



CITY OF TEXARKANA
PLANNING & ZONING COMMISSION
AGENDA • NOVEMBER 6, 2023

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

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

I. CALL TO ORDER

II. AGENDA ITEMS

1. Z-23-16: rezoning on an approximate 1.50-acre tract of land (being Tract 84A, 84C, and 85A), M. H. Janes HRS, A-305, located at 7770 Hampton Road from Single Family-2 to Commercial. Tyler Parsons for FMG North Texas, owner.
 2. Amendment to PD-85-1 for site plan approval on an approximate 1.57-acre tract of land (being Tract 2), Mary E. Wills Subdivision, located at 1802 Richmond Road. James Brower, owner.
 3. Z-23-17: rezoning on Lot 1, Block 1, Buchanan Avenue Addition, located at 100 Jones Street from Commercial to Single Family-3. Jermell Fulton, owner.
 4. S-783: consider Specific Use Permit to allow a double wide HUD code manufactured home on Lot 1, Block 1, Buchanan Avenue Addition, located at 100 Jones Street. Jermell Fulton, owner.
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5. S-784: consider a Specific Use Permit to allow one additional use of a beauty school on the W 1/2 of Lots 1-3, Block 18 and the E 1/2 of Lots 1-3, All of Lots 4-6 and All of block 17, Rochelle Addition, located at 3123 Magnolia Street. Brenda Adams, owner.
6. S-785: consider Specific Use Permit to allow one additional use of a beauty salon on an approximate 4.126-acre tract of land (being Tract 15), located at 6500 Summerhill Road. Jessica Davis, owner, and Michelle Lee, agent.

III. STAFF UPDATES

IV. CONSIDER APPROVAL OF MINUTES

1. Consider the minutes from the October 2, 2023 Planning and Zoning Commission meeting.

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: 11/1/2023 3:22 PM

Summary Sheet

Lead Department: Planning & Zoning Commission **Action Officer:** Laura Puckett, Zoning Administrator
Subject: Z-23-16: rezoning on an approximate 1.50-acre tract of land (being Tract 84A, 84C, and 85A), M. H. Janes HRS, A-305, located at 7770 Hampton Road from Single Family-2 to Commercial. Tyler Parsons for FMG North Texas, owner.

Meeting Date: 11/6/2023

Attachments

- a. Hearing Notice and Application (PDF)
- b. Maps (PDF)
- c. Legal Description (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
11/06/2023 6:00 PM		

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Tyler Parsons, FMG North Texas, owner, to rezone an approximate 1.50-acre tract of land (being Tracts 84A, 84C, and 85A), M. H. Janes HRS, A-305, located at 7770 Hampton Road from Single Family-2 to Commercial. The intended use is outdoor advertising.

The adjacent zoning is Single Family-2 to the north, east and west, and Interstate-30 to the south. The adjacent land use is vacant land to the north and west, auto body shop to the east and Interstate-30 to the south.

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

Staff recommends for 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 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 6, 2023

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 6, 2023 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, January 8, 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@txkusa.org).



OWNER: Tyler Parsons for FMG North Texas, owner

OWNER'S ADDRESS: 7770 Hampton Road, Texarkana, Texas 75503

LOCATION OF REZONING: 7770 Hampton Road, Texarkana, Texas 75503

PROPOSED CHANGE: Outdoor advertising company

ZONING CHANGE FROM: Single Family-2 TO: Commercial

LEGAL DESCRIPTION: on an approximate 1.50-acre tract of land (being Tract 84A, 84C, and 85A), M. H. Janes HRS, A-305

CASE NUMBER: Z-23-16 DATE MAILED: October 24, 2023

Attachment: Hearing Notice and Application (4117 : Z-23-16: rezone from SF-2 to C at 7770 Hampton Road)



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. 23-003477 Case Z-23-16 Date 10-9-23

To: The Planning and Zoning Commission
City of Texarkana Texas

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

Lot: SEE ATTACHED Block: Tract 84A, 84C & 85A Addition: MH Jones, HRS A-305
(Or see attached legal description)

Location: 7770 Hampton Rd

Present Zoning: SF-2

Proposed Zoning: C

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

Outdoor advertising company

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

Annexed into city limits as SF-2. Property use is
C- Commercial

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

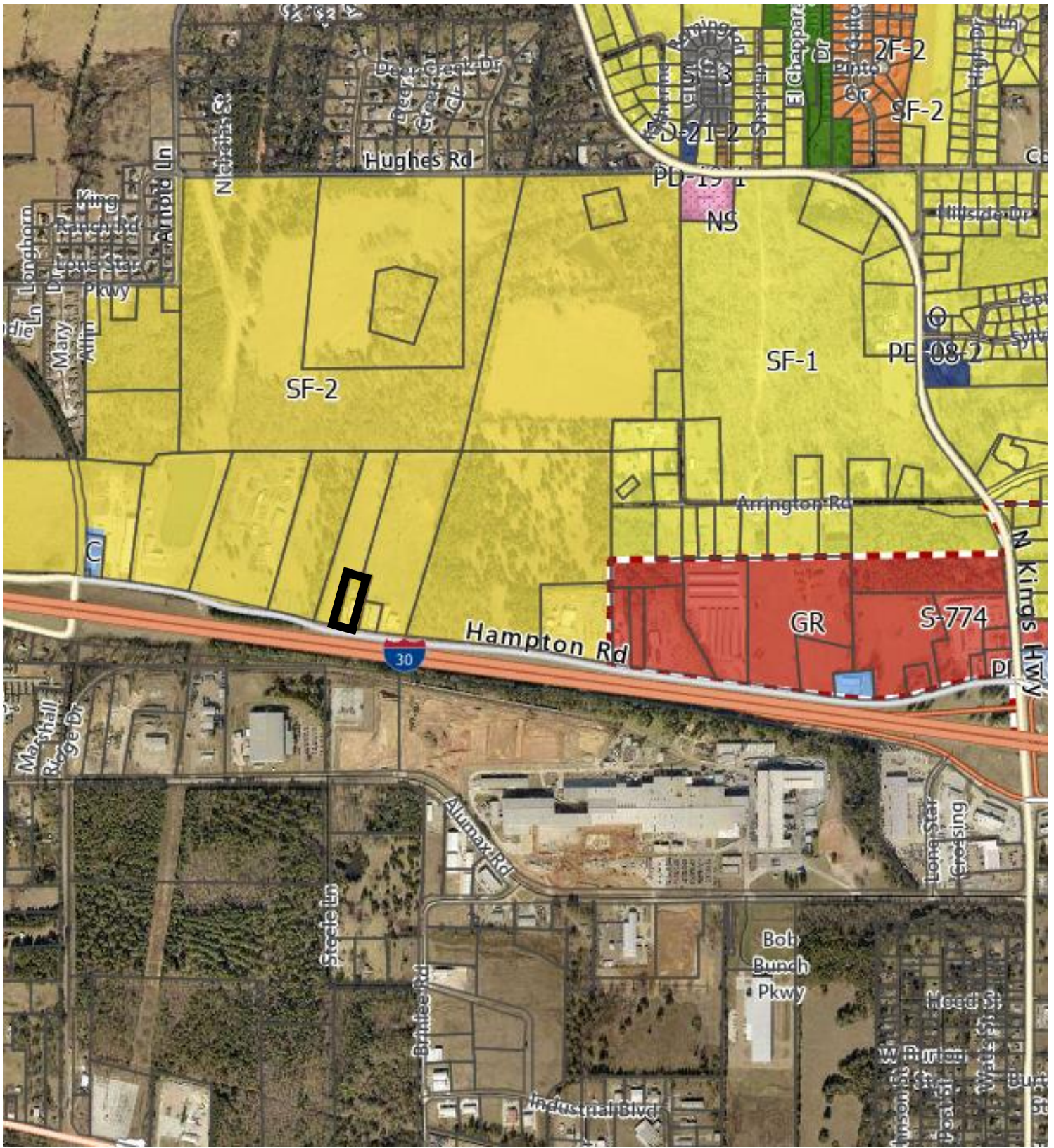
Home Phone & Cell Phone

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 (4117 : Z-23-16: rezone from SF-2 to C at 7770 Hampton Road)

7770 Hampton Road



Attachment: Maps (4117 : Z-23-16: rezone from SF-2 to C at 7770 Hampton Road)

7770 Hampton Road



Attachment: Maps (4117 : Z-23-16: rezone from SF-2 to C at 7770 Hampton Road)

**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. JAMES 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.

City of Texarkana, Texas

Version:

Update Date: 11/1/2023 3:23 PM

Summary Sheet

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

Subject: Amendment to PD-85-1 for site plan approval on an approximate 1.57-acre tract of land (being Tract 2), Mary E. Wills Subdivision, located at 1802 Richmond Road. James Brower, owner.

