



CITY OF TEXARKANA
PLANNING & ZONING COMMISSION
AGENDA • AUGUST 3, 2020

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

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

I. CALL TO ORDER

II. AGENDA ITEMS

1. Z-20-11: Lots 7 & 8 and the south 14' of Lot 9, Block 132, City/Triggs Addition, located at 1312 Main Street. Office to Single Family-2. Vickie Henry Guillot, applicant.
 2. Z-20-12: Lots 1, 2 and 3, Block 14, South Texarkana Addition, located at 205 Lubbock Street. Agriculture to Single Family-3. C. D. Little, applicant.
 3. S-725: Specific Use Permit to allow the location of a HUD code manufactured home on Lots 1, 2 and 3, Block 14, South Texarkana Addition, located at 205 Lubbock Street. C. D. Little, applicant.
 4. Z-20-13: Lot 2, Rose Acres Addition, located at 4600 Rose Acres. Agriculture to Neighborhood Service. Jerry Hildebrand, applicant.
-

III. STAFF UPDATES**IV. CONSIDER APPROVAL OF MINUTES**

1. Consider approval of the July 6, 2020 Planning and Zoning Commission Minutes.

V. ADJOURNMENT

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

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

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

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

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

City of Texarkana, Texas

Summary Sheet

Version:

Update Date: 7/30/2020 11:17 AM

Lead Department: Planning and Community Development **Action Officer:** Laura Puckett, Administrative Coordinator
Subject: Z-20-11: Lots 7 & 8 and the south 14' of Lot 9, Block 132, City/Triggs Addition, located at 1312 Main Street. Office to Single Family-2. Vickie Henry Guillot, applicant.

Meeting Date: 8/3/2020

Attachments

- a. 2020-077 ATTH 01 (maps) (PDF)
- b. Z-20-11- Public Hearing and Application (PDF)

Staff Coordination

Planning and Community Development	David Orr	Department Head Review
Pending		
Planning & Zoning Commission	Debbie Burk	Meeting Pending
08/03/2020 6:00 PM		

Updates/History of Briefing:

"NOT APPLICABLE"

Executive Summary and Background Information:

Z-20-11: This is a request by Vickie Henry-Guillot, owner, to rezone Lots 7, and 8, and the south 14' of Lot 9, Block 132, City/Triggs Addition, located at 1312 Main Street from Office to Single Family-2. This property is currently an old office building that was converted into a residence.

The adjacent zoning is Office to the north, and east, and General Retail to the south, and Commercial to the west. The adjacent land use is a parking lot to the west, businesses to the north and south and apartments to the east.

The Future Land use map designated this property as "Downtown District".

The applicant should be aware that an outdoor music venue is located nearby. This type use is allowed in adjacent zoning districts along Texas Boulevard.

There is a mix of residences and offices in this area. Per the applicant, an office building was previously located on this site but has since been converted and is currently being used for residential use. Since there are other residences in the area and this building has already been converted to residential use, staff recommends for approval of the 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:

