



CITY OF TEXARKANA
PLANNING & ZONING COMMISSION
AGENDA • NOVEMBER 4, 2024

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

220 TEXAS BLVD.
 TEXARKANA, TX 75501

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

I. CALL TO ORDER

II. AGENDA ITEMS

1. Consider approval Lavender Pasco Third Addition, located between Mall Drive and Summer Ridge Drive just west of Summerhill Road. George Lavender, owner, and Jeffrey Wood, MTG Engineers and Surveyors, agent.
2. Ordinance No. 2024-145 Specific Use Permit for one additional use of a LED/Digital display on an existing off Premise advertising billboard on an approximate 4.5-acre tract of land (being Tracts 84A, 84C, and 85A), M. H. Janes HRS, A-305, located at 7770 Hampton Road. Tyler Parsons, Representing FMG North Texas, owners.
3. Ordinance No. 2024-146 granting Specific Use for one additional use of permanent cosmetics on Lots 14-16, Block 3, Parish Place Addition, located at 824 Richmond Road. Shankar Poudel, owner, and Sarswoti Yadav, agent.

4. Ordinance No. 2024-147 rezoning on an approximate 30.61-acre-tract of land (being Tract 144 & 146) Willis Oldham HRS, A-458, located at 500 St. Michael Drive. Blaz Korosec, owner and Jaimie Stone, agent.
5. Ordinance No. 2024-148 granting a Specific Use to allow the one additional use of a camp trailer park and HUD code manufactured home park on an approximate 30.61-acre tract of land (being Tracts 144 & 146) Willis Oldham HRS, A-458, located at 500 St. Michael Drive. Blaz Korosec, owner and Jaimie Stone, agent.

III. STAFF UPDATES

IV. CONSIDER APPROVAL OF MINUTES

1. Consider the Planning and Zoning Commission meeting Minutes of October 7, 2024.

V. ADJOURNMENT

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

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

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

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

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

City of Texarkana, Texas

Version:

Update Date: 10/31/2024 12:20 PM

Summary Sheet

Lead Department: Planning & Zoning Commission **Action Officer:** Laura Puckett, Zoning Administrator
Subject: Consider approval Lavender Pasco Third Addition, located between Mall Drive and Summer Ridge Drive just west of Summerhill Road. George Lavender, owner, and Jeffrey Wood, MTG Engineers and Surveyors, agent.

Meeting Date: 11/4/2024

Attachments

- a. PlatComments-LavenderPascoThirdAddition-Nov2024 (PDF)

Staff Coordination

Building Code Administration	Mashell Daniel	Department Head Review
Pending		
Planning & Zoning Commission		Department Review
Pending		
Planning & Zoning Commission	Laura Puckett	Meeting Pending
11/04/2024 6:00 PM		

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

See attached memorandum.

Potential Options:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommend for approval of the final plat pending any staff and utility changes.

Advisory Board/Committee Review:

Planning and Zoning Commission meeting

Board/Committee Recommendation:

NOT APPLICABLE

City of Texarkana, Texas

Advisory Board/Committee Meeting Date and Minutes:

November 4, 2024

MEMORANDUM

To: Planning and Zoning Commission

From: Dusty Henslee, P.E., CFM, CPM 
Assist. City Manager/Director of Public Works, Texarkana, Texas

Date: October 30, 2024

Subject: **Consider approval of the Lavender Pasco Third Addition**

This is a request by George Lavender, owner, and Jeffrey Wood, MTG Engineers and Surveyors, agent, to consider approval **Lavender Pasco Third Addition**

Comments are as follows:

1. TxDOT – No response
2. Summit Utilities – No issues
3. Sparklight/Cableone – No response
4. Windstream - No response
5. Conterra – No response
6. Electric Companies
 - a. AEP - No issues
 - b. Bowie Cass – No issues
 - c. REA – No response
7. TWU - **See memo**
8. PW/Planning Departments
 - a. **Development of property must meet all development codes (streets and sidewalks, drainage, floodplain, stormwater, etc.)**
 - b. **Submit electronic copy once the plat is recorded.**
 - c. **Tax certificate of the property for recording purposes from BCAD must be provided showing all taxes have been paid for entire property in order to be recorded at the County Courthouse (Texas State Legislature amendment 12.002 of the Texas Property Code).**
9. Fire Department – No issues

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

Attachment: PlatComments-LavenderPascoThirdAddition-Nov2024 (4361 : Consider approval Lavender Pasco Third Addition)



CITY OF

TEXARKANA
TEXAS

2.1.a

P.O. Box 1967
Texarkana, TX 75504
Phone (903) 798-3900**Application for Subdivision Plat Approval****Type:**☐ Preliminary ☐ Final ☒ Replat ☐ Minor ☐ Amended ☐ VacationPurpose of Plat: To Replat Lot 1B of Lavender Pasco Second Addition into two lots**Plat Title:** Lavender Pasco Third Addition**Current Legal Description:** Lot 1B of Lavender Pasco Second Addition**Total Acreage:** 1.841 acres **Number of Lots:** 2 **Zoning:** GR**Owner/Developer Information:**Name: George Lavender

Address: _____

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

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

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

Owners/Applicant Certification

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

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

Jeffrey Wood

Applicant's Printed Name

Applicant's Signature

10/16/24

Date

Application Fee: _____

Received by: _____

Revised

Packet Pg. 6

Attachment: PlatComments-LavenderPascoThirdAddition-Nov2024 (4361 : Consider approval Lavender Pasco Third Addition)



CITY OF

TEXARKANA

TEXAS

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

REPLAT CHECKLIST

GENERAL INFORMATION / PROJECT DESCRIPTION

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

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

SPECIFIC PLAT INFORMATION

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

1. Blocks and lots shall be numbered

2. Building lines and easements are shown

a. Commercial (15')

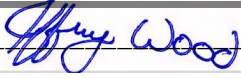
b. Residential (25')

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

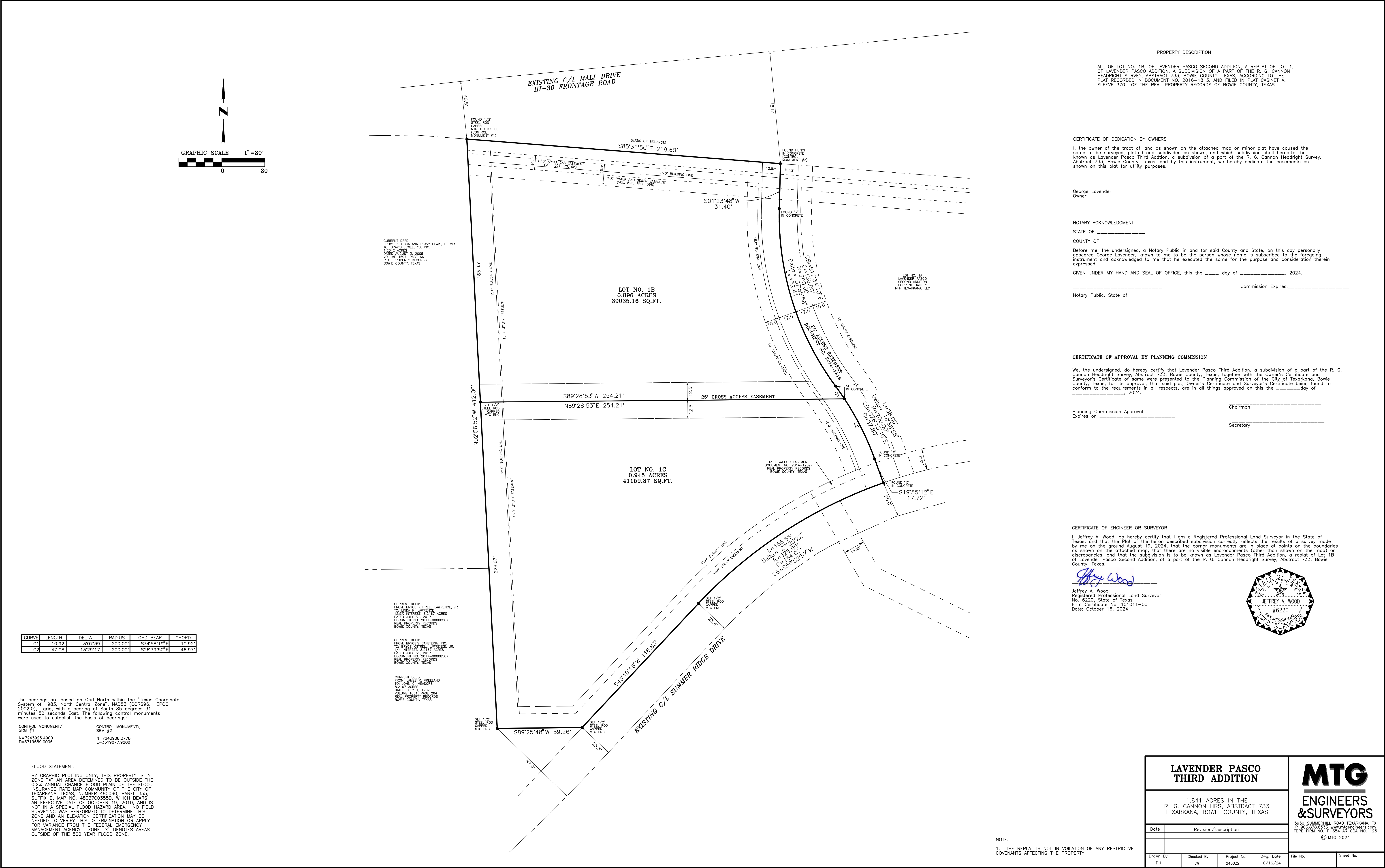
Surveyor Note explaining purpose of Replat	☒
100 Year FEMA Flood Zones	☒
Finish Floor Elevations (lots adjacent to flood zones and drainage facilities)	☒
Shown all necessary dimensions	☒
Supplemental Survey Reference Markers	☒
Certificate of ownership	☒
Certificate of surveyor	☒
Certificate of approval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

