



CITY OF TEXARKANA
PLANNING & ZONING COMMISSION
AGENDA • OCTOBER 4, 2021

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	George Merrill
Vice Chairperson	Commissioner	Alternate Commissioner
Dianna Patterson Kinsey	Wanda Northam	Mitch Alexander
Commissioner	Commissioner	Alternate Commissioner
Tom Coleman	Casey Boyette	Brad Bailey

I. CALL TO ORDER

II. AGENDA ITEMS

1. Consider approval of Austin Street Subdivision being a replat of part of Block 18, Greater Texarkana Addition, located at the northeast corner of the intersection of South Robison Road and Austin Street. 2B Builders, owners, and Jeffrey Wood, MTG Engineers and Surveyors, agent.
 2. Z-21-20: rezoning an approximate 2.4-acre tract of land (being Tract 40) in the M .E. P. & P. Rwy. Co. HRS, A-428, located in the 5800 block of Cooks Lane. Single Family-2 to Planned Development-Townhouse. Nathan Rider, owner.
 3. S-746: Specific Use Permit to allow the location of a tattoo studio on Lots 1-12, Block 1, Crestwood Addition, located at 3917 N. State Line Avenue. Randy Lacy, owner and Michael Boleware, agent.
-

4. Amendment to PD-00-6 (O) for site plan approval on Lot 1 of number 1 ED, a part of the George Brinlee HRS, A-18, located at 3930 Galleria Oaks Drive. C. J. Uzick representing Arkansas Heart Hospital, owner and Kayla Wood, MTG Engineering and Surveyors, agent.
5. Amendment to PD-15-1 (O) for site plan approval on an approximate 3.485-acre tract of land (Being Tract 51), J. A. Talbot HRS, A-564, located at 5808 Richmond Road. Blake Rich representing Grand Oaks ALF, LLC, and Kayla Wood, MTG Engineering and Surveyors, agent.

III. STAFF UPDATES

IV. CONSIDER APPROVAL OF MINUTES

1. Consider approving the Planning and Zoning Commission Minutes from September 7, 2021.

V. ADJOURNMENT

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

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

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

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

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

City of Texarkana, Texas

Summary Sheet

Version:

Update Date: 10/1/2021 9:42 AM

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

Subject: Consider approval of Austin Street Subdivision being a replat of part of Block 18, Greater Texarkana Addition, located at the northeast corner of the intersection of South Robison Road and Austin Street. 2B Builders, owners, and Jefffrey Wood, MTG Engineers and Surveyors, agent.

Meeting Date: 10/4/2021

Attachments

- a. PZMemo-PlatReview-AustinStreetSubdivision-Oct2021 (PDF)

Staff Coordination

Building Code Administration	Mashell Daniel	Department Head Review
Completed	10/01/2021 9:43 AM	
Planning & Zoning Commission	Laura Puckett	Meeting Pending
10/04/2021 6:00 PM		

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

See attached memo from Dustin Henslee, P.E., CFM, Director of Public Works

Potential Options:

None

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 4, 2021

MEMORANDUM

To: Planning and Zoning Commission

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

Date: September 29, 2021

Subject: **Consider approval of Austin Street Subdivision being a replat of part of Block 18 Greater Texarkana Addition**

This is a request by 2B Builders, LLC, owners and Jeffrey Wood, MTG Engineers and Surveyors, agent to consider approval of the above referenced replat. This plat is combining lots 1-20 into 1 lot, and this property is located at the NE corner of the intersection of S. Robison Rd. and Austin Street.

Comments are as follows:

1. TxDOT – No response
2. CenterPoint Energy – No Issues
3. Sparklight – No issues
4. Windstream - No response
5. Electric Companies
 - a. AEP – No issues
 - b. Bowie Cass – No issues
 - c. REA – No response but not in service area
6. TWU - No issues. See memo
7. PW/Planning Departments
 - a. Tax certificate of the property for recording purposes from BCAD must be provided showing all taxes have been paid for entire property in order to be recorded at the County Courthouse (Texas State Legislature amendment 12.002 of the Texas Property Code)
 - b. Paper copy and electronic copy via email submitted to Public Works office after recording
 - c. **Show the portion of the alley that was vacated and recording information.**
8. Fire Department – No response

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



CITY OF

TEXARKANA
TEXAS

2.1.a

P.O. Box 1967
Texarkana, TX 75504
Phone (903) 798-3900**Application for Subdivision Plat Approval****Type:**☐ Preliminary ☐ Final ☒ Replat ☐ Minor ☐ Amended ☐ VacationPurpose of Plat: Replat Lots 1-20, and a portion of the alley adjoining the lots into one lot**Plat Title:** Austin Street Subdivision**Current Legal Description:** Part of Block 18, Greater Texarkana Addition**Total Acreage:** 1.570 acres **Number of Lots:** 1 **Zoning:** I/GR**Owner/Developer Information:**Name: 2 B Builders, LLCAddress: 338 County Road 2308, Texarkana TX 75503

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

Surveyor/Engineer Information:Name: Jeffrey Wood - MTG Engineers & SurveyorsAddress: 5930 Summerhill Road, Texarkana TX 75503Phone: 903 838-8533 Fax: () _____ Work E-mail: jwood@mtgengineers.com**Applicant/Agent Information:**Name: Jeffrey Wood - MTG Engineers & SurveyorsAddress: 5930 Summerhill Road, Texarkana TX 75503Phone: 903 838-8533 Fax: () _____ Work E-mail: jwood@mtgengineers.com**Required Documents:**

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

Owners/Applicant Certification

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

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

Jeffrey Wood

Applicant's Printed Name

Applicant's Signature

9/17/21

Date

Application Fee: _____

Received by: _____

Revised

Packet Pg. 5

Attachment: PZMemo-PlatReview-AustinStreetSubdivision-Oct2021 (3561 : Consider Plat Approval Austin St part Block 18)



CITY OF TEXARKANA TEXAS

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

REPLAT CHECKLIST

GENERAL INFORMATION / PROJECT DESCRIPTION

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

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

SPECIFIC PLAT INFORMATION

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

1. Blocks and lots shall be numbered

2. Building lines and easements are shown

a. Commercial (15')

b. Residential (25')

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

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

CERTIFICATION STATEMENT

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

Jeffrey Wood 9/17/21
Signature Date
Jeffrey Wood
Printed Name

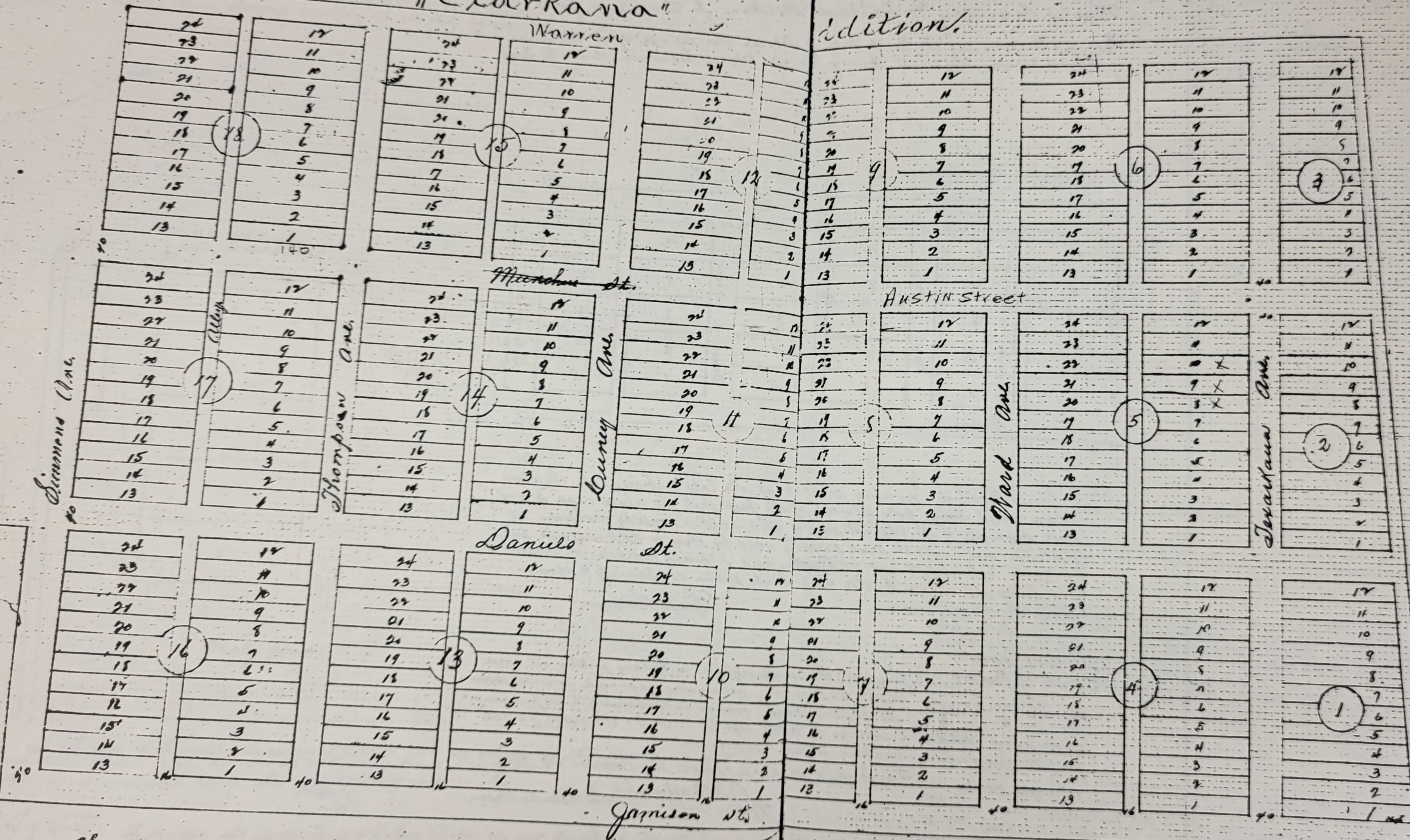
Attachment: PZMemo-PlatReview-AustinStreetSubdivision-Oct2021 (3561 : Consider Plat Approval Austin St part Block 18)

Greater Texarkana

104

105

addition.



Struts 40' Lots 35' x 140' Alley - 16'
L. H. Daniel
Draftsman

The plat shown by the reverse side of this sheet, (given) covers and includes 43 acres a part of Block No 61 of the Subdivision of M. & P. R. Co. Survey, Abstract No 433, between B. J. East and the heirs of H. R. Rumsen, also one-half (1/2) acre, part of Block #5 of said Subdivision, the deed to which is of record in Vol 88, at Page No. 302 Bowie County Deed Records to which and the records thereof reference is here made for description.
This November 10th 1919

G. H. Jamison.
H. J. Daniels.

He, the undersigned owning the property covered by this map hereby dedicating the streets and alley shown by this map to the public for use as streets and highways.
This November 10th 1919

State of Texas,
County of Bowie

Before me the undersigned a Notary public in and for Bowie County Texas on this day personally appeared G. H. Jamison & H. J. Daniels known to me to be the persons whose names are subscribed to the foregoing instrument, and each acknowledged to me that he executed the same for the purposes and consideration therein expressed.
Given under my hand and seal of office this 10th day of November A.D. 1919

G. H. Jamison
H. J. Daniels

A. S. Nottingham
Notary public Bowie County Texas

City of Texarkana, Texas

Version:

Update Date: 9/30/2021 5:00 PM

Summary Sheet

Lead Department: Planning & Zoning Commission **Action Officer:** Laura Puckett, Administrative Coordinator
Subject: Z-21-20: rezoning an approximate 2.4-acre tract of land (being Tract 40) in the M.E. P. & P. Rwy. Co. HRS, A-428, located in the 5800 block of Cooks Lane. Single Family-2 to Planned Development-Townhouse. Nathan Rider, owner.

Meeting Date: 10/4/2021

Attachments

- a. Hearing Notice and Application (PDF)
- b. Maps (PDF)
- c. Legal Description (PDF)
- d. Site Plan Cooks Lane TH (PDF)
- e. Floor Plan and Elevation (PDF)
- f. Serrano Letter of Opposition (PDF)
- g. Letter of Opposition-Petition 5800 blk Cooks Lane (PDF)

Staff Coordination

Building Code Administration	Mashell Daniel	Department Head Review
Completed	10/01/2021 9:10 AM	
Planning & Zoning Commission	Laura Puckett	Meeting Pending
10/04/2021 6:00 PM		

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Nathan Rider, owner, to rezone an approximate 2.4-acre tract of land (being Tract 40), in the M. E. P. & P. RWY Co., A-428, located in the 5800 block of Cooks Lane from Single Family-2 to Planned Development-Townhouse (PD-TH). The property is currently vacant land. According to the applicant, the proposed use is the construction of high-end townhouses for rent and potential individual sale.

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

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

City of Texarkana, Texas

There are several tracts that include Multiple-Family (MF-1) zoning designations on Skyline Boulevard, Gould Place and Summerhill Place which is in close proximity to this site. Also, in the area are Two Family-2 designations on Skyline Boulevard, Clear Creek Drive, Sandlin Avenue and Gould Lane. There are also a number of townhomes currently located on Skyline Boulevard in close proximity to the site. This property has remained vacant and undeveloped land for many years.

Since the applicant has requested the Planned Development designation, this would allow for specific requirements/restrictions and require adherence to an approved site plan. The proposed site plan submitted by the applicant shows the following:

1. Three separate buildings with a total of sixteen 2 and 3-bedroom, two story townhomes.
2. Two driveways off Cooks Lane.
3. Two parking spaces for each unit with an additional 5 overflow spaces.
4. Platting of each individual lot to allow for an individual townhouse to be sold off (new plat required).

Although the following items are not shown on the site plan, the applicant has indicated the following:

1. The townhouse development will be gated.
2. A privacy fence will be constructed along the back and two sides of the development.
3. Each unit will have their own waste receptacle.
4. No signage.

The site plan will need to be updated showing the above-mentioned items.

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:

None

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends for approval of this request.

Advisory Board/Committee Review:

Planning and Zoning Commission

City of Texarkana, Texas**Board/Committee Recommendation:**

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

October 4, 2021

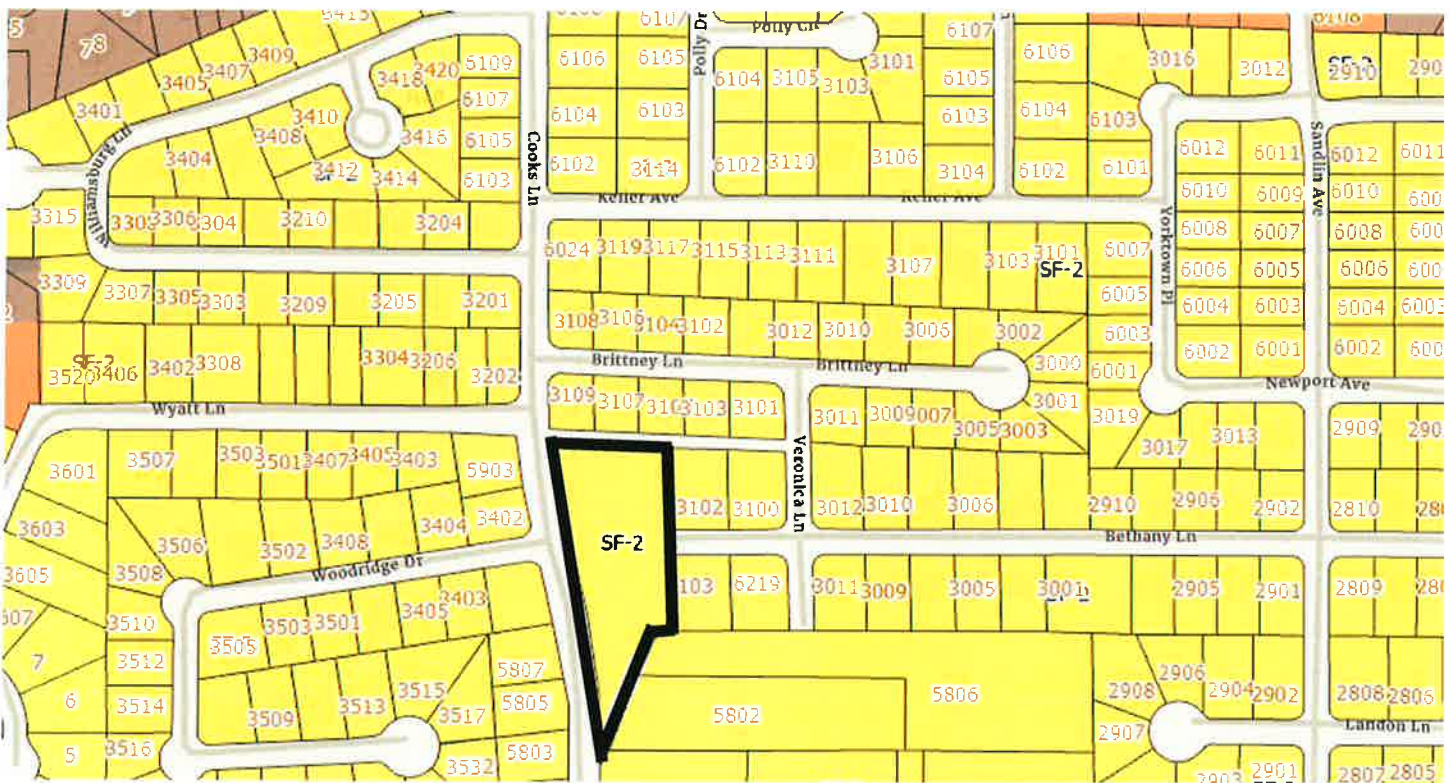
NOTICE OF PUBLIC HEARINGS

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

PLANNING & ZONING COMMISSION: Hearing Date: TUESDAY, October 4, 2021 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, November 8, 2021 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: Nathan Rider, owner