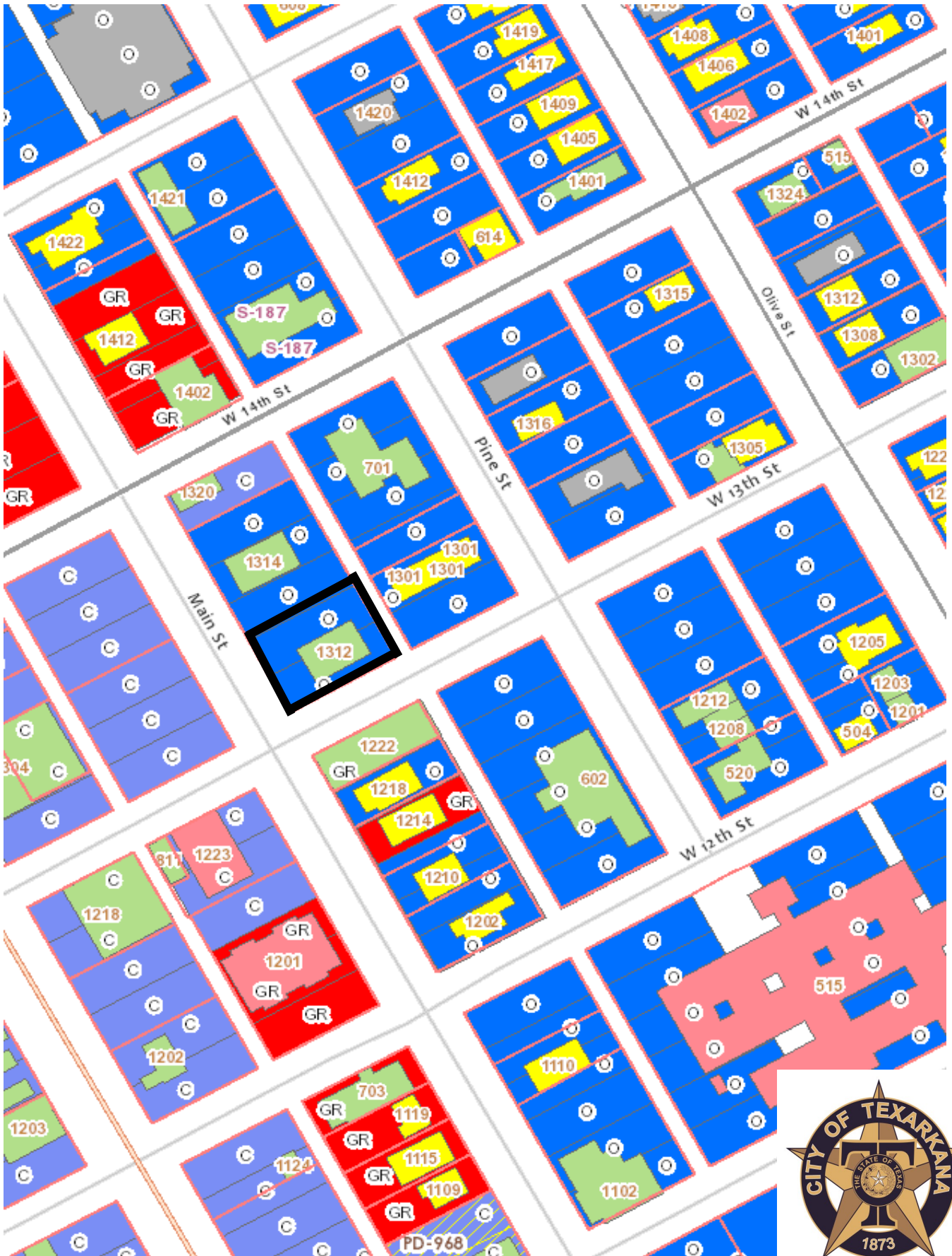
NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

August 3, 2020

1312 Main Street

Z-20-11



Attachment: 2020-077 ATTH 01 (maps) (2310 : Z-20-11: 1312 Main Street)