CERTIFICATION STATEMENT

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


 _____ 10/16/24
 Signature Date
 Jeffrey Wood
 Printed Name

Attachment: PlatComments-LavenderPascoThirdAddition-Nov2024 (4361 : Consider approval Lavender Pasco Third Addition)



From: [TEX-Henslee, Dustin](#)
To: [dwwiley@aep.com](#); [Zachary S Pianalto](#); [michael.a.latham@windstream.com](#); [Chris Jackson](#); [Mccormick, Brandon K](#); [TWU-Smith, Gary](#); [TEX-Daniel, Mashell](#); [willb@bcec.com](#); [TWU-Rogers, Terri](#); [Langley, Joe](#); [TTFD-James, Heather](#); [mgross@bowieappraisal.org](#); [Tommy Bruce](#); [Brandon Brooks](#); [GREG STRICKLAND](#); [Stephanie Green](#); [Jeremy Lindsey](#); [dmcdowell@swrea.com](#); [TX-Maxey, Shawn](#); [Adam Keahey](#); [tray.mcneil@rittercommunications.com](#); [Fisher, Jacob W](#)
Cc: [TEX-Puckett, Laura](#)
Subject: Plat Review - Lavender Pasco Third Addition
Date: Monday, October 21, 2024 9:01:00 AM
Attachments: [PlatReview-LavenderPascoThirdAddition-10212024.pdf](#)

All,

We have received a request for approval of the Lavender Pasco Third Addition being a replat of Lot 1B Lavender Pasco Second Addition. This property is located between Mall Drive and Summer Ridge Drive just west of Summerhill Road.

Attached is the application, checklist, and proposed plat. This will be on the **November 4, 2024** P&Z Agenda so please review and provide any comments back to me via email by **12 PM, October 30, 2024**. If you have any questions, please let me know.

Thanks,

Dusty Henslee, P.E., CFM, CPM
Assistant City Manager/Director of Public Works
City of Texarkana, Texas
Office: (903)-798-3953
Cell: (903)-908-1808

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

Attachment: PlatComments-LavenderPascoThirdAddition-Nov2024 (4361 : Consider approval Lavender Pasco Third Addition)

From: [Zac Pianalto](#)
To: [TEX-Henslee, Dustin](#); [Dusty Wiley](#)
Subject: RE: Plat Review - Lavender Pasco Third Addition
Date: Monday, October 21, 2024 9:20:28 AM
Attachments: [image001.png](#)

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

Dusty Henslee,

SWEPCO has no objections to the replat of the Lavender Pasco Third Addition property. There is an existing SWEPCO underground line, cabinet, and pad mount transformer at the northwest corner of the access easement and Summer Ridge Dr inside the 15' SWEPCO easement. On the west side of the property is an overhead line serving the Gray's Jewelers property.



ZAC PIANALTO | ENGINEER

ZSPIANALTO@AEP.COM | C:903.826.5027

3708 W 7TH ST, TEXARKANA, TX 75501-6324

From: TEX-Henslee, Dustin <dustin.henslee@texarkanatexas.gov>
Sent: Monday, October 21, 2024 9:01 AM
To: Dusty Wiley <dwwiley@aep.com>; Zac Pianalto <zspianalto@aep.com>; Latham, Michael A <michael.a.latham@windstream.com>; chris.jackson@windstream.com; brandon.k.mccormick@windstream.com; TWU-Smith, Gary <gsmith@txkusa.org>; TEX-Daniel, Mashell <mhodges@texarkanatexas.gov>; willb@bcec.com; TWU-Rogers, Terri <terri.rogers@txkusa.org>; joe.langley@sparklight.biz; TTFD-James, Heather <heather.james@texarkanatexas.gov>; mgross <mgross@bowieappraisal.org>; Tommy Bruce <Tommy.Bruce@txdot.gov>; Brandon Brooks <bbrooks@summitutilities.com>; GREG STRICKLAND <gstrickland@summitutilities.com>; Stephanie Green <sgreen@conterra.com>; Jeremy Lindsey <jlindsey@swrea.com>; dmcdowell@swrea.com; TX-Maxey, Shawn <s.maxey@texarkanatexas.gov>; Adam Keahey <akeahey@conterra.com>; tray.mcneil@rittercommunications.com; Fisher, Jacob W <Jacob.Fisher@windstream.com>
Cc: TEX-Puckett, Laura <lpuckett@texarkanatexas.gov>
Subject: [EXTERNAL] Plat Review - Lavender Pasco Third Addition

All,

We have received a request for approval of the Lavender Pasco Third Addition being a replat of Lot 1B Lavender Pasco Second Addition. This property is located between Mall Drive and Summer Ridge Drive just west of Summerhill Road.

Attached is the application, checklist, and proposed plat. This will be on the **November 4, 2024** P&Z Agenda so please review and provide any comments back to me via email by **12 PM, October 30,**

Attachment: PlatComments-LavenderPascoThirdAddition-Nov2024 (4361 : Consider approval Lavender Pasco Third Addition)

2024. If you have any questions, please let me know.

Thanks,

Dusty Henslee, P.E., CFM, CPM
Assistant City Manager/Director of Public Works
City of Texarkana, Texas
Office: (903)-798-3953
Cell: (903)-908-1808

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

From: [Will Burris](#)
To: [TEX-Henslee, Dustin](#)
Subject: RE: Plat Review - Lavender Pasco Third Addition
Date: Monday, October 21, 2024 10:37:46 AM

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

No Conflict or Comment from Bowie Cass

Thanks,

William Burris
 Engineering Staking Coordinator
 Bowie-Cass Electric Cooperative
 P.O. Box 47 / 117 N. Street
 Douglassville, Texas 75560
 Desk: 903-846-2311 ext. 432

From: TEX-Henslee, Dustin <dustin.henslee@texarkanatexas.gov>
Sent: Monday, October 21, 2024 9:01 AM
To: dwwiley@aep.com; Zachary S Pianalto <zspianalto@aep.com>; Latham, Michael A <michael.a.latham@windstream.com>; chris.jackson@windstream.com; brandon.k.mccormick@windstream.com; TWU-Smith, Gary <gsmith@txkusa.org>; TEX-Daniel, Mashell <mhodges@texarkanatexas.gov>; Will Burris <willb@bcec.com>; TWU-Rogers, Terri <terri.rogers@txkusa.org>; joe.langley@sparklight.biz; TTFD-James, Heather <heather.james@texarkanatexas.gov>; mgross <mgross@bowieappraisal.org>; Tommy Bruce <Tommy.Bruce@txdot.gov>; Brandon Brooks <bbrooks@summitutilities.com>; GREG STRICKLAND <gstrickland@summitutilities.com>; Stephanie Green <sgreen@conterra.com>; Jeremy Lindsey <jlindsey@swrea.com>; dmcdowell@swrea.com; TX-Maxey, Shawn <s.maxey@texarkanatexas.gov>; Adam Keahey <aakeahey@conterra.com>; tray.mcneil@rittercommunications.com; Fisher, Jacob W <Jacob.Fisher@windstream.com>
Cc: TEX-Puckett, Laura <lpuckett@texarkanatexas.gov>
Subject: Plat Review - Lavender Pasco Third Addition

All,

We have received a request for approval of the Lavender Pasco Third Addition being a replat of Lot 1B Lavender Pasco Second Addition. This property is located between Mall Drive and Summer Ridge Drive just west of Summerhill Road.