OWNER'S ADDRESS: 1284 Hwy 234, Ashdown, Arkansas 71822

LOCATION OF REZONING: 5800 block of Cooks Lane, Texarkana, Texas 75503

PROPOSED CHANGE: Construction of luxury townhomes

ZONING CHANGE FROM: Single Family - 2 (SF-2) TO: Planned Development-Townhouse

LEGAL DESCRIPTION: A 2.4-acre tract of land (being Tract 40) in the M.E.P. & P. RWY Co., A-428

CASE NUMBER: Z-21-20

DATE MAILED: September 20, 2021

Attachment: Hearing Notice and Application (3562 : Z-21-20: for rezoning 5800 block of Cooks Ln SF-2 to PD-TH)



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. 21-01218 Case Z-21-20 Date 8-18-21

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: 0 Block: 40 Addition: MEP&P Rwy Co A-428
(Or see attached legal description)

Location: Texarkana TX 3800 bik. Looks Lane

Present Zoning: SF-2

Proposed Zoning: Res. town homes (PD-TH)

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

Townhomes

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

Building luxury townhomes to rent and potentially be sold individual homes

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

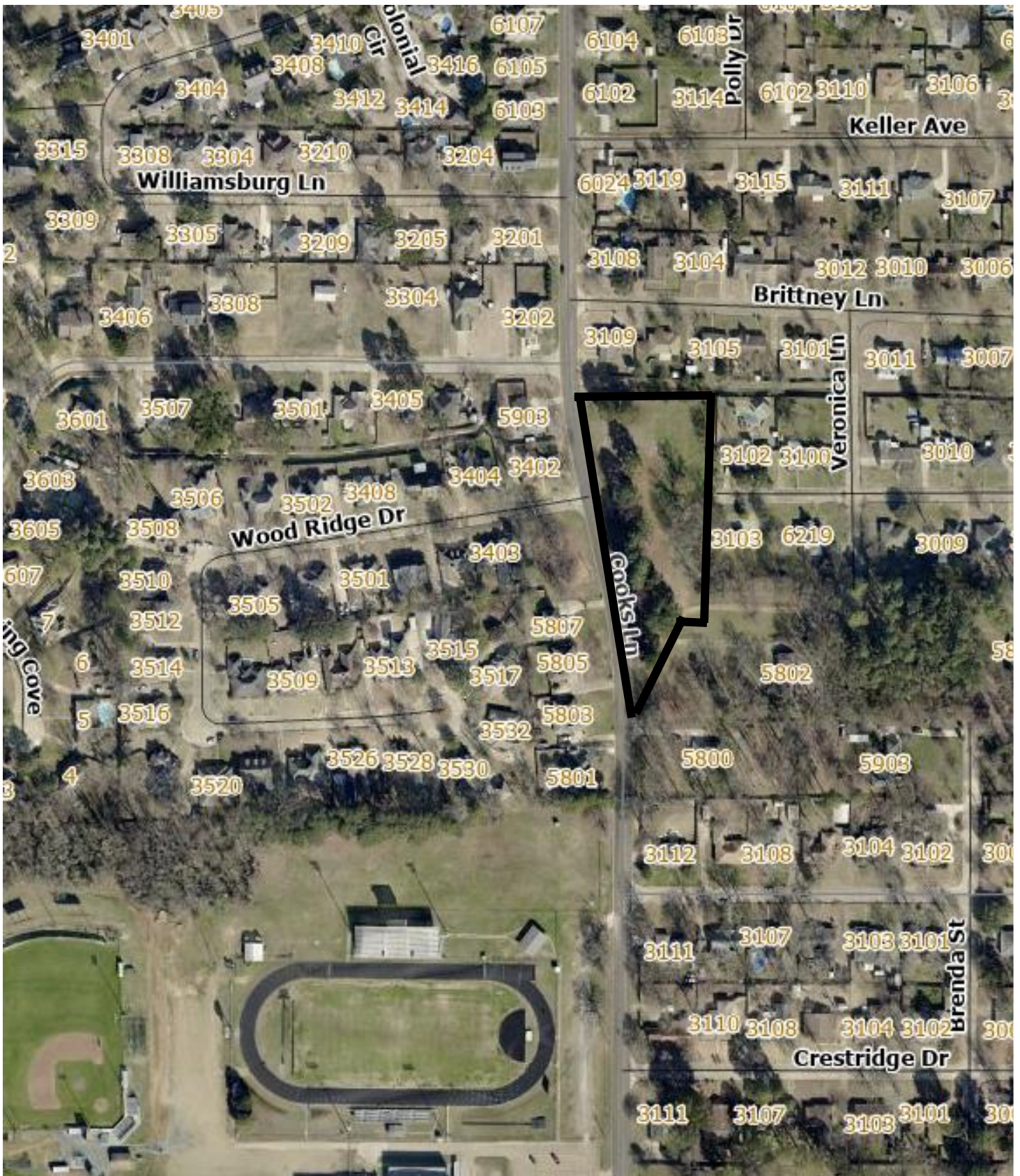
Home Phone & Cell Phone

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 (3562 : Z-21-20: for rezoning 5800 block of Cooks Ln SF-2 to PD-TH)

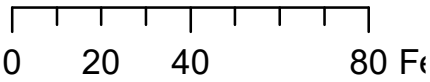
5800 Block of Cooks Lane



Attachment: Maps (3562 : Z-21-20: for rezoning 5800 block of Cooks Ln SF-2 to PD-TH)

Legal Description

BEGINNING at a point in a public road, said point being South 970.25 feet, and East 2656.06 feet from the Northwest corner of Section 11 M. E. P. & P. Ry. Co. Survey, Bowie County, Texas;
THENCE South 89 deg. 38 min. East with an existing fence 276.90 feet;
THENCE South 01 deg. 31 min. 34 sec. West with an existing fence, 324.05 feet;
THENCE North 83 deg. 37 min. West 38.55 feet;
THENCE South 19 deg. 30 min. West 417.66 feet to a point in a public road;
THENCE North 00 deg. 22 min. East with said road 250.30 feet;
THENCE North 11 deg. 12 min. 30 sec. West with said road 473.89 feet to the Point of Beginning, and containing 2.440 acres of land, more or less.



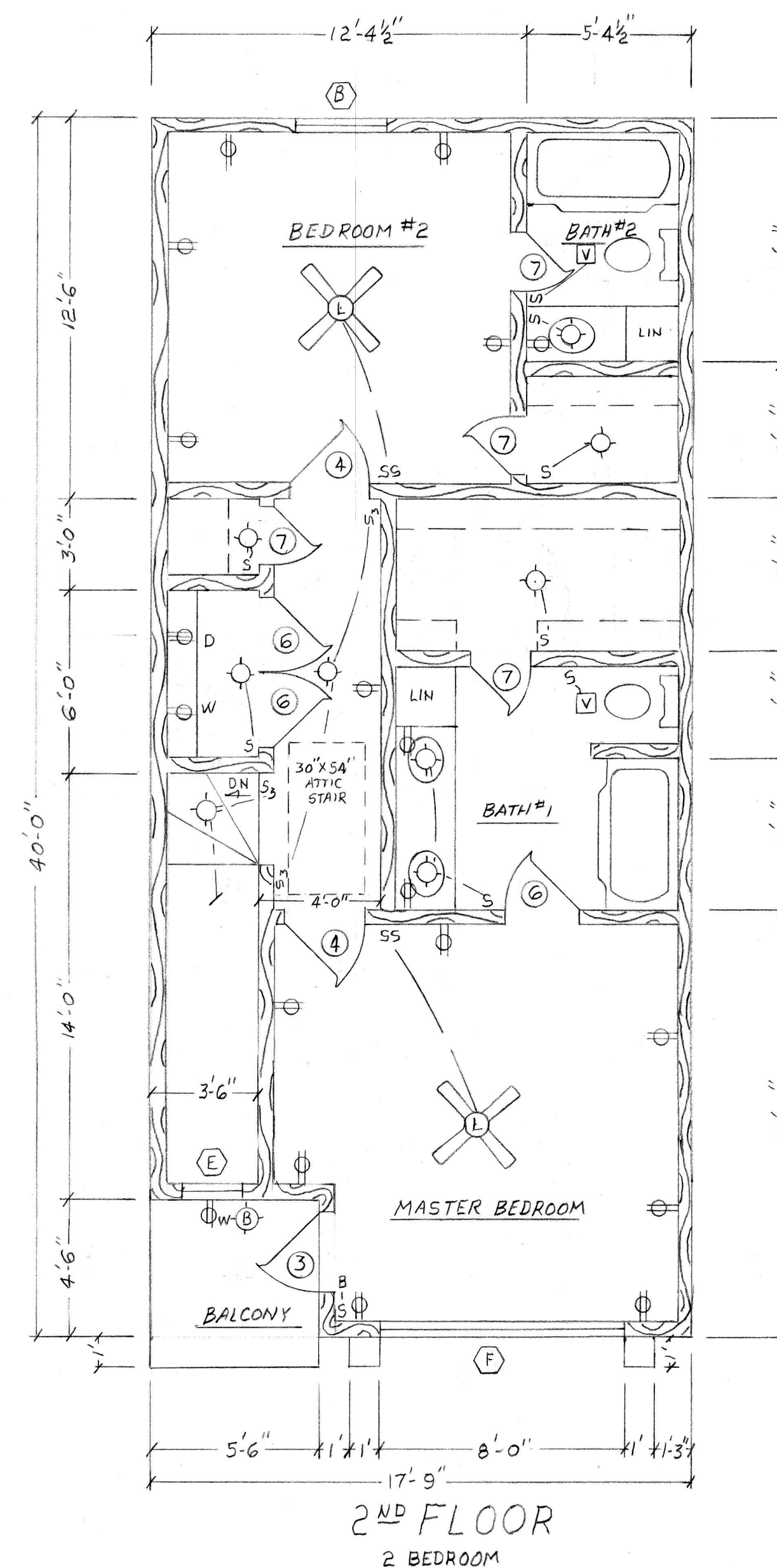
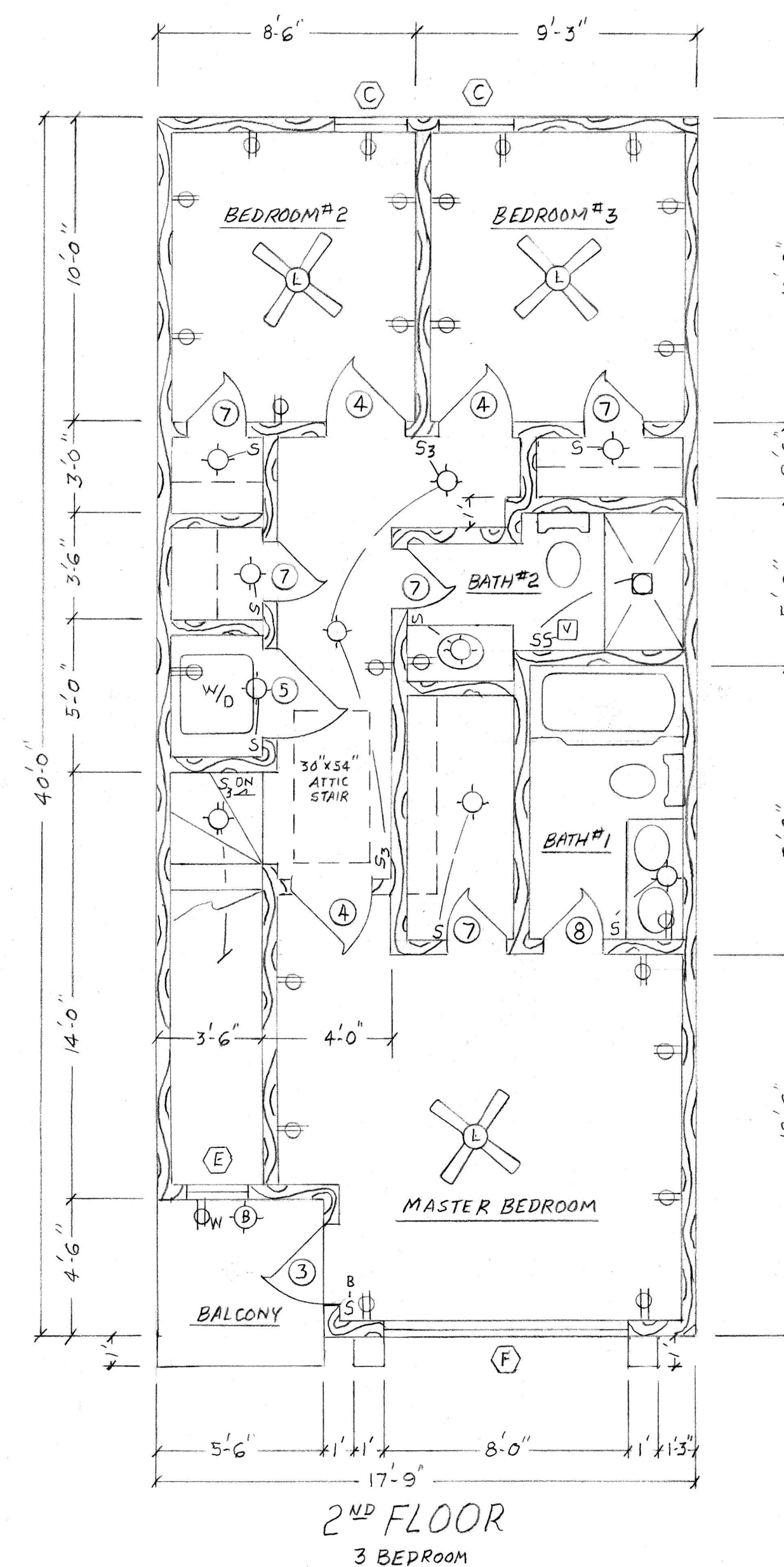
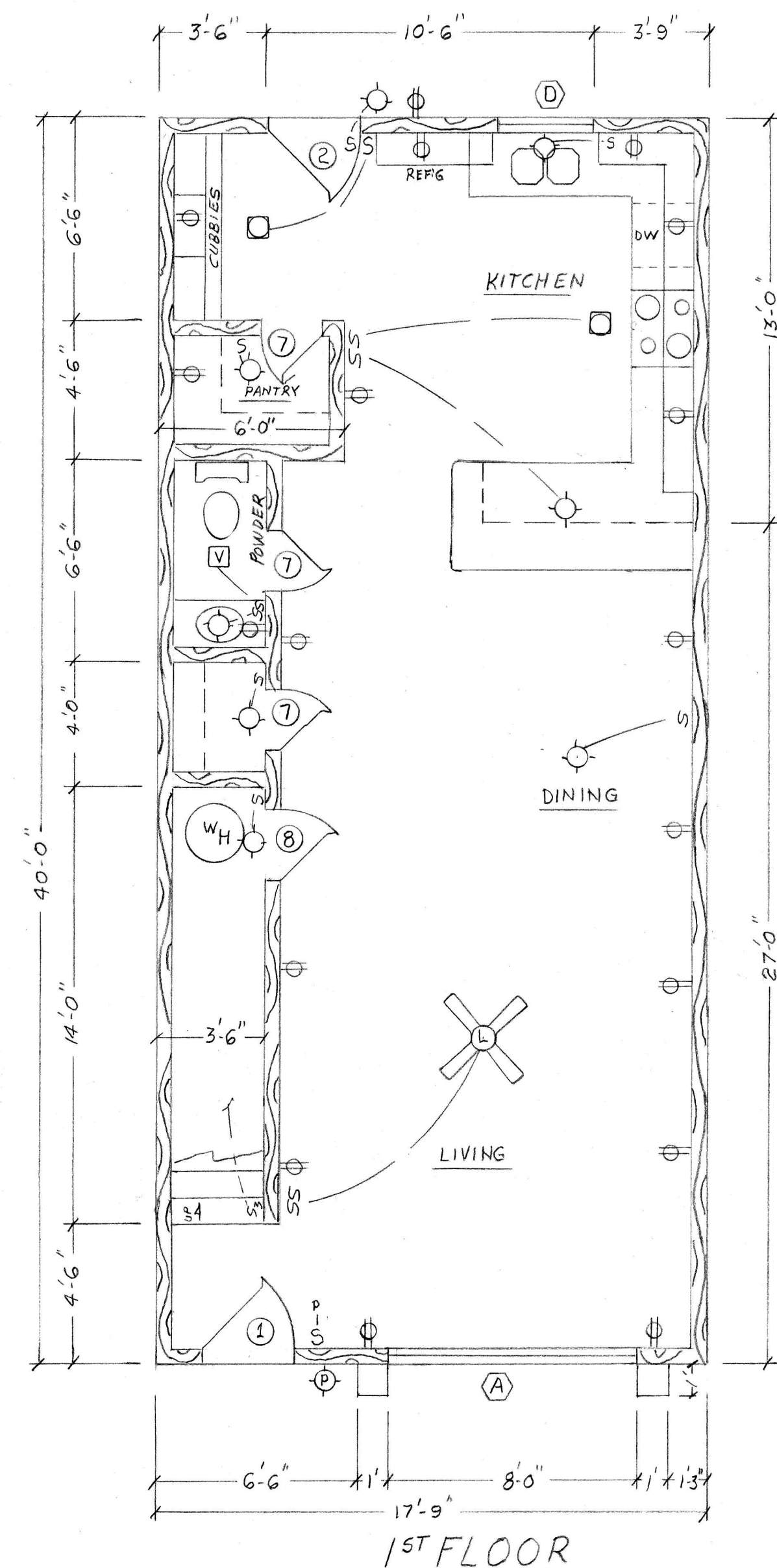
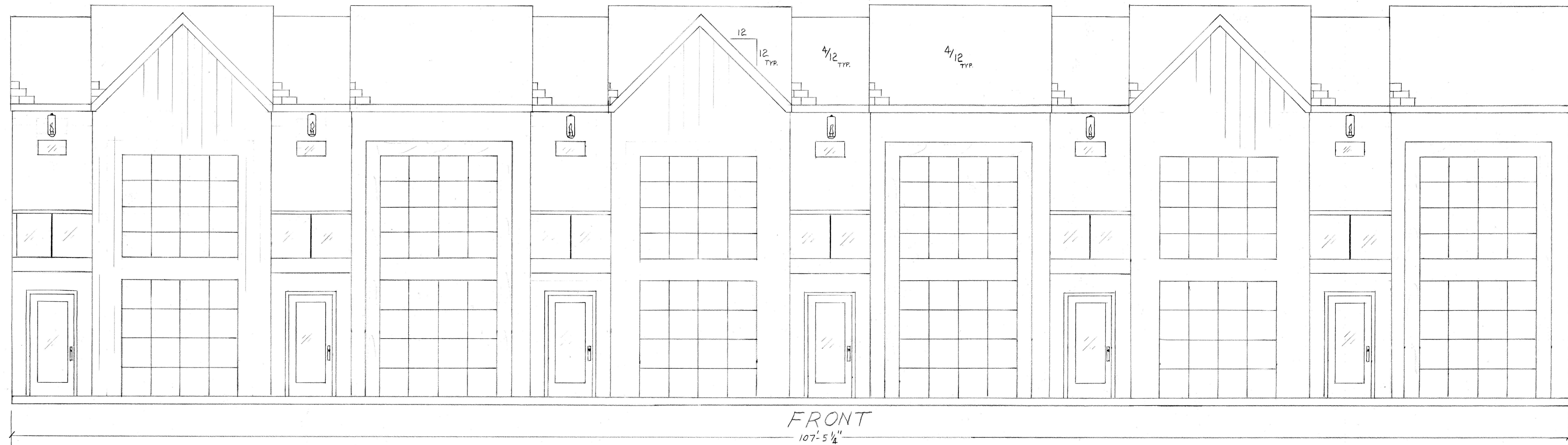
Z-21-20



