CITY OF TEXARKANA

PLANNING & ZONING COMMISSION

AGENDA ● NOVEMBER 1, 2021

Council Chambers	Regular Meeting	6:00 PM

220 TEXAS BLVD.
TEXARKANA, TX 75501

Chairperson	**Commissioner**	**Commissioner**
Gene Joyce III	James Larkins	George Merrill
Vice Chairperson	**Commissioner**	**Alternate Commissioner**
Dianna Patterson Kinsey	Wanda Northam	Mitch Alexander
Commissioner	**Commissioner**	**Alternate Commissioner**
Tom Coleman	Casey Boyette	Brad Bailey

I. CALL TO ORDER

II. AGENDA ITEMS

1. Z-21-22 rezoning an approximate 1.89-acre tract of land (being Tract 139) in the J. W. Johnson HRS, A-308, located at the southwest corner of Jameson Street and Texarkana Avenue from Single Family-2 to Single Family-3. Anthony Lockhart and Latremont McCutchin, owners and John Lane, Agent.

2. S-747: Specific Use Permit to allow the location of a double wide HUD code manufactured home as a residence on a 1.89-acre tract of land (being Tract 139) in the J.W. Johnson HRS, A-308, located at the southwest corner of Jameson Street and Texarkana Avenue. Anthony Lockhart and Latremont McCutchin, owners, and John Lane agent.

3. Z-21-23: rezoning an approximate 13.344-acre tract of land (being Tracts 117, 118, 119) in the H. S. Janes HRS, A-306, located north of 4020 South Lake Drive from Single Family-2 to Multiple Family-2. Shanali Bhagat, owner and Ray Sullivent, agent.

4. Z-21-24 rezoning a portion of Lot 2, Shilling Estates Minor Plat (an approximate 11.5 -acre tract), located north of 3520, 3610, and 3620 Shilling Road from Single Family-1 to Planned Development-Multiple Family-2. Don Shilling, owner, and Tony Asbille, agent.

5. Amendment to PD-21-2 (MF-2): site plan approval on a portion of Lot 2, Shilling Estates Minor Plat (an approximate 11.5 -acre tract), located north of 3520, 3610, and 3620 Shilling Road. Don Shilling, owner and Tony Asbille, agent.

6. Z-21-25 rezoning Lots 1, 2, and west part of 3, Block 13, Richmond Pines 3rd Addition, located north of the residence at 3202 Robin Lane from Single Family-1 to Planned Development-Townhouse. Jason Nguyen, owner and Brandon Taylor, 2B Builders, agent.

7. Amendment to PD-21-3 (TH): site plan approval on Lots 1, 2, and west part of 3, Block 13, Richmond Pines 3rd Addition, located north of the residence at 3202 Robin Lane. Jason Nguyen, owner and Brandon Taylor, 2B Builders, agent.

8. Amendment to PD-01-8 (MF-1): site plan approval on Lot 1, 2, and 3, Block 2, Brookwood Acres Addition, located in the 500 block of Belt Road. Jason Nguyen, owner, and Brandon Taylor, 2B Builders, agent.

III. STAFF UPDATES

IV. CONSIDER APPROVAL OF MINUTES

1. Consider approval of the Planning and Zoning Commission meeting minutes from October 4, 2021.

V. ADJOURNMENT

VI. P&Z AGENDA ITEMS

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

Pursuant to Section 46.035(c), Penal Code (unlawful carrying of handgun by license holder), a license holder commits an offense if the license holder intentionally, knowingly, or recklessly

carries a handgun under the authority of Subchapter H, Chapter 411, Government Code, regardless of whether the handgun is concealed or carried in a shoulder or belt holster, in the room or rooms where a meeting of a governmental entity is held and if the meeting is an open meeting subject to Chapter 551, Government Code, and the entity provided notice as required by that chapter.

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

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

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

City of Texarkana, Texas

Version:

Summary Sheet

Update Date: 10/29/2021 10:18 AM

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

Subject: Z-21-22 rezoning an approximate 1.89-acre tract of land (being Tract 139) in the J. W. Johnson HRS, A-308, located at the southwest corner of Jameson Street and Texarkana Avenue from Single Family-2 to Single Family-3. Anthony Lockhart and Latremont McCutchin, owners and John Lane, Agent.

Meeting Date: 11/1/2021

Attachments

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

Staff Coordination

Building Code Administration	Mashell Daniel	Reviewer	Completed
10/29/2021 11:39 AM			
Planning & Zoning Commission	Laura Puckett	Meeting	Pending
11/01/2021 6:00 PM			

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Anthony Lockhart and Latremont McCutchin, owners and John Lane, agent, to rezone an approximate 1.89-acre tract of land (being Tract 139) in the J. W. Johnson HRS, A-308, located at the southwest corner of Jameson Street and Texarkana Avenue from Single Family-2 to Single Family-3. The property is currently vacant land. The proposed use is a double wide HUD code manufactured home.

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

The Future Land Use Map has designated this property as “Industrial”.

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.

There are manufactured homes located in the immediate area. HUD code double wide manufactured housing looks like some of the existing frame pier and beam houses in the

area. This type housing could also be a revitalization housing alternative to traditional site-built homes. Therefore, staff recommends for approval of this request.

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

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

Potential Options:

None

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff Recommends for approval of this request.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

November 1, 2021

NOTICE OF PUBLIC HEARINGS

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

PLANNING & ZONING COMMISSION: Hearing Date: MONDAY, NOVEMBER 1, 2021 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, JANUARY 10, 2022 Hearing Time: 6:00 pm

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

OWNER: Anthony Lockhart and Latremont McCutchin, owners and John Lane, Agent

OWNER'S ADDRESS: 12811 Copper Cliff Avenue #A, Austin, Texas 78727

LOCATION OF REZONING: Southwest corner of Jameson and Texarkana Avenue, Texarkana, Texas 75503

PROPOSED CHANGE: To allow a double-wide HUD code manufactured home

ZONING CHANGE FROM: Single Family - 2 (SF-2) TO: Single Family - 3 (SF-3)

LEGAL DESCRIPTION: an approximate 1.89-acre tract of land (being Tract 139) in the J. W. Johnson HRS, A-308

CASE NUMBER: Z-21-22 DATE MAILED: October 19, 2021

ZONING APPLICATION

CITY OF TEXARKANA TEXAS

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

Receipt No. 21-01444 Case Z-21-22 Date 9-24-21

To: The Planning and Zoning Commission
City of Texarkana Texas

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

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

Location: SW corner of Jameson and Texarkana Ave.

Present Zoning: SF2

Proposed Zoning: SF3

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

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

Currently A vacant Lot would Like to Place HUD Code Manufactured Home

John Lane John L Lane	Latremont Meutchin Anthony C. Lockhart
Attorney or Agent Signature	Property Owner Signature
John L Lane Sr	Latremont Meutchin, Anthony C Lockhart
Print Name	Print Name
3411 Waco St	12811 Copper Cliff Ave #A
Address	Address
Texarkana TX 75501	Austin Tx 78727
City, State, Zip	City, State, Zip
Cell 9032441534	512-853-1043
Home Phone & Cell Phone	Home Phone & Cell Phone
Jarmodillo@gmail.com	acLockhart74@gmail.com
Email Address	Email Address

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

Z-21-22

2020-0005655 DEED Total Pages: 4

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.

202450492. **GENERAL WARRANTY DEED**

THE STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF BOWIE §

THAT THE UNDERSIGNED, **GREATER NEW HOPE BAPTIST CHURCH, an unincorporated association**, formerly known as NEW HOPE BAPTIST CHURCH with an address of 1101 Phenie St., Texarkana, TX 75501, hereinafter referred to as "Grantor," whether one or more, for and in consideration of the sum of TEN DOLLARS ($10.00) cash, and other good and valuable consideration in hand paid by the Grantee, herein named, the receipt and sufficiency of which is hereby fully acknowledged and confessed, has GRANTED, SOLD, and CONVEYED, and by these presents does hereby GRANT, SELL, and CONVEY unto **ANTHONY LOCKHART and LATREMONT D. MCCUTCHIN**, with an address of 12811 Cooper Cliff Ave. #A Austin, TX 78727, herein referred to as "Grantee," whether one or more, the real property described as follows:

All that certain tract or parcel of land situated in Bowie County, Texas, a part of the J.W. JOHNSON HEADRIGHT SURVEY, A-308, and being Lot 1 of the partition of a 5 acre tract between George Smith, Ed Harper and Henry Harper, recorded in Volume 79, Page 191, Deed Records of Bowie County, Texas, and being more particularly described as follows:

BEGINNING at the SW corner of Lot 1, same being the SE corner of Lot 2 and in the NBL of Lot 3 of the above mentioned partition of 5 acre tract, said point of beginning being an existing fence corner;

THENCE N 27° 00' W, with an existing fence line and its projection, 433.0 feet to a point in the NBL of said 5 acre tract, same being the NBL of J.W. Johnson HRS, Bowie County, Texas, said point also being in a street designated as Jamison Street;

THENCE E with said NBL of 5 acre tract and Johnson HRS, 269.358 feet to the NE corner of said 5 acre tract, same being in the intersection of said Jamison St. and a street designated as Texarkana Ave;

THENCE S 27° 00' E, with the EBL of said 5 acre tract, 270.213 feet to a point;

THENCE S 63° 00' W, 174.0 feet to a point;

THENCE S 27° 00' E, 40.5 feet to a point;

THENCE S 63° 00' W, 66.0 feet to the POINT OF BEGINNING and containing 1.887 acres of land, more or less.

Attachment: Legal Description (3583 : Z-21-22 rezoning from SF2 to SF3 SW corner Jameson & Texarkana Ave)

SAVE AND EXCEPT 0.2050 acres (8928.55 sq. ft.) of land, more or less, conveyed to the State of Texas by deed dated May 17, 1991, filed for record on June 24, 1991, in Volume 1629, Page 204, Real Property Records of Bowie County, Texas.

Reservations from Conveyance:

None

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, and water 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; and taxes for 2020, which Grantee assumes and agrees to pay, but not subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantor assumes.

TO HAVE AND TO HOLD the above described premises, together with all the rights and appurtenances lawfully accompanying it, by the Grantee, Grantee's heirs, executors, administrators, successors, and/or assigns forever; and Grantor does hereby bind Grantor, Grantor's heirs, executors, administrators, successors, and/or assigns to WARRANT AND FOREVER DEFEND all the said premises unto the said Grantee, Grantee's heirs, executors, administrators, successors, and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof.

Current ad valorem taxes on said property having been prorated, the payment thereof is assumed by Grantee.

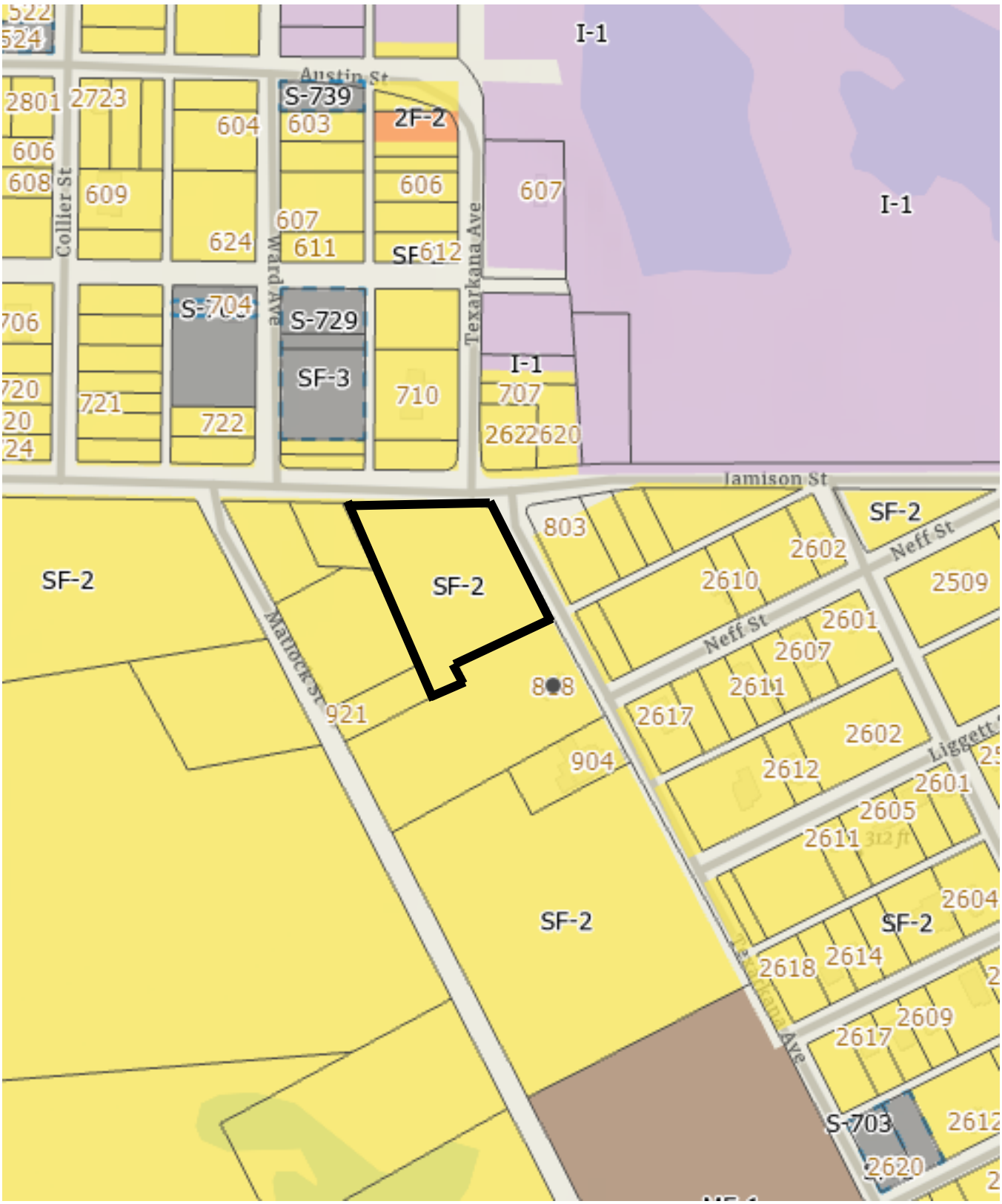
[Remainder of this page left intentionally blank.]

Attachment: Legal Description (3583 : Z-21-22 rezoning from SF2 to SF3 SW corner Jameson & Texarkana Ave)

Attachment: Legal Description (3583 : Z-21-22 rezoning from SF2 to SF3 SW corner Jameson & Texarkana Ave)

Z-21-22

SW Corner of Jameson and Texarkana Ave.



Attachment: Maps (3583 : Z-21-22 rezoning from SF2 to SF3 SW corner Jameson & Texarkana Ave)

Z-21-22

SW Corner of Jameson and Texarkana Ave.

Attachment: Maps (3583 : Z-21-22 rezoning from SF2 to SF3 SW corner Jameson & Texarkana Ave)

City of Texarkana, Texas

Version: A

Summary Sheet

Update Date: 10/29/2021 10:21 AM

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

Subject: S-747: Specific Use Permit to allow the location of a double wide HUD code manufactured home as a residence on a 1.89-acre tract of land (being Tract 139) in the J.W. Johnson HRS, A-308, located at the southwest corner of Jameson Street and Texarkana Avenue. Anthony Lockhart and Latremont McCutchin, owners, and John Lane agent.

Meeting Date: 11/1/2021

Attachments

a. Hearing Notice and Application (PDF)
b. Legal Description (PDF)
c. Maps (PDF)
d. Photos and Floor Plan (PDF)

Staff Coordination

Building Code Administration	Mashell Daniel	Reviewer	Completed
10/29/2021 11:27 AM			
Planning & Zoning Commission	Laura Puckett	Meeting	Pending
11/01/2021 6:00 PM			

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Anthony Lockhart and Latremont McCutchin, owners, and John Lane, agent, for a Specific Use Permit to allow the location of a double wide HUD code manufactured home as a residence on a 1.89-acre tract of land (being Tract 139) in the J.W. Johnson HRS, A-308, located at the southwest corner of Jameson Street and Texarkana Avenue. The property is currently vacant land.

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

The Future Land Use Map has designated this property as “Industrial”.

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 for approval of this request with the following stipulations:

1. That one 2020 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:

None

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:

November 1, 2021

NOTICE OF PUBLIC HEARINGS

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

PLANNING & ZONING COMMISSION: Hearing Date: Monday, NOVEMBER 1, 2021 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: Monday, JANUARY 10, 2022 Hearing Time: 6:00 pm

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

OWNER: Anthony Lockhart and Latremont McCutchin, owners and John Lane, Agent

OWNER'S ADDRESS: 12811 Copper Cliff Avenue #A, Austin, Texas 78727

LOCATION OF REZONING: Southwest corner of Jameson and Texarkana Avenue, Texarkana, Texas 75503

PROPOSED CHANGE: Specific Use Permit to allow the location of a double-wide HUD code manufactured home

LEGAL DESCRIPTION: an approximate 1.89-acre tract of land (being Tract 139) in the J. W. Johnson HRS, A-308

CASE NUMBER: S-747 DATE MAILED: October 19, 2021

Attachment: Hearing Notice and Application (3584 : S-747 SUP HUD code Mnfctrd home SW Corner of Jameson & Texarkana Ave)

ZONING APPLICATION

CITY OF TEXARKANA TEXAS

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

Receipt No. 21-01444

Case S-747

Date 9-24-21

To: The Planning and Zoning Commission
City of Texarkana Texas

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

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

Location: SW Corner of Jameson and Texarkana Ave

Present Zoning: SF2

Requested: Specific Use Permit

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

To place HUD Code Manufactured Home

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

John L Lane
Attorney or Agent Signature

3411 Waco St
Address

Texarkana TX 75501
City, State, Zip

Cell 903 244 1534 - 903 244 5412
Home Phone & Cell Phone

Armadillo@gmail.com
Email address

Anthony C. Lockhart
Property Owner Signature

12811 Copper Cliff Ave #A
Address

Austin, Tx 78727
City, State, Zip

512-853-1043
Home Phone & Cell Phone

aclockhart748@gmail.com
Email address

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

S-747

2020-0005655 DEED Total Pages: 4

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.

202450492. **GENERAL WARRANTY DEED**

THE STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF BOWIE §

THAT THE UNDERSIGNED, **GREATER NEW HOPE BAPTIST CHURCH, an unincorporated association**, formerly known as NEW HOPE BAPTIST CHURCH with an address of 1101 Phenie St., Texarkana, TX 75501, hereinafter referred to as "Grantor," whether one or more, for and in consideration of the sum of TEN DOLLARS ($10.00) cash, and other good and valuable consideration in hand paid by the Grantee, herein named, the receipt and sufficiency of which is hereby fully acknowledged and confessed, has GRANTED, SOLD, and CONVEYED, and by these presents does hereby GRANT, SELL, and CONVEY unto **ANTHONY LOCKHART and LATREMONT D. MCCUTCHIN**, with an address of 12811 Cooper Cliff Ave. #A Austin, TX 78727, herein referred to as "Grantee," whether one or more, the real property described as follows:

All that certain tract or parcel of land situated in Bowie County, Texas, a part of the J.W. JOHNSON HEADRIGHT SURVEY, A-308, and being Lot 1 of the partition of a 5 acre tract between George Smith, Ed Harper and Henry Harper, recorded in Volume 79, Page 191, Deed Records of Bowie County, Texas, and being more particularly described as follows:

BEGINNING at the SW corner of Lot 1, same being the SE corner of Lot 2 and in the NBL of Lot 3 of the above mentioned partition of 5 acre tract, said point of beginning being an existing fence corner;

THENCE N 27° 00' W, with an existing fence line and its projection, 433.0 feet to a point in the NBL of said 5 acre tract, same being the NBL of J.W. Johnson HRS, Bowie County, Texas, said point also being in a street designated as Jamison Street;

THENCE E with said NBL of 5 acre tract and Johnson HRS, 269.358 feet to the NE corner of said 5 acre tract, same being in the intersection of said Jamison St. and a street designated as Texarkana Ave;

THENCE S 27° 00' E, with the EBL of said 5 acre tract, 270.213 feet to a point;

THENCE S 63° 00' W, 174.0 feet to a point;

THENCE S 27° 00' E, 40.5 feet to a point;

THENCE S 63° 00' W, 66.0 feet to the POINT OF BEGINNING and containing 1.887 acres of land, more or less.

Attachment: Legal Description (3584 : S-747 SUP HUD code Mnfctrd home SW Corner of Jameson & Texarkana Ave)

SAVE AND EXCEPT 0.2050 acres (8928.55 sq. ft.) of land, more or less, conveyed to the State of Texas by deed dated May 17, 1991, filed for record on June 24, 1991, in Volume 1629, Page 204, Real Property Records of Bowie County, Texas.

Reservations from Conveyance:

None

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, and water 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; and taxes for 2020, which Grantee assumes and agrees to pay, but not subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantor assumes.

TO HAVE AND TO HOLD the above described premises, together with all the rights and appurtenances lawfully accompanying it, by the Grantee, Grantee's heirs, executors, administrators, successors, and/or assigns forever; and Grantor does hereby bind Grantor, Grantor's heirs, executors, administrators, successors, and/or assigns to WARRANT AND FOREVER DEFEND all the said premises unto the said Grantee, Grantee's heirs, executors, administrators, successors, and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof.

Current ad valorem taxes on said property having been prorated, the payment thereof is assumed by Grantee.

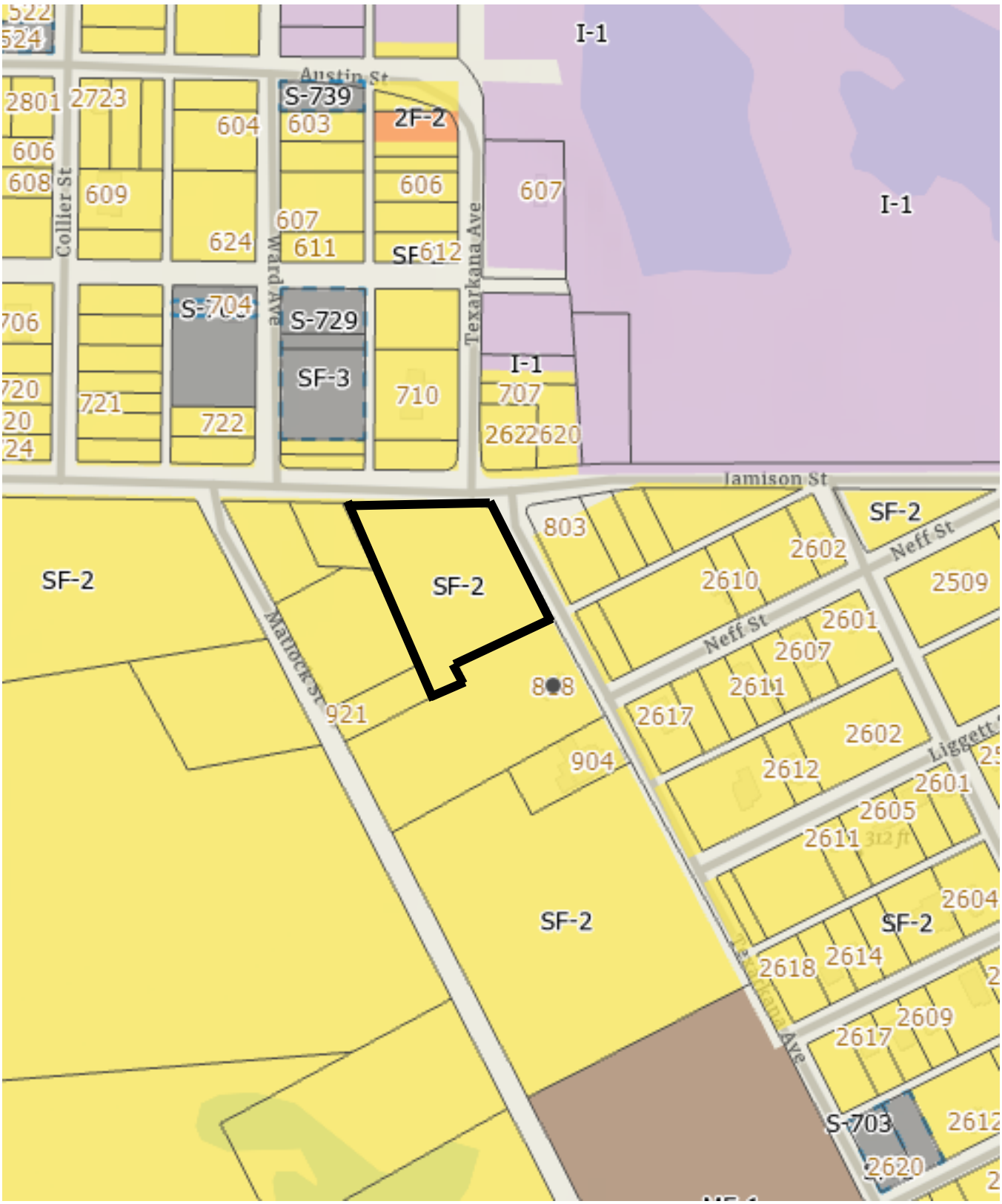
[Remainder of this page left intentionally blank.]

Attachment: Legal Description (3584 : S-747 SUP HUD code Mnfctrd home SW Corner of Jameson & Texarkana Ave)

Attachment: Legal Description (3584 : S-747 SUP HUD code Mnfctrd home SW Corner of Jameson & Texarkana Ave)

S-747

SW Corner of Jameson and Texarkana Ave.



Attachment: Maps (3584 : S-747 SUP HUD code Mnfctrd home SW Corner of Jameson & Texarkana Ave)

S-747

SW Corner of Jameson and Texarkana Ave.

Attachment: Maps (3584 : S-747 SUP HUD code Mnfctrd home SW Corner of Jameson & Texarkana Ave)

THE LITTLEFIEL

SFW021920TX

3 beds • 2 bat

2,078 sq.

(903) 838-5994

Monday - Friday: 9am - 6:00pm

Saturday: 9am - 5pm Sunday: Closed

CLAYTON HOMES-TEXARKAN

4402 SOUTH LAKE DRIVE, HWY

TEXARKANA, TX 755

Our home building facilites invest in continuous product and process improvements. Plans, dimensions, features, materials, specifications, and availability are subject to change without notice or obligation. Renderings and floor plans are representative likenesses of our homes and many differ from actual homes. We invite you to tour a Ho Center near you and inspect the highest value in quality housing available or call (865) 688-6110 to speak with a Home Consultant. ©2021, CMH. All rights reserved.

Attachment: Photos and Floor Plan (3584 : S-747 SUP HUD code Mnfctrd home SW Corner of Jameson & Texarkana Ave)

City of Texarkana, Texas

Version:

Summary Sheet

Update Date: 10/29/2021 10:19 AM

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

Subject: Z-21-23: rezoning an approximate 13.344-acre tract of land (being Tracts 117, 118, 119) in the H. S. Janes HRS, A-306, located north of 4020 South Lake Drive from Single Family-2 to Multiple Family-2. Shanali Bhagat, owner and Ray Sullivent, agent.

Meeting Date: 11/1/2021

Attachments

a. Hearing Notice and Application (PDF)
b. Legal Description (PDF)
c. Maps (PDF)
d. Survey (PDF)
e. Opposition Letter Torrans.10.28.21 (PDF)

Staff Coordination

Building Code Administration	Mashell Daniel	Reviewer	Completed
10/29/2021 11:40 AM			
Planning & Zoning Commission	Laura Puckett	Meeting	Pending
11/01/2021 6:00 PM			

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Shanali Bhagat, owner and Ray Sullivent, agent to rezone an approximate 13.344-acre tract of land (being Tracts 117, 118, 119) in the H. S. Janes HRS, A-306, located north of 4020 South Lake Drive from Single Family-2 to Multiple Family-2. The proposed use is a multiple family housing development. The property is currently vacant land.

