



CITY OF TEXARKANA
PLANNING & ZONING COMMISSION
AGENDA • OCTOBER 7, 2024

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

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

I. CALL TO ORDER

II. AGENDA ITEMS

1. Z-24-9: rezoning on Lots 6-7, Block 6, New Town Addition, located at 2118 Stevenson Street from Single Family-2 to Single Family-3. Sondra Keener, owner.
2. S-793: granting a Specific Use Permit to allow double-wide HUD code manufactured home on Lots 6-7, Block 6, New Town Addition, located at 2118 Stevenson Street. Sondra Keener, owner.
3. Z-24-10: rezoning on a portion of an approximate 1.76-acre tract of land (being Tract 334) Thomas Price HRS, A-466, located at 906 Piney Road from Single Family-2 to Commercial. James Herrington, owner, and Matt Wallak, agent.

4. S-794: granting a Specific Use Permit to allow one additional use of an off premise billboard on a portion of an approximate 2.29-acre tract of land (being Tract 109), H. S. Janes HRS, A-306, located at 2003 Chelf Road. Daniel Kirkland, owner, and Joe Thomas, agent.
5. Z-24-11: rezoning on an approximate 1.85-acre tract of land (being Tract 36C) R. E. Sevey HRS, A-523, located at 2591 Page Street from Single Family-1 to Single Family-3. Jonathan Fowler, owner.
6. S-795: granting a Specific Use Permit to allow a double-wide HUD code manufactured home on an approximate 1.85-acre tract of land (being Tract 36C) R. E. Sevey HRS, A-523, located at 2591 Page Street. Jonathan Fowler, owner.
7. Amendment to PD-02-13 for site plan approval on Lots 7 and 8, Block 5, Richmond Development – Fourth Subdivision, located at 3504 Arista Boulevard. Aaron Gaylor, owner.

III. STAFF UPDATES

IV. CONSIDER APPROVAL OF MINUTES

1. Consider the minutes from the Planning and Zoning Commission meeting from September 3 ,2024.

V. ADJOURNMENT

VI. P&Z AGENDA ITEMS

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

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

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

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

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

City of Texarkana, Texas

Summary Sheet

Version:

Update Date: 10/2/2024 2:34 PM

Lead Department: Planning & Zoning Commission **Action Officer:** Laura Puckett, Zoning Administrator
Z-24-9: rezoning on Lots 6-7, Block 6, New Town Addition, located at 2118 Stevenson Street from Single Family-2 to Single Family-3. Sondra Keener, owner.

Subject: owner.

Meeting Date: 10/7/2024

Attachments

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

Staff Coordination

Building Code Administration	Mashell Daniel	Department Head Review
Completed	10/02/2024 3:21 PM	
Planning & Zoning Commission	Mashell Daniel	Department Review
Completed	10/02/2024 3:21 PM	
Planning & Zoning Commission	Laura Puckett	Meeting Pending
10/07/2024 6:00 PM		

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Sondra Keener, owner, to rezone Lots 6-7, Block 6, New Town Addition, located at 2118 Stevenson Street from Single Family-2 to Single Family-3. The intention is to place a double wide HUD code manufactured home on this property. The property is currently vacant land.

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

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

Staff recommend approval of this request.

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

City of Texarkana, Texas

new drainage ordinance, stormwater design manual, building codes, setbacks, subdivision, fire, parking, drainage, water, and sewer prior to the issuance of building permits.

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

Potential Options:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends approval of this request.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

October 7, 2024

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, 2024 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: TUESDAY, NOVEMBER 12, 2024 Hearing Time: 6:00 pm

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



OWNER: Sondra Keener, owner

OWNER'S ADDRESS: 105 Eastline Road, Texarkana, Texas 75501

LOCATION OF REZONING: 2118 Stevenson Street, Texarkana, Texas 75501

PROPOSED CHANGE: placement of double wide HUD code manufactured home

ZONING CHANGE FROM: Single Family-2 TO: Single Family-3

LEGAL DESCRIPTION: Lots 6-7, Block 6, New Town Addition

CASE NUMBER: Z-24-9 DATE MAILED: September 23, 2024

Attachment: Hearing Notice and Application (4325 : Z-24-9 rezoning SF-2 to SF-3 2118 Stevenson Street)



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 24-002977

Case Z-24-9

Date 9-9-24

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: 6-7 Block: 6 Addition: New Town Addition
(Or see attached legal description)

Location: 2118 Stevenson Street

Present Zoning: 2118 Stevenson Street SF-2

Proposed Zoning: 2118 Stevenson Street SF-3

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

Single Family Dwelling District 3
Double Wide

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

Specific Use Permit- Allow certain specific uses as
outlined in the City Zoning Ordinance.

Attorney or Agent Signature

Printed Name:

Address

City, State, Zip

Home Phone & Cell Phone

Email Address

Sandra Keener
Property Owner Signature

Printed Name

Sandra Keener * ANSAH MEAN

Address

2118 Stevenson Street

City, State, Zip

Texarkana, Texas 75501

Home Phone & Cell Phone

903 826-15-14 or 430-610-7528

Email Address

Sandra Keener 36@gmail.com
STAWOKE 43@gmail.com

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

Attachment: Hearing Notice and Application (4325 : Z-24-9 rezoning SF-2 to SF-3 2118 Stevenson Street)

2118 Stevenson Street



2118 Stevenson Street



City of Texarkana, Texas

Version:

Update Date: 10/2/2024 2:35 PM

Summary Sheet

Lead Department: Planning & Zoning Commission **Action Officer:** Laura Puckett, Zoning Administrator
Subject: S-793: granting a Specific Use Permit to allow double-wide HUD code manufactured home on Lots 6-7, Block 6, New Town Addition, located at 2118 Stevenson Street. Sondra Keener, owner.

Meeting Date: 10/7/2024**Attachments**

- a. Hearing Notice an Application (PDF)
- b. Maps (PDF)
- c. Floor Plan (PDF)

Staff Coordination

Building Code Administration	Mashell Daniel	Department Head Review
Completed	10/02/2024 3:19 PM	
Planning & Zoning Commission	Mashell Daniel	Department Review
Completed	10/02/2024 3:19 PM	
Planning & Zoning Commission	Laura Puckett	Meeting Pending
	10/07/2024 6:00 PM	

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Sondra Keener, owner, for a Specific Use Permit to allow the location of a double wide HUD code manufactured home on Lots 6-7, Block 6, Ne Town Addition, located at 2118 Stevenson Street. This property is currently a vacant lot.

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

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

The City's Zoning Ordinance was amended to comply with the state law in 2002, requiring that all manufactured housing be HUD code building standard. This amendment also stipulated that all HUD code manufactured homes inside the city

City of Texarkana, Texas

limits be placed in the Single Family-3 zoning district along with the approval of a Specific Use Permit.

Staff recommends approval of this request with the following stipulations:

1. That one 2018 or newer double wide HUD code manufactured home be allowed on this property.
2. That the double wide HUD code manufactured home be tied down/skirted/underpinned.
3. That the double wide HUD code manufactured home be used for dwelling purposes only, human occupancy only.
4. That the Specific Use Permit be in effect for a period of three (3) years, beginning at the date of this Ordinance. It is the owner's responsibility to renew this permit.
5. That if the HUD code manufactured home is not placed on the property within the three (3) year period, the Specific Use Permit will automatically be revoked.
6. That all driveways, parking, building codes/setbacks, engineered foundation, platting and flood plain requirements must be in accordance with the City of Texarkana, Texas codes.

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

Potential Options:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends for approval of this request with stipulations.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

October 7, 2024

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, 2024 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: TUESDAY, NOVEMBER 12, 2024 Hearing Time: 6:00 pm

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



OWNER: Sondra Keener, owner

OWNER'S ADDRESS: 105 Eastline Road, Texarkana, Texas 75501

LOCATION OF REZONING: 2118 Stevenson Street, Texarkana, Texas 75501

PROPOSED CHANGE: to allow the location of a double wide HUD code manufactured home

LEGAL DESCRIPTION: Lots 6-7, Block 6, New Town Addition

CASE NUMBER: S-793 DATE MAILED: September 23, 2024

Attachment: Hearing Notice an Application (4326 : S-793: SUP HUD code mnfctrd home 2118 Stevenson)



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 24-002977

Case S-793

Date 9-9-24

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: 6-7 Block: 6 Addition: New Town Addition
(Or see attached legal description)

Location 2118 Stevenson Street.

