



**CITY OF TEXARKANA**  
**CITY COUNCIL**  
**AGENDA • JANUARY 23, 2017**

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**Council Chambers**

**Regular Meeting**

**6:00 PM**

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**220 TEXAS BLVD.**  
**TEXARKANA, TX 75501**

**Mayor**

Bob Bruggeman

**Ward 1**

Jean H. Matlock

**Ward 3**

Betty Williams

**Ward 5**

Christy P. Paddock

**Ward 2**

Willie Ray

**Ward 4**

Brian Matthews

**Ward 6**

Josh Davis



For any agenda item, the City Council reserves the right to advance the "Council Vote" date to a hearing or briefing date.

The City Council reserves the right to convene into closed session on any agenda item or issue should the need arise and if applicable pursuant to authorization by the Texas Open Meetings Act (Title 5, Chapter 551 of the Texas Government Code).

If the City Council convenes into closed session, they will reconvene in one hour or less to take any final action, decision, or vote on a matter deliberated in closed session.

- I. CALL TO ORDER, ROLL CALL, ESTABLISHMENT OF QUORUM**
- II. INVOCATION AND PLEDGE BY COUNCIL MEMBER CHRISTY PADDOCK**
- III. MAYOR'S REMARKS AND ITEMS OF COMMUNITY INTEREST**

**Upcoming City Council Meetings:**

Monday, February 13, 2017 at 6:00 p.m.

Monday, February 27, 2017 at 6:00 p.m.

**Parks & Recreation Events:**

For a complete list of Parks and Recreation activities and information call (903) 798-3978 or visit the city website: <http://tx-texarkana.civicplus.com>

***Presentations***

Update on Live United Bowl

***Appointments to Boards & Commissions***

- IV. OPEN FORUM: COMMENTS FROM THE PUBLIC (LIMIT 5 MINUTES EACH)**  
Items scheduled for "Public Hearing" or have been heard at a previous "Public Hearing" are not to be addressed at the "Open Forum".
- V. ITEMS FOR CONSIDERATION**

***Consent Items***

1. Consider approval of the minutes of the Regular Meeting of the City Council held on January 9, 2017 at 6:00 PM.

Withdrawal of Consideration for Ward 3 Appointment - Johnny Riley

2. Consider approval of the minutes of the Joint City Committee Special Meeting of the City Council held on January 10, 2017 at 3:00 PM.

***Action Items*****VI. FIRST BRIEFINGS**

1. Ordinance No. 2017-007 amending PD-85-1(GR) for site plan approval on a 1.781 acre tract of land being all of Tracts 5 and 5A in the Mary E. Willis Subdivision (proposed Lot 1, Richmond Road Runner Subdivision), located at 1632 Richmond Road. John D. Harris, applicant. MTG Engineers and Surveyors, agent.

Public Hearing: February 13, 2017  
Second Briefing: February 27, 2017  
Council Vote: March 13, 2017

2. Ordinance No. 2017-008 amending PD-99-9(C) for site plan approval on a 2.176 acre tract of land being part of Tract 339B in the Nancy Dycus HRS, A-145 (proposed Lot 1, Highway 67 Road Runner Subdivision), located at 4603 West 7th Street. John D. Harris, applicant. MTG Engineers and Surveyors, agent.

Public Hearing: February 13, 2017  
Second Briefing: February 27, 2017  
Council Vote: March 13, 2017

3. Ordinance No. 2017-009 revoking Specific Use Permit No. S-499 that permitted the location of the outdoor display of an above ground pool business on an approximate 0.637 acre tract of land in the Thomas Price HRS, A-466, located at 3314 New Boston Road. City of Texarkana, Texas, applicant.

Public Hearing: February 13, 2017  
Second Briefing: February 27, 2017  
Council Vote: March 13, 2017

**VII. PUBLIC HEARINGS**

1. Resolution No. 2017-002 designating the portion of West 3rd Street, from Oak Street to Main Street, as "Scott Joplin Way" to coincide with 2017 planned centennial celebrations honoring Scott Joplin.

Public Hearing: January 23, 2017  
Second Briefing: February 13, 2017  
Council Vote: February 27, 2017

2. Resolution No. 2017-004 authorizing the City Manager to enter into a contract for the member cities ground storage tank repairs for Texarkana Water Utilities in an amount not to exceed \$198,155.95.

Public Hearing: January 23, 2017  
Second Briefing: February 13, 2017  
Council Vote: February 27, 2017

3. Ordinance No. 2017-005 granting a Specific Use Permit for an in-home adult day care on the north 40' of Lot 7 and the south 1/2 of Lot 8, Block 14, Rochelle Heights Addition, located at 3700 Olive Street. Darlene Ndogo, applicant.

Public Hearing: January 23, 2017  
Second Briefing: February 13, 2017  
Council Vote: February 27, 2017

**VIII. SECOND BRIEFING WITH UPDATES****IX. SECOND BRIEFING WITHOUT UPDATES****X. ITEMS FOR DISCUSSION**

Staff Updates

**XI. ADMINISTRATIVE COMMENTS**

1. Council



## 2. Staff

**XII. ADJOURNMENT**

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Jennifer Evans, City Secretary

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 City Council 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**  
**CITY COUNCIL**  
**MINUTES • JANUARY 9, 2017**

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

**220 TEXAS BLVD.**  
**TEXARKANA, TX 75501**

**I. CALL TO ORDER, ROLL CALL, ESTABLISHMENT OF QUORUM**

| Member Name | Title  | Status  | Arrived |
|-------------|--------|---------|---------|
| Aggeman     | Mayor  | Present |         |
| Matlock     | Ward 1 | Present |         |
| May         | Ward 2 | Present |         |
| Mal-Gooch   | Ward 3 | Absent  |         |
| Matthews    | Ward 4 | Present |         |
| P. Paddock  | Ward 5 | Present |         |
| avis        | Ward 6 | Present |         |
| Williams    | Ward 3 | Present |         |

Staff Present: City Manager John Whitson, Jennifer Evans, Vicky Coopwood, Kristin Peeples, Lisa Thompson, Kyle Dooley, Karey Parker, Jim Powell, J.D. Phillips, Rea Donna Jones, Robby Robertson, Dan Shiner, Jennifer Strayhorn, David Orr and Jerry Sparks.

Legal Counsel: Jeff Lewis

**II. INVOCATION AND PLEDGE BY COUNCIL MEMBER JOSH DAVIS**

**III. MAYOR'S REMARKS AND ITEMS OF COMMUNITY INTEREST**

**Upcoming City Council Meetings:**

Monday, January 23, 2017 at 6:00 p.m.  
Monday, February 13, 2017 at 6:00 p.m.  
Monday, February 27, 2017 at 6:00 p.m.

**Upcoming Joint City Meeting:**

The Texarkana Chamber of Commerce will host a "Joint Texarkana Community Committee" meeting with Texarkana, Arkansas on Tuesday, January 10, 2017 at 3:00 p.m. The meeting will be held at the chamber building located at 819 No. State Line Avenue. The meeting will be open to the public. The topic of discussion will be the Texarkana Regional Airport.

Minutes Acceptance: Minutes of Jan 9, 2017 6:00 PM (Consent Items)

**Upcoming Special City Meeting:**

The City Council will meet with the respective Boards of Directors of the Sulphur River Basin Authority and the Riverbend Water Resources District on Tuesday, January 10, 2017 at 6:00 p.m. The meeting will be held at the Texarkana Convention Center, Ballroom B, located at 2910 South Cowhorn Creek Loop, Texarkana, Texas. The meeting will be open to the public.

**Parks & Recreation Events:**

For a complete list of Parks & Recreation activities and information call 903-798-3978 or visit the city website: <http://tx-texarkana.civicplus.com>

**Appointments to Boards & Commissions**

Mayor Bruggeman reappointed Matt Robertson to the Airport Authority Board.

**IV. OPEN FORUM: COMMENTS FROM THE PUBLIC (LIMIT 5 MINUTES EACH)**

Items scheduled for "Public Hearing" or have been heard at a previous "Public Hearing" are not to be addressed at the "Open Forum".

Mike Green addressed council concerning the lack of sidewalks in the city for the safety of citizens and children.

**V. CLOSED SESSION**

Mayor Bruggeman reminded everyone that Council Member Veal-Gooch resigned her position as Ward 3 Council Member effective December 12, 2016. The council accepted letters of interest for the position until January 3, 2017. The council received three letters of interest from the following qualified citizens: Jason Montoya, Johnny Riley, and Betty Williams. Mayor Bruggeman informed the audience that the Council, City Manager, and City Secretary received an email on January 9, 2017 from Johnny Riley withdrawing his letter of interest from consideration for the vacant council seat.

A coin toss was held to determine which of the two remaining candidates would interview first. It was decided that "heads" would be for Mr. Montoya and "tails" would be for Ms. Williams. City Manager Whitson tossed the coin and Dan Shiner verified that the coin landed on "heads". Mr. Montoya would interview first.

The City Council convened in closed session pursuant to Section 551.074 of the Texas Government Code to deliberate the appointment of a public officer to fill a vacancy in council membership (Ward 3 Council Member with an unexpired term ending November 2017) and to interview persons for that appointment.

**VI. RECONVENE INTO OPEN SESSION**

Council reconvened in open session. Mayor Bruggeman thanked both candidates for their interest in the position and for interviewing with council. Each council member made a

choice on a ballot collected by City Manager Whitson. Mr. Whitson tallied the votes and gave the tally sheet to Mayor Bruggeman. The Mayor announced that, by unanimous vote, Betty Williams was the candidate chosen to be appointed as Council Member for Ward 3. A copy of the tally sheet is shown below.

City of Texarkana  
City Council Appointment of  
Ward 3 City Councilmember  
Term Ending November 2017

|       |                |
|-------|----------------|
| 6-0 ✓ | Betty Williams |
|       | Jason Montoya  |

Mayor Bruggeman  
Round 1

1. Motion to amend Resolution No. 2017-003 to add the name "Betty Williams" as the Ward 3 Council Member appointed for the remaining unexpired term ending November 2017.

(6:53 p.m.)

|                  |                                        |
|------------------|----------------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED [UNANIMOUS]</b>             |
| <b>MOVER:</b>    | Jean H. Matlock, Ward 1                |
| <b>SECONDER:</b> | Willie Ray, Ward 2                     |
| <b>AYES:</b>     | Matlock, Ray, Matthews, Paddock, Davis |
| <b>ABSENT:</b>   | Veal-Gooch                             |
| <b>EXCUSED:</b>  | Bruggeman                              |

2. Resolution No. 2017-003 filling the vacancy in council membership for the position of Ward 3 Council Member with an unexpired term ending November 2017.

Public Hearing:

Second Briefing:

Council Vote: January 9, 2017

Betty Williams was sworn in by Judge Sherry Jackson Hawkins as Council Member for Ward 3.

(6:53 p.m.)

Minutes Acceptance: Minutes of Jan 9, 2017 6:00 PM (Consent Items)

|                  |                                        |
|------------------|----------------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED [UNANIMOUS]</b>             |
| <b>MOVER:</b>    | Jean H. Matlock, Ward 1                |
| <b>SECONDER:</b> | Willie Ray, Ward 2                     |
| <b>AYES:</b>     | Matlock, Ray, Matthews, Paddock, Davis |
| <b>ABSENT:</b>   | Veal-Gooch                             |
| <b>EXCUSED:</b>  | Bruggeman                              |

## VII. ITEMS FOR CONSIDERATION

### *Consent Items*

(6:59 p.m.)

|                  |                                                  |
|------------------|--------------------------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED [UNANIMOUS]</b>                       |
| <b>MOVER:</b>    | Josh Davis, Ward 6                               |
| <b>SECONDER:</b> | Brian Matthews, Ward 4                           |
| <b>AYES:</b>     | Matlock, Ray, Matthews, Paddock, Davis, Williams |
| <b>EXCUSED:</b>  | Bruggeman                                        |

1. Consider approval of the minutes of the Regular Meeting of the City Council held on December 12, 2016 at 6:00 PM.
2. Consider approval of the minutes of the Special Meeting of the City Council held on December 16, 2016 at 11:30 AM.
3. Resolution No. 2016-125 approving and authorizing the City Manager to execute the agreement between the City and Valley View Consulting, L.L.C. to provide professional investment advisory services for the City's investable funds for a period of two (2) years.

Public Hearing: November 28, 2016

Second Briefing: December 12, 2016

Council Vote: January 9, 2017

### *Action Items - None*

## VIII. FIRST BRIEFINGS

1. Ordinance No. 2017-001 amending Ordinance No. 143-77 (Civil Service Classification System) authorizing the reclassification of a Civil Service Police Sergeant to the rank of Civil Service Lieutenant.

Public Hearing:  
 Second Briefing:  
 Council Vote: January 9, 2017

Dan Shiner briefed this item.  
 (7:02 p.m.)

|                  |                                                  |
|------------------|--------------------------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED [UNANIMOUS]</b>                       |
| <b>MOVER:</b>    | Christy P. Paddock, Ward 5                       |
| <b>SECONDER:</b> | Willie Ray, Ward 2                               |
| <b>AYES:</b>     | Matlock, Ray, Matthews, Paddock, Davis, Williams |
| <b>EXCUSED:</b>  | Bruggeman                                        |

2. Resolution No. 2017-002 designating the portion of West 3rd Street, from Oak Street to Main Street, as "Scott Joplin Way" to coincide with 2017 planned centennial celebrations honoring Scott Joplin.

Public Hearing: January 23, 2017  
 Second Briefing: February 13, 2017  
 Council Vote: February 27, 2017

Kyle Dooley briefed this item. Carol Collins-Miles, representing the Scott Joplin Support Group, gave an overview of the Scott Joplin 2017 Centennial Celebrations.

|                |                      |                                |
|----------------|----------------------|--------------------------------|
| <b>RESULT:</b> | <b>MOVED FORWARD</b> | <b>Next: 1/23/2017 6:00 PM</b> |
|----------------|----------------------|--------------------------------|

3. Resolution No. 2017-004 authorizing the City Manager to enter into a contract for the member cities ground storage tank repairs for Texarkana Water Utilities in an amount not to exceed \$198,155.95.

Public Hearing: January 23, 2017  
 Second Briefing: February 13, 2017  
 Council Vote: February 27, 2017

J.D. Phillips briefed this item.

|                |                      |                                |
|----------------|----------------------|--------------------------------|
| <b>RESULT:</b> | <b>MOVED FORWARD</b> | <b>Next: 1/23/2017 6:00 PM</b> |
|----------------|----------------------|--------------------------------|

4. Ordinance No. 2017-005 granting a Specific Use Permit for an in-home adult day care on the north 40' of Lot 7 and the south 1/2 of Lot 8, Block 14, Rochelle Heights Addition, located at 3700 Olive Street. Darlene Ndogo, applicant.

Public Hearing: January 23, 2017  
 Second Briefing: February 13, 2017  
 Council Vote: February 27, 2017

David Orr briefed this item.

**RESULT:**            **MOVED FORWARD**

**Next: 1/23/2017 6:00 PM**

5. Resolution No. 2017-006 responding to SWEPCO's rate change request.

Public Hearing:

Second Briefing:

Council Vote:            January 9, 2017

City Manager Whitson briefed this item.  
(7:27 p.m.)

**RESULT:**            **ADOPTED [UNANIMOUS]**

**MOVER:**            Josh Davis, Ward 6

**SECONDER:**        Christy P. Paddock, Ward 5

**AYES:**            Matlock, Ray, Matthews, Paddock, Davis, Williams

**EXCUSED:**        Bruggeman

#### **IX. PUBLIC HEARINGS - NONE**

#### **X. SECOND BRIEFING WITH UPDATES - NONE**

#### **XI. SECOND BRIEFING WITHOUT UPDATES - NONE**

#### **XII. ITEMS FOR DISCUSSION**

##### **Staff Updates**

City Manager Whitson spoke with Cable One General Manager David Wall who informed him that the project to upgrade to a speed of one megabyte for internet service is no longer delayed and work has begun. There about 150 fiber optic nodes around the two cities that will be upgraded one node at a time to the new internet speed capability. The contractor will take about four months to complete the project and the availability of the upgraded speed will be offered to residential and commercial customers for an additional cost.

#### **XIII. ADMINISTRATIVE COMMENTS**

1. City Council

Council had no comments for staff.

## 2. City Staff

Staff had no comments for council.

**XIV. CLOSED SESSION**

The City Council convened in closed session pursuant to Section 551.071 of the Texas Government Code for a private consultation with the City Attorney.

**XV. RECONVENE INTO OPEN SESSION**

The City Council reconvened into open session.

**XVI. ADJOURNMENT**

A motion was made to adjourn the meeting.  
(8:33 p.m.)

|                  |                                                  |
|------------------|--------------------------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED [UNANIMOUS]</b>                       |
| <b>MOVER:</b>    | Jean H. Matlock, Ward 1                          |
| <b>SECONDER:</b> | Willie Ray, Ward 2                               |
| <b>AYES:</b>     | Matlock, Ray, Matthews, Paddock, Davis, Williams |
| <b>EXCUSED:</b>  | Bruggeman                                        |



**From:** [Johnny Riley](#)  
**To:** [TEX-Whitson, John](#)  
**Cc:** [TEX - Council](#); [Jeff Lewis](#); [TEX-Evans, Jennifer](#); [jriley2@jrcg.us](#)  
**Subject:** Withdrawal of Consideration: Councilmen of Ward 3.  
**Date:** Monday, January 09, 2017 12:51:55 PM

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Mr. John Whitson,

It is an honor and a privilege to be considered to serve the citizens of the city of Texarkana Texas and especially those in Ward 3.

However at this time, I must withdraw my name from consideration for the open seat in Ward 3.

I am still committed to the goals of making the city of Texarkana Texas the best place to live and work.

If I can be of service in any other capacity, please feel free to contact me if you have questions.

Sincerely,

Johnny M. Riley Jr

On Dec 26, 2016 11:34 PM, "Johnny Riley" <[johnnyrileyjr@gmail.com](mailto:johnnyrileyjr@gmail.com)> wrote:

Mr. Whitson,

Please find attached a copy of my voter card along with my driving license which provides the date of application.

The home is listed in my Wife's name: Barbara Pitts Riley (Barbara Pitts)

If you have any other questions, please feel free to let me know.

On Mon, Dec 19, 2016 at 3:42 PM, TEX-Whitson, John <[John.whitson@txkusa.org](mailto:John.whitson@txkusa.org)> wrote:

Dear Mr. Riley:

We are in receipt of your letter of interest in being appointed to fulfill the remaining term of Ward 3 Councilmember. In accordance with the city charter and/or state statute you must meet certain qualifications. As a reference you can see the city charter at [https://www.municode.com/library/tx/texarkana/codes/code\\_of\\_ordinances?nodeId=PTICH\\_ARTIITHCO\\_S3QU](https://www.municode.com/library/tx/texarkana/codes/code_of_ordinances?nodeId=PTICH_ARTIITHCO_S3QU) (Article II, Section 3). In some cases if state law establishes different requirements then the state law will apply and in this case please see <http://www.statutes.legis.state.tx.us/Docs/EL/htm/EL.141.htm> (Title 9, Chapter 141, Subchapter A, Section 141.001).

Communication: Withdrawal of Consideration for Ward 3 Appointment - Johnny Riley (Consent Items)

One of the first requirements is that you be a registered voter of Ward 3. We have obtained a report of registered voters in Ward 3 and we cannot find your name on the report. If you are a registered voter please forward additional information so we can verify your voter registration.

In your letter of interest you state that your family has resided in Ward 3 since 1983. Please be specific as to your residency in the Ward (six months required by statute and city charter) and the City (12 months required by statute and city charter).

The city charter also requires that you be a taxpayer of the city. I cannot find property listed in your name on the Bowie Independent Appraisal District website. The address that you provided us is listed as being owned by someone else. Please clarify for us that you are in fact a taxpayer of the city.

Your prompt response will be appreciated. Without clarification of these matters I would be required to recommend that you do not meet the charter/statutory qualifications of this office.

