



CITY OF TEXARKANA
PLANNING & ZONING COMMISSION
AGENDA • SEPTEMBER 6, 2022

City Hall	Regular Meeting	6:00 PM
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220 TEXAS BLVD
 TEXARKANA, TX 75501

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

I. CALL TO ORDER

II. AGENDA ITEMS

1. Consider nominating Chairperson and Co-Chairperson for the Planning and Zoning Commission.
 2. Consider approval of the final of preliminary plat for DRT Lake Drive Addition. DRT Ventures LLC, owner, and Jeffrey Wood, MTG Engineers and Surveyors, agent.
 3. Consider approval of the Replat Lot 1 and Pt Lot 2, Block 2, Richmond Place. 7K Rentals LLC, owner, and Jeffrey Wood, MTG Engineers and Surveyors, agent.
 4. Consider approval of the LTHI Addition being a replat of part of Block 3, Korn Addition. David Thomas, LLC, owner and Jeffrey Wood, MTG Engineers and Surveyors, agent.
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5. Consider Amending the Code of Ordinances of the City of Texarkana, Texas, Land Development Code, Chapter 140 "Zoning", Article VIII - Parking and Loading Regulations, Section 140-202, "Off Street Parking Spaces".
6. Consider Amending the Code of Ordinances of the City of Texarkana, Texas, Land Development Code, Chapter 140 "Zoning", Article VIII - Parking and Loading Regulations, Section 140-203, "Parking Space Schedule".
7. S-758: Specific Use Permit to allow tattoo studio and art gallery on an approximate 0.13-acre tract of land (being Tract 231), Thomas Price HRS, A-466, located at 3427 New Boston Road. Alfred Smith, owner and Kara May, agent.
8. S-759: Specific Use Permit to allow the location of a HUD code manufactured home on Lots 5 and 6, Block 2, Grandview Addition, located at 2809 Findley. Sandra Carroll, owner.
9. Z-22-11: Rezoning and Amending PD-79-8 (C) on an approximate 1.01-acre tract of land (being Tract 219), Thomas Price HRS, A-466, located at 2315 North Robison Road requesting the Planned Development be removed at this location and rezoned from Commercial to Single Family-2. Veronica Hernandez, owner.
10. Z-22-08: (TABLED) rezoning a portion of a 4.60-acre tract of land (being Tract 19), J.W. Lane HRS A-345, located at 6500 Summerhill Road. Office to General Retail. William Davis, owner and David Williams, MTG Engineers and Surveyors, agent.
11. S-760: Specific Use Permit to allow permanent cosmetic procedures/tattooing on Lots 2 and 3, Block 5, Richmond Development Fourth Subdivision located at 4401 Corporate Drive. Timothy Reynolds, Domination Properties, owner, and Tammy Wroten, agent.
12. Z-22-12: rezoning the West 1/2 of Lot 19, Block 4, Red Cut Heights, located at 2503 Sugden from Single Family-2 to Single Family-3. Charles Antwine, owner.
13. S-761: Specific Use Permit to allow a HUD code manufactured home on W 1/2 of Lot 19, Block 4, Red Cut Heights, located at 2503 Sugden. Charles Antwine, owner.
14. Z-22-13: rezoning on Lot 18, Block 4, Red Cut Heights, located at 2503 Sugden from Single Family-2 to Single Family-3. Mary Antwine, owner, and Termaine Richardson, agent.

15. S-762: Specific Use Permit to allow a HUD code manufactured home on Lot 18, Block 4, Red Cut Heights, located at 2503 Sugden. Mary Antwine, owner, and Termaine Richardson, agent.
16. Z-22-14: rezoning on Lot 3, Block 19, Rose Acres Annex, located in the 500 block of South Bishop Road from Single Family-2 to Industrial-1. Alex Scott Tipton, owner.
17. Amendment to PD-99-1(C) for site plan approval to allow the construction of a metal building on Lots 19C and 19D, Carrie D. Harts 1st Addition, located at 704 Piney Road. Eddie Stephens, owner.
18. Z-22-15: rezoning on an approximate 0.6-acre tract of land (being Tract 70), in the R. E. Sevey HRS, A-523, located north of 3115 South Lake Drive from Single Family-2 to Single Family-3. Steven Harvey, owner and Kayla Wood MTG Engineers and Surveyors, agent.
19. S-763: Specific Use Permit to allow a HUD code manufactured home on an approximate 0.6 acre-tract of land (being Tract 70), in the R. E. Sevey HRS, A-523, located north of 3115 South Lake Drive. Steven Harvey, owner, and Kayla Wood, MTG Engineers and Surveyors, agent.

III. STAFF UPDATES

IV. CONSIDER APPROVAL OF MINUTES

1. Consider approval of the Planning and Zoning Commission meeting minutes from 08/01/2022.

V. ADJOURNMENT

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

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

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

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

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

City of Texarkana, Texas

Summary Sheet

Version:

Update Date: 8/31/2022 7:21 AM

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

Subject: Consider nominating Chairperson and Co-Chairperson for the Planning and Zoning Commission.

Meeting Date: 9/6/2022

Attachments

Staff Coordination

Building Code Administration	Mashell Daniel	Reviewer	Pending
Planning & Zoning Commission	Laura Puckett	Meeting	Pending
09/06/2022 6:00 PM			

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

NOT APPLICABLE

Potential Options:

None

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

NOT APPLICABLE

Advisory Board/Committee Review:

NONE

Board/Committee Recommendation:

City of Texarkana, Texas

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

September 6, 2022

City of Texarkana, Texas

Summary Sheet

Version:

Update Date: 8/31/2022 3:08 PM

Lead Department: Planning & Zoning Commission **Action Officer:** Laura Puckett, Administrative Coordinator
Subject: Consider approval of the final of preliminary plat for DRT Lake Drive Addition. DRT Ventures LLC, owner, and Jeffrey Wood, MTG Engineers and Surveyors, agent.
Meeting Date: 9/6/2022

Attachments

- a. P&ZMemo-PlatReview-DRTLakeDriveAddition-September2022 (PDF)

Staff Coordination

Building Code Administration	Mashell Daniel	Reviewer	Pending
Planning & Zoning Commission	Laura Puckett	Meeting	Pending
09/06/2022 6:00 PM			

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

See attached memo packet.

Potential Options:

None

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

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

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

City of Texarkana, Texas

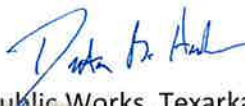
NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

September 6, 2022

MEMORANDUM

To: Planning and Zoning Commission

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

Date: August 31, 2022

Subject: **Consider approval of final and preliminary plat for the DRT Lake Drive Addition**

This is a request by DRT Ventures LLC, owner, and Jeffrey Wood, MTG Engineers and Surveyors, agent to consider approval of the final of preliminary plat for DRT Lake Drive Addition. The purpose of this plat is create a two lot subdivision located off Lake Drive west of Robison Road.

Comments are as follows:

1. TxDOT – Driveways will have shared access
2. Summit Utilities – No response
3. Sparklight – No issues
4. Windstream - No issues
5. Electric Companies
 - a. AEP – No issues
 - b. Bowie Cass – No issues
 - c. REA – No response but not in service area
6. TWU - **See memo**
7. PW/Planning Departments
 - a. Tax certificate of the property for recording purposes from BCAD must be provided showing all taxes have been paid for entire property in order to be recorded at the County Courthouse (Texas State Legislature amendment 12.002 of the Texas Property Code)
 - b. Mylar copy and electronic copy via email submitted to Public Works office after recording
 - c. **Plat fees must be paid prior to getting City signatures**
8. Fire Department – No response

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



Texarkana Water Utilities

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

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

MEMORANDUM

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

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

Date: August 17, 2022

Re: **DRT Lake Drive Addition – Preliminary & Final Plat**

The Utility staff has reviewed the above referenced Replat and has the following comments:

1. There is an existing twelve-inch (12") water main on the north side of Lake Drive and an existing eight-inch (8") sanitary sewer main on the north side of Lake Drive.
2. The Utility reserves the right to request additional utility easements upon review of the plans.
3. The size and location of the existing water and sanitary sewer mains have not been field verified. The developer's representative shall field verify the size and location of the existing utilities before designing or constructing extensions of the system

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

cc: Kenny Icenhower, P.E., Design Engineer, TWU
Bill Moss, GIS Technician, TWU
Teresa Akard, Engineering Technician II, TWU
Pam White, Administrative Coordinator, TWU

Attachment: P&Z Memo-Plat Review-DRT Lake Drive Addition-September 2022 (3777 : Replat for DRT Lake Drive Addition)



CITY OF

TEXARKANA

TEXAS

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

Application for Subdivision Plat Approval

Type:

☒ Preliminary ☒ Final ☐ Replat ☐ Minor ☐ Amended ☐ Vacation

Purpose of Plat: To create a Two Lot Subdivision

Plat Title: DRT Lake Drive Addition

Current Legal Description: 0.649 acres in the R. E. Sevey Headright Survey, Abstract 523

Total Acreage: 0.694 **Number of Lots:** 2 **Zoning:** SF-2, Proposed SF-3

Owner/Developer Information:

Name: DRT Ventures, LLC

Address: 4 Woodmont Crossing, Texarkana TX 75503

Phone: () _____ Fax: () _____ Work E-mail: _____

Surveyor/Engineer Information:

Name: Jeffrey Wood - MTG Engineers & Surveyors

Address: 5930 Summerhill Road, Texarkana TX 75503

Phone: 903)838-8533 Fax: () _____ Work E-mail: jwood@mtgengineers.com

Applicant/Agent Information:

Name: Jeffrey Wood - MTG Engineers & Surveyors

Address: 5930 Summerhill Road, Texarkana TX 75503

Phone: (903)838-8533 Fax: () _____ Work E-mail: jwood@mtgengineers.com

Required Documents:

- 1 Electronic Copy of Plat
- 1 Fullsize Copy of Plat (24"x36")
- 1 Halfsize Copy of Plat (11"x17")
- Most Current Recorded Subdivision Plat for Replat or Amendment

Owners/Applicant Certification

A plat application will not be considered filed pursuant to Section 212.009 of the Texas Local Government Code until all required documents and fees have been submitted and all of the terms and conditions of the City of Texarkana Subdivision Ordinance, including all necessary studies, plans, and supporting information are accepted and approved. All necessary plat checklists and fees must also be turned in with this application.

I certify that the information on this form and the attached plats is true and accurate to the best of my/our knowledge and that all necessary documents have been submitted for approval, and all terms and conditions of the City of Texarkana, Texas Subdivision Ordinance have been met. I understand that the City may reject this application if any information that is submitted is incomplete.

Jeffrey Wood

Applicant's Printed Name


Applicant's Signature

8/9/2022

Date

Application Fee: _____

Received by: _____

Revised: 12/21/2015



CITY OF TEXARKANA TEXAS

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

PRELIMINARY PLAT CHECKLIST	
GENERAL INFORMATION / PROJECT DESCRIPTION	
Date, written and graphic scale (100 scale or smaller) and north arrow	☒
Location Map for proposed development	☒
Name and address of (if applicable):	☒
1. Developer	
2. Record Property Owner or Owners	
3. Planners	
4. Engineer	
5. Surveyor	
BOUNDARIES, ACREAGE, AND USES	
Names or designations of all adjoining subdivisions or properties	☒
Any city of extraterritorial lines traversing or on the boundary of the development	☒
Outline of proposed tract (shall stand out compared to other boundary lines)	☒
Total Acreage in development	☒
Existing and Proposed Land Uses and Acreage	☒
Existing and Proposed Zoning	☒
EXISTING FEATURES	
Streets, roads, alleys	☒
Utilities	☒
1. Water	
2. Sewer	
3. Gas	
4. Electric	
5. Cable, Phone, Etc.	
Survey Information	☒
1. Lot Information	
2. Easements	
3. Building Lines	
4. Street Names	
5. Setbacks	
Parks	☒
Drainage Facilities	☒
1. Watercourses (rivers, creeks, ravines, channels, etc.)	
2. Bridges	
3. Culverts	
4. Underground drainage systems	
5. Ponds (Retention/Detention)	
6. FEMA Flood Zones	
Contour Lines (not greater than 3' intervals)	☒

Revised: 12/21/2015



CITY OF TEXARKANA TEXAS

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

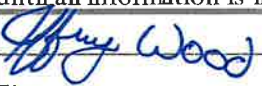
PROPOSED FEATURES	
Streets, roads, alleys	☒
Utilities	☒
1. Water	
2. Sewer	
3. Gas	
4. Electric	
5. Cable, Phone, Etc.	
Survey Information	☒
1. Lot Information	
2. Easements	
3. Building Lines	
4. Street Names	
5. Setbacks	
Parks	☐
Drainage Facilities	☒
1. Watercourses (rivers, creeks, ravines, channels, etc.)	
2. Bridges	
3. Culverts	
4. Underground drainage systems	
5. Ponds (Retention/Detention)	
6. FEMA Flood Zones	
Contour Lines (not greater than 3' intervals)	☒
Registered Professional Land Surveyor Seal	☒
CERTIFICATION STATEMENT	
I have reviewed the checklist and submittals for completeness and accuracy. I understand this plat will not be reviewed until all information is included.	
 Signature Jeffrey Wood	Date 8/17/22
Printed Name	

Attachment: P&Z Memo-Plat Review-DRT Lake Drive Addition-September 2022 (3777 : Replat for DRT Lake Drive Addition)

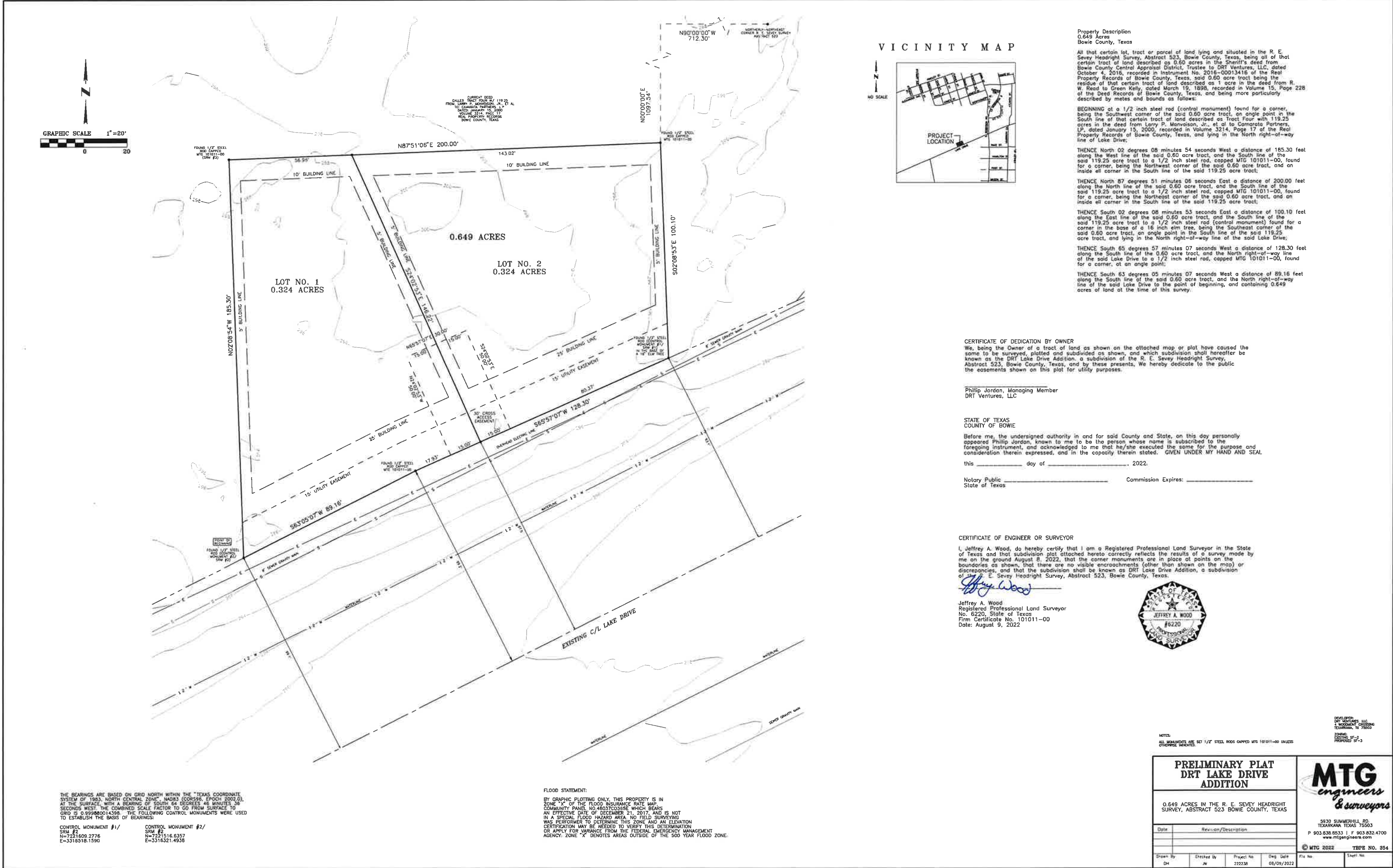


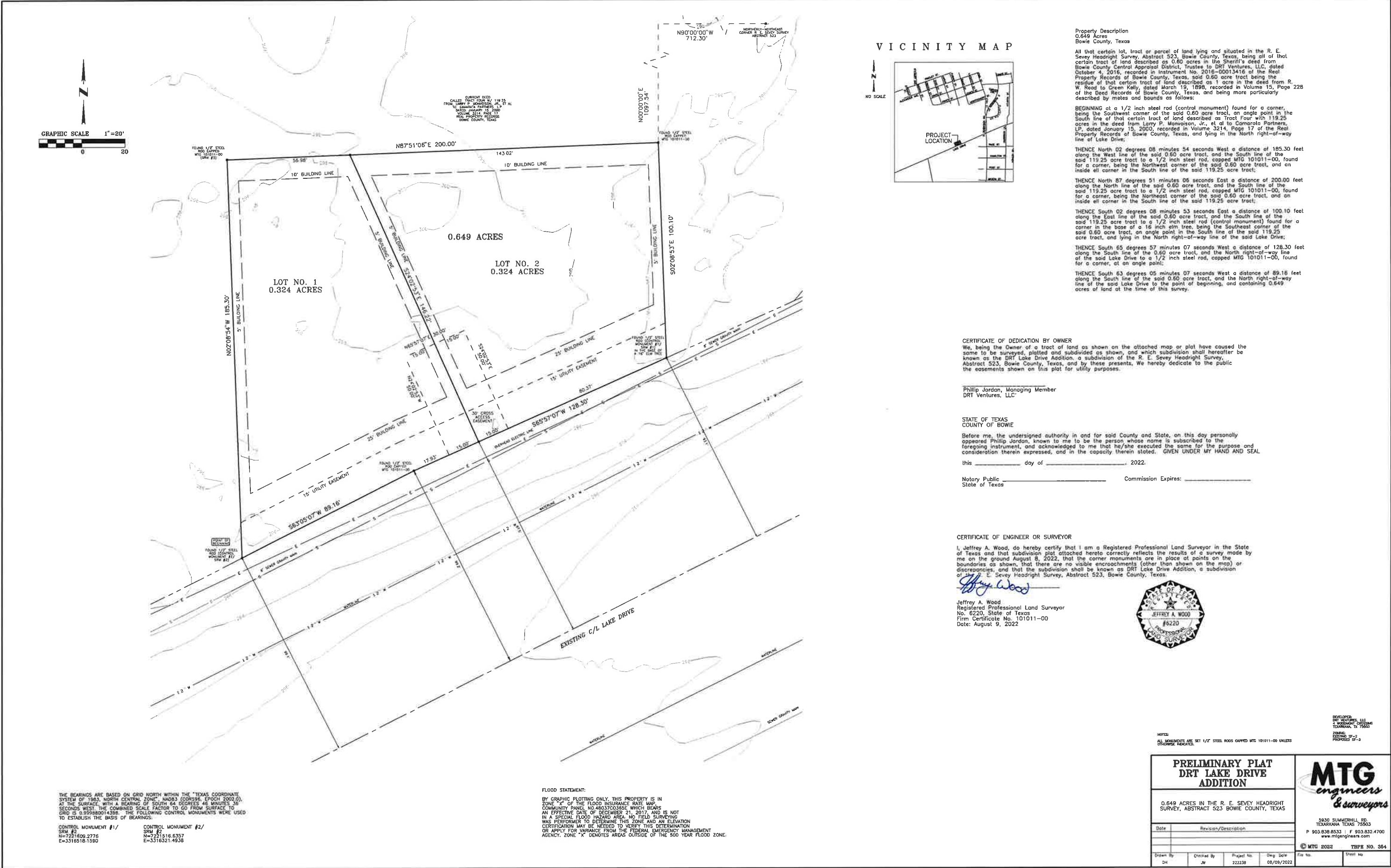
CITY OF TEXARKANA TEXAS

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

FINAL PLAT CHECKLIST	
GENERAL INFORMATION / PROJECT DESCRIPTION	
Date, written and graphic scale (100 scale or smaller) and north arrow	☒
Location Map for proposed development	☒
Title and Name of Subdivision	☒
Legal Description and identification of tract being subdivided or resubdivided	☒
1. Legal description shall be referenced to a corner of an original headright survey	
SPECIFIC PLAT INFORMATION	
Names or designations of all adjoining subdivisions or properties	☒
Adjacent dedicated streets, alleys, and easements	☒
Outline of proposed tract (shall stand out compared to other boundary lines)	☒
Location and designation of all streets, alleys, and other areas with dimensions that are intended for public use	☒
All block, lot and street boundary lines	☒
1. Blocks and lots shall be numbered	
2. Building lines and easements are shown	
a. Commercial (15')	
b. Residential (25')	
c. In PUR, building line is not less than 15'	
100 Year FEMA Flood Zones	☒
Finish Floor Elevations (lots adjacent to flood zones and drainage facilities)	☐
Shown all necessary dimensions	☒
Supplemental Survey Reference Markers	☒
Certificate of ownership	☒
Certificate of surveyor	☒
Certificate of approval by planning and zoning commission	☒
CERTIFICATION STATEMENT	
I have reviewed the checklist and submittals for completeness and accuracy. I understand this plat will not be reviewed until all information is included.	
 Signature Jeffrey Wood	Date 8/17/22
Printed Name	

Attachment: P&Z Memo-Plat Review-DRT Lake Drive Addition-September 2022 (3777 : Replat for DRT Lake Drive Addition)





City of Texarkana, Texas

Version:

Update Date: 8/31/2022 3:07 PM

Summary Sheet

Lead Department: Planning & Zoning Commission **Action Officer:** Laura Puckett, Administrative Coordinator
Consider approval of the Replat Lot 1 and Pt Lot 2, Block 2, Richmond Place. 7K Rentals LLC, owner, and Jeffrey Wood, MTG Engineers and Surveyors, agent.

Subject: agent.

Meeting Date: 9/6/2022

Attachments

- a. P&ZMemo-PlatReview-ReplatLot1and2Blk2RichmondPlace-September2022 (PDF)

Staff Coordination

Building Code Administration	Mashell Daniel	Reviewer	Pending
Planning & Zoning Commission	Laura Puckett	Meeting	Pending
09/06/2022 6:00 PM			

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

See attached memorandum packet.

Potential Options:

None

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

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

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

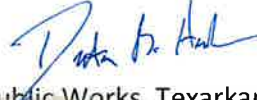
City of Texarkana, Texas

Advisory Board/Committee Meeting Date and Minutes:

September 6, 2022

MEMORANDUM

To: Planning and Zoning Commission

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

Date: August 31, 2022

Subject: **Consider approval of Replat of Lot 1 and Part of Lot 2, Block 2 Richmond Place**

This is a request by 7k Rentals LLC, owner, and Jeffrey Wood, MTG Engineers and Surveyors, agent to consider approval of the **Replat of Lot 1 and Part of Lot 2, Block 2 Richmond Place**. The purpose of this plat is combine this into 1 lot. This property is located at the NW intersection of Richmond Rd and Richmond Pl.

Comments are as follows:

1. TxDOT – No response
2. Summit Utilities – No response
3. Sparklight – **No comment and as long as we still have easement access and this will not change the location of our underground lines.**
4. Windstream - No issues
5. Electric Companies
 - a. AEP – **Request to change easement along Richmond to 15'. Owner agreed.**
 - b. Bowie Cass – No issues
 - c. REA – No response but not in service area
6. TWU - **See memo**
7. PW/Planning Departments
 - a. Tax certificate of the property for recording purposes from BCAD must be provided showing all taxes have been paid for entire property in order to be recorded at the County Courthouse (Texas State Legislature amendment 12.002 of the Texas Property Code)
 - b. Mylar copy and electronic copy via email submitted to Public Works office after recording
 - c. **Plat fees must be paid prior to getting City signatures**
8. Fire Department – No response

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



Texarkana Water Utilities

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

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

MEMORANDUM

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

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

Date: August 17, 2022

Re: **Replat of Lot 1 and Part of Lot 2, Block 2 of Richmond Place**

The Utility staff has reviewed the above referenced Replat and has the following comments:

1. There is an existing twelve-inch (12") water main on the west side of Richmond Road and an existing eight-inch (8") water main on the south side of Richmond Place.
2. There is an existing eight-inch (8") sanitary sewer main on the west side of Richmond Road and an existing eight-inch (8") sanitary sewer main on the north side of Richmond Place.
3. The Utility reserves the right to request additional utility easements upon review of the plans.
4. The size and location of the existing water and sanitary sewer mains have not been field verified. The developer's representative shall field verify the size and location of the existing utilities before designing or constructing extensions of the system

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

cc: Kenny Icenhower, P.E., Design Engineer, TWU
Bill Moss, GIS Technician, TWU
Teresa Akard, Engineering Technician II, TWU
Pam White, Administrative Coordinator, TWU



CITY OF

TEXARKANA

TEXAS

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

Application for Subdivision Plat Approval

Type:

☐ Preliminary ☐ Final ☒ Replat ☐ Minor ☐ Amended ☐ Vacation

Purpose of Plat: To combine Lot 1 & Part of Lot 2 Block 2 Richmond Place into one lot

Plat Title: Replat of Lot 1 and Part of Lot 2, Block 2 of Richmond Place

Current Legal Description: Lot 1 and Part of Lot 2, Block 2 of Richmond Place

Total Acreage: 0.342 Number of Lots: 1 Zoning: NS

Owner/Developer Information:

Name: 7k Rentals LLC

Address: 1773 CR 4234, DeKalb TX

Phone: () _____ Fax: () _____ Work E-mail: _____

Surveyor/Engineer Information:

Name: Jeffrey Wood - MTG Engineers & Surveyors

Address: 5930 Summerhill Road, Texarkana TX 75503

Phone: (903) 838-8533 Fax: () _____ Work E-mail: jwood@mtgengineers.com

Applicant/Agent Information:

Name: Jeffrey Wood - MTG Engineers & Surveyors

Address: 5930 Summerhill Road, Texarkana TX 75503

Phone: (903) 838-8533 Fax: () _____ Work E-mail: jwood@mtgengineers.com

Required Documents:

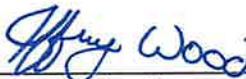
- 1 Electronic Copy of Plat
- 1 Fullsize Copy of Plat (24"x36")
- 1 Halfsize Copy of Plat (11"x17")
- Most Current Recorded Subdivision Plat for Replat or Amendment

Owners/Applicant Certification

A plat application will not be considered filed pursuant to Section 212.009 of the Texas Local Government Code until all required documents and fees have been submitted and all of the terms and conditions of the City of Texarkana Subdivision Ordinance, including all necessary studies, plans, and supporting information are accepted and approved. All necessary plat checklists and fees must also be turned in with this application.