Attached is the application, checklist, and proposed plat. This will be on the **November 4, 2024** P&Z Agenda so please review and provide any comments back to me via email by **12 PM, October 30, 2024**. If you have any questions, please let me know.

Attachment: PlatComments-LavenderPascoThirdAddition-Nov2024 (4361 : Consider approval Lavender Pasco Third Addition)

Thanks,

Dusty Henslee, P.E., CFM, CPM
Assistant City Manager/Director of Public Works
City of Texarkana, Texas
Office: (903)-798-3953
Cell: (903)-908-1808

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

Attachment: PlatComments-LavenderPascoThirdAddition-Nov2024 (4361 : Consider approval Lavender Pasco Third Addition)

From: [Brandon Brooks](#)
To: [TEX-Henslee, Dustin](#)
Subject: RE: [EXTERNAL EMAIL] Plat Review - Lavender Pasco Third Addition
Date: Monday, October 21, 2024 2:52:34 PM
Attachments: [image001.jpg](#)

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.

We should not be affected by this.



Brandon Brooks
 Operations Supervisor | Texarkana, Arkansas
 903.824.1304 c.
bbrooks@summitutilities.com

From: TEX-Henslee, Dustin <dustin.henslee@texarkanatexas.gov>
Sent: Monday, October 21, 2024 9:01 AM
To: dw Wiley@ aep.com; Zachary S Pinalto <zspialto@aep.com>; Latham, Michael A <michael.a.latham@windstream.com>; chris.jackson@windstream.com; brandon.k.mccormick@windstream.com; TWU-Smith, Gary <gsmith@txkusa.org>; TEX-Daniel, Mashell <mhodges@texarkanatexas.gov>; willb@bcec.com; TWU-Rogers, Terri <terri.rogers@txkusa.org>; joe.langley@sparklight.biz; TTFD-James, Heather <heather.james@texarkanatexas.gov>; mgross <mgross@bowieappraisal.org>; Tommy Bruce <Tommy.Bruce@txdot.gov>; Brandon Brooks <bbrooks@summitutilities.com>; Greg Strickland <gstrickland@summitutilities.com>; Stephanie Green <sgreen@conterra.com>; Jeremy Lindsey <jlindsey@swrea.com>; dmcDowell@swrea.com; TX-Maxey, Shawn <s.maxey@texarkanatexas.gov>; Adam Keahey <akeahey@conterra.com>; tray.mcneil@rittercommunications.com; Fisher, Jacob W <Jacob.Fisher@windstream.com>
Cc: TEX-Puckett, Laura <lpuckett@texarkanatexas.gov>
Subject: [EXTERNAL EMAIL] Plat Review - Lavender Pasco Third Addition

All,

We have received a request for approval of the Lavender Pasco Third Addition being a replat of Lot 1B Lavender Pasco Second Addition. This property is located between Mall Drive and Summer Ridge Drive just west of Summerhill Road.

Attached is the application, checklist, and proposed plat. This will be on the **November 4, 2024** P&Z Agenda so please review and provide any comments back to me via email by **12 PM, October 30, 2024**. If you have any questions, please let me know.

Attachment: PlatComments-LavenderPascoThirdAddition-Nov2024 (4361 : Consider approval Lavender Pasco Third Addition)

Thanks,

Dusty Henslee, P.E., CFM, CPM
Assistant City Manager/Director of Public Works
City of Texarkana, Texas
Office: (903)-798-3953
Cell: (903)-908-1808

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

If you received this message in error, please do not read, copy, or share it. Instead, please notify the sender immediately and permanently delete all copies in your possession.

Attachment: PlatComments-LavenderPascoThirdAddition-Nov2024 (4361 : Consider approval Lavender Pasco Third Addition)



Texarkana Water Utilities

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

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

MEMORANDUM

To: Dusty Henslee, P.E., CFM, CPM, Assistant City Manager/Director of Public Works, City of Texarkana, Texas

From: Gary L. Smith, P.E., Director, TWU

Date: October 21, 2024

Re: **Lavender Pasco Third Addition – Replat of Lot 1B Lavender Pasco Second Addition**

The Utility staff has reviewed the above replat and have the following comments:

1. There is an existing eight-inch (8") water main on the east side of a "cut thru" road (running from the off ramp to Summer Ridge Drive), located between this proposed site and the Signature Care Emergency Center site. There is also an existing thirty-inch (30") water transmission main parallel and adjacent to the north boundary line of the proposed Lot 1B.
2. There is an existing eight-inch (8") sanitary sewer main beginning in the northwest area of the proposed Lot 1B running in a westerly direction. With the replat of the existing Lot 1B Lavender Pasco Second Addition the proposed Lot 1C will no longer be served by sewer. The owner/developer will be responsible to extend sewer to serve the proposed Lot 1C.
3. The Utility reserves the right to request additional utility easements upon review of the plans.
4. The size and location of the existing water and sanitary sewer mains have not been field verified. The developer's representative shall field verify the size and location of the existing utilities before designing or constructing extensions of the system

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

cc: Kenny Icenhower, P.E., Assistant Director - Operations, TWU
Bill Moss, GIS Asset Management Administrator, TWU
Teresa Akard, O & M Coordinator, TWU
Michelle Warren, Executive Assistant, TWU

City of Texarkana, Texas

Version:

Update Date: 10/31/2024 12:20 PM

Summary Sheet

Lead Department: Planning & Zoning Commission **Action Officer:** Laura Puckett, Zoning Administrator
Subject: Ordinance No. 2024-145 Specific Use Permit for one additional use of a LED/Digital display on an existing off Premise advertising billboard on an approximate 4.5-acre tract of land (being Tracts 84A, 84C, and 85A), M. H. Janes HRS, A-305, located at 7770 Hampton Road. Tyler Parsons, Representing FMG North Texas, owners.

Meeting Date: 11/4/2024

Attachments

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

Staff Coordination

Building Code Administration	Mashell Daniel	Department Head Review
Pending		
Planning & Zoning Commission		Department Review
Pending		
Planning & Zoning Commission	Laura Puckett	Meeting Pending
11/04/2024 6:00 PM		

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Tyler Parsons, Representing FMG North Texas, owners for a Specific Use Permit to allow one additional of a LED/Digital display on an existing off premise advertising billboard on an approximate 4.5-acre tract of land (being Tracts 84A, 84C, and 85A), M.H Janes HRS, A-305, located at 7770 Hampton Road. The property is zoned Commercial.

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

The adjacent zoning is Single Family-2 to the north, east and west, I-30 to the south. The adjacent land usage is a vacant property north and west, auto body shop to the east, and I-30 south.

