



CITY OF TEXARKANA
PLANNING & ZONING COMMISSION
AGENDA • DECEMBER 7, 2020

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

220 TEXAS BLVD.
 TEXARKANA, TX 75501

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

I. CALL TO ORDER

II. AGENDA ITEMS

1. Z-20-24 (Remove from Table) rezoning a 5-acre tract of land being Tract 7D in the M E P & P Rwy Co HRS, A-433, located at 2800 W 15th Street. Multiple Family-1 to Planned Development- Neighborhood Service. Xiaoqing Zhang, Texas Investments & Property, under contract to purchase. Bryan Henry, agent.
2. Z-20-26: Lots 4-6, Block 4, Lots 1-6 and Lots 9-12, Block 5, South Texarkana Addition, located in the 2000-2100 Block of South State Line Avenue and 2100 block of Spruce Street. Agriculture to Single Family-3. Keith Wiley, representing Southark Properties, LLC, owners.
3. Z-20-27: A 4.61-acre tract of land being Block 16, Kenwood Park Addition, located at 601 Wade Lane. Single Family-2 to General Retail. Tier 413 Land Holdings, LLC, owner. Daniel Nwaosuh, under contract to purchase, agent.

4. S-733: Specific Use Permit to allow a mini-warehouse development and RV/boat storage facility on a 4.61-acre tract of land being Block 16, Kenwood Park Addition, located at 601 Wade Lane. Tier 413 Land Holdings, LLC, owner. Daniel Nwosuh, under contract to purchase.

III. STAFF UPDATES

IV. CONSIDER APPROVAL OF MINUTES

1. Planning and Zoning Commission meeting minutes from November 2, 2020.

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: 12/2/2020 1:26 PM

Summary Sheet

Lead Department: Planning and Community Development **Action Officer:** Laura Puckett, Administrative Coordinator

Subject: Z-20-24 (Remove from Table) rezoning a 5-acre tract of land being Tract 7D in the M E P & P Rwy Co HRS, A-433, located at 2800 W 15th Street. Multiple Family-1 to Planned Development- Neighborhood Service. Xiaoqing Zhang, Texas Investments & Property, under contract to purchase. Bryan Henry, agent.

Meeting Date: 12/7/2020

Attachments

- a. Hearing Notice and Application (PDF)
- b. 2020-133 EXH 'A' (legal description) (PDF)
- c. 2020-133 ATTH 01 (maps) (PDF)

Staff Coordination

Planning and Community Development Pending	David Orr	Department Head Review	
Building Code Administration	Mashell Daniel	Reviewer	Pending
Planning & Zoning Commission 12/07/2020 12:00 PM	Debbie Burk	Meeting	Pending

Updates/History of Briefing:

"NOT APPLICABLE"

Executive Summary and Background Information:

(REMOVE FROM TABLE) Z-20-24: This is a request by Xiaoqing Zhang, Texas Investments & Property, under contract to purchase, and Brian Henry, agent to rezone an approximate 5 acre-tract of land being Tract 7D, M E P & P RWY Co. HRS, A-433, located at 2800 W. 15th Street from Multiple Family-1 to Planned Development-Neighborhood Service. This property was originally a governmental armory and has been vacant for many years. It should be noted that this property is located in a flood plain. The proposed use is mixed uses such as flea market, retail and wholesale for new and used goods.

The adjacent zoning is Single Family-2 to the north, and Multi Family-1 to the east, south, and west. The adjacent land use is a residence to the north, residences and multi-family use to the west, and vacant wooded area to the south and east.

The Future Land use map designated this property as "High Density Residential".

City of Texarkana, Texas

If this request is approved, staff would suggest the following stipulations be placed in the Ordinance:

1. Monument style sign (6' x 8') be allowed. (No CEVMS)
2. Hours of operation be specified.
3. Any outdoor lighting be shielded and directed away from residential uses in the area.

This property has been vacant for many years. West 15th Street is a heavily used thoroughfare similar to Milam Street in the Rosehill area. Staff recommends for approval of this request with stipulations.

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

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

Potential Options:

"None"

Fiscal Implications:

Not applicable.

Staff Recommendation:

Staff recommends for approval of this request with stipulations.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

"NOT APPLICABLE"

Advisory Board/Committee Meeting Date and Minutes:

December 7, 2020

NOTICE OF PUBLIC HEARINGS

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

PLANNING & ZONING COMMISSION: Hearing Date: DECEMBER 7, 2020 Hearing Time: 12:00 pm

CITY COUNCIL: Hearing Date: JANUARY 25, 2021 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: Xiaqing Zhang, Texas Investments & Property, owner, Brian Henry, agent

OWNER'S ADDRESS: 7407 Palisades Drive, Texarkana, Texas 75503

LOCATION OF REZONING: 2800 W. 15th Street, Texarkana, Texas 75501

PROPOSED CHANGE: Mixed uses (flea market, retail and wholesale for new and used goods) warehouse for business purposes (THIS CASE WAS TABLED AT LAST MONTH'S MEETING)

ZONING CHANGE FROM: Multiple-Family-1 TO: Planned Development- General Retail

LEGAL DESCRIPTION: A 5-acre tract of land being Tract 7D in the M E P & P RWY Co HRS. A-433

CASE NUMBER: Z-20-24 DATE MAILED: 11/23/2020



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. 00186471

Case Z-20-24

Date 10-14-2020

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: 7D Addition: MEP & P RWY CO A-433
(Or see attached legal description) Tax Acct # 15620001501

Location: 2800 W 15th, Texarkana TX 75501

Present Zoning: MF-1

Proposed Zoning: PD-Neighborhood Service

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

Flea market, retail & wholesale
for new & used goods.

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

Nature of the buildings, makes their use for residential dwellings
problematic, at best. Cost to modify the building for residential doesn't
justify the expense.

Brian Henry
Attorney or Agent Signature

5120 Summerhill Road
Address

Texarkana, TX 75503
City, State, Zip

903-824-0268
Home Phone & Cell Phone

texarkagent@gmail.com
Email Address

[Signature]
Property Owner Signature

7407 Palisades Drive
Address

Texarkana TX 75503
City, State, Zip

626-548-9846
Home Phone & Cell Phone

edenbubbletea@gmail.com
Email Address

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

Attachment: Hearing Notice and Application (2421 : Z-20-24 (Remove from Table) rezoning at 2800 W 15th St)

EXHIBIT A**Legal Description****Tract No. A-100:**

A tract or parcel of land in the city of Texarkana, Bowie County, Texas, being a part of Lot "H" of Block 7 of the subdivision of a part of the M.E.P. and P.Ry. Survey, Abstract No. 433, and being more particularly described as:

Beginning at a point on the centerline of West 15th Street, said point being 104.00 feet East of the intersection of the centerline of West 15th and Victory Drive, said point being the Point of Beginning; thence continuing East along the centerline of West 15th Street 362.60 feet; thence S. 17° 27' W. 305.5 feet; thence South 438.64 feet, more or less, to a point on the centerline of West 13th Street extended; thence West along the extended centerline of West 13th Street, 280.0 feet, more or less, to a point, said point being the Southeast corner of a tract owned by the Texarkana Housing Authority; thence North 730.0 feet, more or less to the Point of Beginning. The area is designated as Tract No. A-100 – USAR Training Center Site, Texarkana, Texas, and contains 5.00 acres, more or less.

