# CITY OF TEXARKANA

## PLANNING & ZONING COMMISSION

## AGENDA ● AUGUST 6, 2018

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

**220 TEXAS BLVD.**
**TEXARKANA, TX 75501**

| | | |
|---|---|---|
| **Chairman** | **Commissioner** | |
| Gene Joyce III | James Larkins | **Commissioner** |
| **Vice Chairman** | **Commissioner** | Casey Boyette |
| Dianna Patterson Kinsey | Wanda Northam | **Alternate Commissioner** |
| **Commissioner** | **Commissioner** | George Merrill |
| Tom Coleman | Jay Davis | |

## I. CALL TO ORDER

## II. AGENDA ITEMS

1. Consider replat of Lots 1 & 2, North Robison Courts Addition to Hope Subdivision. HATT, owner. Hall Engineering and Surveying, agent.

2. Consider approval of a replat of a portion of Lots 19 and 20, Flower Acre Addition, to Hadaway Addition. Hadaway Family Investments, owner. MTG Engineering & Surveying, agent.

3. Amendment to PD-06-09(GR) for site plan approval to allow an apartment complex on a 12.051 acre tract of land in the George Brinlee HRS, A-18, located approximately 300' west of the intersection of McKnight Road and Pavilion Parkway. McKnight Place, under contract to purchase, applicant. Kayla Wood, MTG Surveying and Engineering, agent.

4. Z-18-11: Lot 7 and south 1/2 of Lot 8, Block 96, Trigg's Addition, located at 802 Main Street. Office to Single Family-2. Robert and Marilyn Costa, applicant. Michael Donovan, agent.

5. S-695: Specific Use Permit to allow a HUD code manufactured home on Lot 7, Block 16, Grandview Addition, located at 3922 Alexander Avenue. Irma Helen Blackwell, applicant.

6. S-696: Specific Use Permit to allow a HUD code manufactured home on Lots 3-5, Block 12, Grandview Addition, located at 3505-3509 Findley Street. Clystra Brown, applicant.

7. S-697: Specific Use Permit to allow a tattoo studio on south 10' of Lot 2 and all of Lots 3-5, Block 3, Rochelle Heights Addition, located in a tenant space at 3801 State Line Avenue. Moore-Green Investments, applicant. Jessica Wester, agent.

8. Revoke S-615: Revoking Specific Use Permit No. S-615 that allowed a tattoo studio on the south 10' of Lot 2 and all of Lots 3-5, Block 3, Rochelle Heights Addition, located in a tenant space at 3805 State Line Avenue. City of Texarkana, Texas, applicant.

9. Revoke S-633: Revoking Specific Use Permit No. S-633 that allowed a tattoo studio in a tenant space on the south 10' of Lot 2 and all of Lots 3-5, Block 3, Rochelle Heights Addition, located at 3811 State Line Avenue. City of Texarkana, Texas, applicant.

## III. STAFF UPDATES

## IV. CONSIDER APPROVAL OF 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**

# Briefing Sheet

Version:
**Update Date:** 8/2/2018 3:32 PM

| | |
|---|---|
| **Lead Department:** | Planning and Community Development **Action Officer:** Debbie Burk, |
| **Subject:** | Consider replat of Lots 1 & 2, North Robison Courts Addition to Hope Subdivision. HATT, owner. Hall Engineering and Surveying, agent. |

## Attachments

**City of Texarkana, Texas**

Version:

# Briefing Sheet

**Update Date:** 8/2/2018 9:59 AM

**Lead Department:** Planning and Community Development **Action Officer:** Debbie Burk,

**Subject:** Consider approval of a replat of a portion of Lots 19 and 20, Flower Acre Addition, to Hadaway Addition. Hadaway Family Investments, owner. MTG Engineering & Surveying, agent.

**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")

**Advisory Board/Committee Meeting Date and Minutes:**
(Insert Minutes Here) or Select, Delete this and all text in this area and say "NOT APPLICABLE"

**Attachments**

**City of Texarkana, Texas**

Version:

# Summary Sheet

**Update Date:** 8/3/2018 8:47 AM

**Lead Department:** Planning and Community Development **Action Officer:** Debbie Burk,

**Subject:** Amendment to PD-06-09(GR) for site plan approval to allow an apartment complex on a 12.051 acre tract of land in the George Brinlee HRS, A-18, located approximately 300' west of the intersection of McKnight Road and Pavilion Parkway. McKnight Place, under contract to purchase, applicant. Kayla Wood, MTG Surveying and Engineering, agent.

**Meeting Date:** 8/6/2018

## Attachments

a. 2018-102 EXH A (Site plon) (PDF)
b. 2018-102 ATTH 01 (Maps) (PDF)
c. 2018-102 ATTH 02 (Sample of floor plans) (PDF)
d. 2018-102 ATTH 03 (Elevations) (PDF)
e. 2018-102 ATTH 04 (Landscape plan) (PDF)
f. 2018-102 ATTH 05 (Proposed platting layout of lots) (PDF)
g. 2018-102 Goals & Perspectives (DOCX)

## Staff Coordination

| | | | |
|---|---|---|---|
| Planning and Community Development | David Orr | Department Head Review | Pending |
| Planning & Zoning Commission | Debbie Burk | Meeting 08/06/2018 6:00 PM | Pending |

## Staff Commentary

## 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):

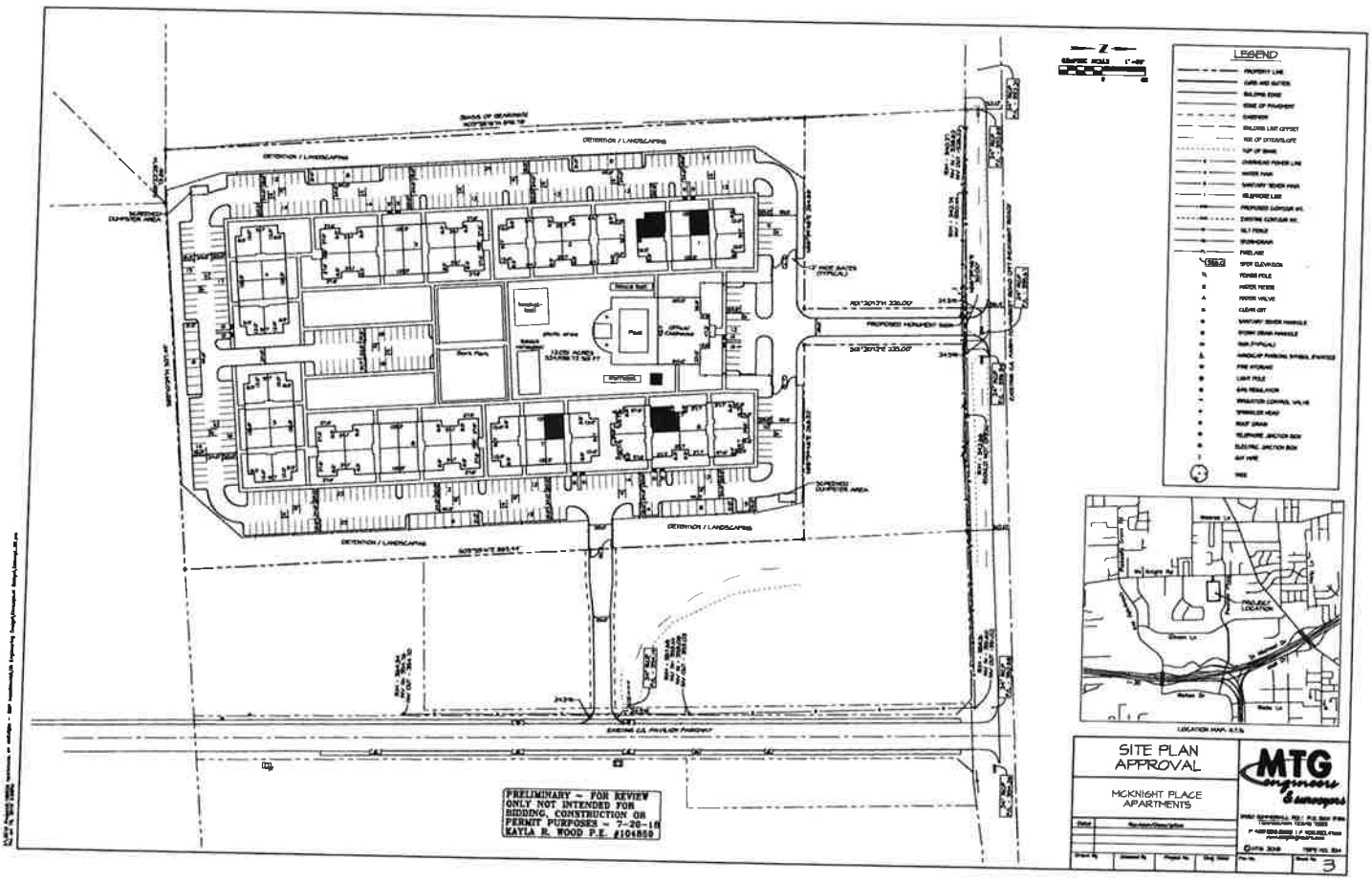
(Insert Text Here or say "NOT APPLICABLE")

**Advisory Board/Committee Meeting Date and Minutes:**

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

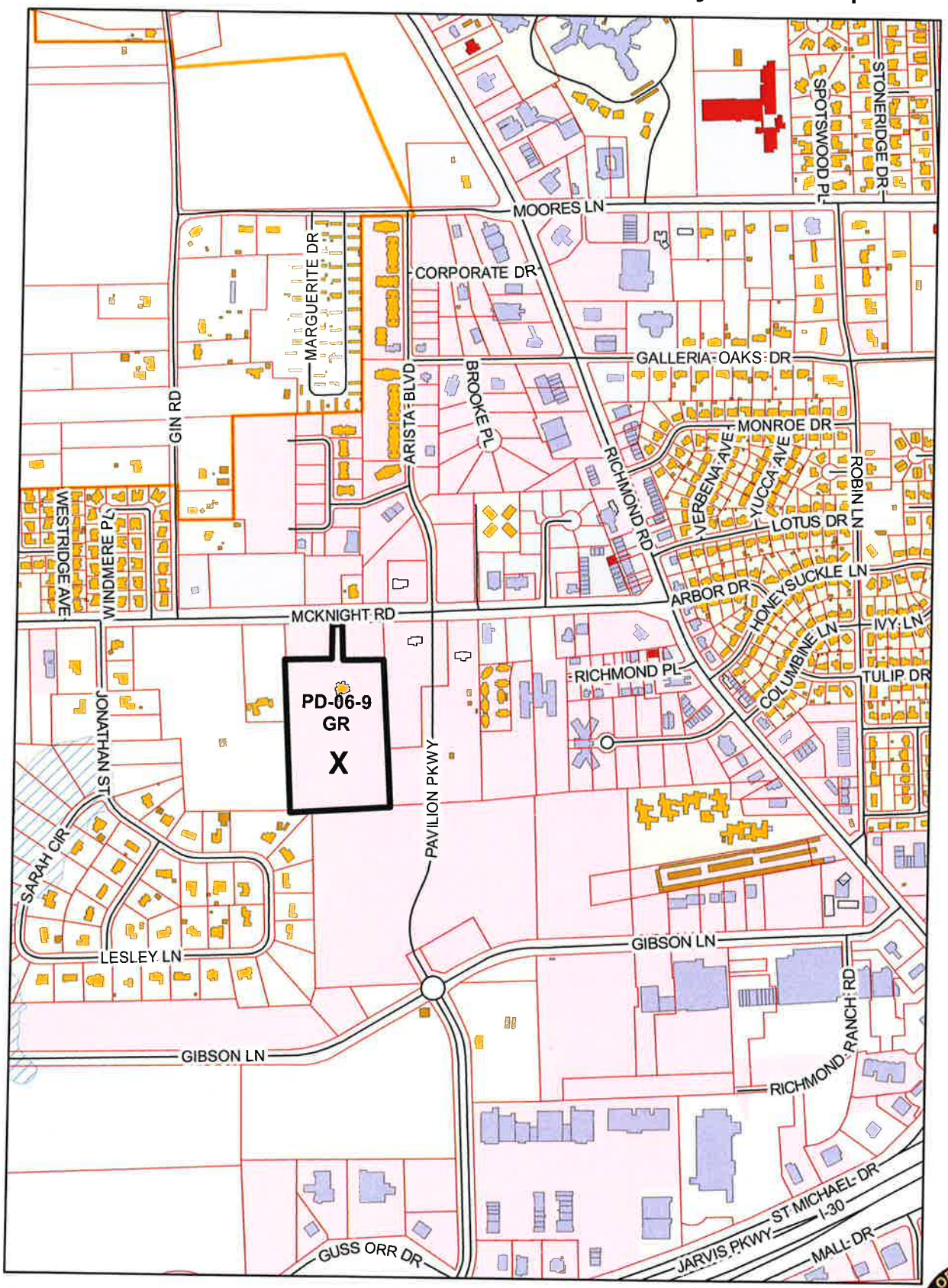
2018-102

# EXHIBIT 'A'



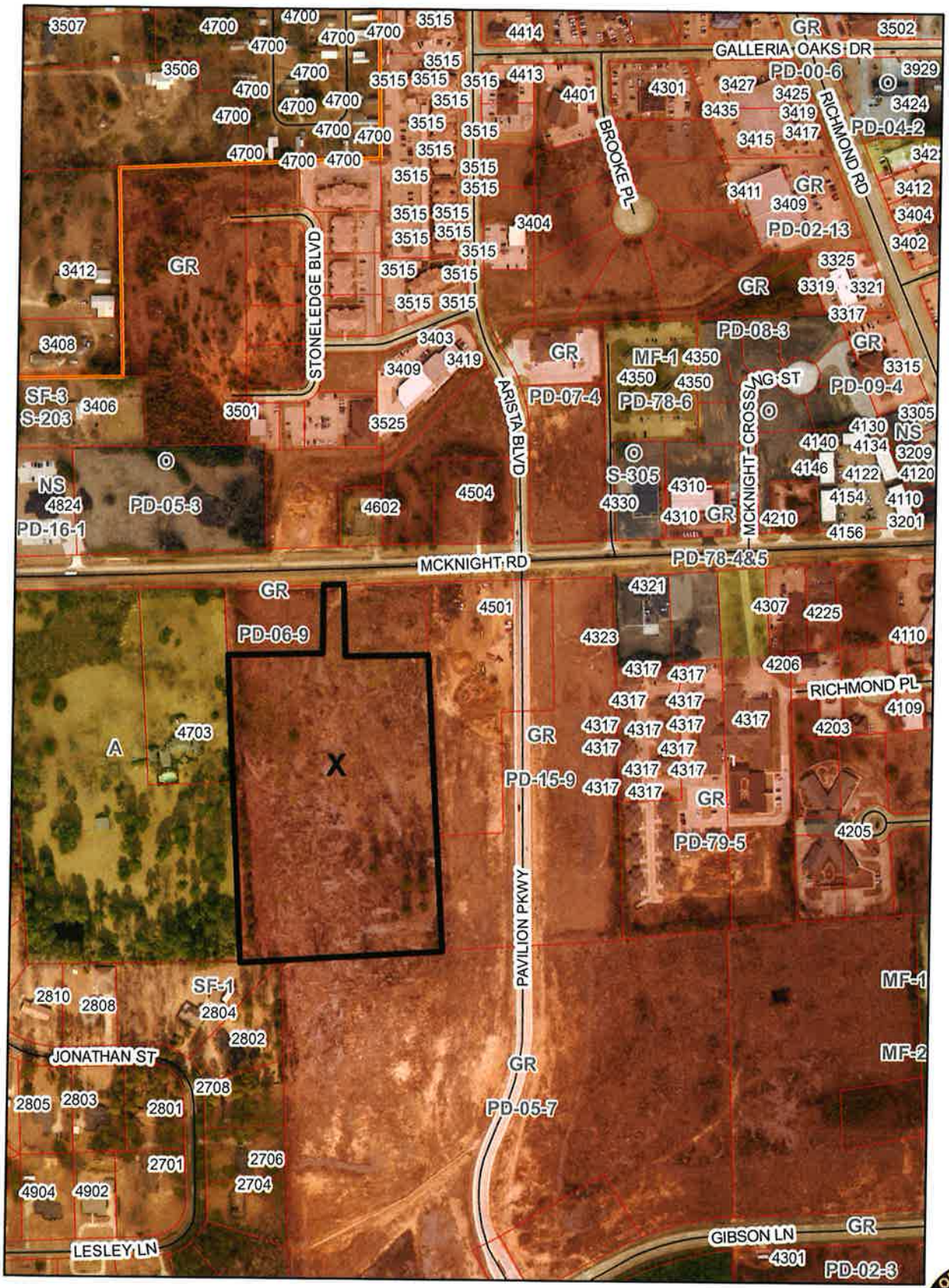

Attachment: 2018-102 EXH A (Site plon) (1908 : 2018-102 amending PD-06-09(GR))