Legend

- LOT LINES
- ADJOINERS
- BUILDING
- PAVEMENT
- GREEN SPACE
- BOUNDARY

Z-21-20

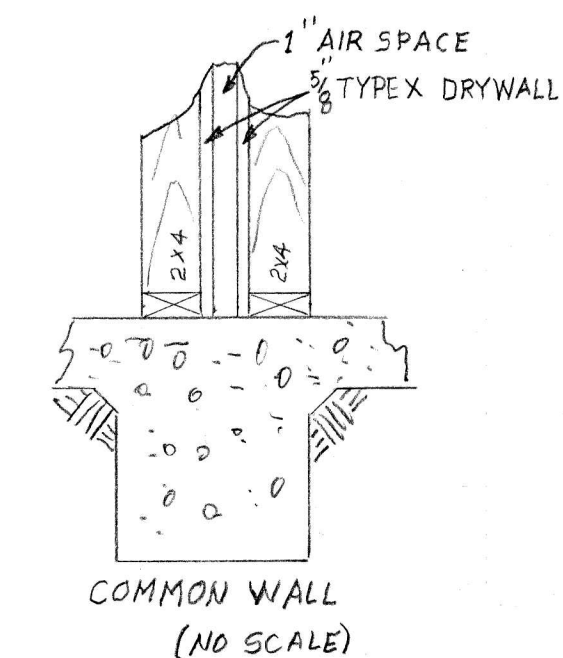


DOORS		
KEY	SIZE	DESCRIPTION
1.	3'-0\"x6'-8"	EXTERIOR OWNER SPEC.
2.	3'-0\"x6'-8"	METAL 1/2 GLASS
3.	2'-8\"x6'-8"	✓
4.	2'-8\"x6'-8"	INTERIOR HOLLOW CORE
5.	3'-0\"x6'-8"	✓
6.	2'-6\"x6'-8"	✓
7.	2'-0\"x6'-8"	✓
8.	2'-4\"x6'-8"	✓

WINDOWS		
KEY	SIZE	DESCRIPTION
A	8'-0\"x8'-0"	INSULATED FIXED 16 LITE
B	3'-0\"x5'-0"	SINGLE HUNG 1/1
C	2'-6\"x5'-0"	✓
D	3'-0\"x3'-0"	✓
E	2'-0\"x1'-0"	FIXED 1 LITE
F	8'-0\"x7'-0"	FIXED 16 LITE

NOTES

- 2x4x16" O.C. WALLS
- CEILING HEIGHT 9'-0"
- STAIRS - 7 1/4" MAX. RISE, 10" MIN. RUN, 36" MIN. WIDTH
- 3 1/2" x 16" ENGINEERED TRUSS 2ND FLOOR
- 1 1/8" ADVANTECH FLOOR
- A/C UNIT IN ATTIC W/ OVERFLOW PAN & LIGHT
- 40 GAL. ELECTRIC WATER HEATER W/ OVERFLOW PAN
- TV, TELEPHONE, COMPUTER, ELECTRICAL OUTLET LOCATIONS PER OWNER AT ROUGH-IN
- APPROVED SMOKE & CARBON MONOXIDE DETECTORS REQUIRED

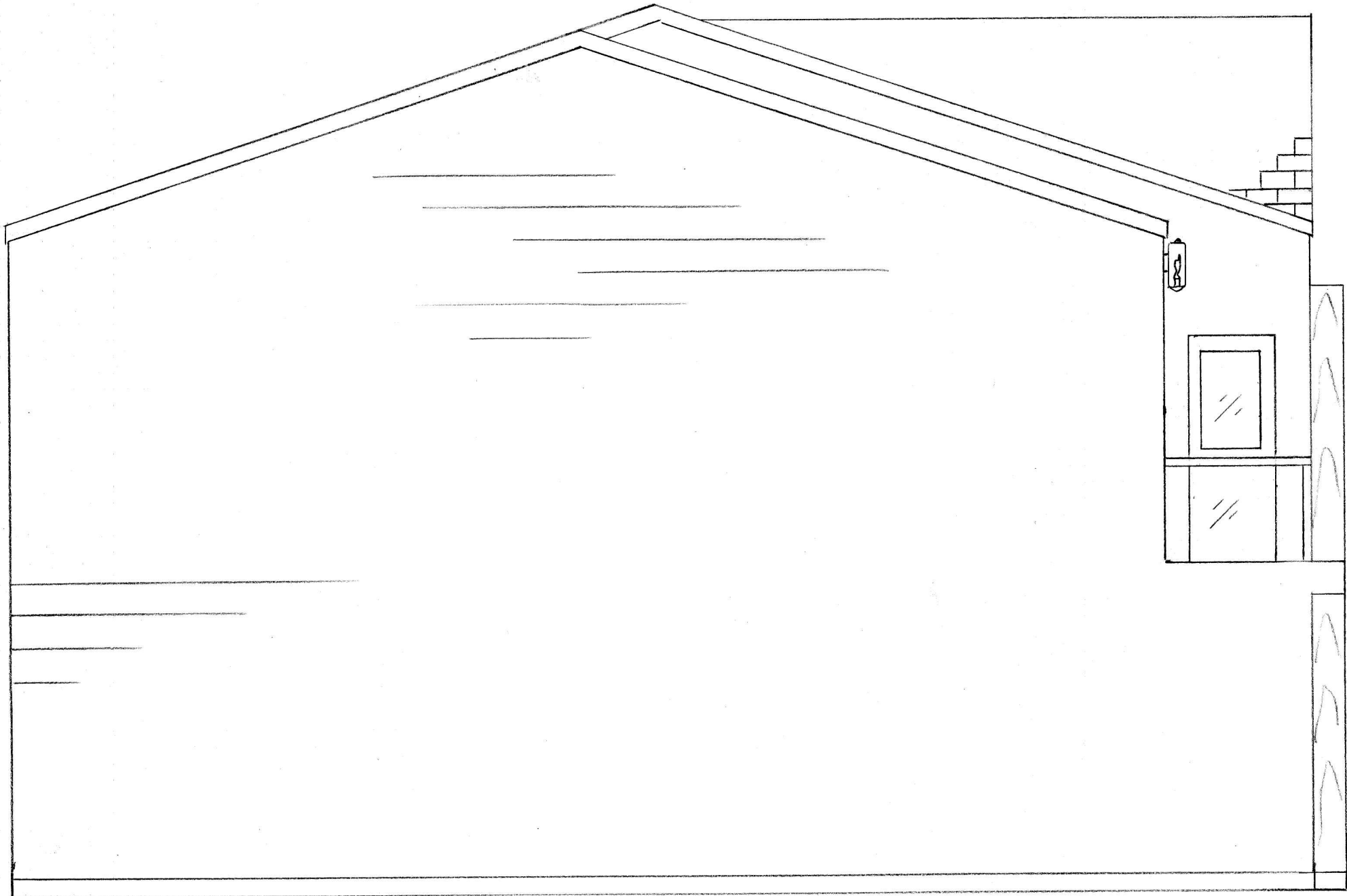


SQUARE FOOTAGES	
A/C AREA 1ST FLOOR	675 SF
A/C AREA 2ND FLOOR	685 SF
TOTAL	1,360 SF
BALCONY	25 SF

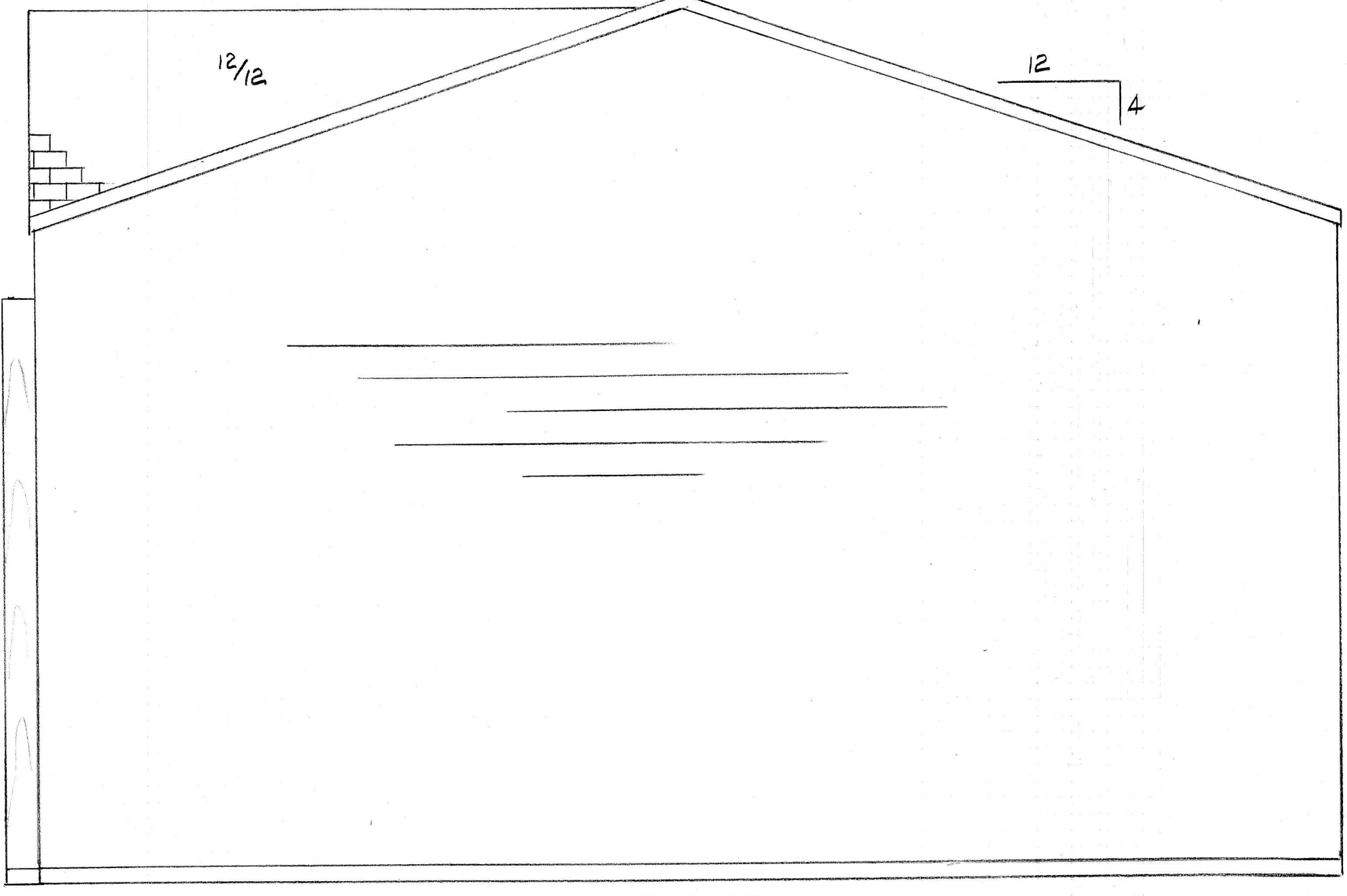
2 1/2 3 BEDROOM, 2 1/2 BATH
 COOKS TOWNHOMES
 TEXARKANA, USA

FLOOR & ELEVATION
 SCALE: 1/4" = 1'-0"
 DATE: 8-26-2021
 SHEET: 1 of 2

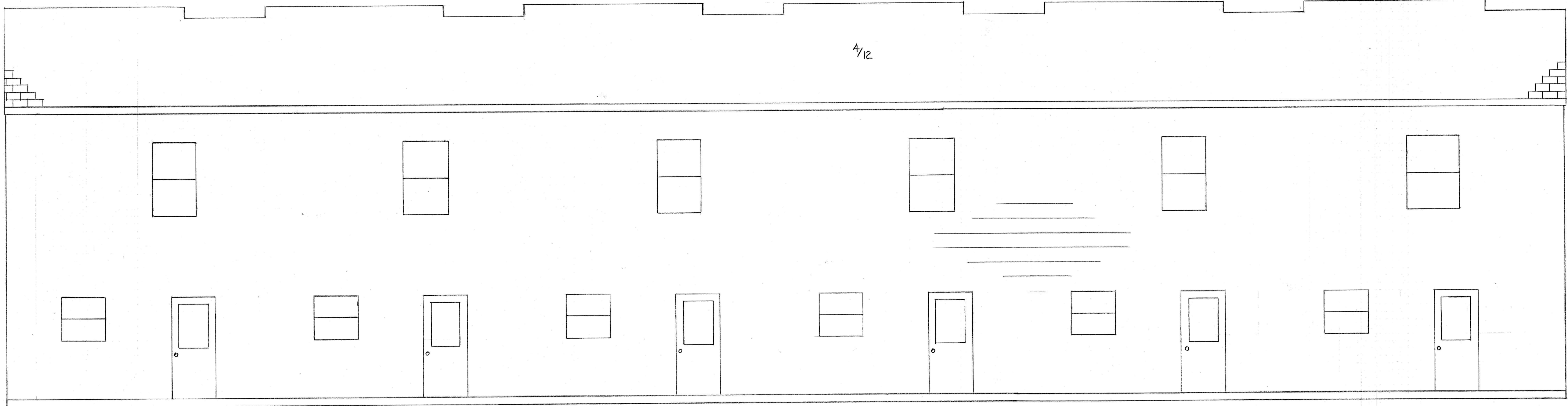
Z-21-20



LEFT



RIGHT



BACK

2 1/3 BEDROOM, 2 1/2 BATH
COOKS TOWNHOMES
TEXARKANA, USA

ELEVATIONS
SCALE: 1/4"=1'-0"
DATE: 8-26-2021
SHEET: 2 of 2

Z-21-20

To whom it may concern:

I and my wife live at 5800 Cooks Lane and have a small section of the proposal contacting my front yard. We are sending this letter to express our concern and official protest against the proposed zoning change. We are not interested in having a townhouse apartment as neighbors in our immediate area.

Our neighborhood is **quiet** and we recently purchased our home because we liked the area and the convenience of being located close to shopping areas. I can assure you, if townhouses were in the area we would not have purchased our house.

While these townhouses may start as “Luxury Townhomes”, they will eventually be sold to another individual who may decide to change the scope and renters agreement in the future. The aesthetic appeal of our neighborhood will change as well when you add townhouses to an all-home-owned residential area.

Our last point, If you owned a nice home in a residential area and this proposal directly affected you as a homeowner, what would you want? Would you want the noise, aesthetic eyesore, and uncertainty of what may happen in the future with the townhouses as a close neighbor?

Alex and Kari Serrano

5800 Cooks Lane

Texarkana, TX 75503

903-824-9954

Attachment: Serrano Letter of Opposition (3562 : Z-21-20: for rezoning 5800 block of Cooks Ln SF-2 to PD-TH)

Letter of Opposition / Petition
Case Number: Z-21-20

Number of pages 10 of 12

August 30, 2021

To: Honorable Mayor and City Council, City of Texarkana Texas
Planning & Zoning Commission, City of Texarkana Texas
220 Texas Boulevard
Texarkana TX 75501

We the undersigned write in opposition to the proposed zoning change from Single Family-2 (SF-2) to PD-Townhouse as listed below.

Case Number Z-21-20

Location: 5800 block of Cooks Lane, Texarkana TX 75503

Legal Description: A 2.4-acre tract of land (being Tract 40) in the M.E.P. & P. RWY Co., A-428.

As residents with real property within the 200' prescribed by ordinance and property owner residents outside the 200' buffer around the property that will be affected by the rezoning, we are opposed to the approval of this application for various reasons. Reasons for opposition include but not limited to the following: the loss of neighborhood and community character; increased congestion on Cooks Lane, especially during the school year; the potential for substantial additional traffic in the neighborhoods served by Bethany Lane, Veronica Lane, Brittney Lane, and Woodridge Drive, all of which have a significant number of school-aged children. The possibility of a larger concentration of population in a limited area; and conceivable impact on resale values of current properties. We are also concerned with the likely increase in pedestrian traffic along Cooks Lane, an area without sidewalks, and the safety issues which would arise. On the adjacent tract of land, the precedence for single family homes has already been established—two single family homes are already built there.