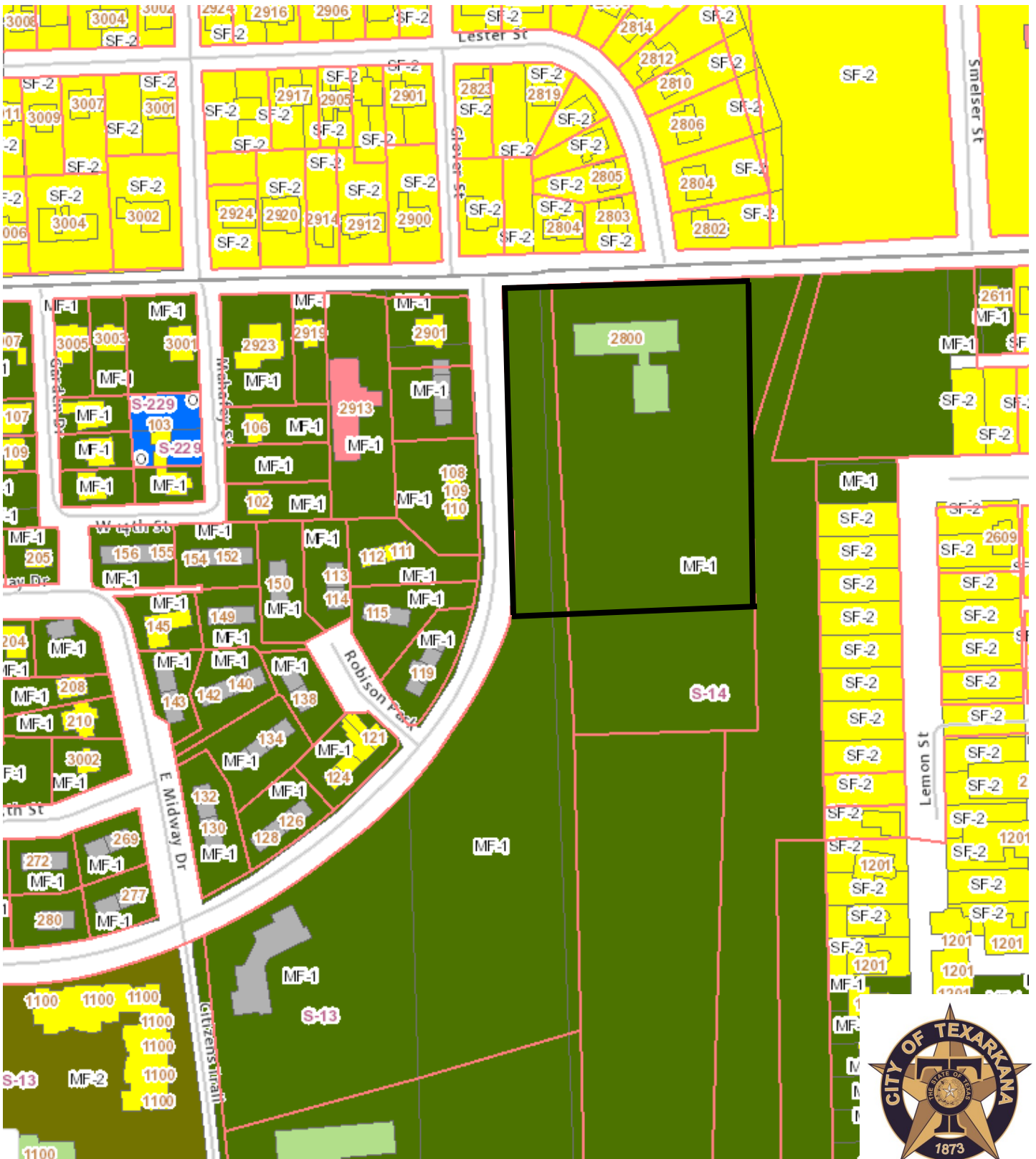
Tract No. A-101:

A tract or parcel of land in the city of Texarkana, Bowie County, Texas, being a part of Lot "H" of Block 7 of the subdivision of a part of the M.E.P. and P.Ry. Survey, Abstract No. 433, and being more particularly described as:

Beginning at the intersection of the centerlines of West 15th and Victory Drive; thence East 104.0 feet along the centerline of said West 15th Street; thence South 730.00 feet, more or less, to a point on the centerline of West 13th Street extended; thence 195.0 feet, more or less to a point on the centerline of said Victory Drive; thence in a northeasterly and northerly direction along centerline of Victory Drive to the Point of Beginning. The area is designated Tract No. A-101, USAR Training Center Site, Texarkana, Texas, and contains 2.00 acres, more or less.

Filed For Record In:
Bowie County, Texas
This Record
County Clerk
On Nov 10, 2018 at 02:54P