I certify that the information on this form and the attached plats is true and accurate to the best of my/our knowledge and that all necessary documents have been submitted for approval, and all terms and conditions of the City of Texarkana, Texas Subdivision Ordinance have been met. I understand that the City may reject this application if any information that is submitted is incomplete.

Jeffrey Wood
Applicant's Printed Name


Applicant's Signature

8/17/22
Date

Application Fee: _____

Received by: _____

Revised: 12/21/2015

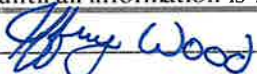


CITY OF

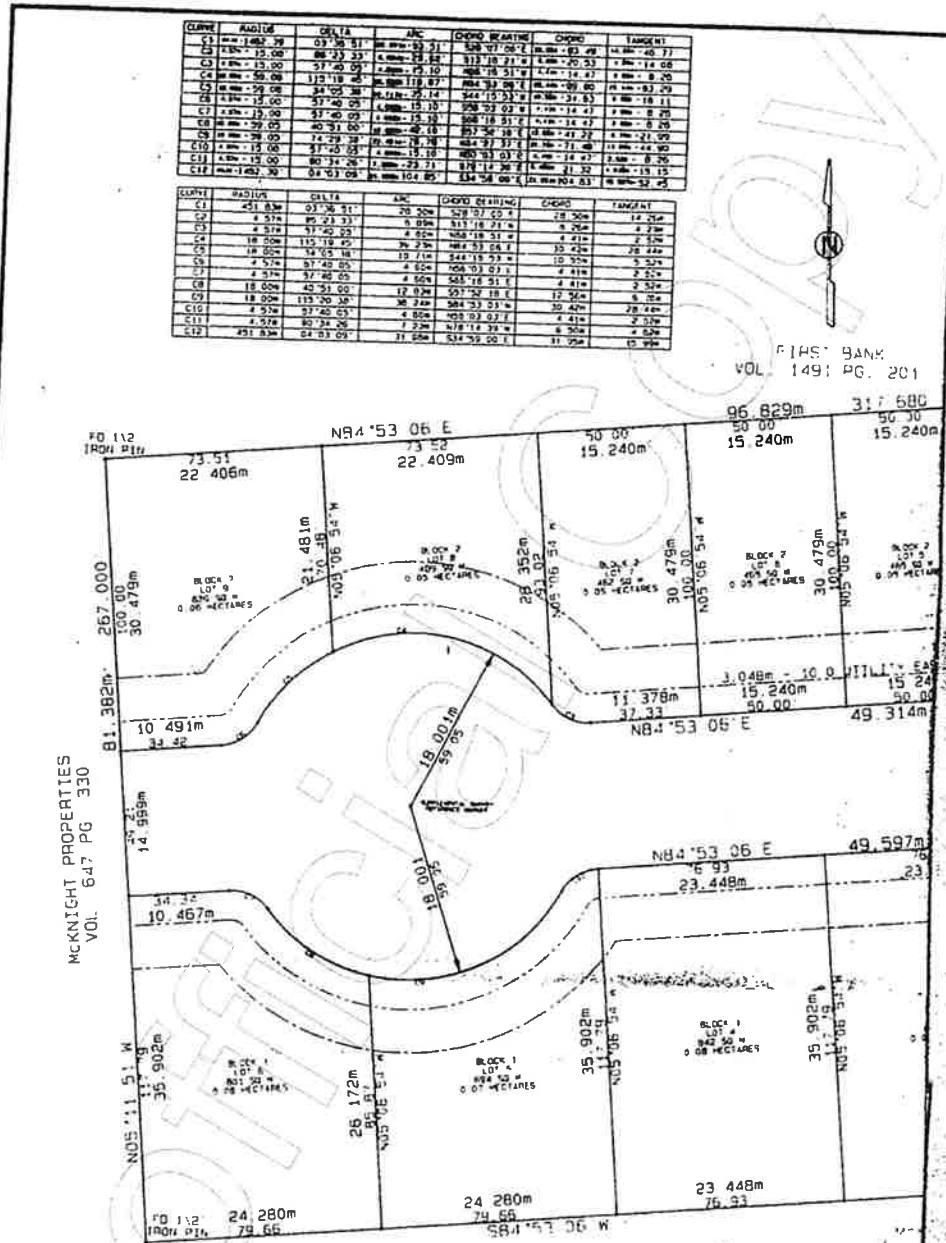
TEXARKANA

TEXAS

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

REPLAT CHECKLIST	
GENERAL INFORMATION / PROJECT DESCRIPTION	
Date, written and graphic scale (100 scale or smaller) and north arrow	☒
Location Map for proposed development	☒
Title and Name of Subdivision	☒
Legal Description and identification of tract being subdivided or resubdivided	☒
1. Legal description shall be referenced to a previous recorded subdivision	
SPECIFIC PLAT INFORMATION	
Names or designations of all adjoining subdivisions or properties	☒
Adjacent dedicated streets, alleys, and easements	☒
Outline of proposed tract (shall stand out compared to other boundary lines)	☒
Location and designation of all streets, alleys, and other areas with dimensions that are intended for public use	☒
All block, lot and street boundary lines	☒
1. Blocks and lots shall be numbered	
2. Building lines and easements are shown	
a. Commercial (15')	
b. Residential (25')	
c. In PUR, building line is not less than 15'	
Surveyor Note explaining purpose of Replat	☒
100 Year FEMA Flood Zones	☒
Finish Floor Elevations (lots adjacent to flood zones and drainage facilities)	☒
Shown all necessary dimensions	☒
Supplemental Survey Reference Markers	☒
Certificate of ownership	☒
Certificate of surveyor	☒
Certificate of approval by planning and zoning commission	☒
CERTIFICATION STATEMENT	
I have reviewed the checklist and submittals for completeness and accuracy. I understand this plat will not be reviewed until all information is included.	
 Signature Jeffrey Wood	8/17/22 Date
Printed Name	

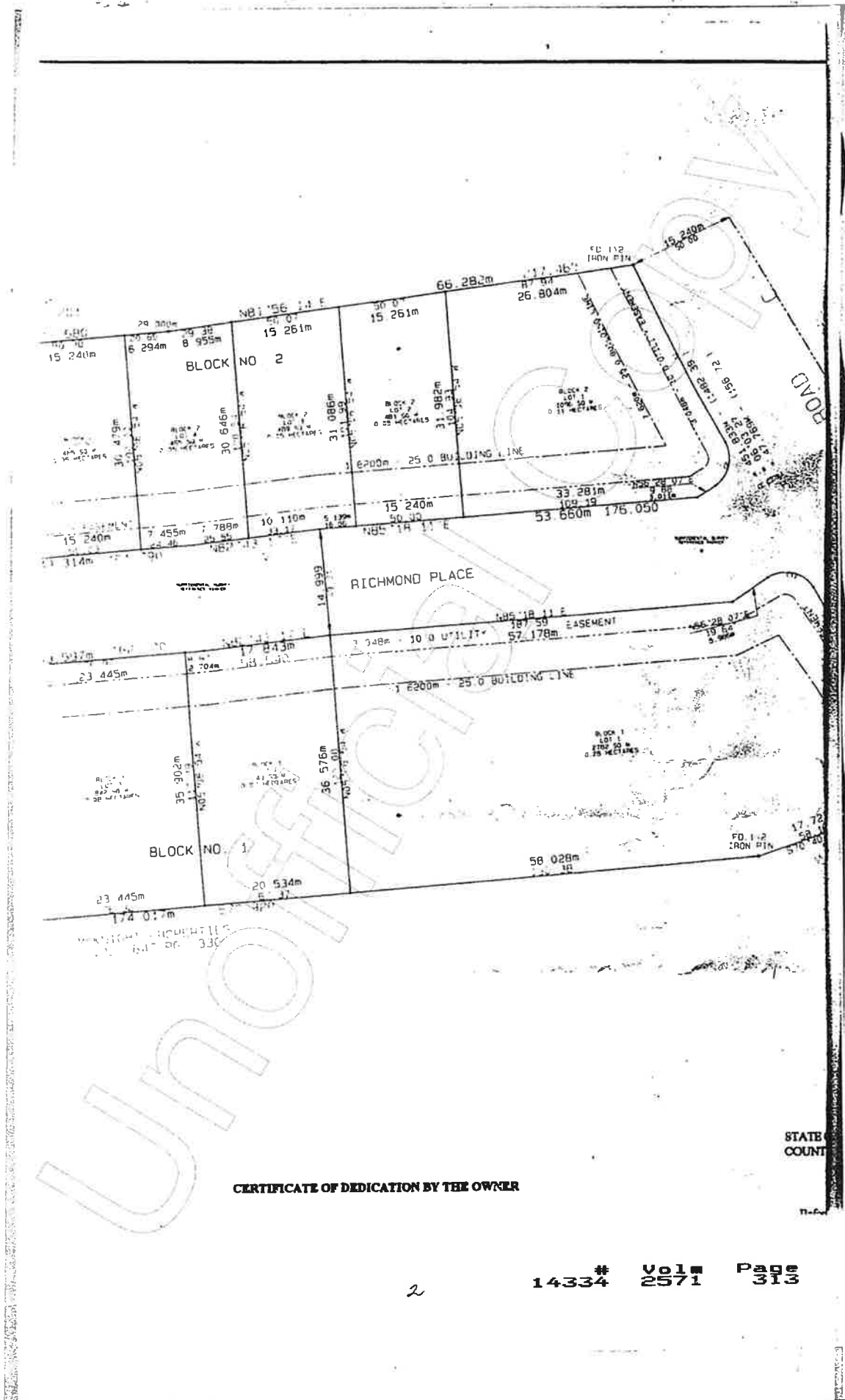
Attachment: P&ZMemo-PlatReview-ReplatLot1and2Blk2RichmondPlace-September2022 (3778 : Consider Replat Lot1Pt2, Blk2, Richmond

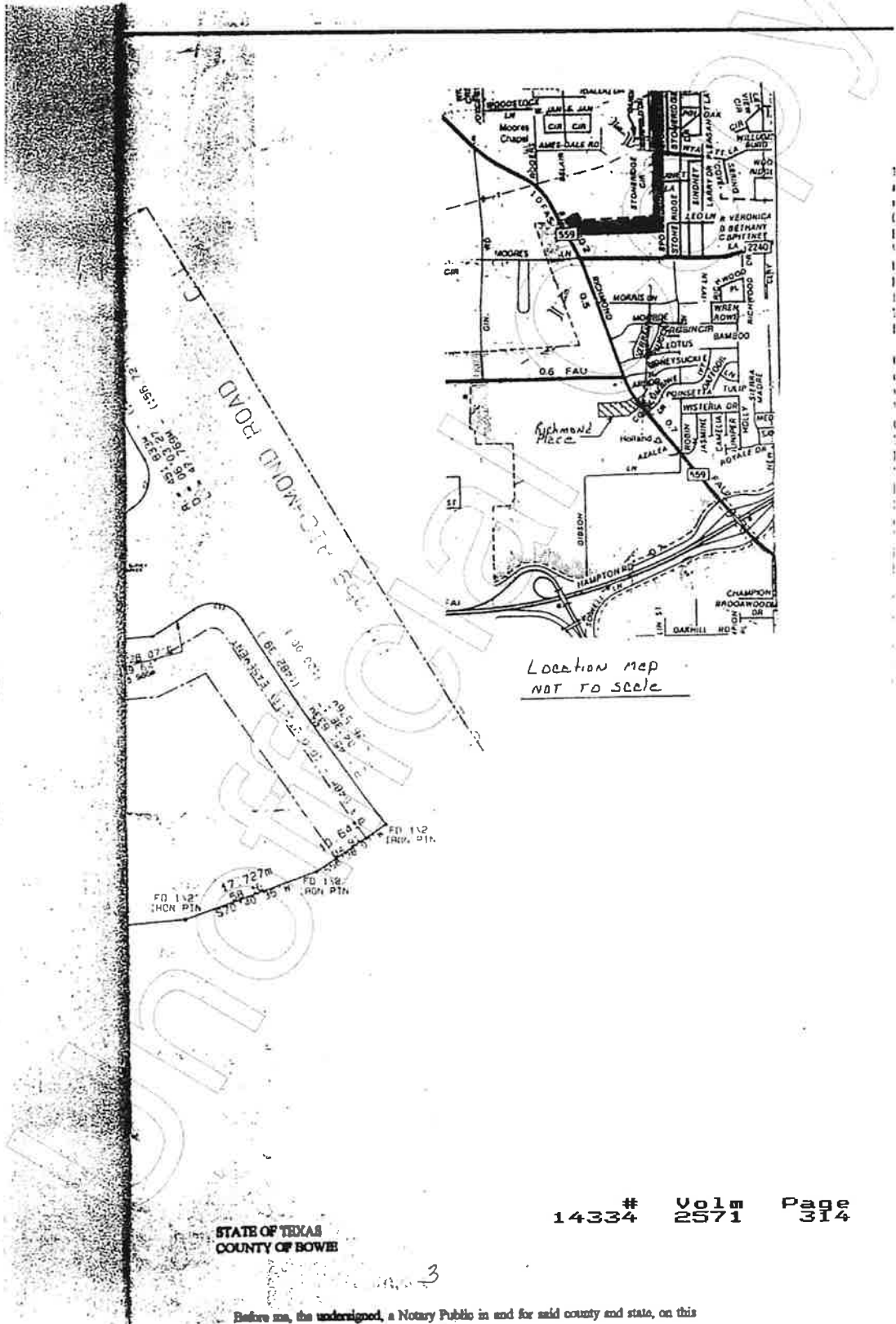


BOWIE COUNTY, TEXAS
Marylene Megason
County Clerk
On: Oct 28, 1996 at 04:50P

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION

14334 Vol 2571 Page 312





Vol 1m Page
14334 2571 310

THIS IS TO CERTIFY: that this plat and field notes correctly reflect the results of a survey made by us on the ground covering all that certain tract or parcel of land being situated in the GEORGE BRINLEE HEADRIGHT SURVEY, Abstract No. 18, Bowie County, Texas, and being a portion of that certain 32-1/2 acre tract of land conveyed by J. B. Adkinson, et ux, to T. W. Powell, et ux, by Deed dated July 10, 1943, and recorded in Volume 193, Page 317 of the Deed Records of Bowie County, Texas, and the subject tract being a part of that certain 23.458 acre tract of land conveyed from Williams Memorial Methodist Church to Richmond McKnight Properties, Ltd., by deed dated March 27, 1979, and recorded in Volume 647, Page 330 of the Deed Records of Bowie County, Texas, and the subject tract being more particularly described by metes and bounds as follows:

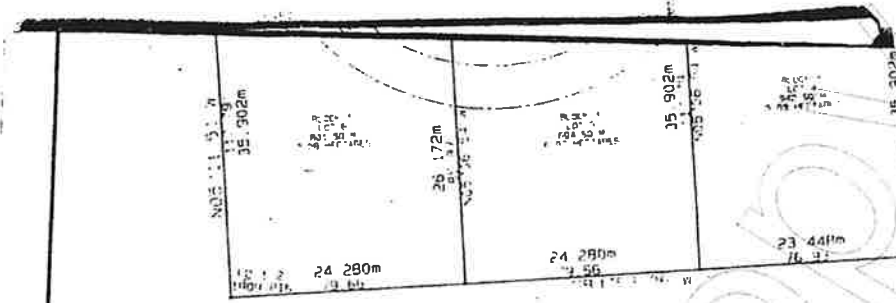
COMMENCING at an iron pipe for corner at a fence corner at the Northeast corner of a certain 1.00 acre tract of land out of the said 32-1/2 acre tract, said 1.00 acre tract of land was conveyed by J. B. Adkinson and C. W. Brower to W. H. Dudley by Deed recorded in Volume 138, Page 261 of the Deed Records of Bowie County, Texas, said point being in the Old West right-of-way line of F. M. Road No. 559 (Richmond Road);
THENCE: N 40°37'00" W, 423.28 feet with the Old West right-of-way line of F. M. Road No. 559 (Richmond Road), to a point for corner at the beginning of a curve to the right;
THENCE: Northwestly with said right-of-way line, same being the arc of a curve having a radius of 1462.39 feet through a central angle of 10°31'11" for a distance of 268.50 feet to a point for corner at the Southeast corner of a certain 0.50 acre tract of land conveyed by J. B. Adkinson to Ovie Hancock by Warranty Deed dated February 20, 1942;
THENCE: S 89°02'36" W, 21.62 feet with the South line of said 0.50 acre tract to a 1/2 inch reinforcing steel rod set for corner in the current West right-of-way line of F. M. Road No. 559 (Richmond Road), said point being 50.00 feet radially from centerline station No. 181 + 78.16;
THENCE: Southeastly with the current right-of-way line of F. M. Road No. 559 (Richmond Road), being a curve to the left having a radius of 1482.39 feet, a distance of 177.00 feet through a central angle of 06°50'28" (chord being S 33°34'16" E, 176.90 feet) to a 1/2 inch reinforcing steel rod set for corner, said point being 50.00 feet radially from centerline station No. 183 + 49.19 and being the POINT OF BEGINNING for the herein described tract of land;
THENCE: S 56°28'07" W, 10.641 meters (34.91 feet) to a 1/2 inch reinforcing steel rod set for corner;
THENCE: S 70°40'35" W, 17.727 meters (58.16 feet) to a 1/2 inch reinforcing steel rod found for corner;
THENCE: S 84°53'06" W, 174.017 meters (570.92 feet) to a 1/2 inch reinforcing steel rod found for corner;
THENCE: N 05°11'51" W, 81.382 meters (267.00 feet) to a 3/4 inch pipe found for corner at an existing fence corner;
THENCE: N 84°53'06" E, 96.829 meters (317.68 feet) with the South line of a certain tract owned by First Bank as recorded in Volume 1491, Pages 201-204 of the Real Property Records of Bowie County, Texas, to a 3/4 inch iron pin found for corner;
THENCE: N 81°56'14" E, 66.282 meters (217.46 feet) with the South line of said First Bank tract to a 1/2 inch pipe found for corner in the current West right-of-way line of F. M. Road No. 559 (Richmond Road), said point being 15.240 meters (50.00 feet) radially from centerline station No. 180 + 81.70;
THENCE: Southeastly with the current right-of-way line of F. M. Road No. 559 (Richmond Road), being a curve to the left having a radius of 451.833 meters (1482.39 feet), a distance of 47.769 meters (156.723 feet) through a central angle of 06°03'27" (chord being S 29°21'08" E, 47.749 meters (156.657 feet)) to a 1/2 inch reinforcing steel rod found for corner, being 15.240 meters (50.00 feet) radially from centerline station No. 182 + 33.24;
THENCE: Southeastly with the current right-of-way line of F. M. Road No. 559 (Richmond Road), being a curve to the left having a radius of 451.833 meters (1482.39 feet), a distance of 36.576 meters (120.00 feet), (chord being S 34°40'14" E, 36.567 meters (119.97 feet)) to the POINT OF BEGINNING and containing 3.691 acres of land, more or less.

According to the Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel No. 480060 0005 B, effective date September 3, 1992, the herein described tract of land does not appear to lie within a Special Flood Hazard Area.

CERTIFICATE OF SURVEYOR

4

I, Wallace D. Roy, do hereby certify that I am a Registered Professional Land Surveyor in the State of Texas, and that the plat of the herein described subdivision correctly reflects the results of a survey made under my supervision on the ground on the 6th day of



CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION

We, the undersigned, do hereby certify that the plat of RICHMOND PLACE, a subdivision out of the GEORGE BRINLEE HEADRIGHT SURVEY, Abstract No. 18, Bowie County, Texas, together with the OWNER'S CERTIFICATE and the SURVEYOR'S CERTIFICATE on the same were presented to the Planning Commission of the City of Texarkana, Bowie County, Texas, for its approval that said plat, OWNER'S CERTIFICATE and SURVEYOR'S CERTIFICATE being found to conform to the platting requirements in all respects are in all things approved on the 7th day of October, 1996.

Charles J. [Signature]
Chairman

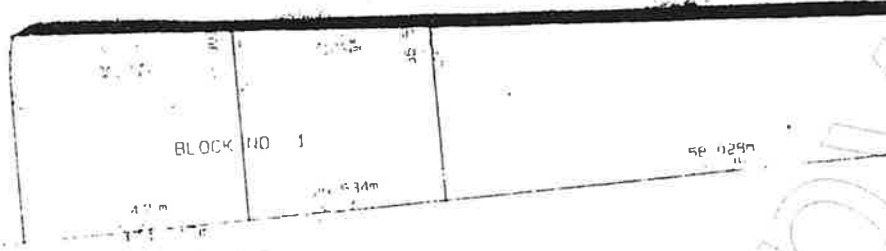
D. W. [Signature]
Secretary

THE CERTIFICATE OF APPROVAL BY THE PLANNING AND ZONING COMMISSION SHALL BE NULL AND VOID SHOULD THIS PLAT NOT BE PROPERLY AND DULY FILED AND RECORDED WITH THE PROPER AUTHORITIES BY THE 4th DAY OF February, 1997.

14 1/2" x 11" PRINTED ON NO. 1000M CLEAR PAPER

14334 Volm 2571 Page 316

5



CERTIFICATE OF DEDICATION BY THE OWNER

I, the undersigned, being the owner of the heroon described tract of land have caused the same to be surveyed, platted and subdivided as shown hereon and which addition shall hereafter be known as RICHMOND PLACE, a part of the GEORGE BRINLEE HEADRIGHT SURVEY, Abstract No. 18, Bowie County, Texas, and by these presents, the undersigned hereby dedicated to the public in fee simple, the street, roads and alleys shown on this plat and by this instrument, the undersigned dedicates the easements shown hereon for drainage and/or utility purpose.

Thomas A. Curtis
Thomas A. Curtis, Trustee

Dan Lindsey
Dan Lindsey, Vice President
Gentilis, Inc.

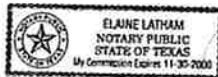
14334 Vol 2571 Page 317

6

STATE OF TEXAS
COUNTY OF BOWIE

Before me, the undersigned, a Notary Public in and for said county and state, on this day personally appeared Thomas A. Curtis, Trustee and Dan Lindsey, Vice President of Gentilis, Inc., known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that he executed same for the considerations and purpose herein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 28th day of October, 1996.



Elaine Latham
Notary Public in and for
Bowie County, Texas

My Commission expires the 30th day of November, 2000 1996.

at an existing fence corner;
 THENCE: N 84°33'06" E, 96.829 meters (317.68 feet) with the South line of a certain tract owned by First Bank as recorded in Volume 1491, Pages 201-204 of the Real Property Records of Bowie County, Texas, to a 3/4 inch iron pin found for corner;
 THENCE: N 81°56'14" E, 66.282 meters (217.46 feet) with the South line of said First Bank tract to a 1/2 inch pipe found for corner in the current West right-of-way line of F. M. Road No. 559 (Richmond Road), said point being 15.240 meters (50.00 feet) radially from centerline station No. 180 + 81.70;
 THENCE: Southeasterly with the current right-of-way line of F. M. Road No. 559 (Richmond Road), being a curve to the left having a radius of 451.833 meters (1482.39 feet), a distance of 47.769 meters (156.723 feet) through a central angle of 06°03'27" (chord being S 29°21'08" E, 47.749 meters (156.657 feet)) to a 1/2 inch reinforcing steel rod found for corner, being 15.240 meters (50.00 feet) radially from centerline station No. 182 + 33.24;
 THENCE: Southeasterly with the current right-of-way line of F. M. Road No. 559 (Richmond Road), being a curve to the left having a radius of 451.833 meters (1482.39 feet), a distance of 36.576 meters (120.00 feet), (chord being S 34°40'14" E, 36.567 meters (119.97 feet)) to the POINT OF BEGINNING and containing 3.691 acres of land, more or less.

According to the Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel No. 480060 0005 B, effective date September 3, 1992, the herein described tract of land does not appear to lie within a Special Flood Hazard Area.

CERTIFICATE OF SURVEYOR

I, Wallace D. Roy, do hereby certify that I am a Registered Professional Land Surveyor in the State of Texas, and that the plat of the hereon described subdivision correctly reflects the results of a survey made under my supervision on the ground on the 6th day of August, 1996, and that the corner monuments are in place at the points on the boundary of the subdivision as shown on the plat of same; and that there are no encroachments or discrepancies and that the subdivision is to be known as RICHMOND PLACE, and is a part of the GEORGE BRINLEE HEADRIGHT SURVEY, Abstract No. 18, Bowie County, Texas.

