CITY OF TEXARKANA

PLANNING & ZONING COMMISSION

AGENDA • OCTOBER 1, 2018

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

220 TEXAS BLVD.
TEXARKANA, TX 75501

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

I. CALL TO ORDER

II. AGENDA ITEMS

1. Z-18-12: A 15 acre tract of land located in the L.T. King HRS, A-327, located on East Wallace Drive approximately 0.9 miles from Leopard Drive. Agriculture to Commercial. Clint Blakey, Big Horn Properties, II, under contract to purchase. Vance Liles, MTG Engineers & Surveyors, agent.

III. STAFF UPDATES

IV. CONSIDER APPROVAL OF MINUTES

V. ADJOURNMENT

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

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

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

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

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

City of Texarkana, Texas

Version:

Summary Sheet

Update Date: 9/27/2018 2:20 PM

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

Subject: Z-18-12: A 15 acre tract of land located in the L.T. King HRS, A-327, located on East Wallace Drive approximately 0.9 miles from Leopard Drive. Agriculture to Commercial. Clint Blakey, Big Horn Properties, II, under contract to purchase. Vance Liles, MTG Engineers & Surveyors, agent.

Meeting Date: 10/1/2018

Attachments

a. 2018-116 ORD (Public hearing notice) (PDF)
b. 2018-116 ORD (application) (PDF)
c. 2018-116 ORD (maps) (PDF)
d. 2018-116 ORD (MTG map & plat) (PDF)

Staff Coordination

Planning and Community Development	David Orr	Department Head Review	Pending
Planning & Zoning Commission	Debbie Burk	Meeting 10/01/2018 6:00 PM	Pending

Staff Commentary

Updates/History of Briefing:

"NOT APPLICABLE"

Executive Summary and Background Information:

Z-18-12: This is a request by Clint Blakey, Big Horn Properties, II, under contract to purchase, and MTG Engineering & Surveying, agent, to rezone a 15-acre tract of land in the L.T. King HRS, A-327, located on East Wallace Drive (approximately 0.9 miles east of Leopard Drive) from Agriculture to Commercial. This property is currently vacant land.

The adjacent zoning is Agriculture to the east and west, Jarvis Parkway to the north and outside the city limits to the south. The adjacent land use is Jarvis Parkway to the north, vacant land to the east and south and Grady T. Wallace Park to the west.

The proposed use of this property is an automobile related business. An overview for the proposed development has been provided and consists of the following:

- A 7,600 square foot metal building with architectural treatments on the front façade with future growth for an additional 4,000 square feet.
- 116 parking spaces.
- A landscaped monument style sign at the entry/exit and additional signage on the building façade.
- Security/operations lighting across the entire site. Lighting will also accommodate security cameras and some evening operations.
- Access from East Wallace Drive.

The applicant should also be aware there may be additional applicable city code/ordinance requirements including but not limited to building, subdivision, fire, drainage, water and sewer prior to the issuance of building permits.
All notification and application requirements have been met to consider this request.

Potential Options:

"None"

Fiscal Implications:

"None"

Staff Recommendation:

This area south of Jarvis Parkway and east of the park consists of a large amount of vacant undeveloped land. The proposed development will add new commercial development along the southern loop. Therefore, 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:

October 1, 2018

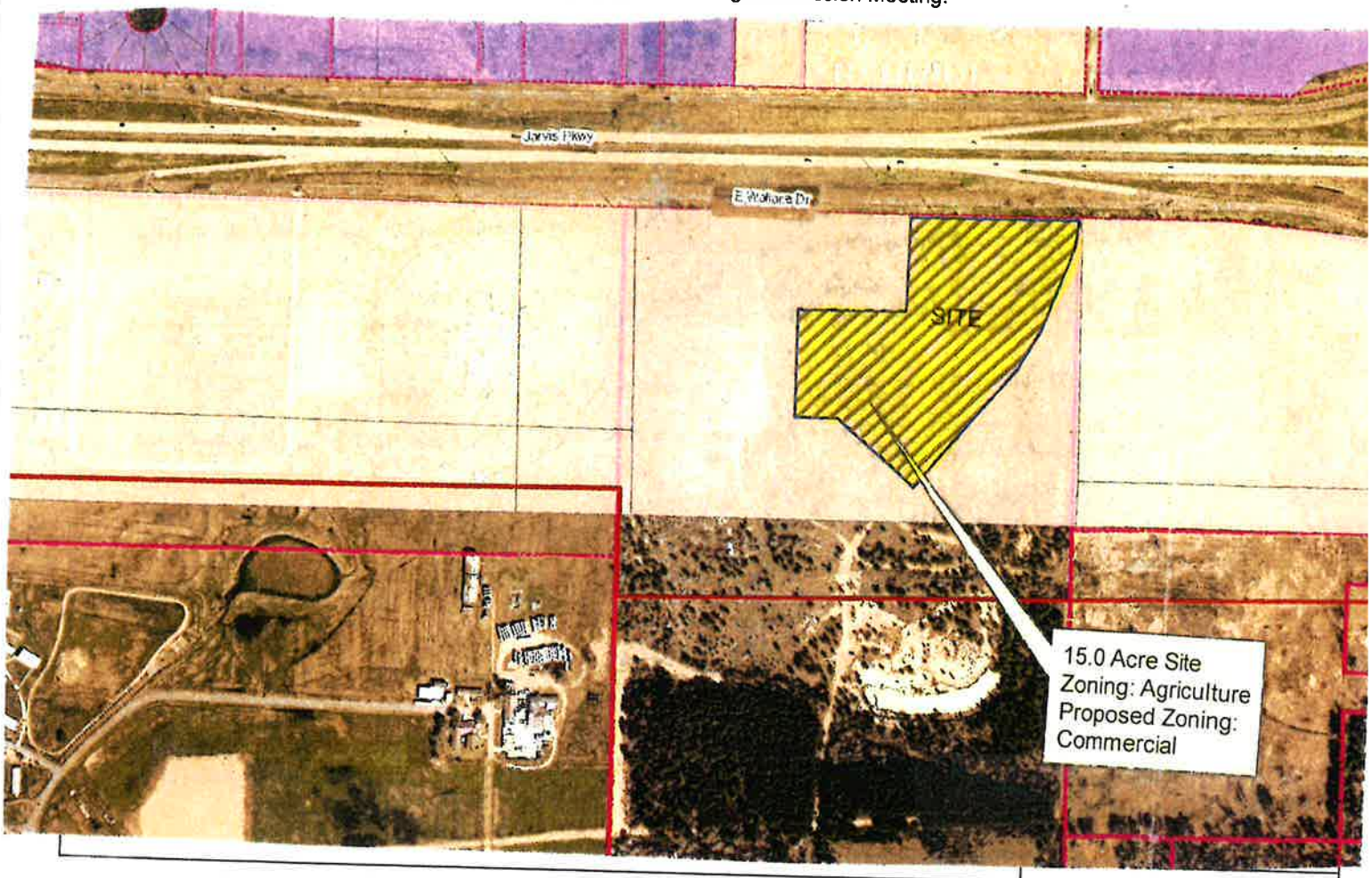
NOTICE OF PUBLIC HEARINGS

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

PLANNING & ZONING COMMISSION: Hearing Date: Monday, October 1, 2018 Hearing Time: 6:00 pm

CITY COUNCIL Hearing Date: ~~Tuesday, November 13, 2018~~ Hearing Time: 6:00 pm

- If they desire, persons concerned with the proposed change can present a petition in opposition to or in favor of the proposed change. If a petition in opposition to a proposed change contains the signatures of persons who own twenty (20) percent or more of the land within 200 feet of the proposed change, a 3/4th vote of the City Council will be required. To be considered, the petition must be received and filed before or at the Planning and Zoning Commission Meeting.