The current Comprehensive Plan adopted by the City indicates this property is intended for single family usage, not multi-family or townhomes. This area is not listed as an Opportunity Area which is prime for potential growth. Any change other than the use as single family will be contrary to the Comprehensive Plan.

The mailing date for the notification letter itself allowed limited time to register our opposition, especially in the light of Labor Day weekend and posting notice deadlines. Given more time, a larger number of signatures could have been obtained.

Case Number: Z-21-20

Number of pages 20412

We thank you for your service and for taking the time for us to register our objections. We all desire the best for our community, but do not consider this rezoning application advisable, necessary, or good for our neighborhoods.

Therefore, we ask you to deny this application.

By signing this petition, I hereby acknowledge that this petition will become a public document at the City of Texarkana Texas and that all information contained in it will be subject to Texas Government Code Chapter 552- "Public Information Act".

Number of Pages 30812

Within 200'

Printed Name	Home Address	Signature
Tom Pierce	3532 Wood Ridge Dr	Tom Pierce
Jessica Haugh	3202 Wyatt Lane	Jessica Haugh
Caleb Collins	5903 Cooks Lane	Caleb Collins
Alex Serrano	5800 Cooks Lane	Alex Serrano
Taylor Burgess	5807 Cooks Lane	Taylor Burgess
Micah Friday	1517 Woodridge	Micah Friday
Cody Neal	5803 Cooks	Cody Neal
Jim Loggins	5805 Cooks	Jim Loggins
Carol Flores	3112 Kevin	Carol Flores
JACKLYNN PIERCE	3206 WYATT LN	Jacklyn Pierce
Gabriel Ruiz	3403 Wyatt LW	Gabriel Ruiz
Gerald Galloupe		Gerald Galloupe
Linda Galloupe	3402 Woodridge Dr	Linda Galloupe

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Number of Pages 40812

Within 200'

Printed Name	Home Address	Signature
PAMELA DANIEL	3107 BRITTNEY LN	Pamela Daniel
Paula Black	3105 Brittney Ln.	Paula Black
Willmore Green	3103 Britney Ln	Willmore Green
Renee Pettigrew	3101 Brittney Ln	Renee Pettigrew
JEREMY ALLEN	3100 BETHANY LN	Jeremy Allen
Barbara Allen	3100 Bethany Ln	Barbara Allen
Teri Rainey	3102 Brittney	Teri Rainey
Tommy Rainey	3102 Brittney	Tommy Rainey
Mark Price	3108 Brittney	Mark Price
Teresa Scrivner	3104 Brittney	Teresa Scrivner

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Number of Pages 50812

Within 200'

[illegible]

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Attachment: Letter of Opposition-Petition 5800 blk Cooks Lane (3562 : Z-21-20: for rezoning 5800 block of Cooks Ln SF-2 to PD-TH)

Number of Pages 6 of 12

Within 200'

Printed Name	Home Address	Signature
Jennifer A. Mulhollan	3403 Woodridge Dr. Texarkana, Tx 75503	Jennifer A. Mulhollan, M.D.

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Attachment: Letter of Opposition-Petition 5800 blk Cooks Lane (3562 : Z-21-20: for rezoning 5800 block of Cooks Ln SF-2 to PD-TH)

Number of Pages (4 of 4) addendum

Within 200'

[illegible]

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Attachment: Letter of Opposition-Petition 5800 blk Cooks Lane (3562 : Z-21-20: for rezoning 5800 block of Cooks Ln SF-2 to PD-TH)

Number of Pages 7 of 12

We the undersigned having real property outside the 200' limit, but still within the neighborhoods effected by the proposed change, append our signatures in opposition to the proposed zoning change.

Printed Name	Home Address	Signature
Susan Owens	3515 Woodridge	Susan Owens
Linda Whitmore	3404 Woodridge	Linda Whitmore
GAIL PATTERSON	3406 WOODRIDGE DR	Gail Patterson
Gabo Morlet	3110 Kevin St. TX 76701	G. Morlet
Lance Court	3106 Brittmore Lane	Lance Court
Debra Lee	3528 Woodridge Dr.	Debra Lee
Clifford Lee	3528 Woodridge Dr.	Clifford Lee
Tanya Eckstein	3513 Woodridge Dr.	Tanya Eckstein
Robert White	3509 Woodridge	Robert White
George Shackelford	3511 Woodridge Dr	George Shackelford
ED GOODSON	3516 WOODRIDGE DR	ED Goodson
Randy Richardson	3514 Woodridge	Randy Richardson

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Number of Pages 8 of 12

We the undersigned having real property outside the 200' limit, but still within the neighborhoods effected by the proposed change, append our signatures in opposition to the proposed zoning change.

Printed Name	Home Address	Signature
Russell Mayo <i>Jana Mayo</i>	3505 Wood Ridge Dr	<i>Russell Mayo</i>
<i>200!</i> CHARLES R WESER <i>Judy Weser</i>	3530 Woodridge	<i>Charles Weser</i> <i>Judy Weser</i>
Richard Norton Linda Norton	3501 Woodridge Dr	<i>Linda Norton</i>
<i>Micah Fridan</i> <i>Muriel Fridan</i>	3517 Woodridge	<i>Muriel Fridan</i>
Elizabeth Fridan <i>Elizabeth Fridan</i>	3517 Woodridge Dr	<i>Liz Fridan</i>
<i>Julie Barowitz</i> <i>John Barowitz</i>	3510 Woodridge	<i>Julie Barowitz</i> <i>John Barowitz</i>
Judy Smith	3524 Woodridge	<i>J Smith</i>
Greg Cockerell Melanie Cockerell	33 Knotty Pine Pl.	<i>Melanie Cockerell</i>
Pat Nance	4100 Moores Lane	<i>Pat Nance</i>
Kathy Heickford	3511 Wood Ridge	<i>Kathy Heickford</i>
Mark Smith	3524 Woodridge	<i>Mark Smith</i>

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Letter of Opposition/Petition
Case Number: Z-21-20

Z-21-20 2.2.g

Number of Pages 9 of 12

We the undersigned having real property outside the 200' limit, but still within the neighborhoods effected by the proposed change, append our signatures in opposition to the proposed zoning change.

Printed Name	Home Address	Signature
Linda Hooper	3502 Woodridge Dr	Linda Hooper
Ali Deal	3506 Woodridge	Ali Deal
Darrah McGuire	3508 Woodridge	Darrah McGuire
Michael Haynes	3503 Woodridge	Michael Haynes
Cayden Freeman	3009 Brittney Lane	Cayden Freeman
LARRY WILBURN	3012 Bethany	Larry Wilburn
James Bench	3011 Bethany Ln	James Bench
Paula Weaver	3012 Brittney Ln	Paula Weaver
ELMER Mooring Elmer Mooring	7104 6201 COOKS LN	Elmer Mooring
PATRICIA MOORING	6201 COOKS LANE	Patricia Mooring
Betty Vandenberg	6203 Cooks Lane	Betty Vandenberg
Laura Bailey	3407 Woodridge Dr.	Laura Bailey

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Attachment: Letter of Opposition-Petition 5800 blk Cooks Lane (3562 : Z-21-20: for rezoning 5800 block of Cooks Ln SF-2 to PD-TH)

Number of Pages 10 of 12

We the undersigned having real property outside the 200' limit, but still within the neighborhoods effected by the proposed change, append our signatures in opposition to the proposed zoning change.

Printed Name	Home Address	Signature
Bimal Ghimire	3408 woodridge	
MARY FRAGALA	31 BRITTSEY LANE	Mary Fragala
Thomas Downs	3210 Williamsburg	Thomas Downs
Sandra Downs	3210 Williamsburg	Sandra Downs
Larry Syms	3309 Williamsburg	Larry Syms
Rebecca Cantrell	3307 Williamsburg lane	Rebecca Cantrell
SEBASTIAN FILIMAYALA	3308 Williamsburg Ln	
Jack Carter	3321 Williamsburg Cr.	Jack Carter
Jo Melde	3403 Williamsburg Ln.	Jo Melde
Beth Pedron	3411 Williamsburg	Beth Pedron
RIZAH KARALIC	3407 WILLIAMSBURG LN	

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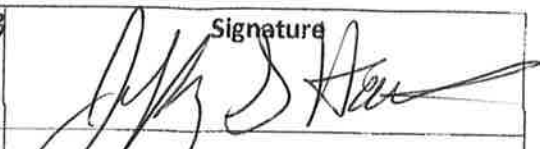
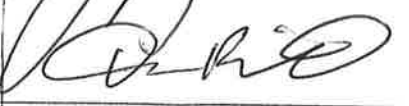
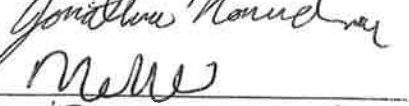
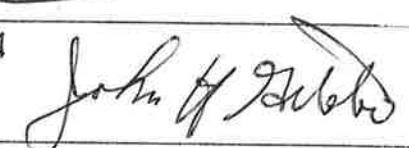
Attachment: Letter of Opposition-Petition 5800 blk Cooks Lane (3562 : Z-21-20: for rezoning 5800 block of Cooks Ln SF-2 to PD-TH)

Letter of Opposition/Petition
Case Number: Z-21-20

Z-21 2.2.g

Number of Pages 11 of 12

We the undersigned having real property outside the 200' limit, but still within the neighborhoods effected by the proposed change, append our signatures in opposition to the proposed zoning change.

Printed Name	Home Address	Signature
Jeff Harris	Texarkana TX 75509 3414 Colonial Circle	
Devon Beaird	315 Williamsburg Lane Texarkana TX	
Martha Burns	3417 Williamsburg Lane	
BEN ALLISON	3409 WILLIAMSBURG LN.	
Lloyd Allison	3201 Williamsburg Ln.	
Diana Ficker	3202 Williamsburg	
Teresa Lindholm	6205 Polly Dr / TX, TX	
Jonathan Nonmacher Madison Nonmacher	3208 Wyatt Lane	
Dustin Weirmer Tracy Weirmer	3402 Wyatt Lane	
CURT ANDERSON	3507 WYATT LANE	
John Gibbert	3420 WILLIAMSBURG LN	
DANIEL BARTON	3111 KERLER AVE	

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Letter of Opposition/Petition
Case Number: Z-21-20

Z-21-20

2.2.g

Number of Pages 12 of 12

We the undersigned having real property outside the 200' limit, but still within the neighborhoods effected by the proposed change, append our signatures in opposition to the proposed zoning change.

Printed Name	Home Address	Signature
Michael R Wilson	2903 Northview ST Texarkana Tx 75503	Michael R Wilson
Phyllis A. Wilson	2903 Northview ST Texarkana Tx 75503	Phyllis Wilson
Jennifer Grandmason	2906 Northview St Texarkana, TX 75503	Jennifer Grandmason
Denise R. WASHINGTON	3102 KEVIN TEXARKANA TX 75503	DR Washington

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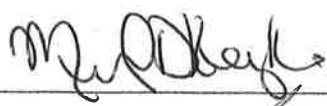
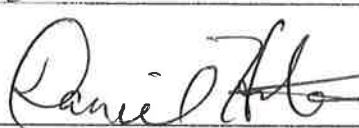
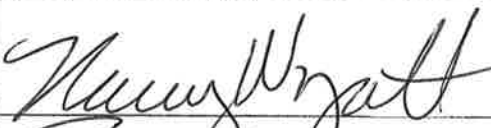
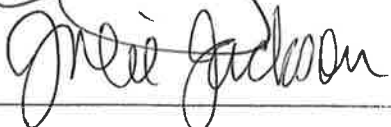
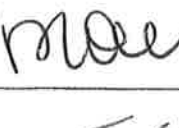
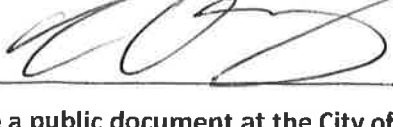
Attachment: Letter of Opposition-Petition 5800 blk Cooks Lane (3562 : Z-21-20: for rezoning 5800 block of Cooks Ln SF-2 to PD-TH)

Letter of Opposition/Petition

Case Number: Z-21-20

Number of Pages (1 of 4 pgs) 4 page addendum to the (12 of 12) pages submit.

We the undersigned having real property outside the 200' limit, but still within the neighborhoods effected by the proposed change, append our signatures in opposition to the proposed zoning change.

Printed Name	Home Address	Signature
MICHAEL KEMPKE	3518 WOODRIDGE DR TEXARKANA TX 75502	
Chase Custer	3520 Woodridge Dr Texarkana, TX 75503	
Daniel Hebert	3405 Wyatt Ln Texarkana TX 75503	
Rick Post	3006 WYATT LN TEXARKANA, TX	
Nancy Wyatt	3308 Wyatt LN Texarkana, TX	
ROSS SARNE	3315 WILLIAMSBURG CIR. TEXARKANA, TX 75503	
Sulie Jackson	3303 Williamsburg Texarkana, TX 75503	
Jay Carter	3205 Williamsburg Texarkana, TX	
Ryan Larnop	6102 Courts Ln Texarkana, TX	
Jessica Cole	3010 Brittney Ln Texarkana, TX	
Rhett Bright	3008 Bellamy Ln Texarkana, TX	

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Attachment: Letter of Opposition-Petition 5800 blk Cooks Lane (3562 : Z-21-20: for rezoning 5800 block of Cooks Ln SF-2 to PD-TH)

Number of Pages (2 of 4) addendum

We the undersigned having real property outside the 200' limit, but still within the neighborhoods effected by the proposed change, append our signatures in opposition to the proposed zoning change.

Printed Name	Home Address	Signature
Charles Boyer	6024 Cooks Ln	Charles Boyer
DAVID CRUSHAW	3408 WILLIAMSBURG	David Crushaw
Juan Cepeda	3507 Woodridge Dr	Juan A Cepeda
Lisa Boulton	3405 Woodridge Dr	Lisa Boulton
Bruce Boulton	3405 Woodridge Dr.	Bruce Boulton

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Attachment: Letter of Opposition-Petition 5800 blk Cooks Lane (3562 : Z-21-20: for rezoning 5800 block of Cooks Ln SF-2 to PD-TH)

Number of Pages (3 of 4) addendum

We the undersigned having real property outside the 200' limit, but still within the neighborhoods effected by the proposed change, append our signatures in opposition to the proposed zoning change.

Printed Name	Home Address	Signature
Nick Cockerell	3512 Woodridge Dr.	
Collins Cockerell	3512 Woodridge Dr.	
LANA CARMELI	3504 Woodridge Dr.	

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Attachment: Letter of Opposition-Petition 5800 blk Cooks Lane (3562 : Z-21-20: for rezoning 5800 block of Cooks Ln SF-2 to PD-TH)

City of Texarkana, Texas

Summary Sheet

Version:

Update Date: 10/1/2021 8:08 AM

Lead Department: Planning & Zoning Commission **Action Officer:** Laura Puckett, Administrative Coordinator
Subject: S-746: Specific Use Permit to allow the location of a tattoo studio on Lots 1-12, Block 1, Crestwood Addition, located at 3917 N. State Line Avenue. Randy Lacy, owner and Michael Boleware, agent.

Meeting Date: 10/4/2021

Attachments

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

Staff Coordination

Building Code Administration	Mashell Daniel	Department Head Review
Completed	10/01/2021 9:10 AM	
Planning & Zoning Commission	Laura Puckett	Meeting Pending
10/04/2021 6:00 PM		

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Randy Lacy, owner and Michael Boleware, agent, for a Specific Use Permit to allow a tattoo studio on the Lots 1-12, Block 1, Crestwood Addition, located at 3917 N State Line Avenue. This request for a Specific Use Permit is to allow the one additional use of a tattoo studio. The property is currently zoned Commercial.

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

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

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

City of Texarkana, Texas

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

1. That the owner/or any employee performing the application of tattooing procedures be currently licensed by the State and meet all Federal, State and City licensing laws and health regulations. (A copy of the current license must be provided to the City prior to the opening of the business).
2. That if any complaints concerning minors or any violations of the regulations listed above occur, the City has the right to revoke the Specific Use Permit.
3. That if this use ever ceases at this location, the City may revoke the Specific Use Permit that allows a tattoo studio.
4. That the sale of tobacco products or drug paraphernalia is prohibited.
5. That the hours of operation be specified.
6. That any remodeling of the current building must meet all city codes and requires licensed contractors.
7. That no painting of the windows or the building with advertisement or graphic art.

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:

None

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 4, 2021

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 4, 2021 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: Monday, November 8, 2021 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. 21-01286 Case S-746 Date 8-30-21

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: 1-12 Block: 1 Addition: Crestwood Addn.
(Or see attached legal description)

Location: 3917 N. State Line Ave.

Present Zoning: Commercial

Requested: Specific Use Permit

The requested Specific Use Permit will be used for the following: TATTOO and Piercing shop.

Describe the changed conditions, if any, that have occurred which affects your property and justifies this Specific Use Permit:

TATTOO SHOP.

