



**Regular Meeting Agenda
May 10, 2021 6:00 PM
401 S. Alamo Blvd**

This meeting will be conducted utilizing a video and audio conferencing tool, as well as a standard conference call. Instructions and direct links to view the meeting or speak can be found at www.marshalltexas.net.

I. Call to Order and Roll Call of Members

II. Approval of Minutes

A. April 12, 2021

III. Public Hearing

A. **Z-21-05**-Conduct a public hearing to consider and make a recommendation to the City Council regarding a rezoning request of a 118.13 acre tract of land in the James Harris Survey a-12 and the Bethany Rogers Survey A-20 from A&E (Agriculture and Estate) to PD (Planned Development) located in the 5100 block of Victory Drive (U.S. Highway 80).

IV. New Business

A. **FP-21-06**-Consider approval of a final plat, being 0.310 acres of land. Lot 5A Block 1 of the Meadow Lane Addition. Being a re-plat of Lot 5 and 14 Block 1 Meadow Lane Addition located at 2100 Van Zandt Street.

V. Staff Reports

VI Adjournment

THIS IS TO CERTIFY THAT THE ABOVE NOTICE OF MEETING WAS POSTED ON THE BULLETIN BOARD AT CITY HALL OF THE CITY OF MARSHALL, TEXAS ON/OR BEFORE THE 7TH DAY OF MAY 2021, BY 5:30 PM AND WAS POSTED IN ACCORDANCE WITH CHAPTER 551, LOCAL GOVERNMENT CODE (THE TEXAS OPEN MEETINGS ACT). ITEMS POSTED IN THE OPEN SESSION PORTIONS OF THE OPEN SESSION PORTIONS OF THIS AGENDA MY ALSO BE DISCUSSED IN CLOSED OR EXECUTIVE SESSION IN ACCORDANCE WITH THE PROVISIONS OF THE TEXAS OPEN MEETINGS ACT.

THIS MEETING WILL BE CONDUCTED IN ACCORDANCE WITH THE AMERICANS WITH DISABILTIES ACT. THE FACILITY IS WHEELCHAIR ACCESSIBLE AND HANDICAP PARKING IS AVAILABLE. REQUEST FOR SIGN INTERPRETIVE SERVICES WILL BE AVAILABLE WITH AT LEAST 48 HOURS NOTICE PRIOR TO THE MEETING. TO MAKE ARRANGEMENTS FOR THOSE SERVICES PLEASE CALL GLENNA WILLIAMS AT (903)935-4519.

John W. Clark, City Planner/GIS Technician

Minutes
City of Marshall
Planning & Zoning Commission
Monday, April 12, 2021
Video Conference
401 S. Alamo Street

I. Call to order and roll call.

Chairperson Brady called the meeting to order at 6:01 p.m.

Commissioners Present:

Colin Brady
Melisa Lewis
Jacob Fulbright
Gayle Keys
Ken Moon
Kyle Dansby

Commissioners Absent:

Matthew Kuhn

Staff Present:

Fabio Angell, Director of Community & Economic Development
John Clark, City Planner/GIS Technician

II. Approval of Minutes

A. March 08, 2021

Commissioner Dansby motioned to approve, seconded by Commissioner Moon, motion passed, 6-0-0.

III. Public Hearing

- A. FP-21-04-**Conduct a public hearing to consider approval of a final plat, being 0.30 acres of land. Lot 9A Block 13 of the George Gregg Addition. Being a re-plat of Lot 9 and 11 Block 13 George Gregg Addition located at 2500 Norwood Street.

Staff presented an overview of the report. Chairman Brady opened the Public hearing. No one came forward to speak for against re-plat. Commissioner Brady closed the public

hearing. Commissioner Lewis made motion to approve Commissioner Keyes seconded, motion passed 6-0-0.

New Business

- A. FP-21-05-**Consider approval of a final plat, being 1.1805 acres of land. Lot 1 Block 1 of the Grandwal Subdivision Unit 2. Located at 221 East End Blvd. North.

Staff presented an overview of the report. Commissioner Lewis made motion to approve. Commissioner Dansby seconded, motion passed 6-0-0.

IV. Staff Reports

Mr. Clark informed commissioners that in person meetings should resume in June.

V. Adjournment

*Commissioner Keyes motioned to adjourn, seconded by Commissioner Dansby
Motion Passed 6-0-0; meeting was adjourned at 6:14 P.M.*