The adjacent zoning is Single Family-2 to the north, General Retail to the south, Loop Corridor 155 (Jarvis Parkway) to the east, and outside the city limits to the west. The adjacent land use is vacant land to the north, and west, retail to the south, and Loop Corridor 155 to the east.

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

Per the applicant the proposed plan is to build an apartment complex with amenities. This property has been undeveloped vacant land for many years. This property is

located in the southern part of the city. The City would like to see growth in this area. Therefore, staff recommends for approval of this request.

The access driveway will be off South Bishop Road. Curb cut approval is required from TXDOT.

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

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

Potential Options:

None

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends for approval of this request.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

November 1, 2021

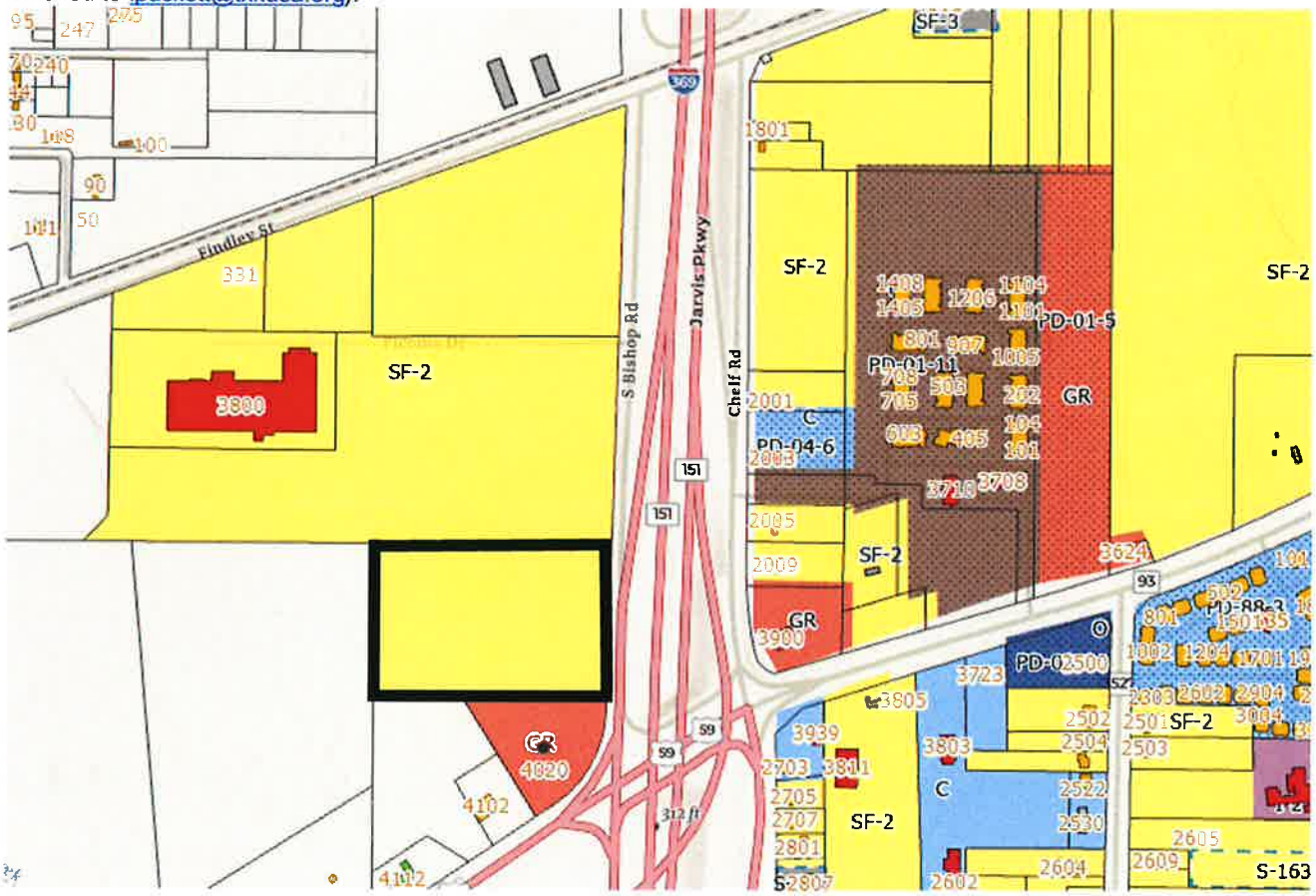
NOTICE OF PUBLIC HEARINGS

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

PLANNING & ZONING COMMISSION: Hearing Date: MONDAY, NOVEMBER 1, 2021 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, JANUARY 10, 2022 Hearing Time: 6:00 pm

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



OWNER: Shanali Bhagat, owner and Ray Sullivent, agent

OWNER'S ADDRESS: 2415 West Northwest Hwy, Suite 105, Dallas, Texas 75220

LOCATION OF REZONING: parcel north of 4020 South Lake Drive on South Bishop Road, Texarkana, Texas

PROPOSED CHANGE: Construction of apartment units with amenities

ZONING CHANGE FROM: Single Family - 2 (SF-2) TO: Multiple Family - 2 (MF-2)

LEGAL DESCRIPTION: an approximate 13.344-acre tract of land (being Tract 117, 118, 119), in the H. S. Janes HRS, A-306

CASE NUMBER: Z-21-23 DATE MAILED: October 19, 2021

Attachment: Hearing Notice and Application (3585 : Z-21-23: rezoning SF2 to MF2 north of 4020 S Lake Dr)

ZONING APPLICATION

CITY OF TEXARKANA TEXAS

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

Receipt No. 21-01570 Case Z-21-23 Date 10-12-21

To: The Planning and Zoning Commission
City of Texarkana Texas

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

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

Location: 4020 SOUTH LAKE DRIVE

Present Zoning: SF-2

Proposed Zoning: MF-2

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

Describe the changed conditions occurring since the original zoning which affect your property and justify rezoning:
WE INTEND TO DEVELOPE MULTIPLE FAMILY HOUSING AND AMENITIES.

RAY SULLIVENT
~~Attorney or~~ Agent Signature

RAY SULLIVENT
Print Name

104 NORTH LLAEN AVE
Address

JOHNSBOROUG, LA 71251
City, State, Zip

870 833-1240
Home Phone & Cell Phone

RAYSULLIVENT@gmail.com
Email Address

Property Owner Signature

SHANAL BHAGAT
Print Name

2415 WEST NORTHWEST HWY, #1
Address

DALLAS, TEXAS 75220
City, State, Zip

972 670-4949
Home Phone & Cell Phone

Sbhagat105@gmail.com
Email Address

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

PROPERTY DESCRIPTION

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF THE H.S. JANES HEADRIGHT SURVEY, A-306, BOWIE COUNTY, TEXAS AND BEING A PART OF A 9.035 ACRE TRACT AS DESCRIBED IN SPECIAL WARRANTY DEED FROM EDGAR LEE JUDY, JR. AND WIFE, JIMOLOU JUDY REVOCABLE LIVING TRUST TO BHAGAT HOLDINGS DATED DECEMBER 15, 2004, RECORDED IN VOLUME 4495, PAGE 164 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS AND BEING A PART OF A 7.957 ACRE TRACT AS DESCRIBED IN WARRANTY DEED FROM ROAD RUNNER PROPERTIES III TO TOTAL ROAD RUNNER, INC. DATED JUNE 30, 1989 RECORDED IN VOLUME 1350, PAGE 5 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING: AT A FOUND 1" SQUARE IRON TUBE FOR CORNER AT THE NORTHWEST CORNER OF THE ABOVE DESCRIBED 9.035 ACRE TRACT, SAME BEING AT THE NORTHEAST CORNER OF A 36.9695 ACRE TRACT AS DESCRIBED IN WARRANTY DEED TO JIMMIE D. CLEMENTS ET AL RECORDED IN VOLUME 2184, PAGE 243 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS, SAME BEING ON THE SOUTH BOUNDARY LINE OF A 32.778 ACRE TRACT AS DESCRIBED TO ROBERT L. TORRANS RECORDED IN VOLUME 2446, PAGE 89 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS;

THENCE: S 00°00'00" E, ALONG AN EXISTING FENCE LINE, SAME BEING THE WEST BOUNDARY LINE OF THE ABOVE DESCRIBED 9.035 ACRE TRACT, SAME BEING THE EAST BOUNDARY LINE OF THE ABOVE DESCRIBED 36.9695 ACRE TRACT, 618.10 FEET TO A FOUND 1" SQUARE IRON TUBE FOR CORNER AT AN EXISTING FENCE CORNER;

THENCE: N 88°56'36" E, ALONG AN EXISTING FENCE LINE AND ITS PROJECTION, SAME BEING THE MOST WESTERLY SOUTH BOUNDARY LINE OF THE ABOVE DESCRIBED 9.035 ACRE TRACT, SAME BEING THE NORTH BOUNDARY LINE OF A 8.81 ACRE TRACT AS DESCRIBED IN WARRANTY DEED TO JAMES W. MALONE RECORDED IN VOLUME 333, PAGE 506 OF THE DEED RECORDS OF BOWIE COUNTY, TEXAS, PASSING AT 372.61 FEET A FOUND 5/8" REBAR FOR CORNER AT AN EXISTING FENCE CORNER AND CONTINUING A TOTAL DISTANCE OF 948.22 FEET TO A SET 5/8" REBAR FOR CORNER ON THE EAST BOUNDARY LINE OF THE ABOVE DESCRIBED 7.957 ACRE TRACT, SAME BEING THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 59 (EXIT RAMP);

THENCE: N 03°28'45" E, WITH THE EAST BOUNDARY LINE OF THE ABOVE DESCRIBED 7.957 ACRE TRACT, SAME BEING THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 59 (EXIT RAMP), 586.66 FEET TO A FOUND 5/8" REBAR FOR CORNER;

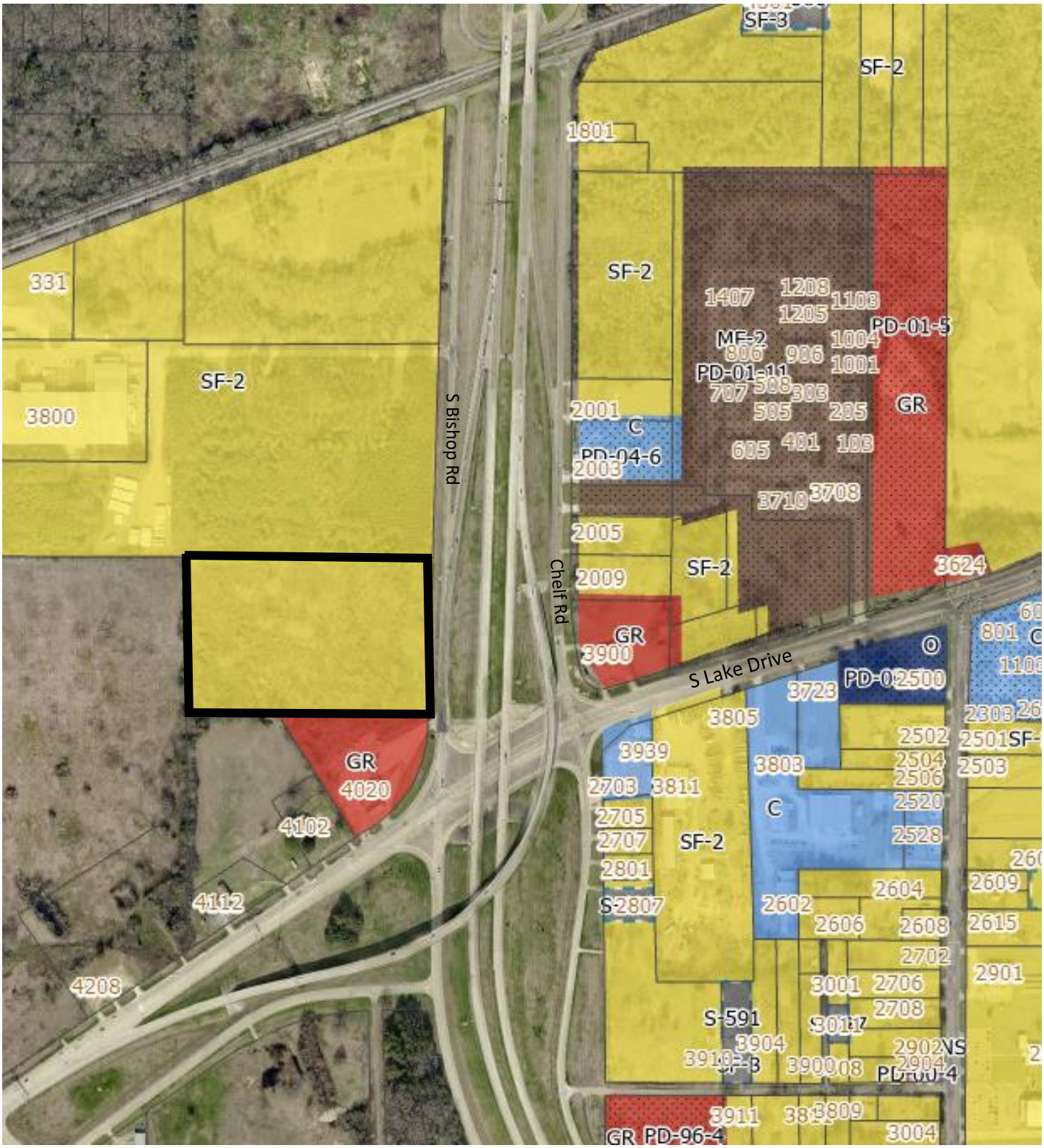
THENCE: N 89°07'26" W, WITH THE NORTH BOUNDARY LINES OF THE ABOVE DESCRIBED 9.035 ACRE TRACT AND THE 7.957 ACRE TRACT, SAME BEING THE SOUTH BOUNDARY LINE OF A 18.633 ACRE TRACT (TRACT NO. 1) AND A 32.778 ACRE TRACT (TRACT NO. 2) AS DESCRIBED IN WARRANTY DEED TO ROBERT L. TORRANS RECORDED IN VOLUME 2446, PAGE 89 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS, 983.77 FEET TO THE POINT OF BEGINNING, CONTAINING 13.3440 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARINGS: BEARINGS ARE BASED ON RECORD BEARING BETWEEN FOUND IRON PINS ON THE MOST NORTHERLY WEST BOUNDARY LINE OF THE ABOVE DESCRIBED 9.035 ACRE TRACT OF LAND.

Attachment: Legal Description (3585 : Z-21-23: rezoning SF2 to MF2 north of 4020 S Lake Dr)

Z-21-23

N of 4020 S. Lake Drive on S. Bishop Rd

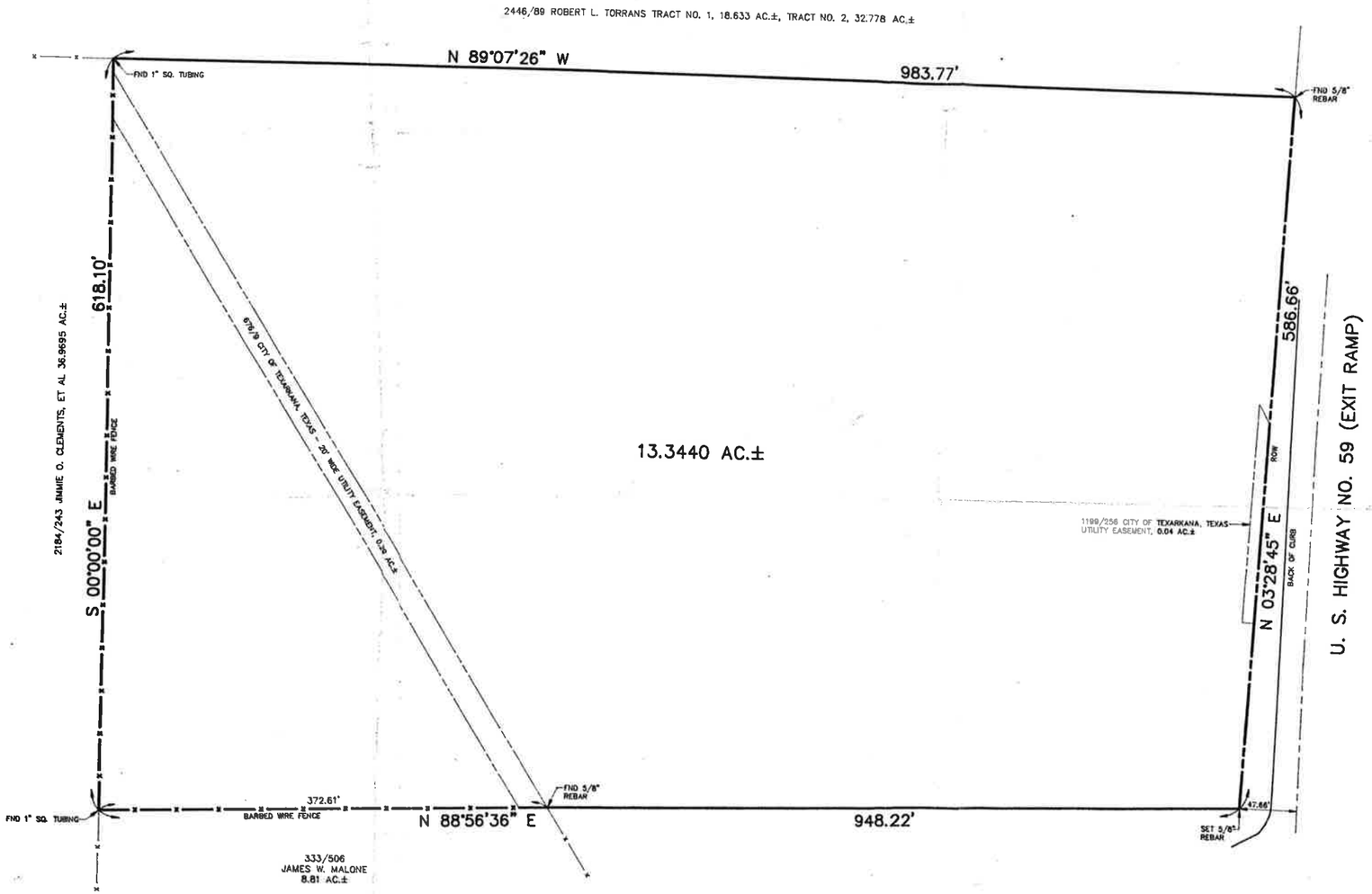


Attachment: Maps (3585 : Z-21-23: rezoning SF2 to MF2 north of 4020 S Lake Dr)

Z-21-23

N of 4020 S. Lake Drive on S. Bishop Rd

Attachment: Maps (3585 : Z-21-23: rezoning SF2 to MF2 north of 4020 S Lake Dr)



PROPERTY DESCRIPTION

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF THE H.S. JANES HEADRIGHT SURVEY, A–306, BOWIE COUNTY, TEXAS AND BEING A PART OF A 9.035 ACRE TRACT AS DESCRIBED IN SPECIAL WARRANTY DEED FROM EDGAR LEE JUDY, JR. AND WIFE, JIMOLOU JUDY REVOCABLE LIVING TRUST TO BHAGAT HOLDINGS DATED DECEMBER 15, 2004, RECORDED IN VOLUME 4495, PAGE 164 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS AND BEING A PART OF A 7.957 ACRE TRACT AS DESCRIBED IN WARRANTY DEED FROM ROAD RUNNER PROPERTIES III TO TOTAL ROAD RUNNER, INC. DATED JUNE 30, 1989 RECORDED IN VOLUME 1350, PAGE 5 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THENCE: N 88°56'36" E, ALONG AN EXISTING FENCE LINE AND ITS PROJECTION, SAME BEING THE MOST WESTERLY SOUTH BOUNDARY LINE OF THE ABOVE DESCRIBED 9.035 ACRE TRACT, SAME BEING THE NORTH BOUNDARY LINE OF A 8.81 ACRE TRACT AS DESCRIBED IN WARRANTY DEED TO JAMES W. MALONE RECORDED IN VOLUME 333, PAGE 506 OF THE DEED RECORDS OF BOWIE COUNTY, TEXAS, PASSING AT 372.61 FEET A FOUND 5/8" REBAR FOR CORNER AT AN EXISTING FENCE CORNER AND CONTINUING A TOTAL DISTANCE OF 948.22 FEET TO A SET 5/8" REBAR FOR CORNER ON THE EAST BOUNDARY LINE OF THE ABOVE DESCRIBED 7.957 ACRE TRACT, SAME BEING THE WEST RIGHT–OF–WAY LINE OF U.S. HIGHWAY NO. 59 (EXIT RAMP);

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THENCE: N 89°07'26" W, WITH THE NORTH BOUNDARY LINES OF THE ABOVE DESCRIBED 9.035 ACRE TRACT AND THE 7.957 ACRE TRACT, SAME BEING THE SOUTH BOUNDARY LINE OF A 18.633 ACRE TRACT (TRACT NO. 1) AND A 32.778 ACRE TRACT (TRACT NO. 2) AS DESCRIBED IN WARRANTY DEED TO ROBERT L. TORRANS RECORDED IN VOLUME 2446, PAGE 89 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS, 983.77 FEET TO THE POINT OF BEGINNING, CONTAINING 13.3440 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARINGS: BEARINGS ARE BASED ON RECORD BEARING BETWEEN FOUND IRON PINS ON THE MOST NORTHERLY WEST BOUNDARY LINE OF THE ABOVE DESCRIBED 9.035 ACRE TRACT OF LAND.

THIS TRACT IS NOT WITHIN A DESIGNATED FLOOD PLAIN, ACCORDING TO FEDERAL INSURANCE ADMINISTRATION RATE MAP, COMMUNITY–PANEL NO. 481194 0240 B, EFFECTIVE DATE SEPTEMBER 27, 1991.

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 THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS OF IMPROVEMENTS, EASEMENTS OR RIGHTS–OF–WAY, EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.

STATE OF TEXAS REGISTERED KENNETH D. LYNCH 1487 PROFESSIONAL LAND SURVEYOR

COPYRIGHT, LYNCH SURVEYING COMPANY, INC. ALL PLATS ARE COPYRIGHTED, AS OF THE DATE OF ORIGINAL SIGNATURE ON PLAT. NO REPRODUCTION OF PLATS WITHOUT EXPRESS WRITTEN CONSENT. COPIES AVAILABLE FOR ORIGINAL CLIENT FOR ONE YEAR. LYNCH SURVEYING COMPANY, INC. WILL NOT BE RESPONSIBLE FOR ANY USE OTHER THAN THAT FOR WHICH IT WAS ORIGINALLY CREATED.

GRAPHIC SCALE

(IN FEET)

REVISION	DATE	DESCRIPTION	BY

SHEET NO. 2

LYNCH SURVEYING CO., INC.
3606 MAGNOLIA STREET
TEXARKANA, TEXAS 75503

TEXARKANA, TEXAS
H. S. JANES SURVEY, A–
SURVEY FOR OIL & FUEL DISTR

Floyd Law, PLLC
Attorneys at Law

Cory Floyd
Post Office Box 5452
Texarkana, Texas 75505
cory@txklawyers.com

October 28, 2021

City of Texarkana Texas
Department of Planning & Zoning
Attn: Laura Puckett
Via Email to lpuckett@txkusa.org; and hand delivery

Re: Case No. Z-21-23 regarding an approximate 13.344-acre tract of land (being Tract 117, 118, 119), in the H. S. Janes HRS, A-306, Owner Shanali Bhagat

Dear Ms. Puckett:

I am writing on behalf of International Warehousing & Distribution Co., Inc., in opposition to the request for proposed change described above.

My client, International Warehousing & Distribution Co., Inc. owns the tracts and parcels of land immediately north of the subject parcel and for the reasons stated herein objects to zoning the subject parcel Multiple Family – 2 (MF-2).

The Department of Planning & Zoning's mission is to "promote the orderly growth and expansion of the city." Orderly growth and expansion of the city requires both commercial growth, residential properties, and reasonable spacing between the two, in order to facilitate safe co-existence. This proposed change does the opposite and commingles residential property into what is clearly a commercial/industrial area of our city.

Following the "Comprehensive Plan," the Department of Planning & Zoning was directed to consider the following recommendations from Texarkana citizens who developed the Comprehensive Plan:

- Create smaller more connected neighborhoods;
- Create healthy street corridors to connect neighborhood services and destinations; and
- Maintain attractive and safe residential neighborhoods.

To place a multi-family building or buildings in the proposed location goes against each of these recommendation and places homes in the middle of an industrial area.

This property is bordered by the following:

- to the east, a heavily travelled interstate;
- to the north, a railroad and commercial warehousing, moving and storage facility;
- to the west, the Pine-Bluff Sand & Gravel Company and a livestock auction which is adjacent to a concrete plant; and
- to the south, a busy highway/future interstate (buffered only by a truck stop which serves double duty as a makeshift greyhound bus station).

Attachment: Opposition Letter Torrans.10.28.21 (3585 : Z-21-23: rezoning SF2 to MF2 north of 4020 S Lake Dr)

International Warehousing & Distribution Co., Inc. operates a commercial moving and storage business on the frontage road of I-369/Loop 369/Jarvis Parkway. It selected this location for the business because the operations require interstate access for the over-the-road 18-wheelers it uses to move freight, as well as the heavy box-trucks and other equipment associated with moving services. The business operations are sometimes noisy, operate around the clock, and the ingress and egress of heavy equipment requires that my client be hyper-vigilant on safety issues. The egress route of this heavy equipment is to exit my client's property travelling south, on Picoma; yield to commercial and private traffic exiting I-369 at a high rate of speed to turn south on Highway 59 (future Interstate 69) and enter the interstate highway system for commerce. The proposed zoning change will likely add a multi-family housing or apartment complex to what is already a complex and dangerous confluence of traffic and roads that is clearly unsafe for such housing.

Furthermore, this area has no sidewalks or pedestrian accessibility features. Persons (school-aged children perhaps) choosing to enter or leave this proposed multi-family project will either have to walk on the access/feeder road to I-365 or trespass on adjoining private land. Alternatively, the school district will have to stop a school bus at the offramp which serves as the junction of an interstate and busy highway. Because my client's property is bordered on the north by the Union Pacific railroad, pedestrian access is further limited.

I intend to address the Planning & Zoning commission during its public comment period on Monday night, and look forward to the opportunity to interact with your members.

Sincerely,

/s/ Cory J. Floyd
Cory Floyd

City of Texarkana, Texas

Version:

Summary Sheet

Update Date: 10/29/2021 10:19 AM

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

Subject: Z-21-24 rezoning a portion of Lot 2, Shilling Estates Minor Plat (an approximate 11.5 -acre tract), located north of 3520, 3610, and 3620 Shilling Road from Single Family-1 to Planned Development-Multiple Family-2. Don Shilling, owner, and Tony Asbille, agent.

Meeting Date: 11/1/2021

Attachments

a. Hearing Notice and Application (PDF)
b. Legal Description (PDF)
c. Maps (PDF)
d. Plat (PDF)
e. Site Plan (PDF)
f. Elevation (PDF)
g. Floor Plans (PDF)

Staff Coordination

Building Code Administration	Mashell Daniel	Reviewer	Completed
10/29/2021 11:40 AM			
Planning & Zoning Commission	Laura Puckett	Meeting	Pending
11/01/2021 6:00 PM			

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Don Shilling, owner and Tony Asbille, agent, to rezone a portion of Lot 2, Shilling Estates Minor Plat (an approximate 11.5 -acre tract), located north of 3520, 3610, and 3620 Shilling Road from Single Family-1 to Planned Development-Multiple Family-2. The property is currently vacant land. The proposed use is the construction of an upscale, luxury senior living facility with amenities.

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

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

This property is located north of three residences (3520, 3610 and 3620) Shilling Road. These residences fronting on Shilling Road are in the University Planned Development District. The tract proposed for development is not located in the University Planned Development District. Access to the proposed development may be through a property located in the University Planned Development District along Shilling Road, which has not been purchased to date. The proposed development is an upscale gated senior living facility. There would be no drive through traffic since the only access would be off Shilling Road other than seniors living in the proposed new facility. There is a possibility that a city street with a cul-de-sac may be required for access. This will be determined later. This property has remained vacant undeveloped land for many years.