Present Zoning SF-2

Requested Specific Use Permit

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

Double wide

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

Attorney or Agent Signature

Printed Name: _____

Address

City, State, Zip

Home Phone & Cell Phone

Email Address

Sandra Keener
Property Owner Signature

Printed Name: Sandra Keener

Address

City, State, Zip

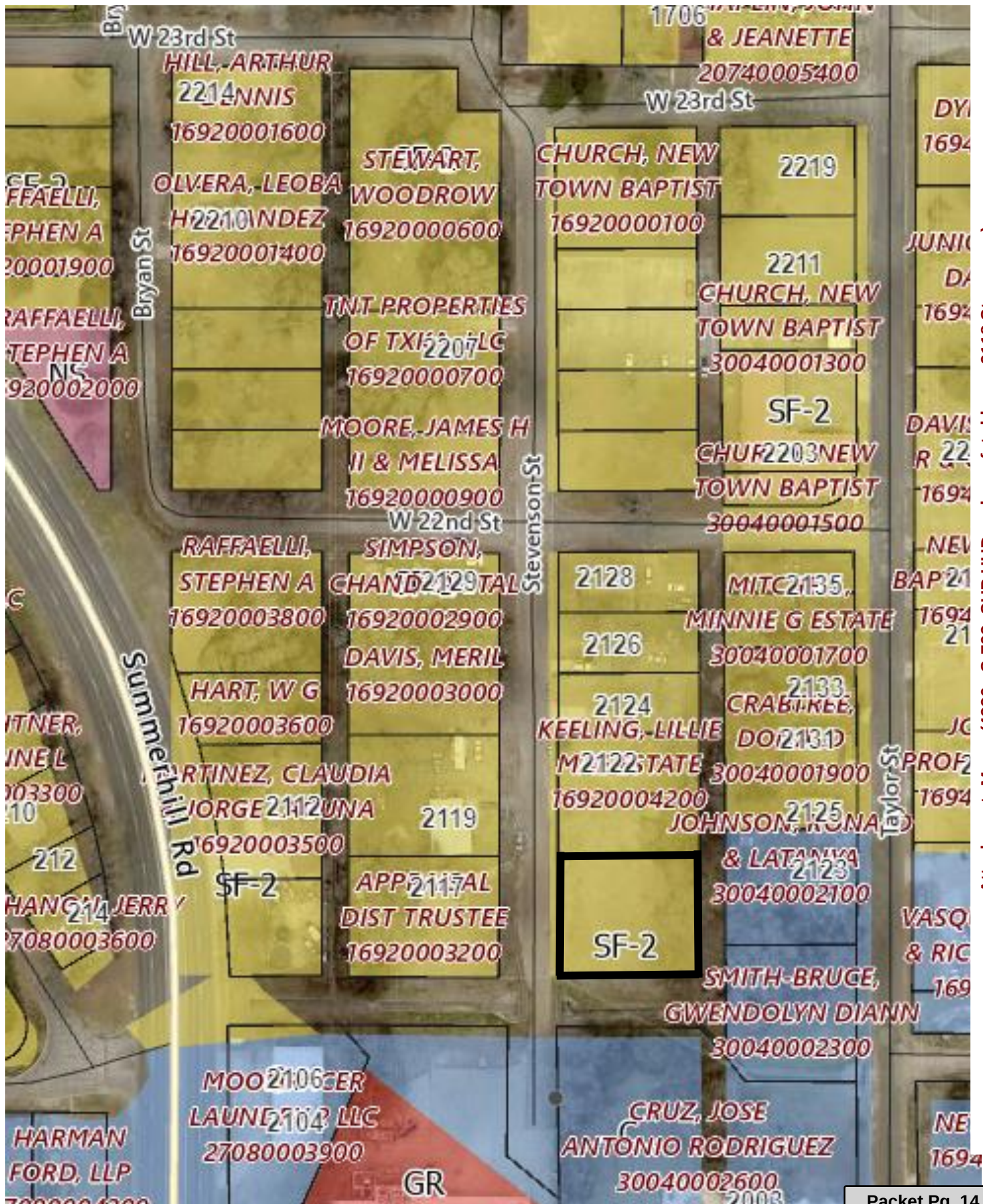
Home Phone & Cell Phone

Email Address

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

Attachment: Hearing Notice an Application (4326 : S-793: SUP HUD code mnfctrd home 2118 Stevenson)

Attachment: Maps (4326 : S-793: SUP HUD code mnfctrd home 2118 Stevenson)



2118 Stevenson Street



Attachment: Maps (4326 : S-793: SUP HUD code mnfctrd home 2118 Stevenson)

City of Texarkana, Texas

Version:

Update Date: 10/2/2024 2:36 PM

Summary Sheet

Lead Department: Planning & Zoning Commission **Action Officer:** Laura Puckett, Zoning Administrator
Subject: Z-24-10: rezoning on a portion of an approximate 1.76-acre tract of land (being Tract 334) Thomas Price HRS, A-466, located at 906 Piney Road from Single Family-2 to Commercial. James Herrington, owner, and Matt Wallak, agent.

Meeting Date: 10/7/2024**Attachments**

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

Staff Coordination

Building Code Administration	Mashell Daniel	Department Head Review
Completed	10/02/2024 3:20 PM	
Planning & Zoning Commission	Mashell Daniel	Department Review
Completed	10/02/2024 3:20 PM	
Planning & Zoning Commission	Laura Puckett	Meeting Pending
	10/07/2024 6:00 PM	

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by James Herrington, with Green, Bunn, Herrington, LLC, owners, and Matt Wallak, agent, to rezone a portion of an approximate 1.76-acre tract of land (being Tract 334), Thomas Price HRS, A-466, located at 906 Piney Road from Single Family-2 to Commercial. The intention is to build a Starbucks Coffee Shop. The property is currently vacant land.

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

The adjacent zoning is Commercial to the north, east, Loop 369 to the west and Planned Development-Commercial to the south. The adjacent land use is vacant land to the west and south, interstate loop to the west and collision center to the north.

Staff recommend approval of this request.

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

City of Texarkana, Texas

new drainage ordinance, stormwater design manual, building codes, setbacks, subdivision, fire, parking, drainage, water, and sewer prior to the issuance of building permits.

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

Potential Options:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends approval of this request.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

October 7, 2024

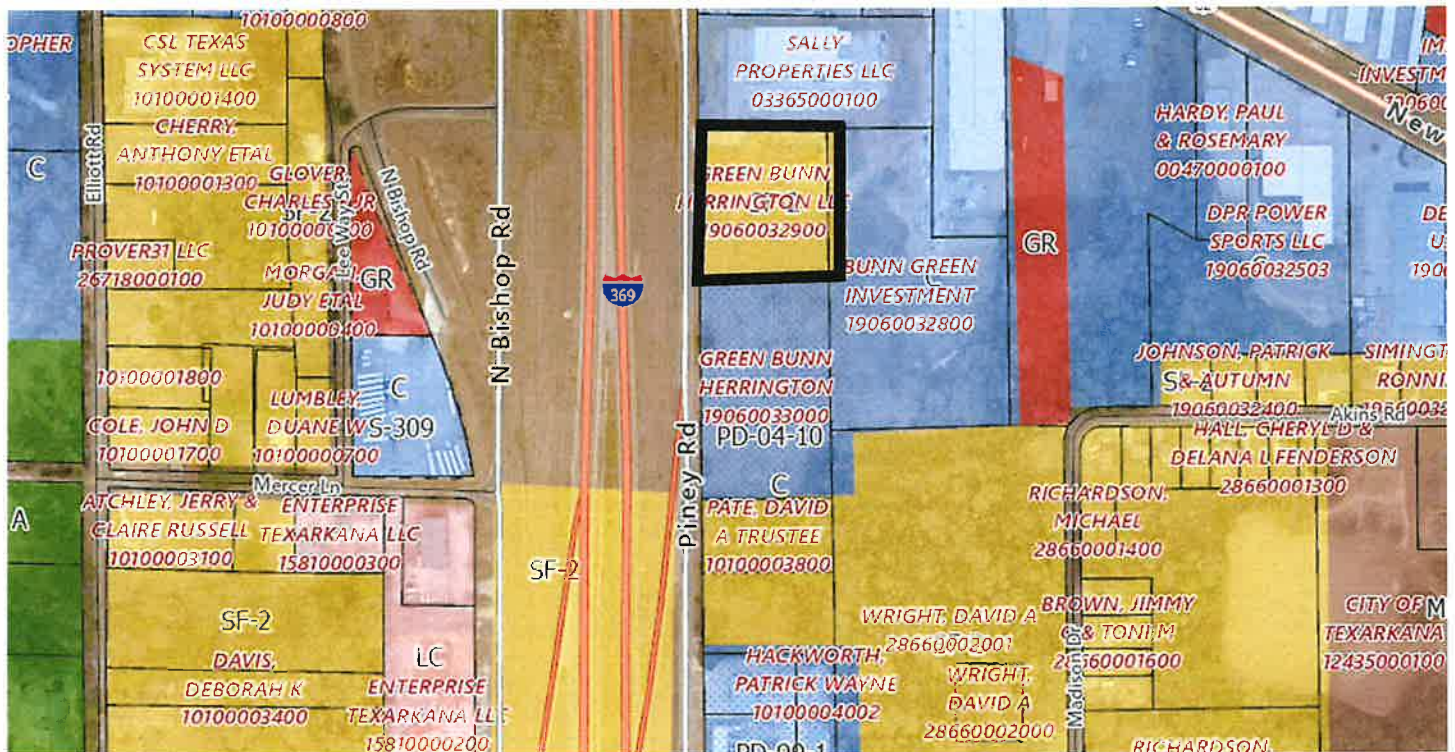
NOTICE OF PUBLIC HEARINGS

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PLANNING & ZONING COMMISSION: Hearing Date: MONDAY, OCTOBER 7, 2024 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: TUESDAY, NOVEMBER 12, 2024 Hearing Time: 6:00 pm

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



OWNER: Green, Bunn, Herrington, LL, owners, and Matt Wallak, agent

OWNER'S ADDRESS: 6500 Summerhill Road, Suite 2E, Texarkana, Texas 75503

LOCATION OF REZONING: 906 Piney Road, Texarkana, Texas 75501

PROPOSED CHANGE: building Starbuck Coffee Shop

ZONING CHANGE FROM: Single Family-2 TO: Commercial

LEGAL DESCRIPTION: on a portion of an approximate 1.76-acre tract of land (being Tract 334), Thomas Price HRS, A-466

CASE NUMBER: Z-24-10 DATE MAILED: September 23, 2024

Attachment: Hearing Notice and Application (4327 : Z-24-10: rezoning SF-2 to C 906 Piney Rd)



ZONING APPLICATION

CITY OF TEXARKANA TEXAS

Po Box 1967
220 Texas Blvd
Texarkana TX 75504
(903) 798-3945
www.ci.texarkana.tx.us.org

Receipt No. 24-002981 Case Z-24-10 Date 9-9-24

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: See attached.
(Or see attached legal description)

Location: 906 Piney Rd.

