



CITY OF TEXARKANA
PLANNING & ZONING COMMISSION
AGENDA • NOVEMBER 7, 2022

Council Chambers	Regular Meeting	12:00 AM
-------------------------	------------------------	-----------------

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 of the Replat of Enclave Addition, Lot 1, Block 3, a non-residential lot. North Park 12 Development, LP, owner, and Jeff Whitten, Whitten Civil Eng. Inc., agent.
2. Consider approval of Replat Lot 1, Block 2, Twitty Subdivision. Twitty Nursery, Inc., Mike Eaton, owner, and Eugene Plunk, Plunk Land Surveying, agent.
3. Z-22-08: (TABLED) rezoning on a portion of a 4.60-acre tract of land (being Tract 19), J. W. Lane HRS, A-345, located at 6500 Summerhill Road from Office to General Retail. William Davis Trust, owner, Josh Davis, and David Williams, MTG Engineers and Surveyors, agents.

4. Z-22-15: TABLED rezoning an approximate 0.6-acre tract of land (being Tract 70), R. E. Sevey HRS, A-523, located north of 3115 South Lake Drive from Single Family-2 to Single Family-3. Steven Harvey, owner and Kayla Wood, MTG Engineers and Surveyors, agent.
5. S-763: TABLED Specific Use Permit to allow a single wide HUD code manufactured home on an approximate 0.6-acre tract of land (being Tract 70), R. E. Sevey HRS, A-523, located north of 3115 South Lake Drive. Steven Harvey, owner, and Kayla Wood, MTG Engineers and Surveyors, agent.
6. S-766: Specific Use Permit to allow a single wide HUD code manufactured home on an approximate 0.36-acre tract of land (being Tract 58), Grandview Addition TR 4, located at 3207 Montgomery Street. Shuemekia and Robert Blackwell, owners.
7. Z-22-19: rezoning on Lots 9 and 10, Block 13, Sanders Addition, located at 2413 Bryan Street from Single Family-2 to Single Family-3. William Matlock, owner.
8. S-767: Specific Use Permit to allow the location of a single wide HUD code manufactured home on Lots 9 and 10, Block 13, Sanders Addition, located at 2413 Bryan Street. William Matlock, owner.
9. Z-22-20: rezoning on Lots 4 and 5, Block 1, Two States Addition, located at 3515 Waco Street. Larry Rose, owner.
10. S-768: Specific Use Permit to allow the location of a pre-fabricated/factory fabricated home (shell) on Lots 4 and 5, Block 1, Two States Addition. Larry Rose, owner.
11. Z-22-21: rezoning north 14', west 1/2 of Lot 14, and the south 36', west 1/2 of Lot 15, Harmes Addition, located at 813 Capp Street. John Marshall, owner.
12. Z-22-23: rezoning on a 3.5-acre portion of a 7.21-acre tract of land (being Tract 28), Willis Oldham HRS, A-458, located at 1521 Moores Lane from Agriculture to Commercial. Emanuel Sanchez, owner, and Aaron Gaylor, RKM Properties, agent.

III. STAFF UPDATES

IV. CONSIDER APPROVAL OF MINUTES

1. Consider approval of the Planning and Zoning Commission meeting minutes from October 3, 2022.

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: 11/3/2022 2:15 PM

Summary Sheet

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

Subject: Consider approval of the Replat of Enclave Addition, Lot 1, Block 3, a non-residential lot. North Park 12 Development, LP, owner, and Jeff Whitten, Whitten Civil Eng. Inc., agent.

Meeting Date: 11/7/2022

Attachments

- a. P&ZMemo-PlatReview-ReplatEnclaveAddition-Nov2022 (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
11/07/2022 12:00 AM		

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 recommends approval of the final plat pending any staff and utility changes.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

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

November 7, 2022

MEMORANDUM

To: Planning and Zoning Commission

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

Date: November 2, 2022

Subject: **Consider approval of Replat of Enclave Addition**



This is a request by North Park 12 Development, LP, owner, and Jeff Whitten Whitten Civil Eng. Inc., agent to consider approval of the **Replat of Enclave Addition**. The purpose of this plat is to eliminate Lot 1, Block 3 which was set aside for a non-residential lot for use as a recreational area. This lot will be split up amongst the adjoining residential lots.

Comments are as follows:

1. TxDOT – No response
2. Summit Utilities – No Issues
3. Sparklight – No issues
4. Windstream - No response
5. Electric Companies
 - a. AEP – No issues
 - b. Bowie Cass – No issues and not in service area
 - c. REA – No response but not in service area
6. TWU - See Memo
7. PW/Planning Departments
 - a. 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)
 - b. Mylar copy and electronic copy via email submitted to Public Works office after recording
8. Fire Department – No response

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.



Texarkana Water Utilities

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

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

MEMORANDUM

To: Dusty Henslee, P.E., CFM, CSI, Assistant City Manager, City of Texarkana, Texas

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

Date: October 19, 2022

Re: **Replat The Enclave at North Park (Replat Lots 17 – 23, Block 3)**

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

1. There is an existing eight-inch (8") water main on the west side of Enclave Circle, adjacent to the east boundary line of Lots 17 thru 23.
2. There is an existing eight-inch (8") sanitary sewer main on the east side of Enclave Circle and an existing eight-inch (8") sanitary sewer main adjacent to the proposed west boundary line of Lots 17 thru 23.
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., Design Engineer, TWU
Bill Moss, GIS Technician, TWU
Teresa Akard, Engineering Technician II, TWU
Pam White, Administrative Coordinator, TWU



CITY OF

TEXARKANA

TEXAS

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

Application for Subdivision Plat Approval

Type:

 Preliminary Final X Replat Minor Amended Vacation

Purpose of Plat: Eliminate perimeter Homeowner Lot and add property to perimeter lots

Plat Title: Replat The Enclave at North Park

Current Legal Description: The Enclave at North Park

Total Acreage: 11.634 **Number of Lots:** 38 **Zoning:** PUR

Owner/Developer Information:

Name: North Park 12 Development, LP

Address: 7265 SW HWY 200, Ocala, FL 34476

Phone: () 352.857.6322

Fax: ()

Work E-mail: jrk@fibervisionfl.com

Surveyor/Engineer Information:

Name: Eugene Plunk - Plunk Land Surveying

Address: 3605 Jefferson Avenue, Texarkana AR 71854

Phone: () 870.779.8002

Fax: ()

Work E-mail: eugene@plunklandsurveying.com

Applicant/Agent Information:

Name: Jeff Whitten - Whitten Civil Engineering, Inc.

Address: 142 Weatherby Drive, Hooks, TX 75561

Phone: () 903.278.1821

Fax: ()

Work E-mail: jwhitten@whittence.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.

JEFF WHITTEN

Applicant's Printed Name

[Signature]

Applicant's Signature

10/13/2022

Date

Application Fee:

Received by:

Revised: 12/21/2015



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')

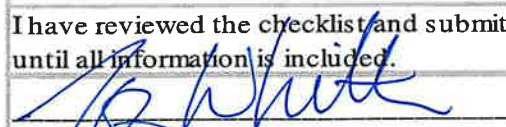
b. Residential (25')

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.

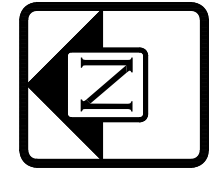

 Signature
 Jeff Whitten

Date

10/13/2022

Printed Name

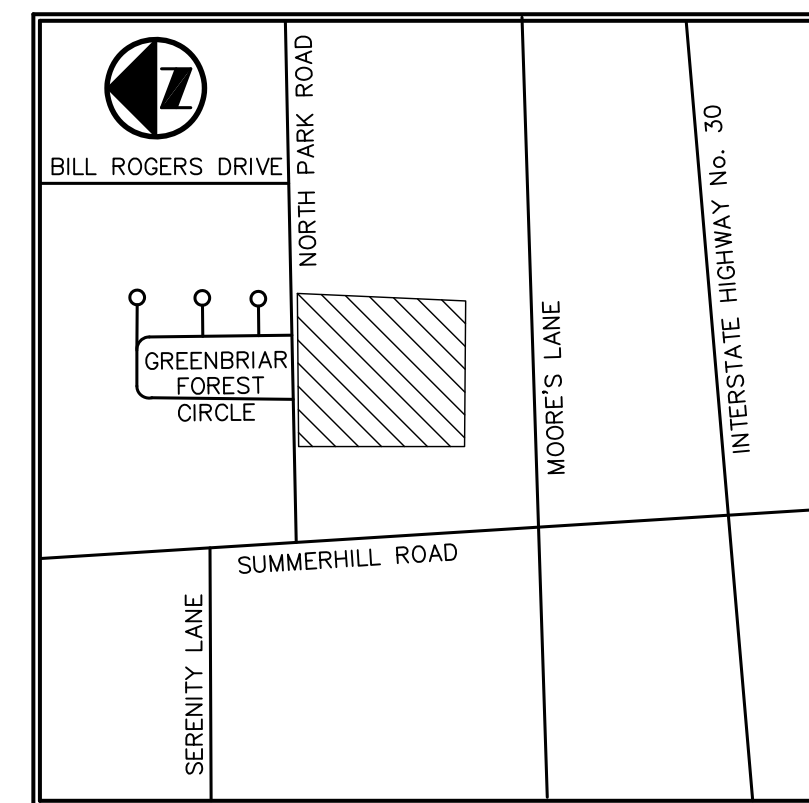
Attachment: P&Z Memo-Plat Review-Replat Enclave Addition-Nov2022 (3849 : Consider Replat Enclave Addition)



0 25 50 100 150
GRAPHIC SCALE IN FEET

#	DESCRIPTION	NORTHING	EASTING
1	INTERSECTION OF CENTERLINE OF ENCLAVE CIRCLE (NORTH & EAST)	7972.5531	5388.1453
2	INTERSECTION OF CENTERLINE OF ENCLAVE CIRCLE (EAST & SOUTH)	7613.1273	5398.9987
3	INTERSECTION OF CENTERLINE OF ENCLAVE CIRCLE (SOUTH & WEST)	7601.2915	5024.2661
4	INTERSECTION OF CENTERLINE OF ENCLAVE CIRCLE (WEST & NORTH)	7959.5438	5012.5824

ROY & SUE HALEY
(VOLUME 3866, PAGE 027)



THIS IS TO CERTIFY: that this plat and field notes correctly reflect the results of a survey made by us on the ground covering all that certain tract or parcel of land situated in the A.J. KING HEADRIGHT SURVEY, ABSTRACT No. 331, Bowie County, Texas, and being a part of the same tract of land conveyed to North Park 12 Development, L.P., a Texas limited partnership, by General Warranty Deed recorded in Volume 3860, Page 76 of the Deed Records of Bowie County, Texas, and the subject tract being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2-inch reinforcing steel rod set for the northwest corner of said 11.634 acre tract; said point also being in the south line of North Park Road and being South 01 degree, 56 minutes, 33 seconds East, a distance of 27.70 feet from the northwest corner of the A. J. KING HEADRIGHT SURVEY; said point also being the northeast corner of a tract of land described to J.J. Bramhall as recorded in Volume 3715, Page 324 of the Deed Records of Bowie County, Texas;

THENCE, North 87 degrees, 57 minutes, 42 seconds East, departing the east line of said Bramhall tract and along the north line of said 11.634 acre tract and along the south line of North Park Road, a distance of 753.68 feet to a 1/8"x3/4" steel strap found at the northeast corner of said 11.634 acre tract; said point also being the northwest corner of a tract of land described in deed to Roy & Sue Haley as recorded in Volume 3866, Page 27 of the Real Property Records of Bowie County, Texas;

THENCE, South 01 degree, 47 minutes, 13 seconds East, departing the said south line of North Park Road and along the east line of said 11.634 acre tract and along the west line of said Haley tract, a distance of 683.42 feet to a 1/2-inch iron rod found for corner; said point being the southeast corner of said 11.634 acre tract and the southwest corner of said Haley tract; said point also being in the north line of Lot 2A of the Second Amended Replat of Lot 2, of the Replat of Parcel 2, Block 3, Galleria Oaks No. 1, an addition in the City of Texarkana, Texas as recorded in Volume 4303, Page 129 of the Real Property Records of Bowie County, Texas;

THENCE, South 89 degrees, 30 minutes, 34 seconds West, departing the west line of said Haley tract and along the south line of said 11.634 acre tract and along the west line of said Haley tract, a distance of 752.06 feet to a 1/2-inch iron rod found for corner; said point being the southwest corner of said 11.634 acre tract; said point also being the northwest corner of said Parcel 1; said point also being in the east line of North Park Estates, an addition to the City of Texarkana, Texas as recorded in Volume 896, Page 226 of the Real Property Records of Bowie County, Texas;

THENCE, North 01 degree, 56 minutes, 33 seconds West, departing the north line of said Parcel 1 and along the west line of said 11.634 acre tract and along the east line of said North Park Estates and subsequently with the east line of said Bramhall tract, in all a distance of 663.10 feet to the POINT OF BEGINNING;

CONTAINING, 506,799 square feet or 11.634 acres of land, more or less.

CERTIFICATE OF SURVEYOR

I, Johnny E. Plunk, Jr. do hereby certify that I am a Registered Professional Land Surveyor in the State of Texas, and that the plat of the hereon described subdivision correctly reflects the results of a survey made under my supervision on the ground on the 14th day of August, 2002, and that the corner monuments are in place at the points on the boundary of the subdivision as shown on the plat of same, and that there are no encroachments or discrepancies and that the subdivision is to be known as THE ENCLAVE AT NORTH PARK, being a part of the Thomas Pendergraft Headright Survey, Abstract No. 482, Bowie County, Texas.

Johnny E. Plunk, Jr.
Registered Professional
Land Surveyor
Texas No. 5080

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

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

LINE	BEARING	DISTANCE
L1	S88°13'15"W	19.29
L3	S01°52'05"E	10.00
L4	S01°52'05"E	17.50
L7	S01°43'47"E	16.47
L8	S01°48'33"E	10.00
L11	N90°00'00"W	9.98
L12	S88°00'58"W	10.73

PARCEL 1, BLOCK 3,
GALLERIA OAKS No. 1
(VOLUME 1198, PAGE 35)

CURVE	DELTA	RADIUS	TANGENT	LENGTH
C1	90°00'00"	25.00'	25.00'	39.27'
C2	23°09'24"	30.00'	6.15'	12.12'
C3	14°01'13"	50.00'	138.09'	122.34'
C4	26°46'52"	30.00'	7.14'	14.02'
C5	90°15'15"	25.00'	25.11'	39.38'
C6	23°51'29"	50.00'	10.56'	20.82'
C7	58°09'28"	50.00'	27.81'	50.75'
C8	58°10'35"	50.00'	27.82'	50.77'
C9	12°09'24"	30.00'	3.15'	6.29'
C10	14°45'28"	30.00'	3.89'	7.74'
C11	26°48'11"	30.00'	7.15'	14.03'
C12	14°01'12"	50.00'	138.45'	122.42'
C13	23°33'47"	30.00'	6.26'	12.34'
C14	89°56'14"	25.00'	24.97'	39.24'
C15	91°15'05"	30.00'	2.43'	4.84'
C16	17°33'36"	50.00'	4.63'	9.19'
C17	55°21'43"	50.00'	26.73'	48.31'
C18	56°01'39"	50.00'	26.60'	48.89'
C19	28°53'50"	50.00'	12.88'	25.22'
C20	26°05'02"	30.00'	6.95'	13.66'
C21	140°50'28"	50.00'	140.58'	122.91'
C22	24°48'58"	30.00'	8.60'	12.99'
C23	80°58'28"	25.00'	24.97'	39.24'
C24	13°59'28"	30.00'	3.68'	7.33'
C25	12°05'37"	30.00'	3.18'	6.33'
C26	56°10'50"	50.00'	26.69'	49.03'
C27	52°53'17"	50.00'	24.87'	46.15'
C28	31°46'21"	50.00'	14.23'	27.73'
C29	24°47'54"	30.00'	8.60'	12.98'
C30	140°29'45"	50.00'	139.25'	122.61'
C31	25°36'31"	30.00'	6.82'	13.41'
C32	89°53'03"	25.00'	24.95'	39.22'
C33	18°09'24"	50.00'	7.99'	15.84'
C34	54°24'56"	50.00'	25.71'	47.49'
C35	58°30'49"	50.00'	28.01'	51.06'
C36	9°24'38"	50.00'	4.12'	8.21'
C37	90°13'54"	25.00'	25.10'	39.37'

THE PURPOSE OF THIS REPLAT IS ELIMINATE THE PERIMETER LOT OWNED BY THE HOMEOWNERS ASSOCIATION AND EXTEND THE PERIMETER LOT LINES OF THE BLOCK 1 LOTS TO THE PERIMETER BOUNDARY OF THE SUBDIVISION.

REPLAT THE ENCLAVE AT NORTH PARK

COPYRIGHTED MATERIAL. DO NOT REPRODUCE THIS PLAT.
This document contains confidential information intended only for the use of the client. Unauthorized reproduction without written permission of the surveyor is strictly prohibited.