Wallace D. Roy
 Wallace D. Roy
 Registered Professional
 Land Surveyor
 Texas No. 2107

FINAL PLAT

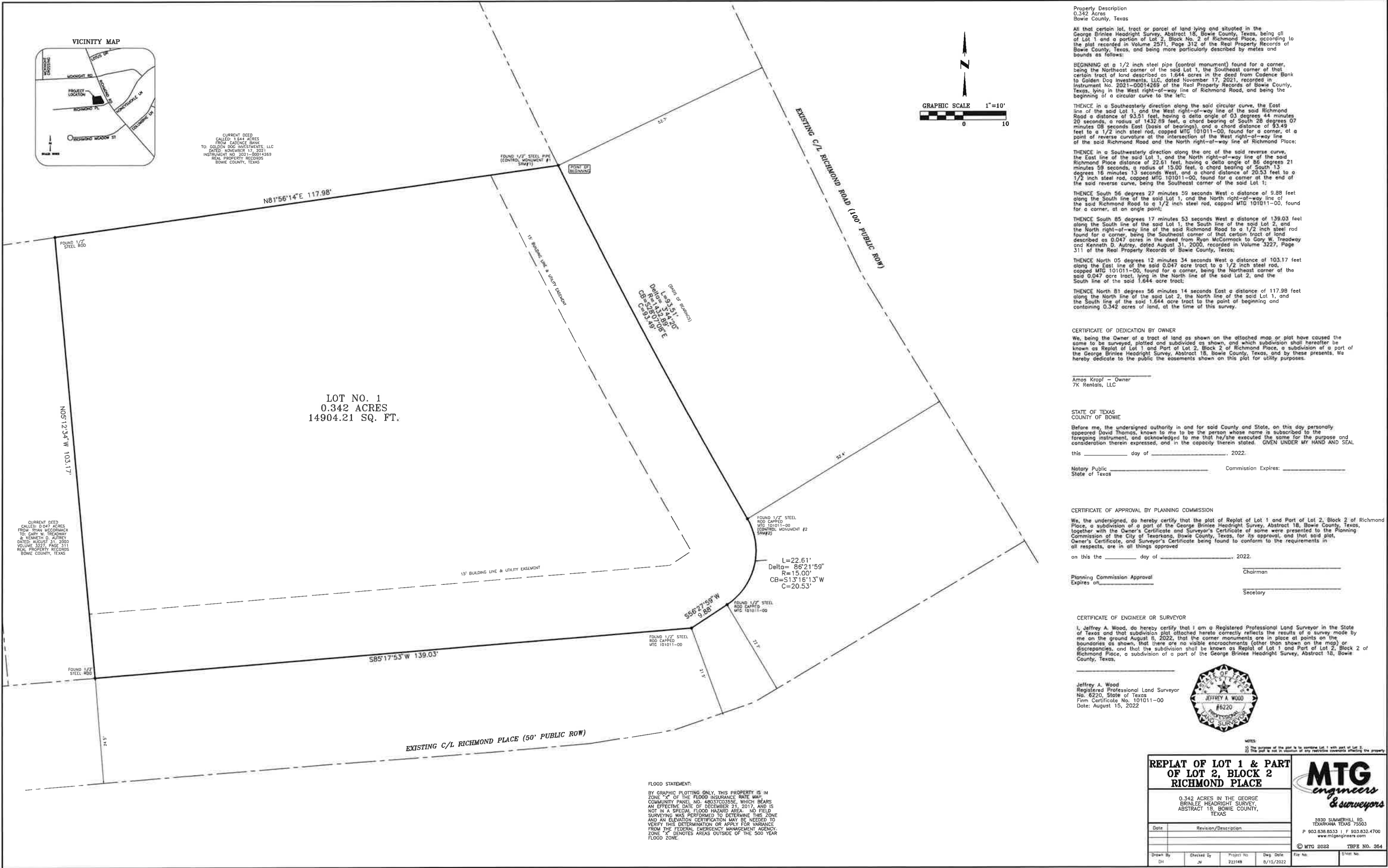
RICHMOND PLACE		
SCALE: 1" = 400'	APPROVED BY:	DRAWN BY: BDR
DATE: 9-9-96		REVISED:
3.691 ACRES		
GEORGE BRINLEE HEADRIGHT SURVEY		
Bowie County, Texas		
ROY SURVEYING		DRAWING NUMBER
TEXARKANA, TEXAS		7

14334 # Vol 2571 Page 320

Tom Curtis

BOWIE COUNTY, TEXAS
Marylene Megason
County Clerk
On: Oct 28, 1996 at 04:50P

MARYLENE MEGASON, COUNTY CLERK, BOWIE COUNTY, TEXAS
BY: Deborah Pinkham DEPUTY



8/15/2022 10:00 AM 222148 3100 Richmond Place\222148 replat pro
Wed Aug 24, 2023 04:16 PM

City of Texarkana, Texas

Version:

Update Date: 8/31/2022 3:14 PM

Summary Sheet

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

Subject: Consider approval of the LTHI Addition being a replat of part of Block 3, Korn Addition. David Thomas, LLC, owner and Jeffrey Wood, MTG Engineers and Surveyors, agent.

Meeting Date: 9/6/2022

Attachments

- a. P&ZMemo-PlatReview-LTHIAddition-September2022 (PDF)

Staff Coordination

Building Code Administration	Mashell Daniel	Reviewer	Pending
Planning & Zoning Commission	Laura Puckett	Meeting	Pending
09/06/2022 6:00 PM			

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

See attached memorandum packet.

Potential Options:

None

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

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

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

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

September 6, 2022

MEMORANDUM

To: Planning and Zoning Commission

From: Dusty Henslee, P.E., CFM 
Director of Public Works, Texarkana, Texas

Date: August 31, 2022

Subject: **Consider approval of LTHI Addition being a replat of part of Block 3, Korn Addition**

This is a request by David Thomas , LLC, owner, and Jeffrey Wood, MTG Engineers and Surveyors, agent to consider approval of the **LTHI Addition being a replat of part of Block 3, Korn Addition**. The purpose of this plat is to replat this property into 1 lot. This property is located at the NE corner of the intersection of W. 4th Street and Lelia Street.

Comments are as follows:

1. TxDOT – No response
 2. Summit Energy – No Issues
 3. Sparklight – **Same easement request at AEP.**
 4. Windstream - No response
 5. Electric Companies
 - a. AEP – **Add utility easement for utilities running north and south between proposed lots 1,2 and 3.**
 - b. Bowie Cass – Not in service area
 - c. REA – Not in service area
 6. TWU - No issues. See memo
 7. PW/Planning Departments
 - a. Tax certificate of the property for recording purposes from BCAD must be provided showing all taxes have been paid for entire property in order to be recorded at the County Courthouse (Texas State Legislature amendment 12.002 of the Texas Property Code)
 - b. Mylar copy and electronic copy via email submitted to Public Works office after recording
 - c. **Verify existing legal. You only reference Lot 12 and 13 Korn Addition, but it appears to include more lots. Title block may need to be changed**
 - d. **Plat fees must be paid prior to city signatures.**
 8. Fire Department – No response
- Staff recommends approval of the final plat pending any staff and utility changes mentioned above. Once the final plat is approved, it must be recorded within 121 days after approval by the Commission or the approval is void.



Texarkana Water Utilities

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

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

MEMORANDUM

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

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

Date: August 22, 2022

Re: **Plat For LHTI Addition**

The Utility staff has reviewed the above referenced plat and has the following comments:

1. There is an existing twelve-inch (12") water main in the north edge of West 4th Street and an existing four-inch (4") and six-inch (6") water main in Lelia Street.
2. There is an existing six-inch (6") sanitary sewer main running parallel with Lelia Street approximately 170' to the east.
3. The Utility reserves the right to request additional utility easements upon review of the plans.
4. The size and location of the existing water and sanitary sewer mains have not been field verified. The developer's representative shall field verify the size and location of the existing utilities before designing or constructing extensions of the system

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

cc: Kenny Icenhower, P.E., Design Engineer, TWU
Bill Moss, GIS Technician, TWU
Teresa Akard, Engineering Technician II, TWU
Pam White, Administrative Coordinator, TWU



CITY OF

TEXARKANA

TEXAS

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

Application for Subdivision Plat Approval

Type:

☐ Preliminary ☐ Final ☒ Replat ☐ Minor ☐ Amended ☐ Vacation

Purpose of Plat: Replat 4 Tracts into 3 Lots

Plat Title:

LHTI Addition

Current Legal Description: Lots 11 & 12, and Part of Block 3 of Thomas B. Moore Survey, Abstract 398

Total Acreage: 1.261

Number of Lots: 3

Zoning: C

Owner/Developer Information:

Name: David Thomas

Address: 3202 Miramar, La Porte, TX 77571

Phone: () _____ Fax: () _____ Work E-mail: _____

Surveyor/Engineer Information:

Name: Jeffrey Wood - MTG Engineers & Surveyors

Address: 5930 Summerhill Road, Texarkana TX 75503

Phone: 903 838-8533 Fax: () _____ Work E-mail: jwood@mtgengineers.com

Applicant/Agent Information:

Name: Jeffrey Wood - MTG Engineers & Surveyors

Address: 5930 Summerhill Road, Texarkana TX 75503

Phone: 903 838-8533 Fax: () _____ Work E-mail: jwood@mtgengineers.com

Required Documents:

- ☐ 1 Electronic Copy of Plat
- ☐ 1 Fullsize Copy of Plat (24"x36")
- ☐ 1 Halfsize Copy of Plat (11"x17")
- ☐ Most Current Recorded Subdivision Plat for Replat or Amendment

Owners/Applicant Certification

A plat application will not be considered filed pursuant to Section 212.009 of the Texas Local Government Code until all required documents and fees have been submitted and all of the terms and conditions of the City of Texarkana Subdivision Ordinance, including all necessary studies, plans, and supporting information are accepted and approved. All necessary plat checklists and fees must also be turned in with this application.

I certify that the information on this form and the attached plats is true and accurate to the best of my/our knowledge and that all necessary documents have been submitted for approval, and all terms and conditions of the City of Texarkana, Texas Subdivision Ordinance have been met. I understand that the City may reject this application if any information that is submitted is incomplete.

Jeffrey Wood

Applicant's Printed Name

Jeffrey Wood

Applicant's Signature

8/15/22

Date

Application Fee: _____

Received by: _____

Revised: 12/21/2015



CITY OF

TEXARKANA

TEXAS

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

REPLAT CHECKLIST

GENERAL INFORMATION / PROJECT DESCRIPTION

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

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

SPECIFIC PLAT INFORMATION

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

1. Blocks and lots shall be numbered

2. Building lines and easements are shown

a. Commercial (15')

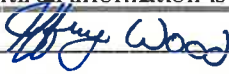
b. Residential (25')

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

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

CERTIFICATION STATEMENT

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


 _____ 8/15/22
 Signature Date
 Jeffrey Wood

 Printed Name

Attachment: P&Z Memo-Plat Review-LTHIA addition-September 2022 (3779 : Consider Replat LHTI Addition Lelia Street)

W. H. Morris, Solicitor.
of a part of Block 43. J. B. Morris.
H. H. Morris.

W. H. Morris, hereby dedicate the
tract shown on this plat, situate in the
public highway. C. R. Kern.

State of Texas

County of Bexar

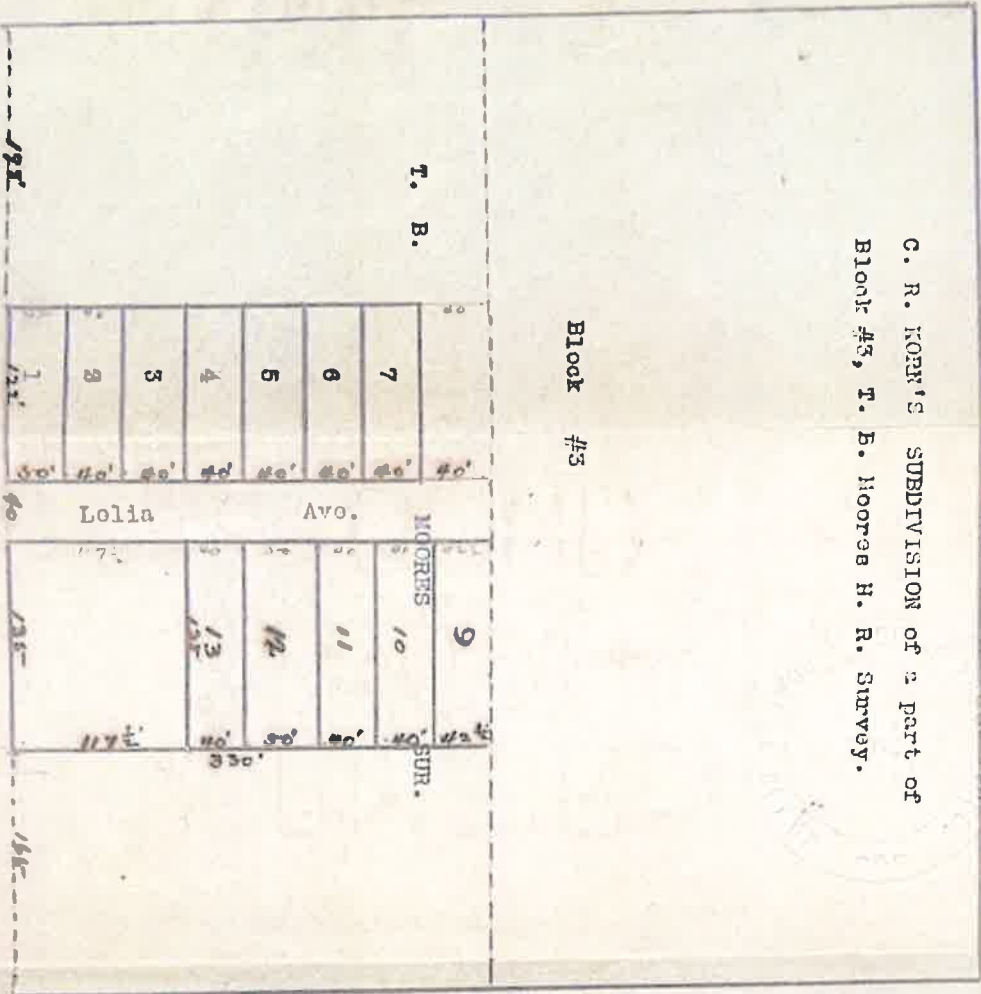
Before me, the undersigned
Notary Public in and for Bexar County,
Texas, on this day personally appeared C. R. Kern,
known to me to be the person whose name is
subscribed to the foregoing dedication, and
acknowledged to me that he executed the same for
the purposes and consideration therein expressed.
Given under my hand and seal of Office
this 25th day of August 1911.

Witness my hand and seal this
25th day of August 1911.

Filed for record this 25th day of August A.D.
1911 at 10 A.M.

Witnessed this 25th day of August A.D. 1911
at 5 P.M.

Jos. Morris, Com. Clerk.
By K. E. Kern, Deputy Clerk.



W
E

I, C. R. Korn, hereby dedicate the street shown on this plat (Lelia) to the public as a public highway.

C. R. Korn

State of Texas, *
County of Bowie, * Before me, the undersigned, a Notary Public in and for Bowie County, Texas, on this day personally appeared O. R. Korn known to me to be the person whose name is subscribed to the foregoing dedication, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.
Given under my hand and seal of Office, this 20th day of August, 1911.

Wm. M. Brady
Notary Public of Bowie Co., Texas.

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C. R. KORN'S SUBDIVISION of a part of
Block #3, T. B. Moores H. R. Survey.

Block #3

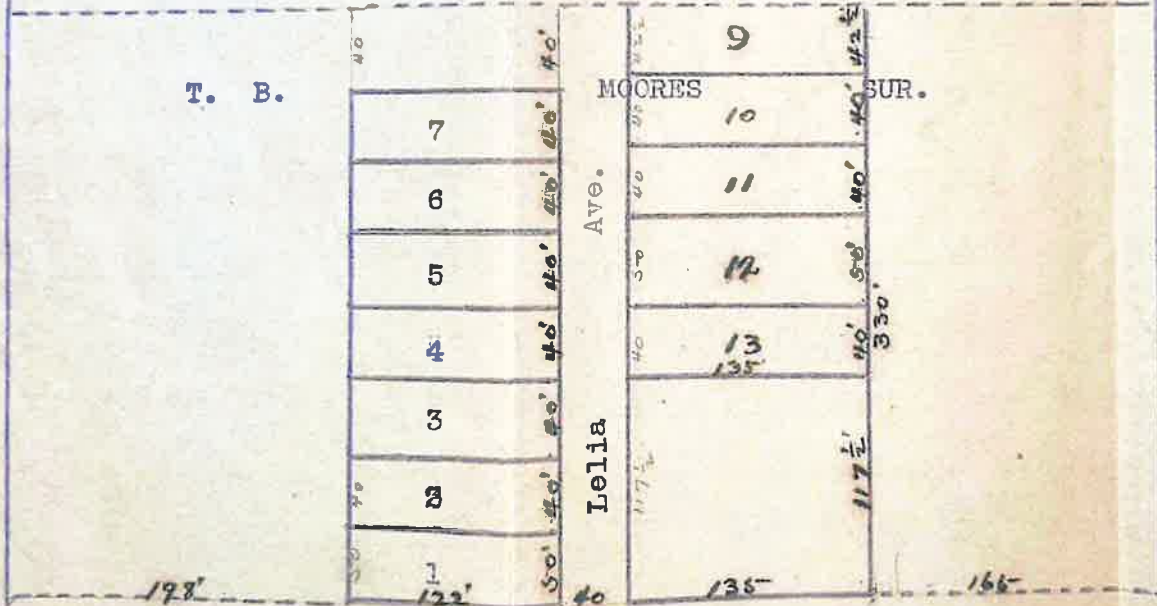
T. B.

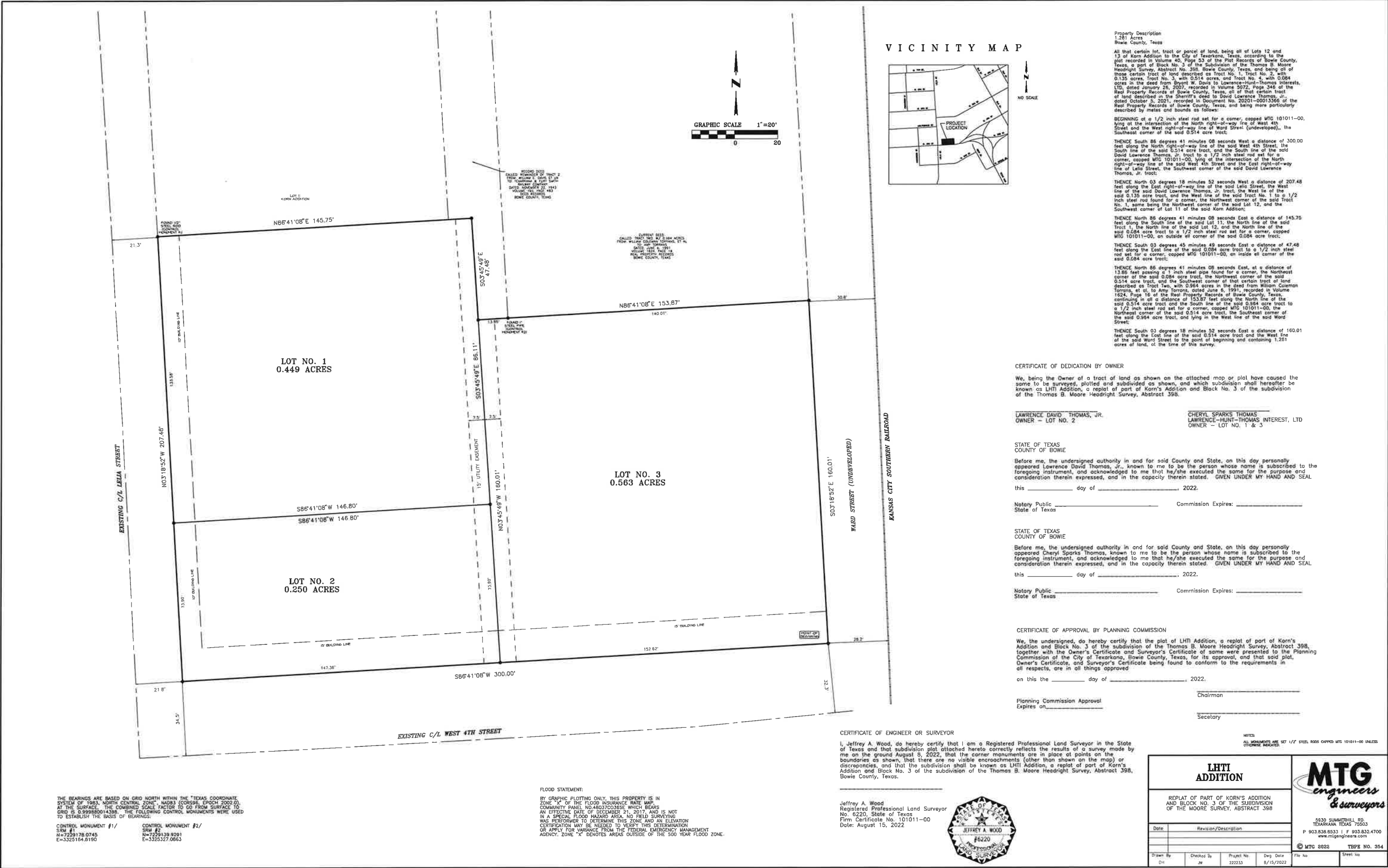
MOORES

SUR.

Ave.

Lelia





City of Texarkana, Texas

Summary Sheet

Version:

Update Date: 9/1/2022 11:46 AM

Lead Department: Planning & Zoning Commission **Action Officer:** Laura Puckett, Administrative Coordinator
Subject: Consider Amending the Code of Ordinances of the City of Texarkana, Texas, Land Development Code, Chapter 140 "Zoning", Article VIII - Parking and Loading Regulations, Section 140-202, "Off Street Parking Spaces".

Meeting Date: 9/6/2022

Attachments

- a. Zoning Ordinance Chapter 140 Section 140-202 Off Street Parking (DOCX)

Staff Coordination

Building Code Administration	Mashell Daniel	Reviewer	Pending
Planning & Zoning Commission	Laura Puckett	Meeting	Pending
09/06/2022 6:00 PM			

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

Currently, our ordinance requires each residential dwelling unit to have two (2) parking spaces. Several multi-family residential units have residents that are elderly or disabled, and therefore most of these residents do not drive or do not own a car. Staff requests to amend a section of the zoning ordinance "Off street parking spaces" to include another subsection. This subsection will allow a minimum of one off street parking space for each residential dwelling unit in which a majority of the residents are elderly or disabled.

Potential Options:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends for approval of amending Chapter 140, "Zoning", Section 140-202, "Off-street parking spaces".

City of Texarkana, Texas**Advisory Board/Committee Review:**

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

September 6, 2022

ORDINANCE NO. 2022 - _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF TEXARKANA, TEXAS, LAND DEVELOPMENT CODE, CHAPTER 140 "ZONING", ARTICLE VIII – PARKING AND LOADING REGULATIONS, SECTION 140-202, "OFF-STREET PARKING SPACES", BY ESTABLISHING A MINIMUM SPACE OF ONE OFF-STREET PARKING SPACE PER RESIDENTIAL UNIT IN WHICH A MAJORITY OF THE RESIDENTS ARE ELDERLY OR DISABLED; PROVIDING FOR PUBLICATION AND SEVERABILITY CLAUSES; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the Code of Ordinances for the City of Texarkana, Texas, Chapter 140, "Zoning", Section 140-202, "Off-street parking spaces", generally provides for the minimum number of parking spaces for residential dwelling units, and City Staff recommends adding a new use category and minimum parking space requirements to Code Section 140-202 for residential areas in which a majority of the residents are **elderly** or disabled; and

WHEREAS, << insert P&Z procedural history here >>; and

WHEREAS, the City Council finds and determines that the proposed amendment to the Zoning Ordinance is in the best interest of citizens and the City's future growth.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS:

SECTION 1: The Code of Ordinances of the City of Texarkana, Texas, Chapter 140, "Zoning", Article VIII – Parking and Loading Regulations, Section 140-202, "Off-street parking spaces schedule", is hereby amended in its entirety as follows:

Sec. 140-202. – Off-street parking spaces.

- (1) Except in the CB Central Business District and uses as stated in Sec. 140-202 (2), a minimum of two off-street parking spaces shall be provided for each residential dwelling unit.
- (2) A minimum of one off-street parking space shall be provided for each residential dwelling unit in which a majority (greater than 50%) of the residents of such unit are **elderly** or disabled. **The word "elderly" as used in this subsection means a person 6__ years of age or older.**

SECTION 2: The City Secretary shall give notice of the passage of this ordinance as provided in Article XI, Section 3 of the Charter of the City of Texarkana, Texas.

SECTION 3: In case a section, clause, sentence or part of this Ordinance shall be deemed or adjudged by a Court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair or invalidate the remainder of this Ordinance.

SECTION 4: This Ordinance shall be in full force and effect ten (10) days after its passage and approval.

PASSED AND APPROVED in Regular Council Session on this the _____ day of _____, 2022.

City of Texarkana, Texas

Summary Sheet

Version:

Update Date: 9/1/2022 11:44 AM

Lead Department: Planning & Zoning Commission **Action Officer:** Laura Puckett, Administrative Coordinator
Subject: Consider Amending the Code of Ordinances of the City of Texarkana, Texas, Land Development Code, Chapter 140 "Zoning", Article VIII - Parking and Loading Regulations, Section 140-203, "Parking Space Schedule".

Meeting Date: 9/6/2022

Attachments

- a. Zoning Parking Ordinance Chapter 140 Section 140-203 (DOCX)

Staff Coordination

Building Code Administration	Mashell Daniel	Reviewer	Pending
Planning & Zoning Commission	Laura Puckett	Meeting	Pending
09/06/2022 6:00 PM			

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

Due to recent developments, staff sees a need to update the current zoning ordinance for parking to include a subsection for self-storage units that are 1,000 square feet in size or less. Staff has researched other cities and has determined that self-storage units do not need full capacity parking due to citizens coming and going at different times and different days. Therefore, the number of parking spots can be reduced since having a person there per unit at one time is very unlikely. The minimum parking standards for the self-storage units will be one space for each 50 units under 1,000 SF in size.

Potential Options:

None

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends for approval of amending Chapter 140, "Zoning", Section 140-203, "Parking space schedule".

City of Texarkana, Texas**Advisory Board/Committee Review:**

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

September 6, 2022

ORDINANCE NO. 2022 - _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF TEXARKANA, TEXAS, LAND DEVELOPMENT CODE, CHAPTER 140 "ZONING", ARTICLE VIII – PARKING AND LOADING REGULATIONS, SECTION 140-203, "PARKING SPACE SCHEDULE", BY ADDING SUBSECTION (22) ESTABLISHING MINIMUM SPACE PER FIFTY UNITS FOR SELF-STORAGE UNITS OF LESS THAN OR EQUAL TO 1,000 SQUARE FEET; PROVIDING FOR PUBLICATION AND SEVERABILITY CLAUSES; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the Code of Ordinances for the City of Texarkana, Texas, Chapter 140, "Zoning", Article VIII – Parking and Loading Regulations, Section 140-203, "Parking space schedule", generally provides for the minimum number of parking spaces for various categories of nonresidential uses, and City Staff recommends adding a new use category and minimum parking space requirements to the parking space schedule for the use of self-storage units; and

WHEREAS, << insert P&Z procedural history here >>; and

WHEREAS, the City Council finds and determines that the proposed amendments to the Zoning Ordinance are in the best interest of citizens and the City's future growth.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS:

SECTION 1: The Code of Ordinances of the City of Texarkana, Texas, Chapter 140, "Zoning", Article VIII – Parking and Loading Regulations, Section 140-203, "Parking space schedule", is hereby amended by adding Subsection (22) as follows:

(22) Self-storage units of less than or equal to 1,000 square feet in size – one space for each 50 units.

SECTION 2: The City Secretary shall give notice of the passage of this ordinance as provided in Article XI, Section 3 of the Charter of the City of Texarkana, Texas.

SECTION 3: In case a section, clause, sentence or part of this Ordinance shall be deemed or adjudged by a Court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair or invalidate the remainder of this Ordinance.

