



CITY OF TEXARKANA
PLANNING & ZONING COMMISSION
AGENDA • OCTOBER 7, 2019

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

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

I. CALL TO ORDER

II. AGENDA ITEMS

1. Consider approval of replat of Lot 1, Block 53, Trigg's Addition. Columbia Property Management, LLC, owner. MTG Engineers and Surveyors, agent.
2. Consider approval of replat of Lots 17, 18 and 24-29, Block 1, Revised Shilling South 2nd. Jacob Duke, owner. MTG Engineers and Surveyors, agent.
3. Consider reapproval of preliminary and final plat of Arbor Meadows. Nick Hibbs, owner. MTG Engineers and Surveyors, agent.
4. (REMOVE FROM TABLE) Amendment to PD-97-3(Office) for site plan approval to allow a townhouse development on Lot 1, Block 6, Clear Creek Estates 1st Addition, located in the 3400 blk. of Skyline Boulevard. Brandon Taylor and Brad Meador, dba 2 B Builders, applicant. Kirk Patton, attorney.

5. (REMOVE FROM TABLE) Z-19-14: A 1.348-acre tract of land, being a part of Lots 3 & 4, Block 1, Carrie D. Hart's First Addition located in the Thomas Price HRS, A-466, located at 1703 North Bishop Road. Office to Commercial. Curt Green, dba Green, Herrington & Howell, LLC, applicants.
6. S-711: Specific Use Permit to allow permanent cosmetics and microblading in a tenant space at 4064 Summerhill Square, being on a 3.16-acre tract of land (Tract 49D) in the MEP & P HRS, A-421. Alan Schimming, applicant. Patty Lynn, agent.
7. S-712: Specific Use Permit to allow a billboard on a 25' x 45' strip of leased land (0.026 acres) at 2703 Richmond Road, being part of a 0.704 acre tract of land (Tract 79) in the George Brinlee HRS, A-18. Elvin Fenton, applicant. Chad Shipp, Shipp Outdoor, LLC, agent.
8. Z-19-17: Lot 6, Block 1, Two Streets Addition, located in the 3500 block of Waco Street. Single Family-2 to Commercial. LBP O-Zone Investments, LLC, applicant. Kayla Wood. MTG Engineers and Surveyors, agent.

III. STAFF UPDATES

IV. CONSIDER APPROVAL OF MINUTES

1. Consider approval of September 3, 2019 Minutes

V. ADJOURNMENT

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

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

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

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

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

City of Texarkana, Texas

Summary Sheet

Version:
Update Date: 10/3/2019 12:49 PM

Lead Department: Planning and Community Development **Action Officer:** Debbie Burk
Subject: Consider approval of replat of Lot 1, Block 53, Trigg's Addition. Columbia Property Management, LLC, owner. MTG Engineers and Surveyors, agent.
Meeting Date: 10/7/2019

Attachments

- a. Replat of Lot 1, Blk. 3, Trigg's Add. (PDF)

Staff Coordination

Planning and Community Development	David Orr	Department Head Review
Pending		
Planning & Zoning Commission	Debbie Burk	Meeting Pending
10/07/2019 6:00 PM		

Staff Commentary**Updates/History of Briefing:**

"NOT APPLICABLE"

Executive Summary and Background Information:

Please see attached packet.

Potential Options:

"None"

Fiscal Implications:

"None"

Staff Recommendation:

NA

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

City of Texarkana, Texas

“NOT APPLICABLE”

Advisory Board/Committee Meeting Date and Minutes:

October 7, 2019

Memorandum

City of Texarkana, Texas

TO: Planning and Zoning Members

FROM: Dusty Henslee, P.E., CFM, Director of Public Works

[Handwritten signature] 10-2-19

SUBJECT: Consider approval of Replat Lot 1, Block 53 Triggs Addition to the City of Texarkana, Texas

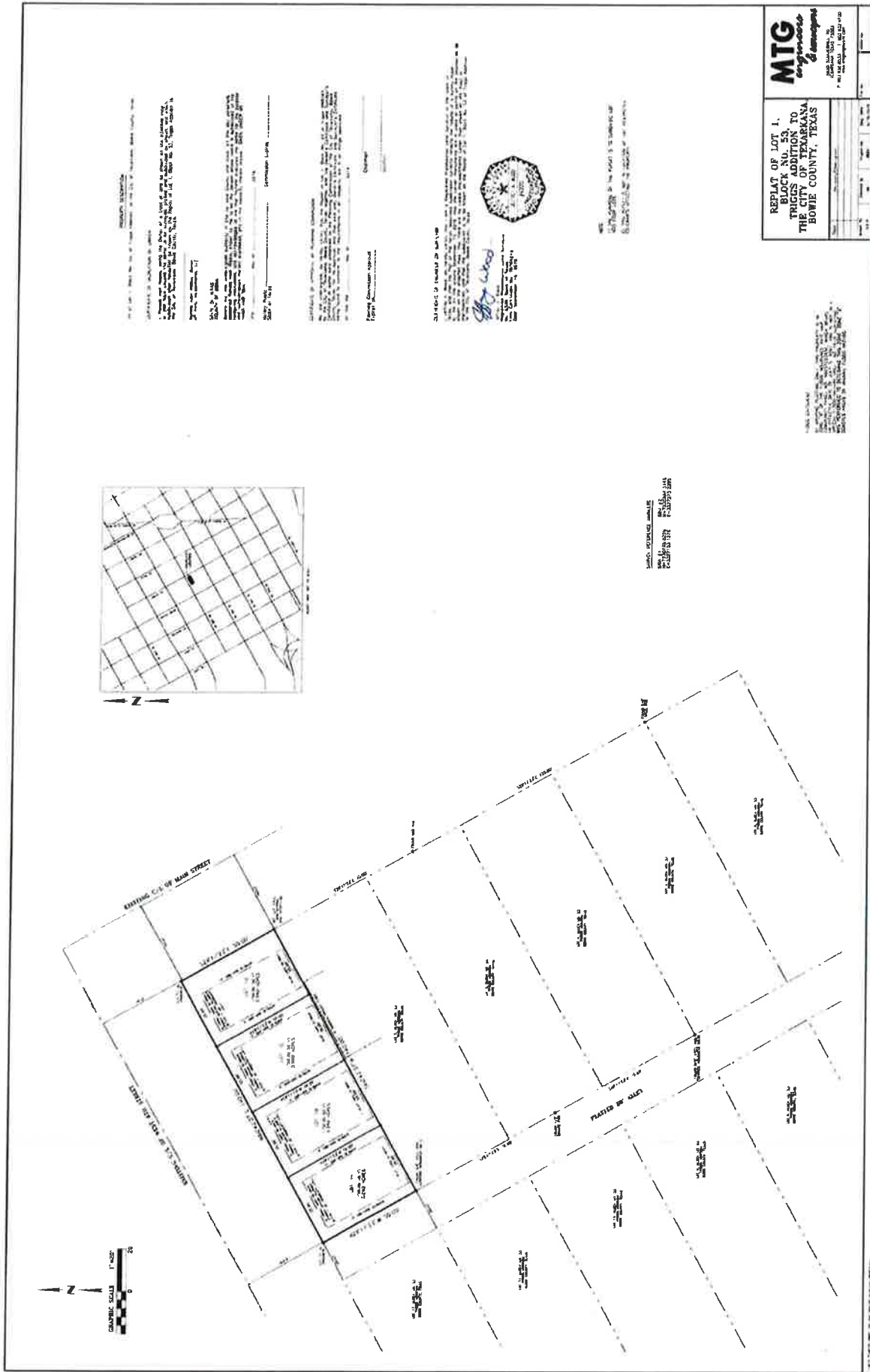
This is a request by Columbia Property Management, LLC, owner, and MTG Engineers and Surveyors, agent, to consider the approval of Replat of Lot 1, Block 53 Triggs Addition to the City of Texarkana, Texas. The purpose is to split the lot into 4 lots. This property is located at the intersection of 6th Street and Main Street. Copies of the proposed plats are attached all the correspondence as well from the utility companies.

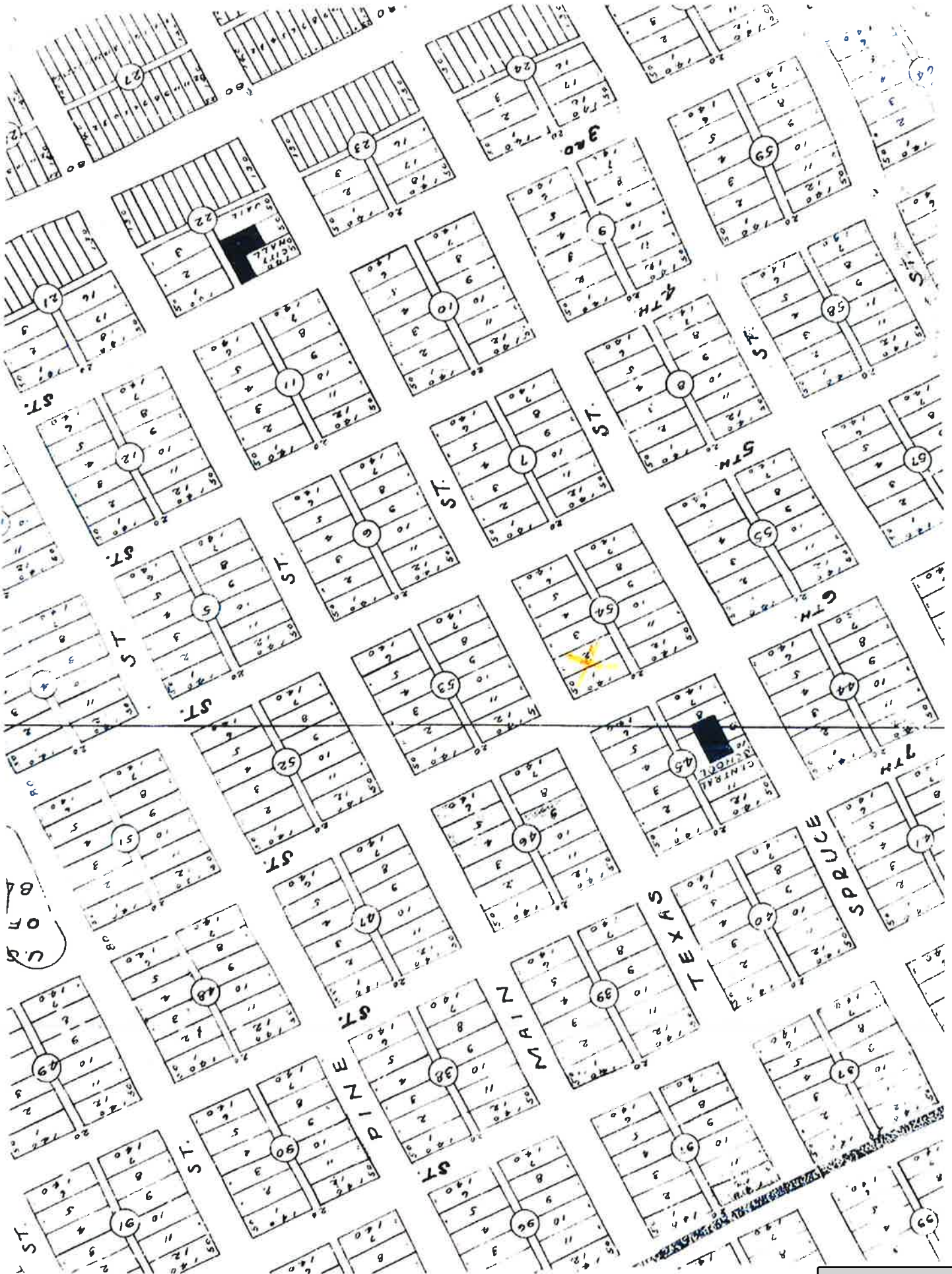
Comments are as follows:

1. Texas Department of Transportation – N/A
2. Reliant/Arkla Gas –No issues
3. Cable One – No issues
4. Windstream Communications- No issues
5. Electric company –
 AEP - Phone call with Dusty Wiley on 9-30-19-they are worried about issues with clearance from there power lines due to the porch encroachment into the building line.
 Bowie Cass – No response
 REA – No response
6. TWU- Texarkana Water and Sewer Service – No issues. See memo
7. Public Works/ Planning -
 1. A tax certificate of the property for recording purposes from the BCAD must be provided showing all taxes on this proposed plat have been paid in order to be recorded at the County Courthouse. (Texas State Legislature amendment 12.002 of the Texas Property Code)
 2. Mylar copy after recording to public works department and via electronic media.
8. Fire Department – No issues

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

Attachment: Replat of Lot 1, Blk. 3, Trigg's Add. (2153 : Replat of Lot 1, Blk. 53, Trigg's Addition)





Attachment: Replat of Lot 1, Blk. 3, Trigg's Add. (2153 : Replat of Lot 1, Blk. 53, Trigg's Addition)



CITY OF TEXARKANA TEXAS

1907
Texarkana, TX 75501
Phone (800) 758-3600

Application for Subdivision Plat Approval

Type:

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

Purpose of Plat: Subdivide Lot 1 into 4 Lots

Plat Title: Replat Lot 1, Block 53 Triggs Addition to the City of Texarkana, Texas

Current Legal Description: Lot 1, Block 53 Triggs Addition to the City of Texarkana, Texas

Total Acreage: 0.16 acres Number of Lots: 4 Zoning: PUR 2

Owner/Developer Information:

Name: Columbia Property Management, LLC

Address: 4035 Jefferson Ave, Texarkana AR 71854

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

Surveyor/Engineer Information:

Name: Jeffrey Wood - MTG Engineers & Surveyors

Address: 5930 Summerhill Road, Texarkana TX 75503

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

Applicant/Agent Information:

Name: Jeffrey Wood - MTG Engineers & Surveyors

Address: 5930 Summerhill Road, Texarkana TX 75503

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

Required Documents:

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

Owners/Applicant Certification

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

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

Jeffrey Wood

Applicant's Printed Name

Jeffrey Wood
Applicant's Signature

9/19/19

Date

Application Fee: _____

Received by: _____

Revised: 12/21/2015

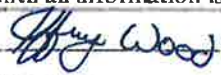


CITY OF

TEXARKANA

TEXAS

City of Texarkana
 1011 New 158th
 Texarkana, TX 75581
 Phone: (817) 498-1700

REPLAT CHECKLIST	
GENERAL INFORMATION / PROJECT DESCRIPTION	
Date, written and graphic scale (100 scale or smaller) and north arrow	☒
Location Map for proposed development	☒
Title and Name of Subdivision	☒
Legal Description and identification of tract being subdivided or resubdivided	☒
1. Legal description shall be referenced to a previous recorded subdivision	
SPECIFIC PLAT INFORMATION	
Names or designations of all adjoining subdivisions or properties	☒
Adjacent dedicated streets, alleys, and easements	☒
Outline of proposed tract (shall stand out compared to other boundary lines)	☒
Location and designation of all streets, alleys, and other areas with dimensions that are intended for public use	☒
All block, lot and street boundary lines	☒
1. Blocks and lots shall be numbered	
2. Building lines and easements are shown	
a. Commercial (15')	
b. Residential (25')	
c. In PUR, building line is not less than 15'	
Surveyor Note explaining purpose of Replat	☒
100 Year FEMA Flood Zones	☒
Finish Floor Elevations (lots adjacent to flood zones and drainage facilities)	☒
Shown all necessary dimensions	☒
Supplemental Survey Reference Markers	☒
Certificate of ownership	☒
Certificate of surveyor	☒
Certificate of approval by planning and zoning commission	☒
CERTIFICATION STATEMENT	
I have reviewed the checklist and submittals for completeness and accuracy. I understand this plat will not be reviewed until all information is included.	
 Signature	9/19/19 Date
Jeffrey Wood Printed Name	

Attachment: Replat of Lot 1, Blk. 3, Trigg's Add. (2153 : Replat of Lot 1, Blk. 53, Trigg's Addition)

TEX-Henslee, Dustin

From: Paul Wong <Paul.Wong@txdot.gov>
Sent: Wednesday, October 2, 2019 9:50 AM
To: TEX-Henslee, Dustin
Subject: RE: Plat Review for October 2019 P&Z-Replat Lot 1, Block 53 Triggs Addition

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

Dusty,

We offer no objection to the proposed Replat of the Lot. Thanks...Paul

From: TEX-Henslee, Dustin [mailto:dustin.henslee@txkusa.org]
Sent: Thursday, September 19, 2019 10:59 AM
To: dwwiley@aep.com; Jeffrey Graham <Jeffrey.Graham@windstream.com>; Poplin, Steven <Steven.Poplin@windstream.com>; Chris Jackson <chris.jackson@windstream.com>; diane.engelkes@centerpointenergy.com; Brandon Brooks <Brandon.Brooks@centerpointenergy.com>; Ronnie Watkins <Ronnie.Watkins@centerpointenergy.com>; Rick Syphers <rick.syphers@cableone.biz>; TTFD-Steele, Kenneth <ksteele@txkusa.org>; TWU-Smith, Gary <gsmith@txkusa.org>; TWU-Phillips, JD <phillips@txkusa.org>; Greg D. Russell (gregr@bcec.com) <gregr@bcec.com>; todc@bcec.com; Zachary S Pianalto <zspianalto@aep.com>; TWU-Rogers, Terri <terri.rogers@txkusa.org>; Edwardo J Manzanares <ejmanzanares@aep.com>; Paul Wong <Paul.Wong@txdot.gov>; Jeff Tollett (jtollett@swrea.com) <jtollett@swrea.com>; TEX-Lee, Keith <keith.lee@txkusa.org>
Cc: TEX-Burk, Debbie <Burk@txkusa.org>; TEX-Orr, David <david.orr@txkusa.org>
Subject: Plat Review for October 2019 P&Z-Replat Lot 1, Block 53 Triggs Addition

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

All,

The City of Texarkana, Texas has received a request for consideration for the Replat Lot 1, Block 53 Triggs Addition at the **October 7, 2019 P&Z Meeting**. Please see the attached memo.

Please review and provide any comments to me via email (dustin.henslee@txkusa.org) by 12:00 P.M. on Wednesday, **October 2, 2019**. If you have any questions or comments then please let me know.

Thanks,

Dusty Henslee, P.E., CFM
Director of Public Works
City of Texarkana, Texas
 Office: (903)-798-3953

TEX-Henslee, Dustin

From: Brooks, Brandon D <Brandon.Brooks@centerpointenergy.com>
Sent: Tuesday, October 1, 2019 7:17 AM
To: TEX-Henslee, Dustin
Cc: Watkins, Ronnie M
Subject: RE: [External Email] REM INDER: Plat Review for October 2019 P&Z-Replat Lot 1, Block 53 Triggs Addition

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

No issues with this.