Sincerely,

John A. Whitson, ICMA-CM

City Manager

PO Box 1967

Texarkana, Texas 75504-1967

220 Texas Blvd

Office [\(903\) 798-3930](tel:9037983930)

Cell [\(903\) 949-7839](tel:9039497839)

City Website: <http://www.ci.texarkana.tx.us/>

City Council Agendas and Council Videos: <http://texarkanacitytx.iqm2.com/Citizens/Default.aspx>

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**It Is A Great Day!**  
**J Myles Riley**

## City of Texarkana, Texas

**Briefing Sheet**

Version:

Update Date: 1/17/2017 8:43 AM

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**Lead Department:** City Manager      **Action Officer:** Jennifer Evans, City Secretary  
**Subject:** Consider approval of the minutes of the Joint City Committee Special Meeting of the City Council held on January 10, 2017 at 3:00 PM.

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**Updates/History of Briefing:**

NOT APPLICABLE

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

- None
- 

**Fiscal Implications:**

None

**Staff Recommendation:**

To accept the minutes for the Joint City Committee Meeting on January 10, 2017

**Advisory Board/Committee Review:**

NONE

**Board/Committee Recommendation:**

NOT APPLICABLE

**Advisory Board/Committee Meeting Date and Minutes:**

NOT APPLICABLE

**Attachments**

- a. MINUTES - Joint City Committee 011017 (mm) (PDF)



## MINUTES

Joint Texarkana Community Committee

City Council of the City of Texarkana, Texas  
Board of Directors of the City of Texarkana, Arkansas

Texarkana USA Chamber of Commerce  
819 No. State Line  
Texarkana, TX 75501

January 10, 2017

3:00 p.m.

### Meeting Attendees:

Elected Officials – Texarkana, Texas - Mayor Bob Bruggeman, Council Member Josh Davis, Council Member Christy Paddock, Council Member Betty Williams. Texarkana, Arkansas - Mayor Ruth Penney Bell, Board Director Tim Johnson, Board Director Travis Odom.

City Staff – Texarkana, Texas - City Manager John Whitson, Jennifer Evans, Rea Donna Jones, Lisa Thompson. Texarkana, Arkansas - City Manager Dr. Kenny Haskin.

- Welcome by Michael Malone – At 3:00 p.m., Mr. Malone welcomed all to the meeting including Texarkana Regional Airport Director Mark Mellinger and members of the Airport Authority Board. Mayor Bruggeman gave a special welcome to Robbin Bass, representing Texas Congressman John Ratcliffe's office, and thanked her for attending the meeting.
- Introduction of Attendees – After, Mr. Malone introduced the elected officials, Mayor Bob Bruggeman and Mayor Ruth Penney Bell each made opening remarks.
- Explanation of what the committee is and its purpose – The joint community committee allows the opportunity for both cities to meet and discuss issues of joint interests for the benefit of the community.

- Topic of Discussion: Texarkana Regional Airport
  - Presentation by Mark Mellinger, A.A.E., Airport Director – “Airport – Operational Overview” ----- Mr. Mellinger introduced airport staff, project engineers and members of the Airport Authority Board. He opened his presentation outlining the economic role of the airport. It’s the principle gateway to the nation’s transportation system and essential in the recruitment of new business and industry for Texarkana. But most importantly, the airport brings people together and brings them home.

He continued the presentation sharing comparisons of the last two year’s operations counts, enplanement counts, parking days, passenger load factors and rental car revenues.

- Future Plans ----- The Capital Improvement Plan includes constructing a new modern air terminal, providing new airline destinations and more flights, improving the general aviation side of the airport to include the overall appearance of the property, and locating tenants for various buildings located on the grounds.
- Long Term Financing -----There are several financial challenges for a new terminal, taxiway, and associated infrastructure. Federal and state grants along with passenger facility charge revenues will offset most of the cost, however, about \$1.7 million remains as a local cost. Airport staff is proposing solutions such as re-evaluating all airport leases and agreements, keeping operations and maintenance costs to a minimum, seeking new sources of revenue and using both Arkansas and Texas state grants to leverage federal AIP money.

In closing, Mr. Mellinger said as both cities move forward, the return on investment in the airport will be tremendous. This project is vital to modernizing the airport and securing the community’s future.

- Remarks/Ideas from Panel – The airport serves a regional area which includes neighboring counties. A way to bring in regional monies needs to be considered to help support future airport funding. Conducting a survey of tourist use would help to focus on creative ways of increasing tourism dollars to the area. In-kind work provided by city staff could be an option to offset some of the project construction costs. As the current aviation school is a tremendous asset to the industry, actively recruiting aviation related businesses is another option to assist with additional funding. The dollar figures presented at this meeting are the best and closest estimates of project costs. With the anticipated awarding of grant funds, design work is proposed to begin May or June 2017.

- Public Forum – Buddy Allen, of the Arkansas side, addressed Mr. Mellinger’s intent of moving forward, in the next couple of years, with flat lining costs associated with operations and maintenance that were presented to the A&P Commission.

*Mr. Mellinger responded that is still the plan. This would help to free up money for future capital costs.*

Bob Nelsen, former plant manager of Cooper Tire, addressed the issue of frequent cancellations of the last flight of the day from Dallas back to Texarkana.

*Mr. Mellinger responded that American Eagle sub contracts to two companies, Envoy Air and ExpressJet for the actual piloting of the aircrafts. In March, Envoy Air is scheduled to take over all flights from Texarkana. This company is more reliable and demonstrates better scheduling of air crew which should minimize the cancellation of flights.*

Robbin Bass, of Congressman John Ratcliffe’s office, wanted confirmation that the passenger facility charge, regulated by the FAA, is currently capped at \$4.50 per passenger.

*Mr. Mellinger responded that is correct. Staff would like to see that fee raised to \$7.00 or \$8.00 per passenger. This fee goes back into the capital and construction needs of the airport and is required to be earmarked for specific projects. It cannot go into operations and maintenance funding.*

- Closing Remarks – The next meeting is scheduled for April 11, 2017 at 3:00 p.m. The topic will be local current and future water needs.
- Adjournment – The meeting was adjourned at 4:00 p.m.

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Jennifer Evans, City Secretary

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Bob Bruggeman, Mayor

## City of Texarkana, Texas

Version: B

Update Date: 1/20/2017 8:49 AM

## Briefing Sheet

**Lead Department:** Planning and Community Development **Action Officer:** Debbie Burk  
Ordinance No. 2017-007 amending PD-85-1(GR) for site plan approval on a 1.781 acre tract of land being all of Tracts 5 and 5A in the Mary E. Willis Subdivision (proposed Lot 1, Richmond Road Runner Subdivision), located at 1632 Richmond Road. John D. Harris, applicant. MTG Engineers and Surveyors, agent.

**Subject:** Public **Second** February 27, **Council**  
**Briefing:** 1/23/2017 **Hearing:** 2/13/2017 **Briefing:** 2017 **Vote:** 3/13/2017

## Item Schedule

Schedule 1: Brief twice - vote once (six weeks)

## Updates/History of Briefing:

NOT APPLICABLE

## Executive Summary and Background Information:

Amendment to PD-85-1(GR): This is a request for site plan approval by John D. Harris, owner, and MTG Engineering and Surveying, agent on a 1.781 acre tract being all of Tract 5 and Tract 5A in the Mary E. Willis Subdivision (proposed Lot 1, Richmond Road Runner Subdivision), located at 1632 Richmond Road. The proposed use is a convenience store. The current use is vacant property.

The adjacent zoning is PD-General Retail to the north and west, General Retail to the east and Single Family-2 across Richmond Road to the south. The adjacent land use is residences to the north and south, vacant land to the east and a restaurant to the west.

A new subdivision plat has been provided for this tract of land that includes one lot. This proposed Road Runner Convenience Store is shown to be located on Lot 1, Richmond Road Runner Subdivision. The site plan consists of the following:

- A 5,692 square foot building that includes a gas station, a restaurant with drive-thru and a canopy with 8 fuel pumps.
- The building façade consists of modular brick, split face CMU (painted), stone veneer, metal coping and metal fascia. See attached elevations.
- 20 parking spaces are shown on site plan with 2 handicapped spaces. (6 spaces are required for the gas station and 5 spaces are required for the restaurant per Ordinance).
- A 35' pylon sign. See attached photo.
- Two new driveways are shown off Cowhorn Creek Road and one new driveway is shown off Richmond Road. The new drive off Richmond Road will require TXDOT approval.



## City of Texarkana, Texas

Following are comments from the Public Works and Engineering Department pertaining to the driveways along Cowhorn Creek Road:

The proposed southern driveway along Cowhorn Creek is being shown for fuel truck access. This concerns staff due to the close proximity of the location with the intersection of Cowhorn Creek Road and Richmond Road from a safety stand point. This intersection is very busy and traffic backs up along Cowhorn Creek Road. Also, Cowhorn Creek Road is a two- lane road in this location and truck traffic along Cowhorn Creek Road could possibly cause more traffic to back up. We also have concerns with truck traffic movements at the Cowhorn Creek Road and Kennedy Lane Intersection. This section of Cowhorn Creek Road and Kennedy Lane was not intended for truck traffic. Therefore, staff recommends allowing two access drives off of Cowhorn Creek Rd, but the southernmost driveway should be an “entrance only” (similar to the driveway across the street at Golden Chick). Staff also recommends that all truck traffic (WB-40 or greater) ingress and egress the site only on Richmond Road.

Staff is also concerned about the proposed 35’ pole sign at this location. In recent planned development cases along this corridor, monument style signage with a sign face not to exceed 48 sq. ft. in size were allowed at the Golden Chick Restaurant (1702 Richmond Rd) located across Cowhorn Creek Road to the west and at Grandy’s Restaurant (1720 Richmond Rd) further west along Richmond Road. Both of those properties are located in a Planned Development district. Also, there are numerous single family residences located to the south and north of this tract of land. Therefore, staff recommends that a 48 square foot monument style sign be allowed for this development. The monument sign can be located on top of a berm, planter or pedestal.

The applicant should be aware that if this site plan is approved as submitted, there may be additional applicable city code/ordinance requirements in addition to those listed including but not limited to building, subdivision, fire, 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:

None

### Staff Recommendation:

Staff recommends for approval of the site plan with the following stipulations:

1. The southernmost driveway along Cowhorn Creek Road be “entrance only”.
2. All truck traffic (WB-40 or greater) ingress and egress the site only on Richmond Road.
3. A 48 square foot size monument style sign be allowed that can be located on top of a berm, planter or pedestal.
4. Any lighting be shielded from adjacent residential properties.
5. A screening device be constructed along the northern property line that abuts to residential uses.

### Advisory Board/Committee Review:

Planning and Zoning Commission

## City of Texarkana, Texas

### Board/Committee Recommendation:

After discussion between staff, commission members and the developers concerning the driveways and signage, the Planning and Zoning Commission unanimously recommended for approval of the site plan with the following stipulations:

1. A 5,692 square foot building that includes a gas station, a restaurant with drive-thru and a canopy with 8 fuel pumps as shown on attached site plan.
2. Building façade that consists of modular brick, split face CMU (painted), stone veneer, metal coping and metal fascia.
3. 20 parking spaces with 2 handicapped spaces.
4. Two new driveways off Cowhorn Creek Road and one new driveway off Richmond Road. The new drive off Richmond Road will require TXDOT approval.
5. The southernmost driveway along Cowhorn Creek Road shall be “entrance only”.
6. Striping shall be added for a continuous left turn lane along Cowhorn Creek Road.
7. Two monument style signs not to exceed 48 square feet in size that can be located on top of a berm, planter or pedestal shall be allowed at the entrance off Richmond Road and at the north entrance off Cowhorn Creek Road.
8. Price point signage allowed on gas canopy.
9. Any lighting to be shielded from adjacent residential properties.
10. A screening device is to be constructed along the northern property line that abuts to residential uses.

### Advisory Board/Committee Meeting Date and Minutes:

January 3, 2017

### Attachments

- a. 2017-007 ORD amending PD-85-1(GR) for site plan approval (PDF)
- b. 2017-007 ATTH 01 Maps (PDF)
- c. 2017-007 ATTH 02 Floor plan (PDF)
- d. 2017-007 ATTH 03 Front elevation and bldg. materials (PDF)
- e. 2017-007 ATTH 04 Elevations (PDF)
- f. 2017-007 ATTH 05 Fuel canopy elevations (PDF)
- g. 2017-007 ATTH 06 Pylon signage (PDF)
- h. 2017-007 EXH 'A' Site Plan (PDF)
- i. 2017-007 Goals & Perspectives (DOCX)

### Staff Coordination

|                                    |                     |                               |
|------------------------------------|---------------------|-------------------------------|
| Planning and Community Development | David Orr           | Department Head Review        |
| Completed                          | 01/18/2017 11:49 AM |                               |
| Assistant City Manager             | Shirley Jaster      | Assistant City Manager        |
| Review                             | Completed           | 01/19/2017 11:14 AM           |
| Public Information Officer         | Lisa Thompson       | PIO Review Completed          |
|                                    | 01/19/2017 11:18 AM |                               |
| City Manager                       | John Whitson        | City Manager Review Completed |
| 2:41 PM                            |                     | 01/19/2017                    |

**City of Texarkana, Texas**

City Council  
6:00 PM

Vicky Coopwood

Meeting

Pending

01/23/2017

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**Meeting History**

Amendment to  
PD-85-1(GR)

**ORDINANCE NO. 2017-007**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING PD-85-1(GR) FOR SITE PLAN APPROVAL TO ALLOW THE LOCATION OF A CONVENIENCE STORE ON A 1.781 ACRE TRACT OF LAND BEING ALL OF TRACTS 5 AND 5A IN THE MARY E. WILLIS SUBDIVISION (PROPOSED LOT 1, RICHMOND ROAD RUNNER SUBDIVISION), LOCATED AT 1632 RICHMOND ROAD IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, CONTAINING A REPEALER CLAUSE; CONTAINING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.**

**WHEREAS**, an application has been filed requesting the approval of a site plan (**Exhibit ‘A’**) to allow the location of a convenience store on a 1.781 acre tract of land being Tracts 5 and 5A in the Mary E. Willis Subdivision, (proposed Lot 1, Richmond Road Runner Subdivision), located at 1632 Richmond Road in the City of Texarkana, Bowie County, Texas; and

**WHEREAS**, the Planning and Zoning Commission of the City of Texarkana, Texas, and the City Council of the City of Texarkana, Texas, in compliance with the laws of the State of Texas with reference to the granting of zoning classifications and changes, have given the requisite notices by publication and otherwise, and after holding hearings and affording a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof; and

**WHEREAS**, after consideration of said application, the Planning and Zoning Commission of the City of Texarkana, Texas, voted **unanimously by a vote of five (5) to zero (0) to recommend approval of the petition for a site plan to allow the location of a convenience store (Exhibit ‘A’)** to the City Council of Texarkana, Texas; and

**WHEREAS**, after consideration of said application and the recommendation of the Planning and Zoning Commission, the City Council of the City of Texarkana, Texas, does hereby find that the approval of the site plan for the above described property is in the best interest of the public health, safety, morals and general welfare of the City.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS:**

**SECTION 1:** That the site plan (**Exhibit ‘A’**) submitted to allow a convenience store on a 1.781 acre tract of land being Tracts 5 and 5A in the Mary E. Willis Subdivision (proposed Richmond Road Runner Subdivision), located at 1632 Richmond Road in the City of Texarkana, Texas, Bowie County, Texas, be and is hereby approved and hereby amends PD-85-1(GR).

Attachment: 2017-007 ORD amending PD-85-1(GR) for site plan approval (1592 : 2017-007 ORD site plan approval at 1632 Richmond Road)

**SECTION 2:** That the following stipulations are hereby imposed and made a part of this Ordinance:

1. A 5,692 square foot building that includes a gas station, a restaurant with drive-thru and a canopy with 8 fuel pumps as shown on attached site plan.
2. Building façade that consists of modular brick, split face CMU (painted), stone veneer, metal coping and metal fascia.
3. Twenty parking spaces with two handicapped spaces.
4. Two new driveways off Cowhorn Creek Road and one new driveway off Richmond Road. The new drive off Richmond Road will require TxDOT approval.
5. The southernmost driveway along Cowhorn Creek Road shall be “entrance only”.
6. Striping shall be added for a continuous left turn lane along Cowhorn Creek Road.
7. Two monument style signs, not to exceed 48 square feet in size that can be located on top of a berm, planter or pedestal, shall be allowed at the entrance off Richmond Road and at the north entrance off Cowhorn Creek Road.
8. Electronic price point signage shall be allowed on gas canopy. No CEVMS.
9. Any lighting is to be shielded from adjacent residential properties.
10. A screening device is to be constructed along the northern property line that abuts to residential uses.

**SECTION 3:** It is further provided that in case a section, clause, sentence or part of this Ordinance shall be deemed or adjudged by a court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair, or invalidate the remainder of this Ordinance.

**SECTION 4:** All Ordinances or parts of Ordinances in conflict herewith are specifically repealed to the extent of such conflict.

**SECTION 5:** That this Ordinance shall be in full force and effect from and after its passage and approval.

**PASSED AND APPROVED** in Regular Council Session on this the **13<sup>th</sup> day of March, 2017.**

ATTEST:

\_\_\_\_\_  
JENNIFER EVANS, CITY SECRETARY

\_\_\_\_\_  
BOB BRUGGEMAN, MAYOR



[illegible]