SECTION 4: This Ordinance shall be in full force and effect ten (10) days after its passage and approval.

PASSED AND APPROVED in Regular Council Session on this the _____ day of _____, 2022.

City of Texarkana, Texas

Summary Sheet

Version:

Update Date: 8/31/2022 4:05 PM

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

Subject: S-758: Specific Use Permit to allow tattoo studio and art gallery on an approximate 0.13-acre tract of land (being Tract 231), Thomas Price HRS, A-466, located at 3427 New Boston Road. Alfred Smith, owner and Kara May, agent.

Meeting Date: 9/6/2022

Attachments

- a. 2nd Hearing Notice and Application (PDF)
- b. Legal Description (PDF)
- c. Maps (PDF)
- d. Letter of Opposition (PDF)

Staff Coordination

Building Code Administration	Mashell Daniel	Reviewer	Pending
Planning & Zoning Commission	Laura Puckett	Meeting	Pending
09/06/2022 6:00 PM			

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Alfred Smith, owner, and Kara May, agent, for a Specific Use Permit to allow a tattoo studio and art gallery on an approximate 0.13-acre tract of land (being Tract 231), Thomas Price HRS, A-466, located at 3427 New Boston Road. This request for a Specific Use Permit is to allow the one additional use of a tattoo studio. Ms. May will also be operating a t-shirt and decorating cup business at this location.

The adjacent zoning is Planned Development-Office to the west, General Retail to the south and east and Commercial to the north. The adjacent land usage is businesses to the north, south, east, and west.

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

A Specific Use Permit is required to allow the one additional use of a tattoo studio in this zoning district. The application of permanent cosmetics is also considered a tattoo as well as any inked body art. The State of Texas will regulate this business as to licensing and other health related issues. This

City of Texarkana, Texas

request meets all city requirements to allow the one additional use of a tattoo studio on this property. It appears that there is adequate parking for this business.

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

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 this use ever ceases at this location, the City may revoke the Specific Use Permit that allows a tattoo studio.
3. That the sale of tobacco products or drug paraphernalia is prohibited.
4. That the hours of operation be specified.
5. That any remodeling of the current building must meet all city codes and requires licensed contractors.
6. That no painting of the windows or the building with advertisement or graphic art.
7. 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.

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

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

Potential Options:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends for approval of this request with stipulations.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

September 6, 2022

NOTICE OF PUBLIC HEARINGS

Public hearings will be held by the Planning and Zoning Commission and the City Council of the City of Texarkana, Texas at the below stated date and time. The Public Hearings will be held in the Council Chambers, Municipal Building, 220 Texas Blvd, (3rd & Texas) Texarkana, Texas to consider a proposed change in zoning classification as indicated below. According to the Tax Records, you are the owner of property within the area of the proposed change or within 200 feet of that property. **THIS IS NOT A SUMMONS TO APPEAR AT THE HEARINGS.** If you care to attend, you will be given an opportunity to be heard. If additional information is desired, please contact the Planning Department at (903) 798-3535.

PLANNING & ZONING COMMISSION: Hearing Date: TUESDAY, SEPTEMBER 1, 2022

Hearing Time: 6:00 pm

CITY COUNCIL:

Hearing Date: MONDAY, OCTOBER 10, 2022

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@txkusa.org).



OWNER: Alfred Smith, owner and Kara May, agent

OWNER'S ADDRESS: 3024 W 7th Street, Texarkana, Texas 75501

LOCATION OF REZONING: 3427 New Boston Road, Texarkana, Texas 75501

PROPOSED CHANGE: To allow the location of a tattoo studio in a tenant space

LEGAL DESCRIPTION: An approximate 0.13-acre tract of land (being Tract 231), Thomas Price HRS, A-466

CASE NUMBER: S-758

DATE MAILED: August 23, 2022

Attachment: 2nd Hearing Notice and Application (3782 : S-758: SUP to allow tattooing at 3427 New Boston Rd)

**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. 22-01618Case S-758Date 7-11-22

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: Tract 231 Addition: Thomas Rice HRS, A-466
(Or see attached legal description)

Location: 3427 New Boston Road Texarkana, TXPresent Zoning: CommercialRequested: Specific Use Permit

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

tattooing, piercing

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

Kara May
Attorney or Agent Signature

Printed Name: Kara MayAddress 267 San Saba LaneCity, State, Zip Texarkana TX 75503Home Phone & Cell Phone 870.582.5731Email Address Karadmay@gmail.com

Alfred L. Smith
Property Owner Signature

Printed Name: Alfred L. SmithAddress 3024 W. 7th StreetCity, State, Zip Texarkana, TX 75501Home Phone & Cell Phone (903) 276-0048Email Address asmith@shutflowserve.com

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

EXHIBIT A

All that certain tract or parcel of land situated in the THOMAS PRICE HEADRIGHT SURVEY, Abstract No. 466, Bowie County, Texas, and the herein described tract being a part of the certain 0.25 acre tract conveyed from Regions Bank to Wayne Potts and Edmond Ray Wood, Jr. by deed recorded in Volume 3107, Page 34 of the Real Property Records of Bowie County, Texas, and the subject tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1 inch bolt found for corner being North, 2734.93 feet and West, 2803.92 feet from the southeast corner of said Thomas Price Headright Survey, said Point of Beginning being in the east right-of-way line of a road designated as South Kenwood Road and being in the south boundary line of said Potts tract;

THENCE N 00 deg. 22' 21" E, 116.19 feet with the east right-of-way line of said South Kenwood Road to a ½ inch reinforcing steel rod set for corner;

THENCE N 45 deg. 11' 12" E, 6.87 feet to a right-of-way marker found in a curve to the right in the south right-of-way line of U. S. Highway No. 82 (New Boston Road);

THENCE Southeasterly with said curve to the right having a radius of 5679.58 feet a distance of 56.40 feet through a central angle of 00 deg. 34' 08" (chord being S 56 deg. 18' 20" E, 56.40 feet) to a 1 inch bold found for corner;

THENCE S 01 deg. 36' 45" W, 91.22 feet along an existing fence line and with the east boundary line of said Potts tract and with a west boundary line of a certain tract conveyed to Bessie Cook by deed recorded in Volume 290, Page 138 of the Deed Records of Bowie County, Texas, to a 1 inch pipe found for corner at the southeast corner of said Potts tract;

THENCE N 88 deg. 20' 34" W, 50.01 feet with the south boundary line of said Potts tract and with a north boundary line of said Cook tract, to the POINT OF BEGINNING and containing 0.126 acres of land, more or less.

2409

Vol
422

Attachment: Legal Description (3782 : S-758: SUP to allow tattooing at 3427 New Boston Rd)

3427 New Boston Rd



Attachment: Maps (3782 : S-758: SUP to allow tattooing at 3427 New Boston Rd)

TEX-Puckett, Laura

From: richie grant <daveandrichie@gmail.com>
Sent: Tuesday, August 30, 2022 9:06 PM
To: TEX-Puckett, Laura
Subject: zoning Case Number S-758

CAUTION: This email originated from outside our email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Council members

For years we have tried to improve the Business face of New Boston Road and have it come to a higher standard. There are several crumbling buildings and business ventures that seem to drive housing out of the area and attract drug dealers and human trafficking. While I greatly appreciate that Mr Smith is attempting to find a tenant for his property, I do not appreciate his choice of a tenant. I personally do not want a Tattoo parlor for a neighbor as a business. I do not want that as a neighbor for my tenant who lives in an adjacent building. The Tattoo studio/parlor has already asked to use our parking lot for their business- and we felt pressured to allow it. I do NOT want to do this. I do not want their patrons next door to our renter. I do not want to have them in our parking lot. My husband was approached by the new tattoo parlor owner and did not have time to consider these issues. Please mark us down as very much opposed to them being in our neighborhood. There are private residences very close to them and if it were my home I would be very much against it. I stand with the other tenants and the Granary- and vote NO. We would appreciate not having a tattoo parlor as our neighbor.

I would also like information on who supports or rejects this proposal.

thank you

Richie Grant
903-244-4635

Attachment: Letter of Opposition (3782 : S-758: SUP to allow tattooing at 3427 New Boston Rd)

City of Texarkana, Texas

Summary Sheet

Version:

Update Date: 8/31/2022 4:07 PM

Lead Department: Planning & Zoning Commission **Action Officer:** Laura Puckett, Administrative Coordinator
Subject: S-759: Specific Use Permit to allow the location of a HUD code manufactured home on Lots 5 and 6, Block 2, Grandview Addition, located at 2809 Findley. Sandra Carroll, owner.
Meeting Date: 9/6/2022

Attachments

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

Staff Coordination

Building Code Administration	Mashell Daniel	Reviewer	Pending
Planning & Zoning Commission	Laura Puckett	Meeting	Pending
09/06/2022 6:00 PM			

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Sandra Carroll, owner, for a Specific Use Permit to allow the location of a single wide HUD code manufactured home on Lot 5 and 6, Block 2, Grandview Addition, located at 2809 Findley. This is currently vacant land.

The adjacent zoning is Single Family-3 to the south, east, and west and Single Family-2 to the north. The adjacent land use is vacant land to the south, east, west, and north.

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

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

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

1. That one 2016 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.

City of Texarkana, Texas

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 recommends for approval of this request with stipulations.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

September 6, 2022

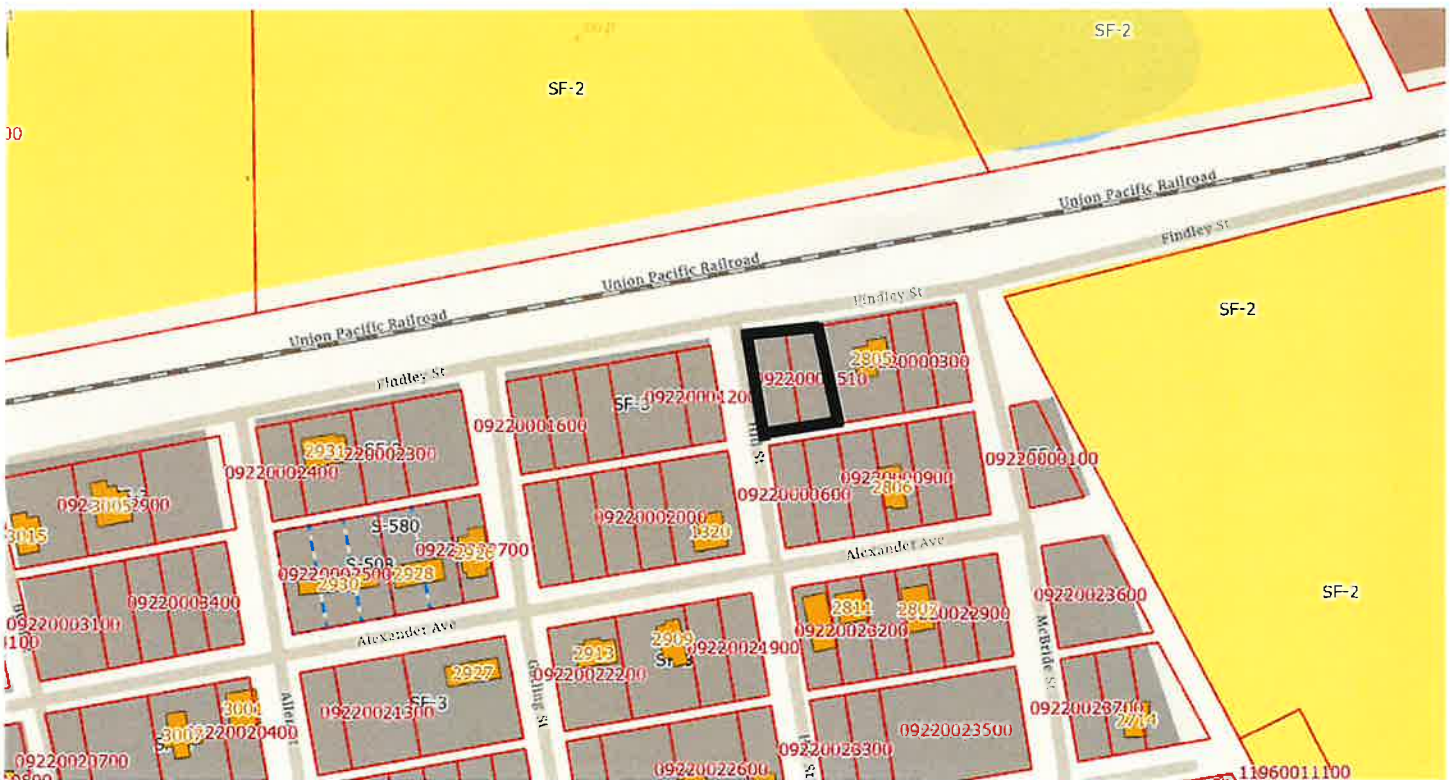
NOTICE OF PUBLIC HEARINGS

Public hearings will be held by the Planning and Zoning Commission and the City Council of the City of Texarkana, Texas at the below stated date and time. The Public Hearings will be held in the Council Chambers, Municipal Building, 220 Texas Blvd, (3rd & Texas) Texarkana, Texas to consider a proposed change in zoning classification as indicated below. According to the Tax Records, you are the owner of property within the area of the proposed change or within 200 feet of that property. THIS IS NOT A SUMMONS TO APPEAR AT THE HEARINGS. If you care to attend, you will be given an opportunity to be heard. If additional information is desired, please contact the Planning Department at (903) 798-3535.

PLANNING & ZONING COMMISSION: Hearing Date: Tuesday, September 6, 2022 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: Monday, October 10, 2022 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@txkusa.org).



OWNER: Sandra Carroll, owner

OWNER'S ADDRESS: 2107 McCormick Street, Texarkana, Texas 75501

LOCATION OF REZONING: 2809 Findley Street, Texarkana, Texas 75501

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

LEGAL DESCRIPTION: Lot 5 and 6, Block 2, Grandview Addition

CASE NUMBER: S-759

DATE MAILED: August 23, 2022

Attachment: Hearing Notice and Application (3783 : S-759: SUP to allow HUD code mnfctrd home at 2809 Findley)



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. 22-01711

Case S-759

Date 7-26-22

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: 546 Block: 2 Addition: Grand View Addition
(Or see attached legal description)

Location: 2809 Findley Texarkana, TX 75501

Present Zoning: Zoned for Manufactured Homes

Proposed Zoning: Specific Use Permit for Manufactured Home

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

Residence / Home dwelling
single wide

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

the area has been Zoned for Manufactured
Home now. Originally it was not.

Attorney or Agent Signature

Printed Name: _____

Address

City, State, Zip

Home Phone & Cell Phone

Email Address

Property Owner Signature

Printed Name: Sandra Carroll

Address

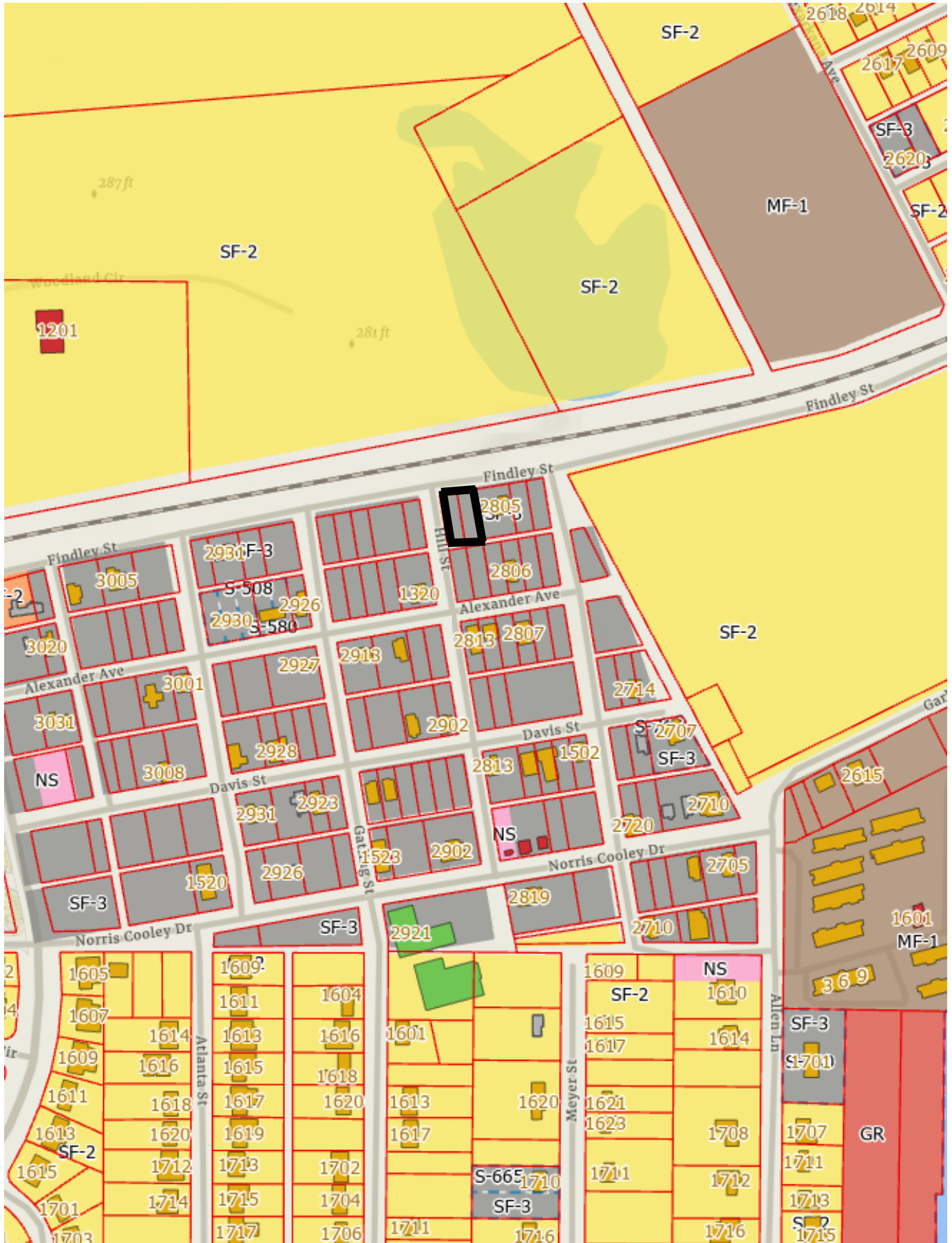
City, State, Zip

Home Phone & Cell Phone

Email Address

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

2809 Findley Street



Attachment: Maps (3783 : S-759: SUP to allow HUD code mnfctrd home at 2809 Findley)

Attachment: Maps (3783 : S-759: SUP to allow HUD code mnfctrd home at 2809 Findley)

City of Texarkana, Texas

Summary Sheet

Version:

Update Date: 8/31/2022 4:08 PM

Lead Department: Planning & Zoning Commission **Action Officer:** Laura Puckett, Administrative Coordinator
Z-22-11: Rezoning and Amending PD-79-8 (C) on an approximate 1.01-acre tract of land (being Tract 219), Thomas Price HRS, A-466, located at 2315 North Robison Road requesting the Planned Development be removed at this location and rezoned from Commercial to Single Family-2. Veronica Hernandez, owner.

Meeting Date: 9/6/2022

Attachments

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

Staff Coordination

Building Code Administration	Mashell Daniel	Reviewer	Pending
Planning & Zoning Commission	Laura Puckett	Meeting	Pending
09/06/2022 6:00 PM			

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Veronica Hernandez, owner requesting that the Planned Development be removed from the 1.01-acre tract of land (being Tract 219), Thomas Price HRS, A-466, located at 2315 North Robison Road and that the zoning be changed from Commercial to Single Family-2. This property was previously a package mailing facility. The applicant proposes to reside at this location.

The adjacent zoning is Planned Development-General Retail to the south, Planned Development-Commercial to the west, Single Family-2 to the east, and Multiple Family-1 to the north. The adjacent land use is post office to the south, office to the west, residential to the north and east.

The Future Land Use Map has designated this property as "Mixed-Use Development."

Applicant will be bringing the residence up to residential code and using has a home. Staff recommends for approval of this request.

The applicant should also be aware that if the Planned Development is removed and the zoning is changed, all other applicable city code/ordinance requirements must be met including but not limited

City of Texarkana, Texas

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

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

Potential Options:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends for approval of removing the Planned Development and rezoning from Commercial to Single Family-2.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

September 6, 2022

NOTICE OF PUBLIC HEARINGS

Public hearings will be held by the Planning and Zoning Commission and the City Council of the City of Texarkana, Texas at the below stated date and time. The Public Hearings will be held in the Council Chambers, Municipal Building, 220 Texas Blvd, (3rd & Texas) Texarkana, Texas to consider a proposed change in zoning classification as indicated below. According to the Tax Records, you are the owner of property within the area of the proposed change or within 200 feet of that property. THIS IS NOT A SUMMONS TO APPEAR AT THE HEARINGS. If you care to attend, you will be given an opportunity to be heard. If additional information is desired, please contact the Planning Department at (903) 798-3535.

PLANNING & ZONING COMMISSION: Hearing Date: TUESDAY, September 6, 2022 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, October 10, 2022 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@txkusa.org).



OWNER: Veronica Hernandez, owner

OWNER'S ADDRESS: 2315 N Robison Road, Texarkana, Texas 75501

LOCATION OF REZONING: 2315 N Robison Road, Texarkana, Texas 75501

PROPOSED CHANGE: To convert from commercial to residential

ZONING CHANGE FROM: Commerical TO: Single Family-2

LEGAL DESCRIPTION: on an approximate 1.01-acre tract of land (being Tract 219), Thomas Price HRS, A-466

CASE NUMBER: Z-22-11 DATE MAILED: August 23, 2022

**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. 22-01715Case Z-22-11Date 7-26-22

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: 219 Addition: Thomas Price HRS A-466
(Or see attached legal description)

Location: 2315 N. Robison Rd Texarkana TX 75501Present Zoning: CommercialProposed Zoning: residential SF-2

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

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

Attorney or Agent Signature

Printed Name: Olivia Hernandez
2342 N. Robison Rd
Address

Texarkana Tx 75501
City, State, Zip

(903) 490-3117
Home Phone & Cell Phone

Email Address

Veronica Hernandez
Property Owner Signature

Printed Name: Veronica Hernandez
2315 N. Robison Rd
Address

Texarkana Tx 75501
City, State, Zip

cell (903) 244-4649
Home Phone & Cell Phone

labuena@yahoo.com
Email Address

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

2022-00008937

DEED

Total Pages: 4



NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Warranty Deed with Vendor's Lien

Date: July 20, 2022 *Effective July 20, 2022*

Grantor: HARRYMAN FAMILY PARTNERSHIP, LTD

Grantor's Mailing Address:

9927 Hazel Shadow
Tomball, Tx 77377
Harris County

Grantee: VERONICA HERNANDEZ

Grantee's Mailing Address:

2132 N. Robison Rd
Texarkana, Texas 75501
Bowie County

Consideration:

Cash and a note of even date executed by Grantee and referred to as the first-lien note and payable to the order of BANCORPSOUTH, A DIVISION OF CADENCE BANK in the principal amount of SIXTY-EIGHT THOUSAND AND NO/100 DOLLARS (\$68,000.00). The first-lien note is secured by the first and superior vendor's lien against, and superior title to, the Property retained in this deed in favor of BANCORPSOUTH, A DIVISION OF CADENCE BANK and is also secured by a first-lien deed of trust of even date from Grantee to Charles J. Pagnuolo trustee.

Property (including any improvements):

All that certain tract or parcel of land being a part of the THOMAS PRICE HEADRIGHT SURVEY, Abstract No. 466, Bowie County, Texas, the subject tract of land being a part of that called 1.01 acre tract of land as conveyed to Harryman Family Partnership, LTD., by Special Warranty Deed recorded as Instrument No. 2018-00004596 of the Real Property Records of Bowie County, Texas, and the subject tract of land being more particularly described by metes and bounds as follows:

Beginning at a 1/2" iron pin found for corner at the Southwest corner of said called 1.01 acre tract, the Point of Beginning being located on the North line of a certain 4.137 acre tract of land as

Warranty Deed with Vendor's Lien

1

Attachment: Legal Description (3784 : Z-22-11: Amending PD-79-8 (C) at 2315 N Robison Rd Commercial to SF-2)

Z-22-11

conveyed to the United States Postal Service by Warranty Deed recorded in Volume 1724, Page 180 of the Real Property Records of Bowie County, Texas, and located at the Southeast corner of a certain tract of land as conveyed to Robert Carey Bardwell by Special Warranty Deed recorded in Volume 1653, Page 194 of the Real Property Records of Bowie County, Texas;

THENCE: N 00°14'23" W, 113.88 feet with the West line of said called 1.01 acre tract and the East line of said Bardwell tract to a ½" iron pin found for corner at the Northwest corner of said called 1.01 acre tract and the Northeast corner of said Bardwell tract, said corner also located on the South line of a certain tract of land as conveyed to Sandra Jean Moore by Special Warranty Deed recorded in Volume 3634, Page 259 of the Real Property Records of Bowie County, Texas; THENCE: S 88°13'54" E, 366.43 feet with the North line of said called 1.01 acre tract and the South line of said Moore tract to a ½" iron pin found for corner on the West right-of-way line of a street known as Robison Road;

THENCE: S 00°01'12" E, 114.09 feet with the West right-of-way line of Robison Road to a ½" iron pin found for corner on the South line of said called 1.01 acre tract and at the Northeast corner of said 4.137 acre tract;

THENCE: N 88°11'43" W, 366.01 feet with the South line of said called 1.01 acre tract and the North line of said 4.137 acre tract to the Point of Beginning and containing 0.958 acres of land, more or less.

Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty:

Any claim or right of adjoining property owner to that strip of land lying between the fence and the boundary line of the subject property as shown on survey dated May 24, 2022, prepared by Johnny E. Plunk, Jr., Registered Professional Land Surveyor, Texas No. 5080.

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests, and water interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; and Grantee assumes real estate taxes for 2022 and subsequent years, subject to proration for the current year of closing, but not for subsequent assessments for a change in land usage or ownership, or both, by Grantor prior to the date of closing, the payment of which Grantor assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the

Warranty Deed with Vendor's Lien

Z-22-11

Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

BANCORPSOUTH, A DIVISION OF CADENCE BANK at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of BANCORPSOUTH, A DIVISION OF CADENCE BANK are transferred to BANCORPSOUTH, A DIVISION OF CADENCE BANK without recourse against Grantor.

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

When the context requires, singular nouns and pronouns include the plural.

HARRYMAN FAMILY PARTNERSHIP, LTD

BY: HARRYMAN MANAGEMENT, LLC, GENERAL PARTNER


BY: MARVIN WAYNE HARRYMAN, Manager

STATE OF TEXAS }

COUNTY OF HARRIS }

Before me, a Notary Public, on this day personally appeared MARVIN WAYNE HARRYMAN known to me, or proved to me through (description of identity card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as Manager of HARRYMAN MANAGEMENT, LLC, in its capacity as General Partner of HARRYMAN FAMILY PARTNERSHIP, LTD, for the purposes and consideration therein expressed.

