



CITY OF TEXARKANA
PLANNING & ZONING COMMISSION
AGENDA • OCTOBER 2, 2023

Council Chambers	Regular Meeting	6:00 PM
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220 TEXAS BLVD.
 TEXARKANA, TX 75501

Chairperson	Commissioner	Commissioner
Gene Joyce III	James Larkins	Brad Bailey
Vice Chairperson	Commissioner	Alternate Commissioner
Dianna Patterson Kinsey	Wanda Northam	Lee Kernek
Commissioner	Commissioner	Alternate Commissioner
Tom Coleman	Casey Boyette	Ross Sarine

I. CALL TO ORDER

II. AGENDA ITEMS

1. Z-23-14: rezoning on an approximate 2.228-acre tract of land (being Tracts 106A1 and 107), George Brinlee HRS, A-18 located at 4502 Gus Orr Drive from Agriculture to Parking. Joel Orr, owner, and Kayla Wood, MTG Engineers and Surveyors, agent.
 2. S-782: Specific Use Permit to allow one additional use of permanent cosmetics on Lot 3, Block 2, Parcel 2, Galleria Oaks #1, located at 6 Woodmont Crossing. Candance Chauncy, owner.
 3. Z-23-15: rezoning on an approximate 7.09-acre tract of land (being Tract 107), H.S. Janes HRS, A-306, located at 1901 Chelf Road from Single Family-2 to Commercial. Ceretha Brown, owner.
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III. STAFF UPDATES**IV. CONSIDER APPROVAL OF MINUTES**

1. Consider approval of the September 5, 2023 Planning and Zoning Commission meeting minutes.

V. ADJOURNMENT**VI. P&Z AGENDA ITEMS**

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

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

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

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

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

City of Texarkana, Texas

Version:

Update Date: 9/25/2023 2:31 PM

Summary Sheet

Lead Department: Planning & Zoning Commission **Action Officer:** Laura Puckett, Zoning Administrator
Z-23-14: rezoning on an approximate 2.228-acre tract of land (being Tracts 106A1 and 107), George Brinlee HRS, A-18 located at 4502 Gus Orr Drive from Agriculture to Parking. Joel Orr, owner, and Kayla Wood, MTG Engineers and Surveyors, agent.

Subject: Engineers and Surveyors, agent.

Meeting Date: 10/2/2023

Attachments

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

Staff Coordination

Building Code Administration	Mashell Daniel	Department Head Review
Completed	09/25/2023 2:53 PM	
Planning & Zoning Commission	Mashell Daniel	Department Review
Completed	09/25/2023 2:53 PM	
Planning & Zoning Commission	Laura Puckett	Meeting Pending
	10/02/2023 6:00 PM	

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Joel Orr, owner, and Kayla Wood, MTG Engineers and Surveyors, agent to rezone an approximate 2.228-acre tract of land (being Tract 106A1 and 107, George Brinlee HRS, A-18, located at 4502 Gus Orr Drive from Agriculture to Parking.

The adjacent zoning is Agriculture to the north, west and east, and General retail to the south and east. The adjacent land use is vacant land to the north, west and east and retail to the south and east.

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

Staff recommends for approval this request.

The applicant should also be aware that if this zoning change is approved, all other applicable city code/ordinance requirements must be met including but not limited to

City of Texarkana, Texas

new drainage ordinance, stormwater design manual, 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:

October 2, 2023

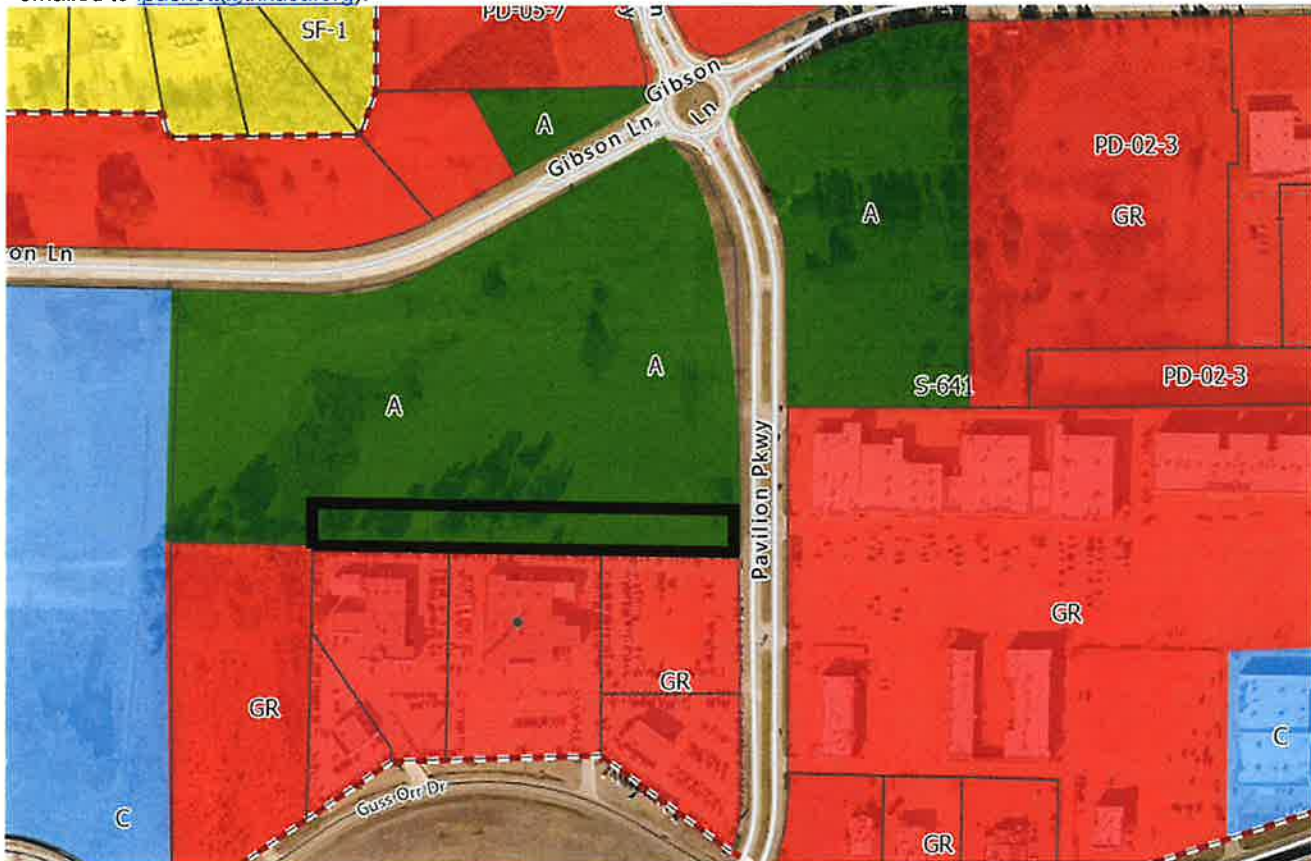
NOTICE OF PUBLIC HEARINGS

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: MONDAY, October 2, 2023 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, November 13, 2023 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: Joel Orr, owner, and Kayla Wood, MTG Engineers and Surveyors, agent

OWNER'S ADDRESS: 4502 Gus Orr Drive, Texarkana, Texas 75503

LOCATION OF REZONING: 4502 Gus Orr Drive, Texarkana, Texas 75503

PROPOSED CHANGE: Parking Lot

ZONING CHANGE FROM: Agriculture TO: Parking

LEGAL DESCRIPTION: on an approximate 2.228-acre tract of land (being Tract 106A1 and 107), George Brinlee HRS, A-18

CASE NUMBER: Z-23-14

DATE MAILED: September 19, 2023

Attachment: Hearing Notice and Application (4095 : Z-23-14: rezoning A to P at 4502 Gus Orr Drive)



ZONING APPLICATION

CITY OF TEXARKANA TEXAS

Po Box 1987
220 Texas Blvd
Texarkana TX 75504
(803) 788-3945
www.ci.texarkana.tx.us/orc

Receipt No. 23-003518 Case Z-23-14 Date 9-6-23

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 legal description

Lot: Tract 106A 1, 107 Addition: George Brinlee HRS, A-18
(Or see attached legal description)

Location: Pavillion Parkway; Adjacent to existing Orr dealerships

Present Zoning: Agriculture

Proposed Zoning: Parking

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

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

Proposed changing conditions include the need for a parking lot on the proposed

property that is currently zoned agriculture.

Kayla R. Wood

Attorney or Agent Signature
MTG Engineers

Print Name
5930 Summerhill Road

Address

Texarkana, TX 75503

City, State, Zip

903-838-8533

Home Phone & Cell Phone

kwood@mtgengineers.com

Email Address

Joel Orr

Property Owner Signature

Joel Orr

Print Name

4502 Gus Orr Drive

Address

Texarkana TX 75503

City, State, Zip

903 7945500 501 282 8486

Home Phone & Cell Phone

joelorr@hotmail.com

Email Address

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

Z-23-14

Property Description

2.228 Acres

Bowie County, Texas

All that certain lot, tract or parcel of land lying and situated in the George Brinlee Headright Survey, Abstract 18, Bowie County, Texas, being a portion of that certain tract of land described as 2.228 acres in the deed from Rayfield Walsh, Jr. to Guss Orr Drive, LLC., dated December 1, 2022, recorded in Document No. 2022-00013912 of the Real Property Records, 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 Southeast corner of the said 2.228 acre tract, the Northeast corner of the Re-plat of Lot 4A of Arklatex Realty Subdivision, according to the plat recorded in Volume 5241, Page 227 of the Real Property Records of Bowie County, Texas, and lying in the West right-of-way line of Pavillion Parkway;

THENCE South 88 degrees 47 minutes 21 seconds West (basis of bearing) a distance of 971.44 feet along the South line of the said 2.228 acre tract, the North line of the said Lot No. 4A, the North line of Lot No. 3 of Arlatex Realty Subdivision, recorded in Volume 4958, Page 87 of the Real Property Records, Bowie County, Texas, the North line of Lot No. 2 of the Re-Plat of Lots No. 1 and 2 of Arklatex Realty Subdivision, recorded in Volume 6148, Page 297 of the Real Property Records, Bowie County, Texas, to a 1/2 inch steel rod (control monument), capped MTG 101011-00, found for a corner, the Southwest corner of the said 2.228 acre tract, the Northwest corner of the said Lot 2, same being the Northeast corner of Lot No. 1B of the said Re-Plat of Lots No. 1 and 2 of Arklatex Realty Subdivision;

