



CITY OF TEXARKANA

CITY COUNCIL

AGENDA • APRIL 11, 2022

Council Chambers

Regular Meeting

6:00 PM

220 TEXAS BLVD., TEXARKANA, TX 75501

Mayor

Bob Bruggeman

Ward 1

Jean H. Matlock

Ward 3

Betty Williams

Ward 5

Bill Harp

Ward 2

Mary Hart

Ward 4

Christie Page

Ward 6

Jay Davis



Vision

The vision of the City is to be a thriving regional center for education, business, and culture which attracts and serves our residents and visitors.

Mission

The mission of the City is to provide customer-focused public services and regional leadership that serve our residents and visitors while offering a safe, vibrant, and welcoming community.

The City Council reserves the right to convene into closed session on any agenda item or issue if applicable pursuant to authorization by the Texas Open Meetings Act (Title 5, Chapter 551 of the Texas Government Code), and will reconvene into open session before taking any final action, decision, or vote on a matter deliberated.

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

Upcoming City Council Meetings

Monday, April 25, 2022 at 6:00 p.m.

Monday, May 9, 2022 at 6:00 p.m. (summer schedule begins)

Monday, June 13, 2022 at 6:00 p.m.

Parks & Recreation Events

April Listings

April 23 rd -24 th	FASA Softball Tournament	Karrh Park
April 29 th - May 1 st	Scout-O-Rama	Spring Lake Park

May Listings

May 7 th	Alzheimer's Alliance Wine Fest	Spring Lake Park
May 14 th	Community Yard Sale	Spring Lake Park
May 14 th	Electronics Recycling	Spring Lake Park

Additional Parks & Recreation information can be found on the city's website at <http://www.ci.texarkana.tx.us> or by contacting staff at (903) 798-3978.

- IV. SPECIAL PRESENTATION - CITY HEALTH DEPARTMENT**
- V. OPEN FORUM: COMMENTS FROM THE PUBLIC**

Per Council rules, comment time is limited to five minutes, or ten minutes if using a translator. Before comments are made, a speaker must complete an information sheet and give to the City Secretary. If your comment pertains to an agenda item with a scheduled public hearing or public comment, the Council requires that you make your comment at that time; you do not need to complete an information sheet.
- VI. APPOINTMENTS TO BOARDS, COMMISSIONS, AND COMMITTEES**

Budget Advisory Committee - Fiscal Year 2023

VII. ITEMS FOR CONSIDERATION***Consent Items***

1. Consider approval of the minutes of the Workshop Meeting of the City Council held on March 28, 2022 at 12:00 PM.
2. Consider approval of the minutes of the Regular Meeting of the City Council held on March 28, 2022 at 6:00 PM.
3. Resolution No. 2022-031 authorizing the City Manager to purchase a Nutanix Hyper-Converged Infrastructure Solution from Choice Solutions of Overland Park, Kansas, at the State DIR price, with budgeted funds, not to exceed \$154,987.37, with the Texas portion being \$94,976.26.

Public Hearing:

Council Vote: April 11, 2022

4. Resolution No. 2022-033 approving the budget calendar for Fiscal Year 2023.

Public Hearing:

Council Vote: April 11, 2022

Action Items**VIII. FIRST BRIEFINGS****IX. PUBLIC HEARINGS**

1. Ordinance No. 2022-026 approving an amendment to PD-2-13 (GR) for site plan approval on an approximate 1.831-acre tract of land, 1st Replat Lot 1A, Block 3, Tract 1C, Richmond Development Subdivision 4th, located at the southeast corner of Moores Lane and Arista Boulevard. Bill Davis, owner and Chris Elberson, agent.

Public Hearing: April 11, 2022

Council Vote: April 11, 2022

2. Ordinance No. 2022-027 rezoning a 35.43-acre tract of land (being Tract 115), H. S. Janes HRS, A-306, 116, 122A, C. T. Ware, South Part Lots 5 and 7, located at 3800 Picoma Drive. Single Family-2 to Industrial-2. Robert Torrans, owner and Cory Floyd, agent/attorney.

Public Hearing: April 11, 2022
Council Vote: April 11, 2022

3. Ordinance No. 2022-028 rezoning an approximate 3.3-acre tract of land (being Tract 143A), J. W. Johnson HRS, A-308, located at 804 Jameson Street from Single Family-2 to Single Family-3. Keri Hawkins, owner and Kimberly Holmes, agent.

Public Hearing: April 11, 2022
Council Vote: April 11, 2022

4. Ordinance No. 2022-029 granting a Specific Use Permit to allow the location of a double wide HUD code manufactured home on an approximate 3.3-acre tract of land (being Tract 143A), J. W. Johnson HRS, A-308, located at 804 Jameson Street. Keri Hawkins, owner and Kimberly Homes, agent.

Public Hearing: April 11, 2022
Council Vote: April 11, 2022

5. Ordinance No. 2022-030 approving an amendment to PD-02-13 (GR) for site plan approval on Lot 1B, Block 6, Replat No.1 of Richmond Fifth Subdivision, located at 3402 Arista Boulevard. Aven Williamson, owner and David Williams, MTG Engineers and Surveyors, agent.

Public Hearing: April 11, 2022
Council Vote: April 11, 2022

X. SPECIAL PUBLIC HEARING

Proposed Redistricting Plan

XI. CITY MANAGER'S REPORT

XII. ADMINISTRATIVE COMMENTS

1. City Council
2. City Staff

XIII. ADJOURNMENT



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 will hold this meeting.

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.

Pursuant to Section 46.03, Penal Code (places weapons prohibited), subsection (a)(14), a person commits an offense if the person intentionally, knowingly, or recklessly possesses or goes with a firearm, location-restricted knife, club, or prohibited weapon [listed in Penal Code Section 46.05(a)] in the room or rooms where a meeting of a governmental entity is held, if the meeting is an open meeting subject to Chapter 551, Government Code, and if the entity provided notice as required by that chapter.

This facility is wheelchair accessible and handicap parking is available. If you plan to attend this public meeting and you have a disability that requires special arrangements or accommodations, please call 903-798-3900 or (TTY) 1-800-RELAY TX (1-800-735-2989) at least 48 hours in advance.



CITY OF TEXARKANA
CITY COUNCIL
MINUTES • MARCH 28, 2022

Conference Room**Workshop Meeting****12:00 PM**

220 TEXAS BLVD., TEXARKANA, TX 75501

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

Member Name	Title	Status	Arrived
McGee	Mayor	Present	
Matlock	Ward 1	Present	
Cart	Ward 2	Present	
Williams	Ward 3	Present	
Page	Ward 4	Present	
Sp	Ward 5	Present	
is	Ward 6	Present	

Staff: City Manager David Orr, Jennifer Evans, Garrett Baker and Vicky Coopwood.

II. MAYOR'S OPENING REMARKS

Welcomed everyone to the noon workshop.

III. ITEMS FOR DISCUSSION - DECENNIAL REDISTRICTING PROCESS

A review of the 2020 census data reveals that a population imbalance exists requiring the redistricting of councilmember wards.

A presentation will be given by Bob Heath, of Bickerstaff Heath Delgado Acosta LLP, from Austin, Texas, via the Zoom video conferencing platform.

IV. MAYOR'S CLOSING REMARKS

The zoom presentation and discussion regarding the population imbalance of our council wards was well received. Bob Heath of Bickerstaff Heath Delgado Acosta LLP, from Austin, Texas was very informative and several options were presented by various Councilmembers as well as by Bob Heath. Based on suggestions made by the Council, Mr. Heath agreed to revise the City Ward Map and provide it to the Council for review.

V. ADJOURNMENT

Minutes Acceptance: Minutes of Mar 28, 2022 12:00 PM (Consent Items)

Motion to Adjourn

A motion was made to adjourn the meeting.
(12:59 pm)

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Bill Harp, Ward 5
SECONDER:	Jean H. Matlock, Ward 1
AYES:	Matlock, Hart, Williams, Page, Harp, Davis
EXCUSED:	Bruggeman



CITY OF TEXARKANA
CITY COUNCIL
MINUTES • MARCH 28, 2022

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	
art	Ward 2	Present	
Williams	Ward 3	Present	
Page	Ward 4	Present	
p	Ward 5	Present	
is	Ward 6	Present	

Staff Present: City Manager David Orr, Lisa Thompson, Keith Beason, Robby Robertson, Dustin Hensley, Jennifer Evans, Vicky Coopwood, Sherry Jackson, Kristin Peeples, Karey Parker, Mashell Daniel and Vashil Fernandez.

Legal Counsel: Jeff Lewis.

II. INVOCATION AND PLEDGE LED BY COUNCIL MEMBER JEAN MATLOCK

Boy Scout Troop 16 assisted Council Member Matlock in leading the pledge.

III. MAYOR'S REMARKS AND ITEMS OF COMMUNITY INTEREST

IV. OPEN FORUM: COMMENTS FROM THE PUBLIC

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There were no public comments made at Open Forum.

V. APPOINTMENTS TO BOARDS, COMMISSIONS, AND COMMITTEES

There were no appointments made to any board, commission, or committee.

VI. ITEMS FOR CONSIDERATION

Minutes Acceptance: Minutes of Mar 28, 2022 6:00 PM (Consent Items)

Consent Items

(6:11 p.m.)

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Christie Page, Ward 4
SECONDER:	Jean H. Matlock, Ward 1
AYES:	Matlock, Hart, Williams, Page, Harp, Davis
EXCUSED:	Bruggeman

1. Consider approval of the minutes of the Regular Meeting of the City Council held on March 14, 2022 at 6:00 PM.

Action Items

2. Joint Resolution No. 2022-007 ending all historical water arbitration issues between Texarkana, Texas, and Texarkana, Arkansas.

Public Hearing:

Council Vote: March 28, 2022

(6:13 p.m.)

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Bill Harp, Ward 5
SECONDER:	Jean H. Matlock, Ward 1
AYES:	Matlock, Hart, Williams, Page, Harp, Davis
EXCUSED:	Bruggeman

VII. FIRST BRIEFINGS

1. Ordinance No. 2022-026 approving an amendment to PD-2-13 (GR) for site plan approval on an approximate 1.831-acre tract of land, 1st Replat Lot 1A, Block 3, Tract 1C, Richmond Development Subdivision 4th, located at the southeast corner of Moores Lane and Arista Boulevard. Bill Davis, owner and Chris Elbersen, agent.

Public Hearing: April 11, 2022

Council Vote: April 11, 2022

Mashell Daniel briefed this agenda item.

RESULT: MOVED FORWARD**Next: 4/11/2022 6:00 PM**

2. Ordinance No. 2022-027 rezoning a 35.43-acre tract of land (being Tract 115), H. S. Janes HRS, A-306, 116, 122A, C. T. Ware, South Part Lots 5 and 7, located at 3800 Picoma Drive. Single Family-2 to Industrial-2. Robert Torrans, owner and Cory Floyd, agent/attorney.

Public Hearing: April 11, 2022

Council Vote: April 11, 2022

Mashell Daniel briefed this agenda item.

RESULT: MOVED FORWARD**Next: 4/11/2022 6:00 PM**

3. Ordinance No. 2022-028 rezoning an approximate 3.3-acre tract of land (being Tract 143A), J. W. Johnson HRS, A-308, located at 804 Jameson Street from Single Family-2 to Single Family-3. Keri Hawkins, owner and Kimberly Holmes, agent.

Public Hearing: April 11, 2022

Council Vote: April 11, 2022

Mashell Daniel briefed this agenda item.

RESULT: MOVED FORWARD**Next: 4/11/2022 6:00 PM**

4. Ordinance No. 2022-029 granting a Specific Use Permit to allow the location of a double wide HUD code manufactured home on an approximate 3.3-acre tract of land (being Tract 143A), J. W. Johnson HRS, A-308, located at 804 Jameson Street. Keri Hawkins, owner and Kimberly Homes, agent.

Public Hearing: April 11, 2022

Council Vote: April 11, 2022

Mashell Daniel briefed this agenda item.

RESULT: MOVED FORWARD**Next: 4/11/2022 6:00 PM**

5. Ordinance No. 2022-030 approving an amendment to PD-02-13 (GR) for site plan approval on Lot 1B, Block 6, Replat No.1 of Richmond Fifth Subdivision, located at 3402 Arista Boulevard. Aven Williamson, owner and David Williams, MTG Engineers and Surveyors, agent.

Public Hearing: April 11, 2022

Council Vote: April 11, 2022

Mashell Daniel briefed this agenda item.

RESULT:	MOVED FORWARD	Next: 4/11/2022 6:00 PM
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6. Resolution No. 2022-032 supporting the Metropolitan Planning Organization's application to the Department of Transportation for the 2022 RAISE Discretionary Grant Program.

Public Hearing:

Council Vote: March 28, 2022

Vashil Fernandez briefed this agenda item.

(6:23 p.m.)

RESULT:	ADOPTED [5 TO 0]
MOVER:	Betty Williams, Ward 3
SECONDER:	Christie Page, Ward 4
AYES:	Matlock, Hart, Williams, Page, Davis
EXCUSED:	Bruggeman
RECUSED:	Harp

VIII. PUBLIC HEARINGS

1. Ordinance No. 2022-023 amending the City's Traffic Register to establish maximum speed limits of motor vehicles upon certain sections of U.S. Highways 59/71 [North State Line Avenue].

Public Hearing: March 28, 2022

Council Vote: March 28, 2022

There were no public comments made at this hearing.

(6:24 p.m.)

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Bill Harp, Ward 5
SECONDER:	Jay Davis, Ward 6
AYES:	Matlock, Hart, Williams, Page, Harp, Davis
EXCUSED:	Bruggeman

2. Resolution No. 2022-024 authorizing the execution of an Advance Funding Agreement (AFA) with the Texas Department of Transportation for a Transportation Alternatives Set-Aside "TA" program for the College Drive Bicycle and Pedestrian Improvements Project.

Public Hearing: March 28, 2022

Council Vote: March 28, 2022

There were no public comments made at this hearing.
(6:25 p.m.)

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Jean H. Matlock, Ward 1
SECONDER:	Mary Hart, Ward 2
AYES:	Matlock, Hart, Williams, Page, Harp, Davis
EXCUSED:	Bruggeman

3. Resolution No. 2022-025 authorizing the execution of an Advance Funding Agreement (AFA) with the Texas Department of Transportation for a Transportation Alternatives Set-Aside "TA" program for the N. Robison Road Pedestrian Improvement Project.

Public Hearing: March 28, 2022
Council Vote: March 28, 2022

There were no public comments made at this hearing.
(6:26 p.m.)

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Mary Hart, Ward 2
SECONDER:	Jean H. Matlock, Ward 1
AYES:	Matlock, Hart, Williams, Page, Harp, Davis
EXCUSED:	Bruggeman

IX. CITY MANAGER'S REPORT

GFOA Distinguished Budget Presentation Award Program

The City received the Government Finance Officers Association's (GFOA) Distinguished Budget Presentation Award for the seventh year in a row. According to GFOA, the award "reflects the commitment of the governing body and staff to meeting the highest principles of governmental budgeting." An award letter will be sent out. Congratulations to Kristin along with her team for a job well done.

FY 23 Budget Process - Budget Calendar & Advisory Committee

The budget calendar will be introduced at the next council meeting as a consent item and we will also have an agenda item for consideration of the Budget Advisory Committee.

Waste Management Monthly Report

The February monthly report was recently provided by Waste Management. The report includes residential collection information for the nearly 11,000 residential households in the city. Recycling rates continue to increase with an average of 68 tons per month through the first two months of 2022.

City Mailing Address

Previously the city utilized both a P.O. Box and a street address for official mail. As of Friday, March 11, 2022, all mail that is being sent to the P.O. Box 1967 address will now be forwarded to 220 Texas Boulevard, Texarkana, TX 75501 as the city's official address.

X. ADMINISTRATIVE COMMENTS

1. City Council

Councilmember Mary Hart thanked Waste Management for their efforts and programs to keep the city clean.

Councilmember Jean Matlock asked how the communities find out about programs in their neighborhoods. City Manager Orr said press releases are being used to make the citizens aware of the efforts. Vashil Fernandez added he is working with the neighborhoods to create flyers to help create awareness.

2. City Staff

Staff had no administrative comments for council.

XI. ADJOURNMENT

Motion to Adjourn

A motion was made to adjourn the meeting.
(6:31 p.m.)

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Jean H. Matlock, Ward 1
SECONDER:	Bill Harp, Ward 5
AYES:	Matlock, Hart, Williams, Page, Harp, Davis
EXCUSED:	Bruggeman

City of Texarkana, Texas

Briefing Sheet

Version:

Update Date: 4/5/2022 12:04 PM

Lead Department: Information Technology **Action Officer:** Brandon Uselton, IT Manager
Resolution No. 2022-031 authorizing the City Manager to purchase a Nutanix
Hyper-Converged Infrastructure Solution from Choice Solutions of Overland
Park, Kansas, at the State DIR price, with budgeted funds, not to exceed
Subject: \$154,987.37, with the Texas portion being \$94,976.26.

Briefing: 4/11/2022 **Public Hearing:** **Council Vote:** 4/11/2022

Item Schedule

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

A purchase of a Nutanix Hyper-Converged Infrastructure Solution to replace an existing Nutanix Hyper-Converged Infrastructure Solution that has reached it hardware end-of-life at a State DIR price not to exceed \$154,987.37 from Choice Solutions of Overland Park, Kansas with the Texas portion being \$94,976.26. The Nutanix Hyper-Converged Infrastructure Solution is used by the Texarkana Water Utilities Information Technology Department to host the server infrastructure used by the Texarkana Water Utilities, the City of Texarkana Texas, and the City of Texarkana Texas and is considered critical infrastructure necessary for the function of the City.

Potential Options:

- None
-

Fiscal Implications:

Funds are budgeted in the TWU Technology Fund.

Staff Recommendation:

Staff Recommends approval.

Advisory Board/Committee Review:

NONE

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

NOT APPLICABLE

City of Texarkana, Texas

Attachments

- a. 2022-031 RES Hyper-Converged Infrastructure Refresh (DOCX)
- b. 2022-31 EXH 'A' Nutanix Refresh Proposal (PDF)
- c. 2022-31 EXH 'B' Nutanix Presentation (PDF)
- d. 2022-031 Goals & Perspectives (DOCX)

Staff Coordination

Information Technology	Completed	Brandon Uselton	Department Head Review	
		03/24/2022 10:10 AM		
Water Utilities	Gary Smith	Review	Completed	03/24/2022
10:17 AM				
TWU Finance	Tricia Briggs	TWU Finance Review	Completed	03/31/2022
3:47 PM				
City Manager	David Orr	City Manager Review	Completed	03/31/2022
4:11 PM				
City Council	Vicky Coopwood	Meeting	Pending	04/11/2022
6:00 PM				

Meeting History

RESOLUTION NO. 2022-031

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AUTHORIZING THE CITY MANAGER TO PURCHASE A NUTANIX HYPER-CONVERGED INFRASTRUCTURE SOLUTION FROM CHOICE SOLUTIONS OF OVERLAND PARK, KANSAS, TOTALING \$154,987.37; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the IT Division of TWU budgets and maintains the hyper-converged infrastructure utilized by both the City of Texarkana and the Texarkana Water Utilities; and

WHEREAS, the existing hyper-converged infrastructure used by the City of Texarkana and the Texarkana Water Utilities has reached its hardware obsolescence; and

WHEREAS, Choice Solutions of Overland Park, Kansas, is an authorized Texas DIR vendor (DIR-CPO-444) for Nutanix Hyper-Converged Infrastructure; and

WHEREAS, the type, licenses, and hardware to be acquired through this purchase are shown on the attached document marked as **Exhibit “A”**; and

WHEREAS, an overview of capabilities has been provided by Nutanix for the Council’s benefit and is shown on the attached document as **Exhibit “B”**; and

WHEREAS, the Texarkana Water Utilities has received a proposed Nutanix Hyper Converged quote from Choice Solutions of Overland Park, Kansas, a copy of which is attached as **Exhibit “A”**; and

WHEREAS, the proposed solution from Choice Solutions of Overland Park, Kansas, is for the new hardware, licensure, and one year of service/support for a total cost of \$154,987.37, with the Texas portion being \$94,976.26; and

WHEREAS, funds for the hardware refresh, licensure, and one year of service/support have been appropriated in the Texarkana Water Utility’s Technology Fund.

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

SECTION 1: The City Manager be and is hereby authorized to purchase a Nutanix Hyper-Converged Cluster from Choice Solutions of Overland Park, Kansas, for a total of \$154,987.37, with the Texas portion being \$94,976.26.

SECTION 2: 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 **11th day of April, 2022.**

ATTEST:

VICKY COOPWOOD, ASST. CITY SECRETARY

BOB BRUGGEMAN, MAYOR



**This Proposal Prepared Exclusively For
Texarkana Water Utilities**

**Nutanix Refresh - 1 Yr. Support and Pro Licensing / DIR -
CPO-4444**

**Proposal #022743
Version 2**



Main: (913) 338-4950
Fax: (913) 338-4948
Email: sales@choicesolutions.com
Web: www.choicesolutions.com

Wednesday, March 23, 2022

Texarkana Water Utilities
Brandon Uselton
800 Olive Street
Texarkana, TX 75501
brandonu@txkusa.org

Dear Brandon,

At Choice Solutions we are recognized for bridging the gap between digitally transformative technologies and workplace experiences, which ultimately drive productivity and profitability for those we serve. We do this by always putting your needs as a customer first. We want to earn the right to be your trusted technology advisor, helping you solve your business challenges today and strategizing about your future needs. Our success comes from ensuring we give you an authentic experience and knowing we've done right by you. I always tell new people I meet, who ask about our team, that Choice Solutions would not have been founded if there was another culture out there like it, but there wasn't. I vowed to start a business that was rooted in faith and integrity, that valued people and community every single day, and empowered team members to always do the right thing. Thank you for choosing us. Welcome to the Choice Family!

Best Regards,

Jim

Jim Steinlage

President and CEO

Choice Solutions, L.L.C.



Main: (913) 338-4950
 Fax: (913) 338-4948
 Email: sales@choicesolutions.com
 Web: www.choicesolutions.com

Prepared For

Texarkana Water Utilities
 Brandon Uselton
 800 Olive Street
 Texarkana, TX 75501
 brandonu@txkusa.org
 (903) 798-3830

Prepared By

Shannon Fleming
 Phone: (913) 647-0208
 Email: sfleming@choicesolutions.com

NUTANIX ENTERPRISE CLOUD PLATFORM	PRICE	QTY	EXTENDED
Nutanix NX-8235-G8, 2 NODE; 2X Intel Xeon Silver 4314 Processor (2.4 GHZ/ 16-CORE/ 135W, ICE LAKE) PER NODE	\$26,277.75	3	\$78,833.25
Nutanix 32GB Memory Module (3200MHZ DDR4 RDIMM)	\$0.00	72	\$0.00
Nutanix 18 TB 3.5 Hard Disk Drive	\$0.00	24	\$0.00
Nutanix 3.84 TB Solid State Drive	\$0.00	12	\$0.00
Nutanix 2200 W Power Supply Unit	\$0.00	6	\$0.00
Nutanix C13/C14, 10A, 4FT Power Cord	\$0.00	6	\$0.00
Nutanix Pro Entitlement License with Production Support	\$66,557.30	1	\$66,557.30
Nutanix Pro Entitlement License with Production Support - Cores	\$0.00	192	\$0.00
Nutanix Pro Entitlement License with Production Support - FlashTb	\$0.00	42	\$0.00
Nutanix Licensing Term in Months	\$0.00	12	\$0.00
Nutanix Production Level Support for Hardware Appliance	\$349.47	6	\$2,096.82
Nutanix Support Term in Months	\$0.00	12	\$0.00
NUTANIX ENTERPRISE CLOUD PLATFORM SUBTOTAL			\$147,487.37

CHOICE SOLUTIONS PROFESSIONAL SERVICES	PRICE	QTY	EXTENDED
Choice Solutions Professional Services - Base Nutanix Install - During Business Hours	\$1,250.00	6	\$7,500.00
<i>See Addendum for Base Install Service Description</i>			
CHOICE SOLUTIONS PROFESSIONAL SERVICES SUBTOTAL			\$7,500.00



Main: (913) 338-4950
Fax: (913) 338-4948
Email: sales@choicesolutions.com
Web: www.choicesolutions.com

RECAP		AMOUNT
NUTANIX ENTERPRISE CLOUD PLATFORM		\$147,487.37
CHOICE SOLUTIONS PROFESSIONAL SERVICES		\$7,500.00
TOTAL		\$154,987.37

Proposal #022743, Version: 2

This Proposal is valid for 30 days.

Payment Terms: Net 30 days from invoice date.

Taxes, shipping, handling and other applicable charges will be added at invoicing. We reserve the right to cancel orders arising from pricing or other errors.

This Proposal is subject the terms and conditions contained in Exhibit A attached hereto.

IN WITNESS WHEREOF, the parties hereto have caused this Proposal and the following or accompanying Statement of Work to be executed by their duly authorized representatives as of the date written below. This Proposal and the following or accompanying Statement of Work may be executed in two or more counterparts each of which shall be deemed an original, and all of which together shall constitute one and the same instrument. An electronic, facsimile or copy of a signature shall be treated as an original.

TEXARKANA WATER UTILITIES

By: _____

Name: _____

Title: _____

Date: _____

CHOICE SOLUTIONS, L.L.C.

By: _____

Name: _____

Title: _____

Date: _____



Main: (913) 338-4950
Fax: (913) 338-4948
Email: sales@choicesolutions.com
Web: www.choicesolutions.com

Choice Solutions Professional Services – Base Nutanix Install

- Choice Solutions Base Installation professional services include the following:
 - Review and Validate Infrastructure Readiness (Pre-Installation)
 - Node Imaging & Nutanix Cluster(s) Creation
 - Configure / Upgrade Nodes & Configure Hypervisor Cluster(s)
 - Prism Element Configuration and Post-Install Validation Tests
 - Knowledge Transfer and Documentation
- Optional Services are available and upon Customer request, a proposal can be presented. Examples of some of the more common advanced features include the following:
 - Prism Pro / Ultimate
 - Move
 - Files
 - Volumes
 - Flow
 - Calm
 - Era
 - Frame
 - Xi Leap
- Installation will be done remotely unless otherwise required. Should an on-site visit be necessary, Customer will be responsible for all expenses incurred.
- Customer is responsible for all networking, power and rack requirements called out as part of 'Review and Validate Infrastructure Readiness' phase of the project.
- Customer is ultimately responsible for rack-and-stack activities. If Choice Solutions is required to assist, Customer must be present at all times to facilitate the proper install in Customer's data center.
- Unless scoped otherwise for add-on services, Customer is responsible for VM migrations to Nutanix.
- For 'Software-Only' SKU Nutanix installs, Customer is responsible for the Hardware Compatibility List (HCL) approved hardware installation.
- Formal Nutanix (AOS, AHV, etc.) 'training' is not included. Formal Nutanix training is available as a separate offering but will be delivered from Nutanix and not as part of the Choice Solutions professional services.
- Standard delivery includes drop off at loading dock or Customer door. If special services are required, i.e. floor protection, please let your Account Manager know at time of sign off.



Main: (913) 338-4950
Fax: (913) 338-4948
Email: sales@choicesolutions.com
Web: www.choicesolutions.com

Exhibit A

The Proposal shall be subject to the following terms and conditions:

- 1. Third-Party Terms.** Customer may purchase third-party hardware, equipment, software licenses, software subscriptions, support, or other services (collectively the “Products”). Customer acknowledges that Choice Solutions is a reseller of the Products manufactured, licensed or provided by third-party manufacturers, licensors or vendors and that those Products are sold to Customer subject to any additional terms imposed by the third party (including, without limitation, warranties, license agreements or terms and conditions). Customer shall receive only the rights set forth in a license agreement for the software to be provided by the applicable third-party licensor. Any services included in the Products are sold by Choice Solutions but provided by the third party Product manufacturer, licensor or vendor under a separate agreement or separate terms and conditions to be provided by such third party to Customer. Customer agrees to comply with the terms and conditions of, and, if Choice Solutions so requests, to execute, any separate agreement provided with any Products and deliver it to Choice Solutions or its third-party manufacturer, licensor or vendor. If Customer breaches such agreement(s), Choice Solutions and its third-party manufacturer, licensor or vendor each shall have the right to enforce such agreement(s) directly against Customer.
- 2. Cancellation & Returns.** Choice Solutions may cancel any or all of the Products if its manufacturer, licensor or vendor does not accept or cancels the applicable order from Choice Solutions. Product returns are solely at the discretion of Choice Solutions which, if accepted, are subject to the written authorization of the manufacturer, licensor or vendor.
- 3. Other Related Services.** Customer acknowledges that (i) Choice Solutions is not responsible for installation, maintenance, upgrading, enhancement, or error correction, of the Products or for any training or other services relating thereto unless specifically set forth in a Statement of Work and (ii) in order to obtain the benefits desired from the Products, Customer may need to obtain and integrate the Products with various other products which are not provided by Choice Solutions under this Agreement. Customer is responsible for obtaining any such additional services and products under a separate agreement from Choice Solutions, the Product manufacturer, licensor or vendor or another qualified third party.
- 4. Disclaimer of Warranty.** FOR ALL THIRD-PARTY PRODUCTS, CHOICE SOLUTIONS PROVIDES THE PRODUCTS “AS IS” WITH NO WARRANTY TO CUSTOMER AND DISCLAIMS ANY AND ALL EXPRESS OR IMPLIED WARRANTIES, INCLUDING WITHOUT LIMITATION, ANY WARRANTY OF MERCHANTABILITY, NON-INFRINGEMENT OR FITNESS FOR A PARTICULAR PURPOSE.
- 5. Limitation of Liability.** UNDER NO CIRCUMSTANCES, WHETHER ON CONTRACT, WARRANTY, TORT (INCLUDING NEGLIGENCE OR MALFEASANCE ON THE PART OF ITS EMPLOYEES OR CONTRACTORS OR OTHERWISE), SHALL CHOICE SOLUTIONS BE LIABLE FOR ANY INDIRECT, SPECIAL, CONSEQUENTIAL OR INCIDENTAL DAMAGES RESULTING FROM THE PRODUCTS SOLD OR SERVICES RENDERED OR THE FAILURE TO DELIVER OR RENDER SUCH PRODUCTS OR SERVICES PURSUANT TO THIS AGREEMENT, INCLUDING WITHOUT LIMITATION THERETO, LOST PROFITS, LOSS OF REVENUE, LOSS OF USE, LOSS OF DATA, LOSS OF EQUIPMENT OR ANY AFFILIATED COMPONENTS OR LIABILITY TO THIRD PARTIES HOWEVER CAUSED. If, notwithstanding the above provisions, there should arise any liability on the part of Choice Solutions, such liability for each occurrence shall be limited to an amount equal to Customer’s actual direct damages not to exceed the fee paid by Customer to Choice Solutions for such applicable Products or Services to which the claim relates, and received as liquidated damages and not as a penalty.



