



CITY OF TEXARKANA
PLANNING & ZONING COMMISSION
AGENDA • SEPTEMBER 3, 2019

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

220 TEXAS BLVD.
TEXARKANA, TX 75501

Chairman

Gene Joyce III

Commissioner

James Larkins

Commissioner

Casey Boyette

Vice Chairman

Dianna Patterson Kinsey

Commissioner

Wanda Northam

Alternate Commissioner

George Merrill

Commissioner

Tom Coleman

Commissioner

Jay Davis

I. CALL TO ORDER**II. AGENDA ITEMS**

1. Amendment to PD-97-3(O) for site plan approval to allow a townhome development on a 2.24 acre tract of land being Lot 1, Block 6, Clear Creek Estates 1st Addition, located in the 3400 block of Skyline Boulevard. Brandon Taylor and Brad Meador, dba 2 B Builders, under contract to purchase.

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

1. Consider approval of 8-5-19 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

Version:

Update Date: 8/30/2019 2:04 PM

Summary Sheet

Lead Department: Planning and Community Development **Action Officer:** Debbie Burk,
Amendment to PD-97-3(O) for site plan approval to allow a townhome
development on a 2.24 acre tract of land being Lot 1, Block 6, Clear Creek
Estates 1st Addition, located in the 3400 block of Skyline Boulevard. Brandon
Subject: Taylor and Brad Meador, dba 2 B Builders, under contract to purchase.

Meeting Date: 9/3/2019

Attachments

- a. zoning and aerial maps (PDF)
- b. color zoning map (PDF)
- c. aerial view with site plan showing tree preservation & courtyard (PDF)
- d. site plans (PDF)
- e. elevations (PDF)
- f. public hearing notice and application (PDF)

Staff Coordination

Planning and Community Development	David Orr	Department Head Review
Pending		
Planning & Zoning Commission	Debbie Burk	Meeting Pending
09/03/2019 6:00 PM		

Staff Commentary

Updates/History of Briefing:

"NOT APPLICABLE"

Executive Summary and Background Information:

Amendment to PD-97-3(O): This is a request for site plan approval in the 3400 block of Skyline Boulevard (Lot 1, Block 6, Clear Creek Estates 1st Addition) by Brandon Taylor and Brad Meador, dba 2 B Builders, under contract to purchase. This property is a 2.24-acre vacant tract of land. The proposed use is a townhome development.

The adjacent zoning is Agriculture to the north, Neighborhood Service and Multiple Family-1 to the west, Single Family-2 to the south and Two Family-2 and Single Family-2 to the east. The adjacent land use is residences to the north and south, townhomes to the west and duplexes to the east.

City of Texarkana, Texas

This property is currently zoned PD-Office. A townhome development is a “use by right” in the Office zoning district. This application is for site plan approval since this property is in a Planned Development district.

It should be noted that this property was zoned General Retail prior to the rezoning of the tract to PD-Office in 1997.

The attached site plan consists of the following:

- Eighteen (18) townhomes (1, 2 & 3 bedrooms) with a landscaped courtyard.
- Exterior façade will be brick and hardy board.
- Tree preservation area along Clear Creek Drive to provide a buffer between the homes to the north and the townhome development.
- A total of 54 parking spaces. Each unit will have a garage. The 1- and 2-bedroom units will have 2 additional parking spaces in addition to the garage. The 3-bedroom units will have 3 additional spaces in addition to the garage.
- Driveway access off Cooks Lane and off Skyline Boulevard.

Public Works has noted there are some concerns about drainage issues downstream from this project. Drainage design will be addressed during the permitting process. Per the Fire Department, the applicant should be aware that a fire hydrant may need to be installed on the west side of the project. It appears some units are more than 150’ from the street so fire access will be required (20’ width with 13’ 6” clearance with a painted fire lane).

Per the Zoning Ordinance, townhome developments are not to exceed 14 ½ dwelling units per gross acre. The proposed layout of 18 units is well below the allowed maximum units. Since the townhouse development is a use by right in the Office zoning district, staff recommends for approval.