MAP LEGEND
Proposed Change
SCALE: 1" = 400'

OWNER: Clint Blakey, Big Horn Properties, II (under contract to purchase)

OWNER'S ADDRESS: 1838 Hunter Circle, Shreveport, LA

LOCATION OF REZONING: East Wallace Drive, 0.9 miles east of Leopard Drive, Texarkana, Texas

PROPOSED CHANGE: ~~Automobile related business~~

FROM: Agriculture TO: Commercial

LEGAL DESCRIPTION: A 15-acre tract of land being a part of the L.T. King HRS, A-327

CASE NUMBER: Z-18-12 DATE MAILED 9-20-18

Attachment: 2018-116 ORD (Public hearing notice) (1942 : 2018-116 ORD rezoning on East Wallace Drive. A to C)

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. 00193183

Case _____

Date _____

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.

See Attached Exhibit

Lot: _____ Block: _____ Addition: _____
(Or see attached legal description)

Location: East Wallace Drive, 0.9 miles east of FCI Road

Present Zoning: Agricultural

Proposed Zoning: Commercial

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

Automobile related business

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

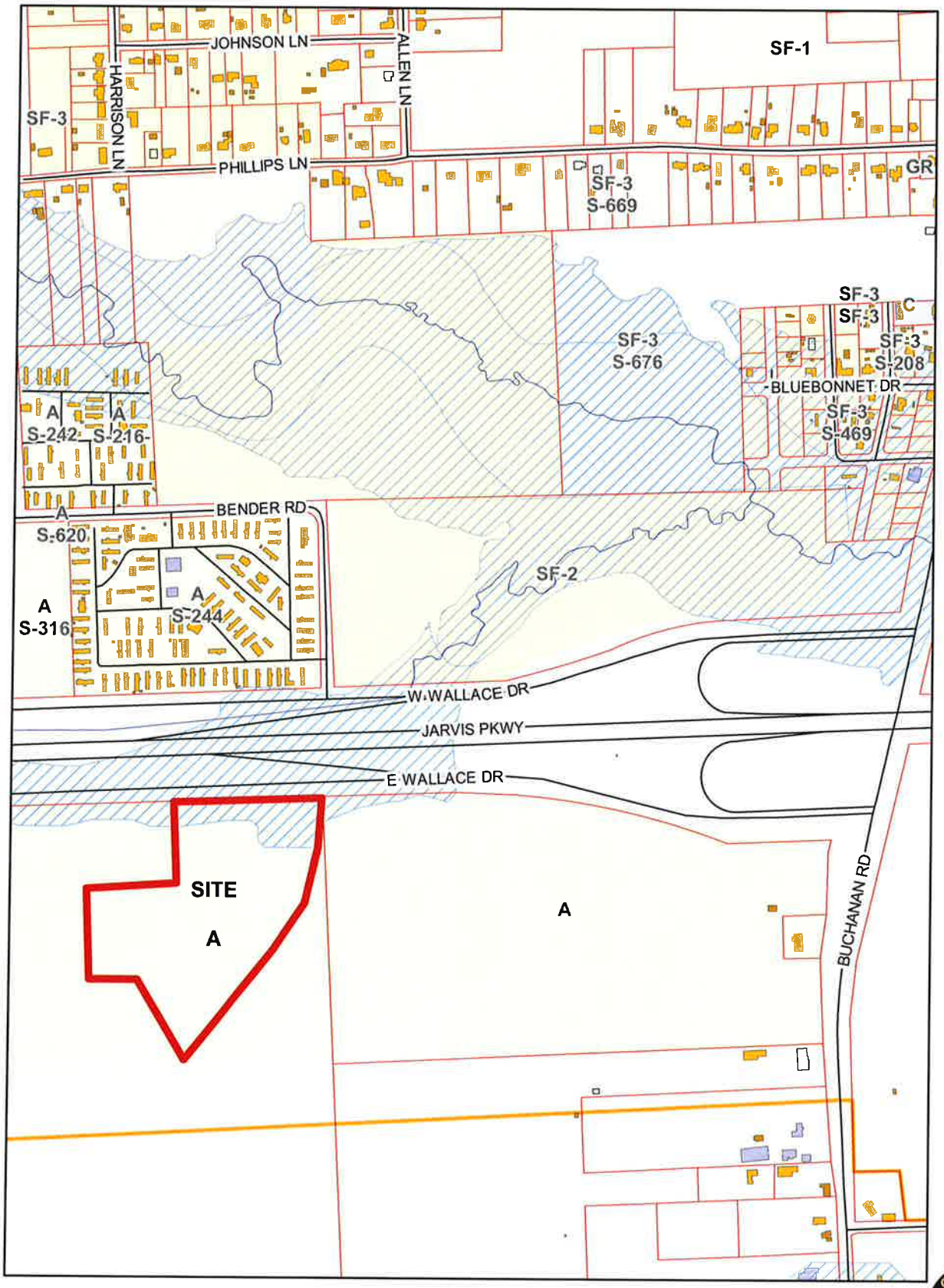
Agricultural zoning does not support the proposed development use.