7.3.c

Nutanix Hyper-Converged Infrastructure

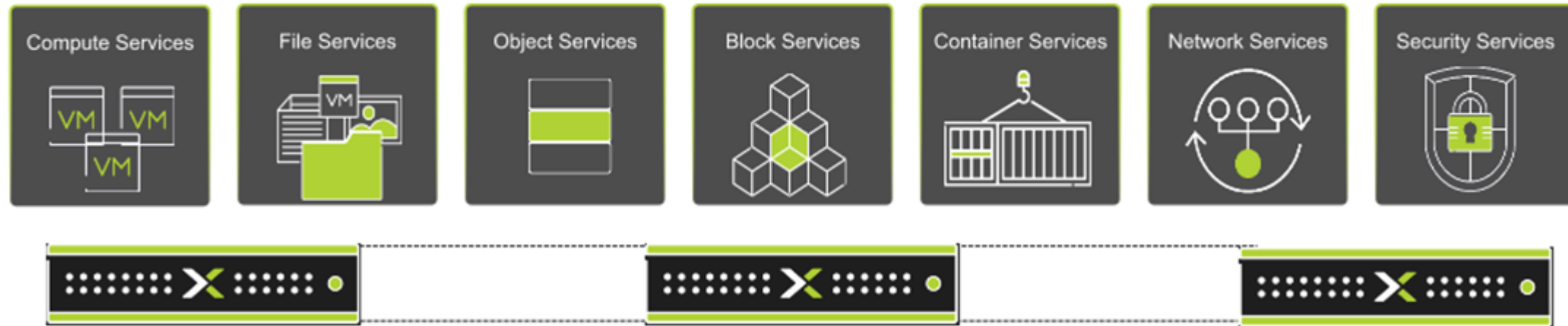
Refresh of Existing Infrastructure



Attachment: 2022-31 EXH 'B' Nutanix Presentation (3657 : 2022-031 RES Hyper-Converged

Native Cloud Services, Anywhere

Capabilities should be natively available and managed through a single, simple interface – either in the Data Center or out at the Edge



Solution Summary

2022-031 EXH 'B'

7.3.c

Node Detail: NX-8235-G8

(2 nodes in a 2U rackmount block)

CPU	2 x Intel Xeon Silver 4314 16 cores per socket, 2.4 GHz, 135W
Memory	384 GB 12 x 32 GB DIMM
Storage	2 x 3.84 TB SSD, 4 x 18 TB SATA
Network	Dual Port SFP+ 10GbE Adapter (LOM)

Single Summary

☒ Compare with 1 node failure



Single Summary (Assuming 1 node fails)



Cluster Capacity

Total Nodes	6
CPU Cores	192
Total Memory	2304 GB
Useable Storage*	243.26 TB

*Estimated useable storage after considering N+1 failover capacity, RF2 redundancy, and storage efficiencies mentioned in previous slide

Rack Units	6U
Power (w)	4500
Thermal	15.4k BTU Hr
Weight	242 lbs



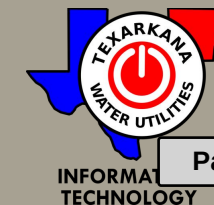
Support Services

2022-031 EXH 'B'

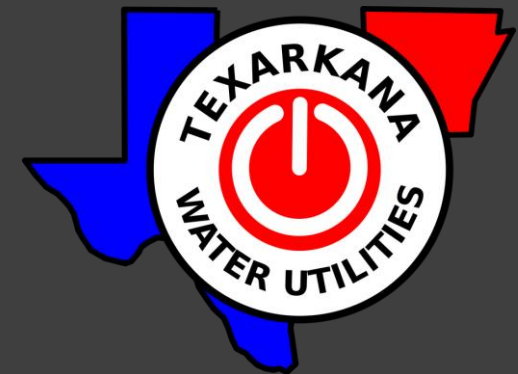
7.3.c

Attachment: 2022-31 EXH 'B' Nutanix Presentation (3657 : 2022-031 RES Hyper-Converged

	Production Support	Mission Critical Support
Helpdesk Coverage	24x7	24x7
Severity 1 Target Response Time	1 hour	30 minutes
Severity 2 Target Response Time	4 hours	2 hours
Severity 3 Target Response Time	8 hours	4 hours
Software Support		
Major & minor maintenance, patch releases & upgrades	•	•
Pulse - Automatic Support Monitoring		
Automated alerts sent from Nutanix	•	•
Hardware Replacement		
Duration of on-site parts replacement after diagnosed	Next business day	4-hour part replacement
Unlimited support requests	•	•
Maximum number of support admins per contract	6	Unlimited
Direct routing to senior level engineers		•
Root Cause Analysis Reporting		•
Contract Term	1-5 years	1-5 years



Questions



INFORMATION
TECHNOLOGY

City of Texarkana, Texas

Developing Perspectives and Goals Pending Approval by the City Council:

Perspectives	Goals
Serve the Community	☐ Promote an Environmentally Sensitive & Livable Community ☐ Provide a Safe Community ☒ Deliver Quality Services ☐ Foster a Healthy Community
Run the Operations	☐ Enhance Community Preparedness & Responsiveness ☐ Maximize Partnership Opportunities ☐ Provide Courteous & Responsive Customer Service ☐ Model a Positive City Image ☒ Deliver Efficient Services ☐ Cultivate Community Involvement & Access
Manage the Resources	☐ Maintain Fiscal Strength ☒ Maximize Utilization & Resources ☐ Invest in Infrastructure & Transportation
Develop Personnel	☒ Develop a Skilled & Diverse Workforce ☐ 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:

☐ Newspaper Notice (Required by Statute)	☐ Public Hearing (Required by Statute)
☐ Public Forum/Input Session	☐ Press Release
☐ E-News Distribution	☐ Website Notice
☐ Social Media (Twitter, Facebook, etc.)	☐ Special Mailing
☐ Flyers Posted	☐ Banners Posted
☐ Survey	☐ Automated Phone Call
☒ None Required	☐

Other:

City of Texarkana, Texas

Briefing Sheet

Version:

Update Date: 3/30/2022 8:22 AM

Lead Department: Finance DepartmentAction Officer: Kristin Peeples,Subject: Resolution No. 2022-033 approving the budget calendar for Fiscal Year 2023.Briefing: 4/11/2022

Public Hearing:

Council Vote: 4/11/2022

Item Schedule

Updates/History of Briefing:

Not Applicable

Executive Summary and Background Information:

The City charter requires the City Council to approve the calendar that sets the schedule for preparing and adopting the City's annual operating budget for the next fiscal cycle that will begin October 1, 2022 and end September 30, 2023.

Potential Options:

- Approve
- Deny

Fiscal Implications:

None

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

- 2022-033 RES Budget Calendar FY 2023 (DOCX)
- 2022-033 Goals Perspectives (DOCX)
- 2022-033 EXH 'A' Budget Calendar FY 23 (PDF)

City of Texarkana, Texas

Staff Coordination

Finance Department	Kristin Peeples	Department Head Review	Completed	
	03/30/2022 8:22 AM			
Finance Department	Kristin Peeples	Finance Review	Completed	03/30/2022
8:22 AM				
City Manager	David Orr	City Manager Review	Completed	03/30/2022
8:34 AM				
City Council	Vicky Coopwood	Meeting	Pending	04/11/2022
6:00 PM				

Meeting History

RESOLUTION NO. 2022-033**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
TEXARKANA, TEXAS, APPROVING THE BUDGET CALENDAR FOR
FISCAL YEAR 2023; AND ESTABLISHING AN EFFECTIVE DATE.**

WHEREAS, the City Charter requires the City Council to approve the calendar that sets the schedule for preparing and adopting the City's annual operating budget for the next fiscal cycle that will begin October 1, 2022, and end September 30, 2023; and

WHEREAS, the budget calendar for the fiscal year ending September 30, 2023, is attached as "Exhibit A".

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

SECTION 1: The budget calendar for the fiscal year ending September 30, 2023 is hereby approved.

SECTION 2: 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 **11th day of April, 2022.**

ATTEST:

VICKY COOPWOOD, ASST. CITY SECRETARY

BOB BRUGGEMAN, MAYOR

City of Texarkana, Texas

Developing Perspectives and Goals Pending Approval by the City Council:

Perspectives	Goals
Serve the Community	☐ Promote an Environmentally Sensitive & Livable Community ☐ Provide a Safe Community ☐ Deliver Quality Services ☐ Foster a Healthy Community
Run the Operations	☐ Enhance Community Preparedness & Responsiveness ☐ Maximize Partnership Opportunities ☐ Provide Courteous & Responsive Customer Service ☐ Model a Positive City Image ☐ Deliver Efficient Services ☐ Cultivate Community Involvement & Access
Manage the Resources	☒ Maintain Fiscal Strength ☐ Maximize Utilization & Resources ☐ Invest in Infrastructure & Transportation
Develop Personnel	☐ Develop a Skilled & Diverse Workforce ☐ 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:

☐ Newspaper Notice (Required by Statute)	☐ Public Hearing (Required by Statute)
☐ Public Forum/Input Session	☐ Press Release
☐ E-News Distribution	☐ Website Notice
☐ Social Media (Twitter, Facebook, etc.)	☐ Special Mailing
☐ Flyers Posted	☐ Banners Posted
☐ Survey	☐ Automated Phone Call
☒ None Required	☐

Other:

Budget Calendar

Fiscal Year 2023

Mon	April 11	6:00 PM	City Council approves budget calendar and establishes citizen led Budget Advisory Committee
April			Departmental budget meetings
May/June			Various meetings with Budget Advisory Committee and City Council
Fri	August 5		Budget filed with municipal clerk
Mon	August 8	6:00 PM	First briefing on proposed budget First briefing on proposed tax rate First briefing on ratifying a budget that raises more tax revenue than last year Record vote to publish notice of tax rate increase <i>(This is only to provide notice to the public and <u>not</u> to adopt the tax rate)</i>
Wed	August 10		Notice of public hearing on proposed budget
Mon	August 22	6:00 PM	Public hearing on proposed budget <i>(Law requires action to be taken after the public hearing. Recommendation will be to postpone until the September 12th meeting)</i>
Wed	August 31		Notice of public hearing on proposed tax rate
Mon	September 12	6:00 PM	Public hearing on proposed tax rate Public hearing on ratifying a budget that raises more tax revenue than last year Record vote for adoption of budget Record vote for adoption of tax rate Record vote to ratify budget that raises more tax revenue than last year
Mon	October 1		Fiscal year begins Adopted budget implemented
Mon	December 5		Final budget document posted, distributed and submitted to Government Finance Officers Association (GFOA)

City of Texarkana, Texas

Version:

Update Date: 3/18/2022 3:07 PM

Briefing Sheet

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

Subject: Ordinance No. 2022-026 approving an amendment to PD-2-13 (GR) for site plan approval on an approximate 1.831-acre tract of land, 1st Replat Lot 1A, Block 3, Tract 1C, Richmond Development Subdivision 4th, located at the southeast corner of Moores Lane and Arista Boulevard. Bill Davis, owner and Chris Elbersen, agent.

Briefing: 4/11/2022 **Public Hearing:** 4/11/2022 **Council Vote:** 4/11/2022

Item ScheduleSchedule 2: Brief once - vote once (two weeks)**Updates/History of Briefing:**

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Bill Davis, owner, and Chris Elbersen, agent, for site plan approval on an approximate 1.831-acre tract of land, 1st Replat Lot 1A, Block 3, Tract 1C, Richmond Development Subdivision 4th, located at the southeast corner of Moores Lane and Arista Boulevard. The current zoning is Planned Development-General Retail. The property is currently vacant property. The proposed use is senior living apartments.

The adjacent zoning is Planned Development-General Retail to the north, south, east, and west. The adjacent land use is vacant land to the north and south, restaurant to the east, and multiple-family residential to the west.

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

The site plan consists of the following:

1. The construction of one 57,410 sq. ft., three story, building with 46 apartment units.
2. The façade will be stucco.
3. The access driveway will be off Moores Lane and Corporate Drive. There will be a covered portico accessed with an ingress/egress off Arista Boulevard.
4. Two parking spaces will be provided for each apartment unit. This includes ten handicapped spaces. Each parking space must be a minimum of 180 sq. ft. (9'x20' or 10'x18').
5. A stucco/CMU, 4' x 8' monument style sign. No Electronic messaging will be allowed.

City of Texarkana, Texas

6. Screened dumpster site on the east side of the parking lot.
7. For drainage purposes, post water runoff must be equal or less than pre-development runoff unless engineer can prove there is no downstream impacts.

Please see attached correspondence from Texarkana Water Utilities.

Staff recommends for approval of the site plan.

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

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

Potential Options:

Approve or Deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends for approval of this request with stipulations.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

The Planning and Zoning Commission unanimously recommended for approval with stipulations.

Advisory Board/Committee Meeting Date and Minutes:

March 7, 2022

Attachments

- a. 2022-026 ORD Amendment to PD-2-13 (GR) for site plan approval (DOCX)
- b. 2022-026 EXH 'A' (Site Plan)(PDF)
- c. 2022-026 ATTH 01 (Maps) (PDF)
- d. 2022-026 ATTH 02 (Elevation-Photo) (PDF)
- e. 2022-026 ATTH 03 (TWU comments) (PDF)
- f. 2022-026 Goals & Perspectives (DOCX)

City of Texarkana, Texas

Staff Coordination

Building Code Administration		Mashell Daniel	Reviewer	Completed
	03/24/2022 9:45 AM			
City Manager	David Orr	Reviewer	Completed	03/24/2022
3:31 PM				
City Council	Vicky Coopwood	Meeting	Completed	03/28/2022
6:00 PM				

Meeting History

03/28/22 City Council MOVED FORWARD Next: 04/11/22

ORDINANCE NO. 2022-026

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING PD-2-13 (GR) FOR SITE PLAN APPROVAL ON AN APPROXIMATE 1.831-ACRE TRACT OF LAND, FIRST REPLAT LOT 1A, BLOCK 3, TRACT 1C, RICHMOND DEVELOPMENT SUBDIVISION 4TH, LOCATED AT THE SOUTHEAST CORNER OF MOORES LANE AND ARISTA BOULEVARD 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’)** on an approximate 1.831-acre tract of land, First Replat Lot 1A, Block 3, Tract 1C, Richmond Development Subdivision 4th, located at the southeast corner of Moores Lane and Arista Boulevard in the City of Texarkana, Bowie County, Texas; and

WHEREAS, the subject property is zoned Planned Development-General Retail [PD-2-13 (GR)], and approval of the site plan (**Exhibit ‘A’**) would constitute an amendment to PD-2-13 (GR); and

WHEREAS, the proposed use is consistent with the listed uses in the Land Development Code for the zoning classification of Planned Development-General Retail; 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 this amendment, have given the requisite notices by publication and otherwise, and have afforded and held full and fair hearings 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 **by a vote of five (5) to zero (0) to recommend approval of the petition for a site plan (Exhibit ‘A’)** to the City Council of the City 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’**) on an approximate 1.831-acre tract of land, First Replat Lot 1A, Block 3, Tract 1C, Richmond Development Subdivision 4th, located at the southeast corner of Moores Lane and Arista Boulevard in the City of Texarkana, Texas, Bowie

County, Texas, is hereby approved and hereby amends PD-2-13 (GR).

SECTION 2: PD-2-13 (GR) is hereby amended by approval of the site plan (**Exhibit 'A'**), incorporated herein by reference for all purposes, and includes the following:

1. The construction of one 57,410 sq. ft., three story, building with 46 apartment units.
2. The façade will be stucco.
3. The access driveway will be off Moores Lane and Corporate Drive. There will be a covered portico accessed with an ingress/egress off Arista Boulevard.
4. Two parking spaces will be provided for each apartment unit. This includes ten handicapped spaces. Each parking space must be a minimum of 180 sq. ft. (9'x20' or 10'x18').
5. A stucco/CMU, 4' x 8' monument style sign. No Electronic messaging will be allowed.
6. Screened dumpster site on the east side of the parking lot.
7. For drainage purposes, post water runoff must be equal or less than pre-development runoff unless engineer can prove there is no downstream impacts.
8. There is an existing six-inch (6") water main running along Moores Lane.
9. There is an existing six-inch (6") water main running along Arista Blvd.
10. There is an existing eight-inch (8") water main running along Corporate Drive.
11. There is an existing eight-inch (8") sanitary sewer main in and along Moores Lane.
12. There is an existing eight-inch (8") sanitary sewer main in and along Corporate Drive.
13. The Utility reserves the right to request additional utility easements upon review of the plans.
14. The size and location of the existing water and sanitary sewer mains have not been field verified. The developer's representative shall field verify the size and location of the existing utilities before designing or constructing extensions of the system.

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.

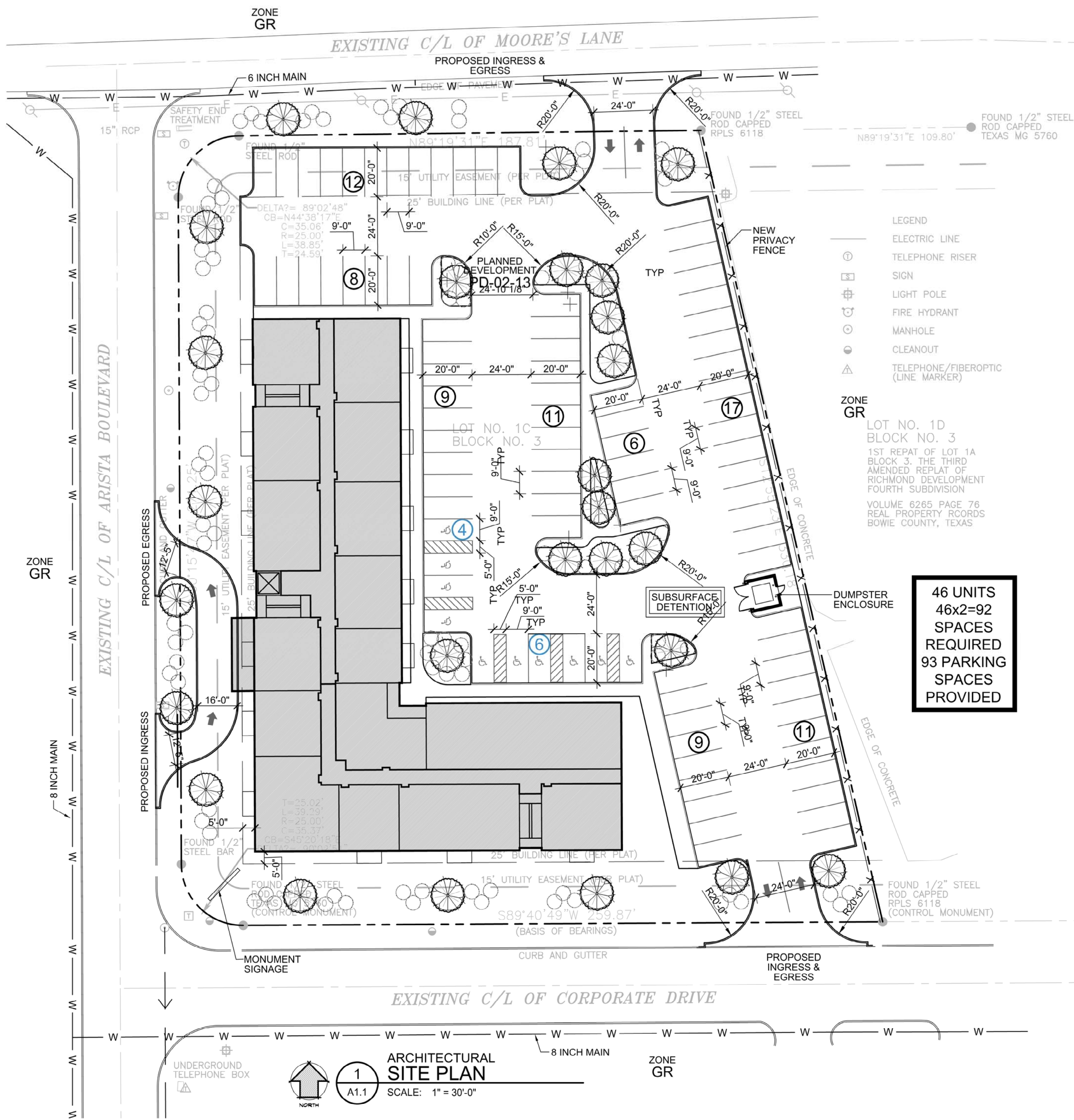
PASSED AND APPROVED in Regular Council Session on this the **11th day of April, 2022.**

ATTEST:

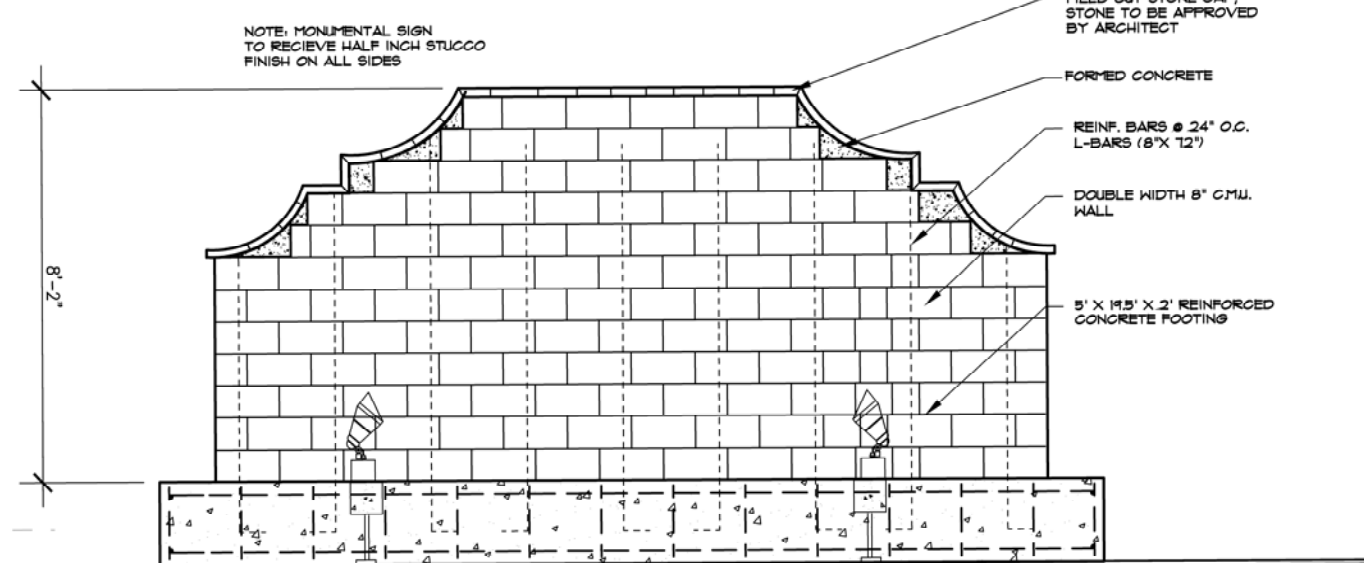
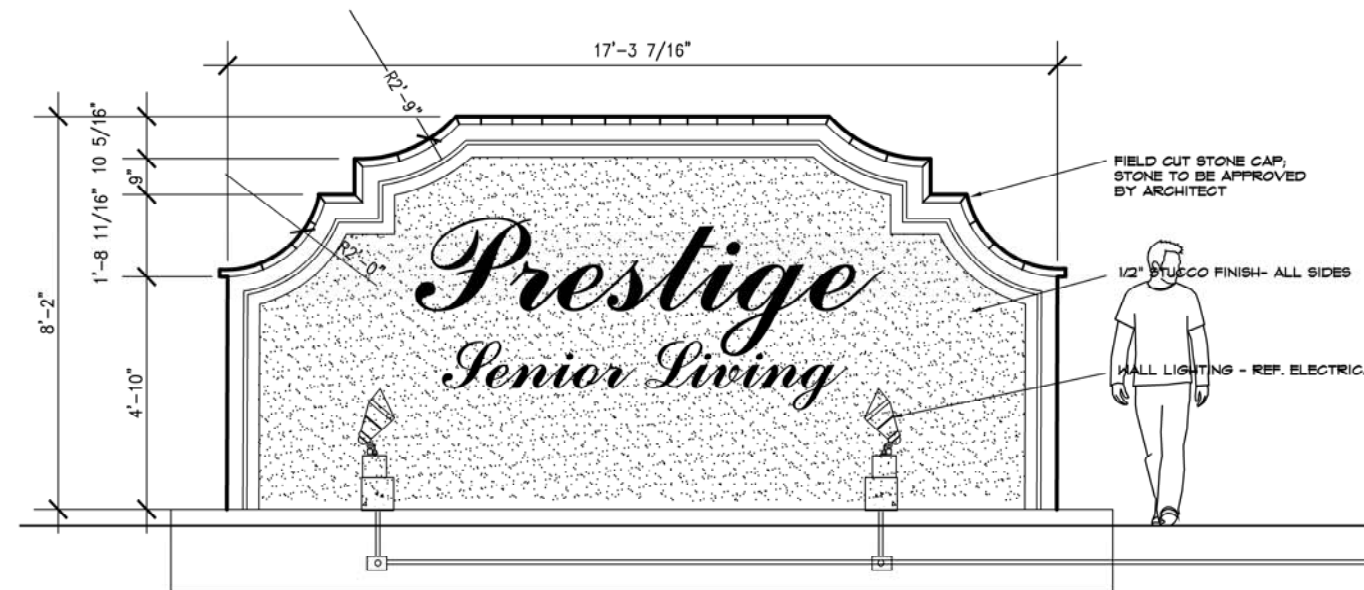
VICKY COOPWOOD, ASST. CITY SECRETARY

BOB BRUGGEMAN, MAYOR

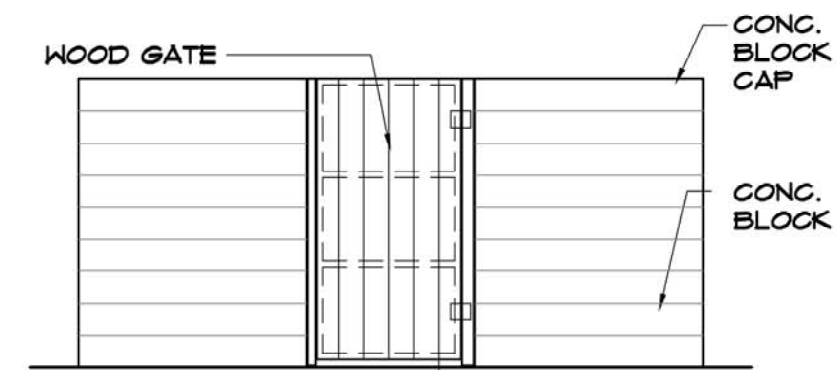
Plotted On: Monday, February 14, 2022 11:32:12 AM Plotted By: MICHAEL HARRIS
File Location: F:\Active Projects\2140 Prestige Senior Living\03 DD\2145_A0.1 Site Presentation (22.02.14)\Opt\pk6.dwg



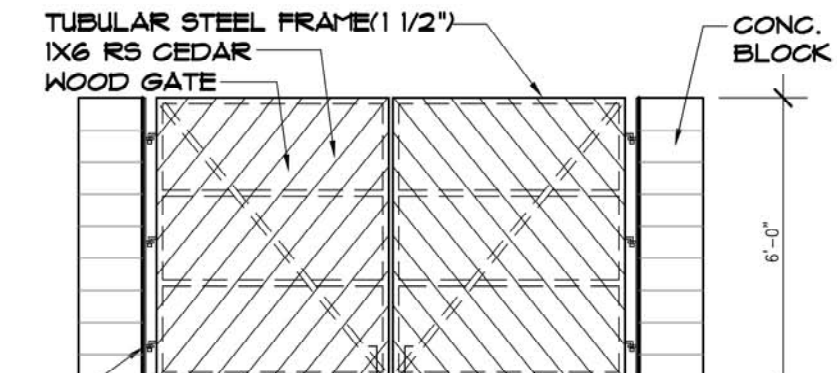
VICINITY MAP
SCALE: NOT TO SCALE



2022-026 EXH 'A'

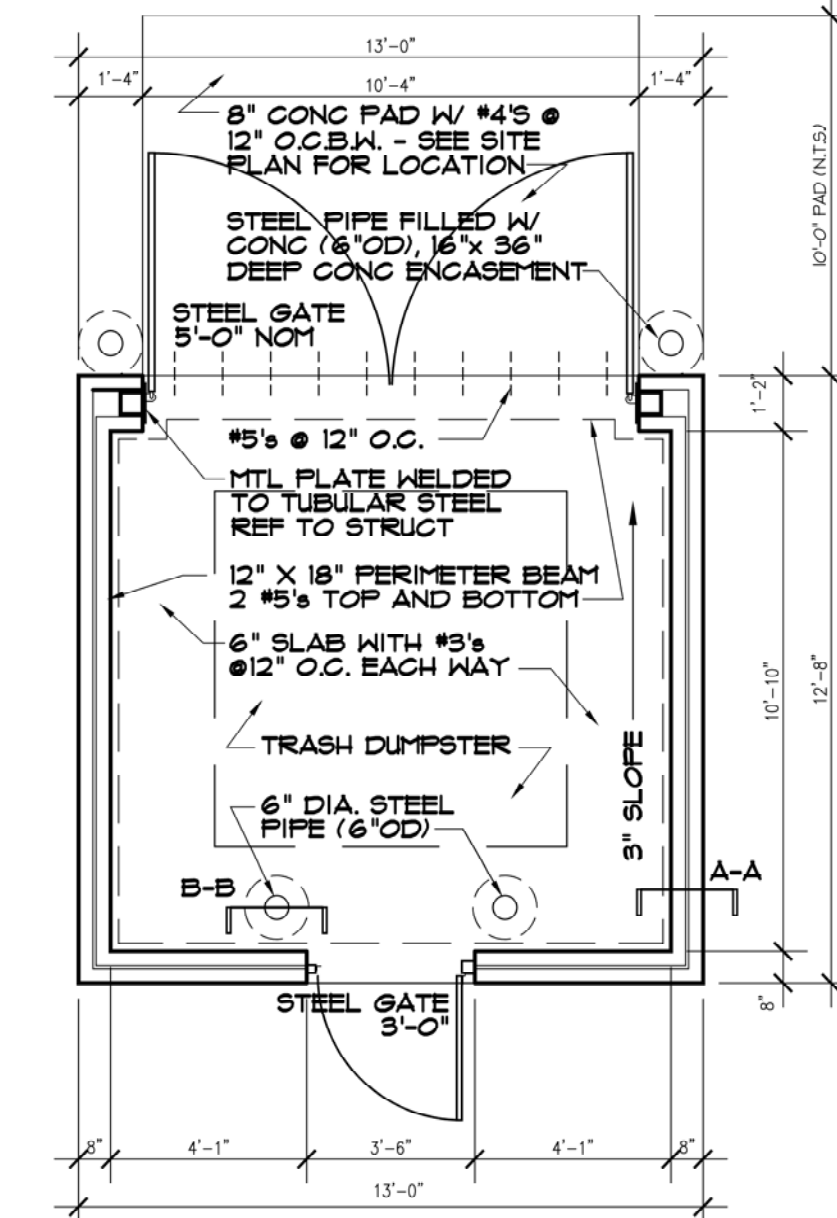


BACK ELEVATION
SCALE: 1/4"=1'-0"

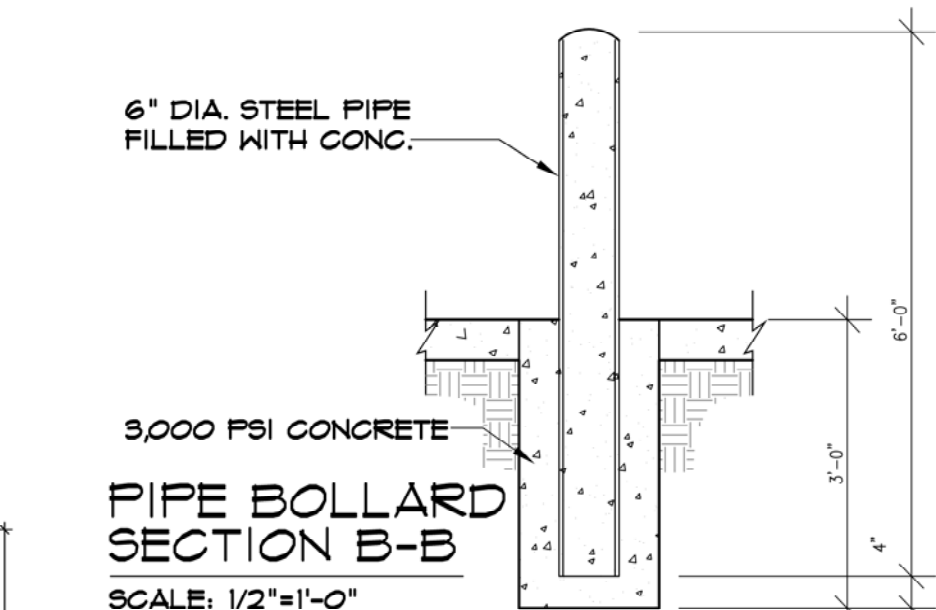


NOTE:
PROVIDE STEEL HINGES
AS REQ'D @ BOTH DOORS
(3 PER DOOR MIN.). PROVIDE
LATCHING DEVICES TO HOLD
DOORS OPEN & CLOSED

FRONT ELEVATION
SCALE: 1/4"=1'-0"



PLAN
SCALE: 1/4"=1'-0"



Date: _____
MPC Executive Director Signature: _____

SITE PLAN

RICHMOND DEVELOPMENT
LOT NO. 1D, BLOCK NO. 3
GROSS ACREAGE: 1.830 ACRES
TEXARKANA
BOWIE COUNTY
TEXAS
SURVEY / ABSTRACT NAME: _____

Sheet:
A1.1
01 of 01 Shts
02/14/22



Attachment: 2022-026 ATTH 01 (Maps) (3658 : 2022-026 ORD Site Plan Approval se corner Moores & Arista)

SE corner of Moores Ln and Arista Blvd.



2022-026 ATTH 02



Attachment: 2022-026 ATTH 02 (Elevation-Photo) (3658 : 2022-026 ORD Site Plan Approval se corner Moores & Arista)



Attachment: 2022-026 ATTH 02 (Elevation-Photo) (3658 : 2022-026 ORD Site Plan Approval se corner Moores & Arista)



Texarkana Water Utilities

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

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

MEMORANDUM

To: Laura Puckett, Administrative Coordinator, Code and Zoning, City of Texarkana, Texas

From: Kenneth L. Icenhower, P.E., Design Engineer, TWU

Date: November 4, 2021

Re: **Senior Living Center , Moores Lane and Arista Blvd, Texarkana, TX**

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

1. There is an existing six-inch (6") water main running along Moores Lane.
2. There is an existing six-inch (6") water main running along Arista Blvd.
3. There is an existing eight-inch (8") water main running along Corporate Drive.
4. There is an existing eight-inch (8") sanitary sewer main in and along Moores Lane.
5. There is an existing eight-inch (8") sanitary sewer main in and along Corporate Drive.
6. The Utility reserves the right to request additional utility easements upon review of the plans.
7. The size and location of the existing water and sanitary sewer mains have not been field verified. The developer's representative shall field verify the size and location of the existing utilities before designing or constructing extensions of the system

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

cc: Gary Smith, P.E., Interim Executive Director, TWU
Bill Moss, GIS Technician, TWU
Dustin Hensley, P.E., CFM, CSI, Director of Public Works, City of Texarkana, Texas

Developing Perspectives and Goals Pending Approval by the City Council:

Perspectives	Goals
Serve the Community	☐ Promote an Environmentally Sensitive & Livable Community ☐ Provide a Safe Community ☒ Deliver Quality Services ☐ Foster a Healthy Community
Run the Operations	☐ Enhance Community Preparedness & Responsiveness ☐ Maximize Partnership Opportunities ☒ Provide Courteous & Responsive Customer Service ☐ Model a Positive City Image ☒ Deliver Efficient Services ☐ Cultivate Community Involvement & Access
Manage the Resources	☐ Maintain Fiscal Strength ☐ Maximize Utilization & Resources ☐ Invest in Infrastructure & Transportation
Develop Personnel	☐ Develop a Skilled & Diverse Workforce ☐ 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:

☐ Newspaper Notice (Required by Statute)	☐ Public Hearing (Required by Statute)
☐ Public Forum/Input Session	☐ Press Release
☐ E-News Distribution	☐ Website Notice
☐ Social Media (Twitter, Facebook, etc.)	☐ Special Mailing
☐ Flyers Posted	☐ Banners Posted
☐ Survey	☐ Automated Phone Call
☒ None Required	☐

Other:

City of Texarkana, Texas

Version:

Update Date: 3/17/2022 1:26 PM

Briefing Sheet

Lead Department: Planning & Zoning Commission **Action Officer:** Laura Puckett, Administrative Coordinator
Subject: Ordinance No. 2022-027 rezoning a 35.43-acre tract of land (being Tract 115), H. S. Janes HRS, A-306, 116, 122A, C. T. Ware, South Part Lots 5 and 7, located at 3800 Picoma Drive. Single Family-2 to Industrial-2. Robert Torrans, owner and Cory Floyd, agent/attorney.

Briefing: 4/11/2022 **Public Hearing:** 4/11/2022 **Council Vote:** 4/11/2022

Item ScheduleSchedule 2: Brief once - vote once (two weeks)**Updates/History of Briefing:**

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Robert Torrens, owner, and Cory Floyd, attorney/agent to rezone 35.43-acre tracts of land (being Tract 115), H. S. Janes HRS, A-306, 116, 122A, C. T. Ware, South Part Lots 5 and 7, located at 3800 Picoma Drive from Single Family-2 to Industrial-2. There is a storage business facility on some of the property. The proposed use is a heavy industrial use.

The adjacent zoning is Single Family-2 to the north and south, outside the city limits and vacant land to the west, and Loop 151 to the east. The adjacent land use is vacant land to the north, south, and west and Loop 151 to the east.

Staff recommends for approval of this request.

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

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

Potential Options:

Approve or deny

Fiscal Implications:

City of Texarkana, Texas

NOT APPLICABLE

Staff Recommendation:

Staff Recommends for approval of this request.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

The Planning and Zoning Commission unanimously recommended for approval.

Advisory Board/Committee Meeting Date and Minutes:

March 7, 2022

Attachments

- a. 2022-027 ORD rezoning 3800 Picoma (DOCX)
- b. 2022-027 EXH 'A' (Legal Description) (PDF)
- c. 2022-027 ATTH 01 (Maps) (PDF)
- d. 2022-027 Goals & Perspectives (DOCX)

Staff Coordination

Building Code Administration	Mashell Daniel	Reviewer	Completed
03/24/2022 9:45 AM			
City Manager	David Orr	Reviewer	Completed 03/24/2022
3:31 PM			
City Council	Vicky Coopwood	Meeting	Completed 03/28/2022
6:00 PM			

Meeting History

03/28/22	City Council	MOVED FORWARD	Next: 04/11/22
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Z-22-02

ORDINANCE NO. 2022-027

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY OF TEXARKANA, TEXAS, BY REZONING A 35.43-ACRE TRACT OF LAND, (BEING TRACT 115), H. S. JANES HRS, A-306, 116, 112A, C. T. WARE, SOUTH PART OF LOTS 5 AND 7, LOCATED AT 3800 PICOMA DRIVE IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, FROM SINGLE FAMILY-2 TO INDUSTRIAL-2; CONTAINING A REPEALER CLAUSE; CONTAINING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, an application has been filed requesting an amendment to the Zoning Ordinance of the City of Texarkana, Texas, to rezone a 35.43-acre tract of land (being Tract 115), H. S. Janes HRS, A-306, 116, 112A, C. T. Ware, South Part of Lots 5 and 7 (**Exhibit ‘A’**), located at 3800 Picoma Drive in the City of Texarkana, Bowie County, Texas, from **Single Family-2 to Industrial-2**; 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 have afforded and held full and fair hearings 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 five (5) to zero (0) to recommend the application for rezoning from Single Family-2 to Industrial-2 on a 35.43-acre tract of land (being Tract 115), H. S. Janes HRS, A-306, 116, 112A, C. T. Ware, South Part of Lots 5 and 7 (Exhibit ‘A’), located at 3800 Picoma Drive** 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 rezoning the property from **Single Family-2 to Industrial-2** 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 and is hereby further amended to rezone a 35.43-acre tract of land (being Tract 115), H. S. Janes HRS, A-306, 116, 112A, C. T. Ware, South Part of Lots 5 and 7 (**Exhibit ‘A’**), located at 3800 Picoma Drive in the City of Texarkana, Bowie County, Texas, from **Single Family-2 to Industrial-2**.

Attachment: 2022-027 ORD rezoning 3800 Picoma (3659 : 2022-027 ORD rezoning at 3800 Picoma Drive)

SECTION 2: 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 3: All ordinances or parts of ordinances in conflict herewith are specifically repealed to the extent of such conflict.

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 **11th day of April, 2022.**

ATTEST:

VICKY COOPWOOD, ASST. CITY SECRETARY

BOB BRUGGEMAN, MAYOR

2022-027 EXH 'A'

Z-22-02

TRACT NO. 1:

All that certain tract or parcel of land situated in the H.S. JANES HRS A-306, Bowie County, Texas, and being a portion of that certain 14.54 acre tract of land conveyed by W.J. Patterson, et ux Clara B. Patterson to Mrs. Eddie Lou Chelf (Nee Patterson) by deed dated November 24, 1964, recorded in Volume 449, Page 157, Deed Records, Bowie County, Texas, and a portion of a 13.46 acre tract of land conveyed by A.D. Chelf et ux Eddie Lou Chelf (Nee Patterson) by deed dated November 24, 1964, of record in Volume 449, Page 156, Deed Records, Bowie County, Texas, subject tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1 inch square tube found for the northwest corner of said 14.54 acre tract, said point being S 00 deg. 18' 53" W, 108.30 feet from a 1/2 inch rebar set at a fence corner for the southeast corner of the C.T. Wares Subdivision of a part of Block Number 18 of said Janes HRS;

THENCE N 89 deg. 45' 38" E along the occupied north line of said 14.54 acre tract 992.40 feet to a 1/2 inch rebar found in the west right-of-way line of Loop 151 for the Northeast corner;

THENCE S 02 deg. 14' 29" W along said right-of-way line, 832.47 feet to a 1/2 inch rebar found for the southeast corner; said point being in the south line of said 13.46 acre tract;

THENCE S 89 deg. 48' 33" W with the occupied south line of said 13.46 acre tract, 960.37 feet to a 1 inch square tube found on the west side of a 16 inch black jack oak for the southwest corner of said 13.46 acre tract;

THENCE N 00 deg. 02' 11" E along the occupied west line of said 13.46 acre and 14.54 acre tracts 830.88 feet to the POINT OF BEGINNING and containing 18.633 acres of land, more or less.

