



CITY OF TEXARKANA
PLANNING & ZONING COMMISSION
AGENDA • OCTOBER 3, 2022

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-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.
2. Z-22-15: (TABLED) rezoning an approximate 0.6-acre tract of land (being Tract 70), R. E. Sevey HRS, A-523, located north of 3115 South Lake Drive. Single Family-2 to Single Family-3. Steven Harvey, owner and Kayla Wood, MTG Engineers and Surveyors, agent.
3. S-763: (TABLED) Specific Use Permit to allow the location of a HUD code manufacture home on an approximate 0.6-acre tract of land (being Tract 70), R. E. Sevey HRS, A-523, located on the lot North of 3115 S Lake Drive. Steven Harvey, owner and Kayla Wood, MTG Engineers and Surveyors, agent.

4. Z-22-16: rezoning Lots 19 and 20, Block A, Parish Place, located at 103 Parish Street. Single Family-2 to General Retail. Rocky Murray, owner.
5. S-764: Specific Use Permit to allow new and used auto sales (outdoor lot) on Lots 19 and 20, Block A, Parish Place Addition, located at 103 Parish Street. Rocky Murray, owner.
6. Z-22-17: rezoning on Lots 17 and 18, Block A. Parish Place Addition, located at 105 Parish Street. Single Family-2 to General Retail. Rocky Murray, owner.
7. S-765: Specific Use Permit to allow new and used auto sales (outdoor lot) on Lots 17 and 18, Block A, Parish Place Addition, located at 105 Parish Street. Rocky Murray, owner.
8. Amendment to PD-02-13(GR) for site plan approval on (Phase 3) Lots 12 and 13, Block 6, Richmond Development Fifth Subdivision, located in the 3400 block of Brooke Place. Brad Meador and Brandon Taylor, 2B Builders, owner.
9. Z-22-18: rezoning on Lots 1-4, Block 1, Jake Eldridge 1st, located at 2315 Texas Boulevard. General Retail to Commercial. David Owen, owner.

III. STAFF UPDATES

IV. CONSIDER APPROVAL OF MINUTES

1. Consider approval of Planning and Zoning Commission meeting minutes from September 6, 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

Version:

Update Date: 9/28/2022 2:24 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: 10/3/2022

Attachments

- a. Hearing Notice and Application (PDF)
- b. Maps 3(PDF)
- c. Site Plan 2 (PDF)

Staff Coordination

Building Code Administration	Mashell Daniel	Reviewer	Pending
Planning & Zoning Commission	Laura Puckett	Meeting	Pending
10/03/2022 6:00 PM			

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by William Davis, owner, and Josh Davis 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.

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

City of Texarkana, Texas

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:

October 3, 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: MONDAY, OCTOBER 3, 2022 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, NOVEMBER 14, 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: Josh 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: September 22, 2022

Attachment: Hearing Notice and Application (3819 : 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.org

Receipt No. 22-01162Case Z-22-08
Date 5-19-2022To: 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: 19 Addition: JW Lane HRS A-345
(Or see attached legal description)Location: 6500 Summerhill Rd.Present Zoning: OfficeProposed Zoning: Neighborhood Service

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

Hot Yoga

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: _____

Address

City, State, Zip

Home Phone & Cell Phone

Email Address

William Davis Agent
Property Owner SignaturePrinted Name: Bill Davis6822 SUMMERHILL RD
AddressTEXARKANA TX 75503

City, State, Zip

903 793 2470 430 274 7994

Home Phone & Cell Phone

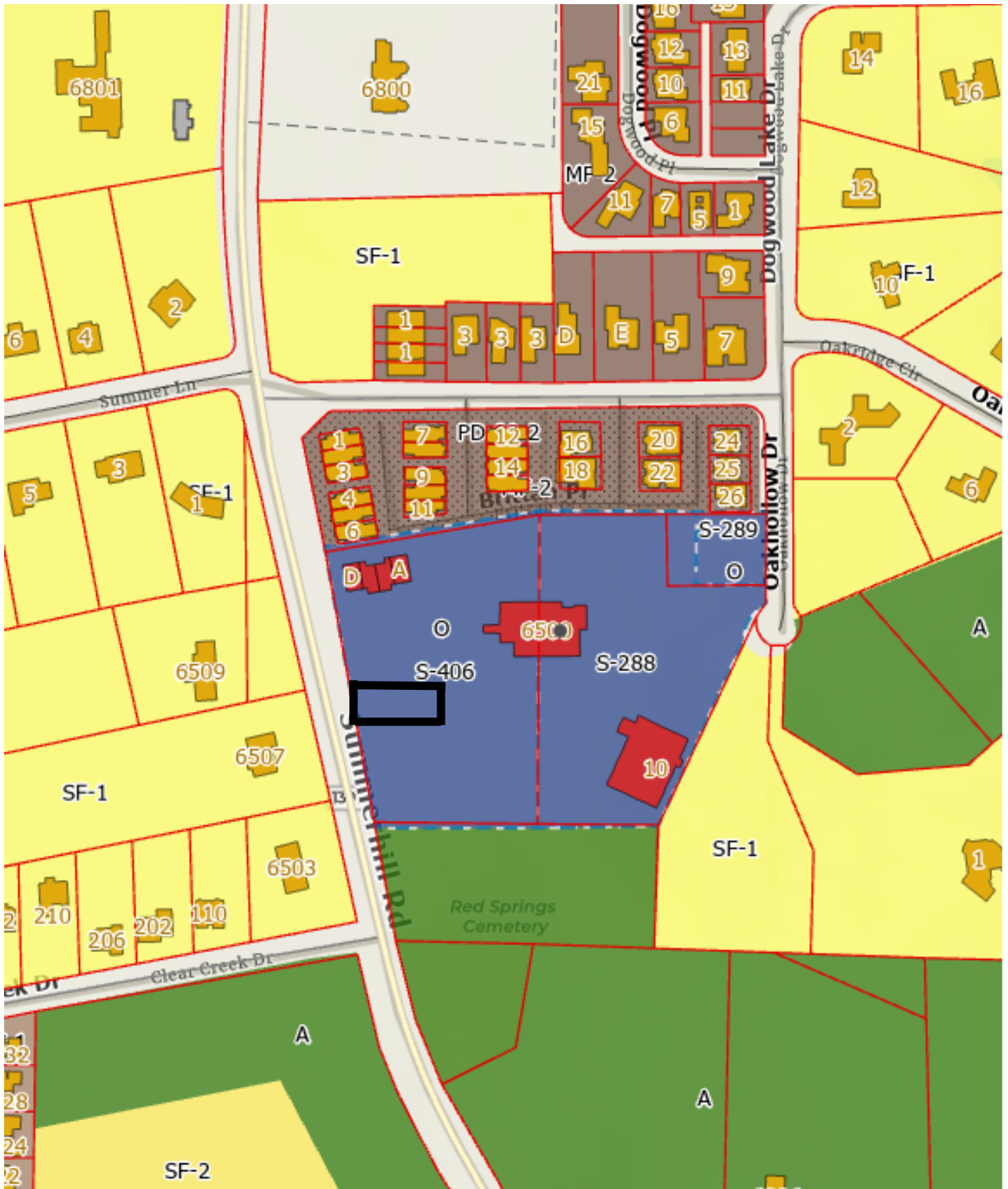
WR DAVIS CO 2087441. RD

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 (3819 : Z-22-08 rezoning at 6500 Summerhill Rd)

6500 Summerhill Rd



6500 Summerhill Rd



Attachment: Maps 3 (3819 : Z-22-08 rezoning at 6500 Summerhill Rd)

AREA OF REZONING REQUEST
J & J SUPREME PROPERTIES, LLC

Z-22-08



Attachment: Site Plan 2 (3819 : Z-22-08 rezoning at 6500 Summerhill Rd)

City of Texarkana, Texas

Version:

Update Date: 9/28/2022 2:24 PM

Summary Sheet

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

Meeting Date: 10/3/2022

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
10/03/2022 6:00 PM			

Updates/History of Briefing:

TABLED

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:

The Planning and Zoning Commission recommended to table this request.

Advisory Board/Committee Meeting Date and Minutes:

October 3, 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: MONDAY, OCTOBER 3, 2022 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, NOVEMBER 14, 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 (3820 : Z-22-15: rezoning SF-2 to SF-3 north of 3115 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;

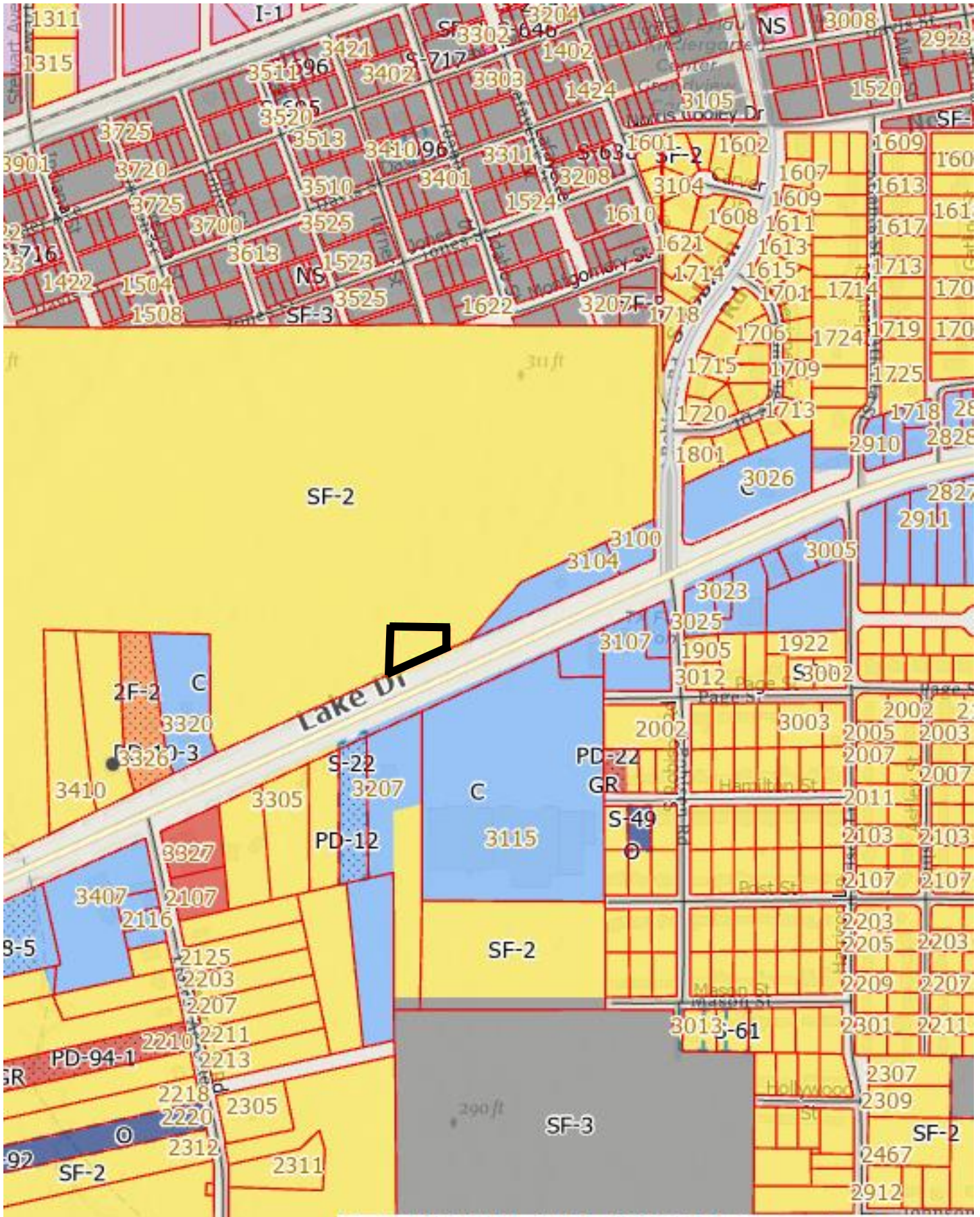
THENCE North 87 degrees 51 minutes 06 seconds East a distance of 200.00 feet along the North line of the said 0.60 acre tract, and the South line of the said 119.25 acre tract to a 1/2 inch steel rod, capped MTG 101011-00, found for a corner, being the Northeast corner of the said 0.60 acre tract, and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