Vance Liles, P.E., MTG Engineers & Surveyors	Clint Blakey, Big Horn Properties II
Attorney or Agent Signature	Property Owner Signature
5930 Summerhill Road	1838 Hunter Circle
Address	Address
Texarkana, Texas 75503	Shreveport, Louisana 71119
City, State, Zip	City, State, Zip
O: 903-838-8533 C: 903.748.5103	H: 318.635.6020 C: 318.469.6007
Home Phone & Cell Phone	Home Phone & Cell Phone
VanceLiles@mtgengineers.com	clintblakey@blakeyautoplex.com
Email Address	Email Address

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

Attachment: 2018-116 ORD (application) (1942 : 2018-116 ORD rezoning on East Wallace Drive. A to C)

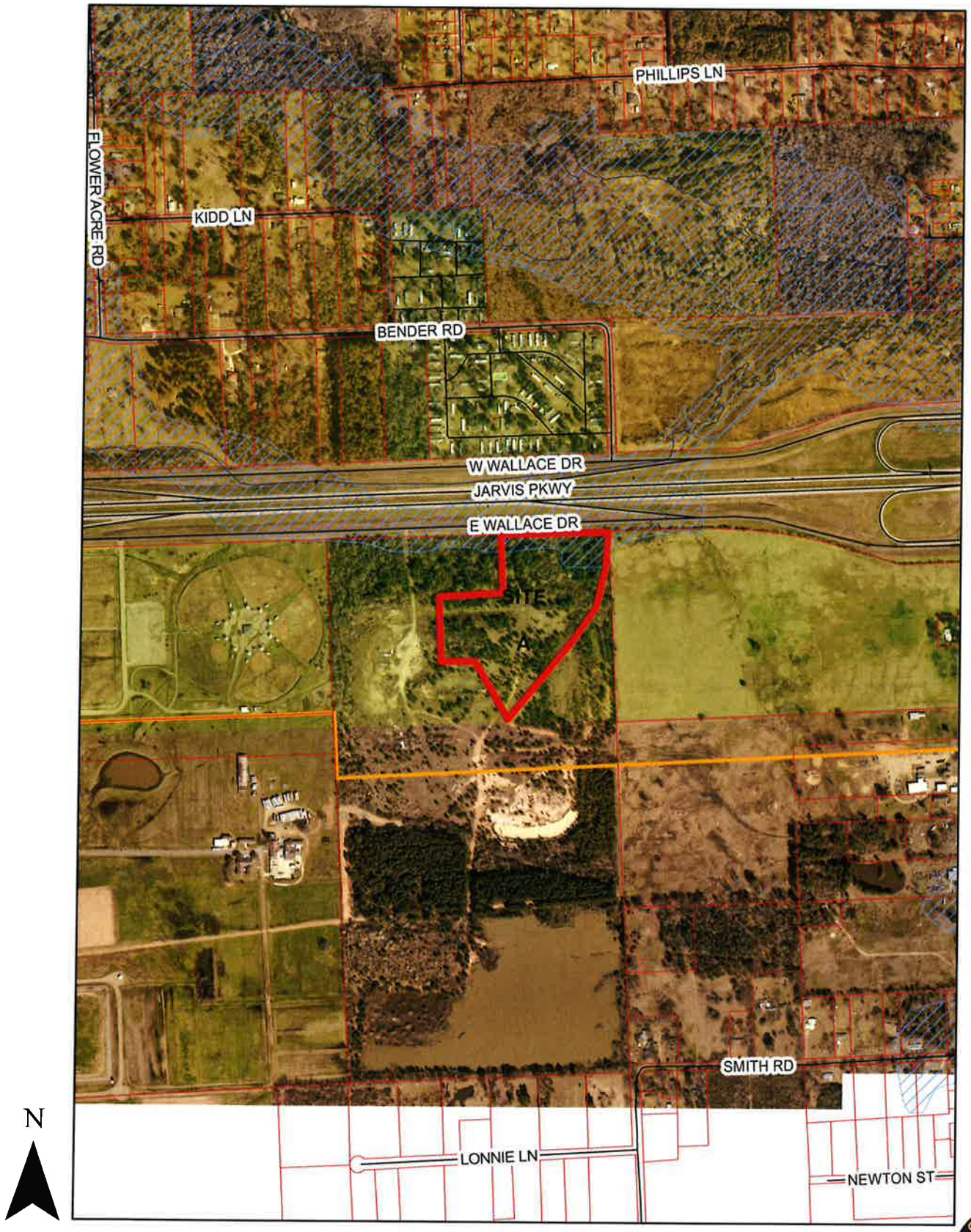
15 Acre Site Off Wallace Drive
Department of Planning and Community Development



