mr. Merrill 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