Staff recommends for approval of this request.

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

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

Potential Options:

None

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends for approval of this request.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

November 1, 2021

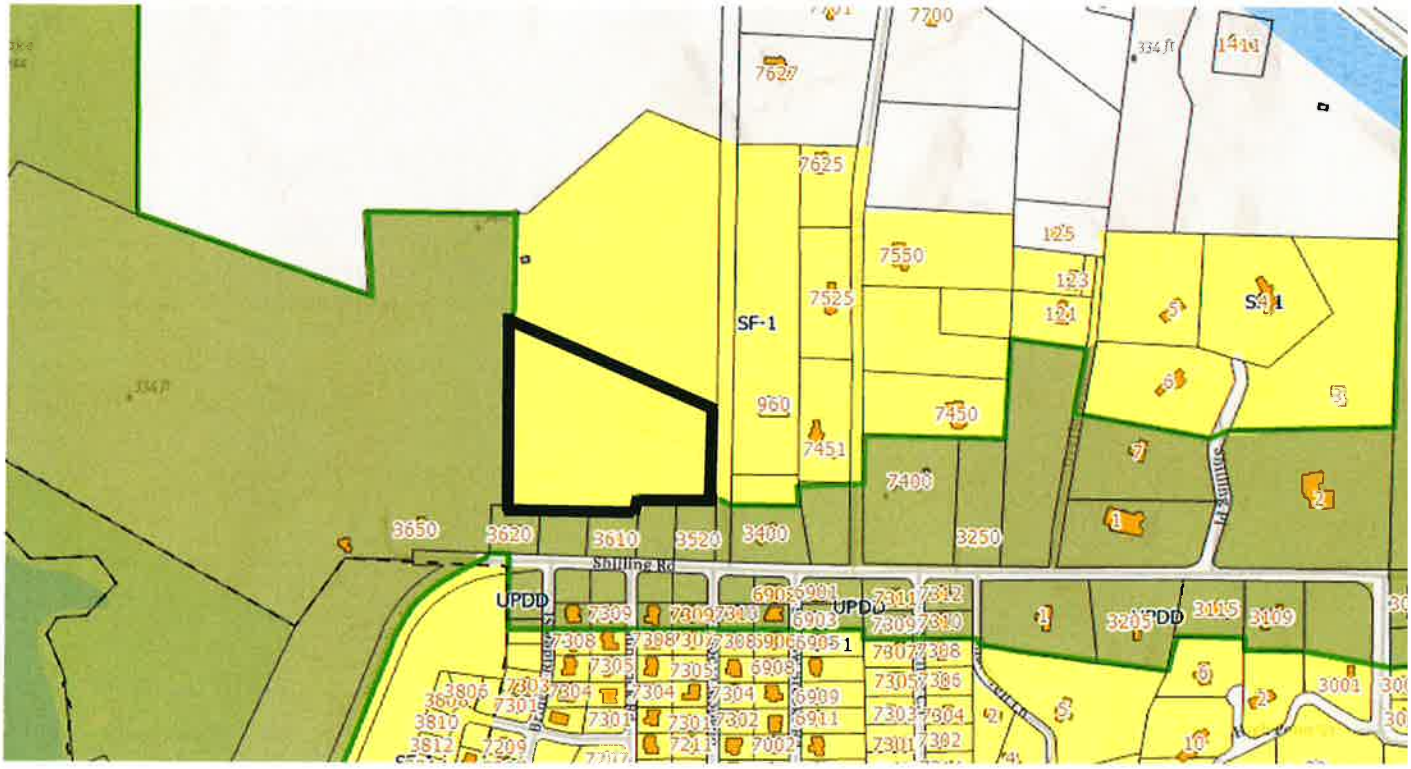
NOTICE OF PUBLIC HEARINGS

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

PLANNING & ZONING COMMISSION: Hearing Date: MONDAY, NOVEMBER 1, 2021 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, JANUARY 10, 2022 Hearing Time: 6:00 pm

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



OWNER: Donald B. Shilling, owner and Tony Asbille, agent

OWNER'S ADDRESS: 3650 Shilling Road, Texarkana, Texas 75503

LOCATION OF REZONING: parcel north of 3610 Shilling Road, Texarkana, Texas 75503

PROPOSED CHANGE: Construction of upscale, luxury, senior living facility with amenities

ZONING CHANGE FROM: Single Family - 1 TO: Planned Development Multiple Family - 2

LEGAL DESCRIPTION: A portion of Lot 2, Shilling Estates Minor Plat (an approximate 11.5-acre tract)

CASE NUMBER: Z-21-24 DATE MAILED: October 19, 2021

Attachment: Hearing Notice and Application (3586 : Z-21-24 rezoning from SF1 to PD-MF2 north of 3610 Shilling)

ZONING APPLICATION

CITY OF TEXARKANA TEXAS

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

Receipt No. 21-01605

Case Z-21-24

Date 10-14-21

To: The Planning and Zoning Commission
City of Texarkana Texas

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

Lot: pt 2 Block: _____ Addition: _____
(Or see attached legal description)

A portion of Lot 2 Shilling Estates Minor Plat- See attached legal description

Location: University Avenue/Shilling Road

Present Zoning: SF-1

Proposed Zoning: MF-1 PD

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

Senior Living Facility-- single story attached residential

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

Proposed Development Plans of Senior living facility need higher density than SF-1

Attorney or Agent Signature	Donald B. Shilling Property Owner Signature
450 N. Kings Highway Address	3650 Shilling Road Address
Texarkana, TX 75501 City, State, Zip	Texarkana, TX 75503 City, State, Zip
903-748-9729 Home Phone & Cell Phone	903-277-7190 Home Phone & Cell Phone
tonyasbille@aol.com Email Address	starman@vintageacres.co Email Address

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

Attachment: Hearing Notice and Application (3586 : Z-21-24 rezoning from SF1 to PD-MF2 north of 3610 Shilling)

PROPERTY DESCRIPTION

All that certain tract or parcel of land situated in the Jarrett Janes Headright Survey A–302, Bowie County, Texas, being all of a certain 38 acre tract, designated as Tract 1, all of a certain 95.78 acre tract, designated as Tract 3, and all of a certain 140 acre tract designated as Tract 4, all in a Warranty Deed from Shilling Corporation to Hilda B. Shilling, dated January 9, 2000, of record in Volume 3216, page 130, Real Property Records, Bowie County, Texas and all of a certain 59.4 acre tract conveyed from William E. Shilling and Hilda B. Shilling to Shilling Corporation, by deed dated November 10, 1967, of record in Volume 222, page 320, Deed Records, Bowie County, Texas, subject tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1" iron pipe found at a fence corner at the Northwest corner of the J.W. Fort Headright Survey A–218, said point being an interior corner of said Janes Headright Survey, said point also being the Southeast corner of the above referenced 59.4 acre tract;

THENCE: N 60° 24' 23" W, with the South line of said 59.4 acre tract, same being generally along a fence line, 2051.69 feet to a 1" iron pipe found at a fence corner at the Southwest corner of said 59.4 acre tract;

THENCE: N 29° 23' 46" E, with the West line of said 59.4 acre tract, same being generally along a fence line, 1134.83 feet to a 1" iron pipe found at a fence corner at the Northwest corner of said 59.4 acre tract;

THENCE: S 66° 47' 09" E, with the North line of said 59.4 acre tract, same being generally along a fence line, 568.71 feet to a 1" iron pipe found at a fence corner at the Southwest corner of the above referenced 95.78 acre tract;

THENCE: N 00° 16' 45" E, with the West line of said 95.78 acre tract, same being generally along a fence line, 1414.65 feet to an angle point;

THENCE: N 00° 22' 32" E, continuing with the West line of said 95.78 acre tract, same being generally along a fence line, 2574.68 feet to a 1" iron pipe found at a fence corner at the Northwest corner of said 95.78 acre tract;

THENCE: N 72° 45' 54" E, with the North line of said 95.78 acre tract, same being generally along a fence line, 1019.37 feet to a 1" iron pin found at the Northeast corner of said 95.78 acre tract, said point being the Northwest corner of the above referenced 140 acre tract;

THENCE: S 80° 06' 29" E, with a North line of said 140 acre tract, 189.48 feet to a 3/8" iron pin found at a fence corner at the Northeast corner of said 140 acre tract;

THENCE: S 35° 14' 30" E, with a Northeasterly line of said 140 acre tract, same being along a fence line, 2483.72 feet to a 3/8" iron pin found at a fence corner;

THENCE: N 88° 44' 38" E, 17.01 feet to a 3/8" iron pin found at a fence corner at the occupied lower Northeast corner of said 140 acre tract, said point being the Northwest corner of Shilling North Addition, a subdivision of a part of the Jarrett Janes Headright Survey, according to the plat thereof recorded in Volume 1201, page 184, Real Property Records, Bowie County, Texas;

THENCE: S 01° 33' 03" W, with the occupied East line of said 140 acre tract, same being the West line of said Shilling North Addition, 579.12 feet to an angle point (called N 00° 51' 48" E, 579.12 feet on Shilling North Plat);

THENCE: S 01° 58' 50" W, 776.16 feet to a 1/2" iron pin set at a fence corner, (called N 01° 11' 38" E, 776.73 feet on Shilling North Plat);

THENCE: S 00° 43' 36" W, 608.97 feet to an iron pin found for corner at the Southwest corner of said Shilling North Addition (called N 00° 09' 48" E, 607.00 feet on Shilling North Plat) said point being on the Northwest corner of a certain 9.00 acre tract of land conveyed to James J. Naples by deed of record in Volume 3503, page 32, Real Property Records, Bowie County, Texas;

Attachment: Legal Description (3586 : Z-21-24 rezoning from SF1 to PD-MF2 north of 3610 Shilling)

THENCE: S 00° 37' 29" W, continuing with the occupied East line of said 140 acre tract, same being the West line of said 9.00 acre tract, at 624.16 feet past the Southeast corner of said 140 acre tract, same being the Northeast corner of the above referenced 38 acre tract and continuing 738.16 feet for a total distance of 1362.31 feet past the Southwest corner of said 9.00 acre tract, same being the Northwest corner of a certain 0.75 acre tract conveyed to James J. Naples by deed of record in Volume 3503, page 32, Real Property Records, Bowie County, Texas and continuing 150.89 feet for a total distance of 1513.20 feet past the Southwest corner of 0.75 acre tract, same being the Northwest corner of a certain 1.51 acre tract of land conveyed to James J. Naples, by deed of record in Volume 1002, page 4, Real Property Records, Bowie County, Texas and continuing with the West line of said 1.51 acre tract, a total distance of 1780.11 feet to a 1/2" iron pin set for corner on the North side of County Road No. 2319, (Shillings Lane) (Bearings on previous Naples Deed called S 00° 05' 57" E);

THENCE: N 87° 24' 21" W, 30.00 feet North of and parallel to the existing centerline of said County Road No. 2319, (Shilling Lane) 414.81 feet to a 1/2" iron pin set for corner on the West line of a certain 1.00 acre tract of land conveyed to Patricia E. Rogers, by deed of record in Volume 3247, page 86, Real Property Records, Bowie County, Texas;

THENCE: N 02° 42' 17" E, (called North in Deed) 204.50 feet to a 12" iron pin found at the Northeast corner of said 1.00 acre tract;

THENCE: N 87° 17' 43" W, with the North line of said 1.00 acre tract, 208.71 feet (called West, 208.71 feet) to a 1/2" iron pin found at the Northwest corner of said 1.00 acre tract;

THENCE: S 02° 42' 17" W, with the West line of said 1.00 acre tract, 204.73 feet to a 1/2" iron pin set on the North side of said County Road No. 2319, (Shilling Lane);

THENCE: N 87° 10' 31" W, 30.00 feet North of and parallel to the existing centerline of said County Road No. 2319 (Shilling Lane), 818.51 feet to a 1/2" iron pin set for corner;

THENCE: S 01° 39' 17" W, 27.30 feet to a 1/2" iron pin set on the South line of the above referenced 38 acre tract, said point being at the end of existing asphalt in said County Road No. 2319 (Shilling Lane);

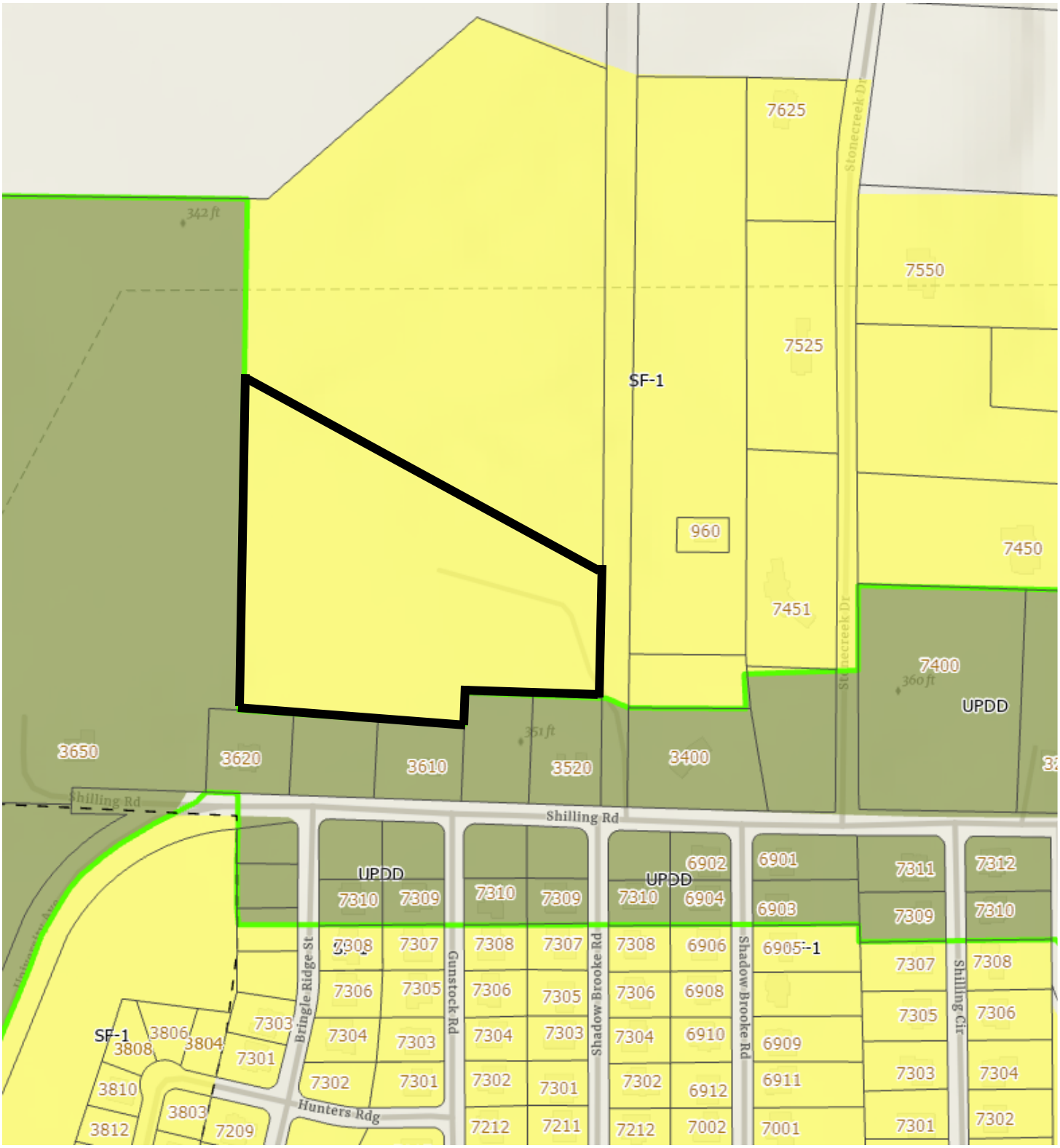
THENCE: N 88° 20' 43" W, with the South line of said 38 acre tract, at 142.05 feet past the Southwest corner of said 38 acre tract, same being the upper Southeast corner of said 59.4 acre tract and continuing 150.00 feet for a total distance of 192.05 feet to an iron pin found at an interior corner of said 59.4 acre tract;

THENCE: S 36° 03' 39" W, with a lower East line of said 59.4 acre tract, 385.75 feet to the POINT OF BEGINNING and containing 331.71 acres of land, more or less.

024017

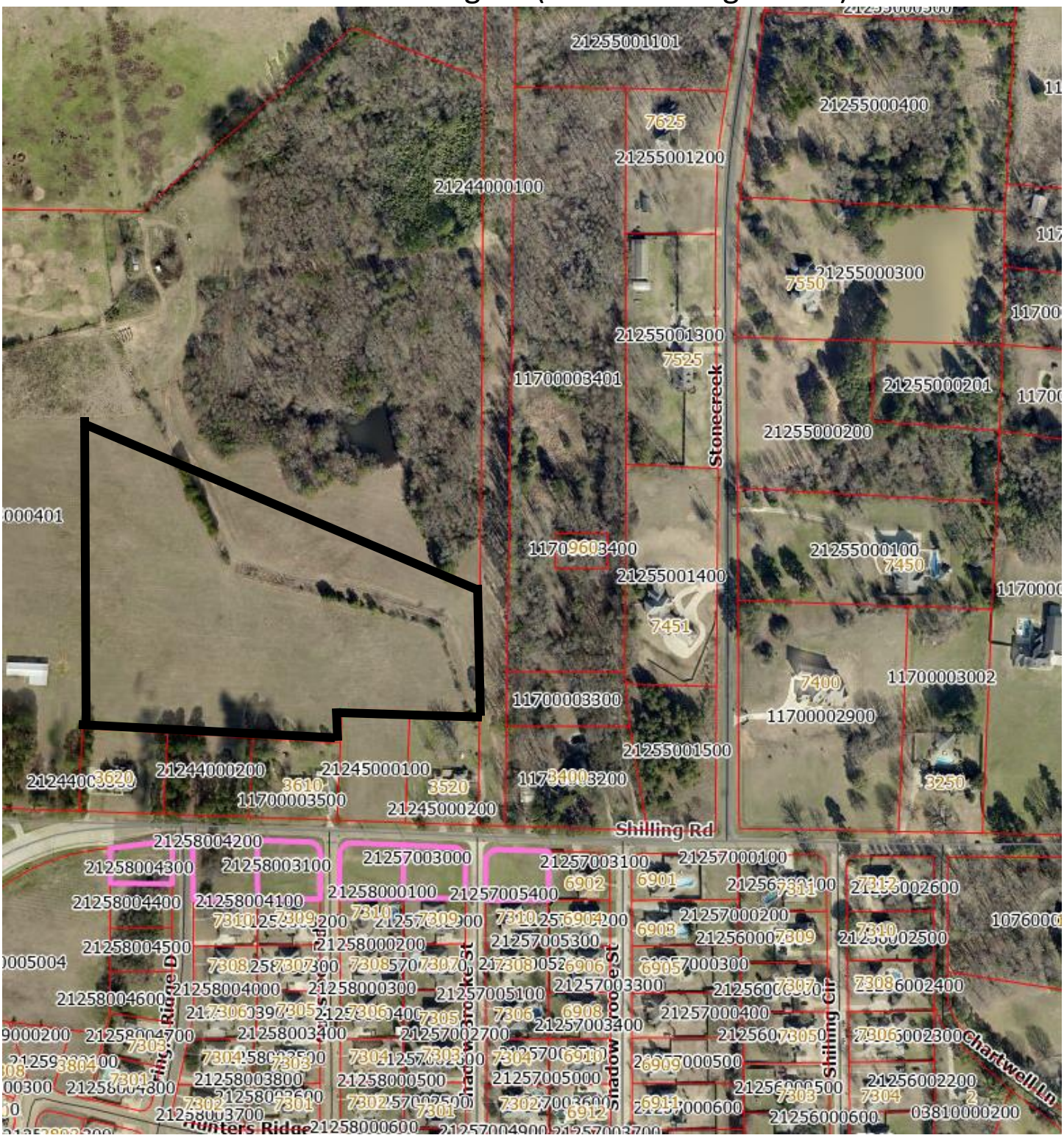
Attachment: Legal Description (3586 : Z-21-24 rezoning from SF1 to PD-MF2 north of 3610 Shilling)

3600 Block Shilling Rd (Villas at Bringle Lake)

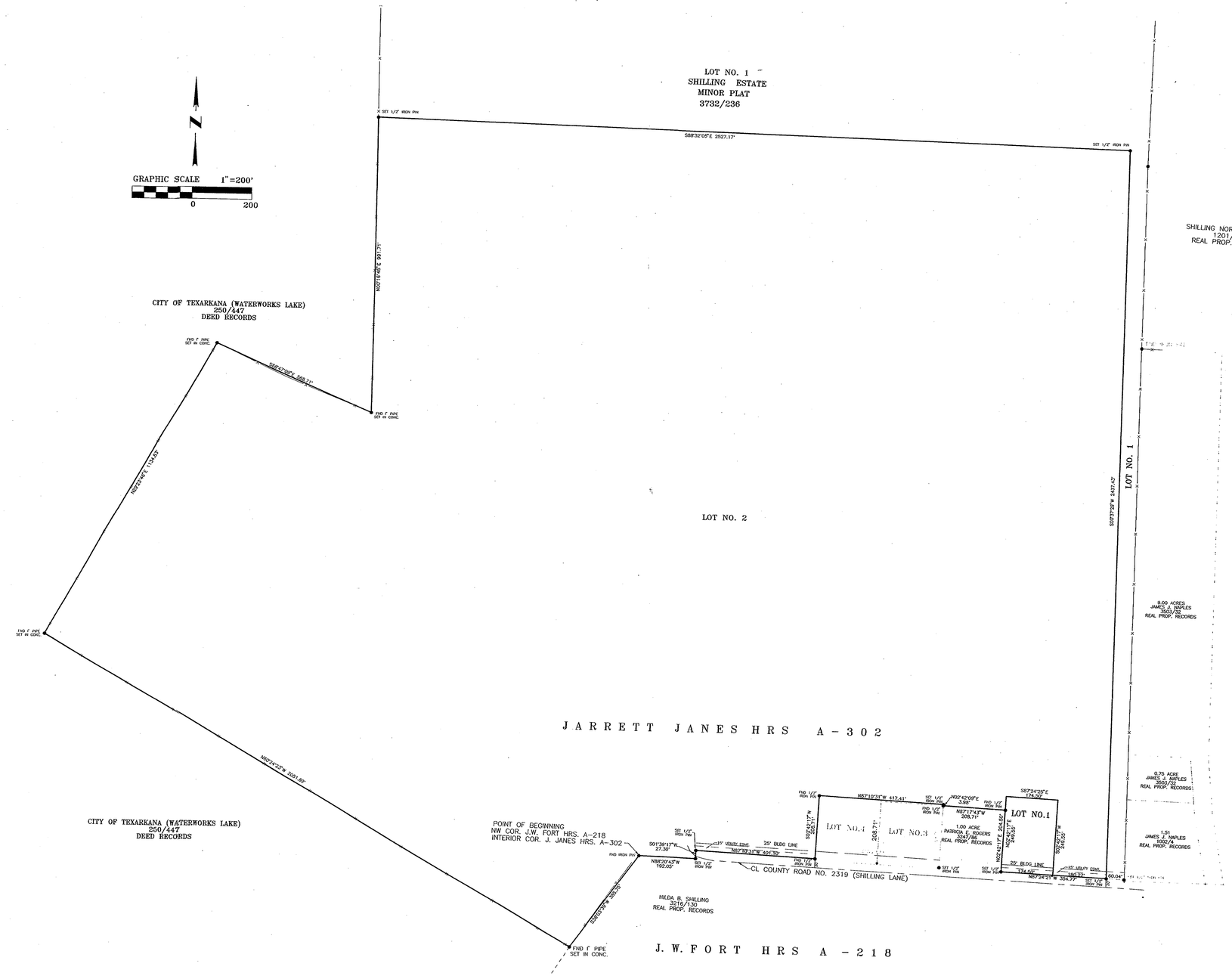


Attachment: Maps (3586 : Z-21-24 rezoning from SF1 to PD-MF2 north of 3610 Shilling)

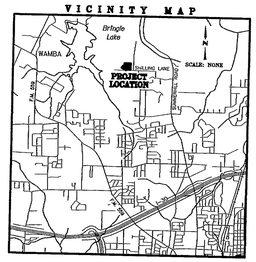
3600 Block Shilling Rd (Villas at Bringle Lake)



Attachment: Maps (3586 : Z-21-24 rezoning from SF1 to PD-MF2 north of 3610 Shilling)



VICINITY MAP



PROPERTY DESCRIPTION

All that certain tract or parcel of land situated in the Jarrett Janes Headright Survey, A-302, Bowie County, Texas, being all of Lot No. 2, of the Minor Plat of Shilling Estate, a subdivision of a part of the Jarrett Janes Headright Survey, A-302, Bowie County, Texas, according to the plat thereof recorded in Volume 3732, page 236, Real Property Records, Bowie County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at an iron pin found at the Southwesterly interior corner of said Lot No. 2, said point being an interior corner of said Janes Headright Survey, said point also being the Northwest corner of the J.W. Fort Headright Survey A-218, Bowie County, Texas;

THENCE: S 36° 03' 39" W, with the lower East line of said Janes Headright Survey, same being the lower West line of said Fort Headright Survey and being a line said Lot No. 2, 385.75 feet to a 1" iron pin found set in concrete.

THENCE: N 60° 24' 23" W, with a South line of said Lot No. 2, 2051.69 feet to a 1" iron pipe set in concrete at the most Westerly corner of said Lot No. 2;

THENCE: N 29° 23' 46" E, with the lower West line of said Lot No. 2, 1134.83 feet to a 1" iron pin found at the lower Northwest corner of said Lot No. 2;

THENCE: S 66° 47' 09" E, 568.71 feet to a 1" iron pipe found at an interior corner of said Lot No. 2;

THENCE: N 00° 16' 45" E, with the upper West line of said Lot No. 2, 991.71 feet to a 1/2" iron pin set for corner at the Northwest corner of said Lot No. 2;

THENCE: S 88° 32' 05" E, with the North line of said Lot No. 2, 2527.17 feet to a 1/2" iron pin set for corner at the Northeast corner of said Lot No. 2;

THENCE: S 00° 37' 29" W, with the East line of said Lot No. 2, 2437.43 feet to a 1/2" iron pin set for corner at the Southeast corner of said Lot No. 2, said point being on the North Right of Way line of County Road No. 2319 (Shilling Lane):

THENCE: N 87° 24' 21" W, with the South line of said Lot No. 2, same being the North Right of Way line of said County Road No. 2319, 354.77 feet to a 1/2" iron pin set for corner;

THENCE: N 02° 42' 17" E, 204.50 feet to a 1/2" iron pin found for corner;

THENCE: N 87° 17' 43" W, 208.71 feet to a 1/2" iron pin found for corner;

THENCE: N 02° 42' 09" E, 3.98 feet to a 1/2" iron pin set for corner;

THENCE: N 87° 10' 31" W, 417.41 feet to a 1/2" iron pin found for corner;

THENCE: S 02° 42' 17" W, 208.21 feet to a 1/2" iron pin found for corner on the North Right of Way line of said County Road No. 2319;

THENCE: N 87° 10' 31" W, with said Right of Way line, 401.10 feet to a 1/2" iron pin set for corner;

THENCE: S 01° 39' 17" W, 27.30 feet to a 1/2" iron pin set for corner;

THENCE: N 88° 20' 43" W, 192.05 feet to the PLACE OF BEGINNING and containing 163.585 acres of land more or less.

024036

SURVEYOR'S CERTIFICATE

I, Jerry H. Griffin, do hereby certify that I am a Registered Professional Surveyor in the State of Texas, and that the plat of the hereon described subdivision correctly reflects the results of a survey made under my supervision on the ground August 21, 2002, and that the corner monuments are in place at points on the boundary of the subdivision as shown on the Subdivision Plat of same, that there are no discrepancies and that the subdivision is to be known as Shilling Estate Second, a Replat of Lot No. 2 of Shilling Estate, a subdivision of a part of the Jarrett Janes Headright Survey, A-302, Bowie County, Texas.