Brandon Brooks
 Operations Supervisor | Texarkana/Hope
 870.779.6309 w. | 903.824.1304c.
 CenterPointEnergy.com



From: TEX-Henslee, Dustin <dustin.henslee@txkusa.org>
Sent: Monday, September 30, 2019 2:28 PM
To: 'dwwiley@aep.com' <dwwiley@aep.com>; Eduardo J Manzanares <ejmanzanares@aep.com>; Zachary S Pianalto <zspianalto@aep.com>; Jeff Tollett (jtollett@swrea.com) <jtollett@swrea.com>; Brooks, Brandon D <Brandon.Brooks@centerpointenergy.com>; Watkins, Ronnie M <Ronnie.Watkins@centerpointenergy.com>; Engelkes, Diane L. <diane.engelkes@centerpointenergy.com>
Subject: [External Email] REM INDER: Plat Review for October 2019 P&Z-Replat Lot 1, Block 53 Triggs Addition

EXTERNAL EMAIL

All,

This is a reminder for the attached plat review.

Thanks
 Dusty

From: TEX-Henslee, Dustin
Sent: Thursday, September 19, 2019 10:59 AM
To: dwwiley@aep.com; Jeffrey Graham <Jeffrey.Graham@windstream.com>; Poplin, Steven

TEX-Henslee, Dustin

From: Syphers, Rick <Donald.Syphers@sparklight.biz>
Sent: Tuesday, September 24, 2019 12:00 PM
To: TEX-Henslee, Dustin
Subject: RE: Plat Review for October 2019 P&Z-Replat Lot 1, Block 53 Triggs Addition

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

Cable One Inc. is okay with the replat.

From: TEX-Henslee, Dustin <dustin.henslee@txkusa.org>
Sent: Thursday, September 19, 2019 10:59 AM
To: dwwiley@aep.com; Jeffrey Graham <Jeffrey.Graham@windstream.com>; Poplin, Steven <Steven.Poplin@windstream.com>; Chris Jackson <chris.jackson@windstream.com>; diane.engelkes@centerpointenergy.com; Brandon Brooks <Brandon.Brooks@centerpointenergy.com>; Ronnie Watkins <Ronnie.Watkins@centerpointenergy.com>; Syphers, Rick <Donald.Syphers@sparklight.biz>; TTFD-Steele, Kenneth <ksteele@txkusa.org>; TWU-Smith, Gary <gsmith@txkusa.org>; TWU-Phillips, JD <phillips@txkusa.org>; Greg D. Russell <gregr@bcec.com> <gregr@bcec.com>; todc@bcec.com; Zachary S Pinalto <zspialto@aep.com>; TWU-Rogers, Terri <terri.rogers@txkusa.org>; Edwardo J Manzanares <ejmanzanares@aep.com>; paul.wong@txdot.gov; Jeff Tollett <jtollett@swrea.com> <jtollett@swrea.com>; TEX-Lee, Keith <keith.lee@txkusa.org>
Cc: TEX-Burk, Debbie <Burk@txkusa.org>; TEX-Orr, David <david.orr@txkusa.org>
Subject: Plat Review for October 2019 P&Z-Replat Lot 1, Block 53 Triggs Addition

CAUTION: External source. **THINK BEFORE YOU CLICK!**

All,

The City of Texarkana, Texas has received a request for consideration for the Replat Lot 1, Block 53 Triggs Addition at the **October 7, 2019** P&Z Meeting. Please see the attached memo.

Please review and provide any comments to me via email (dustin.henslee@txkusa.org) by 12:00 P.M. on Wednesday, **October 2, 2019**. If you have any questions or comments then please let me know.

Thanks,

Dusty Henslee, P.E., CFM
Director of Public Works
City of Texarkana, Texas
 Office: (903)-798-3953
 Cell: (903)-908-1808
 Fax: (903) 792-6419

Email communications through this office may be subject to Texas Public Records laws and may be shared with others.

TEX-Henslee, Dustin

From: Graham, Jeffrey <Jeffrey.Graham@windstream.com>
Sent: Thursday, September 19, 2019 11:13 AM
To: TEX-Henslee, Dustin
Subject: RE: Plat Review for October 2019 P&Z-Replat Lot 1, Block 53 Triggs Addition
Attachments: UtilityMemo-PlatReview-ReplatLot1Block53Triggs-Oct2019P_Z.pdf

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

Windstream has no issue with this request.

From: TEX-Henslee, Dustin <dustin.henslee@txkusa.org>
Sent: Thursday, September 19, 2019 10:59 AM
To: dwwiley@aep.com; Graham, Jeffrey <Jeffrey.Graham@windstream.com>; Poplin, Steven <Steven.Poplin@windstream.com>; Jackson, Chris <Chris.Jackson@windstream.com>; diane.engelkes@centerpointenergy.com; Brandon Brooks <Brandon.Brooks@centerpointenergy.com>; Ronnie Watkins <Ronnie.Watkins@centerpointenergy.com>; Rick Syphers <rick.syphers@cableone.biz>; TTFD-Steele, Kenneth <ksteele@txkusa.org>; TWU-Smith, Gary <gsmith@txkusa.org>; TWU-Phillips, JD <phillips@txkusa.org>; Greg D. Russell (gregr@bcec.com) <gregr@bcec.com>; todc@bcec.com; Zachary S Pianto <zspianto@aep.com>; TWU-Rogers, Terri <terri.rogers@txkusa.org>; Edwardo J Manzanares <ejmanzanares@aep.com>; paul.wong@txdot.gov; Jeff Tollett (jtollett@swrea.com) <jtollett@swrea.com>; TEX-Lee, Keith <keith.lee@txkusa.org>
Cc: TEX-Burk, Debbie <Burk@txkusa.org>; TEX-Orr, David <david.orr@txkusa.org>
Subject: Plat Review for October 2019 P&Z-Replat Lot 1, Block 53 Triggs Addition

All,

The City of Texarkana, Texas has received a request for consideration for the Replat Lot 1, Block 53 Triggs Addition at the **October 7, 2019 P&Z Meeting**. Please see the attached memo.

Please review and provide any comments to me via email (dustin.henslee@txkusa.org) by 12:00 P.M. on Wednesday, **October 2, 2019**. If you have any questions or comments then please let me know.

Thanks,

Dusty Henslee, P.E., CFM
Director of Public Works
City of Texarkana, Texas
 Office: (903)-798-3953
 Cell: (903)-908-1808
 Fax: (903) 792-6419

Email communications through this office may be subject to Texas Public Records laws and may be shared with others.

Attachment: Replat of Lot 1, Blk. 3, Trigg's Add. (2153 : Replat of Lot 1, Blk. 53, Trigg's Addition)

City of Texarkana, Texas

Summary Sheet

Version:

Update Date: 10/3/2019 12:52 PM

Lead Department: Planning and Community Development **Action Officer:** Debbie Burk,
Subject: Consider approval of replat of Lots 17, 18 and 24-29, Block 1, Revised Shilling South 2nd. Jacob Duke, owner. MTG Engineers and Surveyors, agent.
Meeting Date: 10/7/2019

Attachments

- a. Replat Lots 17, 18 & 24-29, Blk. 1, Revised Shillings South 2nd (PDF)

Staff Coordination

Planning and Community Development	David Orr	Department Head Review
Pending		
Planning & Zoning Commission	Debbie Burk	Meeting Pending
10/07/2019 6:00 PM		

Staff Commentary**Updates/History of Briefing:**

"NOT APPLICABLE"

Executive Summary and Background Information:

Please see attachment.

Potential Options:

"None"

Fiscal Implications:

"None"

Staff Recommendation:

NOT APPLICABLE

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

City of Texarkana, Texas

"NOT APPLICABLE"

Advisory Board/Committee Meeting Date and Minutes:

October 7, 2019

Memorandum

City of Texarkana, Texas

TO: Planning and Zoning Members

FROM: Dusty Henslee, P.E., CFM, Director of Public Works

DH 10-2-19

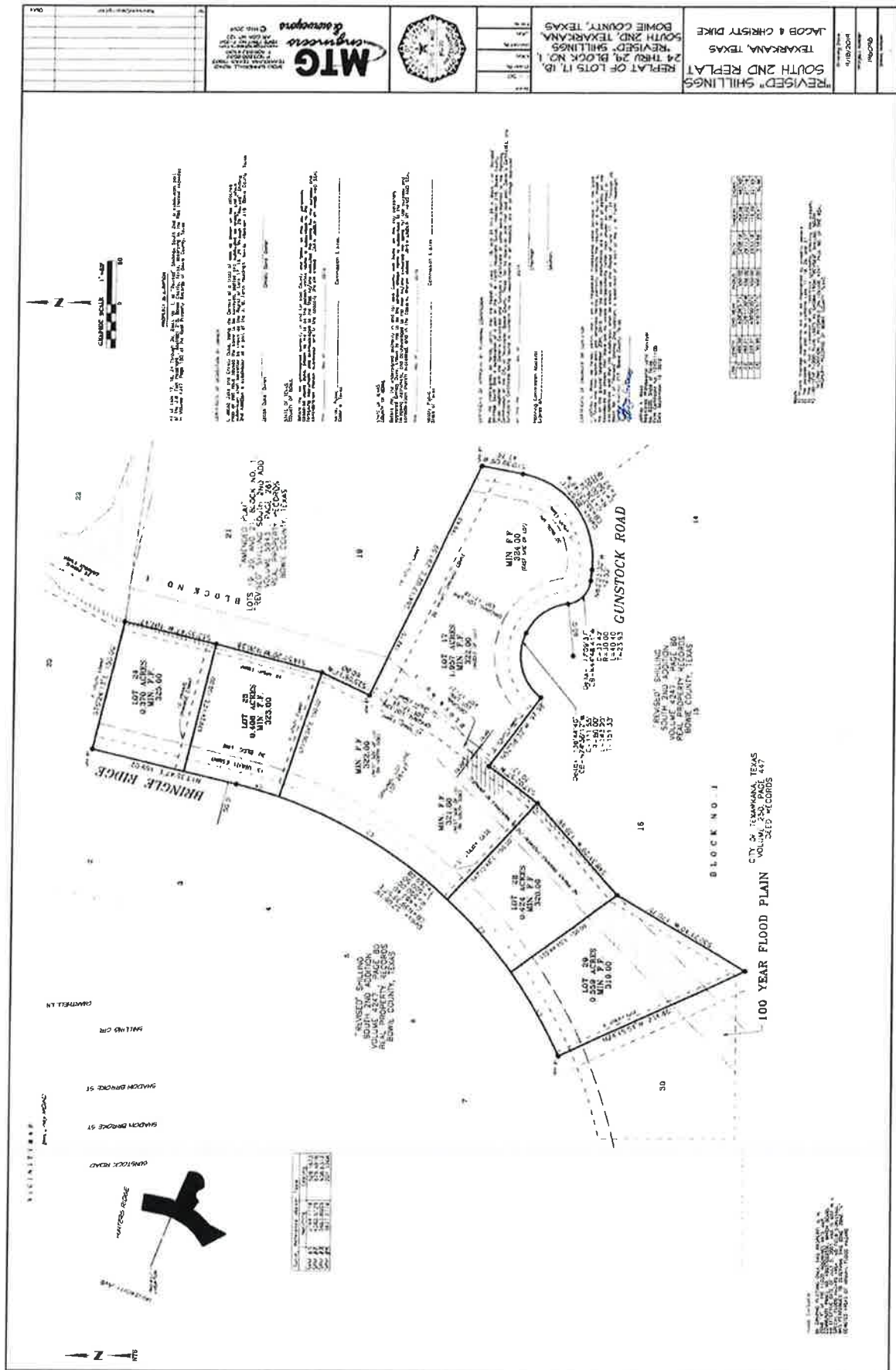
SUBJECT: Consider approval of Replat Lots 17, 18, and 24-29, Block 1 Revised Shilling South 2nd

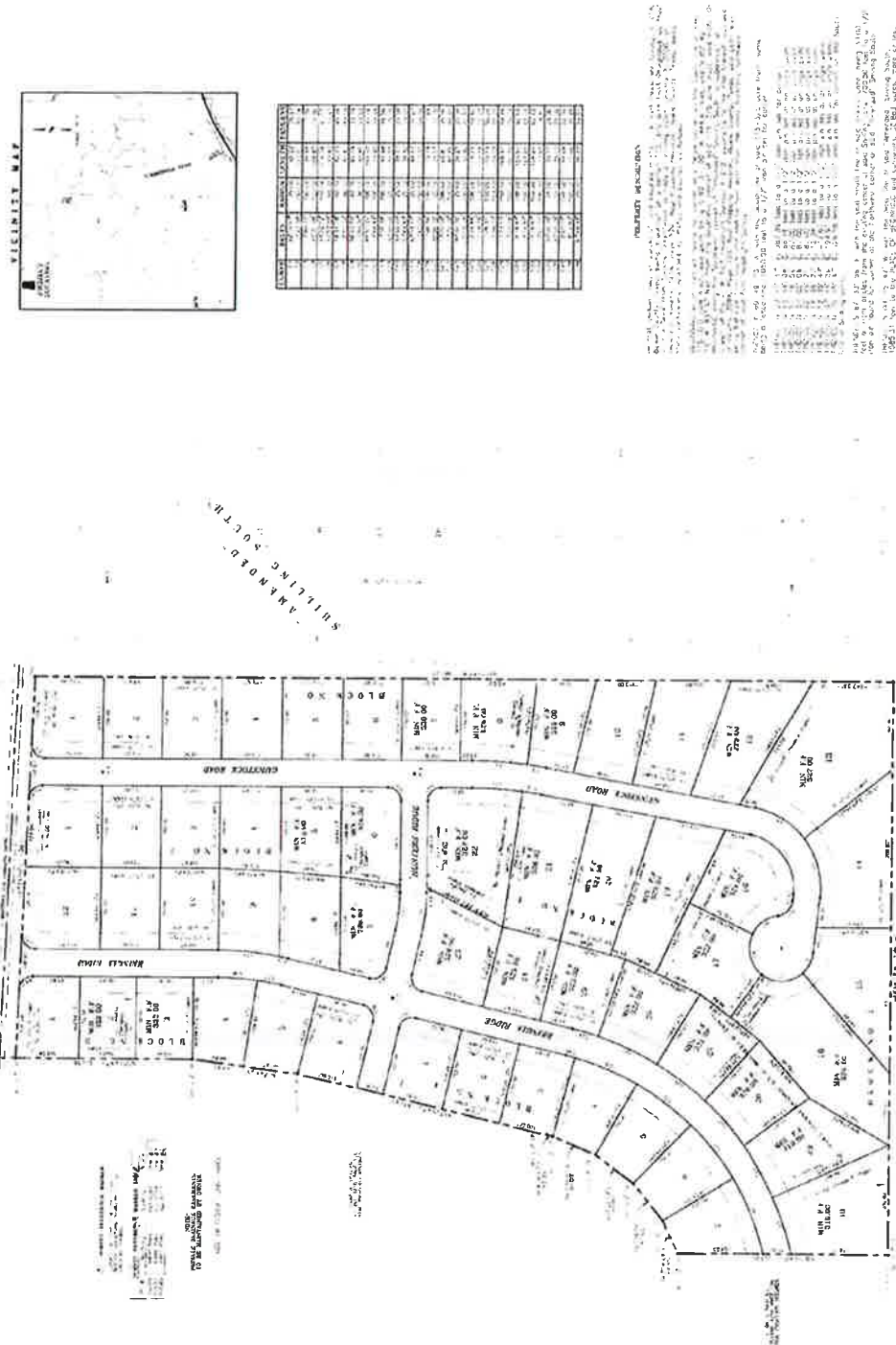
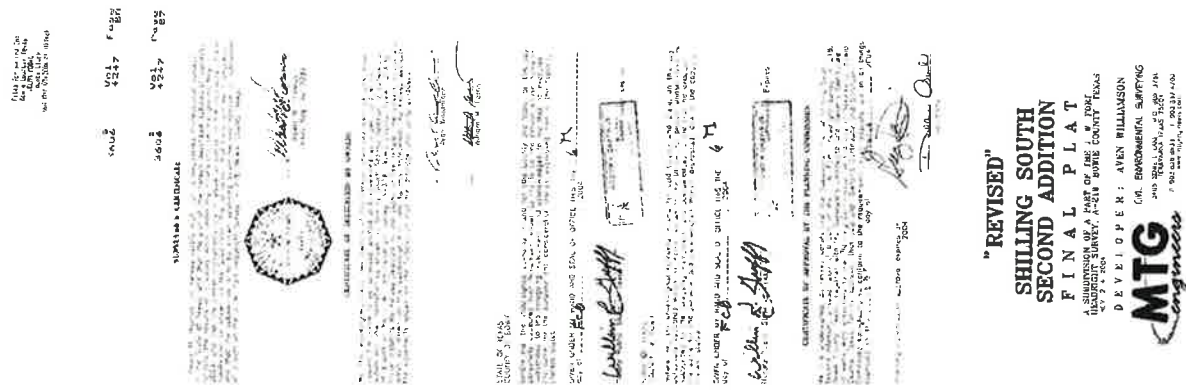
This is a request by Jacob Duke, owner, and MTG Engineers and Surveyors, agent, to consider the approval of Replat of Lots 17, 18, and 24-29 Block 1 Revised Shilling South 2nd. The purpose of this plat is to combine Lots 17, 18, 26 and 27 into 1 lot. This property is located off Bringle Ridge Dr. and Gunstock Road. Copies of the proposed plats are attached all the correspondence as well from the utility companies.

Comments are as follows:

1. Texas Department of Transportation – No issues
2. Reliant/Arkla Gas –No issues
3. Cable One – No issues.
4. Windstream Communications- No issues
5. Electric company –
AEP - Not in service area.
Bowie Cass – No response
REA – No response
6. TWU- Texarkana Water and Sewer Service – No issues. See memo
7. Public Works/ Planning -
1. A tax certificate of the property for recording purposes from the BCAD must be provided showing all taxes on this proposed plat have been paid in order to be recorded at the County Courthouse. (Texas State Legislature amendment 12.002 of the Texas Property Code)
2. Mylar copy after recording to public works department and via electronic media.
8. Fire Department – No issues

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





TEX-Henslee, Dustin

From: TEX-Henslee, Dustin
Sent: Thursday, September 19, 2019 10:34 AM
To: dwiley@aep.com; Jeffrey Graham; Poplin, Steven; Chris Jackson; diane.engelkes@centerpointenergy.com; Brandon Brooks; Ronnie Watkins; Rick Syphers; TTFD-Steele, Kenneth; TWU-Smith, Gary; TWU-Phillips, JD; Greg D. Russell (gregr@bcec.com); todc@bcec.com; Zachary S Pianalto; TWU-Rogers, Terri; Edwardo J Manzanares; paul.wong@txdot.gov; Jeff Tollett (jtollett@swrea.com); TEX-Lee, Keith
Cc: TEX-Burk, Debbie; TEX-Orr, David
Subject: Plat Review for October 2019 P&Z-Replat Lots 17, 18, and 24-29 Block 1 Revised Shilling South 2nd Addition
Attachments: UtilityMemo-PlatReview-ReplatLots17,18,24-29,Blk1RevisedShillingSouth2nd-Oct2019.pdf

All,

The City of Texarkana, Texas has received a request for consideration for the Replat Lots 17, 18, and 24-29, Block 1 Revised Shilling South 2nd at the **October 7, 2019 P&Z Meeting**. Please see the attached memo.

Please review and provide any comments to me via email (dustin.henslee@txkusa.org) by 12:00 P.M. on Wednesday, **October 2, 2019**. If you have any questions or comments then please let me know.