1:7,500

Attachment: 2018-116 ORD (maps) (1942 : 2018-116 ORD rezoning on East Wallace Drive. A to C)

15 Acre Site Off Wallace Drive
Department of Planning and Community Development



1:10,000

Attachment: 2018-116 ORD (maps) (1942 : 2018-116 ORD rezoning on East Wallace Drive. A to C)

N

0 250 500 1,000 1,500 2,000
Feet

SITE

15.0 Acre Site
Zoning: Agriculture
Proposed Zoning:
Commercial

Legend

15.0 Acre Site

Texarkana City Limits

Zoning:

A

C

I-2

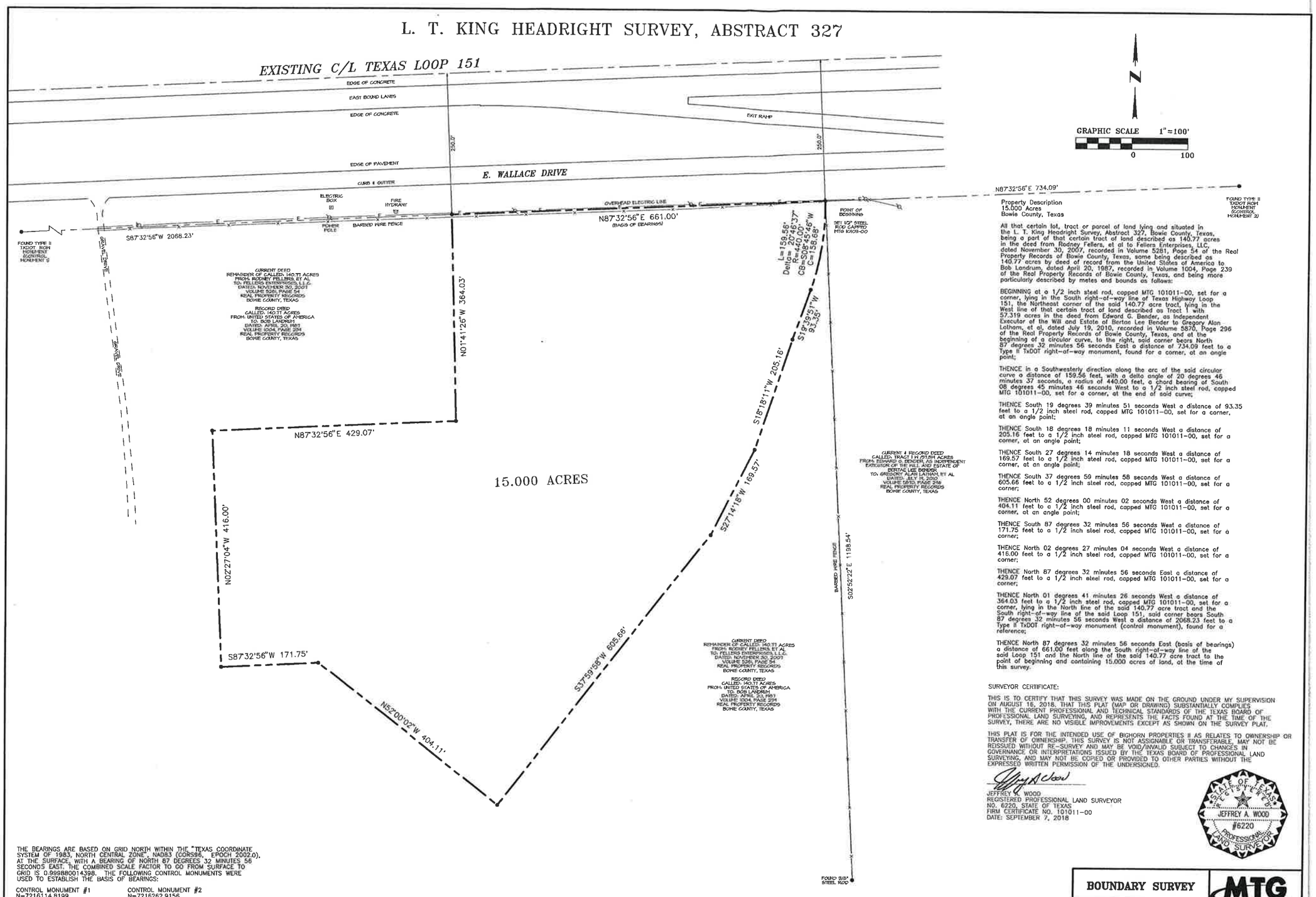
SF-1

SF-2

SF-3

Attachment: 2018-116 ORD (MTG map & plat) (1942 : 2018-116 ORD rezoning on East Wallace Drive. A to C)

L. T. KING HEADRIGHT SURVEY, ABSTRACT 327



Property Description
15.000 Acres
Bowie County, Texas

All that certain lot, tract or parcel of land lying and situated in the L. T. King Headright Survey, Abstract 327, Bowie County, Texas, being a part of that certain tract of land described as 140.77 acres in the deed from Rodney Fellers, et al to Fellers Enterprises, LLC, dated November 30, 2007, recorded in Volume 5281, Page 54 of the Real Property Records of Bowie County, Texas, same being described as 140.77 acres by deed of record from the United States of America to Bob Landrum, dated April 20, 1987, recorded in Volume 1004, Page 239 of the Real Property Records of Bowie County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch steel rod, capped MTG 101011-00, set for a corner, lying in the South right-of-way line of Texas Highway Loop 151, the Northeast corner of the said 140.77 acre tract, lying in the West line of that certain tract of land described as Tract 1 with 57.319 acres in the deed from Edward G. Bender, as Independent Executor of the Will and Estate of Bertae Lee Bender to Gregory Alan Latham, et al, dated July 19, 2010, recorded in Volume 5870, Page 296 of the Real Property Records of Bowie County, Texas, and at the beginning of a circular curve, to the right, said corner bears North 87 degrees 32 minutes 56 seconds East a distance of 734.09 feet to a Type II TxDOT right-of-way monument, found for a corner, at an angle point;

THENCE in a Southwesterly direction along the arc of the said circular curve a distance of 159.56 feet, with a delta angle of 20 degrees 46 minutes 37 seconds, a radius of 440.00 feet, a chord bearing of South 08 degrees 45 minutes 46 seconds West to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner, at the end of said curve;

THENCE South 19 degrees 39 minutes 51 seconds West a distance of 93.35 feet to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner, at an angle point;

THENCE South 18 degrees 18 minutes 11 seconds West a distance of 205.16 feet to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner, at an angle point;

THENCE South 27 degrees 14 minutes 18 seconds West a distance of 169.57 feet to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner, at an angle point;