TRACT NO. 2:

All that certain tract or parcel of land situated in the H.S. JANES HRS A-306, Bowie County, Texas, and being a portion of that certain 42.25 acre tract of land conveyed by C.T. Ware et ux Lois Ware by deed dated November 22, 1955, recorded in Volume 331, Page 407, Deed Records, Bowie County, Texas, and also being a part of Lots 5 and 6 and all of Lots 7 through 15 of C.T. Wares Subdivision of a part of Block 18 of said Janes HRS, subject tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch rebar set at a fence corner for the occupied southeast corner of said C.T. Ware Subdivision;

THIRD PARTY DEED
(TEXAS)
Page 2

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THENCE S 00 deg. 18' 53" W, 108.30 feet to a 1" square tube found for the northwest corner of the above described Tract No. 1, said point being the northwest corner of a 14.54 acre tract described in deed recorded in Volume 449, Page 157 and also being in the east line of said 42.45 acre tract;

THENCE S 00 deg. 02' 11" W along the west line of said Tract No. 1, same being the east line of said 42.25 acre tract, 830.88 feet to a 1 inch square tube found on the west side of a 16 inch black jack oak for the southeast corner, said point being the southwest corner of said Tract No. 1 and also being the southwest corner of a certain 13.46 acre tract described in deed records in Volume 449, Page 156, Deed Records of Bowie County, Texas;

THENCE N 89 deg. 22' 17" W generally along a fence line 974.36 feet to a 1/2 inch rebar set at a fence corner, said point being an interior corner of said 42.25 acre tract;

THENCE S 89 deg. 27' 08" W generally along a fence line for an upper south line of said 42.25 acre tract 516.07 feet to a 1/2 inch rebar set at a fence corner for the southwest corner, said point being the upper southwest corner of said 42.25 acre tract;

THENCE N 00 deg. 11' 01" E generally along a fence line for the upper west line of said 42.25 acre tract, at 828.18 feet passing a fence corner and continuing for a total distance of 831.67 feet to a 1/2 inch rebar set in the south right-of-way line of a county road for the northwest corner, said point being the northwest corner of Lot 15, said C.T. Ware Subdivision;

THENCE N 69 deg. 47' 10" E along said right-of-way line, same being the north line of said Ware Subdivision and also being 80 feet at right angles from and parallel to the centerline of the St. Louis Southwestern Rail Road 935.35 feet to a 1/2 inch rebar set for the northerly northeast corner, said point being the northwest corner of said Lot 6;

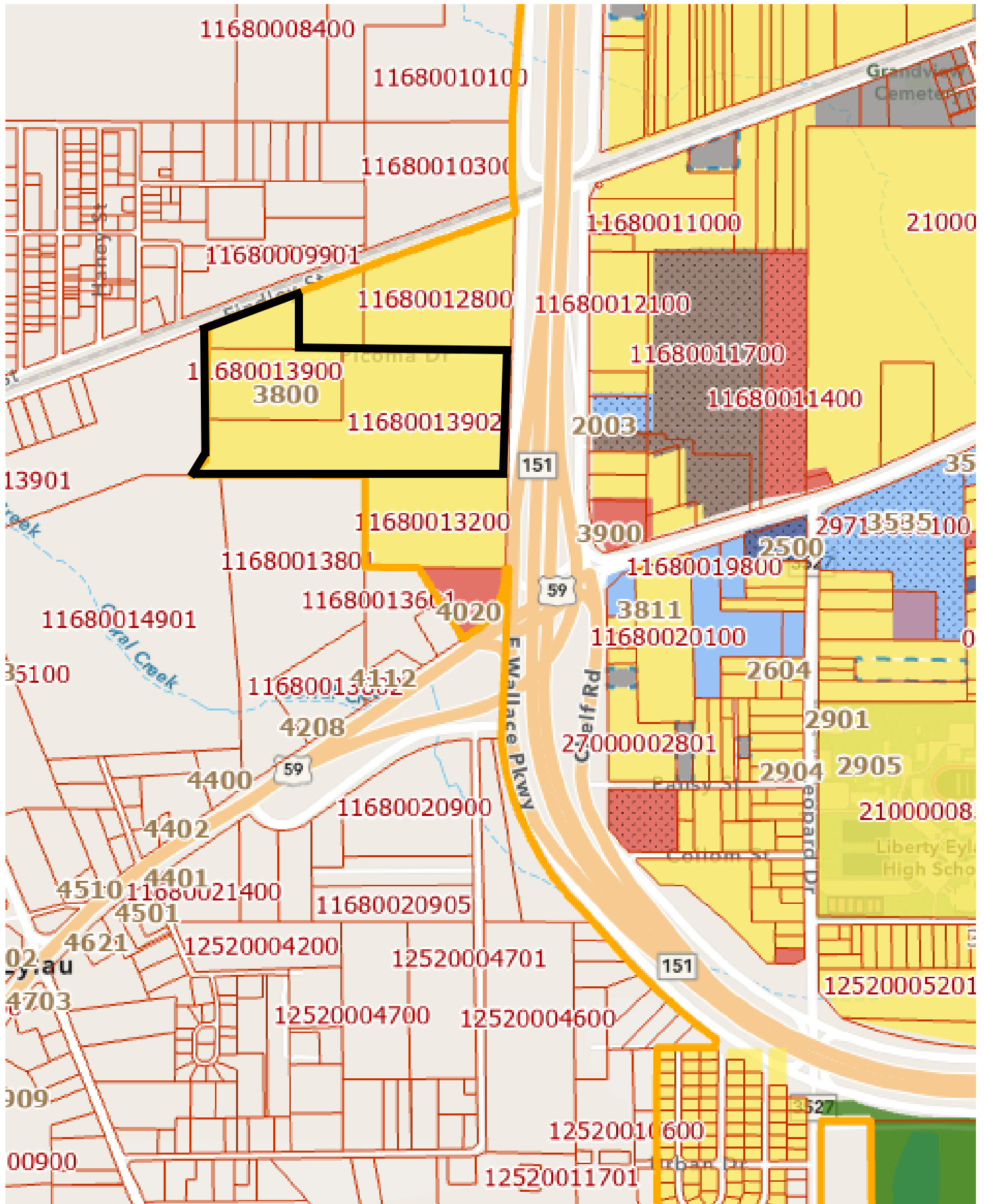
THENCE S 21 deg. 14' 02" E along the west line of said Lot 6, at 0.56 feet passing a 3/4 inch iron rod found at the base of a cross-tie and continuing for a total distance of 318.30 feet to a 1/2 inch iron pipe found for an interior corner;

THENCE N 70 deg. 01' 03" E parallel to the south line of said Lots 5 and 6, 207.74 feet to a 1 inch square tube found for corner in the occupied east line of said Lot 5;

THENCE S 23 deg. 35' 47" E along the occupied east line of said Lot 5, 100.38 feet to a 1/2 inch iron pipe found for corner in the occupied south line of said Ware Subdivision, said point being the occupied southeast corner of said Lot 5;

THENCE N 69 deg. 42' 37" E along the occupied south line of said Ware Subdivision, 277.59 feet to the POINT OF BEGINNING and containing 32.778 acres of land, more or less.

3800 Picoma Drive



Attachment: 2022-027 ATTH 01 (Maps) (3659 : 2022-027 ORD rezoning at 3800 Picoma Drive)

Developing Perspectives and Goals Pending Approval by the City Council:

Perspectives	Goals
Serve the Community	☐ Promote an Environmentally Sensitive & Livable Community ☐ Provide a Safe Community ☒ Deliver Quality Services ☐ Foster a Healthy Community
Run the Operations	☐ Enhance Community Preparedness & Responsiveness ☐ Maximize Partnership Opportunities ☒ Provide Courteous & Responsive Customer Service ☐ Model a Positive City Image ☒ Deliver Efficient Services ☐ Cultivate Community Involvement & Access
Manage the Resources	☐ Maintain Fiscal Strength ☐ Maximize Utilization & Resources ☐ Invest in Infrastructure & Transportation
Develop Personnel	☐ Develop a Skilled & Diverse Workforce ☐ 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:

☐ Newspaper Notice (Required by Statute)	☐ Public Hearing (Required by Statute)
☐ Public Forum/Input Session	☐ Press Release
☐ E-News Distribution	☐ Website Notice
☐ Social Media (Twitter, Facebook, etc.)	☐ Special Mailing
☐ Flyers Posted	☐ Banners Posted
☐ Survey	☐ Automated Phone Call
☒ None Required	☐

Other:

City of Texarkana, Texas

Briefing Sheet

Version:

Update Date: 3/25/2022 9:26 AM

Lead Department: Planning & Zoning Commission **Action Officer:** Laura Puckett, Administrative Coordinator
Subject: Ordinance No. 2022-028 rezoning an approximate 3.3-acre tract of land (being Tract 143A), J. W. Johnson HRS, A-308, located at 804 Jameson Street from Single Family-2 to Single Family-3. Keri Hawkins, owner and Kimberly Holmes, agent.

Briefing: 4/11/2022 **Public Hearing:** 4/11/2022 **Council Vote:** 4/11/2022

Item Schedule

Schedule 2: Brief once - vote once (two weeks)

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Keri Hawkins, owner, and Kimberly Holmes, agent to rezone an approximate 3.3-acre tract of land (being Tract 143A), in the J. W. Johnson HRS, A-308, located at 804 Jameson Street from Single Family-2 to Single Family-3. The property is currently vacant land. The proposed use is a double wide HUD code manufactured home.

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

The City's Zoning Ordinance was amended to comply with the state law in 2002, requiring that all manufactured housing be HUD code building standard. This amendment also stipulated that all HUD code manufactured homes inside the city limits be placed in the Single Family-3 (SF-3) zoning district along with the approval of a Specific Use Permit.

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

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

City of Texarkana, Texas

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

Potential Options:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends for approval of this request.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

The Planning and Zoning Commission unanimously recommended for approval of this request.

Advisory Board/Committee Meeting Date and Minutes:

March 7, 2022

Attachments

- a. 2022-028 ORD rezoning at 804 Jameson St (DOCX)
- b. 2022-028 EXH 'A' (Legal Description) (PDF)
- c. 2022-028 ATTH 01 (Maps) (PDF)
- d. 2022-028 ATTH 02 (Floorplan) (PDF)
- e. 2022-028 Goals & Perspectives (DOCX)

Staff Coordination

Building Code Administration	Mashell Daniel	Reviewer	Completed
03/24/2022 9:46 AM			
City Manager	David Orr	Reviewer	Completed 03/24/2022
3:31 PM			
City Council	Vicky Coopwood	Meeting	Completed 03/28/2022
6:00 PM			

Meeting History

03/28/22 City Council MOVED FORWARD Next: 04/11/22

ORDINANCE NO. 2022-028

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY OF TEXARKANA, TEXAS, BY REZONING A 3.3-ACRE TRACT OF LAND (BEING TRACT 143A), IN THE J. W. JOHNSON HRS, A-308, LOCATED AT 804 JAMESON STREET, IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, FROM A SINGLE FAMILY-2 TO SINGLE FAMILY-3; CONTAINING A REPEALER CLAUSE; CONTAINING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, an application has been filed requesting an amendment to the Zoning Ordinance of the City of Texarkana, Texas, to rezone a **3.3-acre tract of land (being Tract 143A), in the J. W. Johnson HRS, A-308, located at 804 Jameson Street**, in the City of Texarkana, Bowie County, Texas, from **Single Family-2 to Single Family-3**; 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 have afforded and held full and fair hearings 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 five (5) to zero (0) to recommend the application for rezoning from Single Family-2 to Single Family-3, on a 3.3-acre tract of land (being Tract 143A), in the J. W. Johnson HRS, A-308, located at 804 Jameson Street** 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 rezoning the property from **Single Family-2 to Single Family-3** 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 and is hereby further amended to rezone a **3.3-acre tract of land (being Tract 143A), in the J. W. Johnson HRS, A-308, located at 804 Jameson Street** in the City of Texarkana, Bowie County, Texas, from **Single Family-2 to Single Family-3**.

SECTION 2: 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 3: All ordinances or parts of ordinances in conflict herewith are specifically repealed to the extent of such conflict.

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 **11th day of April, 2022.**

ATTEST:

VICKY COOPWOOD, ASST. CITY SECRETARY

BOB BRUGGEMAN, MAYOR

Property Description
3.270 Acres
Bowie County, Texas

All that certain lot, tract or parcel of land lying and situated in the J. W. Johnson Headright Survey, Abstract 308, Bowie County, Texas, being all of that certain tract of land described as 3.3 acres in the deed from Matthew B. Looney to Karen Duffer, dated June 13, 2017, recorded in Document No. 2017-7090 of the Real Property Records of Bowie County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at 1/2 inch steel rod found for a corner, capped MTG 101011-00 (control monument), lying in the South right-of-way line of Jameson Street, the Northwest corner of the said 3.3 acre tract, the Northeast corner of that certain tract of land described as 1.869 acres in the deed from Trevor Aslin, et al, to Wes Unlimited, LLC, dated December 1, 2015, recorded in Document No. 2015-13537 of the Real Property Records of Bowie County, Texas;

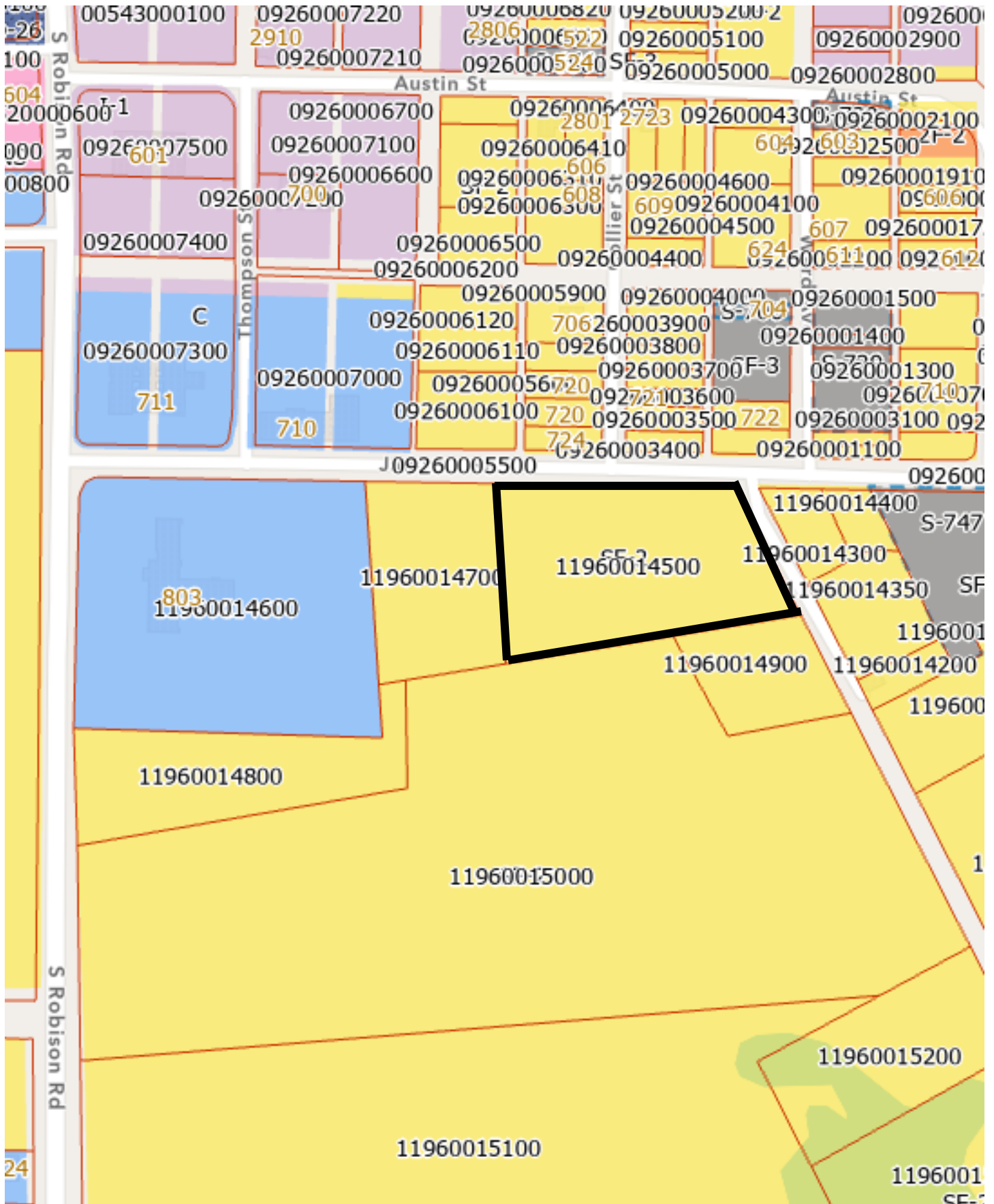
THENCE North 88 degrees 39 minutes 43 seconds East (basis of bearings) a distance of 437.92 feet along the South right-of-way line of the said Jameson Street and the North line of the said 3.3 acre tract to a 1/2 inch steel pipe found for a corner, the Northeast corner of the said 3.3 acre tract, at the intersection of the South right-of-way line of the said Jameson Street and the West right-of-way line of the Matlock Street (undeveloped);

THENCE South 28 degrees 24 minutes 07 seconds East a distance of 270.38 feet along the West right-of-way line of the said Matlock Street and the East line of the said 3.3 acre tract to a 1/2 inch steel rod set for a corner, capped MTG 101011-00, the Southeast corner of the said 3.3 acre tract, the Northeast corner of that certain tract of land described as 1 acre in the Sheriff's deed to Kenric L. Henry, dated April 6, 2010, recorded in Volume 5823, Page 240 of the Real Property Records of Bowie County, Texas;

THENCE South 78 degrees 59 minutes 50 seconds West a distance of 541.21 feet along the South line of the said 3.3 acre tract, the North line of the said 1 acre tract, and the North line of that certain tract of land described in the deed from Henry Williamson to Clay Campbell Williamson, et ux, dated September 25, 1984, recorded in Volume 734, Page 595 of the Real Property Records of Bowie County, Texas, to a 1/2 inch steel rod found for a corner, capped MTG 101011-00, the Southwest corner of the said 3.3 acre tract, the Southeast corner of the said 1.869 acre tract;

THENCE North 06 degrees 03 minutes 48 seconds West a distance of 332.76 feet along the West line of the said 1.869 acre tract to the point of beginning and containing 3.270 acres of land, at the time of this survey.