Thanks,

Dusty Henslee, P.E., CFM
Director of Public Works
City of Texarkana, Texas
 Office: (903)-798-3953
 Cell: (903)-908-1808
 Fax: (903) 792-6419

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CITY OF TEXARKANA TEXAS

P.O. Box 1967
Texarkana, TX 75504
Phone (903) 798-1970

Application for Subdivision Plat Approval

Type:

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

Purpose of Plat: To combine Lots 17, 18, 26, and 27

Plat Title: Replat of Lots 17, 18, and 24-29, Block 1, "Revised" Shilling South 2nd

Current Legal Description: Lots 17, 18, and 24-29, Block 1, "Revised" Shilling South 2nd

Total Acreage: 3.718 acres Number of Lots: 5 Zoning: SF1

Owner/Developer Information:

Name: Jacob Duke

Address: 1701 Moores Lane, Texarkana TX 75503

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

Surveyor/Engineer Information:

Name: Jeffrey Wood - MTG Engineers & Surveyors

Address: 5930 Summerhill Road, Texarkana TX 75503

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

Applicant/Agent Information:

Name: Jeffrey Wood - MTG Engineers & Surveyors

Address: 5930 Summerhill Road, Texarkana TX 75503

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

Required Documents:

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

Owners/Applicant Certification

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

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

Jeffrey Wood

Applicant's Printed Name

Jeffrey Wood

Applicant's Signature

9/19/19

Date

Application Fee: _____

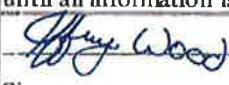
Received by: _____

Revised: 12/21/2015



CITY OF TEXARKANA TEXAS

P.O. Box 1987
Texarkana, TX 75501
Phone (817) 793-1900

REPLAT CHECKLIST	
GENERAL INFORMATION / PROJECT DESCRIPTION	
Date, written and graphic scale (100 scale or smaller) and north arrow	☒
Location Map for proposed development	☒
Title and Name of Subdivision	☒
Legal Description and identification of tract being subdivided or resubdivided	☒
1. Legal description shall be referenced to a previous recorded subdivision	
SPECIFIC PLAT INFORMATION	
Names or designations of all adjoining subdivisions or properties	☒
Adjacent dedicated streets, alleys, and easements	☒
Outline of proposed tract (shall stand out compared to other boundary lines)	☒
Location and designation of all streets, alleys, and other areas with dimensions that are intended for public use	☒
All block, lot and street boundary lines	☒
1. Blocks and lots shall be numbered	
2. Building lines and easements are shown	
a. Commercial (15')	
b. Residential (25')	
c. In PUR, building line is not less than 15'	
Surveyor Note explaining purpose of Replat	☒
100 Year FEMA Flood Zones	☒
Finish Floor Elevations (lots adjacent to flood zones and drainage facilities)	☒
Shown all necessary dimensions	☒
Supplemental Survey Reference Markers	☒
Certificate of ownership	☒
Certificate of surveyor	☒
Certificate of approval by planning and zoning commission	☒
CERTIFICATION STATEMENT	
I have reviewed the checklist and submittals for completeness and accuracy. I understand this plat will not be reviewed until all information is included.	
 Signature Jeffrey Wood	9/19/19 Date
Printed Name	

Revised: 12/21/2015

TEX-Henslee, Dustin

From: Brooks, Brandon D <Brandon.Brooks@centerpointenergy.com>
Sent: Tuesday, October 1, 2019 7:16 AM
To: TEX-Henslee, Dustin
Cc: Watkins, Ronnie M
Subject: RE: [External Email] REMINDER: Plat Review for October 2019 P&Z-Replat Lots 17, 18, and 24-29 Block 1 Revised Shilling South 2nd Addition

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

No issues with this.



Brandon Brooks
 Operations Supervisor | Texarkana/Hope
 870.779.6309 w. | 903.824.1304c.
 CenterPointEnergy.com



From: TEX-Henslee, Dustin <dustin.henslee@txkusa.org>
Sent: Monday, September 30, 2019 2:26 PM
To: 'dwwiley@aep.com' <dwwiley@aep.com>; Eduardo J Manzanares <ejmanzanares@aep.com>; Zachary S Pianalto <zspianalto@aep.com>; Brooks, Brandon D <Brandon.Brooks@centerpointenergy.com>; Watkins, Ronnie M <Ronnie.Watkins@centerpointenergy.com>; Engelkes, Diane L. <diane.engelkes@centerpointenergy.com>
Subject: [External Email] REMINDER: Plat Review for October 2019 P&Z-Replat Lots 17, 18, and 24-29 Block 1 Revised Shilling South 2nd Addition

EXTERNAL EMAIL

All,

This is a reminder for the attached plat review.

Thanks
 Dusty

From: TEX-Henslee, Dustin
Sent: Thursday, September 19, 2019 10:34 AM
To: dwwiley@aep.com; Jeffrey Graham <Jeffrey.Graham@windstream.com>; Poplin, Steven

TEX-Henslee, Dustin

From: Syphers, Rick <Donald.Syphers@sparklight.biz>
Sent: Wednesday, September 25, 2019 3:11 PM
To: TEX-Henslee, Dustin
Subject: RE: Plat Review for October 2019 P&Z-Replat Lots 17, 18, and 24-29 Block 1 Revised Shilling South 2nd Addition

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

Cable One does have plant in the utility easement that runs in the rear of these lots. We will need to retain the easement, the plant does serve additional residences and provides route for future growth.

From: TEX-Henslee, Dustin <dustin.henslee@txkusa.org>
Sent: Thursday, September 19, 2019 10:34 AM
To: dwwiley@aep.com; Jeffrey Graham <Jeffrey.Graham@windstream.com>; Poplin, Steven <Steven.Poplin@windstream.com>; Chris Jackson <chris.jackson@windstream.com>; diane.engelkes@centerpointenergy.com; Brandon Brooks <Brandon.Brooks@centerpointenergy.com>; Ronnie Watkins <Ronnie.Watkins@centerpointenergy.com>; Syphers, Rick <Donald.Syphers@sparklight.biz>; TTFD-Steele, Kenneth <ksteele@txkusa.org>; TWU-Smith, Gary <gsmith@txkusa.org>; TWU-Phillips, JD <phillips@txkusa.org>; Greg D. Russell <gregr@bcec.com> <gregr@bcec.com>; todc@bcec.com; Zachary S Pianalto <zspianalto@aep.com>; TWU-Rogers, Terri <terri.rogers@txkusa.org>; Edwardo J Manzanares <ejmanzanares@aep.com>; paul.wong@txdot.gov; Jeff Tollett <jtollett@swrea.com> <jtollett@swrea.com>; TEX-Lee, Keith <keith.lee@txkusa.org>
Cc: TEX-Burk, Debbie <Burk@txkusa.org>; TEX-Orr, David <david.orr@txkusa.org>
Subject: Plat Review for October 2019 P&Z-Replat Lots 17, 18, and 24-29 Block 1 Revised Shilling South 2nd Addition

CAUTION: External source. **THINK BEFORE YOU CLICK!**

All,

The City of Texarkana, Texas has received a request for consideration for the Replat Lots 17, 18, and 24-29, Block 1 Revised Shilling South 2nd at the **October 7, 2019 P&Z Meeting**. Please see the attached memo.

Please review and provide any comments to me via email (dustin.henslee@txkusa.org) by 12:00 P.M. on Wednesday, **October 2, 2019**. If you have any questions or comments then please let me know.

Thanks,

Dusty Henslee, P.E., CFM
Director of Public Works
City of Texarkana, Texas
 Office: (903)-798-3953
 Cell: (903)-908-1808
 Fax: (903) 792-6419

TEX-Henslee, Dustin

From: Graham, Jeffrey <Jeffrey.Graham@windstream.com>
Sent: Thursday, September 19, 2019 10:45 AM
To: TEX-Henslee, Dustin
Subject: RE: Plat Review for October 2019 P&Z-Replat Lots 17, 18, and 24-29 Block 1 Revised Shilling South 2nd Addition
Attachments: UtilityMemo-PlatReview-ReplatLots17,18,24-29,Blk1RevisedShillingSouth2nd-Oct2019.pdf

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

Windstream does not have any issue with this request.

Thanks,

Jeff Graham
 Engineering Dept.
 Outside Plant Technician
 1405 E. New Boston Rd.
 Nash TX, 75569
 Office:903-223-4665
 Cell:903-748-2950
 Jeffrey.graham@windstream.com

From: TEX-Henslee, Dustin <dustin.henslee@txkusa.org>
Sent: Thursday, September 19, 2019 10:34 AM
To: dw Wiley@aep.com; Graham, Jeffrey <Jeffrey.Graham@windstream.com>; Poplin, Steven <Steven.Poplin@windstream.com>; Jackson, Chris <Chris.Jackson@windstream.com>; diane.engelkes@centerpointenergy.com; Brandon Brooks <Brandon.Brooks@centerpointenergy.com>; Ronnie Watkins <Ronnie.Watkins@centerpointenergy.com>; Rick Syphers <rick.syphers@cableone.biz>; TTFD-Steele, Kenneth <ksteele@txkusa.org>; TWU-Smith, Gary <gsmith@txkusa.org>; TWU-Phillips, JD <phillips@txkusa.org>; Greg D. Russell <gregr@bcec.com> <gregr@bcec.com>; todc@bcec.com; Zachary S Pianalto <zspianalto@aep.com>; TWU-Rogers, Terri <terri.rogers@txkusa.org>; Edwardo J Manzanares <ejmanzanares@aep.com>; paul.wong@txdot.gov; Jeff Tollett <jtollett@swrea.com> <jtollett@swrea.com>; TEX-Lee, Keith <keith.lee@txkusa.org>
Cc: TEX-Burk, Debbie <Burk@txkusa.org>; TEX-Orr, David <david.orr@txkusa.org>
Subject: Plat Review for October 2019 P&Z-Replat Lots 17, 18, and 24-29 Block 1 Revised Shilling South 2nd Addition

All,

The City of Texarkana, Texas has received a request for consideration for the Replat Lots 17, 18, and 24-29, Block 1 Revised Shilling South 2nd at the **October 7, 2019** P&Z Meeting. Please see the attached memo.

TEX-Henslee, Dustin

From: Edwardo J Manzanares <ejmanzanares@aep.com>
Sent: Monday, September 30, 2019 2:45 PM
To: TEX-Henslee, Dustin
Subject: RE: REMINDER: Plat Review for October 2019 P&Z-Replat Lots 17, 18, and 24-29 Block 1 Revised Shilling South 2nd Addition

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

Dusty,

AEP SWEP Co does not provide electrical service for this area.

Thanks – Eddie



EDUARDO J MANZANARES | ENGINEER ASSC
EJMANZANARES@AEP.COM | D:903 223 5721
 3708 W 7TH ST, TEXARKANA, TX 75501-6324

From: TEX-Henslee, Dustin <dustin.henslee@txkusa.org>
Sent: Monday, September 30, 2019 2:26 PM
To: Dusty Wiley <dwwiley@aep.com>; Edwardo J Manzanares <ejmanzanares@aep.com>; Zac Pianalto <zspianalto@aep.com>; Brandon Brooks <Brandon.Brooks@centerpointenergy.com>; 'Ronnie Watkins' <Ronnie.Watkins@centerpointenergy.com>; diane.engelkes@centerpointenergy.com
Subject: [EXTERNAL] REMINDER: Plat Review for October 2019 P&Z-Replat Lots 17, 18, and 24-29 Block 1 Revised Shilling South 2nd Addition

This is an **EXTERNAL** email. **STOP. THINK** before you **CLICK** links or **OPEN** attachments. If suspicious please click the 'Report to Incidents' button in Outlook or forward to incidents@aep.com from a mobile device.

All,

This is a reminder for the attached plat review.

Thanks
 Dusty

From: TEX-Henslee, Dustin
Sent: Thursday, September 19, 2019 10:34 AM
To: dwwiley@aep.com; Jeffrey Graham <Jeffrey.Graham@windstream.com>; Poplin, Steven <Steven.Poplin@windstream.com>; Chris Jackson <chris.jackson@windstream.com>; diane.engelkes@centerpointenergy.com; Brandon Brooks <Brandon.Brooks@centerpointenergy.com>; Ronnie Watkins <Ronnie.Watkins@centerpointenergy.com>; Rick Syphers <rick.syphers@cableone.biz>; TTFD-Steele, Kenneth <ksteele@txkusa.org>; TWU-Smith, Gary <gsmith@txkusa.org>; TWU-Phillips, JD <phillips@txkusa.org>; Greg D. Russell



Texarkana Water Utilities

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

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

MEMORANDUM

To: Dusty Henslee, P.E., CFM, CSI, Director of Public Works, City of Texarkana, Texas

From: Gary L. Smith, P.E., Director of O & M, TWU

Date: September 20, 2019

Re: **Replat of Lots 17 & 18 and Lots 24 - 29, Block 1 Shilling South 2nd**

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

1. There is an existing eight-inch (8") water main along the south and east side of Bringle Ridge Drive and an existing eight-inch (8") water main along the south and east side of Gunstock Road.
2. There is an existing eight-inch (8") sanitary sewer main along the back property line of Lots 24 – 29 and along the west property line of Lot 29. There is also an existing eight-inch (8") sanitary sewer main along the east side of Lot 18 and along the property line shared by Lots 17, 18, & 19.
3. The size and location of the existing water and sanitary sewer mains have not been field verified. The developer's representative shall field verify the size and location of the existing utilities before designing or constructing extensions of the system

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

cc: J. D. Phillips, P.E., Executive Director, TWU
Kenny Icenhower, P.E., Design Engineer, TWU
Bill Moss, GIS Technician, TWU

TEXARKANA TEXAS FIRE DEPARTMENT

Fire Chief Eric Schlotter

220 Texas Boulevard, Texarkana, TX 75501 • 903-798-3994 • Fax 903-793-4731



Re-plat review

To: Dusty Henslee, Director of Public Works, City of Texarkana Texas
FROM: Ken Steele, Fire Inspector; Texarkana, Texas Fire Dept.
DATE: September 23, 2019
SUBJECT: Replat of Lots 17, 18 & 24-29 Block I Revised Shilling South 2nd

Mr. Henslee,

This office has no discrepancies with the proposed replat noted above; the owner or contractor will be required to meet or comply with at time of development water supplies for firefighting and fire department apparatus access.

If you have any further questions or comments concerning this project, please call me @ 903-798-3909
or e-mail me at ksteele@txkusa.org

Respectfully,

A handwritten signature in black ink that reads "Ken Steele".

Ken Steele
Fire Inspector
Building & Life Safety Division
Texarkana Texas Fire Department
903-798-3909
ksteele@txkusa.org

Attachment: Replat Lots 17, 18 & 24-29, Blk. 1, Revised Shillings South 2nd (2154 : Replat lots 17 & 18 and 24-29, Blk. 1, Revised Shilling South

City of Texarkana, Texas

Summary Sheet

Version:
Update Date: 10/3/2019 12:54 PM

Lead Department: Planning and Community Development **Action Officer:** Debbie Burk,
Subject: Consider reapproval of preliminary and final plat of Arbor Meadows. Nick Hibbs, owner. MTG Engineers and Surveyors, agent.
Meeting Date: 10/7/2019

Attachments

- a. Reapproval of Arbor Meadows (PDF)

Staff Coordination

Planning and Community Development	David Orr	Department Head Review
Pending		
Planning & Zoning Commission	Debbie Burk	Meeting Pending
10/07/2019 6:00 PM		

Staff Commentary**Updates/History of Briefing:**

"NOT APPLICABLE"

Executive Summary and Background Information:

Please see attachment.

Potential Options:

"None"

Fiscal Implications:

"None"

Staff Recommendation:

NOT APPLICABLE

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

City of Texarkana, Texas

"NOT APPLICABLE"

Advisory Board/Committee Meeting Date and Minutes:

October 7, 2019

Memorandum

City of Texarkana, Texas

TO: Planning and Zoning Members

9-20-19

FROM: Dusty Henslee, P.E., CFM, Director of Public Works 

SUBJECT: Consider reapproval of preliminary and final plat for Arbor Meadows

The above referenced plat was approved at the April 1, 2019 meeting. The time has expired on this approval, so they are coming back asking for reapproval.

All requested changes to plat have been made.

Staff has no issues and recommends reapproval of the preliminary and final plat. Once the final plat is approved, it must be recorded at Bowie County within 121 days after approval by the Commission or approval is void.

Attachment: Reapproval of Arbor Meadows (2155 : Reapproval of Arbor Meadows)



CITY OF

TEXARKANA

TEXAS

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

Application for Subdivision Plat Approval

Type:

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

Purpose of Plat: Single Family Residential Subdivision

Plat Title: Arbor Meadows

Current Legal Description: 9.321 Acres in part of the F.V. Evans HRS Survey, A-742

Total Acreage: 9.321 **Number of Lots:** 25 **Zoning:** SF-2

Owner/Developer Information:

Name: Nick Hibbs

Address: 3607 Melody Lane, Texarkana, TX 75503

Phone: () _____ Fax: () _____ Work E-mail: nrhibbs@yahoo.com

Surveyor/Engineer Information:

Name: MTG Engineers & Surveyors, Inc

Address: 5930 Summerhill Road

Phone: () 903-838-8533 Fax: () 903-832-4700 Work E-mail: kwood@mtgengineers.com

Applicant/Agent Information:

Name: Kayla R. Wood

Address: 5930 Summerhill Road

Phone: () 903-838-8533 Fax: () 903-832-4700 Work E-mail: kwood@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.

Kayla R. Wood, PD

Applicant's Printed Name

Kayla R. Wood

Applicant's Signature

9-20-19

Date

Application Fee: _____

Received by: _____

Revised: 12/21/2015



CITY OF TEXARKANA TEXAS

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

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

Revised: 12/21/2015

Attachment: Reapproval of Arbor Meadows (2155 : Reapproval of Arbor Meadows)



CITY OF TEXARKANA TEXAS

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

PROPOSED FEATURES	
Streets, roads, alleys	☒
Utilities	☒
1. Water	
2. Sewer	
3. Gas	
4. Electric	
5. Cable, Phone, Etc.	
Survey Information	☒
1. Lot Information	
2. Easements	
3. Building Lines	
4. Street Names	
5. Setbacks	
Parks	☒
Drainage Facilities	☒
1. Watercourses (rivers, creeks, ravines, channels, etc.)	
2. Bridges	
3. Culverts	
4. Underground drainage systems	
5. Ponds (Retention/Detention)	
6. FEMA Flood Zones	
Contour Lines (not greater than 3' intervals)	☒
Registered Professional Land Surveyor Seal	☒
CERTIFICATION STATEMENT	
I have reviewed the checklist and submittals for completeness and accuracy. I understand this plat will not be reviewed until all information is included.	
Signature	Date
<u>Jeffrey Wood</u>	<u>9/20/2019</u>
Printed Name	
<u>Jeffrey Wood</u>	

Attachment: Reapproval of Arbor Meadows (2155 : Reapproval of Arbor Meadows)



CITY OF TEXARKANA TEXAS

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

FINAL PLAT CHECKLIST	
GENERAL INFORMATION / PROJECT DESCRIPTION	
Date, written and graphic scale (100 scale or smaller) and north arrow	☒
Location Map for proposed development	☒
Title and Name of Subdivision	☒
Legal Description and identification of tract being subdivided or resubdivided	☒
1. Legal description shall be referenced to a corner of an original headright survey	
SPECIFIC PLAT INFORMATION	
Names or designations of all adjoining subdivisions or properties	☒
Adjacent dedicated streets, alleys, and easements	☒
Outline of proposed tract (shall stand out compared to other boundary lines)	☒
Location and designation of all streets, alleys, and other areas with dimensions that are intended for public use	☒
All block, lot and street boundary lines	☒
1. Blocks and lots shall be numbered	
2. Building lines and easements are shown	
a. Commercial (15')	
b. Residential (25')	
c. In PUR, building line is not less than 15'	
100 Year FEMA Flood Zones	☒
Finish Floor Elevations (lots adjacent to flood zones and drainage facilities)	☒
Shown all necessary dimensions	☒
Supplemental Survey Reference Markers	☒
Certificate of ownership	☒
Certificate of surveyor	☒
Certificate of approval by planning and zoning commission	☒
CERTIFICATION STATEMENT	
I have reviewed the checklist and submittals for completeness and accuracy. I understand this plat will not be reviewed until all information is included.	
<u>Jeffrey Wood</u>	<u>9/20/2019</u>
Signature	Date
<u>Jeffrey Wood</u>	
Printed Name	

Attachment: Reapproval of Arbor Meadows (2155 : Reapproval of Arbor Meadows)

Revised: 12/21/2015

City of Texarkana, Texas

Version:

Update Date: 10/3/2019 11:12 AM

Summary Sheet

Lead Department: Planning and Community Development **Action Officer:** Debbie Burk,
 (REMOVE FROM TABLE) Amendment to PD-97-3(Office) for site plan
 approval to allow a townhouse development on Lot 1, Block 6, Clear Creek
 Estates 1st Addition, located in the 3400 blk. of Skyline Boulevard. Brandon
Subject: Taylor and Brad Meador, dba 2 B Builders, applicant. Kirk Patton, attorney.

Meeting Date: 10/7/2019

Attachments

- a. Amend. to PD-97-3 Public Hearing notice & application (PDF)
- b. 2019-085 ATTH 01 Maps (PDF)
- c. 2019-085 ATTH 02 Site plan layout (PDF)
- d. 2019-085 ATTH 03 Elevations (PDF)
- e. 2019-085 ATTH 04 Map of prop. owners within 200' (PDF)
- f. 2019-085 ATTH 05 Petition in opposition (PDF)
- g. 2019-085 ATTH 06 Letters in opposition (PDF)
- h. 2019-085 ATTH 07 Google maps of site (PDF)
- i. 2019-085 ATTH 08 Photos of homes in area present by opposition (PDF)

Staff Coordination

Planning and Community Development	David Orr	Department Head Review
Pending		
Planning & Zoning Commission	Debbie Burk	Meeting Pending
10/07/2019 6:00 PM		

Staff Commentary

Updates/History of Briefing:

"NOT APPLICABLE"

Executive Summary and Background Information:

(REMOVE FROM TABLE) Amendment to PD-97-3(O): This is a request for site plan approval in the 3400 block of Skyline Boulevard (Lot 1, Block 6, Clear Creek Estates 1st Addition) by Brandon Taylor and Brad Meador, dba 2 B Builders, under contract to purchase. This property is a 2.24-acre vacant tract of land. The proposed use is a townhome development.

This request was scheduled to be heard by the Planning and Zoning Commission on September 3, 2019. The public hearing was held but due to a property owner notification error, the item was tabled. However, a petition in opposition was presented at that meeting.

City of Texarkana, Texas

Staff has determined that the petition was signed by more than 20 percent of persons owning land within 200' of the proposed request. Therefore, a $\frac{3}{4}$ vote by the City Council will be required to approve the request.

The adjacent zoning is Agriculture to the north, Neighborhood Service and Multiple Family-1 to the west, Single Family-2 to the south and Two Family-2 and Single Family-2 to the east. The adjacent land use is residences to the north and south, townhomes to the west and duplexes to the east.

This property is currently zoned PD-Office. A townhome development is a "use by right" in the Office zoning district. This application is for site plan approval since this property is in a Planned Development district.

It should be noted that this property was zoned General Retail prior to the rezoning of the tract to PD-Office in 1997.

The attached site plan consists of the following:

- Eighteen (18) townhomes (1, 2 & 3 bedrooms) with a landscaped courtyard.
- Exterior façade will be brick and hardy board.
- Tree preservation area along Clear Creek Drive to provide a buffer between the homes to the north and the townhome development.
- A total of 54 parking spaces. Each unit will have a garage. The 1- and 2-bedroom units will have 2 additional parking spaces in addition to the garage. The 3-bedroom units will have 3 additional spaces in addition to the garage.
- Driveway access off Cooks Lane and off Skyline Boulevard.

Public Works has noted there are some concerns about drainage issues downstream from this project. Drainage design will be addressed during the permitting process. Per the Fire Department, the applicant should be aware that a fire hydrant may need to be installed on the west side of the project. It appears some units are more than 150' from the street so fire access will be required (20' width with 13' 6" clearance with a painted fire lane).

Per the Zoning Ordinance, townhome developments are not to exceed 14 $\frac{1}{2}$ dwelling units per gross acre. The proposed layout of 18 units on 2.24 acres is well below the allowed maximum units. Since the townhouse development is a use by right in the Office zoning district, staff recommends for approval. However, staff would suggest that consideration be given to concerns raised by neighborhood residents listed in the submitted petition.

The applicant should be aware that there may be additional applicable city code/ordinance requirements prior to the issuance of building permits.

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

Potential Options:

"None"

•

Fiscal Implications:

"None"

City of Texarkana, Texas**Staff Recommendation:**

As stated above, since a townhouse development is a use by right in the Office zoning district, staff recommends for approval. However, staff would suggest that consideration be given to concerns raised by the neighborhood listed in the submitted petition.

Advisory Board/Committee Review:

"NONE"

Board/Committee Recommendation:

Planning and Zoning Commission

Advisory Board/Committee Meeting Date and Minutes:

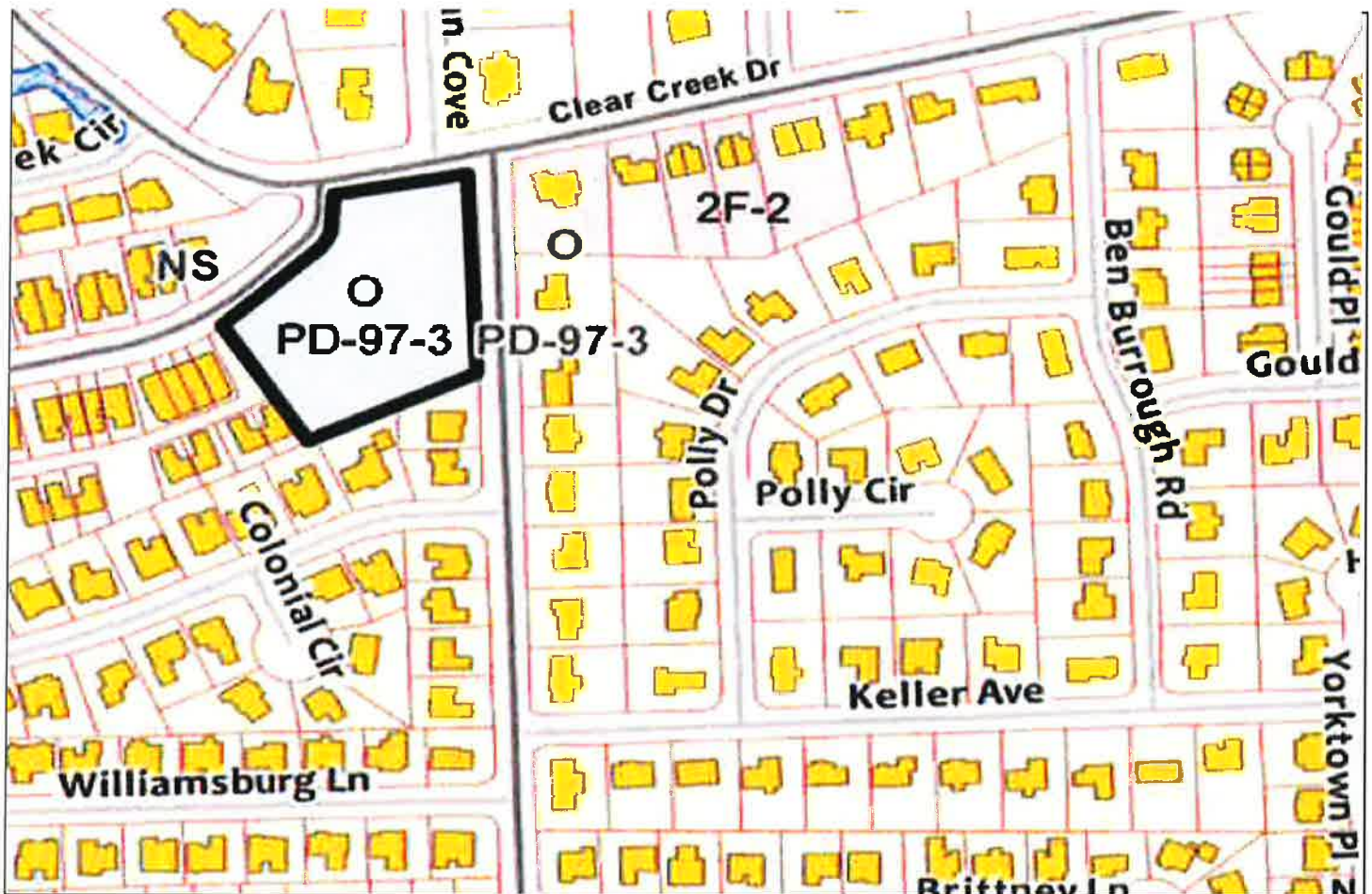
October 7, 2019

NOTICE OF PUBLIC HEARINGS

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

PLANNING & ZONING COMMISSION:	Hearing Date: <u>Monday, October 7, 2019</u>	Hearing Time: <u>6:00 pm</u>
CITY COUNCIL	Hearing Date: <u>Tuesday, November 12, 2019</u>	Hearing Time: <u>6:00 pm</u>

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



OWNER: Brandon Taylor and Brad Meador d/b/a 2 B Builders

OWNER'S ADDRESS: 383 County Road 2308, Texarkana, TX

LOCATION OF REZONING: 3400 Block of Skyline Blvd., Texarkana, TX

PROPOSED CHANGE: Amendment to PD-97-3 (Office) for site plan approval to allow a townhouse development

LEGAL DESCRIPTION: Lot 1, Block 6, Clear Creek Estates 1st Addition

CASE NUMBER: Amendment to PD-97-3(Office)

DATE MAILED: 09-25-2019

Attachment: Amend. to PD-97-3 Public Hearing notice & application (2156 : Amend. to PD-97-3 in 3400 blk. Skyline Blvd.)

CITY OF TEXARKANA TEXAS

Case Amendment to PD-97-3
Date 8-20-19

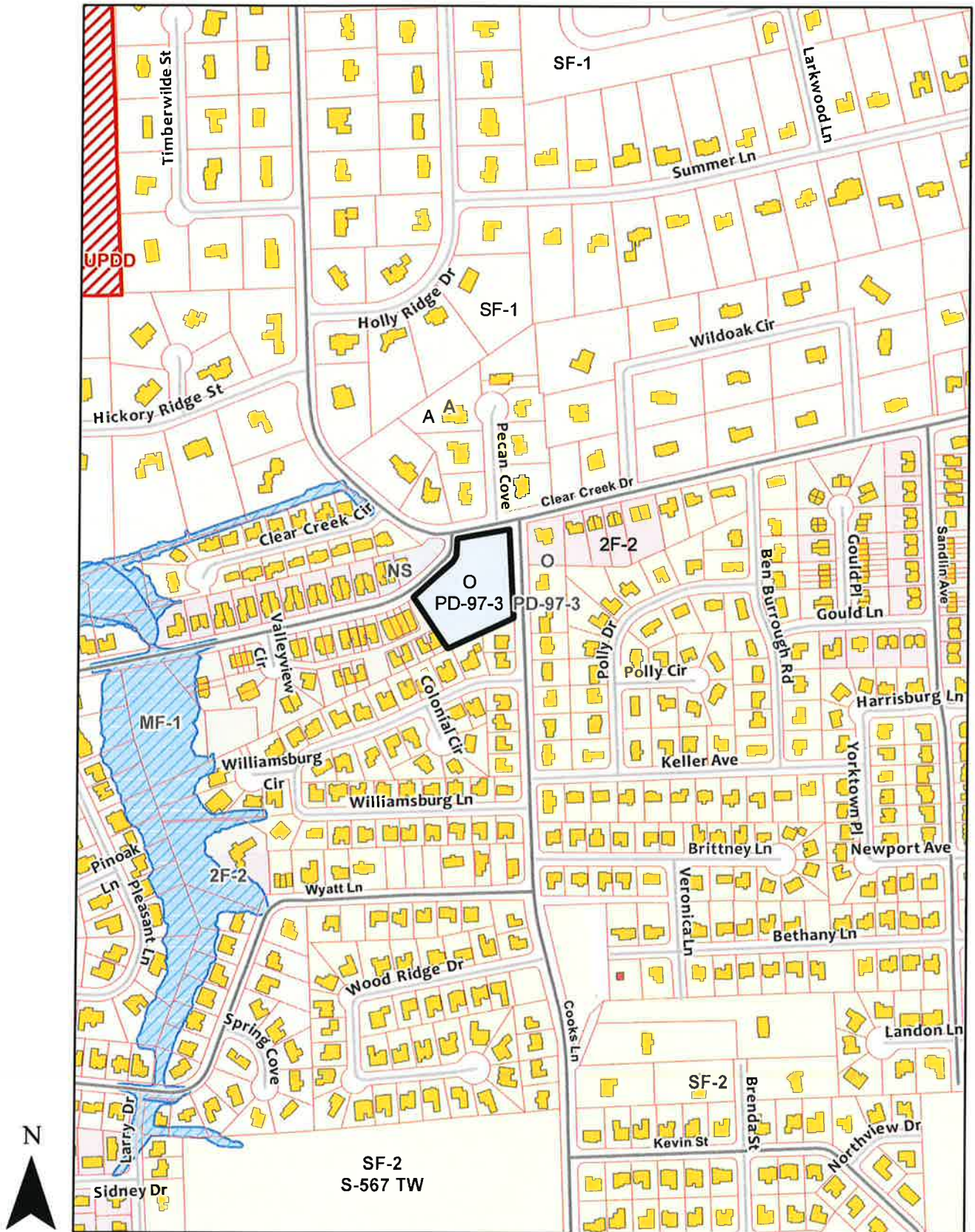
Packet Pg. 40

Attachment: Amend. to PD-97-3 Public Hearing notice & application (2156 : Amend. to PD-97-3 in 3400 blk. Skyline Blvd.)

3400 Block of Skyline Blvd.

(Corner of Skyline, Cooks & Clear Creek – Lot 1, Block 6, Clear Creek 1st Addition)

Department of Planning & Community Development



1:6,000

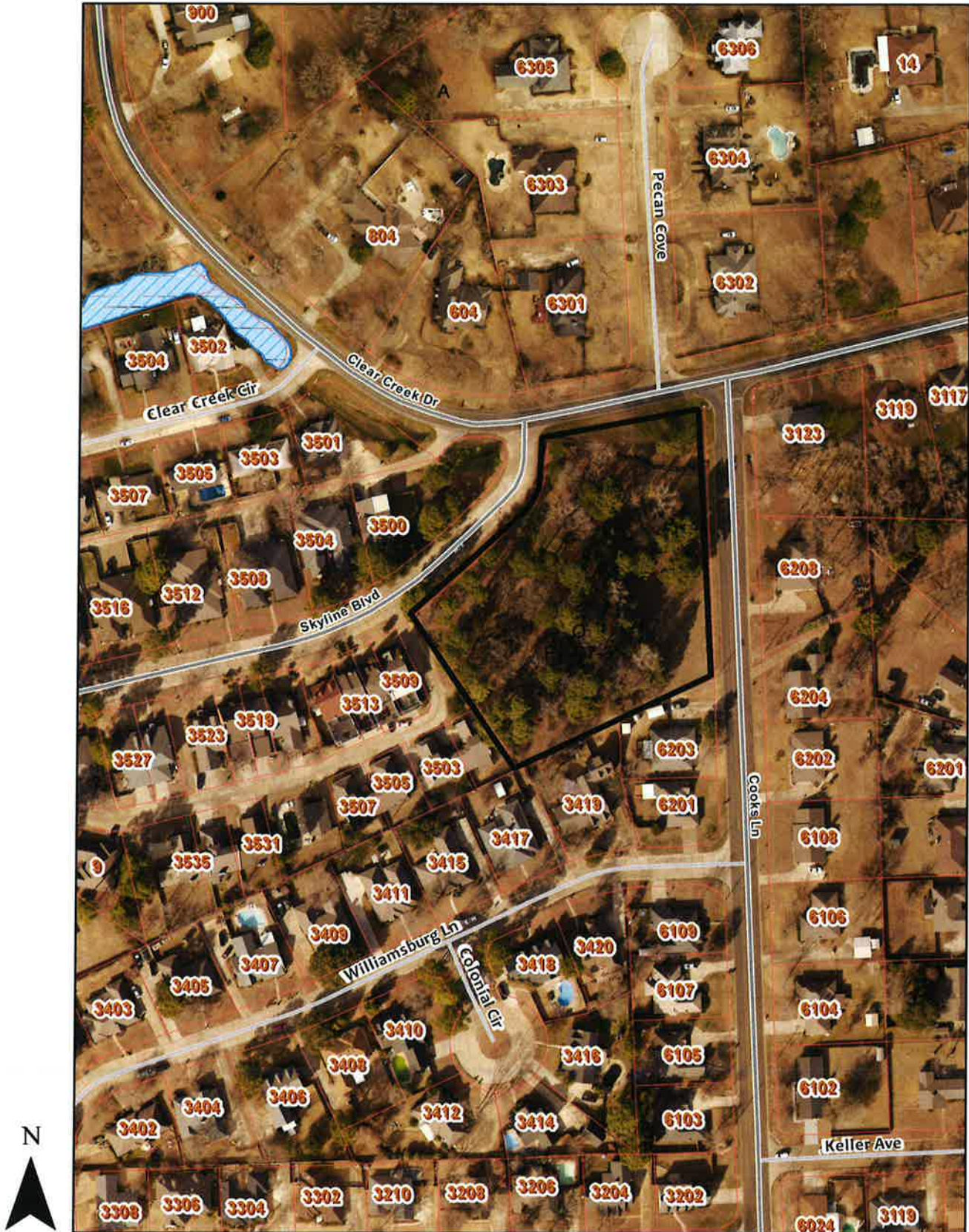


Attachment: 2019-085 ATTH 01 Maps (2156 : Amend. to PD-97-3 in 3400 blk. Skyline Blvd.)

3400 Block of Skyline Blvd.

(Corner of Skyline, Cooks & Clear Creek – Lot 1, Block 6, Clear Creek 1st Addition)

Department of Planning & Community Development



1:2,000



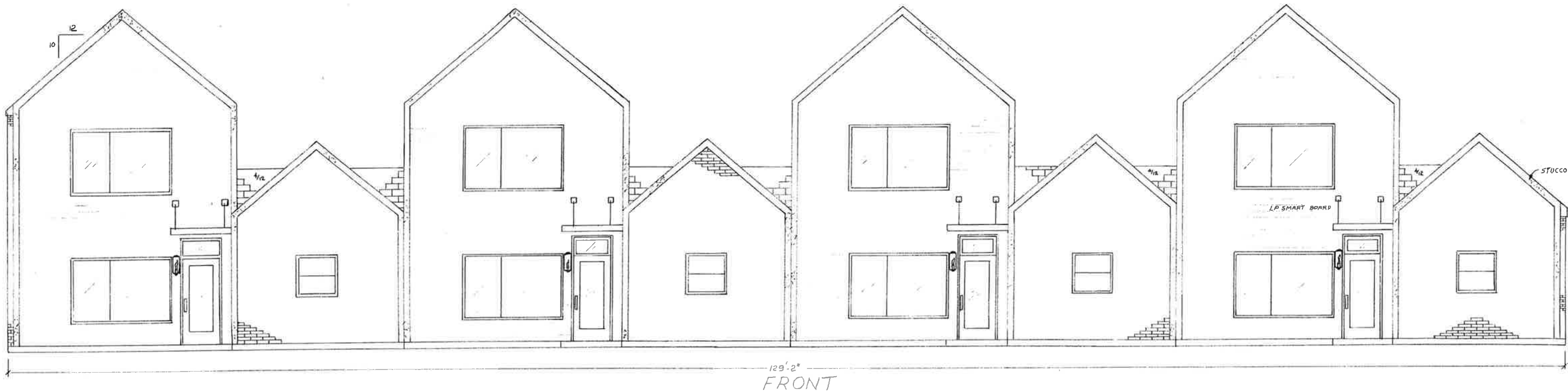




Attachment: 2019-085 ATTH 03 Elevations (2156 : Amend. to PD-97-3 in 3400 blk. Skyline Blvd.)



Attachment: 2019-085 ATTH 03 Elevations (2156 : Amend. to PD-97-3 in 3400 blk. Skyline Blvd.)



2019-085 ATTH 04 Map of property owners notified within 200'



46% of property owners within 200'
signed petition

Attachment: 2019-085 ATTH 04 Map of prop. owners within 200' (2156 : Amend. to PD-97-3 in 3400 blk. Skyline Blvd.)

To: The City Council of the City of the City of Texarkana, Texas
220 Texas Boulevard
Texarkana, Texas 75501

Whereas: The City Council is considering amendment to PD-97-3(O) to approve use as a townhome development, the undersigned request that the Council consider the following:

1. The impact of additional traffic to Cooks Lane, Skyline Drive, and Clear Creek Dr. That intersection is already a heavy traffic area.
2. Impact of overflow parking not being available on Cooks Lane and Clear Creek Dr.
3. Shielding of the structures from the houses South of the area, as those houses will be directly impacted by the back-side of the new units.
4. Architectural styling and general teneur of the surrounding neighborhood.
5. Whether the new units are intended for homeowner occupancy or as rental units.

The undersigned petition the City Council of the City of Texarkana, Texas as follows:
Require a 3/4 majority vote to approve the site plan and architectural styling, considering the above listed concerns.

Printed Name	Address	Signature	Contact Information
ELMER ELLIS MOORING	6201 COOKS LN 75503	Elmer E. Mooring	979-255-6709 ✓
PATRICIA MOORING	6201 COOKS LN. 75503	Patricia L. Mooring	979-229-7201 ✓
Zhengyu (Jenny) Wu	6202 COOKS LN. 75503	Zhengyu Wu	903-826-3310 ✓
DON VANDERBURG	6003 COOKS LAKE	Don Vanderburg	903-223-7574 ✓
WESLEY JOHNSON	3419 WILLIAMSBURG LN	Wesley Johnson	903-733-7331 ✓
Mary Johnson	3419 Williamsburg Ln	Mary Johnson	972-922-2984 ✓
Antio Levee	2415 Williamsburg Ln	Antio Levee	305 609-1099 ✓
Carlos A. Levee	5415 Williamsburg Lane	Carlos A. Levee II	305 996-7138 ✓
Beth Padron	3416 Williamsburg	Beth Padron	903-278-6568 ✓
Stacy Lambert	3418 Williamsburg	Stacy Lambert	903-908-3583 ✓
PAUL LAMBERT	3418 WILLIAMSBURG	Paul Lambert	903-701-0096 ✓
Thomas McCoy	6109 Cooks Ln	Thomas McCoy	870-571-4280 ✓
Jennifer McCoy	6109 COOKS LN	Jennifer McCoy	870-571-4344 ✓

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."

I certify that these are
bonafide names signed
in front of me.

Elmer Ellis
Patricia L. Mooring

To: The City Council of the City of the City of Texarkana, Texas
220 Texas Boulevard
Texarkana, Texas 75501

Whereas: The City Council is considering amendment to PD-97-3(O) to approve use as a townhome development, the undersigned request that the Council consider the following:

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4. Architectural styling and general tener of the surrounding neighborhood.
5. Whether the new units are intended for homeowner occupancy or as rental units.

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Require a 3/4 majority vote to approve the site plan and architectural styling, considering the above listed concerns.

Printed Name	Address	Signature	Contact Information	
Sharon Sheppard	6302 Pecan Cove Texarkana, TX	Sharon Sheppard	903-276-0898	✓
ROBERT SHEPPARD	6302 Pecan Cove TEXARKANA TX	Robert Sheppard	903-276-0899	✓
John Jarvis	6304 Pecan Cove TX TX	John Jarvis	903-278-8003	x
Jean Jarvis	6304 Pecan Cove Texarkana TX	Jean Jarvis	903-276-3117	x
W. Verne Baptiste	6306 Pecan Cove Texarkana, TX	W. Verne Baptiste	408-836-9689	x
PATRICK KELLY	6308 Pecan Cove	Patrick Kelly	903-832-0516	x
Chris Kelly	6308 Pecan Cove	Chris Kelly	903-832-0516	x
Robert Nelson	#1 Hickory Ridge	Robert Nelson	903-838-0056	x
Carol Nelson	1 Hickory Ridge	Carol Nelson	903-838-0056	x
Chadwick Tuttlebee	6204 Cooks Lane	Chadwick Tuttlebee	903-908-1439	✓
Eliza Tuttlebee	6204 Cooks Ln	Eliza Tuttlebee	903.306.3390	✓

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."

I certify that these are bonafide names
signed in front of me. *Ronald Vanderbeek*

Require a 3/4 majority vote to approve the site plan and architectural styling, considering the above listed concerns.

[illegible]

I CERTIFY THAT THESE ARE
BENEFIT NAMES SIGNED
D. SCHAFER REALTY
Yours Truly,
[Redacted Signature]

To: The City Council of the City of the City of Texarkana, Texas
220 Texas Boulevard
Texarkana, Texas 75501

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The undersigned petition the City Council of the City of Texarkana, Texas as follows:
Require a 3/4 majority vote to approve the site plan and architectural styling, considering the above listed concerns.

Printed Name	Address	Signature	Contact Information
John D. [unclear]	3501 Skyline	[unclear]	(903) 81-0290
Fred Barlow	3805 Skyline	[unclear]	903 826-8589
Fred Downs	3509 Skyline	[unclear]	903-831-3581
Stephen [unclear]	3511 Skyline	[unclear]	903-794-1800
Stephen [unclear]	3513 Skyline	[unclear]	903-794-1800
David Jones	3503 Skyline	David Jones	903-277-5550
JAL Colvin	604 Clear Creek	Dal Colvin	903-334-7265

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."

certified signed
in my presence.

[Signature]

**To: The City Council of the City of the City of Texarkana, Texas
220 Texas Boulevard
Texarkana, Texas 75501**

Whereas: The City Council is considering amendment to PD-97-3(O) to approve use as a townhome development, the undersigned request that the Council consider the following:

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4. Architectural styling and general tenor of the surrounding neighborhood.
5. Whether the new units are intended for homeowner occupancy or as rental units.

**The undersigned petition the City Council of the City of Texarkana, Texas as follows:
Require a 3/4 majority vote to approve the site plan and architectural styling, considering the
above listed concerns.**

[illegible]

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."

I certify I
received these
signatures in
Packet Pg. 52

To: The City Council of the City of the City of Texarkana, Texas
 220 Texas Boulevard
 Texarkana, Texas 75501

Whereas: The City Council is considering amendment to PD-97-3(O) to approve use as a townhome development, the undersigned request that the Council consider the following:

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The undersigned petition the City Council of the City of Texarkana, Texas as follows:
 Require a 3/4 majority vote to approve the site plan and architectural styling, considering the above listed concerns.

Printed Name	Address	Signature	Contact Information
Mark McCarty	3517 Skyline Blvd	<i>mmccarty</i>	(859) 552-7933 ✓
Madison Seifert	6301 Pecan Cove	<i>mseifert</i>	479 301 3244 ✓
Beverly Burks	3123 Clear Creek	<i>Beverly Burks</i>	(903) 244-6471 ✓

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."

certify that these signatures were made in my presence
clerk

Dear Planning Commission,

This letter is intended to address severe discord with the proposed development at the corner of Clear Creek and Cooks Lane.

Planned Development (PD) designation is to insure **harmony** with existing and anticipated development of surrounding areas.

Harmony can be described as the belonging of one thing with another. The intent of harmony stated in the development requirements for PD is to preserve and protect existing property owners and their investment. Standard zoning can only go so far. Planned Development gives the P&Z Commission and City Council more control over protecting the value of existing property now and for the future of those in the areas of development.

The current townhomes that are immediately to the west of the proposed development are clearly designed with exteriors that are unique to each one with 2 car garages. A Home Owners Association protects and preserves the value of the development.

The duplexes on Skyline are designed individually also with 2 car garages.

These designs were intentional to blend in or be in **harmony** with the single family development in the surrounding area.

Single family homes are without a doubt the dominating development. For any development in this area to comply with harmony, it is easy to see they are all patterned to be unique and be or blend in with single family homes.

The proposed development at the corner of Cooks and Clear Creek is not in **harmony** with existing areas. They are all identical with one car garages. These one car garages will most likely serve for storage. The one, two and three bedroom units will need use of the 54 open parking spaces. By definition this is a complex by design. Aesthetically this will look like and function much like an apartment complex.

Egress and access to this complex is of great concern. Two of the three curb cuts are very close to intersections. This will create safety problems when used. Peak traffic periods will increase these problems.

Property values of existing properties are at risk. Twenty to fifty years ago neighborhoods in Texarkana have tried similar placements of a complex. Please look at these areas and see how it impacts surrounding property values from the beginning to present.

Hopefully this information will help you protect our property value and not allow this type of development to occur.

Sincerely,

John Jarvis

6304 Pecan Cove

Texarkana TX 75503

Attachment: 2019-085 ATTH 06 Letters in opposition (2156 : Amend. to PD-97-3 in 3400 blk. Skyline Blvd.)

Rev. 9-3-19
6-25
DPL

My husband and I live across the street from the proposed townhomes. We are very concerned about the proposal. Putting apartment-type dwellings, complete with a 54-slot parking lot, in the middle of a residential area is not a wise idea. Obviously, it will impact the value of our properties in a negative way. But it will do much more than that: traffic on an already-busy corner will get even heavier and will create danger for the many residents who walk, cycle, jog and stroll their babies in the neighborhood. Children often walk home from the middle school up the street, and the expansion in traffic will be a risk to them as well. Having the proposed two entrances to the development will encourage traffic to cut through the area, creating another hazard. Also, to put that many units in a residential neighborhood will change the tenor of the area. Yes, there are row-house townhouses and duplexes along Skyline, but none of these residences come complete with a 54-slot parking lot. All have the feel of an individual unit, not of a multi-family apartment building. In addition, removing the beautiful, mature trees will take away beauty from our neighborhood.

If the townhomes are rented out to college students, there will be an even larger probability that this development will change the entire atmosphere of our neighborhood, with further traffic and noise concerns, not to mention the transiency endemic with a student population. None of these would be good for our neighborhood or the value of our properties.

We respectfully ask that you consider the quality of life and safety of the current homeowners, as well as our property values, and not allow the development to move forward.

Erin Tuttlebee
6404 Cedar Ln.

Attachment: 2019-085 ATTH 06 Letters in opposition (2156 : Amend. to PD-97-3 in 3400 blk. Skyline Blvd.)

Cleer Creek Drive Looking South



2019-085 ATTH 07 Google maps of property

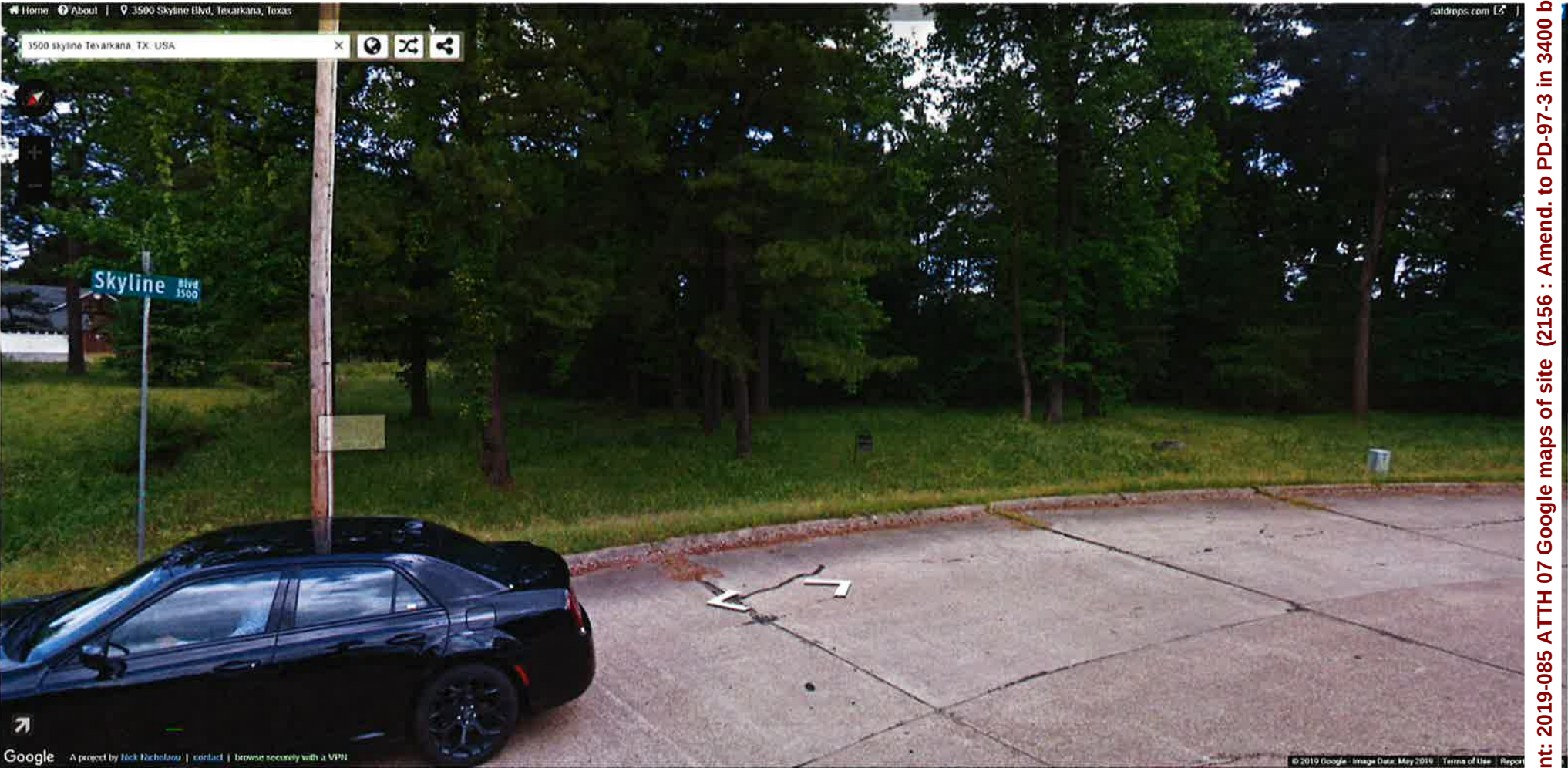
Cooks Lane Looking West (2013)



Attachment: 2019-085 ATTH 07 Google maps of site (2156 : Amend. to PD-97-3 in 3400 blk. Skyline Blvd.)

2019-085 ATTH 07 Google maps of property

Skyline Blvd. Looking East



Attachment: 2019-085 ATTH 07 Google maps of site (2156 : Amend. to PD-97-3 in 3400 blk. Skyline Blvd.)



2019-085 ATTH 08 Photographs of homes in the area



Attachment: 2019-085 ATTH 08 Photos of homes in area present by opposition (2156 : Amend. to PD-97-3

2019-085 ATTH 08 Photographs of homes in the area



Attachment: 2019-085 ATTH 08 Photos of homes in area present by opposition (2156 : Amend. to PD-97-3

City of Texarkana, Texas

Version:

Update Date: 10/3/2019 11:07 AM

Summary Sheet

Lead Department: Planning and Community Development **Action Officer:** Debbie Burk,
 (REMOVE FROM TABLE) Z-19-14: A 1.348-acre tract of land, being a part
 of Lots 3 & 4, Block 1, Carrie D. Hart's First Addition located in the Thomas
 Price HRS, A-466, located at 1703 North Bishop Road. Office to Commercial.
Subject: Curt Green, dba Green, Herrington & Howell, LLC, applicants.

Meeting Date: 10/7/2019

Attachments

- a. Z-19-14 Public Hearing notice & application(PDF)
- b. Z-19-14 Maps (PDF)
- c. Z-19-14 Photo of vacant property (PDF)

Staff Coordination

Planning and Community Development	David Orr	Department Head Review
Pending		
Planning & Zoning Commission	Debbie Burk	Meeting Pending
10/07/2019 6:00 PM		

Staff Commentary**Updates/History of Briefing:**

"NOT APPLICABLE"

Executive Summary and Background Information:

(REMOVE FROM TABLE) Z-19-14: This is a request for rezoning from Office to Commercial by Curt Green, dba Green, Herrington & Howell, LLC, applicant at 1703 North Bishop Road (a 1.348-acre tract being part of Lots 3 & 4, Block 1, Carrie D. Hart's First Addition in the Thomas Price HRS, A-466). This property is currently vacant land. The proposed use is a regional trucking company office and truck parking lot.

The adjacent zoning is General Retail to the north, Single Family-2 to the west, Limited Commercial to the south and the loop (Jarvis Parkway) to the east. The adjacent land use is an embroidery shop to the north, Terminix office to the south, residences to the west and vacant land/loop to the east.

The Comprehensive Plan has designated this area as Regional Commercial.

City of Texarkana, Texas

The proposed regional trucking company with an office and truck parking lot are an allowed use in the Commercial zoning district. The main highway corridors along the interstate and loop were designated as Regional Commercial on the Future Land Use Map.

Since this area was designated to allow commercial type businesses, staff recommends for approval of the request.

The applicant should be aware that if this rezoning is approved, there may be additional applicable city code/ordinance requirements including but not limited to building, elevations, fire, drainage, water and sewer prior to the issuance of building permits.

In addition, TXDOT may need to be contacted to provide additional curb cuts if required.

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

Potential Options:

“None”

Fiscal Implications:

“None”

Staff Recommendation:

Since this area was designated on the future land use map to allow commercial type businesses, staff recommends for approval of the request.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

“NOT APPLICABLE”

Advisory Board/Committee Meeting Date and Minutes:

October 7, 2019

NOTICE OF PUBLIC HEARINGS

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

PLANNING & ZONING COMMISSION: Hearing Date: Monday, October 7, 2019* Hearing Time: 6:00 pm

CITY COUNCIL Hearing Date: Tues, November 12, 2019 Hearing Time: 6:00 pm

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

*Remove from table



OWNER: Curt Green

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

LOCATION OF REZONING: 1703 North Bishop Road, Texarkana, Texas

PROPOSED CHANGE: To allow an office and truck yard (parking) for regional trucking company

ZONING CHANGE - FROM: Office TO: Commercial

LEGAL DESCRIPTION: A 1.348 acre tract of land being part of Lots 3 & 4, Block 1, Carrie D. Hart's Addition in the Thomas Price HRS, A-466

CASE NUMBER: Z-19-16

DATE MAILED: 9-26-19



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. 007335

Case Z-19-14

Date 6/14/19

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: See Attached Block: _____ Addition: _____
(Or see attached legal description)

Location: N Bishop, North of Mercer

Present Zoning: Office

Proposed Zoning: Commercial

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

Regional Trucking Company office and yard

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

It has been vacant land for years, no development, the new I-49 connectivity is giving opportunity for growth and new business.

Robin Cannistraci
Attorney or Agent Signature

3930 Galleria Oaks Drive
Address

Texarkana, TX 75503
City, State, Zip

412-417-4178
Home Phone & Cell Phone

robinc@curtgreen.com
Email Address

Curt Green
Property Owner Signature

3930 Galleria Oaks Drive
Address

Texarkana, TX 75503
City, State, Zip

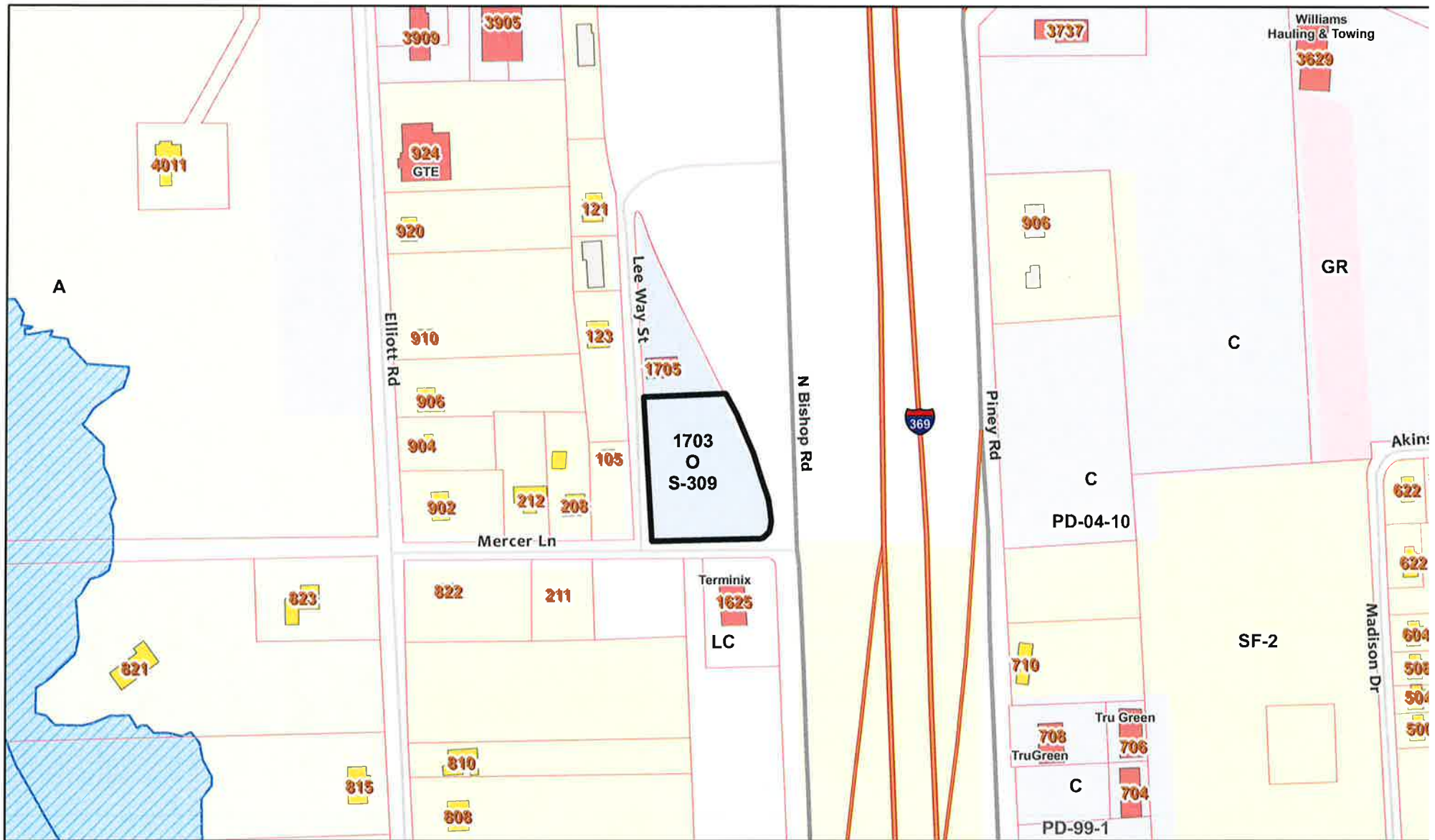
903-748-6000
Home Phone & Cell Phone

Curt@curtgreen.com
Email Address

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

Attachment: Z-19-14 Public Hearing notice & application (2157 : Z-19-14: O to C at 1703 N. Bishop)

1703 North Bishop Road Department of Planning & Community Development



Attachment: Z-19-14 Maps (2157 : Z-19-14: O to C at 1703 N. Bishop)



1703 North Bishop Road
Department of Planning & Community Development



Attachment: Z-19-14 Maps (2157 : Z-19-14: O to C at 1703 N. Bishop)



Google Maps N Bishop Rd



Image capture: Jul 2015 © 2019 Google

Texarkana, Texas



Street View - Jul 2015



Attachment: Z-19-14 Photo of vacant property (2157 : Z-19-14: O to C at 1703 N. Bishop)

City of Texarkana, Texas

Version:

Update Date: 10/3/2019 10:57 AM

Summary Sheet

Lead Department: Planning and Community Development **Action Officer:** Debbie Burk,
S-711: Specific Use Permit to allow permanent cosmetics and microblading in a tenant space at 4064 Summerhill Square, being on a 3.16-acre tract of land (Tract 49D) in the MEP & P HRS, A-421. Alan Schimming, applicant. Patty Lynn, agent.

Subject: Lynn, agent.

Meeting Date: 10/7/2019

Attachments

- a. S-711 Public Hearing notice & application (PDF)
- b. S-711 Maps (PDF)

Staff Coordination

Planning and Community Development	David Orr	Department Head Review
Pending		
Planning & Zoning Commission	Debbie Burk	Meeting Pending
10/07/2019 6:00 PM		

Staff Commentary

Updates/History of Briefing:

"NOT APPLICABLE"

Executive Summary and Background Information:

S-711: This is a request by Alan Schimming, owner, and Patty Lynn, agent, for a Specific Use Permit, SUP, to allow the location of a permanent cosmetics and microblading business in a tenant space at 4064 Summerhill Square, being on a 3.16-acre tract of land (Tract 49D) in the MEP & P HRS, A-421. A hair salon is currently located in this tenant space.

The adjacent zoning is General Retail to the north, south and west and Single Family-1 to the east. The adjacent land use is retail tenant spaces to the north, south and west and single family residences to the east.

This property is zoned General Retail. A Specific Use Permit is required to allow the one additional use of a permanent cosmetics/microblading business which is also considered a "tattoo" per the City's Zoning Ordinance. The State of Texas will regulate this business as to licensing and other health related issues. Several medical facilities and hair salons are now

City of Texarkana, Texas

offering this type service for clients. A similar business is located next door to this tenant space.

If this request is approved, staff would suggest the following stipulations be placed in the Ordinance:

1. That the owner/or any employee performing the application of permanent cosmetics/microblading (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 the Specific Use Permit be intended for the application of permanent cosmetics/microblading only.
3. That if this use ever ceases to exist at this location, the City may automatically revoke the Specific Use Permit.

This request meets all city requirements to allow this one additional use on this property. There should be adequate parking for this business.

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

Potential Options:

"None"

Fiscal Implications:

"None"

Staff Recommendation:

Staff recommends for approval with stipulations.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

October 7, 2019

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CITY COUNCIL: Hearing Date: Tuesday, November 12, 2019 Hearing Time: 6:00 pm

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



OWNER: Alan Schimming, owner (Patty Lynn, agent)

OWNER'S ADDRESS: 6004 Summerfield, Suite B, Texarkana, TX

LOCATION OF REZONING: 4064 Summerhill Square (existing tenant space), Texarkana, TX

PROPOSED CHANGE: Specific Use Permit to allow the application of permanent cosmetics and microblading

LEGAL DESCRIPTION: A part of a 3.16-acre tract of land (Tract 49D) located in the MEP & P HRS, A-421

CASE NUMBER: S-711

DATE MAILED: 9/26/19

Attachment: S-711 Public Hearing notice & application (2158 : S-711: SUP at 4064 Summerhill Square)



ZONING APPLICATION

CITY OF TEXARKANA TEXAS

Po Box 196
220 Texas Blvd
Texarkana TX 75504
(903) 798-3945
www.ci.texarkana.tx.us.org

2.6.a

Receipt No. 00169114

Case S-711

Date 8/19/19

To: The Planning and Zoning Commission
City of Texarkana Texas

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

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

Location: 4064 Summerhill Square

Present Zoning: _____

Requested: Specific Use Permit

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

Microblading and permanent makeup

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

there is a similar business in the square.

Patty Lynn
Attorney or Agent Signature

3324 Olive
Address

Texarkana TX 75503
City, State, Zip

903-244-8559
Home Phone & Cell Phone

pattylynn75@gmail.com
Email address

Alan Schimming, Manager
Property Owner Signature for CONDESLP
6004 Summerfield Dr, Ste B
Address

Texarkana, TX 75503
City, State, Zip

903-794-3606
Home Phone & Cell Phone

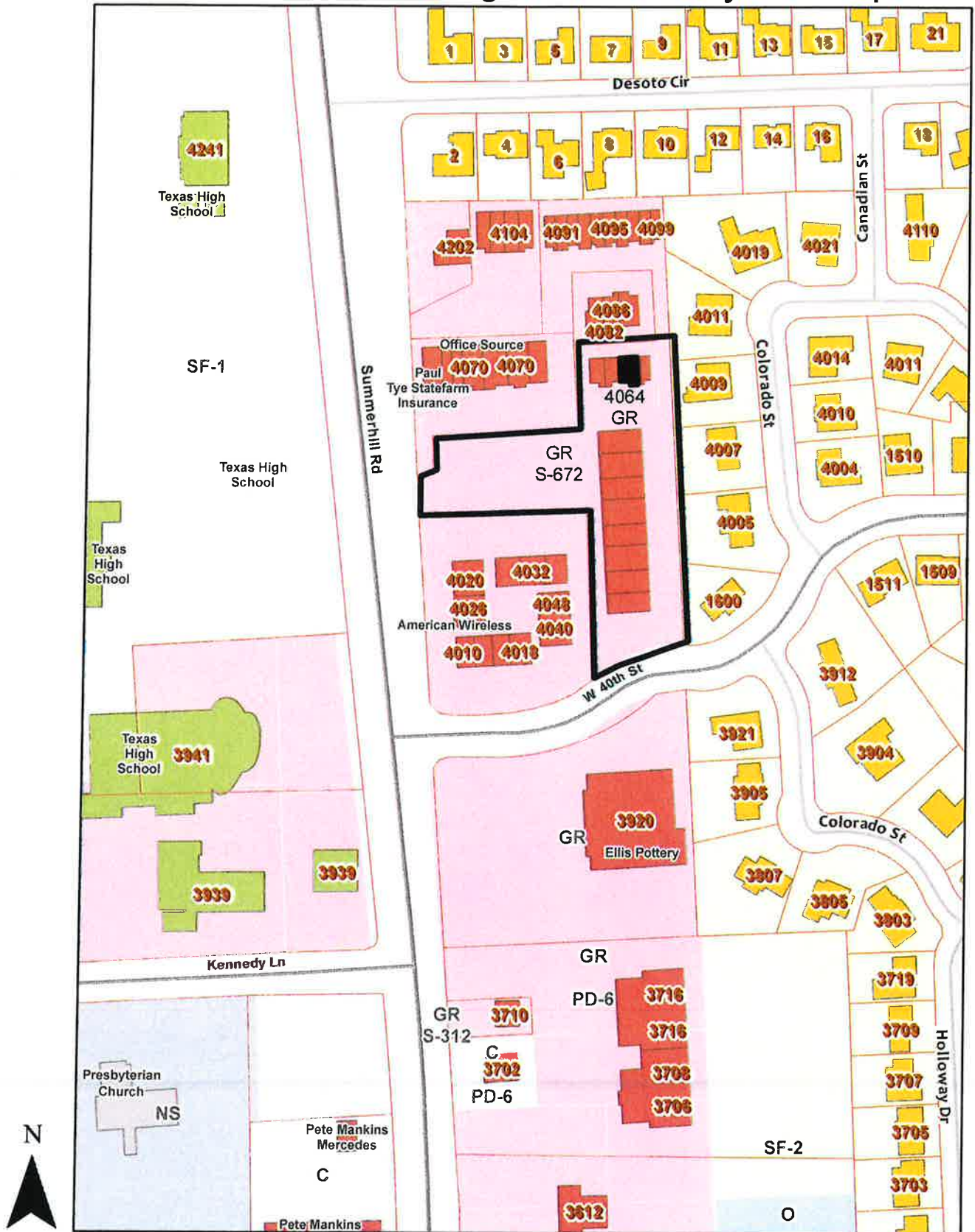
alan@schimmingcompany.com
Email address

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

Attachment: S-711 Public Hearing notice & application (2158 : S-711: SUP at 4064 Summerhill Square)

4064 Summerhill Square

Department of Planning & Community Development



Attachment: S-711 Maps (2158 : S-711: SUP at 4064 Summerhill Square)



4064 Summerhill Square Department of Planning & Community Development



1:1,250



City of Texarkana, Texas

Version:

Update Date: 10/4/2019 9:58 AM

Summary Sheet

Lead Department: Planning and Community Development **Action Officer:** Debbie Burk,
S-712: Specific Use Permit to allow a billboard on a 25' x 45' strip of leased land (0.026 acres) at 2703 Richmond Road, being part of a 0.704 acre tract of land (Tract 79) in the George Brinlee HRS, A-18. Elvin Fenton, applicant.
Subject: Chad Shipp, Shipp Outdoor, LLC, agent.

Meeting Date: 10/7/2019

Attachments

- a. S-712 Public Hearing notice & application (PDF)
- b. 2019-095 EXH 'A' Survey & legal description (PDF)
- c. 2019-095 ATTH 01 Maps (PDF)
- d. 2019-095 ATTH 02 Land use map (provided by applicant) (PDF)
- e. 2019-095 ATTH 03 Sample of proposed billboard (PDF)
- f. 2019-095 ATTH 04 TXDOT signs map (PDF)
- g. 2019-095 Google map showing billboard location (PDF)

Staff Coordination

Planning and Community Development	David Orr	Department Head Review
Pending		
Planning & Zoning Commission	Debbie Burk	Meeting Pending
10/07/2019 6:00 PM		

Staff Commentary**Updates/History of Briefing:**

"NOT APPLICABLE"

Executive Summary and Background Information:

S-712: This is a request from Elvin Fenton, owner, and Chad Shipp, Shipp Outdoor, LLC, agent, requesting a Specific Use Permit to allow the location of a CEVMS (digital) billboard on an approximate 25' x 45' strip of leased land (0.026 acres) at 2703 Richmond Road, being a 0.704 acre tract of land (Tract 79) in the George Brinlee HRS, A-18.

Mr. Shipp is proposing to lease this property to construct an off-premise CEVMS (digital) billboard on the north side of the existing eye clinic parking lot. See attached map showing the proposed location of the billboard.

City of Texarkana, Texas

General Retail zoning requires approval of a Specific Use Permit to allow the construction of an off-premise billboard structure. The proposed CEVMS (digital) billboard will be a smaller double-sided, 8' x 24' in size (192 square feet) with an overall height of 30 feet.

Staff is aware of only two existing billboards located on Richmond Road north of Interstate 30. These two billboards are in the approximate 6000 block of Richmond Road and are legal nonconforming signs since they were both constructed prior to annexation into the city limits. The attached TXDOT Commercial Signs Regulatory Program Inventory Map also shows no permitted billboards in this area.

If approved, staff would suggest the following stipulations be placed in the Ordinance:

1. There will be only one billboard allowed on the property at this location (see attached exhibit). The CEVMS billboard will be a double-sided digital billboard.
2. The CEVMS billboard will be 8' x 24' (192 square feet) in size.
3. The CEVMS will have an overall height not to exceed 30'.
4. Any distance requirements must be followed concerning existing utility lines.
5. Applicant shall be required follow all applicable TXDOT Commercial Signs Regulatory Program guidelines including but not limited to the following:
 - a. Obtain a state commercial sign permit. Richmond Rd (FM559) is designated a primary highway and regulated by TXDOT.
 - b. Permitted signs on the same side of a regulated freeway, including freeway frontage roads, may not be erected closer than 1,500 feet apart. For a highway on a non-freeway primary system and outside the incorporated boundaries of a municipality, permitted signs on the same side of the highway may not be erected closer than 750 feet apart. For a highway on a non-freeway primary system highway and within the incorporated boundaries of a municipality, permitted signs on the same side of the highway may not be erected closer than 300 feet apart.
 - c. A sign may not be located in a place that creates a safety hazard, including a location that: (1) causes a driver to be unduly distracted; (2) obscures or interferes with the effectiveness of an official traffic sign, signal, or device; or (3) obscures or interferes with the driver's view of approaching, merging, or intersecting traffic.

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

Potential Options:

"None"

Fiscal Implications:

"None"

Staff Recommendation:

If approved, staff would recommended adding the above stipulations.

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

Planning and Zoning Commission

Board/Committee Recommendation:

(Insert Date Here):

(Insert Text Here or say "NOT APPLICABLE")

Advisory Board/Committee Meeting Date and Minutes:

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

ZONING APPLICATION

CITY OF TEXARKANA TEXAS

220 Texas Blvc

Texarkana 2.7.a

(903) 750-3543

www.ci.texarkana.tx.us.org

Receipt No. 00166074

Case S-712

Date 9-19-19

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: 79 Block: 79 Addition: George Bruley A-18
(see attached legal description)

Location: 2703 Richmond Road #43

Present Zoning: 2703 GR

Proposed Zoning: Specific Use

If Zoning Classification is changed by the Commission, this property will be used as:
Location for a Digital Billboard

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

Zoning on small portion of the land
will be for Erection of a double sided
Digital Billboard.

[Signature]

Applicant or Agent Signature

2703 Richmond Road #43

Address

Texarkana, TX 75503

City, State, Zip

8-570-2423

Home & Cell Phone

[Signature]

Property Owner Signature

2703 Richmond Rd.

Address

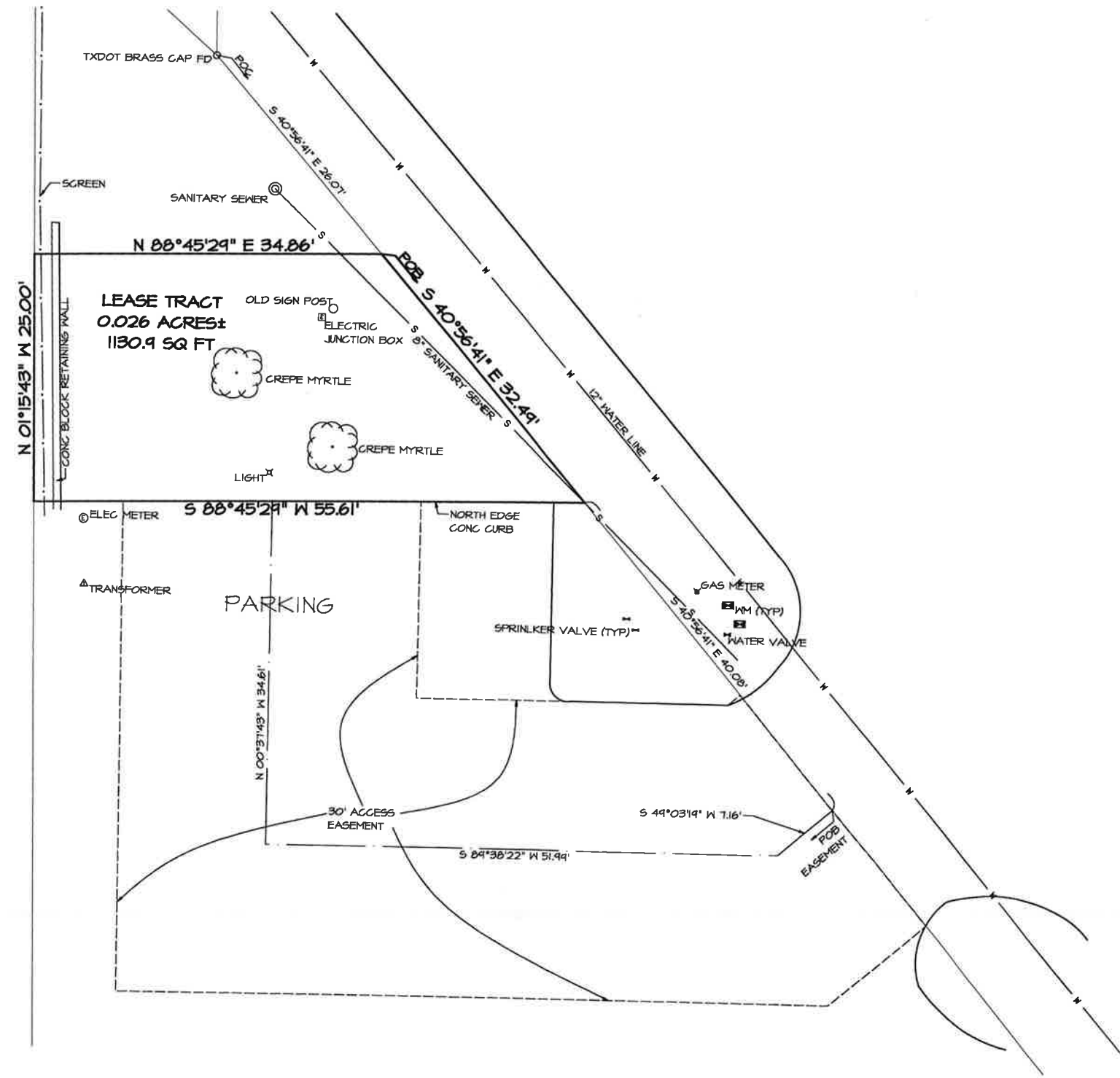
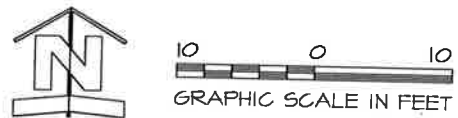
Texarkana, TX 75503

City, State, Zip

903-691-0245

Phone

Attachment: S-712 Public Hearing notice & application (2159 : S-712: SUP at 2703 Richmond Rd.)



DESCRIPTION OF PROPERTY:

All that certain tract or parcel of land situated in the GEORGE BRINLEE HEADRIGHT SURVEY, A-18, Bowie County, Texas; said tract being a part of a certain 0.704 acre tract of land conveyed to IDOC Properties, LLC, a Texas limited liability company by ASSUMPTION DEED recorded in Volume 5292, Page 135 of the Real Property Records of Bowie County, Texas; and being more particularly described by metes and bounds as follows:

COMMENCING at a TxDOT brass cap in concrete right-of-way monument found in place on the South and West right-of-way line of Texas F. M. Road No. 559 (Richmond Road); said POINT OF BEGINNING being the Point of Beginning of that certain 0.704 acre tract of land conveyed to IDOC Properties, LLC, a Texas limited liability company by ASSUMPTION DEED recorded in Volume 5292, Page 135 of the Real Property Records of Bowie County, Texas; THENCE - S. 40° 56' 41" E., 26.07 ft. with said South and West right-of-way line, same being the East boundary line of said 0.704 acre tract to the POINT OF BEGINNING of the herein described tract of land;

THENCE - S. 40° 56' 41" E., 32.49 ft. with the above mentioned South and West right-of-way line and East boundary line of said 0.704 acre tract to the projection of a line along the North edge of an existing concrete curb on the North side an existing concrete parking area;

THENCE - S. 88° 45' 29" W., 55.61 ft. with the above mentioned projection of and North edge of concrete curb to the West boundary line of the above mentioned 0.704 acre tract;

THENCE - N. 01° 15' 43" W., 25.00 ft. with the above mentioned West boundary line;

THENCE - N. 88° 45' 29" E., 34.86 ft. to the POINT OF BEGINNING; basis of bearings is deed call bearing of South and West right-of-way line of Texas F. M. Road No. 559 (Richmond Road). The above described property being surveyed by Richard V. Hall, Jr. contains 0.026 acres of land, more or less;

AND ALSO an ACCESS EASEMENT being a strip of land 30.00 ft. in width along the following described centerline:

COMMENCING at the Southeast corner of the above described 0.026 acre tract, THENCE - S. 40° 56' 41" E., 40.08 ft. with the above mentioned South and West right-of-way line and East boundary line of 0.704 acre tract to the center of an existing concrete drive, the POINT OF BEGINNING of the herein described centerline; said POINT OF BEGINNING being S. 40° 56' 41" E., 98.64 ft. from the Point of Beginning of said 0.704 acre tract;

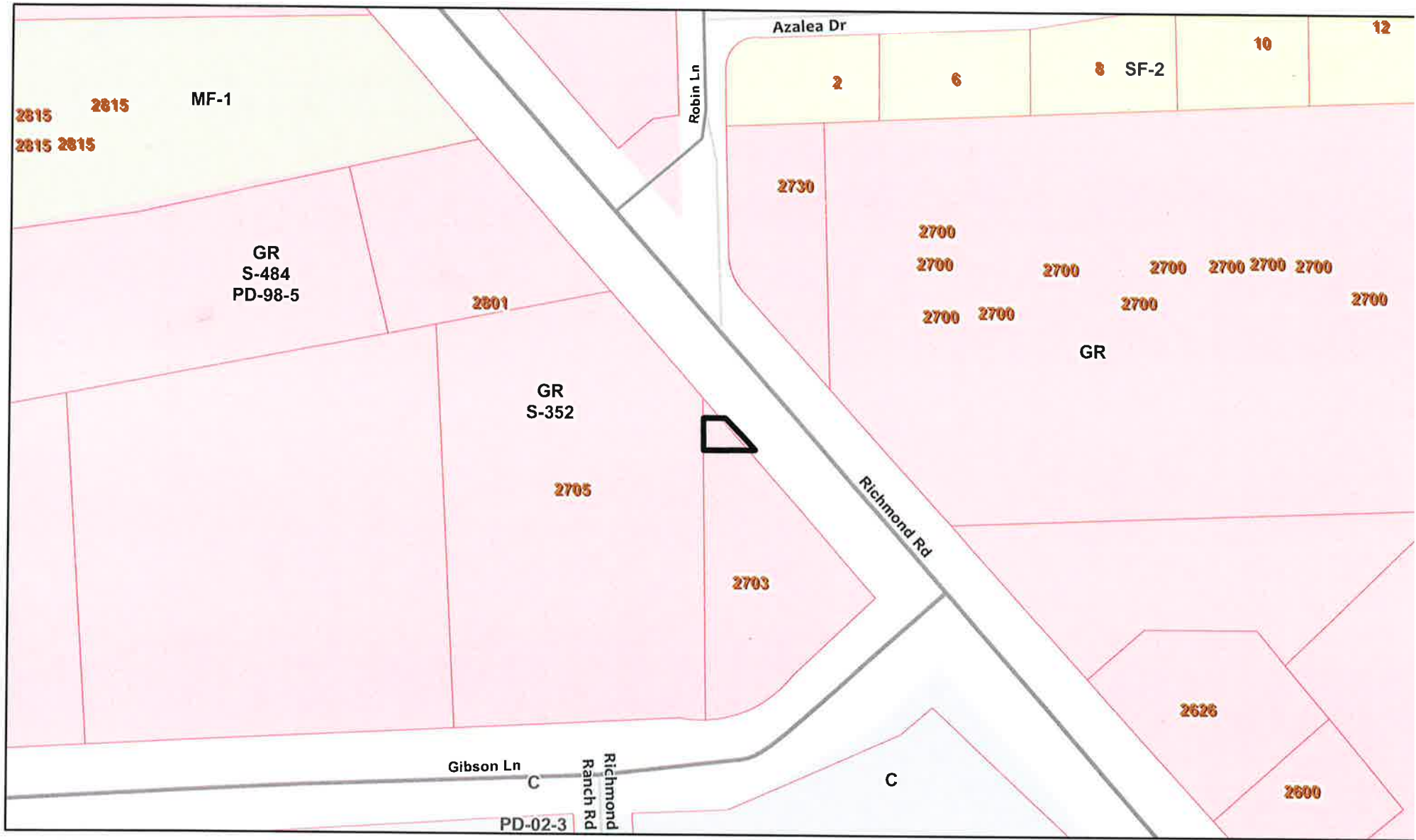
THENCE - S. 49° 03' 19" W., 7.16 ft.;

THENCE - S. 89° 38' 22" W., 51.99 ft.;

THENCE - N. 00° 37' 43" W., 34.61 ft. to the South boundary line of the above described 0.026 acre tract, same being the North edge of an existing concrete curb, the END POINT of the herein described centerline; the right and left boundary lines of the herein described 30.00 ft. strip of land are to be shorten or prolonged to end at said South boundary line of 0.026 acre tract and the above mentioned West right-of-way line.



LEASE TRACT PLAT		Drawn: ADM	Checked: RVHjr
0.026 ACRES±		Cert.: 2001	FB: DATA COLL
GEORGE BRINLEE HRS, A-18		Date: 9/30/19	File: 2019-056.pro
		Revisions:	



Attachment: 2019-095 ATTH 01 Maps (2159 : S-712: SUP at 2703 Richmond Rd.)





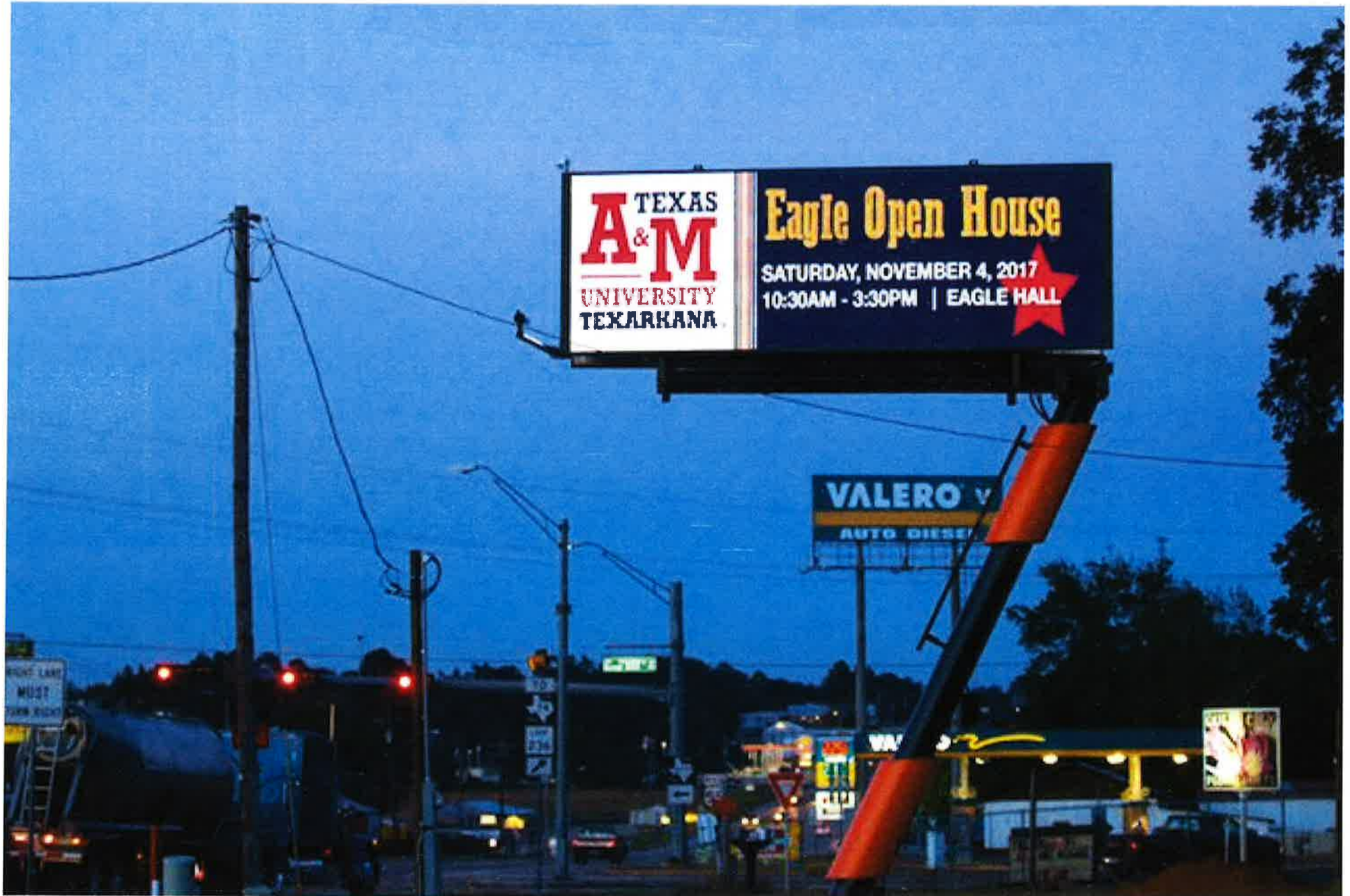
Attachment: 2019-095 ATTH 01 Maps (2159 : S-712: SUP at 2703 Richmond Rd.)





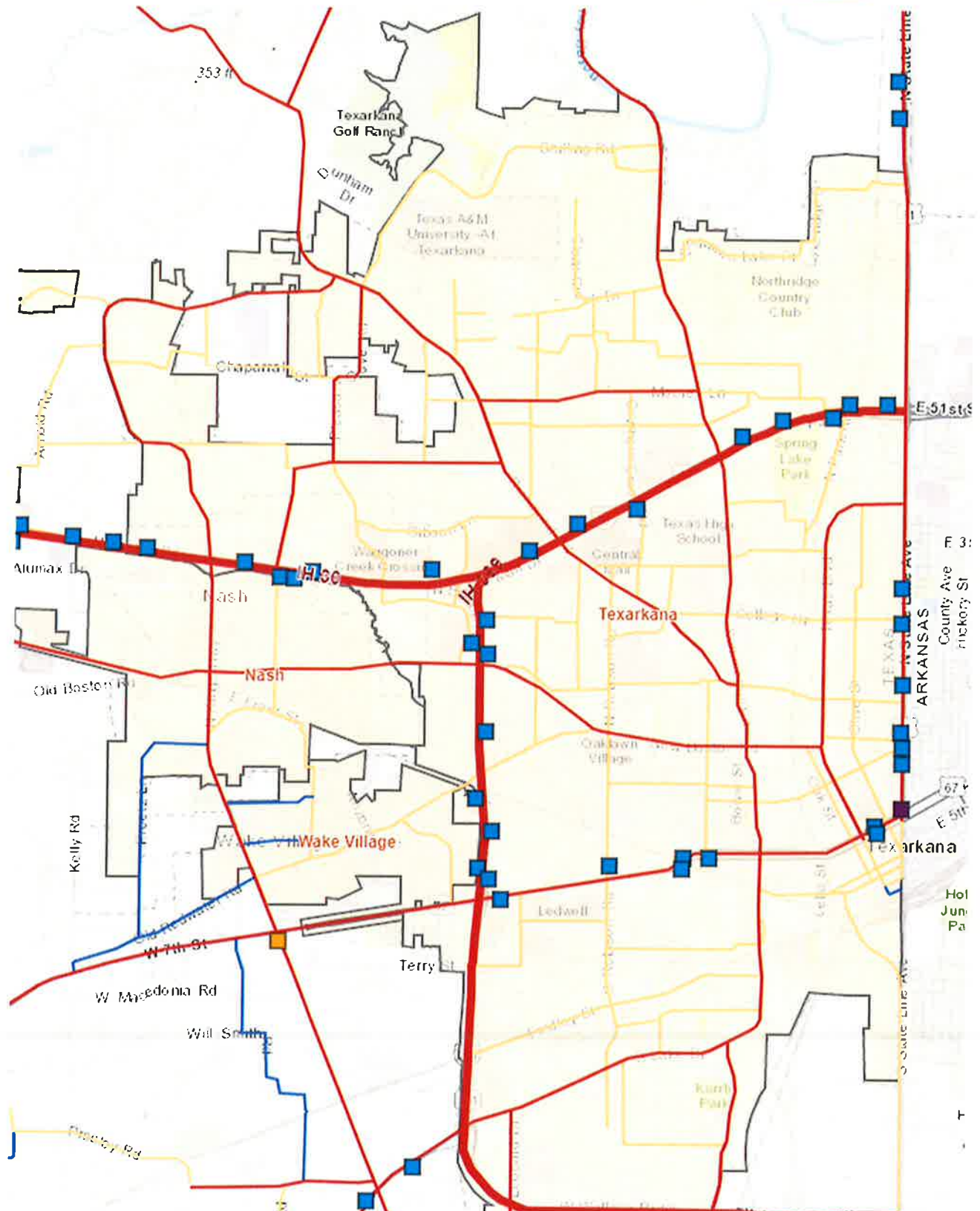


Attachment: 2019-095 ATTH 02 Land use map (provided by applicant) (2159 : S-712: SUP at 2703