Certified by Chair

Date



Agenda Information Sheet

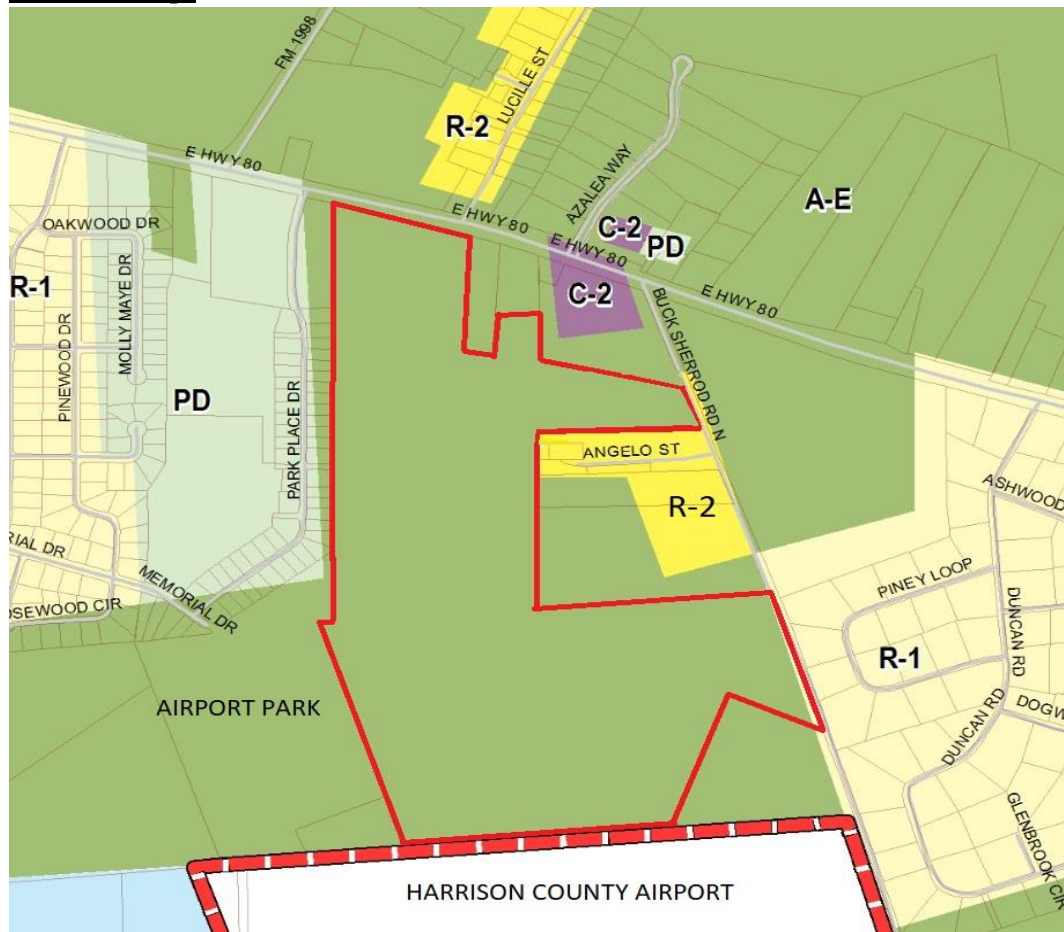
May 10, 2021

Agenda Item Z-21-05:

Conduct a public hearing and make a recommendation to the City Council regarding a rezoning request for a 118.13 acre tract of land in the in the James Harris Survey A-12 and the Bethany Rogers Survey A-20 from A&E (Agriculture and Estate) to PD (Planned Development) located in the 5100 block of Victory Drive (U.S. Highway 80).

Applicant	Thomas Holyfield P.O. Box 5733 Longview Texas 75608
Property Owner	Thomas Holyfield P.O. Box 5733 Longview Texas 75608
Surrounding Property Notices	55 Notices Sent within 200 ft of the Site 5 Responses back
Existing Zoning	A-E (Agriculture and Estate)
Proposed Zoning	PD (Planned Development)

Location Map:



Background & Summary of Request:

The Applicant is requesting a zoning change to construct a single family residences. It is anticipated the site will be developed in phases.

According to the Zoning Ordinance, a Planned Development District is established to provide for a way of developing property which involves activities or a combination of activities. For instance, the proposed lot sizes. Planned Development will allow the developer to be able to have differ multiple lot sizes all with the same residential development.

Picture of the Site:**Existing Conditions:**

The subject property is primarily vacant with some open areas on the north side and wooded on the south side. The table below outlines the surrounding zoning and land uses:

	Zoning Classification	Land Use
North of the Property	A-E (Agricultural-Estate) R-2 (Single Family detached)	Single-family residences
East of the Property	R-2 (Single Family Residential) and vacant property.	Single-family residences and vacant
South of the Property	PS (Public Service)	City Park and Airport
West of the Property	PD (Planned Development)	Single Family Residences

Water service to the site is provided by an existing 16” water line along the south side of Victory Drive, an 8” water main along Buck Sherrod Road, and a 6” inch water main along Park Place Drive. Sewer

service is provided by an existing 10” and 12” sewer outfall lines that cross the southern portion of the property. A 6” sewer main in Park Place Drive, and an 8” sewer main in

Comprehensive Plan and Future Land Use Analysis:

The 2018 Future Land Use Map identifies the property as Moderate Density Residential. The future land use designation is to allow for the types of neighborhood development found in Marshall’s established single-family neighborhoods, compactness areas, and adjacent to mixed-use.

The following questions should be answered when determining if a zoning change is appropriate:

1. Will the proposed change be in compliance with the goals of the Comprehensive Plan? *The proposed change would be in compliance with the Comprehensive Plan.*
2. Will there be an adverse impact on surrounding property if the request is approved? In evaluating this question, consideration should be given to all permitted uses in the proposed new zoning and the impact it could have on surrounding property. *The surrounding property is primarily developed with single-family homes and agricultural uses There will be more traffic in the area but that is expected with a new residential development.*
3. Is the property suitable for use as it is currently zoned or does the zoning need to be changed to allow the property to be put to use in a way that is in keeping with the surrounding activities. *The property is currently surrounded by single-family and agricultural uses which is consistent with the zoning and future land use map*
4. What is the relationship of the proposed change to the health, safety and welfare of the general community? In other words, will the change make the community better or is it merely for the convenience of the owner? Will surrounding property owners suffer or lose any enjoyment in the area of their property as a result of this change? Does the proposed change seem to be a logical extension of similar types of development? *Through the development standards proposed, the applicant is attempting to protect the surrounding property owners from any possible nuisances the development could propose.*

Suggested Motions:

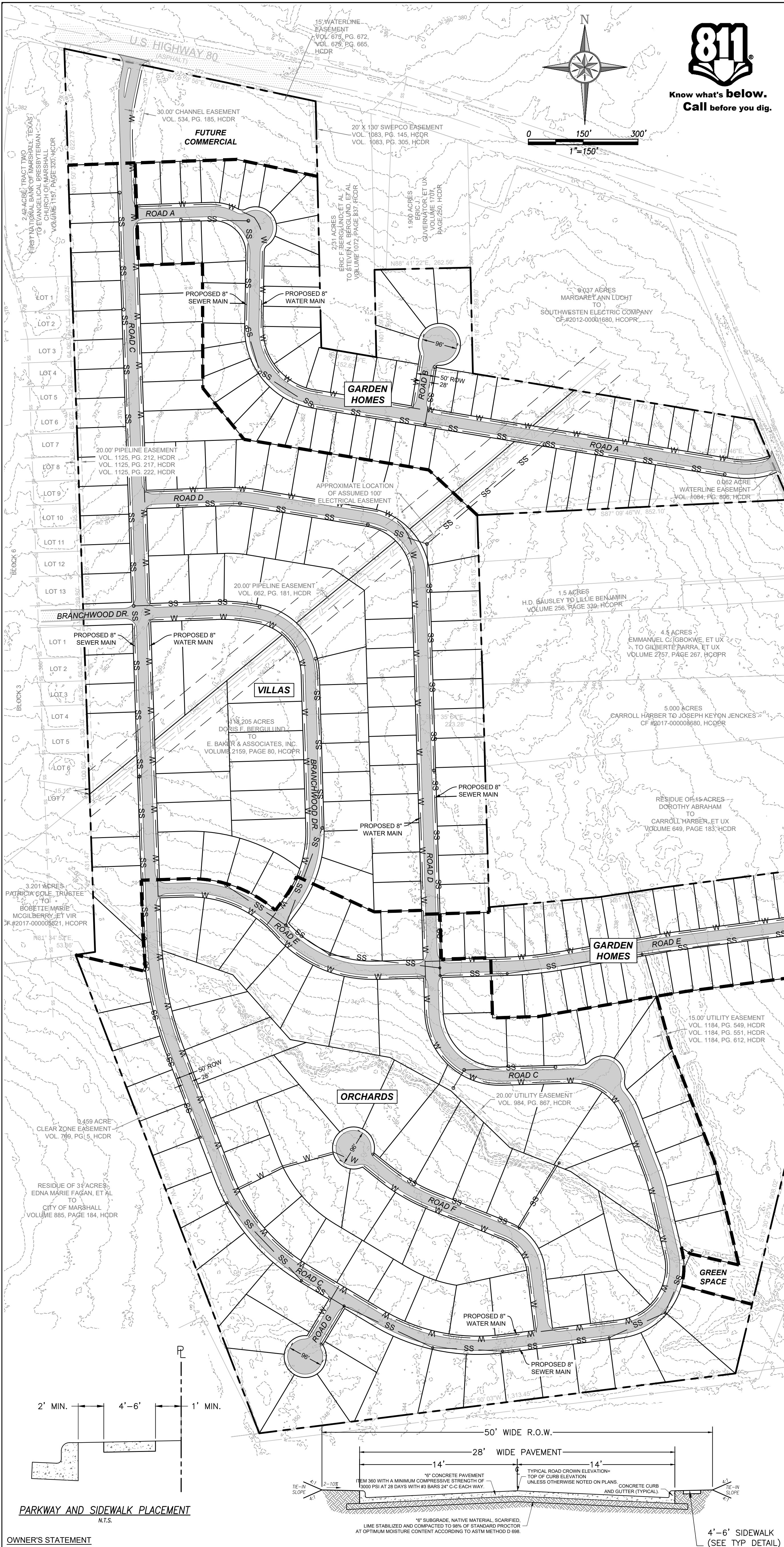
It should be noted that while most zoning changes cannot be approved with conditions, when reviewing planned development districts, conditions may be placed on the approval, so not only do you have the options of the motion before, the Planning & Zoning Commission may also place conditions if concerns arise during the public hearing.

1. Motion to recommend approval of case number Z-21-05 as requested.
2. Motion to recommend approval of case number Z-21-05 with conditions.
3. Motion to recommend denial of case number Z-21-05.

Attachments:

1. Proposed Concept Plans
2. Proposed lot layout

3. Aerial of Site
4. Pictures of the Site
5. 200 Foot Notification Map



**Know what's below.
Call before you dig.**

0 150' 300'
1"=150'

VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

CURRENT ZONING : XXXXXXX
 ZONE CHANGE REQUEST: PD

SETBACKS:

FRONT	30FT
REAR	20% OF LOT DEPTH
SIDE	5FT

MIN. LOT DIMENSION (WxL): 55FTx110FT(MIN)
 MIN. LOT AREA: 6,000 SF
 MIN. FLOOR AREA: XXXX SF
 MAX. HEIGHT: 2.5 STORY

NO DIRECT ACCESS TO US HIGHWAY 80 OR COUNTY ROAD 1009 FROM ANY LOT.

SIDEWALKS WILL BE INSTALLED AT THE TIME OF UTILITY AND STREET INSTALLATION UNLESS THE DEVELOPER POSTS A SECURITY FOR THE SIDEWALKS ADJACENT TO LOTS. SIDEWALKS NOT INSTALLED AT THE TIME OF UTILITY CONSTRUCTION WILL BE INSTALLED AT THE TIME OF DRIVEWAY CONSTRUCTION PER LOT, OR INSTALLED BY THE DEVELOPER AT ½ LOT BUILD OUT.

MINIMUM LOT SPECIFICATIONS:
 GARDEN HOMES (99 LOTS) - 55'x110'
 VILLAS (96 LOTS) - 80'x125'
 ORCHARDS (80 LOTS) - 100'x130'

SURVEY NOTES

- BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), NORTH CENTRAL ZONE.
- DISTANCES SHOWN ARE GRID DISTANCES. TO CONVERT TO SURFACE DISTANCES DIVIDE GRID DISTANCES BY THE SCALE FACTOR: 0.9998992.
- A CERTIFIED METES AND BOUNDS DESCRIPTION HAS BEEN PREPARED UNDER THE SAME JOB NUMBER AS A PART OF THIS PROFESSIONAL SERVICE.
- THIS PROFESSIONAL SERVICE WAS PERFORMED WITHOUT BENEFIT OF HAVING BEEN FURNISHED A TITLE COMMITMENT. EASEMENTS AND/OR OTHER MATTERS AND/OR ISSUES RELATING TO TITLE COULD AND MAY EXIST.
- ACCORDING TO TEXAS LOCAL GOVERNMENT CODE, CHAPTER 212.004 AND 212.005, DIVIDING ANY TRACT OR LOT INTO TWO OR MORE PARTS WITHOUT BENEFIT OF A SUBDIVISION PLAT APPROVED AND RECORDED WITH THE COUNTY CLERK, IS A VIOLATION OF CITY ORDINANCE AND/OR STATE LAW, SUBJECTING THE VIOLATOR TO FINES AND/OR THE WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