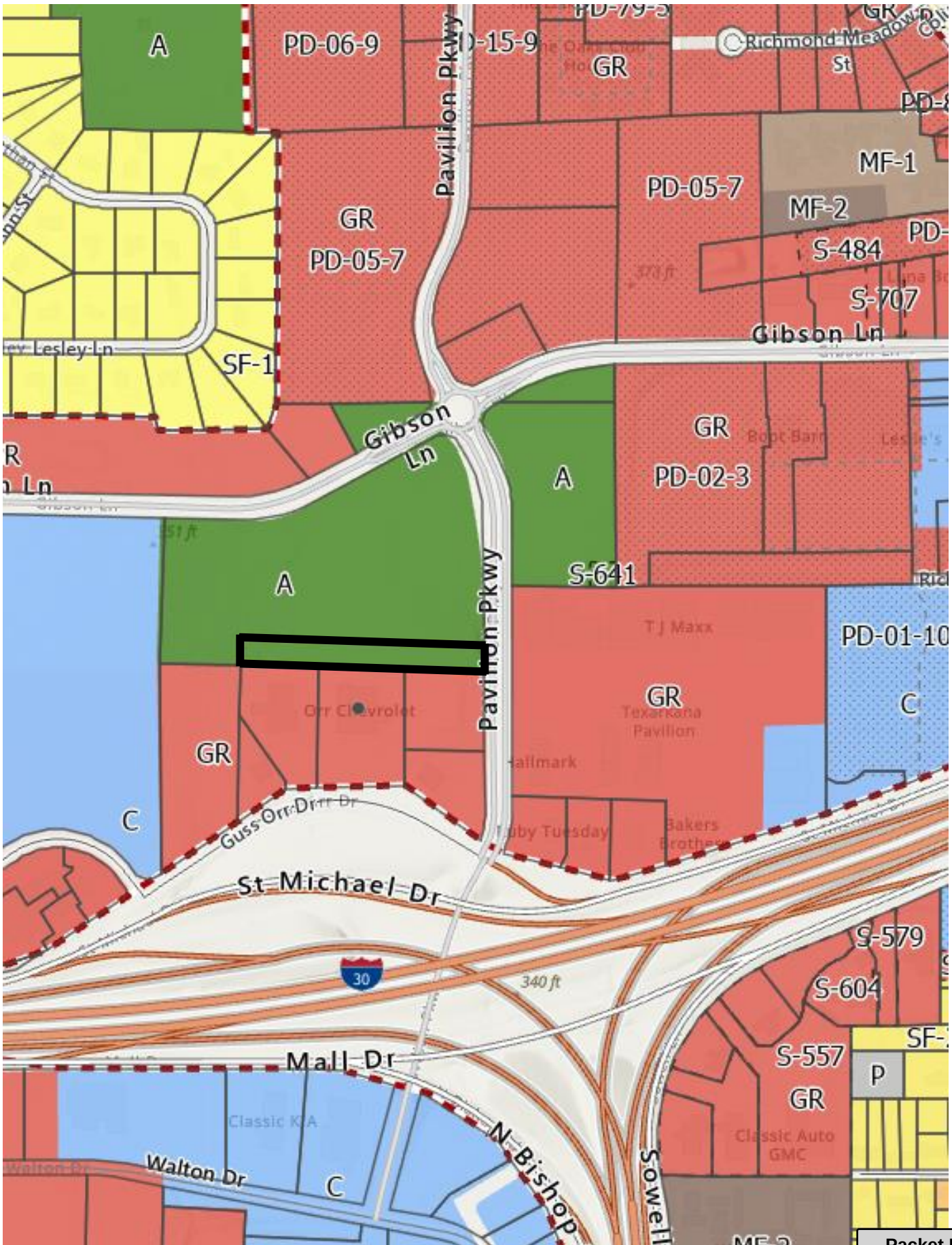
THENCE North 01 degrees 11 minutes 44 seconds West a distance of 100.00 feet along the West line of the said 2.228 acre tract to a 1/2 inch steel rod, capped MTG 101011-00, found for a corner, the Northwest corner of the said 2.228 acre tract;

THENCE North 88 degrees 47 minutes 21 seconds East a distance of 969.25 feet along the North line of the said 2.228 acre tract to a 1/2 inch steel rod, capped MTG 101011-00, found for a corner, the Northeast corner of the said 2.228 acre tract, lying in the West right-of-way line of the said Pavillion Parkway, said corner bears North 02 degrees 27 minutes 05 seconds West a distance of 485.26 feet to a 1/2 inch steel rod, capped MTG 101011-00, found for a corner;

THENCE South 02 degrees 27 minutes 05 seconds East a distance of 100.02 feet along the East line of the said 2.228 acre tract, the West right-of-way line of the said Pavillion Parkway to the Point of Beginning and containing 2.228 acres of land, at the time of this survey.