A

KENNEDY LN

GR  
S-224  
PD-84-2  
1902

MF-1

3700

Grandy's 1720

Golden Chick

GR  
1702  
PD-12-4

Cowhorn Creek Road

**Apartments**  26

PD-GR  
PD-85-1  
PD-85-1

PD-85-1

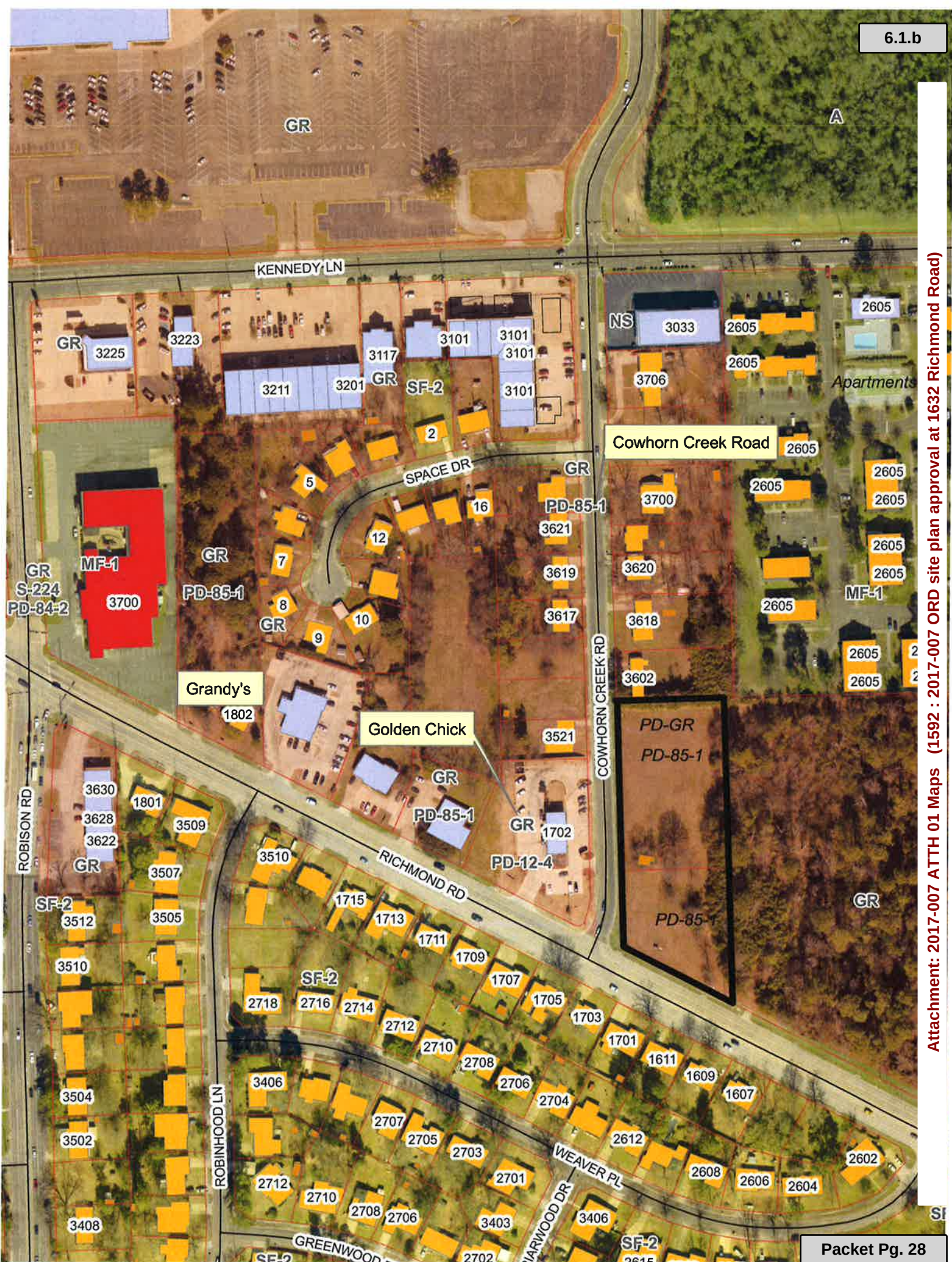
GR

**SF-2**

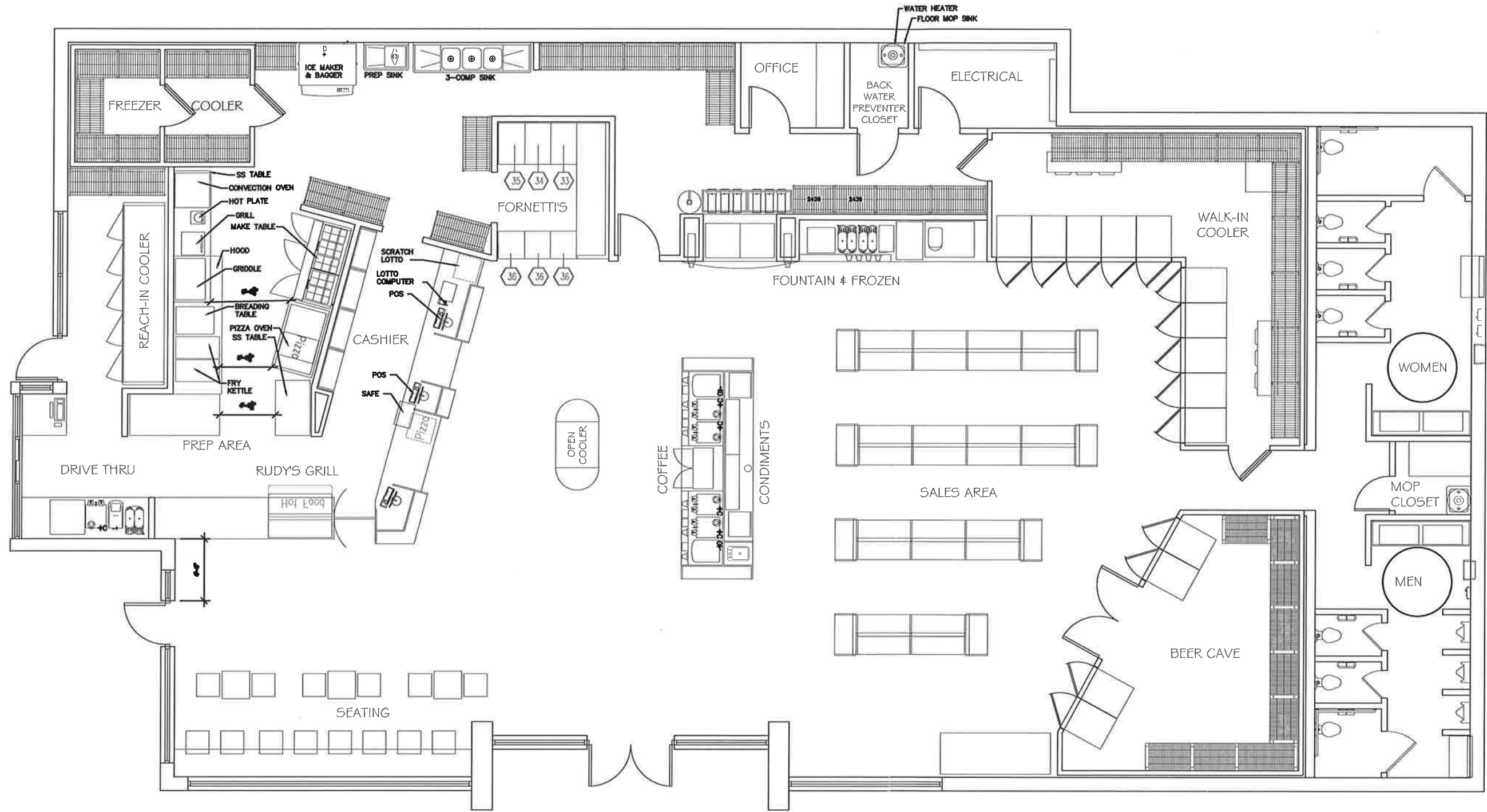
Packet Pg. 27

Attachment: 2017-007 ATTH 01 Maps (1592 : 2017-007 ORD site plan approval at 1632 Richmond Road)









**FLOOR PLAN**

SCALE: 1/8" = 1'-0"



**ARCHITECTURE PLUS, INC.**  
907 South 21st Street Fort Smith, Arkansas 479/783-8395

TEXARKANA STORE#XX  
RICHMOND RD TEXARKANA, TX

PROJECT: 14-38.01

DATE: 12-09-2016

DRAWING NO.: 10F 5



FRONT ELEVATION

SCALE: NTS



**ARCHITECTURE PLUS, INC.**  
907 South 21st Street Fort Smith, Arkansas 479/783-8395

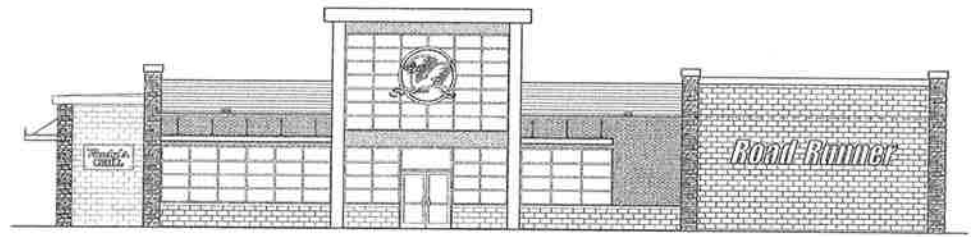
TEXARKANA STORE#XX  
RICHMOND RD TEXARKANA, TX

PROJECT: 14-38.01

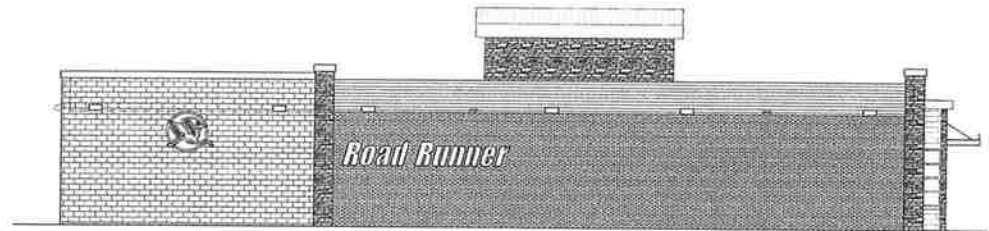
DATE: 12-09-2016

DRAWING NO.: **2 of 2**





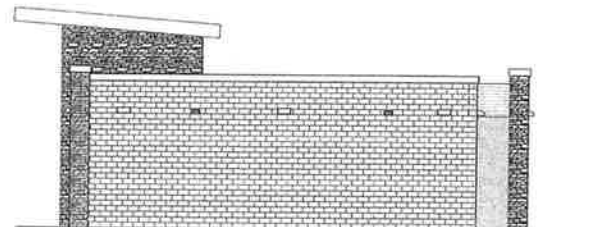
1 FRONT ELEVATION  
SCALE 3/16" = 1'-0"



2 BACK ELEVATION  
SCALE 3/16" = 1'-0"



3 SIDE ELEVATION  
SCALE 3/16" = 1'-0"



4 SIDE ELEVATION  
SCALE 3/16" = 1'-0"

Attachment: 2017-007 ATTH 04 Elevations (1592 : 2017-007 ORD site plan approval at 1632 Richmond Road)

TEVADIANA STATION

ARCHITECTURE PLUS, INC.

REVISION

PROJECT

DATE

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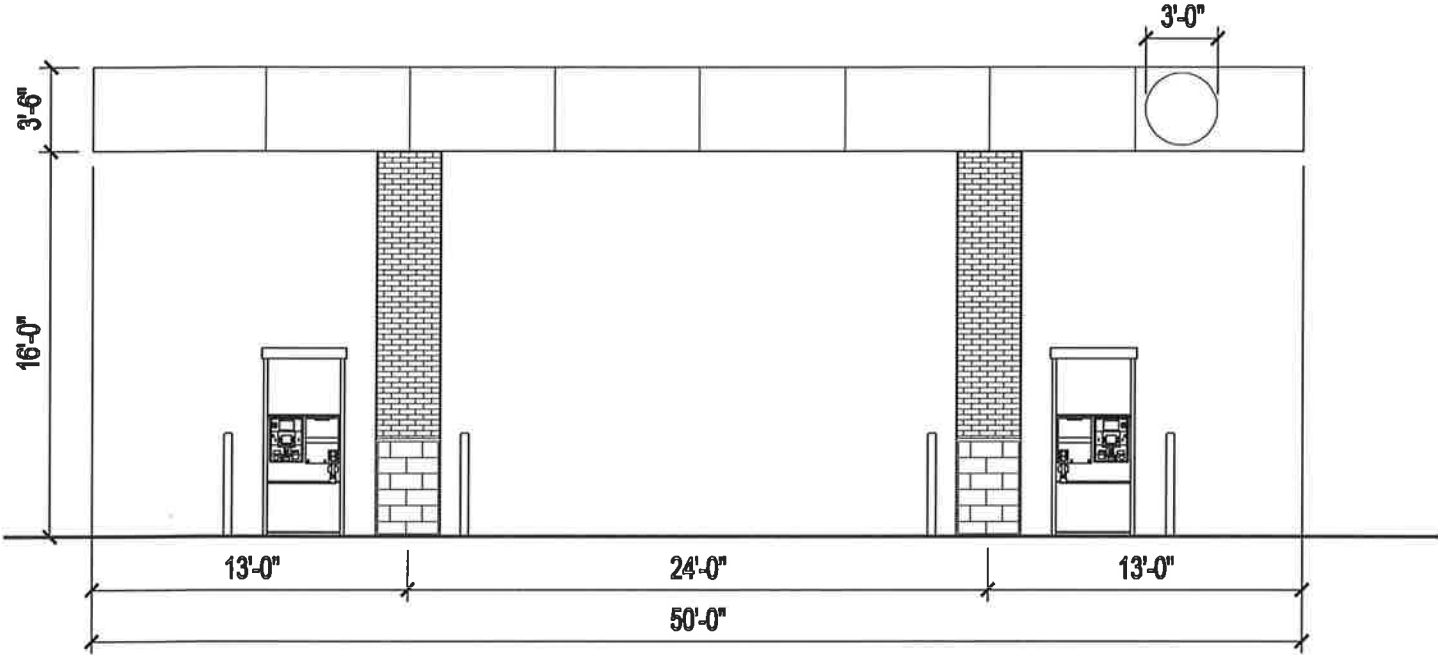
DATE

BY

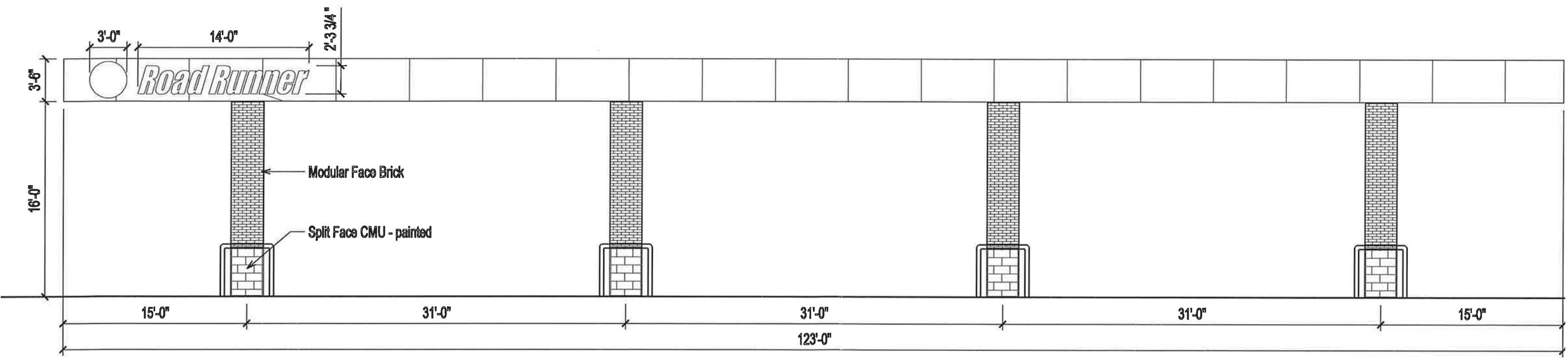
DATE

BY

DATE



Fuel Canopy - End Elevation



Fuel Canopy - Side Elevation

Attachment: 2017-007 ATTH 05 Fuel canopy elevations (1592 : 2017-007 ORD site plan approval at 1632 Richmond Road)



Attachment: 2017-007 ATTH 06 Pylon signage (1592 : 2017-007 ORD site plan approval at 1632 Richmond



EXISTING C/L OF COWHORN CREEK ROAD

EXISTING C/L OF RICHMOND ROAD

LOT 1  
1.781 ACRES  
(77,567.67 SQ. FT.)

FORM ZONE X  
APPROXIMATE LOCATION  
OF 100 YEAR FLOODLINE

FORM ZONE AE

CLIMATE SCALE: 1"=80'

PLAN PRIMARY - FOR REVIEW ONLY - NOT FOR  
CONSTRUCTION. PREPARED BY: ROBERT H. HUBBARD, P.E., 12/20/2010  
DATE: 12/20/2010

LEGEND

- EXISTING STRUCTURES
- PROPOSED PARKING
- PROPOSED LANDSCAPING
- PROPOSED BUILDING FOOTPRINT
- PROPOSED DRIVEWAY
- PROPOSED SIDEWALK
- PROPOSED FENCE
- PROPOSED SIGN
- PROPOSED LIGHTING
- PROPOSED UTILITY
- PROPOSED EROSION CONTROL
- PROPOSED DRAINAGE
- PROPOSED FLOOD PROTECTION
- PROPOSED OTHER

PLANNED DEVELOPMENT SITE PLAN

LOT 1, BLOCK 1  
RICHMOND ROAD RUNNER

MTG  
engineers & architects

1/8"=100'

COMPILED SITE PLAN  
SCALE: 1"=20'

Half Size 11x17



## City of Texarkana, Texas

## Developing Perspectives and Goals Pending Approval by the City Council:

| Perspectives         | Goals                                                                                                                                                                                                                                                                                                                                                                                                                         |
|----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Serve the Community  | <input type="checkbox"/> Promote an Environmentally Sensitive & Livable Community<br><input type="checkbox"/> Provide a Safe Community<br><input type="checkbox"/> Deliver Quality Services<br><input type="checkbox"/> Foster a Healthy Community                                                                                                                                                                            |
| Run the Operations   | <input type="checkbox"/> Enhance Community Preparedness & Responsiveness<br><input type="checkbox"/> Maximize Partnership Opportunities<br><input type="checkbox"/> Provide Courteous & Responsive Customer Service<br><input checked="" type="checkbox"/> Model a Positive City Image<br><input type="checkbox"/> Deliver Efficient Services<br><input checked="" type="checkbox"/> Cultivate Community Involvement & Access |
| Manage the Resources | <input type="checkbox"/> Maintain Fiscal Strength<br><input type="checkbox"/> Maximize Utilization & Resources<br><input checked="" type="checkbox"/> Invest in Infrastructure & Transportation                                                                                                                                                                                                                               |
| Develop Personnel    | <input type="checkbox"/> Develop a Skilled & Diverse Workforce<br><input type="checkbox"/> Create a Positive & Rewarding Work Culture                                                                                                                                                                                                                                                                                         |

## Perspectives and Goals Additional Comments:

NONE

## Resource Impact:

NA

No Additional

## Other Potential Impacts:

NA

## Public Information Plan:

|                                     |                                        |                                     |                                      |
|-------------------------------------|----------------------------------------|-------------------------------------|--------------------------------------|
| <input checked="" type="checkbox"/> | Newspaper Notice (Required by Statute) | <input checked="" type="checkbox"/> | Public Hearing (Required by Statute) |
| <input type="checkbox"/>            | Public Forum/Input Session             | <input type="checkbox"/>            | Press Release                        |
| <input type="checkbox"/>            | E-News Distribution                    | <input checked="" type="checkbox"/> | Website Notice                       |
| <input type="checkbox"/>            | Social Media (Twitter, Facebook, etc.) | <input checked="" type="checkbox"/> | Special Mailing                      |
| <input type="checkbox"/>            | Flyers Posted                          | <input type="checkbox"/>            | Banners Posted                       |
| <input type="checkbox"/>            | Survey                                 | <input type="checkbox"/>            | Automated Phone Call                 |
| <input checked="" type="checkbox"/> | None Required                          | <input checked="" type="checkbox"/> | Sign Posted                          |

Other:

## City of Texarkana, Texas

Version:

## Briefing Sheet

Update Date: 1/19/2017 1:15 PM

**Lead Department:** Planning and Community Development **Action Officer:** Debbie Burk  
**Subject:** Ordinance No. 2017-008 amending PD-99-9(C) for site plan approval on a 2.176 acre tract of land being part of Tract 339B in the Nancy Dycus HRS, A-145 (proposed Lot 1, Highway 67 Road Runner Subdivision), located at 4603 West 7th Street. John D. Harris, applicant. MTG Engineers and Surveyors, agent.  
**Briefing:** 1/23/2017 **Public Hearing:** 2/13/2017 **Second Briefing:** February 27, 2017 **Council Vote:** 3/13/2017

## Item Schedule

Schedule 1: Brief twice - vote once (six weeks)

## Updates/History of Briefing:

NOT APPLICABLE

## Executive Summary and Background Information:

Amendment to PD-99-9(C): This is a request for site plan approval by John D. Harris, owner, and MTG Engineering and Surveying, agent on a 2.176 acre tract being part of Tract 339B in the Nancy Dycus HRS, A-145 (proposed Lot 1, Highway 67 Road Runner Subdivision), located at 4603 West 7<sup>th</sup> Street. The proposed use is a convenience store. The current use is vacant property.

The adjacent zoning is outside the city limits to the north, Planned Development-Commercial to the east and south and Office to the west. The adjacent land use is Wake Village city limits to the north, a bank to the east, a medical clinic to the west and vacant land to the south.

A new subdivision plat has been provided for this tract of land that includes two lots. This proposed Road Runner Convenience Store is shown to be located on Lot 1, Highway 67 Road Runner Subdivision.

The site plan consists of the following:

1. A 5,692 square foot building that includes a gas station, a restaurant with drive-thru and a canopy with 10 fuel pumps as shown on attached site plan.
2. Building façade that consists of modular brick, split face CMU (painted), stone veneer, metal coping and metal fascia.
3. 31 parking spaces with 2 handicapped spaces.
4. A 35' pylon sign.
5. New driveways off South Wake Village Road and off West 7<sup>th</sup> Street. The new drive off West 7<sup>th</sup> Street will require TXDOT approval. In the event that TXDOT does not permit the new driveway off West 7<sup>th</sup> Street, the existing drive off West 7<sup>th</sup> Street will be modified to provide adequate turning radii.