Present Zoning: SF - 2

Proposed Zoning: C

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

Starbucks coffee shop

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

Residential home previously on site has been torn down/removed.

Rezoning to commercial would be consistent with the City of Texarkana's future use plan and would match the zoning for a proper

Matt Wallak
Attorney or Agent Signature

Matt Wallak
Print Name

2627 Tiller St., Suite 111
Address

Fort Worth, TX 76107
City, State, Zip

817-996-8710
Home Phone & Cell Phone

mwallak@vaqueroventures.com
Email Address

James Herrington, manager
Property Owner Signature Green, Bunn, Herrington, LLC

James Herrington, manager
Print Name

6500 Summerhill Rd, Ste. 2E
Address

Texarkana, TX 75503
City, State, Zip

903-748-6000
Home Phone & Cell Phone

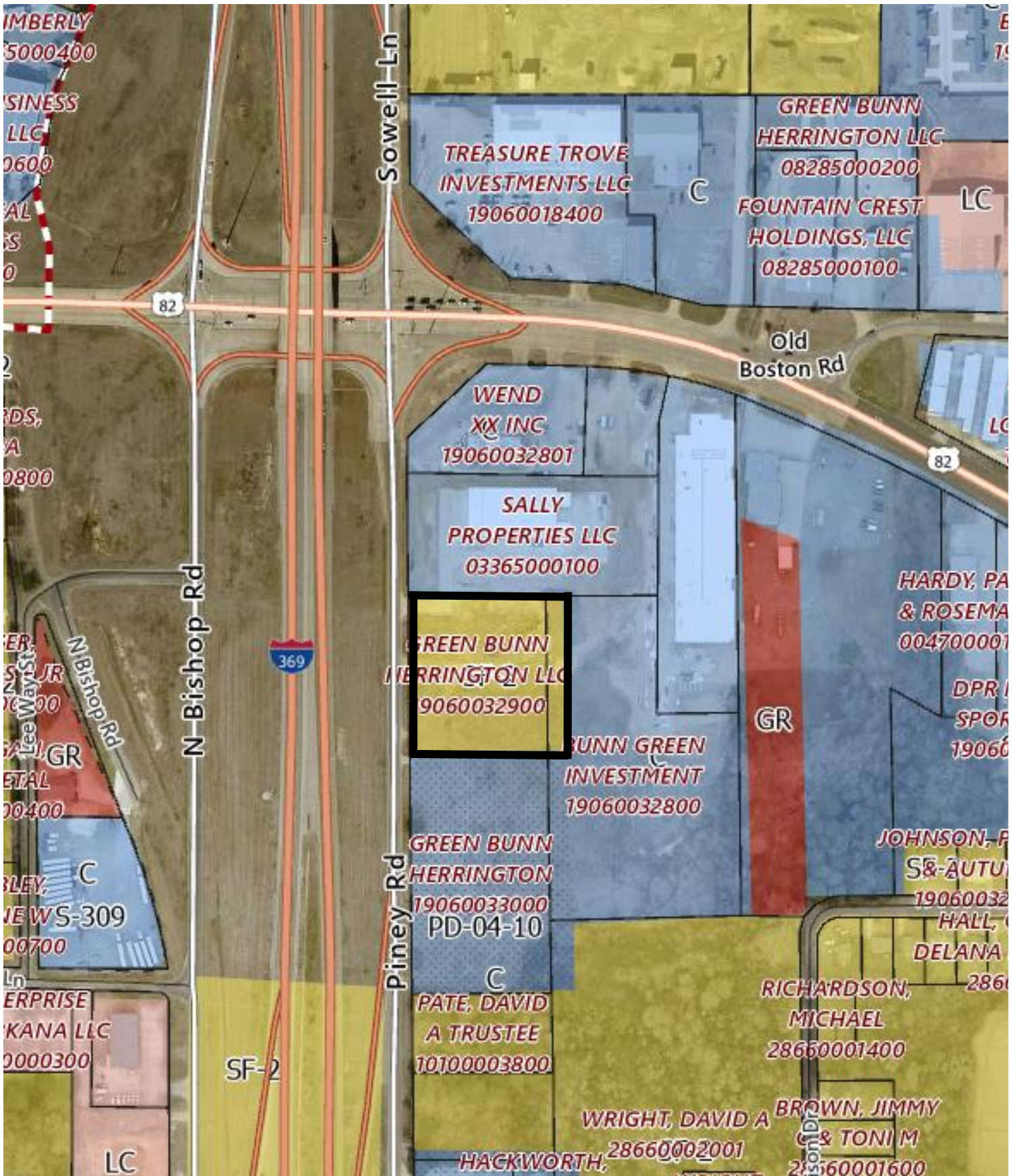
jh@maxalleyllc.com copy to:
Email Address

Curt@curtgreen.com and bc@maxalleyllc.
Email Address

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

Attachment: Hearing Notice and Application (4327 : Z-24-10: rezoning SF-2 to C 906 Piney Rd)

906 Piney Road



Attachment: Maps (4327 : Z-24-10: rezoning SF-2 to C 906 Piney Rd)

906 Piney Road



THIS IS TO CERTIFY: that this plat and field notes correctly reflect the results of a survey made by us on the ground covering all that certain tract or parcel of land situated in the THOMAS PRICE HEADRIGHT SURVEY, Abstract No. 466, Bowie County, Texas, and the herein described tract being a part of a certain called 5.00 acre tract conveyed from R. D. Hart and wife, Carrie D. Hart by Deed dated October 13, 1916, and recorded in Volume 77, Page 279 of the Deed Records of Bowie County, Texas, and the herein described tract being a part of that same tract conveyed from Thomas F. Dunnington and wife, Hazel Dunnington to George L. Hammond and wife, Geneva M. Hammond by Deed dated September 16, 1955, and recorded in Volume 328, Page 570 of the Deed Records of Bowie County, Texas, and the herein described tract being that same tract awarded to Jana Jones on July 1, 2005, by Probate No. 39111 of the Probate Records of Bowie County, Texas, and the subject tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch reinforcing steel rod found for corner in the East right-of-way line of a street designated as Piney Road and the said Point of Beginning being N 87°07'56" E, 35.32 feet from the Northwest corner of said 5.00 acre tract;

THENCE: N 87°07'56" E, 259.12 feet with the North line of said Jones tract and with a South line of a certain tract conveyed to Bunn Green Investment by Deed dated January 29, 1993, and recorded in Volume 1897, Page 228 of the Real Property Records of Bowie County, Texas, to a 1/2 inch reinforcing steel rod set for corner at the Northeast corner of said Jones tract;

THENCE: S 02°42'06" E, 294.10 feet with the East line of said Jones tract and with a West line of said Bunn Green Investment tract, 59 a 1 inch iron rod found for corner at the Southeast corner of said Jones tract;

THENCE: S 86°54'35" W, 264.11 feet with the South line of said Jones tract and with the North line of a certain tract conveyed to Martin Norfleet Kazuma by Deed dated January 14, 2005, and recorded in Volume 4578, Page 299 of the Real Property Records of Bowie County, Texas, to a 1/2 inch reinforcing steel rod found for corner in the East right-of-way line of Piney Road at the Southwest corner of said Jones tract;

THENCE: N 01°44'00" W, 295.18 feet along the East right-of-way line of Piney Road, to the POINT OF BEGINNING and containing 1.769 acres of land, more or less.

TO THE LIENHOLDERS AND/OR THE OWNERS OF THE PREMISES SURVEYED AND TO THE TITLE COMPANY: The undersigned does hereby certify that this survey was this day made on the ground of the property legally described hereon and is correct and that any discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments of improvements, apparent or visible easements or rights-of-way are as shown hereon and/or described herein as best can be determined by documents provided and as per on the ground survey, and that said property has access to and from a dedicated roadway.

According to the Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel No. 480060 0005 B, effective date September 3, 1992, the herein described tract of land does not appear to lie within a Special Flood Hazard Area.



Wallace D. Roy
WALLACE D. ROY
 REGISTERED PROFESSIONAL
 LAND SURVEYOR
 TEXAS NO. 2107

City of Texarkana, Texas

Version:

Update Date: 10/2/2024 2:38 PM

Summary Sheet

Lead Department: Planning & Zoning Commission **Action Officer:** Laura Puckett, Zoning Administrator
Subject: S-794: granting a Specific Use Permit to allow one additional use of an off premise billboard on a portion of an approximate 2.29-acre tract of land (being Tract 109), H. S. Janes HRS, A-306, located at 2003 Chelf Road. Daniel Kirkland, owner, and Joe Thomas, agent.