The applicant should be aware that there may be additional applicable city code/ordinance requirements prior to the issuance of building permits.

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

Potential Options:

“None”

Fiscal Implications:

None

Staff Recommendation:

Per the Zoning Ordinance, townhome developments are not to exceed 14 ½ dwelling units per gross acre. The proposed layout of 18 units is well below the allowed maximum units. The applicant has provided 18 more parking spaces than is required by Ordinance. Because of these reasons and since the townhouse development is a use by right in the Office zoning district, staff recommends for approval of the proposed site plan.

Advisory Board/Committee Review:

Planning and Zoning Commission

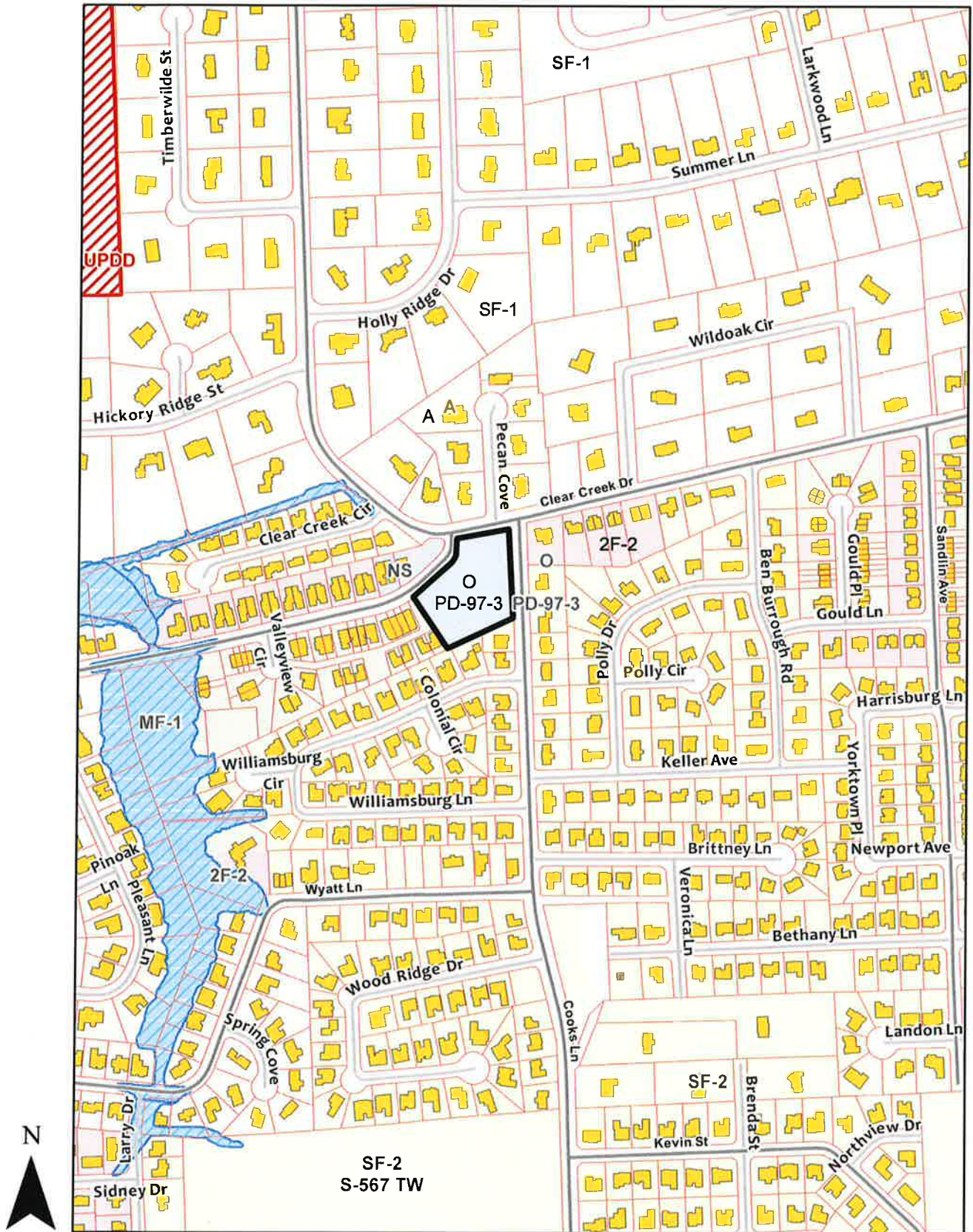
City of Texarkana, Texas**Board/Committee Recommendation:**