Staff recommend approval of this request with the following stipulations:

1. That all City codes be met as to permits, setbacks, height and square footage of the signage.

City of Texarkana, Texas

2. That the sign cannot be placed inside of a public right of way or public utility easement.

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

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

Potential Options:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommend 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 4, 2024

NOTICE OF PUBLIC HEARINGS

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

PLANNING & ZONING COMMISSION: Hearing Date: MONDAY, NOVEMBER 4, 2024 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, JANUARY 13, 2025 Hearing Time: 6:00 pm

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



OWNER: Tyler Parsons, Representing FMG North Texas, owners

OWNER'S ADDRESS: 7770 Hampton Road Texarkana, Texas 75501

LOCATION OF REZONING: 7770 Hampton Road, Texarkana, Texas 75501

PROPOSED CHANGE: to allow one additional use of a LED/Digital display on an existing off premise advertising billboard

LEGAL DESCRIPTION: on an approximate 4.5-acre tract of land (being Tracts 84A, 84C, and 85A), M.H. Janes HRS, A-305

CASE NUMBER: S-796

DATE MAILED: October 23, 2024



ZONING APPLICATION

CITY OF TEXARKANA TEXAS

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

Receipt No. 24-003426

Case S-796

Date 9-26-24

To: The Planning and Zoning Commission
City of Texarkana Texas

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

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

Location: 7770 Hampton Rd Texarkana TX 75503

Present Zoning: C

Requested: Specific Use Permit

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

Conversion of 1 side of existing commercial billboard sign to LED/Digital display on west face for eastbound traffic.

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

Billboard existed prior to annexation of property and rezoning approved in January 2024. Off-Premises CEVMS signs allowed with SUP

Attorney or Agent Signature

Printed Name: _____

Address

City, State, Zip

Home Phone & Cell Phone

Email Address

Tyler Parsons

Property Owner Signature

Printed Name: Tyler Parsons - FMI North Texas

7770 Hampton Rd

Address

Texarkana TX 75503

City, State, Zip

405-928-5880 405-640-0194

Home Phone & Cell Phone

tyler.p@landmarkcompanies.com

Email Address

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

Attachment: Hearing Notice and Application (4362 : 2024-145 ORD SUP for Billboard at 7770 Hampton Rd.)

**EXHIBIT A
TO SPECIAL WARRANTY DEED**

[Property Legal Description]

LAM1350:

All that certain tract or parcel of land being a part of the M. H. JANES HEADRIGHT SURVEY, Abstract No. 305, Bowie County, Texas, and being a part of that certain 1.638 acre tract of land conveyed to Danny Proctor by General Warranty Deed recorded in Volume 4895, Page 290 of the Real Property Records of Bowie County, Texas; also being a part of that certain 13.235 acre tract of land as conveyed to Danny L. Proctor by General Warranty Deed recorded in Volume 4956, Page 89 of the Real Property Records of Bowie County, Texas; and also being a part of that certain 10.000 acre tract of land as conveyed to Danny L. Proctor by General Warranty Deed recorded in Volume 5001, Page 326 of the Real Property Records of Bowie County, Texas, and the subject tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2" iron pin found for corner on the North right-of-way line of Hampton Road, said Point of Commencing being the Southeast corner of said 13.235 acre Proctor tract of land; THENCE N 87 deg. 27' 15" W., 43.01 feet with the North right-of-way line of Hampton Road, same being the South line of said 13.235 acre tract of land, to an angle point in said line;

THENCE N 84 deg. 30' 45" W., 333.78 feet with the South line of said 13.235 acre tract and on with the South line of said 1.638 acre tract, same being the North right-of-way line of Hampton Road, to a 1/2" iron pin set for corner on the South line of said 1.638 acre tract and being the Point of Beginning for the herein described tract of land;

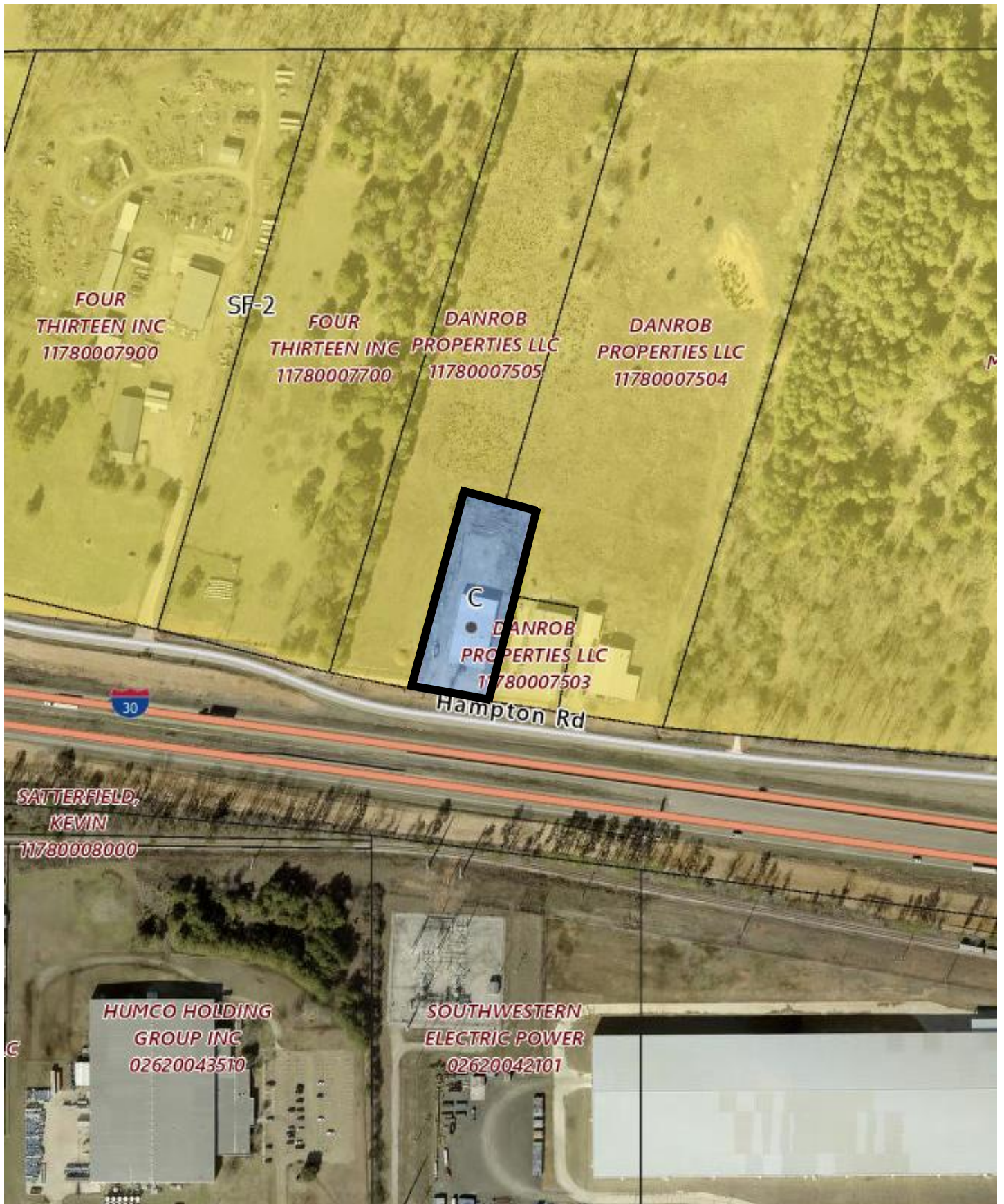
THENCE N 84 deg. 30' 45" W., 160.32 feet with the South line of said 1.638 acre tract and on with the South line of said 10.000 acre tract, same being the North right-of-way line of Hampton Road, to a 1/2" iron pin set for corner;

THENCE N 09 deg. 07' 36" E., 413.46 feet across said 10.000 acre tract to a 1/2" iron pin set for corner;

THENCE S 80 deg. 52' 24" E., 160.00 feet across said 10.000 acre tract and said 13.235 acre tract to a 1/2" iron pin set for corner;

THENCE S 09 deg. 07' 36" W., 403.29 feet across said 13.235 acre tract and said 1.638 acre tract to the Point of Beginning and containing 1.500 acre of land, more or less.