Jerry H. Griffin

Jerry H. Griffin, R.P.L.S.
Texas Reg. No. 1715

STATE OF TEXAS REGISTERED JERRY H. GRIFFIN #1715 PROFESSIONAL LAND SURVEYOR

CERTIFICATE OF DEDICATION BY OWNERS

We, the undersigned, being the Owners of the hereon described tract of land have caused the same to be surveyed, plotted, and subdivided as shown, and which subdivision shall hereafter be known as Shilling Estate Second, a Replat of Lot No. 2 of Shilling Estate, a subdivision of a part of the Jarrett Janes Headright Survey, A-302, Bowie County, Texas. and by this insrtument, I hereby dedicate easements shown on this plat for utility purposes.

Hilda B. Shilling

Hilda B. Shilling

STATE OF TEXAS
COUNTY OF BOWIE

Before me, the undersigned authority in and for said County and State, on this day personally appeared Hilda B. Shilling, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS 17 DAY OF MARCH, 2003.

William R. Griffin

Notary Public State of Texas

WILLIAM R. GRIFFIN JR. Notary Public, State of Texas My Commission Expires December 22, 2005

Commission Expires:

CERTIFICATE OF APPROVAL BY THE PLANNING ADMINISTRATOR

I, the undersigned, do hereby certify that the Subdivision Plat of Shilling Estate Second, a Replat of Lot No. 2 of Shilling Estate, a subdivision of a part of the Jarrett Janes Headright Survey, A-302, Bowie County, Texas, together with the Surveyor's Certificate and Owner's Certificate of same were presented to the Planning Commission of the City of Texarkana, Bowie County, Texas, for it's approval, that said plat, Owner's Certificate and Surveyor's Certificate being found to conform to the requirements in all respects, are in all things approved on this 7th day of OCTOBER, 2002.

Chairman

Secretary

SHILLING ESTATE SECOND

A REPLAT OF LOT NO. 2 OF SHILLING ESTATE MINOR PLAT

Filed For Record In:
Bowie County, Texas
VELMA MOORE
County Clerk
On: Mar 20,2003 at 12:58P

A PART OF THE JARRETT JANES HEADRIGHT SURVEY A - 302, BOWIE COUNTY, TEXAS.

FOR: ROBIN COURT

S:\2002\024036minorplat.pro AUGUST 20, 2002 REVISIONS: OCT. 30, 2002

MTG ENGINEERS
3405 SOWELL LANE, P.O. BOX 3786, TEXARKANA, TEXAS 75501
CIVIL *** ENVIRONMENTAL *** SURVEYING
Phone (903) 838-8533 FAX (903) 832-4700

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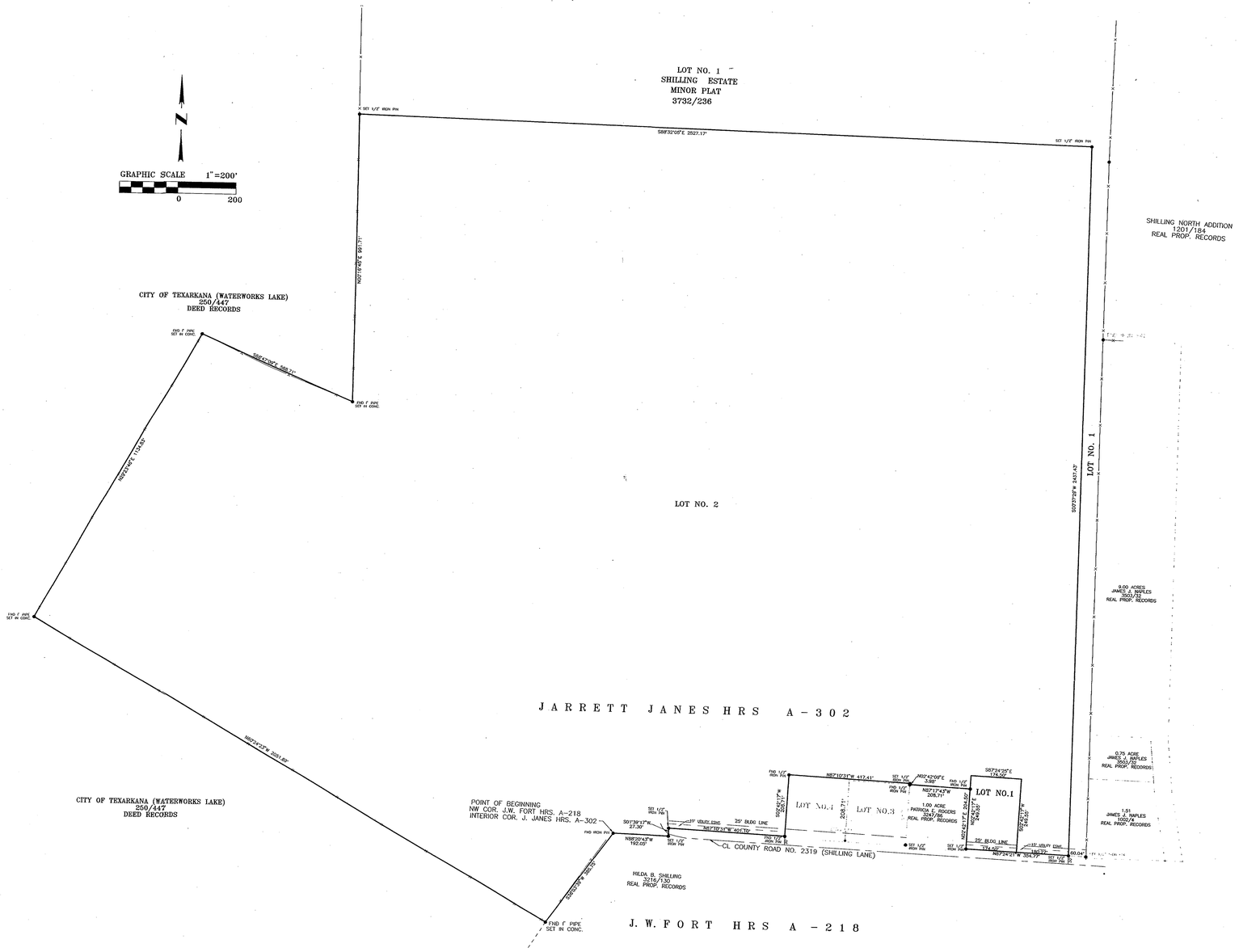
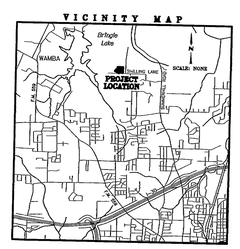
3934/308
B/171





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Jerry H. Griffin, R.P.L.S.
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Hilda B. Shilling

Hilda B. Shilling

STATE OF TEXAS
COUNTY OF BOWIE

Before me, the undersigned authority in and for said County and State, on this day personally appeared Hilda B. Shilling, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS 17 DAY OF March, 2003

William R. Griffin

Notary Public State of Texas

Commission Expires:

WILLIAM R. GRIFFIN JR. Notary Public, State of Texas My Commission Expires December 22, 2005

CERTIFICATE OF APPROVAL BY THE PLANNING ADMINISTRATOR

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Chairman

Secretary

3934/308
B/171

SHILLING ESTATE SECOND

A REPLAT OF LOT NO. 2 OF SHILLING ESTATE MINOR PLAT

Filed For Record In:
Bowie County, Texas
VELDA MOORE
County Clerk
On: Mar 20,2003 at 12:58P

A PART OF THE JARRETT JANES HEADRIGHT SURVEY A - 302, BOWIE COUNTY, TEXAS.

FOR: ROBIN COURT

S:\2002\024036minorplat.pro AUGUST 20, 2002 REVISIONS: OCT. 30, 2002

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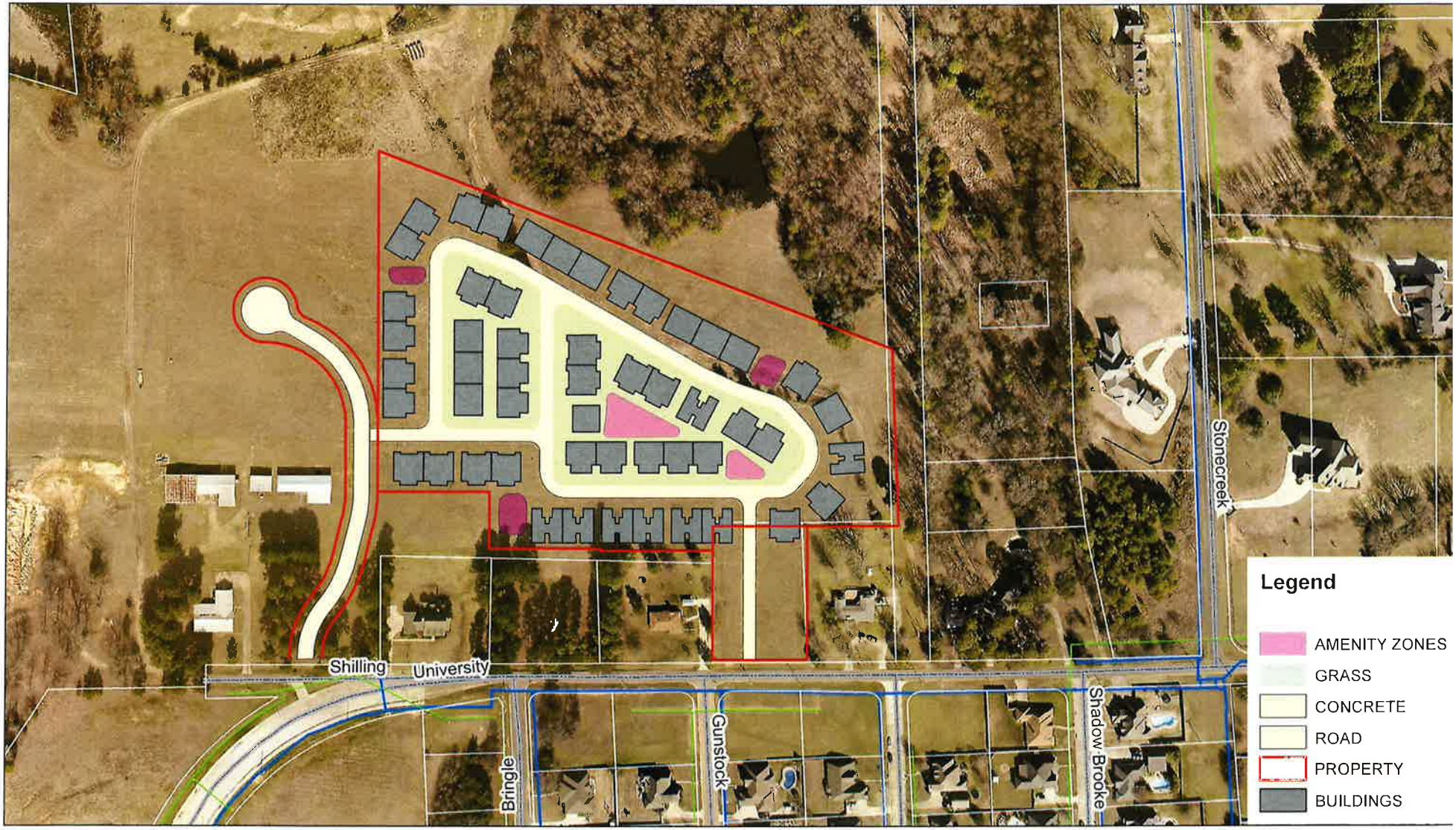
Phone (903) 838-8533 FAX (903) 832-4700

Z-21-24

VILLA'S AT BRINGLE LAKE

An Active Senior Living Community



Attachment: Site Plan (3586 : Z-21-24 rezoning from SF1 to PD-MF2 north of 3610 Shilling)

Z-21-24

Elevation View of Buildings

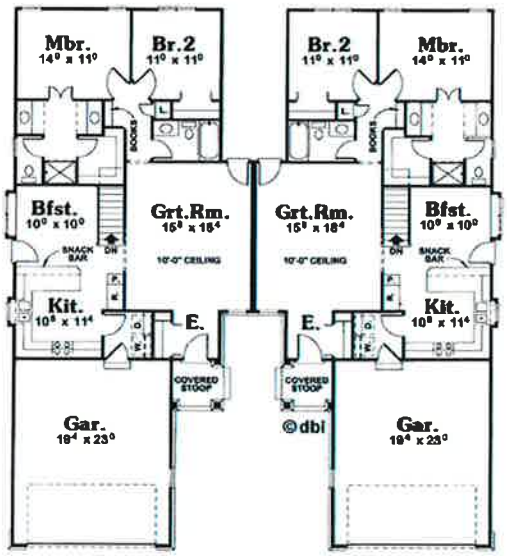
Attachment: Elevation (3586 : Z-21-24 rezoning from SF1 to PD-MF2 north of 3610 Shilling)

Z-21-24

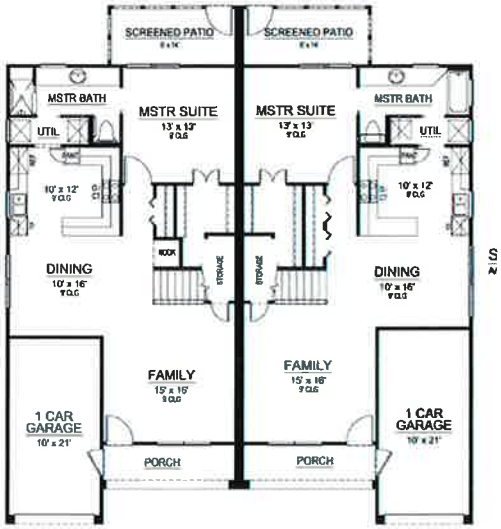
THE VILLA'S AT BRINGLE LAKE

An Active Senior Living Community

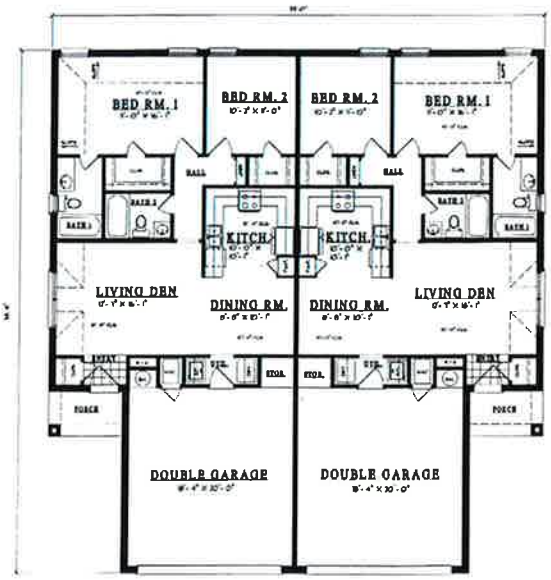
Floor Plan #1



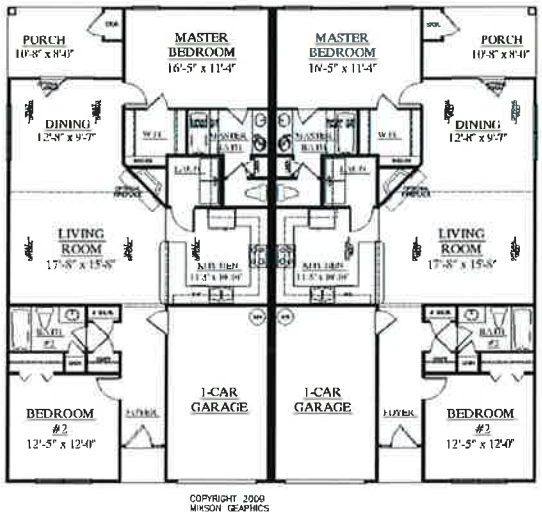
Floor Plan #2



Floor Plan #3



Floor Plan #4



Attachment: Floor Plans (3586 : Z-21-24 rezoning from SF1 to PD-MF2 north of 3610 Shilling)

City of Texarkana, Texas

Version:

Summary Sheet

Update Date: 10/29/2021 10:20 AM

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

Subject: Amendment to PD-21-2 (MF-2): site plan approval on a portion of Lot 2, Shilling Estates Minor Plat (an approximate 11.5 -acre tract), located north of 3520, 3610, and 3620 Shilling Road. Don Shilling, owner and Tony Asbille, agent.

Meeting Date: 11/1/2021

Attachments

a. Hearing Notice and Application (PDF)
b. Legal Description (PDF)
c. Maps (PDF)
d. Site Plan (PDF)
e. Elevation (PDF)
f. Floor Plans (PDF)

Staff Coordination

Building Code Administration	Mashell Daniel	Reviewer	Completed
10/29/2021 10:59 AM			
Planning & Zoning Commission	Laura Puckett	Meeting	Pending
11/01/2021 6:00 PM			

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Don Shilling, owner and Tony Asbille, agent, for site plan approval on a portion of Lot 2, Shilling Estates Minor Plat (an approximate 11.5 -acre tract), located north of 3520, 3610, and 3620 Shilling Road. The property is currently vacant land. The proposed use is the construction of an upscale, luxury, senior living facility with amenities.

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

The adjacent zoning is University Planned Development District (UPDD) to the south and west and Single Family-1 to the north and east. The adjacent land use is residences to the south, and vacant land to the north, east, and west.

This property is located north of three residences (3520, 3610, and 3620) Shilling Road. These residences fronting on Shilling Road are in the UPDD. Access to the proposed development would be a private drive through a property off Shilling Road that is in the UPDD. The proposed development would be a gated senior living facility with amenities. There would be no drive through traffic other than seniors living in the facility or if future development occurs. A city street with a cul-de-sac may be required for access. This will be determined later. This property has remained vacant undeveloped land for many years.

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

1. 27 separate buildings. One of the buildings will be the clubhouse.
2. 102 separate living units.
3. Access will be off Shilling Road either by private drive or by a city street with cul-de-sac.
4. Façade will be stone and stucco.
5. Two parking spaces will be provided per unit (one car garage and driveway).
6. The development will be gated.
7. A 4ft by 8ft monument style sign (per UPDD guidelines) will be located at the entrance of the proposed gated community.
8. Any lighting will be solar powered and directed downward away from any residential property.
9. The property will have to be platted prior to development.
10. The development must meet all city ordinances (subdivision, street, drainage, etc.)

The site plan will need to be updated to show any of the items listed above that may not currently be shown on the site plan.

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

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

Potential Options:

None

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends for approval of this request with stipulations.

City of Texarkana, Texas

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

November 1, 2021

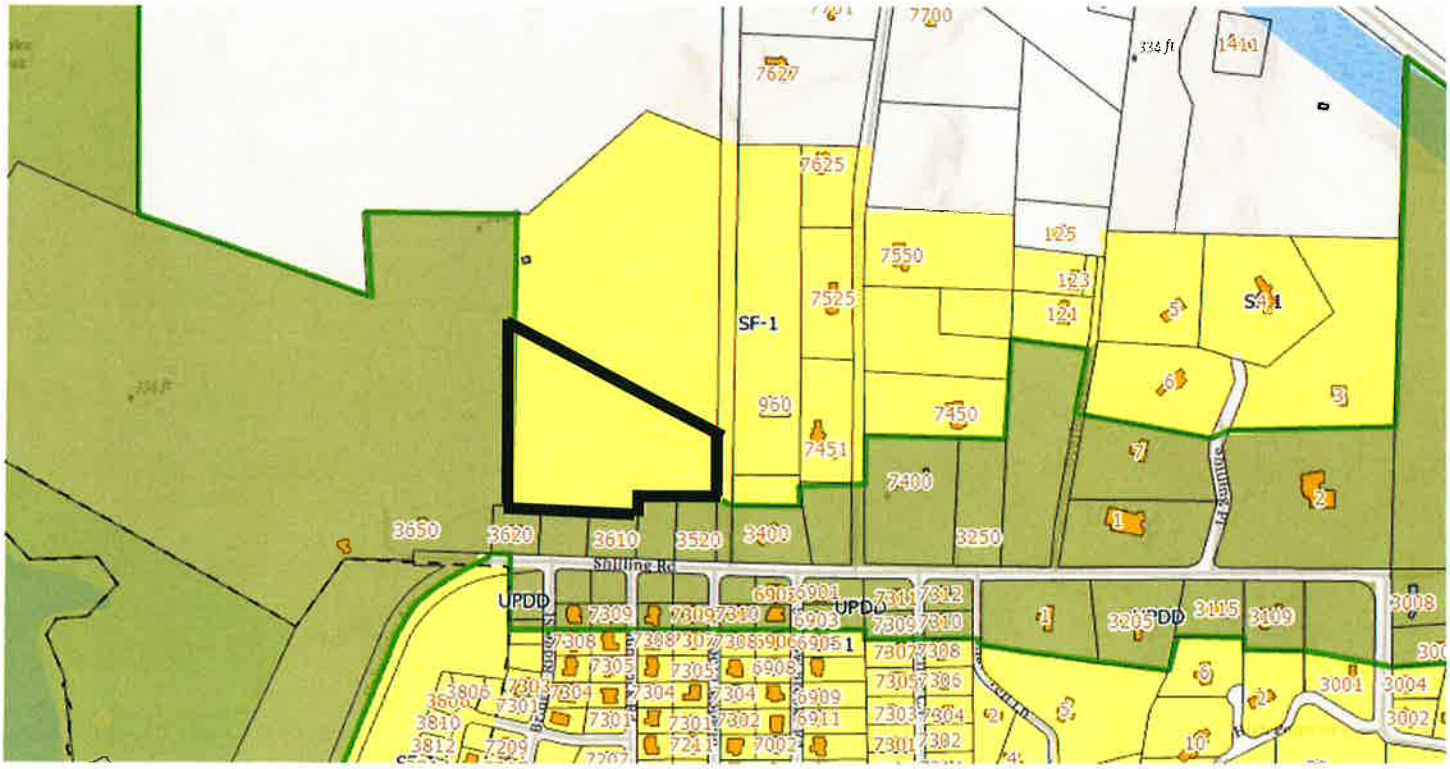
NOTICE OF PUBLIC HEARINGS

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

PLANNING & ZONING COMMISSION: Hearing Date: MONDAY NOVEMBER 1, 2021 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, JANUARY 10, 2022 Hearing Time: 6:00 pm

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



OWNER: Donald B. Shilling, owner and Tony Asbille, agent

OWNER'S ADDRESS: 3650 Shilling Road, Texarkana, Texas 75503

LOCATION OF REZONING: parcel north of 3610 Shilling Road, Texarkana, Texas 75503

PROPOSED CHANGE: Site plan approval for upscale, luxury, senior living facility with amenities

LEGAL DESCRIPTION: On a portion of Lot 2, Shilling Estates Minor Plat (an approximate 11.5-acre tract)

CASE NUMBER: Amendment-PD-21-2 (MF-2) DATE MAILED: October 20, 2021

Attachment: Hearing Notice and Application (3587 : Amendment PD-21-2 (MF-2) north of 3610 Shilling)

SITE PLAN APPROVAL APPLICATION

CITY OF TEXARKANA TEXAS

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

Receipt No. 21-01605

Case Amend PD-21-2 (MF)

Date 10-14-21

To: The Planning and Zoning Commission
City of Texarkana Texas

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

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

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

Project location/address: A portion of Lot 2, Shilling Estates Minor Plat (see attached)

Present zoning: SF-1 Proposed zoning (if applicable) MF-1

Proposed use: Senior Living Facility

Total square footage of proposed building: Varies (see attached Floor plans) Number of parking spaces 2 per unit

Number of required parking spaces per Ordinance 2 per unit Handicapped spaces n/a

Material of building façade _____

SIGNAGE: Type (i.e. monument, pole) monument sign per UPDD regs located on lot next to Shillings Rd.