PRE-SUBMISSION PROPOSAL
TRACK 1

5100 VICTORY

118.130AC

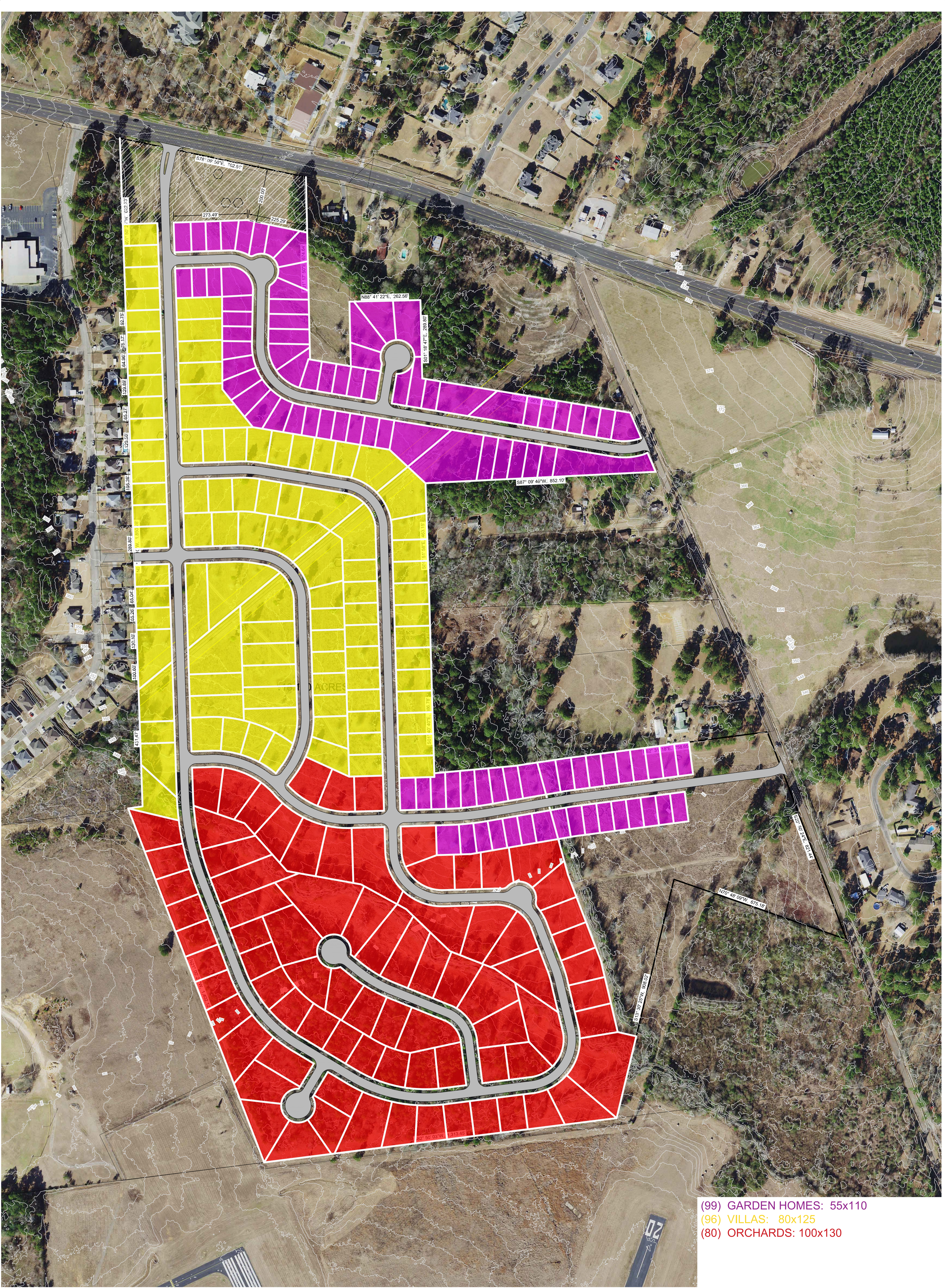
JAMES HARRIS SURVEY A-12, HARRISON COUNTY
CF# XXXX XXXOPR

MARSHALL, TEXAS

AKRON CONSULTING, LLC
 431 N. CENTER ST.
 LONGVIEW, TX 75601
 TBPE Firm Reg. # 14014
 (O) 903-236-9744
 (F) 903-236-9745
 www.akron-consulting.com