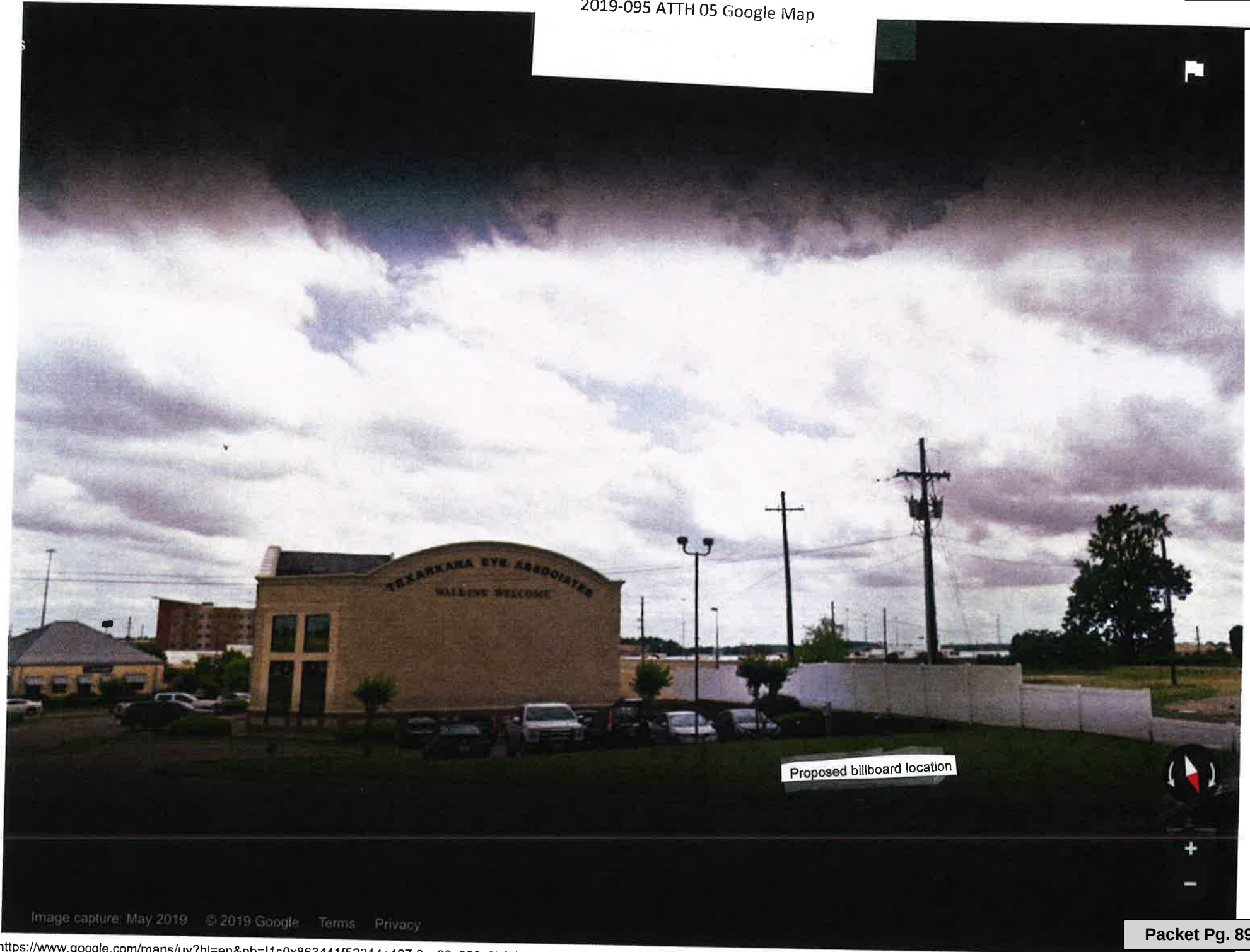
TXDOT Commercial Signs Regulatory Program Map 9.30.19

http://maps.dot.state.tx.us/AGO_Template/TxDOT_Viewer/?appid=ffce013d7b714fb9b721f7a3cf7a21c5



Attachment: 2019-095 ATTH 04 TXDOT signs map (2159 : S-712: SUP at 2703 Richmond Rd.)

Attachment: 2019-095 Google map showing billboard location (2159 : S-712: SUP at 2703 Richmond Rd.)



City of Texarkana, Texas

Summary Sheet

Version:
Update Date: 10/3/2019 10:52 AM

Lead Department: Planning and Community Development **Action Officer:** Debbie Burk,
Z-19-17: Lot 6, Block 1, Two Streets Addition, located in the 3500 block of
Subject: Waco Street. Single Family-2 to Commercial. LBP O-Zone Investments, LLC,
applicant. Kayla Wood. MTG Engineers and Surveyors, agent.

Meeting Date: 10/7/2019

Attachments

- a. Z-19-17 Public Hearing notice & application(PDF)
- b. Z-19-17 Maps (PDF)

Staff Coordination

Planning and Community Development	David Orr	Department Head Review
Pending		
Planning & Zoning Commission	Debbie Burk	Meeting Pending
10/07/2019 6:00 PM		

Staff Commentary

Updates/History of Briefing:

"NOT APPLICABLE"

Executive Summary and Background Information:

Z-19-17: This is a request for rezoning from Single Family-2 to Commercial by LBP O-Zone Investments, LLC, applicant and Kayla Wood, MTG Engineering & Surveying, agent in the 3500 block of Waco Street (Lot 6, Block 1, Two Streets Addition). This property is currently vacant land. The proposed use is for RV and/or boat storage.

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

The Comprehensive Plan has designated this as an Industrial area.

There are mixed industrial and residential uses in this area of Waco Street. The proposed use of RV and/or boat storage would also include the lot to the west that is zoned Industrial-1 and is also currently owned by the applicant. Rezoning this residential lot to Commercial creates a buffer between the residential properties to the

City of Texarkana, Texas

east and the Industrial uses to the west. Therefore, staff recommends for approval of the request.

The applicant should be aware that if this rezoning is approved, there may be additional applicable city code/ordinance requirements including but not limited to building, elevations, fire, drainage, water and sewer prior to the issuance of building permits.

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

Potential Options:

“None”

Fiscal Implications:

“None”

Staff Recommendation:

As stated above, there are mixed industrial and residential uses in this area of Waco Street. The proposed use of RV and/or boat storage would also include the lot to the west that is zoned Industrial-1 and is also currently owned by the applicant. Rezoning this residential lot to Commercial creates a buffer between the residential properties to the east and the Industrial uses to the west. Therefore, staff recommends for approval of the request.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

“NOT APPLICABLE”

Advisory Board/Committee Meeting Date and Minutes:

October 7, 2019

NOTICE OF PUBLIC HEARINGS

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

PLANNING & ZONING COMMISSION: Hearing Date: Monday, October 7, 2019 Hearing Time: 6:00 pm

CITY COUNCIL Hearing Date: Tues, November 12, 2019 Hearing Time: 6:00 pm

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



OWNER: LPB O-Zone Investments, LLC

OWNER'S ADDRESS: 7003 Sugarcrest Drive, Texarkana, AR

LOCATION OF REZONING: 3500 block of Waco Street, Texarkana, Texas

PROPOSED CHANGE: To allow RV/boat storage

ZONING CHANGE - FROM: Single Family-2 (SF-2) TO: Commercial (C)

LEGAL DESCRIPTION: Lot 6, Block 1, Two States Addition

CASE NUMBER: Z-19-17

DATE MAILED: 9-26-19

Attachment: Z-19-17 Public Hearing notice & application (2160 : Z-19-17: SF-2 to C in the 3500 blk. of Waco 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. 601667

Case 2-19-17

Date 9-20-19

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: 6 Block: 1 Addition: Two Streets
(Or see attached legal description)

Location: 3500 Waco St.

Present Zoning: Single Family-2

Proposed Zoning: Commercial

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

RV/Boat storage

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

General Regulations of current zoning do not allow for the intended property use to be developed.

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

LBP O-Zone Investments, LLC
by: Jon's B. (Brady) Padlock
Property Owner Signature

7003 Sugarcrest Drive
Address
Texarkana, AR 71854

City, State, Zip
903-276-0928 (cell)

Home Phone & Cell Phone
brady.padlock@gmail.com
Email Address

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

Attachment: Z-19-17 Public Hearing notice & application (2160 : Z-19-17: SF-2 to C in the 3500 blk. of Waco St.)

3500 Block of Waco Street. Department of Planning & Community Development



Attachment: Z-19-17 Maps (2160 : Z-19-17: SF-2 to C in the 3500 blk. of Waco St.)



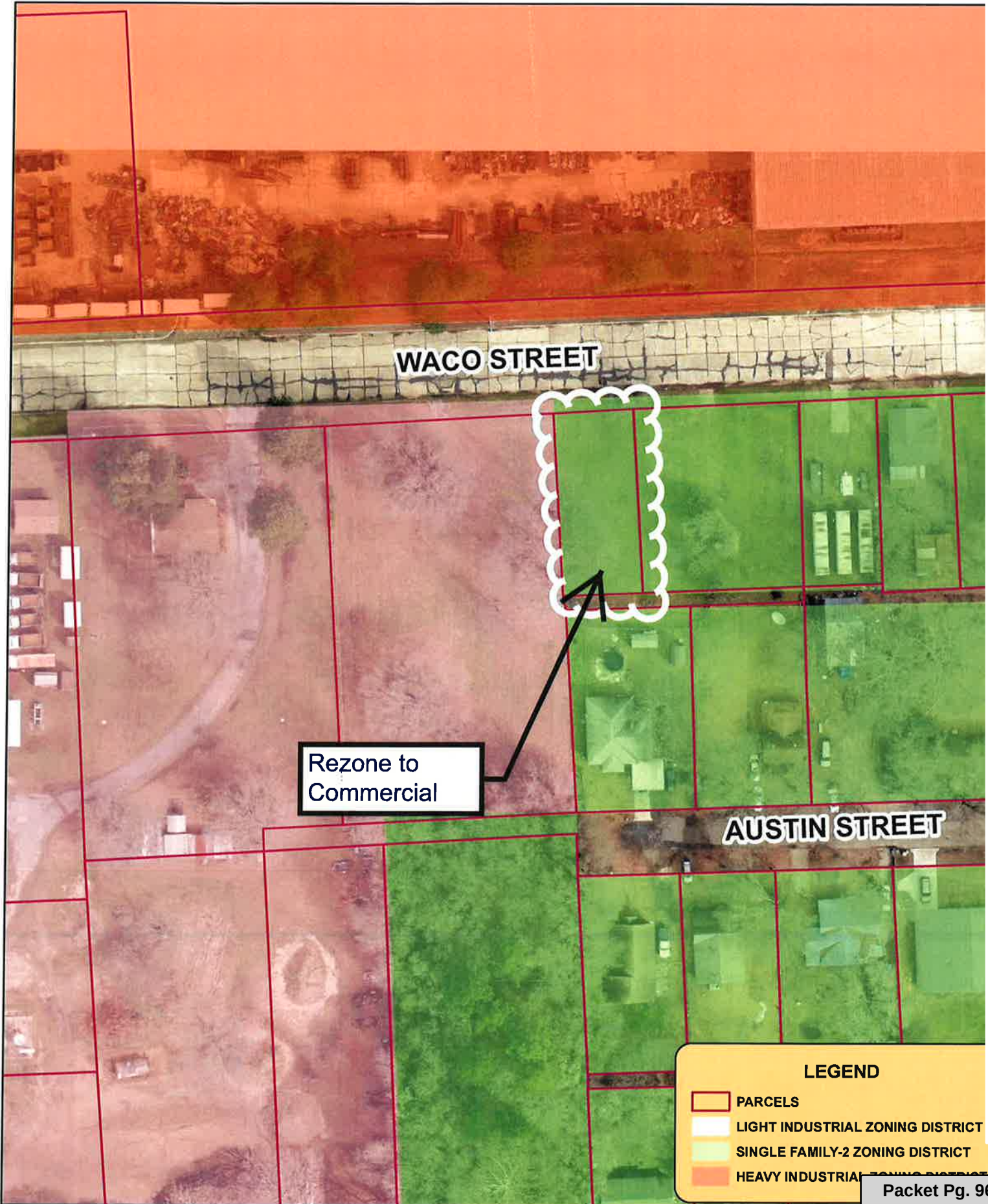
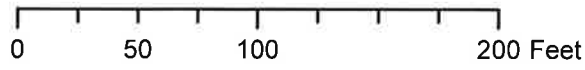
3500 Block of Waco Street. Department of Planning & Community Development



Attachment: Z-19-17 Maps (2160 : Z-19-17: SF-2 to C in the 3500 blk. of Waco St.)



WACO STREET DEVELOPMENT



WACO STREET

AUSTIN STREET

Rezone to
Commercial

LEGEND

- PARCELS
- LIGHT INDUSTRIAL ZONING DISTRICT
- SINGLE FAMILY-2 ZONING DISTRICT
- HEAVY INDUSTRIAL ZONING DISTRICT

Attachment: Z-19-17 Maps (2160 : Z-19-17: SF-2 to C in the 3500 blk. of Waco St.)

City of Texarkana, Texas

Summary Sheet

Version:
Update Date: 10/4/2019 10:09 AM

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

Subject: Consider approval of September 3, 2019 Minutes

Meeting Date: 10/7/2019

Attachments

a. 9-3-19 Minutes (PDF)

Staff Coordination

Planning and Community Development	David Orr	Department Head Review	
Pending			
Planning and Community Development	David Orr	Reviewer	Pending
City Manager	City Manager Review	Pending	
Planning & Zoning Commission	Debbie Burk	Meeting	Pending
10/07/2019 6:00 PM			

Staff Commentary**Updates/History of Briefing:**

(Insert Date Here):
(Insert Text Here) or Select, Delete this and all text with parentheses and say "NOT APPLICABLE"

Executive Summary and Background Information:**Potential Options:**

- List or "None"
-

Fiscal Implications:

(Insert Text Here)

Staff Recommendation:

(Insert Text Here)

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

(Advisory Board/Committee Name OR say "NONE")

Board/Committee Recommendation:

(Insert Date Here):

(Insert Text Here or say "NOT APPLICABLE")

Advisory Board/Committee Meeting Date and Minutes:

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

**MINUTES
REGULAR MEETING
PLANNING AND ZONING COMMISSION
COUNCIL CHAMBERS
2ND FLOOR, TEXAS MUNICIPAL BUILDING
220 TEXAS BOULEVARD, TEXARKANA, TEXAS
TUESDAY, SEPTEMBER 3, 2019
6:00 P.M.**

The Planning and Zoning Commission of the City of Texarkana, Texas met in their regular session, Tuesday, September 3, 2019 at 6:00 p.m. in the Council Chambers, 2nd floor, Municipal Building, 220 Texas Boulevard, Texarkana, Texas with the following members present:

ATTENDING:

Mr. Gene Joyce, III, Chairman
Mr. Casey Boyette
Mr. Jay Davis
Mr. Tom Coleman
Ms. Dianna Patterson Kinsey
Mr. James Larkins
Dr. Wanda Northam
Mr. George Merrill

ALSO ATTENDING:

Mr. David Orr, Director of Planning and Community Development
Ms. Debbie Burk, Zoning Administrator
Ms. Laura Puckett, Administrative Coordinator

Mr. Joyce called the meeting to order at 6 p.m. Official notices of the meeting had previously been mailed to all property owners within 200 feet of the property on which the requests had been filed.

Amendment to PD-97-3(O) for site plan approval to allow a townhome development on a 2.24-acre tract of land being Lot 1, Block 6, Clear Creek Estates 1st Addition, located in the 3400 block of Skyline Boulevard. Brandon Taylor and Brad Meador, dba 2 B Builders, under contract to purchase.

Mr. Orr explained that an error had been made in the property owner notification process due to a problem with a new software program so notices were not sent to all property owners within 200' of the proposed project. He added that staff would ask that this item be tabled due to the notification problem. He further stated that staff was aware of the potential opposition to the request and the likelihood of a petition against the proposed site plan and had decided to go ahead and hold the public meeting as long as no vote was taken.

Mr. Joyce stated that anyone present was welcome to speak for a short period of time if they all understood that this item was not being voted on at tonight's meeting. He added that any petition could be accepted and put on record.

Mr. Elmer Mooring, 6201 Cooks Lane, presented a petition for record in opposition to the request. The petition was accepted and put on record.

Mr. Don Vanderburg, 6203 Cooks Lane stated that he is concerned about the density of the proposed development and the potential of increasing an existing severe drainage problem in this area.

Mr. John Jarvis spoke in opposition to the proposed site plan. He stated that the planned development designation was created to give the Planning and Zoning Commission and City Council power to protect and create harmony with existing and proposed development. Mr. Jarvis added that the existing townhomes and duplexes in this area keep the integrity of the neighborhood. He stated that the

proposed development appears to be more "cookie cutter" in design and look more like an apartment complex. He stated that there are property value concerns as well as safety issues with additional curb cuts being requested.

Ms. Elizabeth Tuttlebee, 6204 Cooks Lane, spoke in opposition to the proposed site plan. She stated that she lives directly across the street and has concerns about safety and this proposed development changing the atmosphere of the area.

Mr. Mooring turned in more signatures that he had obtained at tonight's meeting to add to the original petition he had previously submitted. The additional signatures were accepted and made a part of the record.

Mr. Joyce stated that he wanted to make everyone at tonight's meeting aware that this tract of land is currently zoned PD-Office and townhomes are an allowed use in the Office zoning district. He added that this PD has been in place since 1997. He stated that this tract was zoned General Retail prior to it being rezoned to PD-Office. He explained that any opposition should be addressed toward the site plan and not the proposed use of the property.

Mr. Coleman made a motion to table the request until next month's meeting. Ms. Kinsey seconded the motion. Members voted unanimously for approval.

TABLED

Consider approval of the August 5, 2019 Minutes

Mr. Larkins made a motion to approve the Minutes. Ms. Kinsey seconded the motion. Members voted unanimously for approval.

RECOMMENDED FOR APPROVAL

Ms. Kinsey made a motion for adjournment. Mr. Coleman seconded the motion. Members voted unanimously for approval of the motion.

There being no further business, the meeting was adjourned.

Gene Joyce, III, Chairman

Debbie Burk, Secretary