"NOT APPLICABLE"

Advisory Board/Committee Meeting Date and Minutes:

"NOT APPLICABLE"

**3400 Block of Skyline Blvd.
(Corner of Skyline, Cooks & Clear Creek – Lot 1, Block 6, Clear Creek 1st Addition)
Department of Planning & Community Development**



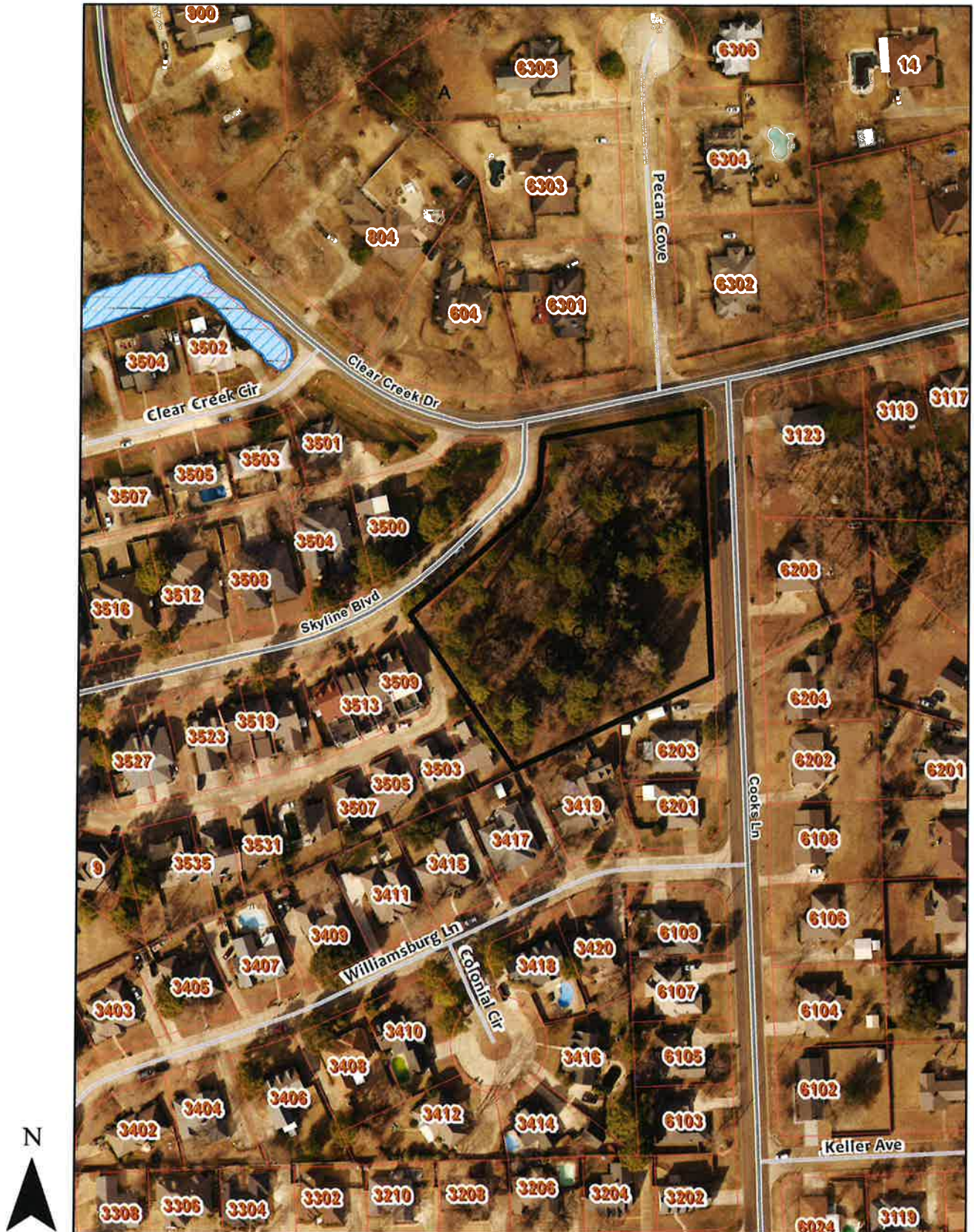
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3400 Block of Skyline Blvd.

(Corner of Skyline, Cooks & Clear Creek – Lot 1, Block 6, Clear Creek 1st Addition)

Department of Planning & Community Development



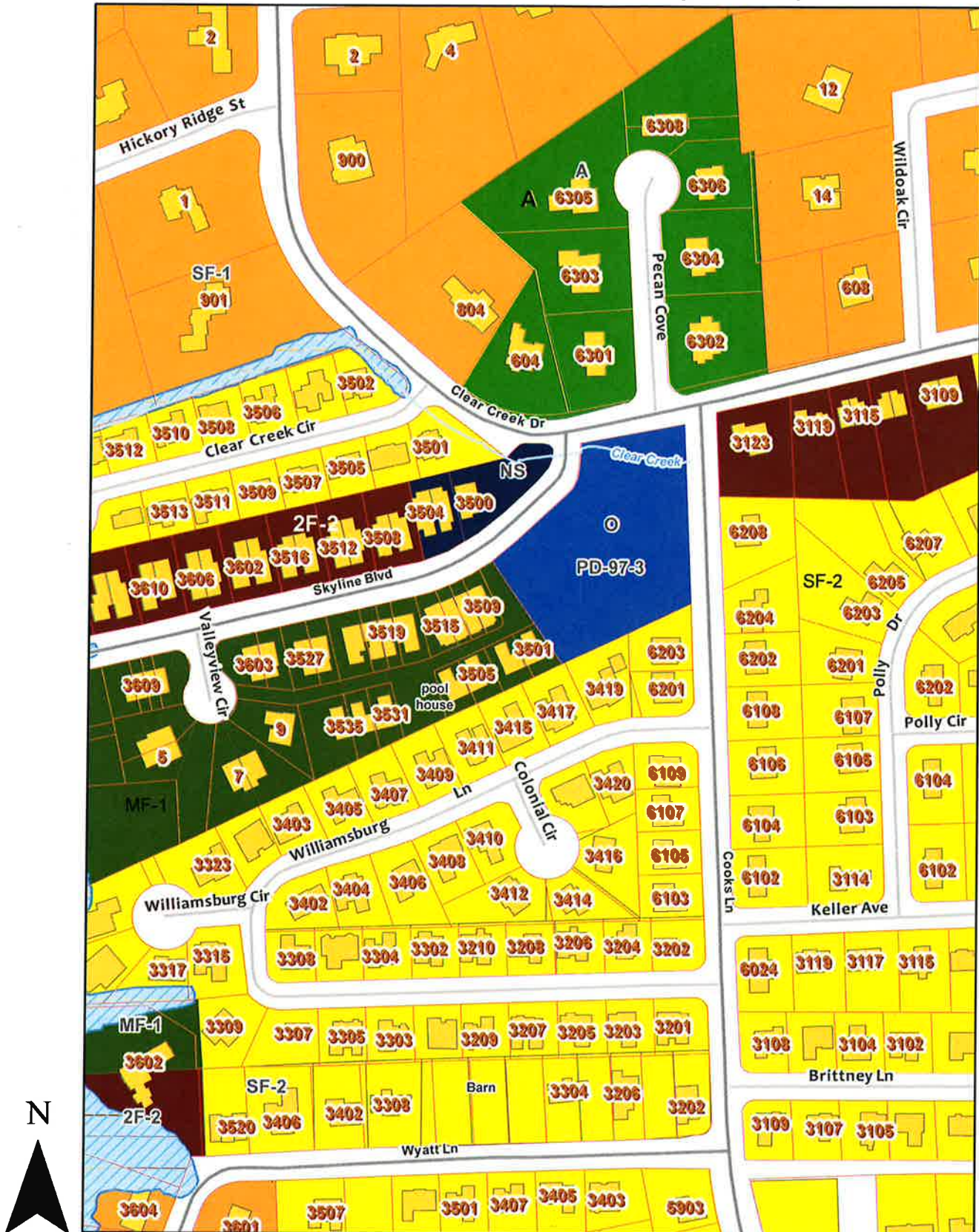
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Attachment: zoning and aerial maps (2140 : Amend. to PD-97-3(O) for site plan approval)

3400 Block of Skyline Blvd.

(Corner of Skyline, Cook s & Clear Creek – Lot 1, Block 6, Clear Creek 1st Addition
Department of Planning & Community Development



1:3,000



Attachment: color zoning map (2140 : Amend. to PD-97-3(O) for site plan approval)

0 25 50 100 Feet

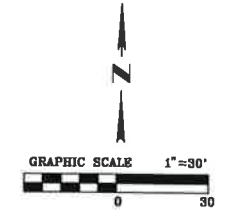
Clear Creek Townhomes

2.1.c



Attachment: aerial view with site plan showing tree preservation & courtyard (2140 : Amend. to PD-97-

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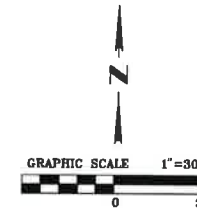


LEGEND	
	PROPERTY LINE
	CURB AND GUTTER
	BUILDING EDGE
	EDGE OF PAVEMENT
	EASEMENT
	BUILDING LINE OFFSET
	TOE OF DITCH/SLOPE
	TOP OF BANK
	OVERHEAD POWER LINE
	WATER MAIN
	SANITARY SEWER MAIN
	TELEPHONE LINE
	PROPOSED CONTOUR INT.
	EXISTING CONTOUR INT.
	SILT FENCE
	STORM DRAIN
	FIRE LANE
	SPOT ELEVATION
	POWER POLE
	WATER METER
	WATER VALVE
	CLEAN OUT
	SANITARY SEWER MANHOLE
	STORM DRAIN MANHOLE
	SIGN (TYPICAL)
	HANDICAP PARKING SYMBOL (PAINTED)
	FIRE HYDRANT
	LIGHT POLE
	GAS REGULATOR
	IRRIGATION CONTROL VALVE
	SPRINKLER HEAD
	ROOF DRAIN
	TELEPHONE JUNCTION BOX
	ELECTRIC JUNCTION BOX
	GUY WIRE
	TREE

Scale
1" = 30'

KS LANE
NHC

Attachment: site plans (2140 : Amend. to PD-97-3(O) for site plan approval)

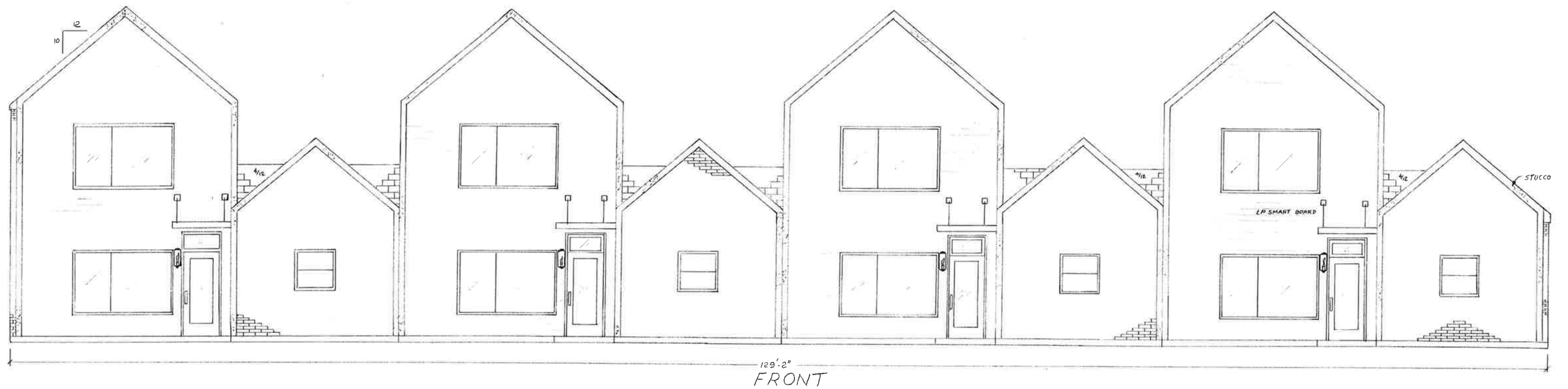


LEGEND

- PROPERTY LINE
- CURB AND GUTTER
- BUILDING EDGE
- EDGE OF PAVEMENT
- - - EASEMENT
- - - BUILDING LINE OFFSET
- - - TOE OF DITCH/SLOPE
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- - - SILT FENCE
- - - STORM DRAIN
- - - FIRE LANE
- 356.0 SPOT ELEVATION
- POWER POLE
- WATER METER
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- IRRIGATION CONTROL VALVE
- SPRINKLER HEAD
- ROOF DRAIN
- TELEPHONE JUNCTION BOX
- ELECTRIC JUNCTION BOX
- GUY WIRE
- TREE

Attachment: site plans (2140 : Amend. to PD-97-3(O) for site plan approval)

CS LANE
NHC
TEX



Attachment: elevations (2140 : Amend. to PD-97-3(O) for site plan approval)

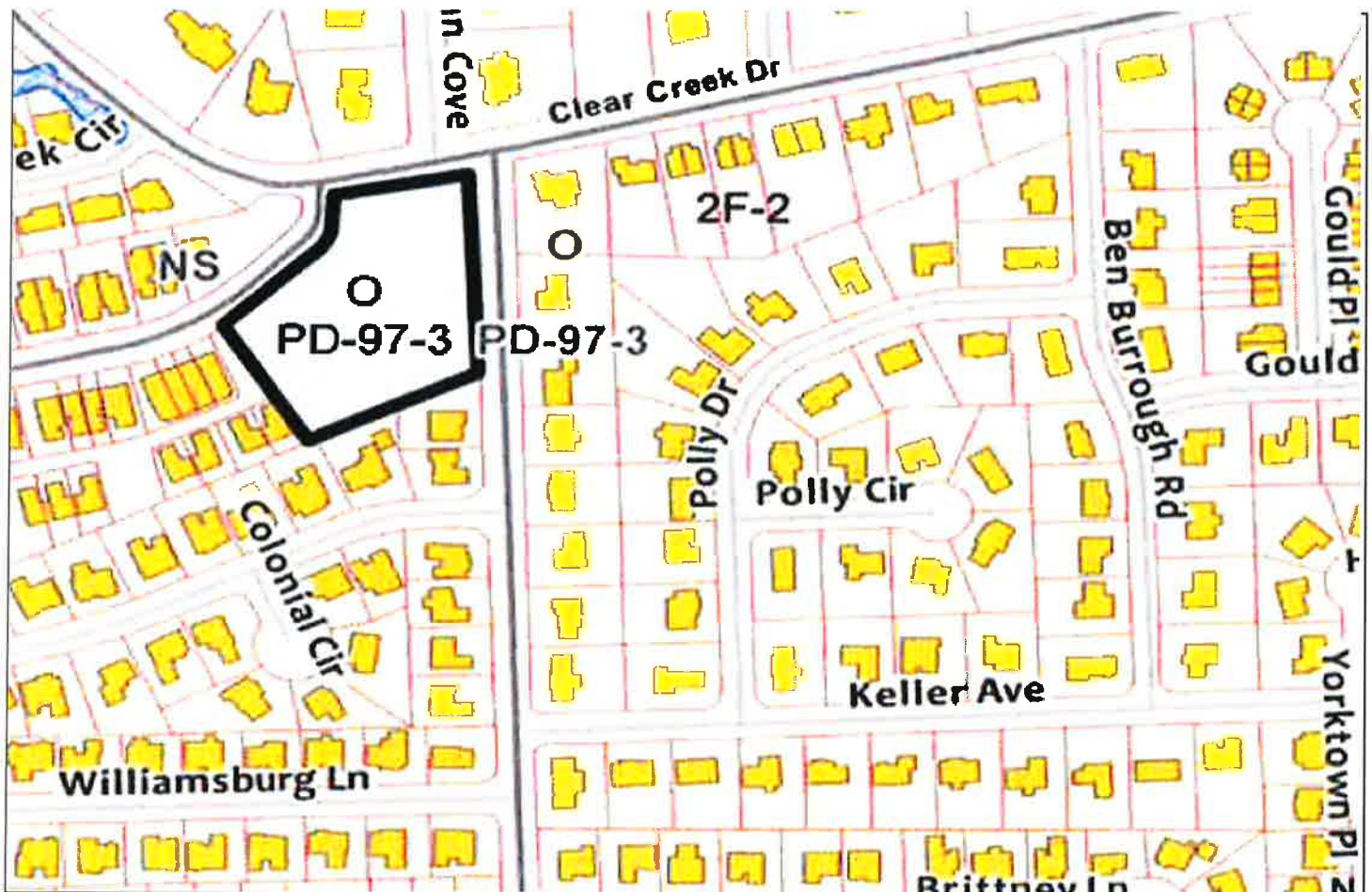
NOTICE OF PUBLIC HEARINGS

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: Tuesday, September 3, 2019 Hearing Time: 6:00 pm

CITY COUNCIL Hearing Date: Monday, October 14, 2019 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: Brandon Taylor and Brad Meador d/b/a 2 B Builders (under contract)

OWNER'S ADDRESS: 383 County Road 2308, Texarkana, TX 75503

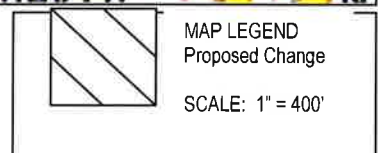
LOCATION OF REZONING: 3400 Block of Skyline Blvd., Texarkana, TX

PROPOSED CHANGE: Amendment to PD-97- 3 (O) for site plan approval to allow a townhouse development

LEGAL DESCRIPTION: Lot 1, Block 6, Clear Creek Estates 1st Addition

CASE NUMBER: Amendment to PD-97-3(Office)

DATE MAILED: 08-22-2019



Attachment: public hearing notice and application (2140 : Amend. to PD-97-3(O) for site plan approval)



SITE PLAN APPROVAL APPLICATION

CITY OF TEXARKANA TEXAS

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

Receipt No. 00164115

Case Amend to PD-97.3

Date 8-20-19

To: The Planning and Zoning Commission
City of Texarkana Texas

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

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

Lot: 1 Block: 6 Addition: Clear Creek Estates 1st
(Or see attached metes and bounds legal description)

Project location/address:
Corner of Clear Creek and Cooks Lane

Present zoning: PD-Office Proposed zoning (if applicable) PD-Office

Proposed use: Townhome Development

Total square footage of proposed building: 18-Townhomes Number of parking spaces 54

Number of required parking spaces per Ordinance 36 Handicapped spaces

Material of building façade

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

Size

Material to be used for structure (if monument style)

Attorney or Agent Signature Brandon Taylor + Brad Meader

Address

383 CR 2308, Texarkana
City, State, Zip 75503

Home Phone & Cell Phone

Email Address

Property Owner Signature Christopher + Michelle Karam

Address

1517 Embury Oaks Drive
City, State, Zip Alexandria, LA 71301

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: public hearing notice and application (2140 : Amend. to PD-97-3(O) for site plan approval)

City of Texarkana, Texas

Summary Sheet

Version:

Update Date: 8/30/2019 2:08 PM

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

Subject: Consider approval of 8-5-19 Minutes

Meeting Date: 9/3/2019

Attachments

a. 8-5-19 minutes (PDF)

Staff Coordination

Planning and Community Development	David Orr	Department Head Review
Pending		
Planning & Zoning Commission	Debbie Burk	Meeting Pending
09/03/2019 6:00 PM		

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")

City of Texarkana, Texas**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"

**MINUTES
REGULAR MEETING
PLANNING AND ZONING COMMISSION
COUNCIL CHAMBERS
2ND FLOOR, TEXAS MUNICIPAL BUILDING
220 TEXAS BOULEVARD, TEXARKANA, TEXAS
MONDAY, AUGUST 5, 2019
6:00 P.M.**

The Planning and Zoning Commission of the City of Texarkana, Texas met in their regular session, Monday, August 5, 2019 at 6:00 p.m. in the Council Chambers, 2nd floor, Municipal Building, 220 Texas Boulevard, Texarkana, Texas with the following members present:

ATTENDING:

Ms. Dianna Patterson Kinsey, Vice-chairperson
Mr. Casey Boyette
Mr. Tom Coleman
Mr. James Larkins
Mr. George Merrill

ABSENT:

Mr. Gene Joyce, III, Chairman
Mr. Jay Davis
Dr. Wanda Northam

ALSO ATTENDING:

Mr. David Orr, Director of Planning and Community Development
Ms. Debbie Burk, Zoning Administrator
Ms. Laura Puckett, Administrative Coordinator

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

(REMOVE FROM TABLE) Z-19-14: A 1.348-acre tract of land, being part of Lots 3 & 4, Block 1, Carrie D. Hart's First Addition in the Thomas Price HRS, A-466, located at 1703 North Bishop Road. Office to Commercial. Curt Green, dba Green, Herrington & Howell, applicant.

Ms. Burk stated that the applicant had asked that this item remain tabled.

S-710: Specific Use Permit to allow tattooing, permanent cosmetics and microblading on Lot 13, Richmond-McKnight Addition located in a tenant space at 3003 Richmond Road. Curt Green & Co. applicant. Kara May, agent.

Ms. May explained that this request is to allow regular tattooing along with permanent cosmetics and microblading in this tenant space on Richmond Road. Ms. May stated that she hopes to create a "higher end" spa type atmosphere. She stated that the business will have an open concept and an outside seating area for customers. She added that business hours will be 12 p.m. to 10 p.m. on weekdays and stay open until 12:00 a.m. on Friday and Saturday nights.

Mr. Boyette made a motion to approve the request. Mr. Larkins seconded the motion. Mr. Coleman and Ms. Kinsey voted in favor of the motion. Mr. Merrill voted against it. There being a majority vote, the motion carried.

RECOMMENDED FOR APPROVAL

Attachment: 8-5-19 minutes (2141 : 8-5-19 Minutes)

Z-19-16: A 6.762-acre tract of land in the J.G. Dunn HRS, A-141 and the U. Carpenter HRS, A-822, located at 8204 N. Kings Highway. PD-General Retail, Office & Single Family-1 to Single Family-1. Shannon Kelley, applicant.

Mr. Kelley explained that he constructed a residence on this property and is now in the process of refinancing. He stated that in order to get approval of the refinancing, the bank is requiring the property to be rezoned to a residential zoning district.

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

RECOMMENDED FOR APPROVAL

Staff updates

Mr. Orr stated that the Texas State Planning Conference is coming up this fall and invited Commission member to attend workshops at the conference.

Consider approval of the July 1, 2019 Minutes

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

RECOMMENDED FOR APPROVAL

There being no further business, the meeting was adjourned.

Dianna Patterson Kinsey, Vice-chairperson

Debbie Burk, Secretary

Attachment: 8-5-19 minutes (2141 : 8-5-19 Minutes)