Michael Bol
Attorney or Agent Signature

25 Garrett Dr.
Address

TEXARKANA, TEXAS 75501
City, State, Zip

870-571-3369
Home Phone & Cell Phone

BOLEWARE1@yahoo.com
Email address

15 R. D.
Property Owner Signature

P.O. Box 3012
Address

TEXARKANA, AR. 71854
City, State, Zip

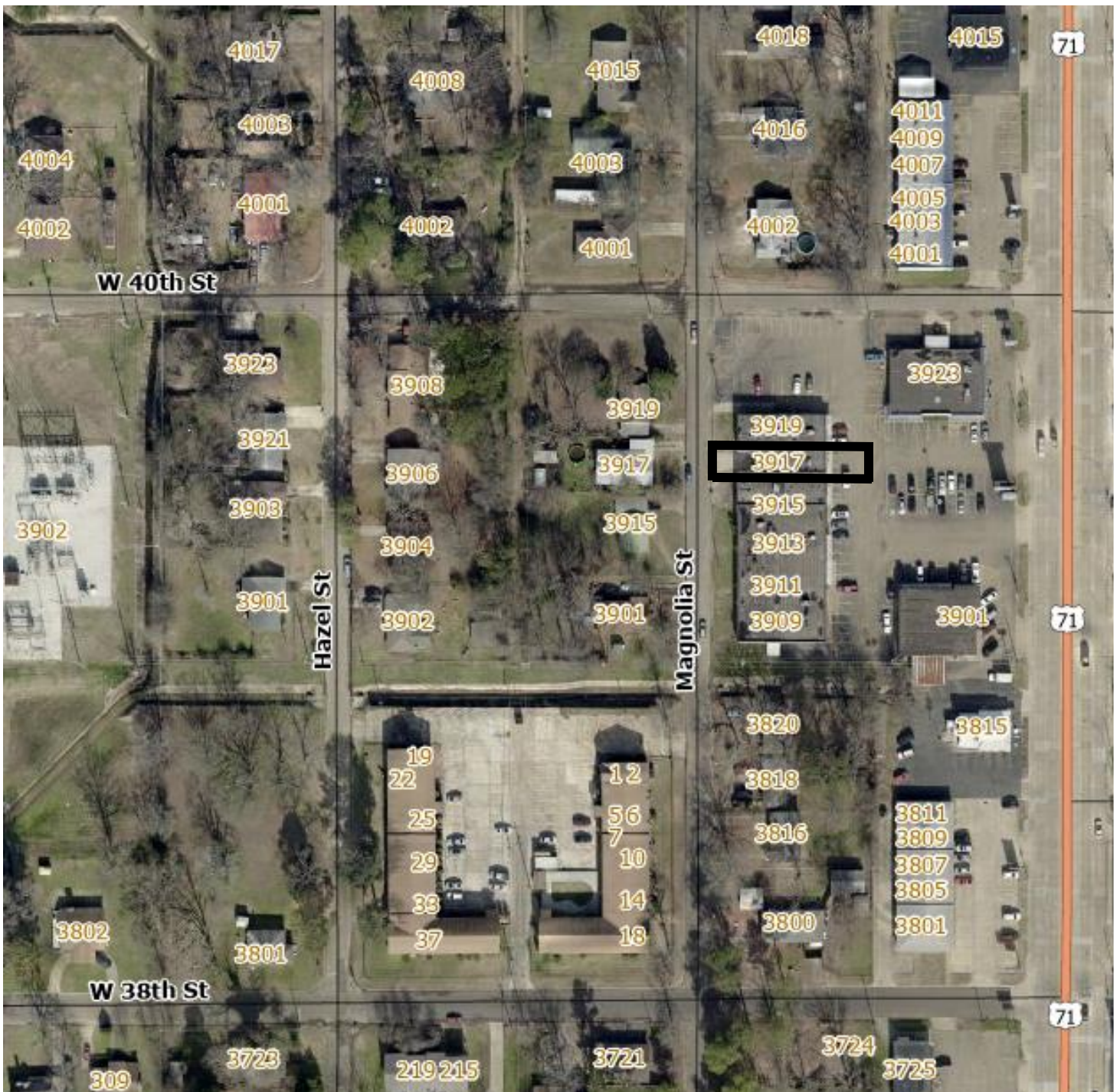
903-277-7770
Home Phone & Cell Phone

RLacytxK@aol.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 (3563 : S-746 SUP for tattooing at 3917 N State Line)

3917 N State Line Avenue



Attachment: Maps (3563 : S-746 SUP for tattooing at 3917 N State Line)

City of Texarkana, Texas

Version:

Summary Sheet

Update Date: 10/1/2021 8:21 AM

Lead Department: Planning & Zoning Commission **Action Officer:** Laura Puckett, Administrative Coordinator
Amendment to PD-00-6 (O) for site plan approval on Lot 1 of number 1 ED, a part of the George Brinlee HRS, A-18, located at 3930 Galleria Oaks Drive. C. J. Uzick representing Arkansas Heart Hospital, owner and Kayla Wood, MTG Engineering and Surveyors, agent.

Subject: Engineering and Surveyors, agent.

Meeting Date: 10/4/2021

Attachments

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

Staff Coordination

Building Code Administration	Mashell Daniel	Department Head Review
Completed	10/01/2021 9:08 AM	
Planning & Zoning Commission	Laura Puckett	Meeting Pending
10/04/2021 6:00 PM		

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by C.J. Uzick representing Arkansas Heart Hospital, owner, and Kayla Wood, MTG Engineering and Surveyors, agent, for site plan approval on Lot 1 of number 1 ED, a part of the George Brinlee HRS, A-18, located at 3930 Galleria Oaks Drive. The proposed use is a heart clinic with ambulatory surgery. This property was formerly occupied by Curt Green & Co. The current zoning is PD-Office.

The adjacent zoning is Planned Development-General Retail to the west, Single Family-2 to the south and east, and General Retail and Office to the north. The adjacent land use is a medical facility to the west, residences to the south and east, and a general retail chain and optometrist to the north.

As stated above, this is an existing building. The existing building façade is brick with cast stone. The renovation work for the proposed heart clinic will be done in two phases.

City of Texarkana, Texas

Phase I's proposed changes are as follows:

Phase I:

1. Phase I consists of remodeling the east 12,190 sq. ft. of the existing building.
2. There is existing driveway access off Galleria Oaks Drive on west side of the property. This driveway entrance will be extended across the front of building and a new driveway will be constructed on the east side of the building off Galleria Oaks Drive. This will provide two access points to the property.
3. 70 parking spaces with 8 handicapped spaces will be provided. All parking spaces shall be a minimum of 180 sq. ft. in size.
4. The existing monument style sign will be refaced and will not exceed 48 sq. ft. in size. No electronic messaging will be allowed.
5. There will be additional exterior wall signs on the north, south, and west sides of the building.
6. A new generator and pad will be added east of the existing mechanical yard at the back-southeast corner of the building.
7. Screening will be added to an existing dumpster site located at the back-northwest corner of the property.
8. The existing fire lane will be required to be extended easterly for Phase I's new driveway.

Phase II:

1. Phase II consists of remodeling the west 5,351 sq. ft. of the existing building.
2. The construction of a new 2,140 sq. ft. building addition on the west side of the building.
3. Add a covered drive-thru awning at the rear and west side of the building.
4. Extend new driveway northerly around the east and north side (back) of the building.
5. The 20' new drive around the east side and back of the building will need to be designated as a fire lane.
6. For drainage purposes, post runoff must be equal to or less than predevelopment runoff unless engineer can prove there are no negative impacts.

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.

City of Texarkana, Texas

Potential Options:

None

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 4, 2021

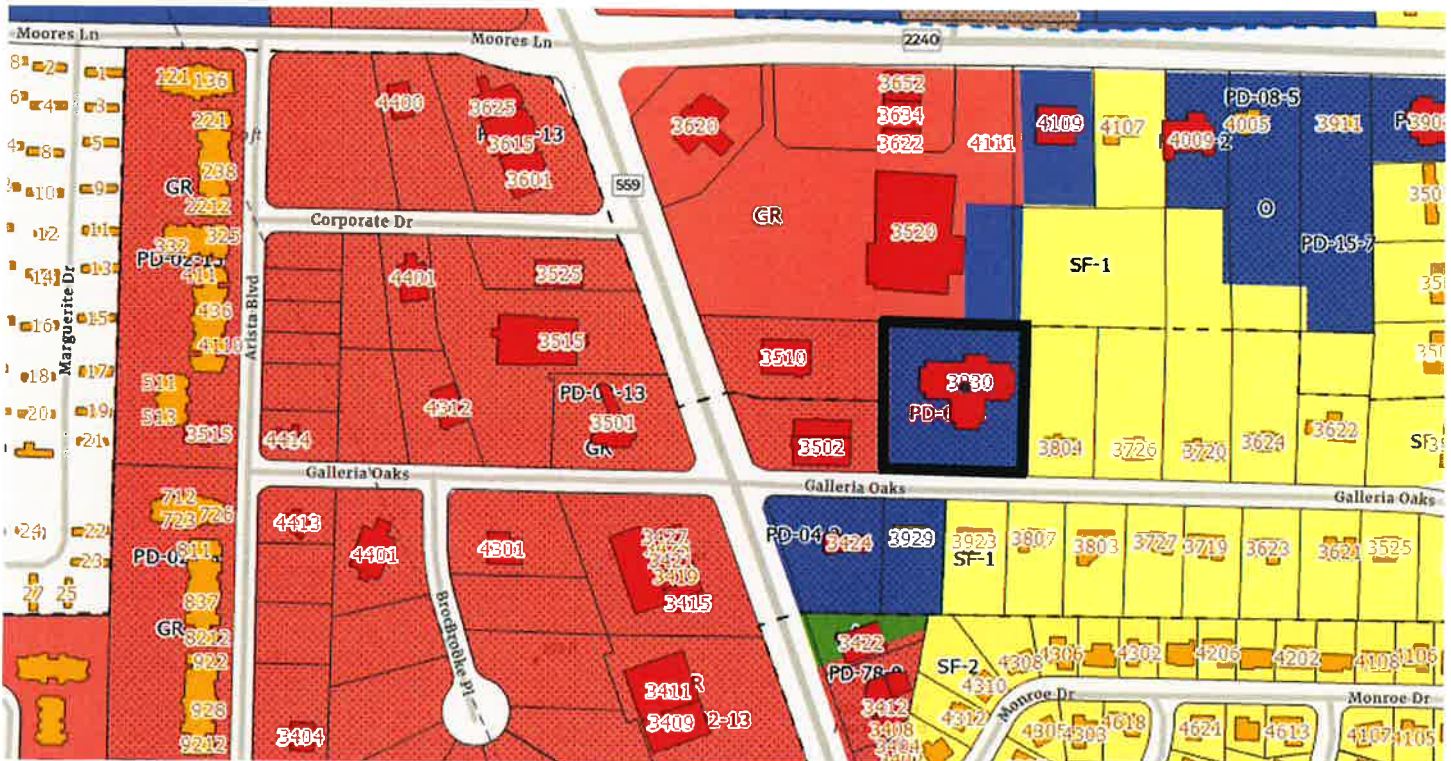
NOTICE OF PUBLIC HEARINGS

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 4, 2021 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, November 8, 2021 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: CJ Uzick representing Arkansas Heart Hospital, Kayla Wood, agent

OWNER'S ADDRESS: 3930 Galleria Oaks Drive, Texarkana, Texas 75503

LOCATION OF REZONING: 3930 Galleria Oaks Drive, Texarkana, Texas 75503

PROPOSED CHANGE: Amendment to PD-00-6 (O) for site plan approval of renovations to existing building for a heart health clinic

LEGAL DESCRIPTION: A 1.182-acre tract of land being part of Lot 1, of number 1 ED, a part of the George Brinlee HRS, a-18

CASE NUMBER: Amendment-PD-00-6 (O)

DATE MAILED: September 20, 2021

Attachment: Hearing Notice and Application (3564 : A Amendment to PD-00-6 at 3930 Galleria Oaks)



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. 21-01390Case Amendment PD-00-6 (6)Date 9-16-21

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: 1 Block: _____ Addition: No. 1 ED, a part of the George Brinlee HRS A-18
(Or see attached metes and bounds legal description) 4467/229

Project location/address:
3930 Galleria Oaks Drive, Texarkana, TX

Present zoning: PD-Office Proposed zoning (if applicable) n/a

Proposed use: Heart Clinic and Ambulatory Surgical Center

Total square footage of proposed building: Exs-17,337 SF Prop- 19,367 SF Number of parking spaces Exs 57 Prop- 95

Number of required parking spaces per Ordinance 1 sp/300 SF Handicapped spaces Exs 5; Prop-7

Material of building façade Brick (exs), Phase 2 addition will match existing brick w/cast stone

SIGNAGE: Type (i.e. monument, pole) Monument Sign

Size 6'x8'

Material to be used for structure (if monument style) acrylic panels and ACM panels

Kayla R. Wood

Attorney or Agent Signature

5930 Summerhill Road

Address

Texarkana, TX 75503

City, State, Zip

903-838-8533; 903-293-2924

Home Phone & Cell Phone

kwood@mtgengineers.com

Email Address

[Signature]

Property Owner Signature

3930 Galleria Oaks Dr.

Address

Texarkana, TX 75503

City, State, Zip

501-545-3591

Home Phone & Cell Phone

c.j.vzick@arheart.com

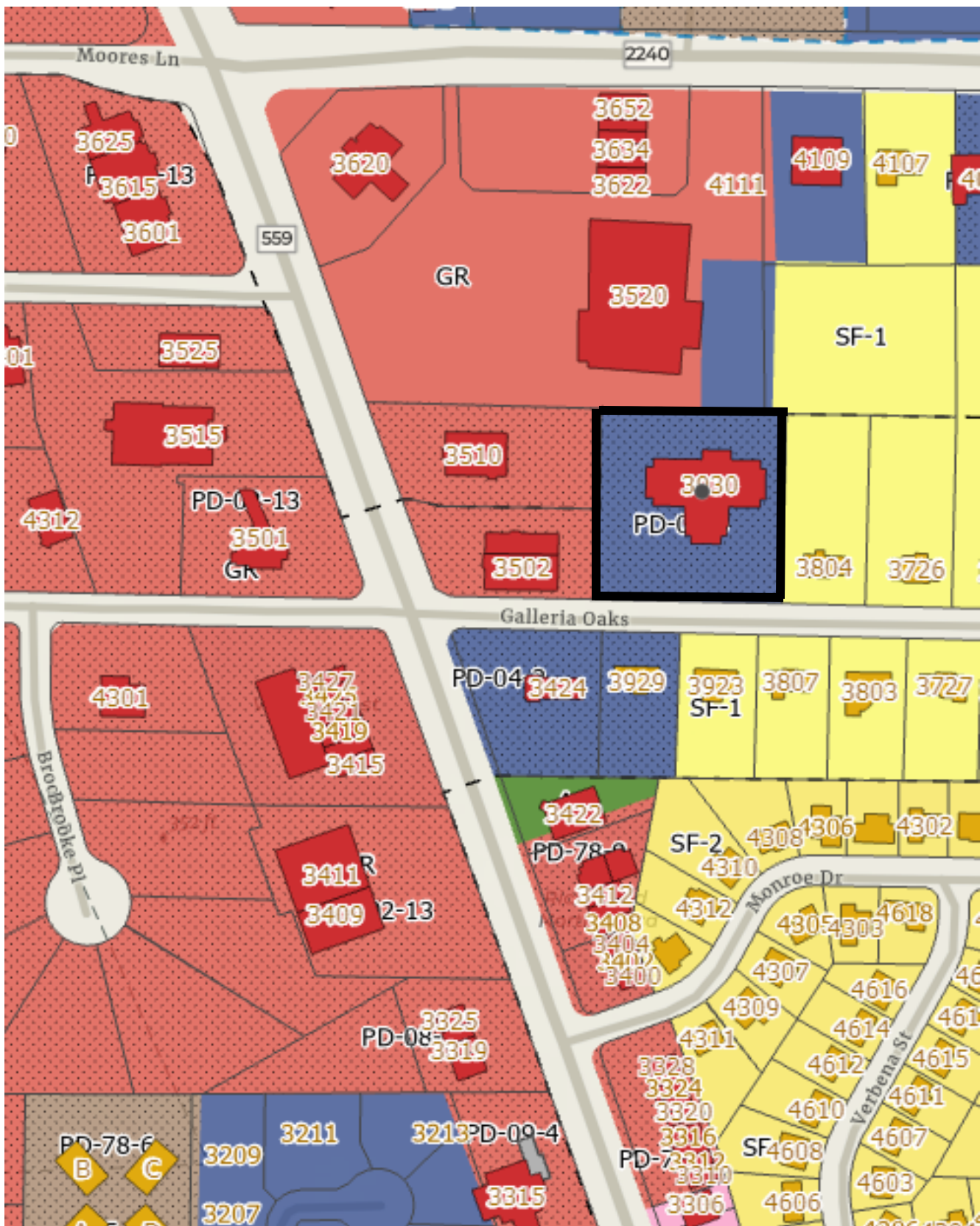
Email Address

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

Attachment: Hearing Notice and Application (3564 : A Amendment to PD-00-6 at 3930 Galleria Oaks)

Amend PD-00-6 (O)