7770 Hampton Road

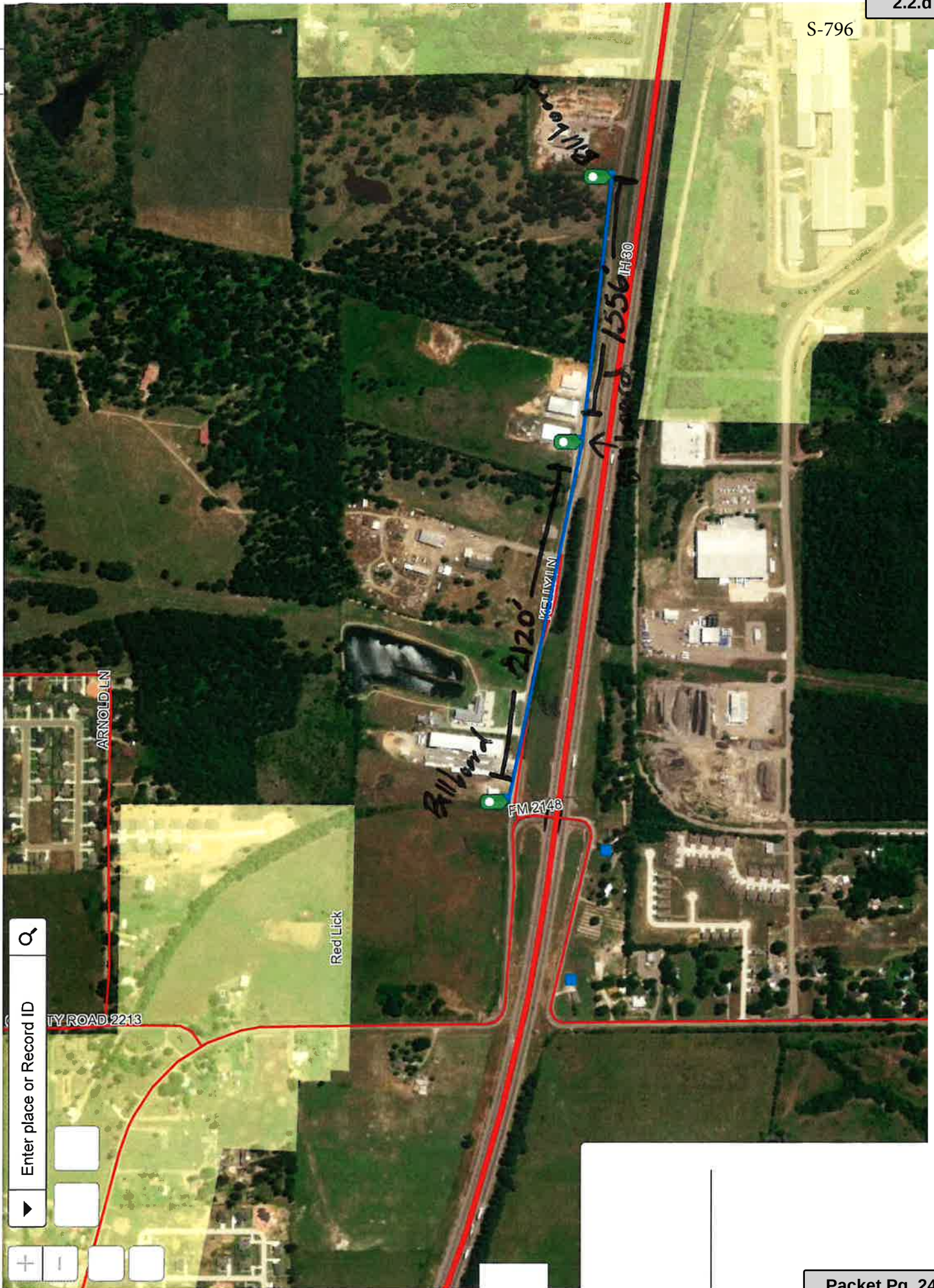


Attachment: Maps (4362 : 2024-145 ORD SUP for Billboard at 7770 Hampton Rd.)

7770 Hampton Road



Attachment: Maps (4362 : 2024-145 ORD SUP for Billboard at 7770 Hampton Rd.)



Enter place or Record ID



FM 2148

+

-

+

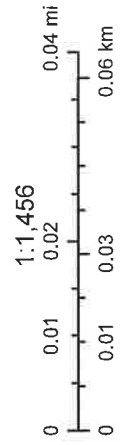
-

ArcGIS Web Map

SITE PLAN



9/25/2024, 2:13:25 PM



Esri Community Maps Contributors, City of Texas, TWU, Arkansas GIS Office, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, Esri, TomTom,

Attachment: Site plan (4362 : 2024-145 ORD SUP for Billboard at 7770 Hampton Rd.)

City of Texarkana, Texas

Version:

Update Date: 10/31/2024 12:20 PM

Summary Sheet

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

Subject: Ordinance No. 2024-146 granting Specific Use for one additional use of permanent cosmetics on Lots 14-16, Block 3, Parish Place Addition, located at 824 Richmond Road. Shankar Poudel, owner, and Sarswoti Yadav, agent.

Meeting Date: 11/4/2024

Attachments

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

Staff Coordination

Building Code Administration	Mashell Daniel	Department Head Review
Pending		
Planning & Zoning Commission		Department Review
Pending		
Planning & Zoning Commission	Laura Puckett	Meeting Pending
11/04/2024 6:00 PM		

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Shankar Poudel, owner and Sarswoti Yadav, agent for a Specific Use Permit to allow one additional use of permanent cosmetics on Lots 14-16, Block 3, Parish Place Addition, located at 824 Richmond Road. The property is zoned Neighborhood Service.

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

The adjacent zoning is Neighborhood Service to the south and west, and Single Family-2 to the north and east. The adjacent land usage is a washateria to the south, apartments to the west and residences to the north and east.

A Specific Use Permit is required to allow permanent cosmetics in the General Retail zoning district.

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

1. That the owner/or any employee performing the application of tattooing procedures be currently licensed by the State and meet all Federal, State and City licensing laws and health regulations. (A copy of the current license must be provided to the city prior to the opening of the business).

City of Texarkana, Texas

2. If this use ever ceases at this location, the City may revoke the Specific Use Permit that allows permanent cosmetics.
3. That the sale of tobacco products or drug paraphernalia from the space used for permanent cosmetics is prohibited.
4. That any remodeling of the current building must meet all city codes and requires licensed contractors.

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

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

Potential Options:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommend 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 4, 2024



ZONING APPLICATION

CITY OF TEXARKANA TEXAS

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

Receipt No. 24-003306

Case S-797

Date 9-30-24

To: The Planning and Zoning Commission
City of Texarkana Texas

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

Lot: 14, 15, 16 Block: 3 Addition: Parish Place Addn.
(Or see attached legal description)

Location: 224 Richmond Rd Texarkana TX 75455

Present Zoning: _____

Requested: Specific Use Permit

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

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

Satswati

Attorney or Agent Signature

Printed Name: Satswati Yadav

5201 SUMMIT HILL RD
Address

Texarkana TX 75503
City, State, Zip

9034904057
Home Phone & Cell Phone

Email Address

[Signature]

Property Owner Signature

Printed Name: SHANKAR POWDEL

2204 N Jefferson Ave
Address

Mount Pleasant TX 75455
City, State, Zip

9032776888
Home Phone & Cell Phone

Email Address

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

824 Richmond Road



Attachment: Maps (4363 : 2024-146 ORD SUP for permanent cosmetics 824 Richmond Rd.)

824 Richmond Road



Attachment: Maps (4363 : 2024-146 ORD SUP for permanent cosmetics 824 Richmond Rd.)

City of Texarkana, Texas

Version:

Update Date: 10/31/2024 12:21 PM

Summary Sheet

Lead Department: Planning & Zoning Commission **Action Officer:** Laura Puckett, Zoning Administrator
Subject: Ordinance No. 2024-147 rezoning on an approximate 30.61-acre-tract of land (being Tract 144 & 146) Willis Oldham HRS, A-458, located at 500 St. Michael Drive. Blaz Korosec, owner and Jaimie Stone, agent.

Meeting Date: 11/4/2024**Attachments**

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

Staff Coordination

Building Code Administration	Mashell Daniel	Department Head Review
Pending		
Planning & Zoning Commission		Department Review
Pending		
Planning & Zoning Commission	Laura Puckett	Meeting Pending
11/04/2024 6:00 PM		

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Blaz Korosec, owner, and Jaimie Stone, agent to rezone an approximate 30.61-acre tract of land (being Tracts 144 and 146), Willis Oldham HRS, A-458, located at 500 St. Michael Drive from Agriculture/Industrial-1 to Agriculture/general Retail. The property is currently KOA Campground. The intent is to conform to the zoning pursuant to the use.

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

The adjacent zoning is Agriculture/Commercial to the west, Agriculture to the north, Commercial to the east and I-30 south. The adjacent land use is vacant land to the west, north and east and I-30 south.

Staff recommend approval of this request.

City of Texarkana, Texas

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

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

Potential Options:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommend 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 4, 2024

NOTICE OF PUBLIC HEARINGS

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

PLANNING & ZONING COMMISSION: Hearing Date: MONDAY, NOVEMBER 4, 2024 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, JANUARY 13, 2024 Hearing Time: 6:00 pm

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



OWNER: Blaz Korosec, owner and Jaimie Stone, agent

OWNER'S ADDRESS: 14119 Dallas Parkway #330, Dallas, Texas 75254

LOCATION OF REZONING: 500 St. Michael Drive, Texarkana, Texas 75501

PROPOSED CHANGE: existing camp trailer park and HUD code manufactured home park

ZONING CHANGE FROM: Agriculture -Industrial-1 TO: Agriculture – General Retail

LEGAL DESCRIPTION: on an approximate 30.61-acre tract of land (being Tract 144 & 146) Willis Oldham HRS, A-458

CASE NUMBER: Z-24-12

DATE MAILED: October, 2024



ZONING APPLICATION

CITY OF TEXARKANA TEXAS

Po Box 1867
220 Texas Blvd
Texarkana TX 75504
(903) 798-3945

www.ci.texarkana.tx.us

Receipt No. 24-003706 Case Z-24-12 Date 10-14-24

To: The Planning and Zoning Commission
City of Texarkana Texas

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

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

Location: 500 Saint Michael Dr Texarkana, TX 75503

Present Zoning: Agriculture and Industrial 1

Proposed Zoning: Agriculture and General Use

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

RV expansion and General Store

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

Attorney or Agent Signature

Print Name

Address

City, State, Zip

Home Phone & Cell Phone

Email Address

Property Owner Signature

Print Name

Address

City, State, Zip

Home Phone & Cell Phone

Email Address

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

Attachment: Hearing Notice and Application (4364 : 2024-147 ORD rezoning A/I-1 to A/GR 500 St Michael Dr)

2024-147 EXH 'A'

Z-24-12

Exhibit "A"**Legal Description of the Property:****Tract 1:**

BEING a 28.29 acre tract or parcel of land situated in the Willis Oldham Survey) Abstract Number 458, in the City of Texarkana, Bowls County, Texas and being a portion of a called 30.828 acre tract of land described in deed to Helen Jane Simmons, recorded in Volume 619, Page 355 of the Deed Records of Bowie County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 3/4" Iron rod found at an old corner of said 30.628 acre tract and being the Southwest corner of a called 6.044 acre tract of land described in deed to Texarkana Hospitality, LLC., recorded in Volume 8387, Page 125 of the Deed Records of Bowie County, Texas;

THENCE North 87° 38' 34" East, with the South line of said 6.044 acre tract, a distance of 226.58 feet to a capped 1/2" Iron rod stamped "EAGLE SURVEYING" set at the Northwest corner of a called 1.404 acre tract of land described as "Tract No. 2" in deed to David Peavy, recorded in Volume 5160, Page 95 of the Deed Record of Bowie County, Texas;

THENCE South 02° 22' 42" East with the West line of said "Tract No. 2", a distance of 219.85 feet to a 1/2" Iron rod found at Southwest corner of said "Tract No. 2" and being the Northwest corner of a called 4.072 acre tract of land described in deed to Irving Budget Inn LLC., recorded in Document Number 2017-11801 of the Deed Records of Bowie County, Texas;

THENCE South 02° 31' 39" East, with the West line of said 4.072 acre tract a distance of 216.34 feet to a 3/8" Iron rod found at Northerly Northeast corner of a called 2.229 acre tract of land described in deed to James J. Naples, recorded in Document Number 2017-9452 of the Deed Records of Bowie County, Texas;

THENCE South 87° 46' 30" West with the North line of said 2.229 acre tract a distance of 393.35 feet to an x-rod found at the Northwest corner of said 2.229 acre tract;

THENCE South 02° 28' 19" East, with the West line of said 2.229 acre tract, a distance of 212.71 feet to a capped 1/2" Iron rod stamped "EAGLE SURVEYING" set at the Southwest corner of said 2.229 acre tract and being the Northwest corner of a called 2.589 acre tract of land described in deed to R.E.C. Enterprises, LLC., recorded in Document Number 2014-12297 of the Deed Records of Bowie County, Texas and being in the North line of a called 4.981 acre tract of land described in deed to Luxury Lodges of Texas, Inc., recorded in Volume 690, Page 152 of the Deed Records of Bowie County, Texas;

THENCE South 07° 35' 41" West, with the North line of said 4.981 acre tract, a distance of 518.06 feet to a 1/2" Iron rod found at the Northwest corner of said 4.981 acre tract;

THENCE South 04° 29' 00" East, with the West line of said 4.981 acre tract, a distance of 22.35 feet to a ½" iron pipe found at the Northeast corner of a called 1.64 acre tract of land described in deed to Wilma Jean Yarbrough, recorded in Volume 3654, Page 160 of the Deed Records of Bowie County, Texas;

THENCE South 88° 44' 21" West, with the North line of said 1.64 acre tract, a distance of 368.92 feet to a capped ½" Iron rod stamped "EAGLE SURVEYING" set at the Southwest corner of said 30.628 acre tract and the Northwest corner of said 1.64 acre tract and being in the East Right of Way Line of the Kansas City Southern Railroad;

THENCE North 13° 05' 54" East, With the West line of said 30.628 acre tract and the East Right of Way line of said Railroad, a distance of 1416.38 feet to a capped 1/2" Iron rod stamped "EAGLE SURVEYING" set at the Northwest corner of said 30.628 acre tract and being the Southwest corner of a called 35.02 acre tract of land described in deed to St James Day School, recorded in Volume 537, Page 320 of the Deed Records of Bowie County, Texas;

THENCE North 87° 37' 45" East, with the North line of said 30.628 acre tract and the common South line of said 35.02 acre tract, a distance of 673.39 feet to a 3" steel fence post found at the Northeast corner of said 30.626 acre tract and being the Northwest corner of Lot 1 of Greene Subdivision an addition to the City of Texarkana, Bowie County, Texas, recorded to Volume 5572, Page 234 of the Plat Records of Bowie County, Texas;

THENCE South 02° 26' 26" East, with the West line of Lot 1, a distance of 363.04 feet to a ¾" Iron rod found at the Southwest corner of said Lot 1 and being the Northwest corner of said 6.044 acre tract;

THENCE South 02° 24' 45" East with the West line of said 6.044 acre tract, a distance of 338.35 feet to the POINT OF BEGINNING and containing 28.29 acres or 1,232,216 square feet of land more or less.