2800 W 15th Street

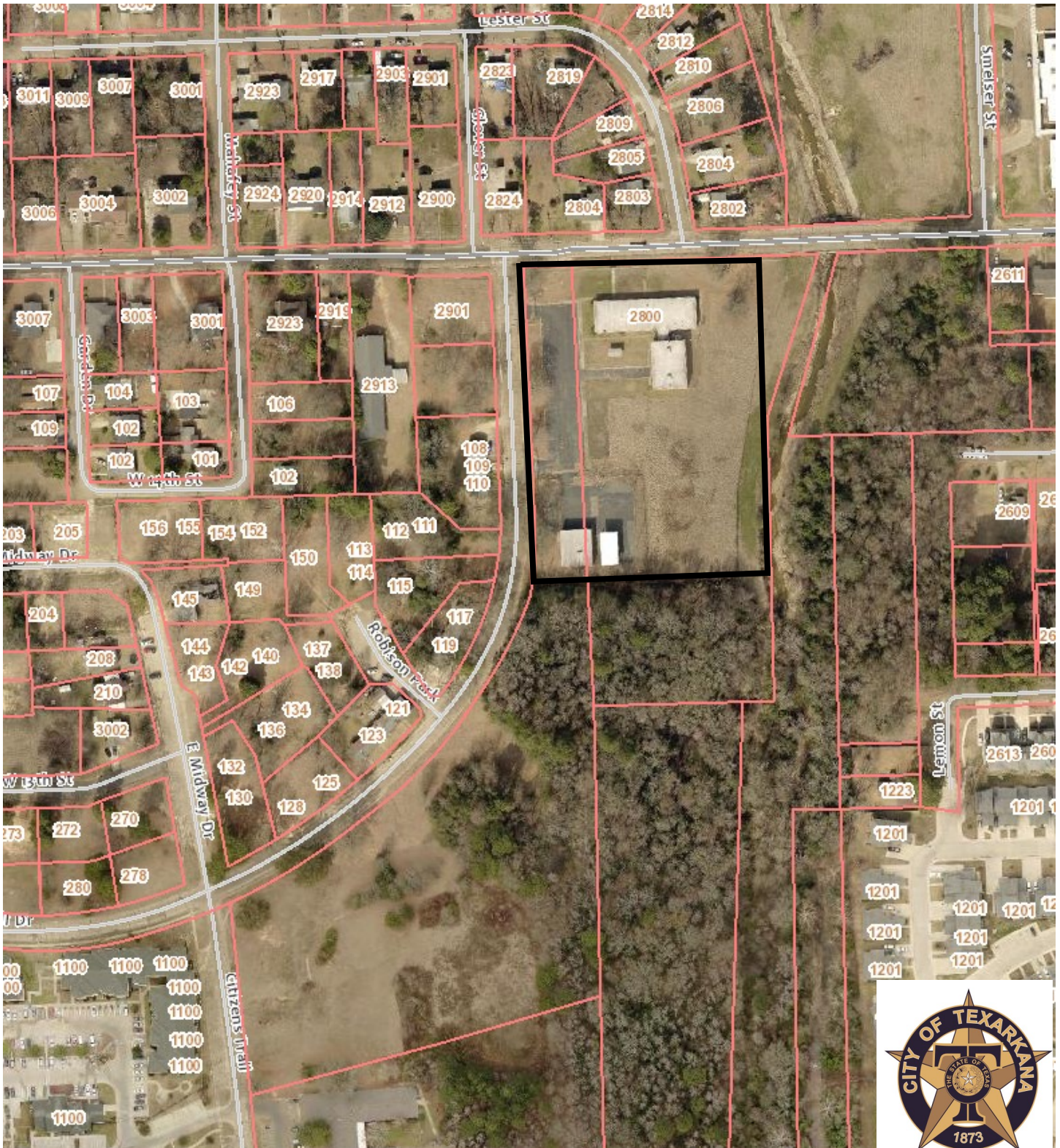


Attachment: 2020-133 ATTH 01 (maps) (2421 : Z-20-24 (Remove from Table) rezoning at 2800 W 15th St)



Z-20-24

2800 W 15th Street



Attachment: 2020-133 ATTH 01 (maps) (2421 : Z-20-24 (Remove from Table) rezoning at 2800 W 15th St)



City of Texarkana, Texas

Version:

Update Date: 12/2/2020 1:14 PM

Summary Sheet

Lead Department: Planning and Community Development **Action Officer:** Laura Puckett, Administrative Coordinator
Z-20-26: Lots 4-6, Block 4, Lots 1-6 and Lots 9-12, Block 5, South Texarkana Addition, located in the 2000-2100 Block of South State Line Avenue and 2100 block of Spruce Street. Agriculture to Single Family-3. Keith Wiley, representing Southark Properties, LLC, owners.

Subject: representing Southark Properties, LLC, owners.

Meeting Date: 12/7/2020

Attachments

- a. Z-20-6 Hearing Notice and Application (PDF)
- b. 2021-001 ATTH 1 (maps) (PDF)

Staff Coordination

Planning and Community Development	David Orr	Department Head Review
Pending		
Building Code Administration	Mashell Daniel	Reviewer Pending
Planning & Zoning Commission	Debbie Burk	Meeting Pending
12/07/2020 12:00 PM		

Updates/History of Briefing:

"NOT APPLICABLE"

Executive Summary and Background Information:

Z-20-26: This is a request by Keith Wiley, representing Southark Properties, LLC, owners, to rezone Lots 4-6, Block 4, Lots 1-6 and Lots 9-12, Block 5, South Texarkana Addition, located in the 2000-2100 block of South State Line Avenue and the 2100 block of Spruce Street from Agriculture to Single Family-3. These properties are mostly vacant lots with two of the lots having homes on them. Single family housing is proposed for these lots.

The adjacent zoning is Agriculture to the north, south and west and the City of Texarkana Arkansas to the east. The adjacent land use is residential.

The Future Land use map designated this property as "Rural Residential".

The proposed use is the construction of small two-bedroom and three-bedroom single family homes on each lot. The lots in this area were platted with a 50' width. The reason for rezoning is that Single Family-3 zoning allows 50' wide lots. The

City of Texarkana, Texas

construction of new single family homes is a revitalization to this area located south of town. Therefore, staff recommends for approval of this request.

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

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

Potential Options:

"None"

Fiscal Implications:

"NOT APPLICABLE"

Staff Recommendation:

Staff recommends for approval of this request.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

"NOT APPLICABLE"

Advisory Board/Committee Meeting Date and Minutes:

December 7, 2020

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: DECEMBER 7, 2020 Hearing Time: 12:00 pm

CITY COUNCIL: Hearing Date: JANUARY 25, 2021 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: Keith Wiley and Southark Properties, LLC, owners

OWNER'S ADDRESS: 6109 Castle Oaks, Texarkana, Arkansas 71854

LOCATION OF REZONING: 2000-2100 Block of South State Line Avenue and 2100 block of Spruce Street, Texarkana, Texas 75501

PROPOSED CHANGE: To build single family residences

ZONING CHANGE FROM: Agriculture TO: Single Family-3

LEGAL DESCRIPTION: Lots 4-6, Lots 1-6 and Lots 9-12, Block 5 South Texarkana Addition

CASE NUMBER: Z-20-26

DATE MAILED: 11/23/2020



ZONING APPLICATION

CITY OF TEXARKANA TEXAS

Po Box 1967
220 Texas Blvd
Texarkana TX 75504
(903) 798-3945

www.ci.texarkana.tx.us.org

2.2.a

Receipt No. 005266

Case Z-20-26

Date 11-5-20

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: 4-6 Block: 4 Addition: South Texarkana
1-4, 9-12, 5-6 (4-12) 5 South Texarkana
(Or see attached legal description)

Location: 2000-2100 blk. South State Line

Present Zoning: Agriculture

Proposed Zoning: SF-3

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

single family residences

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

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: Z-20-6 Hearing Notice and Application (2422 : Z-20-26: rezoning at 2000-2100 Block of S State Line)