Size 4'x8' per UPDD

Material to be used for structure (if monument style) Stone/Stucco

Attorney or Agent Signature	Donald B. Shilling Property Owner Signature
450 N. Kings Highway Address	3650 Shilling Road Address
Texarkana, TX 75501 City, State, Zip	Texarkana, TX 75503 City, State, Zip
903-748-9729 Home Phone & Cell Phone	903-277-7190 Home Phone & Cell Phone
tonyasbille@aol.com Email Address	starman@vintageacres.co Email Address

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

Attachment: Hearing Notice and Application (3587 : Amendment PD-21-2 (MF-2) north of 3610 Shilling)

PROPERTY DESCRIPTION

All that certain tract or parcel of land situated in the Jarrett Janes Headright Survey A–302, Bowie County, Texas, being all of a certain 38 acre tract, designated as Tract 1, all of a certain 95.78 acre tract, designated as Tract 3, and all of a certain 140 acre tract designated as Tract 4, all in a Warranty Deed from Shilling Corporation to Hilda B. Shilling, dated January 9, 2000, of record in Volume 3216, page 130, Real Property Records, Bowie County, Texas and all of a certain 59.4 acre tract conveyed from William E. Shilling and Hilda B. Shilling to Shilling Corporation, by deed dated November 10, 1967, of record in Volume 222, page 320, Deed Records, Bowie County, Texas, subject tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1" iron pipe found at a fence corner at the Northwest corner of the J.W. Fort Headright Survey A–218, said point being an interior corner of said Janes Headright Survey, said point also being the Southeast corner of the above referenced 59.4 acre tract;

THENCE: N 60° 24' 23" W, with the South line of said 59.4 acre tract, same being generally along a fence line, 2051.69 feet to a 1" iron pipe found at a fence corner at the Southwest corner of said 59.4 acre tract;

THENCE: N 29° 23' 46" E, with the West line of said 59.4 acre tract, same being generally along a fence line, 1134.83 feet to a 1" iron pipe found at a fence corner at the Northwest corner of said 59.4 acre tract;

THENCE: S 66° 47' 09" E, with the North line of said 59.4 acre tract, same being generally along a fence line, 568.71 feet to a 1" iron pipe found at a fence corner at the Southwest corner of the above referenced 95.78 acre tract;

THENCE: N 00° 16' 45" E, with the West line of said 95.78 acre tract, same being generally along a fence line, 1414.65 feet to an angle point;

THENCE: N 00° 22' 32" E, continuing with the West line of said 95.78 acre tract, same being generally along a fence line, 2574.68 feet to a 1" iron pipe found at a fence corner at the Northwest corner of said 95.78 acre tract;

THENCE: N 72° 45' 54" E, with the North line of said 95.78 acre tract, same being generally along a fence line, 1019.37 feet to a 1" iron pin found at the Northeast corner of said 95.78 acre tract, said point being the Northwest corner of the above referenced 140 acre tract;

THENCE: S 80° 06' 29" E, with a North line of said 140 acre tract, 189.48 feet to a 3/8" iron pin found at a fence corner at the Northeast corner of said 140 acre tract;

THENCE: S 35° 14' 30" E, with a Northeasterly line of said 140 acre tract, same being along a fence line, 2483.72 feet to a 3/8" iron pin found at a fence corner;

THENCE: N 88° 44' 38" E, 17.01 feet to a 3/8" iron pin found at a fence corner at the occupied lower Northeast corner of said 140 acre tract, said point being the Northwest corner of Shilling North Addition, a subdivision of a part of the Jarrett Janes Headright Survey, according to the plat thereof recorded in Volume 1201, page 184, Real Property Records, Bowie County, Texas;

THENCE: S 01° 33' 03" W, with the occupied East line of said 140 acre tract, same being the West line of said Shilling North Addition, 579.12 feet to an angle point (called N 00° 51' 48" E, 579.12 feet on Shilling North Plat);

THENCE: S 01° 58' 50" W, 776.16 feet to a 1/2" iron pin set at a fence corner, (called N 01° 11' 38" E, 776.73 feet on Shilling North Plat);

THENCE: S 00° 43' 36" W, 608.97 feet to an iron pin found for corner at the Southwest corner of said Shilling North Addition (called N 00° 09' 48" E, 607.00 feet on Shilling North Plat) said point being on the Northwest corner of a certain 9.00 acre tract of land conveyed to James J. Naples by deed of record in Volume 3503, page 32, Real Property Records, Bowie County, Texas;

Attachment: Legal Description (3587 : Amendment PD-21-2 (MF-2) north of 3610 Shilling)

THENCE: S 00° 37' 29" W, continuing with the occupied East line of said 140 acre tract, same being the West line of said 9.00 acre tract, at 624.16 feet past the Southeast corner of said 140 acre tract, same being the Northeast corner of the above referenced 38 acre tract and continuing 738.16 feet for a total distance of 1362.31 feet past the Southwest corner of said 9.00 acre tract, same being the Northwest corner of a certain 0.75 acre tract conveyed to James J. Naples by deed of record in Volume 3503, page 32, Real Property Records, Bowie County, Texas and continuing 150.89 feet for a total distance of 1513.20 feet past the Southwest corner of 0.75 acre tract, same being the Northwest corner of a certain 1.51 acre tract of land conveyed to James J. Naples, by deed of record in Volume 1002, page 4, Real Property Records, Bowie County, Texas and continuing with the West line of said 1.51 acre tract, a total distance of 1780.11 feet to a 1/2" iron pin set for corner on the North side of County Road No. 2319, (Shillings Lane) (Bearings on previous Naples Deed called S 00° 05' 57" E);

THENCE: N 87° 24' 21" W, 30.00 feet North of and parallel to the existing centerline of said County Road No. 2319, (Shilling Lane) 414.81 feet to a 1/2" iron pin set for corner on the West line of a certain 1.00 acre tract of land conveyed to Patricia E. Rogers, by deed of record in Volume 3247, page 86, Real Property Records, Bowie County, Texas;

THENCE: N 02° 42' 17" E, (called North in Deed) 204.50 feet to a 12" iron pin found at the Northeast corner of said 1.00 acre tract;

THENCE: N 87° 17' 43" W, with the North line of said 1.00 acre tract, 208.71 feet (called West, 208.71 feet) to a 1/2" iron pin found at the Northwest corner of said 1.00 acre tract;

THENCE: S 02° 42' 17" W, with the West line of said 1.00 acre tract, 204.73 feet to a 1/2" iron pin set on the North side of said County Road No. 2319, (Shilling Lane);

THENCE: N 87° 10' 31" W, 30.00 feet North of and parallel to the existing centerline of said County Road No. 2319 (Shilling Lane), 818.51 feet to a 1/2" iron pin set for corner;

THENCE: S 01° 39' 17" W, 27.30 feet to a 1/2" iron pin set on the South line of the above referenced 38 acre tract, said point being at the end of existing asphalt in said County Road No. 2319 (Shilling Lane);

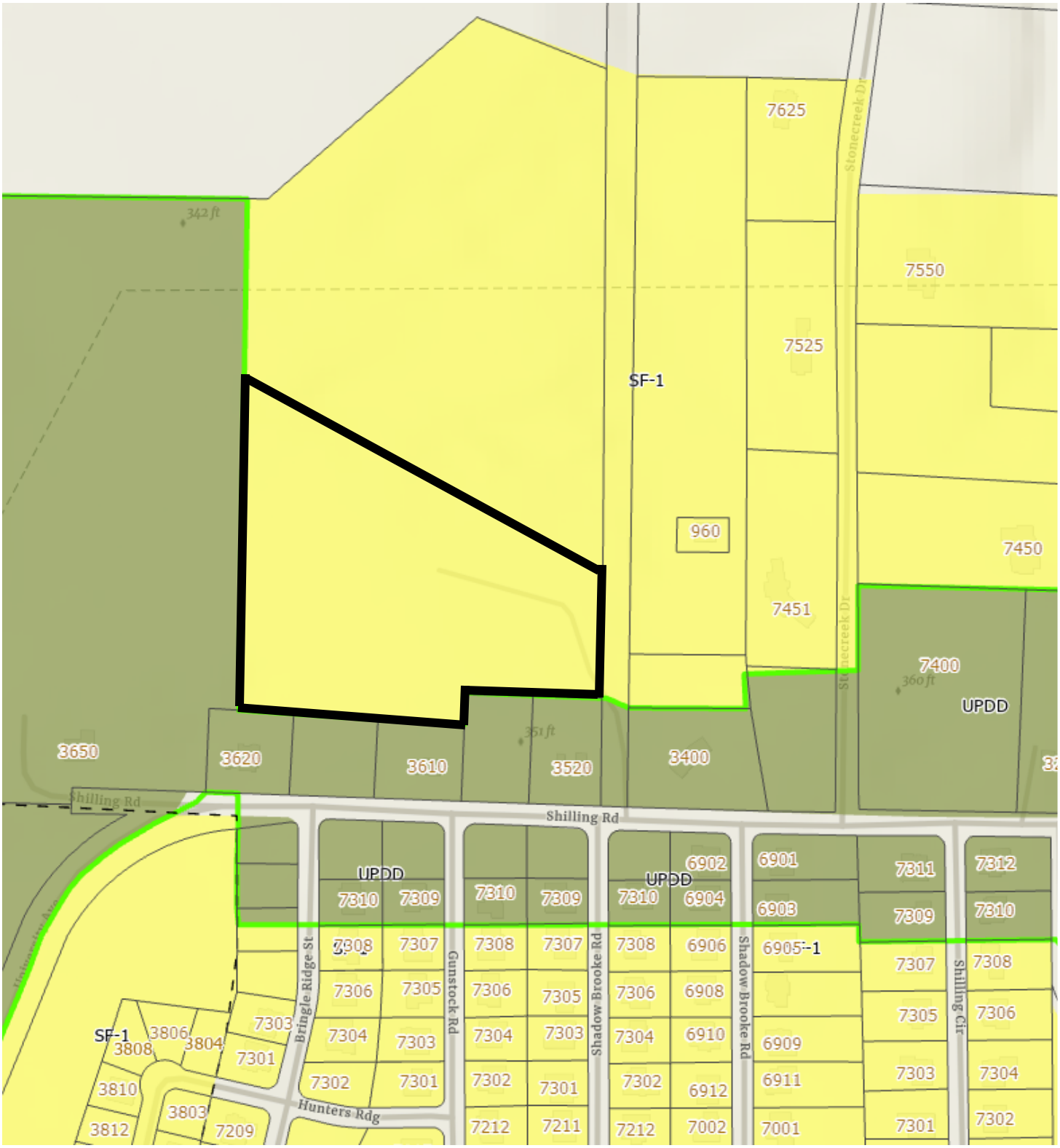
THENCE: N 88° 20' 43" W, with the South line of said 38 acre tract, at 142.05 feet past the Southwest corner of said 38 acre tract, same being the upper Southeast corner of said 59.4 acre tract and continuing 150.00 feet for a total distance of 192.05 feet to an iron pin found at an interior corner of said 59.4 acre tract;

THENCE: S 36° 03' 39" W, with a lower East line of said 59.4 acre tract, 385.75 feet to the POINT OF BEGINNING and containing 331.71 acres of land, more or less.

024017

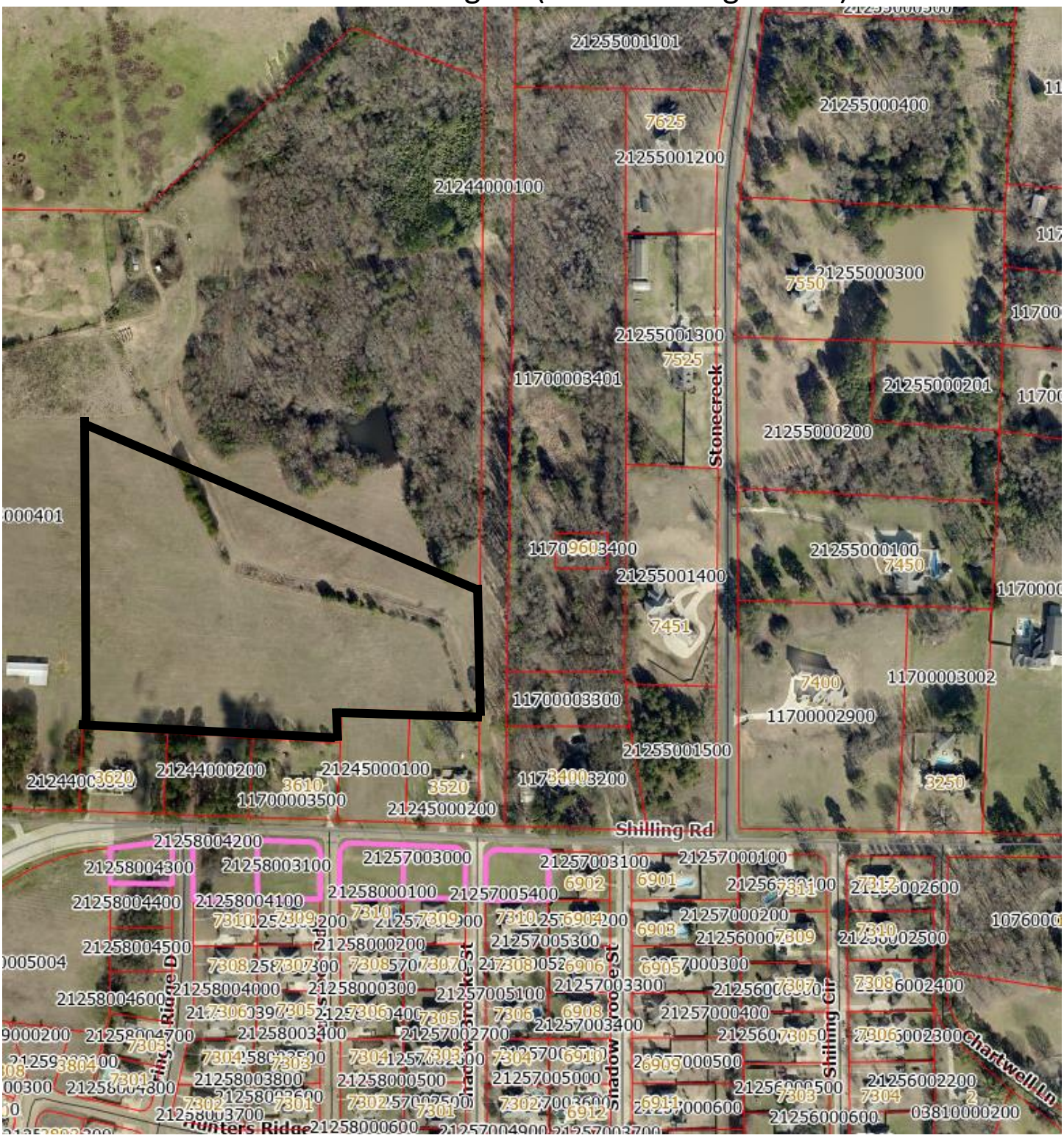
Attachment: Legal Description (3587 : Amendment PD-21-2 (MF-2) north of 3610 Shilling)

3600 Block Shilling Rd (Villas at Bringle Lake)



Attachment: Maps (3587 : Amendment PD-21-2 (MF-2) north of 3610 Shilling)

3600 Block Shilling Rd (Villas at Bringle Lake)

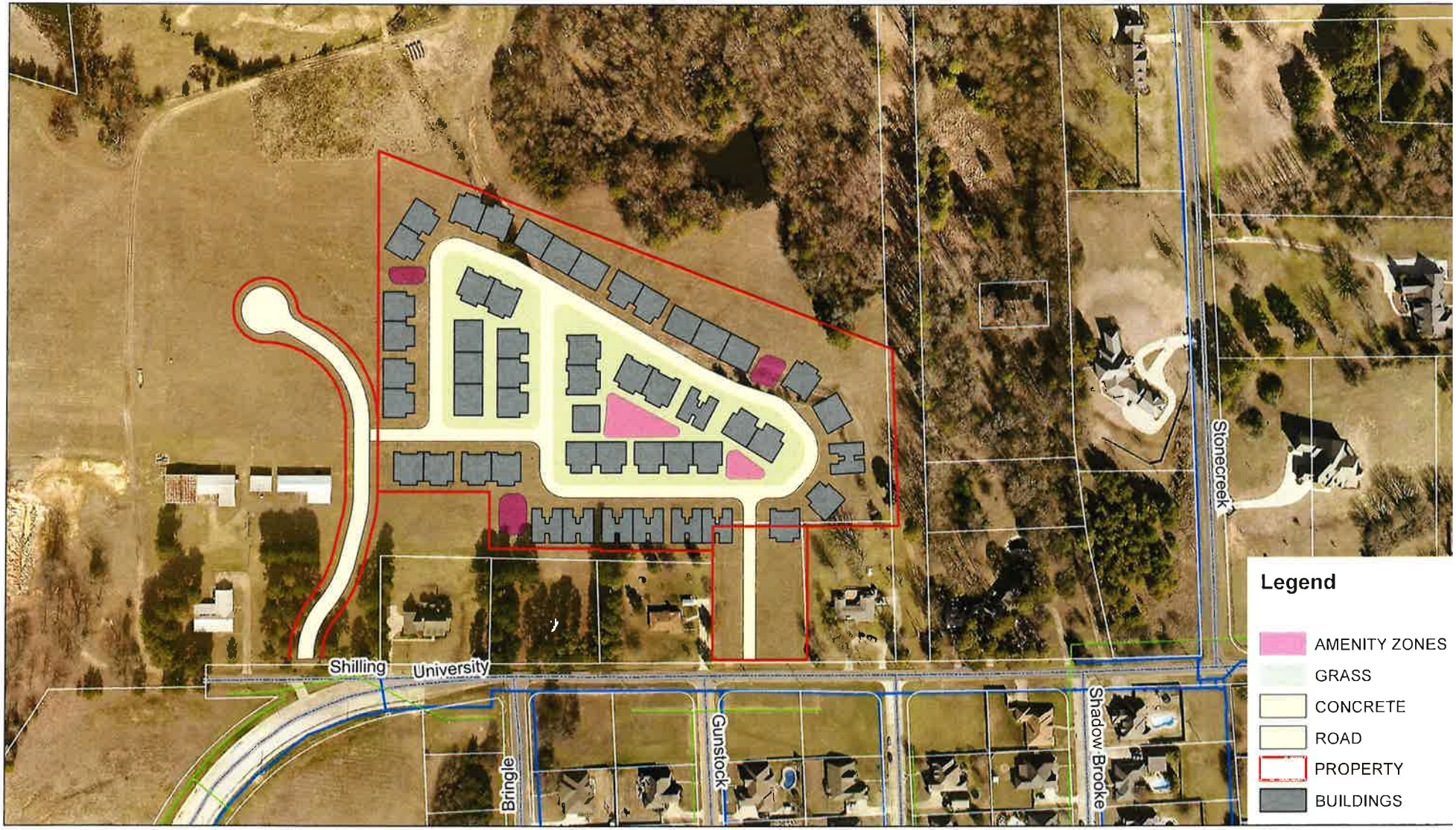


Attachment: Maps (3587 : Amendment PD-21-2 (MF-2) north of 3610 Shilling)

Amendment PD-21-2 (MF-2)

VILLA'S AT BRINGLE LAKE

An Active Senior Living Community



Attachment: Site Plan (3587 : Amendment PD-21-2 (MF-2) north of 3610 Shilling)

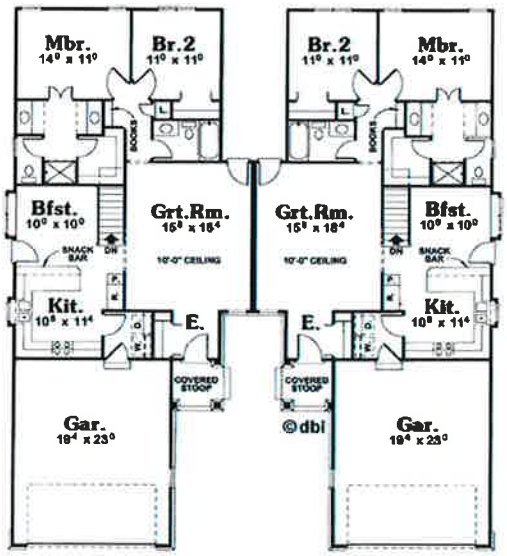
Elevation View of Buildings

Attachment: Elevation (3587 : Amendment PD-21-2 (MF-2) north of 3610 Shilling)

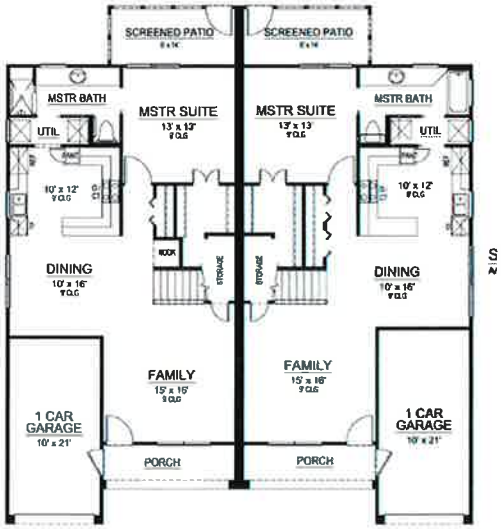
THE VILLA'S AT BRINGLE LAKE

An Active Senior Living Community

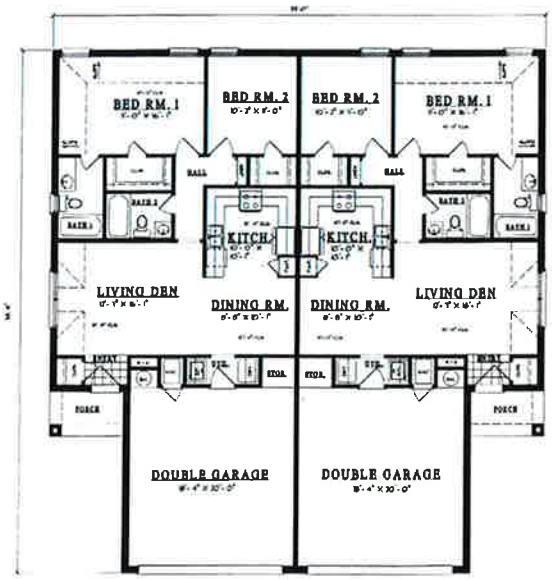
Floor Plan #1



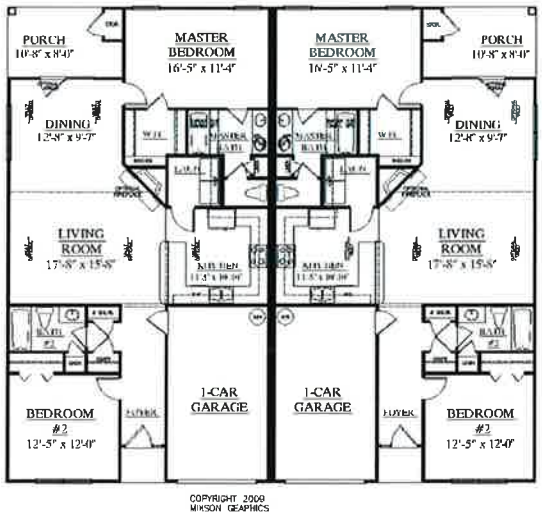
Floor Plan #2



Floor Plan #3



Floor Plan #4



Attachment: Floor Plans (3587 : Amendment PD-21-2 (MF-2) north of 3610 Shilling)

City of Texarkana, Texas

Version:

Summary Sheet

Update Date: 10/29/2021 10:20 AM

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

Subject: Z-21-25 rezoning Lots 1, 2, and west part of 3, Block 13, Richmond Pines 3rd Addition, located north of the residence at 3202 Robin Lane from Single Family-1 to Planned Development-Townhouse. Jason Nguyen, owner and Brandon Taylor, 2B Builders, agent.

Meeting Date: 11/1/2021

Attachments

a. Hearing Notice and Application (PDF)
b. Maps (PDF)
c. Site Plan Option 1 (PDF)
d. Site Plan Option 2 (PDF)
e. Elevation (PDF)
f. Floor Plans (PDF)
g. Photo Rendering (PDF)

Staff Coordination

Building Code Administration	Mashell Daniel	Reviewer	Completed
10/29/2021 11:40 AM			
Planning & Zoning Commission	Laura Puckett	Meeting	Pending
11/01/2021 6:00 PM			

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Jason Nguyen, owner and Brandon Taylor, 2B Builders, agent, to rezone Lots 1, 2, and west part of 3, Block 13, Richmond Pines 3rd Addition, located north of the residence at 3202 Robin Lane from Single Family-1 to Planned Development-Townhouse. The property is currently vacant land. The proposed use is the construction of townhouse.

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

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

This property is located north of an existing residence at 3202 Robin Lane. This residence at 3202 Robin Lane will remain Single Family-2 and continue to be used as a residence. The proposed townhouses will be platted for individual sale or rent. The applicant is submitting two options for site plan approval. In option one, the townhouses will front Robin Lane (parking in the back) with access from Robin Lane. In option two, Bamboo Street will be continued through the proposed property out to Robin Lane. Under option two the townhouses will be constructed on either side of the new extended portion of Bamboo Street. This property was originally a part of 3202 Robin Lane and has remained undeveloped for many years. There are duplexes/townhomes in close proximity to this property on Wren Rowe Drive and Holly Lane.

A Planned Development designation allows for specific requirements/restrictions and requires adherence to these restrictions. Therefore, staff recommends for approval of this request.

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

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

Potential Options:

None

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends for approval of this request.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

November 1, 2021

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PLANNING & ZONING COMMISSION: Hearing Date: MONDAY, NOVEMBER 1, 2021 Hearing Time: 6:00 pm

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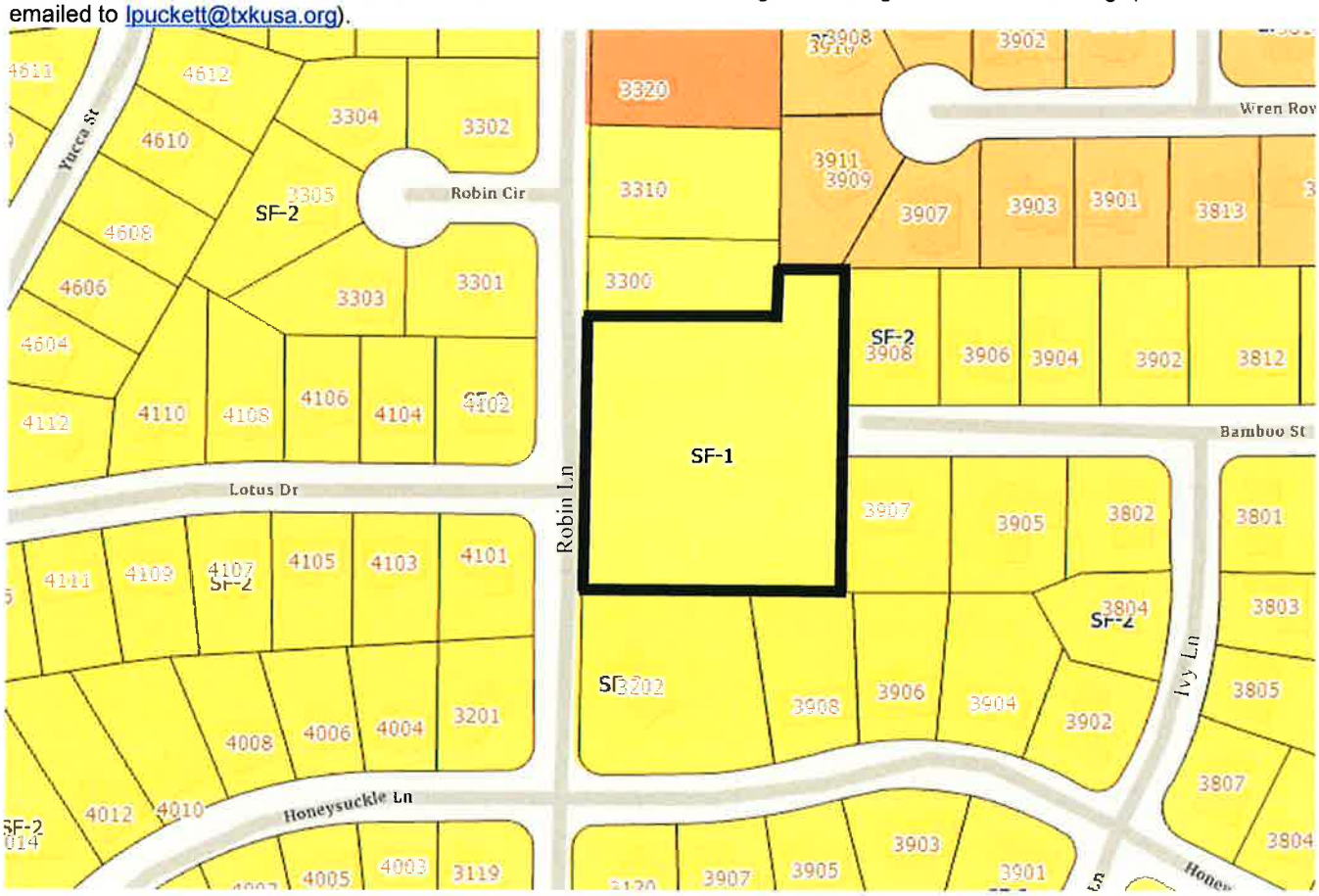


OWNER: Jason Nguyen, owner and Brandon Taylor, agent

OWNER'S ADDRESS: 3202 Robin Lane, Texarkana, Texas 75503

LOCATION OF REZONING: parcel north of 3202 Robin Lane, Texarkana, Texas 75503

PROPOSED CHANGE: Construction of townhouses (rental property)

ZONING CHANGE FROM: Single Family - 1 TO: Planned Development -Townhouses

LEGAL DESCRIPTION: Lots 1, 2, and WPT 3, Block 13, Richmond Pines 3rd Addition

CASE NUMBER: Z-21-25 DATE MAILED: October 20, 2021

Attachment: Hearing Notice and Application (3588 : Z-21-25 SF2 to PD-TH north of 3202 Robin Ln)

Zoning Application

~~SITE PLAN APPROVAL~~ ~~APPLICATION~~

CITY OF TEXARKANA TEXAS

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

Receipt No. 21-01608 Case Z-21-25 Date 10-14-21

To: The Planning and Zoning Commission
City of Texarkana Texas

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

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

Lot: 12 W PT3 Block: 13 Addition: Richmond Pines 3rd
(Or see attached metes and bounds legal description)

Project location/address: 3202 Robin Ln.