Attachment: Legal Description (4095 : Z-23-14: rezoning A to P at 4502 Gus Orr Drive)

4502 Gus Orr Drive

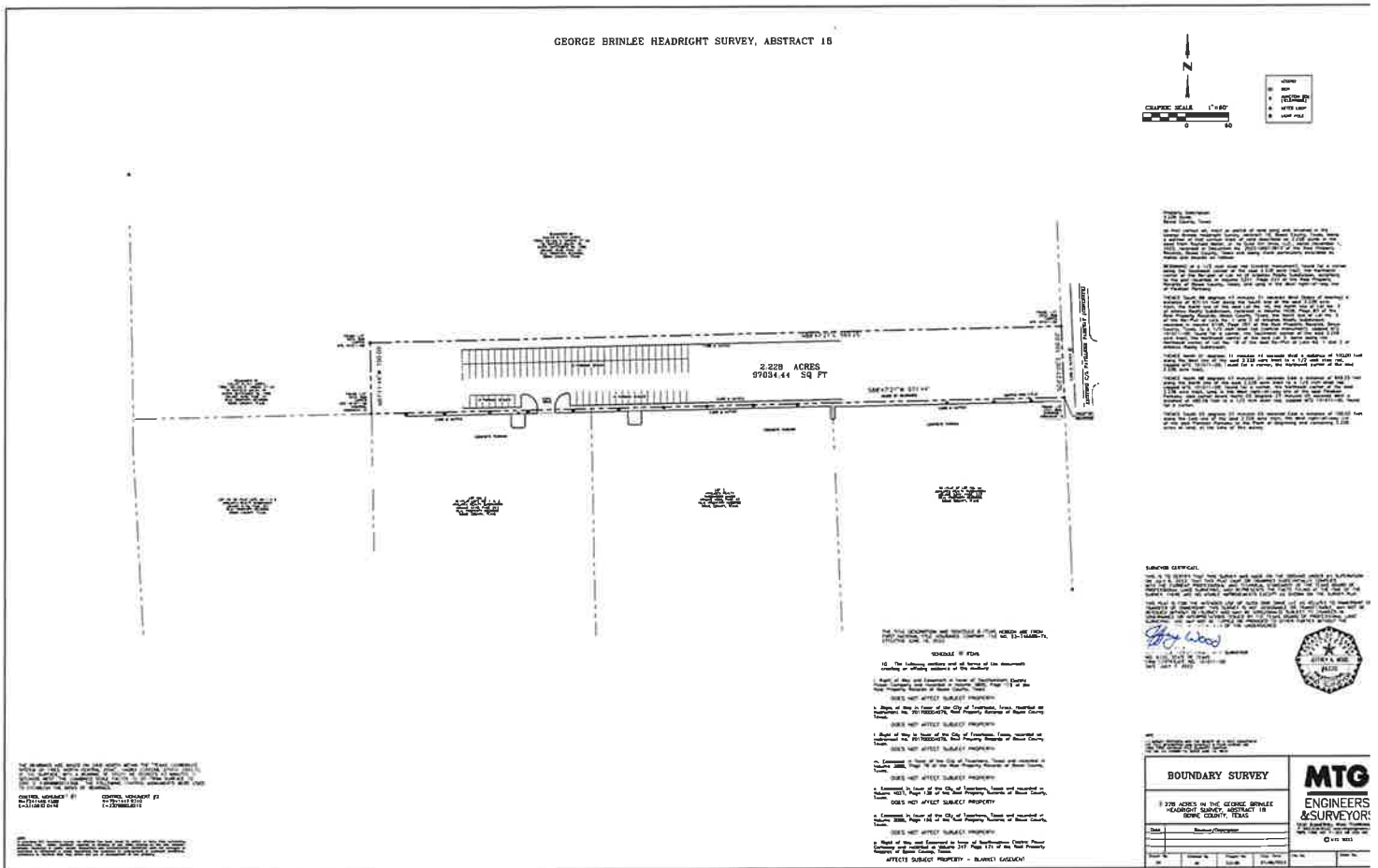


Attachment: Maps (4095 : Z-23-14: rezoning A to P at 4502 Gus Orr Drive)

