



CITY OF TEXARKANA
PLANNING & ZONING COMMISSION
AGENDA • SEPTEMBER 3, 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. Z-24-8 rezoning from Industrial-1 to Single Family-3 on Lot 3, Block 2, Carpenters addition, located at 2302 James Street. Billy Jacobs, owner.

2. S-792: Specific Use Permit to allow the location of a single wide HUD code manufactured home on Lot 3, Block 2, Carpenters Addition, located at 2302 James Street. Billy Jacobs, owner.

III. STAFF UPDATES

IV. CONSIDER APPROVAL OF MINUTES

1. Consider the Planning and Zoning Commission meeting minutes from August 5, 2024.
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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: A

Update Date: 8/29/2024 9:34 AM

Summary Sheet

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

Subject: Z-24-8 rezoning from Industrial-1 to Single Family-3 on Lot 3, Block 2, Carpenters addition, located at 2302 James Street. Billy Jacobs, owner.

Meeting Date: 9/3/2024

Attachments

- a. Maps (PDF)
- b. Application and Hearing Notice (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
09/03/2019 6:00 PM		

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Billy Jacobs, owner, to rezone Lot 3, Block 2, Carpenters Addition, located at 2302 James Street from Industrial-1 to Single Family-3. The intention is to place a single wide HUD code manufactured home on this property. The property is currently vacant land.

The Future Land Use Map has designated this property as "Suburban Residential".

The adjacent zoning is Industrial-1 to the north, south, east, and Single Family-2 to the west. The adjacent land use is vacant land to the north, south, east, and residential to the west.

Staff recommend approval of this request.

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

City of Texarkana, Texas

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

Potential Options:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommend approval of this request.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

September 3, 2024

2302 James Street



2302 James Street



2302 James Street



Attachment: Maps (4310 : Z-24-8 I-1 to SF-3 at 2302 James Street)



ZONING APPLICATION

CITY OF TEXARKANA TEXAS

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

Receipt No 24-002561

Case Z-24-8

Date 8-1-24

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: 3 Block: 2 Addition: CARPENTERS ADDN
(Or see attached legal description)

Location: 2302 James St., Texarkana, TX

Present Zoning: I-1

Proposed Zoning: SF-3

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

SINGLE FAMILY

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

SINGLE WIDE: SINGLE FAMILY HOME TO BE MOVED - IN.

Attorney or Agent Signature

Printed Name:

Address

City, State, Zip

Home Phone & Cell Phone

Email Address

Billy D. Jacobs
Property Owner Signature

Printed Name: Billy D. Jacobs

401 Melton St.

Address

Texarkana, TX 75501

City, State, Zip

903 733 6306

Home Phone & Cell Phone

bj000347@gmail.com

Email Address

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

Attachment: Application and Hearing Notice (4310 : Z-24-8 I-1 to SF-3 at 2302 James Street)