PLUNK LAND SURVEYING 3605 JEFFERSON AVENUE TEXARKANA, ARKANSAS 71854 PHONE (870) 779-8002 TX FIRM NO. 10073809 - AR COA NO. 1711	11.634 ACRES A.J. KING HRS., A-331 TEXARKANA, BOWIE COUNTY, TEXAS SCALE: 1"=50' DATE: 10/12/2022 DRAWN BY: JDW JOB NO.: 11026
---	---

SHEET 1 OF 3

CERTIFICATE OF DEDICATION BY THE OWNER

I, the undersigned, being the owner of Lots 3, 8–11, 15, 17 & 19–25 of Block 1 and Lots 1, 8, 11, 12 & 15 of Block 2 and have caused the same to be surveyed, platted and subdivided as shown hereon and which addition shall hereafter by known as THE ENCLAVE AT NORTH PARK, being part of the A.J. KING Headright Survey, Abstract No. 331, Bowie County, Texas, and by these presents, the undersigned hereby dedicated to the public in fee simple, the easements shown hereon for drainage and/or utility purpose.

Jess R. King, Chief Executive
North Park 12 Development, L.P.

NOTARY ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF BOWIE

Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Jess R. King, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and consideration therein expressed.

GIVE UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of _____, 2022.

Notary Public in and for Bowie County, Texas

My Commission expires the ____ day of _____, ____.

CERTIFICATE OF DEDICATION BY THE OWNER

I, the undersigned, being the owner of Lot 5, Block 1, THE ENCLAVE AT NORTH PARK, being part of the A.J. KING Headright Survey, Abstract No. 331, Bowie County, Texas, and by these presents, the undersigned hereby dedicated to the public in fee simple, the easements shown hereon for drainage and/or utility purpose.

Michael Guillot Bobbie Guillot

NOTARY ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF BOWIE

Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared ~~Michael & Bobbie Guillot~~, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and consideration therein expressed.

GIVE UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of _____, 2022.

Notary Public in and for Bowie County, Texas

My Commission expires the ____ day of _____, ____.

CERTIFICATE OF DEDICATION BY THE OWNER

I, the undersigned, being the owner of Lot 13, Block 1, THE ENCLAVE AT NORTH PARK, being part of the A.J. KING Headright Survey, Abstract No. 331, Bowie County, Texas, and by these presents, the undersigned hereby dedicated to the public in fee simple, the easements shown hereon for drainage and/or utility purpose.

Diana Davis

NOTARY ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF BOWIE

Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared ~~Diana Davis~~, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and consideration therein expressed.

GIVE UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of _____, 2022.

Notary Public in and for Bowie County, Texas

My Commission expires the ____ day of _____, ____.

CERTIFICATE OF DEDICATION BY THE OWNER

I, the undersigned, being the owner of Lot 1, Block 1, THE ENCLAVE AT NORTH PARK, being part of the A.J. KING Headright Survey, Abstract No. 331, Bowie County, Texas, and by these presents, the undersigned hereby dedicated to the public in fee simple, the easements shown hereon for drainage and/or utility purpose.

Stan Stevens Gayla Stevens

NOTARY ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF BOWIE

Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared ~~Stan & Gayla Stevens~~, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and consideration therein expressed.

GIVE UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of _____, 2022.

Notary Public in and for Bowie County, Texas

My Commission expires the ____ day of _____, ____.

CERTIFICATE OF DEDICATION BY THE OWNER

I, the undersigned, being the owner of Lot 6 in Block 1 and Lots 2 & 9 of Block 2, THE ENCLAVE AT NORTH PARK, being part of the A.J. KING Headright Survey, Abstract No. 331, Bowie County, Texas, and by these presents, the undersigned hereby dedicated to the public in fee simple, the easements shown hereon for drainage and/or utility purpose.

Donnie Powers Kathryn Powers

NOTARY ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF BOWIE

Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared ~~Donnie & Kathryn Powers~~, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and consideration therein expressed.

GIVE UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of _____, 2022.

Notary Public in and for Bowie County, Texas

My Commission expires the ____ day of _____, ____.

CERTIFICATE OF DEDICATION BY THE OWNER

I, the undersigned, being the owner of Lot 14 of Block 1 and Lot 4 of Block 2, THE ENCLAVE AT NORTH PARK, being part of the A.J. KING Headright Survey, Abstract No. 331, Bowie County, Texas, and by these presents, the undersigned hereby dedicated to the public in fee simple, the easements shown hereon for drainage and/or utility purpose.

Kenneth Yowell Barbara Yowell

NOTARY ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF BOWIE

Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared ~~Kenneth & Barbara Yowell~~, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and consideration therein expressed.

GIVE UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of _____, 2022.

Notary Public in and for Bowie County, Texas

My Commission expires the ____ day of _____, ____.

CERTIFICATE OF DEDICATION BY THE OWNER

I, the undersigned, being the owner of Lot 2, Block 1, THE ENCLAVE AT NORTH PARK, being part of the A.J. KING Headright Survey, Abstract No. 331, Bowie County, Texas, and by these presents, the undersigned hereby dedicated to the public in fee simple, the easements shown hereon for drainage and/or utility purpose.

Glenda Williams

NOTARY ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF BOWIE

Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared ~~Glenda Williams~~, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and consideration therein expressed.

GIVE UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of _____, 2022.

Notary Public in and for Bowie County, Texas

My Commission expires the ____ day of _____, ____.

CERTIFICATE OF DEDICATION BY THE OWNER

I, the undersigned, being the owner of Lot 7, Block 1, THE ENCLAVE AT NORTH PARK, being part of the A.J. KING Headright Survey, Abstract No. 331, Bowie County, Texas, and by these presents, the undersigned hereby dedicated to the public in fee simple, the easements shown hereon for drainage and/or utility purpose.

Brenda Sutton

NOTARY ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF BOWIE

Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared ~~Brenda Sutton~~, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and consideration therein expressed.

GIVE UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of _____, 2022.

Notary Public in and for Bowie County, Texas

My Commission expires the ____ day of _____, ____.

CERTIFICATE OF DEDICATION BY THE OWNER

I, the undersigned, being the owner of Lot 16, Block 1, THE ENCLAVE AT NORTH PARK, being part of the A.J. KING Headright Survey, Abstract No. 331, Bowie County, Texas, and by these presents, the undersigned hereby dedicated to the public in fee simple, the easements shown hereon for drainage and/or utility purpose.

Beverly Greer–Simpson

NOTARY ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF BOWIE

Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared ~~Beverly Greer–Simpson~~, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and consideration therein expressed.

GIVE UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of _____, 2022.

Notary Public in and for Bowie County, Texas

My Commission expires the ____ day of _____, ____.

CERTIFICATE OF DEDICATION BY THE OWNER

I, the undersigned, being the owner of Lot 4, Block 1, THE ENCLAVE AT NORTH PARK, being part of the A.J. KING Headright Survey, Abstract No. 331, Bowie County, Texas, and by these presents, the undersigned hereby dedicated to the public in fee simple, the easements shown hereon for drainage and/or utility purpose.

Jimmy Hedrick Sandra Hedrick

NOTARY ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF BOWIE

Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared ~~Jimmy & Sandra Hedrick~~, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and consideration therein expressed.

GIVE UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of _____, 2022.

Notary Public in and for Bowie County, Texas

My Commission expires the ____ day of _____, ____.

CERTIFICATE OF DEDICATION BY THE OWNER

I, the undersigned, being the owner of Lot 12, Block 1, THE ENCLAVE AT NORTH PARK, being part of the A.J. KING Headright Survey, Abstract No. 331, Bowie County, Texas, and by these presents, the undersigned hereby dedicated to the public in fee simple, the easements shown hereon for drainage and/or utility purpose.

Lonnie Binnicker Janet Binnicker

NOTARY ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF BOWIE

Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared ~~Lonnie & Janet Binnicker~~, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and consideration therein expressed.

GIVE UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of _____, 2022.

Notary Public in and for Bowie County, Texas

My Commission expires the ____ day of _____, ____.

CERTIFICATE OF DEDICATION BY THE OWNER

I, the undersigned, being the owner of Lot 18, Block 1, THE ENCLAVE AT NORTH PARK, being part of the A.J. KING Headright Survey, Abstract No. 331, Bowie County, Texas, and by these presents, the undersigned hereby dedicated to the public in fee simple, the easements shown hereon for drainage and/or utility purpose.

Matthew Walter Judy Walter

NOTARY ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF BOWIE

Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared ~~Matthew & Judy Walter~~, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and consideration therein expressed.

GIVE UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of _____, 2022.

Notary Public in and for Bowie County, Texas

My Commission expires the ____ day of _____, ____.

REPLAT
THE ENCLAVE
AT NORTH PARK

COPYRIGHTED MATERIAL. DO NOT REPRODUCE THIS PLAT.
This document contains confidential information intended only for the use of the client. Unauthorized reproduction without written permission of the surveyor is strictly prohibited.

PLUNK LAND SURVEYING 3605 JEFFERSON AVENUE TEXARKANA, ARKANSAS 71854 PHONE (870) 779–8002 TX FIRM NO. 10073809 – AR COA NO. 1711	11.634 ACRES A.J. KING HRS., A–331 TEXARKANA, BOWE COUNTY, TEXAS SCALE: 1"=50' DATE: 10/12/2022 DRAWN BY: JDW JOB NO: 11028
---	---

CERTIFICATE OF DEDICATION BY THE OWNER

I, the undersigned, being the owner of Lot 3, Block 2, THE ENCLAVE AT NORTH PARK, being part of the A.J. KING Headright Survey, Abstract No. 331, Bowie County, Texas, and by these presents, the undersigned hereby dedicated to the public in fee simple, the easements shown hereon for drainage and/or utility purpose.

Laroy ThomasJane Thomas

NOTARY ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF BOWIE

Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Laroy & Jane Thomas, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and consideration therein expressed.

GIVE UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of _____, 2022.

Notary Public in and for Bowie County, Texas

My Commission expires the ____ day of _____, ____.

CERTIFICATE OF DEDICATION BY THE OWNER

I, the undersigned, being the owner of Lot 10, Block 2, THE ENCLAVE AT NORTH PARK, being part of the A.J. KING Headright Survey, Abstract No. 331, Bowie County, Texas, and by these presents, the undersigned hereby dedicated to the public in fee simple, the easements shown hereon for drainage and/or utility purpose.

Jerry ThomasSheri Thomas

NOTARY ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF BOWIE

Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Jerry & Sheri Thomas, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and consideration therein expressed.

GIVE UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of _____, 2022.

Notary Public in and for Bowie County, Texas

My Commission expires the ____ day of _____, ____.

CERTIFICATE OF DEDICATION BY THE OWNER

I, the undersigned, being the owner of Lot 5, Block 2, THE ENCLAVE AT NORTH PARK, being part of the A.J. KING Headright Survey, Abstract No. 331, Bowie County, Texas, and by these presents, the undersigned hereby dedicated to the public in fee simple, the easements shown hereon for drainage and/or utility purpose.

Laura King

NOTARY ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF BOWIE

Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Laura King, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and consideration therein expressed.

GIVE UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of _____, 2022.

Notary Public in and for Bowie County, Texas

My Commission expires the ____ day of _____, ____.

CERTIFICATE OF DEDICATION BY THE OWNER

I, the undersigned, being the owner of Lot 13, Block 2, THE ENCLAVE AT NORTH PARK, being part of the A.J. KING Headright Survey, Abstract No. 331, Bowie County, Texas, and by these presents, the undersigned hereby dedicated to the public in fee simple, the easements shown hereon for drainage and/or utility purpose.

Dennis LewisPaula Lewis

NOTARY ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF BOWIE

Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Dennis & Paula Lewis, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and consideration therein expressed.

GIVE UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of _____, 2022.

Notary Public in and for Bowie County, Texas

My Commission expires the ____ day of _____, ____.

CERTIFICATE OF DEDICATION BY THE OWNER

I, the undersigned, being the owner of Lot 6, Block 2, THE ENCLAVE AT NORTH PARK, being part of the A.J. KING Headright Survey, Abstract No. 331, Bowie County, Texas, and by these presents, the undersigned hereby dedicated to the public in fee simple, the easements shown hereon for drainage and/or utility purpose.

Sally Patton

NOTARY ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF BOWIE

Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Sally Patton, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and consideration therein expressed.

GIVE UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of _____, 2022.

Notary Public in and for Bowie County, Texas

My Commission expires the ____ day of _____, ____.

CERTIFICATE OF DEDICATION BY THE OWNER

I, the undersigned, being the owner of Lot 14, Block 2, THE ENCLAVE AT NORTH PARK, being part of the A.J. KING Headright Survey, Abstract No. 331, Bowie County, Texas, and by these presents, the undersigned hereby dedicated to the public in fee simple, the easements shown hereon for drainage and/or utility purpose.

Kirby Adams

NOTARY ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF BOWIE

Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Kirby Adams, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and consideration therein expressed.

GIVE UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of _____, 2022.

Notary Public in and for Bowie County, Texas

My Commission expires the ____ day of _____, ____.

CERTIFICATE OF DEDICATION BY THE OWNER

I, the undersigned, being the owner of Lot 7, Block 2, THE ENCLAVE AT NORTH PARK, being part of the A.J. KING Headright Survey, Abstract No. 331, Bowie County, Texas, and by these presents, the undersigned hereby dedicated to the public in fee simple, the easements shown hereon for drainage and/or utility purpose.

Larry BunnJoanne Bunn

NOTARY ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF BOWIE

Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Larry & Joanne Bunn, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and consideration therein expressed.

GIVE UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of _____, 2022.

Notary Public in and for Bowie County, Texas

My Commission expires the ____ day of _____, ____.

REPLAT
THE ENCLAVE
AT NORTH PARK

COPYRIGHTED MATERIAL. DO NOT REPRODUCE THIS PLAT. This document contains confidential information intended only for the use of the client. Unauthorized reproduction without written permission of the surveyor is strictly prohibited.			
PLUNK LAND SURVEYING 3605 JEFFERSON AVENUE TEXARKANA, ARKANSAS 71854 PHONE (870) 779-8002		11.634 ACRES A.J. KING HRS., A-331 TEXARKANA, BOWE COUNTY, TEXAS SCALE: 1"=50' DATE: 10/12/2022 DRAWN BY: JDB JOB NO: 11028	
TX FIRM NO: 10073809 - AR COA NO. 1711			

City of Texarkana, Texas

Version:

Update Date: 11/3/2022 11:29 AM

Summary Sheet

Lead Department: Planning & Zoning Commission **Action Officer:** Laura Puckett, Administrative Coordinator
Subject: Consider approval of Replat Lot 1, Block 2, Twitty Subdivision. Twitty Nursery, Inc., Mike Eaton, owner, and Eugene Plunk, Plunk Land Surveying, agent.
Meeting Date: 11/7/2022

Attachments

- a. P&ZMemo-PlatReview-ReplatLt1Blk2TwittySubdivision-Nov2022 (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
11/07/2022 12:00 AM		

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

See attached memorandum.

Potential Options:

Approval or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

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

Advisory Board/Committee Review:

Planning and Zoning Commission Meeting

Board/Committee Recommendation:

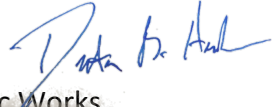
NOT APPLICABLE

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

November 7, 2022

MEMORANDUM

To: Planning and Zoning Commission

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

Date: November 2, 2022

Subject: **Consider approval of Replat of Lot 1, Block 2 Twitty Subdivision**

This is a request by Twitty Nursey, Inc. (Mike Eaton), owner, and Eugene Plunk, Plunk Land Surveying, agent to consider approval of the **Replat of Lot 1, Block 2 Twitty Subdivision**. The purpose of this plat is to split lot 1 into 2 lots.

Comments are as follows:

1. TxDOT – No response
2. Summit Utilities – No Issues
3. Sparklight – No issues
4. Windstream - No response
5. Electric Companies
 - a. AEP – No response
 - b. Bowie Cass – No issues and not in service area
 - c. REA – No response but not in service area
6. TWU - See Memo
7. PW/Planning Departments
 - a. 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)
 - b. Mylar copy and electronic copy via email submitted to Public Works office after recording
8. Fire Department – No response

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.