Meeting Date: 11/6/2023

Attachments

- a. Maps (PDF)
- b. Site Plan (PDF)
- c. Hearing Notice and Application (PDF)
- d. Legal Description (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
11/06/2023 6:00 PM		

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by James Brower, owner, for site plan approval on an approximate 1.57-acre tract of land (being Tract 2), Mary E. Wills Subdivision, located at 1802 Richmond Road. This location is currently vacant land.

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

The adjacent zoning is Multiple Family-1 to the west, General retail to the north, Planned Development-General Retail to the east and Single Family-2 to the South. The adjacent land use is a church to the west, retail to the north, and residential to the east and south.

The restrictions are as follows:

City of Texarkana, Texas

1. New 4,800 sq. ft. building.
2. The façade is brick and metal mansard.
3. Twenty-two (22) parking places including 2 handicapped spaces. Each parking space must be a minimum of 180 sq. ft. (9'x20' or 10'x18').
4. One 6'X8' monument style sign is allowed.
5. One screened dumpster site.
6. Any driveway changes or addition will be subject to approval by TXDOT.
7. The most remote part of the building must not be more than 150 feet away from the public street or a fire lane is required.
8. Site design must meet Stormwater Drainage Manual requirements.

Staff recommends for approval of this request with stipulations.

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 recommends for approval of this request with stipulations.

Advisory Board/Committee Review:

Planning and Zoning Commission

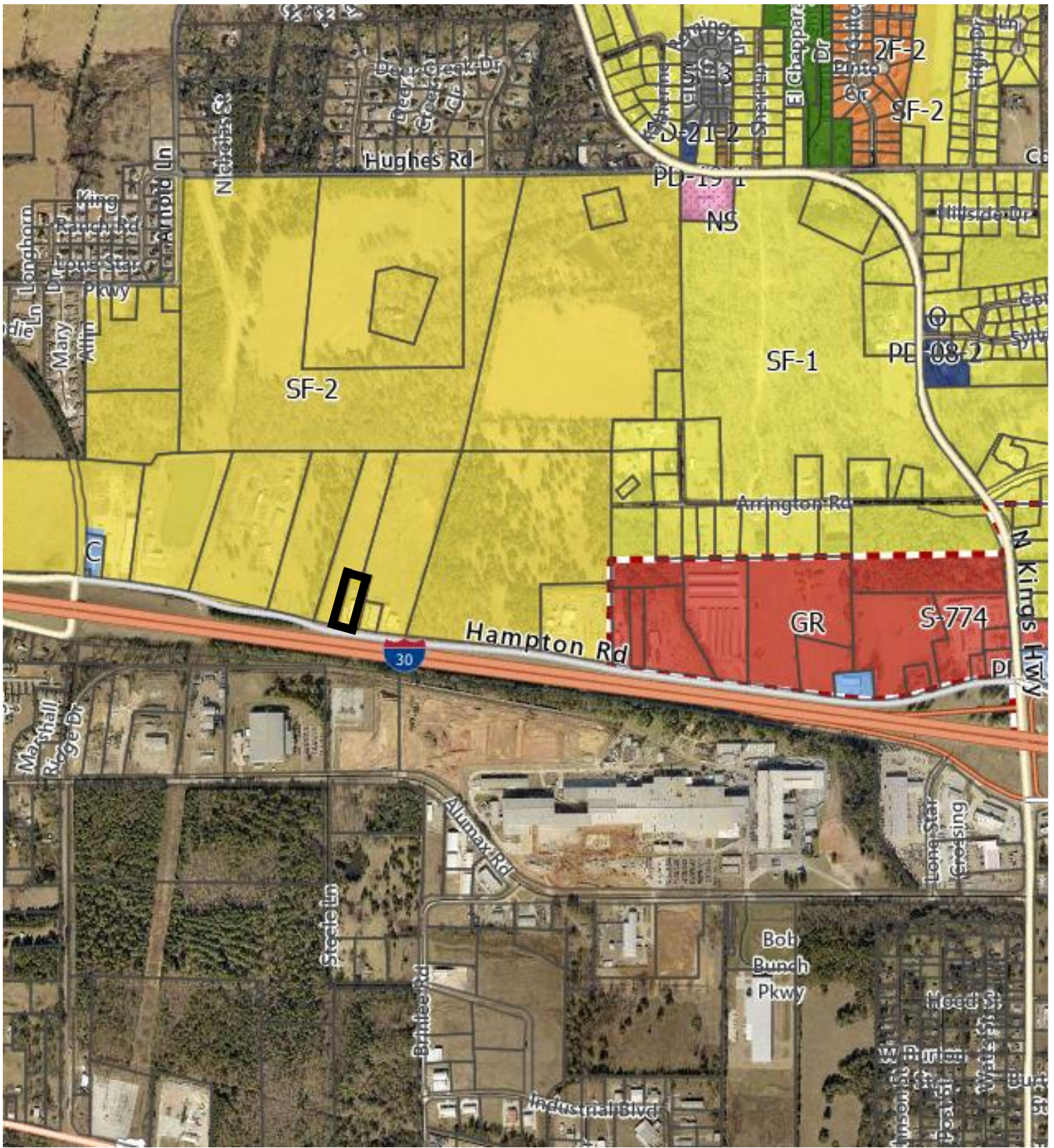
Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

November 6, 2023

7770 Hampton Road



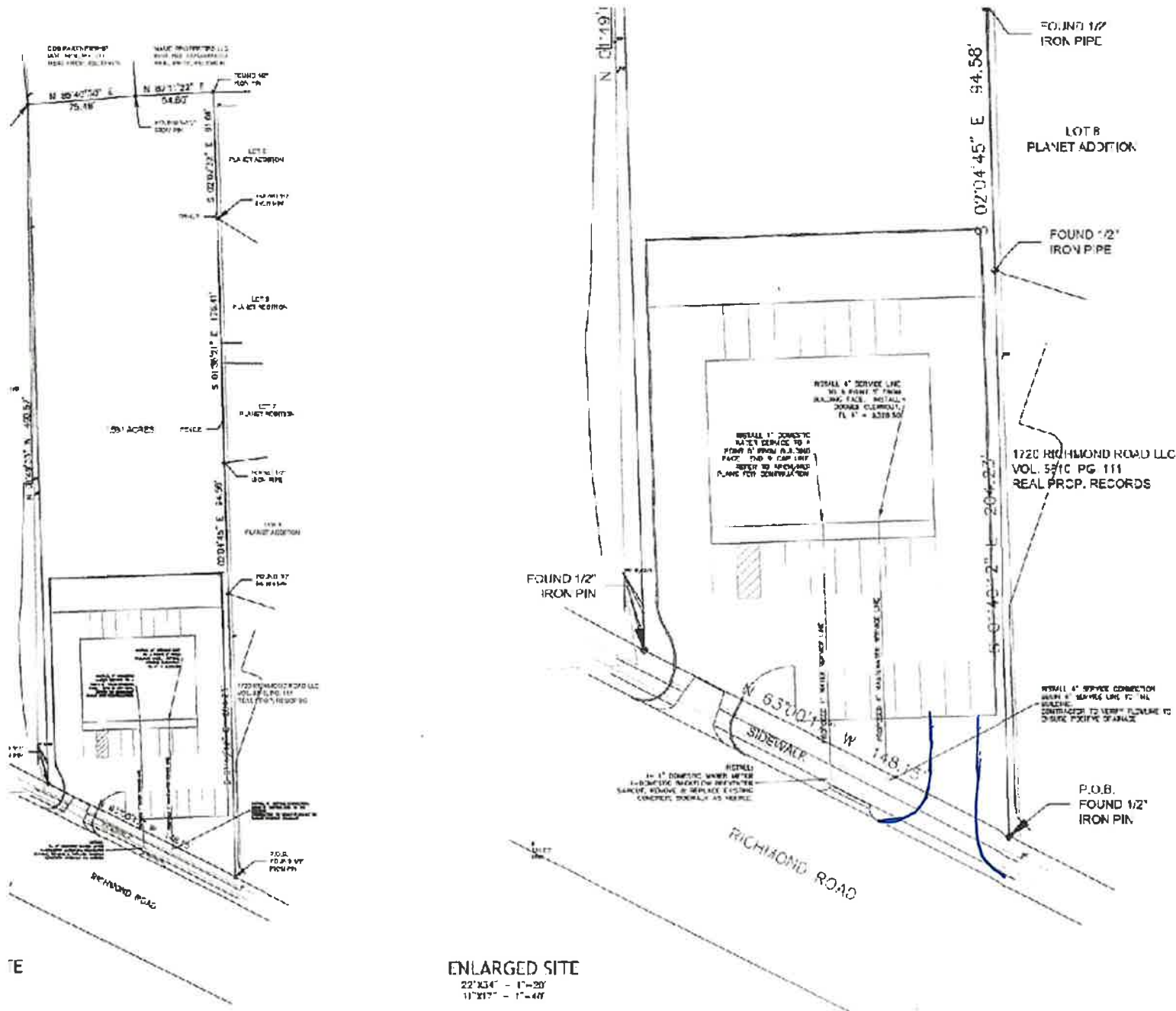
Attachment: Maps (4118 : Amendment to PD-85-1 site plan approval 1802 Richmond Rd)