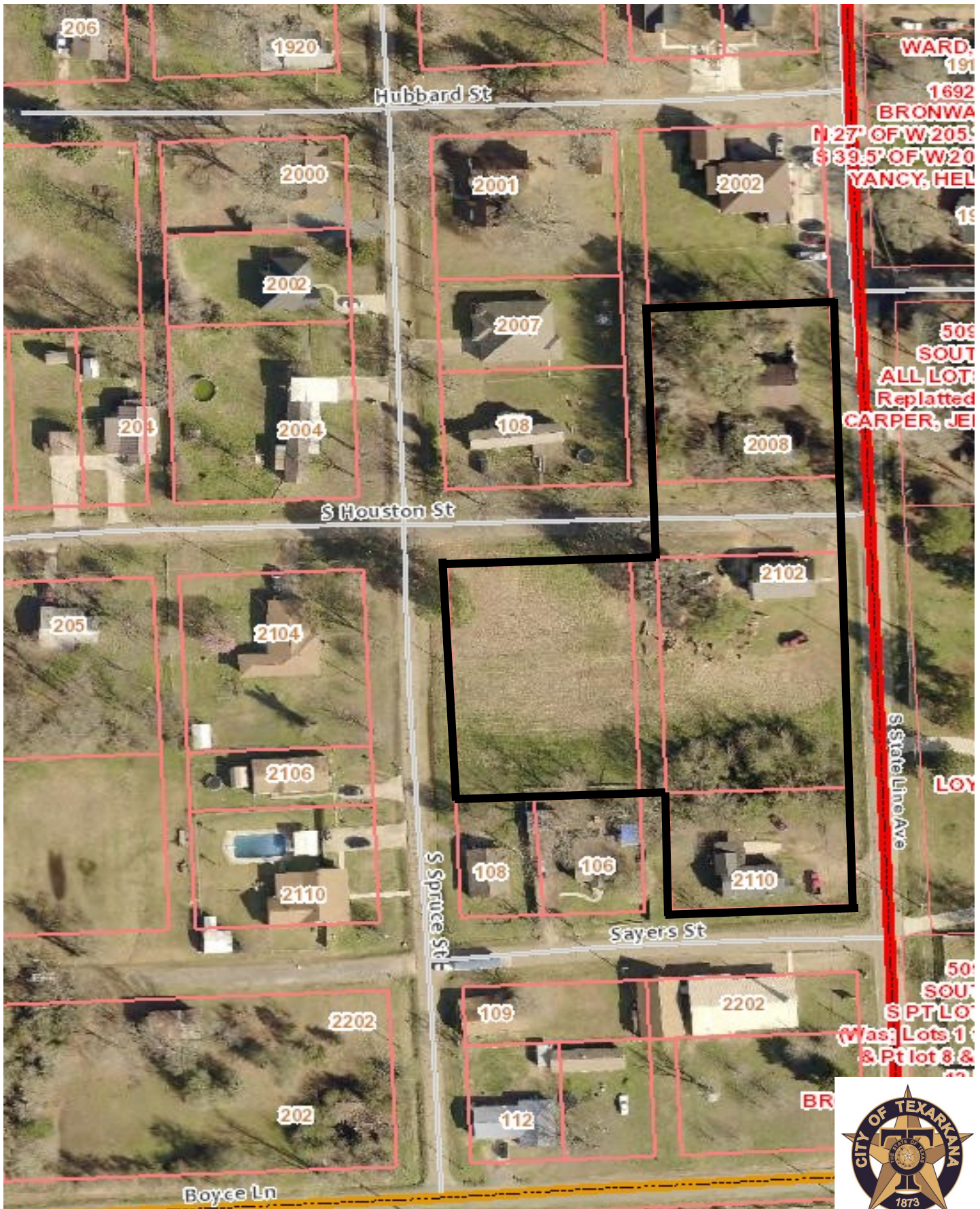
2000-2100 S State



Attachment: 2021-001 ATTH 1 (maps) (2422 : Z-20-26: rezoning at 2000-2100 Block of S State Line)



2000-2100 S State Line



Attachment: 2021-001 ATTH 1 (maps) (2422 : Z-20-26: rezoning at 2000-2100 Block of S State Line)



City of Texarkana, Texas

Summary Sheet

Version:

Update Date: 12/2/2020 1:15 PM

Lead Department: Planning and Community Development **Action Officer:** Laura Puckett, Administrative Coordinator

Subject: Z-20-27: A 4.61-acre tract of land being Block 16, Kenwood Park Addition, located at 601 Wade Lane. Single Family-2 to General Retail. Tier 413 Land Holdings, LLC, owner. Daniel Nwaosuh, under contract to purchase, agent.

Meeting Date: 12/7/2020

Attachments

- a. Z-20-27 Hearing Notice and Application (PDF)
- b. 2021-002 ATTH 1 (maps) (PDF)

Staff Coordination

Planning and Community Development	David Orr	Department Head Review
Pending		
Building Code Administration	Mashell Daniel	Reviewer Pending
Planning & Zoning Commission	Debbie Burk	Meeting Pending
12/07/2020 12:00 PM		

Updates/History of Briefing:

"NOT APPLICABLE"

Executive Summary and Background Information:

Z-20-27: This is a request by Tier 413 Land Holdings, LLC, owner, and Daniel Nwosuh, under contract to purchase, agent, to rezone a 4.61-acre tract of land being Block 16, Kenwood Park Addition, located at 601 Wade Lane from Single Family-2 to General Retail. This property is currently vacant land. The proposed use is a storage facility (mini warehouses) with RV/Boat storage.

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

Since the surrounding area is Single Family-2 zoning and comprised of mostly residences, this rezoning would allow business zoning and a business use in a residential area. This would be considered "spot zoning". Also, the Future Land Use Map designated this property as "Suburban Residential". There have been several requests in the past for multi-family/duplex type uses on this property. These requests were strongly objected to by property owners in the area because of the narrow width

City of Texarkana, Texas

of Wade Lane and drainage issues in this area. Therefore, staff recommends for denial of this request.

A Specific Use Permit (S-733) is also being requested that would allow a mini-warehouse storage facility in General Retail zoning.