Given under my hand and seal of office this 21st day of July, 2022.


Notary Public, State of Texas
My commission expires: 01/19/2024



PREPARED IN THE OFFICE OF:
LANGDON ★ DAVIS
Attorneys at Law
625 Sam Houston
New Boston, TX 75570
Warranty Deed with Vendor's Lien

AFTER RECORDING, RETURN TO:
TWIN CITY TITLE
3310 Arista Blvd
Texarkana, Texas 75503

THE STATE OF TEXAS
COUNTY OF BOWIE

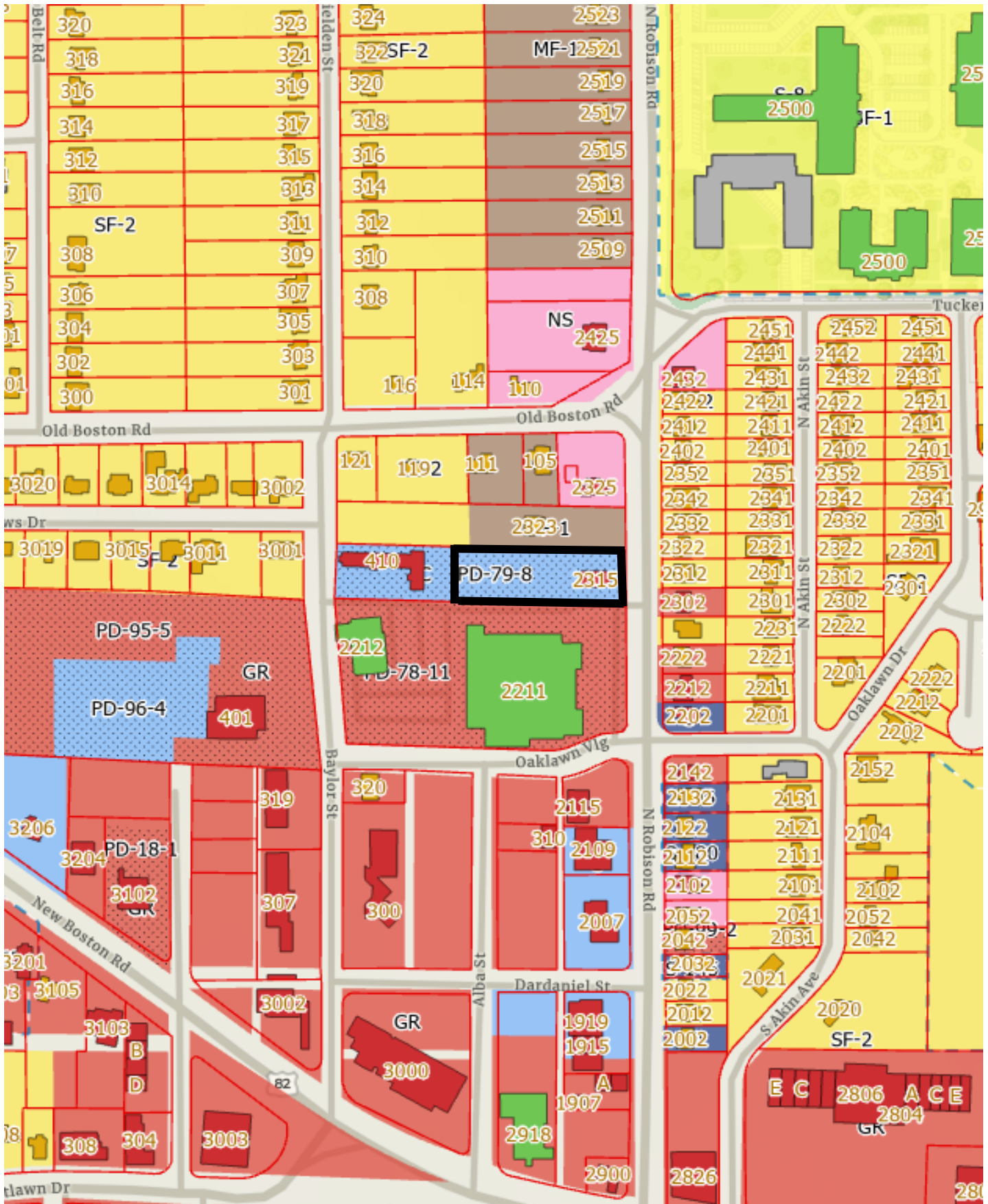
I hereby certify that this instrument was FILED on the
date and the time stamped hereon by me and was duly
RECORDED in the Records of Bowie County, Texas.

2022-00008937 DEED
07/25/2022 04:09:26 PM Total Fees: \$34.00

Tina Petty, County Clerk
Bowie County, Texas



2315 N Robison Road



Attachment: Maps (3784 : Z-22-11: Amending PD-79-8 (C) at 2315 N Robison Rd Commercial to SF-2)

This is an aerial photograph of a residential neighborhood, overlaid with a map showing individual lots outlined in red. Each lot is labeled with a yellow number. The lots are arranged in a grid-like pattern, with some larger lots and some smaller ones. A specific lot, located in the center-right of the image, is highlighted with a black border. This lot is labeled with the number 2315. The surrounding lots have various numbers, including 2500, 2451, 2441, 2432, 2431, 2425, 2412, 2411, 2402, 2401, 2352, 2351, 2342, 2341, 2332, 2331, 2322, 2321, 2312, 2311, 2302, 2301, 2222, 2221, 2201, 2212, 2211, 2202, 2142, 2132, 2131, 2122, 2121, 2112, 2111, 2102, 2101, 2052, 2042, 2032, 2022, 2021, 2012, 2002, 2152, 2104, 2102, 2052, 2042, 2020, 2806, 2804, 2826, 2839, 2901, 2918, 1919, 1915, 1907, 3000, 3002, 3003, 3004, 3005, 3006, 3007, 3008, 3009, 3010, 3011, 3012, 3013, 3014, 3015, 3016, 3017, 3018, 3019, 3020, 3021, 3022, 3023, 3024, 3025, 3026, 3027, 3028, 3029, 3030, 3031, 3032, 3033, 3034, 3035, 3036, 3037, 3038, 3039, 3040, 3041, 3042, 3043, 3044, 3045, 3046, 3047, 3048, 3049, 3050, 3051, 3052, 3053, 3054, 3055, 3056, 3057, 3058, 3059, 3060, 3061, 3062, 3063, 3064, 3065, 3066, 3067, 3068, 3069, 3070, 3071, 3072, 3073, 3074, 3075, 3076, 3077, 3078, 3079, 3080, 3081, 3082, 3083, 3084, 3085, 3086, 3087, 3088, 3089, 3090, 3091, 3092, 3093, 3094, 3095, 3096, 3097, 3098, 3099, 3100, 3101, 3102, 3103, 3104, 3105, 3106, 3107, 3108, 3109, 3110, 3111, 3112, 3113, 3114, 3115, 3116, 3117, 3118, 3119, 3120, 3121, 3122, 3123, 3124, 3125, 3126, 3127, 3128, 3129, 3130, 3131, 3132, 3133, 3134, 3135, 3136, 3137, 3138, 3139, 3140, 3141, 3142, 3143, 3144, 3145, 3146, 3147, 3148, 3149, 3150, 3151, 3152, 3153, 3154, 3155, 3156, 3157, 3158, 3159, 3160, 3161, 3162, 3163, 3164, 3165, 3166, 3167, 3168, 3169, 3170, 3171, 3172, 3173, 3174, 3175, 3176, 3177, 3178, 3179, 3180, 3181, 3182, 3183, 3184, 3185, 3186, 3187, 3188, 3189, 3190, 3191, 3192, 3193, 3194, 3195, 3196, 3197, 3198, 3199, 3200, 3201, 3202, 3203, 3204, 3205, 3206, 3207, 3208, 3209, 3210, 3211, 3212, 3213, 3214, 3215, 3216, 3217, 3218, 3219, 3220, 3221, 3222, 3223, 3224, 3225, 3226, 3227, 3228, 3229, 3230, 3231, 3232, 3233, 3234, 3235, 3236, 3237, 3238, 3239, 3240, 3241, 3242, 3243, 3244, 3245, 3246, 3247, 3248, 3249, 3250, 3251, 3252, 3253, 3254, 3255, 3256, 3257, 3258, 3259, 3260, 3261, 3262, 3263, 3264, 3265, 3266, 3267, 3268, 3269, 3270, 3271, 3272, 3273, 3274, 3275, 3276, 3277, 3278, 3279, 3280, 3281, 3282, 3283, 3284, 3285, 3286, 3287, 3288, 3289, 3290, 3291, 3292, 3293, 3294, 3295, 3296, 3297, 3298, 3299, 3300, 3301, 3302, 3303, 3304, 3305, 3306, 3307, 3308, 3309, 3310, 3311, 3312, 3313, 3314, 3315, 3316, 3317, 3318, 3319, 3320, 3321, 3322, 3323, 3324, 3325, 3326, 3327, 3328, 3329, 3330, 3331, 3332, 3333, 3334, 3335, 3336, 3337, 3338, 3339, 3340, 3341, 3342, 3343, 3344, 3345, 3346, 3347, 3348, 3349, 3350, 3351, 3352, 3353, 3354, 3355, 3356, 3357, 3358, 3359, 3360, 3361, 3362, 3363, 3364, 3365, 3366, 3367, 3368, 3369, 3370, 3371, 3372, 3373, 3374, 3375, 3376, 3377, 3378, 3379, 3380, 3381, 3382, 3383, 3384, 3385, 3386, 3387, 3388, 3389, 3390, 3391, 3392, 3393, 3394, 3395, 3396, 3397, 3398, 3399, 3400, 3401, 3402, 3403, 3404, 3405, 3406, 3407, 3408, 3409, 3410, 3411, 3412, 3413, 3414, 3415, 3416, 3417, 3418, 3419, 3420, 3421, 3422, 3423, 3424, 3425, 3426, 3427, 3428, 3429, 3430, 3431, 3432, 3433, 3434, 3435, 3436, 3437, 3438, 3439, 3440, 3441, 3442, 3443, 3444, 3445, 3446, 3447, 3448, 3449, 3450, 3451, 3452, 3453, 3454, 3455, 3456, 3457, 3458, 3459, 3460, 3461, 3462, 3463, 3464, 3465, 3466, 3467, 3468, 3469, 3470, 3471, 3472, 3473, 3474, 3475, 3476, 3477, 3478, 3479, 3480, 3481, 3482, 3483, 3484, 3485, 3486, 3487, 3488, 3489, 3490, 3491, 3492, 3493, 3494, 3495, 3496, 3497, 3498, 3499, 3500, 3501, 3502, 3503, 3504, 3505, 3506, 3507, 3508, 3509, 3510, 3511, 3512, 3513, 3514, 3515, 3516, 3517, 3518, 3519, 3520, 3521, 3522, 3523, 3524, 3525, 3526, 3527, 3528, 3529, 3530, 3531, 3532, 3533, 3534, 3535, 3536, 3537, 3538, 3539, 3540, 3541, 3542, 3543, 3544, 3545, 3546, 3547, 3548, 3549, 3550, 3551, 3552, 3553, 3554, 3555, 3556, 3557, 3558, 3559, 3560, 3561, 3562, 3563, 3564, 3565, 3566, 3567, 3568, 3569, 3570, 3571, 3572, 3573, 3574, 3575, 3576, 3577, 3578, 3579, 3580, 3581, 3582, 3583, 3584, 3585, 3586, 3587, 3588, 3589, 3590, 3591, 3592, 3593, 3594, 3595, 3596, 3597, 3598, 3599, 3600, 3601, 3602, 3603,

City of Texarkana, Texas

Version:

Update Date: 8/31/2022 4:10 PM

Summary Sheet

Lead Department: Planning & Zoning Commission **Action Officer:** Laura Puckett, Administrative Coordinator
Z-22-08: (TABLED) rezoning a portion of a 4.60-acre tract of land (being Tract 19), J.W. Lane HRS A-345, located at 6500 Summerhill Road. Office to General Retail. William Davis, owner and David Williams, MTG Engineers and Surveyors, agent.

Subject: Surveyors, agent.

Meeting Date: 9/6/2022

Attachments

- a. 2nd Hearing Notice and Application (PDF)
- b. Legal Description (PDF)
- c. Maps (PDF)
- d. Site Plan 2 (PDF)

Staff Coordination

Building Code Administration	Mashell Daniel	Reviewer	Pending
Planning & Zoning Commission	Laura Puckett	Meeting	Pending
09/06/2022 6:00 PM			

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by William Davis, owner, and David Williams, MTG Engineers and Surveyors, agent, to rezone a portion of a 4.6-acre tract of land (being Tract 19) in the J.W. Johnson HRS, A-345, located at 6500 Summerhill Road from Office to General Retail. The property is currently leased office space and a Gymnasium. This property is known as Crown Executive Center. The proposed use is lease space for hot yoga and/or office space.

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

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

Staff recommends for approval of this request.

City of Texarkana, Texas

If a Planned Development is placed on this site, staff recommends restricting the following uses:

Duplexes, apartments, townhouses, hotel/motel, modular or factory fabricated dwellings, fraternity, sorority, carwash, auto laundry, auto parts, minor vehicle repair, gas station, new or used auto sale (indoor/outdoor lot), bakery, furniture or appliance store, hardware store/hobby shop, mini-warehouses, pawn shop, pet shop, restaurant/cafeteria, tattoo studio, tool rental, animal clinic/hospital (no outside/inside pens), green house or nursery, maintenance and service repair for buildings, self-contained aluminum recycling machine.

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

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

Potential Options:

Approve or deny

Fiscal Implications:

Not applicable

Staff Recommendation:

Staff recommends for approval of this request with use restrictions if a Planned Development is placed.

Advisory Board/Committee Review:

Planning and Zoning Commission.

Board/Committee Recommendation:

The Planning and Zoning Commission tabled this request.

Advisory Board/Committee Meeting Date and Minutes:

September 6, 2022

NOTICE OF PUBLIC HEARINGS

Public hearings will be held by the Planning and Zoning Commission and the City Council of the City of Texarkana, Texas at the below stated date and time. The Public Hearings will be held in the Council Chambers, Municipal Building, 220 Texas Blvd, (3rd & Texas) Texarkana, Texas to consider a proposed change in zoning classification as indicated below. According to the Tax Records, you are the owner of property within the area of the proposed change or within 200 feet of that property. THIS IS NOT A SUMMONS TO APPEAR AT THE HEARINGS. If you care to attend, you will be given an opportunity to be heard. If additional information is desired, please contact the Planning Department at (903) 798-3535.

PLANNING & ZONING COMMISSION: Hearing Date: TUESDAY, SEPTEMBER 6, 2022 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, OCTOBER 10, 2022 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@txkusa.org).



OWNER: William Davis, owner

OWNER'S ADDRESS: 6822 Summerhill Road, Texas 75503

LOCATION OF REZONING: 6500 Summerhill Road, Texarkana, Texas 75503

PROPOSED CHANGE: Lease space/hot yoga/offices

ZONING CHANGE FROM: Office TO: General Retail

LEGAL DESCRIPTION: A portion of a 4.6-acre tract of land (being Tract 19), J.W. Johnson HRS, A-345

CASE NUMBER: Z-22-08 DATE MAILED: August 23, 2022

Attachment: 2nd Hearing Notice and Application (3785 : Z-22-08 rezoning at 6500 Summerhill Rd)



ZONING APPLICATION

CITY OF TEXARKANA TEXAS

Po Box 1967
220 Texas Blvd
Texarkana TX 75504
(903) 798-3945

www.ci.texarkana.tx.us.orgReceipt No. 22-01162Case Z-22-08
Date 8-17-22

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: _____
(Or see attached legal description) See attached legal description.

Location: 6500 Summerhill RoadPresent Zoning: OfficeProposed Zoning: General Retail

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

The property will be used for a yoga studio.

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

The proposed use of this portion of the property is a yoga studio which is not permitted
in office zoning. General retail is the most restrictive zoning that this type of studio
is permitted in.

Attorney or Agent Signature

5930 Summerhill Road
AddressTexarkana, TX 75503
City, State, Zip903-838-8533 / 903-293-2919
Home Phone & Cell Phonedwilliams@mtgengineers.com
Email Address

Property Owner Signature

3706 Wyatt Lane
AddressTexarkana, TX 75503
City, State, Zip430-274-7994
Home Phone & Cell Phonewrdavisco@gmail.com
Email Address

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

Attachment: 2nd Hearing Notice and Application (3785 : Z-22-08 rezoning at 6500 Summerhill Rd)

Rezoning Request Legal Description
0.307 Acres

A portion of all that certain tract or parcel land called TRACT ONE situated in the JOHN W. LANE HEADRIGHT SURVEY, Abstract No. 345, Bowie County, Texas and also being part of that certain 34.788 acre tract conveyed from Herbert Line and wife, Clara R. Line to Gerald G. Haire and wife, Helen Haire, by Correction Deed dated January 16, 1973 and recorded in Volume 586, Page 639 of the Deed Records of Bowie County, Texas and being more particularly described as follows:

COMMENCING at a concrete right-of-way found for corner in the East right-of-way line of Farm to Market Road No. 1397 (Summerhill Road) being the Northwest corner of the Red Springs Cemetery and the Southwest corner of the said Haire tract;

THENCE North $14^{\circ} 17' 12''$ West along the East right-of-way of Summerhill Road, being a line 40.00 feet from and parallel to the centerline of said road a distance of 98.63 feet to the POINT OF BEGINNING for the herein described tract of land;

THENCE North $14^{\circ} 17' 12''$ West along the East right-of-way of Summerhill Road, being a line 40.00 feet from and parallel to the centerline of said road a distance of 95.48 feet to a point for the Northwest corner;

THENCE North $85^{\circ} 33' 05''$ East being a line parallel to an existing concrete access driveway a distance of 154.68 feet to a point for the Northeast corner;

THENCE South $04^{\circ} 26' 55''$ East a distance of 72.32 feet to a point for the Southeast corner;

THENCE South $85^{\circ} 33' 05''$ West to an inside ell corner a distance of 108.24 feet;

THENCE South $64^{\circ} 52' 44''$ West a distance of 61.63 feet to the POINT OF BEGINNING and containing 0.307 acres of land, more or less.

6500 Summerhill Rd



Attachment: Maps (3785 : Z-22-08 rezoning at 6500 Summerhill Rd)

6500 Summerhill Rd



Attachment: Maps (3785 : Z-22-08 rezoning at 6500 Summerhill Rd)

AREA OF REZONING REQUEST
J & J SUPREME PROPERTIES, LLC



City of Texarkana, Texas

Summary Sheet

Version:

Update Date: 8/31/2022 4:12 PM

Lead Department: Planning & Zoning Commission **Action Officer:** Laura Puckett, Administrative Coordinator
S-760: Specific Use Permit to allow permanent cosmetic procedures/tattooing on Lots 2 and 3, Block 5, Richmond Development Fourth Subdivision located at 4401 Corporate Drive. Timothy Reynolds, Domination Properties, owner, and
Subject: Tammy Wroten, agent.

Meeting Date: 9/6/2022

Attachments

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

Staff Coordination

Building Code Administration	Mashell Daniel	Reviewer	Pending
Planning & Zoning Commission	Laura Puckett	Meeting	Pending
09/06/2022 6:00 PM			

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Timothy Reynolds, Domination Properties, owner, and Tammy Wroten, agent, for a Specific Use Permit to allow one additional use of permanent cosmetic procedures/tattooing on Lots 2 and 3, Block 5, Richmond Development Fourth Subdivision, located at 4401 Corporate Drive. This location is currently Healthcare Express Dermatology and Age Management.

The adjacent zoning is Planned Development-General Retail to the north, south, east, and west. The adjacent land usage is businesses to the north, south, and east, and vacant land to the west.

A Specific Use Permit is required to allow the one additional use of a permanent cosmetic procedures/tattooing in this zoning district. The application of permanent cosmetics is also considered a tattoo as well as any inked body art. The State of Texas will regulate this business as to licensing and other health related issues. This request meets all city requirements to allow the one additional use of a tattoo studio on this property. It appears that there is adequate parking for this business.

City of Texarkana, Texas

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

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 this use ever ceases at this location, the City may revoke the Specific Use Permit that allows a tattoo studio.
3. That the sale of tobacco products or drug paraphernalia is prohibited.
4. That the hours of operation be specified.
5. That any remodeling of the current building must meet all city codes and requires licensed contractors.
6. That no painting of the windows or the building with advertisement or graphic art.
7. 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.

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

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

Potential Options:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends for approval of this request with stipulations.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

September 6, 2022

NOTICE OF PUBLIC HEARINGS

Public hearings will be held by the Planning and Zoning Commission and the City Council of the City of Texarkana, Texas at the below stated date and time. The Public Hearings will be held in the Council Chambers, Municipal Building, 220 Texas Blvd, (3rd & Texas) Texarkana, Texas to consider a proposed change in zoning classification as indicated below. According to the Tax Records, you are the owner of property within the area of the proposed change or within 200 feet of that property. THIS IS NOT A SUMMONS TO APPEAR AT THE HEARINGS. If you care to attend, you will be given an opportunity to be heard. If additional information is desired, please contact the Planning Department at (903) 798-3535.

PLANNING & ZONING COMMISSION: Hearing Date: TUESDAY, SEPTEMBER 6, 2022

Hearing Time: 6:00 pm

CITY COUNCIL:

Hearing Date: MONDAY, OCTOBER 10, 2022

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@txkusa.org).



OWNER: Timothy Reynolds representing Domination Properties, owner and Tammy Wroten, agent

OWNER'S ADDRESS: 3515 Richmond Road, Texarkana, Texas 75503

LOCATION OF REZONING: 4401 Corporate Drive, Texarkana, Texas 75503

PROPOSED CHANGE: To allow the location of permanent cosmetic procedures/tattooing in a tenant space

LEGAL DESCRIPTION: Lots 2 and 3, Block 5, Richmond Development Fourth Subdivision

CASE NUMBER: S-760

DATE MAILED: August 23, 2022



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. 22-01789

Case S-760

Date 8-8-22

To: The Planning and Zoning Commission
City of Texarkana Texas

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

Lot: 2 and 3 Block: 5 Addition: Richmond Development Fourth Subdivision-
(Or see attached legal description) See attached Legal Description

Location: 4401 Corporate Drive, Texarkana, Texas 75503

Present Zoning: Medical Clinic Planned Development-GR PD-02-13

Requested: Specific Use Permit

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

Adding services of permanent cosmetic procedures.

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

Adding services of permanent cosmetic procedures.

Tammy Wroten

Attorney or Agent Signature

Printed Name: Tammy Wroten, Esthetician

4401 Corporate Drive

Address

Texarkana, Texas 75503

City, State, Zip

(903) 556-1516

Home Phone & Cell Phone

tammy.wroten@gohce.com

Email Address

Timothy L. Reynolds

Property Owner Signature

Printed Name: Timothy L. Reynolds, Manager of
Domination Properties, LLC

3515 Richmond Road

Address

Texarkana, Texas 75503

City, State, Zip

(903) 791-9355

Home Phone & Cell Phone

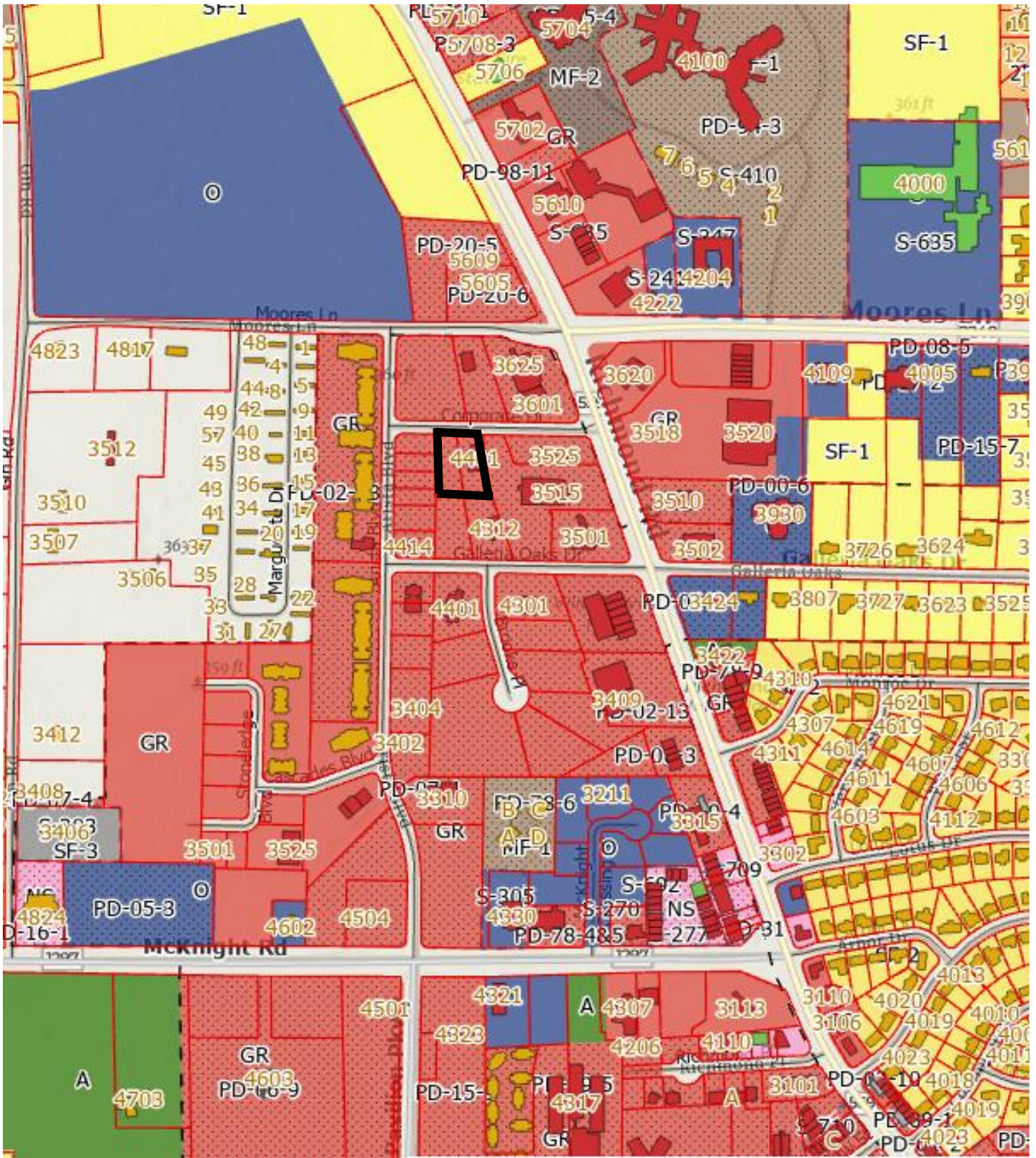
leann.watlington@gohce.com

Email Address

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

Attachment: Hearing Notice and Application (3786 : S-760: SUP to allow permanent cosmetic procedures/tattooing at 4401 Corporate Dr)

4401 Corporate Drive



Attachment: Maps (3786 : S-760: SUP to allow permanent cosmetic procedures/tattooing at 4401 Corporate Dr)

4401 Corporate Drive



Attachment: Maps (3786 : S-760: SUP to allow permanent cosmetic procedures/tattooing at 4401 Corporate Dr)

City of Texarkana, Texas

Version:

Update Date: 8/31/2022 4:12 PM

Summary Sheet

Lead Department: Planning & Zoning Commission **Action Officer:** Laura Puckett, Administrative Coordinator
Subject: Z-22-12: rezoning the West 1/2 of Lot 19, Block 4, Red Cut Heights, located at 2503 Sugden from Single Family-2 to Single Family-3. Charles Antwine, owner.
Meeting Date: 9/6/2022

Attachments

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

Staff Coordination

Building Code Administration	Mashell Daniel	Reviewer	Pending
Planning & Zoning Commission	Laura Puckett	Meeting	Pending
09/06/2022 6:00 PM			

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Charles Antwine, owner, to rezone the west ½ of Lot 19, Block 4, Red Cut Heights, located at 2503 Sugden Street from Single Family-2 to Single Family-3. The property is currently vacant land. The proposed use is a HUD code manufactured home.