7770 Hampton Road



Attachment: Maps (4118 : Amendment to PD-85-1 site plan approval 1802 Richmond Rd)

Amendment to PD-85-1 (GR)

**WATER**

ESTIC BACKFLOW PREVENTER SHALL BE A SPIES 609 REDUCED PRESSURE PRINCIPAL. THE ASSEMBLY SHALL BE PROTECTED EZZING. THE BOTTOM OF THE BUZZ VALVE SHALL BE AT LEAST 12-INCHES ABOVE THE GROUND. CE SHOULD BE INSTALLED WITHIN 5-FOOT OF ESTIC METER.

THE EXISTING WATER AND SEWER MAINS SHOWN ON THIS SITE ARE BASED ON INFORMATION AVAILABLE FROM TEXARKANA WATER UTILITIES WEBSITE. CONTRACTOR TO VERIFY SIZE AND LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

WATER AND SANITARY SEWER GENERAL NO

1. UNLESS OTHERWISE NOTED, ALL CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3000 PSI.
2. CONTRACTOR TO VERIFY ALL EXISTING SEWER LINES BEFORE BEGINNING CONSTRUCTION.
3. ALL SANITARY SEWER LINES SHALL BE PRESSURE TESTED AND PROVIDE WRITTEN INSPECTION REPORT.
4. ALL WATER AND WASTEWATER MAINS LOCATED UNDER CITY STREETS SHALL BE 12" DIA. UNLESS OTHERWISE NOTED.
5. THE SEWER TAPS, WATER TAPS AND METER RUNS SHALL BE INSTALLED AND LOCATED ADJACENT TO THE MAIN. THE WATER MAINS AND SEWER MAINS SHALL BE LOCATED SUCH THAT THE SERVICE LINES DO NOT CROSS OVER EACH OTHER. THE SERVICE LINES SHALL BE LOCATED ADJACENT TO THE MAINS. THE WATER MAINS SHALL BE LOCATED ADJACENT TO THE WASTEWATER MAINS AND BE LOCATED TO THE MAIN AS SHOWN ON THE PLAN.
6. THE BACKFLOW PREVENTER (BFP) FOR THE WATER METERS MUST BE LOCATED WITHIN 5 FEET OF THE WATER METER. THE BFP SHALL BE INSTALLED AND LOCATED ADJACENT TO THE WATER METER. THE BFP SHALL BE INSTALLED AND LOCATED ADJACENT TO THE WATER METER. THE BFP SHALL BE INSTALLED AND LOCATED ADJACENT TO THE WATER METER.
7. WHEN PLACING ANY NEW SEWER, CONTRACTOR OF PRIVATE LOTS UNDER EXISTING HIGHWAY SHALL BE NOTED BY THE CITY PLANNING DEPARTMENT. THE CONTRACTOR SHALL BE NOTED BY THE CITY PLANNING DEPARTMENT. THE CONTRACTOR SHALL BE NOTED BY THE CITY PLANNING DEPARTMENT.
8. WATER AND SEWER MAINS PLACED UNDER HIGHWAYS, STREETS AND HIGHWAY RIGHT-OF-WAY SHALL BE NOTED BY THE CITY PLANNING DEPARTMENT. THE CONTRACTOR SHALL BE NOTED BY THE CITY PLANNING DEPARTMENT. THE CONTRACTOR SHALL BE NOTED BY THE CITY PLANNING DEPARTMENT.
9. CARE SHALL BE TAKEN WHEN PLACING TAP TO EXISTING WATER AND WASTEWATER MAINS. THE CONTRACTOR SHALL BE NOTED BY THE CITY PLANNING DEPARTMENT. THE CONTRACTOR SHALL BE NOTED BY THE CITY PLANNING DEPARTMENT. THE CONTRACTOR SHALL BE NOTED BY THE CITY PLANNING DEPARTMENT.
10. WATER LINES AND TAPES (TAPPING BLANKETS) SHALL BE INSTALLED AND LOCATED ADJACENT TO THE MAINS. THE CONTRACTOR SHALL BE NOTED BY THE CITY PLANNING DEPARTMENT. THE CONTRACTOR SHALL BE NOTED BY THE CITY PLANNING DEPARTMENT. THE CONTRACTOR SHALL BE NOTED BY THE CITY PLANNING DEPARTMENT.
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THE SEAL APPEARS ON THIS DOCUMENT AND IS VALID FOR THE STATE OF TEXAS. THE SEAL IS VALID FOR THE STATE OF TEXAS. THE SEAL IS VALID FOR THE STATE OF TEXAS.	W. WHITTEN CIVIL ENGINEERING, INC. 1411 Westbury Drive Dallas, TX 75201 Texas Board of Professional Engineers Certificate: No. E-10717	W. WHITTEN CIVIL ENGINEERING, INC. 1411 Westbury Drive Dallas, TX 75201 Texas Board of Professional Engineers Certificate: No. E-10717	WATER & WASTEWATER PROPOSED RESTAURANT 1802 RICHMOND ROAD DOWIE COUNTY CITY
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SITE PLAN APPROVAL APPLICATION

CITY OF TEXARKANA TEXAS

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

Receipt No. 23-003319Case Amendment to PD-85-1Date 9/26/23

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: Tract 2 Addition: Mary E Wills Subdivision
(Or see attached metes and bounds legal description)

Project location/address:
1802 Richmond Rd

Present zoning: Planned Development Proposed zoning (if applicable) Gen Retail

Proposed use: Gen Retail

Total square footage of proposed building: 4,800 Ft. Number of parking spaces 22

Number of required parking spaces per Ordinance _____ Handicapped spaces 2

Material of building façade Brick Metal Mansard

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

Size 6x8

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

Attorney or Agent Signature

Printed Name: James Brower

Address

21 Summer Lane

City, State, Zip

TT 03

Home Phone & Cell Phone

903 278 2227

Email Address

JimboTXK@GMAIL.COM

Property Owner Signature

Printed Name: James Brower

Address

21 Summer Ln

City, State, Zip

TT 03

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 (4118 : Amendment to PD-85-1 site plan approval 1802 Richmond Rd)

THIS IS TO CERTIFY: that this plat correctly reflects the results of a survey made on the ground covering all that certain tract or parcel of land being a part of the CHANCELLOR BEACH HEADRIGHT SURVEY, Abstract No. 731, Bowie County, Texas, the subject tract of land being all of the called 1.66 acre tract described in a Release to W. H. Walraven as recorded in Volume 165, Page 383 of the Deed Records of Bowie County, Texas, the 1.66 acre tract also being referred to as Lot No. of the Mary E. Wills Subdivision according to the map or plat recorded in Volume 40, Page 260 of the Plat Records of Bowie County, Texas, Save and Except that part of said called 1.66 acre tract that lies South of the North right-of-way line of a street known as Richmond Road as conveyed to the State of Texas by Deed recorded in Volume 1344, Page 237 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:

Beginning at a ½" iron pin found for corner on the North right-of-way line of Richmond Road, the Point of Beginning also being located on the East line of said Walraven tract and at the Southwest corner of a 0.784 acre tract of land as conveyed to 1720 Richmond Road, LLC, by Warranty Deed recorded in Volume 5810, Page 111 of the Real Property Records of Bowie County, Texas;

THENCE: N 63°00'17" W, 148.15 feet with the North right-of-way line of Richmond Road to a ½" iron pin found for corner the West line of said Walraven tract, said corner being the Southeast corner of a 2.574 acre tract of land as conveyed to James Boulton, Robert Hudson and Allen Wroten, Trustees of Free Life Church, by Warranty Deed with Vendor's Lien recorded as Instrument No. 2019-00012640 of the Real Property Records of Bowie County, Texas;

THENCE: N 01°49'03" W, 490.57 feet with the West line of said Walraven tract and the East line of said 2.574 acre tract to a 5/8" iron pin found for corner at the Northwest corner of said Walraven tract, said corner being located on the East line of said 2.574 acre tract and at the Southerly Southwest corner of a 0.749 acre tract of land as conveyed to CDB Partnership by Warranty Deed recorded in Volume 3016, Page 213 of the Real Property Records of Bowie County, Texas;

THENCE: N 85°40'30" E, 75.48 feet with the North line of said Walraven tract, same being the Southerly South line of said 0.749 acre tract, to a 1-1/2" iron pipe found for corner at the Southeast corner of said 0.749 acre tract, said corner also being the Southwest corner of a 1.338 acre tract of land as conveyed to Maud Properties, LLC, by Special Warranty Deed with Vendor's Lien recorded as Instrument No. 2021-00000330 of the Real Property Records of Bowie County, Texas;

THENCE: N 87°11'22" E, 54.80 feet with the North line of said Walraven tract and the South line of said 1.338 acre tract to a ½" iron pin found for corner at the Northeast corner of said Walraven tract and the Northwest corner of Lot No. 5 of Planet Addition according to the map or plat recorded in Volume 329, Page 198 of the Plat Records of Bowie County, Texas;

THENCE: Southerly with the West line of Planet Addition and the East line of said Walraven tract the following courses: S 02°02'32" E, 91.01 feet to a ½" iron pin found at the Southwest corner of said Lot No. 5, same being the Northwest corner of said Lot No. 6;

S 01°36'21" E, 176.41 feet with the West line of said Lot No. 6 and on with the West line of Lot No. 7 to a ½" iron pipe found for corner at the Southwest corner of said Lot No. 7, same being the Northwest corner of Lot No. 8;

And S 02°04'45" E, 94.58 feet with the West line of said Lot No. 8 to a ½" iron pipe found for corner at the Southwest corner of same, said corner also being the Northwest corner of said 0.784 acre tract;

THENCE: S 01°40'12" E, 204.23 feet with the East line of said Walraven tract and the West line of said 0.784 acre tract to the Point of Beginning and containing 1.581 acres of land, more or less.

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


JOHNNY E. PLUNK, JR.
REGISTERED PROFESSIONAL
LAND SURVEYOR
TEXAS NO. 5080



Attachment: Legal Description (4118 : Amendment to PD-85-1 site plan approval 1802 Richmond Rd)

City of Texarkana, Texas

Version:

Update Date: 11/1/2023 3:23 PM

Summary Sheet

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

Subject: Z-23-17: rezoning on Lot 1, Block 1, Buchanan Avenue Addition, located at 100 Jones Street from Commercial to Single Family-3. Jermell Fulton, owner.

Meeting Date: 11/6/2023

Attachments

- a. Maps (PDF)
- b. Hearing Notice and Application (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
11/06/2023 6:00 PM		

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Jermell Fulton, owner, to rezone Lot 1, Block 1, Buchanan Avenue Addition, located at 100 Jones Street from Commercial to Single Family-3. The intention is to place a double wide HUD code manufactured home on this property.

The Future Land Use Map has designated this property as "Mixed Use Development".

The adjacent zoning is Commercial to the north, south, and west, Industrial-1 to the east. The adjacent land use is vacant land to the north, south, and west, and Union Pacific Railroad yard to the east.

Staff recommends for approval this request.

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

City of Texarkana, Texas

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

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

Potential Options:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends for approval of this request.

Advisory Board/Committee Review:

Planning and Zoning Commission

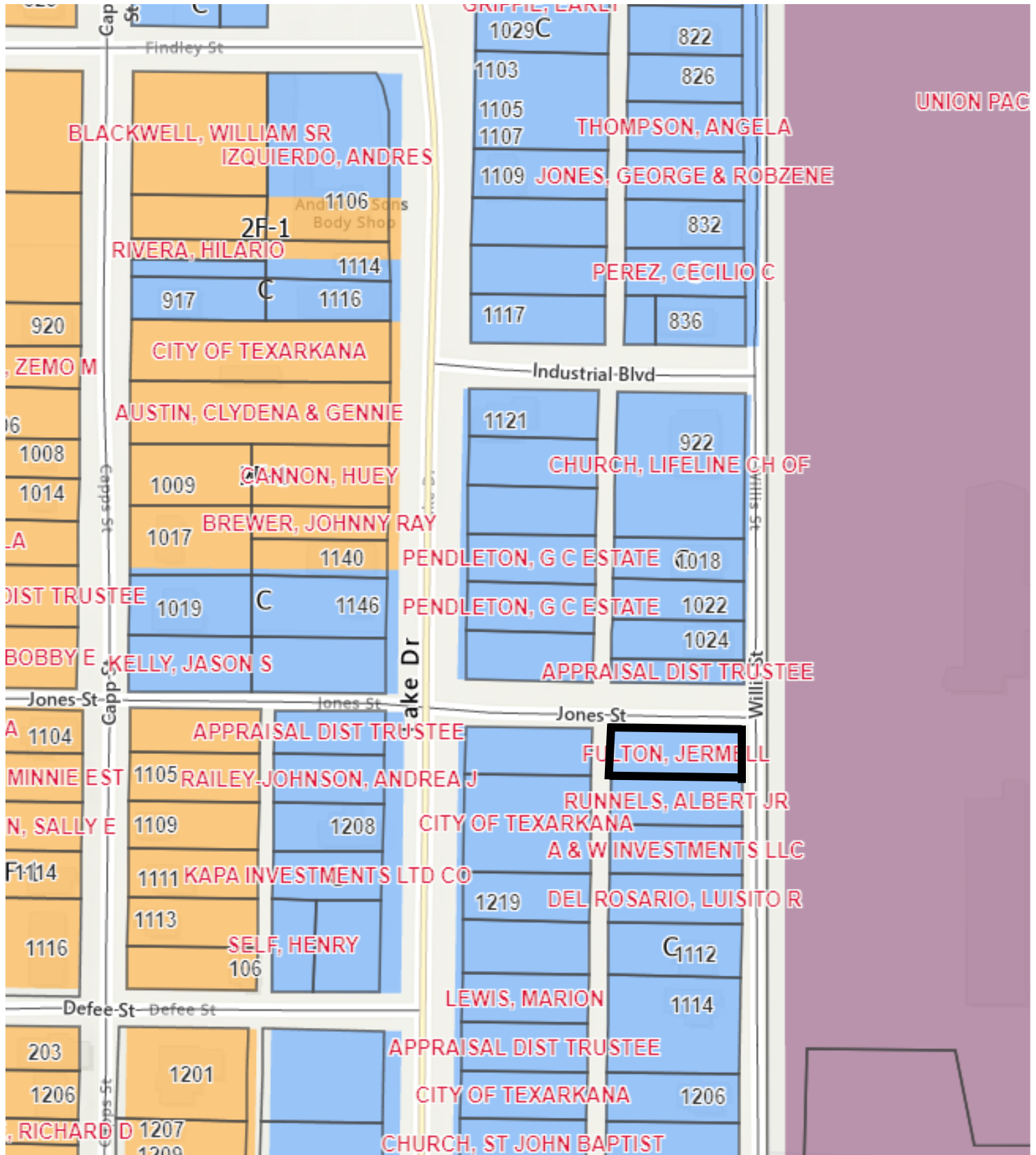
Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

November 6, 2023

100 Jones Street



Attachment: Maps (4119 : Z-23-17: rezoning from C to Single Family-3 at 100 Jones St.)