The applicant should be aware that if this site plan is approved, there may be additional applicable city code/ordinance requirements in addition to those listed including but not limited to building, subdivision, fire, drainage, water and sewer prior to the issuance of building permits.

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

## City of Texarkana, Texas

### Potential Options:

None

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### Fiscal Implications:

None

### Staff Recommendation:

Staff recommends for approval of the proposed site plan with the following stipulations.

1. A 5,692 square foot building that includes a gas station, a restaurant with drive-thru and a canopy with 10 fuel pumps as shown on attached site plan.
2. Building façade that consists of modular brick, split face CMU (painted), stone veneer, metal coping and metal fascia.
3. 31 parking spaces with 2 handicapped spaces.
4. A 35' pylon sign.
5. New driveways off South Wake Village Road and off West 7<sup>th</sup> Street. The new drive off West 7<sup>th</sup> Street will require TXDOT approval. In the event that TXDOT does not permit the new driveway off West 7<sup>th</sup> Street, the existing drive off West 7<sup>th</sup> Street will be modified to provide adequate turning radii.

### Advisory Board/Committee Review:

Planning and Zoning Commission

### Board/Committee Recommendation:

The Planning and Zoning Commission unanimously recommended for approval of the site plan with staff stipulations.

### Advisory Board/Committee Meeting Date and Minutes:

January 3, 2017

### Attachments

- a. 2017-008 ORD amending PD-99-9(C) for site plan approval at 4603 West 7th (PDF)
- b. 2017-008 ATTH 01 Maps (PDF)
- c. 2017-008 ATTH 02 Floor plan (PDF)
- d. 2017-008 ATTH 03 Front elevation and bldg. materials (PDF)
- e. 2017-008 ATTH 04 Elevations (PDF)
- f. 2017-008 ATTH 05 Fuel canopy elevations (PDF)
- g. 2017-008 ATTH 06 Aerial site plan (PDF)
- h. 2017-008 EXH 'A' Site plan (PDF)
- i. 2017-008 ORD Goals & Perspectives (DOCX)

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### Staff Coordination

### City of Texarkana, Texas

|                                    |                     |                        |                      |
|------------------------------------|---------------------|------------------------|----------------------|
| Planning and Community Development | David Orr           | Department Head Review |                      |
| Completed                          | 01/18/2017 11:49 AM |                        |                      |
| Assistant City Manager             | Shirley Jaster      | Assistant City Manager |                      |
| Review                             | Completed           | 01/19/2017 11:12 AM    |                      |
| Public Information Officer         | Lisa Thompson       | PIO Review             | Completed            |
|                                    | 01/19/2017 11:13 AM |                        |                      |
| City Manager                       | John Whitson        | City Manager Review    | Completed 01/19/2017 |
| 2:46 PM                            |                     |                        |                      |
| City Council                       | Vicky Coopwood      | Meeting                | Pending 01/23/2017   |
| 6:00 PM                            |                     |                        |                      |

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#### Meeting History

Amendment to  
PD-99-9(C)

## ORDINANCE NO. 2017-008

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING PD-99-9(C) FOR SITE PLAN APPROVAL TO ALLOW THE LOCATION OF A CONVENIENCE STORE ON A 2.176 ACRE TRACT OF LAND BEING A PART OF TRACT 339B IN THE NANCY DYCUS HRS, A-145 (PROPOSED LOT 1, HIGHWAY 67 ROAD RUNNER SUBDIVISION), LOCATED AT 4603 WEST 7<sup>TH</sup> STREET IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, CONTAINING A REPEALER CLAUSE; CONTAINING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.**

**WHEREAS**, an application has been filed requesting the approval of a site plan (**Exhibit ‘A’**) to allow the location of a convenience store on a 2.176 acre tract of land being a part of Tract 339B in the Nancy Dycus HRS, A-145 (proposed Lot 1, Highway 67 Road Runner Subdivision), located at 4603 West 7<sup>th</sup> Street in the City of Texarkana, Bowie County, Texas; and

**WHEREAS**, the Planning and Zoning Commission of the City of Texarkana, Texas, and the City Council of the City of Texarkana, Texas, in compliance with the laws of the State of Texas with reference to the granting of zoning classifications and changes, have given the requisite notices by publication and otherwise, and after holding hearings and affording a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof; and

**WHEREAS**, after consideration of said application, the Planning and Zoning Commission of the City of Texarkana, Texas, voted **unanimously by a vote of five (5) to zero (0) to recommend approval of the petition for a site plan to allow the location of a convenience store (Exhibit ‘A’)** to the City Council of Texarkana, Texas; and

**WHEREAS**, after consideration of said application and the recommendation of the Planning and Zoning Commission, the City Council of the City of Texarkana, Texas, does hereby find that the approval of the site plan for the above described property is in the best interest of the public health, safety, morals and general welfare of the City.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS:**

**SECTION 1:** That the site plan (**Exhibit ‘A’**) submitted to allow a convenience store on a 2.176 acre tract of land being a part of Tract 339B in the Nancy Dycus HRS, A-145 (proposed Lot 1, Highway 67 Road Runner Subdivision), located at 4603 West 7<sup>th</sup> Street in the City of Texarkana, Bowie County, Texas, be and is hereby approved and hereby amends PD-99-9(C).



**SECTION 2:** That the following stipulations are hereby imposed and made a part of this Ordinance:

1. A 5,692 square foot building that includes a gas station, a restaurant with drive-thru and a canopy with 10 fuel pumps as shown on attached site plan.
2. Building façade that consists of modular brick, split face CMU (painted), stone veneer, metal coping and metal fascia.
3. Thirty-one parking spaces with two handicapped spaces.
4. A 35' pylon sign.
5. New driveways off South Wake Village Road and off West 7<sup>th</sup> Street. The new drive off West 7<sup>th</sup> Street will require TxDOT approval. In the event that TxDOT does not permit the new driveway off West 7<sup>th</sup> Street, the existing drive off West 7<sup>th</sup> Street will be modified to provide adequate turning radii.

**SECTION 3:** It is further provided that in case a section, clause, sentence or part of this Ordinance shall be deemed or adjudged by a court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair, or invalidate the remainder of this Ordinance.

**SECTION 4:** All Ordinances or parts of Ordinances in conflict herewith are specifically repealed to the extent of such conflict.

**SECTION 5:** That this Ordinance shall be in full force and effect from and after its passage and approval.

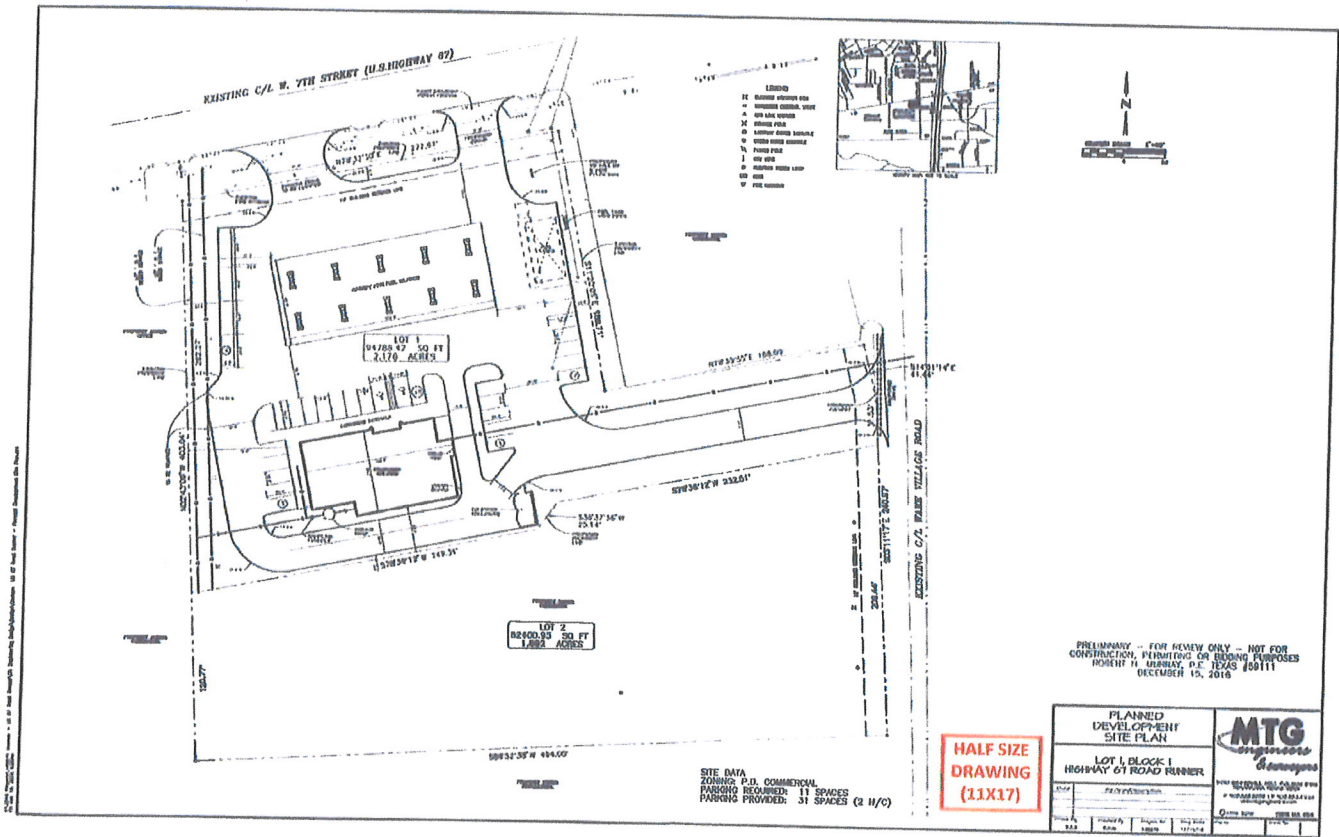
**PASSED AND APPROVED** in Regular Council Session on this the **13<sup>th</sup> day of March, 2017.**

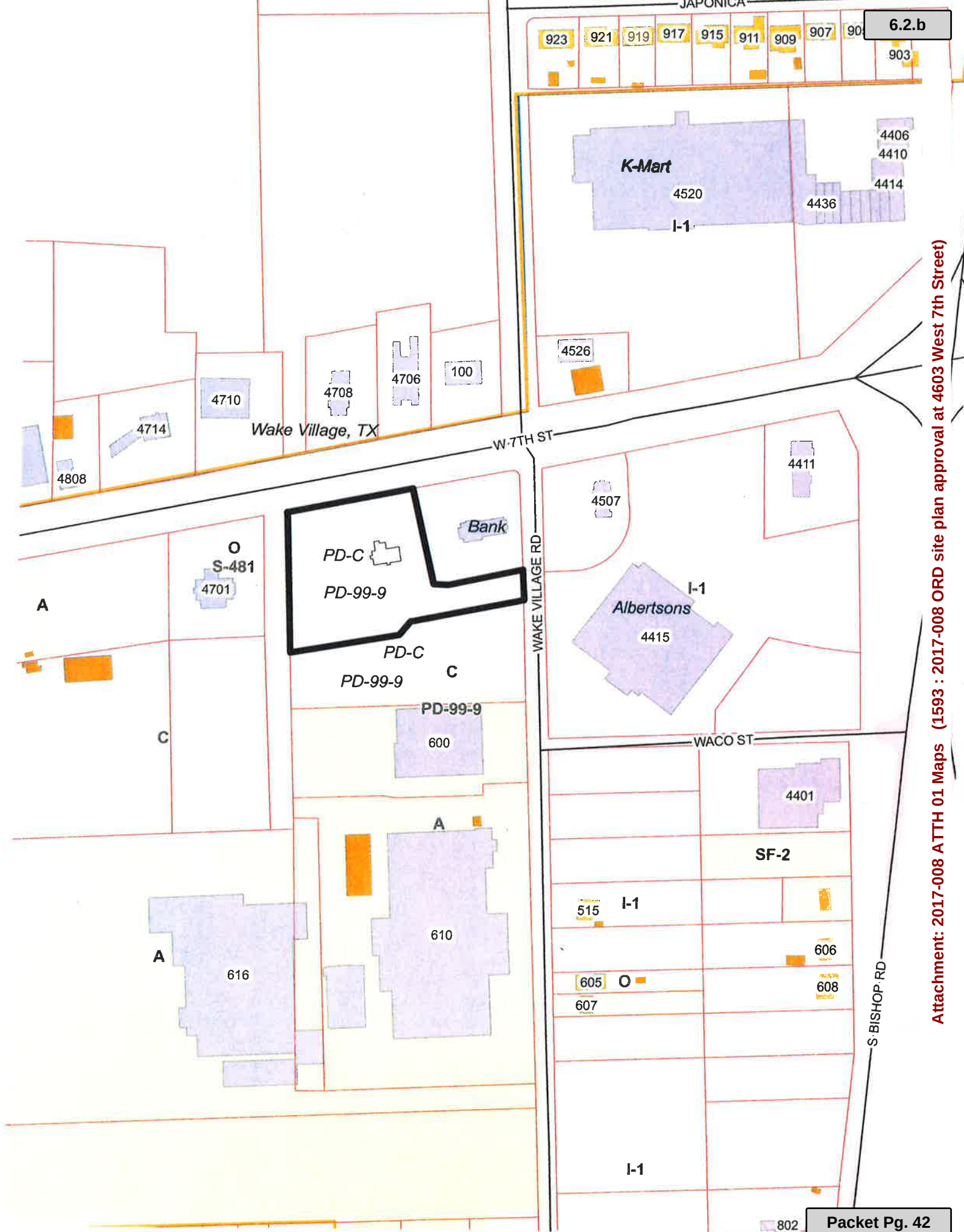
ATTEST:

\_\_\_\_\_  
JENNIFER EVANS, CITY SECRETARY

\_\_\_\_\_  
BOB BRUGGEMAN, MAYOR

EXHIBIT 'A'

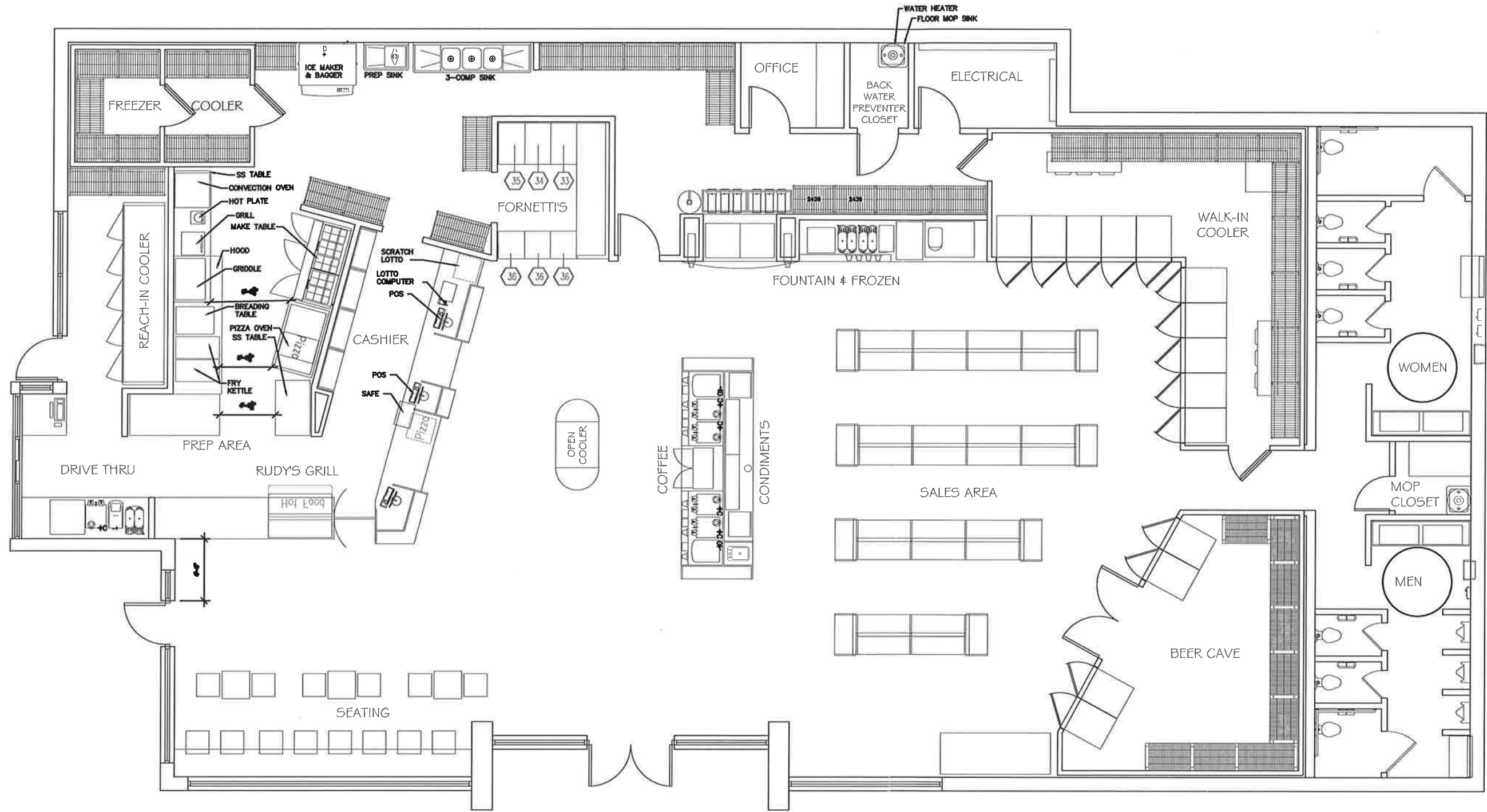












**FLOOR PLAN**

SCALE: 1/8" = 1'-0"



**ARCHITECTURE PLUS, INC.**

907 South 21st Street Fort Smith, Arkansas 479/783-8395

TEXARKANA STORE#XX  
RICHMOND RD TEXARKANA, TX

PROJECT: 14-38.01

DATE: 12-09-2016

DRAWING NO.: 10F 5

Attachment: 2017-008 ATTH 02 Floor plan (1593 : 2017-008 ORD site plan approval at 4603 West 7th Street)





Modular Brick



Split Face CMU  
(painted)



Stone Veneer

**FRONT ELEVATION**

SCALE: NTS



**ARCHITECTURE PLUS, INC.**

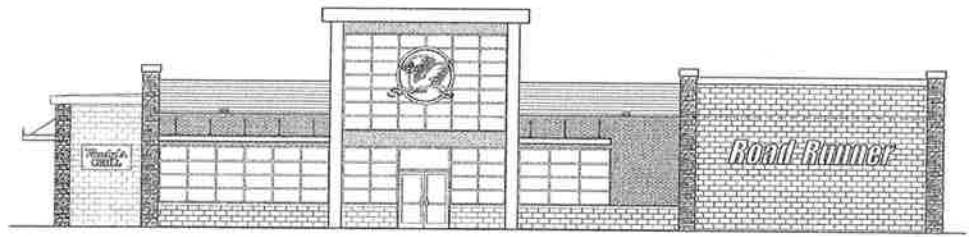
907 South 21st Street Fort Smith, Arkansas 479/783-8395

TEXARKANA STORE#XX  
RICHMOND RD TEXARKANA, TX

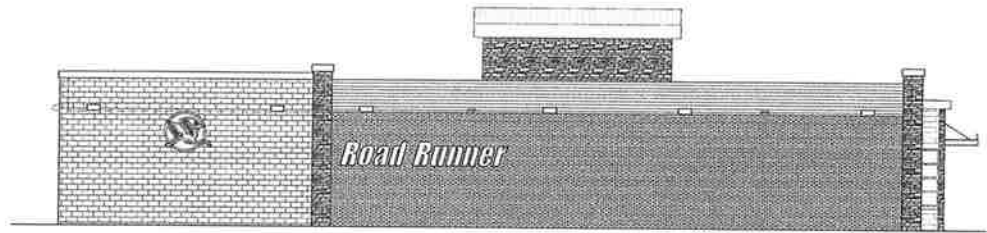
PROJECT: 14-38.01

DATE: 12-09-2016

DRAWING NO.: **2 of 2**



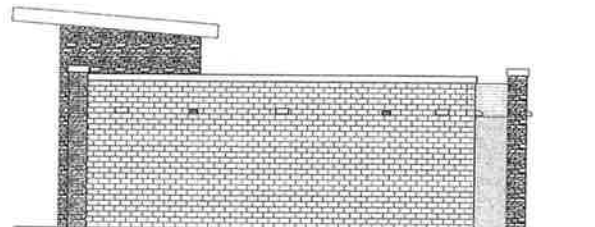
1 FRONT ELEVATION  
SCALE 3/16" = 1'-0"



2 BACK ELEVATION  
SCALE 3/16" = 1'-0"



3 SIDE ELEVATION  
SCALE 3/16" = 1'-0"



4 SIDE ELEVATION  
SCALE 3/16" = 1'-0"

Attachment: 2017-008 ATTH 04 Elevations (1593 : 2017-008 ORD site plan approval at 4603 West 7th Street)

TEVADIANA STADIUM

ARCHITECTURE PLUS, INC.