3200/3400 Block S Lake Drive



Attachment: Maps (3820 : Z-22-15: rezoning SF-2 to SF-3 north of 3115 S Lake Dr)

3200/3400 Block S Lake Drive



Attachment: Maps (3820 : Z-22-15: rezoning SF-2 to SF-3 north of 3115 S Lake Dr)

City of Texarkana, Texas

Version:

Update Date: 9/28/2022 3:00 PM

Summary Sheet

Lead Department: Planning & Zoning Commission **Action Officer:** Laura Puckett, Administrative Coordinator
Subject: S-763: (TABLED) Specific Use Permit to allow the location of a HUD code manufacture home on an approximate 0.6-acre tract of land (being Tract 70), R. E. Sevey HRS, A-523, located on the lot North of 3115 S Lake Drive. Steven Harvey, owner and Kayla Wood, MTG Engineers and Surveyors, agent.

Meeting Date: 10/3/2022

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
10/03/2022 6:00 PM			

Updates/History of Briefing:

TABLED

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

City of Texarkana, Texas

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 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 recommends for approval of this request with stipulations.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

Planning and Zoning Commission recommended to table this request.

Advisory Board/Committee Meeting Date and Minutes:

October 3, 2022

NOTICE OF PUBLIC HEARINGS

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PLANNING & ZONING COMMISSION: Hearing Date: MONDAY, OCTOBER 3, 2022 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, NOVEMBER 14, 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: North of 3115 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: September 22, 2022

Attachment: Hearing Notice and Application (3821 : S-763: SUP for HUD code manfctrd home N of 3115 S Lake Dr)



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 K. 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 (3821 : S-763: SUP for HUD code manfctrd home N of 3115 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;

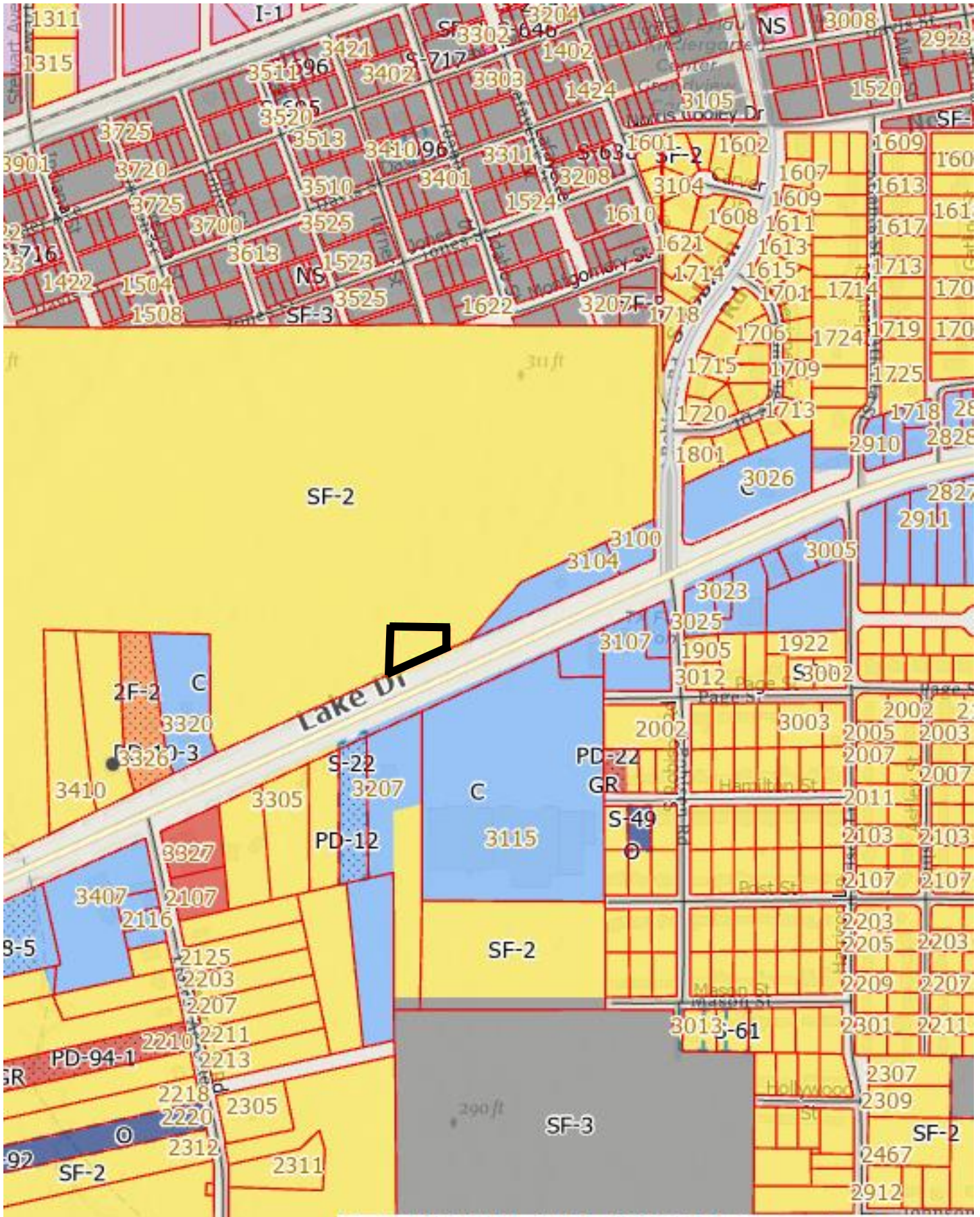
THENCE South 02 degrees 08 minutes 53 seconds East a distance of 100.10 feet along the East line of the said 0.60 acre tract, and the South line of the said 119.25 acre tract to a 1/2 inch steel rod (control monument) found for a corner in the base of a 16 inch elm tree, being the Southeast corner of 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.

Attachment: Legal Description (3821 : S-763: SUP for HUD code manfctrd home N of 3115 S Lake Dr)

3200/3400 Block S Lake Drive



Attachment: Maps (3821 : S-763: SUP for HUD code manfctrd home N of 3115 S Lake Dr)

3200/3400 Block S Lake Drive



Attachment: Maps (3821 : S-763: SUP for HUD code manfctrd home N of 3115 S Lake Dr)

City of Texarkana, Texas

Version:

Update Date: 9/28/2022 3:00 PM

Summary Sheet

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

Subject: Z-22-16: rezoning Lots 19 and 20, Block A, Parish Place, located at 103 Parish Street. Single Fmaily-2 to General Retail. Rocky Murray, owner.

Meeting Date: 10/3/2022

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
10/03/2022 6:00 PM			

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Rocky Murray, owner, to rezone Lots 19, and 20, Block A, Parish Place Addition located at 103 Parish Street from Single Family- to General Retail. The current structure will be demolished.

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

The adjacent zoning is General Retail to the north and south, Single Family-2 to the east and west. The adjacent land use is a car lot to the north, appliance sales to the south, and residential to the east, and west.

The property located to the west of this site is owned by applicant and will be demolished and is the subject of rezoning in a separate case.

The proposed use is new and used auto sales (outdoor lot). Staff Recommends for approval of this request.

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

City of Texarkana, Texas

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:

Admit 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 3, 2022

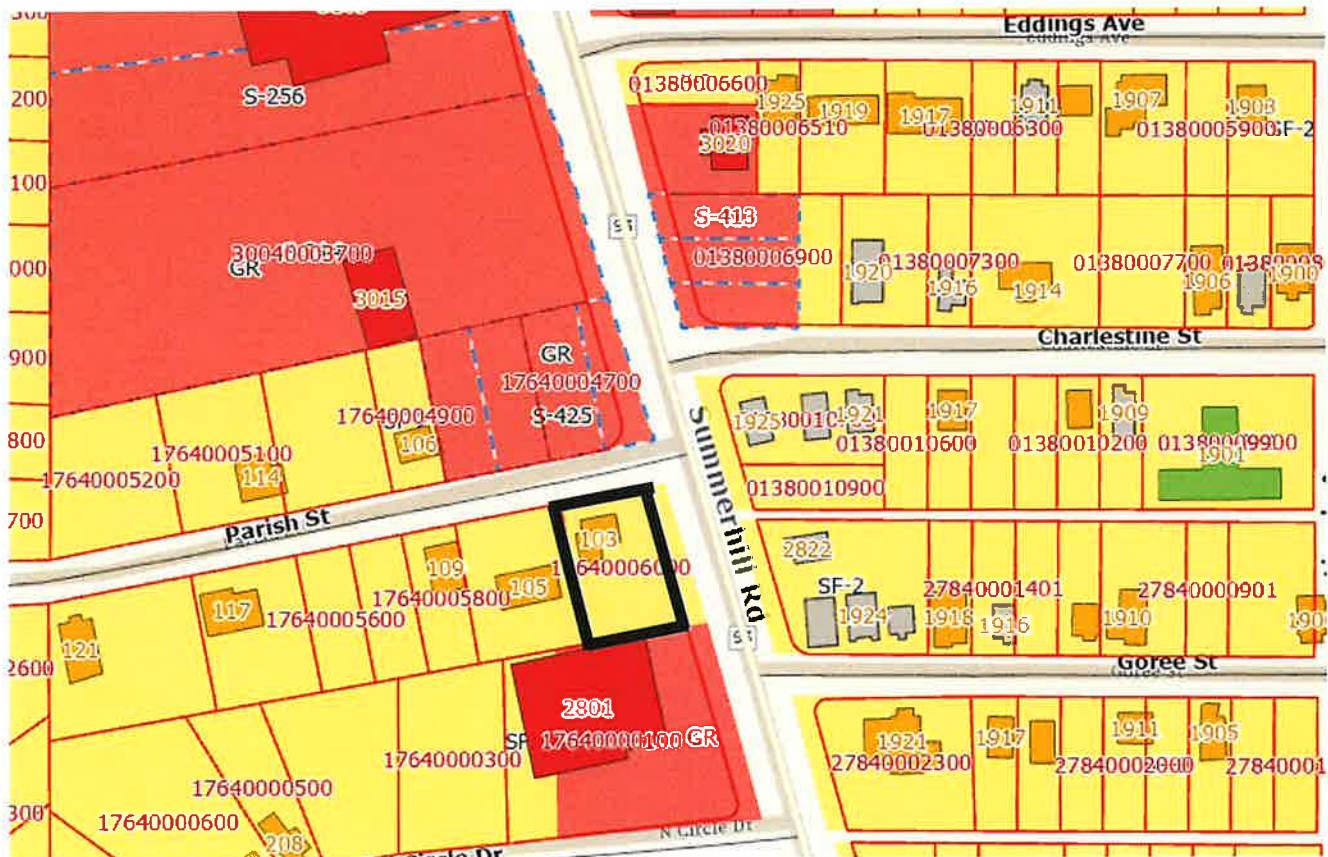
NOTICE OF PUBLIC HEARINGS

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: MONDAY, OCTOBER 3, 2022 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, NOVEMBER 14, 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: Rocky Murray, owner

OWNER'S ADDRESS: 3037 Pleasant Grove Road, Texarkana, Texas 75503

LOCATION OF REZONING: 103 Parish St, Texarkana, Texas 75501

PROPOSED CHANGE: New or Used Auto Sales, (outdoor lot)

ZONING CHANGE FROM: Single Family - 2 TO: General Retail

LEGAL DESCRIPTION: Lots 19 and 20, Block A, Parish Place Addition

CASE NUMBER: Z-22-16 DATE MAILED: September 22, 2022

Attachment: Hearing Notice and Application (3822 : Z-22-16: rezoning SF-2 to GR 103 Parish St.)



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. 22-62118 Case Z-22-16 Date 9-12-22

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: 1920 Block: A Addition: PARISH PLACE Addition
(Or see attached legal description)

Location: ~~103 PARISH~~ 103, - PARISH

Present Zoning: Residential Single Family 2

Proposed Zoning: General Retail

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

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

Corner of Summer hill AND PARISH
Next door to Lafferty's & CAR MART

Attorney or Agent Signature

Rocky Murray

Print Name

3037 Pleasant Grove Rd

Address

Texarkana TX 75503

City, State, Zip

903 691-5645

Home Phone & Cell Phone

Murray3037@gmail.com

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 (3822 : Z-22-16: rezoning SF-2 to GR 103 Parish St.)

The map displays a residential neighborhood with various property lots and street layouts. Key features include:

- Streets:** Wheeler St (top left), Parish St (horizontal, center), Summerhill Rd (vertical, right), N Circle Dr (curved, bottom center), S Circle Dr (curved, bottom center), and Circle Dr (bottom left).
- Zoning Designations:** SF-2, GR, S-214, S-256, S-413, S-425, and NS.
- Lot Numbers:** 1114-2, 1112, 1108, 1106, 1104-2, 1102, 114, 106, 109, 105, 103, 117, 121, 123, 916, 914, 912, 910, 220, 216, 218, 207, 201, 217, 118, 114, 112, 110, 108, 106, 104, 2719, 2717, 2715, 2701, 2822, 1924, 1921, 1919, 1918, 1920, 1925, 3100, 1926, 1922, 3103, 3015, 3020, 2801, 824, 909, 911.
- Highlighted Lots:** Lots 103, 105, 109, and 117 are outlined in black. Lot 2801 is a large red lot.
- Other Features:** A school zone is indicated by a pink area near the bottom left, labeled 'NS' and '824'. Various lot numbers are scattered throughout the map, some in yellow and some in red.

103 Parish Street



Attachment: Maps (3822 : Z-22-16: rezoning SF-2 to GR 103 Parish St.)

City of Texarkana, Texas

Version:

Update Date: 9/28/2022 3:01 PM

Summary Sheet

Lead Department: Planning & Zoning Commission **Action Officer:** Laura Puckett, Administrative Coordinator
Subject: S-764: Specific Use Permit to allow new and used auto sales (outdoor lot) on Lots 19 and 20, Block A, Parish Place Addition, located at 103 Parish Street. Rocky Murray, owner.
Meeting Date: 10/3/2022

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
10/03/2022 6:00 PM			

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Rocky Murray, owner, for a Specific Use Permit to allow new and used car sales (outdoor lot) on Lots 19, and 20, Block A, Parish Place Addition, located at 103 Parish Street. The property is zoned Single Family-2.

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

The adjacent zoning is General Retail to the north, south, and Single Family-2 to the east and west. The adjacent land usage is a car lot to the north, appliance sales to the south, residential to the east and west.

The property to the west is owned by the applicant and subject to a separate zoning change request.

A Specific Use Permit is required to allow a new or used auto sales outdoor lot in this zoning district.

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.

Potential Options:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends 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 3, 2022

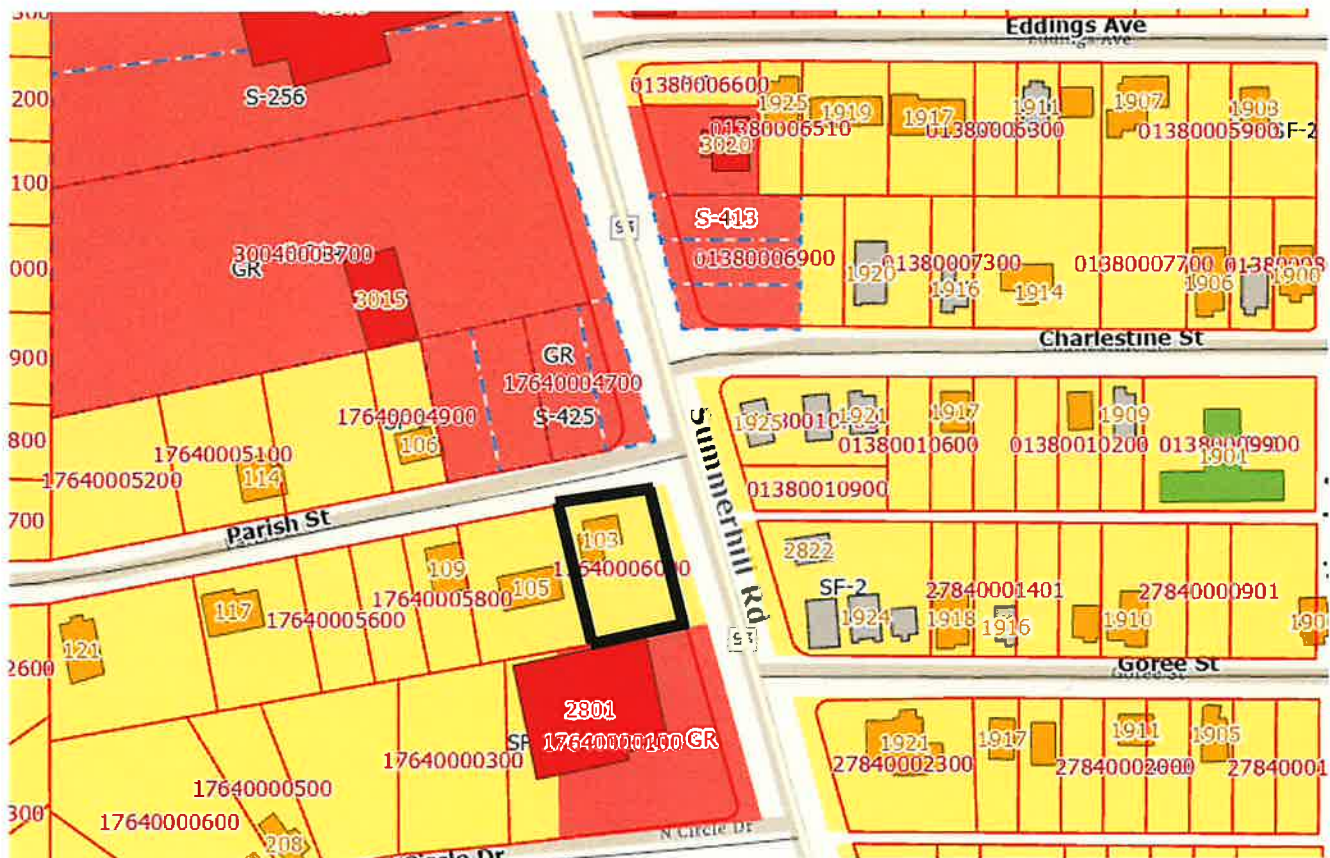
NOTICE OF PUBLIC HEARINGS

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: MONDAY, OCTOBER 3, 2022 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, NOVEMBER 14, 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: Rocky Murray, owner

OWNER'S ADDRESS: 3037 Pleasant Grove Road, Texarkana, Texas 75503

LOCATION OF REZONING: 103 Parish Street, Texarkana, Texas 75501

PROPOSED CHANGE: Specific Use Permit to allow the new and used auto sales (outdoor lot)

LEGAL DESCRIPTION: Lots 19 and 20, Block A, Parish Place Addition

CASE NUMBER: S-764 DATE MAILED: September 22, 2022

Attachment: Hearing Notice and Application (3823 : S-764: SUP outdoor car lot 103 Parish St.)