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

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

Potential Options:

"None"

Fiscal Implications:

"NOT APPLICABLE"

Staff Recommendation:

Staff recommends for denial of this request.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

"NOT APPLICABLE"

Advisory Board/Committee Meeting Date and Minutes:

December 7, 2020



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. 00188311

Case Z-20-27

Date 11/12/2020

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: N/A Block: 16 Addition: N/A
(Or see attached legal description)

Location: 601 Wade Ln, Texarkana, TX 75501

Present Zoning: Single Family - 2

Proposed Zoning: General Retail

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

Climate controlled storage & RV/Boat Storage. The property will be surveilled by cameras 24/7 and will be equipped with security, which will promote more safety in the surrounding areas

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

N/A

Attorney or Agent Signature

Address

City, State, Zip

Home Phone & Cell Phone

Email Address

Property Owner Signature

1327 Alameda Trace Cir

Address

Austin, TX 78727

City, State, Zip

832-390-0525 & 713-367-4697

Home Phone & Cell Phone

dan@ghostedventures.io

Email Address

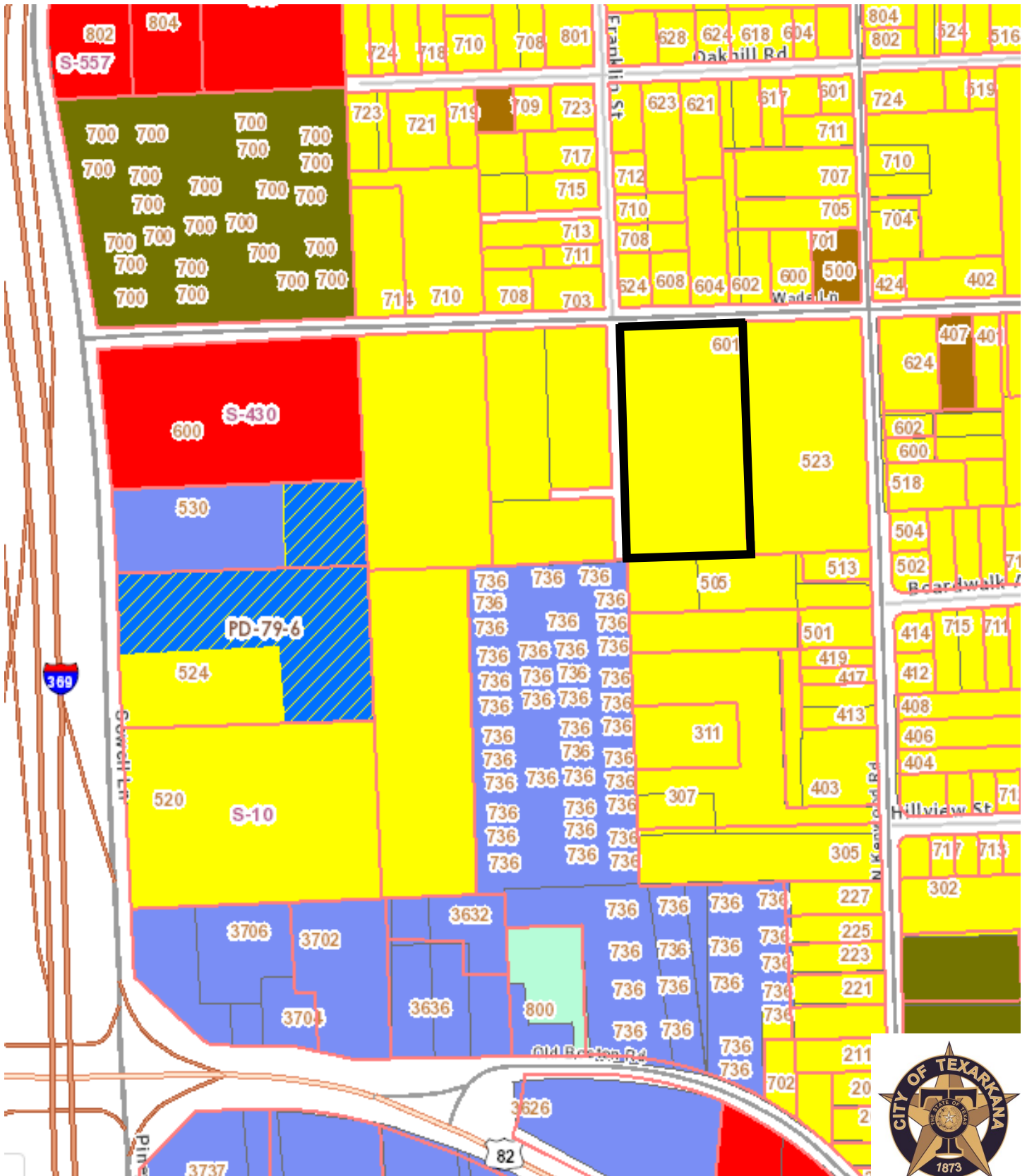
BY SIGNING THIS APPLICATION, YOU HAVE AGREED TO ALLOW THE CITY TO PLACE A SIGN ON YOUR PROPERTY

Attachment: Z-20-27 Hearing Notice and Application (2423 : Z-20-27: rezoning at 601 Wade Lane)

2021-002 ATTH 1

Z-20-27

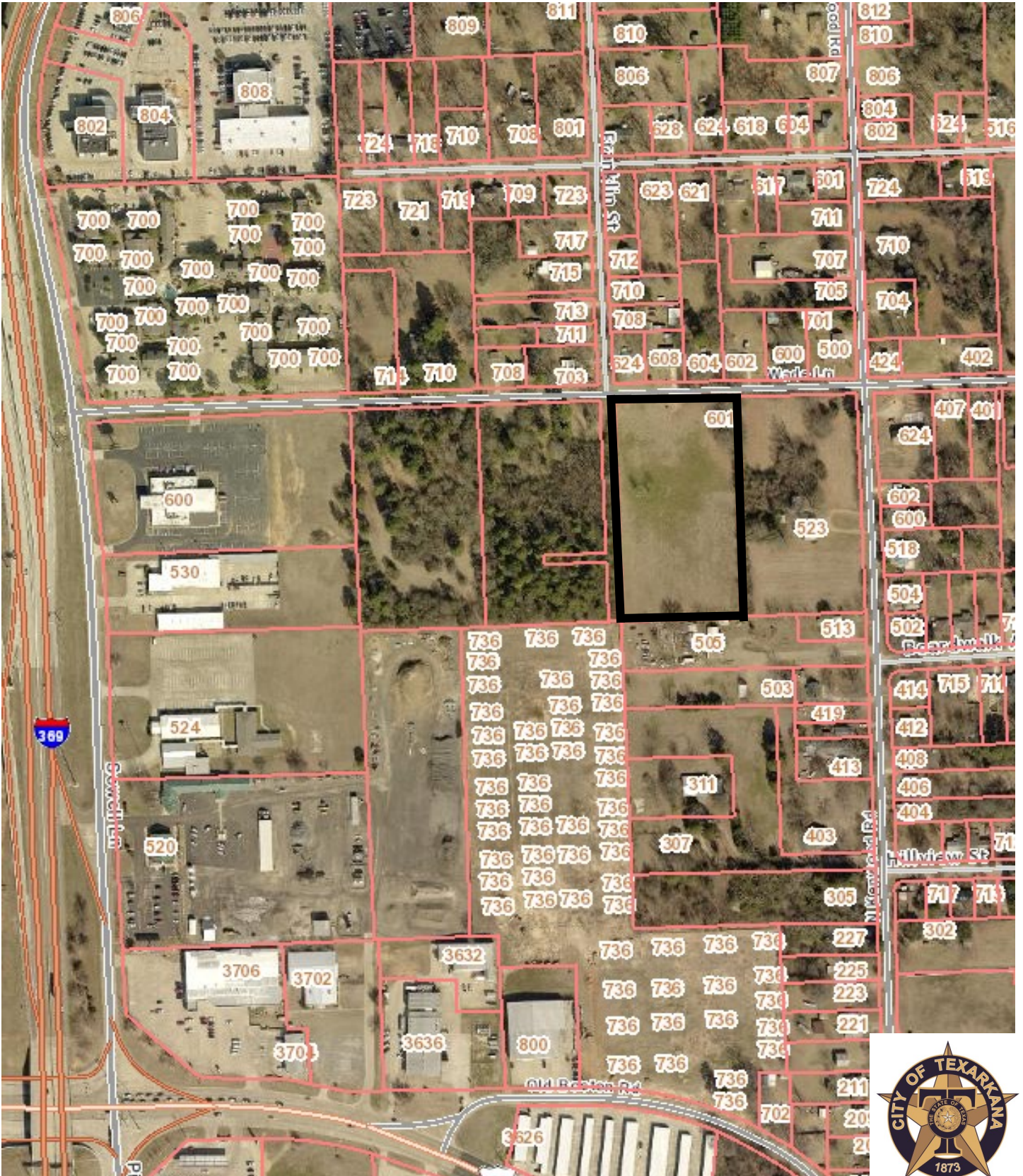
601 Wade Lane



Attachment: 2021-002 ATTH 1 (maps) (2423 : Z-20-27: rezoning at 601 Wade Lane)



601 Wade Lane



Attachment: 2021-002 ATTH 1 (maps) (2423 : Z-20-27: rezoning at 601 Wade Lane)



City of Texarkana, Texas

Version:

Update Date: 12/2/2020 1:30 PM

Summary Sheet

Lead Department: Planning and Community Development **Action Officer:** Laura Puckett, Administrative Coordinator

Subject: S-733: Specific Use Permit to allow a mini-warehouse development and RV/boat storage facility on a 4.61-acre tract of land being Block 16, Kenwood Park Addition, located at 601 Wade Lane. Tier 413 Land Holdings, LLC, owner. Daniel Nwosuh, under contract to purchase.

Meeting Date: 12/7/2020

Attachments

- a. S-733 Hearing Notice and Application (PDF)
- b. 2021-003 ATTH 1 (maps) (PDF)

Staff Coordination

Planning and Community Development Completed	David Orr 12/02/2020 1:54 PM	Department Head Review	
Building Code Administration	Mashell Daniel	Reviewer	Pending
Planning & Zoning Commission 12/07/2020 12:00 PM	Debbie Burk	Meeting	Pending

Updates/History of Briefing:

"NOT APPLICABLE"

Executive Summary and Background Information:

S-733: This is a request by Tier 413 Land Holdings, LLC, owner, and Daniel Nwosuh, agent, for a Specific Use Permit to allow a mini-warehouse development and RV/boat storage on a 4.61-acre tract of land being Block 16, Kenwood Park Addition, located at 601 Wade Lane. The proposed use is a storage facility (mini warehouses) and RV/boat storage. This property is currently vacant land.

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

A rezoning-case (Z-20-27) is also requested for this site. The rezoning of this property that is currently zoned Single Family-2 and comprised of mostly residences would be considered "spot zoning". The Future Land Use Map designated this property as "Suburban Residential". Staff recommended for denial of the rezoning request. Staff also recommends for denial of this Specific Use Permit.

City of Texarkana, Texas

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

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

Potential Options:

"None"

Fiscal Implications:

"NOT APPLICABLE"

Staff Recommendation:

Staff recommends for denial of this Specific Use Permit.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

"NOT APPLICABLE"

Advisory Board/Committee Meeting Date and Minutes:

December 7, 2020



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. 00188311

Case S-733

Date 11/12/2020

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: N/A Block: 16 Addition: N/A
(Or see attached legal description)

Location: 601 Wade Ln, Texarkana, TX 75501

Present Zoning: General Retail

Proposed Zoning: Specific Use
Permit

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

Climate controlled storage & RV/Boat Storage. The property will be surveilled by cameras 24/7 and will be equipped with security, which will promote more safety in the surrounding areas