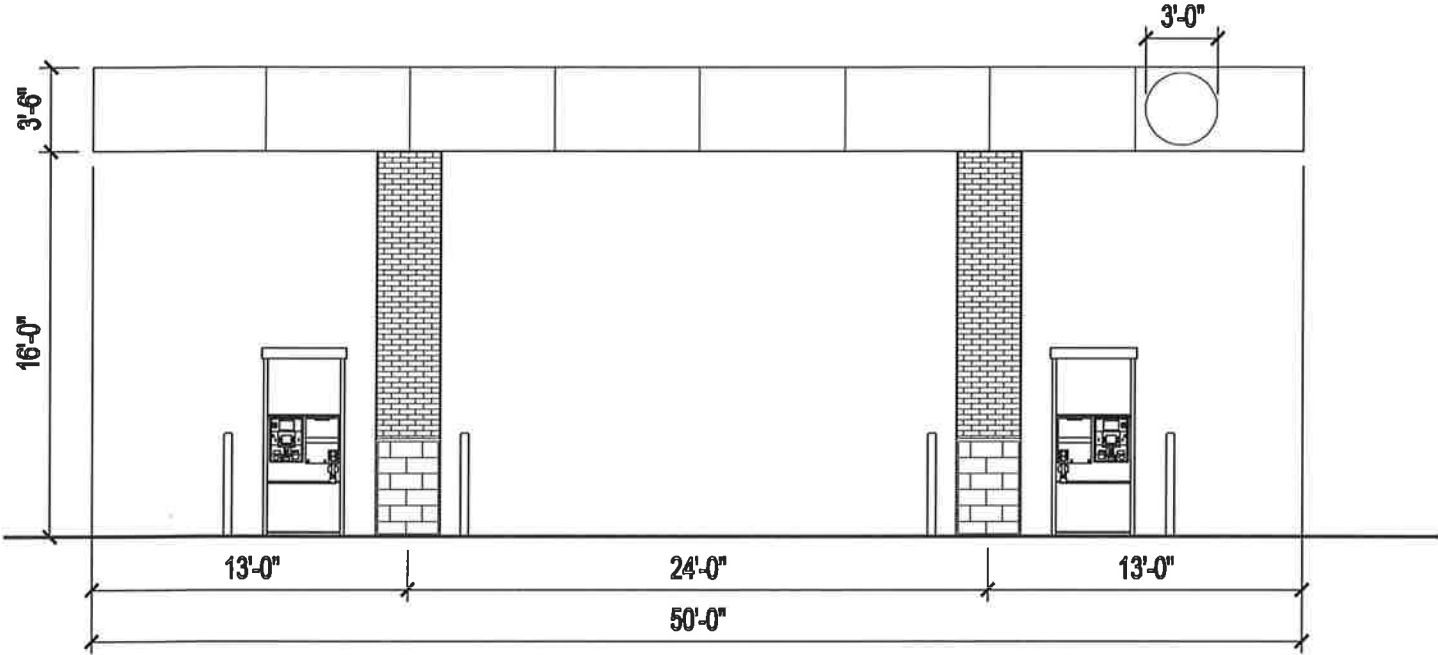
REVISION

PROJECT

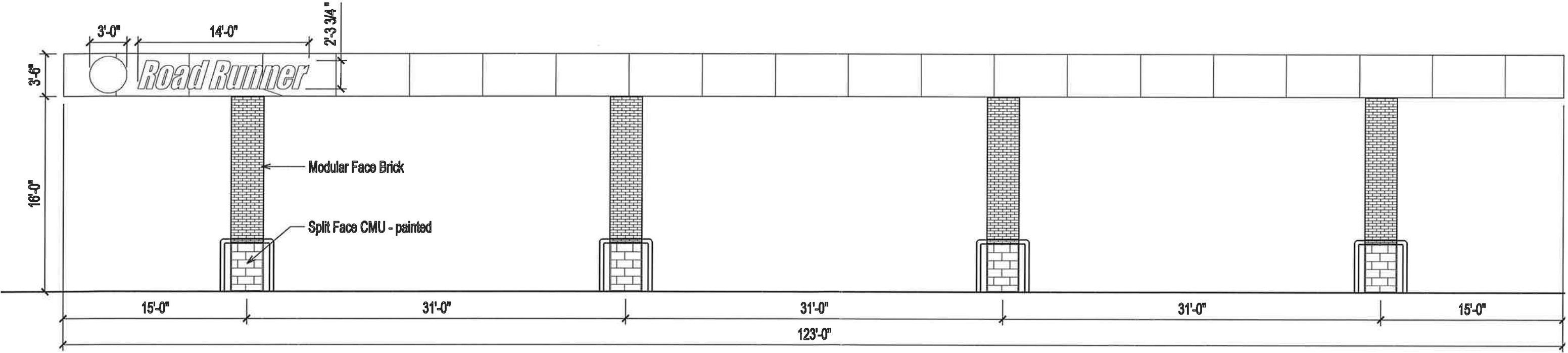
DATE: 01

ARCHITECT

SCHEMATIC



Fuel Canopy - End Elevation



Fuel Canopy - Side Elevation

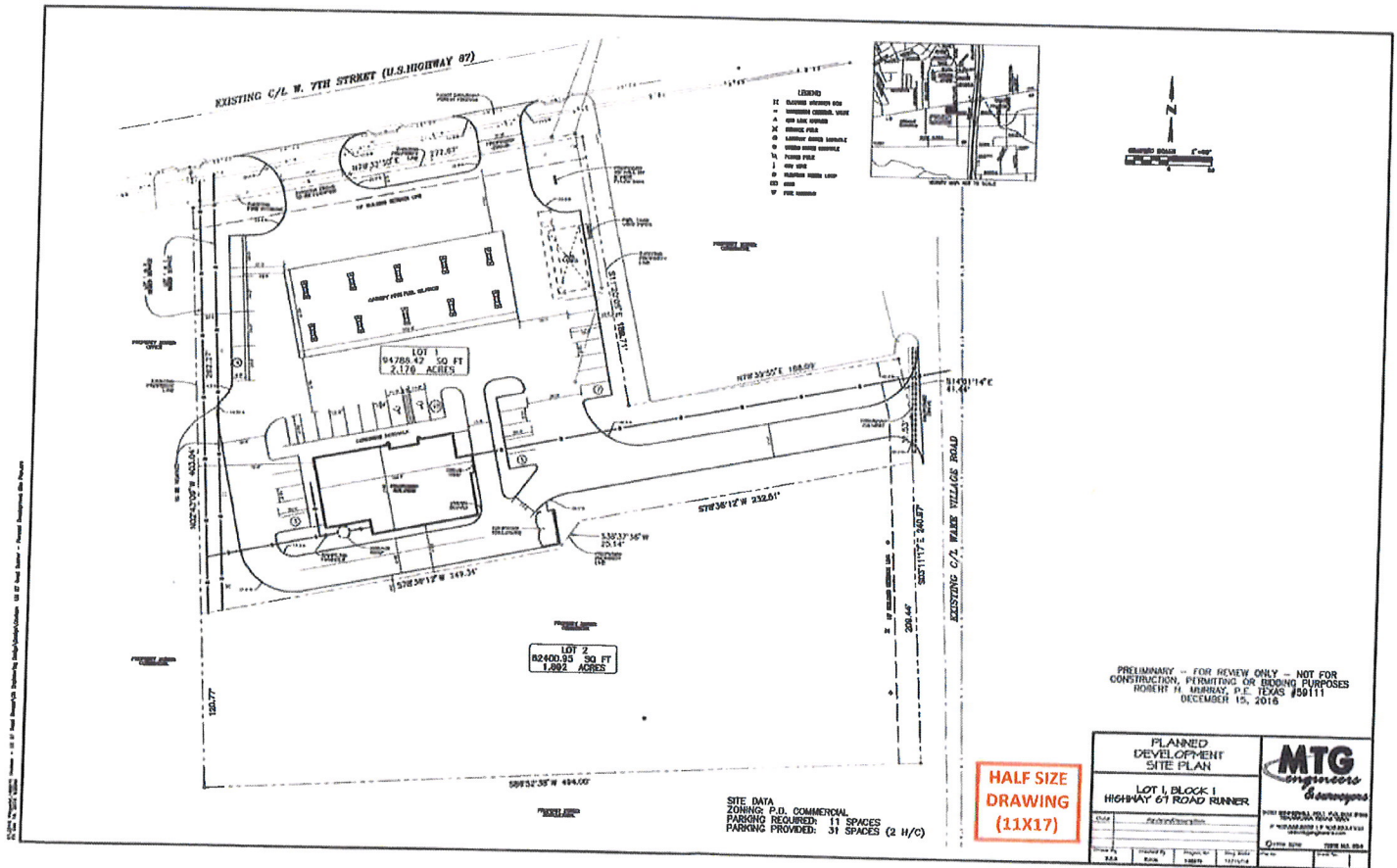
Attachment: 2017-008 ATTH 05 Fuel canopy elevations (1593 : 2017-008 ORD site plan approval at 4603 West 7th Street)







EXHIBIT 'A'



Attachment: 2017-008 EXH 'A' Site plan (1593 : 2017-008 ORD site plan approval at 4603 West 7th Street)

## City of Texarkana, Texas

## Developing Perspectives and Goals Pending Approval by the City Council:

| Perspectives         | Goals                                                                                                                                                                                                                                                                                                                                                                                                                         |
|----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Serve the Community  | <input type="checkbox"/> Promote an Environmentally Sensitive & Livable Community<br><input type="checkbox"/> Provide a Safe Community<br><input type="checkbox"/> Deliver Quality Services<br><input type="checkbox"/> Foster a Healthy Community                                                                                                                                                                            |
| Run the Operations   | <input type="checkbox"/> Enhance Community Preparedness & Responsiveness<br><input type="checkbox"/> Maximize Partnership Opportunities<br><input type="checkbox"/> Provide Courteous & Responsive Customer Service<br><input checked="" type="checkbox"/> Model a Positive City Image<br><input type="checkbox"/> Deliver Efficient Services<br><input checked="" type="checkbox"/> Cultivate Community Involvement & Access |
| Manage the Resources | <input type="checkbox"/> Maintain Fiscal Strength<br><input type="checkbox"/> Maximize Utilization & Resources<br><input checked="" type="checkbox"/> Invest in Infrastructure & Transportation                                                                                                                                                                                                                               |
| Develop Personnel    | <input type="checkbox"/> Develop a Skilled & Diverse Workforce<br><input type="checkbox"/> Create a Positive & Rewarding Work Culture                                                                                                                                                                                                                                                                                         |

## Perspectives and Goals Additional Comments:

NONE

## Resource Impact:

NA

No Additional

## Other Potential Impacts:

NA

## Public Information Plan:

|                                     |                                        |                                     |                                      |
|-------------------------------------|----------------------------------------|-------------------------------------|--------------------------------------|
| <input checked="" type="checkbox"/> | Newspaper Notice (Required by Statute) | <input checked="" type="checkbox"/> | Public Hearing (Required by Statute) |
| <input type="checkbox"/>            | Public Forum/Input Session             | <input type="checkbox"/>            | Press Release                        |
| <input type="checkbox"/>            | E-News Distribution                    | <input checked="" type="checkbox"/> | Website Notice                       |
| <input type="checkbox"/>            | Social Media (Twitter, Facebook, etc.) | <input checked="" type="checkbox"/> | Special Mailing                      |
| <input type="checkbox"/>            | Flyers Posted                          | <input type="checkbox"/>            | Banners Posted                       |
| <input type="checkbox"/>            | Survey                                 | <input type="checkbox"/>            | Automated Phone Call                 |
| <input checked="" type="checkbox"/> | None Required                          | <input checked="" type="checkbox"/> | Sign Posted                          |

Other:

## City of Texarkana, Texas

Version: B

Update Date: 1/20/2017 10:05 AM

## Briefing Sheet

**Lead Department:** Planning and Community Development **Action Officer:** Debbie Burk  
**Subject:** Ordinance No. 2017-009 revoking Specific Use Permit No. S-499 that permitted the location of the outdoor display of an above ground pool business on an approximate 0.637 acre tract of land in the Thomas Price HRS, A-466, located at 3314 New Boston Road. City of Texarkana, Texas, applicant.  
**Briefing:** 1/23/2017 **Public Hearing:** 2/13/2017 **Second Briefing:** February 27, 2017 **Council Vote:** 3/13/2017

## Item Schedule

Schedule 1: Brief twice - vote once (six weeks)

## Updates/History of Briefing:

NOT APPLICABLE

## Executive Summary and Background Information:

This is a request by the City of Texarkana, Texas to revoke Specific Use Permit No. S-499 that permitted the location of outdoor display of an above ground pool business on an approximate 0.637 acre tract in the Thomas Price HRS, A-466, located at 3314 New Boston Road.

The adjacent zoning is SF-2 to the north and east and General Retail to the south and west. The adjacent land usage is residences to the north and east, a vacant lot and car wash to the south and a convenience store to the west.

The Comprehensive Plan has designated this as a retail area.

The swimming pool business no longer exists at this location at 3314 New Boston Road. Specific Use Permit No. S-499 was originally approved on December 13, 1999 to allow the outdoor display of pools in this General Retail zoning district. A new Specific Use Permit No. S-674 that allows an outdoor automobile sales lot at this location was recently approved by the Planning and Zoning Commission and City Council by Ordinance No. 2016-140 which was adopted and approved by the Council on December 12, 2016.

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

## Potential Options:

None

## Fiscal Implications:

None

## Staff Recommendation:

Since the pool business is no longer operating at this location and another Specific Use Permit has been approved at this location for a new business, staff recommends that Specific Use Permit S-499 be revoked.

## City of Texarkana, Texas

### Advisory Board/Committee Review:

Planning and Zoning Commission

### Board/Committee Recommendation:

The Planning and Zoning Commission unanimously recommended to revoke Specific Use Permit No. S-499.

### Advisory Board/Committee Meeting Date and Minutes:

January 3, 2017

### Attachments

- a. 2017-009 ORD revoking S-499 at 3314 New Boston Road (PDF)
- b. 2017-009 ATTH 01 Maps (PDF)
- c. 2017-009 EXH 'A' Lot Description (PDF)
- d. 2017-009 Goals & Perspectives (DOCX)

### Staff Coordination

|                                    |                     |                                          |
|------------------------------------|---------------------|------------------------------------------|
| Planning and Community Development | David Orr           | Department Head Review                   |
| Completed                          | 01/18/2017 11:50 AM |                                          |
| Assistant City Manager             | Shirley Jaster      | Assistant City Manager                   |
| Review Completed                   | 01/18/2017 4:52 PM  |                                          |
| Public Information Officer         | Lisa Thompson       | PIO Review Completed                     |
|                                    | 01/18/2017 8:38 PM  |                                          |
| City Manager                       | John Whitson        | City Manager Review Completed 01/19/2017 |
| 2:48 PM                            |                     |                                          |
| City Council                       | Vicky Coopwood      | Meeting Pending 01/23/2017               |
| 6:00 PM                            |                     |                                          |

### Meeting History



**ORDINANCE NO. 2017-009**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, REVOKING SPECIFIC USE PERMIT NO. S-499 THAT PERMITTED THE LOCATION OF THE OUTDOOR DISPLAY OF AN ABOVE GROUND POOL BUSINESS ON AN APPROXIMATE 0.637 ACRE TRACT OF LAND LOCATED IN THE THOMAS PRICE HRS, A-466, LOCATED AT 3314 NEW BOSTON ROAD IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS; AND ESTABLISHING AN EFFECTIVE DATE.**

**WHEREAS**, by Ordinance No. 448-09, dated December 13, 1999, the City Council approved the issuance of Specific Use Permit No. S-499 that permitted the location of the outdoor display of an above ground pool business on an approximate 0.637 acre tract of land located in the Thomas Price HRS, A-466 (**Exhibit "A"**), located at 3314 New Boston Road in the City of Texarkana, Bowie County, Texas; and

**WHEREAS**, said Ordinance imposed several special terms and conditions including one that if the use approved under said Ordinance ever ceases at that location the City may revoke the specific use permit granted thereunder for a tattoo studio; and

**WHEREAS**, the City has determined that the outdoor display of an above ground pool business for which Specific Use Permit No. S-499 was issued is no longer in business at 3314 New Boston Road and that the premises at 3314 New Boston Road are not being used for such business; and

**WHEREAS**, after consideration of said application and the recommendation by city staff and the Planning and Zoning Commission, the City Council of the City of Texarkana, Texas, does hereby determine that the use as the location of the outdoor display of an above ground pool business for which the Council granted Specific Use Permit No. S-499 under Ordinance No. 448-09 has ceased and that, given such cessation, Specific Use Permit No. S-499 should be revoked in accordance with the special terms and conditions therein.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS:**

**SECTION 1:** That Specific Use Permit No. S-499 permitting the location of the outdoor display of an above ground pool business on an approximate 0.637 acre tract of land located in the Thomas Price HRS, A-466 (**Exhibit "A"**), located at 3314 New Boston Road in the City of Texarkana, Bowie County, Texas, be and is hereby revoked.

**SECTION 2:** All ordinances or parts of ordinances in conflict herewith are specifically repealed to the extent of such conflict.

**SECTION 3:** It is further provided that in case a section, clause, sentence or part of this Ordinance shall be deemed or adjudged by a court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair, or invalidate the remainder of this Ordinance.