Meeting Date: 10/7/2024

Attachments

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

Staff Coordination

Building Code Administration	Mashell Daniel	Department Head Review
Completed	10/02/2024 3:19 PM	
Planning & Zoning Commission	Mashell Daniel	Department Review
Completed	10/02/2024 3:19 PM	
Planning & Zoning Commission	Laura Puckett	Meeting Pending
	10/07/2024 6:00 PM	

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Daniel Kirkland, owner, and Joe Thomas, agent, for a Specific Use Permit to allow an additional use for an off-premises billboard on a portion of an approximate 2.29-acre tract of land (being Tract 109), H.S. Janes HRS, A-306, located at 2003 Chelf Road. The property is zoned Planned Development-Commercial.

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

The adjacent zoning is Single Family-2 to the north, Planned Development-Multiple Family-2 to the south and east and I-369 Loop to the west. The adjacent land usage is a vacant property north, I-369 west, apartments east and south.

A Specific Use Permit is required to allow the off-premises billboard in the General Retail zoning district.

Staff recommends approval of this request with the following stipulations:

City of Texarkana, Texas

1. That all City codes be met as to permits, setbacks, height and square footage of the signage.
2. That the sign cannot be placed inside of a public right of way or public utility easement.

The applicant should also be aware that if this zoning change is approved, all other applicable city code/ordinance requirements must be met including but not limited to building codes, setbacks, subdivision, fire, parking, drainage, water, and sewer prior to the issuance of building permits.

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

Potential Options:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends approval of this request with stipulations.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

October 7, 2024

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, 2024 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: TUESDAY, NOVEMBER 12, 2024 Hearing Time: 6:00 pm

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



OWNER: Daniel Kirkland, owner, and Joe Thomas, agent

OWNER'S ADDRESS: PO Box 27, Nash, Texas 75569

LOCATION OF REZONING: 2003 Chelf Road, Texarkana, Texas 75501

PROPOSED CHANGE: to allow the location of a off premise advertising billboard

LEGAL DESCRIPTION: on a portion of an approximate 2.29-acre tract of land (being Tract 109), H.S. Janes HRS, A-306

CASE NUMBER: S-794 DATE MAILED: September 23, 2024



ZONING APPLICATION

CITY OF TEXARKANA TEXAS

220 Texas Blvd
 Texarkana TX 75501
 (903) 798-3945
www.ci.texarkana.tx.us.org

Receipt No. 24-00 3107

Case S-794

Date 9/9/2024

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: Lot 306 Block: A Addition: HS Janes
 (Or see attached legal description)

Location: 2003 Chelf Road

Present Zoning: Planned Development-Commercial

Requested: Specific Use Permit

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

Installation of a billboard

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

N/A

Attorney or Agent Signature

Printed Name: Joe Thomas-SignAd

PO Box 8626

Address

Houston, TX 77249

City, State, Zip

713-861-6013 (O)-832-840-1707 (C)

Home Phone & Cell Phone

jthomas@signad.com

Email Address

Property Owner Signature

Printed Name: Daniel Kirkland-D. Kirkland, Inc

PO Box 27

Address

Nash, TX 75569

City, State, Zip

903-826-5506

Home Phone & Cell Phone

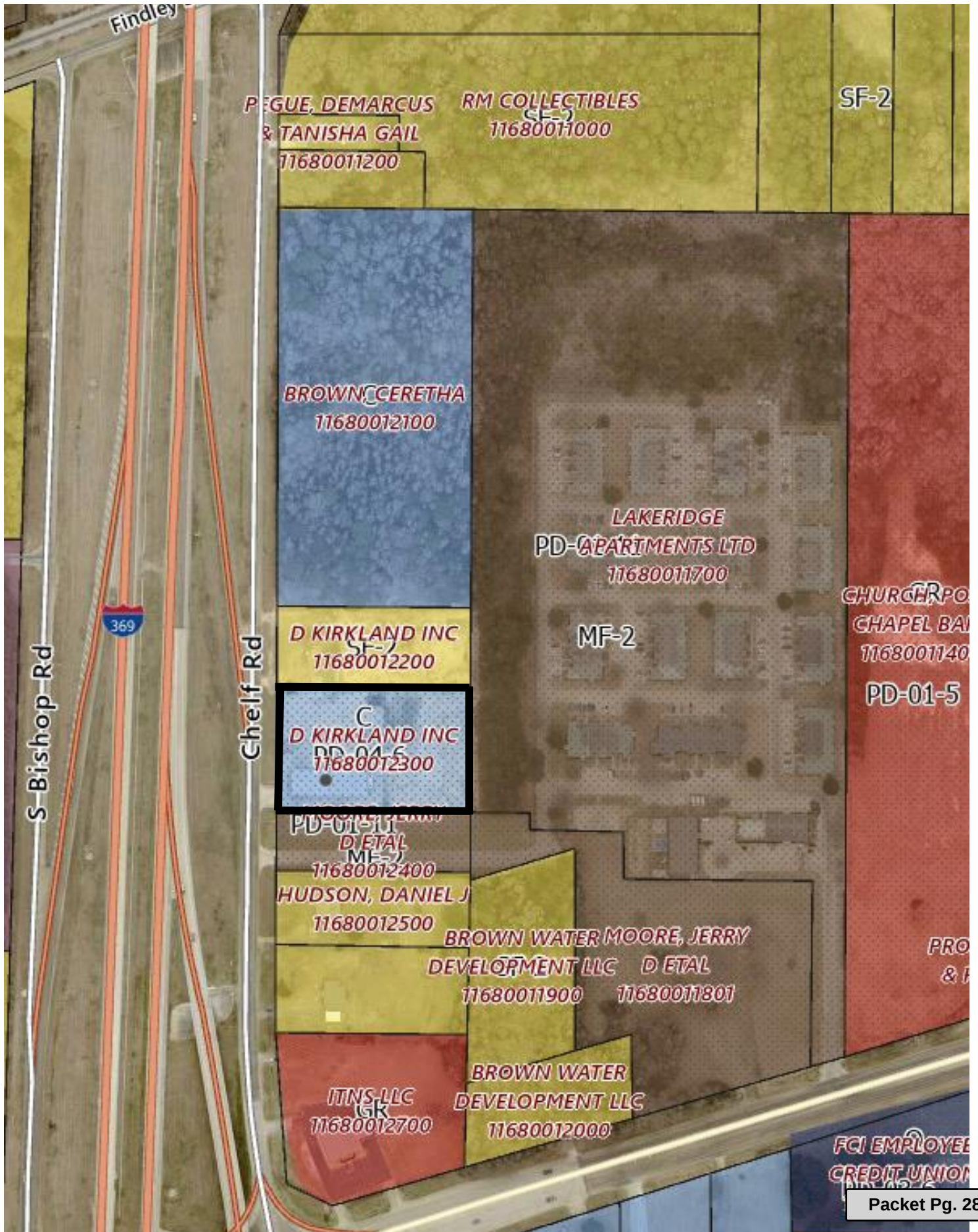
daniel@danielkirklandconcrete.com

Email Address

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

Attachment: Hearing Notice and Application (4328 : S-794: SUP Billboard 2003 Chelf Rd)

2003 Chelf Road



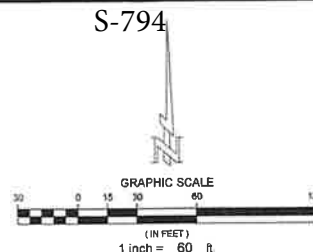
Attachment: Maps (4328 : S-794: SUP Billboard 2003 Chelf Rd)

2003 Chelf Road



NOTES

1. BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), NORTH CENTRAL ZONE.
2. DISTANCES SHOWN ARE GRID DISTANCES. TO CONVERT TO SURFACE DISTANCES DIVIDE GRID DISTANCES BY THE SCALE FACTOR: 0.9998906.
3. A CERTIFIED METES AND BOUNDS DESCRIPTION HAS BEEN PREPARED UNDER THE SAME JOB NUMBER AS A PART OF THIS PROFESSIONAL SERVICE.
4. THIS PROFESSIONAL SERVICE WAS PERFORMED WITHOUT BENEFIT OF HAVING BEEN FURNISHED A TITLE COMMITMENT. EASEMENTS AND/OR OTHER MATTERS AND/OR ISSUES RELATING TO TITLE COULD AND MAY EXIST.
5. ACCORDING TO TEXAS LOCAL GOVERNMENT CODE, CHAPTER 212.004 AND 212.005, DIVIDING ANY TRACT OR LOT INTO TWO OR MORE PARTS WITHOUT BENEFIT OF A SUBDIVISION PLAT APPROVED AND RECORDED WITH THE COUNTY CLERK, IS A VIOLATION OF CITY ORDINANCE AND/OR STATE LAW, SUBJECTING THE VIOLATOR TO FINES AND/OR THE WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
6. THERE ARE NO VISIBLE EASEMENTS, ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.