Texarkana Water Utilities

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

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

MEMORANDUM

To: Dusty Henslee, P.E., CFM, CSI, Assistant City Manager, City of Texarkana, Texas

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

Date: October 20, 2022

Re: **Replat of Lot No. 1, Block No. 2 of Twitty Subdivision**

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

1. There is an existing eight-inch (8") water main on the south side of US Highway 67 and an existing eight-inch (8") sanitary sewer main on the south side of US Highway 67.
2. The Utility reserves the right to request additional utility easements upon review of the plans.
3. The size and location of the existing water and sanitary sewer mains have not been field verified. The developer's representative shall field verify the size and location of the existing utilities before designing or constructing extensions of the system

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

cc: Kenny Icenhower, P.E., Design Engineer, TWU
Bill Moss, GIS Technician, TWU
Teresa Akard, Engineering Technician II, TWU
Pam White, Administrative Coordinator, TWU



CITY OF TEXARKANA TEXAS

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

Application for Subdivision Plat Approval

Type:

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

Purpose of Plat: To divide Lot 1 Block 2 of Twitty Subdivision into two tracts

Plat Title: Replat of Lot No. 1 Block No. 2 of Twitty Subdivision

Current Legal Description: Lot No. 1 Block No. 2 of Twitty Subdivision

Total Acreage: 8.263 acres **Number of Lots:** 2 **Zoning:** C

Owner/Developer Information:

Name: Twitty Nursery, Inc., Mike Eaton

Address: 4815 West 7th Street, Texarkana, TX 75501

Phone: () 903-838-5591 Fax: () _____ Work E-mail: _____

Surveyor/Engineer Information:

Name: Plunk Land Surveying

Address: 3605 Jefferson Avenue, Texarkana, AR 71854

Phone: () 870-779-8002 Fax: () 870-779-0750 Work E-mail: eugene@plunklandsurveying.com

Applicant/Agent Information:

Name: Johnny E. Plunk, Jr.

Address: 3605 Jefferson Avenue, Texarkana, AR 71854

Phone: () 870-779-8002 Fax: () 870-779-0750 Work E-mail: eugene@plunklandsurveying.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.

Johnny E. Plunk, Jr.

Applicant's Printed Name

Applicant's Signature

10/19/2022

Date

Application Fee: _____

Received by: _____

Revised: 12/21/2015



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.	
Signature	Date
<i>Johnny E. Plunk, Jr.</i>	<i>10/19/2022</i>
Printed Name	
<i>Johnny E. Plunk, Jr.</i>	

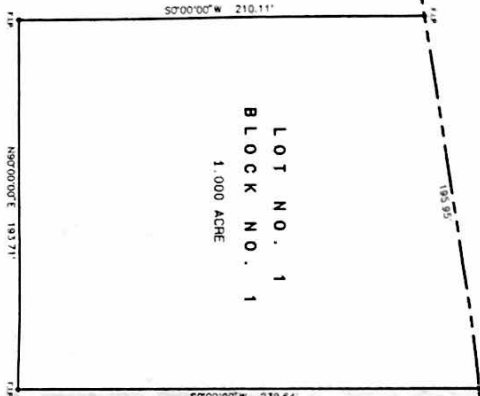
BOHLE COUNTY, TEXAS
Marylene Pegason
County Clerk
Belt 30 06/198 at 12:00

8740 VOLUME 2875 Page 46

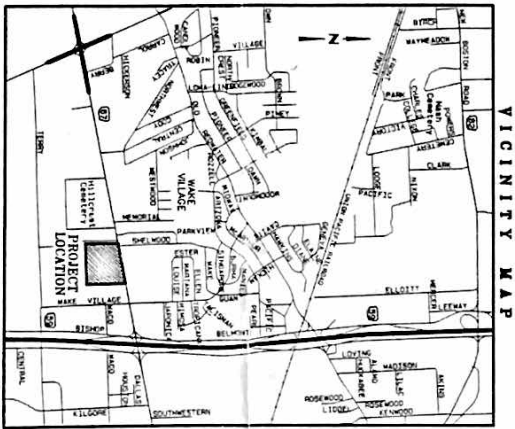
C/L U.S. HIGHWAY NO. 67

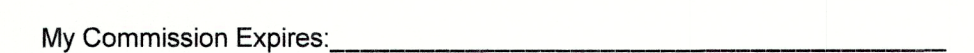
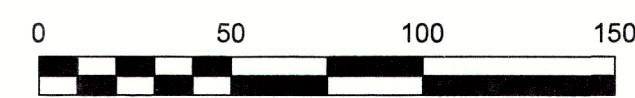
S81°20'00"W 685.78'

SCALE 1" = 50'



BACH COMPANY
VOLUME 1982 PAGE 161
REAL PROPERTY RECORDS





Attachment: P&ZMemo-PlatReview-ReplatL1Blk2TwittySubdivision-Nov2022 (3851 : Consider approval of Replat Lot 1, Block 2, Twitty Subd.)

City of Texarkana, Texas

Summary Sheet

Version:

Update Date: 11/3/2022 11:19 AM

Lead Department: Planning & Zoning Commission **Action Officer:** Laura Puckett, Administrative Coordinator
Subject: Z-22-08: (TABLED) rezoning on a portion of a 4.60-acre tract of land (being Tract 19), J. W. Lane HRS, A-345, located at 6500 Summerhill Road from Office to General Retail. William Davis Trust, owner, Josh Davis, and David Williams, MTG Engineers and Surveyors, agents.

Meeting Date: 11/7/2022

Attachments

- a. Hearing Notice and Application4 (PDF)
- b. Maps 3(PDF)
- c. Site Plan 2 (PDF)
- d. Letter of Opposition (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
11/07/2022 12:00 AM		

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by William Davis Trust, owner, Josh Davis, and David Williams, MTG Engineers and Surveyors, agents, to rezone a portion of a 4.6-acre tract of land (being Tract 19) in the J.W. Johnson HRS, A-345, located at 6500 Summerhill Road from Office to General Retail. The property is currently leased office space and a Gymnasium. This property is known as Crown Executive Center. The proposed use is lease space for hot yoga and/or office space.

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

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

Staff recommends for approval of this request.

City of Texarkana, Texas

If a Planned Development is placed on this site, staff recommends restricting the following uses:

Duplexes, apartments, townhouses, hotel/motel, modular or factory fabricated dwellings, fraternity, sorority, carwash, auto laundry, auto parts, minor vehicle repair, gas station, new or used auto sale (indoor/outdoor lot), bakery, furniture or appliance store, hardware store/hobby shop, mini-warehouses, pawn shop, pet shop, restaurant/cafeteria, tattoo studio, tool rental, animal clinic/hospital (no outside/inside pens), green house or nursery, maintenance and service repair for buildings, self-contained aluminum recycling machine.

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

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

Potential Options:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends approval of this request.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

November 7, 2022

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 7, 2022 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, JANUARY 9, 2022 Hearing Time: 6:00 pm

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



OWNER: Josh Davis, owner

OWNER'S ADDRESS: 6822 Summerhill Road, Texas 75503

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

PROPOSED CHANGE: Lease space/hot yoga/offices

ZONING CHANGE FROM: Office TO: General Retail

LEGAL DESCRIPTION: A portion of a 4.6-acre tract of land (being Tract 19), J.W. Johnson HRS, A-345

CASE NUMBER: Z-22-08 DATE MAILED: 10/25/2022

**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. 22-01162Case Z-22-08
Date 5-19-2022To: 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: 19 Addition: JW Lane HRS A-345
(Or see attached legal description)Location: 6500 Summerhill Rd.Present Zoning: OfficeProposed Zoning: Neighborhood Service

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

Hot Yoga

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

William Davis Agent
Property Owner SignaturePrinted Name: Bill Davis6822 SUMMERHILL RD
AddressTEXARKANA TX 75503

City, State, Zip

903 793 2470 430 274 7994

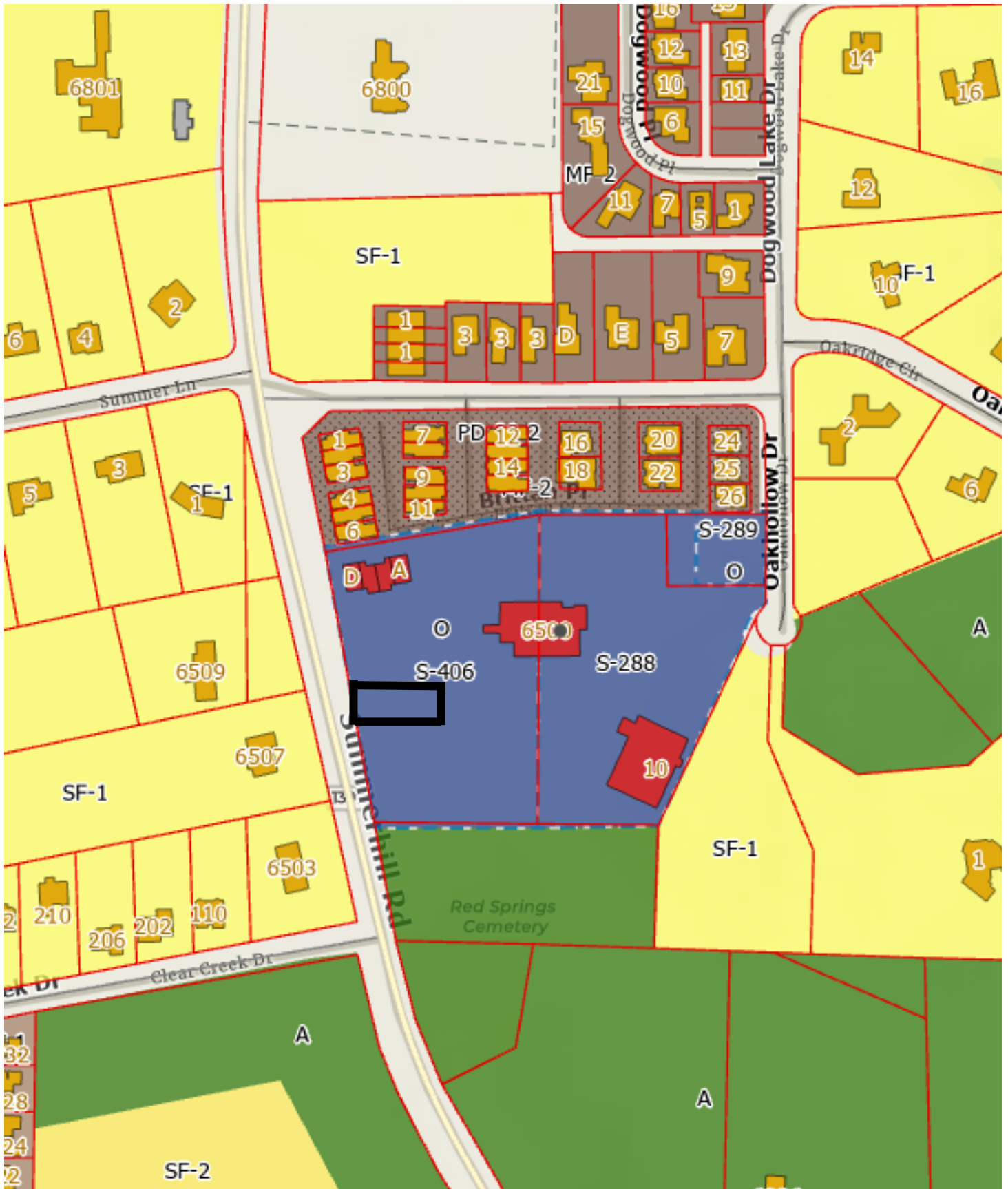
Home Phone & Cell Phone

WR DAVIS CO 2084441. 20

Email Address

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

6500 Summerhill Rd



Attachment: Maps 3 (3853 : Z-22-08 rezoning O to GR at 6500 Summerhill Rd)

6500 Summerhill Rd



Attachment: Maps 3 (3853 : Z-22-08 rezoning O to GR at 6500 Summerhill Rd)

AREA OF REZONING REQUEST
J & J SUPREME PROPERTIES, LLC

Z-22-08



Attachment: Site Plan 2 (3853 : Z-22-08 rezoning O to GR at 6500 Summerhill Rd)

October 10, 2022

Texarkana Planning & Zoning Commission
Texarkana, TX

Re: Case Number Z-22-08

This letter serves as our notice of opposition to the proposed zoning change to "a portion of a 4.6-acre tract of land being Tract 19 J.W. Johnson HRS, A-345" from Office to General Retail (GR). Reasons for our opposition are as follows:

- 1) Adverse effect on residential property values: according to an Andrew Young School of Policy Studies Research Paper dated 7/21/07; "Retail Proximity and Residential Values or Do Nearby Stores Really Run Down Property Values," it does for those homes located within 200 to 300 feet. (issuelab.org/resources/4941/4941.pdf).
- 2) Increased traffic outside normal 8 – 5 business hours will negatively impact quality of life for nearby residents.
 - a. By definition, businesses zoned as General Retail (GR) create more traffic than businesses zoned as "Office" outside normal business hours when office-type businesses are typically closed. C.S. Gymnastics closes at 8:30 p.m. and there is already a steady stream of traffic exiting Crown Executive Center onto Summerhill Road with lots of headlights shining into our front windows.
 - b. Businesses listed as NS (Neighborhood Services) or GR will naturally increase transitory traffic resulting in increased trash and noise. We already experience a great deal of noise from the traffic on Summerhill Road and trash from vehicle traffic is constantly landing on our property.
- 3) Sets a precedent for future zoning changes on that same tract: once you allow one business or section of land to be zoned NS (Neighborhood Services) or GR (General Retail), it's easier to do it again. We don't want that precedent created.



Beverly Garvin



Chris Garvin
6509 Summerhill Road
973-713-2162

Attachment: Letter of Opposition (3853 : Z-22-08 rezoning O to GR at 6500 Summerhill Rd)

City of Texarkana, Texas

Version:

Update Date: 11/3/2022 11:30 AM

Summary Sheet

Lead Department: Planning & Zoning Commission **Action Officer:** Laura Puckett, Administrative Coordinator
Subject: Z-22-15: Tabled rezoning an approximate 0.6-acre tract of land (being Tract 70), R. E. Sevey HRS, A-523, located north of 3115 South Lake Drive from Single Family-2 to Single Family-3. Steven Harvey, owner and Kayla Wood, MTG Engineers and Surveyors, agent.

Meeting Date: 11/7/2022**Attachments**

- a. Hearing Notice and Application3 (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
11/07/2022 12:00 AM		

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Steven Harvey, owner and Kayla Wood, MTG Engineers and Surveyors, agent to rezone an approximate 0.6-acre tract of land (being Tract 70), in the R. E. Sevey HRS, A-523, located across from 3115 South Lake Drive from Single Family-2 to Single Family-3. The property is currently vacant land. The proposed use is a double wide HUD code manufactured home.

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

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

Staff recommends for approval of this request.

Any driveway improvement will require TXDOT approval.

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

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

Potential Options:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends approval of this request.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

November 7, 2022

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 7, 2022 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, JANUARY 9, 2022 Hearing Time: 6:00 pm

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





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. 22-01927

Case Z-22-15

Date 8-17-22

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: 70 Addition: _____
(Or see attached legal description) R E SEVEY A-523 , 2016-13416 11/16/16
BLK/TRACT 70, 0.6 ACRES,

Location: S. Lake Drive, Texarkana, Texas

Present Zoning: SF-2

Proposed Zoning: SF-3

If the Zoning Classification is changed by the Commission, this property will be used as:
To create a two lot subdivision.

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

Zoning change to have two manufactured homes allowed in subdivision.

Kayla R. Wood

Attorney or Agent Signature

5930 Summerhill Road

Address

Texarkana, TX 75503

City, State, Zip

903-838-8533

Home Phone & Cell Phone

kwood@mtgengineers.com

Email Address

StB

Property Owner Signature

#4 Woodmont Crossing

Address

Texarkana, TX 75503

City, State, Zip

903-280-6138

Home Phone & Cell Phone

group@drtventures.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 Application3 (3854 : Z-22-15: rezoning SF-2 to SF-3 Lot north of 3115 S Lake Dr.)