**SECTION 4:** That this Ordinance shall be in full force and effect from and after its passage and approval.

**PASSED AND APPROVED** in regular Council Session on this the 13<sup>th</sup> day of March, 2017.

ATTEST:

\_\_\_\_\_  
JENNIFER EVANS, CITY SECRETARY

\_\_\_\_\_  
BOB BRUGGEMAN, MAYOR

## EXHIBIT 'A'

All that certain lot, tract or parcel of land situated in the County of Bowie, State of Texas, being  $\frac{3}{4}$  acre, more or less, situated about one-half mile West of the City of Texarkana, Texas, on New Boston Highway and being a part of the THOMAS PRICE H. R. SURVEY, and a part of a certain ten (10) acre tract heretofore sold by G. W. Ragland to Frank Hawkins as per deed of record in Vol. 121, Page 557 of the Deed Records of Bowie County, Texas, and described by metes and bounds as follows:

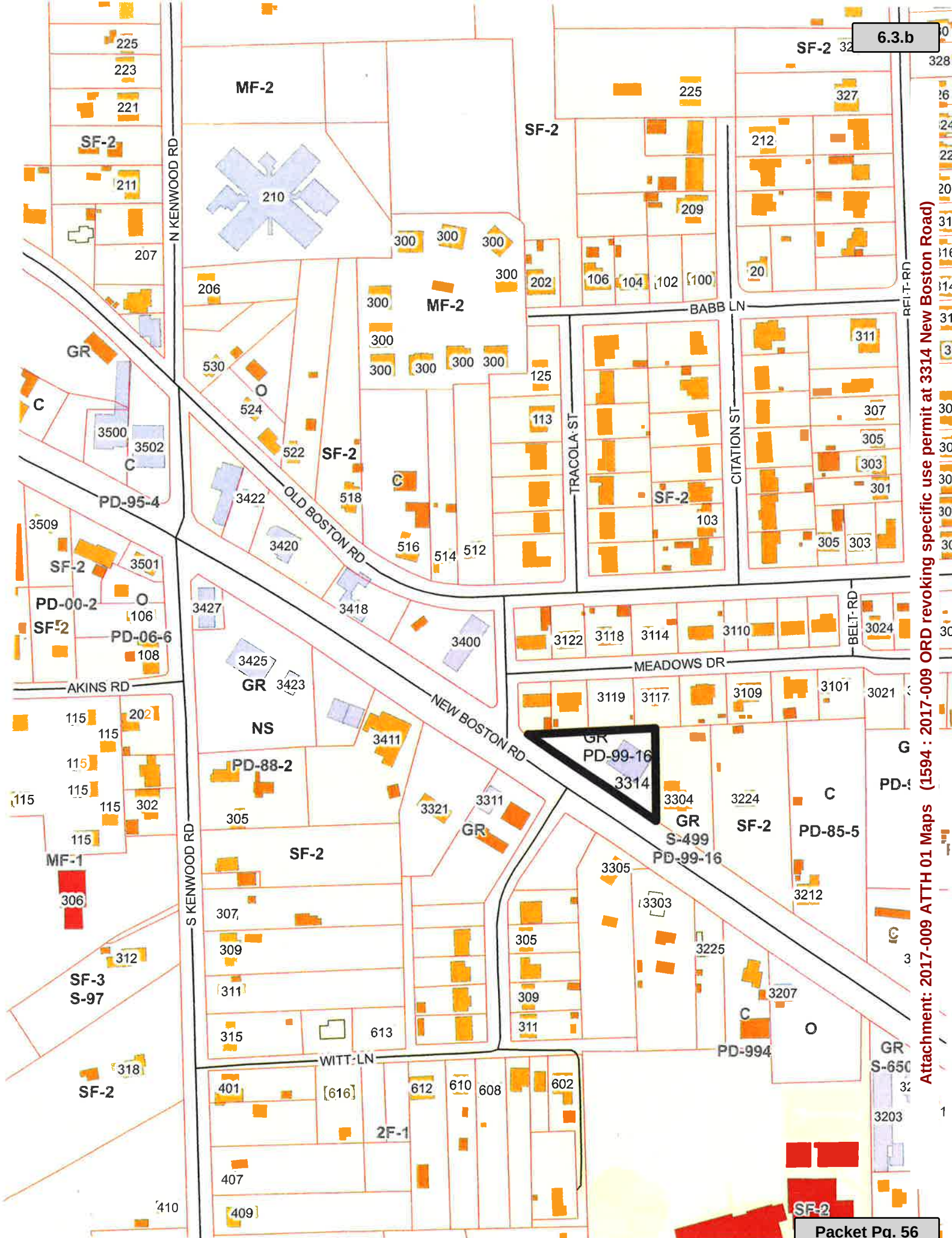
BEGINNING at a stake at the intersection of the North boundary line of the said ten acre tract with the North boundary line of the concrete Highway designated as State Highway No. 5; THENCE East with the North boundary line of said ten acre tract two hundred ninety-eight (298) feet to a stake; THENCE South to a stake on line of Highway No. 5; THENCE Northwest with line of Highway No. 5 to place of beginning,  
CONTAINING three-fourths ( $\frac{3}{4}$ ) of an acre.

SAVE AND EXCEPT that portion of the above described property conveyed to the State of Texas for right-of-way purposes.

Exhibit "A"

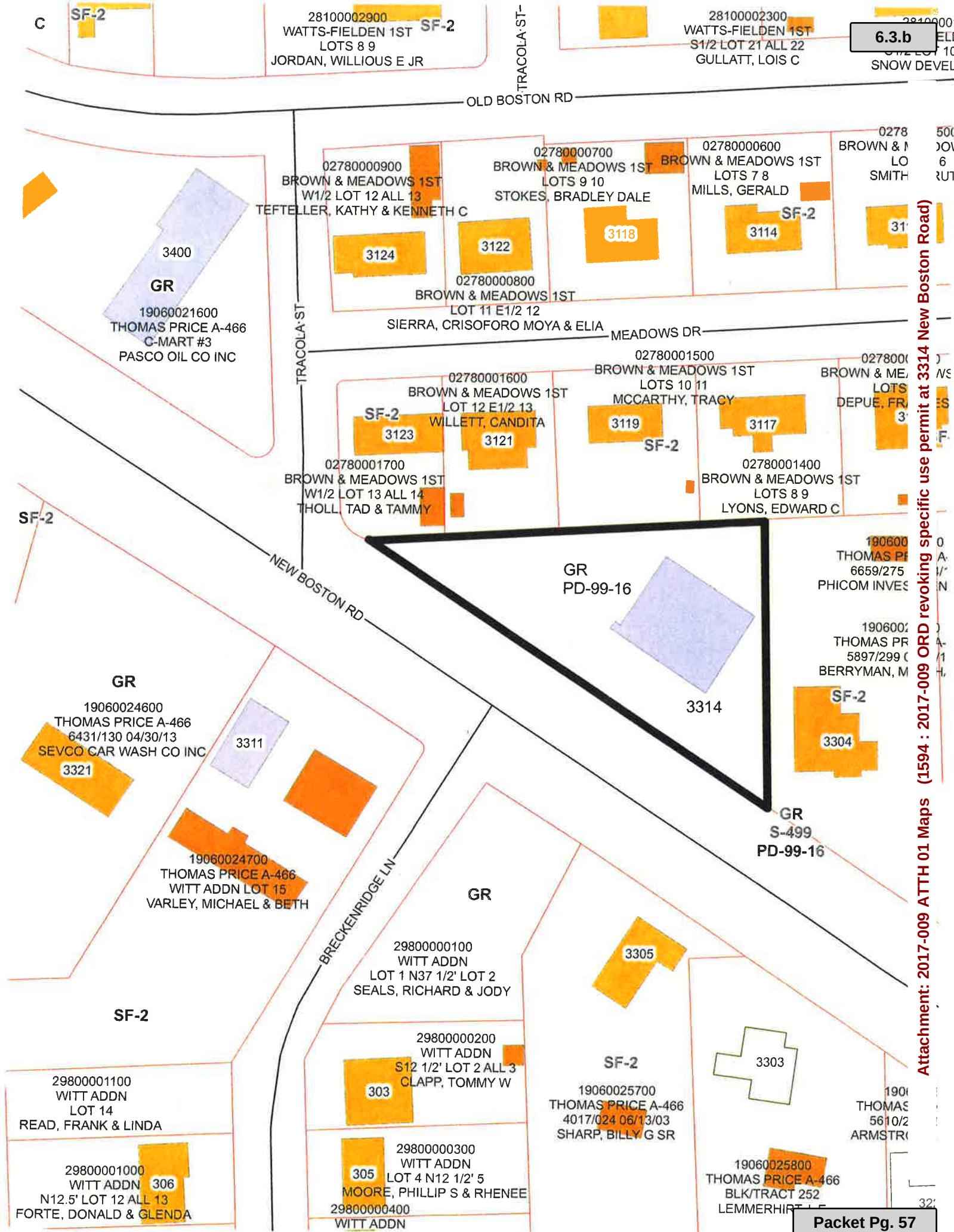
Attachment: 2017-009 ORD revoking S-499 at 3314 New Boston Road [Revision 2] (1594 : 2017-009 ORD revoking specific use permit at 3314





Attachment: 2017-009 ATTH 01 Maps (1594 : 2017-009 ORD revoking specific use permit at 3314 New Boston Road)





Attachment: 2017-009 ATTH 01 Maps (1594 : 2017-009 ORD revoking specific use permit at 3314 New Boston Road)



### 6.3.b

BROWN & MEADOWS 1ST  
W/2 LOT 12 ALL 13  
TEETELLER, KATHY & KENNETH

02780000700  
BROWN & MEADOWS 1ST  
LOTS 9 10  
STOKES, BRADLEY DALE

02780006600  
BROWN & MEADOWS 1ST  
LOTS 7 & 8  
MILLS, GERALD

TRACOL A-ST-

-MEADOWS DR

SF-2

NEW BOSTON RD

0278000-100  
BROWN & MEADOWS  
W1/2 LOT 13 ALL 14  
THOLL TAD & TAMMY

02780001600  
BROWN & MEADOWS 1ST  
WILLETT, CANDITA  
3121

02780001500  
BROWN & MEADOWS 1ST  
LOTS 10 11  
MC CARTHY, TRACY

02780001400  
BROWN & NEADENS 1ST  
LYONS, EDWARD C  
3117

03780013  
BROWN & MENDO  
LOTS 67  
DEPUE BRANC

190600  
PMAS P  
659/275  
M INVE

SF-2  
3304

GR  
S-499  
PD-99-16

**GR**

298000000100  
WITT ADDN  
LOT 1 N37 1/2' LOT 2  
SEALS, RICHARD & JODY

29800000200  
WITT ADDN  
1/2' LOT 2 A-1  
APP. TOMMY W

25000000300  
WITT ADDY  
305 LOT 4 N12 1/2 S.  
MOORE, PHILLIP S & PENELE

**SF-2**

28000000400  
WITT ADDN

**SF-2**

THOMAS PRICE A-466  
4017M3 08 12 03  
SHARP, BILLY G SR

19060025700  
THOMAS PRICE A 466  
BLK/TRACT 252  
LEMMERHIRT LE

Packet Pg. 58

**Attachment: 2017-009 ATTH 01 Maps (1594 : 2017-009 ORD revoking specific use permit at 3314 New Boston Road)**



## EXHIBIT 'A'

All that certain lot, tract or parcel of land situated in the County of Bowie, State of Texas, being  $\frac{3}{4}$  acre, more or less, situated about one-half mile West of the City of Texarkana, Texas, on New Boston Highway and being a part of the THOMAS PRICE H. R. SURVEY, and a part of a certain ten (10) acre tract heretofore sold by G. W. Ragland to Frank Hawkins as per deed of record in Vol. 121, Page 557 of the Deed Records of Bowie County, Texas, and described by metes and bounds as follows:

BEGINNING at a stake at the intersection of the North boundary line of the said ten acre tract with the North boundary line of the concrete Highway designated as State Highway No. 5; THENCE East with the North boundary line of said ten acre tract two hundred ninety-eight (298) feet to a stake; THENCE South to a stake on line of Highway No. 5; THENCE Northwest with line of Highway No. 5 to place of beginning,

CONTAINING three-fourths ( $\frac{3}{4}$ ) of an acre.

SAVE AND EXCEPT that portion of the above described property conveyed to the State of Texas for right-of-way purposes.

Attachment: 2017-009 EXH 'A' Lot Description (1594 : 2017-009 ORD revoking specific use permit at 3314 New Boston Road)

## City of Texarkana, Texas

## Developing Perspectives and Goals Pending Approval by the City Council:

| Perspectives         | Goals                                                                                                                                                                                                                                                                                                                                                                                                                         |
|----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Serve the Community  | <input type="checkbox"/> Promote an Environmentally Sensitive & Livable Community<br><input type="checkbox"/> Provide a Safe Community<br><input type="checkbox"/> Deliver Quality Services<br><input type="checkbox"/> Foster a Healthy Community                                                                                                                                                                            |
| Run the Operations   | <input type="checkbox"/> Enhance Community Preparedness & Responsiveness<br><input type="checkbox"/> Maximize Partnership Opportunities<br><input type="checkbox"/> Provide Courteous & Responsive Customer Service<br><input checked="" type="checkbox"/> Model a Positive City Image<br><input type="checkbox"/> Deliver Efficient Services<br><input checked="" type="checkbox"/> Cultivate Community Involvement & Access |
| Manage the Resources | <input type="checkbox"/> Maintain Fiscal Strength<br><input type="checkbox"/> Maximize Utilization & Resources<br><input checked="" type="checkbox"/> Invest in Infrastructure & Transportation                                                                                                                                                                                                                               |
| Develop Personnel    | <input type="checkbox"/> Develop a Skilled & Diverse Workforce<br><input type="checkbox"/> Create a Positive & Rewarding Work Culture                                                                                                                                                                                                                                                                                         |

## Perspectives and Goals Additional Comments:

NONE

## Resource Impact:

NA

No Additional

## Other Potential Impacts:

NA

## Public Information Plan:

|                                     |                                        |                                     |                                      |
|-------------------------------------|----------------------------------------|-------------------------------------|--------------------------------------|
| <input checked="" type="checkbox"/> | Newspaper Notice (Required by Statute) | <input checked="" type="checkbox"/> | Public Hearing (Required by Statute) |
| <input type="checkbox"/>            | Public Forum/Input Session             | <input type="checkbox"/>            | Press Release                        |
| <input type="checkbox"/>            | E-News Distribution                    | <input checked="" type="checkbox"/> | Website Notice                       |
| <input type="checkbox"/>            | Social Media (Twitter, Facebook, etc.) | <input checked="" type="checkbox"/> | Special Mailing                      |
| <input type="checkbox"/>            | Flyers Posted                          | <input type="checkbox"/>            | Banners Posted                       |
| <input type="checkbox"/>            | Survey                                 | <input type="checkbox"/>            | Automated Phone Call                 |
| <input checked="" type="checkbox"/> | None Required                          | <input checked="" type="checkbox"/> | Sign Posted                          |

Other:



## City of Texarkana, Texas

Version: D

Update Date: 1/10/2017 8:14 AM

## Briefing Sheet

**Lead Department:** Public Works Department    **Action Officer:** Kyle Dooley  
**Subject:** Resolution No. 2017-002 designating the portion of West 3rd Street, from Oak Street to Main Street, as "Scott Joplin Way" to coincide with 2017 planned centennial celebrations honoring Scott Joplin.  
**Briefing:** 1/23/2017    **Public Hearing:** 1/23/2017    **Second Briefing:** February 13, 2017    **Council Vote:** 2/27/2017

## Item Schedule

Schedule 1: Brief twice - vote once (six weeks)

## Updates/History of Briefing:

NOT APPLICABLE

## Executive Summary and Background Information:

On December 9<sup>th</sup>, staff received a request from Ms. Carol Collins-Miles, Director of the Scott Joplin Support Group. The request was in reference to West 3<sup>rd</sup> Street from Oak Street to Main Street. The request has been attached to this agenda item.

April 1<sup>st</sup>, 2017 marks the 100<sup>th</sup> anniversary of Scott Joplin's death. The Scott Joplin Support Group is planning several events during the upcoming year to celebrate this centennial, and the group is collaborating with the Texarkana Arts & Historic District partners as plans for these events develop. As part of the upcoming Scott Joplin Centennial Celebrations, Ms. Collins-Miles requested that West 3<sup>rd</sup> Street from Oak Street to Main Street be designated as "Scott Joplin Way". This request to designate West 3<sup>rd</sup> Street as "Scott Joplin Way" falls within the Texarkana Arts & Historic District. The request also asked that signage, similar to typical street signage, be installed on West 3<sup>rd</sup> Street at each intersection, from Oak Street to Main Street, to denote this designation.

If the proposed request is approved by Council, the designation of a portion of West 3<sup>rd</sup> Street as "Scott Joplin Way" would be a temporary designation for a one year period starting from the date of approval. Tentatively, Council is scheduled to vote on this item on February 27<sup>th</sup>, 2017. The one year designation would coincide with the centennial celebrations planned. **This designation would in no way affect the official name of West 3<sup>rd</sup> Street nor would it affect any existing addresses.**

Any signage installed at the requested intersections would be made and installed by city staff. Signage would be similar in size and type to existing street name signs, with the only exception being color. The proposed background color would be brown with white lettering. This would be done as an effort to make them look similar to the existing Arts & Historic District signs that are currently installed downtown.

## Potential Options:

- Approve designating West 3<sup>rd</sup> Street from Oak Street to Main Street as "Scott Joplin Way" for a period

## City of Texarkana, Texas

- of one year from the date of approval and authorize staff to install signage.
- Do not approve designating West 3<sup>rd</sup> Street from Oak Street to Main Street as “Scott Joplin Way” for a period of one year from the date of approval and do not authorize staff to install signage.

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### Fiscal Implications:

Approximately five street name type signs would need to be made if approved. The cost would be minimal, estimating total cost around \$500, for all the signs. The Scott Joplin Support Group has indicated a willingness to help with covering the costs also.

### Staff Recommendation:

Staff recommends approval.

### Advisory Board/Committee Review:

NONE

### Board/Committee Recommendation:

NOT APPLICABLE

### Advisory Board/Committee Meeting Date and Minutes:

NOT APPLICABLE

### Attachments

- a. 2017-002 RES Proposed Scott Joplin Way Designation along West 3rd Street (DOC)
- b. 2017-002 ATTH 01 Proposed Scott Joplin Way Designation Request (PDF)
- c. 2017-002 ATTH 02 Scott Joplin Support Group Presentation Notes(PDF)
- d. 2017-002 ATTH 03 Proposed Scott Joplin Way Designation Request Area Map (JPG)
- e. 2017-002 ATTH 04 Scott Joplin Picture (JPG)
- f. 2017-002 Goals & Perspectives (DOCX)

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### Staff Coordination

|                                    |                     |                                          |
|------------------------------------|---------------------|------------------------------------------|
| Public Works Department            | Kyle Dooley         | Department Head Review                   |
| Completed                          | 12/22/2016 11:02 AM |                                          |
| Planning and Community Development | David Orr           | Review Completed                         |
| 12/22/2016 2:11 PM                 |                     |                                          |
| Assistant City Manager             | Shirley Jaster      | Assistant City Manager                   |
| Review Completed                   | 12/22/2016 2:14 PM  |                                          |
| Public Information Officer         | Lisa Thompson       | PIO Review Completed                     |
| 01/04/2017 10:47 AM                |                     |                                          |
| City Manager                       | John Whitson        | City Manager Review Completed 01/05/2017 |
| 6:33 PM                            |                     |                                          |
| City Council                       | Jennifer Evans      | Meeting Completed 01/09/2017             |
| 6:00 PM                            |                     |                                          |

---

**City of Texarkana, Texas****Meeting History**

01/09/17      City Council    MOVED FORWARD      Next: 01/23/17

## RESOLUTION NO. 2017-002

### A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, DESIGNATING THE PORTION OF WEST 3<sup>rd</sup> STREET, FROM OAK STREET TO MAIN STREET, AS “SCOTT JOPLIN WAY” TO COINCIDE WITH 2017 PLANNED CENTENNIAL CELEBRATIONS HONORING SCOTT JOPLIN; AND ESTABLISHING AN EFFECTIVE DATE.

**WHEREAS**, the City of Texarkana, Texas, has recently received a request from Carol Collins-Miles to consider adding extra signage along West 3<sup>rd</sup> Street, from Oak Street to Main Street, designating this corridor as “Scott Joplin Way”; and

**WHEREAS**, Ms. Collins-Miles, representing the Scott Joplin Support Group and working in conjunction with the Regional Music Heritage Center and Main Street Texarkana, is working on this project along with several other combined projects to enhance the 2017 Centennial Celebrations honoring Scott Joplin; and

**WHEREAS**, the proposed designation request is located within the Texarkana Arts & Historic District and was recently designated as an official cultural district by the State of Texas; and

**WHEREAS**, the Scott Joplin Support Group is collaborating with the Texarkana Arts & Historic District partners including Main Street Texarkana, the Texarkana Symphony Orchestra, the Texarkana Regional Arts & Humanities Council, the Texarkana Museums System, the Texarkana Chamber of Commerce and the Cities of Texarkana, Texas and Arkansas.

**NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS:**

**SECTION 1:** That the portion of the West 3<sup>rd</sup> Street corridor from Oak Street to Main Street be officially designated as “**Scott Joplin Way**” for one year from the date of approval to coincide with the centennial celebrations honoring Scott Joplin and authorizing the City to place signage on West 3<sup>rd</sup> Street at each intersection between Oak Street and Main Street that indicate this designation.

**SECTION 2:** That the official street name of West 3<sup>rd</sup> Street from Oak Street to Main Street remains unaffected by this designation.