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. 22-62118 Case S-764 Date 9-12-22

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: 1920 Block: A Addition: PARISH PLACE Addition
(Or see attached legal description)

Location: ~~103 PARISH~~ , 103, - PARISH

Present Zoning: Residential Single Family 2

Proposed Zoning: Specific Use Permit

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

Car lot new & used outdoor lot

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

Corner of Summer hill AND PARISH
Next Door to Lafferty's : CAR MART

Attorney or Agent Signature

Rocky Murray

Print Name

3037 Pleasant Grove Rd

Address

Texarkana TX 75503

City, State, Zip

903 691-5645

Home Phone & Cell Phone

Murray3037@gmail.com

Email Address

Property Owner Signature

Print Name

Address

City, State, Zip

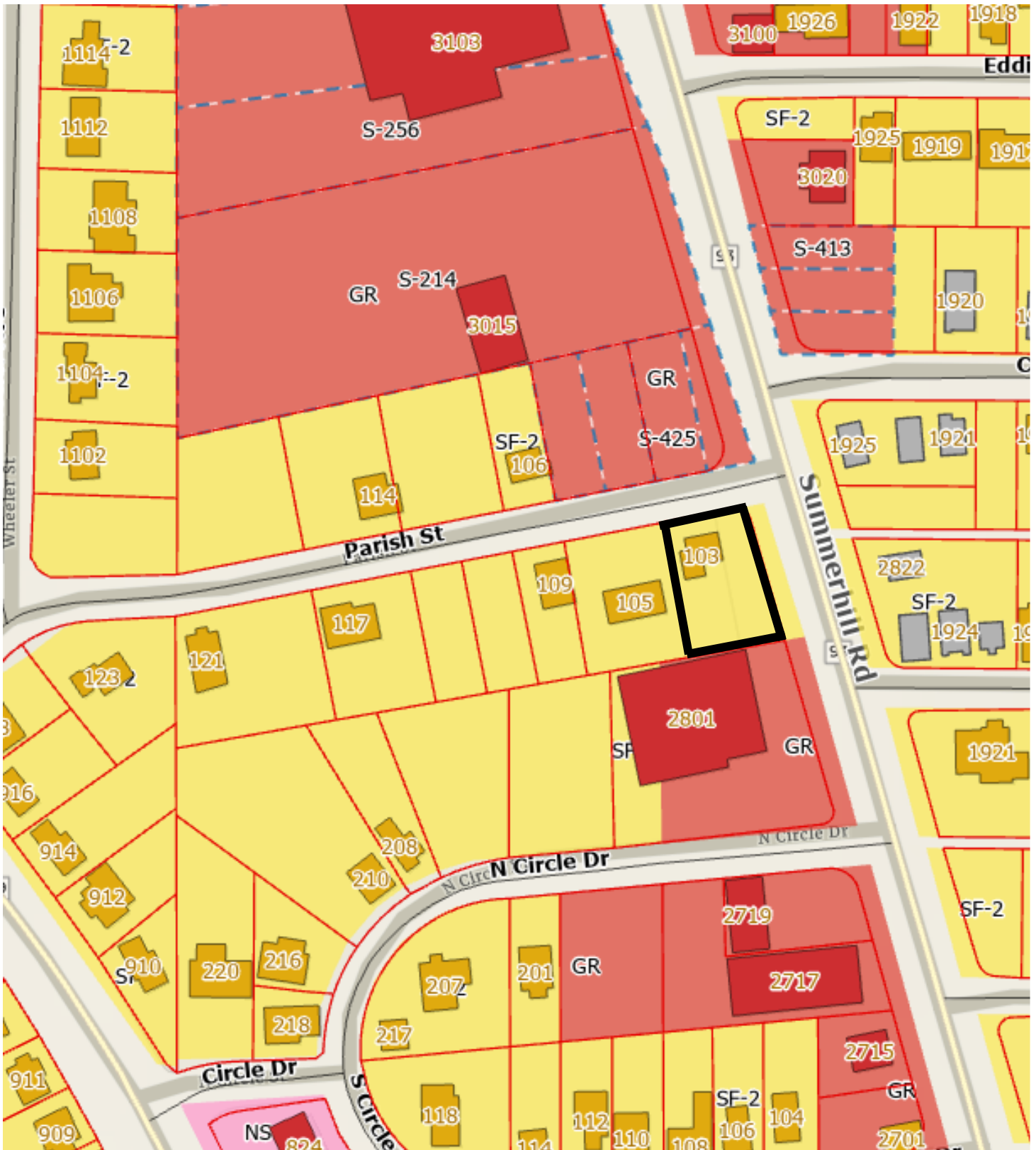
Home Phone & Cell Phone

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 (3823 : S-764: SUP outdoor car lot 103 Parish St.)

103 Parish Street



Attachment: Maps (3823 : S-764: SUP outdoor car lot 103 Parish St.)

103 Parish Street



Attachment: Maps (3823 : S-764: SUP outdoor car lot 103 Parish St.)

City of Texarkana, Texas

Summary Sheet

Version:

Update Date: 9/28/2022 3:01 PM

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

Subject: Z-22-17: rezoning on Lots 17 and 18, Block A. Parish Place Addition, located at 105 Parish Street. Single Family-2 to General Retail. Rocky Murray, owner.

Meeting Date: 10/3/2022

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
10/03/2022 6:00 PM			

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Rocky Murray, owner, to rezone Lots 17, and 18, Block A, Parish Place Addition located at 105 Parish Street from Single Family-2 to General Retail. The current structure will be demolished.

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

The adjacent zoning is General Retail to the north and south, Single Family-2 to the east and west. The adjacent land use is a car lot to the north, appliance sales to the south, and residential to the east, and vacant land to the west.

The property located to the east of this site is owned by applicant and will be demolished and is the subject of rezoning in a separate case.

The proposed use is new and used auto sales (outdoor lot). 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:

October 3, 2022

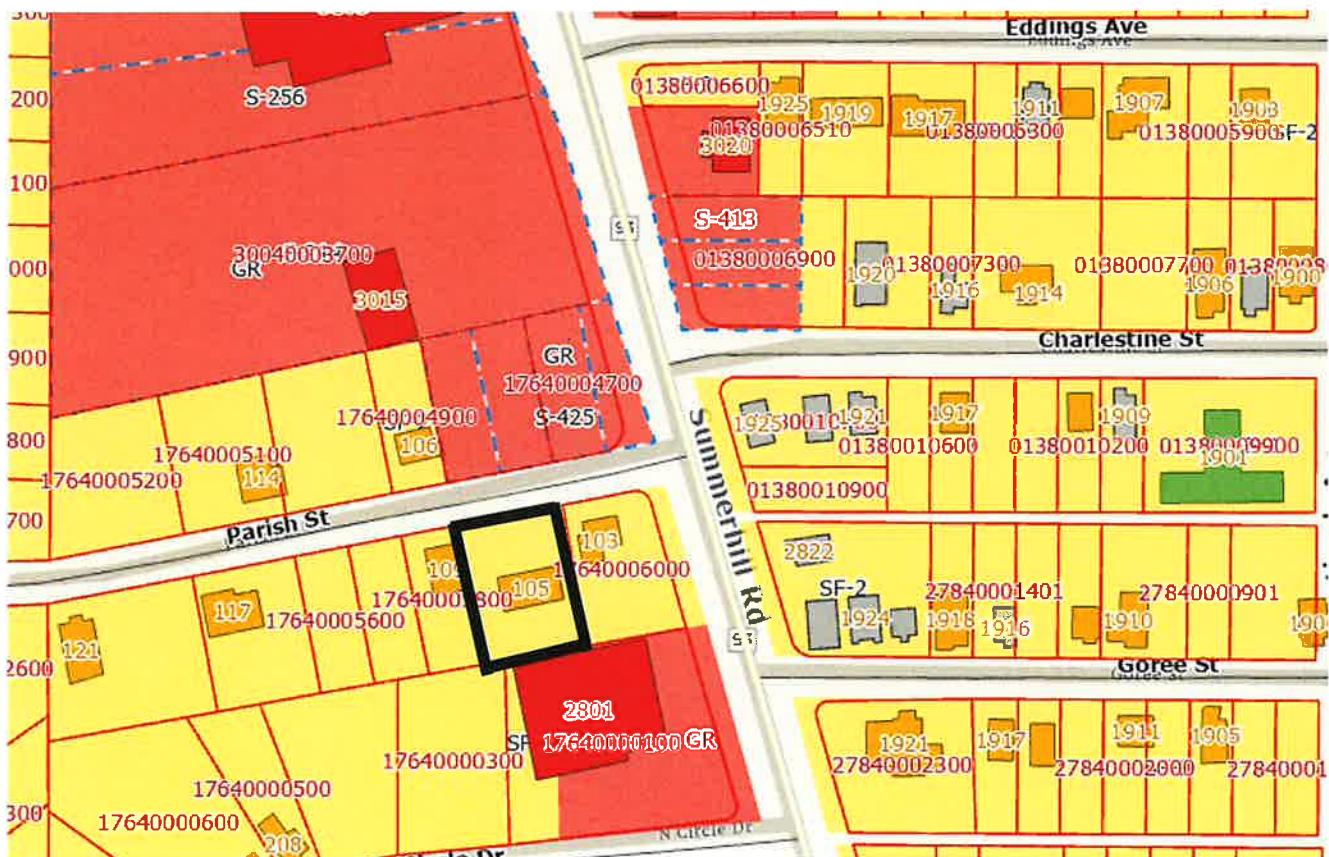
NOTICE OF PUBLIC HEARINGS

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: MONDAY, OCTOBER 3, 2022 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, NOVEMBER 14, 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: Rocky Murray, owner

OWNER'S ADDRESS: 3037 Pleasant Grove Road, Texarkana, Texas 75503

LOCATION OF REZONING: 105 Parish St, Texarkana, Texas 75501

PROPOSED CHANGE: New or Used Auto Sales, (outdoor lot)

ZONING CHANGE FROM: Single Family - 2 TO: General Retail

LEGAL DESCRIPTION: Lots 17 and 18, Block A, Parish Place Addition

CASE NUMBER: Z-22-17 DATE MAILED: September 22, 2022

Attachment: Hearing Notice and Application (3824 : Z-22-17: rezoning SF-2 to GR 105 Parish St.)