Property Description
0.649 Acres
Bowie County, Texas

All that certain lot, tract or parcel of land lying and situated in the R. E. Sevey Headright Survey, Abstract 523, Bowie County, Texas, being all of that certain tract of land described as 0.60 acres in the Sheriff's deed from Bowie County Central Appraisal District, Trustee to DRT Ventures, LLC, dated October 4, 2016, recorded in Instrument No. 2016-00013416 of the Real Property Records of Bowie County, Texas, said 0.60 acre tract being the residue of that certain tract of land described as 1 acre in the deed from R. W. Read to Green Kelly, dated March 19, 1898, recorded in Volume 15, Page 228 of the Deed Records of Bowie County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch steel rod (control monument) found for a corner, being the Southwest corner of the said 0.60 acre tract, an angle point in the South line of that certain tract of land described as Tract Four with 119.25 acres in the deed from Larry P. Monvoison, Jr., et al to Camarata Partners, LP, dated January 15, 2000, recorded in Volume 3214, Page 17 of the Real Property Records of Bowie County, Texas, and lying in the North right-of-way line of Lake Drive;

THENCE North 02 degrees 08 minutes 54 seconds West a distance of 185.30 feet along the West line of the said 0.60 acre tract, and the South line of the said 119.25 acre tract to a 1/2 inch steel rod, capped MTG 101011-00, found for a corner, being the Northwest corner of the said 0.60 acre tract, and an inside ell corner in the South line of the said 119.25 acre tract;

THENCE North 87 degrees 51 minutes 06 seconds East a distance of 200.00 feet along the North line of the said 0.60 acre tract, and the South line of the said 119.25 acre tract to a 1/2 inch steel rod, capped MTG 101011-00, found for a corner, being the Northeast corner of the said 0.60 acre tract, and an inside ell corner in the South line of the said 119.25 acre tract;

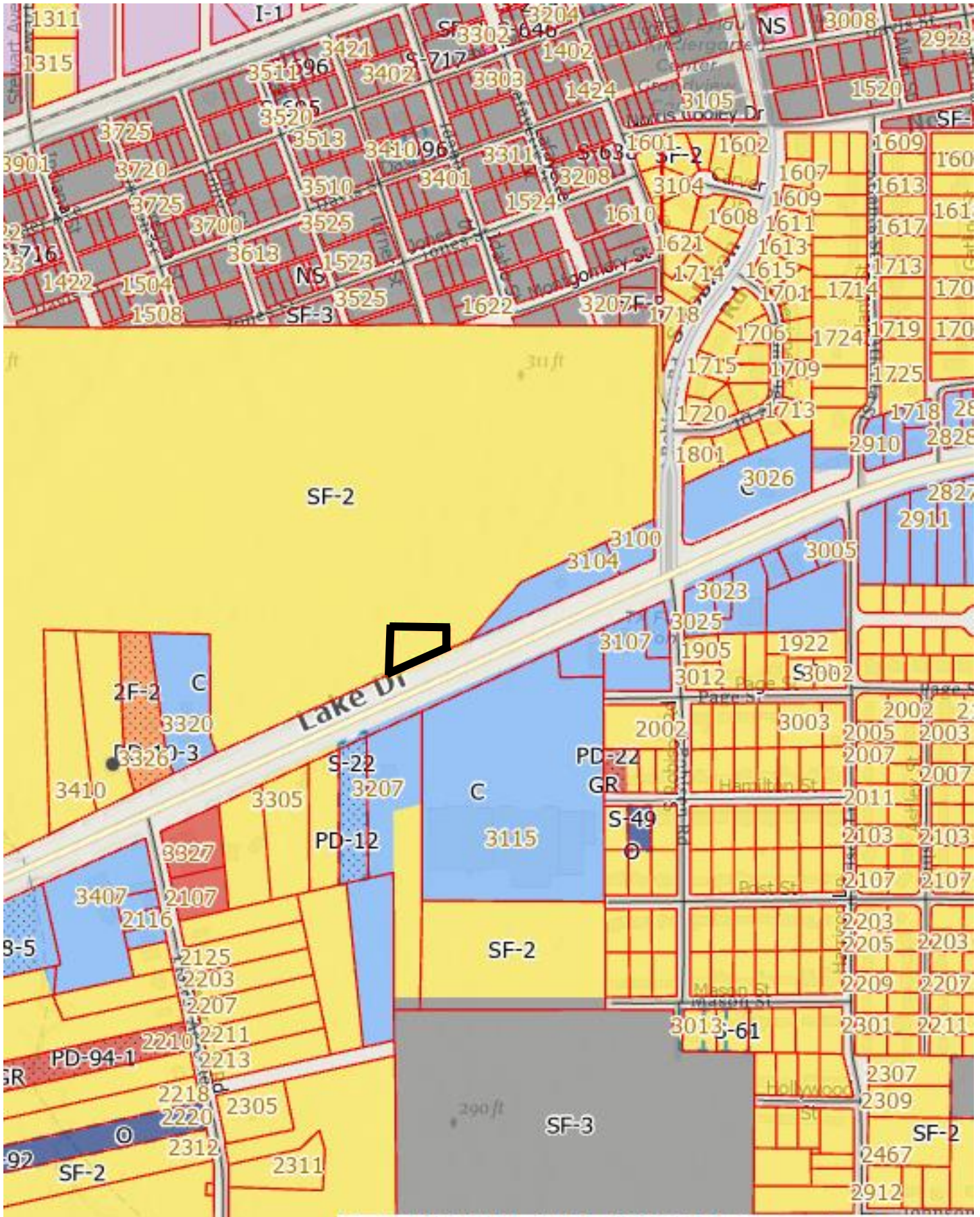
THENCE South 02 degrees 08 minutes 53 seconds East a distance of 100.10 feet along the East line of the said 0.60 acre tract, and the South line of the said 119.25 acre tract to a 1/2 inch steel rod (control monument) found for a corner in the base of a 16 inch elm tree, being the Southeast corner of the said 0.60 acre tract, an angle point in the South line of the said 119.25 acre tract, and lying in the North right-of-way line of the said Lake Drive;

THENCE South 65 degrees 57 minutes 07 seconds West a distance of 128.30 feet along the South line of the 0.60 acre tract, and the North right-of-way line of the said Lake Drive to a 1/2 inch steel rod, capped MTG 101011-00, found for a corner, at an angle point;

THENCE South 63 degrees 05 minutes 07 seconds West a distance of 89.16 feet along the South line of the said 0.60 acre tract, and the North right-of-way line of the said Lake Drive to the point of beginning, and containing 0.649 acres of land at the time of this survey.

Attachment: Legal Description (3854 : Z-22-15: rezoning SF-2 to SF-3 Lot north of 3115 S Lake Dr.)

3200/3400 Block S Lake Drive



Attachment: Maps (3854 : Z-22-15: rezoning SF-2 to SF-3 Lot north of 3115 S Lake Dr.)

3200/3400 Block S Lake Drive



Attachment: Maps (3854 : Z-22-15: rezoning SF-2 to SF-3 Lot north of 3115 S Lake Dr.)

City of Texarkana, Texas

Summary Sheet

Version:

Update Date: 11/3/2022 11:31 AM

Lead Department: Planning & Zoning Commission **Action Officer:** Laura Puckett, Administrative Coordinator
Subject: S-763: TABLED Specific Use Permit to allow a single wide HUD code manufactured home on an approximate 0.6-acre tract of land (being Tract 70), R. E. Sevey HRS, A-523, located north of 3115 South Lake Drive. Steven Harvey, owner, and Kayla Wood, MTG Engineers and Surveyors, agent.

Meeting Date: 11/7/2022

Attachments

- a. Hearing Notice and Application3 (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
11/07/2022 12:00 AM		

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Steven Harvey, owner, and Kayla Wood, MTG Engineers and Surveyors, agent for a Specific Use Permit to allow the location of a double wide HUD code manufactured home on 0.6-acre tract of land (being Tract 70), in the R. E. Sevey HRS, A-523, located across from 3115 South Lake Drive. This is currently vacant land.

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

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

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

City of Texarkana, Texas

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

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

1. That one 2016 or newer double wide HUD code manufactured home be allowed on this property.
2. That the double wide HUD code manufactured home be tied down/skirted/underpinned.
3. That the double wide HUD code manufactured home be used for dwelling purposes only, human occupancy only.
4. That the Specific Use Permit be in effect for a period of three (3) years, beginning at the date of this Ordinance. It is the owner's responsibility to renew this permit.
5. That if the HUD code manufactured home is not placed on the property within the three (3) year period, the Specific Use Permit will automatically be revoked.
6. That all driveways, parking, building codes/setbacks, engineered foundation, platting and flood plain requirements must be in accordance with the City of Texarkana, Texas codes.

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

Potential Options:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends approval of this request with stipulations.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

November 7, 2022

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 7, 2022 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, JANUARY 9, 2022 Hearing Time: 6:00 pm

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





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. 22-61927

Case S-763

Date 8-17-22

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: 70 Addition: _____
(Or see attached legal description) R E SEVEY A-523, 2016-13416 11/16/16
BLK/TRACT 70, 0.6 ACRES,

Location: S. Lake Drive, Texarkana, Texas

Present Zoning: SF-2

Proposed Zoning: SF-3

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

To create a two lot subdivision.

SPECIFIC USE PERMIT

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

Zoning change to have two manufactured homes allowed in subdivision.

Kyle R. Wood

Attorney or Agent Signature

5930 Summerhill Road

Address

Texarkana, TX 75503

City, State, Zip

903-838-8533

Home Phone & Cell Phone

kwood@mtgengineers.com

Email Address

At B

Property Owner Signature

#4 Woodmont Crossing

Address

Texarkana, TX 75503

City, State, Zip

903-280-6138

Home Phone & Cell Phone

group@drtventures.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 Application3 (3855 : S-763: SUP HUD code Mnfctrd north 3115 S Lake Dr)

Property Description
0.649 Acres
Bowie County, Texas

All that certain lot, tract or parcel of land lying and situated in the R. E. Sevey Headright Survey, Abstract 523, Bowie County, Texas, being all of that certain tract of land described as 0.60 acres in the Sheriff's deed from Bowie County Central Appraisal District, Trustee to DRT Ventures, LLC, dated October 4, 2016, recorded in Instrument No. 2016-00013416 of the Real Property Records of Bowie County, Texas, said 0.60 acre tract being the residue of that certain tract of land described as 1 acre in the deed from R. W. Read to Green Kelly, dated March 19, 1898, recorded in Volume 15, Page 228 of the Deed Records of Bowie County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch steel rod (control monument) found for a corner, being the Southwest corner of the said 0.60 acre tract, an angle point in the South line of that certain tract of land described as Tract Four with 119.25 acres in the deed from Larry P. Monvoison, Jr., et al to Camarota Partners, LP, dated January 15, 2000, recorded in Volume 3214, Page 17 of the Real Property Records of Bowie County, Texas, and lying in the North right-of-way line of Lake Drive;

THENCE North 02 degrees 08 minutes 54 seconds West a distance of 185.30 feet along the West line of the said 0.60 acre tract, and the South line of the said 119.25 acre tract to a 1/2 inch steel rod, capped MTG 101011-00, found for a corner, being the Northwest corner of the said 0.60 acre tract, and an inside ell corner in the South line of the said 119.25 acre tract;

THENCE North 87 degrees 51 minutes 06 seconds East a distance of 200.00 feet along the North line of the said 0.60 acre tract, and the South line of the said 119.25 acre tract to a 1/2 inch steel rod, capped MTG 101011-00, found for a corner, being the Northeast corner of the said 0.60 acre tract, and an inside ell corner in the South line of the said 119.25 acre tract;

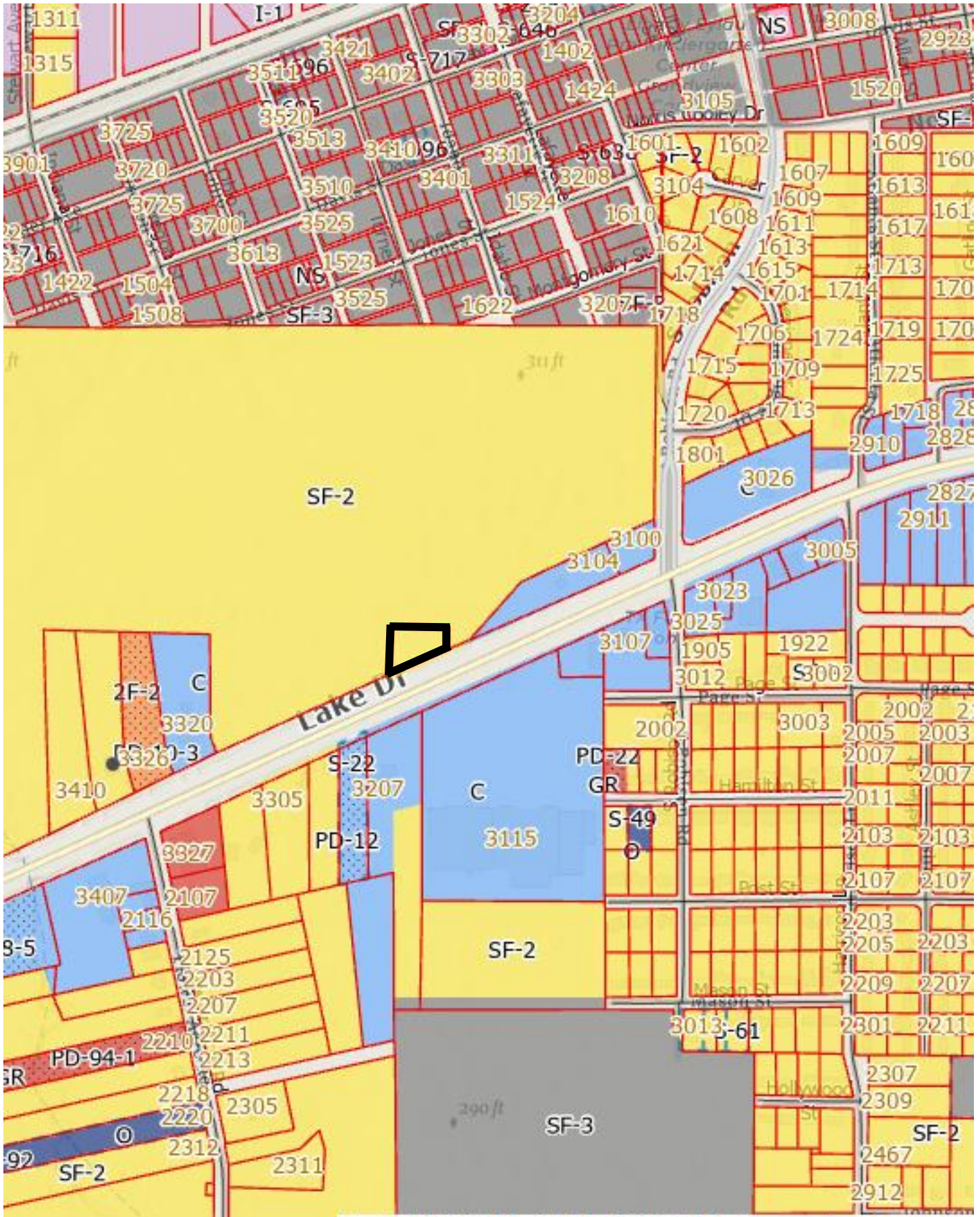
THENCE South 02 degrees 08 minutes 53 seconds East a distance of 100.10 feet along the East line of the said 0.60 acre tract, and the South line of the said 119.25 acre tract to a 1/2 inch steel rod (control monument) found for a corner in the base of a 16 inch elm tree, being the Southeast corner of the said 0.60 acre tract, an angle point in the South line of the said 119.25 acre tract, and lying in the North right-of-way line of the said Lake Drive;

THENCE South 65 degrees 57 minutes 07 seconds West a distance of 128.30 feet along the South line of the 0.60 acre tract, and the North right-of-way line of the said Lake Drive to a 1/2 inch steel rod, capped MTG 101011-00, found for a corner, at an angle point;

THENCE South 63 degrees 05 minutes 07 seconds West a distance of 89.16 feet along the South line of the said 0.60 acre tract, and the North right-of-way line of the said Lake Drive to the point of beginning, and containing 0.649 acres of land at the time of this survey.

Attachment: Legal Description (3855 : S-763: SUP HUD code Mnfctrd north 3115 S Lake Dr)

3200/3400 Block S Lake Drive



Attachment: Maps (3855 : S-763: SUP HUD code Mnfctrd north 3115 S Lake Dr)

3200/3400 Block S Lake Drive



Attachment: Maps (3855 : S-763: SUP HUD code Mnfctrd north 3115 S Lake Dr)

City of Texarkana, Texas

Version:

Update Date: 11/3/2022 11:32 AM

Summary Sheet

Lead Department: Planning & Zoning Commission **Action Officer:** Laura Puckett, Administrative Coordinator
Subject: S-766: Specific Use Permit to allow a single wide HUD code manufactured home on an approximate 0.36-acre tract of land (being Tract 58), Grandview Addition TR 4, located at 3207 Montgomery Street. Shuemekia and Robert Blackwell, owners.
Meeting Date: 11/7/2022

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
11/07/2022 12:00 AM		

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Shuemekia and Robert Blackwell, owners, for a Specific Use Permit to allow the location of a single wide HUD code manufactured home on an approximate 0.36-acre tract of land (being Tract 58), Grandview Addition TR 4, located at 3207 Montgomery Street. This is currently vacant land.

The adjacent zoning is Single Family-3 to the north, east, and west and Single Family-2 to the south. The adjacent land use is vacant land is residential to the north and east and vacant land to the south and west.

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

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 2016 or newer single wide HUD code manufactured home be allowed on this property.
2. That the single wide HUD code manufactured home be tied down/skirted/underpinned.
3. That the single 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 7, 2022

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 7, 2022 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: Monday, January 9, 2022 Hearing Time: 6:00 pm

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



OWNER: Shuemekia and Robert Blackwell, owners

OWNER'S ADDRESS: 519 Whitaker Street, Texarkana, Texas 75501

LOCATION OF REZONING: 3207 Montgomery Street, Texarkana, Texas 75501

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

LEGAL DESCRIPTION: On an approximate 0.36-acre tract of land (being Tract 58), Grandview Addition TR 4

CASE NUMBER: S-766

DATE MAILED: 10/25/2022

Attachment: Hearing Notice and Application (3856 : S-766 SUP HUD code mnfctrd 3207 Montgomery)



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. 22-02264

Case S-766
Date 9-23-22

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 Tract 58

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

Location: 3207 Montgomery St.