APRIL 2021

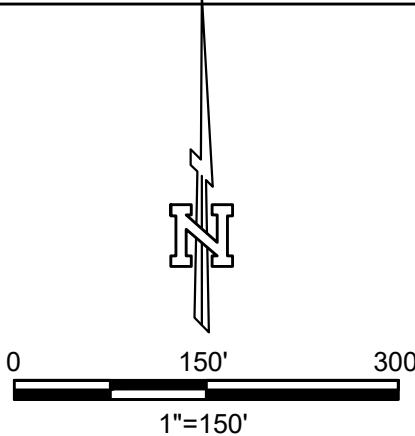
SHEET: 1 OF 1



(99) GARDEN HOMES: 55x110
(96) VILLAS: 80x125
(80) ORCHARDS: 100x130

5100 VICTORY
MARSHALL, TX

CONCEPTUAL LAYOUT



FEB 11, 2021

Z-21-05



Z-21-05
Site Pictures



Single Family to the southwest



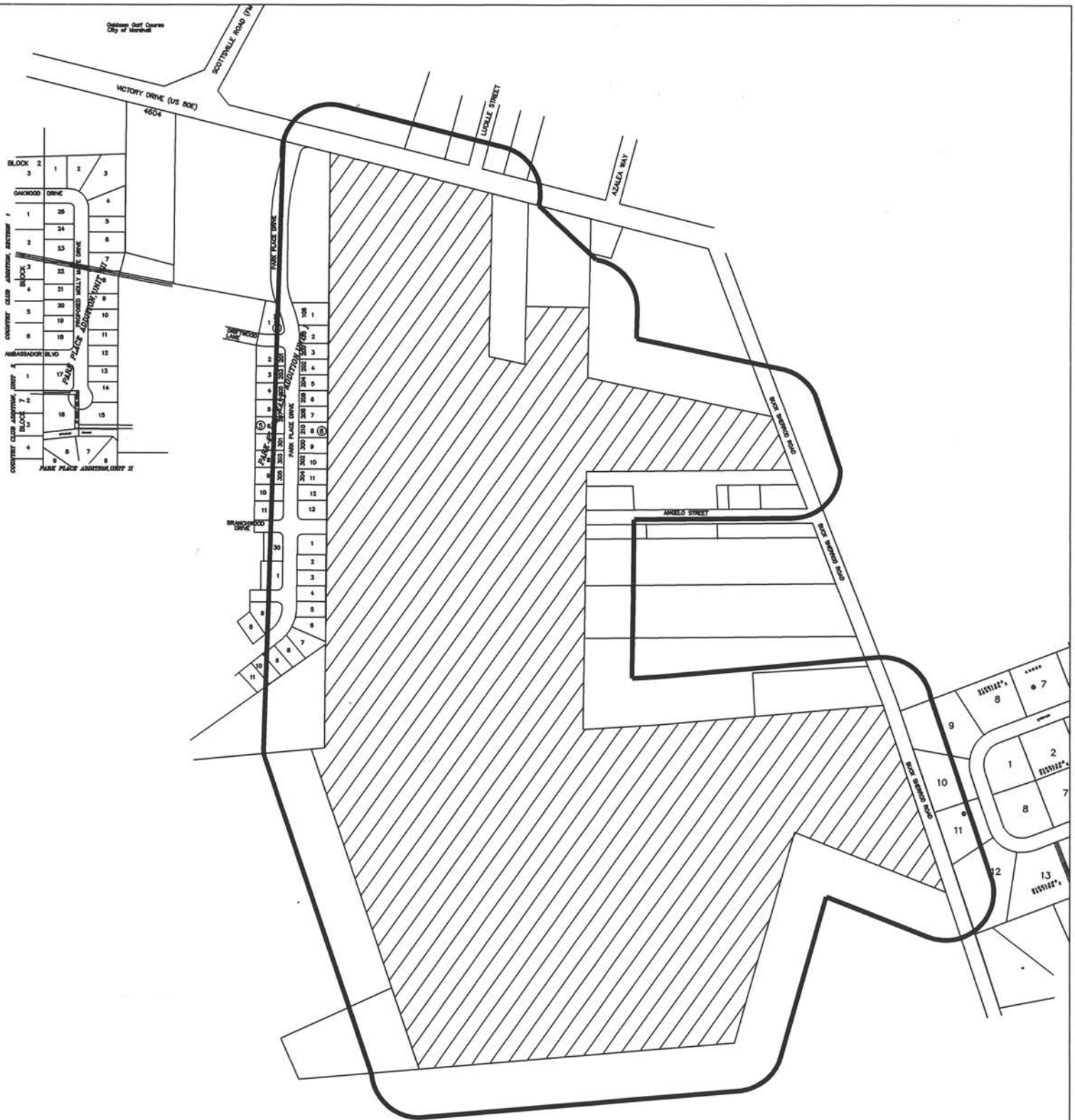
Single family Residential to the north



Single family residential to the East



Airport Park (City Park) and Airport
to the southwest



Case No. Z-21-05

Scale: 1"=600'

Date: 5-10-2021

PLANNING DEPARTMENT
CITY OF MARSHALL, TEXAS

Remarks:

 A request to rezone 118.13 acres of land in the James Harris Survey A-12 and the Bethany Rogers Survey A-20 from A-E Agriculture and Estate to PD (Panned Development)

Applicant: Thomas Holyfield

Location: 5100 Block Victory Drive



P&Z Agenda Information Sheet

May 10, 2021

Agenda Item

- A. FP-21-06**-Conduct a public hearing to consider approval of a final plat, being 0.310 acres of land. Lot 5A Block 1 of the Meadow Lane Addition. Being a re-plat of Lots 5 and 14 Block 1 Meadow Lane Addition located at 2100 Van Zandt Street.

Applicant:	MTX Surveying 4901 East End Blvd. South Marshall Texas 75672
Property Owner	Henry Wells 2100 VanZandt Street Marshall Texas 75670
Surrounding Property Notices	7 Notices Sent within 200 ft radius of the Site 0 Response back

Picture of site



Background & Summary of Request:

Property owner has requested a re-plat to combine lots 5 and 14 into one lot to allow the owner to have a larger lot for resale in the future.

Existing Conditions:

Lot 5 has an existing single family home, and lot 14 is vacant. Surrounding properties to east are single family dwellings. Property to the south, west and north is vacant.

Property is serviced by a 6" water main along VanZandt street and sewer is by aerobic system.

The final plat meets the requirements of the City's subdivision and zoning regulations and requirements set forth in the Local Government Code. Staff recommends approval of the re-plat.