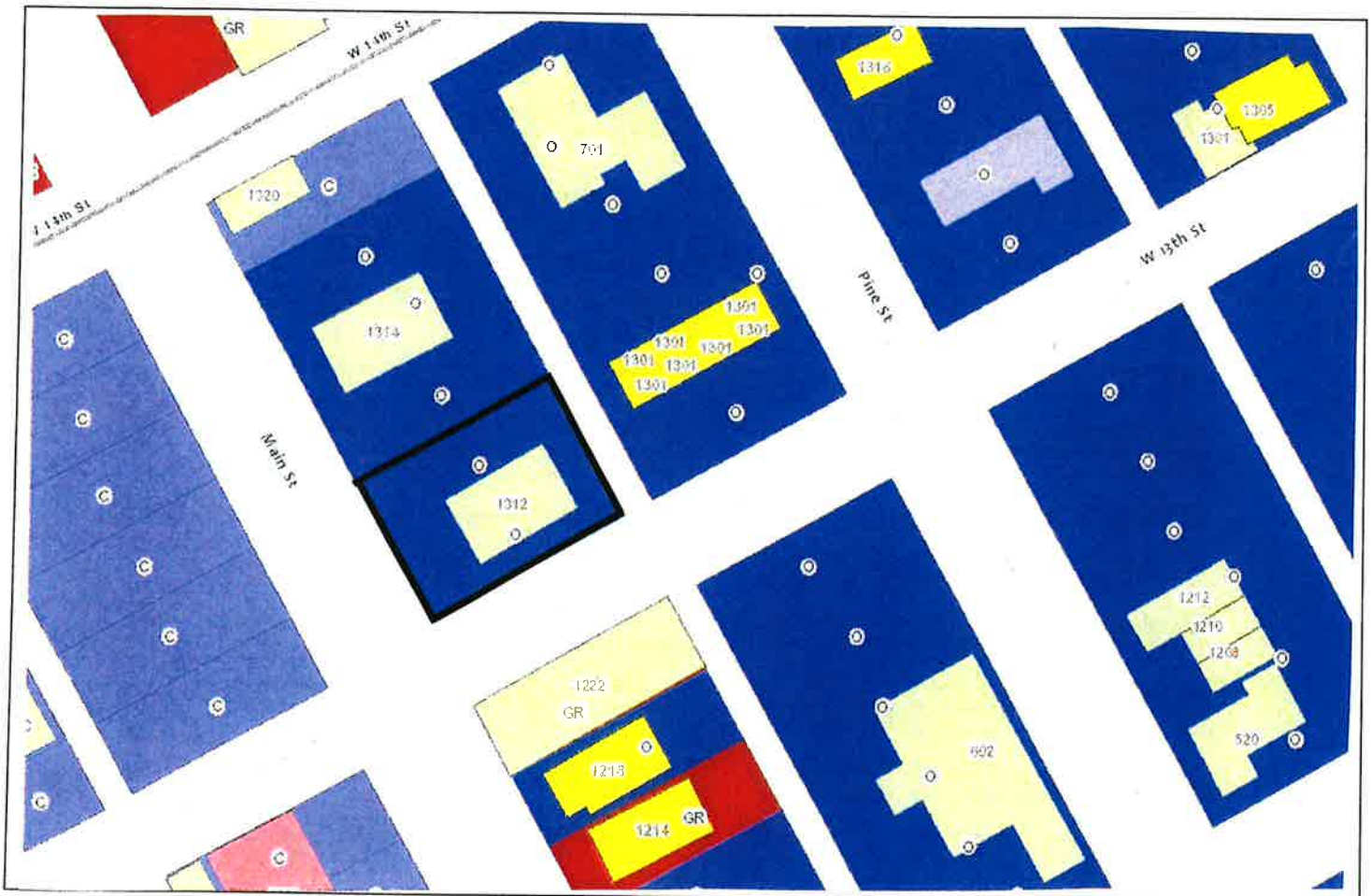
NOTICE OF PUBLIC HEARINGS

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

PLANNING & ZONING COMMISSION: Hearing Date: Monday, August 3, 2020 Hearing Time: 6:00 pm

CITY COUNCIL Hearing Date: Monday, September 14, 2020 Hearing Time: 6:00 pm

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



OWNER: Vickie Henry-Guillot

OWNER'S ADDRESS: 1521 Main Street, Texarkana, Texas 75501

LOCATION OF REZONING: 1312 Main Street Texarkana, TX 75501

PROPOSED CHANGE: The building was a medical clinic and changed into a residence

ZONING CHANGE FROM: Office TO: Single Family-2

LEGAL DESCRIPTION: Lots 7, 8, S 14' of 9, Block 132, City/Triggs Addition

CASE NUMBER: Z-20-11

DATE MAILED: July 23, 2020

Attachment: Z-20-11- Public Hearing and Application (2310 : Z-20-11: 1312 Main Street)



ZONING APPLICATION

CITY OF TEXARKANA TEXAS

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

2.1.b

Receipt No. 06181425

Case Z-20-11

Date July 2, 2000

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.

Lots 78514 (1 of 9) Block: 132 Addition: Trigg
(Or see attached legal description)

Location: 1312 Main Street, Texarkana, TX 75501

Present Zoning: Commercial Office

Proposed Zoning: Residential SF 2

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

The building has been a medical clinic transformed into a home (single dwelling)

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

Attorney or Agent Signature

Address

City, State, Zip

Home Phone & Cell Phone

Email Address


Property Owner Signature

Vickie Henry-Guillot

1312 Main Street

Address

Texarkana, TX 75503

City, State, Zip

903-293-4724

Home Phone & Cell Phone

vickieh@cableone.net or henryssiding@hotmail.com

Email Address

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

Attachment: Z-20-11- Public Hearing and Application (2310 : Z-20-11: 1312 Main Street)

City of Texarkana, Texas

Summary Sheet

Version:

Update Date: 7/30/2020 11:16 AM

Lead Department: Planning and Community Development **Action Officer:** Laura Puckett, Administrative Coordinator

Subject: Z-20-12: Lots 1, 2 and 3, Block 14, South Texarkana Addition, located at 205 Lubbock Street. Agriculture to Single Family-3. C. D. Little, applicant.

Meeting Date: 8/3/2020

Attachments

- a. 2020-078 ATTH 01 (maps) (PDF)
- b. Z-20-12- Public Hearing Notice and Application (PDF)

Staff Coordination

Planning and Community Development	David Orr	Department Head Review
Pending		
Planning & Zoning Commission	Debbie Burk	Meeting Pending
08/03/2020 6:00 PM		

Updates/History of Briefing:

"NOT APPLICABLE"

Executive Summary and Background Information:

Z-20-12: This is a request by C.D. Little, owner, to rezone Lots 1, 2, and 3, Block 14, South Texarkana Addition, located at 205 Lubbock Street from Agriculture to Single Family-3. This property is currently vacant land. The proposed use is a single wide HUD code manufactured home.

The adjacent zoning is Planned Development-Agriculture to the north and Agriculture to the south, east and west. The adjacent land use is vacant land to the north and west and residences to the south, and east.

The Future Land use map designated this property as "Rural 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.