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. 22-02118 Case Z-22-17 Date 9-12-22

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: 17, 18 Block: A Addition: PARISH PLACE Addition
(Or see attached legal description)

Location: ~~103 PARISH~~ 105 PARISH

Present Zoning: Residential Single Family 2

Proposed Zoning: General Retail

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

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

Corner of Summer hill AND PARISH
Next Door to Lafferty's CAR MART

Attorney or Agent Signature

Rocky Murray
Print Name

3037 Pleasant Grove Rd
Address

Address

Texarkana TX 75503
City, State, Zip

City, State, Zip

903 691-5645
Home Phone & Cell Phone

Home Phone & Cell Phone

Murray3037@gmail.com
Email Address

Email Address

Property Owner Signature

Print Name

Address

City, State, Zip

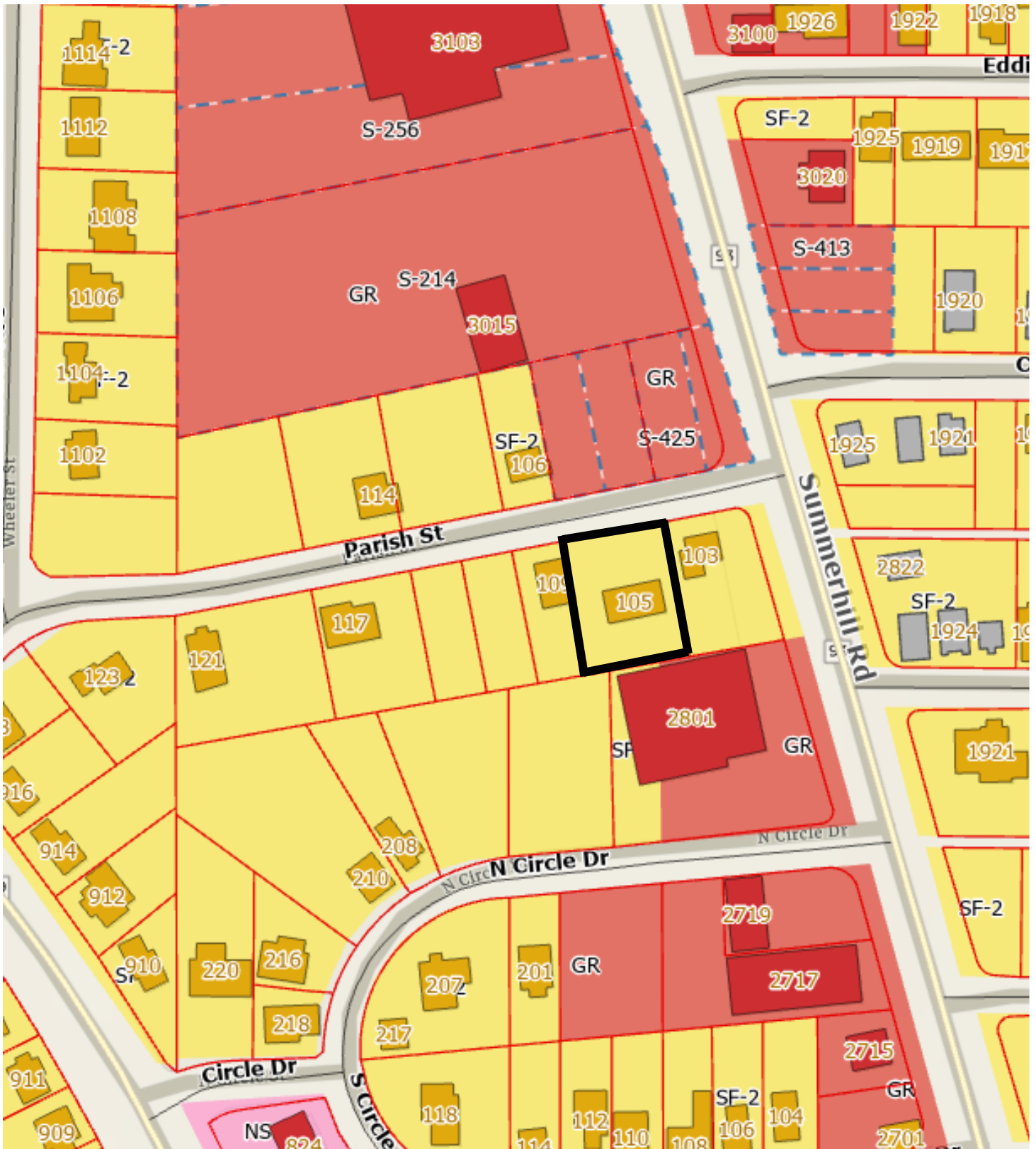
Home Phone & Cell Phone

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 (3824 : Z-22-17: rezoning SF-2 to GR 105 Parish St.)

105 Parish Street



Attachment: Maps (3824 : Z-22-17: rezoning SF-2 to GR 105 Parish St.)

Attachment: Maps (3824 : Z-22-17: rezoning SF-2 to GR 105 Parish St.)

City of Texarkana, Texas

Version:

Update Date: 9/28/2022 3:01 PM

Summary Sheet

Lead Department: Planning & Zoning Commission **Action Officer:** Laura Puckett, Administrative Coordinator
Subject: S-765: Specific Use Permit to allow new and used auto sales (outdoor lot) on Lots 17 and 18, Block A, Parish Place Addition, located at 105 Parish Street. Rocky Murray, owner.
Meeting Date: 10/3/2022

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
10/03/2022 6:00 PM			

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Rocky Murray, owner, for a Specific Use Permit to allow new and used car sales (outdoor lot) on Lots 17, and 18, Block A, Parish Place Addition, located at 105 Parish Street. The property is zoned Single Family-2.

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

The adjacent zoning is General Retail to the north, south, and Single Family-2 to the east and west. The adjacent land usage is a car lot to the north, appliance sales to the south, residential to the east and vacant land to the west.

The property to the east is owned by the applicant and subject to a separate zoning change request.

A Specific Use Permit is required to allow a new or used auto sales outdoor lot in this zoning district.

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 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.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

October 3, 2022

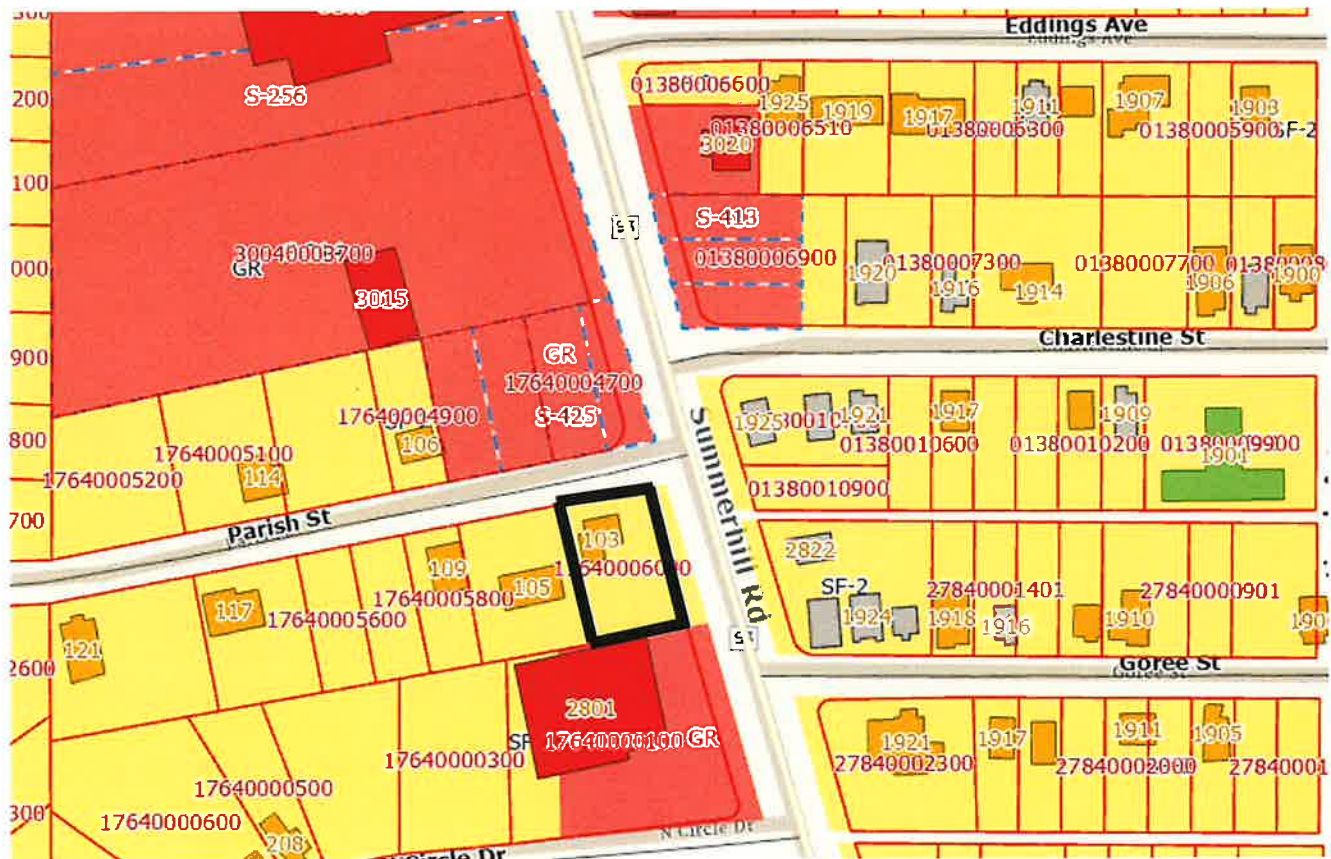
NOTICE OF PUBLIC HEARINGS

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: MONDAY, OCTOBER 3, 2022 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, NOVEMBER 14, 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: Rocky Murray, owner

OWNER'S ADDRESS: 3037 Pleasant Grove Road, Texarkana, Texas 75503

LOCATION OF REZONING: 105 Parish Street, Texarkana, Texas 75501

PROPOSED CHANGE: Specific Use Permit to allow the new and used auto sales (outdoor lot)

LEGAL DESCRIPTION: Lots 17 and 18, Block A, Parish Place Addition

CASE NUMBER: S-765 DATE MAILED: September 22, 2022

Attachment: Hearing Notice and Application (3825 : S-765: SUP new/used outdoor car lot 105 Parish St.)



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. 22-62118 Case S-765 Date 9-12-22

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: 17, 18 Block: A Addition: PARISH PLACE Addition
(Or see attached legal description)

Location: ~~103 PARISH~~ 105 PARISH

Present Zoning: Residential Single Family 2

Proposed Zoning: Specific Use Permit

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

Car lot new & used outdoor lot

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

Corner of Summer hill AND PARISH
Next door to Lafferty's is CAR MART

Attorney or Agent Signature

Print Name

Rocky Murray
3037 Pleasant Grove Rd

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 (3825 : S-765: SUP new/used outdoor car lot 105 Parish St.)