SURVEYORS CERTIFICATION

I HEREBY CERTIFY THIS PLAT AS A REPRESENTATION OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, THAT IT REFLECTS THE FACTS AS FOUND AT THE TIME OF SAID SURVEY, AND THAT IT SUBSTANTIALLY CONFORMS TO THE CURRENT GENERAL RULES OF PROCEDURES AND PRACTICES, ESTABLISHED BY THE BOARD OF PROFESSIONAL LAND SURVEYING, AS AUTHORIZED BY THE PROFESSIONAL LAND SURVEYING PRACTICES ACT (ART 5282C, VTCS)



NICHOLAS NORTHCUTT
PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6884

DEC 15, 2023
DATE

LEGEND

	POWER POLE
	TELEPHONE POLE
	GUY WIRE
	ELECTRIC BOX
	TELEPHONE PEDESTAL
	WATER METER
	WATER VALVE
	FIRE HYDRANT
	SANITARY SEWER MANHOLE
	SIGN POST
	GATE POST
	CONTROLLING MONUMENT
	CHAINLINK FENCE
	OVERHEAD ELECTRIC

PLAT OF SURVEY OF
2.263 ACRES
BEING ALL OF 2.262 ACRES
STEITLER INVESTMENTS, INC.
TO
D KIRKLAND, INC.
CLERKS FILE #2019-00009112, BCOPR
IN THE H.S. JANES SURVEY, A-306
BOWIE COUNTY, TEXAS



DEC 18, 2023 DRAWN BY: NWN JOB #4408-003

City of Texarkana, Texas

Version:

Update Date: 10/2/2024 2:39 PM

Summary Sheet

Lead Department: Planning & Zoning Commission **Action Officer:** Laura Puckett, Zoning Administrator
Subject: Z-24-11: rezoning on an approximate 1.85-acre tract of land (being Tract 36C) R. E. Sevey HRS, A-523, located at 2591 Page Street from Single Family-1 to Single Family-3. Jonathan Fowler, owner.

Meeting Date: 10/7/2024

Attachments

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

Staff Coordination

Building Code Administration	Mashell Daniel	Department Head Review
Completed	10/02/2024 3:20 PM	
Planning & Zoning Commission	Mashell Daniel	Department Review
Completed	10/02/2024 3:20 PM	
Planning & Zoning Commission	Laura Puckett	Meeting Pending
	10/07/2024 6:00 PM	

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Jonathan Fowler, owner, to rezone an approximate 1.85-acre tract of land (being Tract 36C), R. E. Sevey HRS, A-523, located at 2591 Page Street from Single Family-1 to Single Family-3. The property is currently vacant land. The intent is to place a double wide HUD code manufactured home.

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

The adjacent zoning is Single Family -1 to the east, west, and south, Single Family-2 to the north. The adjacent land use is residential to the west, vacant land to the east, south, and north.

Staff recommend approval of this request.

The applicant should also be aware that if this zoning change is approved, all other applicable city code/ordinance requirements must be met including but not limited to new drainage ordinance, stormwater design manual, building codes, setbacks,

City of Texarkana, Texas

subdivision, fire, parking, drainage, water, and sewer prior to the issuance of building permits.

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

Potential Options:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends approval of this request.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

October 7, 2024



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. 24-003109 Case Z-24-11 Date 9-9-24

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: A-523 Block: 36C Addition: RE Sevey HRS A-523
(Or see attached legal description)

Location: 2591 Page Street

Present Zoning: SF-1

Proposed Zoning: SF-3

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

Primary Residence double wide

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

I have improved the land by roughly 1/4 acre since
purchase. The area improved is for a single family dwelling

Attorney or Agent Signature

Print Name

Address

City, State, Zip

Home Phone & Cell Phone

Email Address

Property Owner Signature

Print Name

Address

City, State, Zip

Home Phone & Cell Phone

Email Address

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

Attachment: Hearing Notice and Application (4329 : Z-24-11 rezoning SF-1 to SF-3 2591 Page Street)

2591 Page Street



Attachment: Maps (4329 : Z-24-11 rezoning SF-1 to SF-3 2591 Page Street)

2591 Page Street



NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Special Warranty Deed with Vendor's Lien

Date: 11/22/2023
Grantor: 219 Marshall, LLC a Delaware Limited Liability Company
Grantor's Mailing Address: P.O. Box 741209
 Houston, TX 77274-1209
Grantee: Jonathan Todd Fowler
Grantee's Mailing Address: 2900 Main Street, Texarkana, TX 75503

Consideration: A promissory note of even date executed by Grantee and payable to the order of Grantor in the principal amount of \$ 48,500.00 which is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien deed of trust of even date from Grantee to Jose Martinez, Trustee, for the benefit of Grantor.

Property (including any improvements): All that certain tract or parcel of land (together with all improvements thereon, if any) situated in Bowie County, Texas, being more particularly described as, 1.842 Acres, more or less, out of the R.E. Sevey Survey, Abstract 523, (Bowie CAD Tract #36C), City of Texarkana, Bowie County, Texas (Volume 4593, Page 107, Deed Records, Bowie County, Texas).

Reservations from Conveyance: All Oil, Gas and other Minerals in an under that may be produced from the property.

Exceptions to Conveyance and Warranty: Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; all rights, obligations, and other matters arising from and existing by reason of the County in which the Property is located; and taxes for the current year, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns

Page 1 of 3 Pages

Initials: JP

Attachment: Legal Description (4329 : Z-24-11 rezoning SF-1 to SF-3 2591 Page Street)

against every person whomsoever lawfully claiming or to claim the same or any part thereof, when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

As a material part of the Consideration for this deed, Grantor and Grantee agree that Grantee is taking the Property "AS IS, WHERE IS" with any and all latent and patent faults and defects and that there is no warranty by Grantor that the Property has a particular financial value or is fit for a particular purpose. Grantee Acknowledges and stipulates that Grantee is not relying on any representation, statement, or other assertion with respect to the Property condition but is relying on Grantee's examination of the Property. Grantee takes the Property with the express understanding and stipulation that there are no express or implied warranties, except for the special warranties of title set forth in this deed.

The vendor's lien against and superior title to the Property are retained until the promissory note described is fully paid according to its terms, at which time this deed will become absolute.

When the context requires, singular nouns and pronouns include the plural.

GRANTOR:

219 Marshall, LLC a Delaware Limited Liability Company, acting by and through its Member, 219 Marshall Trust

By: _____

Jose Martinez, Authorized Signer

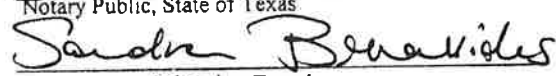
THE STATE OF TEXAS §

§
§

COUNTY OF HARRIS §

This instrument was acknowledged before me on the 22 day of NOV, 2023, by Jose Martinez, Authorized Signer of 219 Marshall Trust, Member of 219 Marshall, LLC a Delaware Limited Liability Company.




Notary Public, State of Texas

Notary Name Printed or Typed



Initials: JE

Grantee's Acceptance of Deed

Grantee accepts the attached deed and consents to its form and substance. Grantee acknowledges that the terms of the deed conform with Grantee's intent and that they will control in the event of any conflict with the contract Grantee signed regarding the Property described in the deed. Grantee waives and releases all claims against Grantor, including fraud and fraudulent inducement against Grantor and all persons and entities associated with Grantor.

GRANTEE(S):

[Signature]
Jonathan Todd Fowler

THE STATE OF TEXAS §

COUNTY OF Bowie §

This instrument was acknowledged before me on the 22 day of NOV, 2023, by Jonathan Todd Fowler.

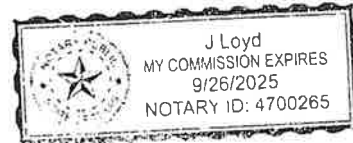
(SEAL)

[Signature]
Notary Public, State of Texas

My Commission Expires:

J. Loyd
Notary Name Printed or Typed

RETURN TO:
219 Marshall, LLC a Delaware Limited Liability Company
P.O. Box 741209
Houston, TX 77274-1209



Initials

JE

**THE STATE OF TEXAS
COUNTY OF BOWIE**

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

2024-00002136 DEED
03/07/2024 03:45:52 PM Total Fees: \$33.00

Tina Petty, County Clerk
Bowie County, Texas



City of Texarkana, Texas

Version:

Update Date: 10/2/2024 2:41 PM

Summary Sheet

Lead Department: Planning & Zoning Commission **Action Officer:** Laura Puckett, Zoning Administrator
Subject: S-795: granting a Specific Use Permit to allow a double-wide HUD code manufactured home on an approximate 1.85-acre tract of land (being Tract 36C) R. E. Sevey HRS, A-523, located at 2591 Page Street. Jonathan Fowler, owner.

Meeting Date: 10/7/2024

Attachments

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

Staff Coordination

Building Code Administration	Mashell Daniel	Department Head Review
Completed	10/02/2024 3:20 PM	
Planning & Zoning Commission	Mashell Daniel	Department Review
Completed	10/02/2024 3:20 PM	
Planning & Zoning Commission	Laura Puckett	Meeting Pending
	10/07/2024 6:00 PM	

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Jonathan Fowler, owner, for a Specific Use Permit to allow the location of a double wide HUD code manufactured home on an approximate 1.85-acre tract of land (being Tract 36C), R. E. Sevey HRS, A-523, located at 2591 Page Street. This property is currently a vacant lot.

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

The adjacent zoning is Single Family -1 to the east, west, and south, Single Family-2 to the north. The adjacent land use is residential to the west, vacant land to the east, south, and north.

The City's Zoning Ordinance was amended to comply with the state law in 2002, requiring that all manufactured housing be HUD code building standard. This amendment also stipulated that all HUD code manufactured homes inside the city limits be placed in the Single Family-3 zoning district along with the approval of a Specific Use Permit.