804 Jameson Street

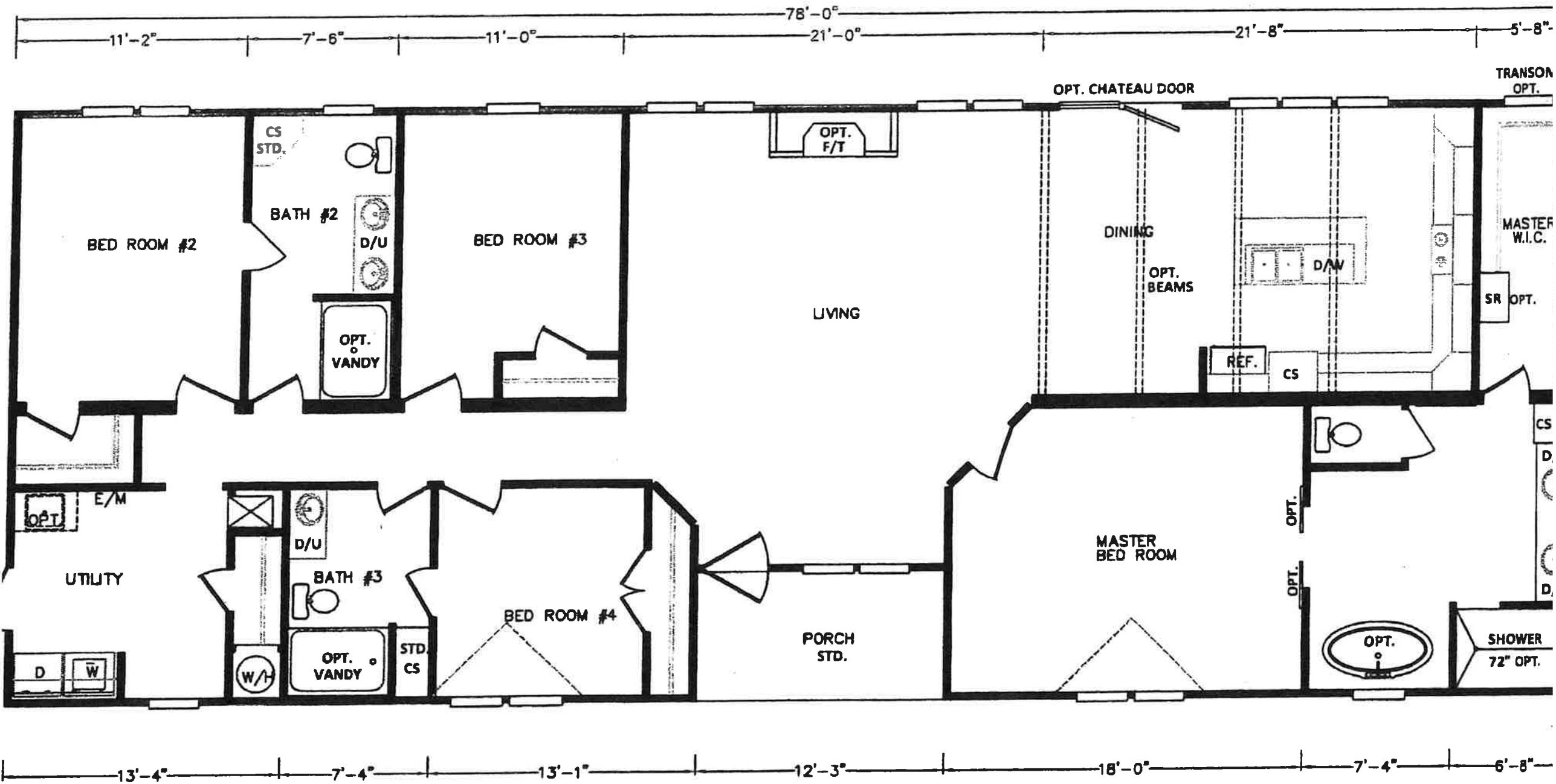


Attachment: 2022-028 ATTH 01 (Maps) (3660 : 2022-028 ORD rezoning at 804 Jameson)

804 Jameson Street



Attachment: 2022-028 ATTH 01 (Maps) (3660 : 2022-028 ORD rezoning at 804 Jameson)



Attachment: 2022-028 ATTH 02 (Floorplan) (3660 : 2022-028 ORD rezoning at 804 Jameson)

Developing Perspectives and Goals Pending Approval by the City Council:

Perspectives	Goals
Serve the Community	☐ Promote an Environmentally Sensitive & Livable Community ☐ Provide a Safe Community ☒ Deliver Quality Services ☐ Foster a Healthy Community
Run the Operations	☐ Enhance Community Preparedness & Responsiveness ☐ Maximize Partnership Opportunities ☒ Provide Courteous & Responsive Customer Service ☐ Model a Positive City Image ☒ Deliver Efficient Services ☐ Cultivate Community Involvement & Access
Manage the Resources	☐ Maintain Fiscal Strength ☐ Maximize Utilization & Resources ☐ Invest in Infrastructure & Transportation
Develop Personnel	☐ Develop a Skilled & Diverse Workforce ☐ 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:

☐ Newspaper Notice (Required by Statute)	☐ Public Hearing (Required by Statute)
☐ Public Forum/Input Session	☐ Press Release
☐ E-News Distribution	☐ Website Notice
☐ Social Media (Twitter, Facebook, etc.)	☐ Special Mailing
☐ Flyers Posted	☐ Banners Posted
☐ Survey	☐ Automated Phone Call
☒ None Required	☐

Other:

City of Texarkana, Texas

Briefing Sheet

Version:

Update Date: 3/25/2022 9:27 AM

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

Subject: Ordinance No. 2022-029 granting a Specific Use Permit to allow the location of a double wide HUD code manufactured home on an approximate 3.3-acre tract of land (being Tract 143A), J. W. Johnson HRS, A-308, located at 804 Jameson Street. Keri Hawkins, owner and Kimberly Homes, agent.

Briefing: 4/11/2022 **Public Hearing:** 4/11/2022 **Council Vote:** 4/11/2022

Item Schedule

Schedule 2: Brief once - vote once (two weeks)

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Keri Hawkins, owner, and Kimberly Holmes, agent for a specific user permit to allow the location of a double wide HUD code manufactured home on an approximate 3.3-acre tract of land (being Tract 143A), in the J. W. Johnson HRS, A-308, located at 804 Jameson Street. This is currently vacant land.

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

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

The City's Zoning Ordinance was amended to comply with the state law in 2002, requiring that all manufactured housing be HUD code building standard. This amendment also stipulated that all HUD code manufactured homes inside the city limits be placed in the Single Family-3 zoning district along with the approval of a Specific Use Permit.

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

1. That one 2022 or newer double wide HUD code manufactured home be allowed on this property.
2. That the double wide HUD code manufactured home be tied down/skirted/underpinned.
3. That the double wide HUD code manufactured home be used for dwelling purposes only, human occupancy only.

City of Texarkana, Texas

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

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

Potential Options:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends for approval of this request with stipulations.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

The Planning and Zoning Commission unanimously recommended for approval of this request with stipulations.

Advisory Board/Committee Meeting Date and Minutes:

March 7, 2022

Attachments

- a. 2022-029 ORD granting SUP at 804 Jameson St (DOCX)
- b. 2022-029 EXH 'A' (Legal Description) (PDF)
- c. 2022-029 ATTH 01 (Maps) (PDF)
- d. 2022-029 ATTH 02 (Floorplan) (PDF)
- e. 2022-029 Goals & Perspectives (DOCX)

Staff Coordination

City of Texarkana, Texas

Building Code Administration	Mashell Daniel	Reviewer	Completed
03/24/2022 9:46 AM			
City Manager	David Orr	Reviewer	Completed 03/24/2022
3:31 PM			
City Council	Vicky Coopwood	Meeting	Completed 03/28/2022
6:00 PM			

Meeting History

03/28/22 City Council MOVED FORWARD Next: 04/11/22

ORDINANCE NO. 2022-029

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-749 TO ALLOW THE LOCATION OF A HUD CODE MANUFACTURED HOME ON A 3.3-ACRE TRACT OF LAND (BEING TRACT 143A), IN THE J. W. JOHNSON HRS, A-308, LOCATED AT 804 JAMESON 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 location of a HUD code manufactured home on a **3.3-acre tract of land (being Tract 143A), in the J. W. Johnson HRS, A-308, located at 804 Jameson 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 have afforded and held full and fair hearings 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 five (5) to zero (0) to recommend** to the City Council of Texarkana, Texas, that a **Specific Use Permit be granted to allow the location of a HUD code manufactured home** 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 to grant **Specific Use Permit Numbered S-749 for the location of a HUD code manufactured home** on a 3.3-acre tract of land (being Tract 143A), in the J. W. Johnson HRS, A-308, located at 804 Jameson Street, in the City of Texarkana, Bowie County, Texas.

SECTION 2: The following stipulations are hereby imposed and made a part of this ordinance:

1. That a 2022 or newer double wide HUD code manufactured home be allowed on this property. See attached floor plan of home.
2. That the double wide HUD code manufactured home be tied down/skirted/underpinned.
3. That the double wide HUD code manufactured home be used for dwelling purposes only, human occupancy only.
4. That the Specific Use Permit be in effect for a period of three (3) years, beginning at the date of this ordinance. It is the owner's responsibility to renew this permit.
5. That if the HUD code manufactured home is not placed on the property within the three (3) year period, the Specific Use Permit will automatically be revoked.
6. That all driveways, parking, building codes/setbacks, engineered foundation, platting and flood plain requirements must be in accordance with the City of Texarkana, Texas codes.

SECTION 3: All ordinances or parts of ordinances in conflict herewith are specifically repealed to the extent of such conflict.

SECTION 4: 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 5: 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 **11th day of April, 2022.**

ATTEST:

VICKY COOPWOOD, ASST. CITY SECRETARY

BOB BRUGGEMAN, MAYOR

Property Description
3.270 Acres
Bowie County, Texas

All that certain lot, tract or parcel of land lying and situated in the J. W. Johnson Headright Survey, Abstract 308, Bowie County, Texas, being all of that certain tract of land described as 3.3 acres in the deed from Matthew B. Looney to Karen Duffer, dated June 13, 2017, recorded in Document No. 2017-7090 of the Real Property Records of Bowie County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at 1/2 inch steel rod found for a corner, capped MTG 101011-00 (control monument), lying in the South right-of-way line of Jameson Street, the Northwest corner of the said 3.3 acre tract, the Northeast corner of that certain tract of land described as 1.869 acres in the deed from Trevor Aslin, et al, to Wes Unlimited, LLC, dated December 1, 2015, recorded in Document No. 2015-13537 of the Real Property Records of Bowie County, Texas;

THENCE North 88 degrees 39 minutes 43 seconds East (basis of bearings) a distance of 437.92 feet along the South right-of-way line of the said Jameson Street and the North line of the said 3.3 acre tract to a 1/2 inch steel pipe found for a corner, the Northeast corner of the said 3.3 acre tract, at the intersection of the South right-of-way line of the said Jameson Street and the West right-of-way line of the Matlock Street (undeveloped);