**SECTION 3:** That this Resolution shall be in full force and effect from and after its passage and approval.

**PASSED AND APPROVED** in Regular Council Session on this the 27<sup>th</sup> day of February, 2017.

\_\_\_\_\_  
BOB BRUGGEMAN, MAYOR

ATTEST:

\_\_\_\_\_  
JENNIFER EVANS, CITY SECRETARY

Attachment: 2017-002 RES Proposed Scott Joplin Way Designation along West 3rd Street (1587 : 2017-002 RES Proposed Request to Designate



**From:** [Carol Collins-miles](#)  
**To:** [TEX-Dooley, Kyle](#)  
**Cc:** [David A. Mallette](#); [Nita-Fran Hutcheson](#); [Ina McDowell](#)  
**Subject:** Scott Joplin Street Signage.  
**Date:** Friday, December 09, 2016 7:10:36 AM

---

Hi Kyle Dooley,

Thank you for taking the time to speak with me regarding the request to rename 3rd Street to Scott Joplin Way, in the longterm; and in the interim, to add sign toppers to the existing 3rd St. signs from Oak St. to Main St.

I, Carol Collins-Miles am the founding director of the Scott Joplin Support Group and a Boardmember of the new Texarkana entity, Regional Music Heritage Center. I am working with David Mallette, executive director of RMHC and Ina McDowell, executive director of Main Street Texarkana on several combined projects to enhance next year's Scott Joplin Centennial 2017 Celebrations; observing the death of our local area son and "King of Ragtime" on April 1, 1917 at New York City.

Activities are indeed being planned worldwide; from New York's Carnegie Hall concerts to St. Louis' Symphony Orchestra Opera performance.

Along with fellow RMHC Boardmember, Nita-Fran Hutcheson, we are excited at the prospects of honoring Scott Joplin and his local family members with this signage project.

The "Scott Joplin Way" two-sided sign toppers or flag pole signs would be bolted atop the existing 3rd St. signs or onto the sign poles along the Texas-side, musically historic route starting from:

... Oak St., recognizing the Swampoodle Creek area where local musical artists created the famous Boogie-Woogie pattern that is known worldwide as the "Swampoodle Bass Line",  
 ... Spruce St., honoring the historic Jamison Building which housed major African-American businesses and hosted musical arts performances at the 2nd fl. auditorium,  
 ... Texas Blvd., where the Scott Joplin Mural colors the view; and ending at,  
 ... Main St., where the Perot Theatre and Ragland's Music Store play a grand role in all things music in the Four States Area.

We would hope to have the signs in place and ready to unveiled on Saturday, April 1, 2017 during a projected proclamation ceremony, where Mayors from both our Twin-Cities will designate this day for the honoring of Scott Joplin at this historic touchstone year in time.

I have spoken with Mary Beck at the Texarkana, Arkansas City Planning Offices and will seek the same type of toppers or flag pole Scott Joplin Way signs added to their existing 3rd St. signs. Having them in place on both sides of the Stateline might indeed entail all streets be included, which is desired in the future; perhaps even a complete name change to Scott Joplin Way. We would rather propose a few blocks; from Olive St. to Laurel St. and the Municipal Auditorium Walk of Fame.

But, most important as a beginning step and to assure the toppers are unveiled next April, we would rather concentrate and begin with the Texas side from Oak St. to Main St., as the Scott Joplin Mural is worthy to be further recognized; along with our homegrown musical talents and creations!

There may be possibilities of certain grants that might be applied for through existing programs with Main Street Texarkana. We are exploring all means of funding to cover the possible costs to the Cities' Public Works Departments.

Thank you for considering this project; one that will put Texarkana on par with other cities around the nation that have designated streets ..and thoroughfares in the name of the Pulitzer Prize winning composer and pianist Scott Joplin, one of America's favorite sons and a Texarkana USA Hometown Hero!

Please feel at liberty to contact me at all times. I look forward to meeting with you and will forward all correspondence to both RMHC and Main St. Texarkana.

Wishing all a Merry Christmas and Happy Holidays.

Carol Collins-Miles, founding director  
Scott Joplin Support Group  
P O BX 5262  
Texarkana USA 75505-5262  
Ph/Tx: 903 490 5471  
Email: carolcollinsmiles@yahoo.com

cc: Dave Mallette,  
Nita-Fran Hutcheson,  
Ina McDowell.

[Sent from Yahoo Mail on Android](#)

**From:** [Carol Collins-miles](#)  
**To:** [TEX-Dooley, Kyle](#)  
**Subject:** PROPOSAL: SCOTT JOPLIN SIGNAGE (I)  
**Date:** Tuesday, December 20, 2016 6:47:50 PM

---

## SCOTT JOPLIN WAY

*The following Summary addresses a request to the City of Texarkana, Texas Directors proposing a ONE YEAR RESOLUTION assigning the addition of "SCOTT JOPLIN WAY" flagpole street signs to the corners of W. 3rd Street and Oak Street through W. 3rd Street and Main Street at Historic Downtown Texarkana.*

I am Carol Collins-Miles, founding director of the Scott Joplin Support Group (a formerly 1997 incorporated charitable organization), whose motto is: Educational and Performing Arts Benefiting the Public. With the accord of founding vice-president, Michael Mankins; the "Scott Joplin Way" sign project has the intent of further honoring our King of Ragtime during the Scott Joplin Centennial 2017 Celebrations, marking the 100th anniversary of his death on April 1, 1917 at New York City.

Partnering with David Mallette, founder and executive director of our local Regional Music Heritage Center (of which I am a boardmember), Ina McDowell, executive director of Main Street Texarkana, Dr. Teretha F. Harper, educator, advisor and TAAC member and Katie Andrus, Texarkana College Foundation director, and along with others: We are endeavoring in a City-wide grouping effort to plan several events to celebrate the genius of our area's native son and attract the world to Texarkana USA to enjoy the music and arts both created and inspired by Scott Joplin, our true Hometown Hero!

We are in discussions with several organizations and have great hopes that these timely "Scott Joplin Way" flagpole signs will be in the same design colors as the Twin-Cities' Arts & Historic District sign toppers now on the Arkansas side of town...and follow the guidelines of the Cultural Arts District of the Texarkana Arts & Historic Committee and the Texas Cultural Districts. We are seeking total enhancement of our beloved T-Town's cultural heritage!

CC-M

[Sent from Yahoo Mail on Android](#)

From: [Carol Collins-miles](#)  
 To: [TEX-Dooley, Kyle](#)  
 Subject: PROPOSAL: SCOTTJOPLIN SIGNAGE (II)  
 Date: Tuesday, December 20, 2016 6:48:04 PM

## **SCOTT JOPLIN WAY**

### **From Swampoodle Creek at Oak St. to the High Grounds at Main St.**

We are requesting the "Scott Joplin Way" signs be placed on flagpoles or corner sign post from Oak St. to Main St. We will request of Texarkana, Arkansas City Directors that the same signs eventually be placed on corner sign posts on the Arkansas side of the City, from Olive St. to Laurel St.; though due to time restraints in preparations for the Centennial, the Texas side of town plays a larger role with the dominating beauty of the Scott Joplin Mural, truly worthy of further enhancement...and the fact that Joplin was born in our East Texas Area: Scott Joplin is a Texan!

### **TOURISTS & HISTORIC ATTRACTIONS!**

**The SCOTT JOPLIN WAY signs placed at:**

#### **Oak Street & W. 3rd...**

The greatest bass line in Boogie-Woogie music was created here and further west to Elm St. where the Swampoodle Creek streams along and the nightlife thrived during the late 1800's through early 1900's. Talented musicians flocked here and made the area legendary! The Jamison Building played host to many performers in the 2nd fl. auditorium.

#### **Spruce Street & W. 3rd St...**

The block between Oak and Spruce Sts. was the heart of Texarkana's African-American business and entertainment!

#### **Texas Blvd. & W. 3rd St...**

The stunning Scott Joplin Mural is deeply appreciated for its handsome beauty ...powerful artistic aesthetics and historic reverence.

#### **Main Street & W. 3rd St...**

On "the square" with the Mural, the renowned Perot Theatre is a unique treat, along with the Ragland Building and Ragland Music Store, the total musical sensory package!!

### **Centennial 2017 Celebrations!**

We are looking forward to the "Scott Joplin Way" signs being unveiled on Saturday, April 1, 2017 perhaps during a Scott Joplin Mural ceremony with the Mayors of both Texarkanas offering a proclamation of Centennial Observance. A Scott Joplin Centennial 2017 Music Festival is planned for downtown that day and weekend. Local, national and international talents are on reserve to give musical performances and film screenings at venues from Front Street Festival Plaza, the Regional Music Heritage Center...where the new video, "Scott Joplin - Hometown Hero Texarkana USA will make its premier, concerts for an audience of 100 will take place at Arkansas Municipal Auditorium, artwork pianos will be placed on downtown sidewalks, plus performances at every restaurant and entertainment establishment and special events at museums downtown. We envision the inauguration of a Scott Joplin Music Chair at Texarkana College; with a special Charles "Cheesy" Nelson (former TC president) "Elvis Concert" at the AMA!



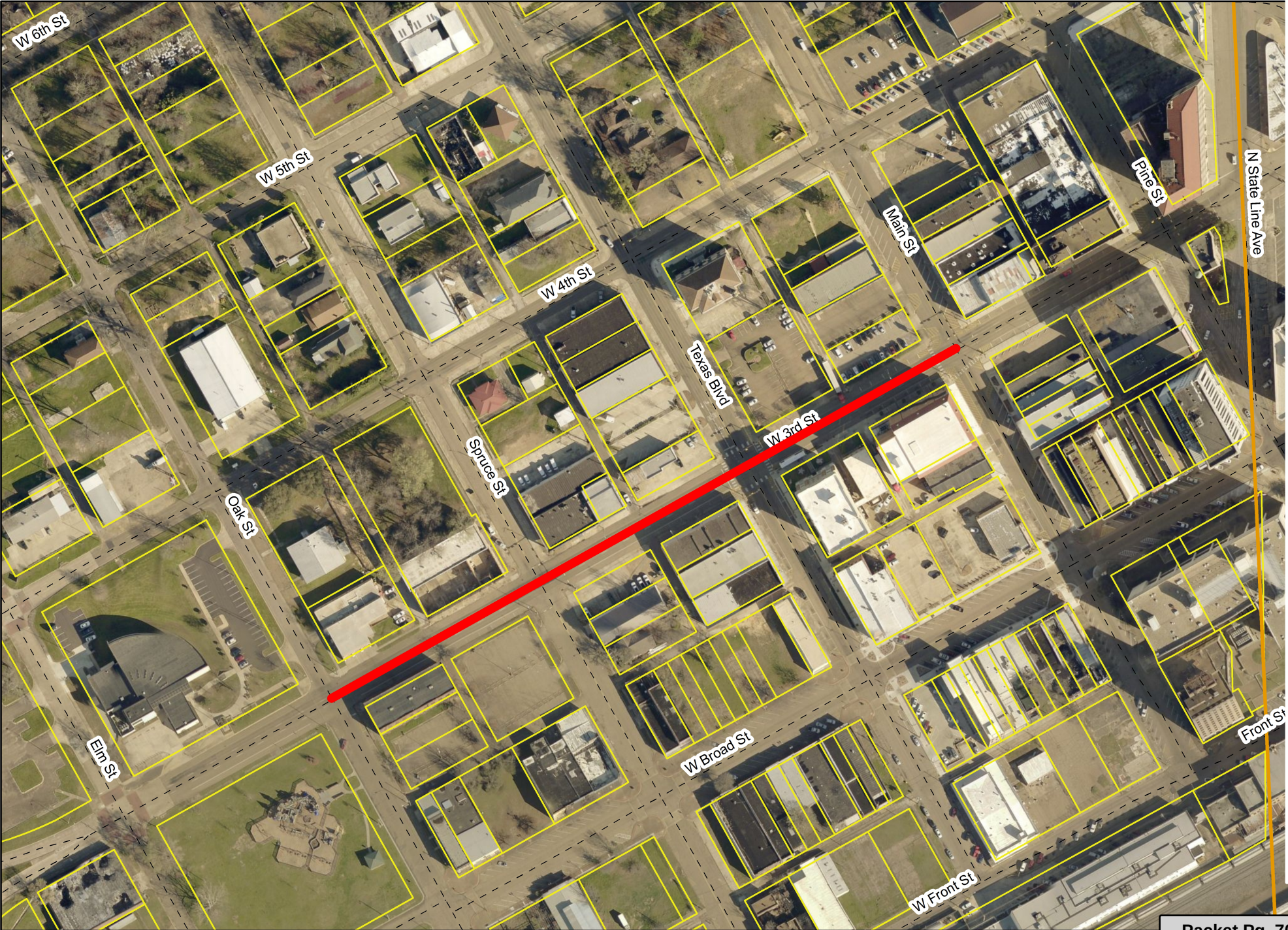
**Thank you your considering this proposal, and for the patience and understanding of your City offices and Staff. Please feel at liberty to contact me at all times. I am excited that "all Scott Joplin roads" lead to Texarkana USA during Scott Joplin Centennial 2017...and into the future!**

**Carol Collins-Miles, founder/director  
Scott Joplin Support Group  
PO BX 5262  
Texarkana USA 75505-5262  
Ph/Txt: 904 490 5471  
Email: carolcollinsmiles@yahoo.com**

[Sent from Yahoo Mail on Android](#)



Proposed "Scott Joplin Way" Designation Request Area



Attachment: 2017-002 ATTH 03 Proposed Scott Joplin Way Designation Request Area Map (1587 : 2017-



# SCOTT JOPLIN

7.1.e



Attachment: 2017-002 ATTH 04 Scott Joplin Picture (1587 : 2017-002 RES

Packet Pg. 71

## City of Texarkana, Texas

## Developing Perspectives and Goals Pending Approval by the City Council:

| Perspectives         | Goals                                                                                                                                                                                                                                                                                                                                                                                                                         |
|----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Serve the Community  | <input type="checkbox"/> Promote an Environmentally Sensitive & Livable Community<br><input type="checkbox"/> Provide a Safe Community<br><input type="checkbox"/> Deliver Quality Services<br><input type="checkbox"/> Foster a Healthy Community                                                                                                                                                                            |
| Run the Operations   | <input type="checkbox"/> Enhance Community Preparedness & Responsiveness<br><input type="checkbox"/> Maximize Partnership Opportunities<br><input checked="" type="checkbox"/> Provide Courteous & Responsive Customer Service<br><input type="checkbox"/> Model a Positive City Image<br><input type="checkbox"/> Deliver Efficient Services<br><input checked="" type="checkbox"/> Cultivate Community Involvement & Access |
| Manage the Resources | <input type="checkbox"/> Maintain Fiscal Strength<br><input type="checkbox"/> Maximize Utilization & Resources<br><input type="checkbox"/> Invest in Infrastructure & Transportation                                                                                                                                                                                                                                          |
| Develop Personnel    | <input type="checkbox"/> Develop a Skilled & Diverse Workforce<br><input type="checkbox"/> Create a Positive & Rewarding Work Culture                                                                                                                                                                                                                                                                                         |

## Perspectives and Goals Additional Comments:

NONE

## Resource Impact:

Staff time required if item is approved: Low

## Other Potential Impacts:

NONE APPLICABLE

## Public Information Plan:

|                                                                 |                                                               |
|-----------------------------------------------------------------|---------------------------------------------------------------|
| <input type="checkbox"/> Newspaper Notice (Required by Statute) | <input type="checkbox"/> Public Hearing (Required by Statute) |
| <input type="checkbox"/> Public Forum/Input Session             | <input type="checkbox"/> Press Release                        |
| <input type="checkbox"/> E-News Distribution                    | <input type="checkbox"/> Website Notice                       |
| <input type="checkbox"/> Social Media (Twitter, Facebook, etc.) | <input type="checkbox"/> Special Mailing                      |
| <input type="checkbox"/> Flyers Posted                          | <input type="checkbox"/> Banners Posted                       |
| <input type="checkbox"/> Survey                                 | <input type="checkbox"/> Automated Phone Call                 |
| <input checked="" type="checkbox"/> None Required               | <input type="checkbox"/>                                      |

Other:



## City of Texarkana, Texas

Version: C

Update Date: 1/4/2017 9:40 AM

## Briefing Sheet

**Lead Department:** Water Utilities **Action Officer:** Pam White,  
Resolution No. 2017-004 authorizing the City Manager to enter into a contract  
**Subject:** for the member cities ground storage tank repairs for Texarkana Water Utilities  
in an amount not to exceed \$198,155.95.

**Briefing:** 1/23/2017 **Public Hearing:** 1/23/2017 **Second Briefing:** February 13, 2017 **Council Vote:** 2/27/2017

## Item Schedule

Schedule 1: Brief twice - vote once (six weeks)

## Updates/History of Briefing:

NOT APPLICABLE

## Executive Summary and Background Information:

Bids were received Tuesday, December 20, 2016 for the Member Cities Ground Storage Tank Repairs: Annona, Avery, Dekalb, Hooks, New Boston, & Wake Village. Five (5) contractors picked up bid packages for the project and one (1) contractor bid on the project. Mid-Continental Company, Inc. of Fort Worth, Texas was the apparent low bidder with a low Bid of \$198,155.95. This project consists of repairing the spalled areas and sealing the cracks on the outside of all six concrete ground storage tanks, as required by the Texas Commission on Environmental Quality Agreed Order. There will be a total of 1,560 linear feet of crack sealant and 36.7 square feet of spalled area repairs. Mid-Continental Restoration Company, Inc. has successfully completed several jobs for the Utility including the Wright Patman Water Treatment Plant (WPWTP) Settling Basin Crack Repairs and the WPWTP North Clearwell Concrete Repairs.

## Potential Options:

- None

## Fiscal Implications:

This project will repair the cracks and spalled areas of the concrete ground storage tank at Annona, Avery, Dekalb, Hooks, New Boston, and Wake Village. Funds can be transferred to this project from FY17 budgeted LTWSC Capital Improvement Fund expenditures.

## Staff Recommendation:

Utility staff recommends approval.

## Advisory Board/Committee Review:

NONE

## Board/Committee Recommendation:

NOT APPLICABLE

## Advisory Board/Committee Meeting Date and Minutes:

## City of Texarkana, Texas

NOT APPLICABLE

### Attachments

- a. 2017-004 RES MC Ground Storage Tank Repairs (DOCX)
- b. 2017-004 ATTH 01 Bid Sheet (DOCX)
- c. 2017-004 ATTH 02 Bid Tabulation (PDF)
- d. 2017-004 Goals & Perspectives (DOCX)

### Staff Coordination

|                            |                    |                        |            |            |
|----------------------------|--------------------|------------------------|------------|------------|
| Water Utilities            | Gary Smith         | Department Head Review | Completed  |            |
|                            | 12/21/2016 2:07 PM |                        |            |            |
| Water Utilities            | Jim Cornelius      | Review                 | Completed  | 12/21/2016 |
| 2:16 PM                    |                    |                        |            |            |
| Water Utilities            | JD Phillips        | Review                 | Completed  | 12/21/2016 |
| 2:30 PM                    |                    |                        |            |            |
| Public Information Officer |                    | Pam White              | PIO Review | Skipped    |
|                            | 12/21/2016 2:36 PM |                        |            |            |
| City Manager               | John Whitson       | City Manager Review    | Completed  | 01/05/2017 |
| 6:33 PM                    |                    |                        |            |            |
| City Council               | Jennifer Evans     | Meeting                | Completed  | 01/09/2017 |
| 6:00 PM                    |                    |                        |            |            |

### Meeting History

01/09/17      City Council      MOVED FORWARD      Next: 01/23/17

## RESOLUTION NO. 2017-004

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AUTHORIZING THE CITY MANAGER TO ACCEPT THE BID AND ENTER INTO A CONTRACT WITH MID-CONTINENTAL RESTORATION COMPANY, INC. OF FORT WORTH, TEXAS, IN AN AMOUNT NOT TO EXCEED \$198,155.95 FOR THE MEMBER CITIES GROUND STORAGE TANK REPAIRS – ANNONA, AVERY, DEKALB, HOOKS, NEW BOSTON, AND WAKE VILLAGE; AND ESTABLISHING AN EFFECTIVE DATE.**

**WHEREAS**, on December 20, 2016, one (1) bid was received, a copy of which is attached hereto as **ATTH01**, by Texarkana Water Utilities for the Ground Storage Tank Repairs – Annona, Avery, Dekalb, Hooks, New Boston, & Wake Village Project; and

**WHEREAS**, the project will consist of repairing a total, for all six concrete ground storage tanks, of approximately 1,560 linear feet of cracks and 36.7 square feet of spalled areas and related appurtenances, as required by the Texas Commission on Environmental Quality Agreed Order; and

**WHEREAS**, the lowest and best bid by a responsible vendor for this project was submitted by Mid-Continental Restoration Company, Inc. of Fort Worth, Texas, a copy of which is attached hereto as **ATTH02**, in an amount not to exceed \$198,155.95; and

**WHEREAS**, funds currently budgeted in the Texarkana Water Utilities 2016-2017 budget can be transferred to this project from the LTWSC Capital Improvement Fund and are available in the amount of \$198,155.95 for the repairs of the concrete ground storage tanks.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS:**

**SECTION 1:** That the lowest and best bid by a responsible vendor, submitted by Mid-Continental Restoration Company, Inc. of Fort Worth, Texas, a copy of which is attached hereto as **ATTH02**, be and is hereby approved in an amount not to exceed \$198,155.95 for the repairs of approximately 1,560 linear feet of crack repairs and 36.7 square feet of spalled area repairs for the Ground Storage Tank Repairs – Annona, Avery, Dekalb, Hooks, New Boston, & Wake Village.