There are other manufactured homes located in this area that are currently zoned Single Family-3. This type housing could also be a revitalization housing alternative to traditional site-built homes. Therefore, 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 3, 2020

205 Lubbock Street

Z-20-12



Attachment: 2020-078 ATTH 01 (maps) (2311 : Z-20-12: 205 Lubbock Street)



205 Lubbock Street

2020-078 ATTH 01

Z-20-12



Attachment: 2020-078 ATTH 01 (maps) (2311 : Z-20-12: 205 Lubbock Street)



NOTICE OF PUBLIC HEARINGS

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

PLANNING & ZONING COMMISSION: Hearing Date: Monday, August 3, 2020 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: Monday, September 14, 2020 Hearing Time: 6:00 pm

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



OWNER: C. D. Little

OWNER'S ADDRESS: 105 Lubbock Street, Texarkana, Texas 75501

LOCATION OF REZONING: 205 Lubbock Street, Texarkana, TX 75501

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

ZONING CHANGE FROM: Agriculture

TO: Single Family-3

LEGAL DESCRIPTION: Lots 1, 2, 3, Block 14, South Texarkana Addition

CASE NUMBER: Z-20-12

DATE MAILED: July 23, 2020

Attachment: Z-20-12- Public Hearing Notice and Application (2311 : Z-20-12: 205 Lubbock Street)



ZONING APPLICATION

CITY OF TEXARKANA TEXAS

Po Box 1907
220 Texas Blvd
Texarkana TX 75504
(903) 798-3945
www.ci.texarkana.tx.us.org

Receipt No. 00181613

Case Z-20-12

Date 7-9-28

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: 1-3 Block: 14 Addition: South Texarkana
(Or see attached legal description)

Location: 205 Lubbock Street

Present Zoning: SF-3 Agriculture

Proposed Zoning: SF-3

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

HOME SITE (single)

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

BRUSH CLEARING

Attorney or Agent Signature

Address

City, State, Zip

Home Phone & Cell Phone

Email Address

Property Owner Signature

Address

City, State, Zip

Home Phone & Cell Phone

Email Address

/CD LITTLE-

105 LUBBOCK ST.

TEXARKANA, TX, 75501

903-792-4912 824-2427

GURNEYCDX@HOTMAIL.COM

NO CAPS

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

Attachment: Z-20-12- Public Hearing Notice and Application (2311 : Z-20-12: 205 Lubbock Street)

City of Texarkana, Texas

Version:

Update Date: 7/30/2020 11:16 AM

Summary Sheet

Lead Department: Planning and Community Development **Action Officer:** Laura Puckett, Administrative Coordinator
Subject: S-725: Specific Use Permit to allow the location of a HUD code manufactured home on Lots 1, 2 and 3, Block 14, South Texarkana Addition, located at 205 Lubbock Street. C. D. Little, applicant.

Meeting Date: 8/3/2020

Attachments

- a. 2020-079 ATTH 01 (maps) (PDF)
- b. S-725- Public Hearing Notice and Application (PDF)
- c. S-725 Floorplan (PDF)

Staff Coordination

Planning and Community Development	David Orr	Department Head Review
Pending		
Planning & Zoning Commission	Debbie Burk	Meeting Pending
08/03/2020 6:00 PM		

Updates/History of Briefing:

"NOT APPLICABLE"

Executive Summary and Background Information:

S-725: This is a request by C.D. Little, owner, for a Specific Use Permit to allow the location of a single wide HUD code manufactured home on Lots 1, 2, and 3, Block 14, South Texarkana Addition, located at 205 Lubbock Street from Agriculture to Single Family-3. This property is currently vacant land.

The adjacent zoning is Planned Development-Agriculture to the north and Agriculture to the south, east, and west. The adjacent land use is vacant land to the north and west and residences to the south, and east.

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

There are other manufactured homes located in this area that are currently zoned Single Family-3. This type housing could be a revitalization housing alternative to traditional site-built homes. Therefore, staff recommends for approval of the Specific Use Permit with the following stipulations:

City of Texarkana, Texas

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

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

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

Potential Options:

"None"

Fiscal Implications:

Not applicable.

Staff Recommendation:

Staff recommends for approval of the Specific Use Permit with stipulations.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

"NOT APPLICABLE"

Advisory Board/Committee Meeting Date and Minutes:

August 3, 2020

205 Lubbock Street

S-725



Attachment: 2020-079 ATTH 01 (maps) (2312 : S-725: SUP 205 Lubbock)



205 Lubbock Street

2020-079 ATTH 01

S-725



Attachment: 2020-079 ATTH 01 (maps) (2312 : S-725: SUP 205 Lubbock)



NOTICE OF PUBLIC HEARINGS

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

PLANNING & ZONING COMMISSION: Hearing Date: Monday, August 3, 2020 Hearing Time: 6:00 pm

CITY COUNCIL Hearing Date: Monday, September 14, 2020 Hearing Time: 6:00 pm

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



OWNER: C. D. Little

OWNER'S ADDRESS: 105 Lubbock Street, Texarkana, Texas 75501

LOCATION OF REZONING: 205 Lubbock Street, Texarkana, TX 75501

PROPOSED CHANGE: Specific Use Permit to allow single wide HUD code manufactured home

LEGAL DESCRIPTION: Lots 1, 2, 3, Block 14, South Texarkana Addition

CASE NUMBER: S-725

DATE MAILED: July 23, 2020

Attachment: S-725- Public Hearing Notice and Application (2312 : S-725: SUP 205 Lubbock)



ZONING APPLICATION

CITY OF TEXARKANA TEXAS

Po Box 190
220 Texas Blvd
Texarkana TX 75504
(903) 798-3945
www.ci.texarkana.tx.us.org

2.3.b

Receipt No. 00181613

Case S-725

Date 7-9-20

To: The Planning and Zoning Commission
City of Texarkana Texas

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

Lot: 1-3 Block: 14 Addition: South Texarkana
(Or see attached legal description)

Location: 205 Lubbock Street

Present Zoning: SF-3

Requested: Specific Use Permit

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

HOME SITE

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

Attorney or Agent Signature

Address

City, State, Zip

Home Phone & Cell Phone

Email address

K. D. LITTLE -

Property Owner Signature

105 LUBBOCK ST.

Address

TEXARKANA, TX, 75501

City, State, Zip

903-792-4912-924-2427

Home Phone & Cell Phone

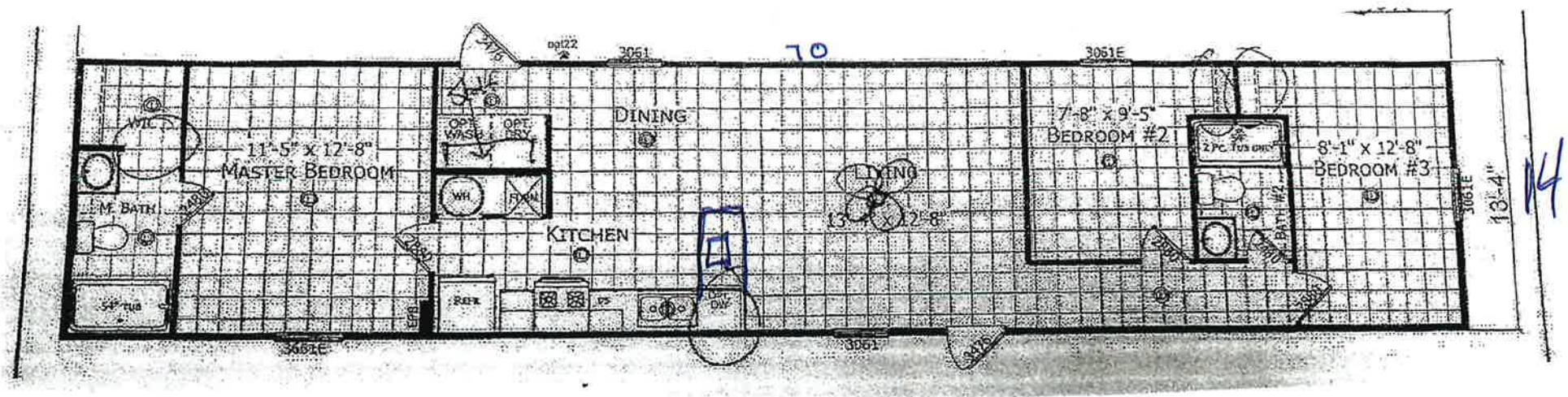
GURNEYCDX@HOTMAIL DOT M

Email address

NO CAPS

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

Attachment: S-725- Public Hearing Notice and Application (2312 : S-725: SUP 205 Lubbock)



Attachment: S-725 Floorplan (2312 : S-725: SUP 205 Lubbock)

City of Texarkana, Texas

Summary Sheet

Version:

Update Date: 7/30/2020 11:13 AM

Lead Department: Planning and Community Development **Action Officer:** Laura Puckett, Administrative Coordinator
Subject: Z-20-13: Lot 2, Rose Acres Addition, located at 4600 Rose Acres. Agriculture to Neighborhood Service. Jerry Hildebrand, applicant.

Meeting Date: 8/3/2020

Attachments

- a. 2020-080 ATTH 01 (maps) (PDF)
- b. Z-20-13- Public Hearing Notice and Application (PDF)
- c. Z-20-13 - Photo (PDF)

Staff Coordination

Planning and Community Development	David Orr	Department Head Review
Pending		
Planning & Zoning Commission	Debbie Burk	Meeting Pending
08/03/2020 6:00 PM		

Updates/History of Briefing:

"NOT APPLICABLE"

Executive Summary and Background Information:

Z-20-13: This is a request by Jerry Hildebrand, owner, to rezone Lot 2, Rose Acres Addition, located at 4600 Rose Acres Drive from Agriculture to Neighborhood Service. The proposed use is a party/wedding venue. The owner started construction at this site without obtaining any permits. See attached photo of the structure.

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

The Future Land use map designated this property as "Industrial".

Most of the area to the north and west of the proposed site is vacant land. The city limits line is just a lot away to the west of this site. This area can be considered a transitional area with Commercial, Agriculture and Industrial zoning in the immediate area. A new church is being constructed along Jarvis Parkway to the east of this property. There has not been any new development in this area for many years, therefore staff recommends for approval of this request.

The applicant should also be aware that if this zoning change is approved, all other applicable city code/ordinance requirements must be met including but not limited to building codes,

City of Texarkana, Texas

setbacks, subdivision, fire, parking, drainage, water and sewer prior to the issuance of building permits.

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

Potential Options:

“None”

Fiscal Implications:

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 3, 2020

4600 Rose Acres Drive

Z-20-13

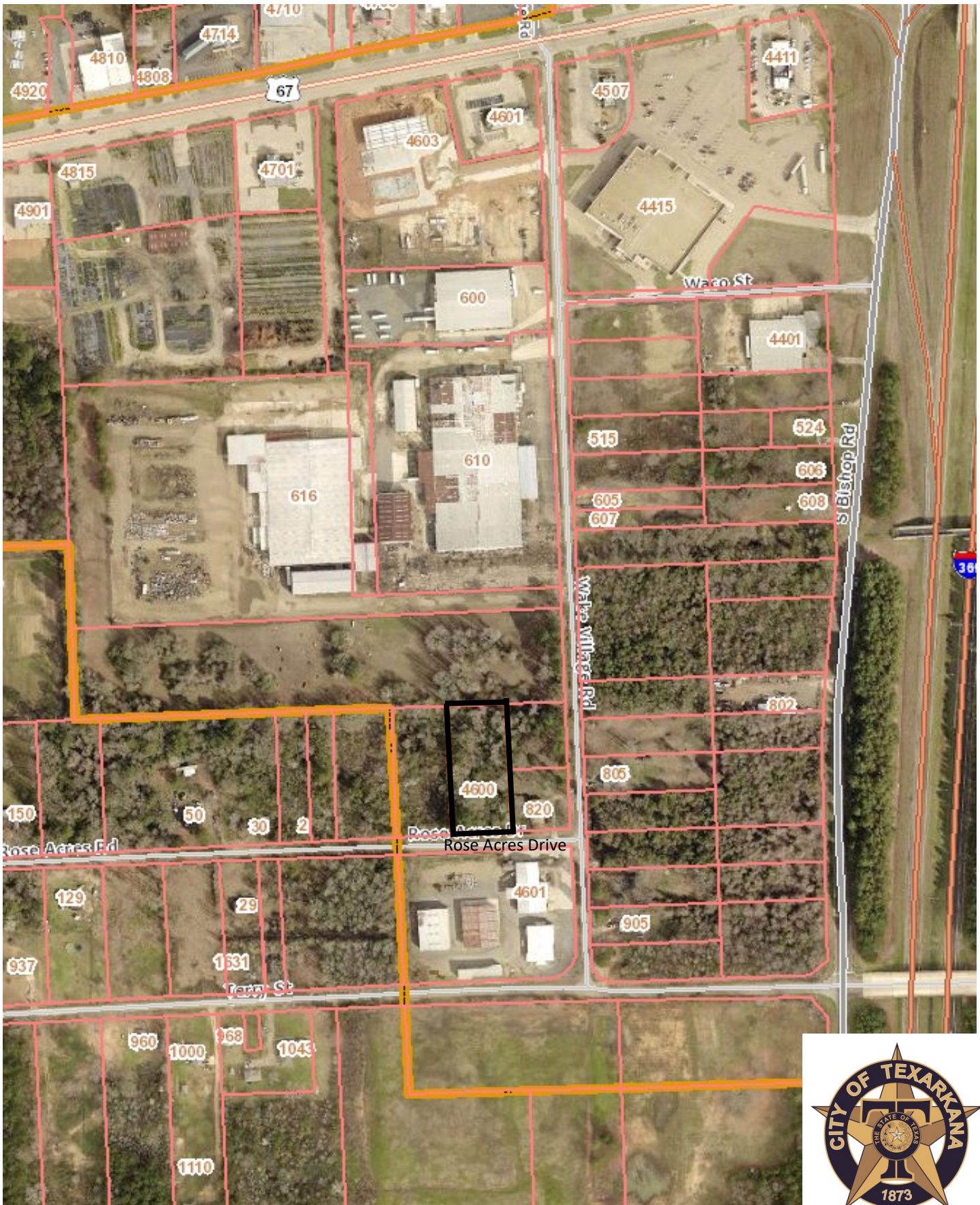


Attachment: 2020-080 ATTH 01 (maps) (2313 : Z-20-13: 4600 Rose Acres)



4600 Rose Acres Drive

Z-20-13



Attachment: 2020-080 ATTH 01 (maps) (2313 : Z-20-13: 4600 Rose Acres)



NOTICE OF PUBLIC HEARINGS

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PLANNING & ZONING COMMISSION: Hearing Date: Monday, August 3, 2020 Hearing Time: 6:00 pm

CITY COUNCIL Hearing Date: Monday, September 14, 2020 Hearing Time: 6:00 pm

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



OWNER: Jerry Hildebrand

OWNER'S ADDRESS: 6207 Polly Drive, Texarkana, Texas 75503

LOCATION OF REZONING: 4600 Rose Acres Road, Texarkana, TX 75501

PROPOSED CHANGE: Construction of a wedding/party venue

ZONING CHANGE FROM: Agriculture

TO: Neighborhood Service

LEGAL DESCRIPTION: Lot 2, Rose Acres Addition

CASE NUMBER: Z-20-13

DATE MAILED: July 23, 2020

Attachment: Z-20-13- Public Hearing Notice and Application (2313 : Z-20-13: 4600 Rose Acres)



ZONING APPLICATION

CITY OF TEXARKANA TEXAS

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

2.4.b

Receipt No. _____

Case Z-20-13

Date 7-16-20

To: The Planning and Zoning Commission
City of Texarkana Texas

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

Lot: 2 Block: _____ Addition: Rose Acres
(Or see attached legal description)

Location: 4600 Rose Acres Road

Present Zoning: Agriculture

Proposed Zoning: Neighborhood Service

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

wedding / party venue

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

Attorney or Agent Signature

Address

City, State, Zip

Home Phone & Cell Phone

Email Address

Property Owner Signature

6207 POLLY DR.

Address

TEXARKANA, TX 75503

City, State, Zip

870-796-0494

Home Phone & Cell Phone

hildebrand.jerry@yahoo.com

Email Address

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

Attachment: Z-20-13- Public Hearing Notice and Application (2313 : Z-20-13: 4600 Rose Acres)



Attachment: Z-20-13 - Photo (2313 : Z-20-13: 4600 Rose Acres)

City of Texarkana, Texas

Summary Sheet

Version:

Update Date: 7/30/2020 11:21 AM

Lead Department: Planning and Community Development **Action Officer:** Laura Puckett, Administrative Coordinator

Subject: Consider approval of the July 6, 2020 Planning and Zoning Commission Minutes.

Meeting Date: 8/3/2020

Attachments

- a. July 6, 2020 P&Z Minutes (PDF)

Staff Coordination

Planning and Community Development	David Orr	Department Head Review
Pending		
Planning & Zoning Commission	Debbie Burk	Meeting Pending
08/03/2020 6:00 PM		

Updates/History of Briefing:

(Insert Date Here):

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

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

- List or "None"
-

Fiscal Implications:

(Insert Text Here)

Staff Recommendation:

(Insert Text Here)

Advisory Board/Committee Review:

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

Board/Committee Recommendation:

(Insert Date Here):

(Insert Text Here or say "NOT APPLICABLE")

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

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

**MINUTES
REGULAR MEETING
PLANNING AND ZONING COMMISSION
MONDAY, JULY 6, 2020
6:00 P.M.**

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

ATTENDING:

Ms. Dianna Patterson Kinsey, Vice-Chairman
Mr. Casey Boyette
Mr. Tom Coleman
Mr. James Larkins
Mr. George Merrill
Dr. Wanda Northam
Mr. Brad Bailey

ABSENT:

Mr. Gene Joyce III, Chairman

ALSO ATTENDING:

Ms. Debbie Burk, Zoning Administrator
Ms. Daphnea Ryan, Grants Administration Manager

Ms. Kinsey called the meeting to order at 6:00 p.m. Official notices of the meeting had previously been mailed to all property owners within 200 feet of the property on which the requests had been filed.

S-720: Specific Use Permit to allow permanent cosmetics/microblading on a portion of an approximate 1.757-acre tract of land in the George Brinlee HRS, A-18, located in a tenant space at 4150 McKnight Road. Bill King, applicant. Amy Yancey, agent.