Present Zoning: SF3

Requested: Specific Use Permit

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

To place a mobile home (single wide)

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

Attorney or Agent Signature

Printed Name: _____

Address _____

City, State, Zip _____

Home Phone & Cell Phone _____

Email Address _____

Property Owner Signature

Printed Name: Shurmelia Blackwell
Robert Blackwell
3207 Montgomery St

Address _____

Texas Kane, Tx 75501
City, State, Zip

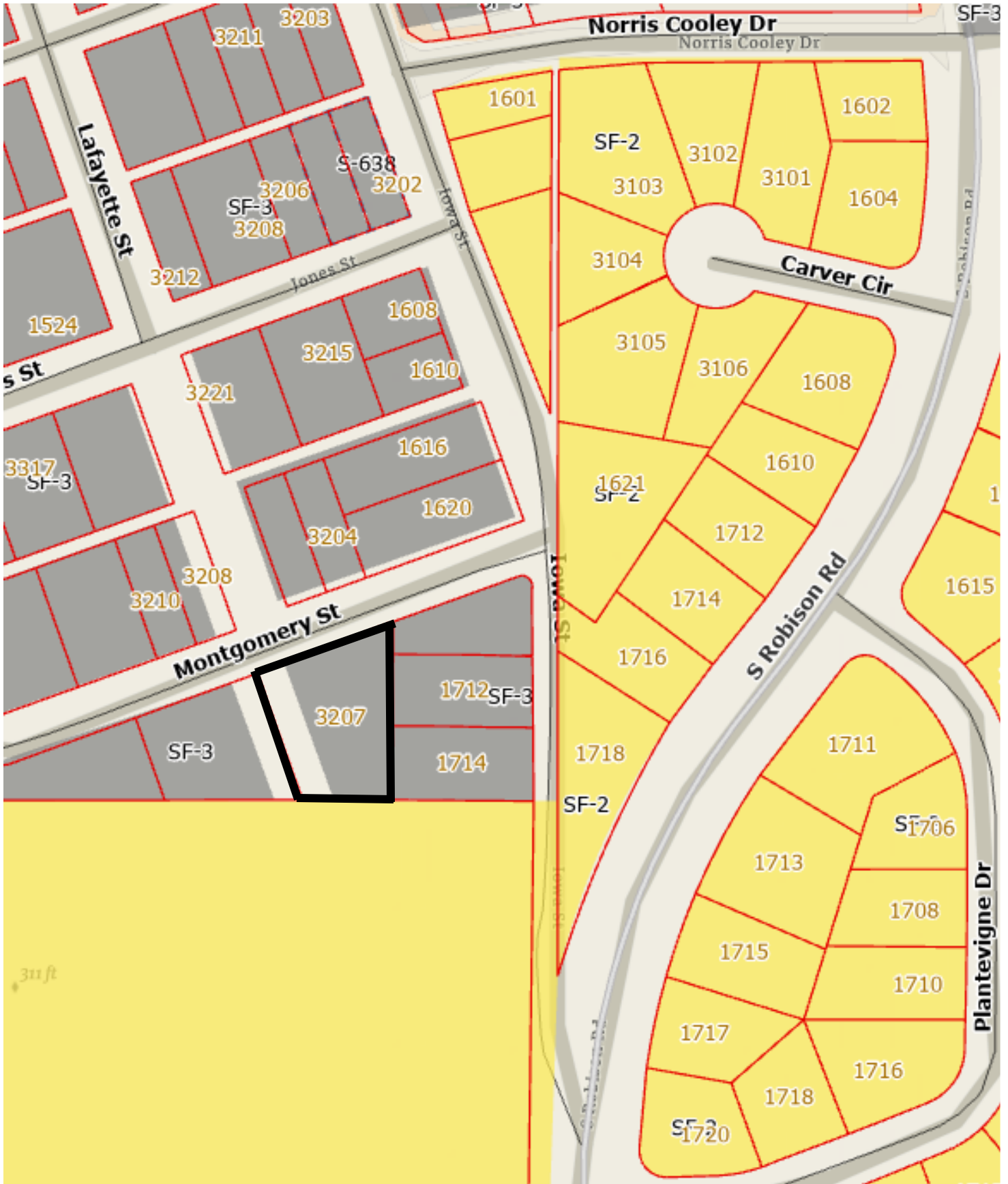
903-417-4258
Home Phone & Cell Phone

Shurmelia.Watson@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 (3856 : S-766 SUP HUD code mnfctrd 3207 Montgomery)

3207 Montgomery Street



Attachment: Maps (3856 : S-766 SUP HUD code mnfctrd 3207 Montgomery)

3207 Montgomery Street



Attachment: Maps (3856 : S-766 SUP HUD code mnfctrd 3207 Montgomery)

City of Texarkana, Texas

Version:

Update Date: 11/3/2022 12:10 PM

Summary Sheet

Lead Department: Planning & Zoning Commission **Action Officer:** Laura Puckett, Administrative Coordinator
Subject: Z-22-19: rezoning on Lots 9 and 10, Block 13, Sanders Addition, located at 2413 Bryan Street from Single Family-2 to Single Family-3. William Matlock, owner.
Meeting Date: 11/7/2022

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
11/07/2022 12:00 AM		

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by William Matlock, owner, to rezone Lots 9 and 10, Block 13 Sanders Addition, located at 2413 Bryan Street from Single Family-2 to Single Family-3. The property is currently vacant land. The proposed use is a single wide HUD code manufactured home.

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

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

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 (SF-3) zoning district along with the approval of a Specific Use Permit.

City of Texarkana, Texas

There are several lots in this area that are zoned SF-3. HUD code double wide manufactured housing looks like some of the existing frame pier and beam houses in the area. This type housing could also be a revitalization housing alternative to traditional site-built homes. Therefore, staff recommends for approval of this request.

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

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

Potential Options:

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 7, 2022

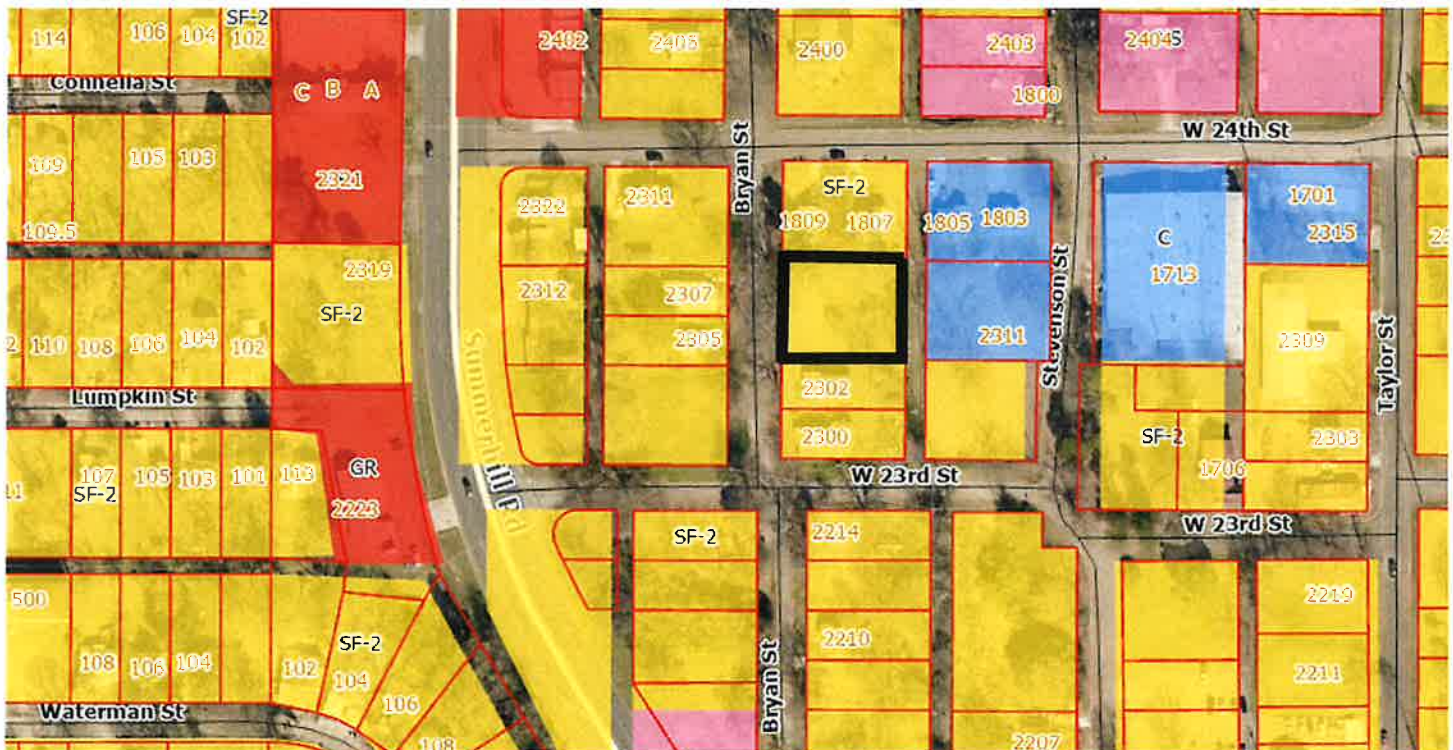
NOTICE OF PUBLIC HEARINGS

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 7, 2022 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, January 9, 2022 Hearing Time: 6:00 pm

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



OWNER: William Matlock, owner

OWNER'S ADDRESS: 6914 Brooknoll Avenue, Riverside California 92509

LOCATION OF REZONING: 2413 Bryan Street, Texarkana, Texas 75501

PROPOSED CHANGE: HUD code manufactured home

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

LEGAL DESCRIPTION: Lots 9 and 10, Block 13, Sanders Addition

CASE NUMBER: Z-22-19 DATE MAILED: 10/25/2022

Attachment: Hearing Notice and Application (3857 : Z-22-19: rezoning SF-2 to SF-3 2413 Bryan 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. 22-02339

Case Z-22-19

Date 9/27/22

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: 9 and 10 Block: 13 Addition: Sanders
(Or see attached legal description)

Location: 2413 Bryan St Texarkana

Present Zoning: 2

Proposed Zoning: 3

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

single dwelling home

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

I + would allow me to put a 3bd room
manufactured house on the property

Attorney or Agent Signature

Printed Name: NA

Address

City, State, Zip

Home Phone & Cell Phone

Email Address

William Matlock

Property Owner Signature

Printed Name: WILLIAM MATLOCK

6914 Brooknell Ave

Address

Riverside Ca 92509

City, State, Zip

951 334 8710

Home Phone & Cell Phone

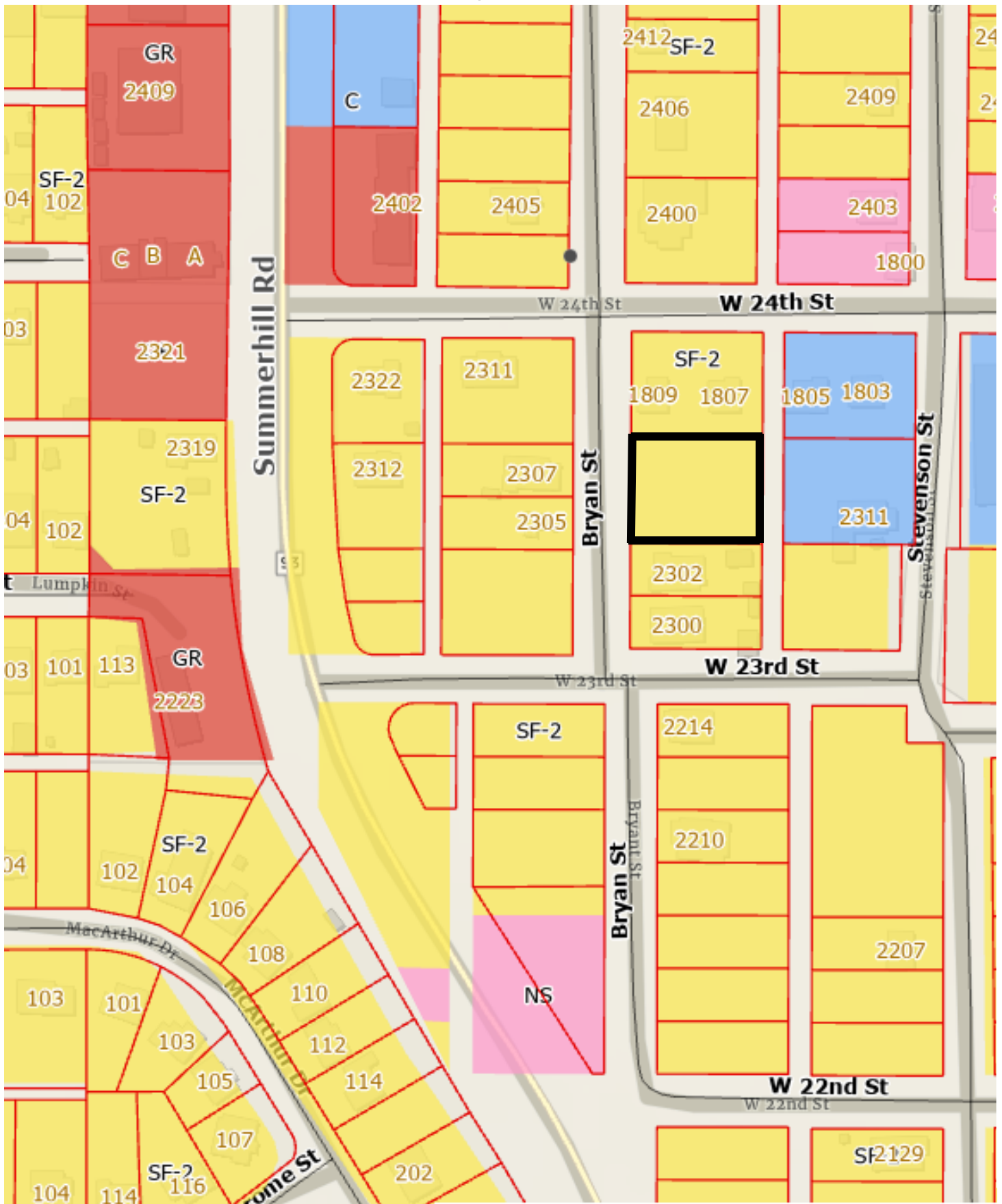
matlwc@yahoo.com

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 (3857 : Z-22-19: rezoning SF-2 to SF-3 2413 Bryan St)

2413 Bryan Street



Attachment: Maps (3857 : Z-22-19: rezoning SF-2 to SF-3 2413 Bryan St)

This aerial map displays a residential neighborhood in Dallas, Texas, with property boundaries outlined in red. The map includes the following streets and lot numbers:

- Streets:** Summerhill Rd, Bryan St, Stevenson St, W 24th St, W 23rd St, W 22nd St, and McArthur Dr.
- Highlighted Lot:** A lot located between Bryan St and Stevenson St, north of W 23rd St and south of W 24th St, is highlighted with a black rectangle.
- Lot Numbers:**
 - North of W 24th St: 2409, 2402, 2405, 2406, 2400, 2403, 2408, 2410, 1800.
 - Between W 24th St and W 23rd St: 2321, 2319, 2322, 2311, 2307, 2305, 1809, 1807, 1805, 1803, 2311, 2302, 2300.
 - South of W 23rd St: 2214, 2210, 2207, 2129.
 - Along McArthur Dr: 102, 101, 113, 2223, 102, 104, 106, 108, 110, 112, 114, 103, 105, 107, 116, 202.

City of Texarkana, Texas

Summary Sheet

Version:

Update Date: 11/3/2022 12:12 PM

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

Subject: S-767: Specific Use Permit to allow the location of a single wide HUD code manufactured home on Lots 9 and 10, Block 13, Sanders Addition, located at 2413 Bryan Street. William Matlock, owner.

Meeting Date: 11/7/2022

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
11/07/2022 12:00 AM		

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by William Matlock, owner, for a Specific Use Permit to allow the location of a single wide HUD code manufactured home on Lots 9 and 10, Block 13, Sanders Addition, located at 2413 Bryan Street. This is currently vacant land.

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

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

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.