Tract 2:

Being a 2.32 acre tract or parcel of land situated in the Willis Oldham Survey, Abstract # 458, in the City of Texarkana, Bowie County, Texas and being the remainder of a tract (herein after referred as the remainder tract) of land described in deed to Luxury Lodges of Texas, Inc, recorded in Volume 690, Page 152 of the Deed Records of Bowie County, Texas being more particularly described by metes and bounds as follows:

Beginning at a 1/2" iron rod found in the South line of said remainder tract and at the Southwest corner of a called 2.589 acre tract of land described in a deed to REC Enterprises, LLC, recorded in Document # 2014-12297 of the Deed Records of Bowie County, Texas and being in the North right of way line of Interstate Highway # 30;

Thence South 87° 20' 28" West with the South line of said remainder tract and the North right of way line of said Interstate Highway # 30, a distance of 507.33 feet to a capped 1/2" iron rod stamped "Eagle Surveying" set at the Southwest corner of said remainder tract and being the

2024-147 EXH 'A'
Z-24-12

Southeast corner of a called 1.64 acre tract of land described in deed to Wilma Jean Yarbrough, recorded in Volume 3654, Page 160 of the Deed Record of Bowie County, Texas;

Thence North 05° 42' 53" West, with the West line of said remainder tract and the East line of said 1.64 acre tract, a distance of 175.72 feet to a 1" iron pipe found at an angle point in the West line of said remainder tract, the Northeast corner of said 1.64 acre tract and being in the South line of a called 30.628 acre tract of land described in deed to Helen Jane Simmons, recorded in Volume 619, Page 355, Deed Records of Bowie County, Texas;

Thence North 04° 29' 00" West with the West line of said remainder tract and the South line of said 30.628 acre tract, a distance of 22.35 feet to a 1" iron rod found at the Northwest corner of said remainder tract;

Thence North 87° 35' 41" East with the North line of said remainder tract and the common South line of said 30.628 acre tract a distance of 518.06 feet to a capped 1/2" iron rod stamped "Eagle Surveying" set in the North line of said remainder tract and the Northwest corner of said 2.589 acre tract and being the Southwest corner of a called 2.229 acre tract of land described in deed to James J. Napies, recorded in Document # 2017-9452 of the Deed Records of Bowie County, Texas;

Thence South 02° 28' 19" East with the West line of said 2.589 acre tract a distance of 196.40 feet to the Point of Beginning and containing 2.32 acres or 101,089 square feet of land more or less.

500 St. Michael Drive



Attachment: Maps (4364 : 2024-147 ORD rezoning A/I-1 to A/GR 500 St Michael Dr)

500 St. Michael Drive



Attachment: Maps (4364 : 2024-147 ORD rezoning A/I-1 to A/GR 500 St Michael Dr)

City of Texarkana, Texas

Version:

Update Date: 10/31/2024 12:21 PM

Summary Sheet

Lead Department: Planning & Zoning Commission **Action Officer:** Laura Puckett, Zoning Administrator
Ordinance No. 2024-148 granting a Specific Use to allow the one additional use of a camp trailer park and HUD code manufactured home park on an approximate 30.61-acre tract of land (being Tracts 144 & 146) Willis Oldham HRS, A-458, located at 500 St. Michael Drive. Blaz Korosec, owner and Jaimie Stone, agent.

Meeting Date: 11/4/2024

Attachments

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

Staff Coordination

Building Code Administration	Mashell Daniel	Department Head Review
Pending		
Planning & Zoning Commission		Department Review
Pending		
Planning & Zoning Commission	Laura Puckett	Meeting Pending
11/04/2024 6:00 PM		

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Blaz Korosec, owner, and Jaimie Stone, agent, for a Specific Use Permit to allow the use of Camp trailer park and HUD code manufactured home park on an approximate 30.61-acre tract of land (being Tracts 144 and 146) Willis Oldham HRS, A-458, located at 500 St. Michael Drive. The property is zoned Agriculture/Industrial-1.

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

The adjacent zoning is Agriculture/Commercial to the west, Agriculture to the north, Commercial to the east and I-30 south. The adjacent land use is vacant land to the west, north and east and I-30 south.

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

1. That the single wide HUD code manufactured homes be tied down/skirted/underpinned.

City of Texarkana, Texas

2. That the HUD code manufactured homes be used for dwelling purposes only, human occupancy only.
3. 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.
4. That a privacy fence be placed on the northern and eastern border of the park.

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

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

Potential Options:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff Recommend 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 4, 2024

NOTICE OF PUBLIC HEARINGS

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

PLANNING & ZONING COMMISSION: Hearing Date: MONDAY, NOVEMBER 4, 2024 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, JANUARY 13, 2024 Hearing Time: 6:00 pm

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



OWNER: Blaz Korosec, owner, and Jaimie Stone, agent

OWNER'S ADDRESS: 141196 Dallas Parkway #330, Dallas, Texas 75254

LOCATION OF REZONING: 500 St. Michael Drive, Texarkana, Texas 75501

PROPOSED CHANGE: Specific Use Permit to allow one additional use of camp trailer park and HUD code manufactured home park

LEGAL DESCRIPTION: on an approximate 30.61+-acre tract of land (being Tracts 144 & 146) Willis Oldham HRS. A-458

CASE NUMBER: S-798

DATE MAILED: October 23, 2024



ZONING APPLICATION

CITY OF TEXARKANA TEXAS

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

Receipt No 24-003706

Case S-798

Date 10-14-24

To: The Planning and Zoning Commission
City of Texarkana Texas

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

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

Location: 500 Saint Michael Dr Texarkana, TX 75503

Present Zoning: Agriculture and Industrial 1

Requested: Specific Use Permit

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

RV expansion and General Store

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

Attorney or Agent Signature

Printed Name Jaimie Stone

500 St Michael Dr

Address

Texarkana Tx 75503

City, State, Zip

903-793-7517

Home Phone & Cell Phone

jaimie@investorade.com

Email Address

Property Owner Signature

Printed Name: Blaze Krosiec

14114 Della, Parkway #330

Address

Dallas Tx 75254

City, State, Zip

214.554.1527

Home Phone & Cell Phone

BLAZE@INVESTORADE.COM

Email Address

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

Attachment: Hearing Notice and Application (4365 : 2024-148 ORD SUP for trailer camp ground and HUD Code park 500 St. Michael Dr)

2024-148 EXH 'A'
S-798

Exhibit "A"

Legal Description of the Property:

Tract I:

BEING a 28.29 acre tract or parcel of land situated in the Willis Oldham Survey) Abstract Number 458, in the City of Texarkana, Bowls County, Texas and being a portion of a called 30.828 acre tract of land described in deed to Helen Jane Simmons, recorded in Volume 619, Page 355 of the Deed Records of Bowie County, Texas and being more particularly described by metes and bounds as follows;

BEGINNING at a 3/4" Iron rod found at an ell corner of said 30.628 acre tract and being the Southwest corner of a called 6.044 acre tract of land described in deed to Texarkana Hospitality, LLC., recorded in Volume 8387, Page 125 of the Deed Records of Bowie County, Texas;

THENCE North 87° 38' 34" East, with the South line of said 6.044 acre tract, a distance of 226.58 feet to a capped 1/2" Iron rod stamped "EAGLE SURVEYING" set at the Northwest corner of a called 1.404 acre tract of land described as "Tract No. 2" in deed to David Peavy, recorded in Volume 5160, Page 95 of the Deed Record of Bowie County, Texas;

THENCE South 02° 22' 42" East with the West line of said "Tract No. 2", a distance of 219.85 feet to a 1/2" Iron rod found at Southwest corner of said "Tract No. 2" and being the Northwest corner of a called 4.072 acre tract of land described in deed to Irving Budget Inn LLC., recorded in Document Number 2017-11801 of the Deed Records of Bowie County, Texas;

THENCE South 02° 31' 39" East, with the West line of said 4.072 acre tract a distance of 216.54 feet to a 3/8" Iron rod found at Northerly Northeast corner of a called 2.229 acre tract of land described in deed to James J. Naples, recorded in Document Number 2017-9452 of the Deed Records of Bowie County, Texas;

THENCE South 87° 46' 30" West with the North line of said 2.229 acre tract a distance of 393.33 feet to an x-cut found at the Northwest corner of said 2.229 acre tract;

THENCE South 02° 28' 19" East, with the West line of said 2.229 acre tract, a distance of 212.71 feet to a capped 1/2" Iron rod stamped "EAGLE SURVEYING" set at the Southwest corner of said 2.229 acre tract and being the Northwest corner of a called 2.589 acre tract of land described in deed to R.E.C. Enterprises, LLC., recorded in Document Number 2014-12297 of the Deed Records of Bowie County, Texas and being in the North line of a called 4.981 acre tract of land described in deed to Luxury Lodges of Texas, Inc., recorded in Volume 690, Page 152 of the Deed Records of Bowie County, Texas;

THENCE South 07° 35' 41" West, with the North line of said 4.981 acre tract, a distance of 518.06 feet to a 1/2" Iron rod found at the Northwest corner of said 4.981 acre tract;

THENCE South 04° 29' 00" East, with the West line of said 4.981 acre tract, a distance of 22.35 feet to a ½" iron pipe found at the Northeast corner of a called 1.64 acre tract of land described in deed to Wilma Jean Yarbrough, recorded in Volume 3654, Page 160 of the Deed Records of Bowie County, Texas;

THENCE South 88° 44' 21" West, with the North line of said 1.64 acre tract, a distance of 368.92 feet to a capped ½" Iron rod stamped "EAGLE SURVEYING" set at the Southwest corner of said 30.628 acre tract and the Northwest corner of said 1.64 acre tract and being in the East Right of Way Line of the Kansas City Southern Railroad;

THENCE North 13° 09' 54" East, With the West line of said 30.628 acre tract and the East Right of Way line of said Railroad, a distance of 1416.38 feet to a capped 1/2" Iron rod stamped "EAGLE SURVEYING" set at the Northwest corner of said 30.628 acre tract and being the Southwest corner of a called 35.02 acre tract of land described in deed to St James Day School, recorded in Volume 537, Page 320 of the Deed Records of Bowie County, Texas;

THENCE North 87° 37' 45" East, with the North line of said 30.628 acre tract and the common South line of said 35.02 acre tract, a distance of 673.39 feet to a 3" steel fence post found at the Northeast corner of said 30.626 acre tract and being the Northwest corner of Lot 1 of Greene Subdivision an addition to the City of Texarkana, Bowie County, Texas, recorded to Volume 5572, Page 234 of the Plat Records of Bowie County, Texas;

THENCE South 02° 26' 26" East, with the West line of Lot 1, a distance of 363.04 feet to a ¾" Iron rod found at the Southwest corner of said Lot 1 and being the Northwest corner of said 6.044 acre tract;

THENCE South 02° 24' 45" East with the West line of said 6.044 acre tract, a distance of 338.35 feet to the POINT OF BEGINNING and containing 28.29 acres or 1,232,216 square feet of land more or less.

Tract 2:

Being a 2.32 acre tract or parcel of land situated in the Willis Oldham Survey, Abstract # 458, in the City Of Texarkana, Bowie County, Texas and being the remainder of a tract (herein after referred as the remainder tract) of land described in deed to Luxury Lodges of Texas, Inc, recorded in Volume 690, Page 152 of the Deed Records of Bowie County, Texas being more particularly described by metes and bounds as follows:

Beginning at a 1/2" iron rod found in the South line of said remainder tract and at the Southwest corner of a called 2.589 acre tract of land described in a deed to RFC Enterprises, LLC, recorded in Document # 2014-12297 of the Deed Records of Bowie County, Texas and being in the North right of way line of Interstate Highway # 30.

Thence South 87° 26' 28" West with the South line of said remainder tract and the North right of way line of said Interstate Highway # 30, a distance of 507.33 feet to a capped 1/2" iron rod stamped "Eagle Surveying" set at the Southwest corner of said remainder tract and being the

S-798

Southeast corner of a called 1.64 acre tract of land described in deed to Wilma Jean Yarbrough, recorded in Volume 3654, Page 160 of the Deed Record of Bowie County, Texas;

Thence North 05° 42' 53" West, with the West line of said remainder tract and the East line of said 1.64 acre tract, a distance of 175.72 feet to a 1" iron pipe found at an angle point in the West line of said remainder tract, the Northeast corner of said 1.64 acre tract and being in the South line of a called 30.628 acre tract of land described in deed to Helen Jane Simmons, recorded in Volume 619, Page 355, Deed Records of Bowie County, Texas;

Thence North 04° 29' 00" West with the West line of said remainder tract and the South line of said 30.628 acre tract, a distance of 22.35 feet to a 1" iron rod found at the Northwest corner of said remainder tract;

Thence North 87° 35' 41" East with the North line of said remainder tract and the common South line of said 30.628 acre tract a distance of 518.06 feet to a capped 1/2" iron rod stamped "Eagle Surveying" set in the North line of said remainder tract and the Northwest corner of said 2.589 acre tract and being the Southwest corner of a called 2.229 acre tract of land described in deed to James J. Naples, recorded in Document # 2017-9432 of the Deed Records of Bowie County, Texas;

Thence South 02° 28' 19" East with the West line of said 2.589 acre tract a distance of 196.40 feet to the Point of Beginning and containing 2.32 acres or 101,089 square feet of land more or less.

500 St. Michael Drive



Attachment: Maps (4365 : 2024-148 ORD SUP for trailer camp ground and HUD Code park 500 St. Michael Dr)

500 St. Michael Drive



Attachment: Maps (4365 : 2024-148 ORD SUP for trailer camp ground and HUD Code park 500 St. Michael Dr)

City of Texarkana, Texas

Version:

Update Date: 10/31/2024 8:38 AM

Summary Sheet

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

Subject: Consider the Planning and Zoning Commission meeting Minutes of October 7, 2024.

Meeting Date: 11/4/2024

Attachments

- a. October 7, 2024 P&Z Minutes (PDF)

Staff Coordination

Building Code Administration	Mashell Daniel	Department Head Review
Pending		
Planning & Zoning Commission		Department Review
Pending		
Planning & Zoning Commission	Laura Puckett	Meeting Pending
11/04/2024 6:00 PM		

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

See attached minutes.

Potential Options:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommend approval of the minutes from October 7, 2024.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

November 4, 2024



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

Council Chambers

Regular Meeting

6:00 PM

220 TEXAS BLVD.
TEXARKANA, TX 75501

I. CALL TO ORDER

II. AGENDA ITEMS

1. Z-24-9: rezoning on Lots 6-7, Block 6, New Town Addition, located at 2118 Stevenson Street from Single Family-2 to Single Family-3. Sondra Keener, owner.

Sondra Keener presented and stated that she wants to change the zoning in order to place a HUD code manufactured home on the property.

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

2. S-793: granting a Specific Use Permit to allow double-wide HUD code manufactured home on Lots 6-7, Block 6, New Town Addition, located at 2118 Stevenson Street. Sondra Keener, owner.

Ms. Keener advised that she wanted to place a double-wide HUD code manufactured home on this property.

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

3. Z-24-10: rezoning on a portion of an approximate 1.76-acre tract of land (being Tract 334) Thomas Price HRS, A-466, located at 906 Piney Road from Single Family-2 to Commercial. James Herrington, owner, and Matt Wallak, agent.

Attachment: October 7, 2024 P&Z Minutes (4366 : P&Z Commission October 7, 2024 meeting Minutes)

Matt Wallak and Matt Landes appeared and stated that their intention is to zone for a Starbuck's coffee shop.

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

4. S-794: granting a Specific Use Permit to allow one additional use of an off premise billboard on a portion of an approximate 2.29-acre tract of land (being Tract 109), H. S. Janes HRS, A-306, located at 2003 Chelf Road. Daniel Kirkland, owner, and Joe Thomas, agent.

Joe Thomas presented and stated that he meets all the criteria of the ordinances and wants to place a billboard on this property. He said that lighting is directed at the billboard and the light will not reflect on any of the residences in the area.

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

5. Z-24-11: rezoning on an approximate 1.85-acre tract of land (being Tract 36C) R. E. Sevey HRS, A-523, located at 2591 Page Street from Single Family-1 to Single Family-3. Jonathan Fowler, owner.

Jonathan Fowler and presented that he would like to change the zoning for HUD code manufactured home.

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

6. S-795: granting a Specific Use Permit to allow a double-wide HUD code manufactured home on an approximate 1.85-acre tract of land (being Tract 36C) R. E. Sevey HRS, A-523, located at 2591 Page Street. Jonathan Fowler, owner.

Mr. Fowler stated that he wants to place a double-wide HUD code manufactured home on this property.

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

7. Amendment to PD-02-13 for site plan approval on Lots 7 and 8, Block 5, Richmond Development – Fourth Subdivision, located at 3504 Arista Boulevard. Aaron Gaylor, owner.

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

III. STAFF UPDATES

IV. CONSIDER APPROVAL OF MINUTES

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

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

V. ADJOURNMENT

VI. P&Z AGENDA ITEMS