The map displays a residential neighborhood with various lot numbers and zoning designations. A black rectangle highlights a lot at the intersection of Parish St and N Circle Dr. The map includes street names such as Wheeler St, Summerhill Rd, N Circle Dr, S Circle Dr, and Circle Dr. Lot numbers are visible on many lots, and zoning codes like S-256, GR, SF-2, and NS are also present.

105 Parish Street



Attachment: Maps (3825 : S-765: SUP new/used outdoor car lot 105 Parish St.)

City of Texarkana, Texas

Version:

Update Date: 9/28/2022 3:01 PM

Summary Sheet

Lead Department: Planning & Zoning Commission **Action Officer:** Laura Puckett, Administrative Coordinator
Subject: Amendment to PD-02-13(GR) for site plan approval on (Phase 3) Lots 12 and 13, Block 6, Richmond Development Fifth Subdivision, located in the 3400 block of Brooke Place. Brad Meador and Brandon Taylor, 2B Builders, owner.

Meeting Date: 10/3/2022

Attachments

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

Staff Coordination

Building Code Administration	Mashell Daniel	Reviewer	Pending
Planning & Zoning Commission	Laura Puckett	Meeting	Pending
10/03/2022 6:00 PM			

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

Amendment to PD-02-13(GR) Phase 3: This is a request for site plan approval by Brad Meador, 2B Builders, owner, on Lots 12, and 13, Block 6, Richmond Development Fifth Subdivision, located in the 3400 block of Brooke Place, for the purpose of constructing 19 apartment units (Phase 3). This property is currently vacant land.

The adjacent zoning is Planned Development-General Retail to north, east, west, and Office and Planned Development-Multiple Family-1 to the south. The adjacent land use is vacant land to the north, retail sales to the east, offices to the west and apartments and offices to the South.

The site plan consists of the following:

1. Nineteen (19) two-story, one, two, and three-bedroom apartment units.
2. Façade will be hardi board siding, brick, and concrete with rock columns.
3. Access will be from Brooke Place.
4. 45 parking spaces.
5. Screened dumpster site.

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:

October 3, 2022

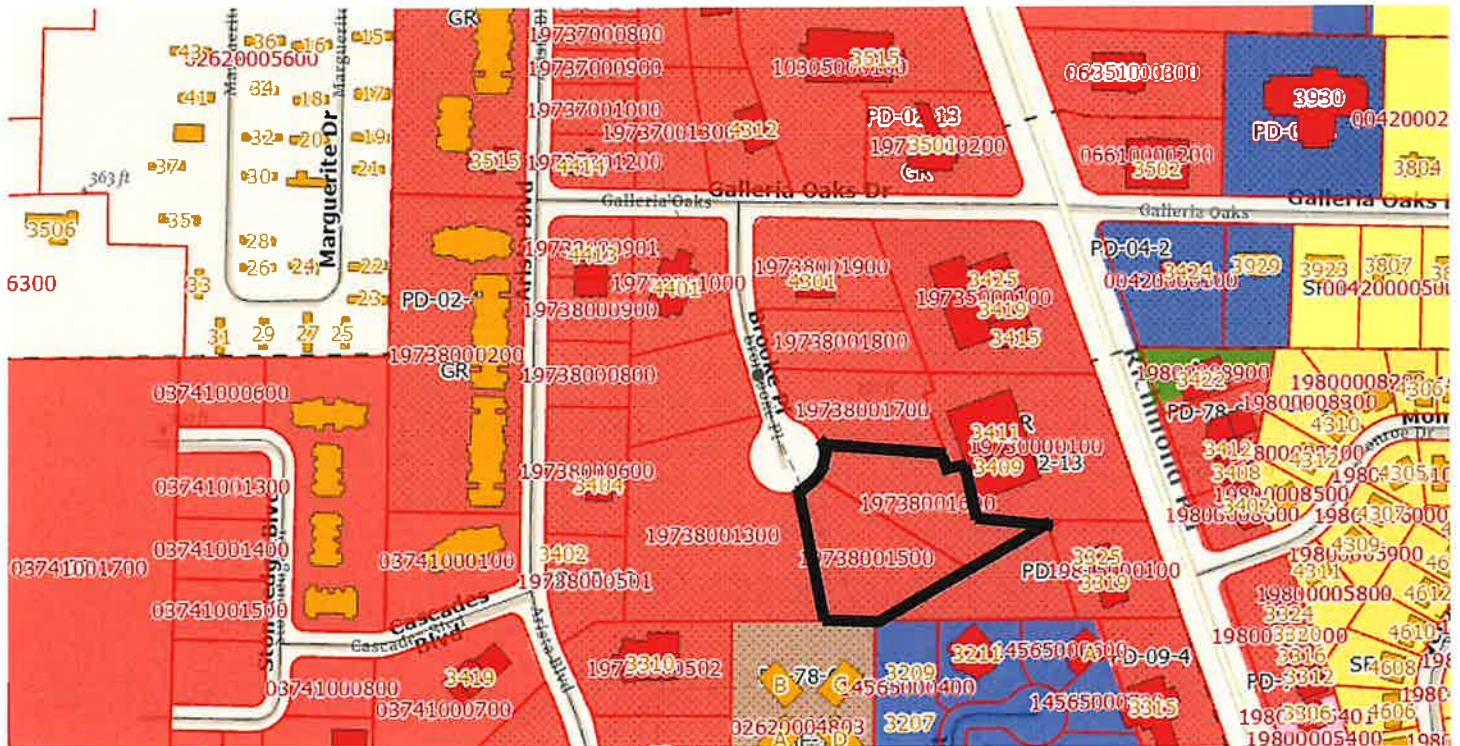
NOTICE OF PUBLIC HEARINGS

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: MONDAY, OCTOBER 3, 2022 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, NOVEMBER 14, 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: Brad Meador and Brandon Taylor, 2B Builders, owners

OWNER'S ADDRESS: 383 CR 2308, Texarkana Texas 75503

LOCATION OF REZONING: 3400 block of Brooke Place, Texarkana, Texas 75503

PROPOSED CHANGE: Site plan approval for an apartment complex (Phase 3)

LEGAL DESCRIPTION: Lot 12, and 13, Block 6, Richmond Development Fifth Subdivision

CASE NUMBER: Amendment-PD-02-13 DATE MAILED: September 22, 2022

Attachment: Hearing Notice and Application (3826 : Amendment to PD-02-13(GR) site plan approval 3400 block Brooke Pl)



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. 22-02132 Case Amendment to PD-213 Date 9/12/22

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: 12 & 13 Block: 6 Addition: Richmond Development Fifth St
(Or see attached metes and bounds legal description)

Project location/address: 3400 Block of Brooke Place

Present zoning: PD-GENERAL PURPOSE Proposed zoning (if applicable) _____

Proposed use: Multi-Family PD GR

Total square footage of proposed building: 23,000 Number of parking spaces 45

Number of required parking spaces per Ordinance 38 Handicapped spaces AS NEEDED

Material of building façade BRICK / HARDIE

SIGNAGE: Type (i.e. monument, pole) None

Size _____

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

Attorney or Agent Signature _____

Address _____

City, State, Zip _____

Home Phone & Cell Phone _____

Email Address _____

Brad Mander
Property Owner Signature

5095 Robison Rd
Address

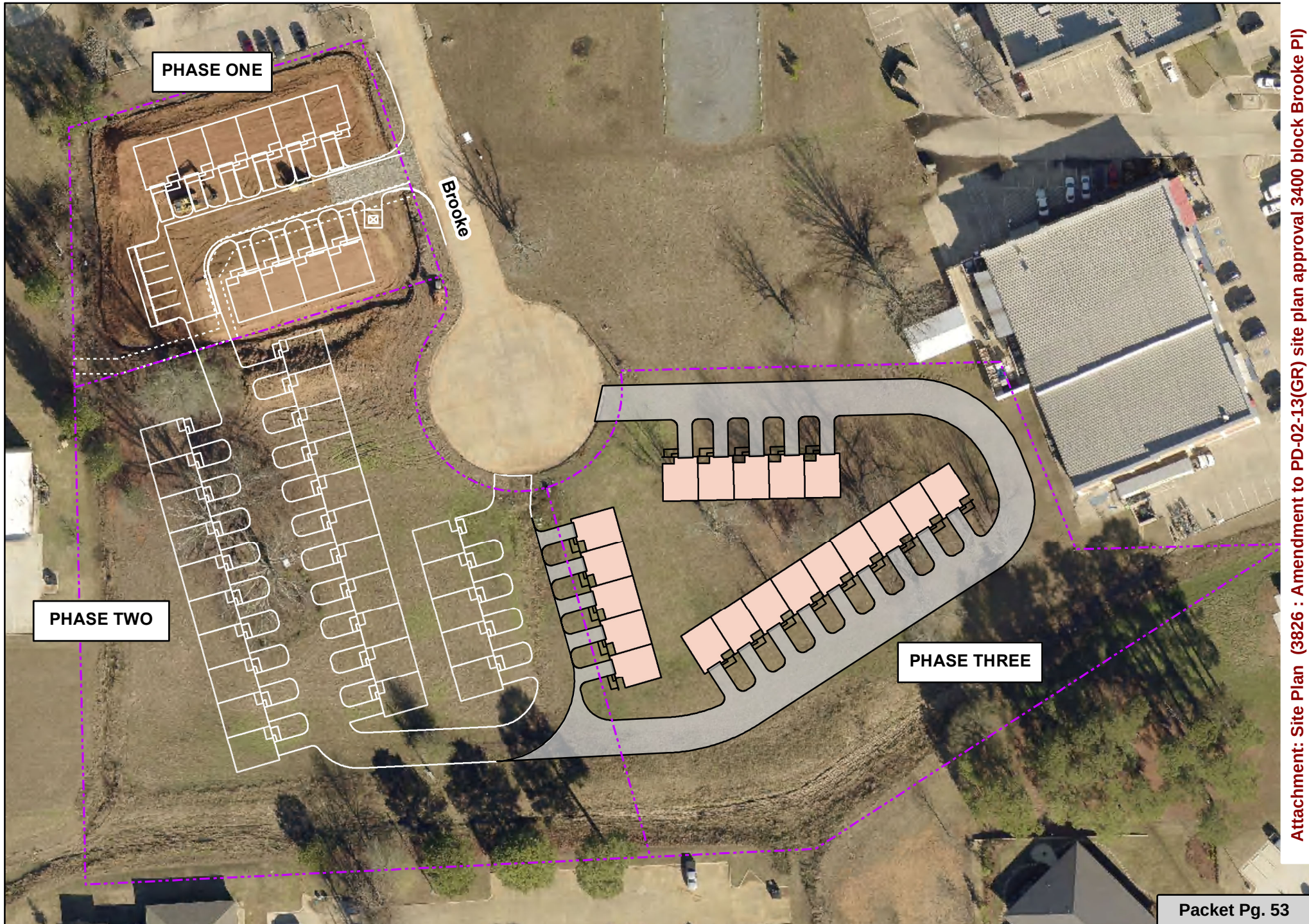
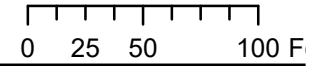
TEXARKANA, TX 75503
City, State, Zip