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

City of Texarkana, Texas

1. That one 2016 or newer single wide HUD code manufactured home be allowed on this property.
2. That the single wide HUD code manufactured home be tied down/skirted/underpinned.
3. That the single 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 7, 2022

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 7, 2022 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: Monday, January 9, 2022 Hearing Time: 6:00 pm

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



OWNER: William Matlock, owner

OWNER'S ADDRESS: 6914 Brooknoll Avenue, Riverside, California 92509

LOCATION OF REZONING: 2413 Bryan Street, Texarkana, Texas 75501

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

LEGAL DESCRIPTION: Lots 9 and 10, Block 13, Sanders Addition

CASE NUMBER: S-767

DATE MAILED: 10/25/2022

Attachment: Hearing Notice and Application (3858 : S-767 SUP HUD code mnfctrd 2413 Bryan)



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. 22-02339

Case S-767

Date 9/27/22

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: 9 and 10 Block: 13 Addition: Sanders
(Or see attached legal description)

Location: 2413 Bryan St Texarkana

Present Zoning: 2

Requested: Specific Use Permit To change to O ZONE 3

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

Single dwelling home

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

It would allow me to put a 3BD room
Manufactured house on the property

NA
Attorney or Agent Signature

Printed Name: _____

Address _____

City, State, Zip _____

Home Phone & Cell Phone _____

Email Address _____

William Matlock
Property Owner Signature

Printed Name: WILLIAM MATLOCK

6914 Brookholl Ave
Address

Reverside Ca 92509
City, State, Zip

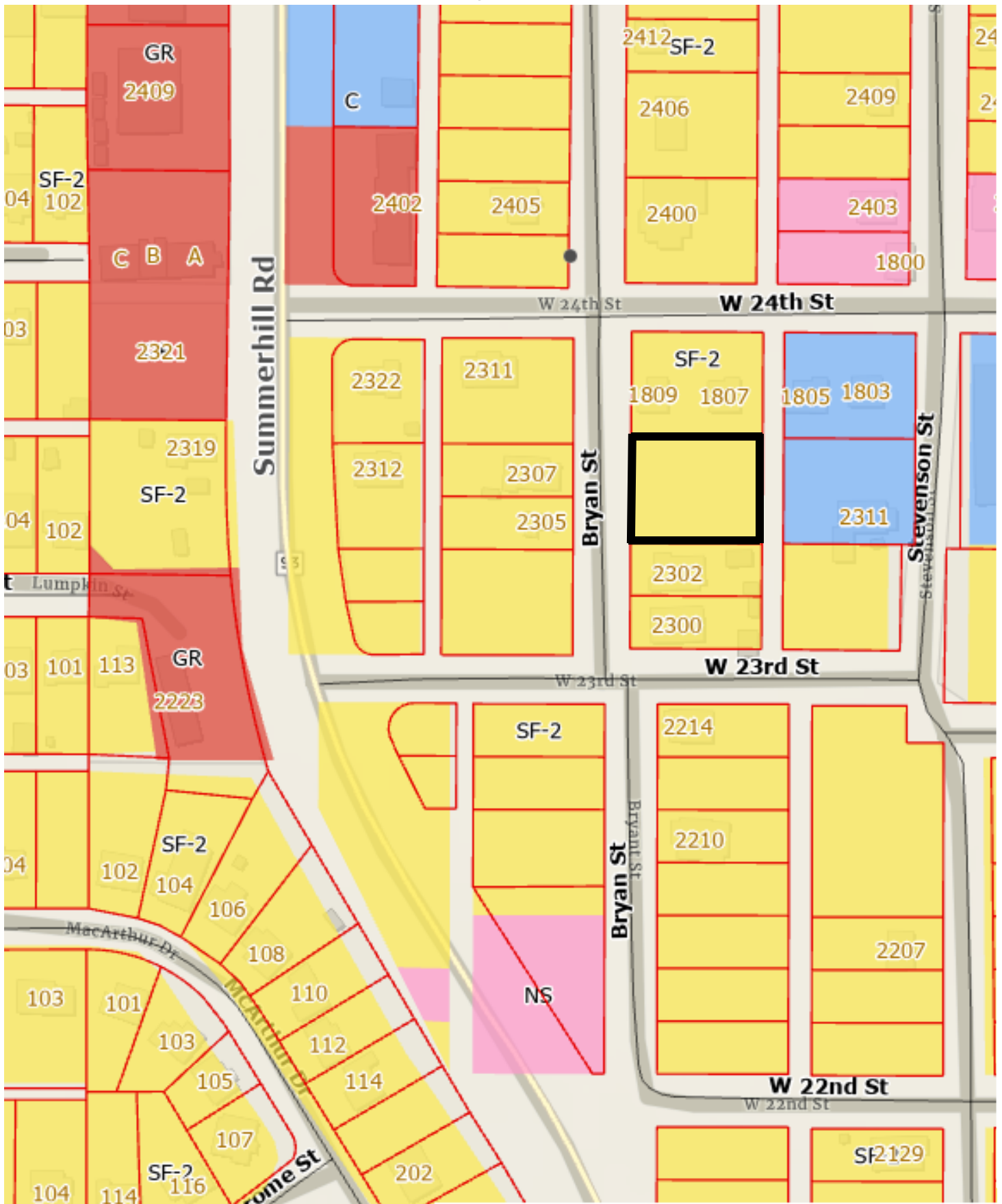
951 334 8710
Home Phone & Cell Phone

matlwc@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 (3858 : S-767 SUP HUD code mnfctd 2413 Bryan)

2413 Bryan Street



Attachment: Maps (3858 : S-767 SUP HUD code mnfctrd 2413 Bryan)

This aerial map displays a residential neighborhood in Dallas, Texas, with property boundaries outlined in red. The map includes the following street names and house numbers:

- Summerhill Rd** (vertical street on the left)
- Bryan St** (vertical street in the center)
- Stevenson St** (vertical street on the right)
- W 24th St** (horizontal street at the top)
- W 23rd St** (horizontal street in the middle)
- W 22nd St** (horizontal street at the bottom)
- McArthur Dr** (curved street at the bottom left)

House numbers visible on the map include:

- 2409, 2402, 2405, 2406, 2400, 2403, 2408, 2410, 2412
- 2321, 2319, 2312, 2311, 2307, 2305, 2302, 2300
- 1809, 1807, 1805, 1803, 2311
- 2214, 2210, 2207, 2129
- 102, 101, 113, 2223, 104, 106, 108, 110, 112, 114, 103, 105, 107, 116, 202

A specific property is highlighted with a black rectangle, located between Bryan St and Stevenson St, north of W 23rd St and south of W 24th St.

Attachment: Maps (3858 : S-767 SUP HUD code mnfctrd 2413 Bryan)

City of Texarkana, Texas

Version:

Summary Sheet

Update Date: 11/3/2022 12:14 PM

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

Subject: Z-22-20: rezoning on Lots 4 and 5, Block 1, Two States Addition, located at 3515 Waco Street. Larry Rose, owner.

Meeting Date: 11/7/2022

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
11/07/2022 12:00 AM		

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Larry Rose, owner, to rezone Lots 4 and 5, Block 1, Two States Addition, located at 3515 Waco Street from Single Family-2 to Single Family-3. The property is currently vacant land. The proposed use is a pre-fabricated/factory fabricated home.

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

The Future Land Use Map designates this property as "Industrial".

Prefabricated/factory fabricated homes inside the city limits must be placed in the Single Family-3 zoning district along with the approval of a Specific Use Permit.

Therefore, 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 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 7, 2022

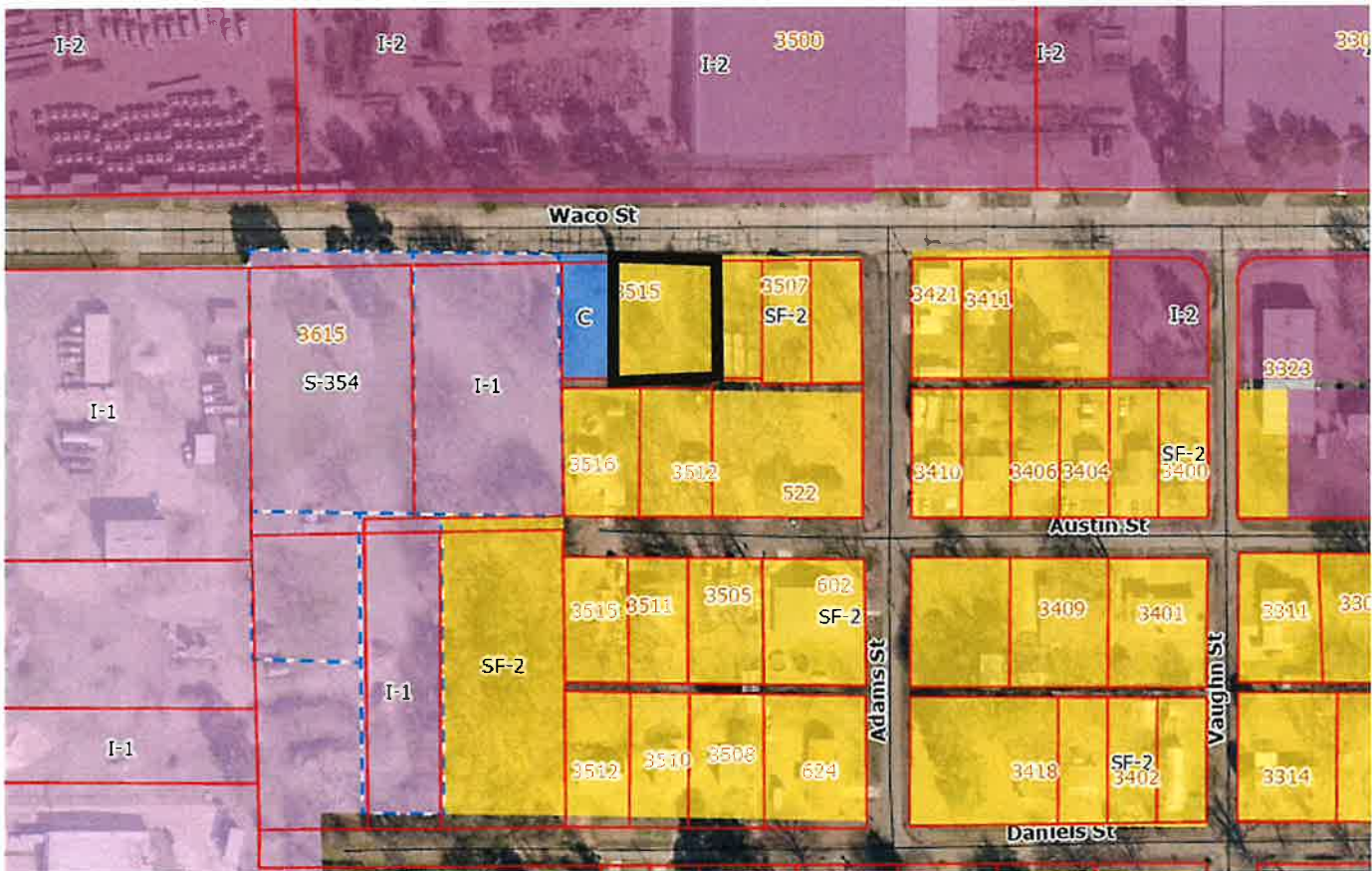
NOTICE OF PUBLIC HEARINGS

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 7, 2022 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, January 9, 2022 Hearing Time: 6:00 pm

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



OWNER: Larry Rose, owner

OWNER'S ADDRESS: 522 Adams Street, Texarkana, Texas 75501

LOCATION OF REZONING: 3515 Waco Street, Texarkana, Texas 75501

PROPOSED CHANGE: Pre-Fabricated home

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

LEGAL DESCRIPTION: Lots 4 and 5, Block 1, Two States Addition

CASE NUMBER: Z-22-20 DATE MAILED: 10/25/2022

Attachment: Hearing Notice and Application (3859 : Z-22-20: rezoning SF-2 to SF-3 3515 Waco)



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. 22-02440 Case Z-22-20 Date 10-11-22

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: 4 and 5 Block: 1 Addition: TWO STATES
(Or see attached legal description)

Location: TEXARKANA (3515 Waco)

Present Zoning: SINGLE FAMILY-2

Proposed Zoning: PRE FAB SF-3

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

Residence

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

THE OLD HOUSE WAS REMOVED WE NOW WISH
TO PLACE A SMALL PRE FAB HOME ON IT

Attorney or Agent Signature

Print Name

Address

City, State, Zip

Home Phone & Cell Phone

Email Address

Larry Rose
Property Owner Signature

LARRY ROSE
Print Name

522 Adams
Address

TX TX 75501
City, State, Zip

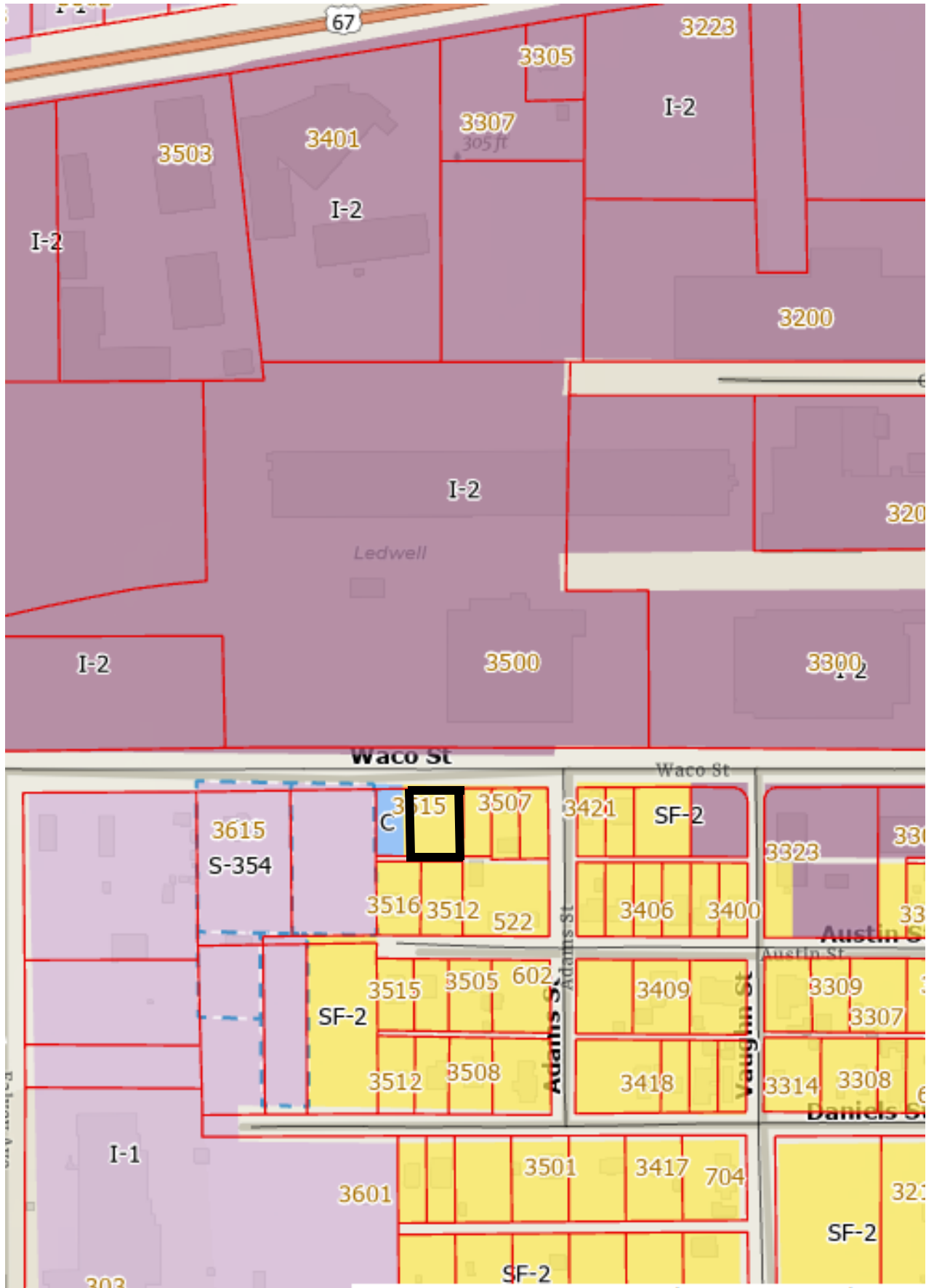
803-490 1404
Home Phone & Cell Phone

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 (3859 : Z-22-20: rezoning SF-2 to SF-3 3515 Waco)

3515 Waco Street



[illegible]

City of Texarkana, Texas

Version:

Update Date: 11/3/2022 12:16 PM

Summary Sheet

Lead Department: Planning & Zoning Commission **Action Officer:** Laura Puckett, Administrative Coordinator
Subject: S-768: Specific Use Permit to allow the location of a pre-fabricated/factory fabricated home (shell) on Lots 4 and 5, Block 1, Two States Addition. Larry Rose, owner.
Meeting Date: 11/7/2022

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
11/07/2022 12:00 AM		

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Larry Rose, owner, for a Specific Use Permit to allow the location of a prefabricated/factory fabricated home on Lots 4 and 5, Block 1, Two States Addition, located at 3515 Waco Street. This is currently vacant land.

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

The Future Land Use Map designates this property as "Industrial".

Prefabricated/factory fabricated homes inside the city limits must be placed in a Single Family-3 Zoning District along with the approval of a Specific Use Permit.

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

1. That one prefabricated/factory fabricated home be allowed on this property.

City of Texarkana, Texas

2. That the prefabricated/factory fabricated home be used for dwelling purposes only, human occupancy only.
3. 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.
4. That if the prefabricated/factory fabricated home is not placed on the property within the three (3) year period, the Specific Use Permit will automatically be revoked.

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

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

Potential Options:

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 7, 2022

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 7, 2022 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: Monday, January 9, 2022 Hearing Time: 6:00 pm

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



**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. 22-02440 Case S-768 Date 10-11-22

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: 4 and 5 Block: 1 Addition: Two States
(Or see attached legal description)

Location: TEXARKANA (3515 Waco)

Present Zoning: Single Family - 2

Proposed Zoning: Specific Use Permit

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

Residence

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

The old House was removed we now wish
to place A small pre fab home on it

Attorney or Agent Signature

Print Name

Address

City, State, Zip

Home Phone & Cell Phone

Email Address

Larry Rose
Property Owner Signature

Larry Rose
Print Name

522 Adams
Address

TX TX 75501
City, State, Zip

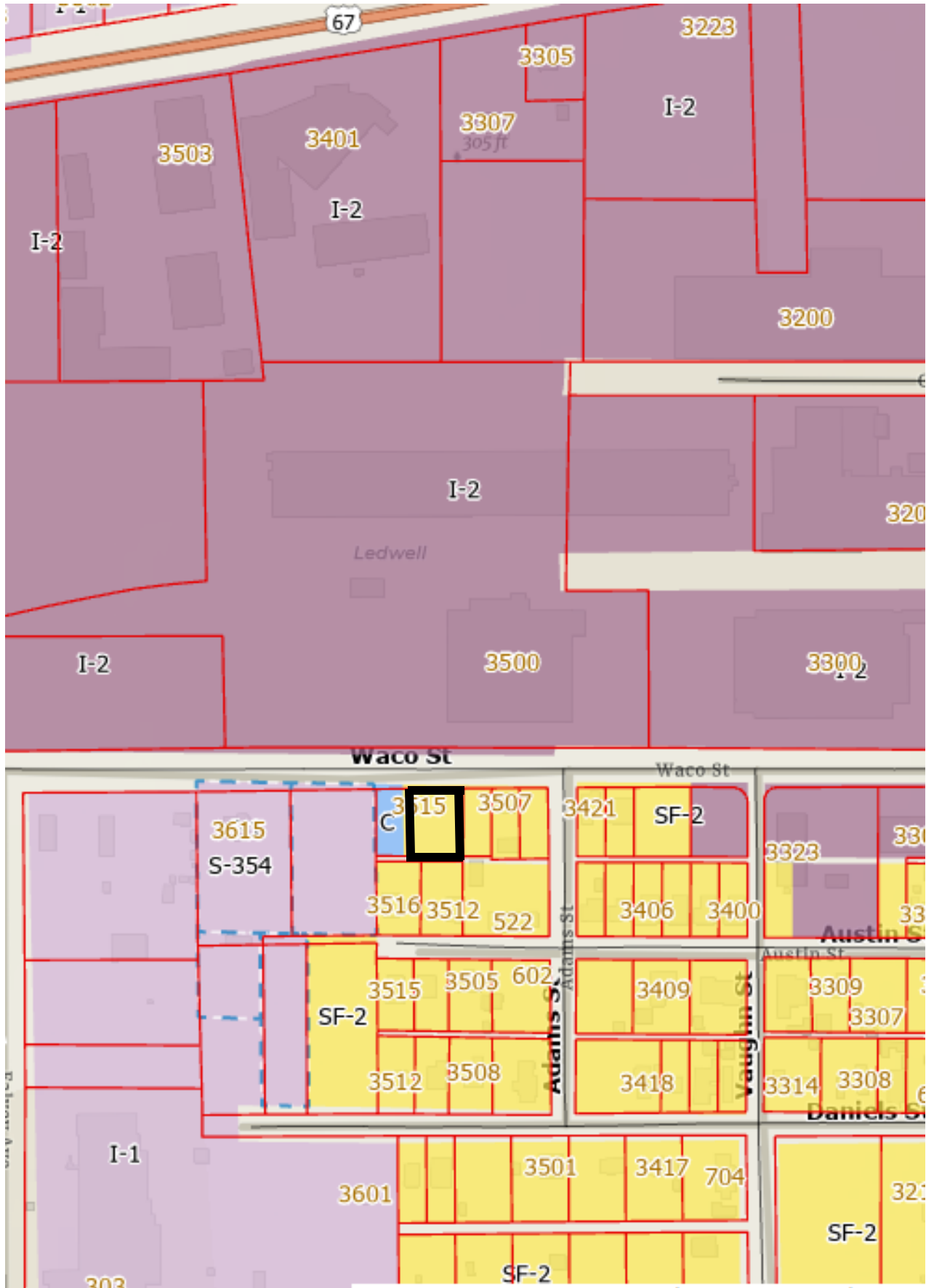
803-490 1404
Home Phone & Cell Phone

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 (3860 : S-768: SUP PrefabHome (shell) 3515 Waco)

3515 Waco Street



3515 Waco Street



City of Texarkana, Texas

Version:

Summary Sheet**Update Date:** 11/3/2022 12:17 PM

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

Subject: Z-22-21: rezoning north 14', west 1/2 of Lot 14, and the south 36', west 1/2 of Lot 15, Harmes Addition, located at 813 Capp Street. John Marshall, owner.

Meeting Date: 11/7/2022

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
11/07/2022 12:00 AM		

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by John Marshall, owner, to rezone N 14', W ½ of Lot 14, and S 36', W1/2 Lot 15, Harmes Addition, located at 813 Capp Street from Two Family-1 to Commercial. The proposed use is a barber shop. The property is currently vacant land. Access would be from Capp Street.

The adjacent zoning is Two Family-1 to the north and west, and Commercial to the south and east. The adjacent land use is residential to the north and south, a church to the west, and vacant land to the east.

Access to this property would be from Capp Street. Half of this property is already zoned Commercial. The other half is zoned Two-Family-1. The applicant wants the property to conform to one zoning district.

Staff recommends for approval of this request.

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

City of Texarkana, Texas

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

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

Potential Options:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends approval of this request.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

November 7, 2022

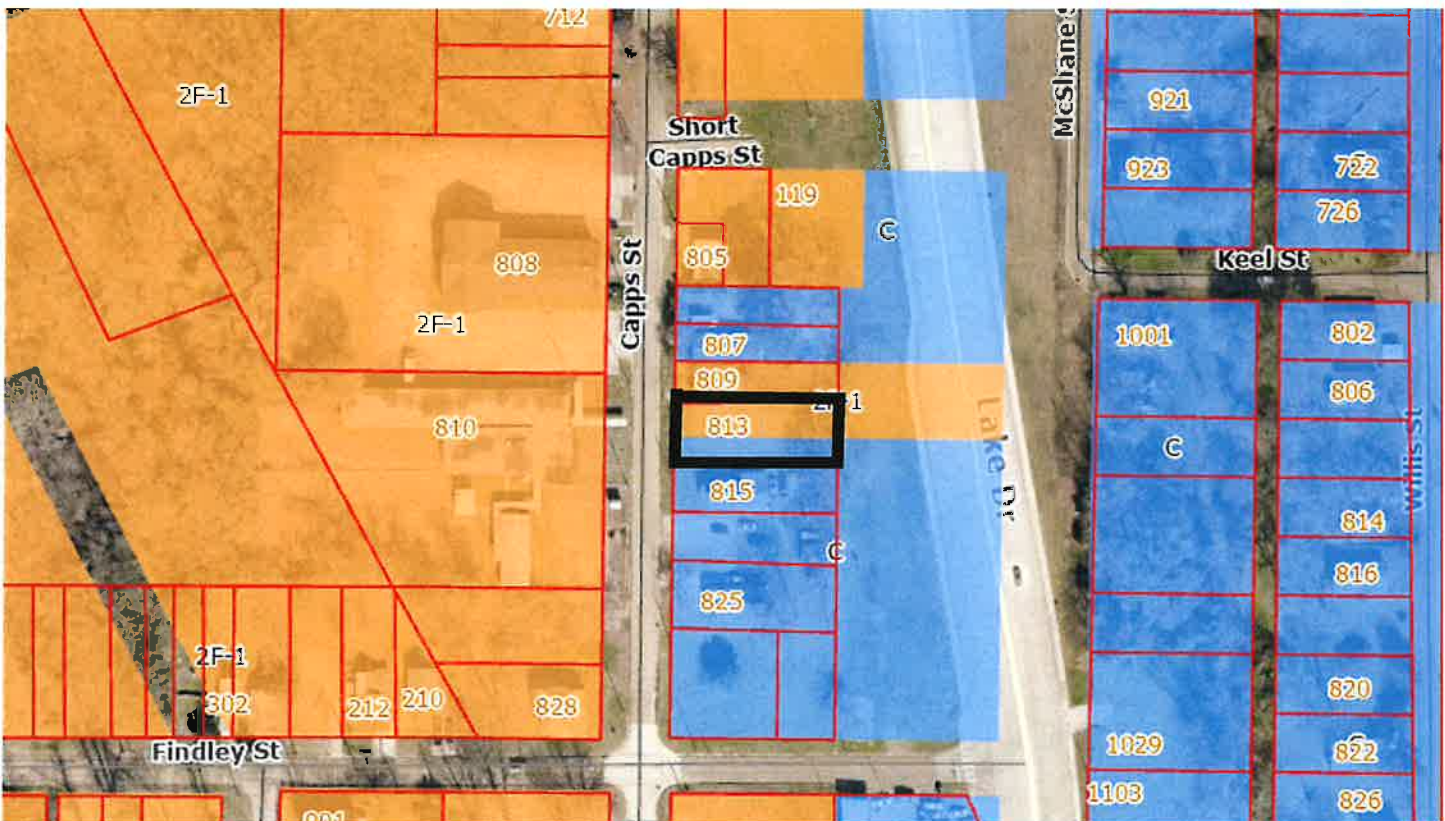
NOTICE OF PUBLIC HEARINGS

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 7, 2022 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, January 9, 2022 Hearing Time: 6:00 pm

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



OWNER: John Marshall, owner

OWNER'S ADDRESS: 9811 Smokefeather Lane, Dallas Texas 75243

LOCATION OF REZONING: 813 Capp Street, Texarkana, Texas 75501

PROPOSED CHANGE: Barber Shop

ZONING CHANGE FROM: Two Family-1 TO: Commercial

LEGAL DESCRIPTION: N 14', W ½ Lot 14, S 36', W ½ Lot 15, Harmes Addition

CASE NUMBER: Z-22-21 DATE MAILED: 10/26/2022

Attachment: Hearing Notice and Application (3861 : Z-22-21: rezoning 2F-1 to C at 813 Capp)



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. 22-02475 Case Z-22-21 Date 10-14-22

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 Block: 813 Capp Street Addition: Harmes
(Or see attached legal description)

Location: N 1/4 W 1/2 Lot 14 S 36' W 1/2 15 0.15. es

Present Zoning: 1/2 2F-1 1/2 Commercial

Proposed Zoning: Commercial

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

Barber Shop

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

1/2 2F-1 and 1/2 Commercial
Needs to be all 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

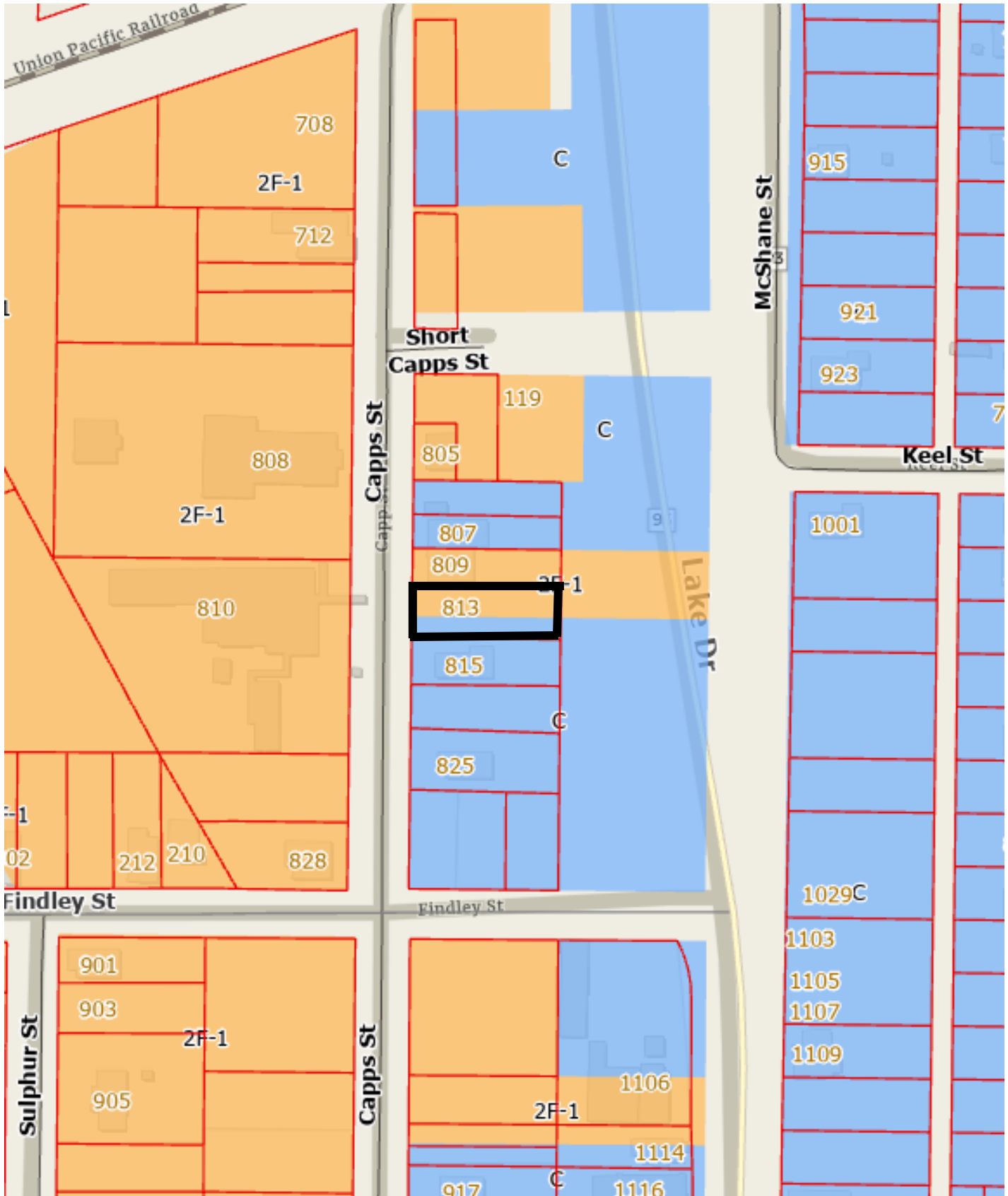
Home Phone & Cell Phone

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 (3861 : Z-22-21: rezoning 2F-1 to C at 813 Capp)

813 Capp Street



Attachment: Maps (3861 : Z-22-21: rezoning 2F-1 to C at 813 Capp)

813 Capp Street



City of Texarkana, Texas

Version:

Update Date: 11/3/2022 12:19 PM

Summary Sheet

Lead Department: Planning & Zoning Commission **Action Officer:** Laura Puckett, Administrative Coordinator
Z-22-23: rezoning on a 3.5-acre portion of a 7.21-acre tract of land (being Tract 28), Willis Oldham HRS, A-458, located at 1521 Moores Lane from Agriculture to Commercial. Emanuel Sanchez, owner, and Aaron Gaylor, RKM Properties, agent.

Subject: agent.

Meeting Date: 11/7/2022

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
11/07/2022 12:00 AM		

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Emanuel Sanchez, owner and Aaron Gaylor, RKM Properties, agent, to rezone an approximate 3.5-acre portion of a 7.21-acre tract of land (being Tract 28), Willis Oldham HRS, A-458, located at 1521 Moores Lane from Agriculture to Commercial. The proposed new site will be a retail strip.

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

The adjacent zoning is Planned Development-Office to the north, Agriculture to the east, Interstate-30 to the south, and Multiple Family-1 to the west. The adjacent land use is an office to the north, horse arena to the east, I-30 to the south and assisted living facility to the west.

Staff recommends for approval of this request.

City of Texarkana, Texas

If a Planned Development is placed on this site, staff recommends restricting the following uses:

Duplexes, apartments, townhouses, hotel/motel, modular or factory fabricated dwellings, fraternity, sorority, carwash, auto laundry, minor vehicle repair, gas station, new or used auto sale (indoor/outdoor lot), bakery, furniture or appliance store, outdoor storage, mini-warehouses, pawn shop, pet shop, tattoo studio, tool rental, animal clinic/hospital (no outside/inside pens), green house or nursery, maintenance and service repair for buildings, self-contained aluminum recycling machine.

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 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 7, 2022

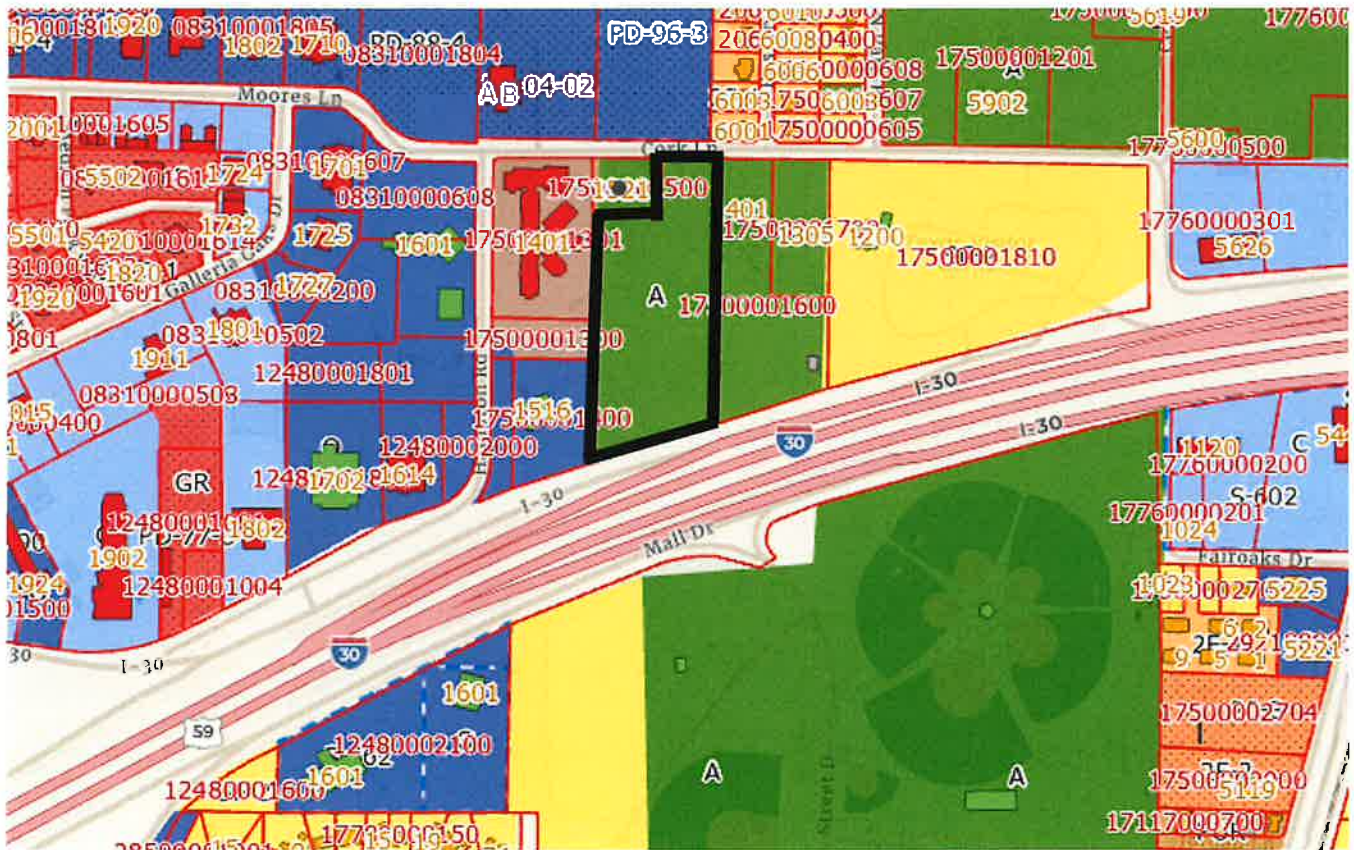
NOTICE OF PUBLIC HEARINGS

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 7, 2022 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, January 9, 2022 Hearing Time: 6:00 pm

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



OWNER: Emanuel Sanchez, owner and Aaron Gaylor, RKM Properties, agent

OWNER'S ADDRESS: 2027 Olive Street, Texarkana, Texas 75503

LOCATION OF REZONING: 1521 Moores Lane, Texarkana, Texas 75503

PROPOSED CHANGE: to development a Commercial strip for retail

ZONING CHANGE FROM: Agriculture TO: Commercial

LEGAL DESCRIPTION: 3.5-acre portion of a 7.21-acre tract of land (being Tract 28), Willis Oldham HRS, A-458

CASE NUMBER: Z-22-23 DATE MAILED: 10/26/2022

Attachment: Hearing Notice and Application (3863 : Z-22-23 rezoning A to C 1521 Moores Ln)



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. 22-02512

Case Z-22-23
Date 10-19-23

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: _____ Block: TRACT 42 Addition: 5.04 M 430-456
(Or see attached legal description)

Location: 501 N. 1st St. L-123

Present Zoning: INDUSTRIAL

Proposed Zoning: COMMERCIAL

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

1. Office building, 2. Warehouse, 3. Retail building, 4. Light industrial building, 5. Medium density residential, 6. Single-family detached, 7. Multi-family, 8. Community center, 9. Church, 10. School, 11. Public works, 12. Other

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

1. The property is currently zoned Industrial, but the surrounding area is now zoned Commercial. 2. The property is currently zoned Industrial, but the surrounding area is now zoned Commercial. 3. The property is currently zoned Industrial, but the surrounding area is now zoned Commercial. 4. The property is currently zoned Industrial, but the surrounding area is now zoned Commercial. 5. The property is currently zoned Industrial, but the surrounding area is now zoned Commercial. 6. The property is currently zoned Industrial, but the surrounding area is now zoned Commercial. 7. The property is currently zoned Industrial, but the surrounding area is now zoned Commercial. 8. The property is currently zoned Industrial, but the surrounding area is now zoned Commercial. 9. The property is currently zoned Industrial, but the surrounding area is now zoned Commercial. 10. The property is currently zoned Industrial, but the surrounding area is now zoned Commercial. 11. The property is currently zoned Industrial, but the surrounding area is now zoned Commercial. 12. The property is currently zoned Industrial, but the surrounding area is now zoned Commercial.

Attorney or Agent Signature

Address

City, State, Zip

Home Phone & Cell Phone

Email Address

Property Owner Signature

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 (3863 : Z-22-23 rezoning A to C 1521 Moores Ln)



ZONING APPLICATION

CITY OF TEXARKANA TEXAS

Po Box 1967
220 Texas Blvd
Texarkana TX 75504
(903) 798-3945www.ci.texarkana.tx.us.orgReceipt No. 22-02512Case 22-23Date 10-19-23To: 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: TRACT 28 Addition: WILL BUDHAM ABS-458
(Or see attached legal description)Location: 1521 MOORES LANEPresent Zoning: AGRICULTURALProposed Zoning: COMMERCIAL

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

COMMERCIAL BUILDING (UPGRADED METAL BUILDING) BUSINESS PARK

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

CURRENT 8 ACRE TRACT IS BEING SUBDIVIDED INTO A 3.5 ACRE
BEING SPLIT OFF. PROPERTY TO EAST IS AGRICULTURAL. REMAINING
4.5 ACRES TO REMAIN AGRICULTURAL. CURRENTLY ZONED MULTI-FAM
TO WEST OF THIS ORIGINAL 8 ACRES.Aaron Gaylor
Attorney or Agent Signature2801 RICHMOND RD. UNIT 129

Address

TEXARKANA TX 75503

City, State, Zip

903 293 3900

Home Phone & Cell Phone

aaronandly@yahoo.com

Email Address

Property Owner Signature

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 (3863 : Z-22-23 rezoning A to C 1521 Moores Ln)

Property Description
8.027 Acres
Bowie County, Texas

All that certain lot, tract or parcel of land lying and situated in the Willis Oldham Headright Survey, Abstract 458, Bowie County, Texas, being all of that certain tract of land described as 8.053 acres in the deed from Susan Karen Simmons, Trustee to Susan Karen Simmons, et al, dated October 1, 2004, recorded in Volume 4585, Page 178 of the Real Property Records, Bowie County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch steel rod (control monument), found for a corner, lying in the South right-of-way line Moores Lane, the Northwest corner of the said 8.053 acre tract, and the Northeast corner of that certain tract of land described as 4.013 acres in the deed from Stonegate SNF Properties, LP to Sanctuary LTC, LLC, dated September 23, 2021, recorded in Document No. 2021-00011803 of the Real Property Records, Bowie County, Texas;

THENCE North 87 degrees 52 minutes 31 seconds East a distance of 379.99 feet along the North line of the said 8.053 acre tract and the South right-of-way line of Moores Lane to a 1/2 inch steel rod (control monument), found for a corner, the Northeast corner of the said 8.053 acre tract and the Northwest corner of that certain tract of land described as 5.00 acres in the deed from P. S. Cork, et ux to Jack N. Boyd, et al, dated October 9, 1963, recorded in Volume 429, Page 100 of the Deed Records of Bowie County, Texas;

THENCE South 01 degrees 44 minutes 53 seconds East a distance of 848.22 feet along the East line of the said 8.053 acre tract and the West line of the said 5.00 acre tract to a 1/2 inch steel rod, found for a corner, the Southeast corner of the said 8.053 acre tract, the Southwest corner of the said 5.00 acre tract, and lying in the North right-of-way line of St. Michael Drive (Interstate Highway 30 frontage road), at the beginning of a circular curve to the left;

THENCE in a Southwesterly direction along the arc of said circular curve a distance of 403.91 feet, with a delta angle of 02 degrees 22 minutes 25 seconds, a radius of 9749.25 feet, a chord bearing of South 66 degrees 42 minutes 54 seconds West, and a chord distance of 403.88 feet to a 1/2 inch steel rod, capped DENNEY RPLS 6516, found for a corner, the Southwest corner of the said 8.053 acre tract and the Southeast corner of that certain tract of land described as 3.284 acres in the deed from Crossroads, Inc. to State of Texas, dated February 27, 1974, recorded in Volume 570, Page 648 of the Deed Records of Bowie County, Texas;

THENCE North 02 degrees 23 minutes 55 seconds West a distance of 472.35 feet along the West line of the said 8.053 acre tract, the East line of the said 3.284 acre tract, and the East line of that certain tract of land being the remainder of a called 4.983 acre tract from Purvis S. Cork, Jr. to John V. Rich, et ux, dated June 18, 1992, recorded in Volume 1787, Page 279 of the Real Property Records, Bowie County, Texas to a 1/2 inch steel rod, found for the Southeast corner of the said 4.013 acre tract;

THENCE North 01 degrees 52 minutes 18 seconds West a distance of 332.40 feet along the West line of the said 8.053 acre tract and the East line of the said 4.013 acre tract to a 1/2 inch steel rod, found for a corner, at an angle point;

THENCE North 01 degrees 12 minutes 27 seconds West a distance of 189.28 feet along the West line of the said 8.053 acre tract and the East line of the said 4.013 acre tract to the Point of Beginning and containing 8.027 acres of land, at the time of this survey.

[illegible]

City of Texarkana, Texas

Version:

Summary Sheet

Update Date: 11/3/2022 12:20 PM

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

Subject: Consider approval of the Planning and Zoning Commission meeting minutes from October 3, 2022.

Meeting Date: 11/7/2022

Attachments

- a. October 3, 2022 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
11/07/2022 12:00 AM		

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

See attached minutes.

Potential Options:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends approval of the October 3, 2022 minutes.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

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

November 7, 2022



CITY OF TEXARKANA
PLANNING & ZONING COMMISSION
MINUTES • OCTOBER 3, 2022

Council Chambers
Regular Meeting
6:00 PM

220 TEXAS BLVD.
TEXARKANA, TX 75501

I. CALL TO ORDER

Gene Joyce, III
 Dianna Patterson Kinsey
 Tom Coleman
 James Larkins
 Wanda Northam

Alternates Present: Lee Kernek and Ross Sarine

City Staff Present: Laura Puckett, Zoning Administrator
 Mashell Daniel, Executive Director of Inspections, Code and Zoning

II. AGENDA ITEMS

1. Z-22-08: (TABLED) rezoning a portion of a 4.60-acre tract of land (being Tract 19), J.W. Lane HRS A-345, located at 6500 Summerhill Road. Office to General Retail. William Davis, owner and David Williams, MTG Engineers and Surveyors, agent.

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

2. Z-22-15: (TABLED) rezoning an approximate 0.6-acre tract of land (being Tract 70), R. E. Sevey HRS, A-523, located north of 3115 South Lake Drive. Single Family-2 to Single Family-3. Steven Harvey, owner and Kayla Wood, MTG Engineers and Surveyors, agent.

Attachment: October 3, 2022 P&Z Minutes (3864 : Consider approval of the P&Z minutes from 10/03/2022)

RESULT:	TABLED [UNANIMOUS]
MOVER:	Dianna Patterson Kinsey, Vice Chairperson
SECONDER:	Tom Coleman, Commissioner
AYES:	Kinsey, Coleman, Larkins, Northam
ABSENT:	Boyette, Bailey
EXCUSED:	Joyce III, Kernek, Sarine

3. S-763: (TABLED) Specific Use Permit to allow the location of a HUD code manufacture home on an approximate 0.6-acre tract of land (being Tract 70), R. E. Sevey HRS, A-523, located on the lot North of 3115 S Lake Drive. Steven Harvey, owner and Kayla Wood, MTG Engineers and Surveyors, agent.

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

4. Z-22-16: rezoning Lots 19 and 20, Block A, Parish Place, located at 103 Parish Street. Single Fmaily-2 to General Retail. Rocky Murray, owner.

Rocky Murray appeared and stated that the house will be used as the office for the car dealership. He also said that there is an existing fence that separates this property from the surrounding properties.

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

5. S-764: Specific Use Permit to allow new and used auto sales (outdoor lot) on Lots 19 and 20, Block A, Parish Place Addition, located at 103 Parish Street. Rocky Murray, owner.

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

6. Z-22-17: rezoning on Lots 17 and 18, Block A. Parish Place Addition, located at 105 Parish Street. Single Family-2 to General Retail. Rocky Murray, owner.

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

7. S-765: Specific Use Permit to allow new and used auto sales (outdoor lot) on Lots 17 and 18, Block A, Parish Place Addition, located at 105 Parish Street. Rocky Murray, owner.

RESULT: ADOPTED [4 TO 0]
MOVER: Wanda Northam, Commissioner
SECONDER: Dianna Patterson Kinsey, Vice Chairperson
AYES: Kinsey, Coleman, Larkins, Northam
ABSENT: Boyette, Bailey
EXCUSED: Joyce III, Kernek
AWAY: Sarine

8. Amendment to PD-02-13(GR) for site plan approval on (Phase 3) Lots 12 and 13, Block 6, Richmond Development Fifth Subdivision, located in the 3400 block of Brooke Place. Brad Meador and Brandon Taylor, 2B Builders, owner.

The site plan (phase 3) consists of the following:

1. Nineteen (19) two-story, one, two, and three-bedroom apartment units.
2. Façade will be hardi board siding, brick, and concrete with rock columns.
3. Access will be from Brooke Place.
4. 45 parking spaces.
5. Screened dumpster site.

RESULT: ADOPTED AS AMENDED [UNANIMOUS]
MOVER: Tom Coleman, Commissioner
SECONDER: Dianna Patterson Kinsey, Vice Chairperson
AYES: Kinsey, Coleman, Larkins, Northam
ABSENT: Boyette, Bailey
EXCUSED: Joyce III, Kernek, Sarine

9. Z-22-18: rezoning on Lots 1-4, Block 1, Jake Eldridge 1st, located at 2315 Texas Boulevard. General Retail to Commercial. David Owen, owner.

Frank Ruis appeared on behalf of Brazos Farms Cannabis and said that they are expanding operations. They will extract, formulate, manufacturing and distributing under the Texas Consumable Hemp Program. Mr. Ruis explained the difference between CBD and Cannabis. Brazos Farms press the CBD flower and extract a rosin and dilute with MCT oil to create CBD products. Mr. Ruis said that there would be no direct sell out of

this location to the public. They do however, sell the products at 3015 Texas Boulevard. There are 10 current employees and will employ as many as they are able. Brazos Farms will be regulated by the State of Texas. Brazos Farms has Simply Safe Security 24/7 (entry/motion/heat/smoke sensors) as well as video cameras on site.

Jerry Roach (Brotherly Love Ministries) appeared and stated that he owns property at the corner of 23rd Street and Maple. He wants to know if this business will affect his property.

RESULT:	ADOPTED [4 TO 1]
MOVER:	Tom Coleman, Commissioner
SECONDER:	Dianna Patterson Kinsey, Vice Chairperson
AYES:	Joyce III, Kinsey, Coleman, Northam
NAYS:	Larkins
ABSENT:	Boyette, Bailey
EXCUSED:	Kernek, Sarine

III. STAFF UPDATES

Mashell Daniel advised that there will be a workshop on the parking ordinance for residential in the near future. She also advised that Laura Puckett's number has changed due to some staff changes.

IV. CONSIDER APPROVAL OF MINUTES

1. Consider approval of Planning and Zoning Commission meeting minutes from September 6, 2022.

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

V. ADJOURNMENT