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

N/A

Attorney or Agent Signature

Address

City, State, Zip

Home Phone & Cell Phone

Email Address

Property Owner Signature

1327 Alameda Trace Cir

Address

Austin, TX 78727

City, State, Zip

832-390-0525 & 713-367-4697

Home Phone & Cell Phone

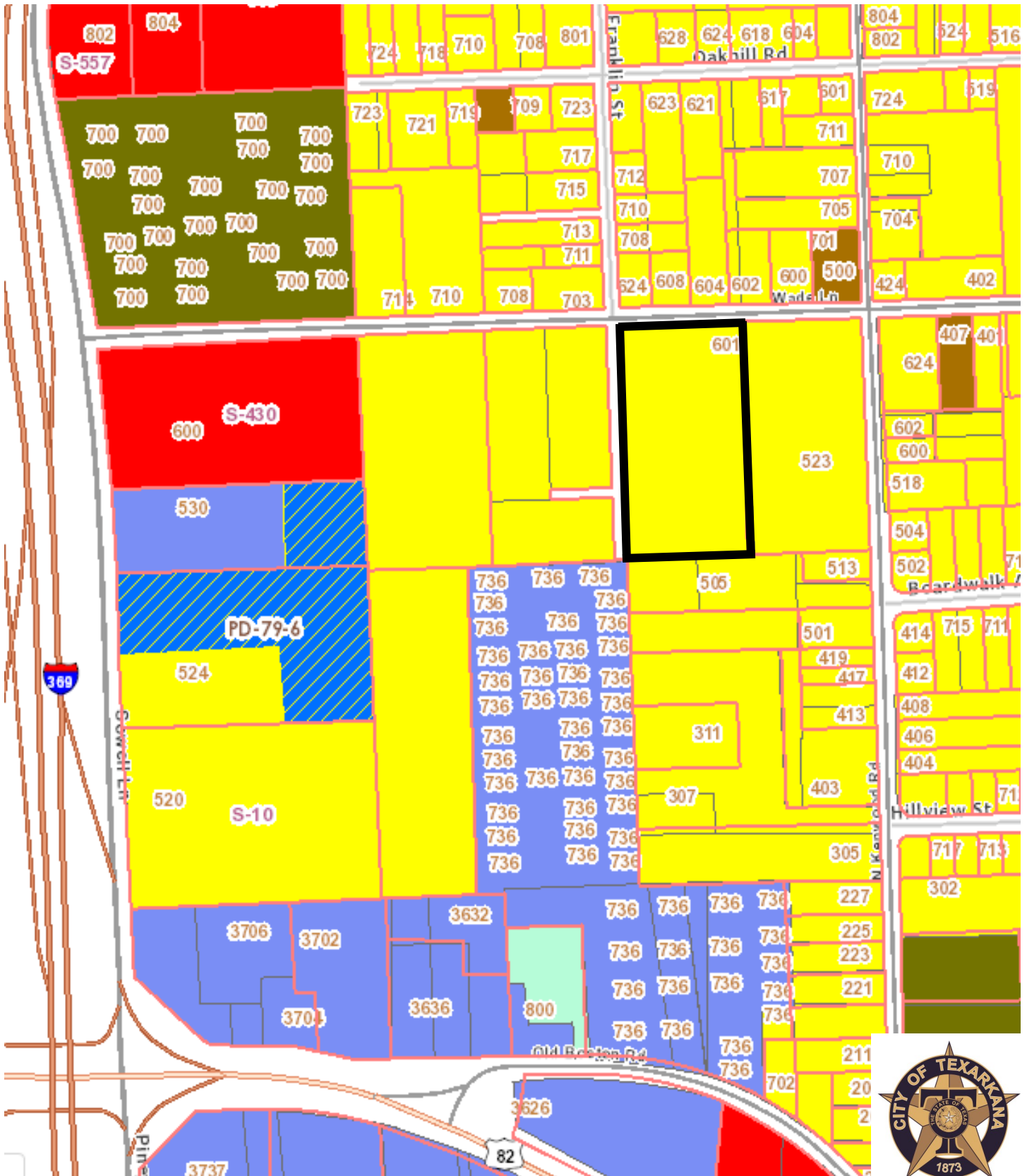
dan@ghostedventures.io

Email Address

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

Attachment: S-733 Hearing Notice and Application (2424 : S-733: SUP to allow mini warehouse at 601 Wade Lane)

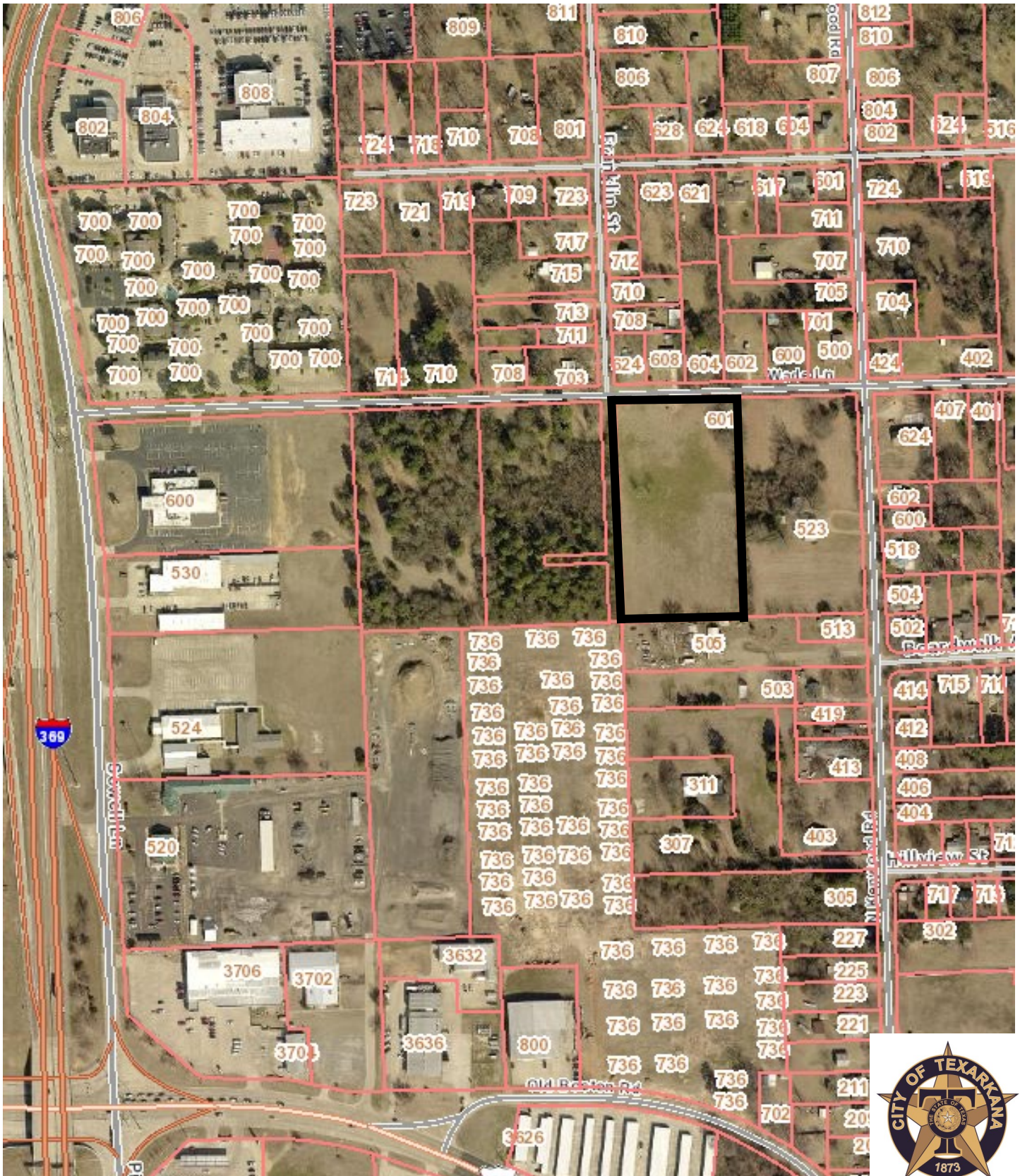
601 Wade Lane



Attachment: 2021-003 ATTH 1 (maps) (2424 : S-733: SUP to allow mini warehouse at 601 Wade Lane)



601 Wade Lane



Attachment: 2021-003 ATTH 1 (maps) (2424 : S-733: SUP to allow mini warehouse at 601 Wade Lane)



City of Texarkana, Texas

Summary Sheet

Version:

Update Date: 12/2/2020 1:38 PM

Lead Department: Planning and Community Development **Action Officer:** Laura Puckett, Administrative Coordinator

Subject: Planning and Zoning Commission meeting minutes from November 2, 2020.