Present zoning: SF-~~X~~1 Proposed zoning (if applicable) PD-TH

Proposed use: ~~Multi Family~~ Townhomes

Total square footage of proposed building: 12,000 Number of parking spaces 24

Number of required parking spaces per Ordinance 24 Handicapped spaces

Material of building façade Brick / Hardi

SIGNAGE: Type (i.e. monument, pole) N/A

Size

Material to be used for structure (if monument style)

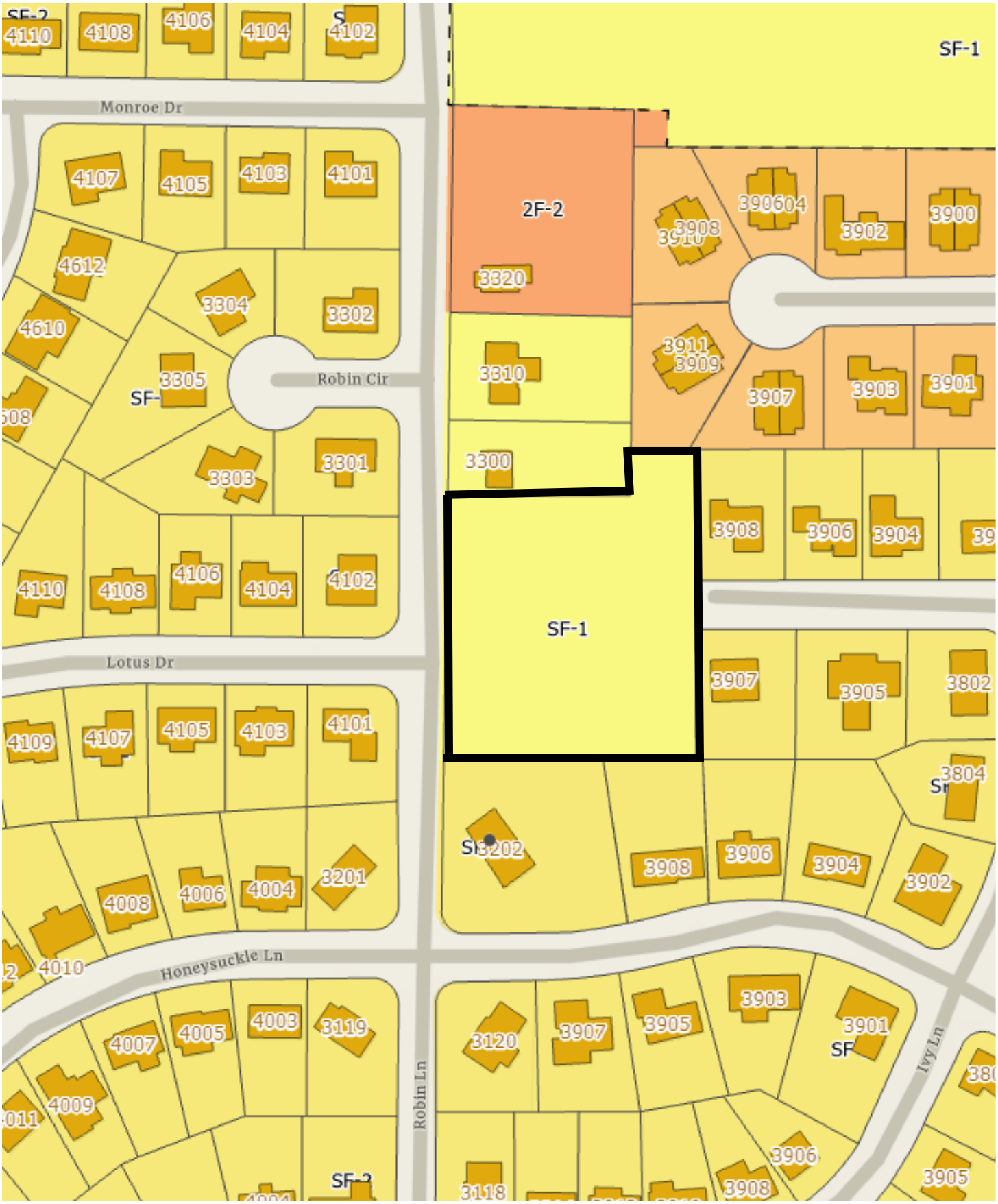
Brandon Taylor	
Attorney or Agent Signature	Property Owner Signature
115 E New Boston Rd	3202 Robin LN
Address	Address
Nash, TX 75569	Texarkana TX 75503
City, State, Zip	City, State, Zip
903 701-5797	972-800-4750
Home Phone & Cell Phone	Home Phone & Cell Phone
btaylor2019@outlook.com	
Email Address	Email Address

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

Attachment: Hearing Notice and Application (3588 : Z-21-25 SF2 to PD-TH north of 3202 Robin Ln)

Z-21-25

3202 Robin Lane



Attachment: Maps (3588 : Z-21-25 SF2 to PD-TH north of 3202 Robin Ln)

Z-21-25

3202 Robin Lane

Attachment: Maps (3588 : Z-21-25 SF2 to PD-TH north of 3202 Robin Ln)

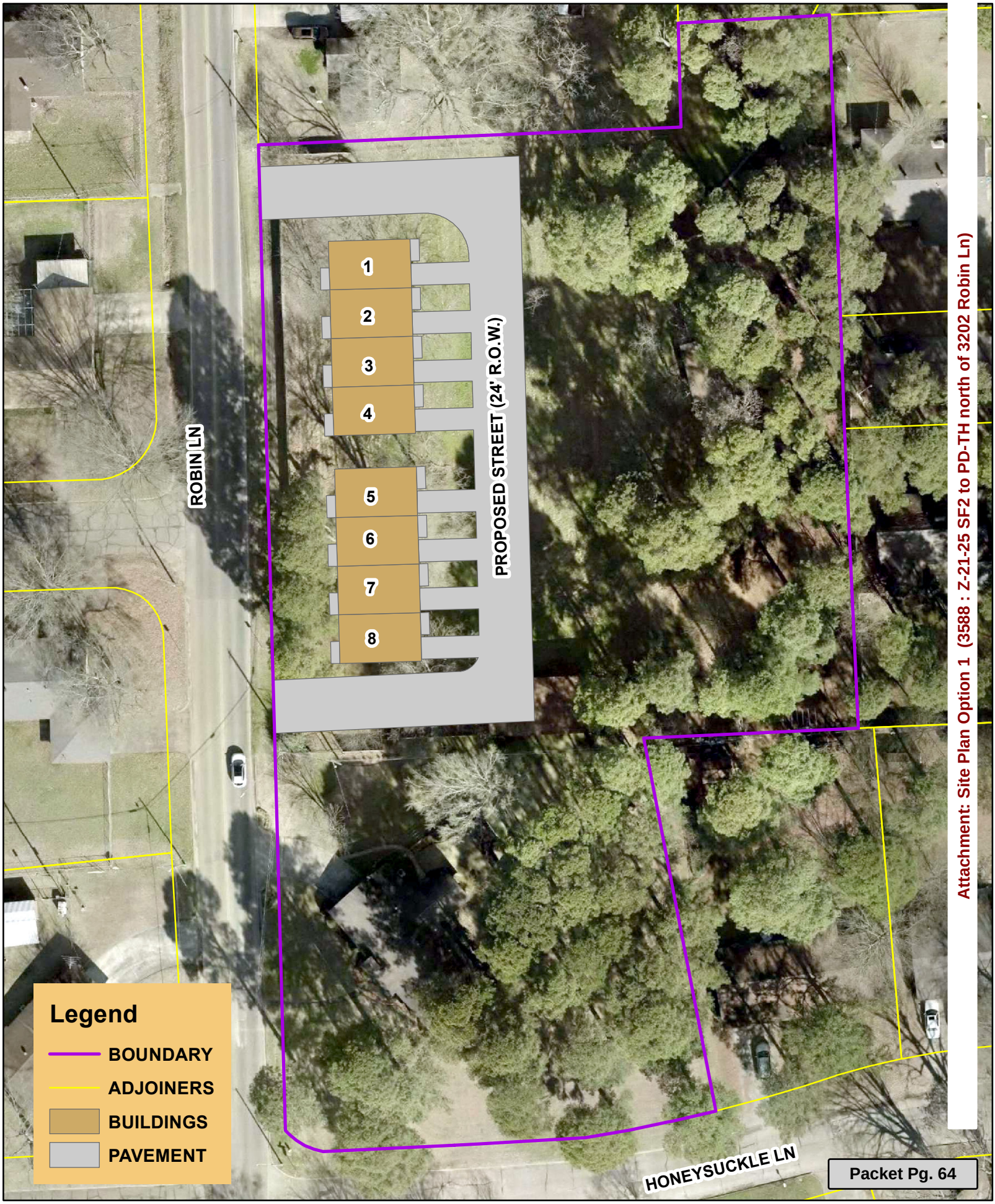
MTG | ENGINEERS & SURVEYORS

ROBIN LANE TOWNHOMES
OPTION #1

Z-21-25

2.6.c

0 25 50 100 t



Attachment: Site Plan Option 1 (3588 : Z-21-25 SF2 to PD-TH north of 3202 Robin Ln)

MTG | ENGINEERS & SURVEYORS

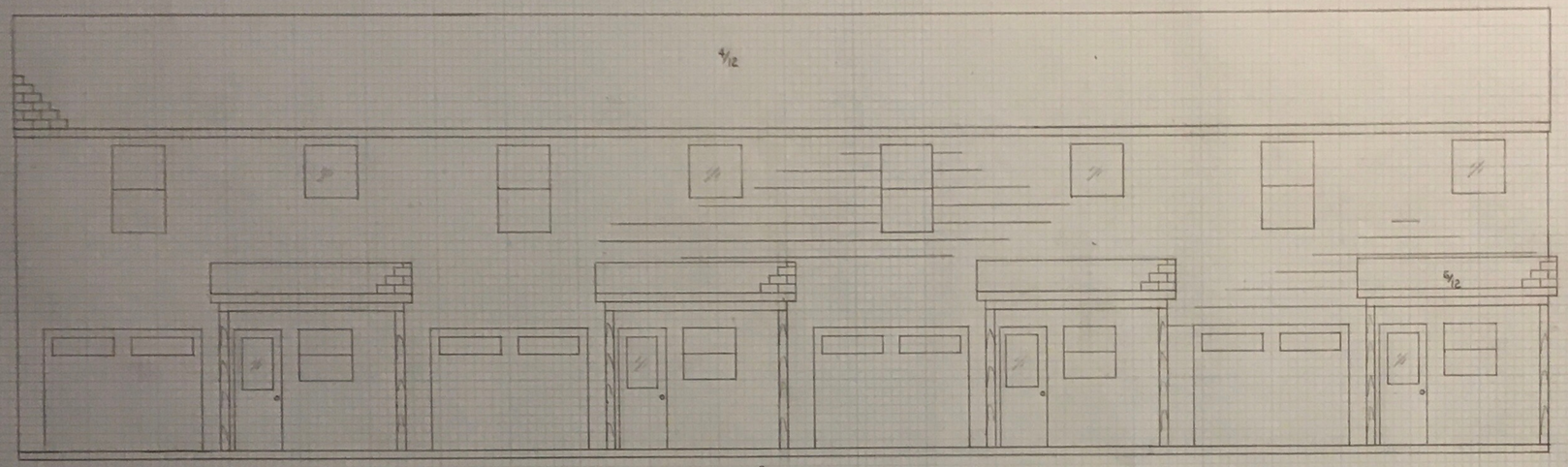
ROBIN LANE TOWNHOMES
OPTION #2

Z-21-25

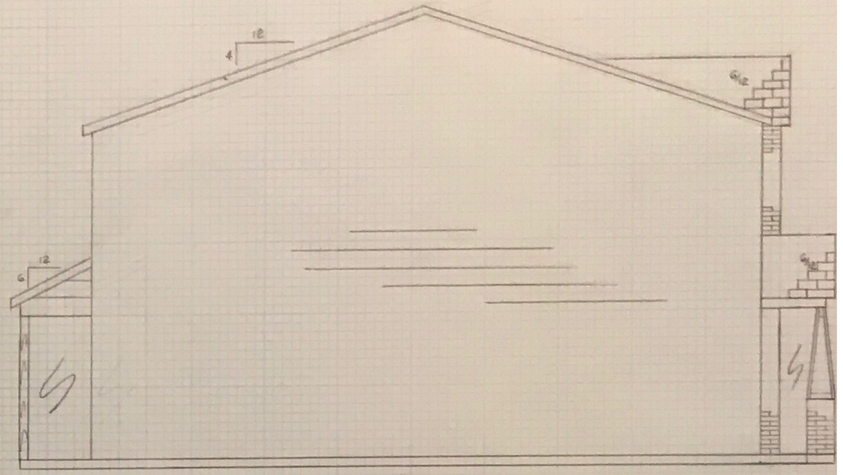
2.6.d

0 25 50 100 Feet

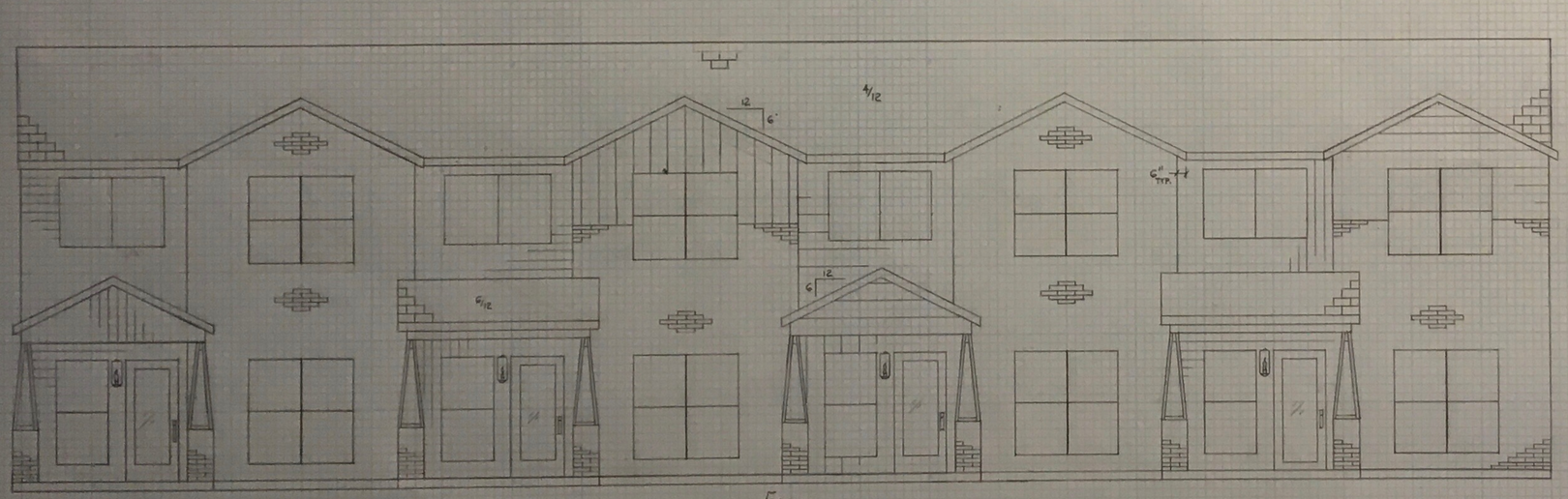
Attachment: Site Plan Option 2 (3588 : Z-21-25 SF2 to PD-TH north of 3202 Robin Ln)



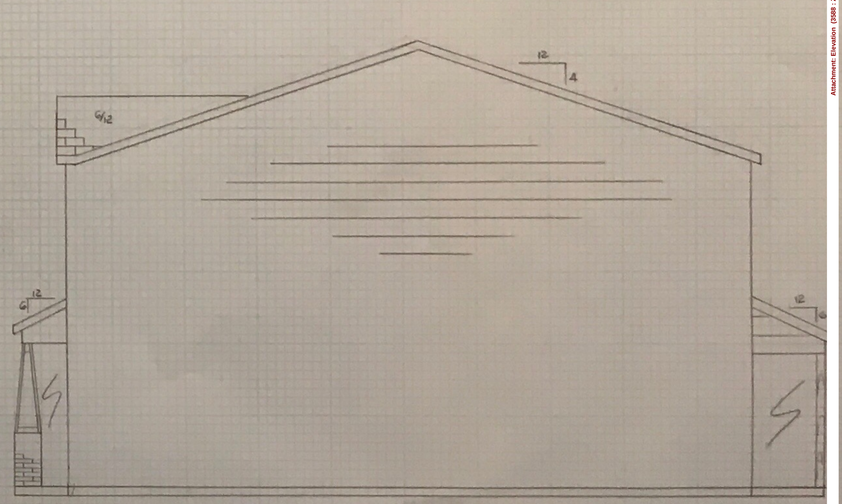
BACK



LEFT



FRONT



RIGHT

3 BEDROOM, 2 ½ BATH FOURPLEX	ELEVATIONS SCALE: 1/4" = 1'-0" DATE: SHEET: 2 of 2

Attachment: Elevation (3989 : Z-21-25 SFD to PD-TN north of 3202 Robin Ln)

DOORS

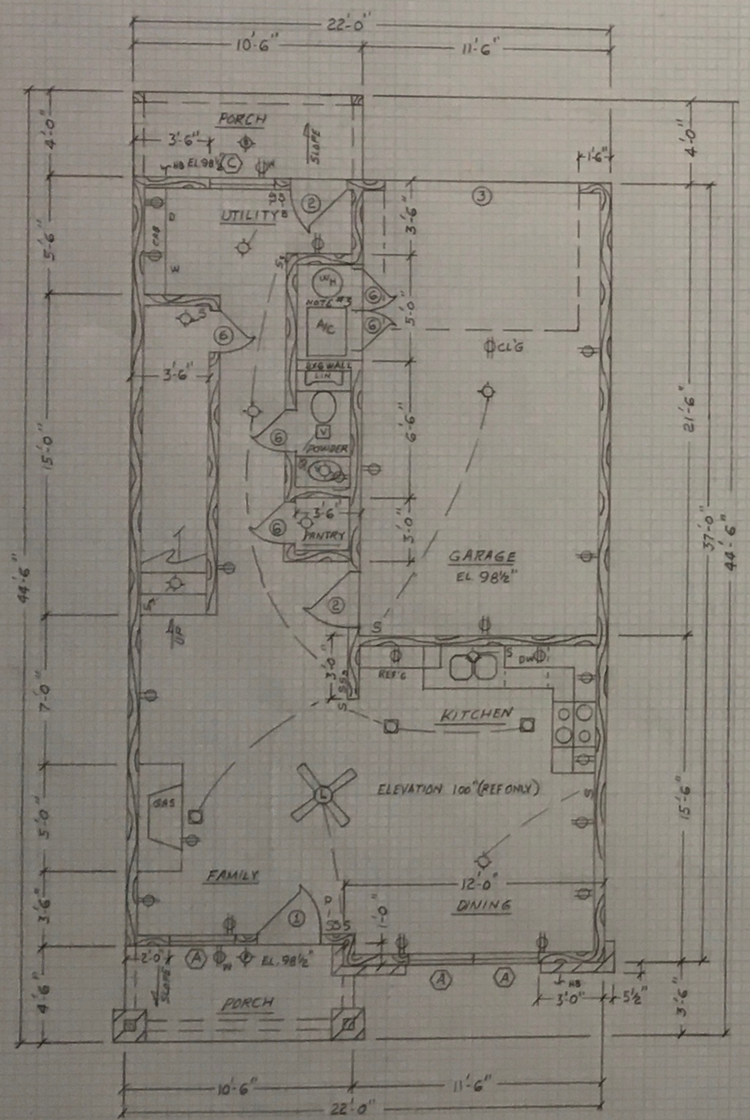
KEY	SIZE	DESCRIPTION			
1.	3'-0" X 6'-8"	EXTERIOR-OWNER SPEC.			
2.	2'-8" X 6'-8"	METAL ½ GLASS			
3.	9'-0" X 7'-0"	OVERHEAD W/ OPENER			
4.	2'-8" X 6'-8"	INTERIOR HOLLOW CORE			
5.	2'-6" X 6'-8"	✓	✓	✓	
6.	2'-0" X 6'-8"	✓	✓	✓	
7.	4'-0" X 6'-8"	✓	✓	✓	BIFOLD

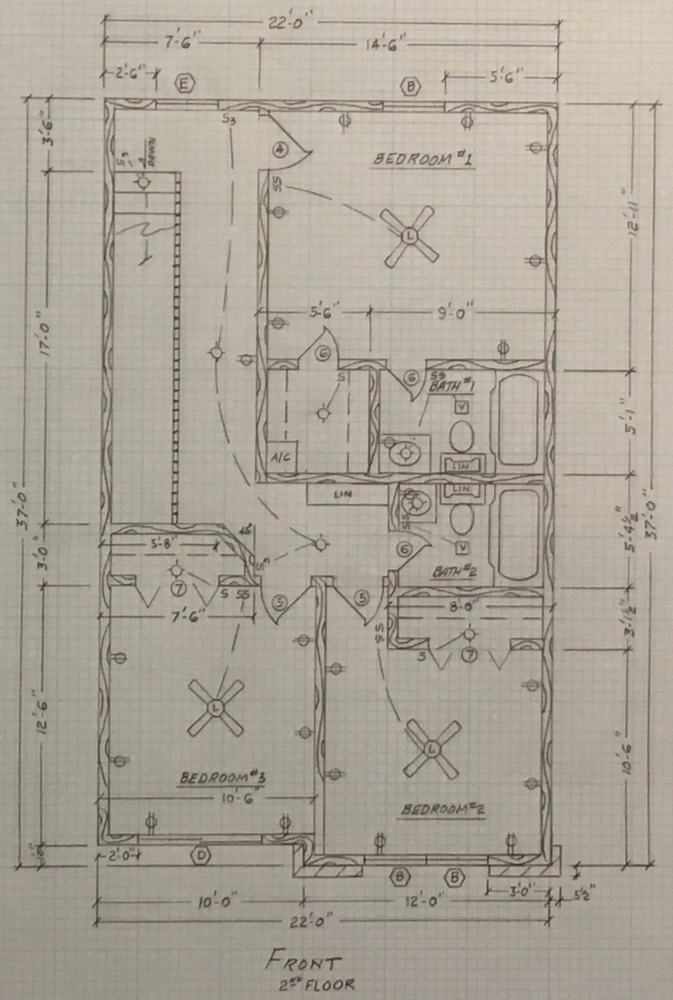
WINDOWS

KEY	SIZE	DESCRIPTIONS			
		INSULATED	SINGLE	HUNG	½
A	3'-0" X 6'-0"	✓	✓	✓	✓
B	3'-0" X 5'-0"	✓	✓	✓	✓
C	3'-0" X 3'-0"	✓	✓	✓	✓
D	6'-0" X 4'-0"	✓	SLIDING		
E	3'-0" X 3'-0"	✓	FIXED		

NOTES

1. 2X4 X 16" O.C. WALLS EXCEPT AS NOTED
2. CEILING HEIGHT – 1ST FLOOR 9'-0", 2ND FLOOR 8'-0"
3. RAISE FLOOR 17"
4. STAIRS – 7 3/8" MAX. RISE, 10" MIN. RUN, 36" MIN. WIDTH
5. 5/8" TYPE X FIRE-RATED DRYWALL ON GARAGE CEILING & WALLS
6. APPROVED SMOKE & CARBON MONOXIDE DETECTORS REQUIRED
7. WATER HEATER PAN REQUIRED
8. 3 1/2" X 16" ENGINEERED TRUSSES
9. ADVANTECH T&G FLOORING
10. SMART BOARD EXT. TRIM & SIDING





SQUARE FOOTAGES	
A/C FIRST FLOOR	546 SF
A/C SECOND FLOOR	733 SF
A/C TOTAL	1,279 SF
PORCHES	86 SF

3 BEDROOM, 2 ½ BATH FOURPLEX

FLOOR PL
SCALE: ⅛"
DATE:
SH

Attachment: Floor Plans (3888 : Z-21-25 SF2 to PD-TH north of 3302 Robin Ln)

Z-21-25

City of Texarkana, Texas

Version:

Summary Sheet

Update Date: 10/29/2021 10:20 AM

Lead Department:	Planning & Zoning Commission	**Action Officer:**	Laura Puckett, Administrative Coordinator
Subject:	Amendment to PD-21-3 (TH): site plan approval on Lots 1, 2, and west part of 3, Block 13, Richmond Pines 3rd Addition, located north of the residence at 3202 Robin Lane. Jason Nguyen, owner and Brandon Taylor, 2B Builders, agent.		

Meeting Date: 11/1/2021

Attachments

a. Hearing Notice and Application (PDF)
b. Site Plan Option 1 (PDF)
c. Site Plan Option 2 (PDF)
d. Elevation (PDF)
e. Floor Plans (PDF)
f. Photo Rendering (PDF)

Staff Coordination

Building Code Administration	Mashell Daniel	Reviewer	Completed
10/29/2021 11:19 AM			
Planning & Zoning Commission	Laura Puckett	Meeting	Pending
11/01/2021 6:00 PM			

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Jason Nguyen, owner, and Brandon Taylor, 2B Builders, agent, for site plan approval on Lots 1, 2, and west part of 3, Block 13, Richmond Pines 3rd Addition, located north of the residence at 3202 Robin Lane. The property is currently vacant land. The proposed use is the construction of townhouses.

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

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

This property is located north of an existing residence at 3202 Robin Lane. This residence at 3202 Robin Lane will remain Single Family-2 and continue to be used as a residence. The proposed townhouses will be platted for individual sale or rent. The

applicant is submitting two options for site plan approval. In option one, the townhouses will front Robin Lane (parking in the back) with access from Robin Lane. In option two, Bamboo Street will be continued through the proposed property out to Robin Lane. Under option two the townhouses will be constructed on either side of the new extended portion of Bamboo Street. This property was originally a part of 3202 Robin Lane and has remained undeveloped many years. There are duplexes/townhomes in close proximity to this property on Wren Rowe Drive and Holly Lane.

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

Option 1:

1. Construction of two 2-story buildings with four townhouses in each building
2. Façade will be brick and hardi board.
3. Access will be from Robin Lane with parking in the rear of the proposed development.
4. Two parking spaces will be provided per unit (one car garage and driveway).
5. There will be no signage.
6. The property will have to be platted prior to development.
7. The development must meet all city ordinances (subdivision, street, drainage, etc.)

Not on the site plan but was conveyed by applicant, there will be a screened dumpster site in the back of the building.

Option 2:

1. Construction of three separate buildings with a total of 14 townhouses.
2. Proposed extension of Bamboo street through the property out to Robin Lane.
3. Two parking spaces will be provided per unit (one garage and driveway). Parking will be off the proposed new extension of Bamboo Street.
4. Access will be from Bamboo Street.
5. There will be no signage.
6. The property will have to be platted prior to development.
7. The development must meet all city ordinances (subdivision, street, drainage, etc.)

Not on the site plan but was conveyed by applicant, there will be a screened dumpster site for the proposed property.

The site plan will need to be updated to show any of the items listed above that may not be currently be shown on the site plan.