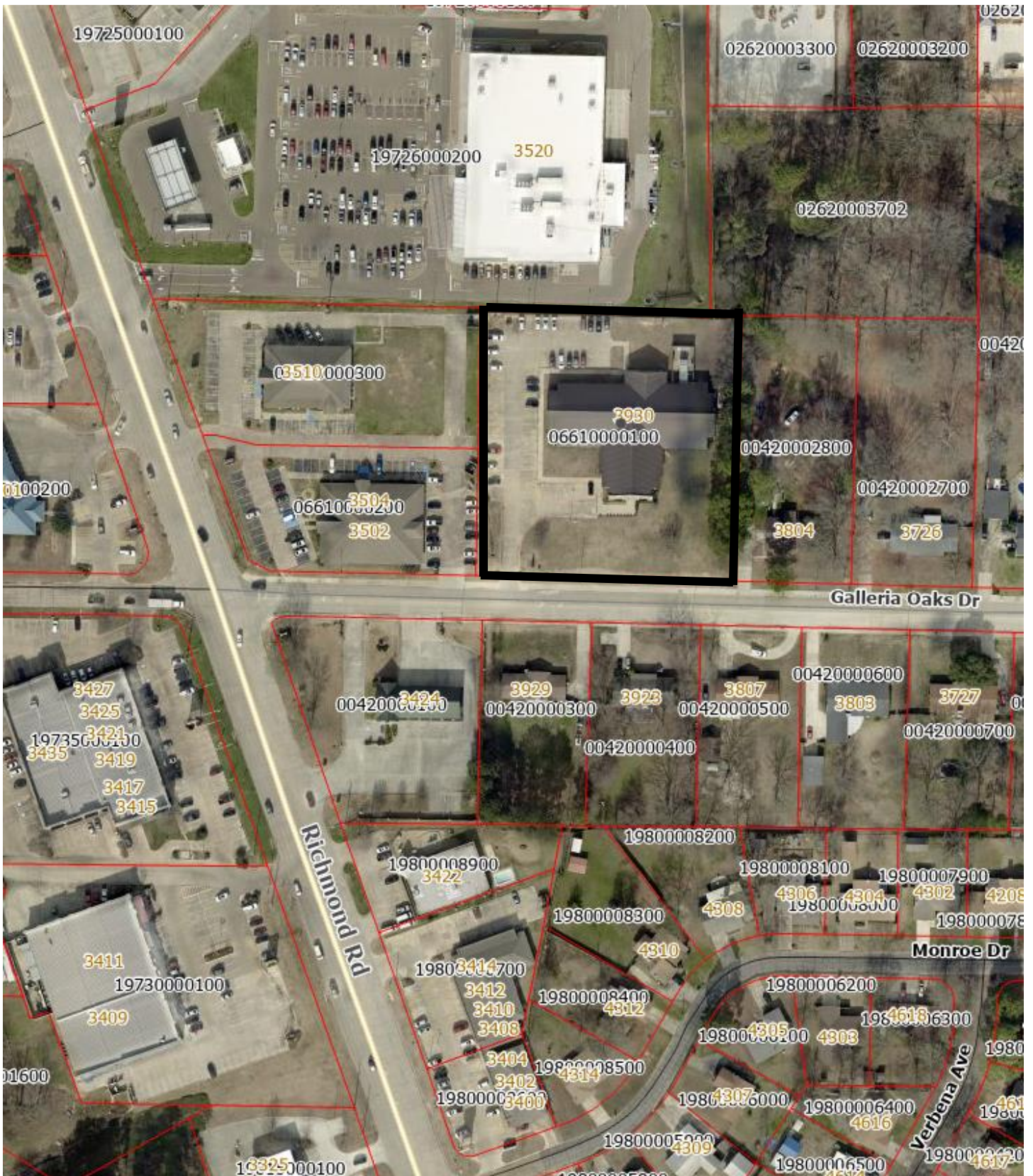
3930 Galleria Oaks



Attachment: Maps (3564 : Amendment to PD-00-6 at 3930 Galleria Oaks)

Amend PD-00-6 (O)

3930 Galleria Oaks



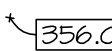
Attachment: Maps (3564 : Amendment to PD-00-6 at 3930 Galleria Oaks)

18 PROPERTY DESCRIPTION

LOT NUMBERED ONE (1) OF NO. 1 ED, A PART OF THE GEORGE BRINLEE HEADRIGHT SURVEY, ABSTRACT 18, BOWIE COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 4467, PAGE 229 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS.



LEGEND

---	PROPERTY LINE
=====	CURB AND GUTTER
_____	BUILDING EDGE
_____	EDGE OF PAVEMENT
- - - - -	EASEMENT
_____	BUILDING LINE OFFSET
_____	TOE OF DITCH/SLOPE
- - - - -	TOP OF BANK
_____E	OVERHEAD POWER LINE
_____W	WATER MAIN
_____S	SANITARY SEWER MAIN
_____T	TELEPHONE LINE
-----345-----	PROPOSED CONTOUR INT.
-----342-----	EXISTING CONTOUR INT.
-----SF-----	SILT FENCE
-----SD-----	STORM DRAIN
-----FL-----	FIRE LANE
	SPOT ELEVATION
	POWER POLE
	WATER METER
	WATER VALVE
	CLEAN OUT
	SANITARY SEWER MANHOLE
	STORM DRAIN MANHOLE
	SIGN (TYPICAL)
	HANDICAP PARKING SYMBOL (PAINTED)
	FIRE HYDRANT
	LIGHT POLE
	GAS REGULATOR
	IRRIGATION CONTROL VALVE
	SPRINKLER HEAD
	ROOF DRAIN
	TELEPHONE JUNCTION BOX
	ELECTRIC JUNCTION BOX
	GUY WIRE
	TREE

MTG
engineers & surveyors

5930 SINKERHILL ROAD
MCKINNEY, TEXAS 75063
P 903.936.9333
F 903.936.4700
WWW.MTG-INC.COM
TYPE FIRM NO. F-364
AS COA NO. 125

© MTG 2021

PRELIMINARY ~ FOR
REVIEW ONLY, NOT
INTENDED FOR
BIDDING,
CONSTRUCTION OR
PERMIT PURPOSED
9/29/2021
KAYLA R. WOOD
P.E. #104859

TEXARKANA HEART HOSPITAL 3930 GALLERIA OAKS ARKANSAS HEART HOSPITAL	SITE PLAN
---	-----------

Drawing Date
9/29/2021

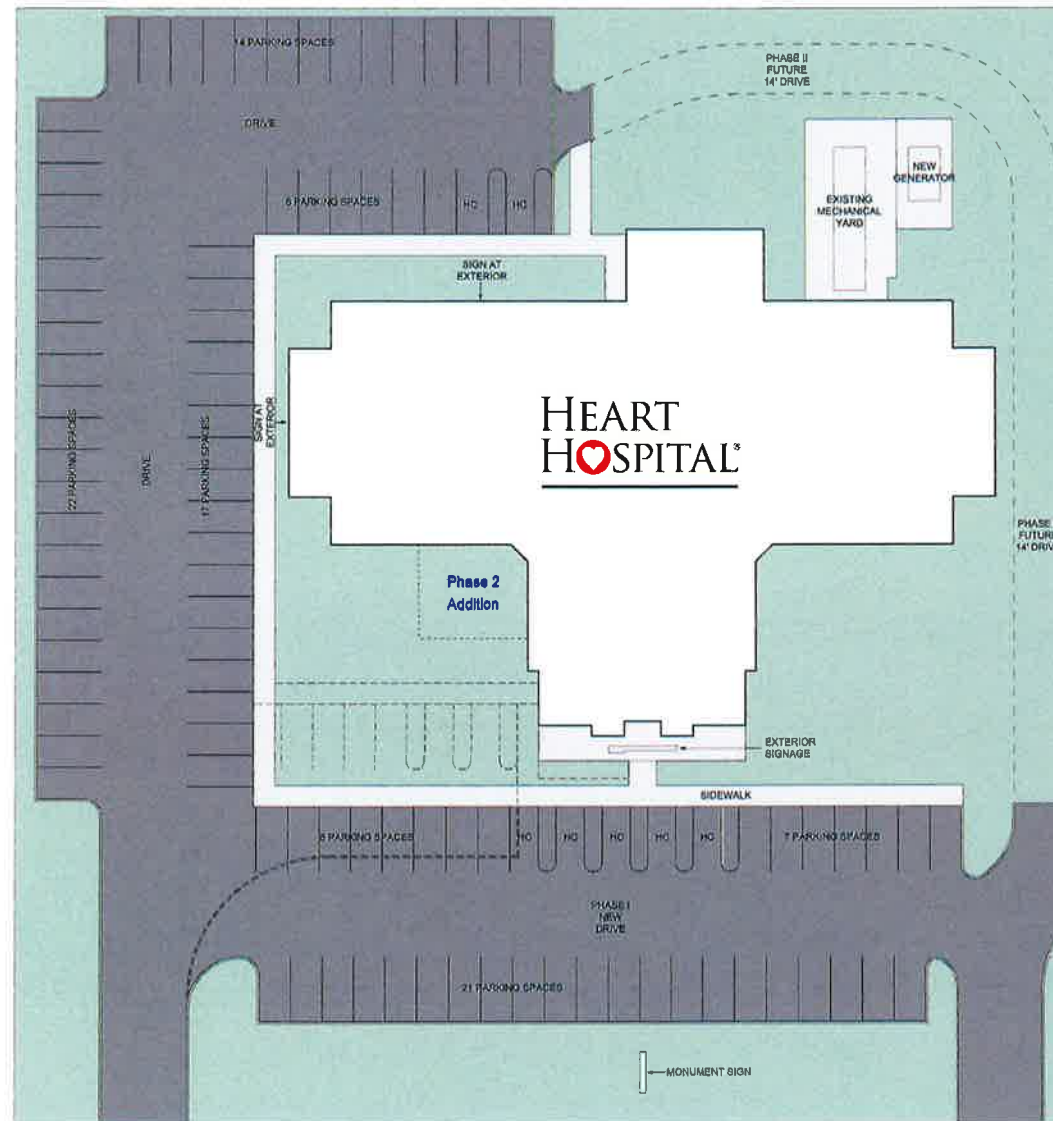
Project Number
216085

Sheet Number

63

Packet Pg. 5

Amendment PD-00-6 (O)



1	PROPOSED SITE PLAN	1/16" = 1'-0"	PARKING SPACES		96
			HC PARKING SPACES		7
			TOTAL		102



TEXARKANA CLINIC



Attachment: Floorplans and layout (3564 : Amendment to PD-00-6 at 3930 Galleria Oaks)

Amendment PD-00-6 (O)

HEART
HOSPITAL

Attachment: Floorplans and layout (3564 : Amendment to PD-00-6 at 3930 Galleria Oaks)

TEXARKANA CLINIC

City of Texarkana, Texas

Version:

Summary Sheet

Update Date: 10/1/2021 8:29 AM

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

Subject: Amendment to PD-15-1 (O) for site plan approval on an approximate 3.485-acre tract of land (Being Tract 51), J. A. Talbot HRS, A-564, located at 5808 Richmond Road. Blake Rich representing Grand Oaks ALF, LLC, and Kayla Wood, MTG Engineering and Surveyors, agent.

Meeting Date: 10/4/2021

Attachments

- a. Hearing Notice and Application (PDF)
- b. Maps (PDF)
- c. Legal Description (PDF)
- d. Site Plan (PDF)
- e. TWU ltr re Grand Oaks Town Homes (PDF)
- f. Floorplans (PDF)
- g. Elevations (PDF)

Staff Coordination

Building Code Administration	Mashell Daniel	Department Head Review
Completed	10/01/2021 9:09 AM	
Planning & Zoning Commission	Laura Puckett	Meeting Pending
10/04/2021 6:00 PM		

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Blake Rich, representing Grand Oaks ALF, LLC, owner, and Kayla Wood, MTG Engineering and Surveying, agent, for site plan approval on an approximate 3.485-acre tract of land (being Tract 51), J.A. Talbot HRS, A-564, located at 5808 Richmond Road. The current zoning is Planned Development-Office. The property is currently vacant property. The proposed use is a development of townhouses.

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

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

City of Texarkana, Texas

The site plan consists of the following:

1. The construction of nine buildings with 36 individual townhouses. (Four townhouses per building).
2. There will be one townhouse per lot. A new plat is required. This new platting will allow for an individual townhouse to be sold off.
3. Each individual 3 bedroom, 3 ½ bath, 1 car garage townhouse unit is 2,688 sq. ft. in size and is three stories in height.
4. The proposed building façade is hardy board but will be based on availability.
5. The access driveway will be off Richmond Road. Curb cut approval is required from TXDOT.
6. Two parking spaces will be provided for each townhouse unit. This includes one space in the garage and one outside parking space in front of each unit. Required pavement for parking spaces must be outside of the right-of-way.
7. A masonry 4' x 8' monument style sign. No Electronic messaging will be allowed.
8. For drainage purposes, post water runoff must be equal or less than predevelopment runoff unless engineer can prove there is not negative impacts
9. A fire hydrant is suggested in the back end "T" area.
10. Developer will be required to send the city a copy of the HOA for review since this is a private street.

Staff recommends for approval of the site plan.

Please see attached correspondence from Texarkana Water Utilities.

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.

Potential Options:

None

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends for approval of this site plan.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

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

October 4, 2021

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 4, 2021 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, November 8, 2021 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: Blake Rich Representing Grand Oaks Alf, LLC, and Kayla Wood, agent

OWNER'S ADDRESS: 4605 Texas Boulevard, Texarkana, Texas 75503

LOCATION OF REZONING: 5808 Richmond Road, Texarkana, Texas 75503

PROPOSED CHANGE: Amendment to PD-15-1 (O) for site plan approval for the construction of luxury townhouses

LEGAL DESCRIPTION: An approximate 3.485-acre tract of land (being Tract 51), J.A. Talbot HRS, A-564

CASE NUMBER: Amendment-PD-15-1 (O)

DATE MAILED: September 20, 2021



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. 21-01391

Case Amendment PD-15-1(6)
Date 9-16-21

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: N/A Block: N/A Addition: N/A
(Or see attached metes and bounds legal description)

Project location/address:
5808 Richmond Road, Texarkana Tx 75503

Present zoning: Office Proposed zoning (if applicable) _____

Proposed use: Townhome Development

Total square footage of proposed building: 2688/per building Number of parking spaces 4/per building

Number of required parking spaces per Ordinance N/A Handicapped spaces 0

Material of building façade siding/mixed based on availability

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

Size 4x8

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

Kayla R. Wood
Attorney or Agent Signature

5930 Summerhill Rd.
Address

Texarkana, TX, 75503
City, State, Zip

903-838-8533
Home Phone & Cell Phone

kwood@mtgengineers.com
Email Address

[Signature]
Property Owner Signature

9605 Texas Blvd.
Address

Texarkana, TX, 75503
City, State, Zip

903 7330480
Home Phone & Cell Phone

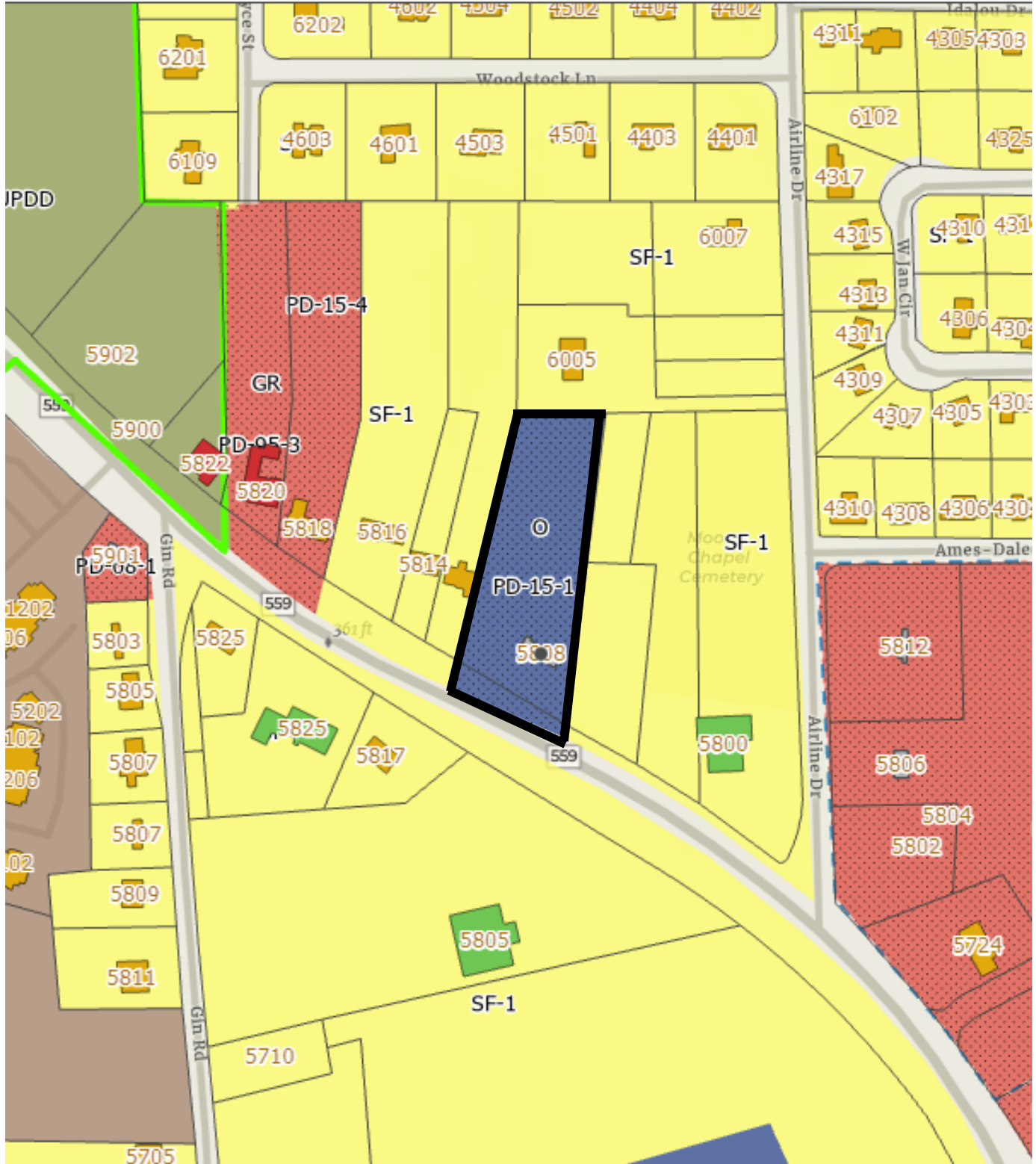
Blake55123@hotmail
Email Address

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

Attachment: Hearing Notice and Application (3565 : Amendment to PD-15-1)