Suggested Motions:

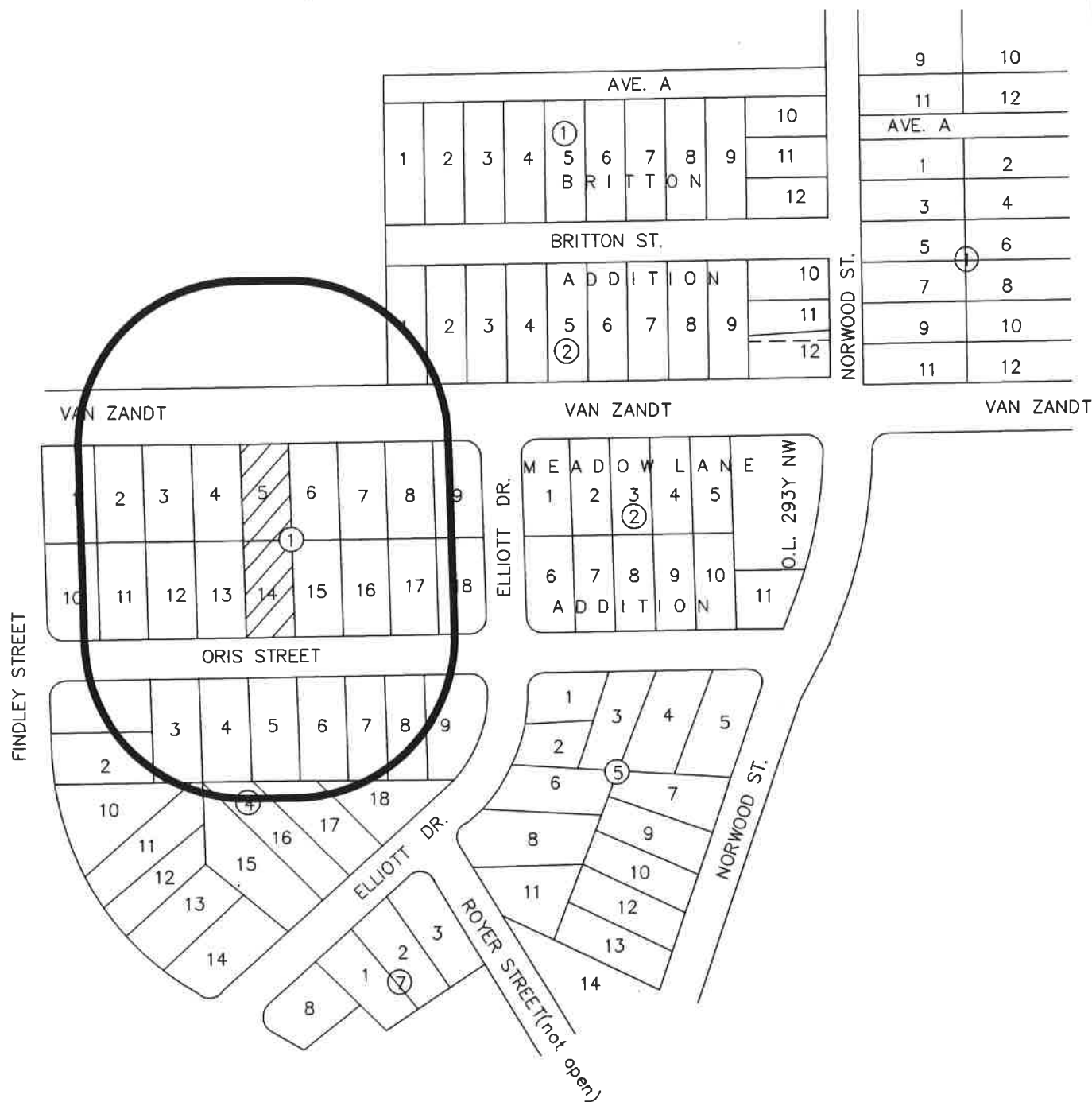
1. Motion to approve of case number FP-21-06 as requested.
2. Motion to approve of case number FP-21-06 with conditions.
3. Motion to deny case number FP-21-06.

Attachments:

1. Aerial of Site
2. 200 Foot Notification Map
3. Copy of proposed plat

FP-21-06





Case No. FP-21-06
 Scale: 1"=200'
 Date: 05-10-2021

PLANNING DEPARTMENT
 CITY OF MARSHALL, TEXAS

Remarks:

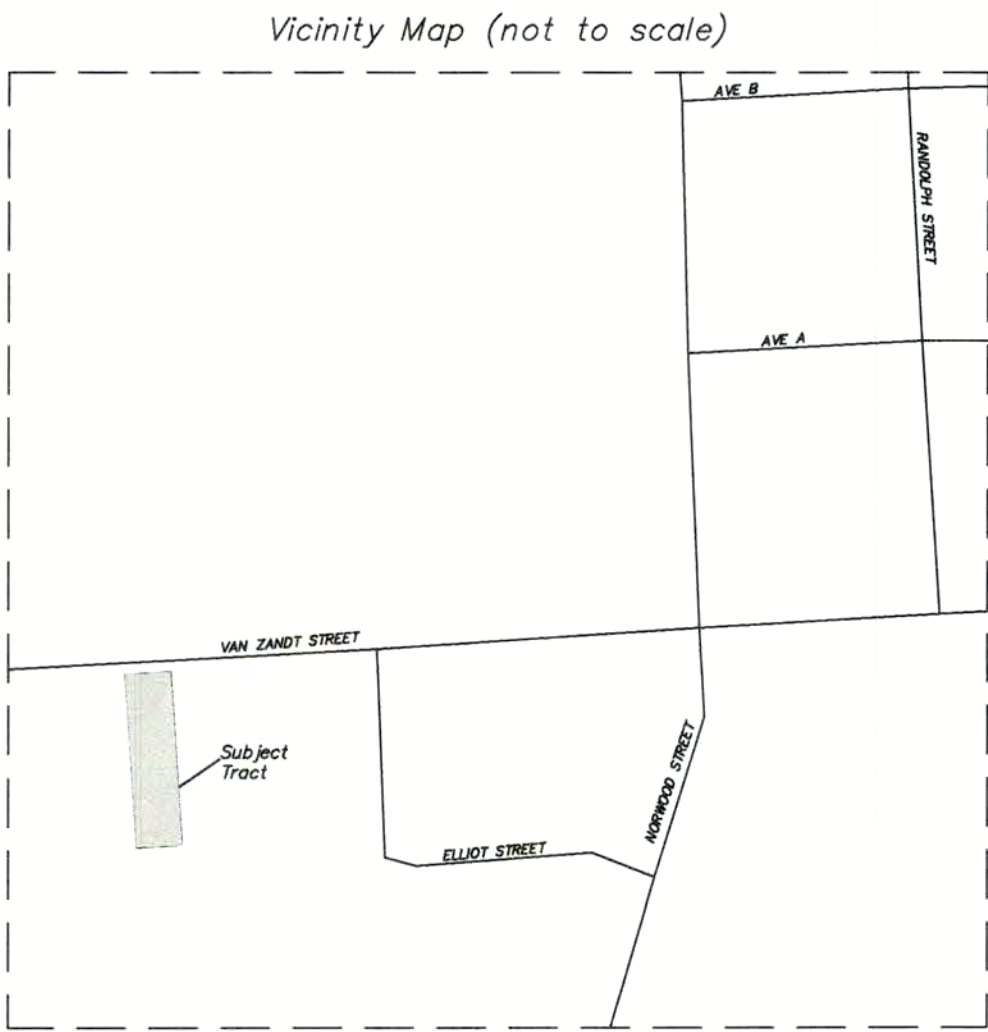
A request for a re-plat of 0.310 acres of land Lot 5-A Block 1 Meadow Lane Addition being a re-plat of lots 5 and 14 Block 1 Meadow Lane Addition