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

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

Potential Options:

None

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends for approval of this request with stipulations.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

November 1, 2021

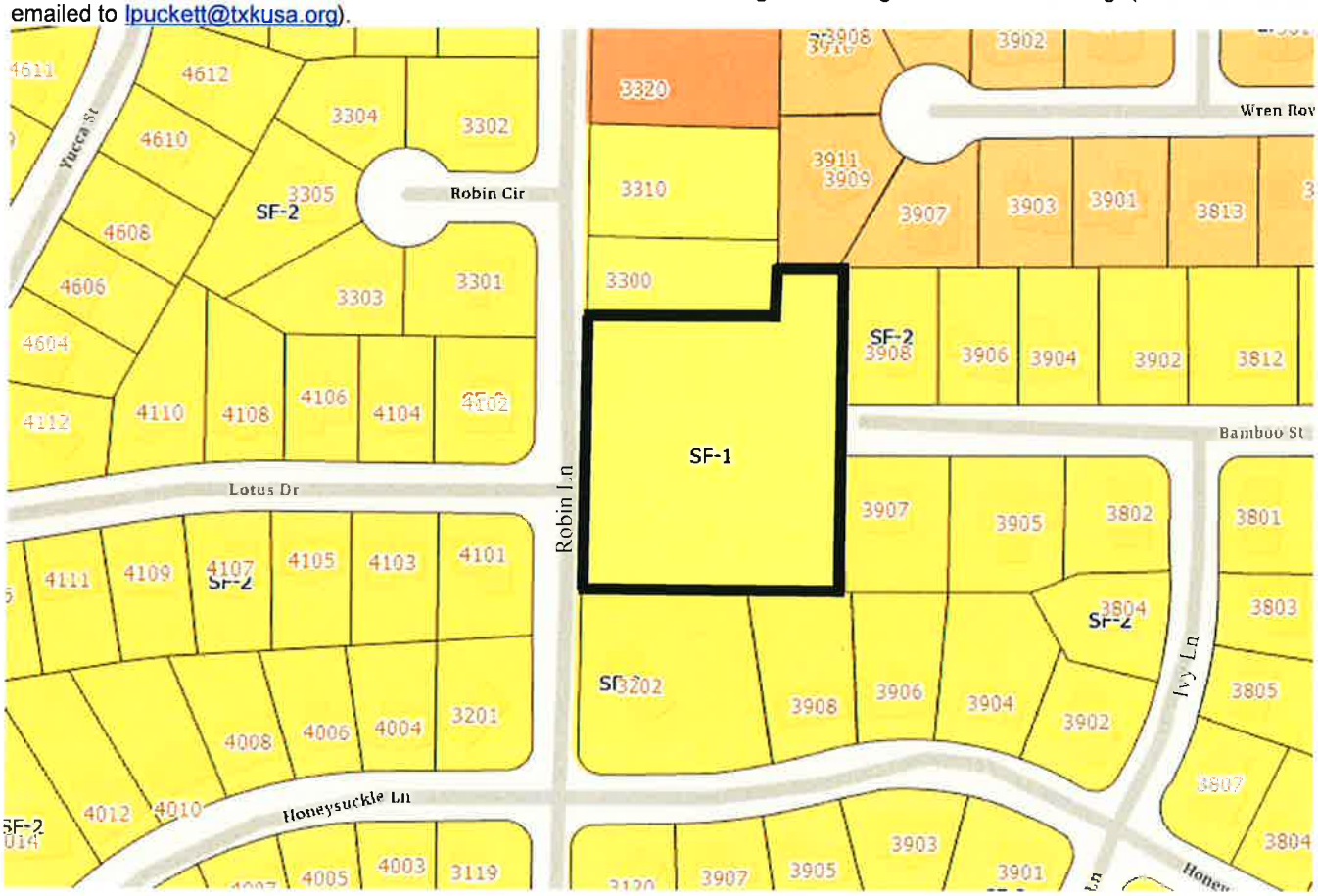
NOTICE OF PUBLIC HEARINGS

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

PLANNING & ZONING COMMISSION: Hearing Date: MONDAY, NOVEMBER 1, 2021 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, JANUARY 10, 2022 Hearing Time: 6:00 pm

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



OWNER: Jason Nguyen, owners and Brandon Taylor, agent

OWNER'S ADDRESS: 3202 Robin Lane, Texarkana, Texas 75503

LOCATION OF REZONING: parcel north of 3202 Robin Lane, Texarkana, Texas 75503

PROPOSED CHANGE: Site plan approval for the construction of townhouses

LEGAL DESCRIPTION: Lots 1, 2, and WPT 3, Block 13, Richmond Pines 3rd Addition

CASE NUMBER: Amendment to PD-21-3 (TH) DATE MAILED: October 20, 2021

Attachment: Hearing Notice and Application (3589 : Amendment to PD-21-3 (TH) north of 3202 Robin Ln)

SITE PLAN APPROVAL APPLICATION

CITY OF TEXARKANA TEXAS

Po Box 19
220 Texas Blvd
Texarkana TX 75504
(903) 798-3945
www.ci.texarkana.tx.us.org

Receipt No. 21-01608 Case Amend PD-21-3 (TH) Date 10-14-21

To: The Planning and Zoning Commission
City of Texarkana Texas

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

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

Lot: 12 W PT3 Block: 13 Addition: Richmond Pines 3rd
(Or see attached metes and bounds legal description)

Project location/address: 3202 Robin Ln.

Present zoning: SF-~~X~~1 Proposed zoning (if applicable) PD-TH

Proposed use: ~~Multi Family~~ Townhomes

Total square footage of proposed building: 12,000 Number of parking spaces 24

Number of required parking spaces per Ordinance 24 Handicapped spaces

Material of building façade Brick / Hardi

SIGNAGE: Type (i.e. monument, pole) N/A

Size

Material to be used for structure (if monument style)

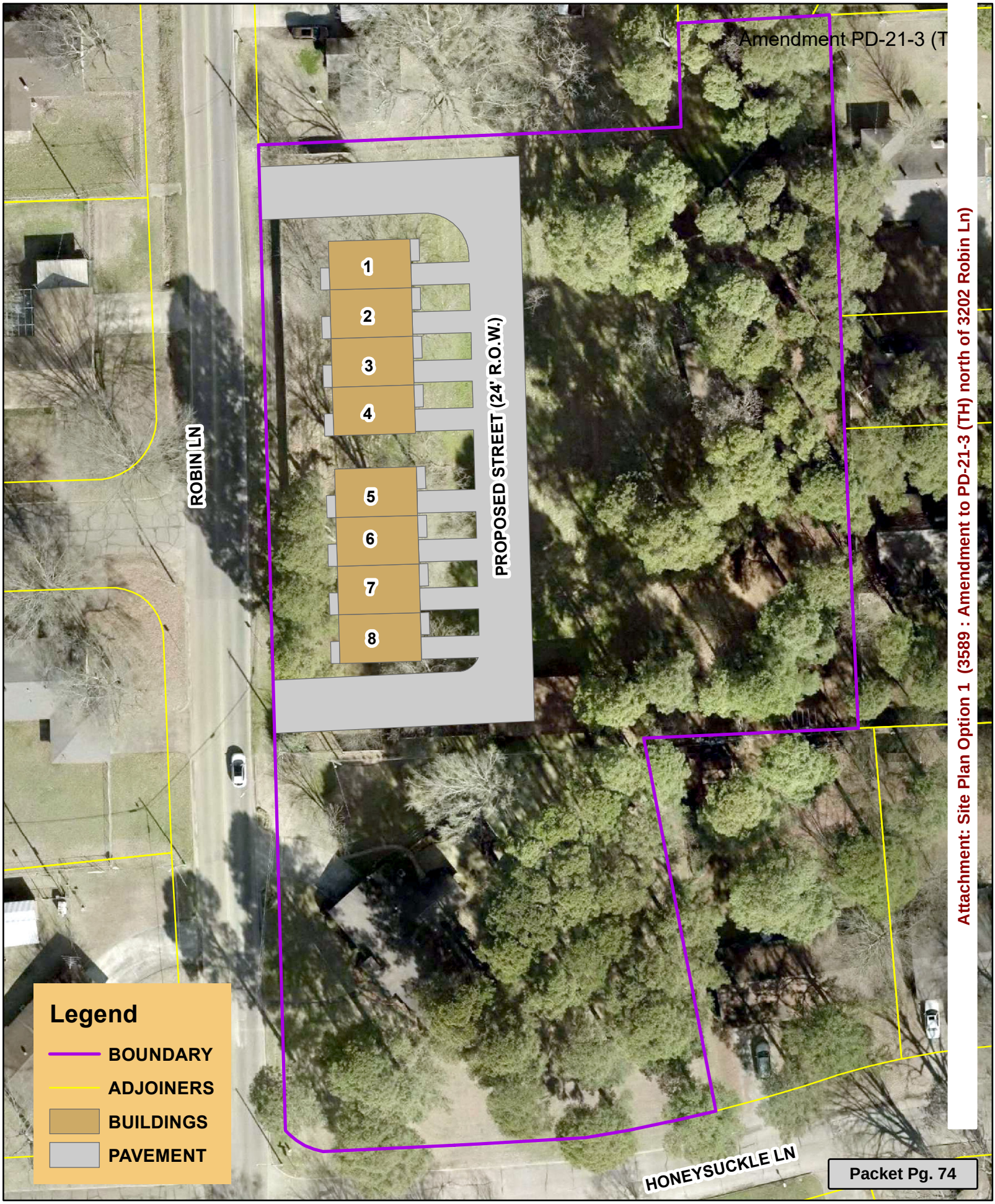
Brandon Taylor	[signature]
Attorney or Agent Signature	Property Owner Signature
115 E New Boston Rd	3202 Robin LN
Address	Address
Nash, TX 75569	Texarkana TX 75503
City, State, Zip	City, State, Zip
903 701-5797	972-800-4750
Home Phone & Cell Phone	Home Phone & Cell Phone
btaylor2019@outlook.com	
Email Address	Email Address

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

MTG | ENGINEERS & SURVEYORS

ROBIN LANE TOWNHOMES
OPTION #1

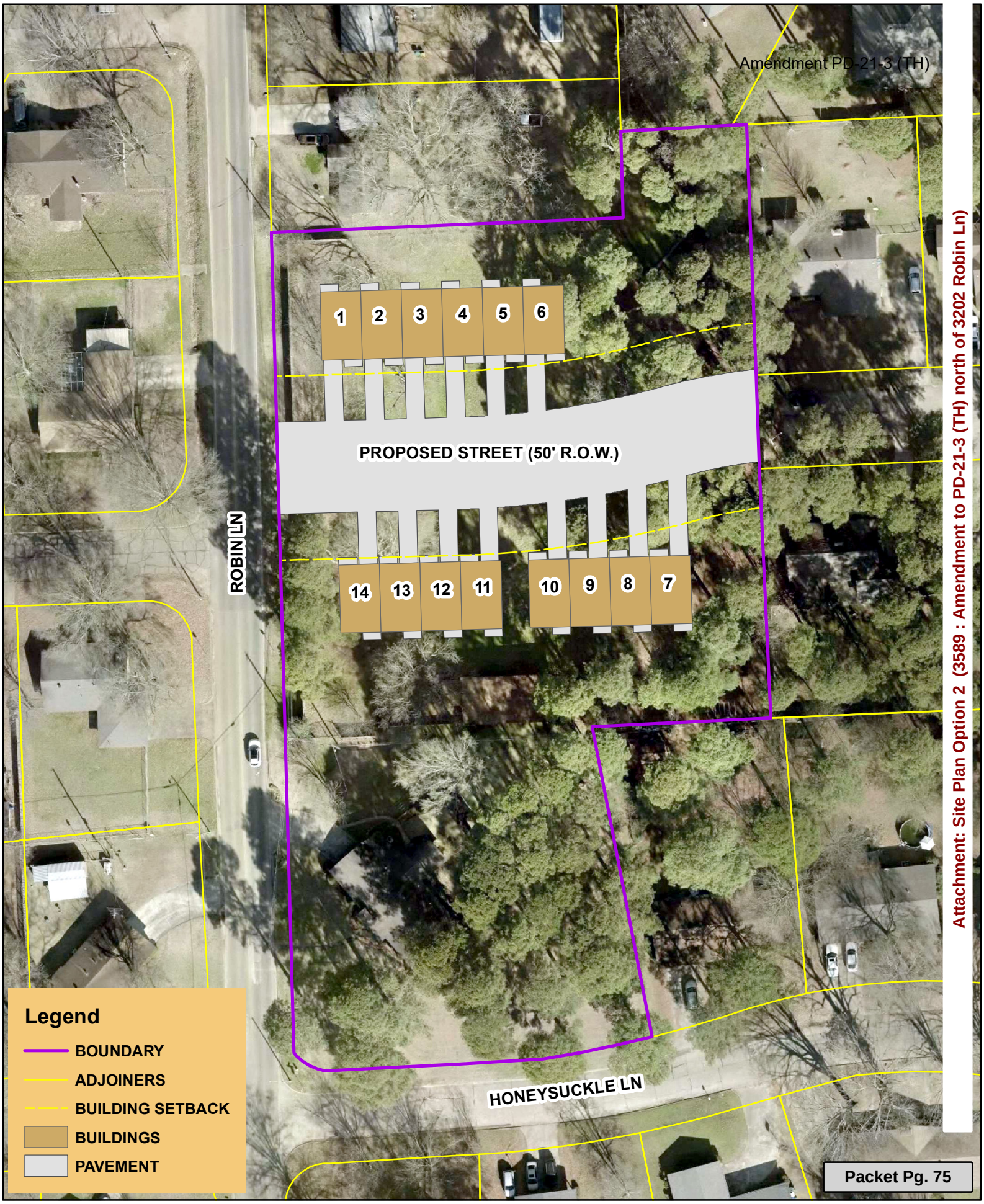
0 25 50 100 t



Attachment: Site Plan Option 1 (3589 : Amendment to PD-21-3 (TH) north of 3202 Robin Ln)

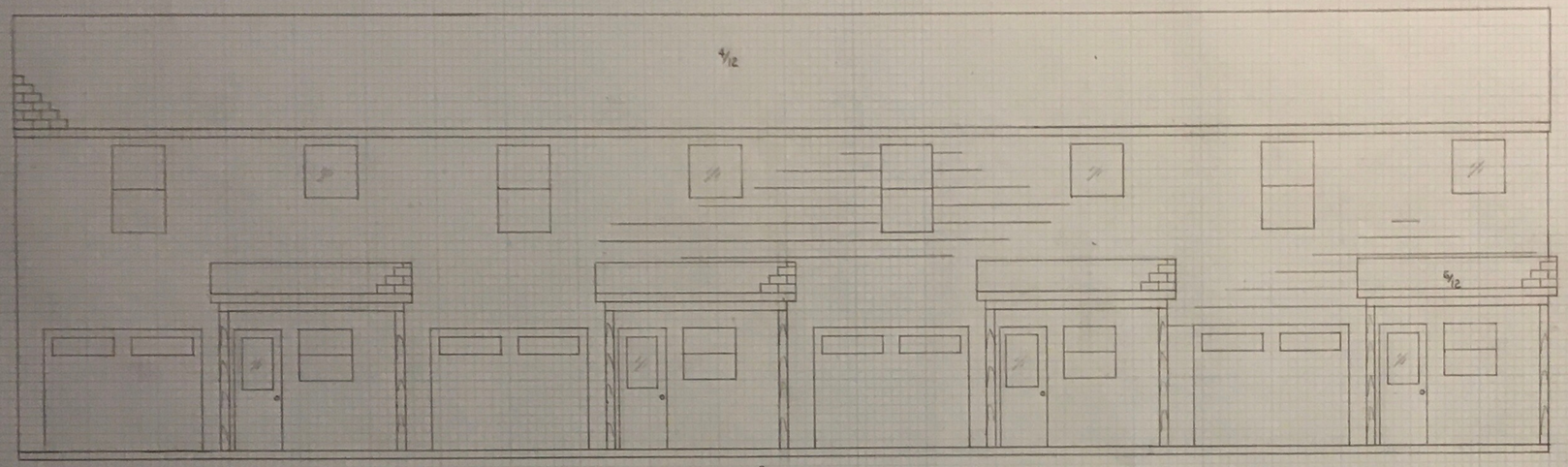
MTG | ENGINEERS & SURVEYORS

ROBIN LANE TOWNHOMES
OPTION #2



Attachment: Site Plan Option 2 (3589 : Amendment to PD-21-3 (TH) north of 3202 Robin Ln)

Amendment PD-21-3 (TH)



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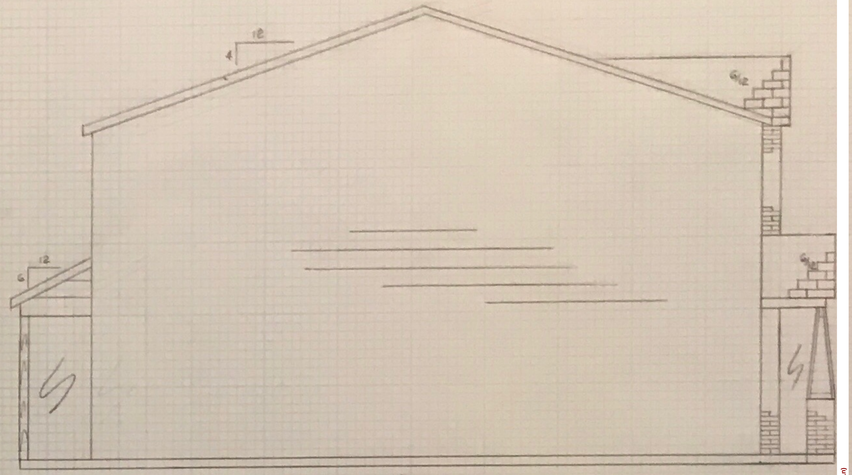

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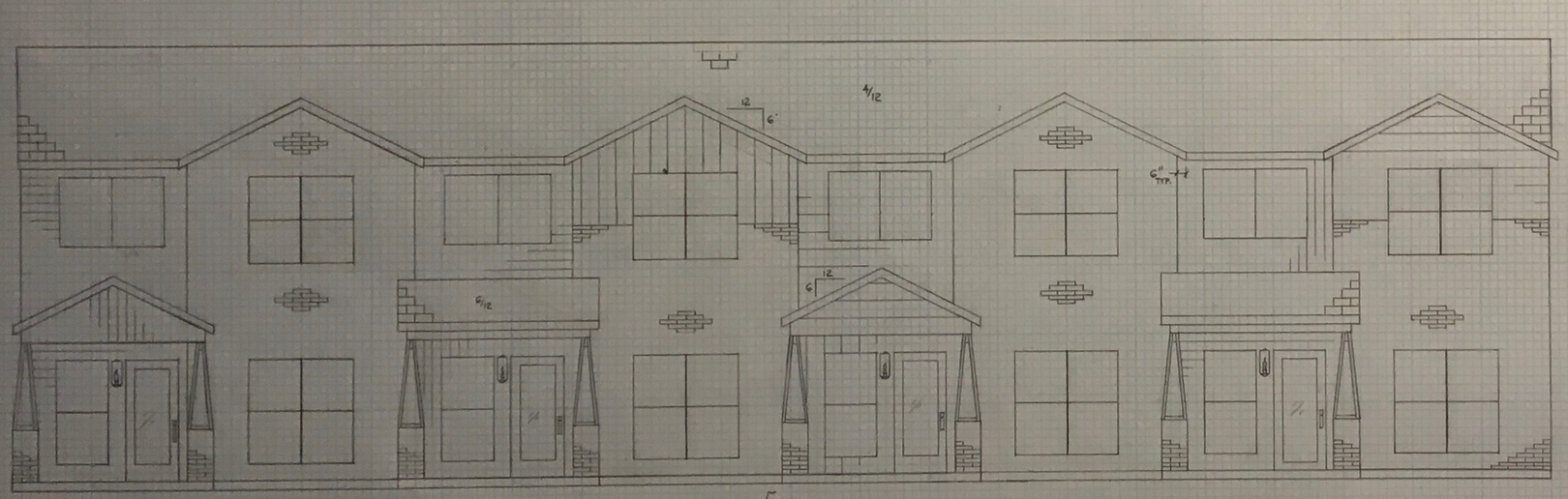

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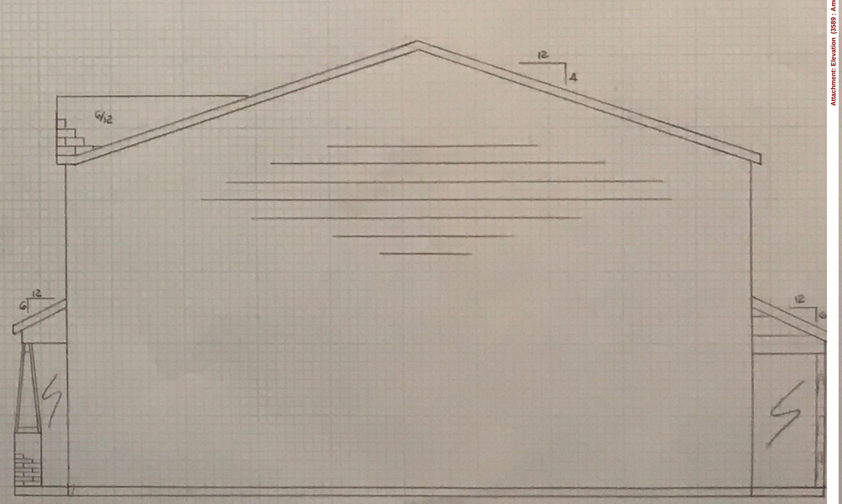


RIGHT

3 BEDROOM, 2 ½ BATH FOURPLEX	ELEVATIONS SCALE: ¼"=1'-0" DATE: SHEET: 2 of 2

Attachment: Elevation (3699 : Amendment to PD-21-3 (TH) north of 1300 Robin I (4)

Amendment PD-21-3 (TH)

DOORS

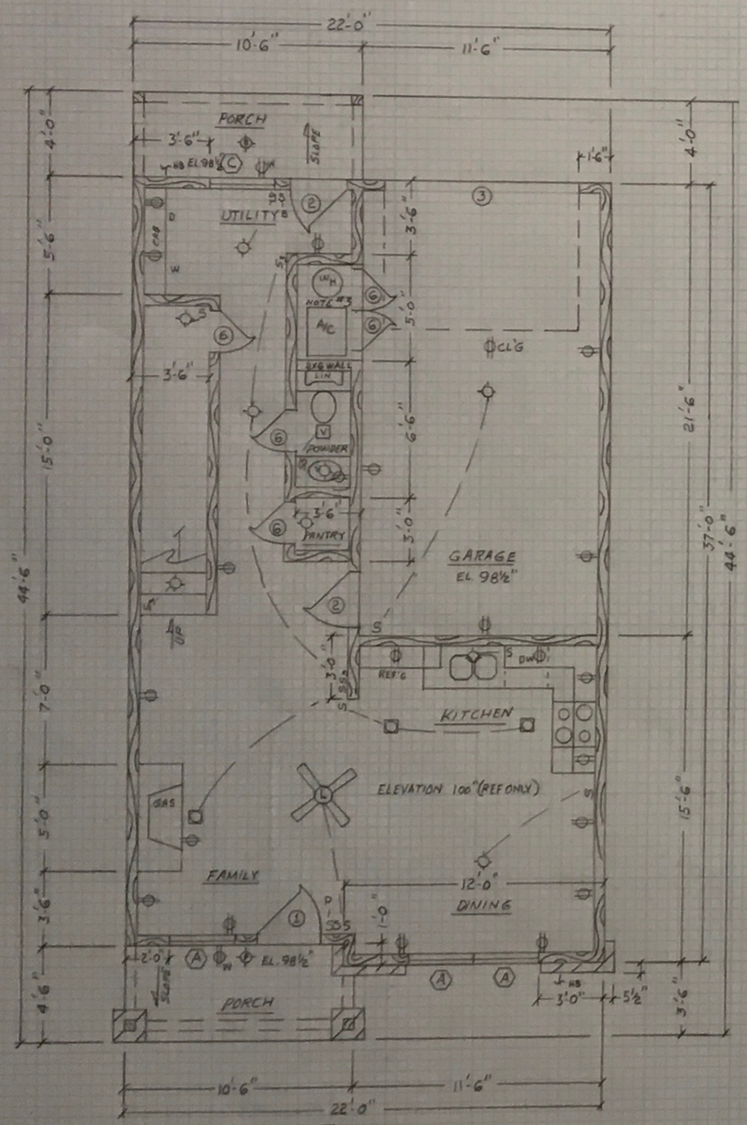
KEY	SIZE	DESCRIPTION			
1.	3'-0" X 6'-8"	EXTERIOR-OWNER SPEC.			
2.	2'-8" X 6'-8"	METAL ½ GLASS			
3.	9'-0" X 7'-0"	OVERHEAD W/ OPENER			
4.	2'-8" X 6'-8"	INTERIOR HOLLOW CORE			
5.	2'-6" X 6'-8"	✓	✓	✓	
6.	2'-0" X 6'-8"	✓	✓	✓	
7.	4'-0" X 6'-8"	✓	✓	✓	BIFOLD

WINDOWS

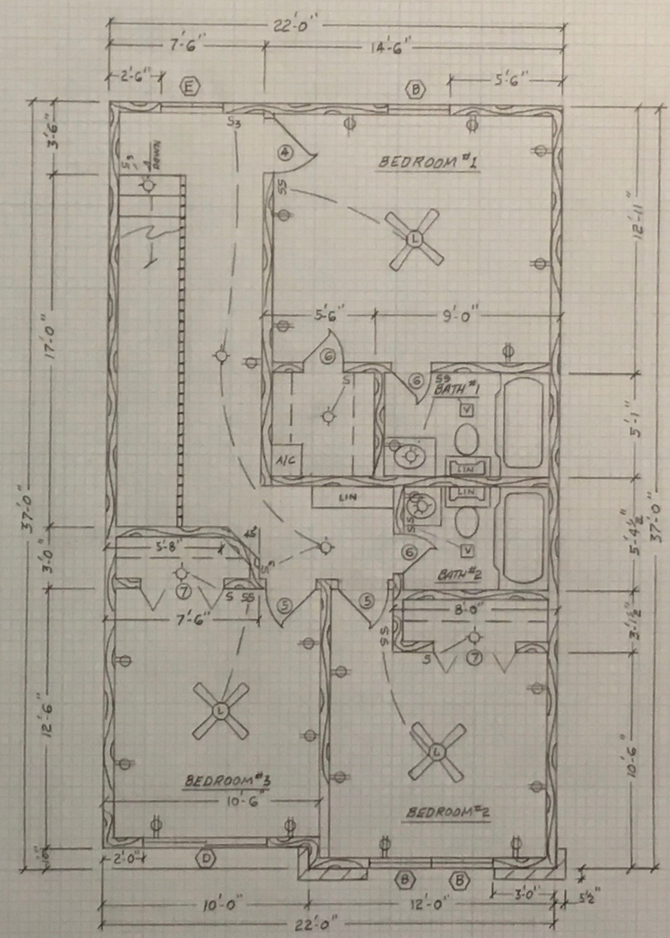
KEY	SIZE	DESCRIPTIONS			
		INSULATED	SINGLE	HUNG	½
A	3'-0" X 6'-0"	✓	✓	✓	✓
B	3'-0" X 5'-0"	✓	✓	✓	✓
C	3'-0" X 3'-0"	✓	✓	✓	✓
D	6'-0" X 4'-0"	✓	SLIDING		
E	3'-0" X 3'-0"	✓	FIXED		

NOTES

1. 2X4 X 16" O.C. WALLS EXCEPT AS NOTED
2. CEILING HEIGHT – 1ST FLOOR 9'-0", 2ND FLOOR 8'-0"
3. RAISE FLOOR 17"
4. STAIRS – 7 3/8" MAX. RISE, 10" MIN. RUN, 36" MIN. WIDTH
5. 5/8" TYPE X FIRE-RATED DRYWALL ON GARAGE CEILING & WALLS
6. APPROVED SMOKE & CARBON MONOXIDE DETECTORS REQUIRED
7. WATER HEATER PAN REQUIRED
8. 3 1/2" X 16" ENGINEERED TRUSSES
9. ADVANTECH T&G FLOORING
10. SMART BOARD EXT. TRIM & SIDING



FRONT
1ST FLOOR



FRONT
2ND FLOOR

SQUARE FOOTAGES	
A/C FIRST FLOOR	546 SF
A/C SECOND FLOOR	733 SF
A/C TOTAL	1,279 SF
PORCHES	86 SF

3 BEDROOM, 2 ½ BATH FOURPLEX

FLOOR PL
SCALE: ⅛"
DATE:
SH

Attachment: Floor Plans (3589 : Amendment to PD-21-3 (TH) (north of 3202 Robin Ln))

Art work may vary from building plans

City of Texarkana, Texas

Version:

Summary Sheet

Update Date: 10/29/2021 10:21 AM

Lead Department:	Planning & Zoning Commission	**Action Officer:**	Laura Puckett, Administrative Coordinator
Subject:	Amendment to PD-01-8 (MF-1): site plan approval on Lot 1, 2, and 3, Block 2, Brookwood Acres Addition, located in the 500 block of Belt Road. Jason Nguyen, owner, and Brandon Taylor, 2B Builders, agent.		

Meeting Date: 11/1/2021

Attachments

a. Hearing Notice and Application (PDF)
b. Site Plan (PDF)
c. Elevation (PDF)
d. Floor Plans (PDF)
e. Photo Rendering (PDF)
f. Jared Slack email re Belt Road (PDF)

Staff Coordination

Building Code Administration	Mashell Daniel	Reviewer	Completed
10/29/2021 11:15 AM			
Planning & Zoning Commission	Laura Puckett	Meeting	Pending
11/01/2021 6:00 PM			

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Jason Nguyen, owner, and Brandon Taylor, 2B Builders, agent, for site plan approval on Lot 1, 2, and 3, Block 2, Brookwood Acres Addition, located in the 500 block of Belt Road. The proposed use is townhouse looking, two story apartment units. This property is currently vacant land.

The adjacent zoning is Planned Development-Multiple Family-1 to the north and south, Two Family-2 to the west and Planned Development-Mutiple Family-1 and Single Family -2 to the east. The adjacent land use is a residential to the north, south west and east.

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

The site plan shows the following:

1. Construction of 14,000 sq. ft. of townhouse style apartment units.

2. Access will be off Cheyenne Place and Apache Trail.
3. 2 parking spaces per unit. All parking spaces shall be a minimum of 180 sq. ft. in size.
4. No signage.
5. The façade will be hardi siding and brick.