City of Texarkana, Texas

Staff recommends approval of this request with the following stipulations:

1. That one 2018 or newer double wide HUD code manufactured home be allowed on this property.
2. That the double wide HUD code manufactured home be tied down/skirted/underpinned.
3. That the double wide HUD code manufactured home be used for dwelling purposes only, human occupancy only.
4. That the Specific Use Permit be in effect for a period of three (3) years, beginning at the date of this Ordinance. It is the owner's responsibility to renew this permit.
5. That if the HUD code manufactured home is not placed on the property within the three (3) year period, the Specific Use Permit will automatically be revoked.
6. That all driveways, parking, building codes/setbacks, engineered foundation, platting and flood plain requirements must be in accordance with the City of Texarkana, Texas codes.

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

Potential Options:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends approval of this request with stipulations.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

October 7, 2024



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 24-003109

Case S-795

Date 9-9-24

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: DE-Sevey A-523
(Or see attached legal description)

Location 2591 Page St. Texarkana, Tx. 75501

Present Zoning Zone 1

Requested Specific Use Permit

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

Primary Residence

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

Property has been cleared approximately 1/4 acre for building

Attorney or Agent Signature _____

Printed Name: _____

Address _____

City, State, Zip _____

Home Phone & Cell Phone _____

Email Address _____

Property Owner Signature _____

Printed Name: Jonathan Fowler

2900 Main
Address

Texarkana, Tx. 75503
City, State, Zip

903-748-0024
Home Phone & Cell Phone

Extintxk31@gmail.com
Email Address Extintxk31@gmail.com

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

Attachment: Hearing Notice and Application (4330 : S-795: SUP HUD code mnfctrd home 2591 Page St)

2591 Page Street



NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Special Warranty Deed with Vendor's Lien

Date: 11/22/2023
Grantor: 219 Marshall, LLC a Delaware Limited Liability Company
Grantor's Mailing Address: P.O. Box 741209
 Houston, TX 77274-1209
Grantee: Jonathan Todd Fowler
Grantee's Mailing Address: 2900 Main Street, Texarkana, TX 75503

Consideration: A promissory note of even date executed by Grantee and payable to the order of Grantor in the principal amount of \$ 48,500.00 which is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien deed of trust of even date from Grantee to Jose Martinez, Trustee, for the benefit of Grantor.

Property (including any improvements): All that certain tract or parcel of land (together with all improvements thereon, if any) situated in Bowie County, Texas, being more particularly described as, 1.842 Acres, more or less, out of the R.E. Sevey Survey, Abstract 523, (Bowie CAD Tract #36C), City of Texarkana, Bowie County, Texas (Volume 4593, Page 107, Deed Records, Bowie County, Texas).

Reservations from Conveyance: All Oil, Gas and other Minerals in an under that may be produced from the property.

Exceptions to Conveyance and Warranty: Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; all rights, obligations, and other matters arising from and existing by reason of the County in which the Property is located; and taxes for the current year, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns

Page 1 of 3 Pages

Initials: JP

Attachment: Legal Description (4330 : S-795: SUP HUD code mnfctrd home 2591 Page St)

against every person whomsoever lawfully claiming or to claim the same or any part thereof, when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

As a material part of the Consideration for this deed, Grantor and Grantee agree that Grantee is taking the Property "AS IS, WHERE IS" with any and all latent and patent faults and defects and that there is no warranty by Grantor that the Property has a particular financial value or is fit for a particular purpose. Grantee Acknowledges and stipulates that Grantee is not relying on any representation, statement, or other assertion with respect to the Property condition but is relying on Grantee's examination of the Property. Grantee takes the Property with the express understanding and stipulation that there are no express or implied warranties, except for the special warranties of title set forth in this deed.

The vendor's lien against and superior title to the Property are retained until the promissory note described is fully paid according to its terms, at which time this deed will become absolute.

When the context requires, singular nouns and pronouns include the plural.

GRANTOR:

219 Marshall, LLC a Delaware Limited Liability Company, acting by and through its Member, 219 Marshall Trust

By: _____

Jose Martinez, Authorized Signer

THE STATE OF TEXAS

§
§
§

COUNTY OF HARRIS

This instrument was acknowledged before me on the 22 day of NOV, 2023, by Jose Martinez, Authorized Signer of 219 Marshall Trust, Member of 219 Marshall, LLC a Delaware Limited Liability Company.

(SEAL) 
My Commission Expires.


Notary Public, State of Texas

Notary Name Printed or Typed



Page 2 of 3 Pages

Initials: JE

Attachment: Legal Description (4330 : S-795: SUP HUD code mnfctrd home 2591 Page St)

Grantee's Acceptance of Deed

Grantee accepts the attached deed and consents to its form and substance. Grantee acknowledges that the terms of the deed conform with Grantee's intent and that they will control in the event of any conflict with the contract Grantee signed regarding the Property described in the deed. Grantee waives and releases all claims against Grantor, including fraud and fraudulent inducement against Grantor and all persons and entities associated with Grantor.

GRANTEE(S):

[Signature]
Jonathan Todd Fowler

THE STATE OF TEXAS §

COUNTY OF Bowie §

This instrument was acknowledged before me on the 22 day of Nov, 2023, by Jonathan Todd Fowler.

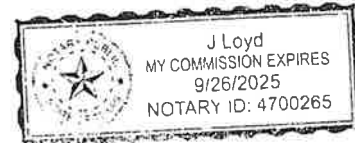
(SEAL)

[Signature]
Notary Public, State of Texas

My Commission Expires:

J. Loyd
Notary Name Printed or Typed

RETURN TO:
219 Marshall, LLC a Delaware Limited Liability Company
P.O. Box 741209
Houston, TX 77274-1209



Initials

JE

Page 3 of 3 Pages

Attachment: Legal Description (4330 : S-795: SUP HUD code mnfctrd home 2591 Page St)

**THE STATE OF TEXAS
COUNTY OF BOWIE**

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

2024-00002136 DEED
03/07/2024 03:45:52 PM Total Fees: \$33.00

Tina Petty, County Clerk
Bowie County, Texas



Attachment: Legal Description (4330 : S-795: SUP HUD code mnfctrd home 2591 Page St)

City of Texarkana, Texas

Version:

Update Date: 10/2/2024 2:45 PM

Summary Sheet

Lead Department: Planning & Zoning Commission **Action Officer:** Laura Puckett, Zoning Administrator
Subject: Amendment to PD-02-13 for site plan approval on Lots 7 and 8, Block 5, Richmond Development – Fourth Subdivision, located at 3504 Arista Boulevard. Aaron Gaylor, owner.

Meeting Date: 10/7/2024

Attachments

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

Staff Coordination

Building Code Administration	Mashell Daniel	Department Head Review
Completed	10/02/2024 3:18 PM	
Planning & Zoning Commission	Mashell Daniel	Department Review
Completed	10/02/2024 3:18 PM	
Planning & Zoning Commission	Laura Puckett	Meeting Pending
	10/07/2024 6:00 PM	

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Aaron Gaylor, owner, for site plan approval on Lots 7-8, Block 5, Richmond Development Fourth Subdivision, located at 3504 Arista Boulevard. The current zoning is Planned Development-General Retail. This site is currently a vacant lot.

The Future Land Use Map designates this property as “Neighborhood Residential”.

The adjacent zoning is Planned Development-General Retail to the north, south, east, and west. The adjacent land use is an apartment complex to the west, offices to the south and east, and vacant land to the north.

The site plan consists of the following:

1. The construction of a 4205 sq ft building.
2. The access driveway will be off Arista Boulevard.

City of Texarkana, Texas

3. There will be 39 parking spaces including 2 handicapped spaces. All parking spaces shall be a minimum of 180 sq. ft. in size.
4. A 6' by 8' monument style sign. No electronic message.
5. Development must meet Drainage Ordinance and Stormwater Manual Design Standards.
6. Screened dumpster site.

Staff recommends for approval of the site plan with stipulations.

The applicant should also be aware that if this site plan approval item is approved, all other applicable city code/ordinance requirements must be met including but not limited to building codes, setbacks, subdivision, fire, parking, drainage, water and sewer prior to the issuance of building permits.

Potential Options:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends approval of this request with stipulations.