903-809-8183
Home Phone & Cell Phone

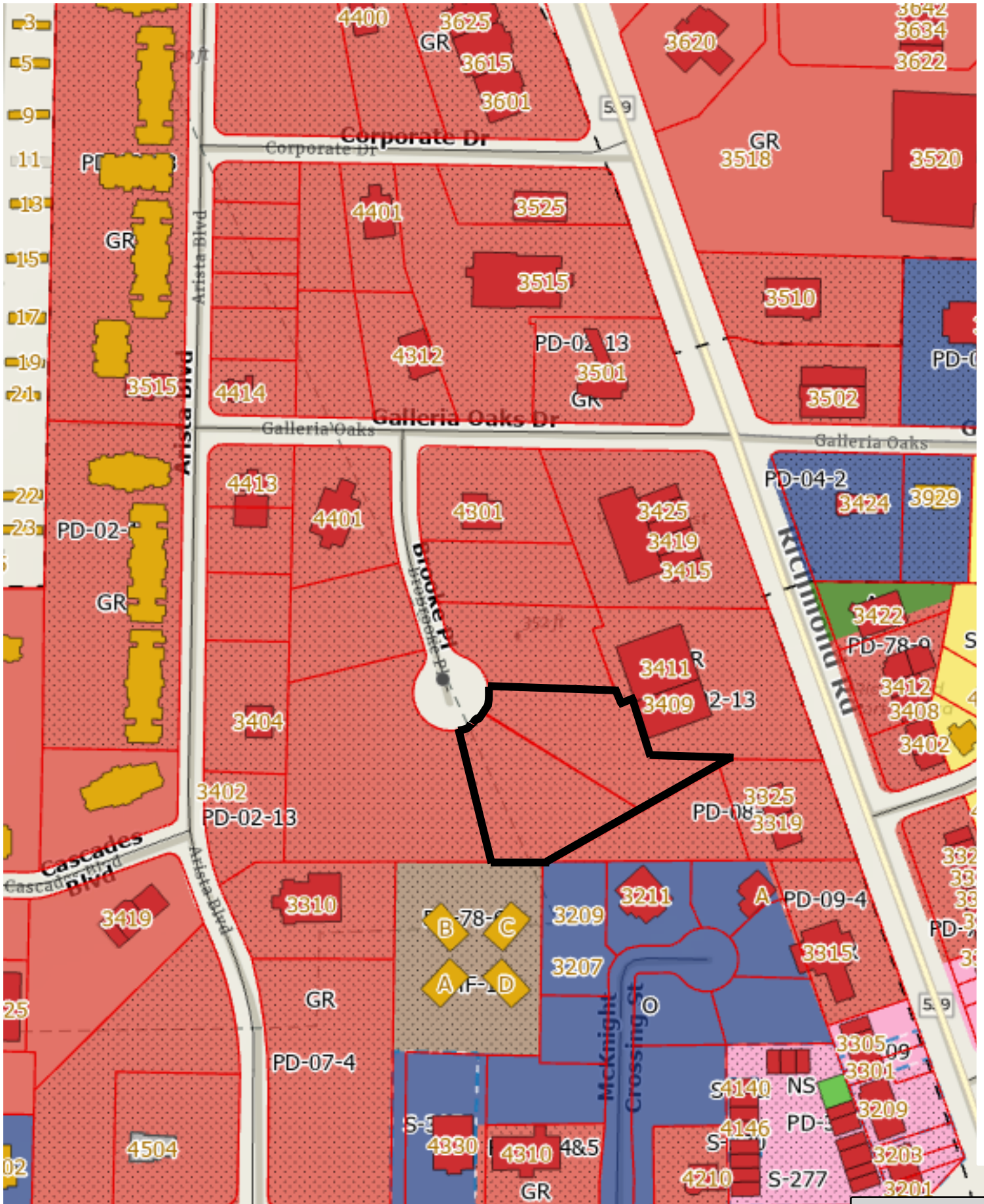
bradomdr@gmail.com
Email Address

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

Attachment: Hearing Notice and Application (3826 : Amendment to PD-02-13(GR) site plan approval 3400 block Brooke Pl)



Brooke Place Phase 3



Attachment: Maps (3826 : Amendment to PD-02-13(GR) site plan approval 3400 block Brooke Pl)

Attachment: Maps (3826 : Amendment to PD-02-13(GR) site plan approval 3400 block Brooke Pl)

City of Texarkana, Texas

Summary Sheet

Version:

Update Date: 9/28/2022 3:02 PM

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

Subject: Z-22-18: rezoning on Lots 1-4, Block 1, Jake Eldridge 1st, located at 2315 Texas Boulevard. General Retail to Commercial. David Owen, owner.

Meeting Date: 10/3/2022

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
10/03/2022 6:00 PM			

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by David Owen, owner, to rezone Lots 1-4, Block 1, Jake Eldridge 1st Addition, located at 2315 Texas Boulevard from General Retail to Commercial. The proposed use is light manufacturing of cbd/cannabis products. They currently sell their products at a separate location on Texas Boulevard.

The adjacent zoning is General Retail to the north, Commercial to the south and east and Single Family-2 to the west. The adjacent land use is retail sales to the north, south and east and a residence to the west.

Staff recommends for approval of this request.

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

City of Texarkana, Texas

Potential Options:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends for approval of this request.

Advisory Board/Committee Review:

NOT APPLICABLE

Board/Committee Recommendation:

Planning and Zoning Commission

Advisory Board/Committee Meeting Date and Minutes:

October 3, 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: MONDAY, OCTOBER 3, 2022 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, NOVEMBER 14, 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: David Owen, owner

OWNER'S ADDRESS: 42 Barcelona Way, Hot Springs Village, AR 71909

LOCATION OF REZONING: 2315 Texas Boulevard, Texarkana, Texas 75503

PROPOSED CHANGE: Light manufacturing of CBD/Cannabis oil products

ZONING CHANGE FROM: General Retail TO: Commercial

LEGAL DESCRIPTION: Lots 1- 4, Block 1, Jake Eldridge 1st Addition

CASE NUMBER: Z-22-18 DATE MAILED: September 22, 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. 22-02169 Case Z-22-18 Date 9-14-22

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: 1-4 Block: 1 Addition: Jake Eldridge 1st
(Or see attached legal description)

Location: 2315 Texas BLVD, Texarkana, TX 75501

Present Zoning: General Retail

Proposed Zoning: Commercial

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

Manufacturing and Distribution

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

FarmerBlox LLC dba Brazos Farms Cannabis purchased 2315 Texas BLVD from Fay J Durrant. In order for our business

to operate at 2315 Texas BLVD as intended then this building needs to be re-zoned to a Commercial designation.