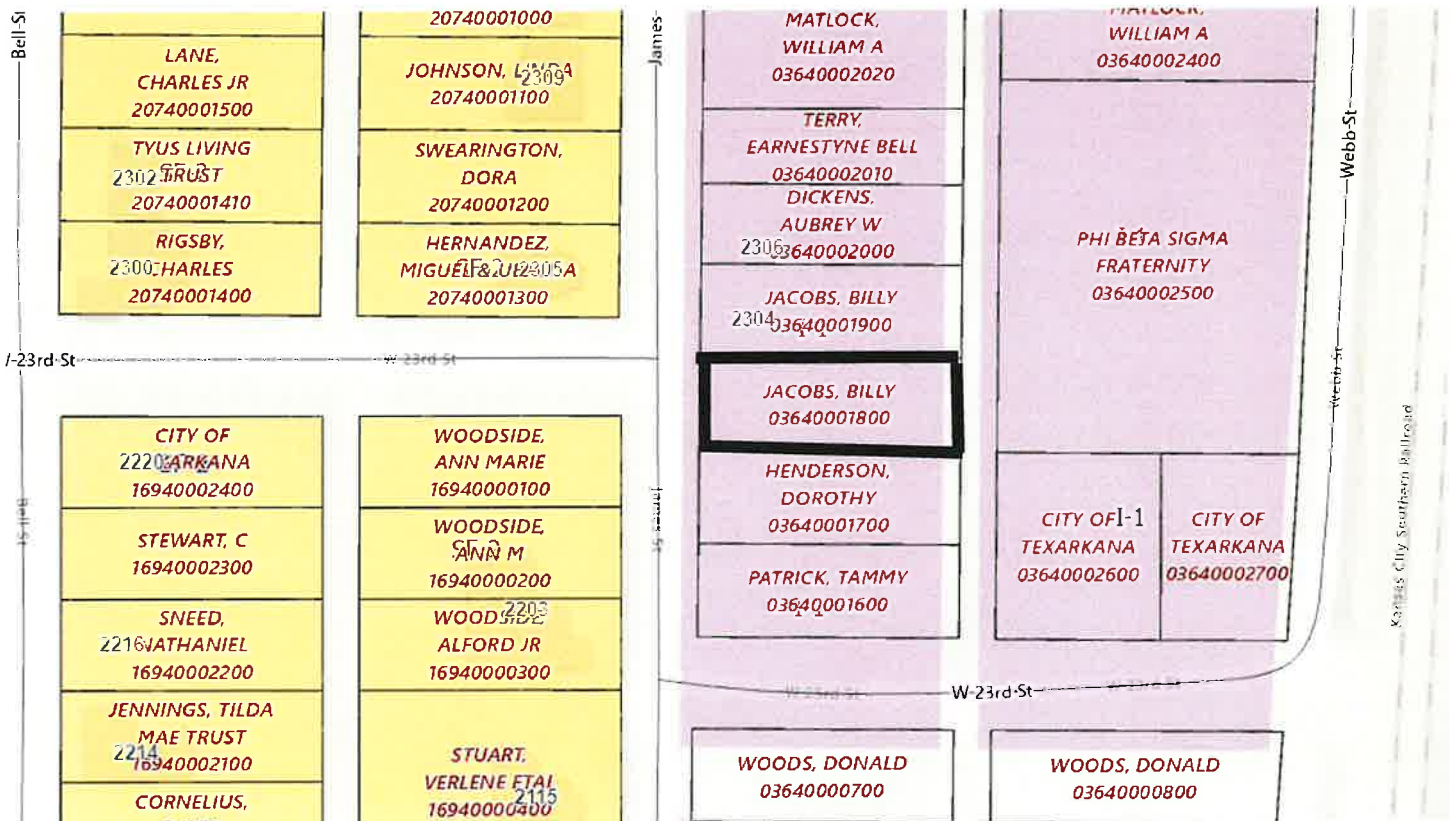
NOTICE OF PUBLIC HEARINGS

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

PLANNING & ZONING COMMISSION: Hearing Date: TUESDAY, September 3, 2024 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, October 14, 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. 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: Billy Jacobs, owner

OWNER'S ADDRESS: 401 Melton, Texarkana, Texas 75501

LOCATION OF REZONING: 2302 James Street, Texarkana, Texas 75501

PROPOSED CHANGE: placement of single wide HUD code manufactured home

ZONING CHANGE FROM: Industrial-1 TO: Single Family-3

LEGAL DESCRIPTION: Lot 3, Block 2, Carpenters Addition

CASE NUMBER: Z-24-8 DATE MAILED: August 21, 2024

Attachment: Application and Hearing Notice (4310 : Z-24-8 I-1 to SF-3 at 2302 James Street)

City of Texarkana, Texas

Version: A

Update Date: 8/29/2024 9:34 AM

Summary Sheet

Lead Department: Planning & Zoning Commission **Action Officer:** Laura Puckett, Zoning Administrator
Subject: S-792: Specific Use Permit to allow the location of a single wide HUD code manufactured home on Lot 3, Block 2, Carpenters Addition, located at 2302 James Street. Billy Jacobs, owner.

Meeting Date: 9/3/2024

Attachments

- a. Maps (PDF)
- b. Application and Hearing Notice (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
09/03/2019 6:00 PM		

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Billy Jacobs, owner, for a Specific Use Permit to allow the location of a single wide HUD code manufactured home on Lot 3, Block 2, Carpenters Addition, located at 2302 James Street. This property is currently a vacant lot.

The Future Land Use Map has designated this property as "Suburban Residential".

The adjacent zoning is Industrial-1 to the north, south, east, and Single Family-2 to the west. The adjacent land use is vacant land to the north, south, east, and residential 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.

Staff recommends approval of this request with the following stipulations:

City of Texarkana, Texas

1. That one 2017 or newer single wide HUD code manufactured home be allowed on this property.
2. That the single wide HUD code manufactured home be tied down/skirted/underpinned.
3. That the single wide HUD code manufactured home be used for dwelling purposes only, human occupancy only.
4. That the Specific Use Permit be in effect for a period of three (3) years, beginning at the date of this Ordinance. It is the owner's responsibility to renew this permit.
5. That if the HUD code manufactured home is not placed on the property within the three (3) year period, the Specific Use Permit will automatically be revoked.
6. That all driveways, parking, building codes/setbacks, engineered foundation, platting and flood plain requirements must be in accordance with the City of Texarkana, Texas codes.

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

Potential Options:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommend 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:

September 3, 2024

2302 James Street



Attachment: Maps (4311 : S-792 SUP for HUD code mnfctrd home at 2302 James Street)



2302 James Street



Attachment: Maps (4311 : S-792 SUP for HUD code mnfctrd home at 2302 James Street)



ZONING APPLICATION

CITY OF TEXARKANA TEXAS

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

Receipt No 24-002561

Case S-792

Date 8-1-24

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: 3 Block: 2 Addition: CARPENTERS ADDN.
(Or see attached legal description)

Location 2302 James St., Texarkana, TX

Present Zoning I-1

Requested Specific Use Permit

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

SINGLE WIDE: SINGLE FAMILY HOME TO BE
MOVED - IN.

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

SINGLE FAMILY

Attorney or Agent Signature

Printed Name: _____

Address _____

City, State, Zip _____

Home Phone & Cell Phone _____

Email Address _____

Billy D. Jacobs
Property Owner Signature

Printed Name: Billy D. Jacobs
401 Melton St.

Address _____

Texarkana, TX 75501

City, State, Zip _____

903 733 6306

Home Phone & Cell Phone _____

bj000347@gmail.com

Email Address _____

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

Attachment: Application and Hearing Notice (4311 : S-792 SUP for HUD code mnfctrd home at 2302 James Street)

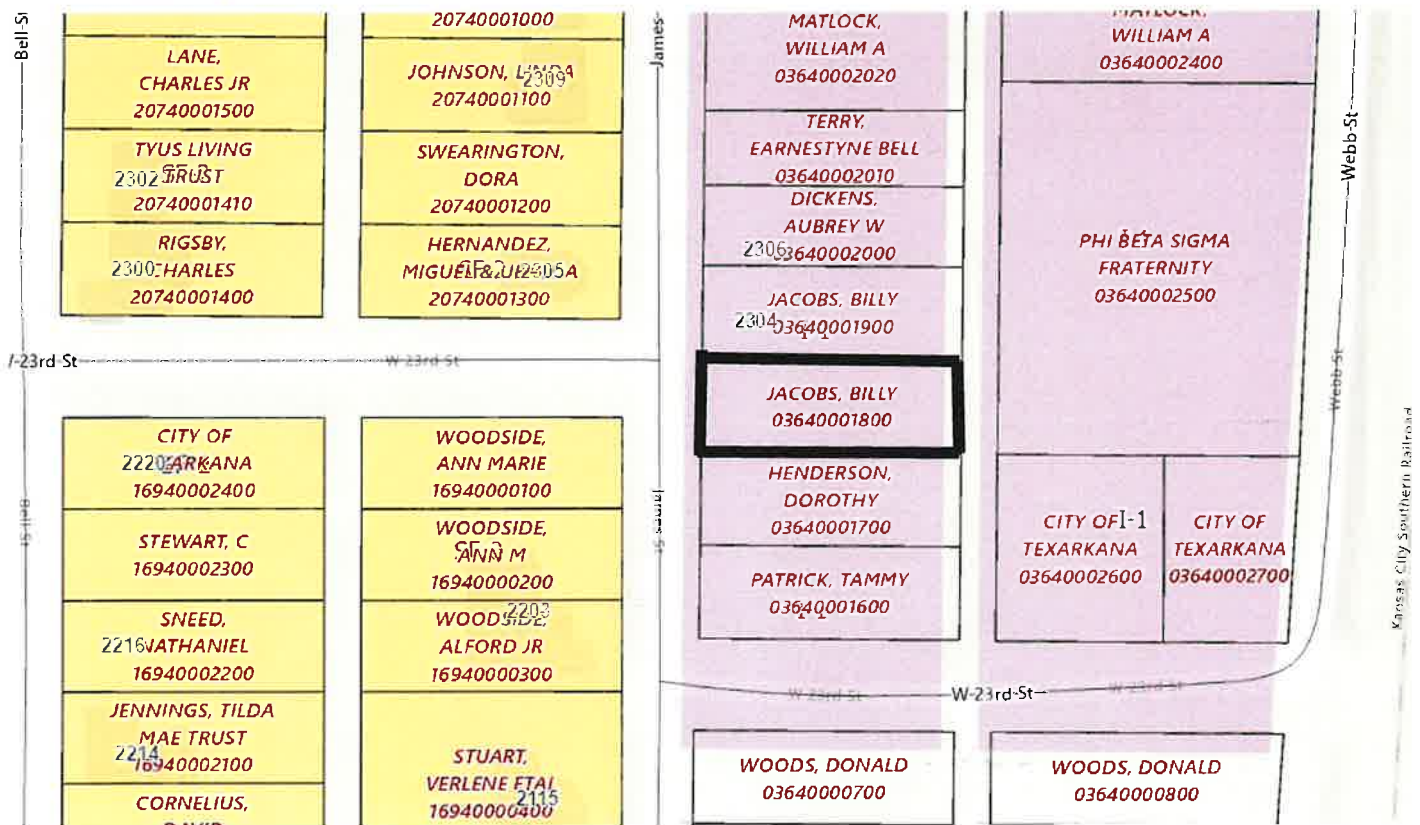
NOTICE OF PUBLIC HEARINGS

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

PLANNING & ZONING COMMISSION: Hearing Date: Tuesday, September 3, 2024 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: Monday, October 14, 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: Billy Jacobs, owner

OWNER'S ADDRESS: 401 Melton, Texarkana, Texas 75501

LOCATION OF REZONING: 2302 James Street, Texarkana, Texas 75501

PROPOSED CHANGE: to allow the location of a single wide HUD code manufactured home

LEGAL DESCRIPTION: Lot 3, Block 2, Carpenters Addition

CASE NUMBER: S-792 DATE MAILED: May 21, 2024

Attachment: Application and Hearing Notice (4311 : S-792 SUP for HUD code mnfrctd home at 2302 James Street)

City of Texarkana, Texas

Version: A

Update Date: 8/29/2024 9:34 AM

Summary Sheet

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

Subject: Consider the Planning and Zoning Commission meeting minutes from August 5, 2024.

Meeting Date: 9/3/2024

Attachments

- a. August 5, 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
09/03/2019 6:00 PM		

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

See attached minutes.

Potential Options:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommend for approval of the Planning and Zoning Commission meeting minutes from August 5, 2024.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

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

September 3, 2024



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

Council Chambers

Regular Meeting

6:00 PM

220 TEXAS BLVD.
TEXARKANA, TX 75501

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.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Tom Coleman, Commissioner
SECONDER:	Dianna Patterson Kinsey, Vice Chairperson
AYES:	Kinsey, Coleman, Larkins, Northam, Bailey, Kernek, Sarine
ABSENT:	Boyette
EXCUSED:	Joyce III

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.

Planning and Zoning Commission unanimously recommended for approval of this request with stipulations.

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

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.

Attachment: August 5, 2024 P&Z Minutes (4312 : P&Z Commission meeting minutes from 08-05-2024)

Planning and Zoning Commission unanimously recommended for approval of this request with stipulations.

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

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.

Joaquin Hernandez appeared and stated that he has outgrown his current location and needs to move to a new location. He is requesting a specific use permit to do tattooing at 1002 Wood Street.

The Planning and Zoning Commission unanimously recommends for approval of this request with stipulations.

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

III. STAFF UPDATES

IV. CONSIDER APPROVAL OF MINUTES

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

RESULT:	ADOPTED [6 TO 0]
MOVER:	Tom Coleman, Commissioner
SECONDER:	Dianna Patterson Kinsey, Vice Chairperson
AYES:	Kinsey, Coleman, Larkins, Northam, Kernek, Sarine
ABSENT:	Boyette
EXCUSED:	Joyce III
RECUSED:	Bailey

V. ADJOURNMENT