Advisory Board/Committee Review:

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

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

October 7, 2024

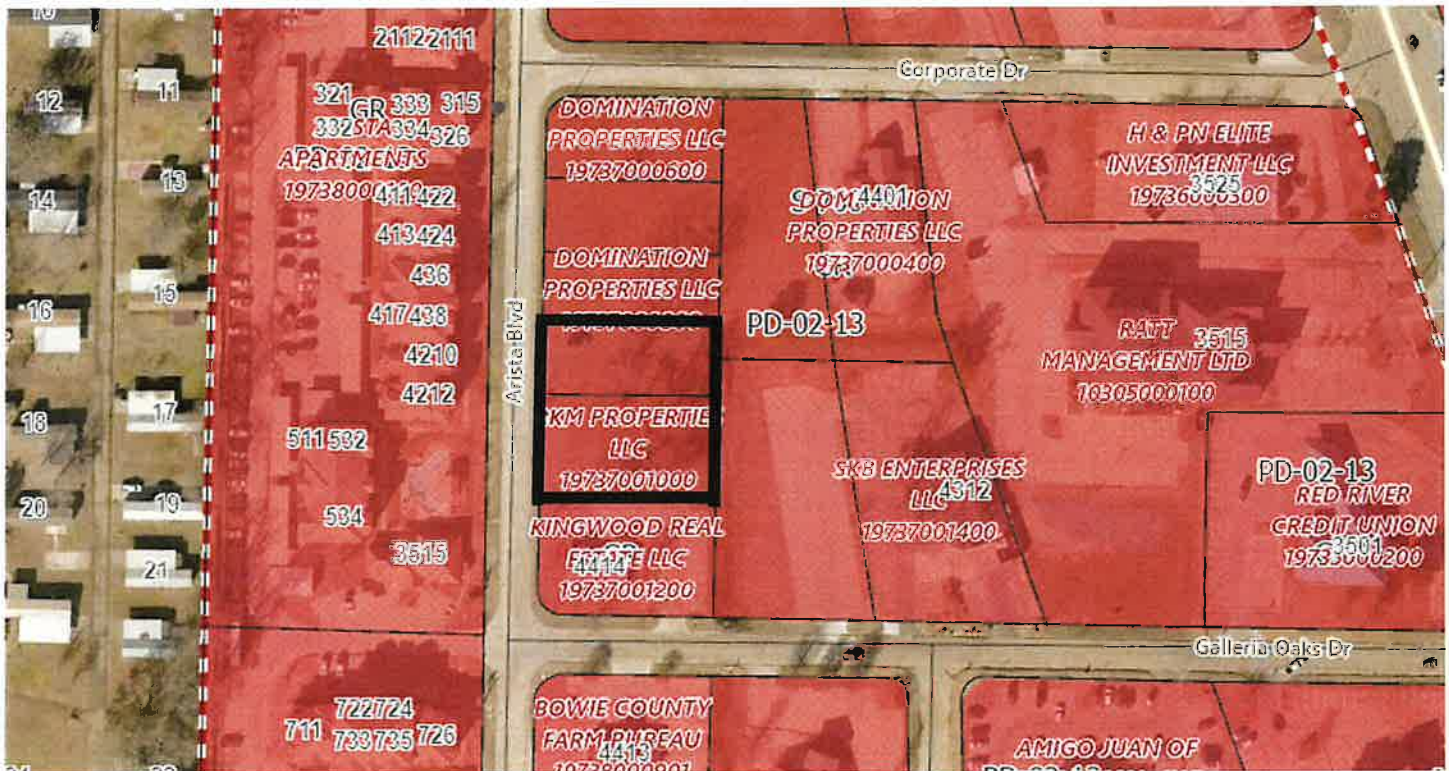
NOTICE OF PUBLIC HEARINGS

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, 2024 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: TUESDAY, NOVEMBER 12, 2024 Hearing Time: 6:00 pm

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



OWNER: Aaron Gaylor, owner

OWNER'S ADDRESS: 5308 Rolling Hills, Texarkana, Texas 75503

LOCATION OF REZONING: 3504 Arista Boulevard, Texarkana, Texas 75503

PROPOSED CHANGE: Amendment to PD-02-13(GR) for site plan approval for the construction of general retail units

LEGAL DESCRIPTION: Lots 7-8, Block 5, Richmond Development Fourth Subdivision

CASE NUMBER: Amendment-PD-02-13 DATE MAILED: September 23, 2024

Attachment: Hearing Notice and Application (4331 : Amendment to PD-02-13 site plan approval 3504 Arista)



SITE PLAN APPROVAL APPLICATION

CITY OF TEXARKANA TEXAS

220 Texas Blvd
Texarkana TX 75501
(903) 798-3945

www.ci.texarkana.tx.us.org

Receipt No. 24-003370

Case Amendment to PD-02-13

Date 9-18-24

To: The Planning and Zoning Commission
City of Texarkana Texas

Please consider this as my application for site plan approval in the City of Texarkana, Texas for the following described property.

LEGAL DESCRIPTION OF PROPERTY. (Lot and block numbers if in a subdivision; metes and bounds description if any portion of property does not have assigned lot and block numbers)

Lot: 7 AND 8 Block: 5 Addition: RICHMOND DEVELOPMENT - FOURTH DEV.
(Or see attached metes and bounds legal description)

Project location/address:

ARISTA BLVD. 3504 Arista Blvd.

Present zoning: GR - PD Proposed zoning (if applicable) _____

Proposed use: RETAIL AND OFFICE STRIP CENTER

Total square footage of proposed building 4205 Number of parking spaces 41

Number of required parking spaces per Ordinance _____ Handicapped spaces 26

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

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

Size 6'X8'

Material to be used for structure (if monument style) MASONRY BLOCK

Attorney or Agent Signature _____

Printed Name: _____

Address _____

City, State, Zip _____

Home Phone & Cell Phone _____

Email Address _____

 _____
Property Owner Signature

Printed Name AARON GAYLOR

5308 ROLLING HILLS, TEXARKANA, TEXAS 75503
Address

City, State, Zip _____

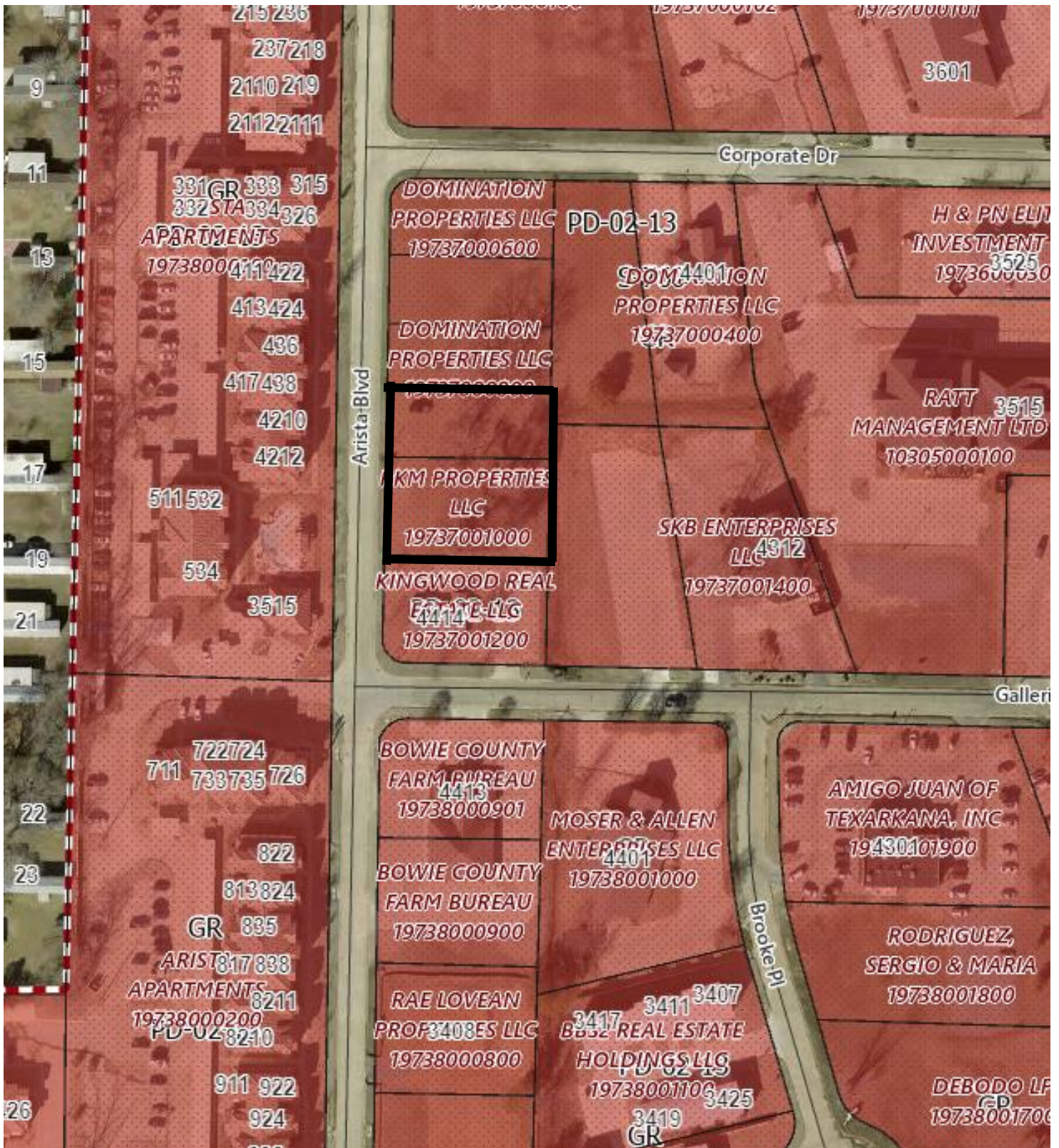
Home Phone & Cell Phone _____

903-293-3900 aaronandly@yahoo.com
Email Address

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

Attachment: Hearing Notice and Application (4331 : Amendment to PD-02-13 site plan approval 3504 Arista)