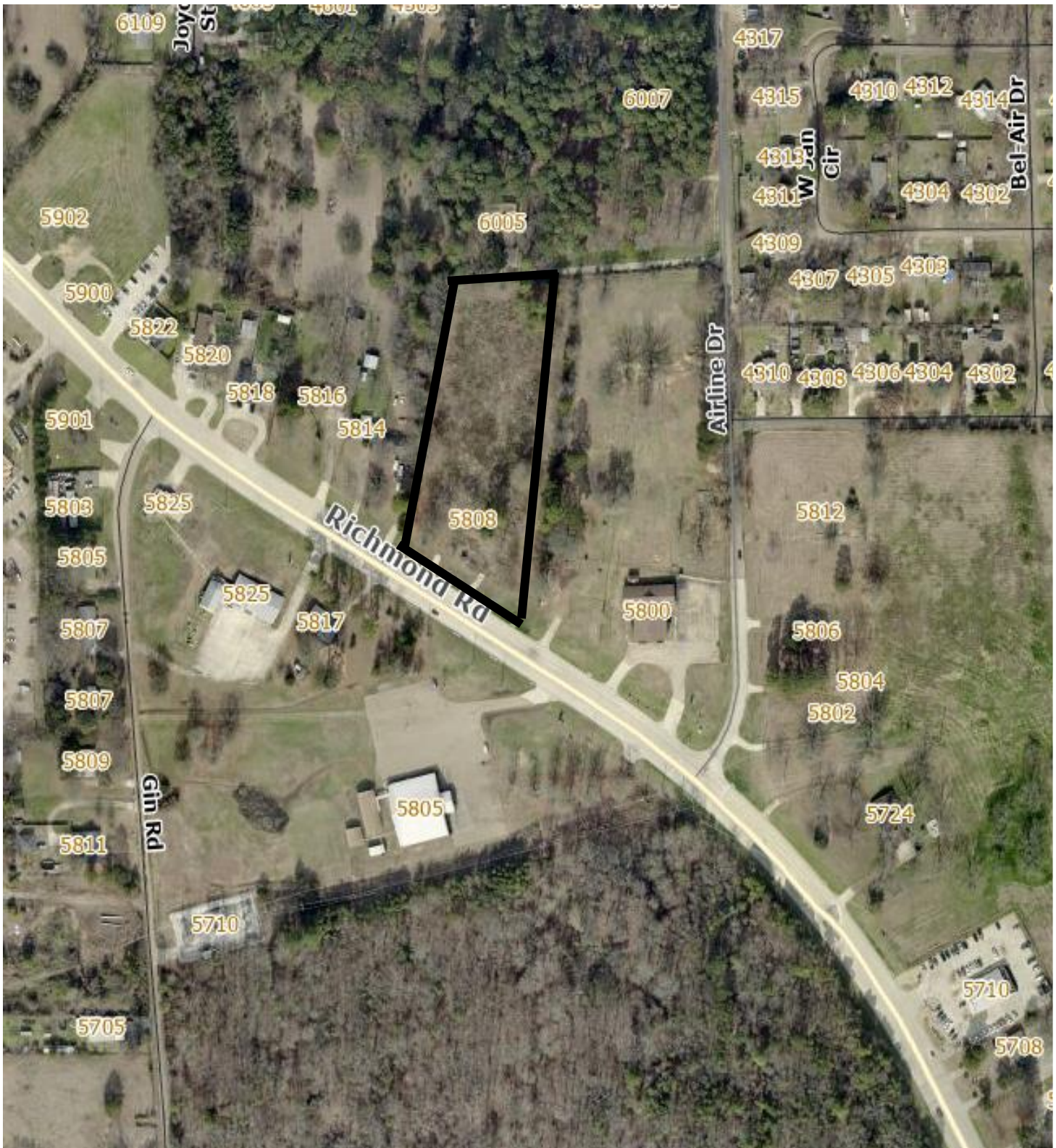
Amendment PD-15-1 (O)

5808 Richmond Road



Attachment: Maps (3565 : Amendment to PD-15-1)

5808 Richmond Road



Property Description
3.485 Acres
Bowie County, Texas

All that certain lot, tract or parcel of land lying and situated in the John A. Talbot Headright Survey, Abstract 564, Bowie County, Texas, being all of that certain tract of land described as 3.752 acres in the deed from Wyley Alan Walraven to Total Corrective Wellness, dated December 14, 2004, recorded in Volume 4484, Page 217 of the Real Property Records of Bowie County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1 inch pipe found for a corner, the Northwest Corner of the said 3.752 acre tract, the Southwest Corner of that certain tract of land described as 1.32 acres in the deed from Herman R. Burham, et ux to Dennis Ray Burham, et ux, dated November 10, 1976, recorded in Volume 607, Page 839 of the Deed Records of Bowie County, Texas, lying in the East line of that certain tract of land described in the deed from Sheila Jean Dyer Loper, et al to Barry Eugene Dyer, dated November 27, 2013, recorded in Volume 6569, Page 125 of the Real Property Records of Bowie County, Texas;

THENCE North 85 degrees 24 minutes 20 seconds East a distance of 254.08 feet along the North line of the said 3.752 acre tract and the South line of the said 1.32 acre tract, to a 1/2 inch steel rod capped MTG 101011-00 set for a corner, the Northeast Corner of the said 3.752 acre tract, the Northwest Corner of that certain tract of land described in the deed from Moores Chapel Presbyterian Church to Eleanor Chastain, et al, Trustees of Northwood Presbyterian Church, dated June 27, 1976, recorded in Volume 602, Page 412 of the Deed Records of Bowie County, Texas, lying in the South line of the said 1.32 acre tract;

THENCE South 04 degrees 52 minutes 52 seconds West a distance of 630.24 feet along the East line of the said 3.752 acre tract, the West line of the said Presbyterian Church Tract and the West line of that certain tract of land described in the deed from Jesse L. Drake, et ux to John O. Bivens, et al, Trustees of the Moores Chapel Presbyterian Church, dated February 6, 1970, recorded in Volume 515, Page 229 of the Deed Records of Bowie County, Texas, to a 1/2 inch steel rod capped MTG 101011-00 set for a corner, lying in the North right-of-way line of Farm to Market Road 559;

THENCE North 61 degrees 14 minutes 10 seconds West a distance of 76.70 feet along the North right-of-way line of said Farm to Market Road 559, to a Brass Cap Right of Way Marker, found for a corner;

THENCE North 68 degrees 55 minutes 15 seconds West a distance of 151.13 feet along the North right-of-way line of said Farm to Market Road 559, to a Brass Cap Right of Way Marker, found for a corner;

THENCE North 61 degrees 05 minutes 41 seconds West a distance of 85.24 feet along the North right-of-way line of said Farm to Market Road 559, to a 1/2 inch steel rod capped JHG, found for a corner, lying in the

West line of the said 3.752 acre tract and the East line of the said Dyer tract;

THENCE North 09 degrees 56 minutes 12 seconds East a distance of 482.37 feet along the West line of the said 3.752 acre tract and the East line of the said Dyer tract, to the point of beginning and containing 3.485 acres of land, at the time of this survey.

This description is based on the survey and plat made by Jeffrey A. Wood, Registered Professional Land Surveyor No. 6220, on January 20, 2015.

**RICHMOND ROAD TOWNHOMES
TEXARKANA, TEXAS**





Texarkana Water Utilities

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

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

September 27, 2021

Laura Puckett
Administrative Coordinator – Code & Zoning
City of Texarkana, Texas
P. O. Box 1967
Texarkana, Texas 75504

Re: Grand Oaks Townhouses – 5808 Richmond Rd – Texarkana, TX

Dear Mrs. Puckett:

The Utility staff has performed a review of the preliminary site plans for the above referenced project and has the following comments:

- 1) There shall be no dead ends on the domestic water lines.
- 2) There shall be a 15 ft. easement on water lines if there are plans for the water lines to become public.
- 3) There shall be a 16 ft. easement on sewer lines if there are plans for the sewer lines to become public.
- 4) All domestic water and sewer lines shall be installed per TWU specification and standards.
- 5) There is an existing twelve-inch (12") water main on the north side of Richmond Road and an existing eight inch (8") sanitary sewer main on the north side of Richmond Road running parallel to Richmond Road.
- 6) The Utility reserves the right to request additional utility easements upon review of the plans.
- 7) The size and location of the existing water and sanitary sewer mains have not been field verified. The developer's representative shall field verify the size and location of the existing utilities before designing or constructing extensions of the system
- 8) **PLEASE NOTE:** This is a preliminary review of the proposed layout for this project. A detailed review will be performed by the Utility when detailed plans are received.

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

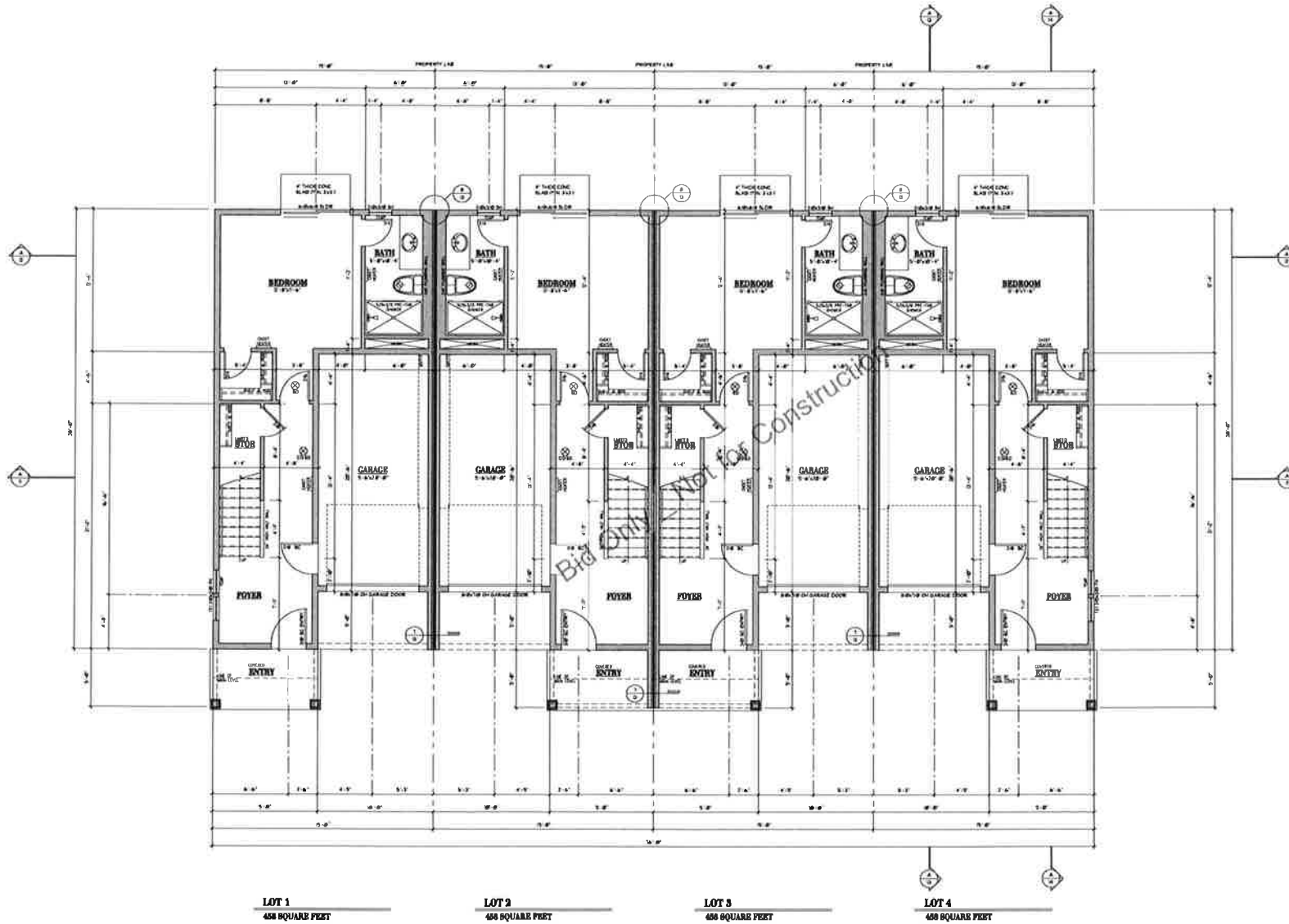
Sincerely,

Kenneth L. Icenhower, P.E.
Design Engineer
Texarkana Water Utilities

xc: Gary Smith, P.E., Interim Executive Director, TWU
Tricia Briggs, Finance Director, TWU
Teresa Akard, Engineering Technician II, TWU

Attachment: TWU letter re Grand Oaks Town Homes (3565 : Amendment to PD-15-1)

Bill Moss, GIS Technician, TWU
David Waldroup, P.E., Environmental Engineer, TWU
Dustin Henslee, P.E., CFM, CSI, Texarkana, Texas
Mashell Daniel, P.E., Director of Inspections & Code Enforcement
Chris Black, Fire Inspector, Texarkana, Texas
Cindy Foster, Administrative Assistant, Texarkana, Texas
Keith Lee, Chief Building Official, Texarkana, Texas
Kayla Wood, P.E., MTG Engineers and Surveyors



LOT 1
456 SQUARE FEET

LOT 2
456 SQUARE FEET

LOT 3
456 SQUARE FEET

LOT 4
456 SQUARE FEET

LOWER LEVEL FLOOR PLAN
SCALE: 1/4"=1'-0" 1,872 TOTAL SQ. FT. PER LOT

PACIFIC EVERGREEN HOMES

LOGAN

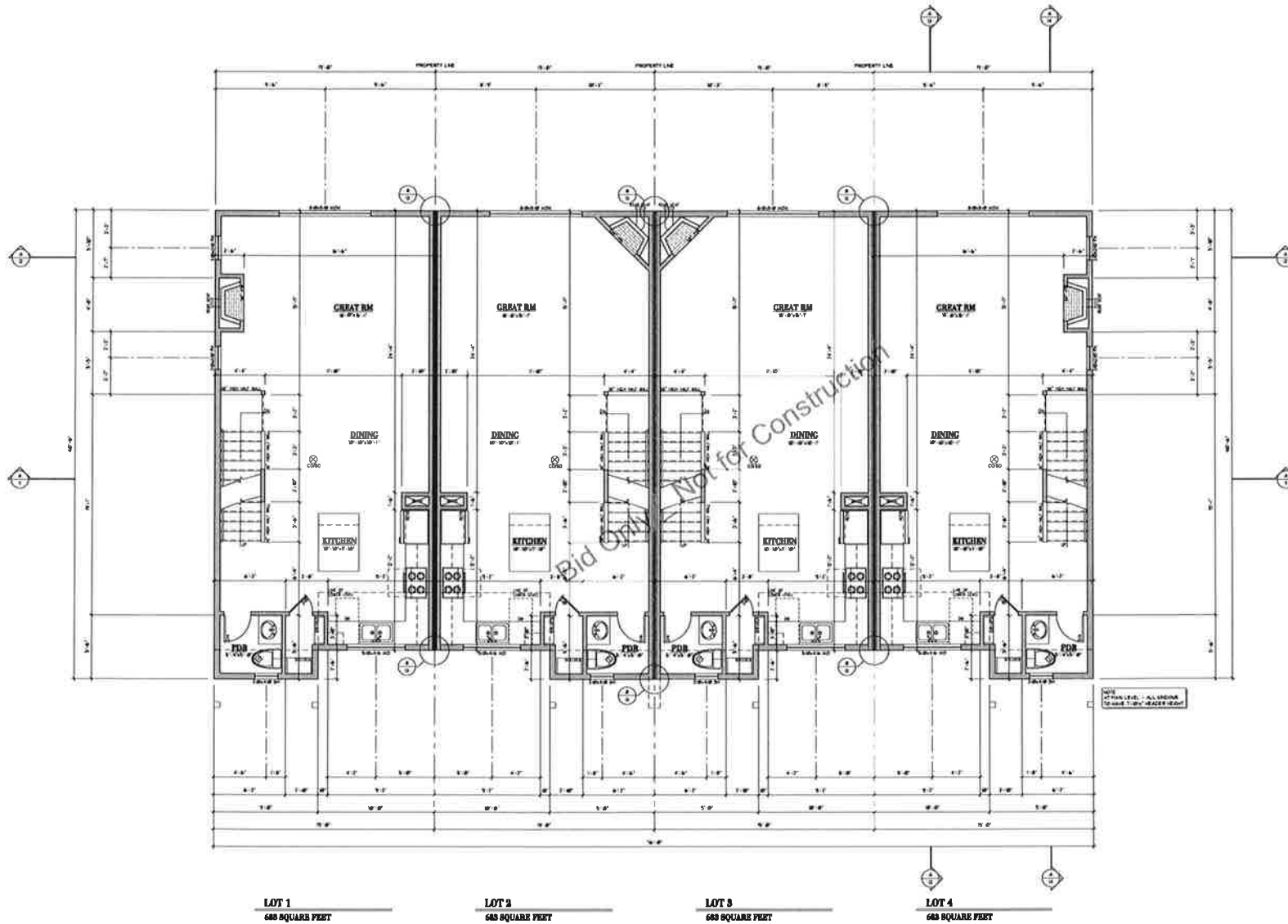
PLAN NUMBER 111312

Suntei
DESIGN, INC.
1555 9th Avenue, Suite 100, Lake Oswego, Oregon 97036
TEL: 503.670.1234 FAX: 503.670.1235

THESE PLANS HAVE BEEN PREPARED FOR THE CONTRACTOR BY THE ARCHITECT AND ARE UNAUTHORIZED FOR REPRODUCTION OR COPIING OF THE PLANS OR ANY PARTS THEREOF WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE PLANS AND SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PLANS AND SHALL NOT BE RESPONSIBLE FOR ANY LOSS OR DAMAGE TO THE PLANS. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PLANS AND SHALL NOT BE RESPONSIBLE FOR ANY LOSS OR DAMAGE TO THE PLANS.