The adjacent zoning is Single Family-2 to the north, south, east, and west. The adjacent land use 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 (SF-3) zoning district along with the approval of a Specific Use Permit.

There are other lots in this area that are zoned SF-3 with Specific Use Permits. HUD code manufactured housing looks like some of the existing frame pier and beam houses in the area. This type housing could also be a revitalization housing alternative to traditional site-built homes. Therefore, staff recommends for approval of this request.

City of Texarkana, Texas

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

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

Potential Options:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends for approval of this request.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

September 6, 2022

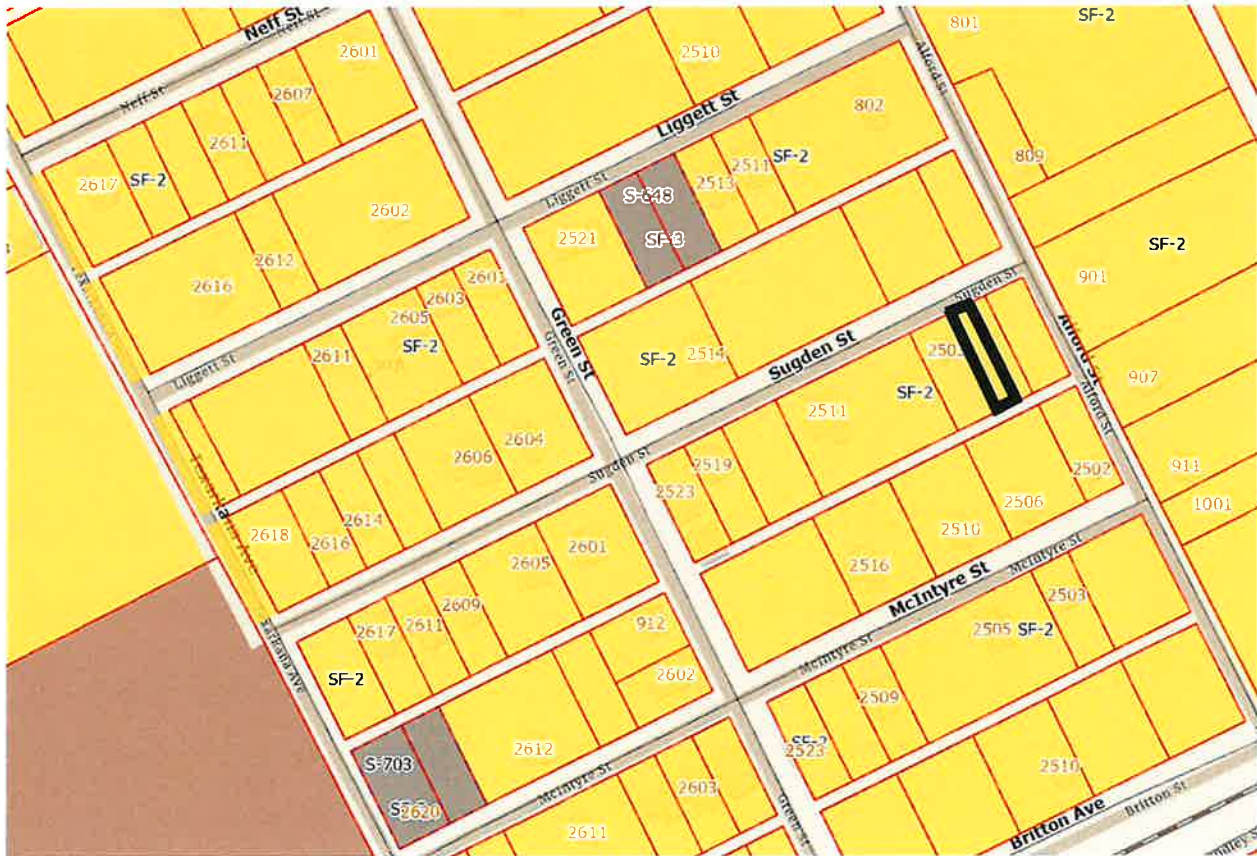
NOTICE OF PUBLIC HEARINGS

Public hearings will be held by the Planning and Zoning Commission and the City Council of the City of Texarkana, Texas at the below stated date and time. The Public Hearings will be held in the Council Chambers, Municipal Building, 220 Texas Blvd, (3rd & Texas) Texarkana, Texas to consider a proposed change in zoning classification as indicated below. According to the Tax Records, you are the owner of property within the area of the proposed change or within 200 feet of that property. THIS IS NOT A SUMMONS TO APPEAR AT THE HEARINGS. If you care to attend, you will be given an opportunity to be heard. If additional information is desired, please contact the Planning Department at (903) 798-3535.

PLANNING & ZONING COMMISSION: Hearing Date: TUESDAY, SEPTEMBER 6, 2022 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, OCTOBER 10, 2022 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@txkusa.org).



OWNER: Charles Antwine, owner

OWNER'S ADDRESS: 2322 Magnolia Street, Texarkana, Texas 75503

LOCATION OF REZONING: 2503 Sugden Street, Texarkana, Texas 75501

PROPOSED CHANGE: To place HUD code manufactured home on the vacant lot

ZONING CHANGE FROM: Single Family - 2 TO: Single Family-3

LEGAL DESCRIPTION: west 1/2 of Lot 19, Block 4, Red Cut Heights

CASE NUMBER: Z-22-12 DATE MAILED: August 23, 2022



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. 22 01876Case Z-22-12Date 8-5-22

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: 18 W 1/2 of 19 Block: Sugden Addition: Red Cut Heights
(Or see attached legal description)

Location: 2503 Sugden St Texarkana Tx 75501Present Zoning: SF2Proposed Zoning: SF3

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

As A Home

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

manufactured home

Attorney or Agent Signature

Printed Name: _____

Address

City, State, Zip

Home Phone & Cell Phone

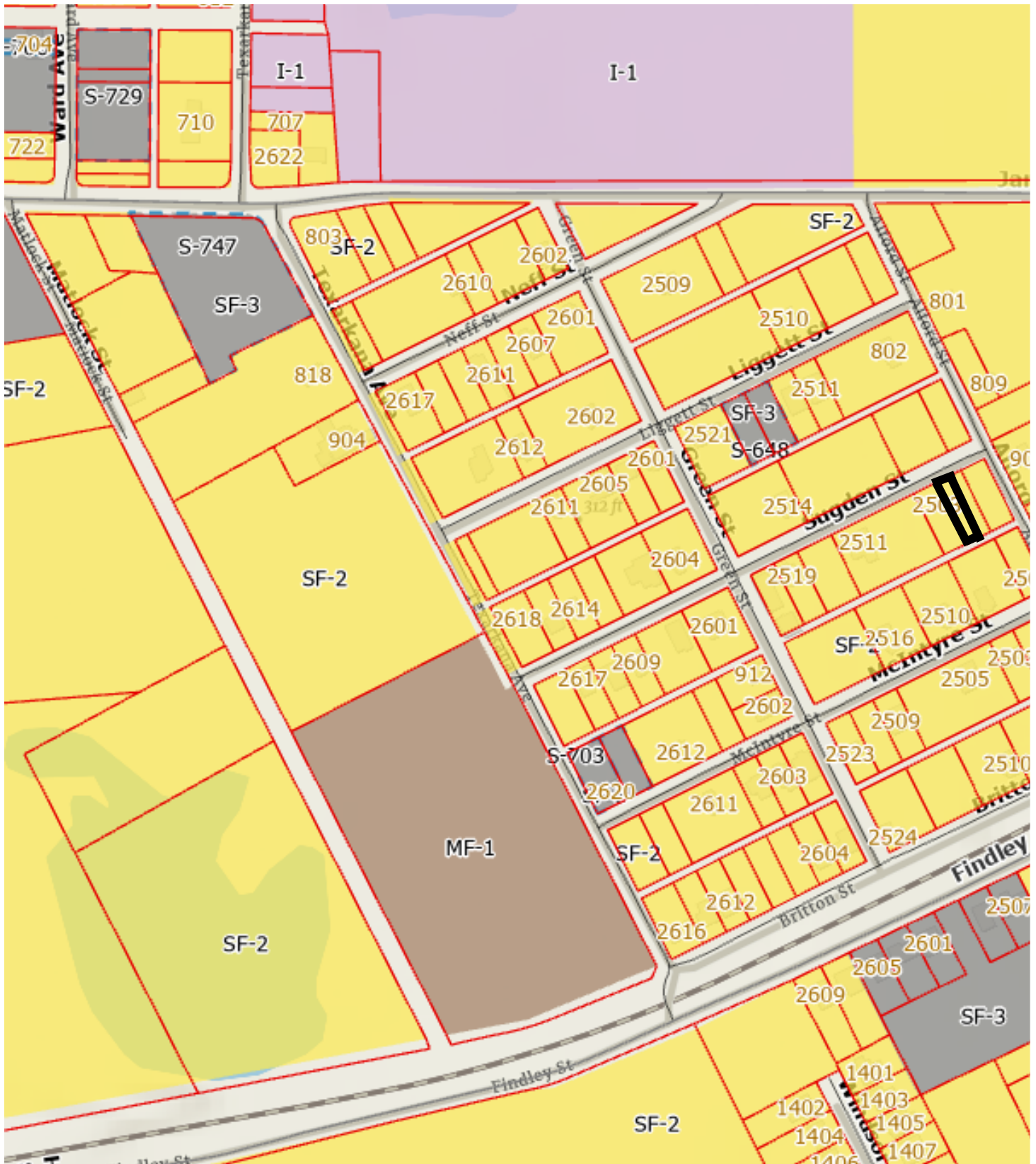
Email Address

Property Owner Signature

Printed Name: Charles AntwiAddress 2322 Magnolia StCity, State, Zip Texarkana, TX 75501Home Phone & Cell Phone 501 914 2661Email Address for trucking@outlook.com

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

2503 Sugden Street



Attachment: Maps (3787 : Z-22-12: rezoning from SF-2 to SF-3 at 2503 Sugden w/1/2 Lot 19)

2503 Sugden Street



Attachment: Maps (3787 : Z-22-12: rezoning from SF-2 to SF-3 at 2503 Sugden w/1/2 Lot 19)

City of Texarkana, Texas

Summary Sheet

Version:

Update Date: 8/31/2022 4:16 PM

Lead Department: Planning & Zoning Commission **Action Officer:** Laura Puckett, Administrative Coordinator
Subject: S-761: Specific Use Permit to allow a HUD code manufactured home on W 1/2 of Lot 19, Block 4, Red Cut Heights, located at 2503 Sugden. Charles Antwine, owner.
Meeting Date: 9/6/2022

Attachments

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

Staff Coordination

Building Code Administration	Mashell Daniel	Reviewer	Pending
Planning & Zoning Commission	Laura Puckett	Meeting	Pending
09/06/2022 6:00 PM			

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Charles Antwine, owner, for a Specific Use Permit to allow the location of a single/double wide HUD code manufactured home on the west ½ of Lot 19, Block 4, Red Cut Heights, located at 2503 Sugden Street. This is currently vacant land.

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

The Future Land Use Map designates this property as “Industrial”.

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 for approval of this request with the following stipulations:

1. That one 2016 or newer single/double wide HUD code manufactured home be allowed on this property.

City of Texarkana, Texas

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

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

Potential Options:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends for approval of this request with stipulations.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

September 6, 2022

NOTICE OF PUBLIC HEARINGS

Public hearings will be held by the Planning and Zoning Commission and the City Council of the City of Texarkana, Texas at the below stated date and time. The Public Hearings will be held in the Council Chambers, Municipal Building, 220 Texas Blvd, (3rd & Texas) Texarkana, Texas to consider a proposed change in zoning classification as indicated below. According to the Tax Records, you are the owner of property within the area of the proposed change or within 200 feet of that property. **THIS IS NOT A SUMMONS TO APPEAR AT THE HEARINGS.** If you care to attend, you will be given an opportunity to be heard. If additional information is desired, please contact the Planning Department at (903) 798-3535.

PLANNING & ZONING COMMISSION: Hearing Date: TUESDAY, SEPTEMBER 6, 2022

Hearing Time: 6:00 pm

CITY COUNCIL:

Hearing Date: MONDAY, OCTOBER 10, 2022

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@txkusa.org).



OWNER: Charles Antwine, owner

OWNER'S ADDRESS: 2322 Magnolia Street, Texarkana, Texas 75503

LOCATION OF REZONING: 2503 Sugden Street, Texarkana, Texas 75503

PROPOSED CHANGE: To allow the location of HUD code manufactured home

LEGAL DESCRIPTION: West ½ of Lot 19, Block 4, Red Cut Heights

CASE NUMBER: S-761

DATE MAILED: August 23, 2022



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. 22-01876

Case S-761

Date 8-8-22

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.

18-W120F19 Lot: 4 Block: Sugden Addition: Red Cut Heights
(Or see attached legal description)

Location: 2503 Sugden St Texarkana Tx 75501

Present Zoning: SF2

Requested: Specific Use Permit SF3

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

Manufactured Home

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

manufactured Home

Attorney or Agent Signature

Printed Name: _____

Address

City, State, Zip

Home Phone & Cell Phone

Email Address

Property Owner Signature

Printed Name: Charles H. H. H.

Address

City, State, Zip

Home Phone & Cell Phone

Email Address

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

Attachment: Maps (3789 : S-761: SUP to allow HUD code mnfctrd home at 2503 Sugden w1/2 lot 19)

2503 Sugden Street



Attachment: Maps (3789 : S-761: SUP to allow HUD code mnfctrd home at 2503 Sugden w1/2 lot 19)

City of Texarkana, Texas

Summary Sheet

Version:

Update Date: 8/31/2022 4:17 PM

Lead Department: Planning & Zoning Commission **Action Officer:** Laura Puckett, Administrative Coordinator
Subject: Z-22-13: rezoning on Lot 18, Block 4, Red Cut Heights, located at 2503 Sugden from Single Family-2 to Single Family-3. Mary Antwine, owner, and Termaine Richardson, agent.
Meeting Date: 9/6/2022

Attachments

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

Staff Coordination

Building Code Administration	Mashell Daniel	Reviewer	Pending
Planning & Zoning Commission	Laura Puckett	Meeting	Pending
09/06/2022 6:00 PM			

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Mary Antwine, owner, and Termaine Richardson to rezone Lot 18, Block 4, Red Cut Heights, located at 2503 Sugden Street from Single Family-2 to Single Family-3. The property is currently vacant land. The proposed use is a single/double wide HUD code manufactured home.

The adjacent zoning is Single Family-2 to the north, south, east, and west. The adjacent land use 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 (SF-3) zoning district along with the approval of a Specific Use Permit.

There are other lots in this area that are zoned SF-3 with Specific Use Permits. HUD code single/double wide manufactured housing looks like some of the existing frame pier and beam houses in the area. This type housing could also be a revitalization housing alternative to traditional site-built homes. Therefore, staff recommends for approval of this request.

City of Texarkana, Texas

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

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

Potential Options:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends for approval of this request.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

September 6, 2022

NOTICE OF PUBLIC HEARINGS

Public hearings will be held by the Planning and Zoning Commission and the City Council of the City of Texarkana, Texas at the below stated date and time. The Public Hearings will be held in the Council Chambers, Municipal Building, 220 Texas Blvd, (3rd & Texas) Texarkana, Texas to consider a proposed change in zoning classification as indicated below. According to the Tax Records, you are the owner of property within the area of the proposed change or within 200 feet of that property. THIS IS NOT A SUMMONS TO APPEAR AT THE HEARINGS. If you care to attend, you will be given an opportunity to be heard. If additional information is desired, please contact the Planning Department at (903) 798-3535.

PLANNING & ZONING COMMISSION: Hearing Date: TUESDAY, SEPTEMBER 6, 2022 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, OCTOBER 10, 2022 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@txkusa.org).



OWNER: Mary Antwine, owner and Termaine Richardson, agent

OWNER'S ADDRESS: 2322 Magnolia Street, Texarkana, Texas 75503

LOCATION OF REZONING: 2503 Sugden Street, Texarkana, Texas 75501

PROPOSED CHANGE: To place HUD code manufactured home on the vacant lot

ZONING CHANGE FROM: Single Family - 2 TO: Single Family-3

LEGAL DESCRIPTION: Lot 18, Block 4, Red Cut Heights

CASE NUMBER: Z-22-13 DATE MAILED: August 23, 2022

Attachment: Hearing Notice and Application (3790 : Z-22-13 rezoning from SF-2 to SF-3 at 2503 Sugden Lot 18)



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. 22-01876

Case Z-22-13
Date 08.16.22

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: 18 Block: Sudgen Addition: _____
(Or see attached legal description)

Location: 2503 Sudgen St

Present Zoning: SF3

Proposed Zoning: SF3

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

Manufactured Home

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

manufactured home

Attorney or Agent Signature

Printed Name: Lermaine Richardson

Address: 2322 Magnolia St
Texarkana TX 75504

City, State, Zip: 501 474-2664

Home Phone & Cell Phone

Email Address

Property Owner Signature

Printed Name: Mary Antwine

Address: 2322 Magnolia
Texarkana TX 75504

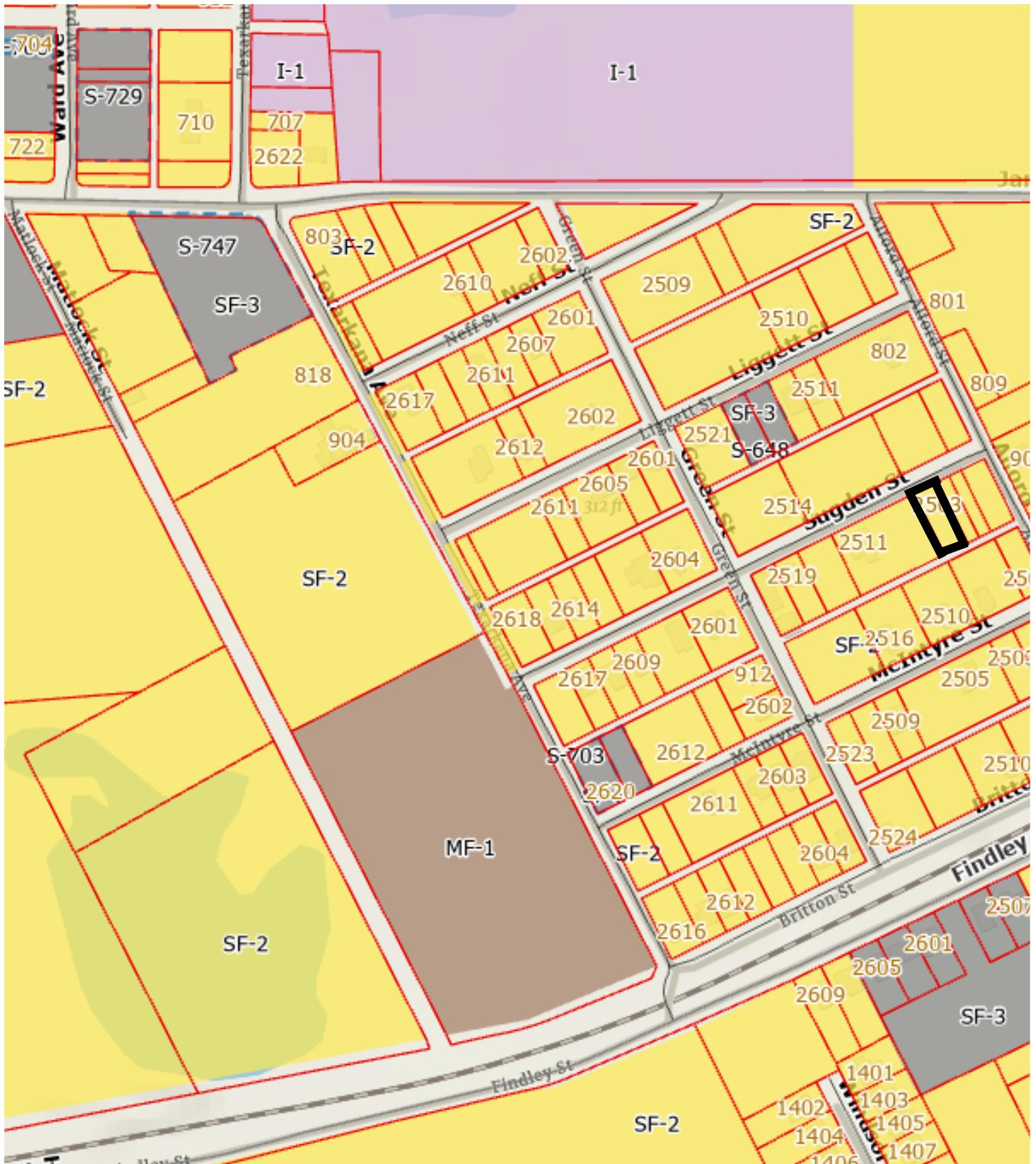
City, State, Zip: 501 474-8088

Home Phone & Cell Phone

Email Address

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

2503 Sugden Street



Attachment: Maps (3790 : Z-22-13 rezoning from SF-2 to SF-3 at 2503 Sugden Lot 18)

2503 Sugden Street



Attachment: Maps (3790 : Z-22-13 rezoning from SF-2 to SF-3 at 2503 Sugden Lot 18)

City of Texarkana, Texas

Summary Sheet

Version:

Update Date: 8/31/2022 4:18 PM

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

Subject: S-762: Specific Use Permit to allow a HUD code manufactured home on Lot 18, Block 4, Red Cut Heights, located at 2503 Sugden. Mary Antwine, owner, and Termaine Richardson, agent.

Meeting Date: 9/6/2022

Attachments

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

Staff Coordination

Building Code Administration	Mashell Daniel	Reviewer	Pending
Planning & Zoning Commission	Laura Puckett	Meeting	Pending
09/06/2022 6:00 PM			

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Mary Antwine, owner, and Termaine Richardson, agent for a Specific Use Permit to allow the location of a single/double wide HUD code manufactured home on Lot 18, Block 4, Red Cut Heights, located at 2503 Sugden Street. This is currently vacant land.

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

The Future Land Use Map designates this property as "Industrial".

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 for approval of this request with the following stipulations:

1. That one 2016 or newer single/double wide HUD code manufactured home be allowed on this property.

City of Texarkana, Texas

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

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

Potential Options:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends approval of this request with stipulations.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

September 6, 2022



ZONING APPLICATION

CITY OF TEXARKANA TEXAS

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

2.15.a

Receipt No. 22-01876

Case _____

Date 8-16-22

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: 18 Block: Sugden Addition: _____
(Or see attached legal description)

Location: _____

Present Zoning: _____

Requested: Specific Use Permit SF3

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

Manufactured Home

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

manufactured home

Attorney or Agent Signature

Printed Name: Terrance Richardson

Address

2322 Magnolia St
Texarkana TX

City, State, Zip

501 W 4th Ave
2661

Home Phone & Cell Phone

Email Address

Property Owner Signature

Printed Name: Theresa Anthony

Address

2322 Magnolia St
Texarkana TX

City, State, Zip

501 W 4th Ave
2661

Home Phone & Cell Phone

far-trucking@outlook.com

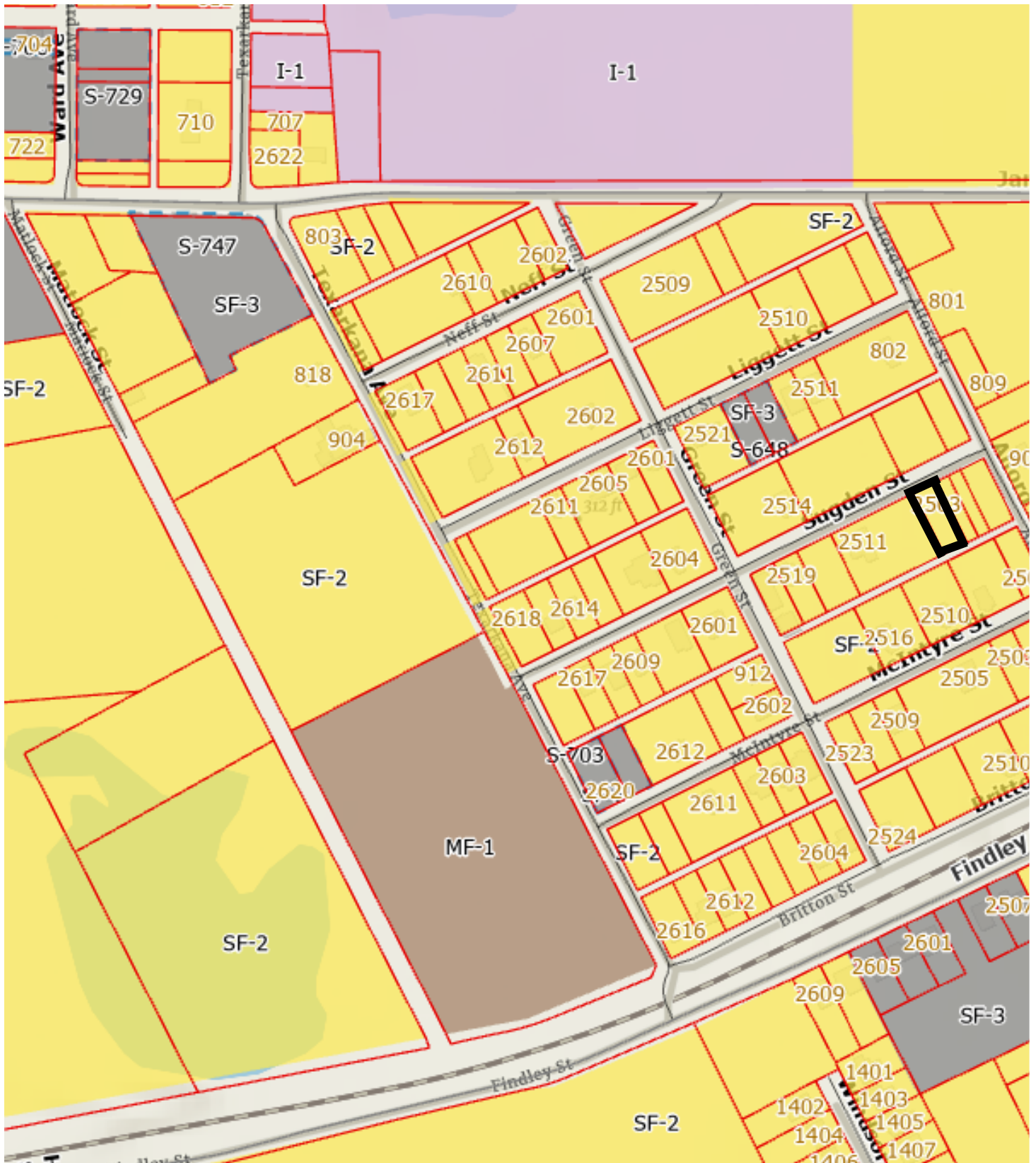
Email Address

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

Packet Pg. 108

Attachment: Hearing Notice and Application (3791 : S-762 SUP to allow HUD cod mnfctrd home at 2503 Sugden Lot 18)

2503 Sugden Street



Attachment: Maps (3791 : S-762 SUP to allow HUD cod mnfctrd home at 2503 Sugden Lot 18)

2503 Sugden Street



Attachment: Maps (3791 : S-762 SUP to allow HUD cod mnfrctrd home at 2503 Sugden Lot 18)

City of Texarkana, Texas

Summary Sheet

Version:

Update Date: 8/31/2022 4:19 PM

Lead Department: Planning & Zoning Commission **Action Officer:** Laura Puckett, Administrative Coordinator
Subject: Z-22-14: rezoning on Lot 3, Block 19, Rose Acres Annex, located in the 500 block of South Bishop Road from Single Family-2 to Industrial-1. Alex Scott Tipton, owner.