**SECTION 2:** That the City Manager be and is authorized to contract with Mid-Continental Restoration Company, Inc. of Fort Worth, Texas for the above-described services.

**SECTION 3:** That this Resolution shall be in full force and effect from and after its passage and approval.

**PASSED AND APPROVED** in Regular Council Session on this the 27<sup>th</sup> day of February, 2017.

\_\_\_\_\_  
JENNIFER EVANS, CITY SECRETARY

\_\_\_\_\_  
BOB BRUGGEMAN, MAYOR

Attachment: 2017-004 RES MC Ground Storage Tank Repairs (1588 : 2017-004 RES Member Cities Ground Storage Tank Repairs)

RES 2017-004 ATTH01

**Bid Tabulation**

**Ground Storage Tank Repairs  
Annona, Avery, Dekalb, Hooks, New Boston, & Wake Village**

**2:00 P.M. Tuesday, December 20, 2016**

|          |                                                            | <b>Base Bid</b> |
|----------|------------------------------------------------------------|-----------------|
| <b>1</b> | Mid-Continental Restoration Co., Inc.<br>Fort Worth, Texas | \$198,155.95    |
| <b>2</b> | Tatum Excavating Company<br>Texarkana, Texas               | No Bid          |
| <b>3</b> | Belt Construction, Inc.<br>Texarkana, Arkansas             | No Bid          |
| <b>4</b> | TMI Coating, Inc.<br>St. Paul, Minnesota                   | No Bid          |
| <b>4</b> | Champion Coating<br>Savage, Minnesota                      | No Bid          |

Time First Bid Opened: 2:00 P.M.

Number of Bidders: 1

Apparent Low Bidder: Mid-Continental Restoration Co., Inc.

Attachment: 2017-004 ATTH 01 Bid Sheet (1588 : 2017-004 RES Member Cities Ground Storage Tank Repairs)



RES 2017-004 ATTH02  
 Bid Tabulation  
 GROUND STORAGE TANK REPAIRS  
 ANNONA, AVERY, DEKALB, HOOKS, NEW BOSTON, WAKE VILLAGE

Project No. 63-000-135111-L121731  
 DECEMBER 20, 2016 @ 2:00

| BASE BID: |          |      |                                     |                             |                     |
|-----------|----------|------|-------------------------------------|-----------------------------|---------------------|
|           |          |      |                                     | <b>Mid-Continental Inc.</b> |                     |
|           |          |      |                                     | <i>Fort Worth, TX</i>       |                     |
| Item      | Quantity | Unit | Description                         | Amount                      | Total               |
| 1         | 1        | LS   | Mobilization, Bonds, and Submittals | \$19,425.00                 | \$19,425.00         |
| 2         | 37       | LF   | Annona GST Crack Repair             | \$106.50                    | \$3,940.50          |
| 3         | 3        | GAL  | Annona GST SikaFix HH LV            | \$68.00                     | \$204.00            |
| 4         | 3.2      | SF   | Annona GST Concrete Patch           | \$98.50                     | \$315.20            |
| 5         | 34       | LF   | Avery GST Crack Repair              | \$106.50                    | \$3,621.00          |
| 6         | 3        | GAL  | Avery GST SikaFix HH LV             | \$68.00                     | \$204.00            |
| 7         | 7        | SF   | Avery GST Concrete Patch            | \$98.50                     | \$689.50            |
| 8         | 249      | LF   | Dekalb GST Crack Repair             | \$106.50                    | \$26,518.50         |
| 9         | 21       | GAL  | Dekalb GST SikaFix HH LV            | \$68.00                     | \$1,428.00          |
| 10        | 1.5      | SF   | Dekalb GST Concrete Patch           | \$98.50                     | \$147.75            |
| 11        | 294      | LF   | Hooks GST Crack Repair              | \$106.50                    | \$31,311.00         |
| 12        | 25       | GAL  | Hooks GST SikaFix HH LV             | \$68.00                     | \$1,700.00          |
| 13        | 5        | SF   | Hooks GST Concrete Patch            | \$98.50                     | \$492.50            |
| 14        | 591      | LF   | New Boston GST Crack Repair         | \$106.50                    | \$62,941.50         |
| 15        | 50       | GAL  | New Boston GST SikaFix HH LV        | \$68.00                     | \$3,400.00          |
| 16        | 15       | SF   | New Boston GST Concrete Patch       | \$98.50                     | \$1,477.50          |
| 17        | 355      | LF   | Wake Village GST Crack Repair       | \$106.50                    | \$37,807.50         |
| 18        | 30       | GAL  | Wake Village GST SikaFix HH LV      | \$68.00                     | \$2,040.00          |
| 19        | 5        | SF   | Wake Village GST Concrete Patch     | \$98.50                     | \$492.50            |
|           |          |      |                                     |                             |                     |
|           |          |      | <b>TOTAL BASE BID</b>               |                             | <b>\$198,155.95</b> |
|           |          |      |                                     |                             |                     |

## City of Texarkana, Texas

## Developing Perspectives and Goals Pending Approval by the City Council:

| Perspectives         | Goals                                                                                                                                                                                                                                                                                                                                                                                                              |
|----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Serve the Community  | <input type="checkbox"/> Promote an Environmentally Sensitive & Livable Community<br><input type="checkbox"/> Provide a Safe Community<br><input checked="" type="checkbox"/> Deliver Quality Services<br><input type="checkbox"/> Foster a Healthy Community                                                                                                                                                      |
| Run the Operations   | <input type="checkbox"/> Enhance Community Preparedness & Responsiveness<br><input type="checkbox"/> Maximize Partnership Opportunities<br><input type="checkbox"/> Provide Courteous & Responsive Customer Service<br><input type="checkbox"/> Model a Positive City Image<br><input checked="" type="checkbox"/> Deliver Efficient Services<br><input type="checkbox"/> Cultivate Community Involvement & Access |
| Manage the Resources | <input type="checkbox"/> Maintain Fiscal Strength<br><input type="checkbox"/> Maximize Utilization & Resources<br><input type="checkbox"/> Invest in Infrastructure & Transportation                                                                                                                                                                                                                               |
| Develop Personnel    | <input type="checkbox"/> Develop a Skilled & Diverse Workforce<br><input type="checkbox"/> Create a Positive & Rewarding Work Culture                                                                                                                                                                                                                                                                              |

## Perspectives and Goals Additional Comments:

NONE

## Resource Impact:

Staff time required if item is approved: No Additional

## Other Potential Impacts:

NONE APPLICABLE

## Public Information Plan:

|                                     |                                        |                          |                                      |
|-------------------------------------|----------------------------------------|--------------------------|--------------------------------------|
| <input checked="" type="checkbox"/> | Newspaper Notice (Required by Statute) | <input type="checkbox"/> | Public Hearing (Required by Statute) |
| <input type="checkbox"/>            | Public Forum/Input Session             | <input type="checkbox"/> | Press Release                        |
| <input type="checkbox"/>            | E-News Distribution                    | <input type="checkbox"/> | Website Notice                       |
| <input type="checkbox"/>            | Social Media (Twitter, Facebook, etc.) | <input type="checkbox"/> | Special Mailing                      |
| <input type="checkbox"/>            | Flyers Posted                          | <input type="checkbox"/> | Banners Posted                       |
| <input type="checkbox"/>            | Survey                                 | <input type="checkbox"/> | Automated Phone Call                 |
| <input type="checkbox"/>            | None Required                          | <input type="checkbox"/> |                                      |

Other:

## City of Texarkana, Texas

Version: B

Update Date: 1/18/2017 10:27 AM

## Briefing Sheet

**Lead Department:** Planning and Community Development **Action Officer:** Debbie Burk,  
Ordinance No. 2017-005 granting a Specific Use Permit for an in-home adult  
**Subject:** day care on the north 40' of Lot 7 and the south 1/2 of Lot 8, Block 14, Rochelle  
Heights Addition, located at 3700 Olive Street. Darlene Ndogo, applicant.  
**Briefing:** 1/23/2017 **Public Hearing:** 1/23/2017 **Second Briefing:** February 13, 2017 **Council Vote:** 2/27/2017

## Item Schedule

Schedule 1: Brief twice - vote once (six weeks)

## Updates/History of Briefing:

NOT APPLICABLE

## Executive Summary and Background Information:

S-675: This is a request by Darlene Ndogo, owner, for a Specific Use Permit to allow the one additional use of an "adult day care" facility at her residence located at 3700 Olive Street. The property is currently used as a single-family residence and the current zoning is Single Family-2. The proposed use is an in-home daycare facility for the elderly.

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

According to the City's Zoning Ordinance, a daycare is allowed in a residential area with approval of a Specific Use Permit. This is the first request the City has received for an "adult daycare" facility. Normally daycare is considered to be for children. According to the applicant, Ms. Ndogo, this type facility is a new concept. Ms. Ndogo has indicated that she plans to care for and provide recreational activities for up to four able bodied elderly adults in her home from 7 a.m. until 5 p.m., Monday thru Friday. She has indicated that Medicare will provide bus transportation for the elderly individuals to and from the facility.

There are duplexes and apartments in close proximity to this property.

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

## Potential Options:

None

## Fiscal Implications:

None

## Staff Recommendation:

## City of Texarkana, Texas

Staff recommends for approval of this adult daycare with the following stipulations:

1. That the applicant and any staff be regulated by the State of Texas in maintaining licensing and in the operation of the adult daycare facility.
2. That the hours of operation be from 7 a.m. to 5 p.m., Monday thru Friday.
3. That no signage be allowed.
4. That the house be remodeled to meet all City and fire code requirements pertaining to a daycare facility.
5. That an off-street vehicle drop-off area be provided so as to not cause traffic congestion on this residential street and for the safety of the elderly adults.

### Advisory Board/Committee Review:

Planning and Zoning Commission

### Board/Committee Recommendation:

The Planning and Zoning Commission by a vote of 4 to 1 recommended for approval of the request with staff stipulations.

### Advisory Board/Committee Meeting Date and Minutes:

December 5, 2016

### Attachments

- a. 2017-005 ORD granting SUP for in-home day care at 3700 Olive St. (DOCX)
- b. 2017-005 ATTH 01 Maps (PDF)
- c. 2017-005 Goals & Perspectives (DOCX)

### Staff Coordination

|                                    |                     |                        |
|------------------------------------|---------------------|------------------------|
| Planning and Community Development | David Orr           | Department Head Review |
| Completed                          | 12/22/2016 2:11 PM  |                        |
| Assistant City Manager             | Shirley Jaster      | Assistant City Manager |
| Review                             | Completed           | 12/22/2016 2:23 PM     |
| Public Information Officer         | Lisa Thompson       | PIO Review             |
|                                    | 01/04/2017 10:47 AM | Completed              |
| City Manager                       | John Whitson        | City Manager Review    |
| 6:22 PM                            |                     | Completed              |
| City Council                       | Jennifer Evans      | Meeting                |
| 6:00 PM                            |                     | Completed              |
|                                    |                     | 01/05/2017             |
|                                    |                     | 01/09/2017             |

### Meeting History

01/09/17 City Council MOVED FORWARD Next: 01/23/17



S-675

**ORDINANCE NO. 2017-005**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING THE ZONING MAP SHOWING THE LOCATION, BOUNDARY AND USE OF CERTAIN PROPERTY BY THE GRANTING OF SPECIFIC USE PERMIT NO. S-675 TO ALLOW THE ONE ADDITIONAL USE OF AN IN-HOME ADULT DAY CARE ON THE NORTH 40 FEET OF LOT 7 AND THE SOUTH ½ OF LOT 8, BLOCK 14, ROCHELLE HEIGHTS ADDITION, LOCATED AT 3700 OLIVE STREET, IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS; CONTAINING A REPEALER CLAUSE; CONTAINING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.**

**WHEREAS**, an application has been filed with the City of Texarkana, Texas, requesting an amendment to the Zoning Ordinance to grant a **Specific Use Permit** to allow the **one additional use of an in-home adult day care** on the north 40 feet of Lot 7 and the south ½ of Lot 8, Block 14, Rochelle Heights Addition, located at 3700 Olive Street, in the City of Texarkana, Bowie County, Texas; and

**WHEREAS**, the Planning and Zoning Commission of the City of Texarkana, Texas, and the City Council of the City of Texarkana, Texas, in compliance with the laws of the State of Texas with reference to the granting of zoning classifications and changes, have given the requisite notices by publication and otherwise, and after holding hearings and affording a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof; and

**WHEREAS**, after consideration of said application, the Planning and Zoning Commission of the City of Texarkana, Texas, voted **four (4) to one (1) to recommend** to the City Council of Texarkana, Texas, that a **Specific Use Permit be granted to allow the one additional use of an in-home adult day care** on said property; and

**WHEREAS**, after consideration of said application and the recommendation of the Planning and Zoning Commission, the City Council of the City of Texarkana, Texas, does hereby find that granting the **Specific Use Permit** is in the best interest of the public health, safety, morals and general welfare of the City.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS:**

**SECTION 1:** That the Zoning Ordinance of the City of Texarkana, Texas, Ordinance No. 127-70, passed and approved on September 14, 1970, be further amended so as to grant **Specific Use Permit numbered S-675 for the purpose of allowing the one additional use of an in-home adult day care** on the following described property, to-wit: North 40 feet of Lot 7 and the south ½ of Lot 8, Block 14, Rochelle Heights Addition, located at 3700 Olive Street, in the City of Texarkana, Bowie County, Texas.

**SECTION 2:** That the following stipulations are hereby imposed and made a part of this Ordinance:

1. That the applicant and any staff be regulated by the State of Texas in maintaining licensing and in the operation of the adult daycare facility.
2. That the hours of operation be from 7:00 a.m. to 5:00 p.m., Monday through Friday.
3. That no signage be allowed.
4. That the house be remodeled to meet all City and fire code requirements pertaining to a daycare facility.
5. That an off-street vehicle drop-off area be provided to not cause traffic congestion on this residential street and for the safety of the elderly adults.

**SECTION 3:** It is further provided that in case a section, clause, sentence or part of this Ordinance shall be deemed or adjudged by a court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair, or invalidate the remainder of this Ordinance.

**SECTION 4:** That this Ordinance shall be in full force and effect from and after its passage and approval.

**PASSED AND APPROVED** in Regular Council Session on this the **27<sup>th</sup> day of February, 2017.**

ATTEST:

\_\_\_\_\_  
JENNIFER EVANS, CITY SECRETARY

\_\_\_\_\_  
BOB BRUGGEMAN, MAYOR



7.3.b

SF-2

3802

SF

3720

3712

3610

3606

36

Attachment: 2017-005 ATTH 01 Maps (1589 : 2017-005 ORD Granting SUP for in-home adult day care at 3700 Olive St.)







20300006500  
ROCHELLE HEIGHTS  
LOTS 12  
RAINEY, JOHN & SHARON

SF-2

20300006800  
ROCHELLE HEIGHTS  
LOTS 11 12 W1/2 ST RWY  
HUTCHESON, DONALD G SR & JANICE F

SF-2

20300007600  
ROCHELLE HEIGHTS  
LOTS 1-2 N1/2 3 OLD ST RWY  
DALE, JO ANN HUTCHESON

SF-2

20300007700  
ROCHELLE HEIGHTS  
PT LOT 3 ALL 4  
POTEET, CHARLES JR

3707

OLIVE ST

20300006710  
ROCHELLE HEIGHTS  
N1/2 LOT 8 ALL 9 10  
ROSS, JONATHAN & AMANDA

3718

SF-2

20300006600  
ROCHELLE HEIGHTS  
LOTS 5 6 PT OLD ST RWY  
RAINEY, JOHN & SHARON

SF-2

20300007800  
ROCHELLE HEIGHTS  
LOTS 5 6  
STOVER, JIM S

SF-2

SF-2

3700

W 37TH ST

SF-2

20300006100  
ROCHELLE HEIGHTS  
LOTS 1 2  
WITHERSPOON, HAROLD E

20300006200

Packet Pg. 85



## City of Texarkana, Texas

## Developing Perspectives and Goals Pending Approval by the City Council:

| Perspectives         | Goals                                                                                                                                                                                                                                                                                                                                                                                                                         |
|----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Serve the Community  | <input type="checkbox"/> Promote an Environmentally Sensitive & Livable Community<br><input type="checkbox"/> Provide a Safe Community<br><input type="checkbox"/> Deliver Quality Services<br><input type="checkbox"/> Foster a Healthy Community                                                                                                                                                                            |
| Run the Operations   | <input type="checkbox"/> Enhance Community Preparedness & Responsiveness<br><input type="checkbox"/> Maximize Partnership Opportunities<br><input type="checkbox"/> Provide Courteous & Responsive Customer Service<br><input checked="" type="checkbox"/> Model a Positive City Image<br><input type="checkbox"/> Deliver Efficient Services<br><input checked="" type="checkbox"/> Cultivate Community Involvement & Access |
| Manage the Resources | <input type="checkbox"/> Maintain Fiscal Strength<br><input type="checkbox"/> Maximize Utilization & Resources<br><input checked="" type="checkbox"/> Invest in Infrastructure & Transportation                                                                                                                                                                                                                               |
| Develop Personnel    | <input type="checkbox"/> Develop a Skilled & Diverse Workforce<br><input type="checkbox"/> Create a Positive & Rewarding Work Culture                                                                                                                                                                                                                                                                                         |

## Perspectives and Goals Additional Comments:

NONE

## Resource Impact:

NA

No Additional

## Other Potential Impacts:

NA

## Public Information Plan:

|                                     |                                        |                                     |                                      |
|-------------------------------------|----------------------------------------|-------------------------------------|--------------------------------------|
| <input checked="" type="checkbox"/> | Newspaper Notice (Required by Statute) | <input checked="" type="checkbox"/> | Public Hearing (Required by Statute) |
| <input type="checkbox"/>            | Public Forum/Input Session             | <input type="checkbox"/>            | Press Release                        |
| <input type="checkbox"/>            | E-News Distribution                    | <input checked="" type="checkbox"/> | Website Notice                       |
| <input type="checkbox"/>            | Social Media (Twitter, Facebook, etc.) | <input checked="" type="checkbox"/> | Special Mailing                      |
| <input type="checkbox"/>            | Flyers Posted                          | <input type="checkbox"/>            | Banners Posted                       |
| <input type="checkbox"/>            | Survey                                 | <input type="checkbox"/>            | Automated Phone Call                 |
| <input checked="" type="checkbox"/> | None Required                          | <input checked="" type="checkbox"/> | Sign Posted                          |

Other: