



CITY OF TEXARKANA
PLANNING & ZONING COMMISSION
AGENDA • AUGUST 5, 2024

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	Brad Bailey
Vice Chairperson	Commissioner	Alternate Commissioner
Dianna Patterson Kinsey	Wanda Northam	Lee Kernek
Commissioner	Commissioner	Alternate Commissioner
Tom Coleman	Casey Boyette	Ross Sarine

I. CALL TO ORDER

II. AGENDA ITEMS

1. Consider approval of the Hyatt Addition, replat of a portion of Lot 2, Block 3, Waggoner Creek Crossing One. DPN Properties, LLC, owner, and Jeffrey Wood, MTG Engineers and Surveyors, agent.
2. Amendment to PD-99-14 for site plan approval on Lot 6, Block 1, Brookwood Acres, located at 210-212 Cheyenne Place. Jason Nguyen, owner and Kayla Wood, MTG Engineers and Surveyors, agent.
3. Amendment to PD-79-6 for site plan approval on an approximate 5.643-acre tract of land (being Tracts 71A and 72), Thomas Price HRS, A-466, located at 524 Sowell Lane. Jason Simmons Representative of the Church, owner and David Williams, MTG Engineers and Surveyors, agent.

4. Consider Specific Use Permit for one additional use of tattooing on Lots 7 and 8, Block 108, City Triggs Addition, located at 1002 Wood Street. Bryan Callaway, owner and Joaquin Hernandez, agent.

III. STAFF UPDATES

IV. CONSIDER APPROVAL OF MINUTES

1. Consider the Planning and Zoning Commission meeting minutes from July 1, 2024.

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: 8/1/2024 7:53 AM

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

Subject: Consider approval of the Hyatt Addition, replat of a portion of Lot 2, Block 3, Waggoner Creek Crossing One. DPN Properties, LLC, owner, and Jeffrey Wood, MTG Engineers and Surveyors, agent.

Meeting Date: 8/5/2024

Attachments

- a. PlatComments-HyattAddition-August2024P&Z (PDF)

Staff Coordination

Building Code Administration	Mashell Daniel	Department Head Review
Pending		
Planning & Zoning Commission		Department Review
Pending		
Planning & Zoning Commission	Laura Puckett	Meeting Pending
08/05/2024 6:00 PM		

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

See attached memorandum.

Potential Options:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

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

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

City of Texarkana, Texas

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

August 5, 2024

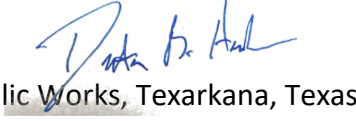
MEMORANDUM

To: Planning and Zoning Commission

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

Date: July 31, 2024

Subject: **Consider approval of the Hyatt Addition, replat of a portion of Lot 2, Block 3 Waggoner Creek Crossing One**



This is a request by DPN Properties, LLC, owner, and Jeffrey Wood, MTG Engineers and Surveyors, agent, to consider approval **Hyatt Addition, replat of a portion of Lot 2, Block 3 Waggoner Creek Crossing One.**

Comments are as follows:

1. TxDOT – No response
2. Summit Utilities – No issues
3. Sparklight/Cableone – No issues
4. Windstream - No response
5. Conterra – No issues
6. Electric Companies
 - a. AEP - No response
 - b. Bowie Cass – No response
 - c. REA – No response
7. TWU - **See memo**
8. PW/Planning Departments
 - a. **Development of property must meet all development codes (streets and sidewalks, drainage, floodplain, stormwater, etc.)**
 - b. **Submit electronic copy once the plat is recorded.**
 - c. **Tax certificate of the property for recording purposes from BCAD must be provided showing all taxes have been paid for entire property in order to be recorded at the County Courthouse (Texas State Legislature amendment 12.002 of the Texas Property Code).**
9. Fire Department – No issues

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



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 ☐ Vacation

To Replat a part of Lot No. 2, Block No. 3 of the Replat of Block No. 3 Waggoner

Purpose of Plat: Creek Crossing One**Plat Title:** Hyatt Addition**Current Legal Description:** 2.503 ac. in Lot No. 2, Block No. 3 of the Replat of Block No. 3
Waggoner Creek Crossing One**Total Acreage:** 2.503 **Number of Lots:** 1 **Zoning:** GR**Owner/Developer Information:**Name: DPN Properties LLC

Address: _____

Phone: () _____ 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

7/17/24

Date

Application Fee: _____

Received by: _____

Revised

Packet Pg. 6

Attachment: PlatComments-HyattAddition-August2024P&Z (4297 : Consider Replat portion of Lot 2, Block 3, Waggoner Creek Crossing One)



CITY OF TEXARKANA TEXAS

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

REPLAT CHECKLIST

GENERAL INFORMATION / PROJECT DESCRIPTION

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

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

SPECIFIC PLAT INFORMATION

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

1. Blocks and lots shall be numbered

2. Building lines and easements are shown

a. Commercial (15')

b. Residential (25')

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

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

CERTIFICATION STATEMENT

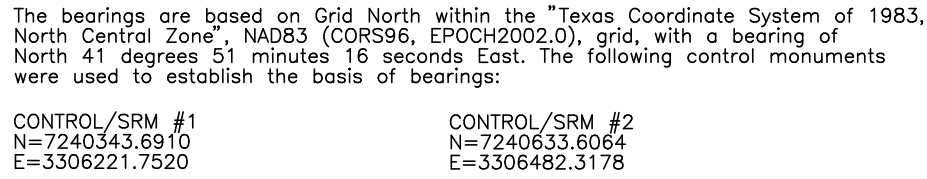
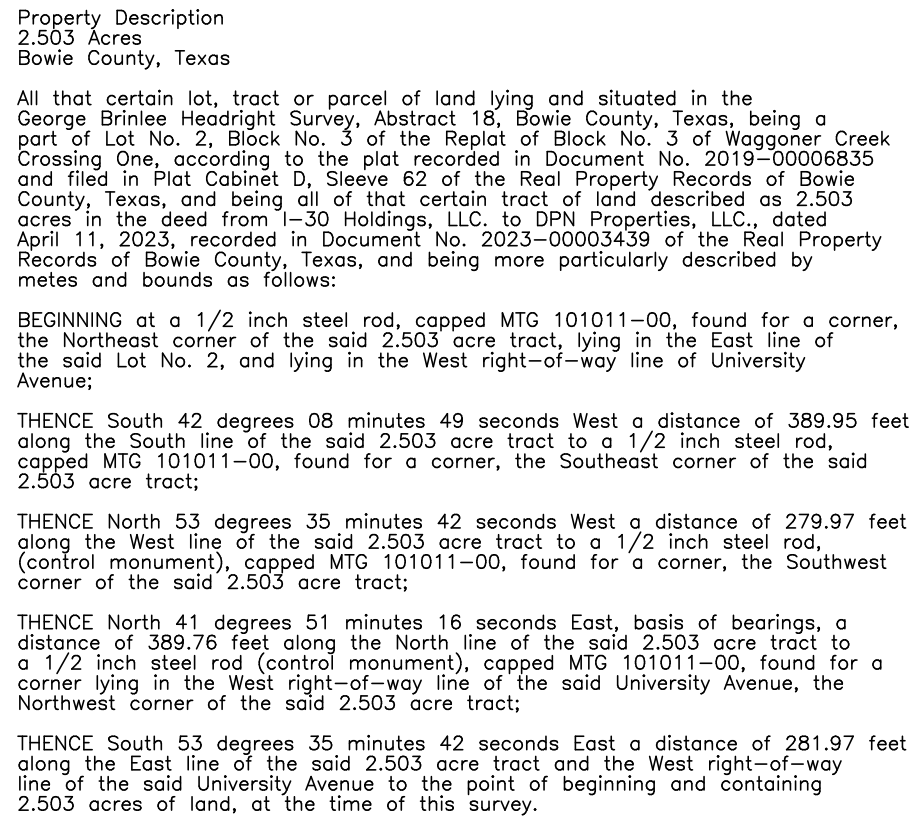
I have reviewed the checklist and submittals for completeness and accuracy. I understand this plat will not be reviewed until all information is included.


7/17/24

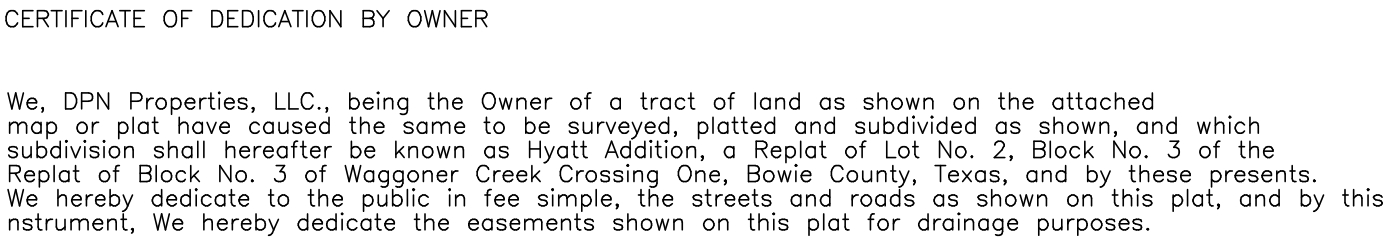
 Signature Date
 Jeffrey Wood

 Printed Name

Attachment: PlatComments-HyattAddition-August2024P&Z (4297 : Consider Replat portion of Lot 2, Block 3, Waggoner Creek Crossing One)



NOTE:
In providing this boundary survey, no attempt has been made to obtain or show data concerning existence, size, depth, condition, capacity or location of any utility existing on the site, whether private, municipal or public owned. Subsurface and environmental conditions were not surveyed or examined or statement is made concerning the existence of underground or overhead conditions, containers or facilities that may affect the use or development of this property. Easement research was not done for this property by the surveyor, nor was a current title policy provided prior to this survey.



James J. Naples, Managing Member DPN Properties, LLC.	Kyle B. Davis, Managing Member DPN Properties, LLC.
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STATE OF TEXAS
COUNTY OF BOWIE

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

this _____ day of _____, 2024.

Notary Public _____ Commission Expires: _____
State of Texas

STATE OF TEXAS
COUNTY OF BOWIE

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

this _____ day of _____, 2024.

Notary Public _____ Commission Expires: _____
State of Texas

CERTIFICATE OF APPROVAL BY PLANNING COMMISSION

We, the undersigned, do hereby certify that the Hyatt Addition, a Replat of Lot No. 2, Block No. 3 of the Replat of Block No. 3 of Waggoner Creek Crossing One, Bowie County, Texas, together with the Owner's Certificate and Surveyor's Certificate of same were presented to the Planning Commission of the City of Texarkana, Bowie County, Texas, for its approval, and that said said Owner's Certificate, and Surveyor's Certificate being found to conform to the requirements in all respects, are in all things approved on this the _____ day of _____, 2024.

Planning Commission Approval
Expires on _____

Chairman _____

Secretary _____

CERTIFICATE OF ENGINEER OR SURVEYOR

I, Jeffrey A. Wood, do hereby certify that I am a Registered Professional Land Surveyor in the State of Texas and that subdivision plat attached hereto correctly reflects the results of a survey made by me on the ground July 16, 2024, that the corner monuments are in place at points on the boundaries as shown, that there are no visible encroachments (other than shown on the map) or discrepancies, and that the subdivision shall be known as Hyatt Addition, a Replat of Lot No. 2, Block No. 3 of the Replat of Block No. 3 of Wagonner Creek Crossing One, Bowie County, Texas.

Jeffrey A. Wood
Registered Professional Land Surveyor
No. 6220, State of Texas
Firm Certificate No. 101011-00
Date: July 17, 2024



FLOOD STATEMENT:

By graphic plotting only, a portion of this property is in Zone "AE" areas determined to be inside the 1% Annual Chance Flood. The property is located in the City of Texarkana, Numbered 480060, Panel 0355, Sufficient Map Number 48037C/0355, Dated December 1, 2017.

No field surveying was performed to determine this zone and an elevation certification may be needed to verify this determination or apply for variance from the Federal Emergency Management Agency.

NOTES:

1) THE PURPOSE OF THIS PLAT IS TO REPLAT A PART OF LOT NO. 2, BLOCK NO. 3 OF THE REPLAT OF BLOCK NO. 3 WAGGONER CREEK CROSSING ONE

2) THIS PLAT IS NOT IN VIOLATION OF THE RESTRICTIVE COVENANTS RECORDED IN VOLUME 4517, PAGE 95, AND AMENDED IN VOLUME 4625, PAGE 95, VOLUME 5797, PAGE 61, DOCUMENT NO. 2015-12793, AND DOCUMENT NO. 2019-00001939 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS

HYATT ADDITION					
REPEAT OF LOT NO. 2 BLOCK NO. 3 OF THE REPEAT OF BLOCK NO. 4 WAGONER CREEK CROSSING ONE				5830 SUMMERHAY ROAD TEXARKANA, TX P. 903.838.8533 www.mtgengineers.com TBPE FIRM NO. F-354 AR CDA NO. 125 © MTG 2024	
Date	Revision/Description			File No.	Sheet No.
Drawn By DH	Checked By JW	Project No. 236081	Dwg. Date 07/17/2024		

From: [TEX-Henslee, Dustin](#)
To: [dwwiley@aep.com](#); [Zachary S Pianalto](#); [michael.a.latham@windstream.com](#); [Chris Jackson](#); [Mccormick, Brandon K](#); [TWU-Smith, Gary](#); [TEX-Daniel, Mashell](#); [willb@bcec.com](#); [TWU-Rogers, Terri](#); [Langley, Joe](#); [TTFD-James, Heather](#); [mgross@bowieappraisal.org](#); [Tommy Bruce](#); [Brandon Brooks](#); [GREG STRICKLAND](#); [Stephanie Green](#); [Jeremy Lindsey](#); [dmcdowell@swrea.com](#); [TX-Maxey, Shawn](#); [Adam Keahey](#); [tray.mcneil@rittercommunications.com](#); [Fisher, Jacob W](#)
Cc: [TEX-Puckett, Laura](#)
Subject: Plat Review - Hyatt Addition
Date: Thursday, July 18, 2024 8:40:00 AM
Attachments: [PlatReview-HyattAddition-07182024.pdf](#)

All,

We have received a request for approval of the Hyatt Addition being a replat of part of Lot 2, Block 2 Waggoner Creek Crossing One. This property is located off University Avenue north of Church on the Rock.

Attached is the application, checklists, and plat for the proposed plats. This will be on the August 2024 P& Z agenda so please review and provide any comments back to me via email by **12 PM, July 31, 2024**. If you have any questions, please let me know.

Thanks,

Dusty Henslee, P.E., CFM, CPM
Assistant City Manager/Director of Public Works
City of Texarkana, Texas
 Office: (903)-798-3953
 Cell: (903)-908-1808

Email communications through this office may be subject to Texas Public Records laws and may be shared with others.

Attachment: PlatComments-HyattAddition-August2024P&Z (4297 : Consider Replat portion of Lot 2, Block 3, Waggoner Creek Crossing One)

From: [Brandon Brooks](#)
To: [TEX-Henslee, Dustin](#)
Subject: RE: [EXTERNAL EMAIL] Plat Review - Hyatt Addition
Date: Thursday, July 18, 2024 8:46:41 AM
Attachments: [image001.jpg](#)

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.

We do not have any facilities that will be affected. Thanks



Brandon Brooks
 Operations Supervisor | Texarkana, Arkansas
 903.824.1304 c.
bbrooks@summitutilities.com

From: TEX-Henslee, Dustin <dustin.henslee@texarkanatexas.gov>
Sent: Thursday, July 18, 2024 8:39 AM
To: dwwiley@aep.com; Zachary S Pinalto <zspialalto@aep.com>; Latham, Michael A <michael.a.latham@windstream.com>; chris.jackson@windstream.com; brandon.k.mccormick@windstream.com; TWU-Smith, Gary <gsmith@txkusa.org>; TEX-Daniel, Mashell <mhodges@texarkanatexas.gov>; willb@bcec.com; TWU-Rogers, Terri <terri.rogers@txkusa.org>; joe.langley@sparklight.biz; TTFD-James, Heather <heather.james@texarkanatexas.gov>; mgross <mgross@bowieappraisal.org>; Tommy Bruce <Tommy.Bruce@txdot.gov>; Brandon Brooks <bbrooks@summitutilities.com>; Greg Strickland <gstrickland@summitutilities.com>; Stephanie Green <sgreen@conterra.com>; Jeremy Lindsey <jlindsey@swrea.com>; dmcdowell@swrea.com; TX-Maxey, Shawn <s.maxey@texarkanatexas.gov>; Adam Keahey <akeahey@conterra.com>; tray.mcneil@rittercommunications.com; Fisher, Jacob W <Jacob.Fisher@windstream.com>
Cc: TEX-Puckett, Laura <lpuckett@texarkanatexas.gov>
Subject: [EXTERNAL EMAIL] Plat Review - Hyatt Addition

All,

We have received a request for approval of the Hyatt Addition being a replat of part of Lot 2, Block 2 Waggoner Creek Crossing One. This property is located off University Avenue north of Church on the Rock.

Attached is the application, checklists, and plat for the proposed plats. This will be on the August 2024 P& Z agenda so please review and provide any comments back to me via email by **12 PM, June 31, 2024**. If you have any questions, please let me know.

Attachment: PlatComments-HyattAddition-August2024P&Z (4297 : Consider Replat portion of Lot 2, Block 3, Waggoner Creek Crossing One)

Thanks,

Dusty Henslee, P.E., CFM, CPM
Assistant City Manager/Director of Public Works
City of Texarkana, Texas
Office: (903)-798-3953
Cell: (903)-908-1808

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If you received this message in error, please do not read, copy, or share it. Instead, please notify the sender immediately and permanently delete all copies in your possession.

From: [Langley, Joe](#)
To: [TEX-Henslee, Dustin](#)
Subject: RE: Plat Review - Hyatt Addition
Date: Thursday, July 18, 2024 9:47:04 AM

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.

No issue that I can see.

From: TEX-Henslee, Dustin <dustin.henslee@texarkanatexas.gov>
Sent: Thursday, July 18, 2024 8:41 AM
To: dwwiley@aep.com; Zachary S Pianalto <zspianalto@aep.com>; Latham, Michael A <michael.a.latham@windstream.com>; chris.jackson@windstream.com; brandon.k.mccormick@windstream.com; TWU-Smith, Gary <gsmith@txkusa.org>; TEX-Daniel, Mashell <mhodes@texarkanatexas.gov>; willb@bcec.com; TWU-Rogers, Terri <terri.rogers@txkusa.org>; Langley, Joe <Joe.Langley@cableone.biz>; TTFD-James, Heather <heather.james@texarkanatexas.gov>; mgross <mgross@bowieappraisal.org>; Tommy Bruce <Tommy.Bruce@txdot.gov>; Brandon Brooks <bbrooks@summitutilities.com>; GREG STRICKLAND <gstrickland@summitutilities.com>; Stephanie Green <sgreen@conterra.com>; Jeremy Lindsey <jlindsey@swrea.com>; dmcdowell@swrea.com; TX-Maxey, Shawn <s.maxey@texarkanatexas.gov>; Adam Keahey <akeahey@conterra.com>; tray.mcneil@rittercommunications.com; Fisher, Jacob W <Jacob.Fisher@windstream.com>
Cc: TEX-Puckett, Laura <lpuckett@texarkanatexas.gov>
Subject: Plat Review - Hyatt Addition

CAUTION: External source. **THINK BEFORE YOU CLICK!**

All,

We have received a request for approval of the Hyatt Addition being a replat of part of Lot 2, Block 2 Waggoner Creek Crossing One. This property is located off University Avenue north of Church on the Rock.

Attached is the application, checklists, and plat for the proposed plats. This will be on the August 2024 P& Z agenda so please review and provide any comments back to me via email by **12 PM, July 31, 2024**. If you have any questions, please let me know.

Thanks,

Dusty Henslee, P.E., CFM, CPM
Assistant City Manager/Director of Public Works
City of Texarkana, Texas
 Office: (903)-798-3953
 Cell: (903)-908-1808

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Attachment: PlatComments-HyattAddition-August2024P&Z (4297 : Consider Replat portion of Lot 2, Block 3, Waggoner Creek Crossing One)

may be shared with others.

From: [Christopher Farr](#)
To: [TEX-Henslee, Dustin](#)
Subject: RE: Plat Review - Hyatt Addition
Date: Thursday, July 18, 2024 11:07:50 AM
Attachments: [image002.png](#)

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.

Dusty,

After review and our brief conversation Conterra will not be within the project limits. Please let me know if you have any other questions.

Christopher Farr
National Relocations Manager
 5301 77 Center Dr.
 Charlotte, NC 28217
 Cell: 903-736-1563
www.Conterra.com



From: TEX-Henslee, Dustin <dustin.henslee@texarkanatexas.gov>
Sent: Thursday, July 18, 2024 8:41 AM
To: dw Wiley@aep.com; Zachary S Pinalto <zspianalto@aep.com>; Latham, Michael A <michael.a.latham@windstream.com>; chris.jackson@windstream.com; brandon.k.mccormick@windstream.com; TWU-Smith, Gary <gsmith@txkusa.org>; TEX-Daniel, Mashell <mhodes@texarkanatexas.gov>; willb@bcec.com; TWU-Rogers, Terri <terri.rogers@txkusa.org>; joe.langley@sparklight.biz; TTFD-James, Heather <heather.james@texarkanatexas.gov>; mgross <mgross@bowieappraisal.org>; Tommy Bruce <Tommy.Bruce@txdot.gov>; Brandon Brooks <bbrooks@summitutilities.com>; GREG STRICKLAND <gstrickland@summitutilities.com>; Stephanie Green <sgreen@conterra.com>; Jeremy Lindsey <jlindsey@swrea.com>; dmc Dowell@swrea.com; TX-Maxey, Shawn <s.maxey@texarkanatexas.gov>; Adam Keahey <akeahey@conterra.com>; tray.mcneil@rittercommunications.com; Fisher, Jacob W <jacob.fisher@windstream.com>
Cc: TEX-Puckett, Laura <lpuckett@texarkanatexas.gov>
Subject: Plat Review - Hyatt Addition

[EXTERNAL EMAIL]

All,

We have received a request for approval of the Hyatt Addition being a replat of part of Lot 2, Block 2

Attachment: PlatComments-HyattAddition-August2024P&Z (4297 : Consider Replat portion of Lot 2, Block 3, Waggoner Creek Crossing One)

Waggoner Creek Crossing One. This property is located off University Avenue north of Church on the Rock.

Attached is the application, checklists, and plat for the proposed plats. This will be on the August 2024 P& Z agenda so please review and provide any comments back to me via email by **12 PM, July 31, 2024**. If you have any questions, please let me know.

Thanks,

Dusty Henslee, P.E., CFM, CPM
Assistant City Manager/Director of Public Works
City of Texarkana, Texas
Office: (903)-798-3953
Cell: (903)-908-1808

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This e-mail may contain information that is confidential or privileged. If you are not the intended recipient, do not read, copy or distribute the e-mail or any attachments. Instead, please notify the sender and delete the e-mail and any attachments. Thank you.



Texarkana Water Utilities

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

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

MEMORANDUM

To: Dusty Henslee, P.E., CFM, CSI, Assistant City Manager, City of Texarkana, Texas

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

Date: July 19, 2024

Re: **Hyatt Addition - Replat a Part of Lot 2, Blocks 3 of the Replat of Block 3 Waggoner Creek Crossing One**

The Utility staff has reviewed the above replat and have the following comments:

1. There is an existing eight-inch (8") water main on the west side of University Avenue.
2. The proposed site is not served by sewer. A sewer main extension will be required. There is an existing twelve-inch (12") sanitary sewer main approximately 160 feet southeast of the eastern boundary of the proposed site.
3. The Utility reserves the right to request additional utility easements upon review of the plans.
4. The size and location of the existing water and sanitary sewer mains have not been field verified. The developer's representative shall field verify the size and location of the existing utilities before designing or constructing extensions of the system

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

cc: Kenny Icenhower, P.E., Assistant Director - Operations, TWU
Bill Moss, GIS Asset Management Administrator, TWU
Teresa Akard, O & M Coordinator, TWU
Michelle Warren, Executive Assistant, TWU

Attachment: PlatComments-HyattAddition-August2024P&Z (4297 : Consider Replat portion of Lot 2, Block 3, Waggoner Creek Crossing One)

City of Texarkana, Texas

Version:

Update Date: 8/1/2024 7:53 AM

Summary Sheet

Lead Department: Planning & Zoning Commission **Action Officer:** Laura Puckett, Zoning Administrator
Subject: Amendment to PD-99-14 for site plan approval on Lot 6, Block 1, Brookwood Acres, located at 210-212 Cheyenne Place. Jason Nguyen, owner and Kayla Wood, MTG Engineers and Surveyors, agent.

Meeting Date: 8/5/2024

Attachments

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

Staff Coordination

Building Code Administration	Mashell Daniel	Department Head Review
Pending		
Planning & Zoning Commission		Department Review
Pending		
Planning & Zoning Commission	Laura Puckett	Meeting Pending
08/05/2024 6:00 PM		

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Jason Nguyen, owner, and Kayla Wood, MTG Engineers and Surveyors, agent, for site plan approval on Lot 6, Block 1, Brookwood Acres, located at 210/212 Cheyenne Place. The current zoning is Two Family-2. The property is currently vacant property. The proposed use is a duplex.

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

The adjacent zoning is Planned Development Two Family-2 to the west, south, and east, and Two Family-2 to the north. The adjacent land use is duplexes to the west, south, east, and north.

The site plan consists of the following:

1. The construction of 2,500 sq ft building.
2. The access driveway will be off Cheyenne Place.

City of Texarkana, Texas

3. There will be 4 parking spaces. All parking spaces shall be a minimum of 180 sq. ft. in size.
4. Development must meet Drainage Ordinance and Stormwater Manual Design Standards.

Staff recommends for approval of the site plan with stipulations.

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

Potential Options:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends for approval of this request with stipulations.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

August 5, 2024

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 5, 2024 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, September 9, 2024 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@texarkanatexas.gov).



OWNER: Jason Nguyen, owner

OWNER'S ADDRESS: 3704 Sylvia Drive, Texarkana, Texas 75503

LOCATION OF REZONING: 210-212 Cheyenne Place, Texarkana, Texas 75501

PROPOSED CHANGE: Amendment to PD-99-14 for site plan approval for the construction of a duplex

LEGAL DESCRIPTION: on Lot 6, Block 1, Brookwood Acres

CASE NUMBER: Amendment-PD-99-14 DATE MAILED: July 24, 2024



SITE PLAN APPROVAL APPLICATION

220 Texas Blvd
Texarkana TX 75501
(903) 798-3945
www.texarkanatexas.gov

CITY OF TEXARKANA TEXAS

Receipt No. 24-002043

Case PD-99-14

Date 5/28/24

To: The Planning and Zoning Commission
City of Texarkana Texas

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

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

Lot: 6 Block: 1 Addition: _____
(Or see attached metes and bounds legal description)

Project location/address: 210-212 Cheyenne Pl Texarkana TX 75501

Present zoning: Muti families Proposed zoning (if applicable) _____

Proposed use: _____

Total square footage of proposed building: 2500 sq ft Number of parking spaces 4

Number of required parking spaces per Ordinance 4 Handicapped spaces 0

Material of building façade Brick and vinyl siding

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

Size _____

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

Attorney or Agent Signature

Printed Name: _____

Address

City, State, Zip

Home Phone & Cell Phone

Email Address

Property Owner Signature

Printed Name: Jason Nguyen

Address

City, State, Zip

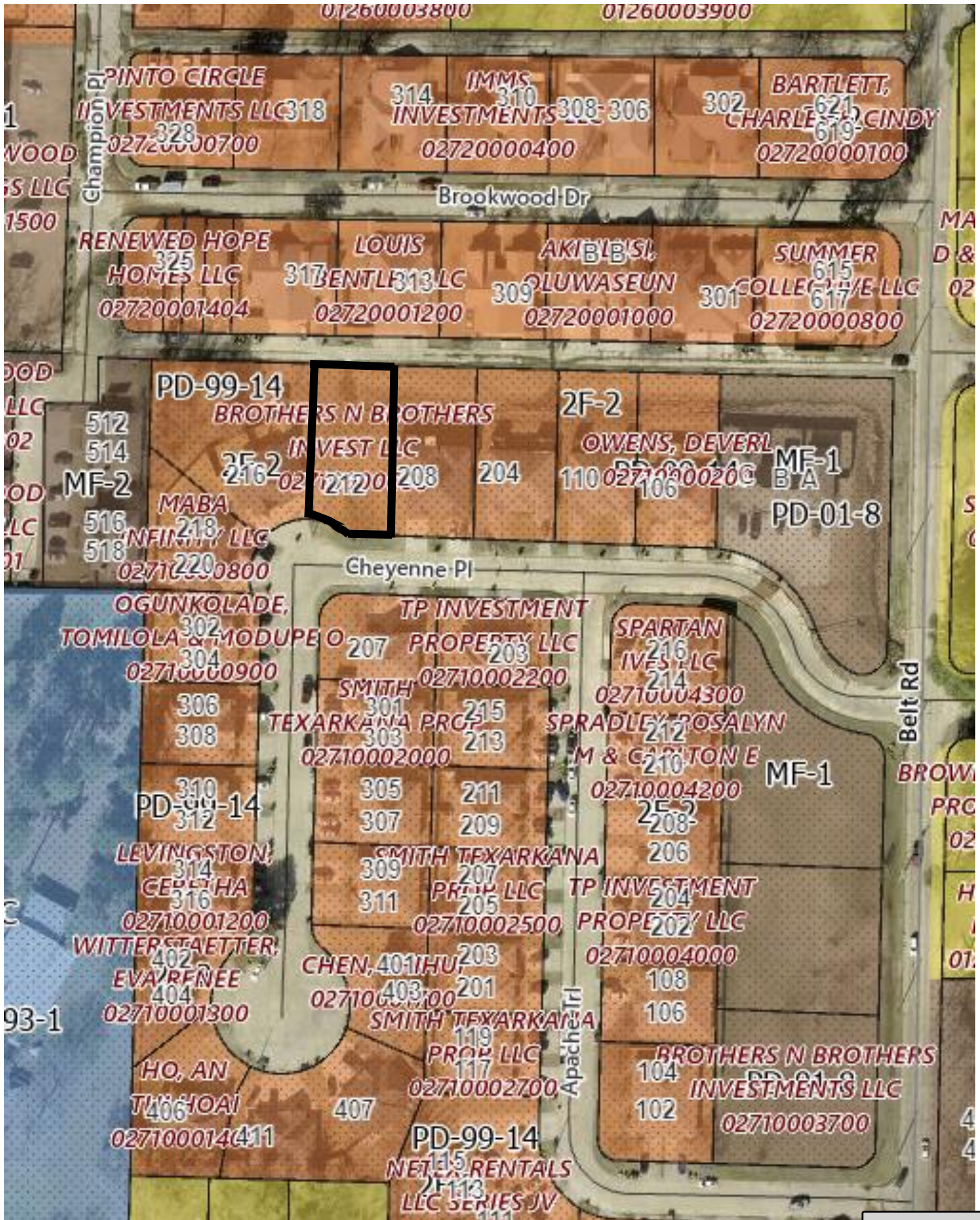
Home Phone & Cell Phone

Email Address

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

Attachment: Hearing Notice and Application (4298 : Amendment to PD-99-14 site plan approval 210-212 Cheyenne Place)

210/212 Cheyenne Place

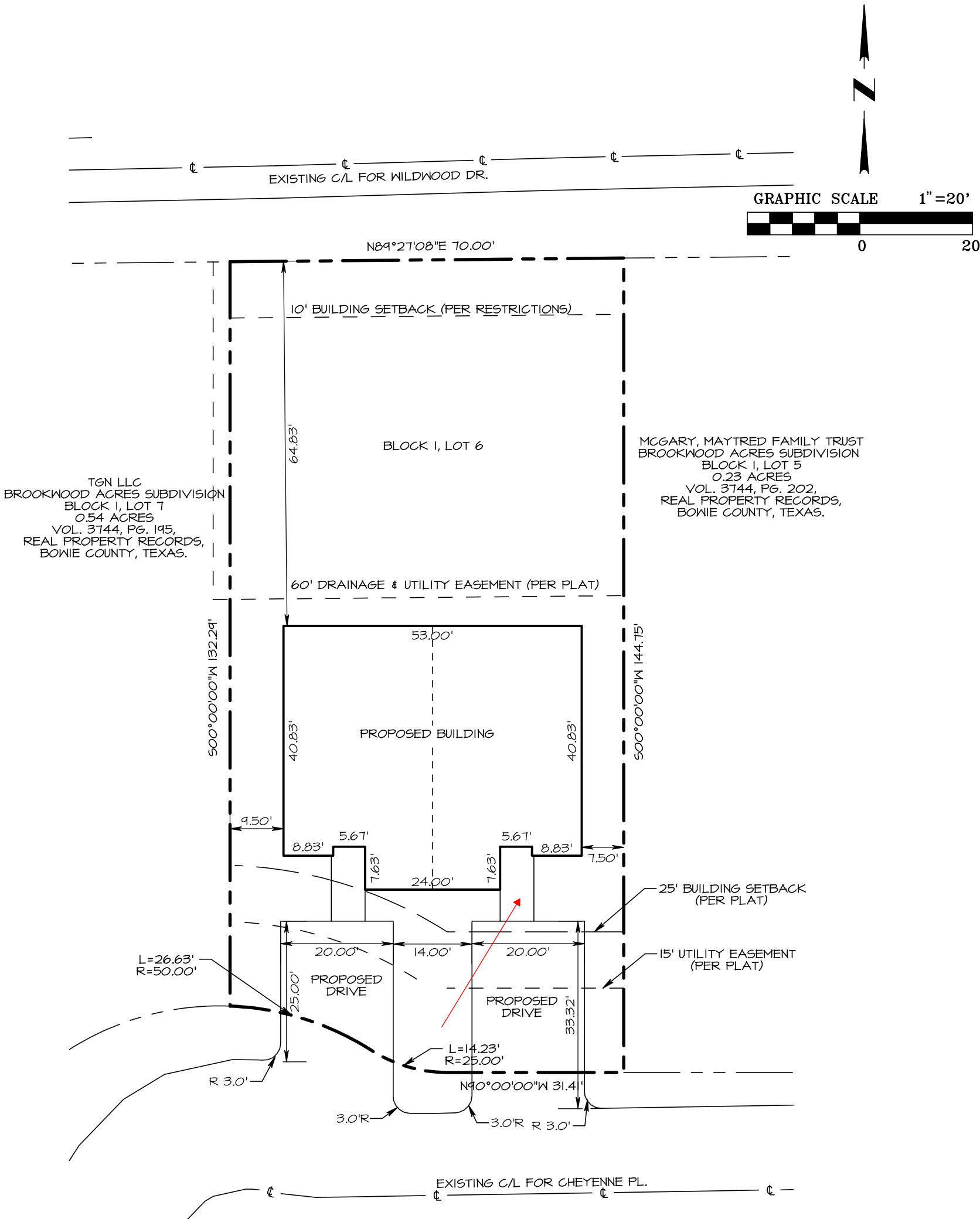


Attachment: Maps (4298 : Amendment to PD-99-14 site plan approval 210-212 Cheyenne Place)

210/212 Cheyenne Place



Attachment: Maps (4298 : Amendment to PD-99-14 site plan approval 210-212 Cheyenne Place)



PROPERTY DESCRIPTION

ALL OF LOT NO. 6, BLOCK 1 OF BROOKWOOD ACRES, REPLAT OF LOT 20C, LOT 21A AND LOT 22 OF KENWOOD PARK ADDITION, A SUBDIVISION OF A PART OF CHANCELLOR BEACH HEADRIGHT SURVEY, ABSTRACT 731, BOWIE COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 744, PAGE 195 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS.

NOTE:
1.) NOTE:RESTRICTIVE CONVENANTS RECORDED IN VOLUME 744, PAGE 195 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS

PLOT PLAN				MTG ENGINEERS & SURVEYORS 5930 SUMMERHILL ROAD TEXARKANA, TX 78101 P. 903.838.8533 www.mtgengineers.com TXBP E FIRM NO. F-354 AR COA NO. 100	
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City of Texarkana, Texas

Summary Sheet

Version:

Update Date: 8/1/2024 7:53 AM

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

Subject: Amendment to PD-79-6 for site plan approval on an approximate 5.643-acre tract of land (being Tracts 71A and 72), Thomas Price HRS, A-466, located at 524 Sowell Lane. Jason Simmons Representative of the Church, owner and David Williams, MTG Engineers and Surveyors, agent.

Meeting Date: 8/5/2024**Attachments**

- a. Hearing Notice and Application (PDF)
- b. Maps (PDF)
- c. Site Plan (PDF)
- d. Elevations (PDF)
- e. Legal Description (PDF)

Staff Coordination

Building Code Administration	Mashell Daniel	Department Head Review
Pending		
Planning & Zoning Commission		Department Review
Pending		
Planning & Zoning Commission	Laura Puckett	Meeting Pending
08/05/2024 6:00 PM		

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Jason Simmons, Representative for the Church/owner, and David Williams, MTG Engineers and Surveyors, agent, for site plan approval on an approximate 5.643-acre tract of land (being Tracts 71A and 72), Thomas Price HRS, A-466, located at 524 Sowell Lane. The current zoning is Planned Development-Office. The property is a church parking lot. The proposed use is an addition to the church.

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

The adjacent zoning is Commercial to the north, Single Family-2 to the south and east, and Loop 369 to the west. The adjacent land use is auto body shop north, Church south and TXDOT east and south, and Loop 369 to the west.

City of Texarkana, Texas

The site plan consists of the following:

1. The construction of an 8,224 sq ft building.
2. The access driveway will be off Sowell Lane.
3. There will be 104 parking spaces, including 5 handicapped spaces. All parking spaces shall be a minimum of 180 sq. ft. in size.
4. Development must meet Drainage Ordinance and Stormwater Manual Design Standards.

Staff recommends for approval of the site plan with stipulations.

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

Potential Options:

Approve or deny

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 5, 2024

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 5, 2024 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, September 9, 2024 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@texarkanatexas.gov).