# Proposed McKnight Place
## Department of Planning and Community Development




Attachment: 2018-102 ATTH 01 (Maps) (1908 : 2018-102 amending PD-06-09(GR))

# Proposed McKnight Place
## Department of Planning and Community Development

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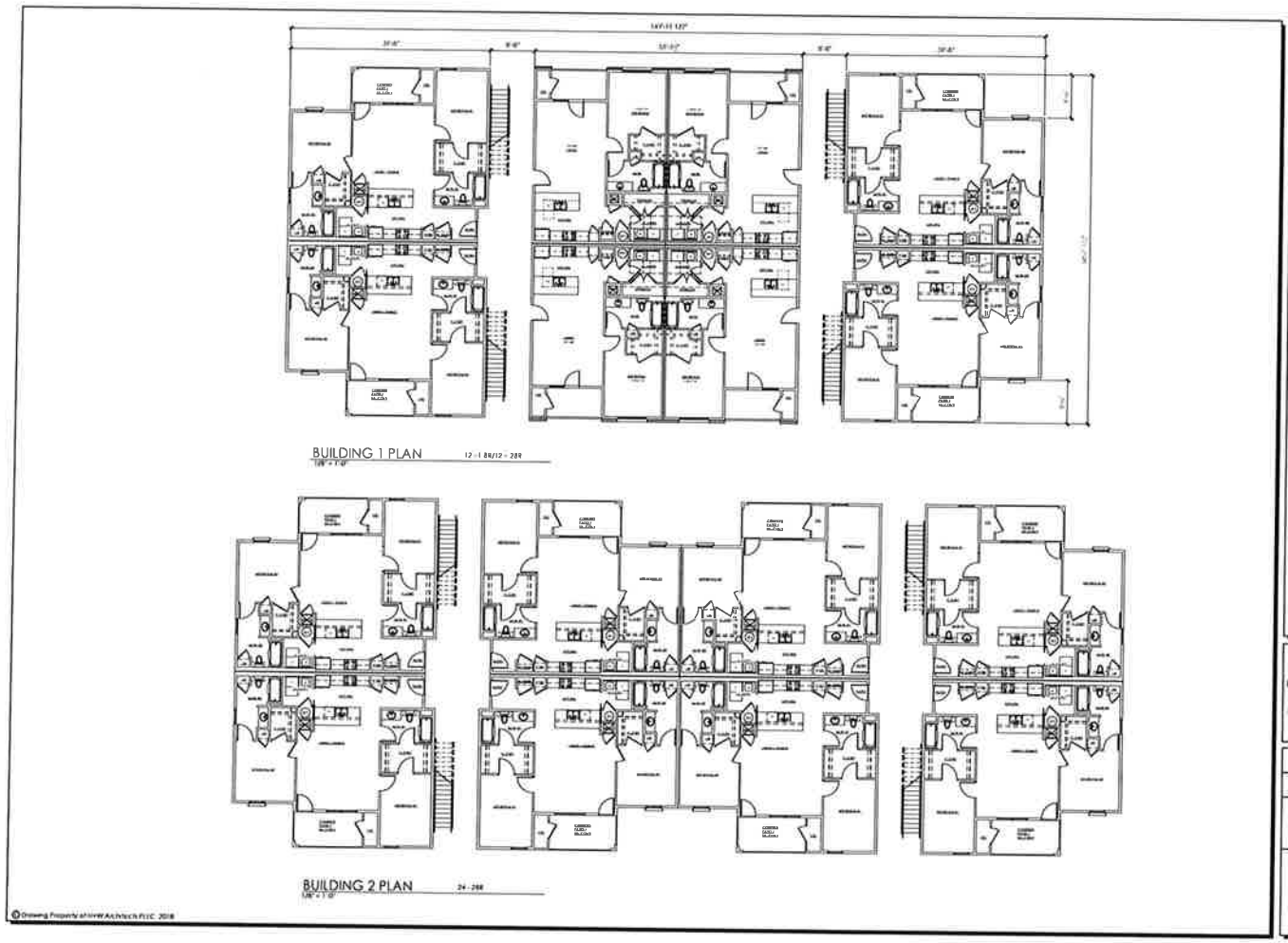
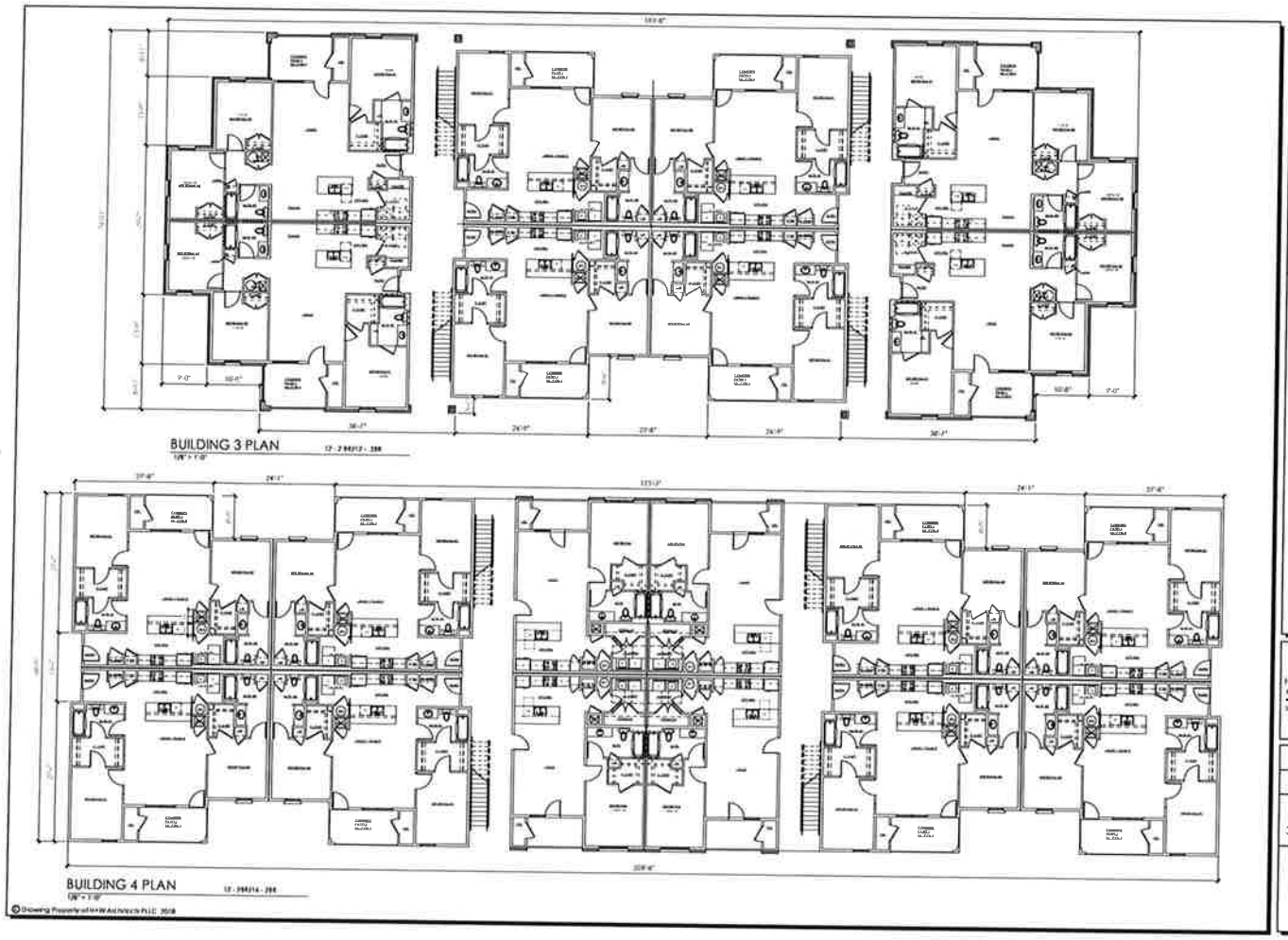
Attachment: 2018-102 ATTH 01 (Maps) (1908 : 2018-102 amending PD-06-09(GR))




Attachment: 2018-102 ATTH 02 (Sample of floor plans) (1908 : 2018-102 amending PD-06-09(GR))




McKnight Place Apartments
Texarkana, Texas

H+W
Heiple+Wiedower Architects Planners

Project No
HW18-726
Date
7/7/18
Sheet Title
BUILDINGS 3 & 4 PLANS
Sheet No
A1.4

Attachment: 2018-102 ATTH 02 (Sample of floor plans) (1908 : 2018-102 amending PD-06-09(GR))

McKnight Place Apartments
Texarkana, Texas

H+W
Heiple+Wiedower
Architects Planners

Project No: HW18-726
Date: 7/18/18
Sheet Title: BUILDINGS 1&2 ELEVATIONS
Sheet No: A2.1

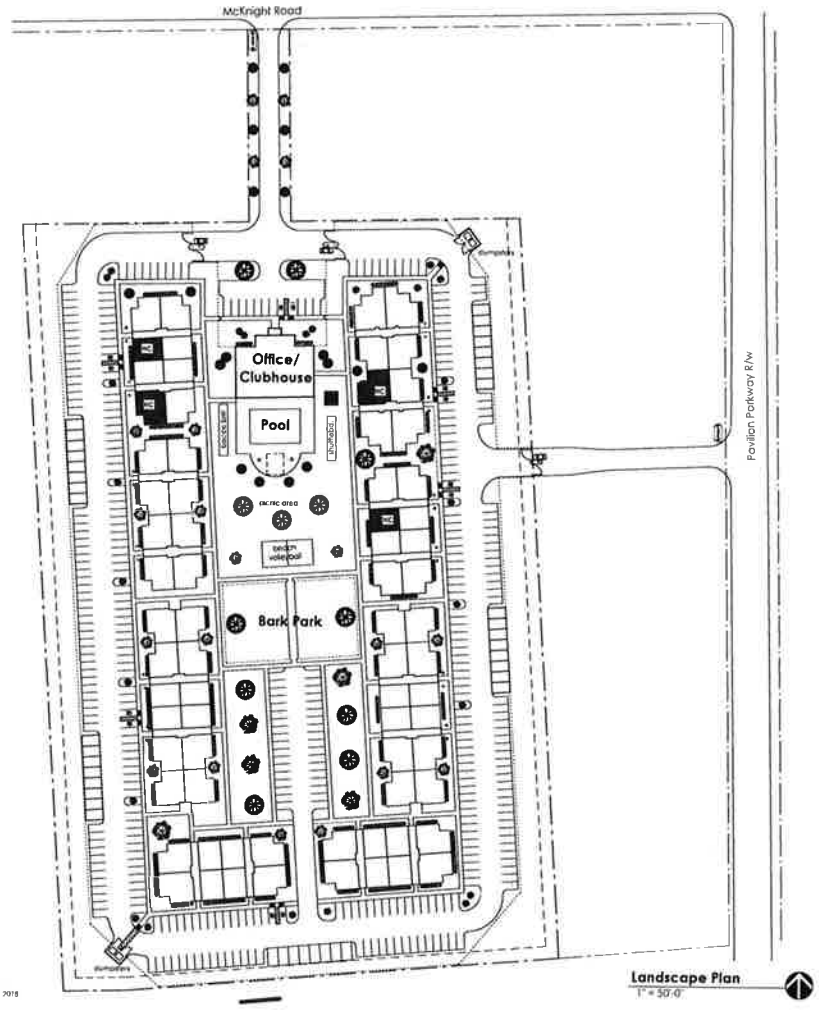
Attachment: 2018-102 ATTH 03 (Elevations) (1908 : 2018-102 amending PD-06-09(GR))

McKnight Place Apartments
Texarkana, Texas

H+W
Hepler+Wiedower
Architects Planners

Project No
HW18-726
Date
7/18/18
BUILDING 3&4
ELEVATIONS
A2.2

Attachment: 2018-102 ATTH 03 (Elevations) (1908 : 2018-102 amending PD-06-09(GR))




## Landscape Legend

- Shumard Oak (11)
- Red Maple (6)
- Crab Apple (18)
- Crape Myrtle (25)
- Yaupon Holly (18)
- Planter bed at Signs - Crape Myrtle, Juniper & Liriope
- Foundation planting - Juniper & Liriope

Notes:
1. Entire site to be solid Bermuda sod.
2. Entire site to be covered with automatic irrigation system.
3. Large trees to be min. 3" caliper; small trees 1 1/2"
4. All other plants to be min. 1 gal. containers
5. Dumpsters to be enclosed with 6' tall opaque fencing

**McKnight Place Apartments**
Texarkana, Texas

H+W
Heiple+Wiedower Architects Partners

Project No: HW18-726
Date: 7/18/18
Sheet Title: Landscape Plan
Sheet No: L1.1

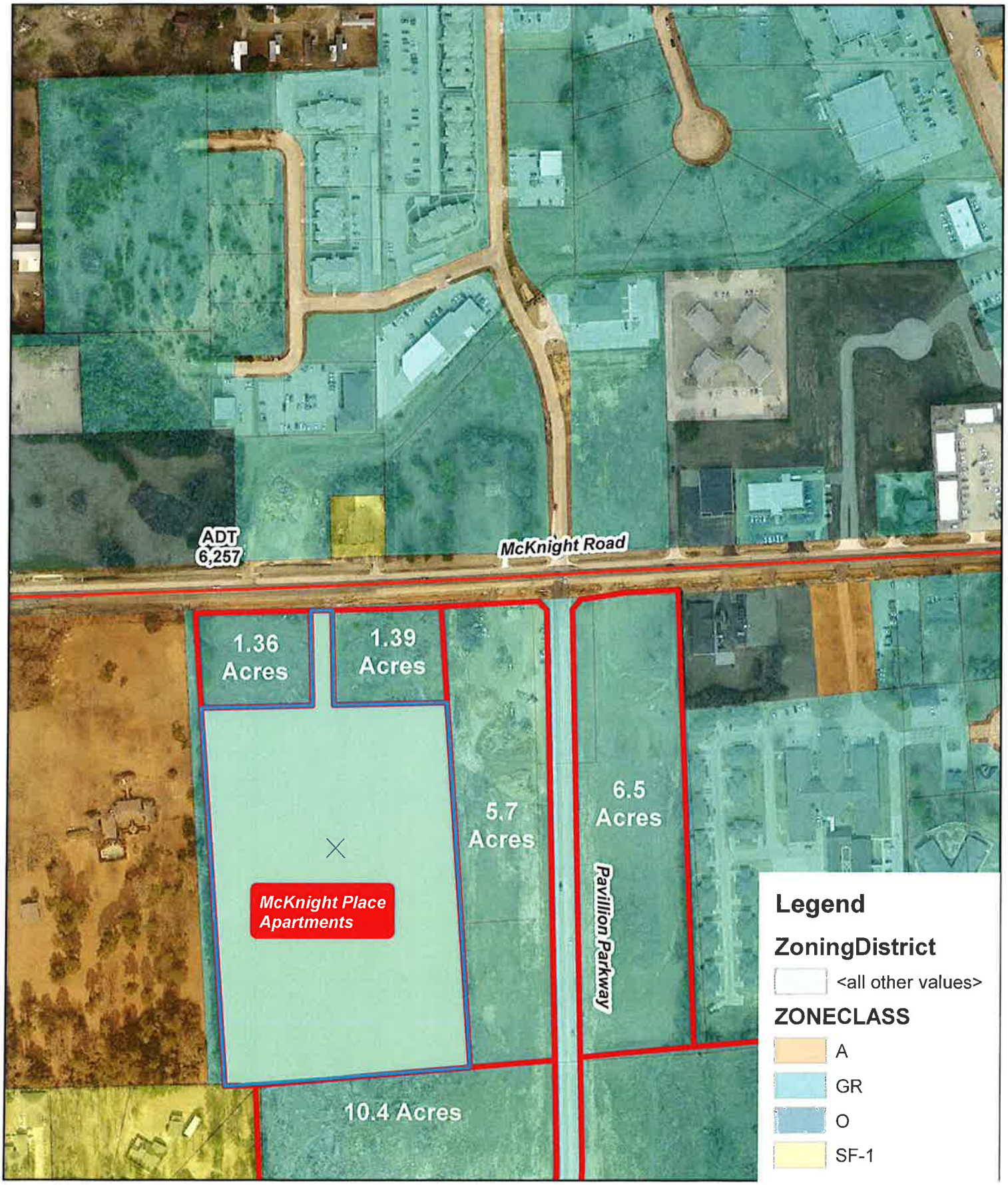
© Drawing Property of H+W Architects PLLC 2018

Attachment: 2018-102 ATTH 04 (Landscape plan) (1908 : 2018-102 amending PD-06-09(GR))

# McKnight Place

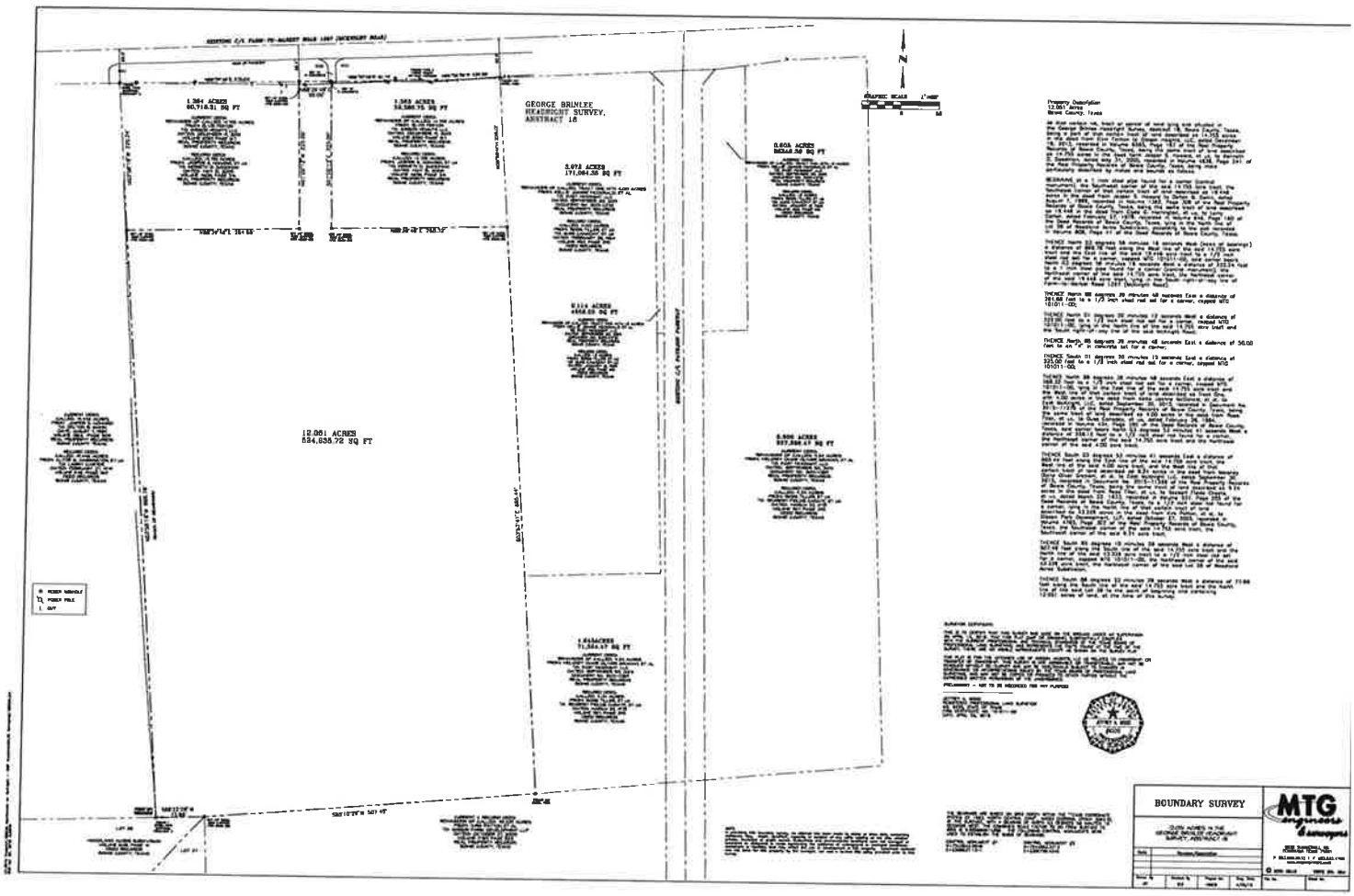
300 150 0 300 Feet

N




Document Path: X:\2018 Projects\186043 2018 ICSC Support\Pavilion Mapping\PAVILION PARKWAY NORTH.mxd

Attachment: 2018-102 ATTH 05 (Proposed platting layout of lots) (1908 : 2018-102 amending PD-06-09(GR))




Attachment: 2018-102 ATTH 05 (Proposed platting layout of lots) (1908 : 2018-102 amending PD-06-09(GR))

# City of Texarkana, Texas

## Developing Perspectives and Goals Pending Approval by the City Council:

| Perspectives | Goals |
|---|---|
| Serve the Community | ☐ Promote an Environmentally Sensitive & Livable Community<br>☐ Provide a Safe Community<br>☐ Deliver Quality Services<br>☐ Foster a Healthy Community |
| Run the Operations | ☐ Enhance Community Preparedness & Responsiveness<br>☐ Maximize Partnership Opportunities<br>☐ Provide Courteous & Responsive Customer Service<br>☑ Model a Positive City Image<br>☐ Deliver Efficient Services<br>☑ Cultivate Community Involvement & Access |
| Manage the Resources | ☐ Maintain Fiscal Strength<br>☐ Maximize Utilization & Resources<br>☑ Invest in Infrastructure & Transportation |
| Develop Personnel | ☐ Develop a Skilled & Diverse Workforce<br>☐ Create a Positive & Rewarding Work Culture |

**Perspectives and Goals Additional Comments:**

NONE

**Resource Impact:**

| | |
|---|---|
| NA | No Additional |

**Other Potential Impacts:**

NA

**Public Information Plan:**

| | | | |
|---|---|---|---|
| ☑ | Newspaper Notice (Required by Statute) | ☑ | Public Hearing (Required by Statute) |
| ☐ | Public Forum/Input Session | ☐ | Press Release |
| ☐ | E-News Distribution | ☑ | Website Notice |
| ☐ | Social Media (Twitter, Facebook, etc.) | ☑ | Special Mailing |
| ☐ | Flyers Posted | ☐ | Banners Posted |
| ☐ | Survey | ☐ | Automated Phone Call |
| ☑ | None Required | ☑ | Sign Posted |

Other:

Attachment: 2018-102 Goals & Perspectives (1908 : 2018-102 amending PD-06-09(GR))

City of Texarkana, Texas

Version:

# Summary Sheet

**Update Date:** 8/2/2018 9:49 AM

**Lead Department:** Planning and Community Development **Action Officer:** Debbie Burk,

**Subject:** Z-18-11: Lot 7 and south 1/2 of Lot 8, Block 96, Trigg's Addition, located at 802 Main Street. Office to Single Family-2. Robert and Marilyn Costa, applicant. Michael Donovan, agent.

**Meeting Date:** 8/6/2018

## Attachments

a. 2018 -089 ATTH 01 (Maps) (PDF)
b. 2018-089 ATTH 02 (Public hearing notice & application) (PDF)
c. 2018-089 Goals & Perspectives (DOCX)

## Staff Coordination

| | | | |
|---|---|---|---|
| Planning and Community Development | David Orr | Department Head Review | Pending |
| Planning & Zoning Commission | Debbie Burk | Meeting 08/06/2018 6:00 PM | Pending |

## Staff Commentary

### Updates/History of Briefing:

"NOT APPLICABLE"

### Executive Summary and Background Information:

Z-18-11: This is a request by Robert and Marilyn Costa, owners, and Michael Donovan, agent, to rezone Lot 7 and south ½ of Lot 8, Block 96, Trigg's Addition, locate at 802 Main Street from Office to Single Family-2. A vacant structure that was previously used as a bed and breakfast business is currently located on the property. A single family residence is the proposed use.

The adjacent zoning is Office to the north and east, Commercial to the south and General Retail to the west. The adjacent land use is an office and four-plex to the north, an apartment complex to the south, an office to the west and vacant land to the east.

The owners have been trying to sell this vacant property for several years. There has been interest in the property for use as a single family residence. However, to secure financing for single family use, the property needs to be rezoned to a residential zoning district.

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

The applicant should be aware that if this request is approved, there may be additional applicable city code/ordinance requirements listed including but not limited to building, subdivision, fire, drainage, water and sewer prior to the issuance of building permits.

**Potential Options:**

- None
-

**Fiscal Implications:**

None

**Staff Recommendation:**

The Comprehensive Plan designates this property as part of the "Downtown District". There are numerous lofts and single family residences located in the Downtown Corridor and in the Downtown District. In hope of preserving this vacant historic structure, staff recommends rezoning to Single Family-2 to allow it to be used as a single family residence.

**Advisory Board/Committee Review:**

Planning and Zoning Commission

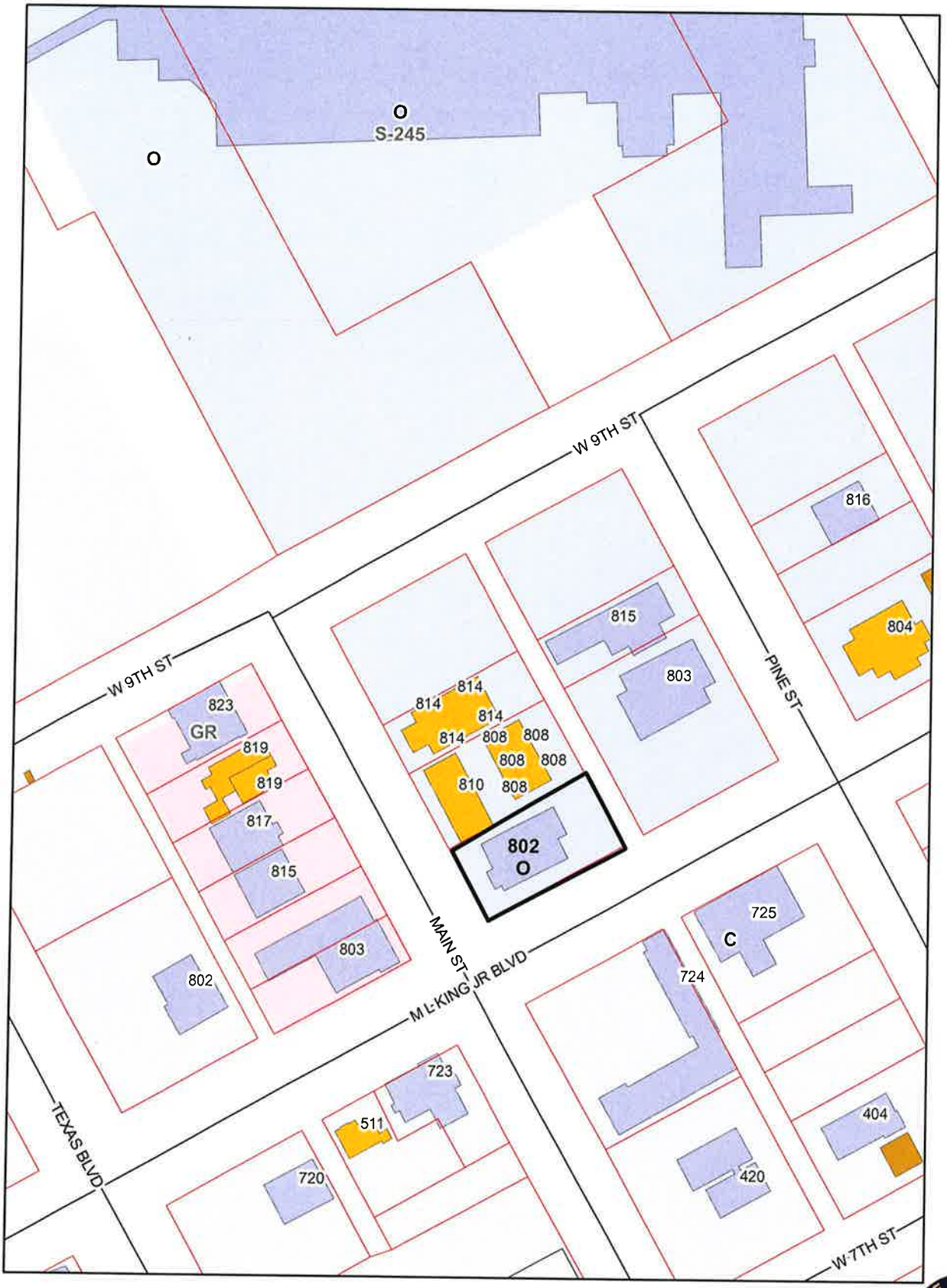
**Board/Committee Recommendation:**

"NOT APPLICABLE"

**Advisory Board/Committee Meeting Date and Minutes:**

August 6, 2018

# 802 Main Street
## Department of Planning and Community Development




N

1:1,500

Attachment: 2018 -089 ATTH 01 (Maps) (1909 : 2018-089 ORD rezoning 802 Main)

# 802 Main Street
## Department of Planning and Community Development

N

1:1,500

Attachment: 2018 -089 ATTH 01 (Maps) (1909 : 2018-089 ORD rezoning 802 Main)

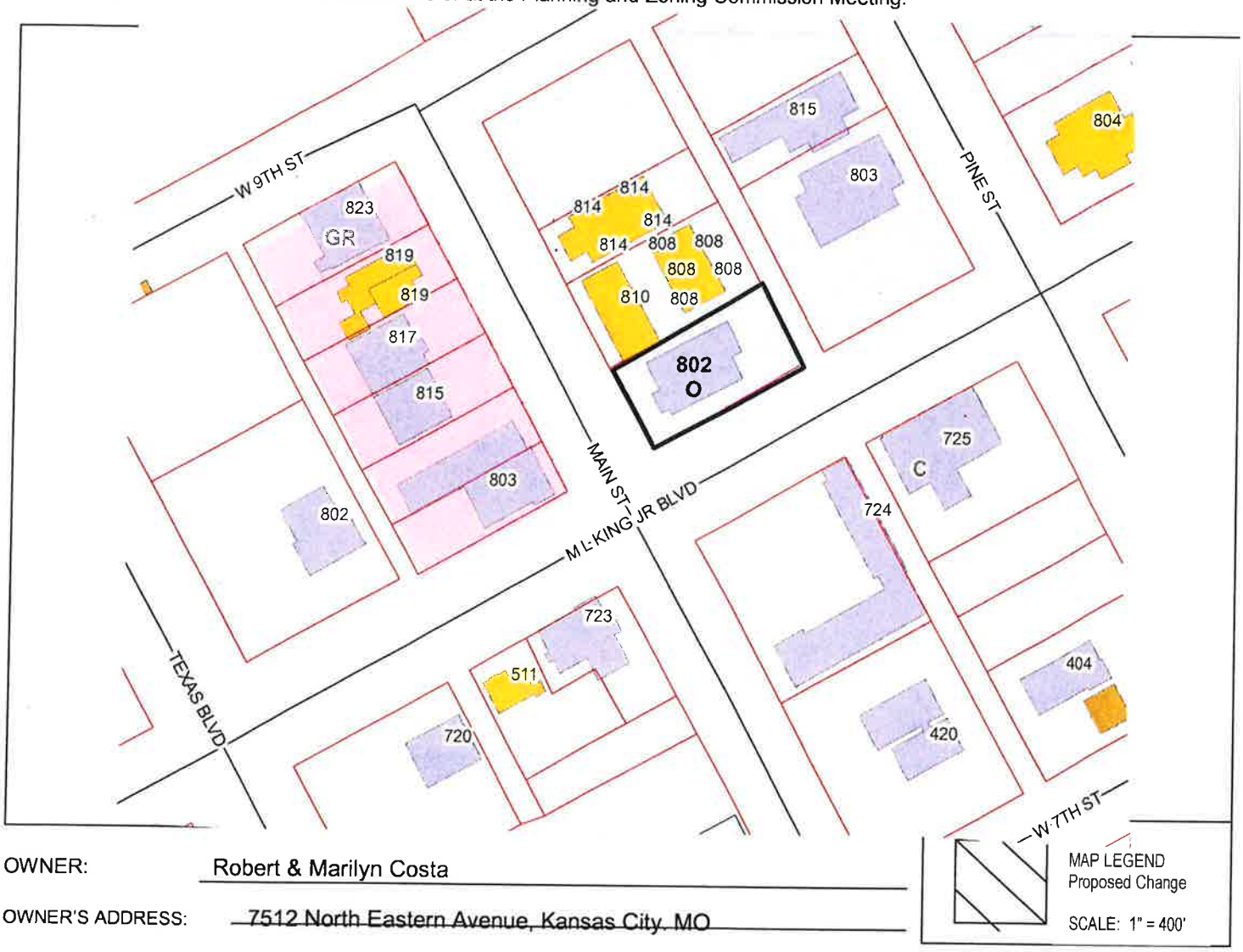
# NOTICE OF PUBLIC HEARINGS

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 6, 2018 Hearing Time: 6:00 pm

CITY COUNCIL Hearing Date: ~~Monday, August 27, 2018~~ \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 petition 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: Robert & Marilyn Costa

OWNER'S ADDRESS: ~~7512 North Eastern Avenue, Kansas City, MO~~

LOCATION OF REZONING: 802 Main Street, Texarkana, Texas

PROPOSED CHANGE: ~~Existing structure to be used for single family residential use~~

FROM: Office TO: Single Family-2

LEGAL DESCRIPTION: Lot 7 and south ½ of Lot 8. Block 96, Trigg's Addition

CASE NUMBER: ~~Z-18-11~~ DATE MAILED: ~~7-26-18~~

Attachment: 2018-089 ATTH 02 (Public hearing notice & application) (1909 : 2018-089 ORD rezoning 802 Main)

7-9-18

2-18-11

# Form Center

## Zoning Application

601 3955

### Zoning Application
**City of Texarkana, Texas**

220 Texas Boulevard
PO Box 1967
Texarkana, TX 75504
Ph: 903-798-3945
Website

**To:**

**The Planning and Zoning Commission**
**City of Texarkana, Texas**

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

| Lot: | Block: | Addition: |
|---|---|---|
| 7 and South One-Half of Lot 8 | 96 | TRIGG'S ADDITION |

**Attach a legal description, if available.**

Browse... No file selected.

**Location:***

802 Main Street

**Present Zoning:***

Office

**Proposed Zoning:***

Residential (SF-2)

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

Residential

Attachment: 2018-089 ATTH 02 (Public hearing notice & application) (1909 : 2018-089 ORD rezoning 802 Main)

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

Residential when built and occupied 1895; rezoned Commercial at unknown date; various uses since 1980; used as residence and bed & breakfast 1992 to 2012; rezoned Office at unknown date after 2012; vacant since 2012. Under sale contract currently for residential use after renovation and rehabilitation. Require residential zoning for buyer's mortgage loan.

**Attorney or Agent Signature**

Michael Donovan

**Address**

3622 Byrnell Ln

**City, State, Zip**

Texarkana, Ark 71854

**Home / Cell Phone**

903-733-2977

**Fax Number**

**Property Owner Signature***

Robert F. Carter Marilyn K. Carter 7/1/18

**Address***

7512 North Eastern Avenue

**City, State, Zip***

Kansas City, Missouri 64158

**Home / Cell Phone***

903-244-6381

**Fax Number**

none

☑ Receive email copy

**Email address**

BOXCAR00@HOTMAIL.COM

This field is not part of the form submission.

* indicates a required field

Government Websites by CivicPlus®

Attachment: 2018-089 ATTH 02 (Public hearing notice & application) (1909 : 2018-089 ORD rezoning 802 Main)

# City of Texarkana, Texas

## Developing Perspectives and Goals Pending Approval by the City Council:

| Perspectives | Goals |
|---|---|
| Serve the Community | ☐ Promote an Environmentally Sensitive & Livable Community<br>☐ Provide a Safe Community<br>☐ Deliver Quality Services<br>☐ Foster a Healthy Community |
| Run the Operations | ☐ Enhance Community Preparedness & Responsiveness<br>☐ Maximize Partnership Opportunities<br>☐ Provide Courteous & Responsive Customer Service<br>☑ Model a Positive City Image<br>☐ Deliver Efficient Services<br>☑ Cultivate Community Involvement & Access |
| Manage the Resources | ☐ Maintain Fiscal Strength<br>☐ Maximize Utilization & Resources<br>☑ Invest in Infrastructure & Transportation |
| Develop Personnel | ☐ Develop a Skilled & Diverse Workforce<br>☐ Create a Positive & Rewarding Work Culture |

**Perspectives and Goals Additional Comments:**

NONE

**Resource Impact:**

| | |
|---|---|
| NA | No Additional |

**Other Potential Impacts:**

NA

**Public Information Plan:**

| | | | |
|---|---|---|---|
| ☑ | Newspaper Notice (Required by Statute) | ☑ | Public Hearing (Required by Statute) |
| ☐ | Public Forum/Input Session | ☐ | Press Release |
| ☐ | E-News Distribution | ☑ | Website Notice |
| ☐ | Social Media (Twitter, Facebook, etc.) | ☑ | Special Mailing |
| ☐ | Flyers Posted | ☐ | Banners Posted |
| ☐ | Survey | ☐ | Automated Phone Call |
| ☑ | None Required | ☑ | Sign Posted |

Other:

Attachment: 2018-089 Goals & Perspectives (1909 : 2018-089 ORD rezoning 802 Main)

**City of Texarkana, Texas**

Version:

# Summary Sheet

**Update Date:** 8/3/2018 8:25 AM

**Lead Department:** Planning and Community Development **Action Officer:** Debbie Burk,

**Subject:** S-695: Specific Use Permit to allow a HUD code manufactured home on Lot 7, Block 16, Grandview Addition, located at 3922 Alexander Avenue. Irma Helen Blackwell, applicant.

**Meeting Date:** 8/6/2018

## Attachments

a. 2018-090 ATTH 01 (Floor plan & photo of home) (PDF)
b. 2018-090 ATTH 02 (maps) (PDF)
c. 2018-090 ATTH 03 (Public hearing notice & application) (PDF)
d. 2018-090 Goals & Perspectives (DOCX)

## Staff Coordination

| | | | |
|---|---|---|---|
| Planning and Community Development | David Orr | Department Head Review | Pending |
| Planning & Zoning Commission | Debbie Burk | Meeting 08/06/2018 6:00 PM | Pending |

## Staff Commentary

### Updates/History of Briefing:

"NOT APPLICABLE"

### Executive Summary and Background Information:

S-695: This is a request by Irma Helen Blackwell, owner, for a Specific Use Permit (SUP) to allow a single wide HUD code manufactured home on Lot 7, Block 16, Grandview Addition, located at 3922 Alexander Avenue. This property is zoned Single Family-3 (SF-3) and is currently vacant land.

The adjacent zoning is Single Family-3 to the north, east, west and south. The adjacent land usage is residences to the east and west and vacant land to the north and south.

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. Any home built after 1976 is considered HUD code standard.

Please see attached floor plan and photographs of the proposed home.

This type housing could be a revitalization housing alternative to traditional site built homes in this older area in the City. There is numerous other HUD code manufactured homes currently located in the Grandview area.

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

The applicant should be aware that if this request is approved, there may be additional applicable city code/ordinance requirements including but not limited to building, subdivision, fire, drainage, water and sewer prior to the issuance of building permits.

**Potential Options:**

"None"

**Fiscal Implications:**

None

**Staff Recommendation:**

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

1. That one 2018 or newer 3-bedroom, 2 bath, single wide HUD code manufactured Clayton Breeze model home be allowed on this property (or comparable home).
2. That the HUD code manufactured home be tied down/skirted/underpinned.
3. That the 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 or is removed from the property, the Specific Use Permit will automatically be revoked.
6. That all driveways, parking, building codes/setbacks, engineered foundation, platting and flood plain requirements be in accordance with the City of Texarkana, Texas codes.

**Advisory Board/Committee Review:**

Planning and Zoning Commission

**Board/Committee Recommendation:**

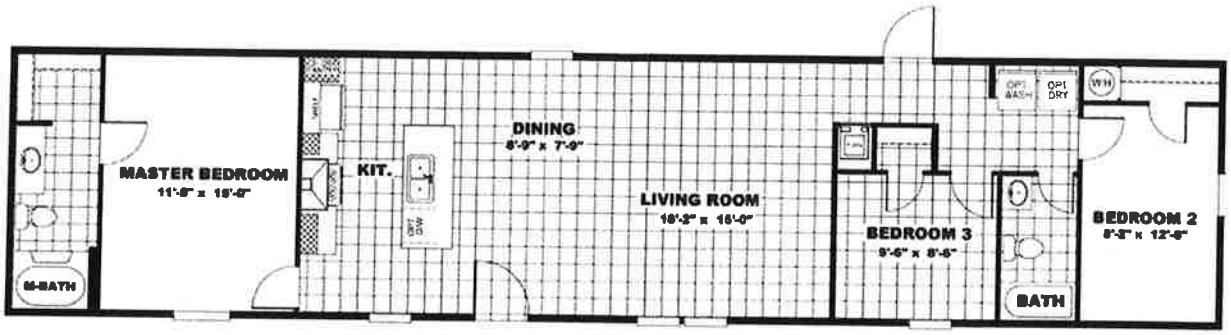
"NOT APPLICABLE"

**Advisory Board/Committee Meeting Date and Minutes:**

August 6, 2018

Clayton homes

# THE BREEZE




## THE BREEZE

Model number: 31SSP16723AH18

**3 beds • 2 baths • 1152 sq.ft. • 16' width • 72' depth**

Our home building facilities invest in continuous product and process improvements. Plans, dimensions, features, materials, specifications and availability are subject to change without notice or obligation. Renderings and floor plans are representative likenesses of our homes and may differ from the actual homes. We invite you to tour a Home Center near you and inspect the highest value in quality housing available or call (903) 838-5994 to speak with a Home Consultant. Copyright 2017, CMH. All rights reserved.

http://www.claytonhomestexarkana.com

CLAYTON HOMES-TEXARKANA

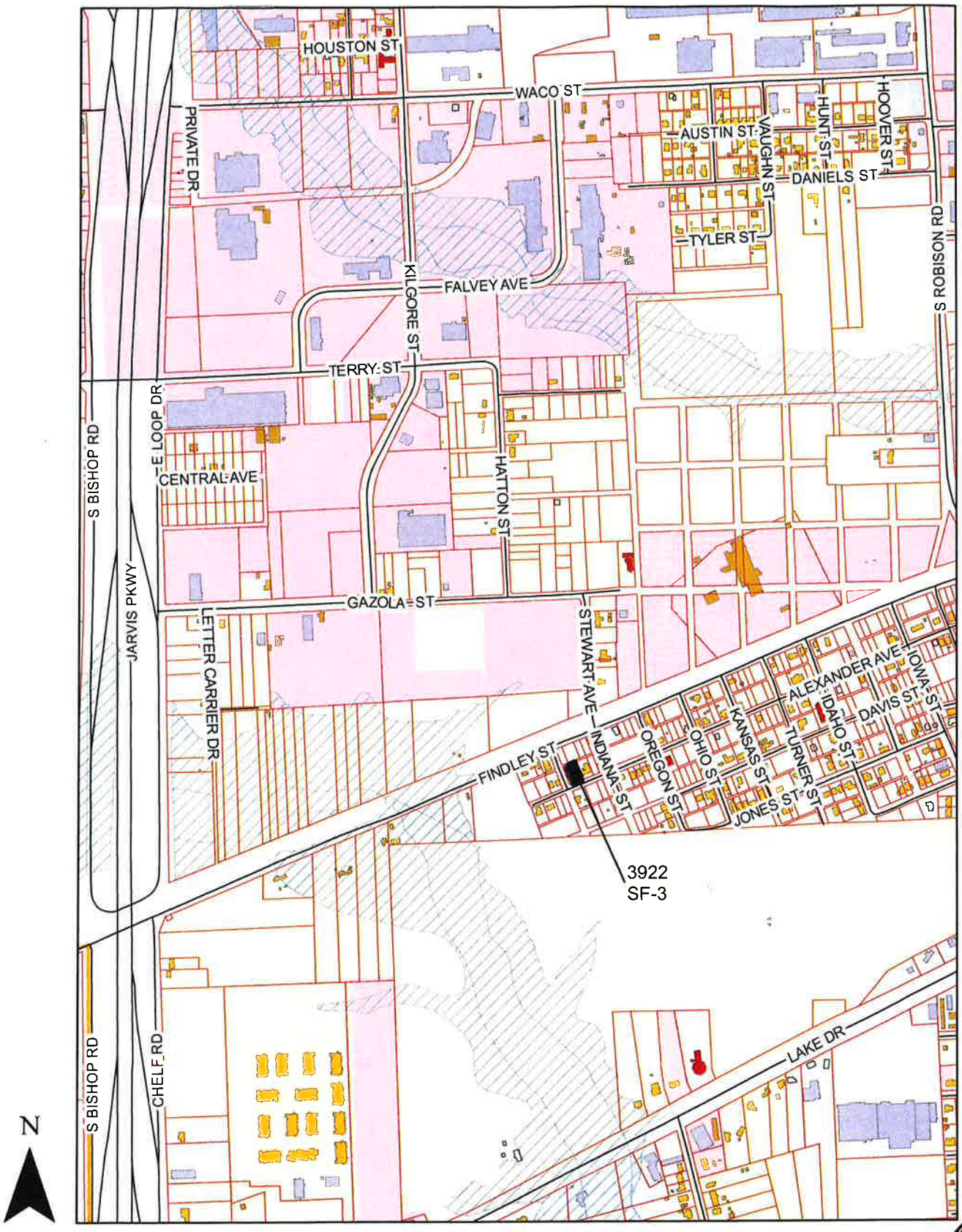
4402 SOUTH LAKE DRIVE, HWY 59
TEXARKANA, TX 75501

Monday - Thursday: 9am - 7pm
Friday: 9am - 6pm
Saturday: 9am - 5pm
Sunday: Closed

(903) 838-5994

Attachment: 2018-090 ATTH 01 (Floor plan & photo of home) (1910 : 2018-090 ORD granting SUP at 3922 Alexander)

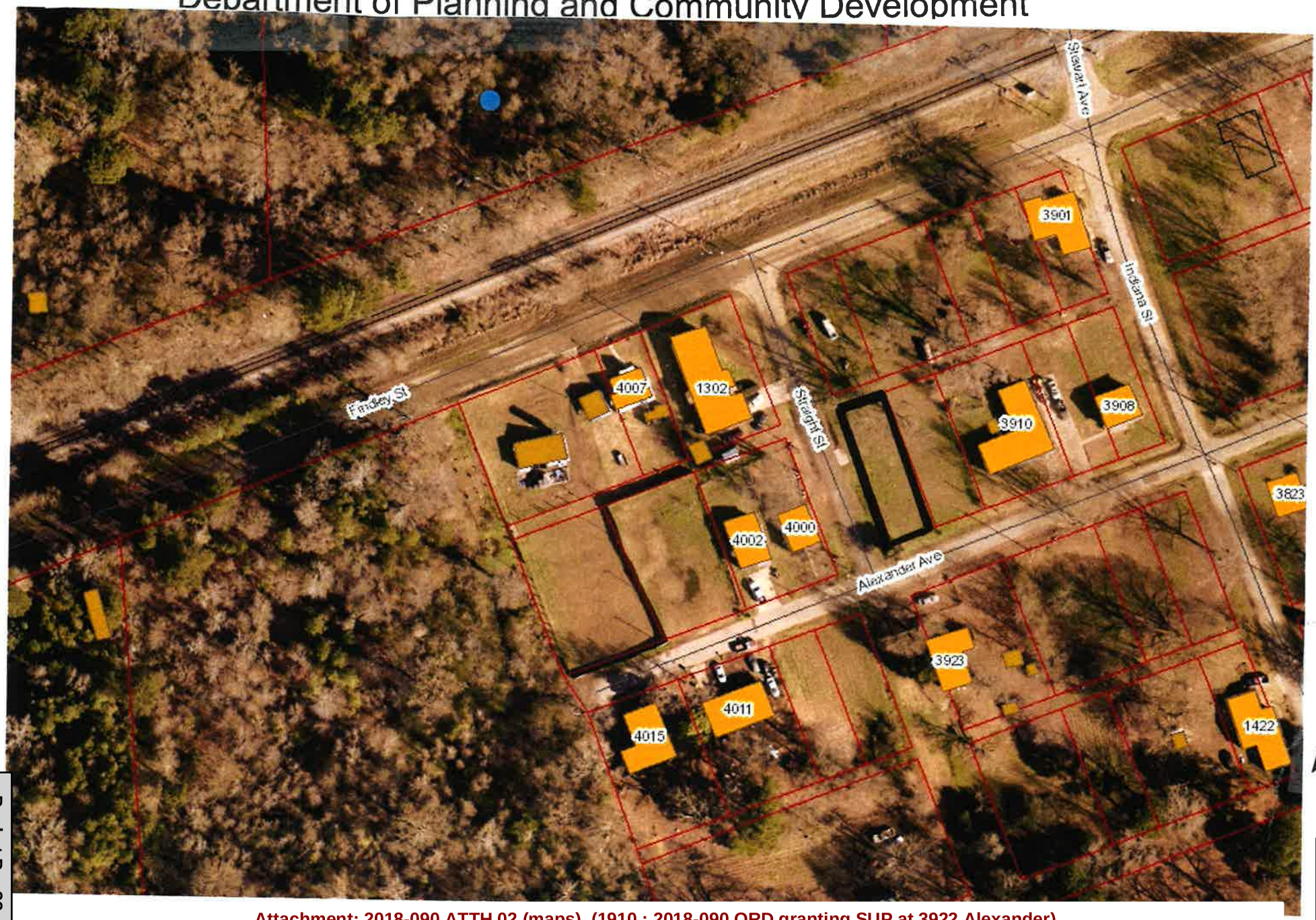
# 3922 Alexander Ave.
# Department of Planning and Community Development




1:10,000

Attachment: 2018-090 ATTH 02 (maps) (1910 : 2018-090 ORD granting SUP at 3922 Alexander)

# 3922 Alexander Ave.
## Department of Planning and Community Development



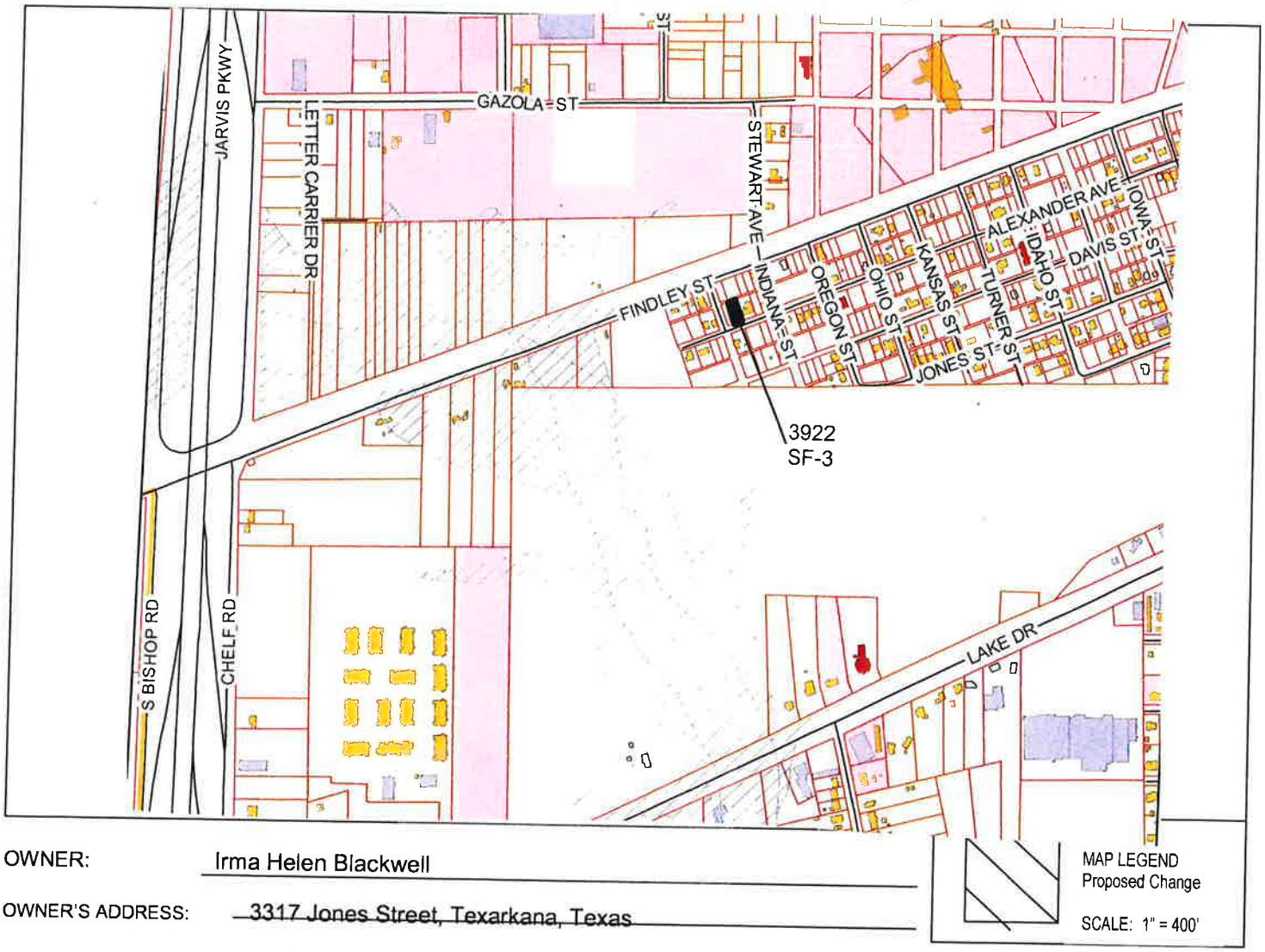
# NOTICE OF PUBLIC HEARINGS

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 6, 2018 Hearing Time: 6:00 pm

CITY COUNCIL Hearing Date: ~~Monday, August 27, 2018~~ \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 petition 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: Irma Helen Blackwell

OWNER'S ADDRESS: 3317 Jones Street, Texarkana, Texas

LOCATION OF REZONING: 3922 Alexander Avenue, Texarkana, Texas

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

LEGAL DESCRIPTION: Lot 7, Block 16, Grandview Addition

CASE NUMBE ~~S-695~~ DATE MAILED ~~7-26-18~~

Attachment: 2018-090 ATTH 03 (Public hearing notice & application) (1910 : 2018-090 ORD granting SUP at 3922 Alexander)

# ZONING APPLICATION

CITY OF TEXARKANA TEXAS

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

Receipt No. 20140158 Case S-695

Date 7/11/18

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: 7 Block: 16 Addition: Grandview
(Or see attached legal description)

Location: 3922 Alexander

Present Zoning: SF-3

Proposed Zoning: Specific Use Permit

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

Single wide HUD code manf. home
(Clayton 3BR. 2BA)

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

Already other manf. homes in the area +
already zoned SF-3

| | |
|---|---|
| Attorney or Agent Signature | Irma Helen Blackwell<br>Property Owner Signature |
| Address | 3317 Jones St.<br>Address |
| City, State, Zip | Texarkana, Texas 75501<br>City, State, Zip |
| Home Phone & Cell Phone | 512-203-7082 - 903-793-5402<br>Home Phone & Cell Phone |
| Email Address | blackwell.irma@ymail.com<br>Email Address |

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

Attachment: 2018-090 ATTH 03 (Public hearing notice & application) (1910 : 2018-090 ORD granting SUP at 3922 Alexander)

# City of Texarkana, Texas

## Developing Perspectives and Goals Pending Approval by the City Council:

| Perspectives | Goals |
|---|---|
| Serve the Community | ☐ Promote an Environmentally Sensitive & Livable Community<br>☐ Provide a Safe Community<br>☐ Deliver Quality Services<br>☐ Foster a Healthy Community |
| Run the Operations | ☐ Enhance Community Preparedness & Responsiveness<br>☐ Maximize Partnership Opportunities<br>☐ Provide Courteous & Responsive Customer Service<br>☑ Model a Positive City Image<br>☐ Deliver Efficient Services<br>☑ Cultivate Community Involvement & Access |
| Manage the Resources | ☐ Maintain Fiscal Strength<br>☐ Maximize Utilization & Resources<br>☑ Invest in Infrastructure & Transportation |
| Develop Personnel | ☐ Develop a Skilled & Diverse Workforce<br>☐ Create a Positive & Rewarding Work Culture |

**Perspectives and Goals Additional Comments:**

NONE

**Resource Impact:**

| | |
|---|---|
| NA | No Additional |

**Other Potential Impacts:**

NA

**Public Information Plan:**

| | | | |
|---|---|---|---|
| ☑ | Newspaper Notice (Required by Statute) | ☑ | Public Hearing (Required by Statute) |
| ☐ | Public Forum/Input Session | ☐ | Press Release |
| ☐ | E-News Distribution | ☑ | Website Notice |
| ☐ | Social Media (Twitter, Facebook, etc.) | ☑ | Special Mailing |
| ☐ | Flyers Posted | ☐ | Banners Posted |
| ☐ | Survey | ☐ | Automated Phone Call |
| ☑ | None Required | ☑ | Sign Posted |

Other:

Attachment: 2018-090 Goals & Perspectives (1910 : 2018-090 ORD granting SUP at 3922 Alexander)

**City of Texarkana, Texas**

Version:

# Summary Sheet

**Update Date:** 8/3/2018 8:26 AM

**Lead Department:** Planning and Community Development **Action Officer:** Debbie Burk,

**Subject:** S-696: Specific Use Permit to allow a HUD code manufactured home on Lots 3-5, Block 12, Grandview Addition, located at 3505-3509 Findley Street. Clystra Brown, applicant.

**Meeting Date:** 8/6/2018

## Attachments

a. 2018-091 ATTH 01 (Floor plan & photo of home) (PDF)
b. 2018-091 ATTH 02 (Maps) (PDF)
c. 2018-091 Goals & Perspectives (DOCX)

## Staff Coordination

| | | | |
|---|---|---|---|
| Planning and Community Development | David Orr | Department Head Review | Pending |
| Planning & Zoning Commission | Debbie Burk | Meeting 08/06/2018 6:00 PM | Pending |

## Staff Commentary

### Updates/History of Briefing:

"NOT APPLICABLE"

### Executive Summary and Background Information:

S-696: This is a request by Clystra Brown, owner, for a Specific Use Permit (SUP) to allow a single wide HUD code manufactured home on Lots 3-5, Block 12, Grandview Addition, located at 3505-3509 Findley Street. This property is zoned Single Family-3 (SF-3) and is currently vacant land.

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

The City's Zoning Ordinance was amended to comply with the state law in 2002, requiring that all manufactured housing be HUD code building standard. This amendment also stipulated that all HUD code manufactured homes inside the city limits be placed in the Single Family-3 zoning district along with the approval of a Specific Use Permit. Any home built after 1976 is considered HUD code standard.

Please see attached floor plan and photographs of the proposed home.

This type housing could be a revitalization housing alternative to traditional site built homes in this older area in the City. There is numerous other HUD code manufactured homes currently located in the Grandview area.

The applicant should be aware that if this site plan is approved, there may be additional applicable city code/ordinance requirements in addition to those listed including but not limited to building, subdivision, fire, drainage, water and sewer prior to the issuance of building permits.

**Potential Options:**

"None"

**Fiscal Implications:**

None

**Staff Recommendation:**

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

1. That one 2018 or newer 3-bedroom, 2 bath, single wide HUD code manufactured Clayton Breeze model home be allowed on this property (or comparable home).
2. That the HUD code manufactured home be tied down/skirted/underpinned.
3. That the 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 or is removed from the property, the Specific Use Permit will automatically be revoked.
6. That all driveways, parking, building codes/setbacks, engineered foundation, platting and flood plain requirements be in accordance with the City of Texarkana, Texas codes.

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

**Advisory Board/Committee Review:**

Planning and Zoning Commission

**Board/Committee Recommendation:**

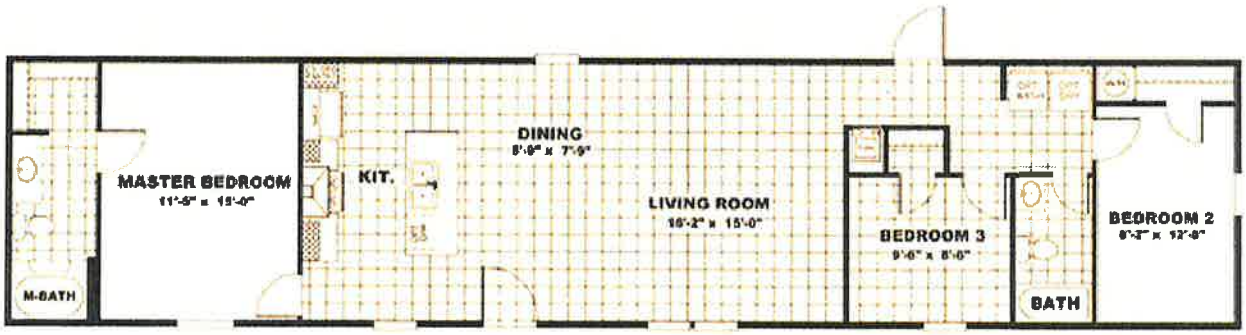
"NOT APPLICABLE"

**Advisory Board/Committee Meeting Date and Minutes:**

August 6, 2018

Clayton homes

# THE BREEZE




## THE BREEZE Floor plan number : BO6899-0268

**3 Beds · 2 Bath · 1152 sq. ft. · 72' width · 16' depth**

Our home building facilities invest in continuous product and process improvements. Plans, dimensions, features, materials, specifications and availability are subject to change without notice or obligation. Renderings and floor plans are representative likenesses of our homes and may differ from the actual homes. We invite you to tour a Home Center near you and inspect the highest value in quality housing available or call (903) 838-5994 to speak with a Home Consultant. Copyright © 2010, CMH. All rights reserved.

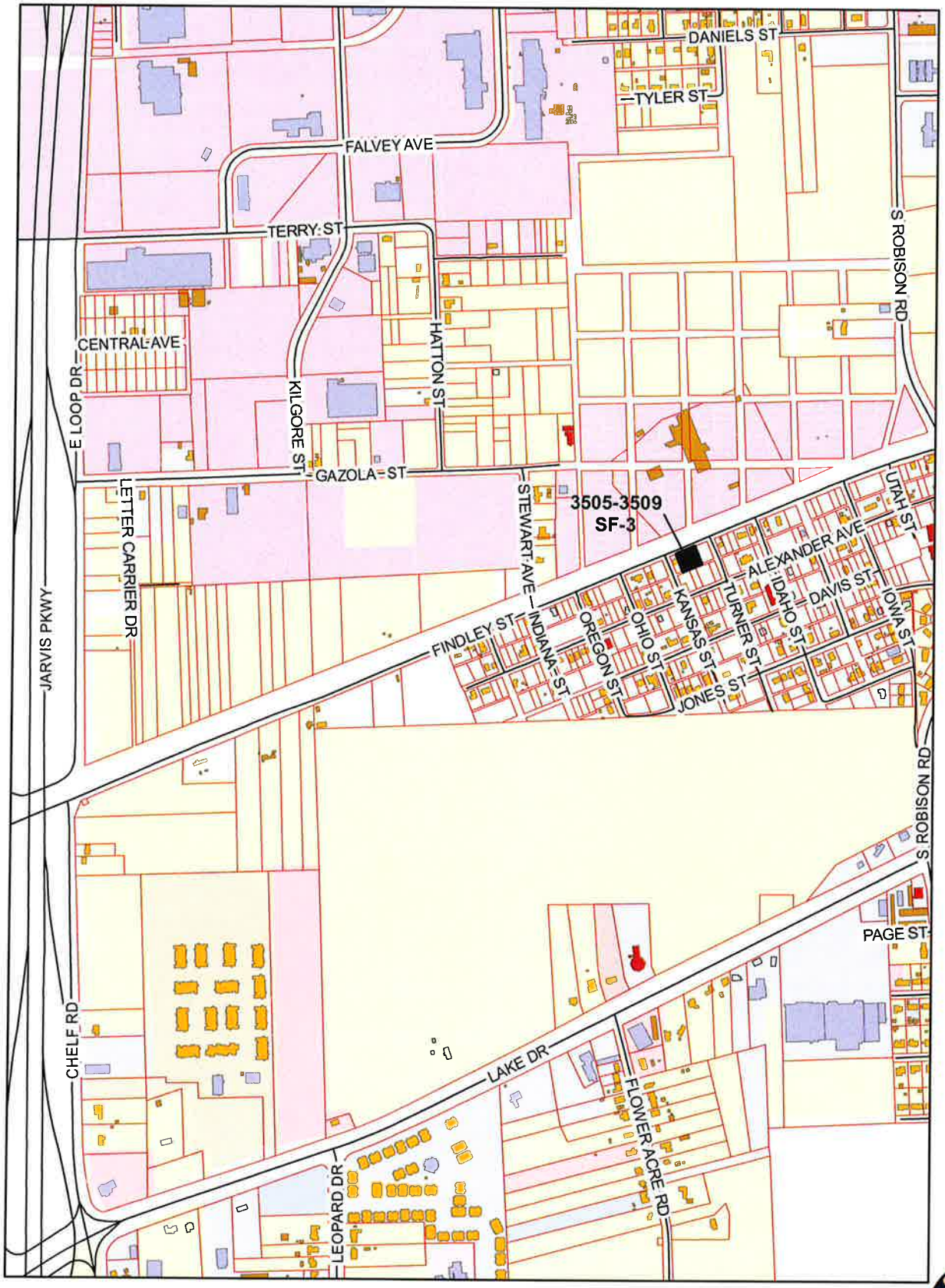
Published January 10, 2015

http://www.claytonhomestexarkana.com

CLAYTON HOMES-TEXARKANA
4402 SOUTH LAKE DRIVE, HWY 59 · TEXARKANA , TX
Monday - Friday: 9am - 7pm , Saturday: 9am - 5pm , Sunday: Closed
(903) 838-5994

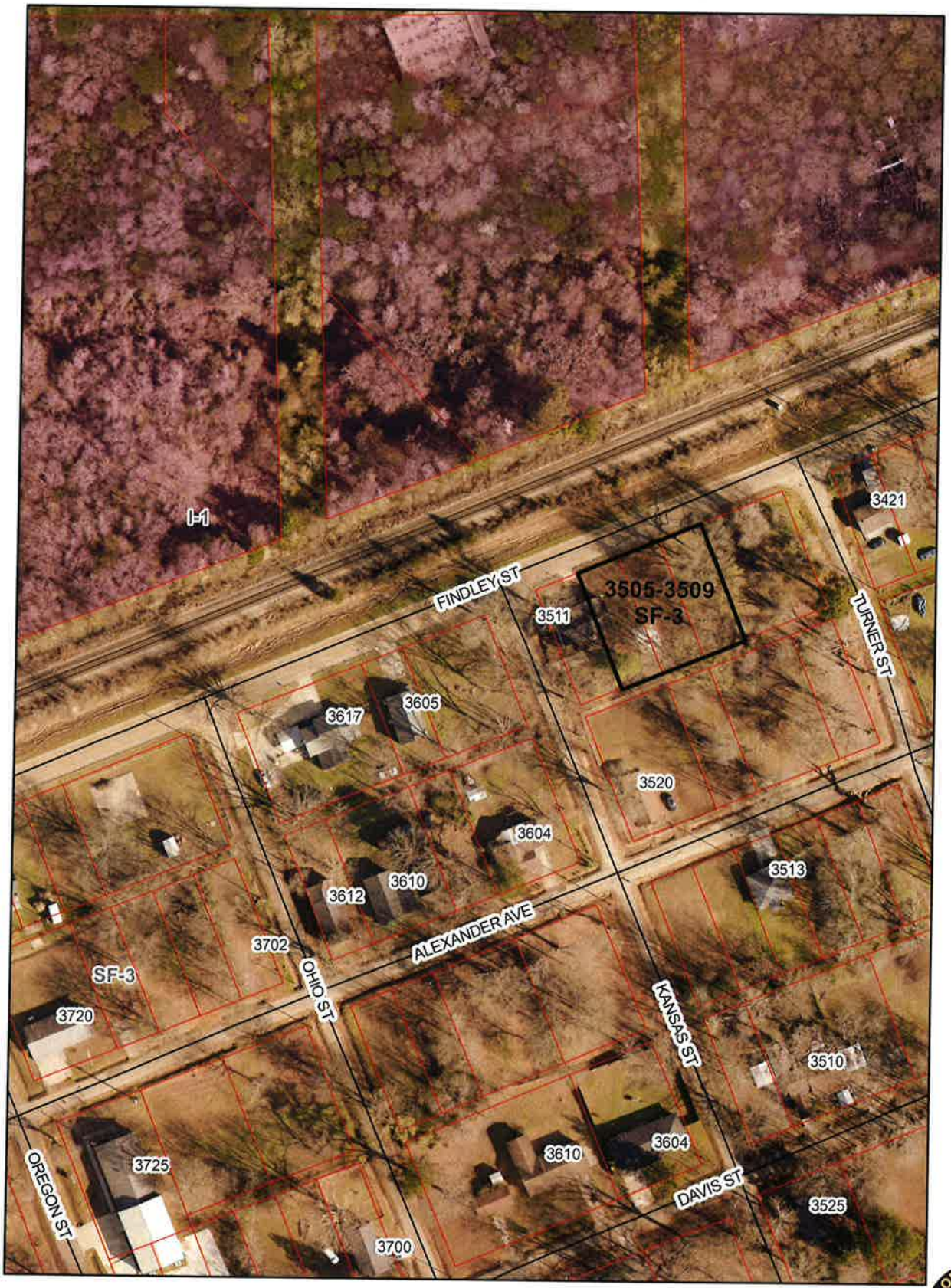
Attachment: 2018-091 ATTH 01 (Floor plan & photo of home) (1911 : 2018-091 ORD granting SUP at 3505-3509 Findley)

# 3505-3509 Findley St.
## Department of Planning and Community Development




Attachment: 2018-091 ATTH 02 (Maps) (1911 : 2018-091 ORD granting SUP at 3505-3509 Findley)

# 3505-3509 Findley St.
## Department of Planning and Community Development




N

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Attachment: 2018-091 ATTH 02 (Maps) (1911 : 2018-091 ORD granting SUP at 3505-3509 Findley)

# City of Texarkana, Texas

## Developing Perspectives and Goals Pending Approval by the City Council:

| Perspectives | Goals |
|---|---|
| Serve the Community | ☐ Promote an Environmentally Sensitive & Livable Community<br>☐ Provide a Safe Community<br>☐ Deliver Quality Services<br>☐ Foster a Healthy Community |
| Run the Operations | ☐ Enhance Community Preparedness & Responsiveness<br>☐ Maximize Partnership Opportunities<br>☐ Provide Courteous & Responsive Customer Service<br>☑ Model a Positive City Image<br>☐ Deliver Efficient Services<br>☑ Cultivate Community Involvement & Access |
| Manage the Resources | ☐ Maintain Fiscal Strength<br>☐ Maximize Utilization & Resources<br>☑ Invest in Infrastructure & Transportation |
| Develop Personnel | ☐ Develop a Skilled & Diverse Workforce<br>☐ Create a Positive & Rewarding Work Culture |

**Perspectives and Goals Additional Comments:**

NONE

**Resource Impact:**

| | |
|---|---|
| NA | No Additional |

**Other Potential Impacts:**

NA

**Public Information Plan:**

| | | | |
|---|---|---|---|
| ☑ | Newspaper Notice (Required by Statute) | ☑ | Public Hearing (Required by Statute) |
| ☐ | Public Forum/Input Session | ☐ | Press Release |
| ☐ | E-News Distribution | ☑ | Website Notice |
| ☐ | Social Media (Twitter, Facebook, etc.) | ☑ | Special Mailing |
| ☐ | Flyers Posted | ☐ | Banners Posted |
| ☐ | Survey | ☐ | Automated Phone Call |
| ☑ | None Required | ☑ | Sign Posted |

Other:

Attachment: 2018-091 Goals & Perspectives (1911 : 2018-091 ORD granting SUP at 3505-3509 Findley)

City of Texarkana, Texas

Version:

# Summary Sheet

**Update Date:** 8/3/2018 8:27 AM

**Lead Department:** Planning and Community Development **Action Officer:** Debbie Burk,

**Subject:** S-697: Specific Use Permit to allow a tattoo studio on south 10' of Lot 2 and all of Lots 3-5, Block 3, Rochelle Heights Addition, located in a tenant space at 3801 State Line Avenue. Moore-Green Investments, applicant. Jessica Wester, agent.

**Meeting Date:** 8/6/2018

## Attachments

a. 2018-092 ATTH 01 (Maps) (PDF)
b. 2018-092 ATTH 02 (Public hearing notice & application) (PDF)
c. 2018-092 Goals & Perspectives (DOCX)

## Staff Coordination

| | | | |
|---|---|---|---|
| Planning and Community Development | David Orr | Department Head Review | Pending |
| Planning & Zoning Commission | Debbie Burk | Meeting 08/06/2018 6:00 PM | Pending |

## Staff Commentary

### Updates/History of Briefing:

"NOT APPLICABLE"

### Executive Summary and Background Information:

S-697: This is a request by Moore-Green Investments, owner, and Jessica Wester, agent, for a Specific Use Permit, SUP, to allow the location of a tattoo studio in a vacant tenant space at 3801 State Line Avenue, being the south 10' of Lot 2 and all of Lots 3-5, Block 3, Rochelle Heights Addition.

The adjacent zoning is Commercial to the north and south, Multiple Family-1 to the west and Texarkana, Arkansas to the east. The adjacent land use is businesses to the north and south, residences to the west and Texarkana, Arkansas to the east.

The Comprehensive Plan has designated this area as Neighborhood Retail.

Texarkana Ink Tattoos has recently been purchased by Ms. Jessica Wester. She is proposing to relocate the existing tattoo businesses at both 3805 and 3811 State Line Avenue to another tenant space in the same strip center at 3801 State Line Avenue. Both Specific Use Permits

for the existing locations of the tattoo studios are being requested to be revoked before allowing this relocation.

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

**Potential Options:**

None

**Fiscal Implications:**

None

**Staff Recommendation:**

This request meets all city requirements to allow the one additional use of a tattoo studio on this property. There is adequate parking for this business. Staff recommends for approval with the following stipulations be placed in the Ordinance:

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. Any remodeling of the current building must meet all city codes and requires licensed contractors.
6. No painting of the windows or the building with advertisement or graphic art.
7. No loitering allowed.
8. The hours of operation will be Monday thru Saturday 12 p.m. to 12:00 a.m.

**Advisory Board/Committee Review:**

Planning and Zoning Commission

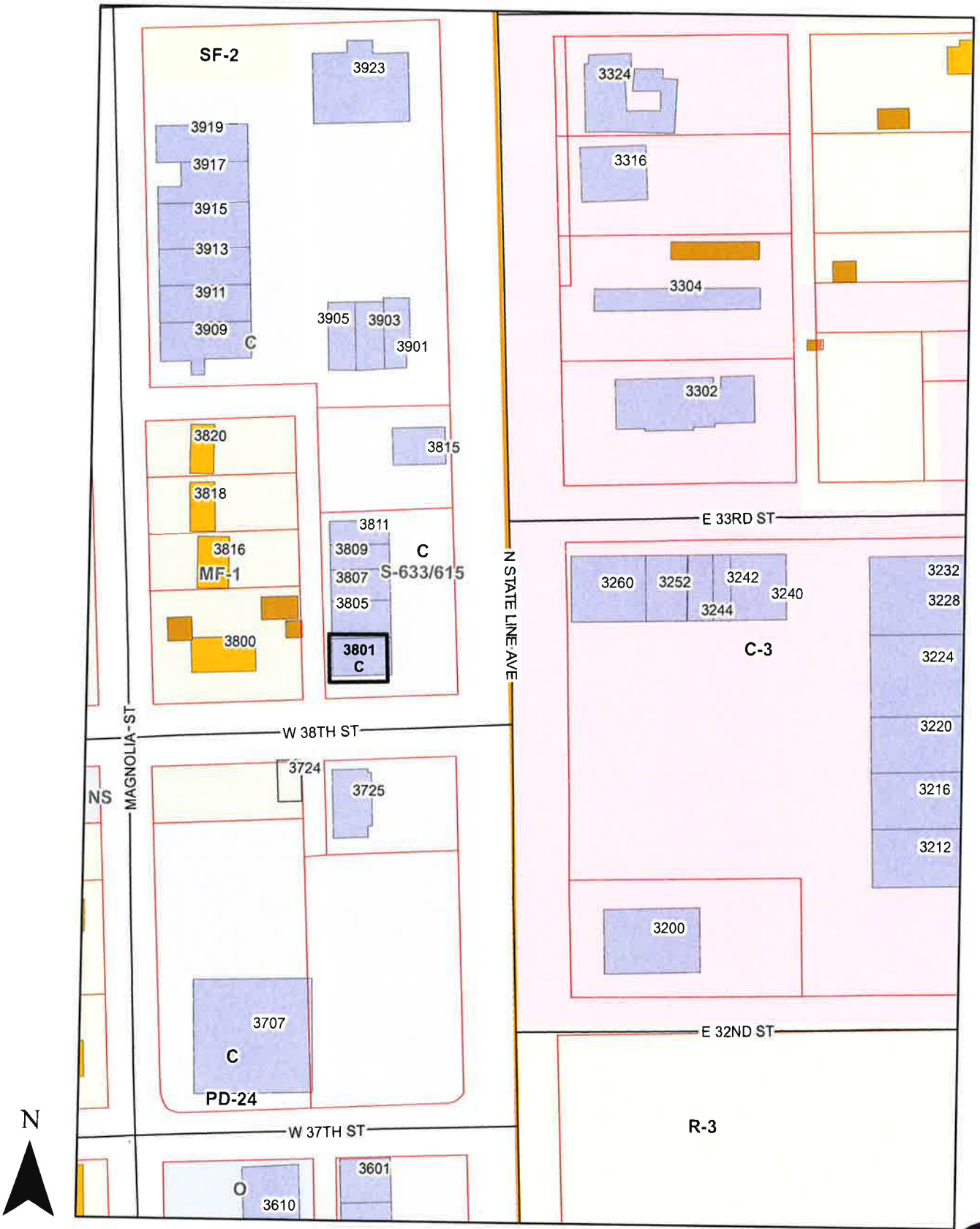
**Board/Committee Recommendation:**

"NOT APPLICABLE"

**Advisory Board/Committee Meeting Date and Minutes:**

August 6, 2018

# 3801 State Line Ave.
## Department of Planning and Community Development




Attachment: 2018-092 ATTH 01 (Maps) (1912 : 2018-092 ORD granting SUP at 3801 State Line Ave.)

# 3801 State Line Ave.
## Department of Planning and Community Development

N

1:1,201

Attachment: 2018-092 ATTH 01 (Maps) (1912 : 2018-092 ORD granting SUP at 3801 State Line Ave.)

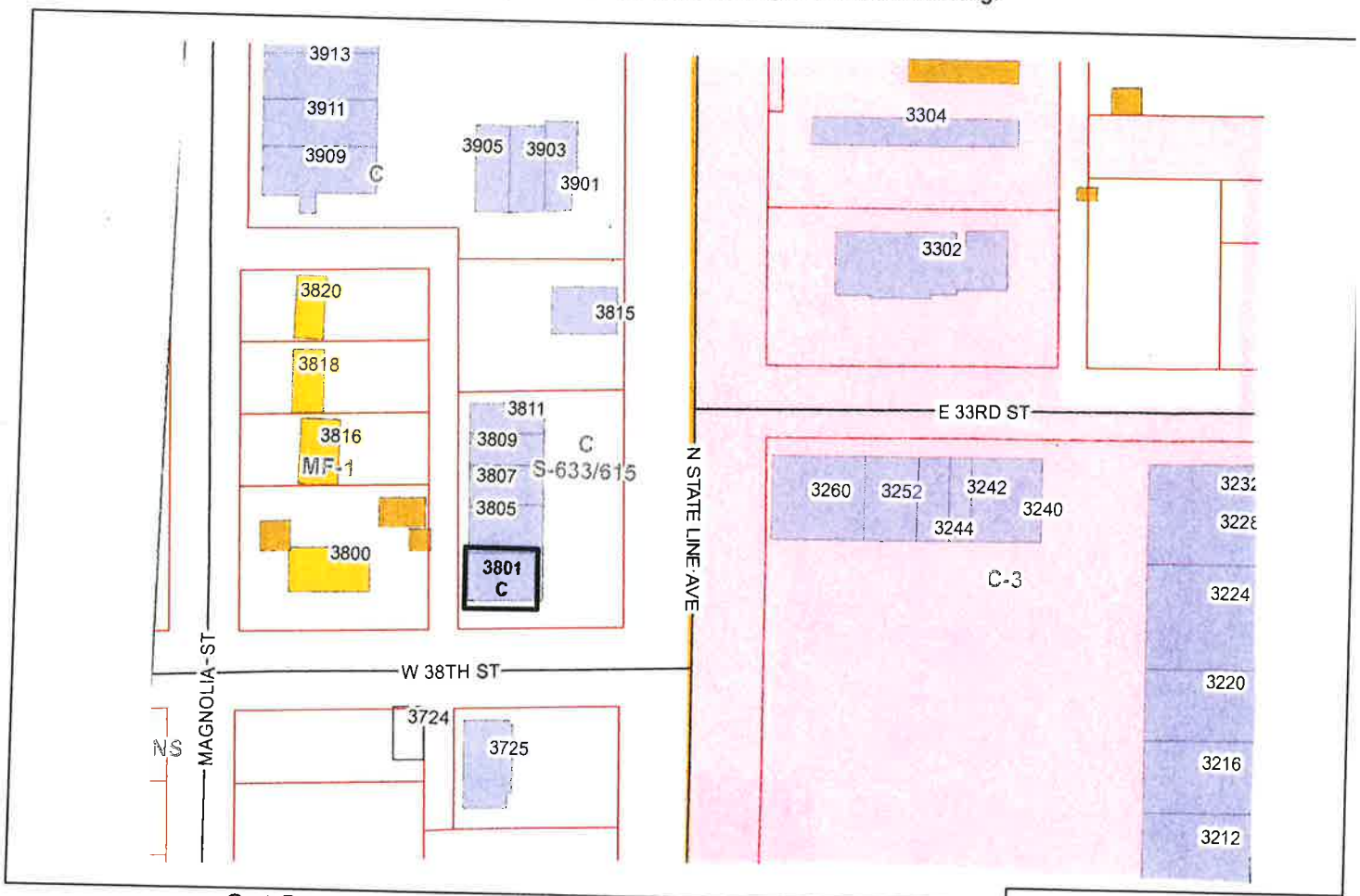
# NOTICE OF PUBLIC HEARINGS

Public hearings will be held by the Planning and Zoning Commission and the City Council of the City of Texarkana, Texas at the belo 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 ar the owner of property within the area of the proposed change or within 200 feet of that property. THIS IS NOT A SUMMONS T APPEAR AT THE HEARINGS. If you care to attend, you will be given an opportunity to be heard. If additional information is desirec please contact the Planning Department at (903) 798-3945.

PLANNING & ZONING COMMISSION: Hearing Date: Monday, August 6, 2018 Hearing Time: 6:00 pm

CITY COUNCIL Hearing Date: ~~Monday, August 27, 2018~~ \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 proposec change. If a petition 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: Curt Green, Moore-Green Investments, owner
Jessica Webster, agent

OWNER'S ADDRESS: 3930 Galleria Oaks, Texarkana, Texas

MAP LEGEND
Proposed Change

SCALE: 1" = 400'

LOCATION OF REZONING: 3801 State Line Avenue (tenant space), Texarkana, Texas

PROPOSED CHANGE: ~~Specific Use Permit to allow a tattoo studio~~

LEGAL DESCRIPTION: S 10' of Lot 2 and all of Lots 3-5, Block 3, Rochelle Heights Addition

CASE NUMBE ~~S-691~~ DATE MAILED ~~7-26-18~~

Attachment: 2018-092 ATTH 02 (Public hearing notice & application) (1912 : 2018-092 ORD granting SUP at 3801 State Line Ave.)

# ZONING APPLICATION

CITY OF TEXARKANA TEXAS

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

Receipt No. 06 8 598

Case S-697

Date 7-17-18

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: S. 10' of Lot 3 all 3-5 Block: 3 Addition: Rochelle Heights Add.
(Or see attached legal description)

Location: 3861 State Line Ave

Present Zoning: Commercial

Requested: Specific Use Permit

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

Tattoo Studio

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

Other existing two SUP's in this shopping center will be revoked.

Attorney or Agent Signature

Address

City, State, Zip

Home Phone & Cell Phone

Email address

Moore Green Investments, LL

Property Owner Signature

3930 Galleria Oaks

Address

Texarkana TX 75503

City, State, Zip

903-255-1702 903-748-6000

Home Phone & Cell Phone

contact@curtgreen.com

Email address

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

Attachment: 2018-092 ATTH 02 (Public hearing notice & application) (1912 : 2018-092 ORD granting SUP at 3801 State Line Ave.)

# City of Texarkana, Texas

## Developing Perspectives and Goals Pending Approval by the City Council:

| Perspectives | Goals |
|---|---|
| Serve the Community | ☐ Promote an Environmentally Sensitive & Livable Community<br>☐ Provide a Safe Community<br>☐ Deliver Quality Services<br>☐ Foster a Healthy Community |
| Run the Operations | ☐ Enhance Community Preparedness & Responsiveness<br>☐ Maximize Partnership Opportunities<br>☐ Provide Courteous & Responsive Customer Service<br>☑ Model a Positive City Image<br>☐ Deliver Efficient Services<br>☑ Cultivate Community Involvement & Access |
| Manage the Resources | ☐ Maintain Fiscal Strength<br>☐ Maximize Utilization & Resources<br>☑ Invest in Infrastructure & Transportation |
| Develop Personnel | ☐ Develop a Skilled & Diverse Workforce<br>☐ Create a Positive & Rewarding Work Culture |

**Perspectives and Goals Additional Comments:**

NONE

**Resource Impact:**

| | |
|---|---|
| NA | No Additional |

**Other Potential Impacts:**

NA

**Public Information Plan:**

| | | | |
|---|---|---|---|
| ☑ | Newspaper Notice (Required by Statute) | ☑ | Public Hearing (Required by Statute) |
| ☐ | Public Forum/Input Session | ☐ | Press Release |
| ☐ | E-News Distribution | ☑ | Website Notice |
| ☐ | Social Media (Twitter, Facebook, etc.) | ☑ | Special Mailing |
| ☐ | Flyers Posted | ☐ | Banners Posted |
| ☐ | Survey | ☐ | Automated Phone Call |
| ☑ | None Required | ☑ | Sign Posted |

Other:

Attachment: 2018-092 Goals & Perspectives (1912 : 2018-092 ORD granting SUP at 3801 State Line Ave.)

City of Texarkana, Texas

Version:

# Summary Sheet

**Update Date:** 8/3/2018 8:28 AM

**Lead Department:** Planning and Community Development **Action Officer:** Debbie Burk,

**Subject:** Revoke S-615: Revoking Specific Use Permit No. S-615 that allowed a tattoo studio on the south 10' of Lot 2 and all of Lots 3-5, Block 3, Rochelle Heights Addition, located in a tenant space at 3805 State Line Avenue. City of Texarkana, Texas, applicant.

**Meeting Date:** 8/6/2018

## Attachments

a. 2018-093 ATTH 01 (Maps) (PDF)
b. 2018-093 ATTH 02 (Public hearing notice & application) (PDF)
c. 2018-093 Goals & Perspectives (DOCX)

## Staff Coordination

| | | | |
|---|---|---|---|
| Planning and Community Development | David Orr | Department Head Review | Pending |
| Planning & Zoning Commission | Debbie Burk | Meeting 08/06/2018 6:00 PM | Pending |

## Staff Commentary

### Updates/History of Briefing:

"NOT APPLICABLE"

### Executive Summary and Background Information:

Revoke S-615: This is a request by the City of Texarkana, Texas to revoke a Specific Use Permit that was approved in August, 2009 to allow the location of a tattoo studio in a tenant space at 3805 State Line Avenue. This location is in a small strip center. This tenant space at 3805 State Line Avenue and another tenant space at 3811 State Line Avenue is currently being utilized as Texarkana Ink Tattoos.

The adjacent zoning is Commercial to the north and south, Multiple Family-1 to the west and Texarkana, Arkansas to the east. The adjacent land use is businesses to the north and south, residences to the west and Texarkana, Arkansas to the east.

The Comprehensive Plan has designated this area as Neighborhood Retail.

Texarkana Ink Tattoos has recently been purchased by Ms. Jessica Wester. She is proposing to relocate the tattoo businesses at both 3805 and 3811 State Line Avenue to another tenant space in the same strip center (3801 State Line Avenue).

An application for the relocation of this tattoo studio to another tenant space in this strip center is on the agenda for consideration.

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

**Potential Options:**

"None

**Fiscal Implications:**

None

**Staff Recommendation:**

Staff recommends that the Specific Use Permit be revoked with the following stipulation:

- Revocation of this Specific Use Permit will not go into effect until November 1, 2018 to give the applicant time to make the move to another tenant space.

**Advisory Board/Committee Review:**

Planning and Zoning Commission

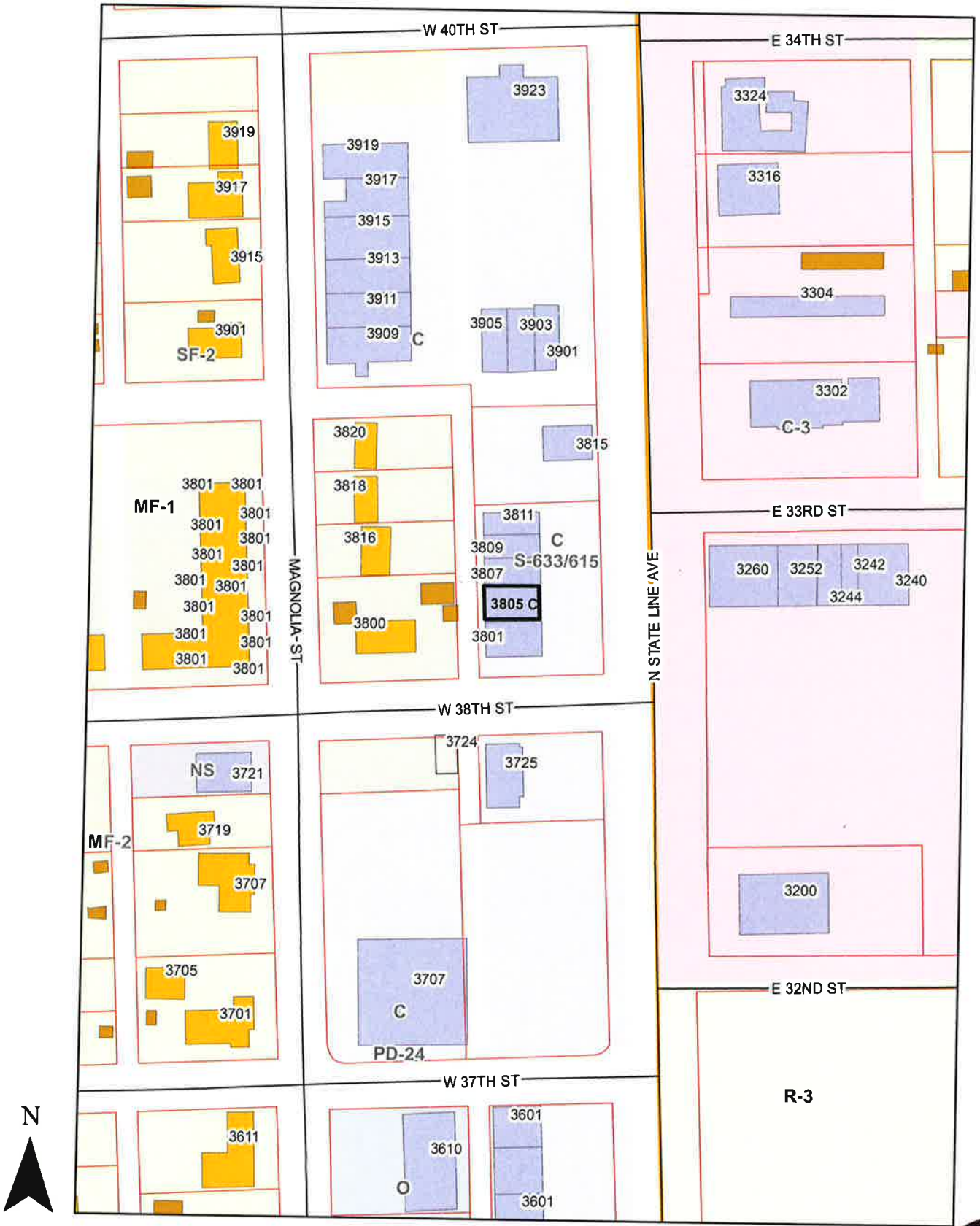
**Board/Committee Recommendation:**

"NOT APPLICABLE"

**Advisory Board/Committee Meeting Date and Minutes:**

August6 6, 2018

# 3805 State Line Ave.
## Department of Planning and Community Development




Attachment: 2018-093 ATTH 01 (Maps) (1913 : 2018-093 revoking SUP at 3805 State Line)

# 3805 State Line Ave.
## Department of Planning and Community Development

N

1:1,201

Attachment: 2018-093 ATTH 01 (Maps) (1913 : 2018-093 revoking SUP at 3805 State Line)

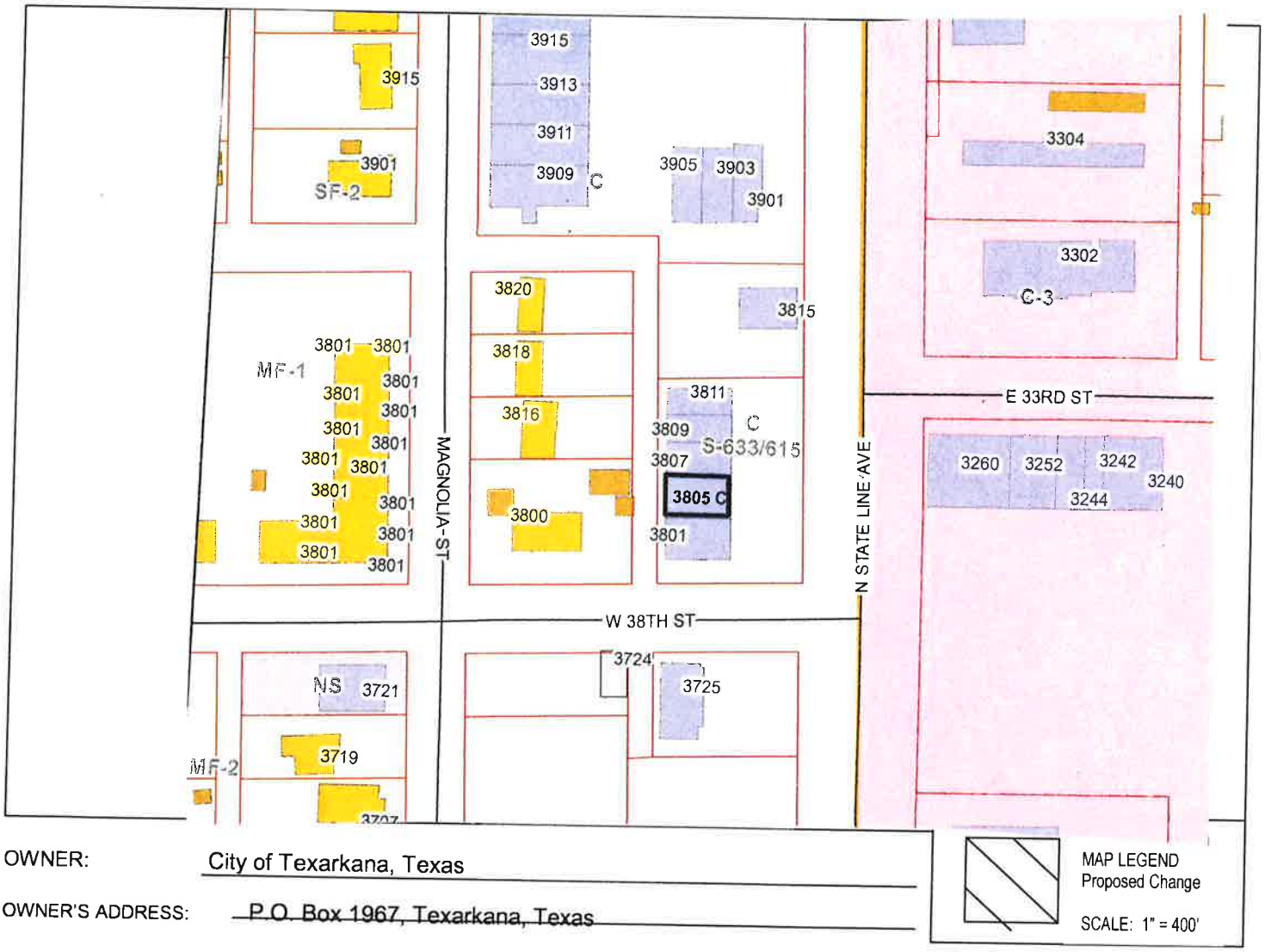
# NOTICE OF PUBLIC HEARINGS

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 6, 2018 Hearing Time: 6:00 pm

CITY COUNCIL Hearing Date: ~~Monday, August 27, 2018~~ \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 petition 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: City of Texarkana, Texas

OWNER'S ADDRESS: P.O. Box 1967, Texarkana, Texas

LOCATION OF REZONING: 3805 State Line Avenue (tenant space), Texarkana, Texas

PROPOSED CHANGE: ~~Revoke Use Permit # S-615 that allowed a tattoo studio in this tenant space~~

LEGAL DESCRIPTION: S 10' of Lot 2 and all of Lots 3-5, Block 3, Rochelle Heights Addition

CASE NUMBE ~~Revoke S-615~~ DATE MAILED ~~7-26-18~~

Attachment: 2018-093 ATTH 02 (Public hearing notice & application) (1913 : 2018-093 revoking SUP at 3805 State Line)

# City of Texarkana, Texas

## Developing Perspectives and Goals Pending Approval by the City Council:

| Perspectives | Goals |
|---|---|
| Serve the Community | ☐ Promote an Environmentally Sensitive & Livable Community<br>☐ Provide a Safe Community<br>☐ Deliver Quality Services<br>☐ Foster a Healthy Community |
| Run the Operations | ☐ Enhance Community Preparedness & Responsiveness<br>☐ Maximize Partnership Opportunities<br>☐ Provide Courteous & Responsive Customer Service<br>☑ Model a Positive City Image<br>☐ Deliver Efficient Services<br>☑ Cultivate Community Involvement & Access |
| Manage the Resources | ☐ Maintain Fiscal Strength<br>☐ Maximize Utilization & Resources<br>☑ Invest in Infrastructure & Transportation |
| Develop Personnel | ☐ Develop a Skilled & Diverse Workforce<br>☐ Create a Positive & Rewarding Work Culture |

**Perspectives and Goals Additional Comments:**

NONE

**Resource Impact:**

| | |
|---|---|
| NA | No Additional |

**Other Potential Impacts:**

NA

**Public Information Plan:**

| | | | |
|---|---|---|---|
| ☑ | Newspaper Notice (Required by Statute) | ☑ | Public Hearing (Required by Statute) |
| ☐ | Public Forum/Input Session | ☐ | Press Release |
| ☐ | E-News Distribution | ☑ | Website Notice |
| ☐ | Social Media (Twitter, Facebook, etc.) | ☑ | Special Mailing |
| ☐ | Flyers Posted | ☐ | Banners Posted |
| ☐ | Survey | ☐ | Automated Phone Call |
| ☑ | None Required | ☑ | Sign Posted |

Other:

Attachment: 2018-093 Goals & Perspectives (1913 : 2018-093 revoking SUP at 3805 State Line)

City of Texarkana, Texas

Version:

# Summary Sheet

**Update Date:** 8/3/2018 8:29 AM

**Lead Department:** Planning and Community Development **Action Officer:** Debbie Burk,

**Subject:** Revoke S-633: Revoking Specific Use Permit No. S-633 that allowed a tattoo studio in a tenant space on the south 10' of Lot 2 and all of Lots 3-5, Block 3, Rochelle Heights Addition, located at 3811 State Line Avenue. City of Texarkana, Texas, applicant.

**Meeting Date:** 8/6/2018

## Attachments

a. 2018-094 ATTH 01 (Maps) (PDF)
b. 2018-094 ATTH 02 (Public hearing notice & application) (PDF)
c. 2018-094 Goals & Perspectives (DOCX)

## Staff Coordination

| | | | |
|---|---|---|---|
| Planning and Community Development | David Orr | Department Head Review | Pending |
| Planning & Zoning Commission | Debbie Burk | Meeting 08/06/2018 6:00 PM | Pending |

## Staff Commentary

### Updates/History of Briefing:

"NOT APPLICABLE"

### Executive Summary and Background Information:

Revoke S-633: This is a request by the City of Texarkana, Texas to revoke a Specific Use Permit that was approved in July, 2011 to allow the location the expansion of an existing tattoo studio at 3805 State Line Avenue. These locations are in a small strip center. This tenant space at 3811 State Line Avenue and another tenant space at 3805 State Line Avenue is currently being utilized as Texarkana Ink Tattoos.

The adjacent zoning is Commercial to the north and south, Multiple Family-1 to the west and Texarkana, Arkansas to the east. The adjacent land use is businesses to the north and south, residences to the west and Texarkana, Arkansas to the east.

The Comprehensive Plan has designated this area as Neighborhood Retail.

Texarkana Ink Tattoos has recently been purchased by Ms. Jessica Wester. She is proposing to relocate the tattoo businesses at both 3805 and 3811 State Line Avenue to another tenant space in the same strip center (3801 State Line Avenue).

An application for the relocation of this tattoo studio to another tenant space in this strip center is on the agenda for consideration.

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

**Potential Options:**

"None"

**Fiscal Implications:**

None

**Staff Recommendation:**

Staff recommends that the Specific Use Permit be revoked with the following stipulation:

- Revocation of this Specific Use Permit will not go into effect until November, 1, 2018 to give the applicant time to make the move to another tenant space.

**Advisory Board/Committee Review:**

Planning and Zoning Commission

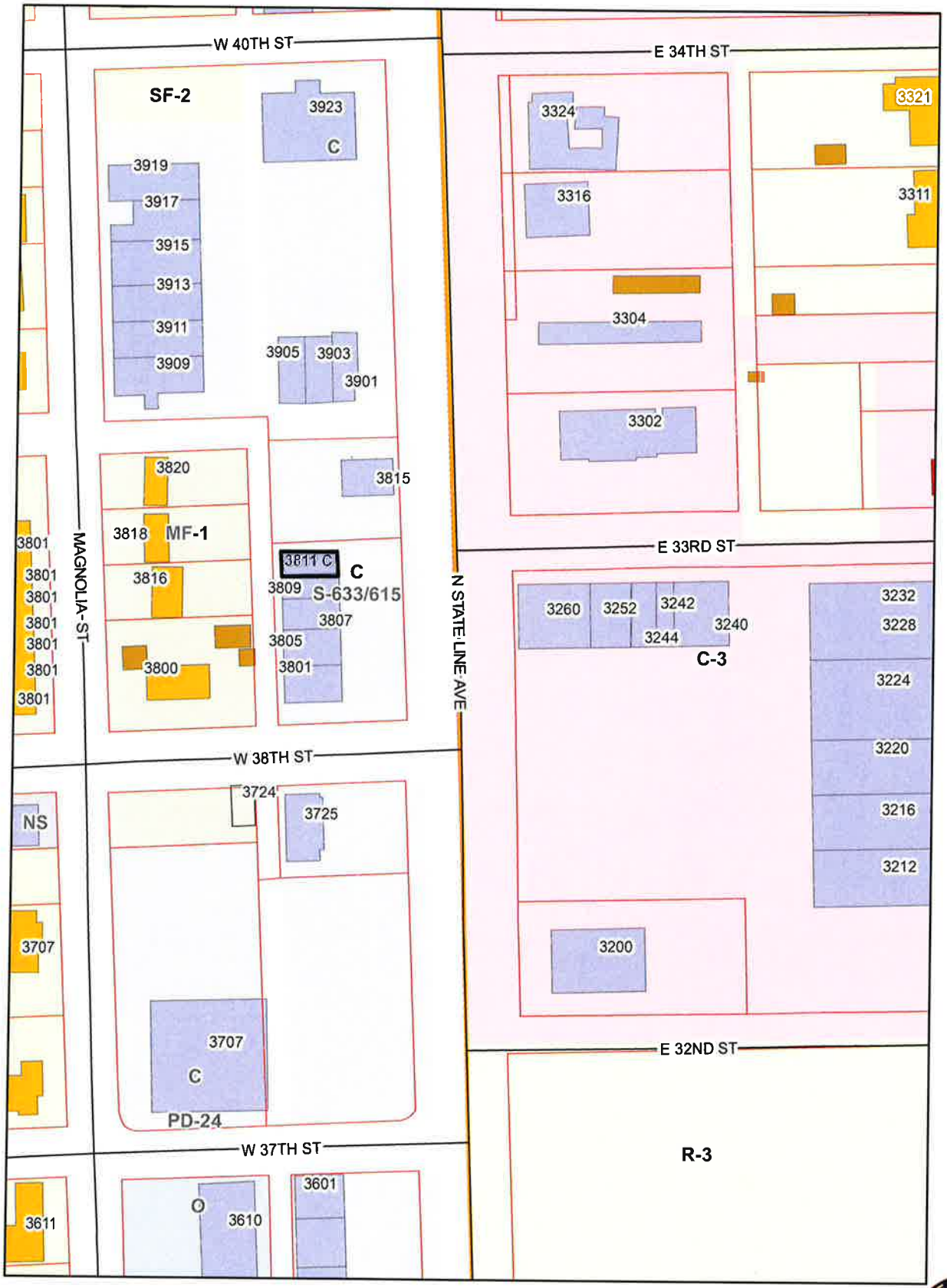
**Board/Committee Recommendation:**

"NOT APPLICABLE")

**Advisory Board/Committee Meeting Date and Minutes:**

August 6, 2018

# 3811 State Line Ave.
## Department of Planning and Community Development




N

1:1,500

Attachment: 2018-094 ATTH 01 (Maps) (1914 : 2018-094 ORD revoking S-633)

# 3811 State Line Ave.
## Department of Planning and Community Development

N

1:1,201

Attachment: 2018-094 ATTH 01 (Maps) (1914 : 2018-094 ORD revoking S-633)

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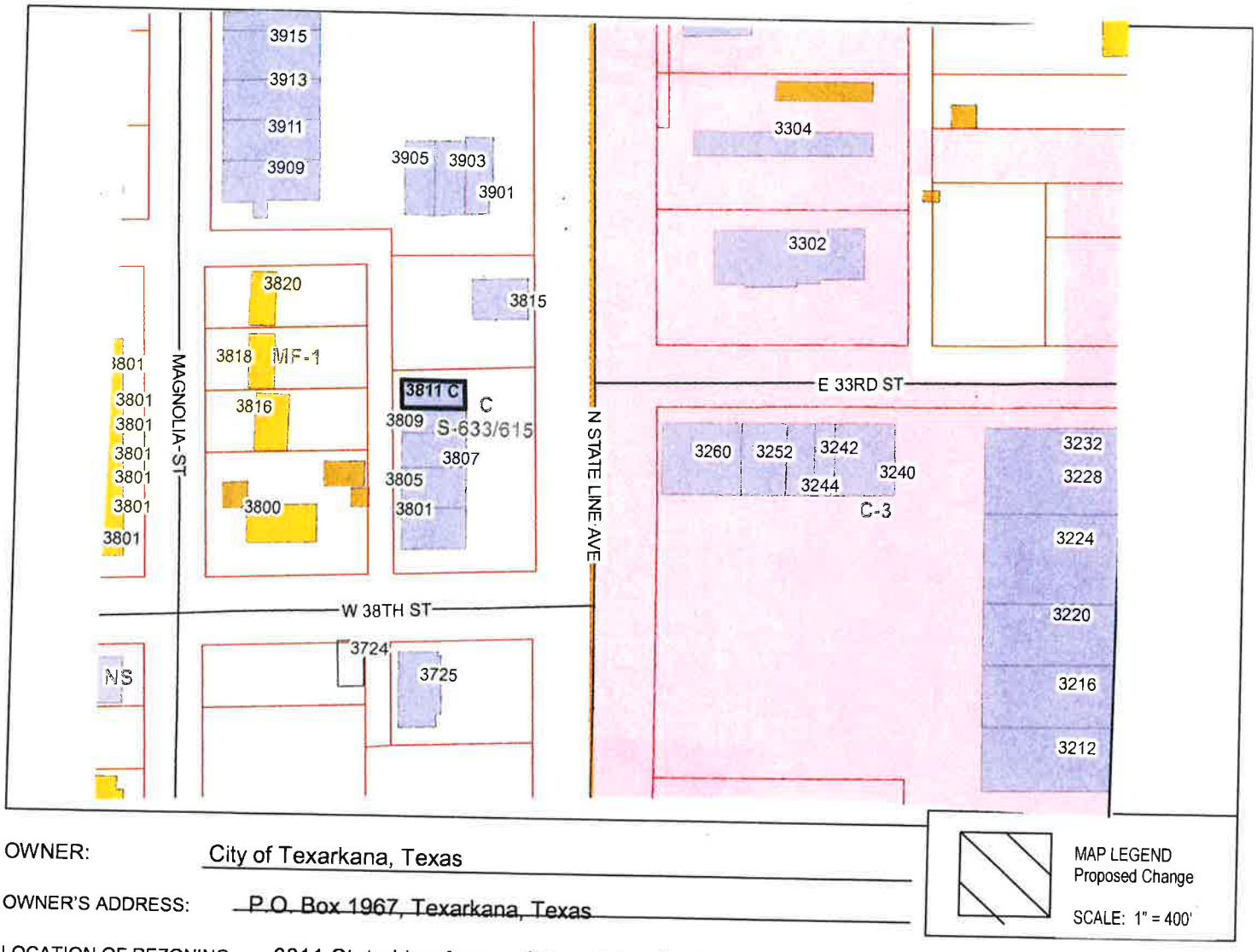


OWNER: City of Texarkana, Texas

OWNER'S ADDRESS: P.O. Box 1967, Texarkana, Texas

LOCATION OF REZONING: 3811 State Line Avenue (tenant space), Texarkana, Texas

PROPOSED CHANGE: ~~Revoke Use Permit # S-633 that allowed a tattoo studio in this tenant space~~

LEGAL DESCRIPTION: S 10' of Lot 2 and all of Lots 3-5, Block 3, Rochelle Heights Addition

CASE NUMBE ~~Revoke S-633~~ DATE MAILED ~~7-26-18~~

Attachment: 2018-094 ATTH 02 (Public hearing notice & application) (1914 : 2018-094 ORD revoking S-633)

# City of Texarkana, Texas

## Developing Perspectives and Goals Pending Approval by the City Council:

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| Develop Personnel | ☐ Develop a Skilled & Diverse Workforce<br>☐ Create a Positive & Rewarding Work Culture |

**Perspectives and Goals Additional Comments:**

NONE

**Resource Impact:**

| | |
|---|---|
| NA | No Additional |

**Other Potential Impacts:**

NA

**Public Information Plan:**

| | | | |
|---|---|---|---|
| ☑ | Newspaper Notice (Required by Statute) | ☑ | Public Hearing (Required by Statute) |
| ☐ | Public Forum/Input Session | ☐ | Press Release |
| ☐ | E-News Distribution | ☑ | Website Notice |
| ☐ | Social Media (Twitter, Facebook, etc.) | ☑ | Special Mailing |
| ☐ | Flyers Posted | ☐ | Banners Posted |
| ☐ | Survey | ☐ | Automated Phone Call |
| ☑ | None Required | ☑ | Sign Posted |

Other:

Attachment: 2018-094 Goals & Perspectives (1914 : 2018-094 ORD revoking S-633)