Location: 2100 Vanzandt Street
 Applicant: Henry Wells

Found monument (size and type as noted)
Set 1/2" IRF w/PC stamped MTX Surveying
Point For Corner
PK Nail Set w/Metal Washer stamped MTX Surveying
Telephone Junc. Box
Covered Concrete
Power Pole
PC - Plastic Cap
PFC - Point For Corner
IPF - Iron Pipe Found
IPFC - Iron Pipe w/Crimped Top Found
IRF - Iron Rod Found
IRS - Set 1/2" Iron Rod w/PC Stamped "MTX Surveying"
H.C.O.P.R. - Harrison County Official Public Records
H.C.D.R. - Harrison County Deed Records
H.C.C.F. - Harrison County Clerks File
H.C.P.R. - Harrison County Plot Records

CITY OF MARSHALL, HARRISON COUNTY, TEXAS



LEGAL DESCRIPTION

Being 0.310 acres of land situated in the Peter Whetstone Survey, A-756, Harrison County, Texas, within the City of Marshall and being a portion of Lot 5 and all of Lot 14, Block 1, of the Meadow Lane Addition, recorded in Volume 326, Page 371, Harrison County Deed Records, (H.C.D.R.), said 0.310 acre tract being more particularly described by metes and bounds as follows:

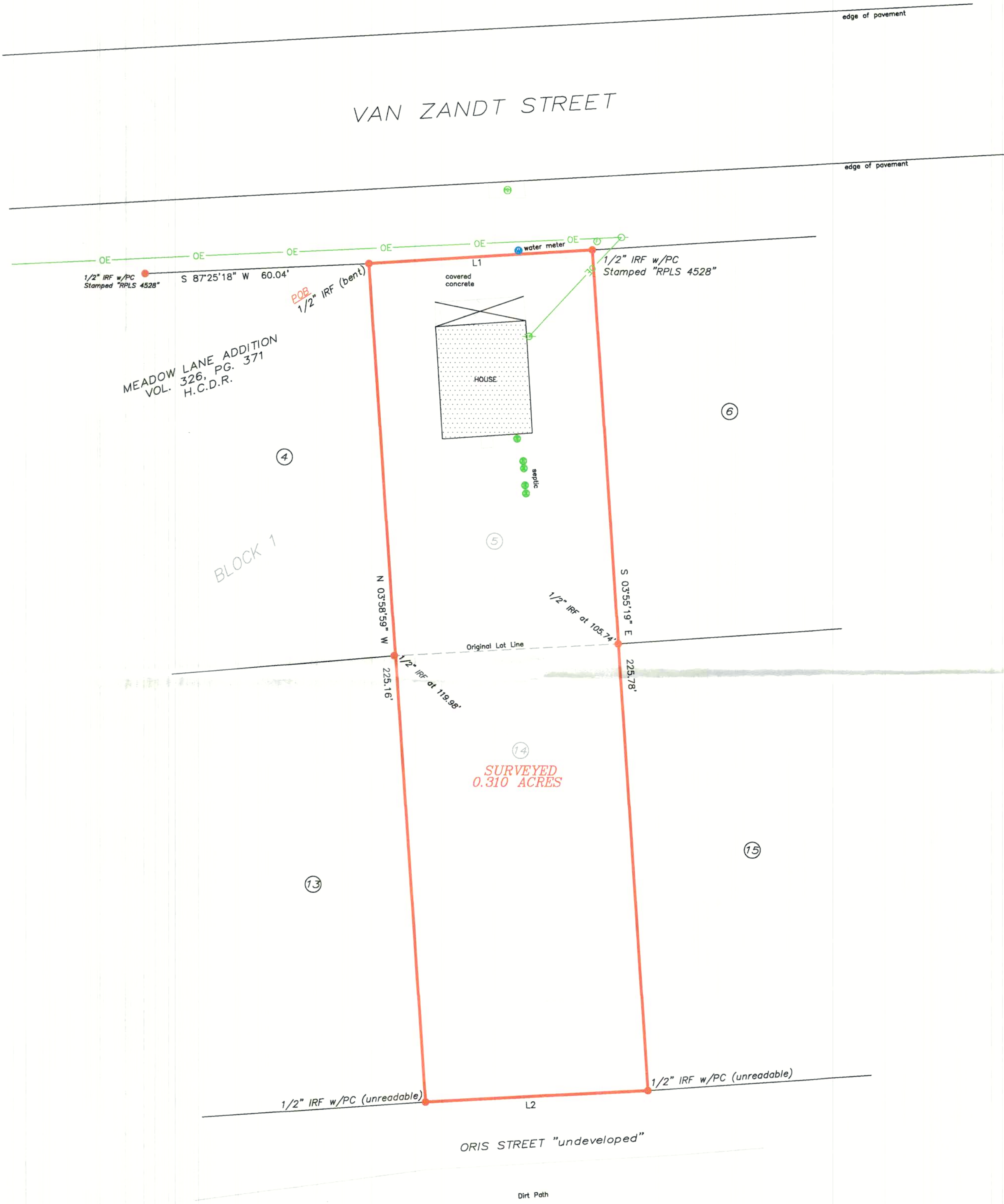
BEGINNING at a 1/4 inch iron rod "bent", found on the south right of way of Van Zandt Street, for the northwest corner of this tract, same being on the west line of said Lot 5, and the northeast corner of the residue of Lot 4 of said Addition, from which a 1/2 inch iron rod with plastic cap stamped "RPLS 4528" found for the northwest corner of the residue of said Lot 4 bears S 87° 25' 18" W, 60.04 feet;