OWNER: Jason Simmons, Representative of church, and David Williams, MTG Engineers and Surveyors, agent

OWNER'S ADDRESS: 196 Little River 700, Ashdown, Arkansas 71822

LOCATION OF REZONING: 524 Sowell Lane, Texarkana, Texas 75501

PROPOSED CHANGE: Amendment to PD-79-6 for site plan approval for the construction of an addition to the church

LEGAL DESCRIPTION: on an approximate 5.643-acre tract of land (being Tracts 71A & 72) Thomas Price HRS, A-466

CASE NUMBER: Amendment-PD-79-6

DATE MAILED: July 24, 2024

Attachment: Hearing Notice and Application (4299 : Amendment to PD-79-6 site plan approval 524 Sowell Lane)



SITE PLAN APPROVAL APPLICATION

CITY OF TEXARKANA TEXAS

220 Texas Blvd
Texarkana TX 75501
(903) 798-3945

www.ci.texarkana.tx.us.org

Receipt No. 24-002481

Case PD-79-10

Date 7-16-24

To: The Planning and Zoning Commission
City of Texarkana Texas

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

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

Lot: _____ Block: _____ Addition: _____

(Or see attached metes and bounds legal description)

5.643 Acres known as Tracts 71A & 72 in the Thomas Price H.R.S., Abstract 466

Project location/address:

524 Sowell Lane

Present zoning: SF-2 & PD-O Proposed zoning (if applicable) N/A

Proposed use: Church

Total square footage of proposed building 8,224 Number of parking spaces 104

Number of required parking spaces per Ordinance 84 Handicapped spaces 5

~~Maximum building height~~ _____

SIGNAGE: Type (i.e. monument, pole) _____ Existing signage to remain as-is. No alterations.

Size _____

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

David A Williams
Attorney or Agent Signature

Printed Name: David Williams

MTG Engineers & Surveyors
Address

5930 Summerhill, Texarkana, TX 75503
City, State, Zip

903-838-8533 / 903-293-2919
Home Phone & Cell Phone

dwilliams@mtgengineers.com
Email Address

Jason Simmons
Property Owner Signature

Printed Name: Jason Simmons

196 Little River Fod
Address

Ashtown, AR 71822
City, State, Zip

501-786-0112
Home Phone & Cell Phone

jssimmons196@gmail.com
Email Address

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

Attachment: Hearing Notice and Application (4299 : Amendment to PD-79-6 site plan approval 524 Sowell Lane)

SITE PLAN CHECK-LIST

Submission of Site Plan – all applications for site plan approval or amendment to site plan must include comprehensive site plan of the proposed development.

The site plan shall include as a minimum the following:

- X North point, scale, and location map.
- X Adjacent zoning
- X Property dimensions of the site and lot area.
- X The proposed size, location and arrangement of proposed building(s).
- X Ingress and egress into the property; existing and proposed drives, existing, proposed and adjacent streets
- X Location of existing and proposed utilities, setbacks and fire hydrants.
- X Location of existing and proposed drainage feature (inlets, storm pipe, channels, detention, etc.).
- X All parking spaces and parking space dimensions.
- X All proposed landscaping, screening (fencing), buffer zones or other protective requirements
- N/A Location, height and dimensions of any proposed signage.

In addition, the following needs to be provided separate from the site plan:

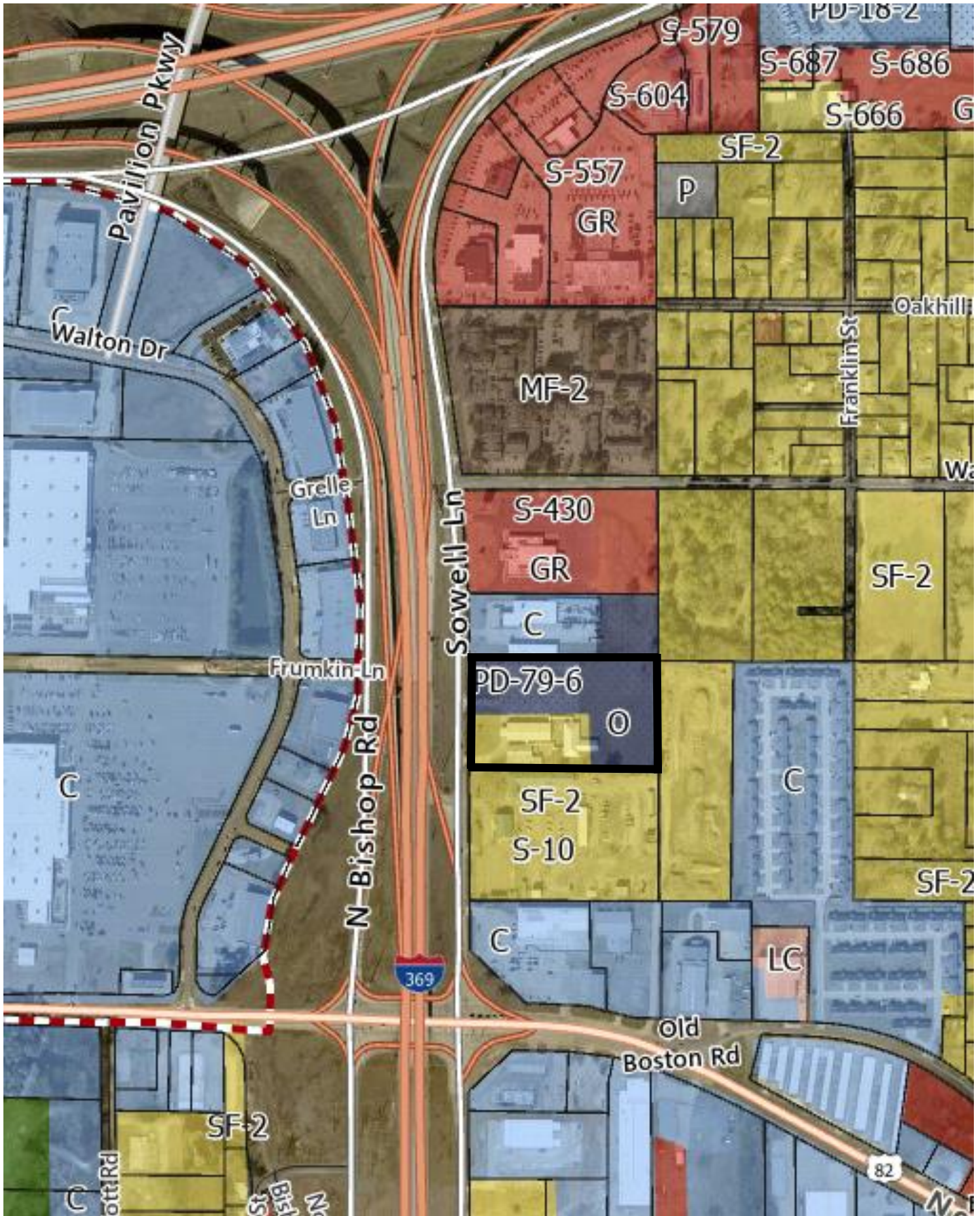
- N/A Rendering of proposed signage
- X Building elevations

CONDITIONS OF APPROVAL – Please be aware that the Planning and Zoning Commission and/or City Council may impose any additional requirements or conditions they deem necessary to protect adjacent property owners, guarantee the compatibility of surrounding land uses, or protect the interests of the City. Examples are but are not limited to screening, lighting and signage.

COMPLIANCE WITH SITE PLAN – No deviation may be made from an approved site plan without the administrative approval of the Director of Planning and Community Development (or his designee). Any significant change in the approved site plan may necessitate re-submittal to the Planning and Zoning Commission and City Council.

UNDER NO CONDITIONS WILL A PERMIT BE ISSUED FOR CONSTRUCTION IN A PLANNED DEVELOPMENT DISTRICT UNLESS ALL REQUIREMENTS OF THE SITE PLAN HAVE BEEN SATISFIED. ADDITIONAL REQUIREMENTS MAY BE NECESSARY FOR THE BUILDING PERMIT PROCESS.

524 Sowell Lane



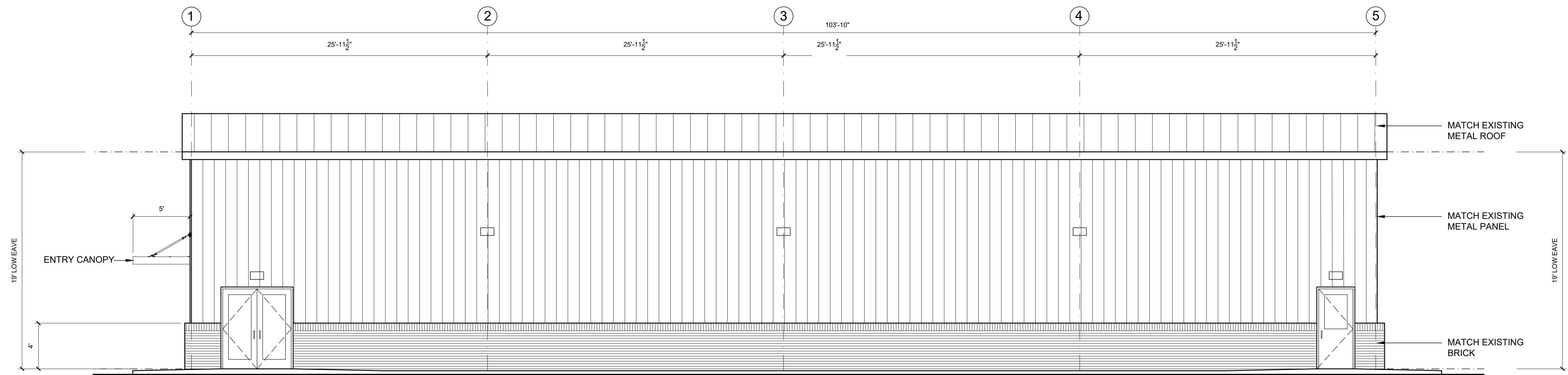
Attachment: Maps (4299 : Amendment to PD-79-6 site plan approval 524 Sowell Lane)

524 Sowell Lane

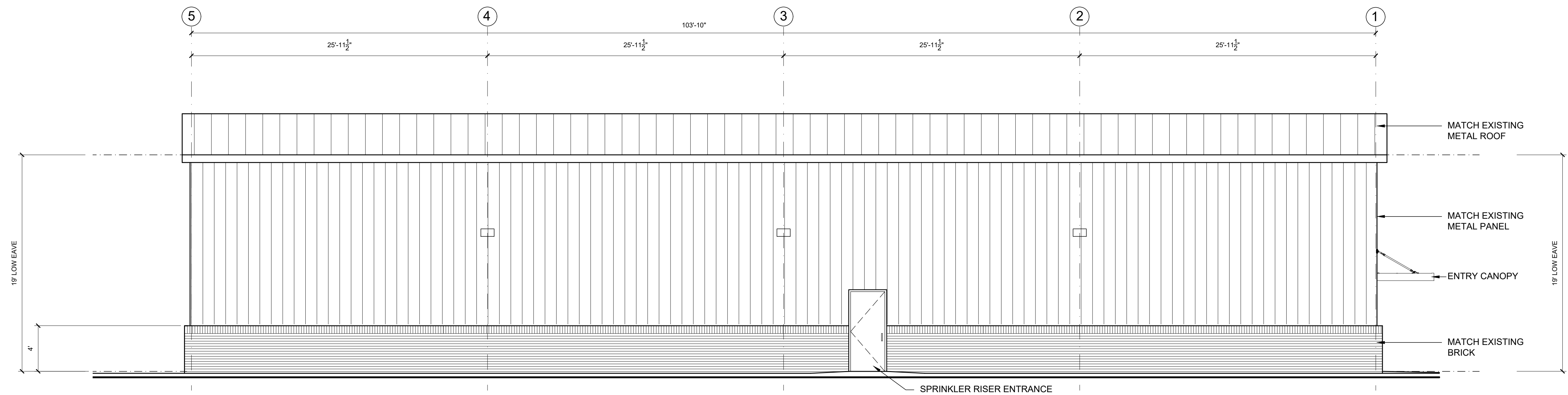


Attachment: Maps (4299 : Amendment to PD-79-6 site plan approval 524 Sowell Lane)

Amendment to PD-79-6



02 South Exterior Elevation
Scale: 3/16" = 1'-0



01 North Exterior Elevation
Scale: 3/16" = 1'-0

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Westside Church of Christ
524 Sowell Lane
Texarkana, Texas 75501

Joe Crews
Architect, LLC

Architecture
Interiors
Planning
Accessibility
Specialist

6500 Summerhill Road
Building One, Ste. 211
Texarkana, Texas
75503
T. 903.748.9050
joe@joe crews.com



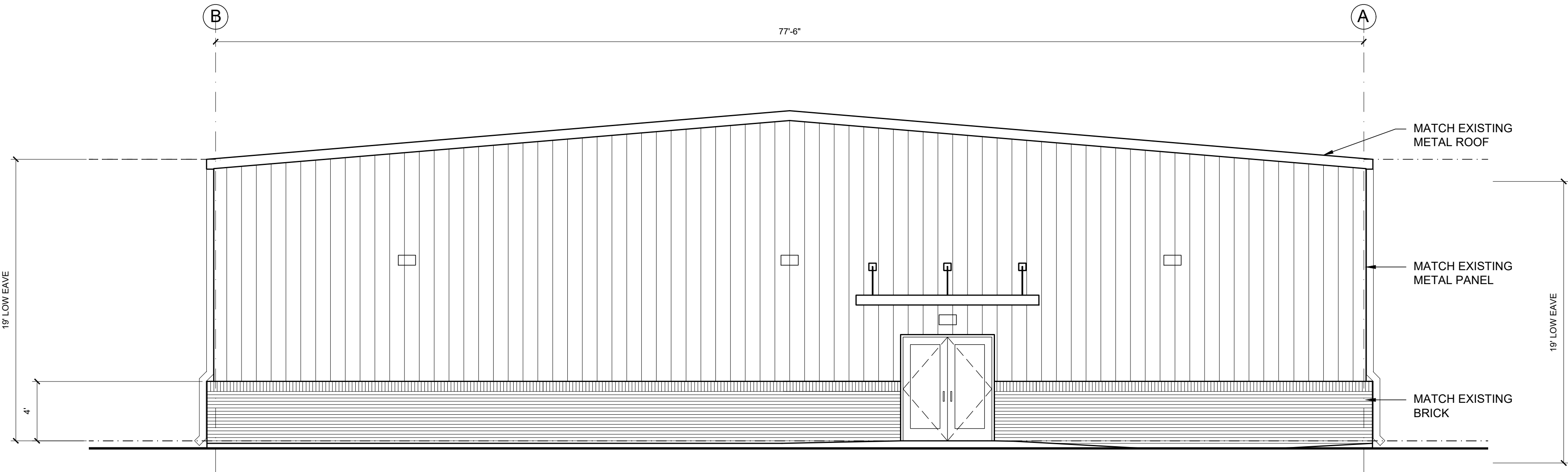
JUNE 26, 2024
Project No. 2023-2
Drawn By: jc
Date: tbd

Sheet Title:
Proposed
Exterior
Elevations

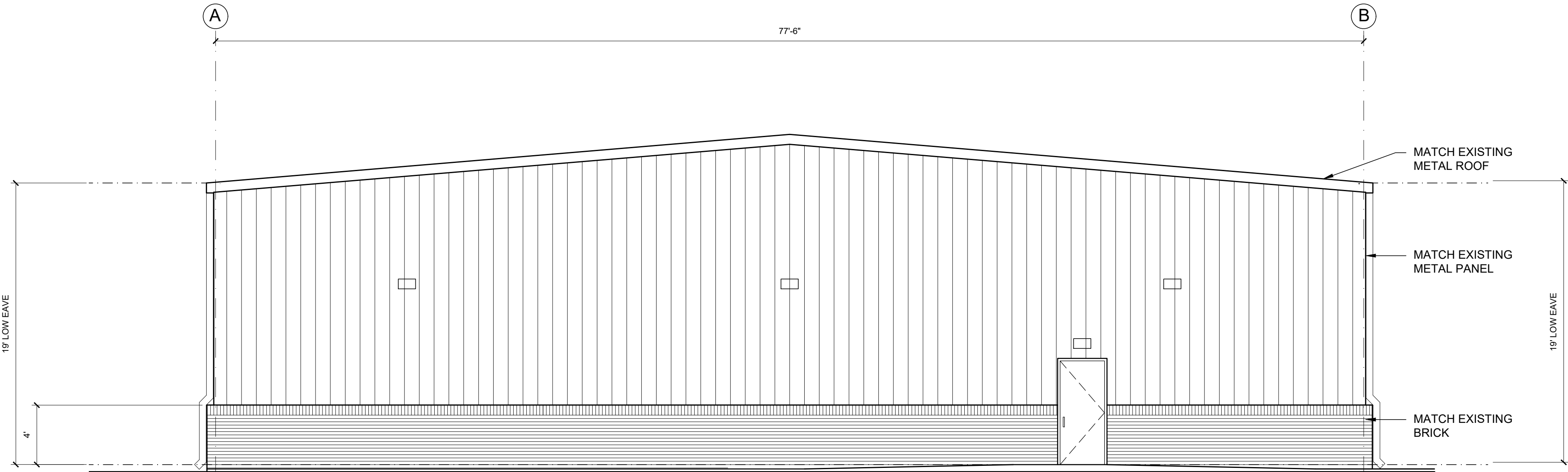
Drawing No.
A6.1

Attachment: Elevations (4299 : Amendment to PD-79-6 site plan approval 524 Sowell Lane)

Amendment to PD-79-6



02 West Exterior Elevation
Scale: 3/16" = 1'-0



01 East Exterior Elevation
Scale: 3/16" = 1'-0

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the copyright owner.

Westside Church of Christ
524 Sowell Lane
Texarkana, Texas 75501

Joe Crews
Architect, LLC

Architecture
Interiors
Planning
Accessibility
Specialist

6500 Summerhill Road
Building One, Ste. 211
Texarkana, Texas
75503
T. 903.748.9050
joe@joe crews.com



Project No. 2023-2
Drawn By: jc
Date: tbd

Sheet Title:
Proposed
Exterior
Elevations

Drawing No.
A6.2

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524 Sowell Lane
Texarkana, Texas 75501

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6500 Summerhill Road
Building One, Ste. 211
Texarkana, Texas
75503
T. 903.748.9050
joe@joe crews.com



JUNE 26, 2024

Project No. 2023-2

Drawn By: jc

Date: tbd

Sheet Title:

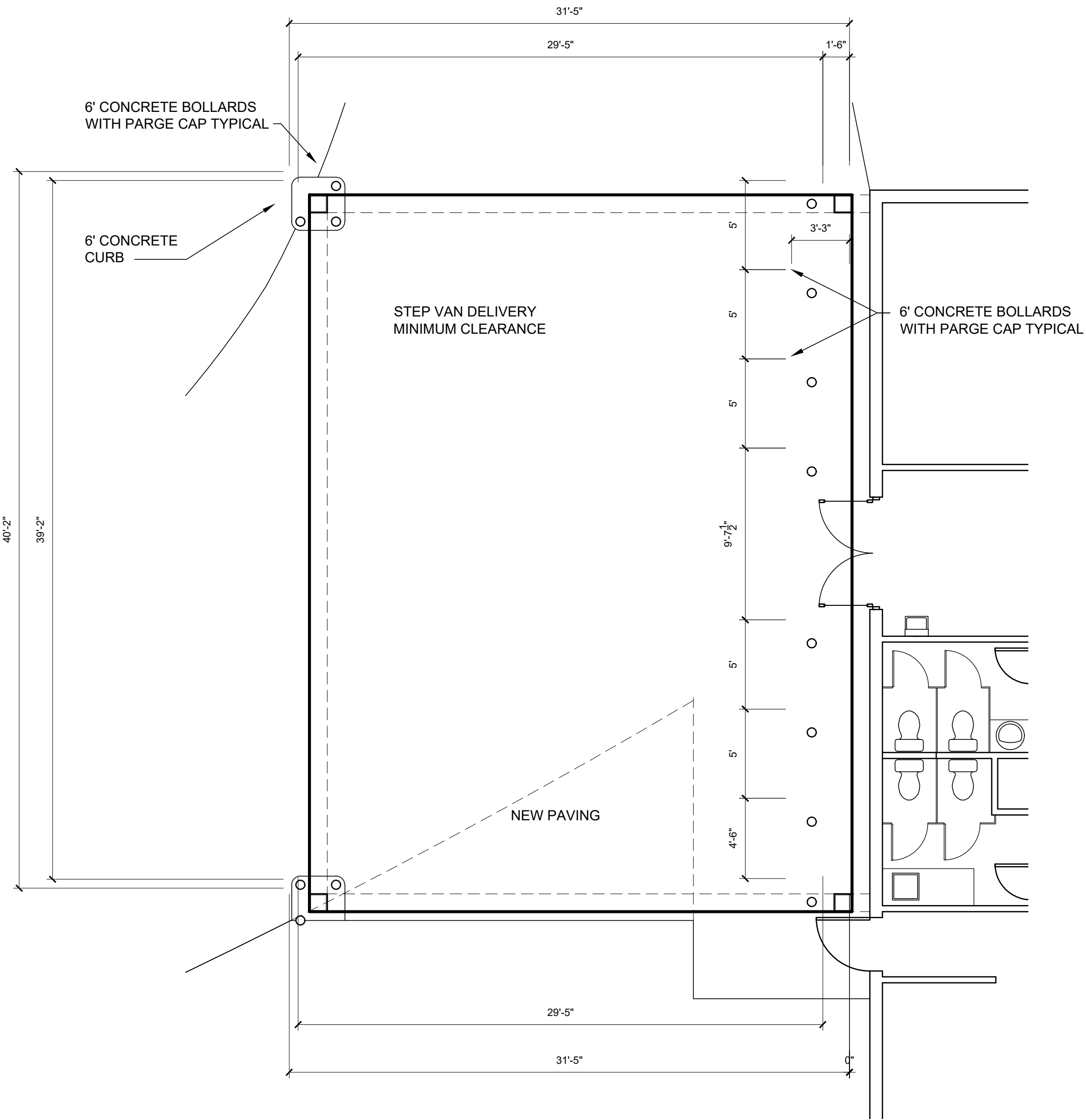
Proposed
Canopy
Elevations

Drawing No.

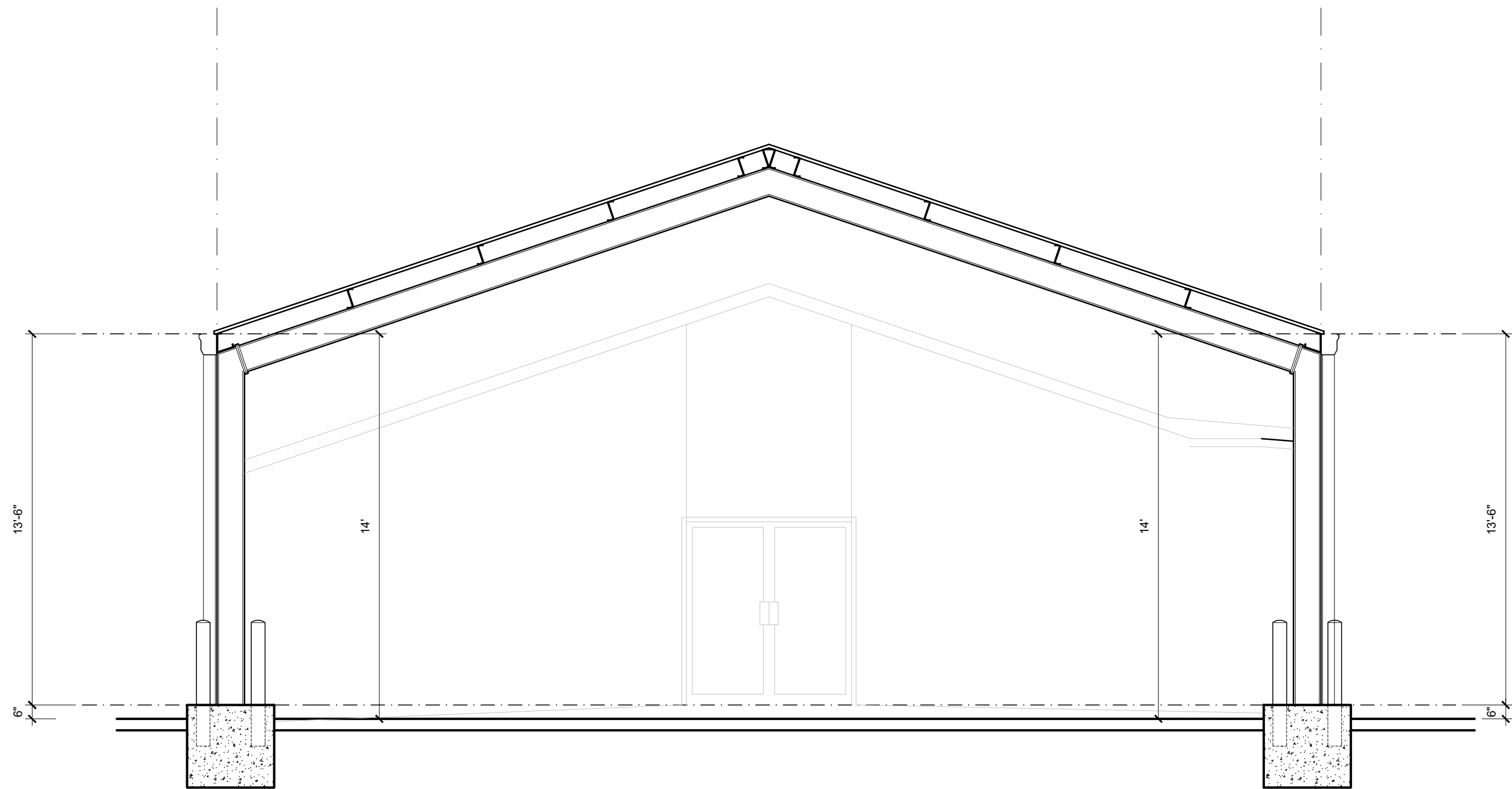
A6.3

Attachment: Elevations (4299 : Amendment to PD-79-6 site plan approval 524 Sowell Lane)

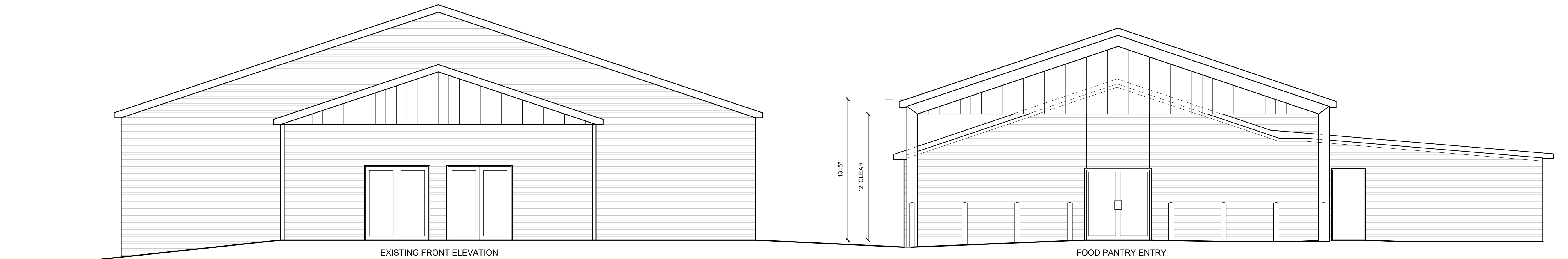
Amendment to PD-79-6



02 Canopy Plan at Food Pantry
Scale: 3/16" = 1'-0"



03 Section @ Food Pantry Canopy
Scale: 1/4" = 1'-0"



01 West Exterior Elevation
Scale: 3/16" = 1'-0"

Amendment to PD-79-6

TRACT ONE:

All that certain tract or parcel of land situated in the THOMAS PRICE HEADRIGHT SURVEY, Bowie County, Texas, and being a portion of a certain 12.078 acre tract of land deeded to Local Union No. 526, International Chemical Workers Building Corp., said 12.078 acre tract being a part of a certain 50 acre tract of land described by Deed dated December 15, 1903, and recorded in Volume 39, Page 110, Deed Records, Bowie County, Texas, subject tract being more particularly described by metes and bounds as follows:

BEGINNING at an iron pipe for corner at a fence corner, the Northeast corner of a certain 8.394 acre tract of land conveyed to the State of Texas by Deed dated July 6, 1960, of record in Volume 386, Pages 219-223, Deed Records, Bowie County, Texas, and being 450 feet North of the Southeast corner of said 50 acre tract;

THENCE S 89 deg. 55' 20" W, with the North line of said 8.394 acre tract, same being a fence, 223.23 feet to an iron pipe for corner, same being the Southwest corner of a certain 2 acre Church tract;

THENCE N 00 deg. 49' 54" E, with the East line of said Church tract, same being a fence line, 208.71 feet to an iron pipe for corner;

THENCE West, with the North line of said Church tract, 417.42 feet to an iron pipe for corner on the East right-of-way line of Loop 151;

THENCE N 00 deg. 49' 54" E, with said Loop 151 right-of-way line, 177.67 feet to an iron pipe for corner;

THENCE East, 634.55 feet to an iron pipe for corner in the East line of said 12.078 acre tract;

THENCE S 00 deg. 04' 23" E, with the East line of said 12.078 acre tract, 386.04 feet to the POINT OF BEGINNING and containing 3.654 acres of land, more or less.

TRACT TWO:

All that certain tract or parcel of land situated in the THOMAS PRICE HR SURVEY and being a part of a certain 50 acre tract of land described by deed dated December 15, 1903, and recorded in Volume 39, Page 110, Deed Records of Bowie County, Texas, subject 2.00 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a concrete ROW marker in the East ROW line of Loop 151 and in the North line of a certain 8.394 acre tract owned by the State of Texas, said Point of Beginning being 450 feet North and 641.0 feet West of the Southeast corner of said 50 acre tract;

THENCE N 00 deg. 36' E with the East ROW line of Loop 151, 208.71 feet to an iron pipe for corner in said line;

THENCE E. 417.42 feet to an iron pipe for corner;

THENCE S 00 deg. 36' W, 208.71 feet to an iron pipe for corner in the North line of said 8.394 acre tract;

THENCE W along the North line of said 8.394 acre tract 417.42 feet to the Place of Beginning, and containing 2.00 acres of land, more or less.

5

EXHIBIT "A"

9857

Vol m 2522

Page 149

Attachment: Legal Description (4299 : Amendment to PD-79-6 site plan approval 524 Sowell Lane)

City of Texarkana, Texas

Summary Sheet

Version:

Update Date: 8/1/2024 7:53 AM

Lead Department: Planning & Zoning Commission **Action Officer:** Laura Puckett, Zoning Administrator
Subject: Consider Specific Use Permit for one additional use of tattooing on Lots 7 and 8, Block 108, City Triggs Addition, located at 1002 Wood Street. Bryan Callaway, owner and Joaquin Hernandez, agent.

Meeting Date: 8/5/2024**Attachments**

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

Staff Coordination

Building Code Administration	Mashell Daniel	Department Head Review
Pending		
Planning & Zoning Commission		Department Review
Pending		
Planning & Zoning Commission	Laura Puckett	Meeting Pending
08/05/2024 6:00 PM		

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Bryan Callaway, owner, and Joaquin Hernandez, agent, for a Specific Use Permit to allow an additional use for tattooing on Lots 7 & 8, Block 108, City Triggs Addition, located at 1002 Wood Street. The property is zoned Neighborhood Service.

The Future Land Use Map has designated this property as "Downtown District".

The adjacent zoning is Commercial to the north and east, and Office to the south and west. The adjacent land usage is business to the north, east and west and church to the south.

A Specific Use Permit is required to allow permanent cosmetics in the General Retail zoning district.

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

City of Texarkana, Texas

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

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

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

Potential Options:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends 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 5, 2024

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 5, 2024 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, September 9, 2024 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@texarkanatexas.gov).



OWNER: Bryan Callaway, owner, and Joaquin Hernandez, agent

OWNER'S ADDRESS: 814 W 32nd Street, Texarkana, Texas 75503

LOCATION OF REZONING: 1002 Wood Street, Texarkana, Texas 75501

PROPOSED CHANGE: Specific Use Permit to allow one additional use of tattooing

LEGAL DESCRIPTION: Lots 7 & 8, Block 108, City Triggs Addition

CASE NUMBER: S-791

DATE MAILED: July 24, 2024

Attachment: Hearing Notice and Application (4300 : S-791: SUP for tattooing at 1002 Wood Street)

**ZONING APPLICATION**

CITY OF TEXARKANA TEXAS

220 Texas Blvd
Texarkana TX 75501
(903) 798-3945www.ci.texarkana.tx.us.orgReceipt No. 24-002378Case S-791Date 07/16/24To: 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: 7-8 Block: 108 Addition: City Triggs Addn
(Or see attached legal description)Location: 1002 Wood, Texarkana, TX, 75501

Present Zoning: _____

Requested: Specific Use Permit

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

Tattoo Studio

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

Attorney or Agent Signature

Printed Name:

Joaquin Hernandez22 High Point Dr.

Address

Texarkana TX 75503

City, State, Zip

903 336 2721

Home Phone & Cell Phone

jhernandeztattoo@gmail.com

Email Address

Property Owner Signature

Printed Name:

Bryan Callaway814 W 32 Street

Address

Texarkana, TX 75503

City, State, Zip

214-850-3994

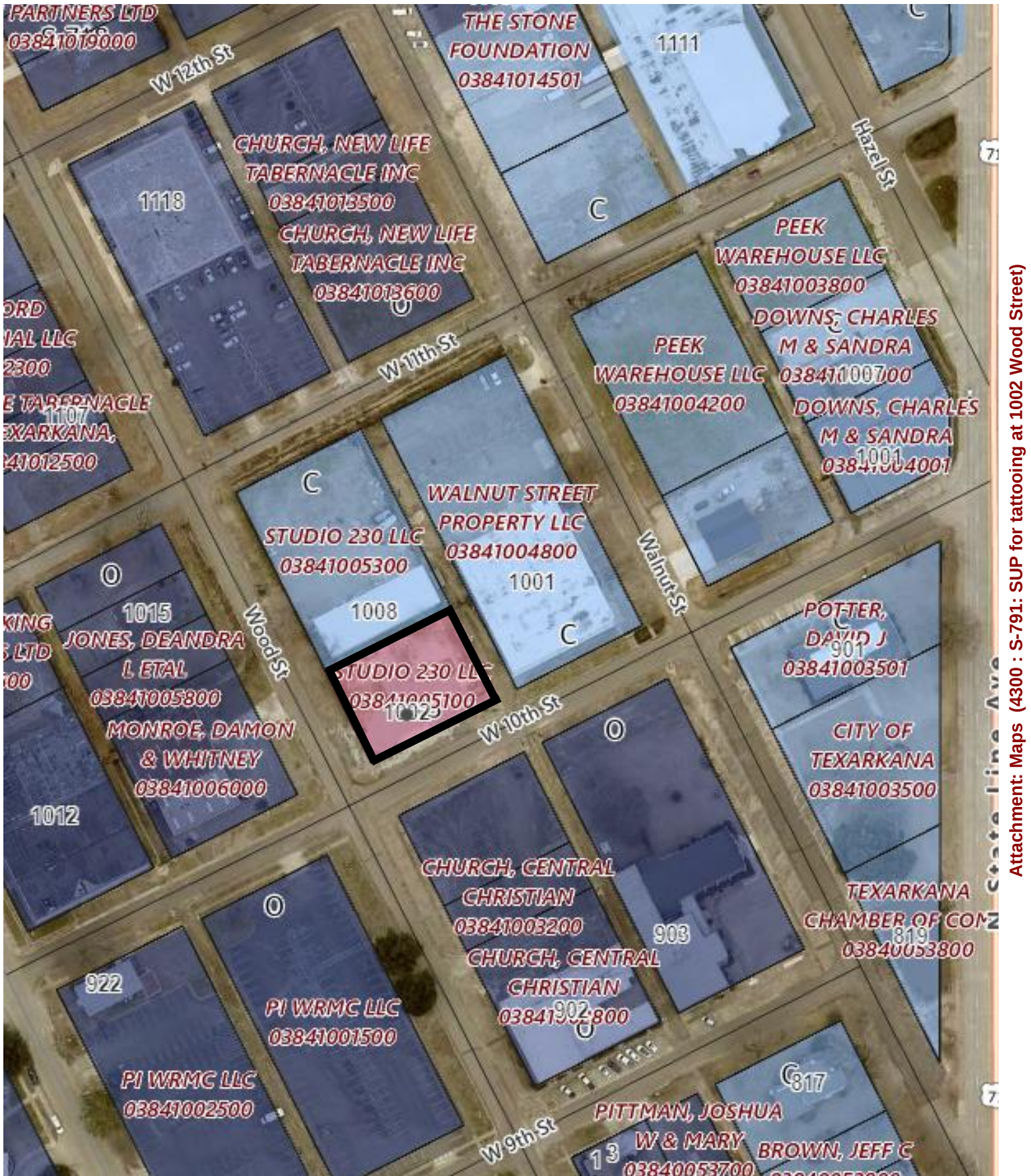
Home Phone & Cell Phone

studio@studiotwenty.com

Email Address

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

1002 Wood Street



Attachment: Maps (4300 : S-791: SUP for tattooing at 1002 Wood Street)

Attachment: Maps (4300 : S-791: SUP for tattooing at 1002 Wood Street)

City of Texarkana, Texas

Version: A

Update Date: 8/1/2024 7:54 AM

Summary Sheet

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

Subject: Consider the Planning and Zoning Commission meeting minutes from July 1, 2024.

Meeting Date: 8/5/2024

Attachments

- a. July 1, 2024 P&Z Minutes (PDF)

Staff Coordination

Building Code Administration	Mashell Daniel	Department Head Review
Pending		
Planning & Zoning Commission		Department Review
Pending		
Planning & Zoning Commission	Laura Puckett	Meeting Pending
08/05/2024 6:00 PM		

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

See attached Planning and Zoning Commission meeting minutes from July 1, 2024.

Potential Options:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommend for approval of this request with stipulations.

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 5, 2024



CITY OF TEXARKANA
PLANNING & ZONING COMMISSION
MINUTES • JULY 1, 2024

Council Chambers
Regular Meeting
6:00 PM

220 TEXAS BLVD.
TEXARKANA, TX 75501

I. CALL TO ORDER
II. AGENDA ITEMS

1. Consider the replat of the Whitaker Addition and 3 Urban Heights located at Chelf Road and Pansy Street. Clint and Glenda Whitaker, owners.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Lee Kernek, Alternate Commissioner
SECONDER:	Brad Bailey, Commissioner
AYES:	Kinsey, Coleman, Larkins, Bailey, Kernek
ABSENT:	Joyce III, Northam, Boyette, Sarine

III. STAFF UPDATES
IV. CONSIDER APPROVAL OF MINUTES

1. Consider the Planning and Zoning Commission meeting minutes from June 3, 2024.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Tom Coleman, Commissioner
SECONDER:	James Larkins, Commissioner
AYES:	Kinsey, Coleman, Larkins, Bailey, Kernek
ABSENT:	Joyce III, Northam, Boyette, Sarine

V. ADJOURNMENT
VI. P&Z AGENDA ITEMS

Attachment: July 1, 2024 P&Z Minutes (4301 : P&Z Commission meeting minutes from July 1, 2024)