THENCE South 37 degrees 59 minutes 58 seconds West a distance of 605.66 feet to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner;

THENCE North 52 degrees 00 minutes 02 seconds West a distance of 404.11 feet to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner, at an angle point;

THENCE South 87 degrees 32 minutes 56 seconds West a distance of 171.75 feet to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner;

THENCE North 02 degrees 27 minutes 04 seconds West a distance of 416.00 feet to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner;

THENCE North 87 degrees 32 minutes 56 seconds East a distance of 429.07 feet to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner;

THENCE North 01 degrees 41 minutes 26 seconds West a distance of 364.03 feet to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner, lying in the North line of the said 140.77 acre tract and the South right-of-way line of the said Loop 151, said corner bears South 87 degrees 32 minutes 56 seconds West a distance of 2068.23 feet to a Type II TxDOT right-of-way monument (control monument), found for a reference;

THENCE North 87 degrees 32 minutes 56 seconds East (basis of bearings) a distance of 661.00 feet along the South right-of-way line of the said Loop 151 and the North line of the said 140.77 acre tract to the point of beginning and containing 15.000 acres of land, at the time of this survey.

SURVEYOR CERTIFICATE:

THIS IS TO CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION ON AUGUST 16, 2018. THAT THIS PLAT (MAP OR DRAWING) SUBSTANTIALLY COMPLIES WITH THE CURRENT PROFESSIONAL AND TECHNICAL STANDARDS OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AND REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY, THERE ARE NO VISIBLE IMPROVEMENTS EXCEPT AS SHOWN ON THE SURVEY PLAT.

THIS PLAT IS FOR THE INTENDED USE OF BIGHORN PROPERTIES II AS RELATES TO OWNERSHIP OR TRANSFER OF OWNERSHIP. THIS SURVEY IS NOT ASSIGNABLE OR TRANSFERABLE, MAY NOT BE REISSUED WITHOUT RE-SURVEY AND MAY BE VOID/INVALID SUBJECT TO CHANGES IN GOVERNANCE OR INTERPRETATIONS ISSUED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AND MAY NOT BE COPIED OR PROVIDED TO OTHER PARTIES WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE UNDERSIGNED.

JEFFREY A. WOOD
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6220, STATE OF TEXAS
FIRM CERTIFICATE NO. 101011-00
DATE: SEPTEMBER 7, 2018

STATE OF TEXAS
REGISTERED
JEFFREY A. WOOD
#6220
PROFESSIONAL
LAND SURVEYOR

THE BEARINGS ARE BASED ON GRID NORTH WITHIN THE "TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE", NAD83 (CORS96, EPOCH 2002.0), AT THE SURFACE, WITH A BEARING OF NORTH 87 DEGREES 32 MINUTES 56 SECONDS EAST. THE COMBINED SCALE FACTOR TO GO FROM SURFACE TO GRID IS 0.999880014398. THE FOLLOWING CONTROL MONUMENTS WERE USED TO ESTABLISH THE BASIS OF BEARINGS:

CONTROL MONUMENT #1	CONTROL MONUMENT #2
N=7216114.8199	N=7216262.9156
E=3316360.2465	E=3319820.3956

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

BOUNDARY SURVEY

15.000 ACRES IN THE L. T. KING HEADRIGHT SURVEY, ABSTRACT 327 BOWIE COUNTY, TEXAS

Date	Revision/Description

Drawn By	Checked By	Project No.	Proj. Date	File No.	Sheet No.
BLD	JH	186059	9/06/2018		

MTG engineers & surveyors
3430 SUMMERHILL RD.
TEXARKANA, TEXAS 75501
P 903.832.8888 | F 903.832.8100
mtgengineers.com
© MTG 2018 TBPE No. 354

X:\2018 Projects\186059 Site Selection Support\02 Surveying\186059.prj
Fri Sep 7, 2018 10:20AM

Attachment: 2018-116 ORD (MTG map & plat) (1942 : 2018-116 ORD rezoning on East Wallace Drive. A to C)