Not on the site plan:

6. Screened dumpster site located in the parking area

Staff recommends for approval of the site plan.

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

Potential Options:

- List or "None"
-

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:

November 1, 2021

NOTICE OF PUBLIC HEARINGS

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

PLANNING & ZONING COMMISSION: Hearing Date: MONDAY NOVEMBER 1, 2021 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, JANUARY 10, 2022 Hearing Time: 6:00 pm

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

OWNER: Jason Nguyen representing Brothers and Brothers, owner, and Brandon Taylor, agent

OWNER'S ADDRESS: 3202 Robin Lane, Texarkana Texas 75503

LOCATION OF REZONING: 500 Block of Belt Road, Texarkana, Texas 75503

PROPOSED CHANGE: Site plan approval for apartments units

LEGAL DESCRIPTION: Lots 1, 2, and 3, Block 2, Brookwood Acres

CASE NUMBER: Amendment-PD-01-8 DATE MAILED: October 19, 2021

Attachment: Hearing Notice and Application (3590 : Amendment to PD-01-8 (MF-1) 500 block Belt Road)

SITE PLAN APPROVAL APPLICATION

CITY OF TEXARKANA TEXAS

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

Receipt No. 21-01609 Case Amend PD-01-8 Date 10-14-21

To: The Planning and Zoning Commission
City of Texarkana Texas

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

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

Lot: 1,2,3 Block: 2 Addition: Brookwood Acres
(Or see attached metes and bounds legal description)

Project location/address: Corner of Cheyenne Place and Belt Rd

Present zoning: Multi-Family 1 Proposed zoning (if applicable) _____

Proposed use: _____

Total square footage of proposed building: 14,000 Number of parking spaces 28

Number of required parking spaces per Ordinance 28 Handicapped spaces _____

Material of building façade Brick / Hardi Siding

SIGNAGE: Type (i.e. monument, pole) N/A

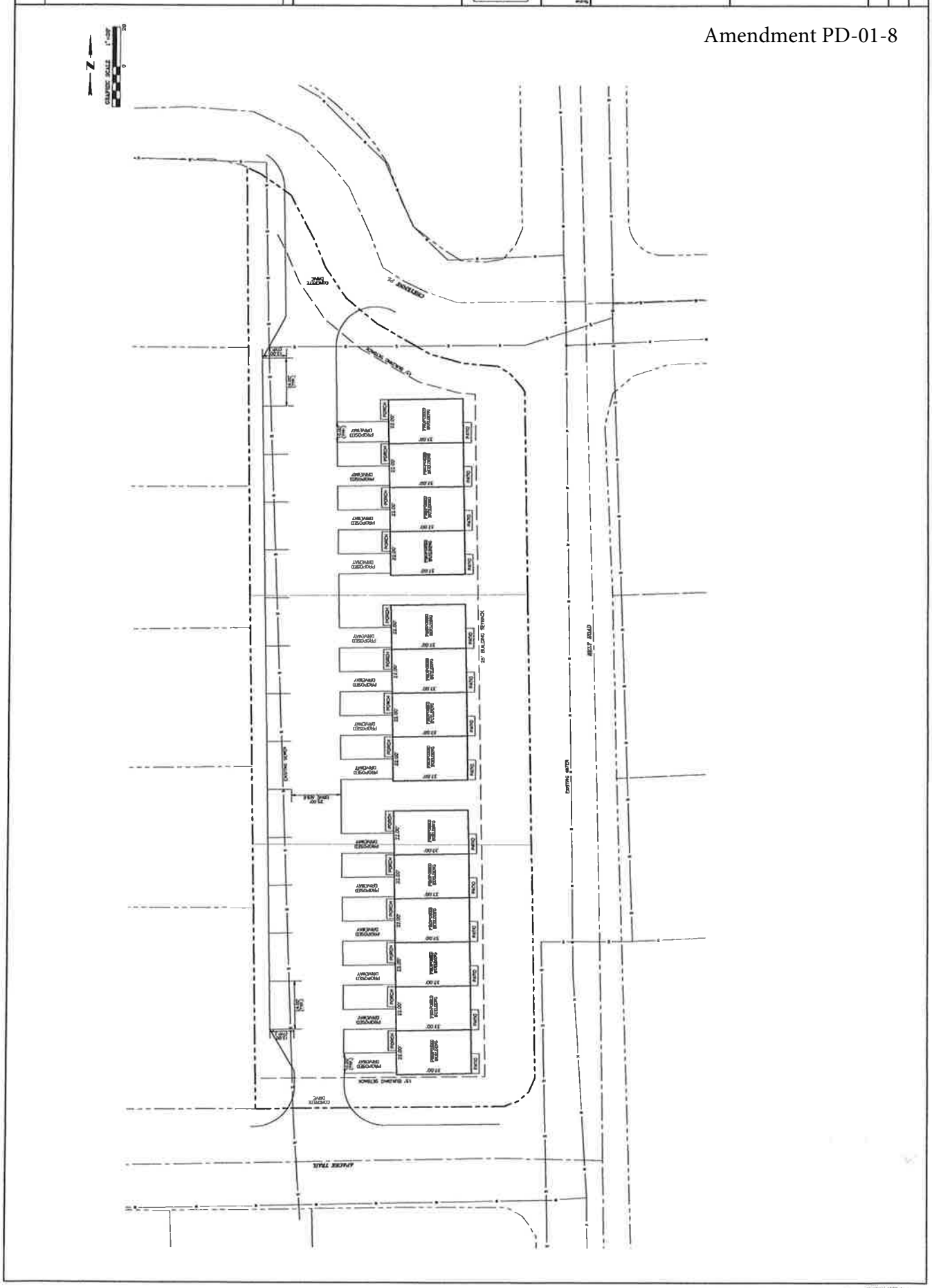
Size _____

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

Attorney or Agent Signature	Property Owner Signature Jason Nygugen
115 E New Boston Rd	3202 Robin LN
Address	Address
Nash, Tx 75569	Texarkana Tx 75503
City, State, Zip	City, State, Zip
903 701 5797	972-800-4750
Home Phone & Cell Phone	Home Phone & Cell Phone
btaylor2019@outlook.com	
Email Address	Email Address

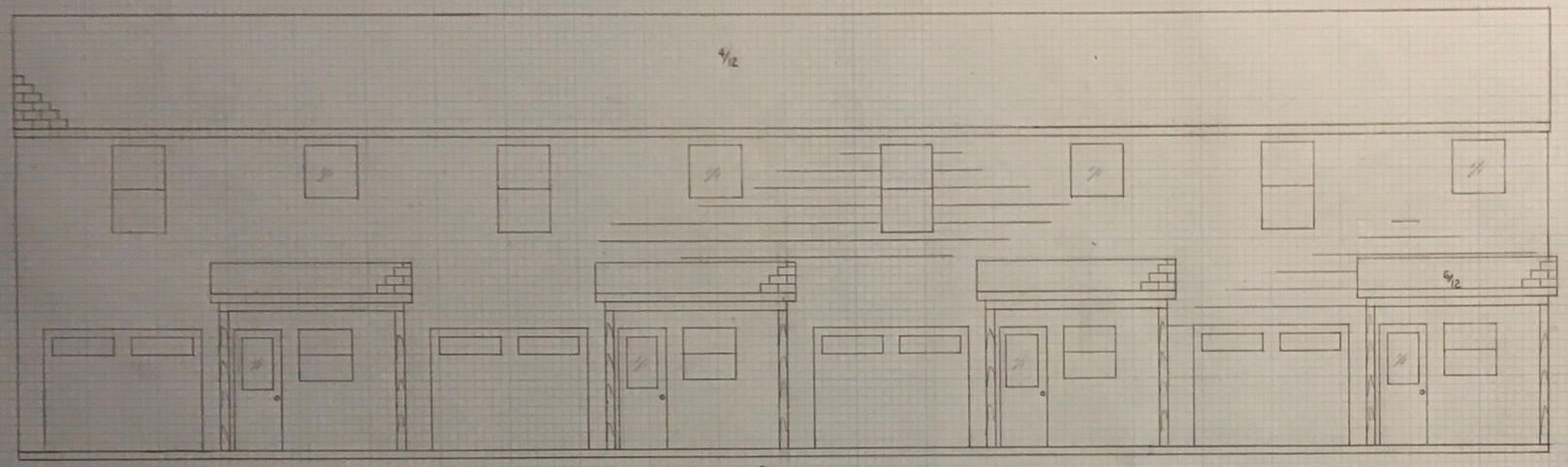
BY SIGNING THIS APPLICATION, YOU HAVE AGREED TO ALLOW THE CITY TO PLACE A SIGN ON YOUR PROPERTY

Amendment PD-01-8



Attachment: Site Plan (3590 : Amendment to PD-01-8 (MF-1) 500 block Belt Road)

Amendment PD-01-8 (MF-1)



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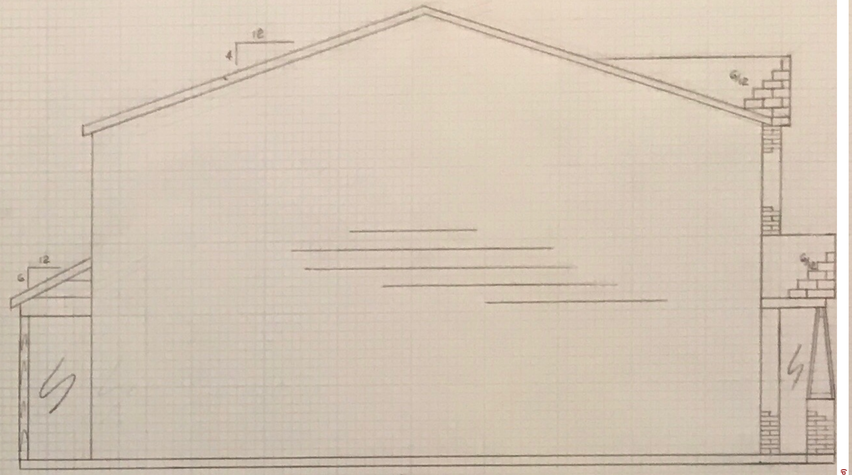

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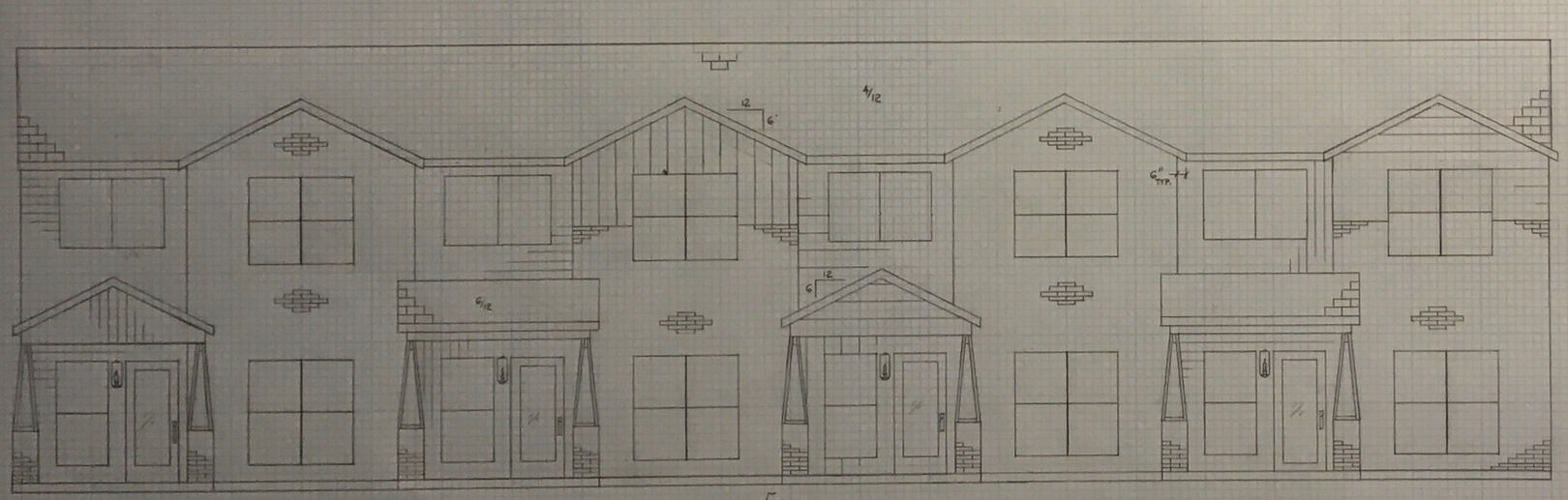

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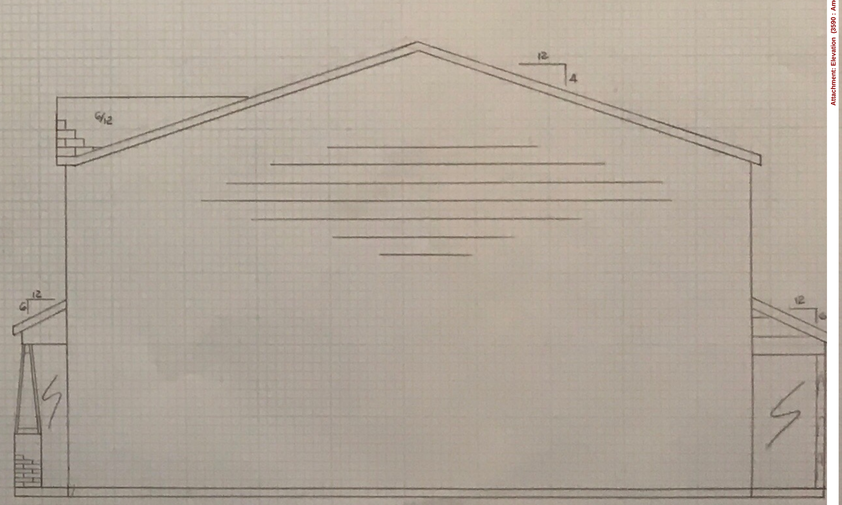


RIGHT

3 BEDROOM, 2 ½ BATH FOURPLEX	ELEVATIONS SCALE: ¼"=1'-0" DATE: SHEET: 2 of 2

Attachment: Elevation (2690 : Amendment to PD-01-8 (MF-1) 500 Block Bell Road)

Amendment PD-01-8 (MF-1)

DOORS

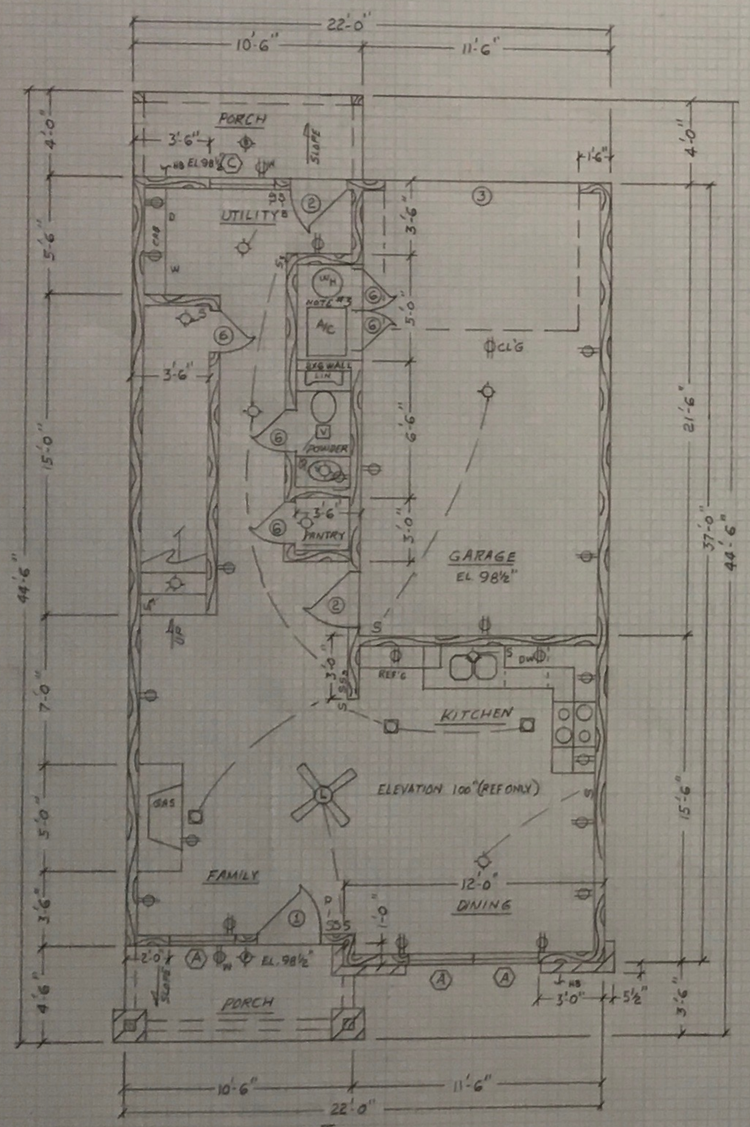
KEY	SIZE	DESCRIPTION			
1.	3'-0" X 6'-8"	EXTERIOR-OWNER SPEC.			
2.	2'-8" X 6'-8"	METAL ½ GLASS			
3.	9'-0" X 7'-0"	OVERHEAD W/ OPENER			
4.	2'-8" X 6'-8"	INTERIOR HOLLOW CORE			
5.	2'-6" X 6'-8"	✓	✓	✓	
6.	2'-0" X 6'-8"	✓	✓	✓	
7.	4'-0" X 6'-8"	✓	✓	✓	BIFOLD

WINDOWS

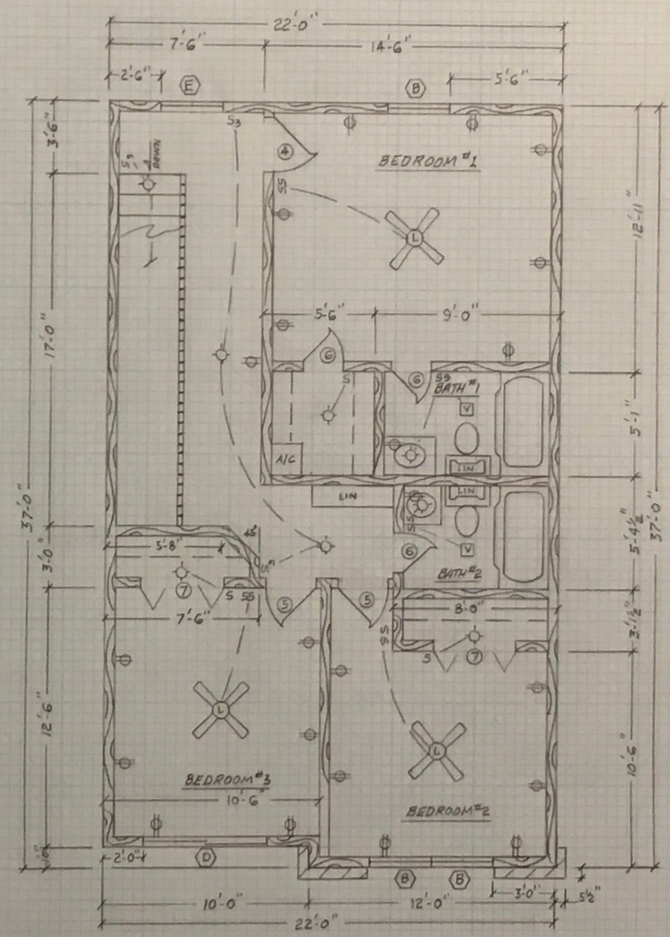
KEY	SIZE	DESCRIPTIONS			
		INSULATED	SINGLE	HUNG	½
A	3'-0" X 6'-0"	✓	✓	✓	✓
B	3'-0" X 5'-0"	✓	✓	✓	✓
C	3'-0" X 3'-0"	✓	✓	✓	✓
D	6'-0" X 4'-0"	✓	SLIDING		
E	3'-0" X 3'-0"	✓	FIXED		

NOTES

1. 2X4 X 16" O.C. WALLS EXCEPT AS NOTED
2. CEILING HEIGHT – 1ST FLOOR 9'-0", 2ND FLOOR 8'-0"
3. RAISE FLOOR 17"
4. STAIRS – 7 3/8" MAX. RISE, 10" MIN. RUN, 36" MIN. WIDTH
5. 5/8" TYPE X FIRE-RATED DRYWALL ON GARAGE CEILING & WALLS
6. APPROVED SMOKE & CARBON MONOXIDE DETECTORS REQUIRED
7. WATER HEATER PAN REQUIRED
8. 3 1/2" X 16" ENGINEERED TRUSSES
9. ADVANTECH T&G FLOORING
10. SMART BOARD EXT. TRIM & SIDING



FRONT
1ST FLOOR



FRONT
2ND FLOOR

SQUARE FOOTAGES	
A/C FIRST FLOOR	546 SF
A/C SECOND FLOOR	733 SF
A/C TOTAL	1,279 SF
PORCHES	86 SF

3 BEDROOM, 2 ½ BATH FOURPLEX

FLOOR PL
SCALE: ⅛"
DATE:
SH

Attachment: Floor Plans (3590 : Amendment to PD-01-8 (MF-1) 500 block Belt Road)

Art work may vary from building plans

TEX-Puckett, Laura

From: Jared Slack <jared.slack@gmail.com>
Sent: Friday, October 29, 2021 9:28 AM
To: TEX-Puckett, Laura
Cc: Trestian Slack; Tracy Spradlin
Subject: Project off of Belt between Apache and Cheyenne

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.

Hi Laura,

Thank you for talking with me earlier this week about the project off of Belt between Apache and Cheyenne. I understand the project goes before the Planning and Zoning Board on Monday, 11/1. Please consider this communication a formal request for inclusion in that meeting as I will not be able to attend.

I am the owner of 102-104 and 106-108 Apache, which is adjacent to the proposed project. Copied are my wife Trestian, who owns the property with me and our property manager, Tracy Spradlin. After discussion between the three of us, we believe the design (two stories with parking in rear) and proximity of the project will impact the privacy in the rear of the existing Apache properties, impacting tenant experience. We request that a 10 foot barrier be constructed at the rear of the proposed project to maintain the rear privacy of the existing units on Apache. We would ask that this barrier run all the way to Apache road, where the entrance to the project's rear parking will be located.

Let me know if there is anything further you need or if this request is unclear. Here is my cell phone number if it is easier to call: 817-874-4761.

Thank you for your help. - Jared

--
Jared Slack
jared.slack@gmail.com

City of Texarkana, Texas

Summary Sheet

Version:
Update Date: 10/29/2021 10:21 AM

Lead Department: Planning & Zoning Commission
Action Officer: Laura Puckett, Administrative Coordinator
Subject: Consider approval of the Planning and Zoning Commission meeting minutes from October 4, 2021.

Meeting Date: 11/1/2021

Attachments

a. 10-04-2021 P&Z Minutes (PDF)

Staff Coordination

Building Code Administration	Mashell Daniel	Review	Completed
10/29/2021 11:19 AM			
Planning & Zoning Commission	Laura Puckett	Meeting	Pending
11/01/2021 6:00 PM			

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

See attached Planning and Zoning Commission meeting minutes from October 4, 2021.

Potential Options:

None

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends for approval of the minutes from October 4, 2021.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

November 1, 2021

MINUTES
REGULAR MEETING
PLANNING AND ZONING COMMISSION
COUNCIL CHAMBERS
2ND FLOOR, TEXAS MUNICIPAL BUILDING
220 TEXAS BOULEVARD, TEXARKANA, TEXAS
MONDAY, OCTOBER 4, 2021 AT 6:00 P.M.

The Planning and Zoning Commission of the City of Texarkana, Texas met in a regular session, Monday, October 4, 2021 at 6:00 p.m. with the following members present:

ATTENDING:

Mr. Gene Joyce III, Chairman
Ms. Dianna Kinsey, Vice Chairperson
Mr. James Larkins
Mr. George Merrill
Dr. Wanda Northam
Mr. Casey Boyette
Mr. Brad Bailey

ABSENT

Mr. Tom Coleman

ALSO ATTENDING:

Ms. Mashell Daniel, Executive Director of Inspections, Code Enforcement & Zoning
Ms. Laura Puckett, Administrative Coordinator

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

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

Kayla Wood appeared and stated that the applicant wishes to construct offices and storage.

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

RECOMMENDED FOR APPROVAL

Attachment: 10-04-2021 P&Z Minutes (3591 : P&Z minutes from October 4, 2021 meeting)

Z-21-20: rezoning an approximate 2.4-acre tract of land (being Tract 40) in the M .E. P. & P. Rwy. Co. HRS, A-428, located in the 5800 block of Cooks Lane. Single Family-2 to Planned Development-Townhouse. Nathan Rider, owner.

Applicant was not in attendance for the meeting. John Mark Burgess spoke in opposition. He stated that The Future Land Use Map shows "Low Density Residential". He said that the construction of townhouses would be a major change to the community.

No motion made to carry. Ms. Kinsey made a motion to deny this request. Members voted unanimously to deny the request.

RECOMMENDED FOR DENIAL

S-746: Specific Use Permit to allow the location of a tattoo studio on Lots 1-12, Block 1, Crestwood Addition, located at 3917 N. State Line Avenue. Randy Lacy, owner and Michael Boleware, agent.

Michael Boleware wants to run a tattoo and piercing shop and is aware of the stipulations. Hours will be from 2:00 p.m. to 10:00 p.m. on weekdays and 2:00 p.m. to midnight on weekends.

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

RECOMMENDED FOR APPROVAL

Amendment to PD-00-6 (O) for site plan approval on Lot 1 of number 1 ED, a part of the George Brinlee HRS, A-18, located at 3930 Galleria Oaks Drive. C. J. Uzick representing Arkansas Heart Hospital, owner, and Kayla Wood, MTG Engineering and Surveyors, agent.

Kayla Wood presented and stated that this is the former Curt Green offices. Applicant wishes to convert the office space into clinic use and ambulatory surgical use. There are two phases for the site plan. Applicant is aware of the stipulations. Kayla noted that there are plenty of parking spaces. There will be porte cocheres one in the back and one on the side. The fire lane will continue around the building. The sign will be refaced, additional exterior wall sign. There is lighting already on site and any additional lighting will be screened away from any residences. The south side is the front of the building. Kayla Wood reiterated that this is a clinic not a hospital. Kayla believes that the hours of operation would be normal office hours. Kayla added that a landscape hedge could be added to block car lights from residences on Galleria Oaks.

Doris Hall presented in opposition to this request. Her concern was that this building was going to be a hospital. She has concern about being able to pull out of her driveway. She said that Galleria Oaks is a heavily traveled street.

Joyce Crowell presented in opposition to this request. Her concerns are lighting, noise, and traffic. She said her house has been there over 50 years.

Mr. Merrill made a motion to approve this request with the lighting stipulation. Mr. Boyette seconded the motion to approve this request. Members voted unanimously to approve the request.

RECOMMENDED FOR APPROVAL

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

Kayla Wood presented and stated that the applicant wishes to put townhouses that would be individually platted for sale or for rent. She stated this will not be a senior living facility. Kayla Wood tells the commission that this is considered single family attached.

There was concern among the Commission regarding three story height and the façade material.

Mr. Boyette made a motion to approve this request. Mr. Bailey seconded the motion to approve this request. Members voted 4 to 1 to deny the request. Ms. Kinsey voted no. Mr. Larkins voted no. Mr. Merrill voted no. Dr. Northam voted no.

RECOMMENDED FOR DENIAL

STAFF UPDATES

No staff updates.

MINUTES

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

Ms. Kinsey *made a motion to approve the minutes. Dr. Northam seconded the motion. All members voted unanimously to approve the minutes.*

MINUTES RECOMMENDED FOR APPROVAL

There being no further business, the meeting was adjourned.

Gene Joyce, III Chairperson

Laura Puckett, Administrative Coordinator

Attachment: 10-04-2021 P&Z Minutes (3591 : P&Z minutes from October 4, 2021 meeting)