JOB NAME: PACIFIC EVERGREEN
DATE: 7/20/2021

3



MAIN LEVEL FLOOR PLAN
SCALE: 1/4"=1'-0"

PACIFIC EVERGREEN HOMES

LOGAN

PLAN NUMBER 111312

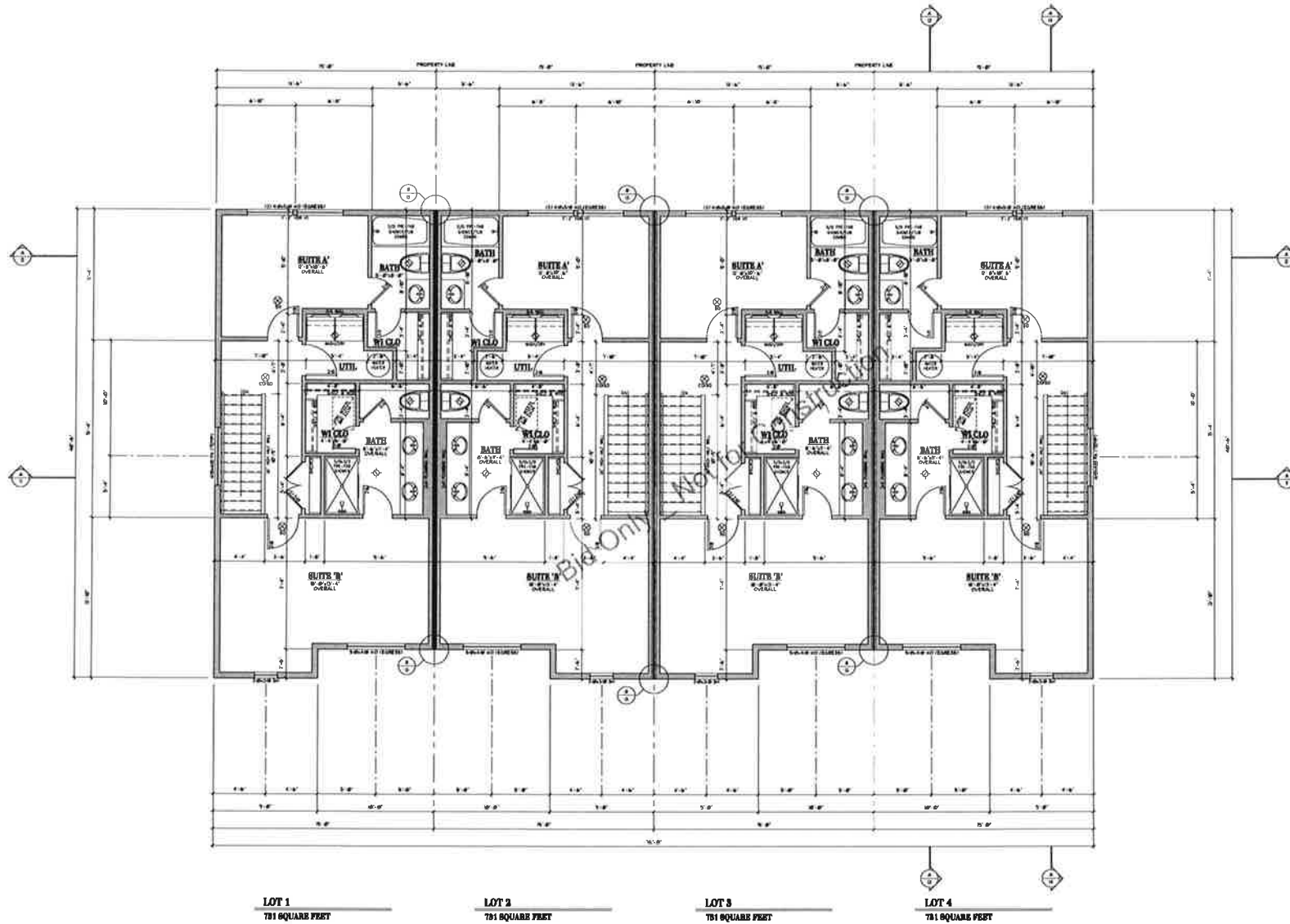


THESE PLANS HAVE BEEN PREPARED FOR THE CONSTRUCTION OF ONE OR MORE UNAUTHORIZED USE OR COPIES OF THE PLANS FOR THE DESIGNER'S EXCLUSIVE PURPOSES. NO PART OF THIS DOCUMENT SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL DIMENSIONS AND DETAILS BEFORE CONSTRUCTION FOR THE DESIGNER AND OBTAINING PLANS ARE YOUR OWN AGREEMENT FOR FURTHER INFORMATION.

JOB NAME: PACIFIC EVERGREEN
DATE: 1/3/2021

4

Attachment: Floorplans (3565 : Amendment to PD-15-1)



UPPER LEVEL FLOOR PLAN
SCALE: 1/8"=1'-0"

PACIFIC EVERGREEN HOMES

LOGAN

PLAN NUMBER 111312

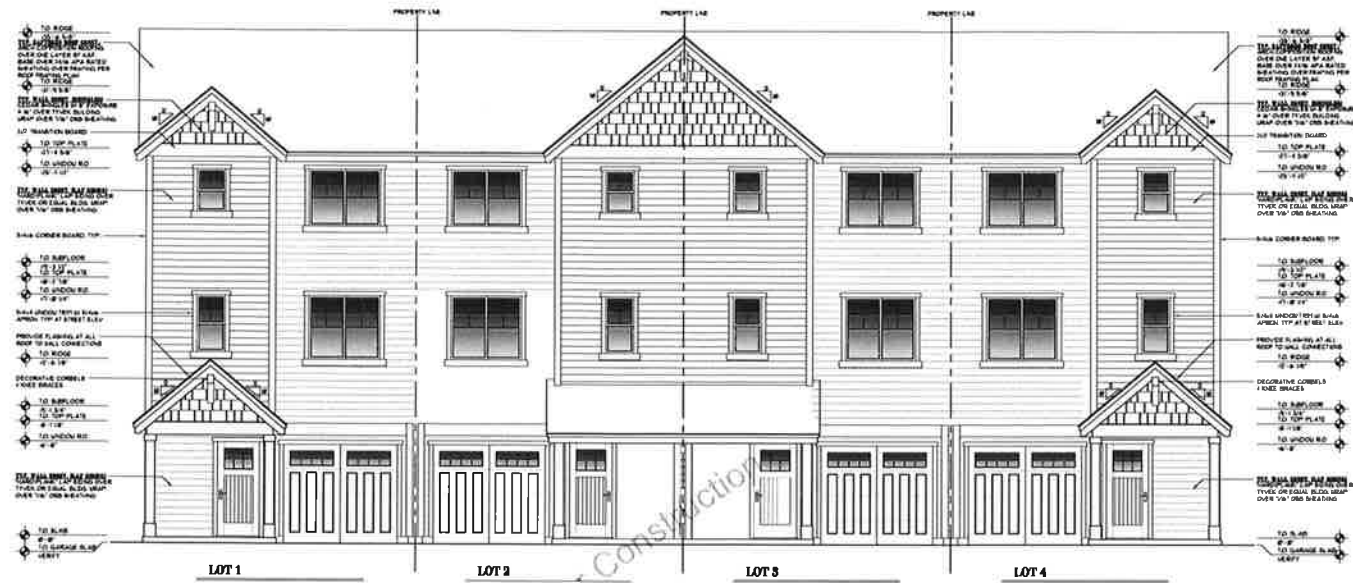


THIS PLAN HAS BEEN PREPARED FOR THE
CONSTRUCTION OF ONE BUILDING ONLY.
UNLESS OTHERWISE SPECIFIED, THE
PLANS OF THE DESIGNER SHALL BE THE
ONLY BASIS FOR CONSTRUCTION. THE
CONTRACTOR SHALL BE RESPONSIBLE FOR
ALL DIMENSIONS AND DETAILS NOT
SHOWN ON THESE PLANS. THE
CONTRACTOR SHALL BE RESPONSIBLE FOR
OBTAINING ALL NECESSARY PERMITS
AND FOR THE COST OF THE SAME.

JOB NAME: PACIFIC EVERGREEN
DATE: 1/20/21 SJ

5

Attachment: Floorplans (3565 : Amendment to PD-15-1)



FRONT ELEVATION
SCALE 1/4"=1'-0"



RIGHT ELEVATION
SCALE 1/4"=1'-0"

LOGAN

PACIFIC EVERGREEN HOMES

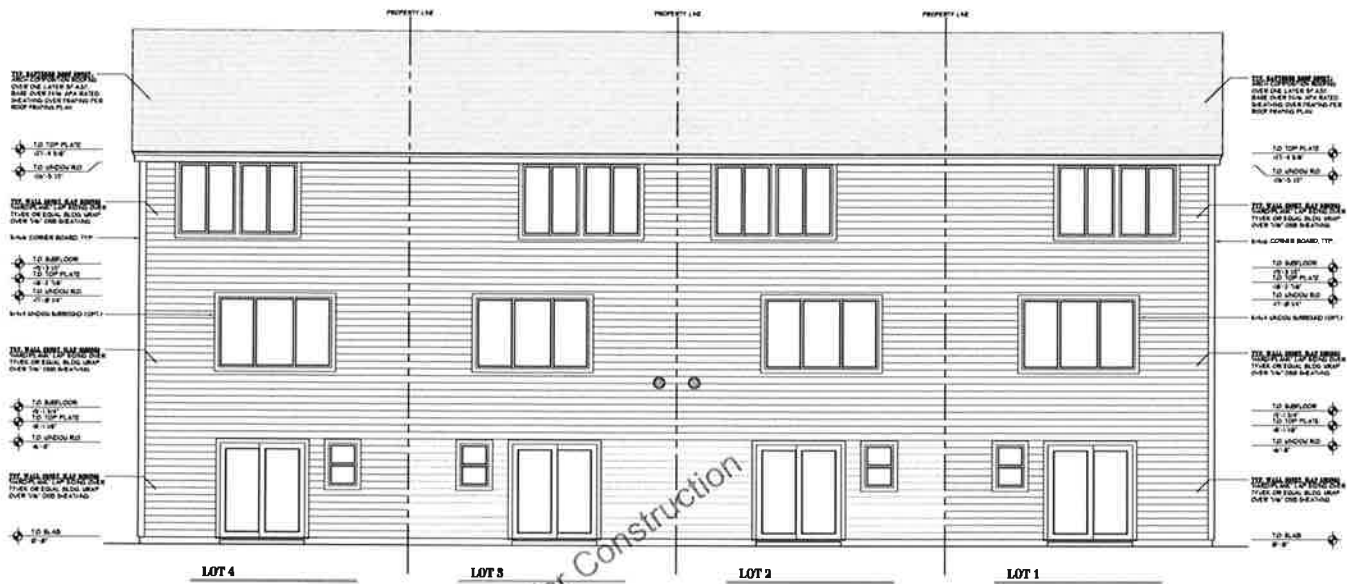
PLAN NUMBER 111312

Sunteel
DESIGN INC.
1000 Avenue, Suite 100, Lake Oswego, Oregon 97034
503.670.1111

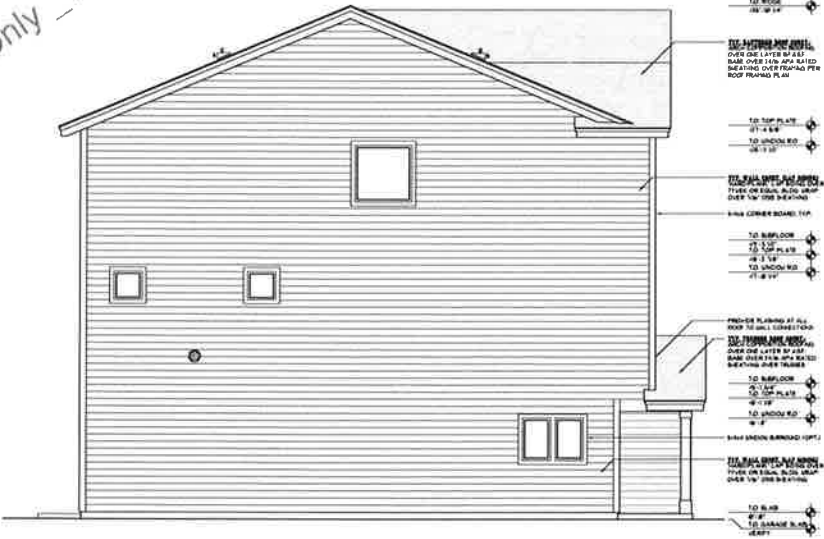
THIS PLAN HAS BEEN EVALUATED FOR THE CONSTRUCTION OF ONE BUILDING ONLY. UNLESS SPECIFICALLY NOTED OTHERWISE, THIS PLAN OR THE DESIGN IS NOT INTENDED TO BE USED FOR ANY OTHER PROJECT. THE DESIGNER ASSUMES NO LIABILITY FOR ANY DAMAGE OR INJURY TO ANY PERSON OR PROPERTY ARISING FROM THE USE OF THIS PLAN OR THE DESIGN. THE DESIGNER ASSUMES NO LIABILITY FOR ANY DAMAGE OR INJURY TO ANY PERSON OR PROPERTY ARISING FROM THE USE OF THIS PLAN OR THE DESIGN. THE DESIGNER ASSUMES NO LIABILITY FOR ANY DAMAGE OR INJURY TO ANY PERSON OR PROPERTY ARISING FROM THE USE OF THIS PLAN OR THE DESIGN.

DATE: 7/20/2021

1



REAR ELEVATION
SCALE: 1/4"=1'-0"



LEFT ELEVATION
SCALE: 1/4"=1'-0"

PACIFIC EVERGREEN HOMES
LOGAN

PLAN NUMBER 111312

Suntec
DESIGN INC.
155 B Street, Suite 100, Lake Oswego, Oregon 97034
503.670.1234

THIS PLAN HAS BEEN ISSUED FOR THE CONSTRUCTION OF THE BUILDING ONLY. UNLESS OTHERWISE NOTED, THE PLANS DO NOT CONSTITUTE A CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED.

DATE: 7/2021
S.J.

2

Attachment: Elevations (3565 : Amendment to PD-15-1)

City of Texarkana, Texas

Summary Sheet

Version:

Update Date: 10/1/2021 8:36 AM

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

Subject: Consider approving the Planning and Zoning Commission Minutes from September 7, 2021.

Meeting Date: 10/4/2021

Attachments

- a. 09-07-2021 P&Z Minutes (PDF)

Staff Coordination

Building Code Administration	Mashell Daniel	Review	Completed
10/01/2021 9:09 AM			
Planning & Zoning Commission	Laura Puckett	Meeting	Pending
10/04/2021 6:00 PM			

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

See attached Planning and Zoning Commission minutes from September 7, 2021.

Potential Options:

None

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends approval of the minutes.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

October 4, 2021

**MINUTES
REGULAR MEETING
PLANNING AND ZONING COMMISSION
COUNCIL CHAMBERS
2ND FLOOR, TEXAS MUNICIPAL BUILDING
220 TEXAS BOULEVARD, TEXARKANA, TEXAS
TUESDAY, SEPTEMBER 7, 2021 AT 6:00 P.M.**

The Planning and Zoning Commission of the City of Texarkana, Texas met in a regular session, Tuesday, September 7, 2021 at 6:00 p.m. with the following members present:

ATTENDING:

Mr. Tom Coleman (Acting Chairperson)
Mr. Casey Boyette
Mr. James Larkins
Mr. George Merrill
Dr. Wanda Northam

ABSENT

Mr. Gene Joyce III, Chairman
Ms. Dianna Kinsey, Vice Chairperson

ALSO ATTENDING:

Ms. Mashell Daniel, Executive Director of Inspections, Code Enforcement & Zoning
Mr. Dustin Henslee, Director of Public Works
Ms. Laura Puckett, Administrative Coordinator

Mr. Coleman called the meeting to order at 6:00 p.m.

Consider approval of preliminary and final plat for Deaton Place Subdivision, a new subdivision located off Gin Road north of the intersection with Moores Lane. Aven Williamson, owner. Kayla Wood, MTF Engineers and Surveyors, agent.

Kayla Wood appeared and stated that the 120-day time to record the plat had lapsed for signatures. She said that nothing has changed and just needed signatures on the plat.

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

RECOMMENDED FOR APPROVAL

Consider approval of the preliminary and final plat for The Grove, located at the intersection of Richmond Road, Airline Drive, and Ames-Dale Drive. Ames Development, LLC & Texarkana Storage, LLC, owners. Jeffrey Wood, MTG Engineers and Surveyors,

agent.

Previously the mini-warehouses were brought to P&Z for site plan approval. They want to plat lots into 1 lot consisting of almost an acre. Dusty said that they have met the comments on the plat.

Mr. Boyette made a motion to approve this request. Dr. Northam seconded the motion to approve this request. Members voted unanimously to approve the request.

RECOMMENDED FOR APPROVAL

Z-21-21: a 0.48-acre tract of land (being Tract 49), in the Howard Etheridge HRS, A-182, located at 1801 Waterall Street from Single Family-2 to Neighborhood Service. Knights of Columbus, owner and Kevin DuPree, agent.

Mike Donovan representing the Knights of Columbus appeared and stated the building was built in 1957 prior to zoning. The Knights of Columbus have used the building for 70 years as a meeting and event center. They have a buyer and would like to rezone to follow current zoning ordinance. The buyer would like to continue to use the facility as an event center.

Dr. Northam made a motion to approve this request. Mr. Boyette seconded the motion to approve this request. Members voted unanimously to approve the request.

RECOMMENDED FOR APPROVAL

STAFF UPDATES

No staff updates.

MINUTES

Consider approval of the August 2, 2021 Planning and Zoning Commission meeting minutes.

Dr. Northam made a motion to approve the minutes. Mr. Boyette seconded the motion. All members voted unanimously to approve the minutes.

MINUTES RECOMMENDED FOR APPROVAL

There being no further business, the meeting was adjourned.

Tom Coleman, Acting Chairperson

Laura Puckett, Administrative Coordinator