100 Jones Street





ZONING APPLICATION

CITY OF TEXARKANA TEXAS

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

Receipt No 23-003515

Case Z-23-17

Date 10-11-23

To: The Planning and Zoning Commission
City of Texarkana Texas

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

Lot: 1 Block: 1 Addition: Buchanan Ave Addn.
(Or see attached legal description)

Location: 100 Jones St.
Willis Street (03040000100) Texarkana, Texas

Present Zoning: Commercial

Proposed Zoning: Single Family - 3

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

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

Attorney or Agent Signature

Printed Name: _____

Address

City, State, Zip

Home Phone & Cell Phone

Email Address

Jermell Fulton
Property Owner Signature

Printed Name: Jermell Fulton

3404 W 7th St Apt. 16
Address

Texarkana, TX 75501
City, State, Zip

870-571-9106 / 903-908-1127
Home Phone & Cell Phone

YAYOTWINKING@gmail.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 (4119 : Z-23-17: rezoning from C to Single Family-3 at 100 Jones St.)

City of Texarkana, Texas

Version:

Update Date: 11/1/2023 3:23 PM

Summary Sheet

Lead Department: Planning & Zoning Commission **Action Officer:** Laura Puckett, Zoning Administrator
Subject: S-783: consider Specific Use Permit to allow a double wide HUD code manufactured home on Lot 1, Block 1, Buchanan Avenue Addition, located at 100 Jones Street. Jermell Fulton, owner.

Meeting Date: 11/6/2023

Attachments

- a. Maps (PDF)
- b. Hearing Notice and Application (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
11/06/2023 6:00 PM		

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Jermell Fulton, owner, for a Specific Use Permit to allow the location of a double wide HUD code manufactured home on Lot 1, Block 1, Buchanan Avenue Addition, located at 100 Jones Street.

The Future Land Use Map has designated this property as "Mixed Use Development".

The adjacent zoning is Commercial to the north, south, and west, Industrial-1 to the east. The adjacent land use is vacant land to the north, south, and west, and Union Pacific Railroad yard to the east.

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 2017 or newer double wide HUD code manufactured home be allowed on this property.
2. That the double wide HUD code manufactured home be tied down/skirted/underpinned.
3. That the double wide HUD code manufactured home be used for dwelling purposes only, human occupancy only.
4. That the Specific Use Permit be in effect for a period of three (3) years, beginning at the date of this Ordinance. It is the owner's responsibility to renew this permit.
5. That if the HUD code manufactured home is not placed on the property within the three (3) year period, the Specific Use Permit will automatically be revoked.
6. That all driveways, parking, building codes/setbacks, engineered foundation, platting and flood plain requirements must be in accordance with the City of Texarkana, Texas codes.

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

Potential Options:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends for approval of this request with stipulations.

Advisory Board/Committee Review:

Planning and Zoning Commission

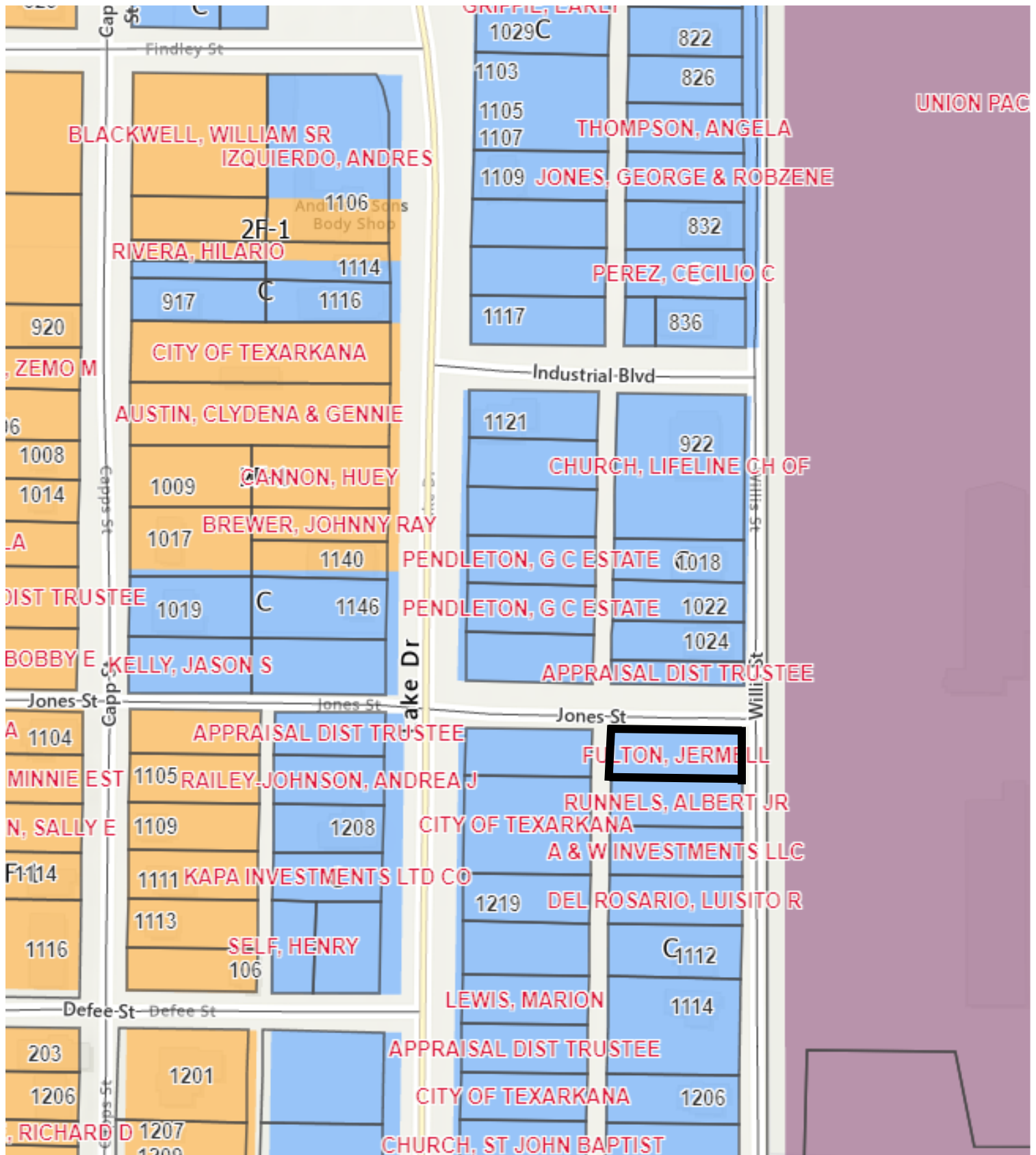
Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

November 6, 2023

100 Jones Street



Attachment: Maps (4120 : S-783: SUP for HUD code mnfctrd home at 100 Jones St)

100 Jones Street



Attachment: Maps (4120 : S-783: SUP for HUD code mnfctrd home at 100 Jones St)

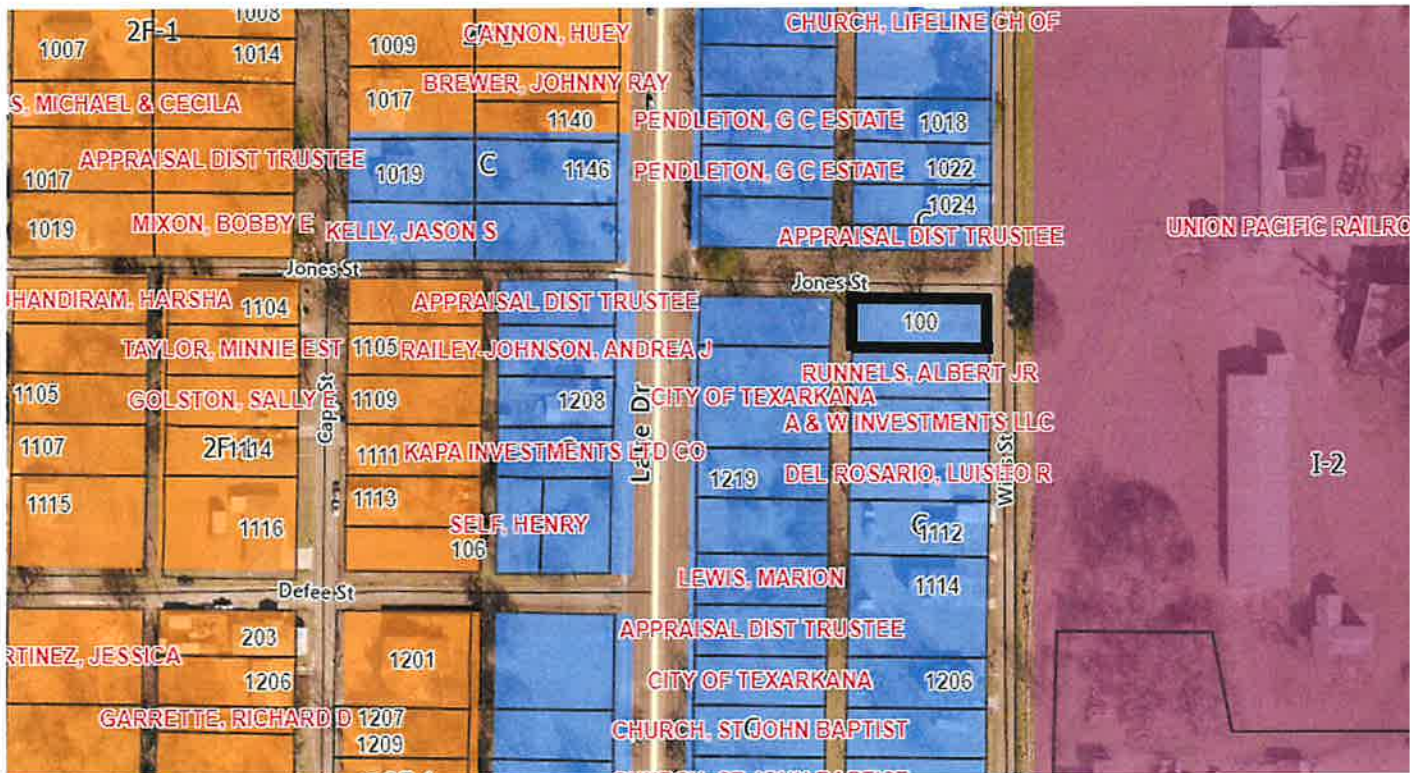
NOTICE OF PUBLIC HEARINGS

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 6, 2023 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: Monday, January 8, 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@txkusa.org).



OWNER: Jermell Fulton, owner

OWNER'S ADDRESS: 3404 W 7th Street, Apartment 16, Texarkana, Texas 75501

LOCATION OF REZONING: 100 Jones Street, Texarkana, Texas 75501

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

LEGAL DESCRIPTION: Lot 1, Block 1, Buchanan Avenue Addition

CASE NUMBER: S-783

DATE MAILED: October 24, 2023

Attachment: Hearing Notice and Application (4120 : S-783: SUP for HUD code mnfrctd home at 100 Jones St)



ZONING APPLICATION

CITY OF TEXARKANA TEXAS

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

Receipt No. 23-003515

Case S-783

Date 10-11-23

To: The Planning and Zoning Commission
City of Texarkana Texas

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

Lot: 1 Block: 1 Addition: Buchanan Ave Addn.
(Or see attached legal description) 100 Jones St.

Location ~~Millis Street~~ (03040000100) Texarkana, Texas

Present Zoning Commercial

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:

Attorney or Agent Signature

Printed Name: _____

Address

City, State, Zip

Home Phone & Cell Phone

Email Address

Jermell Fulton
Property Owner Signature

Printed Name: Jermell Fulton

3401 W 7th St Apt. 16
Address

Texarkana, TX 75501
City, State, Zip

870-571-9106 / 903 908 1127
Home Phone & Cell Phone

YAYOTWINKING@gmail.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 (4120 : S-783: SUP for HUD code mnfctrd home at 100 Jones St)

City of Texarkana, Texas

Summary Sheet

Version:

Update Date: 11/1/2023 3:23 PM

Lead Department: Planning & Zoning Commission **Action Officer:** Laura Puckett, Zoning Administrator
S-784: consider a Specific Use Permit to allow one additional use of a beauty school on the W 1/2 of Lots 1-3, Block 18 and the E 1/2 of Lots 1-3, All of Lots 4-6 and All of block 17, Rochelle Addition, located at 3123 Magnolia Street.

Subject: Brenda Adams, owner.

Meeting Date: 11/6/2023

Attachments

- a. Maps (PDF)
- b. Hearing Notice and Application (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
11/06/2023 6:00 PM		

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Brenda Adams, owner, for a Specific Use Permit to allow a Beauty School on the W ½ of Lots 1-3, Block 18, and the E ½ of Lots 1-3, All of Lots 4-6 and All of Block 17, Rochelle Addition, located at 3123 Magnolia Street.

The adjacent zoning is Two Family-2 to the west, Single Family-2 to the north, Commercial to the east, and parking to the south. The adjacent land use is residential to the west and north, garage/shop to the east, and parking space to the south.

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

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

1. That the owner/or any employee performing the application of tattooing procedures (permanent cosmetics) be currently licensed by the State

City of Texarkana, Texas

and meet all Federal, State and City licensing laws and health regulations. (A copy of the current license must be provided to the City prior to the opening of the business).

2. That if this use ever ceases at this location, the City may revoke the Specific Use Permit that allows a beauty school.
3. That any remodeling of the current building must meet all city codes and requires licensed contractors.
4. That you maintain the natural barrier to adjoining residential parcels.

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

Potential Options:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends 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 6, 2023



3123 Magnolia Street



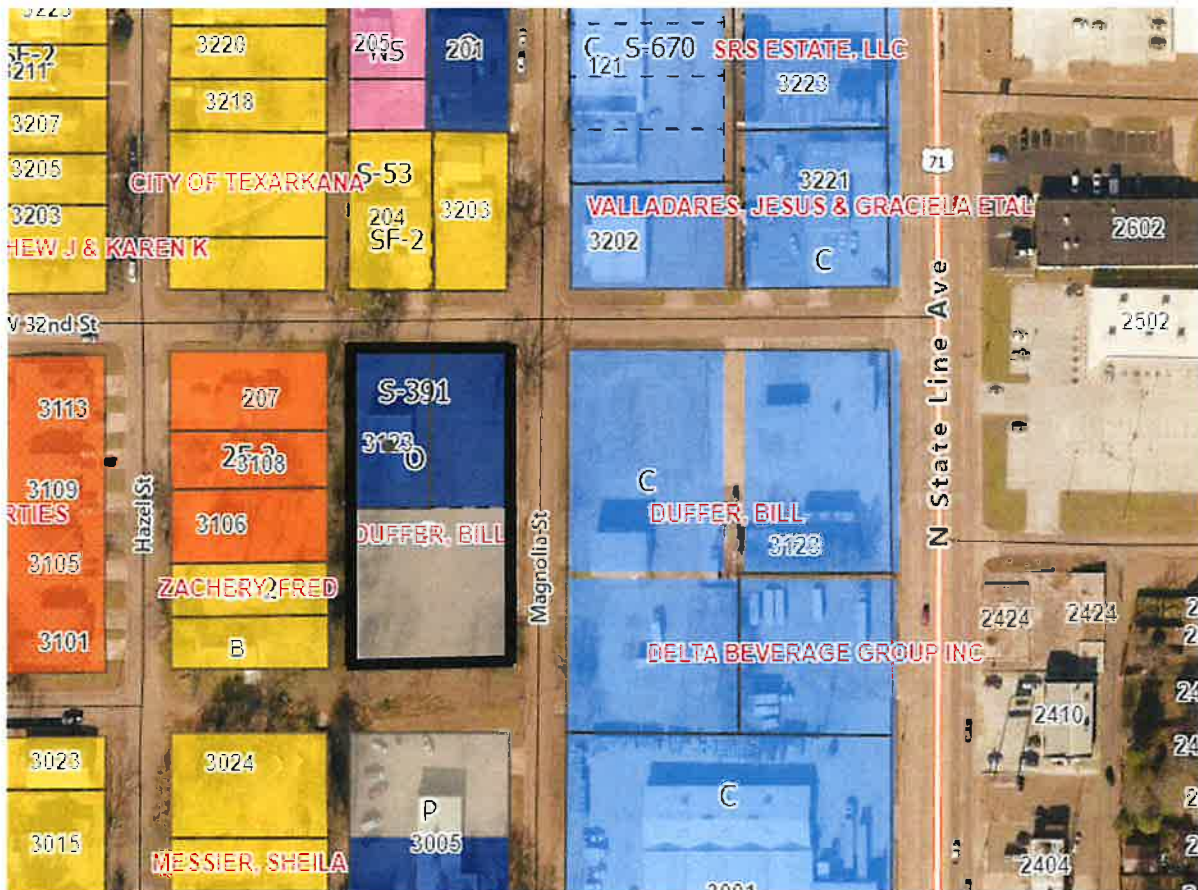
NOTICE OF PUBLIC HEARINGS

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 6, 2023 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: Monday, January 8, 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@txkusa.org).



OWNER: Brenda Adams, owner

OWNER'S ADDRESS: 1623 Trexler Road, Texarkana, Texas 75501

LOCATION OF REZONING: 3123 Magnolia Street, Texarkana, Texas 75503

PROPOSED CHANGE: Specific Use Permit to allow the one additional use of beauty school

LEGAL DESCRIPTION: on the W ½ of Lots 1-3, Block 18, and the E ½ of Lots 1-3, All of Lots 4-6 and All of Block 17, Rochelle Addition

CASE NUMBER: S-784

DATE MAILED: October 24, 2023



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. 23-008518

Case 8-784
Date 10-11-23

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: E 1/2 1-3 All 4-6 Block: A11 17 Addition: Rochele Addition
(Or see attached legal description)
Location: W 1/2 Lot 1-3 Block 18 3123 Magnolia

Present Zoning: Office & Parking

Requested Specific Use Permit

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

Private Beauty Culture School

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

Attorney or Agent Signature

Printed Name: _____

Address

City, State, Zip

Home Phone & Cell Phone

Email Address

Brenda Adams
Property Owner Signature

Printed Name: Brenda Adams

1623 Trexler Rd
Address

Texarkana, TX 75501
City, State, Zip

903 276 4545
Home Phone & Cell Phone

badam2721@yahoo.com
Email Address

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

Attachment: Hearing Notice and Application (4121 : S-784: SUP for beauty school at 3123 Magnolia St.)

City of Texarkana, Texas

Summary Sheet

Version:

Update Date: 11/1/2023 3:24 PM

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

Subject: S-785: consider Specific Use Permit to allow one additional use of a beauty salon on an approximate 4.126-acre tract of land (being Tract 15), located at 6500 Summerhill Road. Jessica Davis, owner, and Michelle Lee, agent.

Meeting Date: 11/6/2023

Attachments

- a. Maps (PDF)
- b. Hearing Notice and Application (PDF)
- c. Legal Description (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
11/06/2023 6:00 PM		

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Jessica Davis, owner, and Michelle Lee, agent, for a Specific Use Permit to allow one additional use of a Beauty Salon on an approximate 4.126-acre tract of land (being Tract 15), J. W. Lane HRS, A-345, located at 6500 Summerhill Road.

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

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

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

1. That the owner/or any employee performing the application of tattooing

City of Texarkana, Texas

procedures (permanent cosmetics) be currently licensed by the State and meet all Federal, State and City licensing laws and health regulations. (A copy of the current license must be provided to the City prior to the opening of the business).

2. That if this use ever ceases at this location, the City may revoke the Specific Use Permit that allows a beauty salon.
3. 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 drainage ordinance and stormwater design manual, building codes, setbacks, subdivision, fire, parking, drainage, water and sewer prior to the issuance of building permits.

Potential Options:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends 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 6, 2023

6500 Summerhill Road



Attachment: Maps (4122 : S-785: SUP for beauty salon at 6500 Summerhill Rd)

6500 Summerhill Road



Attachment: Maps (4122 : S-785: SUP for beauty salon at 6500 Summerhill Rd)

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 6, 2023 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: Monday, January 8, 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@txkusa.org).



OWNER: Jessica Davis, owner and Michelle Lee, agent

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

LOCATION OF REZONING: 6500 Summerhill Road, Texarkana, Texas 75503

PROPOSED CHANGE: Specific Use Permit to allow the one additional use of beauty salon

LEGAL DESCRIPTION: on an approximate 4.126-acre tract of land (being Tract 15), J. W. Lane HRS, A-345

CASE NUMBER: S-785

DATE MAILED: October 24, 2023

Attachment: Hearing Notice and Application (4122 : S-785: SUP for beauty salon at 6500 Summerhill Rd)



ZONING APPLICATION

CITY OF TEXARKANA TEXAS

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

Receipt No. 23-003587

Case S-785
Date 10-17-23

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: _____ Tract 15 Block: _____ Addition: J. W. Lane HRS, A-345
(Or see attached legal description)

Location: 6500 Summerhill Rd

Present Zoning: Office

Requested Specific Use Permit

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

hair salon / beauty salon

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

none

Michelle Lee
Attorney or Agent Signature

Printed Name: Michelle Lee

3707 Minden Ave
Address

Texarkana, Ar 71854
City, State, Zip

903-277-7712
Home Phone & Cell Phone

Yamichelle122@gmail.com
Email Address

Jessica K. Davis
Property Owner Signature

Printed Name: Jessica K. Davis

6500 Summerhill Rd. (Crown office building)
Address

Texarkana, Tx. 75583
City, State, Zip

903-556-3794 (cell)
Home Phone & Cell Phone

jessica.k.davis0917@gmail.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 (4122 : S-785: SUP for beauty salon at 6500 Summerhill Rd)

S-785

2022-00005171 Page 3 of 4

EXHIBIT "A"

TRACT ONE

All that certain tract or parcel of land situated in the JOHN W. LANE HEADRIGHT SURVEY, Abstract No. 345, Bowie County, Texas, 4.94 also being part of that certain 34.788 acre tract conveyed from Herbert Lane and wife, Clara R. Lane to Gerald G. Haire and wife, Helen Haire, by Correction Deed dated January 18, 1973 and recorded in Volume 526, Page 638 of the Deed Records of Bowie County, Texas and subject tract being more particularly described as follows:

COMMENCING at the iron pipe at the most Southerly Southwest corner of said Haire tract, same being: THENCE N 00 deg. 53' 22" W, 212.70 feet along the West boundary line of said Haire tract, same being along the East boundary line of the Red Springs Cemetery to an iron pipe for corner at the Northeast corner of the said Red Springs Cemetery, and being the POINT OF BEGINNING for the herein described tract of land; THENCE S 88 deg. 58' 53" W, 241.64 feet along an existing fence line, being the South line of said Haire tract and the North boundary line of the Red Springs Cemetery, to a right-of-way marker found for corner in the East right-of-way line of F.M. Road No. 1597 (Summerhill Road); THENCE N 14 deg. 17' 12" W, 512.53 feet along the East right-of-way line of Summerhill Road, being a line 40.00 feet from and parallel to the centerline of said Road, to a 1/2 inch reinforcing steel rod found for corner; THENCE N 75 deg. 32' 29" E, 20.00 feet to a 1/2 inch reinforcing steel rod found for corner at the Southwest corner of Lot No. 1 in Block No. 3 of Dogwood Lake Estates Second Addition according to the map or plat of said Addition recorded in Volume 532, Page 736 of the Plat Records of Bowie County, Texas; THENCE N 79 deg. 16' 20" E, 416.97 feet along the South boundary line of said Block No. 3 to a 1/2 inch reinforcing steel rod found for corner at the Southeast corner of Lot No. 2 in Block No. 3 of Dogwood Lake Estates Second Addition; THENCE N 88 deg. 34' 45" E, 260.53 feet along the South boundary line of Block No. 3 of Dogwood Lake Estates Second Addition to a 1/2 inch reinforcing steel rod set for corner; THENCE S 00 deg. 48' 11" E, 129.27 feet, a new line, along an extension of an existing fence line and with said fence line to a 1/2 inch reinforcing steel rod set for corner at an existing corner; THENCE N 88 deg. 34' 45" E, 132.87 feet, a new line, along an existing fence line and with an extension of said fence line, to a 1/2 inch reinforcing steel rod set for corner in the West right-of-way line of a street designated as Oakledge Circle; THENCE S 01 deg. 25' 15" E, 33.04 feet along the West right-of-way line of Oakledge Circle to an iron pipe found for corner, from which corner the radius point of a curve bears S 18 deg. 52' 09" E, 50.00 feet; THENCE Southwesterly and to the left with said curve having a radius of 50.00 feet to a distance of 77.85 feet, through a central angle of 80 deg. 12' 37" (chord being S 25 deg. 31' 03" W) 70.22 feet, to a 1/2 inch reinforcing steel rod set for corner; THENCE S 23 deg. 55' 49" W, 368.77 feet along a line being 0.5 foot at right angles from and parallel with an existing fence line and with the West boundary line of a certain tract recorded in Volume 2427, Pages 212-216 of the Real Property Records of Bowie County, Texas, to the POINT OF BEGINNING and containing 3.393 acres of land, more or less.

TRACT TWO:

All that certain tract or parcel of land lying in and being a part of the JOHN W. LANE HEADRIGHT SURVEY, A-345, Bowie County, Texas, and more particularly described as follows:

BEGINNING at a 3/8" rein. steel found at the Southeast corner of a certain 4.182 acre tract being described on the plat of Dogwood Plaza, a subdivision of the John W. Lane Headright Survey, A-345, Bowie County, Texas, plat of said subdivision recorded in Volume 2274, Page 184 of the Real Property Records of Bowie County, Texas, said point also being on the West right-of-way line of a street designated as Oakledge Drive;

2022-00005171 Page 4 of 4

THENCE Generally W, 191.55 feet with the Southeast boundary line of said Dogwood Place Subdivision for corner;
 THENCE Generally E, 128.60 feet in a line parallel with the Westmost boundary line of that certain 0.262-acre tract conveyed by Enbridge L.L.C., et al, to Dogwood Place Subdivision/Dogwood Place Townhomes Association, Inc., by deed dated January 26, 2017 and filed for record in Bowie County, Texas, on February 3, 2017 for corner;
 THENCE Generally, E 56.8 feet in a line parallel with the Southeast boundary line of said Dogwood Place Subdivision for corner;
 THENCE Generally, N 128.60 feet with the Westmost boundary line of the .0392 tract described hereinabove to a point in the Southeast boundary line of said Dogwood Place Subdivision to enclose the 0.178 acres of land, more or less.

TRACT THREE:

Ad that certain tract or parcel of land situated in the JOHN W. LANE HEADRIGHT SURVEY, Abstract Number 345, Bowie County, Texas and being a part of a certain 4.59 acre tract recorded in Volume 2414, Page 17 of the Real Property Records of Bowie County, Texas, and also being part of that certain 34.788 acre tract conveyed from Herbert Lee and wife, Clara R. Lee to Gerald G. Hale and wife, Helen Hale, by deed dated January 18, 1973 and recorded in Volume 654, Page 535 of the Deed Records of Bowie County, Texas, and the subject tract being more particularly described as follows:

COMMENCING at an iron pipe at the most Southerly Southeast corner of said 34.788 acre Hale tract;
 THENCE: N 01° 03' 22" W, 212.78 feet with a fence, along the West boundary line of said 34.788 acre Hale tract, same being along the East boundary line of the Red Springs Cemetery to an iron pipe for corner at the Northeast corner of said Red Springs Cemetery;
 THENCE: N 89° 25' 01" E, 332.24 feet to a point for corner;
 THENCE: N 01° 25' 18" W, 52.39 feet to an iron pipe for corner in the South line of a curve having a radius of 50.00 feet;
 THENCE: in a Northerly direction with said curve, being an arc to the right, a distance of 126.81 feet, through a central angle of 148° 09' 04" and a chord bearing N 01° 25' 18" W, 95.40 feet to an iron pipe for corner;
 THENCE: N 01° 25' 18" E, 33.04 feet along the West right-of-way line of a street designated as Oakridge Circle to a 1/2 inch reinforcing steel rod set for corner and being the POINT OF BEGINNING for the herein described tract of land;
 THENCE: S 89° 24' 45" W, 132.87 feet with a extension of an existing fence line with said fence line to a 1/2 inch reinforcing steel rod set for corner at an existing fence corner;
 THENCE: N 00° 46' 01" W, 128.27 feet along an existing fence line and an extension of said fence line, to a 1/2 inch reinforcing steel rod set for corner in an existing fence on the South boundary line of Block Numbered Three (3) of Dogwood Lake Estates Second Addition, according to the map or plat of said Addition, recorded in Volume 532, Page 736 of the Plat Records of Bowie County, Texas;
 THENCE: N 89° 34' 45" E, 121.47 feet along an existing fence line, being the South line of said Block No. 3 of said Dogwood Lake Estates Second Addition, to a 1/2 inch reinforcing steel rod set for corner at the Southeast corner of said Block No. 3;
 THENCE: S 01° 25' 18" E, 128.26 feet along the West right-of-way line of Oakridge Circle to the POINT OF BEGINNING and containing 0.262 acres of land, more or less.

AND

ALL OF LOT 1C, 1ST REPLAT OF LOT 1A, BLOCK 3, THE THIRD AMENDED REPLAT OF RICHMOND DEVELOPMENT FOURTH SUBDIVISION, A SUBDIVISION OF A PART OF THE GEORGE BRINLEE HEARIGHT SURVEY, ABSTRACT 18, BOWIE COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 6265, PAGE 76 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS.

THE STATE OF TEXAS
 COUNTY OF BOWIE

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

2022-00005171 DEED
 04/26/2022 11:33:15 AM Total Fees: \$38.00

Tina Petty, County Clerk
 Bowie County, Texas



Attachment: Legal Description (4122 : S-785: SUP for beauty salon at 6500 Summerhill Rd)

City of Texarkana, Texas

Version:

Update Date: 11/1/2023 3:24 PM

Summary Sheet

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

Subject: Consider the minutes from the October 2, 2023 Planning and Zoning Commission meeting.

Meeting Date: 11/6/2023

Attachments

- a. October 2, 2023 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
11/06/2023 6:00 PM		

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

See attached minutes.

Potential Options:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends for approval of the Planning and Zoning Commission meeting from October 2, 2023.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

City of Texarkana, Texas

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

November 6, 2023



CITY OF TEXARKANA
PLANNING & ZONING COMMISSION
MINUTES • OCTOBER 2, 2023

Council Chambers

Regular Meeting

6:00 PM

220 TEXAS BLVD.
TEXARKANA, TX 75501

I. CALL TO ORDER

II. AGENDA ITEMS

1. Z-23-14: rezoning on an approximate 2.228-acre tract of land (being Tracts 106A1 and 107), George Brinlee HRS, A-18 located at 4502 Gus Orr Drive from Agriculture to Parking. Joel Orr, owner, and Kayla Wood, MTG Engineers and Surveyors, agent.

Kayla Wood appeared and stated that Orr Volkswagen need this space for overflow parking of stock vehicles.

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

2. S-782: Specific Use Permit to allow one additional use of permanent cosmetics on Lot 3, Block 2, Parcel 2, Galleria Oaks #1, located at 6 Woodmont Crossing. Candance Chauncy, owner.

Tammy Rosomos appeared and stated that she works with Candace Chauncy as a medical assistant and would like to get the Specific Use Permit to do permanent makeup.

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

3. Z-23-15: rezoning on an approximate 7.09-acre tract of land (being Tract 107), H.S. Janes HRS, A-306, located at 1901 Chelf Road from Single Family-2 to Commercial. Ceretha Brown, owner.

Attachment: October 2, 2023 P&Z Minutes (4124 : P&Z minutes from October 2, 2023)

Ms. Brown appeared and stated that she would like to build a pavilion for events as well as build a building with bathrooms, office and a kitchen. She also stated that she would be building this toward the south end of the property on about an acre and a half. She continued that she would be leaving all of the trees except for the area where she will be building.

Tanisha Peavy appeared and voiced her opinion regarding drainage. She said that drainage in this area is pretty bad. Tom Coleman advised that Ms. Brown would have to do a stormwater permit through the City's permitting process. She was given staff's office number to call for drainage issues.

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

III. STAFF UPDATES

IV. CONSIDER APPROVAL OF MINUTES

1. Consider approval of the September 5, 2023 Planning and Zoning Commission meeting minutes.

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

V. ADJOURNMENT

VI. P&Z AGENDA ITEMS