3504 Arista Boulevard

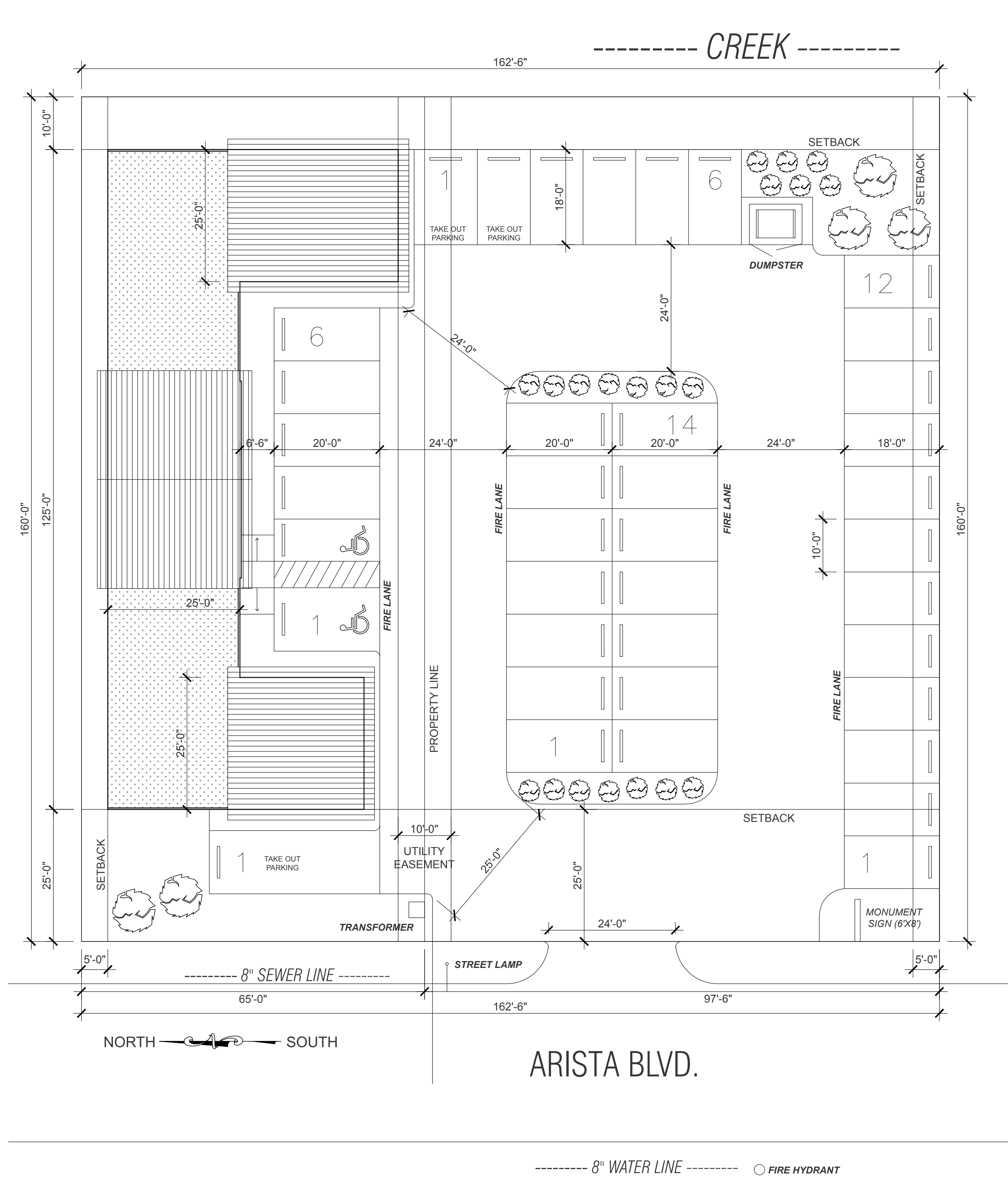


Attachment: Maps (4331 : Amendment to PD-02-13 site plan approval 3504 Arista)

3504 Arista Boulevard

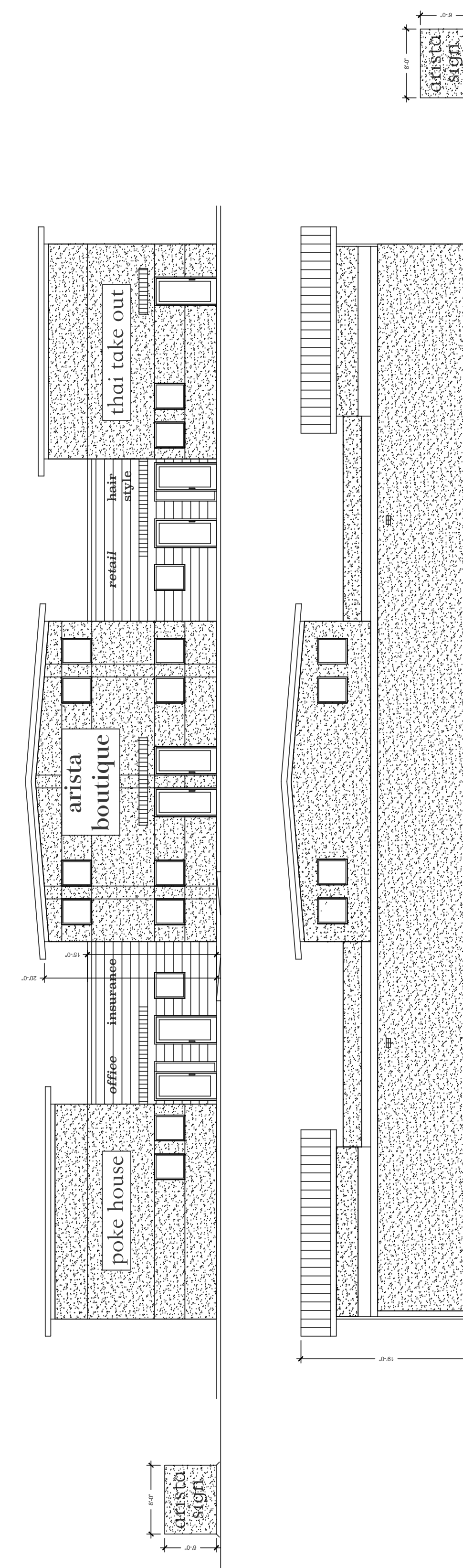


Attachment: Maps (4331 : Amendment to PD-02-13 site plan approval 3504 Arista)



SITE PLAN

3/32" = 1'-0" (36 x 24)



ELEVATIONS

3/32" = 1'-0" (36 x 24)



LOCATION MAP

LOT 7 AND 8, BLOCK 5 OF
RICHMOND DEVELOPMENT
FOURTH SUBDIVISION
0.6 ACRES
ZONING - GENERAL RETAIL P.D.

BUILDING SIZE: 4205 SF
21 PARKING SPOTS REQUIRED
39 PARKING SPOTS PROVIDED

PROPOSED ARISTA DEVELOPMENT
TEXARKANA, TEXAS

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Design Build Consultants
903-293-3900
designbuild works
Texas Firm #11639 / Arkansas Firm #1892

Sheet Title
SITE PLAN

Board
9/17/24
Project
9/17/24 - REVISED
9/17/24
AG
Project No.
Sheet No.
A1

City of Texarkana, Texas

Summary Sheet

Version:

Update Date: 10/2/2024 2:46 PM

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

Subject: Consider the minutes from the Planning and Zoning Commission meeting from September 3, 2024.

Meeting Date: 10/7/2024

Attachments

- a. September 3, 2024 P&Z Minutes (PDF)

Staff Coordination

Building Code Administration	Mashell Daniel	Department Head Review
Completed	10/02/2024 3:19 PM	
Planning & Zoning Commission	Mashell Daniel	Department Review
Completed	10/02/2024 3:19 PM	
Planning & Zoning Commission	Laura Puckett	Meeting Pending
10/07/2024 6:00 PM		

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

See attached minutes.

Potential Options:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends approval of the minutes.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

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

October 7, 2024



CITY OF TEXARKANA
PLANNING & ZONING COMMISSION
MINUTES • SEPTEMBER 3, 2024

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

220 TEXAS BLVD.
TEXARKANA, TX 75501

I. CALL TO ORDER**II. AGENDA ITEMS**

1. Z-24-8 rezoning from Industrial-1 to Single Family-3 on Lot 3, Block 2, Carpenters addition, located at 2302 James Street. Billy Jacobs, owner.

Billy Jacobs appeared and stated that he would like to put a mobile home on his lot.

REQUEST: GRANTED

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Lee Kernek, Alternate Commissioner
SECONDER:	James Larkins, Commissioner
AYES:	Kinsey, Coleman, Larkins, Northam, Kernek
ABSENT:	Joyce III, Boyette, Bailey, Sarine

2. S-792: Specific Use Permit to allow the location of a single wide HUD code manufactured home on Lot 3, Block 2, Carpenters Addition, located at 2302 James Street. Billy Jacobs, owner.

Billy Jacobs understands the stipulations to placing the HUD code manufactured home on his property.

REQUEST: GRANTED with STIPULATIONS

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Tom Coleman, Commissioner
SECONDER:	Wanda Northam, Commissioner
AYES:	Kinsey, Coleman, Larkins, Northam, Kernek
ABSENT:	Joyce III, Boyette, Bailey, Sarine

III. STAFF UPDATES

IV. CONSIDER APPROVAL OF MINUTES

1. Consider the Planning and Zoning Commission meeting minutes from August 5, 2024.

Minutes were APPROVED.

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

V. ADJOURNMENT