Meeting Date: 9/6/2022**Attachments**

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

Staff Coordination

Building Code Administration	Mashell Daniel	Reviewer	Pending
Planning & Zoning Commission	Laura Puckett	Meeting	Pending
09/06/2022 6:00 PM			

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Alex Scott Tipton, owner, to rezone Lot 3, Rose Acres Annex, located in the 500 block of South Bishop Road from Single Family-2 to Industrial-1. The property is currently vacant land. The proposed use is a driveway for overflow parking.

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

The Future Land Use Map designates this parcel as "Industrial".

Applicant owns the business located at 4401 Waco Street, which is located at the corner of Waco and South Bishop Road. He proposed to put a privacy fence along the south side of the property adjacent to the residence.

Staff recommends for approval of this request.

Any driveway improvements require TXDOT approval.

City of Texarkana, Texas

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

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

Potential Options:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends for approval of this request.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

September 6, 2022

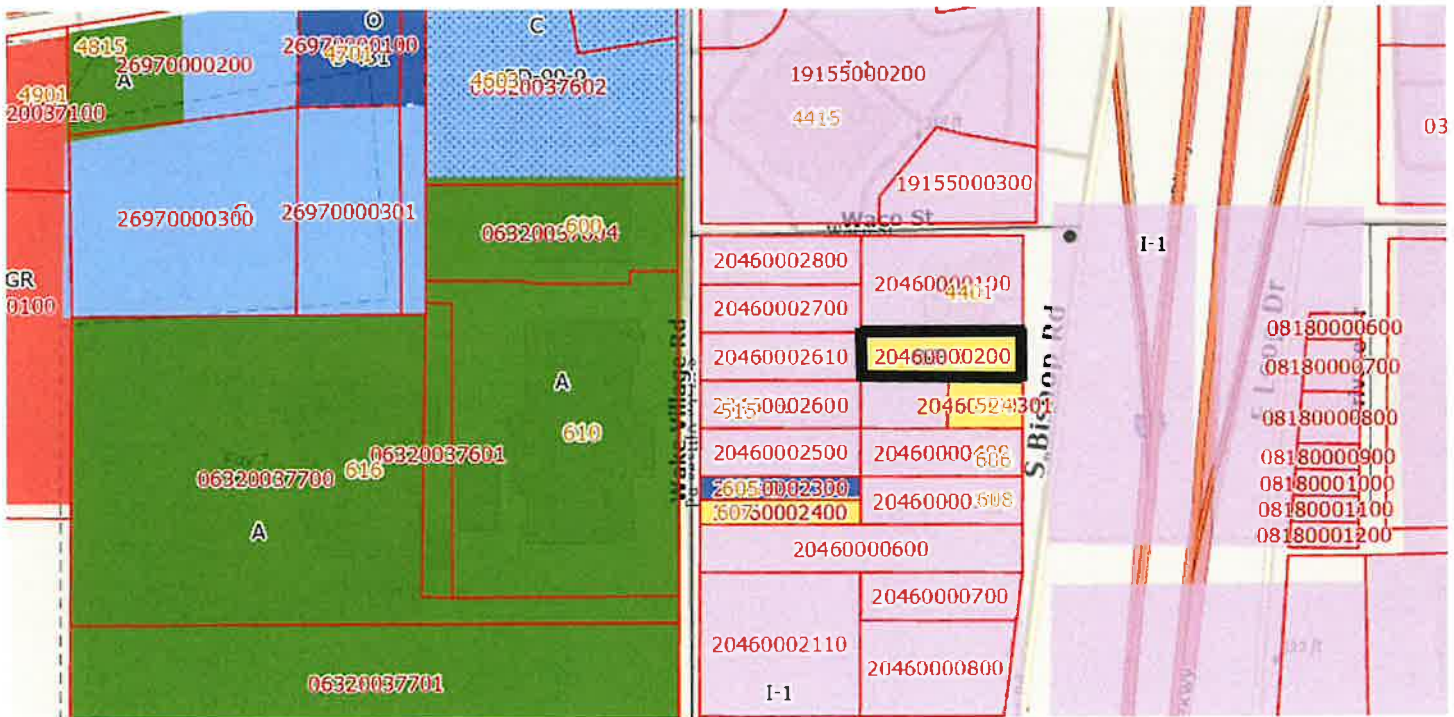
NOTICE OF PUBLIC HEARINGS

Public hearings will be held by the Planning and Zoning Commission and the City Council of the City of Texarkana, Texas at the below stated date and time. The Public Hearings will be held in the Council Chambers, Municipal Building, 220 Texas Blvd, (3rd & Texas) Texarkana, Texas to consider a proposed change in zoning classification as indicated below. According to the Tax Records, you are the owner of property within the area of the proposed change or within 200 feet of that property. THIS IS NOT A SUMMONS TO APPEAR AT THE HEARINGS. If you care to attend, you will be given an opportunity to be heard. If additional information is desired, please contact the Planning Department at (903) 798-3535.

PLANNING & ZONING COMMISSION: Hearing Date: TUESDAY, SEPTEMBER 6, 2022 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, OCTOBER 10, 2022 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@txkusa.org).



OWNER: Alex Scott Tipton, owner

OWNER'S ADDRESS: 512 Myrtle Springs Road, Texarkana, Texas 75501

LOCATION OF REZONING: 500 Block of S Bishop, Texarkana, Texas 75501

PROPOSED CHANGE: Driveway for overflow parking

ZONING CHANGE FROM: Single Family-2 TO: Industrial-1

LEGAL DESCRIPTION: Lot 3, Rose Acres Annex

CASE NUMBER: Z-22-14 DATE MAILED: August 24, 2022

Attachment: Hearing Notice and Application (3792 : Z-22-14 rezoning from SF-2 to I-1 in 500 block of S Bishop Rd)



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. 22-01831

Case Z-22-14
Date 8-11-22

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: N/A Addition: ROSE ACRES
(Or see attached legal description)

Location: TEXARKANA TEXAS 500 Block S Bishop

Present Zoning: SF-2

Proposed Zoning: INDUSTRIAL

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

overflow parking & material lay down yard

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

Property has always been a vacant lot.

Attorney or Agent Signature

Printed Name: _____

Address

City, State, Zip

Home Phone & Cell Phone

Email Address

Property Owner Signature

Printed Name: Alex Scott Tipton

Address

City, State, Zip

Home Phone & Cell Phone

Email Address

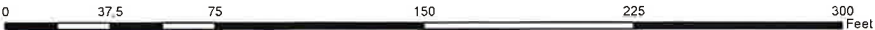
BY SIGNING THIS APPLICATION, YOU HAVE AGREED TO ALLOW THE CITY TO PLACE A SIGN ON YOUR PROPERTY

Attachment: Maps (3792 : Z-22-14 rezoning from SF-2 to I-1 in 500 block of S Bishop Rd)

500 Block of South Bishop Rd



Attachment: Maps (3792 : Z-22-14 rezoning from SF-2 to I-1 in 500 block of S Bishop Rd)



SITE DATA
LOTS 32 - 36 ROSE ACRES ANNEX
CURRENT ZONING - I-1
LOT 3 ROSE ACRES ANNEX
CURRENT ZONING - SF-2

TIPTON STORAGE YARD
PRELIMINARY LAYOUT



Attachment: Site Plan (3792 : Z-22-14 rezoning from SF-2 to I-1 in 500 block of S Bishop Rd)

City of Texarkana, Texas

Summary Sheet

Version:

Update Date: 9/1/2022 8:01 AM

Lead Department: Planning & Zoning Commission **Action Officer:** Laura Puckett, Administrative Coordinator
Subject: Amendment to PD-99-1(C) for site plan approval to allow the construction of a metal building on Lots 19C and 19D, Carrie D. Harts 1st Addition, located at 704 Piney Road. Eddie Stephens, owner.

Meeting Date: 9/6/2022

Attachments

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

Staff Coordination

Building Code Administration	Mashell Daniel	Reviewer	Pending
Planning & Zoning Commission	Laura Puckett	Meeting	Pending
09/06/2022 6:00 PM			

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Eddie Stephens, owner requesting a site plan approval on Lots 19C and 19D, Block 4, Carrie D. Harts 1st Addition, located at 704 Piney Road. The proposed use is storage for building materials for the business located on the property.

The adjacent zoning is Planned Development-Commercial to the north and Single Family-2 to the south, east, and west. The adjacent land use is a business to the north and vacant land south, east, and loop 151 to the west.

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

The site plan consists of:

1. Construction of a new 1800 sq. ft. metal building
2. Access will be from Piney Road.
3. A 35' pole sign will be allowed or a wall sign.

City of Texarkana, Texas

Staff recommends for approval of the site plan.

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

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

Potential Options:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends for approval of this request with stipulations.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

September 6, 2022

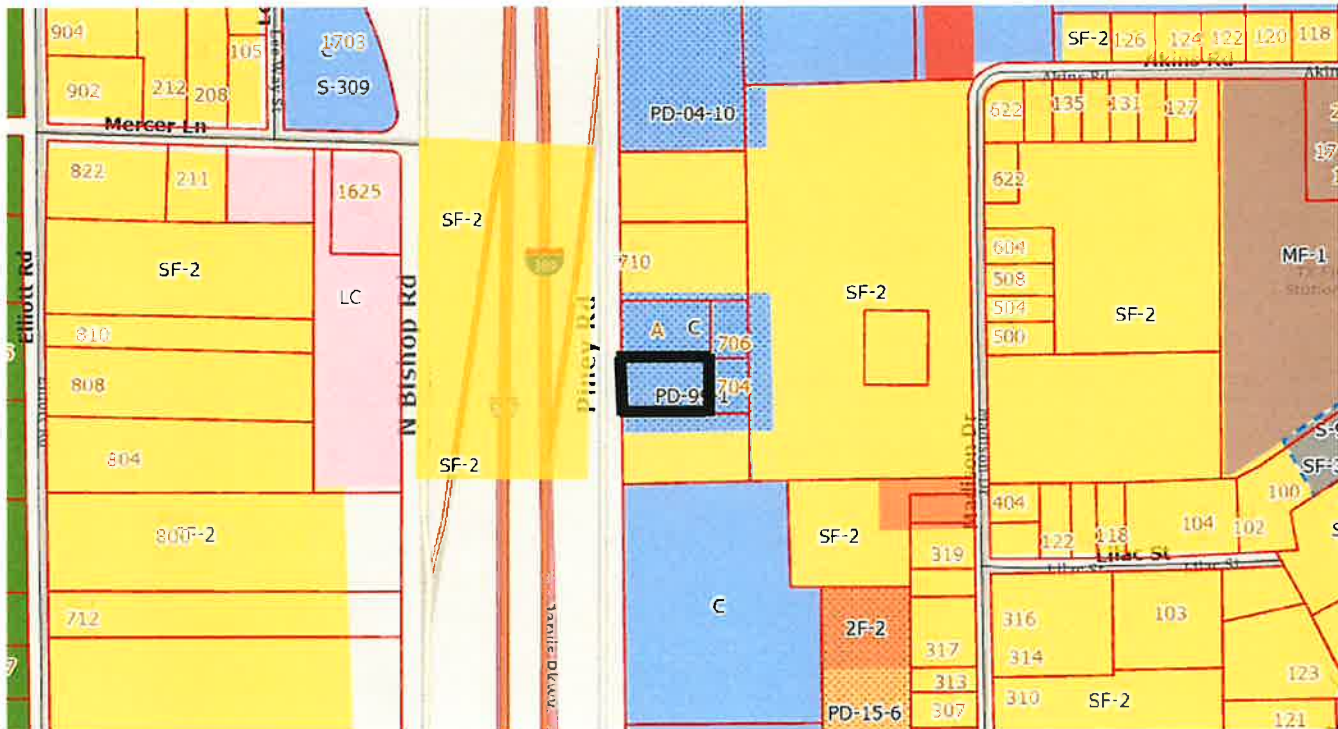
NOTICE OF PUBLIC HEARINGS

Public hearings will be held by the Planning and Zoning Commission and the City Council of the City of Texarkana, Texas at the below stated date and time. The Public Hearings will be held in the Council Chambers, Municipal Building, 220 Texas Blvd, (3rd & Texas) Texarkana, Texas to consider a proposed change in zoning classification as indicated below. According to the Tax Records, you are the owner of property within the area of the proposed change or within 200 feet of that property. THIS IS NOT A SUMMONS TO APPEAR AT THE HEARINGS. If you care to attend, you will be given an opportunity to be heard. If additional information is desired, please contact the Planning Department at (903) 798-3535.

PLANNING & ZONING COMMISSION: Hearing Date: TUESDAY, SEPTEMBER 6, 2022 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, OCTOBER 10, 2022 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@txkusa.org).



OWNER: Eddie Stephens, owner

OWNER'S ADDRESS: 704 Piney Road, Texarkana, Texas 75503

LOCATION OF REZONING: 704 Piney Road, Texarkana, Texas 75503

PROPOSED CHANGE: Amendment to PD-99-1(C) for site plan approval for the construction of new storage building

LEGAL DESCRIPTION: Lots 19C and 19D, Block 4, Carrie D. Harts 1st Addition

CASE NUMBER: Amendment-PD-99-1 (C) DATE MAILED: August 24, 2022

Attachment: Hearing Notice and Application (3793 : Amendment to PD-99-1(C) to allow metal bldg at 704 Piney Road)



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. 22-01892 Case Amendment to PD-99-1(C) Date 8-17-22

To: The Planning and Zoning Commission
City of Texarkana Texas

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

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

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

Project location/address: 704 Piney Road, Texarkana, TX 75501

Present zoning: PD-99-1 Proposed zoning (if applicable) _____

Proposed use: Build another shop for materials

Total square footage of proposed building: 1800 sq. ft. Number of parking spaces 0

Number of required parking spaces per Ordinance 0 Handicapped spaces 0

Material of building façade metal

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

Size 30X60X12

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

Attorney or Agent Signature _____

Address _____

City, State, Zip _____

Home Phone & Cell Phone _____

Email Address _____

Eddie Steph
Property Owner Signature

704 Piney Road
Address

Texarkana, TX 75501
City, State, Zip

903-278-3654
Home Phone & Cell Phone

tevinj@windstream.net
Email Address

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

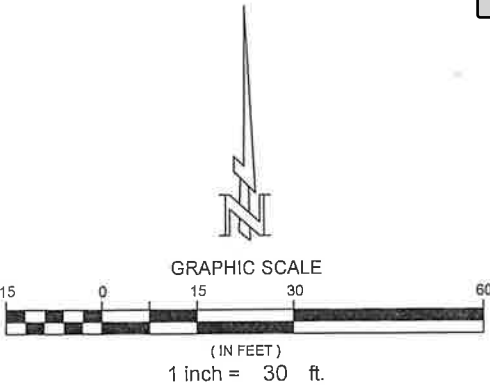
Attachment: Hearing Notice and Application (3793 : Amendment to PD-99-1(C) to allow metal bldg at 704 Piney Road)

NOTES

1. BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), NORTH CENTRAL ZONE.
2. A CERTIFIED METES AND BOUNDS DESCRIPTION HAS BEEN PREPARED UNDER THE SAME JOB NUMBER AS A PART OF THIS PROFESSIONAL SERVICE.
3. THIS PROFESSIONAL SERVICE WAS PERFORMED WITHOUT BENEFIT OF HAVING BEEN FURNISHED A TITLE COMMITMENT. EASEMENTS AND/OR OTHER MATTERS AND/OR ISSUES RELATING TO TITLE COULD AND MAY EXIST.
4. ACCORDING TO TEXAS LOCAL GOVERNMENT CODE, CHAPTER 212.004 AND 212.005, DIVIDING ANY TRACT OR LOT INTO TWO OR MORE PARTS WITHOUT BENEFIT OF A SUBDIVISION PLAT APPROVED AND RECORDED WITH THE COUNTY CLERK, IS A VIOLATION OF CITY ORDINANCE AND/OR STATE LAW, SUBJECTING THE VIOLATOR TO FINES AND/OR THE WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

Amendment to PD-99-1 (C)

2.17.b



LEGEND	
	POWER POLE
	POWER POLE W/TRANSFORMER
	LIGHT POLE
	ELECTRIC METER
	WATER METER
	FIRE HYDRANT
	AEROBIC MOTOR
	CLEANOUT
	SANITARY SEWER MANHOLE
	CONTROLLING MONUMENT
	CHAINLINK FENCE
	OVERHEAD ELECTRIC

SURVEYORS CERTIFICATION

I HEREBY CERTIFY THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND CORRECTLY REFLECTS THE FACTS FOUND AT THE TIME OF SAID SURVEY. THERE ARE NO VISIBLE AND OBSERVED IMPROVEMENTS, EASEMENTS/RIGHTS-OF-WAY, OR PROTRUSIONS EXCEPT AS SHOWN HEREON. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, AND MAY BE SUBJECT TO RECORD EVIDENCE WHICH IS NOT AVAILABLE FOR CONSIDERATION AT THIS TIME. THIS SURVEY SUBSTANTIALLY CONFORMS TO THE CURRENT GENERAL RULES OF PROCEDURES AND PRACTICES, ESTABLISHED BY THE BOARD OF PROFESSIONAL LAND SURVEYING, AS AUTHORIZED BY THE PROFESSIONAL LAND SURVEYING PRACTICES ACT (ARTICLE 1282G, V.T.C.S.).



BRET READ
PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6610
DATE

PLAT OF SURVEY OF
0.748 ACRE
IN THE THOMAS PRICE SURVEY, A-466
BOWIE COUNTY, TEXAS



360 SURVEYING
310 H. G. MOSLEY PKWY, LONGVIEW, TEXAS 75604
(903) 387-2577 WWW.360SURV.COM
TBPELS 10194293

AUG 9, 2022 DRAWN BY: RCK CHECKED BY: JBR

Attachment: Site Plan (3793 : Amendmenmt to PD-99-1(C) to allow metal bldg at 704 Piney Road)

360 SURVEYING

METES AND BOUNDS DESCRIPTION 0.748 ACRE

All that certain tract or parcel containing 0.748 acre of land in the **Thomas Price Survey, A-466, Bowie County, Texas**, being all of a tract which was called 0.534 acre conveyed from Rhode Stephens to Eddie Carl Stephens, by an instrument of record in Clerks File #2016-00008197, Bowie County Real Public Records (BCRPR) and 0.2144 acre conveyed from Rhode Stephens to Eddie Carl Stephens, by an instrument of record in Clerks File #2016-00008196, BCRPR said 0.748 acre being more particularly described as follows and shown on the plat prepared by 360 Surveying as Job Number 15131, (Bearing Basis: State Plane Coordinates, Texas North Central 4202, NAD83, GRID)

BEGINNING at 5/8' iron rod set for northwest corner, being the northwest corner of said 0.534 acre tract and southwest corner of a tract which was called 0.53 acre conveyed from Sabrina Hackworth to Patrick W. Hackworth, by an instrument of record in Clerks File #2020-00005249, BCRPR, lying in the east right-of-way (R-O-W) line of Piney Road, from which a 5/8" iron rod found bears: N02°18'16"W, 122.81 feet;

THENCE departing Piney Road, **N88°08'04"E, 192.46 feet** along the common line of said 0.534 acre tract and said 0.53 acre tract to a cut "X" set in concrete for a northeast corner, being the northeast corner of said 0.534 acre tract, southeast corner of said 0.53 acre tract, lying in the west line of a tract which was called 0.217 acre conveyed from Sabrina Hackworth to Patrick W. Hackworth, by an instrument of record in Clerks File #2020-00005249, BCRPR,

THENCE S02°55'35"E, 1.58 feet along the common line of said 0.534 acre tract and said 0.217 acre tract to a cut "X" set in concrete for interior corner, being the southwest corner of said 0.217 acre tract and northwest corner of said 0.2144 acre tract;

THENCE N87°04'25"E, 80.00 feet along the common line of said 0.2144 acre tract and said 0.217 to a 5/8" iron rod set for northeast corner, being the northeast corner of said 0.2144 acre tract and southeast corner of said 0.217 acre tract, lying in the west line of a tract which was called Lot 3, West Texarkana Garden Addition, a subdivision of record in Volume 40, Page 45, Bowie County Deed Records (BCDR) David Wright;

THENCE S02°55'35"E, 116.67 feet along the common line of said 0.2144 acre tract and said Lot 3 to a 5/8" iron rod set for southeast corner, being the southeast corner of said 0.2144 acre tract and the northeast corner of a tract which was called 1.000 acre, David Wright;

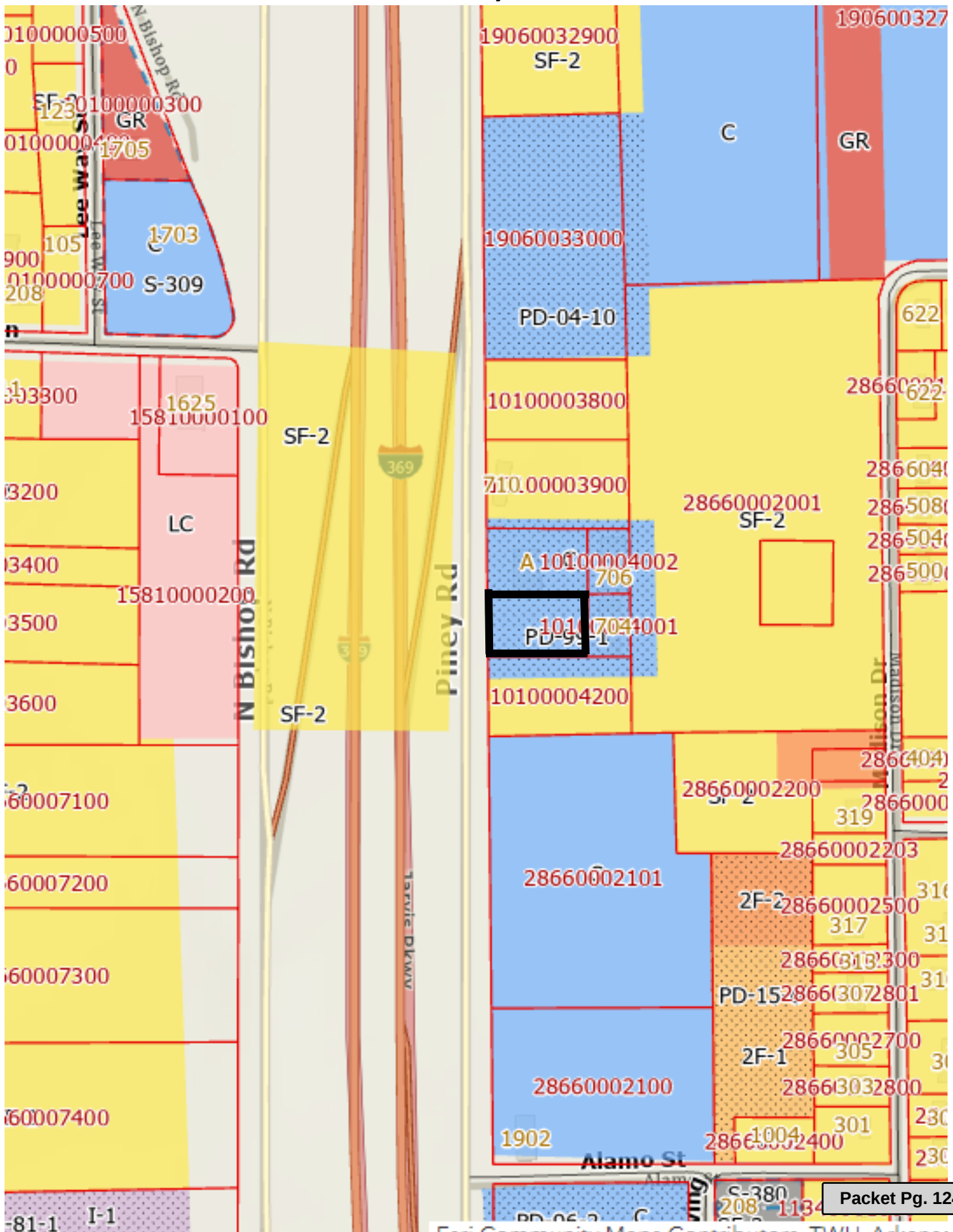
THENCE S87°04'25"W, 80.00 feet along the common line of said 0.2144 acre tract and said 1.000 acre tract to a 5/8" iron rod found for angle point, being the southwest corner of said 0.2144 acre tract, southeast corner said 0.534 acre tract and angle point of said 1.000 acre tract;

THENCE S86°55'37"W, 193.76 feet along the common line of said 0.534 acre tract and said 1.000 acre tract to a 5/8" iron rod set for southwest corner, being the southwest corner of said 0.534 acre tract and northwest corner of said 1.000 acre tract, lying in the east R-O-W line of Piney Road, from which a 5/8" iron rod found bears: S24°46'12"W, 5.69 feet and a TxDOT Type I Concrete Monument found bears: S02°18'16"E, 277.21 feet;

THENCE N02°18'16"W, 122.43 feet along the common line of said 0.534 acre tract and Piney Road to the **PLACE OF BEGINNING**, containing **0.748 acre** of land, more or less.

Attachment: Legal Description (3793 : Amendment to PD-99-1(C) to allow metal bldg at 704 Piney Road)

704 Piney Road



Attachment: Maps (3793 : Amendment to PD-99-1(C) to allow metal bldg at 704 Piney Road)

704 Piney Road



Attachment: Maps (3793 : Amendment to PD-99-1(C) to allow metal bldg at 704 Piney Road)

704 Piney Road



Attachment: Maps (3793 : Amendment to PD-99-1(C) to allow metal bldg at 704 Piney Road)

City of Texarkana, Texas

Summary Sheet

Version:

Update Date: 9/1/2022 8:03 AM

Lead Department: Planning & Zoning Commission **Action Officer:** Laura Puckett, Administrative Coordinator
Subject: Z-22-15: rezoning on an approximate 0.6-acre tract of land (being Tract 70), in the R. E. Sevey HRS, A-523, located north of 3115 South Lake Drive from Single Family-2 to Single Family-3. Steven Harvey, owner and Kayla Wood MTG Engineers and Surveyors, agent.

Meeting Date: 9/6/2022**Attachments**

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

Staff Coordination

Building Code Administration	Mashell Daniel	Reviewer	Pending
Planning & Zoning Commission	Laura Puckett	Meeting	Pending
09/06/2022 6:00 PM			

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Steven Harvey, owner and Kayla Wood, MTG Engineers and Surveyors, agent to rezone an approximate 0.6-acre tract of land (being Tract 70), in the R. E. Sevey HRS, A-523, located across from 3115 South Lake Drive from Single Family-2 to Single Family-3. The property is currently vacant land. The proposed use is a double wide HUD code manufactured home.

The adjacent zoning is Single Family-2 to the north and west and Commercial to the east and south. The adjacent land use is vacant land to the north, west, and east and indoor storage to the south.

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

Staff recommends for approval of this request.

Any driveway improvement will require TXDOT approval.

City of Texarkana, Texas

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

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

Potential Options:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends for approval of this request.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

September 6, 2022

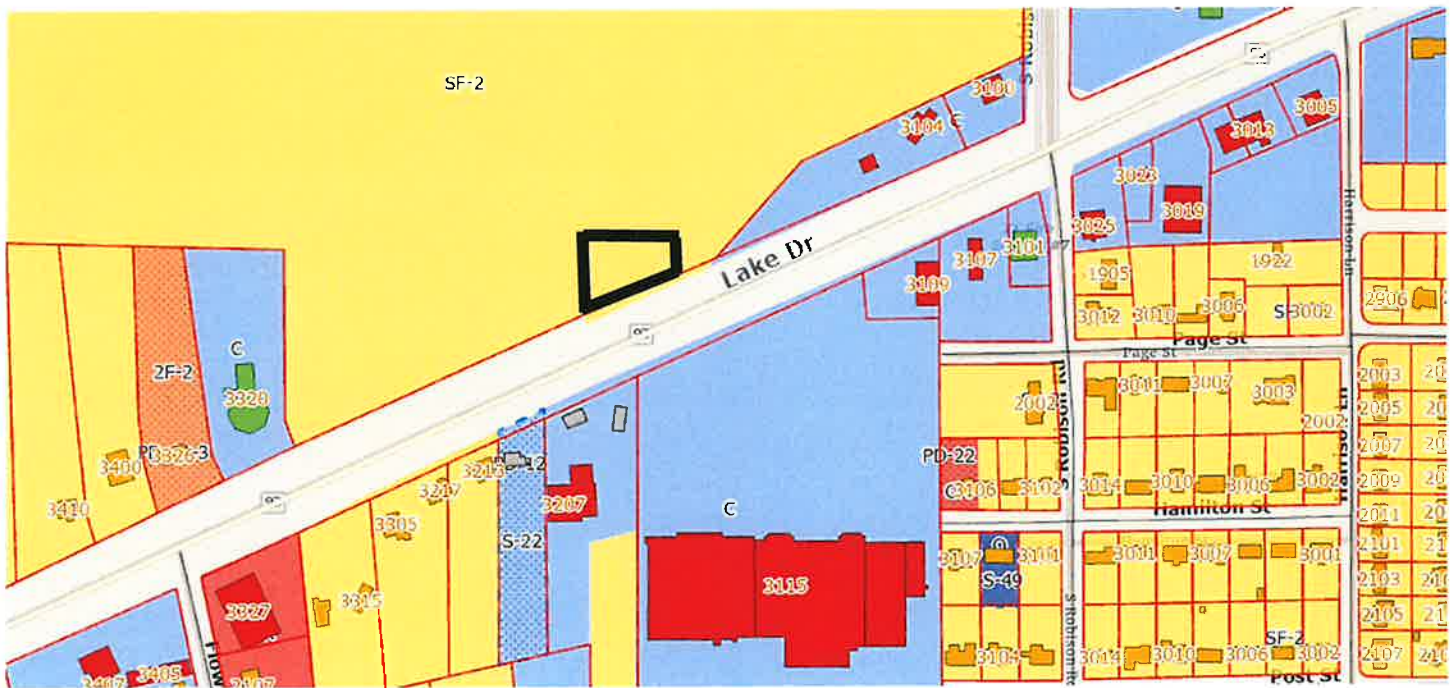
NOTICE OF PUBLIC HEARINGS

Public hearings will be held by the Planning and Zoning Commission and the City Council of the City of Texarkana, Texas at the below stated date and time. The Public Hearings will be held in the Council Chambers, Municipal Building, 220 Texas Blvd, (3rd & Texas) Texarkana, Texas to consider a proposed change in zoning classification as indicated below. According to the Tax Records, you are the owner of property within the area of the proposed change or within 200 feet of that property. THIS IS NOT A SUMMONS TO APPEAR AT THE HEARINGS. If you care to attend, you will be given an opportunity to be heard. If additional information is desired, please contact the Planning Department at (903) 798-3535.

PLANNING & ZONING COMMISSION: Hearing Date: TUESDAY, SEPTEMBER 6, 2022 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, OCTOBER 10, 2022 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@txkusa.org).





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. 22-61927

Case Z-22-15
Date 8-17-22

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: 70 Addition: _____
(Or see attached legal description) R E SEVEY A-523 , 2016-13416 11/16/16
BLK/TRACT 70, 0.6 ACRES,

Location: S. Lake Drive, Texarkana, Texas

Present Zoning: SF-2

Proposed Zoning: SF-3

If the Zoning Classification is changed by the Commission, this property will be used as:
To create a two lot subdivision.

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

Zoning change to have two manufactured homes allowed in subdivision.

Kayla R. Wood
Attorney or Agent Signature

5930 Summerhill Road

Address

Texarkana, TX 75503

City, State, Zip

903-838-8533

Home Phone & Cell Phone

kwood@mtgengineers.com

Email Address

AB

Property Owner Signature

#4 Woodmont Crossing

Address

Texarkana, TX 75503

City, State, Zip

903-280-6138

Home Phone & Cell Phone

group@drtventures.com

Email Address

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

Attachment: Hearing Notice and Application (3794 : Z-22-15: rezoning SF-2 to SF-3 S Lake Dr)

Property Description
0.649 Acres
Bowie County, Texas

All that certain lot, tract or parcel of land lying and situated in the R. E. Sevey Headright Survey, Abstract 523, Bowie County, Texas, being all of that certain tract of land described as 0.60 acres in the Sheriff's deed from Bowie County Central Appraisal District, Trustee to DRT Ventures, LLC, dated October 4, 2016, recorded in Instrument No. 2016-00013416 of the Real Property Records of Bowie County, Texas, said 0.60 acre tract being the residue of that certain tract of land described as 1 acre in the deed from R. W. Read to Green Kelly, dated March 19, 1898, recorded in Volume 15, Page 228 of the Deed Records of Bowie County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch steel rod (control monument) found for a corner, being the Southwest corner of the said 0.60 acre tract, an angle point in the South line of that certain tract of land described as Tract Four with 119.25 acres in the deed from Larry P. Monvoison, Jr., et al to Camarota Partners, LP, dated January 15, 2000, recorded in Volume 3214, Page 17 of the Real Property Records of Bowie County, Texas, and lying in the North right-of-way line of Lake Drive;

THENCE North 02 degrees 08 minutes 54 seconds West a distance of 185.30 feet along the West line of the said 0.60 acre tract, and the South line of the said 119.25 acre tract to a 1/2 inch steel rod, capped MTG 101011-00, found for a corner, being the Northwest corner of the said 0.60 acre tract, and an inside ell corner in the South line of the said 119.25 acre tract;

THENCE North 87 degrees 51 minutes 06 seconds East a distance of 200.00 feet along the North line of the said 0.60 acre tract, and the South line of the said 119.25 acre tract to a 1/2 inch steel rod, capped MTG 101011-00, found for a corner, being the Northeast corner of the said 0.60 acre tract, and an inside ell corner in the South line of the said 119.25 acre tract;

THENCE South 02 degrees 08 minutes 53 seconds East a distance of 100.10 feet along the East line of the said 0.60 acre tract, and the South line of the said 119.25 acre tract to a 1/2 inch steel rod (control monument) found for a corner in the base of a 16 inch elm tree, being the Southeast corner of the said 0.60 acre tract, an angle point in the South line of the said 119.25 acre tract, and lying in the North right-of-way line of the said Lake Drive;

THENCE South 65 degrees 57 minutes 07 seconds West a distance of 128.30 feet along the South line of the 0.60 acre tract, and the North right-of-way line of the said Lake Drive to a 1/2 inch steel rod, capped MTG 101011-00, found for a corner, at an angle point;

THENCE South 63 degrees 05 minutes 07 seconds West a distance of 89.16 feet along the South line of the said 0.60 acre tract, and the North right-of-way line of the said Lake Drive to the point of beginning, and containing 0.649 acres of land at the time of this survey.

The map displays a complex urban layout with various zoning districts. A large yellow area is labeled 'SF-2', and a blue area is labeled 'C'. A black rectangle highlights a specific area on Lake Dr. The map also shows numerous lot numbers and street names like Lake Dr, Hamilton St, and Hollywood St.

3200/3400 Block S Lake Drive



Attachment: Maps (3794 : Z-22-15: rezoning SF-2 to SF-3 S Lake Dr)

City of Texarkana, Texas

Summary Sheet

Version:

Update Date: 9/1/2022 8:05 AM

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

Subject: S-763: Specific Use Permit to allow a HUD code manufactured home on an approximate 0.6 acre-tract of land (being Tract 70), in the R. E. Sevey HRS, A-523, located north of 3115 South Lake Drive. Steven Harvey, owner, and Kayla Wood, MTG Engineers and Surveyors, agent.

Meeting Date: 9/6/2022**Attachments**

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

Staff Coordination

Building Code Administration	Mashell Daniel	Reviewer	Pending
Planning & Zoning Commission	Laura Puckett	Meeting	Pending
09/06/2022 6:00 PM			

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Steven Harvey, owner, and Kayla Wood, MTG Engineers and Surveyors, agent for a Specific Use Permit to allow the location of a double wide HUD code manufactured home on 0.6-acre tract of land (being Tract 70), in the R. E. Sevey HRS, A-523, located across from 3115 South Lake Drive. This is currently vacant land.

The adjacent zoning is Single Family-2 to the north and west and Commercial to the east and south. The adjacent land use is vacant land to the north, west, and east and indoor storage to the south.

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

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 for approval of this request with the following stipulations:

City of Texarkana, Texas

1. That one 2016 or newer double wide HUD code manufactured home be allowed on this property.
2. That the double wide HUD code manufactured home be tied down/skirted/underpinned.
3. That the double wide HUD code manufactured home be used for dwelling purposes only, human occupancy only.
4. That the Specific Use Permit be in effect for a period of three (3) years, beginning at the date of this Ordinance. It is the owner's responsibility to renew this permit.
5. That if the HUD code manufactured home is not placed on the property within the three (3) year period, the Specific Use Permit will automatically be revoked.
6. That all driveways, parking, building codes/setbacks, engineered foundation, platting and flood plain requirements must be in accordance with the City of Texarkana, Texas codes.

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 for approval of this request with stipulations.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

September 6, 2022

NOTICE OF PUBLIC HEARINGS

Public hearings will be held by the Planning and Zoning Commission and the City Council of the City of Texarkana, Texas at the below stated date and time. The Public Hearings will be held in the Council Chambers, Municipal Building, 220 Texas Blvd, (3rd & Texas) Texarkana, Texas to consider a proposed change in zoning classification as indicated below. According to the Tax Records, you are the owner of property within the area of the proposed change or within 200 feet of that property. THIS IS NOT A SUMMONS TO APPEAR AT THE HEARINGS. If you care to attend, you will be given an opportunity to be heard. If additional information is desired, please contact the Planning Department at (903) 798-3535.

PLANNING & ZONING COMMISSION: Hearing Date: TUESDAY, SEPTEMBER 6, 2022 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, OCTOBER 10, 2022 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@txkusa.org).



OWNER: Steven Harvey, owner and Kayla Wood, MTG Engineers and Surveyors, agent

OWNER'S ADDRESS: 4 Woodmont Crossing, Texarkana, Texas 75503

LOCATION OF REZONING: 3400 block of South Lake Drive, Texarkana, Texas 75501

PROPOSED CHANGE: To allow the location of a HUD code manufactured home on the vacant lot

LEGAL DESCRIPTION: an approximate 0.6-acre tract of land (being Tract 70), R. E. Sevey HRS, A-523

CASE NUMBER: S-763 DATE MAILED: August 24, 2022

Attachment: Hearing Notice and Application (3795 : S-763: SUP to allow HUD code manft home north or 3115 S Lake Drive)



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. 22-01927

Case S-763
Date 8-17-22

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: 70 Addition: _____
(Or see attached legal description) R E SEVEY A-523, 2016-13416 11/16/16
BLK/TRACT 70, 0.6 ACRES,

Location: S. Lake Drive, Texarkana, Texas

Present Zoning: SF-2

Proposed Zoning: SF-3

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

To create a two lot subdivision.

SPECIFIC USE PERMIT

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

Zoning change to have two manufactured homes allowed in subdivision.

Kayla R. Wood

Attorney or Agent Signature

5930 Summerhill Road

Address

Texarkana, TX 75503

City, State, Zip

903-838-8533

Home Phone & Cell Phone

kwood@mtgengineers.com

Email Address

ASB

Property Owner Signature

#4 Woodmont Crossing

Address

Texarkana, TX 75503

City, State, Zip

903-280-6138

Home Phone & Cell Phone

group@drtventures.com

Email Address

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

Attachment: Hearing Notice and Application (3795 : S-763: SUP to allow HUD code manft home north or 3115 S Lake Drive)

Property Description
0.649 Acres
Bowie County, Texas

All that certain lot, tract or parcel of land lying and situated in the R. E. Sevey Headright Survey, Abstract 523, Bowie County, Texas, being all of that certain tract of land described as 0.60 acres in the Sheriff's deed from Bowie County Central Appraisal District, Trustee to DRT Ventures, LLC, dated October 4, 2016, recorded in Instrument No. 2016-00013416 of the Real Property Records of Bowie County, Texas, said 0.60 acre tract being the residue of that certain tract of land described as 1 acre in the deed from R. W. Read to Green Kelly, dated March 19, 1898, recorded in Volume 15, Page 228 of the Deed Records of Bowie County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch steel rod (control monument) found for a corner, being the Southwest corner of the said 0.60 acre tract, an angle point in the South line of that certain tract of land described as Tract Four with 119.25 acres in the deed from Larry P. Monvoison, Jr., et al to Camarota Partners, LP, dated January 15, 2000, recorded in Volume 3214, Page 17 of the Real Property Records of Bowie County, Texas, and lying in the North right-of-way line of Lake Drive;

THENCE North 02 degrees 08 minutes 54 seconds West a distance of 185.30 feet along the West line of the said 0.60 acre tract, and the South line of the said 119.25 acre tract to a 1/2 inch steel rod, capped MTG 101011-00, found for a corner, being the Northwest corner of the said 0.60 acre tract, and an inside ell corner in the South line of the said 119.25 acre tract;

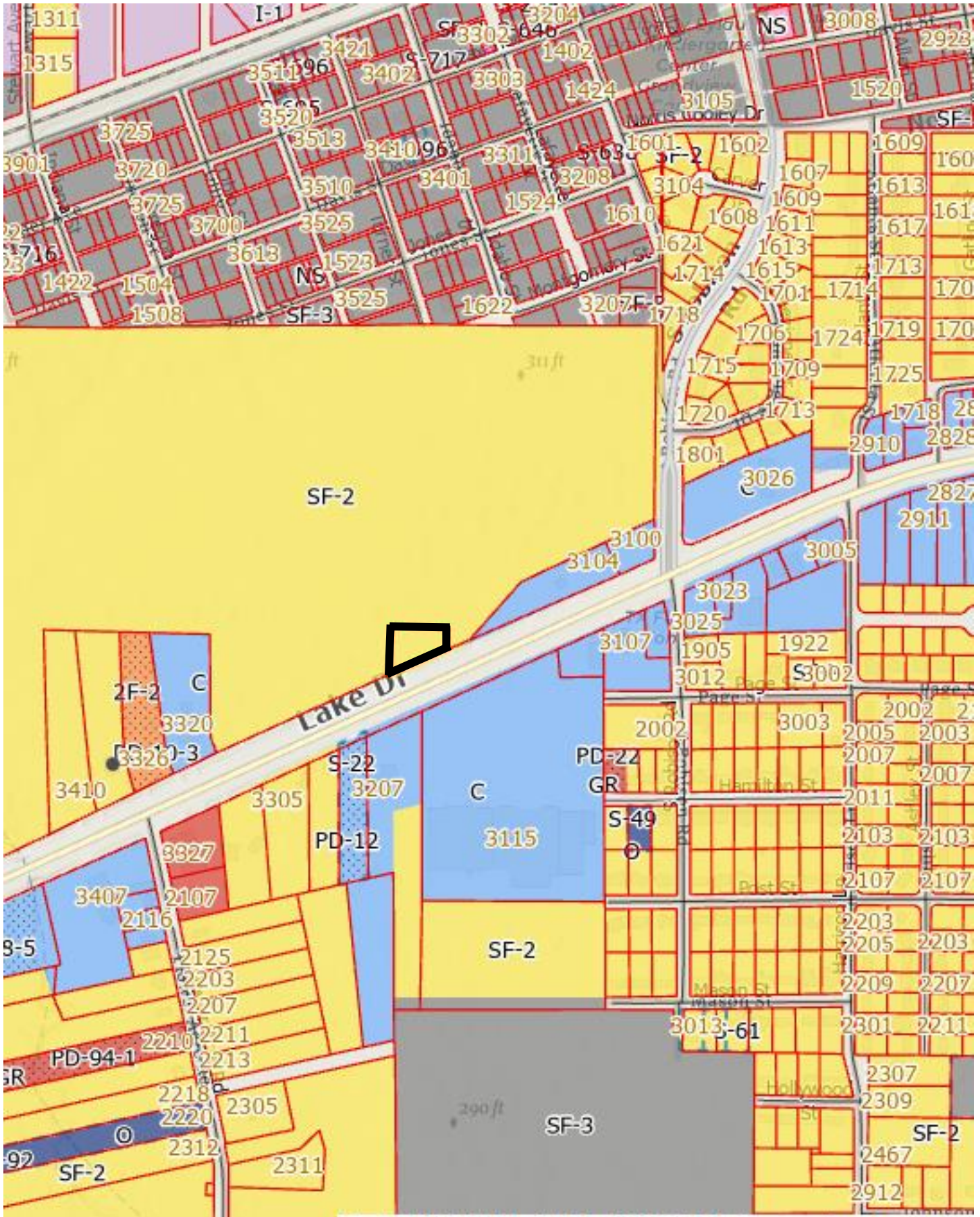
THENCE North 87 degrees 51 minutes 06 seconds East a distance of 200.00 feet along the North line of the said 0.60 acre tract, and the South line of the said 119.25 acre tract to a 1/2 inch steel rod, capped MTG 101011-00, found for a corner, being the Northeast corner of the said 0.60 acre tract, and an inside ell corner in the South line of the said 119.25 acre tract;

THENCE South 02 degrees 08 minutes 53 seconds East a distance of 100.10 feet along the East line of the said 0.60 acre tract, and the South line of the said 119.25 acre tract to a 1/2 inch steel rod (control monument) found for a corner in the base of a 16 inch elm tree, being the Southeast corner of the said 0.60 acre tract, an angle point in the South line of the said 119.25 acre tract, and lying in the North right-of-way line of the said Lake Drive;

THENCE South 65 degrees 57 minutes 07 seconds West a distance of 128.30 feet along the South line of the 0.60 acre tract, and the North right-of-way line of the said Lake Drive to a 1/2 inch steel rod, capped MTG 101011-00, found for a corner, at an angle point;

THENCE South 63 degrees 05 minutes 07 seconds West a distance of 89.16 feet along the South line of the said 0.60 acre tract, and the North right-of-way line of the said Lake Drive to the point of beginning, and containing 0.649 acres of land at the time of this survey.

3200/3400 Block S Lake Drive



Attachment: Maps (3795 : S-763: SUP to allow HUD code manft home north or 3115 S Lake Drive)

3200/3400 Block S Lake Drive



Attachment: Maps (3795 : S-763: SUP to allow HUD code manft home north or 3115 S Lake Drive)

City of Texarkana, Texas

Summary Sheet

Version:

Update Date: 9/1/2022 8:07 AM

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

Subject: Consider approval of the Planning and Zoning Commission meeting minutes from 08/01/2022.

Meeting Date: 9/6/2022

Attachments

a. 08-01-22 P&Z Minutes (PDF)

Staff Coordination

Building Code Administration	Mashell Daniel	Reviewer	Pending
Planning & Zoning Commission	Laura Puckett	Meeting	Pending
09/06/2022 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 recommends for approval of the August 1, 2022 minutes.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

September 6, 2022

**MINUTES
REGULAR MEETING
PLANNING AND ZONING COMMISSION
COUNCIL CHAMBERS
2ND FLOOR, TEXAS MUNICIPAL BUILDING
220 TEXAS BOULEVARD, TEXARKANA, TEXAS
MONDAY, AUGUST 1, 2022 AT 6:00 P.M.**

The Planning and Zoning Commission of the City of Texarkana, Texas met in a regular session, Monday, August 1, 2022 at 6:00 p.m. with the following members present:

ATTENDING:

Mr. Gene Joyce III, Chairman
Mr. Tom Coleman
Mr. James Larkins
Mr. George Merrill
Mr. Brad Bailey

ABSENT:

Ms. Dianna Kinsey, Vice Chairperson
Mr. Casey Boyette
Dr. Wanda Northam

ALSO ATTENDING:

Mr. Dustin Henslee, Asst. City Manager, Executive Director of Public Works
Ms. Mashell Daniel, Executive Director of Inspections, Code Enforcement & Zoning
Ms. Laura Puckett, Zoning Administrator

Mr. Joyce called the meeting to order at 6:19 p.m.

Consider approval of the Replat of Lots 1-4, Block 21, Highland Park Addition, located at the intersection of State Line Avenue and West 24th Street. Aaria USA Corporation/Aarco USA Corporation, owner, and Jeffrey Wood, MTG Engineers and Surveyors, agent.

Bryan Bowman appeared on behalf of MTG Engineers and Surveyors and said that they need to move some lot lines.

Mr. Henslee said that this is an existing strip center on four lots and they are wanting to replat to make it the one building on one lot.

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

RECOMMENDED FOR APPROVAL

Amendment to PD-11-4 for site plan approval on lots 17-19, Block 3, Feinberg Addition, located at 1502 Summerhill Road.

Rosa Maya appeared and stated that they want to sell snow cones and corn and snack food.

Mr. Coleman made a motion to amend the ordinance allowing food sales as a use. Mr. Larkins seconded the motion to amend the ordinance allowing foods sales as a use. Members voted unanimously to approve the request.

RECOMMENDED FOR APPROVAL

S-756: Specific Use Permit to allow the location of new and used automobiles on PT Lots 1, 2, and 3, Block 2, Parish Place, located at 2719 Summerhill Road.

Mr. Sojo appeared and stated he wants to place a car dealership at this location. There is an existing office building. He said that there is already car lots in the area.

Mr. Coleman made a motion to deny this request. Mr. Bailey seconded the motion to deny this request. Members voted unanimously to deny the request.

RECOMMENDED FOR DENIAL

S-757: Specific Use Permit to allow the location of a tattoo and art studio on Lot 1, Block 5, Richmond Hills 2nd, located at 3016 Richmond Road.

Russell Beydler appeared and stated that he would like to do tattoos at this location and that it would be by appointment only. He said that the hours of operation would be 9 am to 5 pm because he is a family man and coaches' baseball for his kids.

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

RECOMMENDED FOR APPROVAL

S-758: Specific Use Permit to allow the location of a tattoo studio on an approximate 0.13-acre tract of land (being Trac 231, Thomas Price HRS, A-466, located at 3427 New Boston Road.

Applicant did not show.

Mr. Merrill made a motion to table this request. Mr. Larkins seconded the motion to table this request. Members voted unanimously to table the request.

RECOMMENDED TO TABLE

Z-22-10: Lot 1, Block 2, Richmond Place, located at 3107 Richmond Road. Neighborhood Service to General Retail.

Mr. Kropf appeared and said that he desires to put in a Scooter's Coffee shop with breakfast menu. The location was previously a hair salon and a dry cleaner. He said this shop would be the thousandth store. Mr. Kropf provided a site plan for site plan approval.

Mr. Merrill made a motion to place a planned development on this parcel with no stipulations. Mr. Coleman seconded the motion to place a planned development on this parcel with no stipulations. Members voted unanimously to approve this motion to place a planned development at this location with no stipulations.

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

RECOMMENDED FOR APPROVAL WITH PLANNED DEVELOPMENT

STAFF UPDATES

No staff updates.

MINUTES

Consider approval of the July 5, 2022 Planning and Zoning Commission meeting minutes.

Mr. Coleman made a motion to approve the minutes. Mr. Larkins seconded the motion to approve the minutes. All members voted unanimously to approve the minutes.

MINUTES RECOMMENDED FOR APPROVAL

There being no further business, the meeting was adjourned.

Gene Joyce III, Chairperson

Laura Puckett, Zoning Administrator