Meeting Date: 12/7/2020

Attachments

- a. P&Z November 2, 2020 Minutes (DOCX)

Staff Coordination

Planning and Community Development	David Orr	Department Head Review	
Pending			
Building Code Administration	Mashell Daniel	Reviewer	Pending
Planning & Zoning Commission	Debbie Burk	Meeting	Pending
12/07/2020 12:00 PM			

Updates/History of Briefing:

(Insert Date Here):

(Insert Text Here) or Select, Delete this and all text with parentheses and say "NOT APPLICABLE"

Executive Summary and Background Information:**Potential Options:**

- List or "None"
-

Fiscal Implications:

(Insert Text Here)

Staff Recommendation:

(Insert Text Here)

Advisory Board/Committee Review:

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

Board/Committee Recommendation:

City of Texarkana, Texas

(Insert Date Here):

(Insert Text Here or say "NOT APPLICABLE")

Advisory Board/Committee Meeting Date and Minutes:

(Insert Minutes Here) or Select, Delete this and all text in this area and say "NOT APPLICABLE"

**MINUTES
REGULAR MEETING
PLANNING AND ZONING COMMISSION
COUNCIL CHAMBERS
2ND FLOOR, TEXAS MUNICIPAL BUILDING
220 TEXAS BOULEVARD, TEXARKANA, TEXAS
MONDAY, NOVEMBER 2, 2020 AT 6:00 P.M.**

The Planning and Zoning Commission of the City of Texarkana, Texas met in their regular session, Monday, November 2, 2020 at 6:00 p.m. in the Council Chambers, 2nd floor, Municipal Building, 220 Texas Boulevard, Texarkana, Texas with the following members present:

ATTENDING:

Mr. Gene Joyce III, Chairman
Mr. Casey Boyette
Mr. James Larkins
Mr. George Merrill
Ms. Dianna Kinsey

ABSENT:

Mr. Tom Coleman
Dr. Wanda Northam

ALSO ATTENDING:

Mr. David Orr, Assistant City Manager
Ms. Mashell Daniel, Executive Director of Inspections, Code Enforcement & Zoning
Ms. Laura Puckett, Administrative Coordinator

Mr. Joyce called the meeting to order at 6:00 p.m. Official notices of the meeting had previously been mailed to all property owners within 200 feet of the property on which the requests had been filed.

Z-20-22: A 127.238 acre-tract of land being Tracts 2B, 2B1, 2C, 2F, 2G, J. E. Janes HRS, A-307, located in the 2500 block of Buchanan Road. Single Family-2 to Industrial-2. Craig Kaufman, representing Greenfield Environmental Multistate Trust, LLC, owner.

Mr. Kaufman did not attend the meeting but would be available for questions by telephone should the need arise.

Ms. Philanda Wyrick appeared and wanted to know what was going to be happening on that parcel.

Mr. David Orr explained that the sight was previously the Kerr-McGee site and was going to be cleaned up but that there were no immediate plans to develop on the site.

Ms. Kinsey made a motion to approve the request. Mr. Larkins seconded the

motion. Members voted unanimously for approval.

RECOMMENDED FOR APPROVAL

S-731: Specific Use Permit to allow permanent cosmetics and microblading on Lot 1, Parcel 1, Block 2, Galleria Oaks #1 Addition, located at 5510 Summerhill Road (tenant space). Mark Van Herpen, representing Medwell Properties LLC, owner. Amanda Ross, agent.

Ms. Amanda Ross explained that this request is to allow her to perform microblading and permanent cosmetics in an existing spa at this location.

Mr. Boyette made a motion to approve the request. Ms. Kinsey seconded the motion. Members voted unanimously for approval.

RECOMMENDED FOR APPROVAL

Z-20-23: A 3.75 acre-tract of land being Tract 173, George Brinlee HRS, A-18, located in the 5800 block of St. Michael Drive. General Retail to Commercial. NLR Warehouse, LP and Fred Kahler, Inc., owners. Richard Reynolds, agent.

Mr. Reynolds explained that Mr. Fred Kahler is under contract to purchase this parcel of land. He explained that Mr. Kahler would like to build 10,000 sq. ft. building to sale or lease. Mr. Reynolds agreed to amend the application to Planned Development-Commercial.

Ms. Kinsey made a motion to approve the request with Planned Development designation. Mr. Boyette seconded the motion with a Planned Development designation. Members voted unanimously for approval.

RECOMMENDED FOR APPROVAL

Z-20-24: A 5 acre-tract of land being Tract 7D, M E P & P RWY Co HRS, A-433, located at 2800 W. 15th Street. Multi-Family 1 to General Retail. Xiaoqing Zhang, Texas Investments & Property, under contract to purchase. Brian Henry, agent.

Ms. Betty Wilson, property owner in the area, appeared and wanted to know what was going to be going on at this location. She voiced her concerns about traffic.

Since the applicant was not present to answer questions, *Ms. Kinsey made a motion to table the request. Mr. Merrill seconded the motion to table. Members voted unanimously to table the request.*

RECOMMENDED TO TABLE THIS REQUEST UNTIL DECEMBER

Z-20-25: Tracts 62B, 62C, 62D, Flower Acres Addition, located at 3311 Kidd Lane. Single Family-2 to Single Family-3. Jeffrey and Peggy Robey, owners.

Mr. Robey explained that he and his wife own a very nice 2007 double-wide manufactured home and wish to place it on the parcel of land and make this their retirement place.

Ms. Angela Ashley appeared and said that she lives at 3307 Kidd Lane. She voiced her opposition to the Robey's moving a home on the parcel. She believes that the double-wide home will decrease the value of her property as well as the other properties in the neighborhood. She said that the neighborhood is quiet and the Robey's showed up on their motorcycles with friends and were loud, obnoxious, and cursing.

Attachment 2 in the packet included a letter of opposition from Jeffrey and Sharon Thomas (3301 Kidd Lane) who explained their concerns regarding property values.

Mr. Merrill made a motion to deny the request. Ms. Kinsey seconded the motion. Members voted unanimously for denial.

RECOMMENDED FOR DENIAL

S-732: Specific Use Permit to allow the location of a double-wide HUD code manufactured home on Tracts 62B, 62C, 62D, Flower Acres Addition, located at 3311 Kidd Lane. Jeffrey and Peggy Robey, owners.

Mr. Robey chose not to withdraw and instead wants to move forward in hopes that Council will vote to approve his request.

Mr. Merrill made a motion to deny the request. Mr. Boyette seconded the motion. Members voted unanimously for denial.

RECOMMENDED FOR DENIAL

STAFF UPDATES

Mashell Daniel reminded the Commission that the December meeting would be a lunch meeting and that individual lunches would be provided.

Consider approval of the Minutes.

Ms. Kinsey made motion to approve the minutes. Mr. Merrill seconded the motion. All members were in favor of approval of minutes.

MINUTES RECOMMENDED FOR APPROVAL

There being no further business, the meeting was adjourned.

Gene Joyce III, Chairman

Laura Puckett, Administrative Coordinator