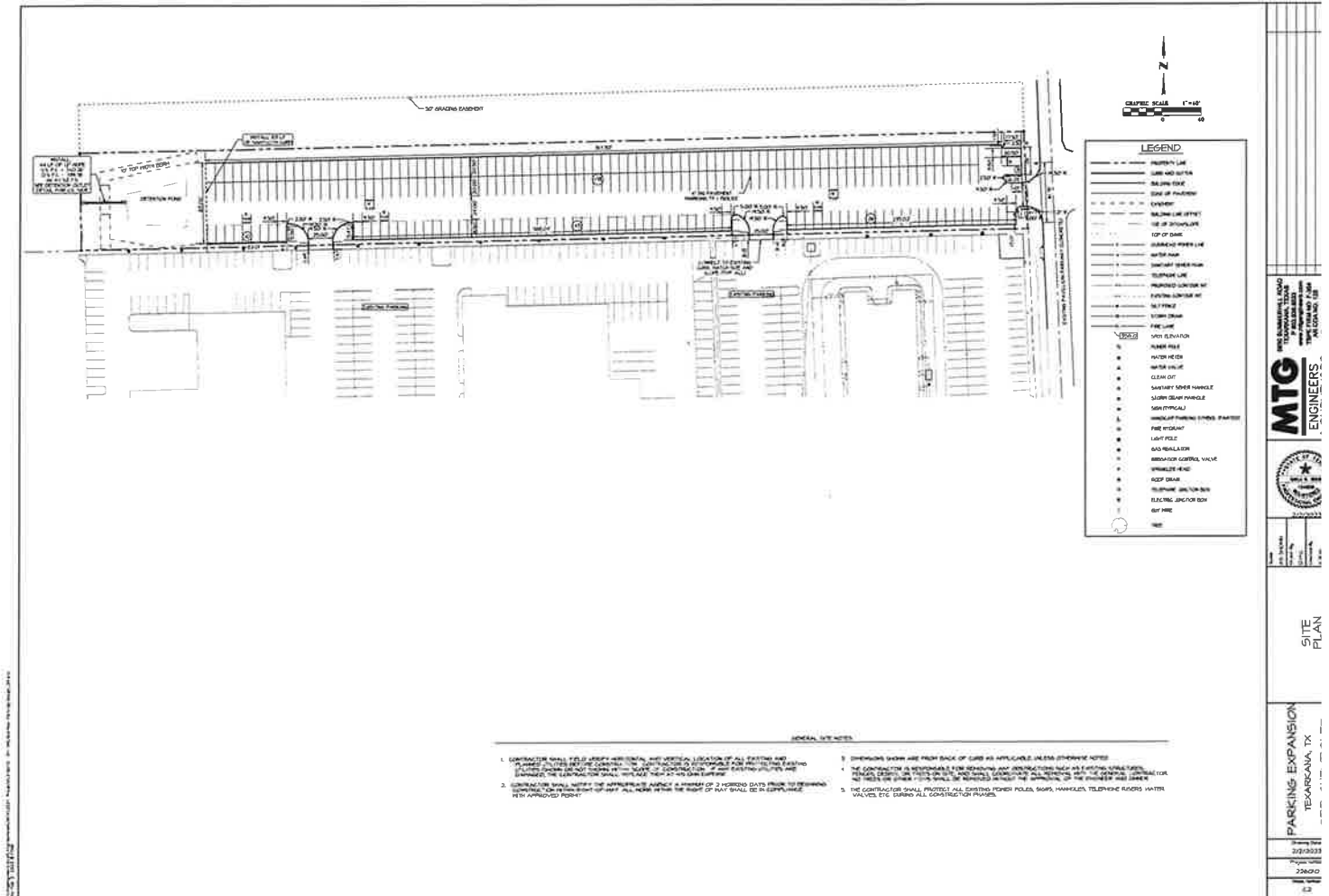
4502 Gus Orr Drive



Attachment: Maps (4095 : Z-23-14: rezoning A to P at 4502 Gus Orr Drive)



Z-23-14

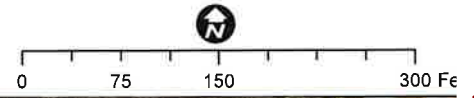


Attachment: Parking plan (4095 : Z-23-14: rezoning A to P at 4502 Gus Orr Drive)

Z-23-14



ORR PROPOSED PARKING
TEXARKANA, TEXAS



Attachment: Parking plan (4095 : Z-23-14: rezoning A to P at 4502 Gus Orr Drive)

City of Texarkana, Texas

Summary Sheet

Version:

Update Date: 9/25/2023 2:32 PM

Lead Department: Planning & Zoning Commission **Action Officer:** Laura Puckett, Zoning Administrator
Subject: S-782: Specific Use Permit to allow one additional use of permanent cosmetics on Lot 3, Block 2, Parcel 2, Galleria Oaks #1, located at 6 Woodmont Crossing. Candance Chauncy, owner.

Meeting Date: 10/2/2023

Attachments

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

Staff Coordination

Building Code Administration	Mashell Daniel	Department Head Review
Completed	09/25/2023 2:51 PM	
Planning & Zoning Commission	Mashell Daniel	Department Review
Completed	09/25/2023 2:52 PM	
Planning & Zoning Commission	Laura Puckett	Meeting Pending
10/02/2023 6:00 PM		

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Candace Chauncy, owner, for a Specific Use Permit to allow permanent cosmetics on Lot 3, Block 2, Galleria Oaks #1, located at 6 Woodmont Crossing.

The adjacent zoning is Planned Development-General Retail to the north, south, and east, and Commercial to the west. The adjacent land use is law offices to the north and medical offices to the south and east, and vacant property to the west.

The Future Land Use Map has designated this property as "Office Institutional".

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

City of Texarkana, Texas

- 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 any remodeling of the current building must meet all city codes and requires licensed contractors.
 5. That no painting of the windows or the building with advertisement or graphic art.
 6. 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 drainage ordinance and stormwater design manual, building codes, setbacks, subdivision, fire, parking, drainage, water and sewer prior to the issuance of building permits.

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:

October 2, 2023

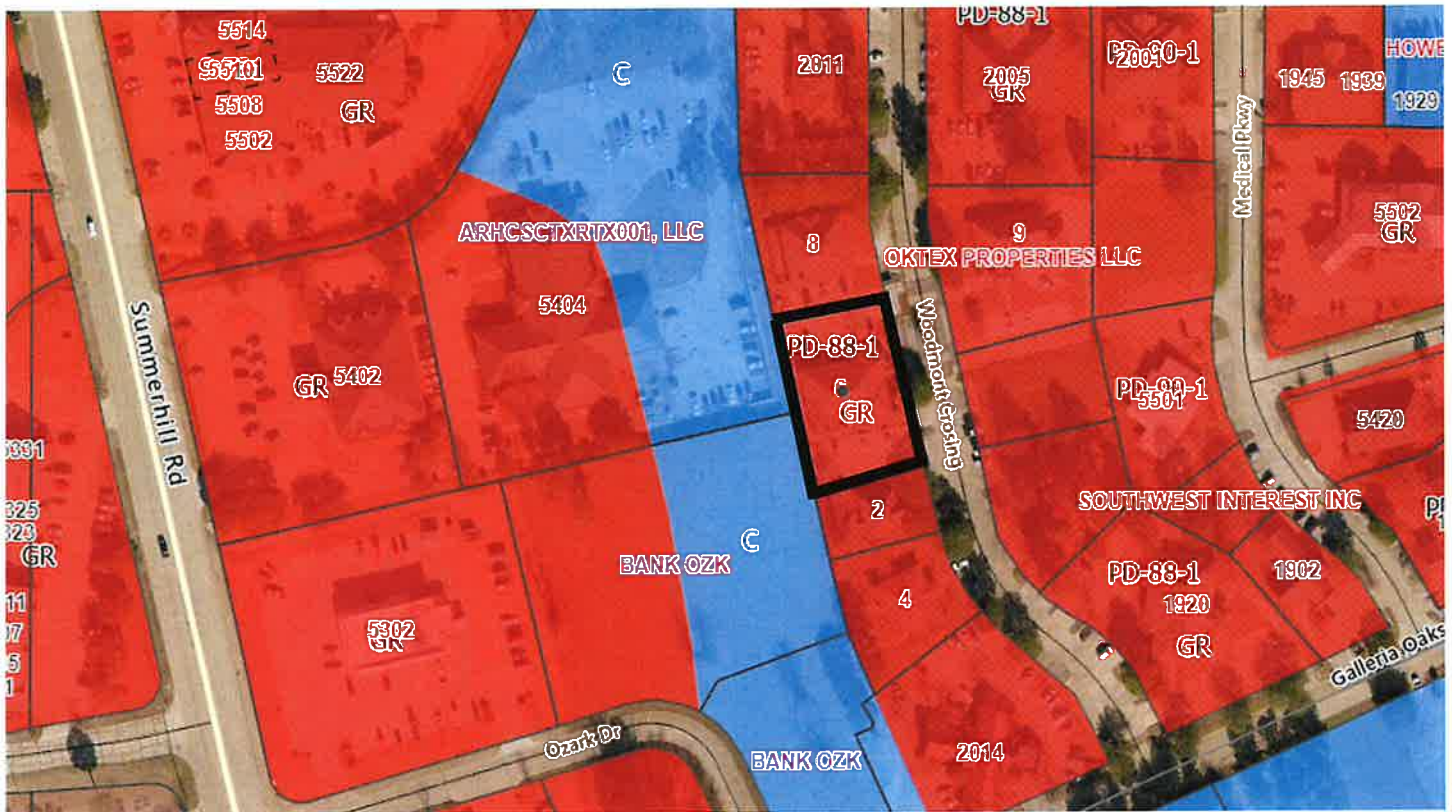
NOTICE OF PUBLIC HEARINGS

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PLANNING & ZONING COMMISSION: Hearing Date: Monday, October 2, 2023 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: Monday, November 13, 2023 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: Candace Chauncy, owner

OWNER'S ADDRESS: 6 Woodmont Crossing, Texarkana, Texas 75503

LOCATION OF REZONING: 6 Woodmont Crossing, Texarkana, Texas 75503

PROPOSED CHANGE: Specific Use Permit to allow the one additional use of permanent cosmetics/ facial tattooing

LEGAL DESCRIPTION: Lot 3, Parcel 2, Block 2, Galleria Oaks #1

CASE NUMBER: S-782

DATE MAILED: September 19, 2023

Attachment: Hearing Notice and Application (4096 : S-782: SUP for permanent cosmetics at 6 Woodmont Crossing)



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. 23-003024

Case S-782

Date 9/11/2023

To: The Planning and Zoning Commission
City of Texarkana Texas

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

Lot: 3 Block: 2 in Galleria Oaks #1, Addition: Texarkana, TX 75503
(Or see attached legal description)

Location: #6 Woodmont Crossing, Texarkana, Tx 75503 (Bowie)

Present Zoning: General Retail (Twice As Nice Medical Clinic)

Requested: Specific Use Permit

The requested Specific Use Permit will be used for the following: Rm #1 - Couture Faces by Tamn
Permanent Make Up, Paramedical Tattooing
Eyebrow Designs, Lip Blushing, Eyeliner, Areola 3D

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

none

Attorney or Agent Signature

Printed Name: _____

Address

City, State, Zip

Home Phone & Cell Phone

Email Address

Property Owner Signature

Printed Name: Candace Chauncy

#6 Woodmont Crossing

Address

Texarkana, TX 75503

City, State, Zip

903-831-0161

Home Phone & Cell Phone

twiceasnicemedical@gmail.co

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 (4096 : S-782: SUP for permanent cosmetics at 6 Woodmont Crossing)

6 Woodmont Crossing



City of Texarkana, Texas

Version:

Update Date: 9/25/2023 2:33 PM

Summary Sheet

Lead Department: Planning & Zoning Commission **Action Officer:** Laura Puckett, Zoning Administrator
Subject: Z-23-15: rezoning on an approximate 7.09-acre tract of land (being Tract 107), H.S. Janes HRS, A-306, located at 1901 Chelf Road from Single Family-2 to Commercial. Ceretha Brown, owner.

Meeting Date: 10/2/2023

Attachments

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

Staff Coordination

Building Code Administration	Mashell Daniel	Department Head Review
Completed	09/25/2023 2:54 PM	
Planning & Zoning Commission	Mashell Daniel	Department Review
Completed	09/25/2023 2:54 PM	
Planning & Zoning Commission	Laura Puckett	Meeting Pending
	10/02/2023 6:00 PM	

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Ceretha Brown, owner, to rezone an approximate 7.09-acre tract of land (being Tract 107), H. S. Janes HRS, A-306, located at 1901 Chelf Road from Single Family-2 to Commercial. The intended use is an event center.

The adjacent zoning is Single Family-2 to the north and south, Planned Development-Multiple Family-2 to the east, and the Interstate loop to the west. The adjacent land use is vacant land to the north, residence to the south, apartment complex to the east, and the Interstate loop to the west.

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

Staff recommends for approval this request.

The applicant should also be aware that if this zoning change is approved, all other applicable city code/ordinance requirements must be met including but not limited to

City of Texarkana, Texas

new drainage ordinance, stormwater design manual, 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:

October 2, 2023

NOTICE OF PUBLIC HEARINGS

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PLANNING & ZONING COMMISSION: Hearing Date: MONDAY, October 2, 2023 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, November 13, 2023 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: Ceretha Brown, owner

OWNER'S ADDRESS: 2019 A Richmond Road, #379, Texarkana, Texas 75503

LOCATION OF REZONING: 1901 Chelf Road, Texarkana, Texas 75501

PROPOSED CHANGE: Event Center

ZONING CHANGE FROM: Single Family-2 TO: Commercial

LEGAL DESCRIPTION: on an approximate 7.09-acre tract of land (being Tract 107), H.S. Janes HRS, A-306

CASE NUMBER: Z-23-15 DATE MAILED: September 19, 2023



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. 23-003102 Case Z-23-15 Date 9/13/23

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 107 Addition: H S Janes HRS, A-306
(Or see attached legal description)

Location: Chelf Road (1901)

Present Zoning: SF-2

Proposed Zoning: Commercial

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

A pavillion, restrooms, office space, storage area

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

Rezoning will allow the property to be used for special events, meetings and family gatherings. There are very few places available for this type of service in the current area.

Attorney or Agent Signature

Print Name

Address

City, State, Zip

Home Phone & Cell Phone

Email Address

Property Owner Signature

Print Name

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: Hearing Notice and Application (4097 : Z-23-15: rezoning from SF-2 to C at 1901 Chelf Road)

EXHIBIT A

All of that certain tract or parcel of land being part of the H.S. Janes Headright Survey, Abstract No. 306, Bowie County, Texas, and being a part of a called 4.118 acre tract and a portion of a 5.0 acre tract in Lot 16 of the L. & H. Blum Land Co. Subdivision, the subject tract of land being part of the same called 7.609 acre tract of land conveyed to WIMSA, LLC, by Special Warranty Deed recorded as Instrument No. 2016-10557 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 ½" iron pin found for corner on the East right-of-way line of Interstate Highway No. 369, and the East right-of-way line of Chelf Road, the Point of Beginning being located N 87°50'52" E, 27.00 feet from the Northwest corner of said called 7.609 acre tract of land;

THENCE: N 87°50'52" E, 384.37 feet with the North line of said called 7.609 acre tract of land and the south line of a certain 15 acre tract as conveyed to Sol Robinson by Deed recorded in Volume 145, Page 398 of the Deed Records of Bowie County, Texas, to a ½" iron pin found for corner in a fence corner at the Northeast corner of said called 7.609 acre tract of land, same being the Northwest Corner of a certain 23.458 acre tract of land as conveyed to Lakeridge Apartments, Ltd., by Warranty Deed recorded in Volume 3858, Page 45 of the Real Property Records of Bowie County, Texas;

THENCE: S 01°53'47" E, 436.13 feet with a fence line and the East line of said called 7.609 acre tract, same being the West line of said 23.458 acre tract, to a ½" iron pipe found for the Southeast corner of said called 4.118 acre tract;

THENCE: S 01°51'15" E, 361.66 feet with a fence line and the East line of said called 7.609 acre tract, same being the West line of said 23.458 acre tract to a ½" iron pipe found for corner at the Southeast corner of said called 7.609 acre tract and the Northeast corner of a certain tract of land as conveyed to William Edward Baker and wife, Edna Baker, by Deed recorded in Volume 542, Page 274 of the Deed Records of Bowie County, Texas;

THENCE: S 88°10'57" W, 390.76 feet with the South line of said called 7.609 acre tract and the North line of said Baker tract to a ½" iron pipe found for corner on the East right-of-way line of Interstate Highway No. 369 and the East right-of-way line of Chelf Road;

THENCE: N 01°25'00" W (Basis of bearings), 795.57 feet with the East right-of-way line of Interstate Highway No. 369 and the East right-of-way line of Chelf Road to the Point of Beginning and containing 7.089 acres of land, more or less.

THE STATE OF TEXAS**COUNTY OF BOWIE**

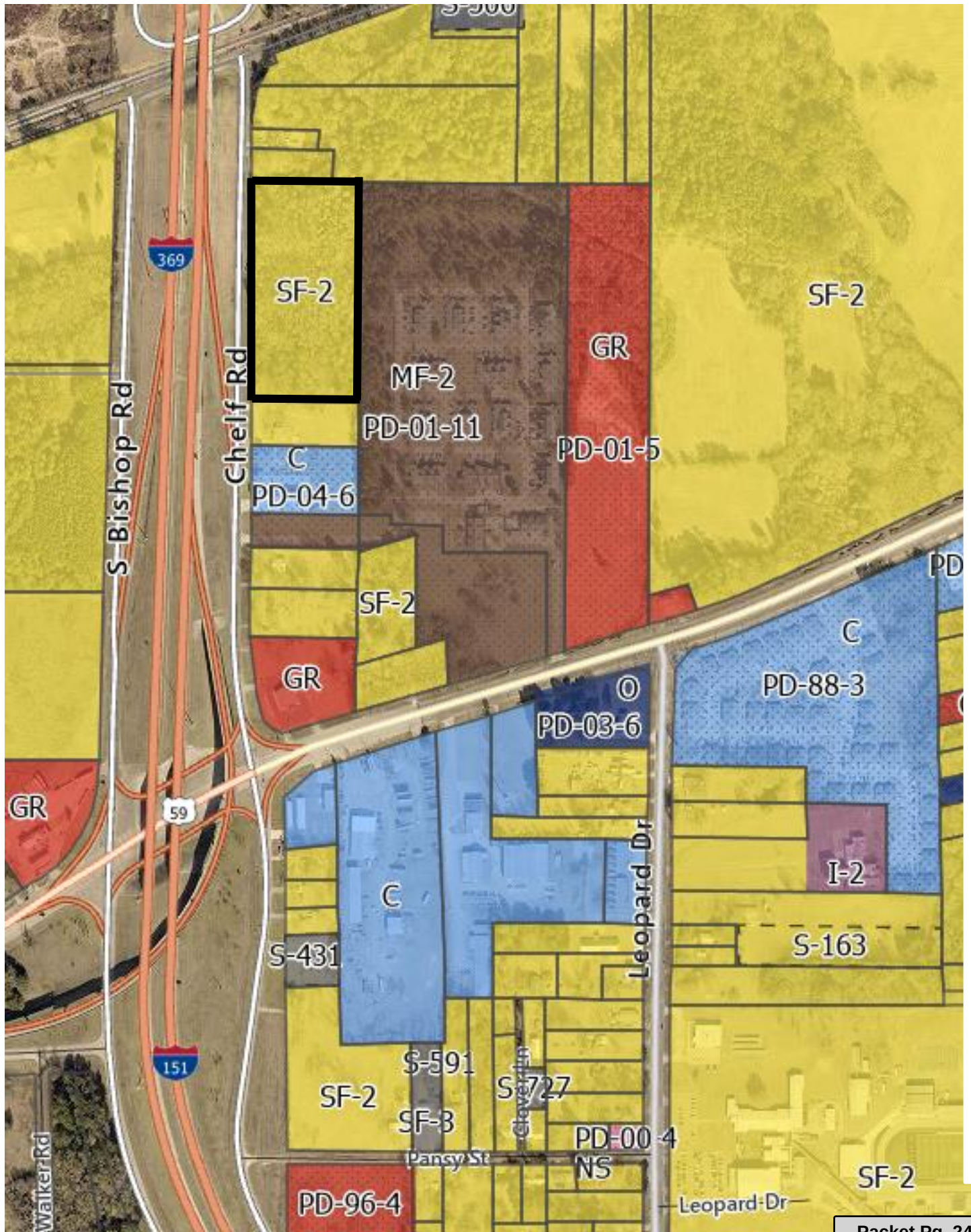
I hereby certify that this instrument was FILED on date and the time stamped hereon by me and was duly RECORDED in the Records of Bowie County, Texas.

2021-00008684 DEED
07/21/2021 02:33:47 PM Total Fees: \$34.00

Tina Petty, County Clerk
Bowie County, Texas



1901 Chelf Road



Attachment: Maps (4097 : Z-23-15: rezoning from SF-2 to C at 1901 Chelf Road)

1901 Chelf Road



Attachment: Maps (4097 : Z-23-15: rezoning from SF-2 to C at 1901 Chelf Road)

City of Texarkana, Texas

Summary Sheet

Version:

Update Date: 9/25/2023 2:34 PM

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

Subject: Consider approval of the September 5, 2023 Planning and Zoning Commission meeting minutes.

Meeting Date: 10/2/2023

Attachments

- a. September 5, 2023 P&Z minutes (PDF)

Staff Coordination

Building Code Administration 09/25/2023 2:50 PM	Mashell Daniel	Review	Completed
Planning & Zoning Commission 10/02/2023 6:00 PM	Laura Puckett	Meeting	Pending

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 approval of the September 5, 2023 Planning and Zoning Commission meeting minutes.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

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



CITY OF TEXARKANA
PLANNING & ZONING COMMISSION
MINUTES • SEPTEMBER 5, 2023

Council Chambers
Regular Meeting
6:00 PM

220 TEXAS BLVD.
TEXARKANA, TX 75501

I. CALL TO ORDER
II. AGENDA ITEMS

1. Consider reapproval of the replat of Lot 1, Block 1, Summerlane Estates Revised, located at 18 Summer Lane. Michael Morriss, owner, and Jeffrey Wood, MTG Engineers and Surveyors, agent.

Kayla Wood appeared and stated that the plat was not recorded within the 121 days. They need reapproval.

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

III. STAFF UPDATES
IV. CONSIDER APPROVAL OF MINUTES

1. Consider approval of the Planning and Zoning Commission meeting Minutes from August 7, 2023.

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

V. ADJOURNMENT

VI. P&Z AGENDA ITEMS

1. Consider replat of Hadaway Second Addition, being a replat of part of Lots No. 7 & 8, and all of Lots 9 & 10, Flower Acres Subdivision located at 3315 South Lake Drive. Hadaway Family Investments, owner, and Jeffrey Wood, MTG Engineers and Surveyors, agent.

The applicant appeared and stated that he is combining all of his lots to make one lot for expanding his business.

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

Laura Puckett, Secretary

Gene Joyce, III, Chairperson