THENCE N 86° 25' 47" E, with the spouth right of way of Van Zandt Street, 60.11 feet to a 1/2 inch iron rod with plastic cap stamped "RPLS 4528" found for the northeast corner of this tract, same being the residual northwest corner of Lot 6 of said Addition;

THENCE S 03° 55' 19" E, with the common line between said Lot 5 and said Lot 6, at 105.74 feet pass a 1/2 inch iron rod found for the southeast corner of said Lot 5, same being the southwest corner of said Lot 6, and the north east corner of said Lot 14, and the northwest corner of Lot 15, continuing with the common line between said Lot 14 and said Lot 15 an overall distance of 225.78 feet to a 1/2 inch iron rod with plastic cap "unreadable", found on the north right of way of called 50 foot wide Oris Street "undeveloped" for the southeast corner of said Lot 14, same being the southeast corner of said Lot 15;

THENCE S 87° 01' 38" W, with the north right of way of said Oris Street, 59.87 feet to a 1/2 inch iron rod with plastic cap "unreadable" found for the southwest corner of said Lot 14, same being the southeast corner of Lot 13;

THENCE N 03° 58' 59" W, with the common line between said Lot 14 and Lot 13, at 119.88 feet pass a 1/2 inch iron rod found for the northwest corner of said Lot 14, same being the northeast corner of said Lot 13, the southwest corner of said Lot 5 and the southeast corner of Lot 4, continuing an overall distance of 225.16 feet to the PLACE OF BEGINNING and containing 0.310 acres of land, more or less.



OWNERS ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF HARRISON

I, the undersigned, am the owner of the land on this plot, and designated herein as "RE-PLAT OF LOTS 5 AND 14, BLOCK 1, of the MEADOW LANE ADDITION".

Henry Wells OWNER

STATE OF TEXAS
COUNTY OF HARRISON

Before me, the undersigned authority, on this day personally appeared xxxxxxxx known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein stated.

Given under my hand and seal of office this _____ day of _____, 2021.

Notary Public
Harrison County, Texas

FLOOD DATA

This tract is located entirely within an area shown as "Zone X" on Federal Emergency Management Agency Community Panel No. 4823C0320F, dated September 3, 2014.

CITY OF MARSHALL

Approved this the _____ day of _____, 2021,
by the City Planning Commission of the City of Marshall, Texas.

MTX
SURVEYING

4901 E End Blvd South, Marshall, Tx 75672
www.mtxsurveying.com
903.471.8391
TBPELS Firm No. 10194253

JOB NO: 21230
FW BY: C.T.
DRAWN BY: B.C.
CHKD BY: C.G.

REVISION : A
SCALE 1" = 20'
SHEET 1 OF 1

FINAL PLAT SA Block 1

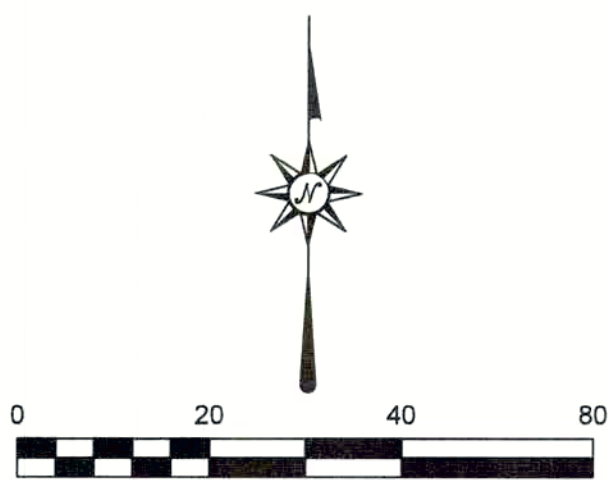
PRELIMINARY PLAT OF 0.310 ACRES
BEING A REPLAT OF LOTS 5 AND 14 BLOCK 1 OF THE
MEADOW LANE ADDITION RECORDED IN VOL. 326, PG. 371,
H.C.D.R., IN THE CITY OF MARSHALL, WITHIN THE PETER
WHETSTONE SURVEY, A-756, HARRISON COUNTY, TEXAS

SURVEYOR'S CERTIFICATE

I, Mark H. Patheal, Registered Professional Land Surveyor of the State of Texas, do hereby certify that this plat is true and correct and represents the result of a survey made on the ground of a subdivision of a 0.310 acre tract. Said tract being a portion of Lot 5 and all of Lot 14, Block 1 of the Meadow Lane Addition, recorded in Vol. 326, Pg. 371, H.C.D.R., All of said property is inside of the boundaries of the City of Marshall.

PRELIMINARY: THIS DOCUMENT SHALL
NOT BE RECORDED FOR ANY
PURPOSE AND SHALL NOT BE USED
OR VIEWED OR RELIED UPON AS
FINAL SURVEY DOCUMENT

MARK H. PATHEAL, R.P.L.S. 4528



LINE	BEARING	DISTANCE
L1	N 86°25'47" E	60.11
L2	S 87°01'38" W	59.87