Attorney or Agent Signature

Print Name

Address

City, State, Zip

Home Phone & Cell Phone

Email Address

SARAH@OUACHITAFARMS.COM

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

Property Owner Signature

David Owen
Print Name

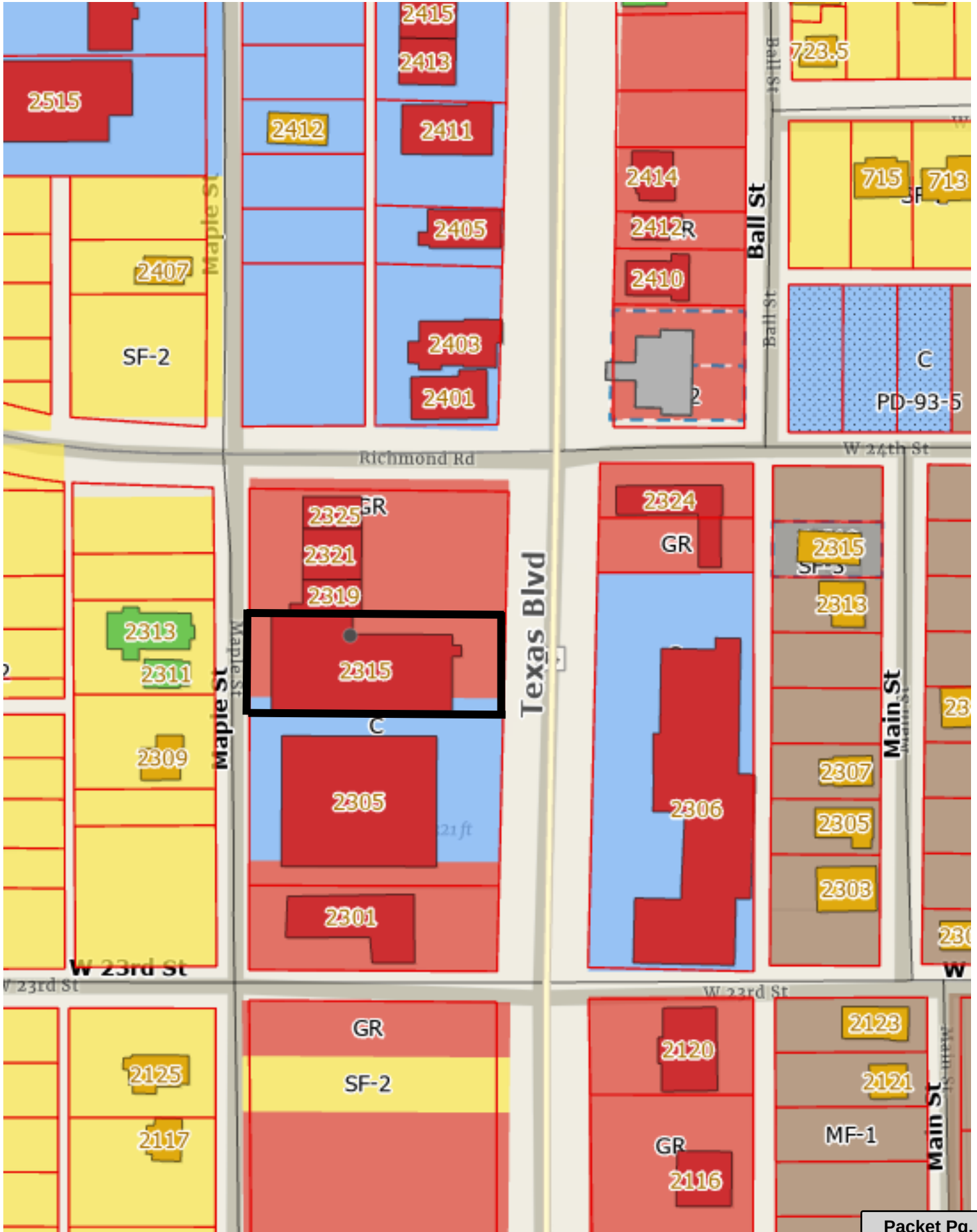
42 Barcelona Way
Address

Hot Springs Village, AR, 71909
City, State, Zip

501-626-4418
Home Phone & Cell Phone

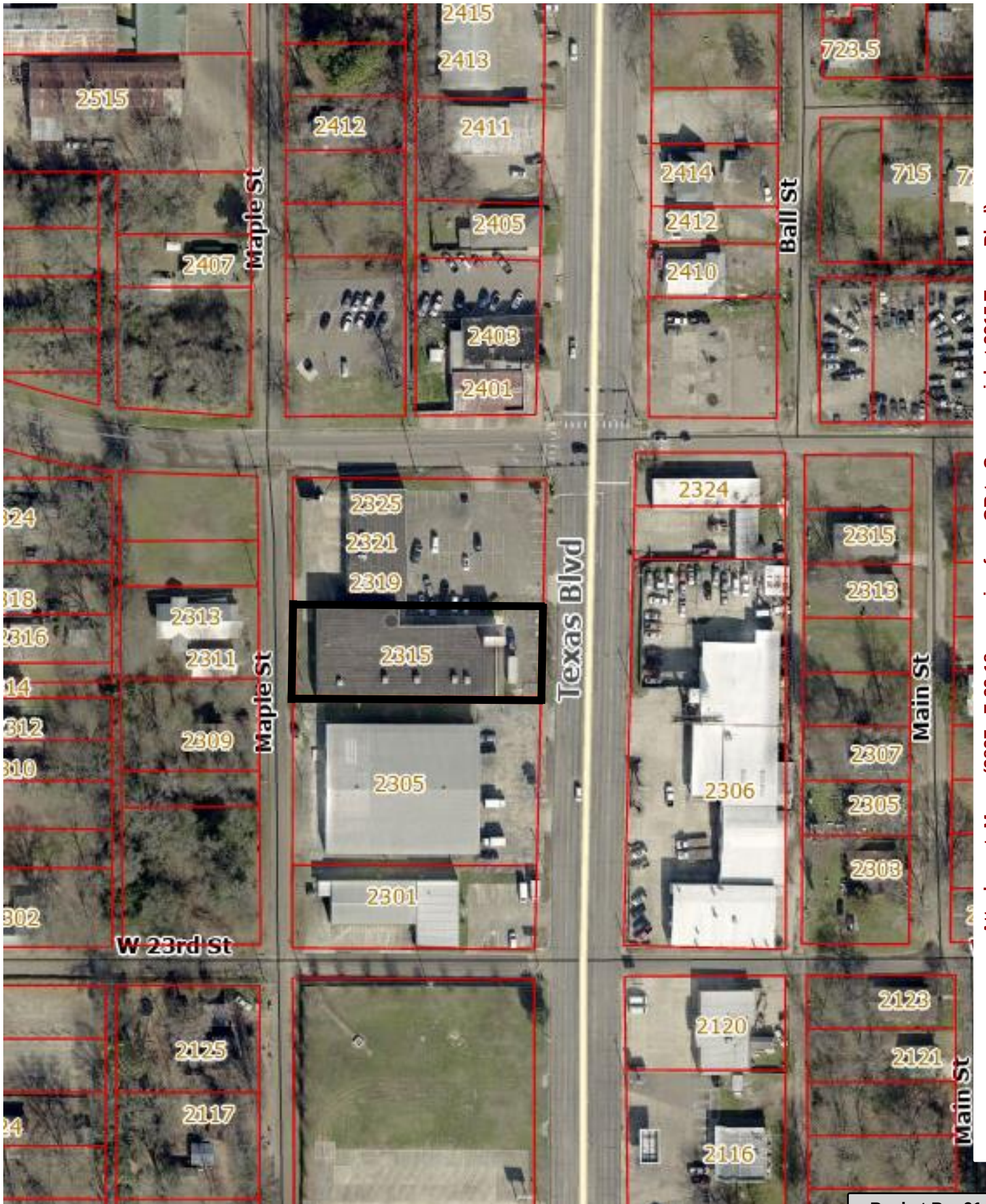
David@ouachitafarms.com
Email Address

2315 Texas Boulevard



Attachment: Maps (3827 : Z-22-18: rezoning from GR to Commercial at 2315 Texas Blvd)

2315 Texas Boulevard



Attachment: Maps (3827 : Z-22-18: rezoning from GR to Commercial at 2315 Texas Blvd)

City of Texarkana, Texas

Summary Sheet

Version:

Update Date: 9/28/2022 3:02 PM

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

Subject: Consider approval of Planning and Zoning Commission meeting minutes from September 6, 2022.

Meeting Date: 10/3/2022

Attachments

- a. September 6, 2022 P&Z minutes (PDF)

Staff Coordination

Building Code Administration	Mashell Daniel	Reviewer	Pending
Planning & Zoning Commission	Laura Puckett	Meeting	Pending
10/03/2022 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 minutes from September 6, 2022.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

October 3, 2022



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

City Hall

Regular Meeting

6:00 PM

220 TEXAS BLVD
 TEXARKANA, TX 75501

I. CALL TO ORDER

Gene Joyce, III
 Dianna Patterson Kinsey
 Tom Coleman
 James Larkins
 Wanda Northam
 George Merrill

Staff Present:

Laura Puckett, Zoning Administrator
 Mashell Daniel, Exec. Director of Inspections, Code and Zoning
 Dustin Henslee, Asst. City Manager, Exec. Director of Public Works

II. AGENDA ITEMS

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

Gene Joyce III was nominated for Chairperson and Dianna Patterson Kinsey nominated for Co-Chairperson; Mr. Coleman made motion; Mr. Larkins Seconded Motion; All voted in favor of Gene Joyce III as Chairperson and Dianna Patterson Kinsey as Co-Chairperson.

RESULT:	ADOPTED [UNANIMOUS]
AYES:	Joyce III, Kinsey, Coleman, Larkins, Northam, Merrill, Bailey
ABSENT:	Boyette, Alexander

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.

Attachment: September 6, 2022 P&Z minutes (3828 : Consider approval of P&Z minutes from September 6, 2022)

RESULT: ADOPTED [5 TO 0]
MOVER: Dianna Patterson Kinsey, Vice Chairperson
SECONDER: James Larkins, Commissioner
AYES: Kinsey, Coleman, Larkins, Northam, Merrill
ABSTAIN: Alexander
ABSENT: Boyette
EXCUSED: Joyce III, Bailey

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.

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

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.

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

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".

A workshop will be scheduled to discuss this matter.

RESULT: TABLED [UNANIMOUS]
MOVER: George Merrill, Commissioner
SECONDER: Tom Coleman, Commissioner
AYES: Kinsey, Coleman, Larkins, Northam, Merrill
ABSENT: Boyette, Alexander
EXCUSED: Joyce III, Bailey

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".

RESULT: ADOPTED [4 TO 1]
MOVER: Tom Coleman, Commissioner
SECONDER: Dianna Patterson Kinsey, Vice Chairperson
AYES: Kinsey, Coleman, Larkins, Northam
NAYS: Merrill
ABSENT: Boyette, Alexander
EXCUSED: Joyce III, Bailey

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.

Mon.-Wed.-Thur. hours 12:00 to 8:00 pm Weekend hours 9:00 am to 10:00 pm
 During the week it is appointments only. The weekend will allow some walk-ins.

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

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.

RESULT: ADOPTED [UNANIMOUS]
MOVER: James Larkins, Commissioner
SECONDER: Wanda Northam, Commissioner
AYES: Kinsey, Coleman, Larkins, Northam, Merrill
ABSENT: Boyette, Alexander
EXCUSED: Joyce III, Bailey

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.

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

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.

RESULT: TABLED [4 TO 0]
MOVER: Wanda Northam, Commissioner
SECONDER: Dianna Patterson Kinsey, Vice Chairperson
AYES: Kinsey, Coleman, Larkins, Northam
ABSENT: Boyette, Alexander
EXCUSED: Joyce III, Bailey
RECUSED: Merrill

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.

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

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.

RESULT: ADOPTED [UNANIMOUS]
MOVER: James Larkins, Commissioner
SECONDER: Tom Coleman, Commissioner
AYES: Kinsey, Coleman, Larkins, Northam, Merrill
ABSENT: Boyette, Alexander
EXCUSED: Joyce III, Bailey

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.

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

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.

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

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.

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

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.

RESULT: ADOPTED [UNANIMOUS]
MOVER: Tom Coleman, Commissioner
SECONDER: George Merrill, Commissioner
AYES: Kinsey, Coleman, Larkins, Northam, Merrill
ABSENT: Boyette, Alexander
EXCUSED: Joyce III, Bailey

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.

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

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.

RESULT:	TABLED [UNANIMOUS]
MOVER:	Wanda Northam, Commissioner
SECONDER:	George Merrill, Commissioner
AYES:	Kinsey, Coleman, Larkins, Northam, Merrill
ABSENT:	Boyette, Alexander
EXCUSED:	Joyce III, Bailey

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.

RESULT:	TABLED [UNANIMOUS]
MOVER:	Wanda Northam, Commissioner
SECONDER:	Tom Coleman, Commissioner
AYES:	Kinsey, Coleman, Larkins, Northam, Merrill
ABSENT:	Boyette, Alexander
EXCUSED:	Joyce III, Bailey

III. STAFF UPDATES

No staff updates.

IV. CONSIDER APPROVAL OF MINUTES

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

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	George Merrill, Commissioner
SECONDER:	Wanda Northam, Commissioner
AYES:	Kinsey, Coleman, Larkins, Northam, Merrill
ABSENT:	Boyette, Alexander
EXCUSED:	Joyce III, Bailey

V. ADJOURNMENT

There being no further business, the meeting was adjourned.

Gene Joyce III, Chairperson

Laura Puckett, Zoning Administrator