Ms. Amy Yancy explained that she is relocating her microblading business to a tenant space in McKnight Center (4150 McKnight Road).

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

RECOMMENDED FOR APPROVAL

Z-20-7: Lot 14, Block 22, City Improvement Co. Westside Addition, located at 1628 West 5th Street. Multiple Family-1 to Single Family-3. Roy Kim Butler, applicant.

The applicant was not present at the meeting. Ms. Burk explained that this request is for rezoning to allow the location of a new single wide HUD code manufactured home at this location.

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

RECOMMENDED FOR APPROVAL

S-721: Specific Use Permit to allow the location of a HUD code manufactured home on Lot 14, Block 22, City Improvement Co. Westside Addition, located at 1628 West 5th Street. Roy Kim Butler, applicant.

Mr. Larkins made a motion to approve the request with the following stipulations:

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

Dr. Northam seconded the motion. Members voted unanimously for approval.

RECOMMENDED FOR APPROVAL WITH STIPULATIONS

Z-20-8: A 7.731-acre tract of land (Tracts 48 & 49) in the R.E. Sevey HRS, A-523, located in the 2000 blk, of Allen Lane. Single Family-2 to Single Family-3. Timothy Williams, applicant.

The applicant was not present at the meeting. Ms. Burk explained that this request is to allow a double wide HUD code manufactured home at this location.

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

RECOMMENDED FOR APPROVAL WITH STIPULATIONS

S-722: Specific Use Permit to allow the location of a double wide HUD code manufactured home on a 7.731-acre tract of land (Tracts 48 & 49) in the R.E. Sevey HRS, A-523, located in the 2000 block of Allen Lane. Timothy Williams, applicant.

Mr. Coleman made a motion to approve the request with the following stipulations:

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

6. That all driveways, parking, building codes/setbacks, engineered foundation, platting and flood plain requirements must be in accordance with the City of Texarkana, Texas codes.

Mr. Larkins seconded the motion. Members voted unanimously for approval.

RECOMMENDED FOR APPROVAL WITH STIPULATIONS

Z-20-9: North 88' of Lots 11 & 12, Block 7, Watt's Addition, located at 1310 Milam Street. Multiple Family-1 to Neighborhood Service. Jerry Thompson, applicant.

Mr. Jerry Thompson explained that this request is for rezoning to Neighborhood Service.

Ms. Burk explained that the existing grocery store type business had been in existence at this location for many years and is considered to be "grandfathered in" or a nonconforming use. The owner recently applied to add the sale of beer and wine in this store. In verifying zoning for this use, staff determined the applicant should rezone the property to make the use conforming.

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

RECOMMENDED FOR APPROVAL

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

Mr. Kyle Talley explained that his company, Longview Bridge and Road, Ltd, was recently awarded the bid for the Interstate-30 project. He explained that his company planned to purchase this property and utilize about 30 acres as a temporary job site and contractor storage yard for the duration of the project. Mr. Talley added that the project is scheduled to start next month.

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

RECOMMENDED FOR APPROVAL

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

Mr. Talley explained that this request is to allow several temporary uses on this site that requires a Specific Use Permit. Those temporary uses include the following: portable concrete plant, portable rock crusher, portable pug mill, aggregate stockpiles and excavation and replacement of soil.

There was discussion about ingress and egress into the property so as to not affect the flow of local traffic.

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

RECOMMENDED FOR APPROVAL

S-724: Specific Use Permit to allow a double wide HUD code manufactured home on Lots 4-6, Block 45, located in the 3400 block of Davis Street. Sylinda Battle, applicant.

The applicant was not present at the meeting. Ms. Burk explained that this request is to allow a 1999 double wide HUD code manufactured home at this location. The home was been updated and a new metal roof has been installed. Ms. Burk asked the Commission to view the photo of the exterior of the home.

Mr. Larkins stated that any improvement in this area is encouraged.

Mr. Armani Valentino spoke against this request. He stated that many manufactured homes had been approved and placed in the Grandview area. He added that it is turning into a "trailer park". He stated that he is aware that the area needs improvement, but that manufactured housing is not the solution.

Ms. Burk pointed out that the Grandview area is currently zoned Single Family-3 and this zoning district allows HUD code manufactured homes.

There was discussion about the possibility of building new homes in the area.

Mr. Merrill stated he is concerned about the age of the manufactured home. He made a recommendation to deny the request. Mr. Larkins voted against the motion. The remaining members voted in favor of the motion.

RECOMMENDED FOR DENIAL

STAFF UPDATES

Ms. Burk stated that there are no staff updates.

Consider approval of June 1, 2020 Minutes

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

RECOMMENDED FOR APPROVAL

There being no further business, the meeting was adjourned.

Dianna Patterson Kinsey

Debbie Burk, Secretary