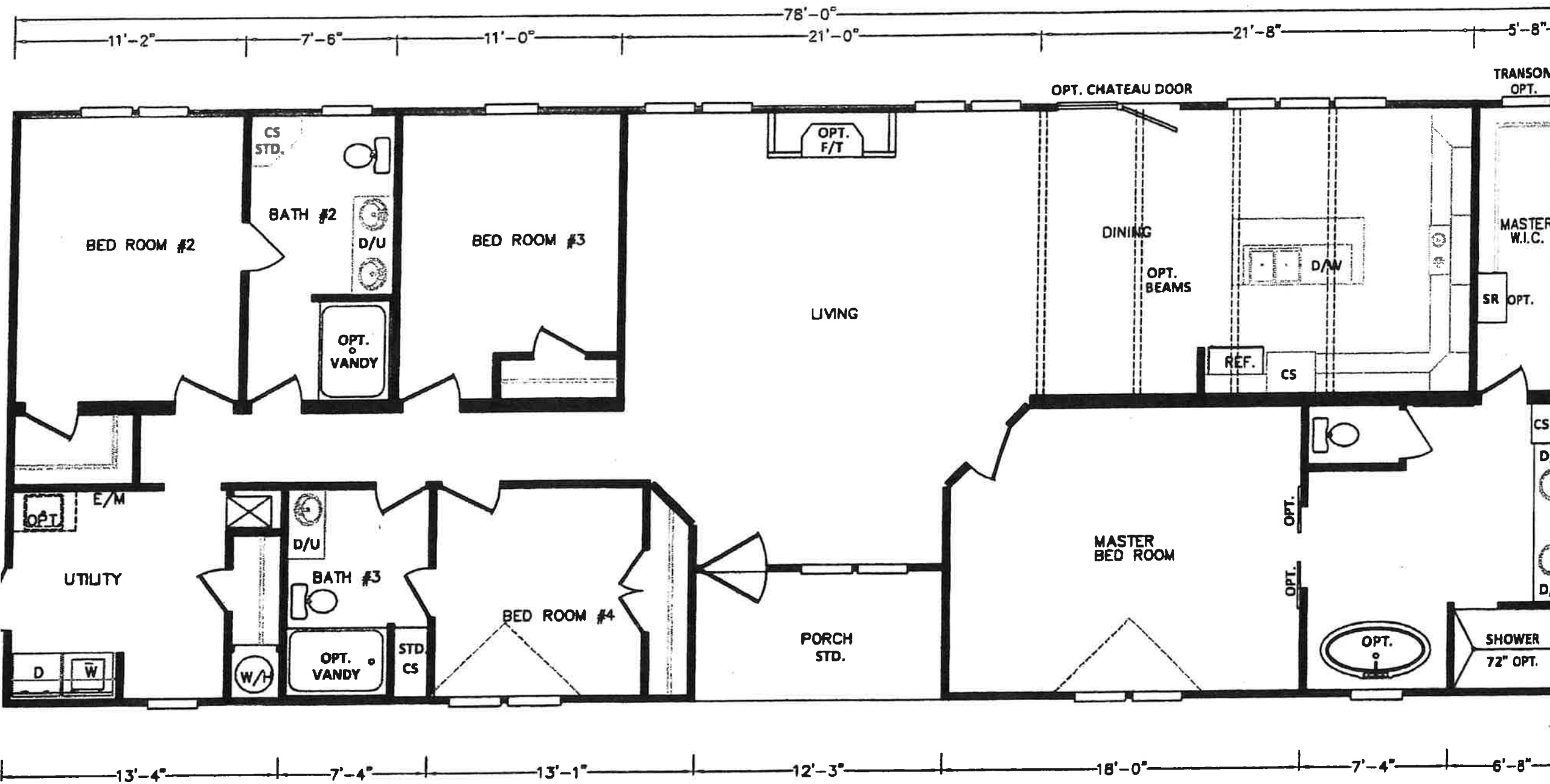
THENCE South 28 degrees 24 minutes 07 seconds East a distance of 270.38 feet along the West right-of-way line of the said Matlock Street and the East line of the said 3.3 acre tract to a 1/2 inch steel rod set for a corner, capped MTG 101011-00, the Southeast corner of the said 3.3 acre tract, the Northeast corner of that certain tract of land described as 1 acre in the Sheriff's deed to Kenric L. Henry, dated April 6, 2010, recorded in Volume 5823, Page 240 of the Real Property Records of Bowie County, Texas;

THENCE South 78 degrees 59 minutes 50 seconds West a distance of 541.21 feet along the South line of the said 3.3 acre tract, the North line of the said 1 acre tract, and the North line of that certain tract of land described in the deed from Henry Williamson to Clay Campbell Williamson, et ux, dated September 25, 1984, recorded in Volume 734, Page 595 of the Real Property Records of Bowie County, Texas, to a 1/2 inch steel rod found for a corner, capped MTG 101011-00, the Southwest corner of the said 3.3 acre tract, the Southeast corner of the said 1.869 acre tract;

THENCE North 06 degrees 03 minutes 48 seconds West a distance of 332.76 feet along the West line of the said 1.869 acre tract to the point of beginning and containing 3.270 acres of land, at the time of this survey.

The map displays a grid of residential lots. The highlighted lot, 11960014500, is located in the center-right of the map. It is a yellow-colored lot, indicating it is residential. The lot is bounded by Austin St to the north, Thompson St to the west, and S Robison Rd to the east. The lot number 11960014500 is printed in black text on the lot. Other nearby lots include 11960014300, 11960014350, 11960014400, 11960014600, 11960014700, 11960014800, 11960014900, 11960015000, 11960015100, 11960015200, 11960015300, 11960015400, 11960015500, 11960015600, 11960015700, 11960015800, 11960015900, 11960016000, 11960016100, 11960016200, 11960016300, 11960016400, 11960016500, 11960016600, 11960016700, 11960016800, 11960016900, 11960017000, 11960017100, 11960017200, 11960017300, 11960017400, 11960017500, 11960017600, 11960017700, 11960017800, 11960017900, 11960018000, 11960018100, 11960018200, 11960018300, 11960018400, 11960018500, 11960018600, 11960018700, 11960018800, 11960018900, 11960019000, 11960019100, 11960019200, 11960019300, 11960019400, 11960019500, 11960019600, 11960019700, 11960019800, 11960019900, 11960020000, 11960020100, 11960020200, 11960020300, 11960020400, 11960020500, 11960020600, 11960020700, 11960020800, 11960020900, 11960021000, 11960021100, 11960021200, 11960021300, 11960021400, 11960021500, 11960021600, 11960021700, 11960021800, 11960021900, 11960022000, 11960022100, 11960022200, 11960022300, 11960022400, 11960022500, 11960022600, 11960022700, 11960022800, 11960022900, 11960023000, 11960023100, 11960023200, 11960023300, 11960023400, 11960023500, 11960023600, 11960023700, 11960023800, 11960023900, 11960024000, 11960024100, 11960024200, 11960024300, 11960024400, 11960024500, 11960024600, 11960024700, 11960024800, 11960024900, 11960025000, 11960025100, 11960025200, 11960025300, 11960025400, 11960025500, 11960025600, 11960025700, 11960025800, 11960025900, 11960026000, 11960026100, 11960026200, 11960026300, 11960026400, 11960026500, 11960026600, 11960026700, 11960026800, 11960026900, 11960027000, 11960027100, 11960027200, 11960027300, 11960027400, 11960027500, 11960027600, 11960027700, 11960027800, 11960027900, 11960028000, 11960028100, 11960028200, 11960028300, 11960028400, 11960028500, 11960028600, 11960028700, 11960028800, 11960028900, 11960029000, 11960029100, 11960029200, 11960029300, 11960029400, 11960029500, 11960029600, 11960029700, 11960029800, 11960029900, 11960030000, 11960030100, 11960030200, 11960030300, 11960030400, 11960030500, 11960030600, 11960030700, 11960030800, 11960030900, 11960031000, 11960031100, 11960031200, 11960031300, 11960031400, 11960031500, 11960031600, 11960031700, 11960031800, 11960031900, 11960032000, 11960032100, 11960032200, 11960032300, 11960032400, 11960032500, 11960032600, 11960032700, 11960032800, 11960032900, 11960033000, 11960033100, 11960033200, 11960033300, 11960033400, 11960033500, 11960033600, 11960033700, 11960033800, 11960033900, 11960034000, 11960034100, 11960034200, 11960034300, 11960034400, 11960034500, 11960034600, 11960034700, 11960034800, 11960034900, 11960035000, 11960035100, 11960035200, 11960035300, 11960035400, 11960035500, 11960035600, 11960035700, 11960035800, 11960035900, 11960036000, 11960036100, 11960036200, 11960036300, 11960036400, 11960036500, 11960036600, 11960036700, 11960036800, 11960036900, 11960037000, 11960037100, 11960037200, 11960037300, 11960037400, 11960037500, 11960037600, 11960037700, 11960037800, 11960037900, 11960038000, 11960038100, 11960038200, 11960038300, 11960038400, 11960038500, 11960038600, 11960038700, 11960038800, 11960038900, 11960039000, 11960039100, 11960039200, 11960039300, 11960039400, 11960039500, 11960039600, 11960039700, 11960039800, 11960039900, 11960040000, 11960040100, 11960040200, 11960040300, 11960040400, 11960040500, 11960040600, 11960040700, 11960040800, 11960040900, 11960041000, 11960041100, 11960041200, 11960041300, 11960041400, 11960041500, 11960041600, 11960041700, 11960041800, 11960041900, 11960042000, 11960042100, 11960042200, 11960042300, 11960042400, 11960042500, 11960042600, 11960042700, 11960042800, 11960042900, 11960043000, 11960043100, 11960043200, 11960043300, 11960043400, 11960043500, 11960043600, 11960043700, 11960043800, 11960043900, 1196004

Attachment: 2022-029 ATTH 01 (Maps) (3661 : 2022-029 ORD SUP for HUD code manfctrd home at 804 Jameson)



Attachment: 2022-029 ATTH 02 (Floorplan) (3661 : 2022-029 ORD SUP for HUD code manfctrd home at 804

Developing Perspectives and Goals Pending Approval by the City Council:

Perspectives	Goals
Serve the Community	☐ Promote an Environmentally Sensitive & Livable Community ☐ Provide a Safe Community ☒ Deliver Quality Services ☐ Foster a Healthy Community
Run the Operations	☐ Enhance Community Preparedness & Responsiveness ☐ Maximize Partnership Opportunities ☒ Provide Courteous & Responsive Customer Service ☐ Model a Positive City Image ☒ Deliver Efficient Services ☐ Cultivate Community Involvement & Access
Manage the Resources	☐ Maintain Fiscal Strength ☐ Maximize Utilization & Resources ☐ Invest in Infrastructure & Transportation
Develop Personnel	☐ Develop a Skilled & Diverse Workforce ☐ 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:

☐ Newspaper Notice (Required by Statute)	☐ Public Hearing (Required by Statute)
☐ Public Forum/Input Session	☐ Press Release
☐ E-News Distribution	☐ Website Notice
☐ Social Media (Twitter, Facebook, etc.)	☐ Special Mailing
☐ Flyers Posted	☐ Banners Posted
☐ Survey	☐ Automated Phone Call
☒ None Required	☐

Other:

City of Texarkana, Texas

Briefing Sheet

Version:

Update Date: 3/25/2022 9:25 AM

Lead Department: Planning & Zoning Commission **Action Officer:** Laura Puckett, Administrative Coordinator
Subject: Ordinance No. 2022-030 approving an amendment to PD-02-13 (GR) for site plan approval on Lot 1B, Block 6, Replat No.1 of Richmond Fifth Subdivision, located at 3402 Arista Boulevard. Aven Williamson, owner and David Williams, MTG Engineers and Surveyors, agent.

Briefing: 4/11/2022 **Public Hearing:** 4/11/2022 **Council Vote:** 4/11/2022

Item Schedule

Schedule 2: Brief once - vote once (two weeks)

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Aven Williamson, owner, and David Williams, MTG Engineers and Surveyors, agent, for site plan approval on Lot 1B, Block 6, Replat No. 1 of Richmond Fifth Subdivision, located at the 3402 Arista Boulevard. The current zoning is Planned Development-General Retail. The property is currently vacant property. The proposed use is for offices.

The adjacent zoning is Planned Development-General Retail to the north, south, and east, and general retail to the west. The adjacent land use is beauty salon to the north, vacant land to the south and east, and multiple-family residential to the west.

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

The site plan consists of the following:

1. The construction of a 3,187 sq. ft. building.
2. The façade will be brick and stone.
3. The access driveway will be off Arista Boulevard.
4. 16 parking spaces and 1 handicapped space. Each parking space must be a minimum of 180 sq. ft. (9'x20' or 10'x18').
5. A brick and stone, 4' x 8' monument style sign. No Electronic messaging will be allowed.

Not on the site Plan: Waste Management poly cart for trash disposal.

City of Texarkana, Texas

Fire Department comments: Fire Lane may be required if any portion of the building is more than 150 feet from center of the roadway.

Please see attached comments from Texarkana Water Utilities.

Staff recommends for approval of the site plan.

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

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

Potential Options:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends for approval this this site plan with stipulations.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

The Planning and Zoning Commission unanimously recommended for approval of this request with stipulations.

Advisory Board/Committee Meeting Date and Minutes:

March 7, 2022

Attachments

- a. 2022-030 ORD Amendment to PD-02-13(GR) for site plan approval (DOCX)
- b. 2022-030 EXH 'A' (site plan) (PDF)
- c. 2022-030 ATTH 01 (Maps) (PDF)
- d. 2022-030 ATTH 02 (elevation and photo) (PDF)

City of Texarkana, Texas

- e. 2022-030 ATTH 03 (TWU Comments) (PDF)
- f. 2022-030 Goals & Perspectives (DOCX)

Staff Coordination

Building Code Administration	Mashell Daniel	Reviewer	Completed
	03/24/2022 9:46 AM		
City Manager	David Orr	Reviewer	Completed 03/24/2022
3:32 PM			
City Council	Vicky Coopwood	Meeting	Completed 03/28/2022
6:00 PM			

Meeting History

03/28/22	City Council	MOVED FORWARD	Next: 04/11/22
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ORDINANCE NO. 2022-030

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING PD-02-13 (GR) FOR SITE PLAN APPROVAL ON LOT 1B, BLOCK 6, REPLAT NO. 1 OF RICHMOND FIFTH SUBDIVISION, LOCATED AT 3402 ARISTA BOULEVARD 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’)** on **Lot 1B, Block 6, Replat No. 1 of Richmond Fifth Subdivision, located at 3402 Arista Boulevard** in the City of Texarkana, Bowie County, Texas; and

WHEREAS, the subject property is zoned Planned Development-Office [PD-02-13 (GR)], and approval of the site plan (**Exhibit ‘A’**) would constitute an amendment to PD-02-13 (GR); and

WHEREAS, the proposed use is consistent with the listed uses in the Land Development Code for the zoning classification of Planned Development-General Retail; 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 this amendment, have given the requisite notices by publication and otherwise, and have afforded and held full and fair hearings 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 (Exhibit ‘A’)** to the City Council of the City 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’**) on **Lot 1B, Block 6, Replat No. 1 of Richmond Fifth Subdivision located at 3402 Arista Boulevard** in the City of Texarkana, Texas, Bowie County, Texas, is hereby approved and hereby amends PD-02-13 (GR).

SECTION 2: PD-02-13 (GR) is hereby amended by approval of the site plan (**Exhibit ‘A’**), incorporated herein by reference for all purposes said site plan includes and consists of the following:

1. The construction of a 3,187 sq. ft. building.
2. The façade will be brick and stone.
3. The access driveway will be off Arista Boulevard.
4. Sixteen (16) parking spaces and one (1) handicapped space. Each parking space must be a minimum of 180 sq. ft. (9’x20’ or 10’x18’).
5. A brick and stone, 4’ x 8’ monument style sign. No Electronic messaging will be allowed.
6. Waste Management poly cart for trash disposal (not on the site plan).

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: 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 **11th day of April, 2022.**

ATTEST:

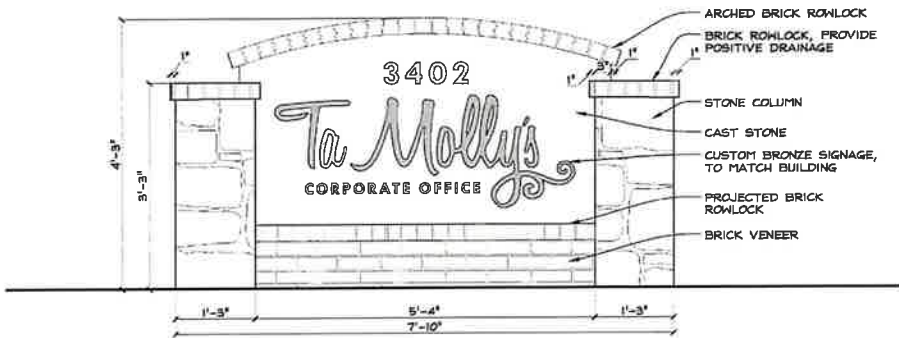
VICKY COOPWOOD, ASST. CITY SECRETARY

BOB BRUGGEMAN, MAYOR

2022-030 EXH 'A'



MONUMENT SIGN RENDERING
N.T.S.

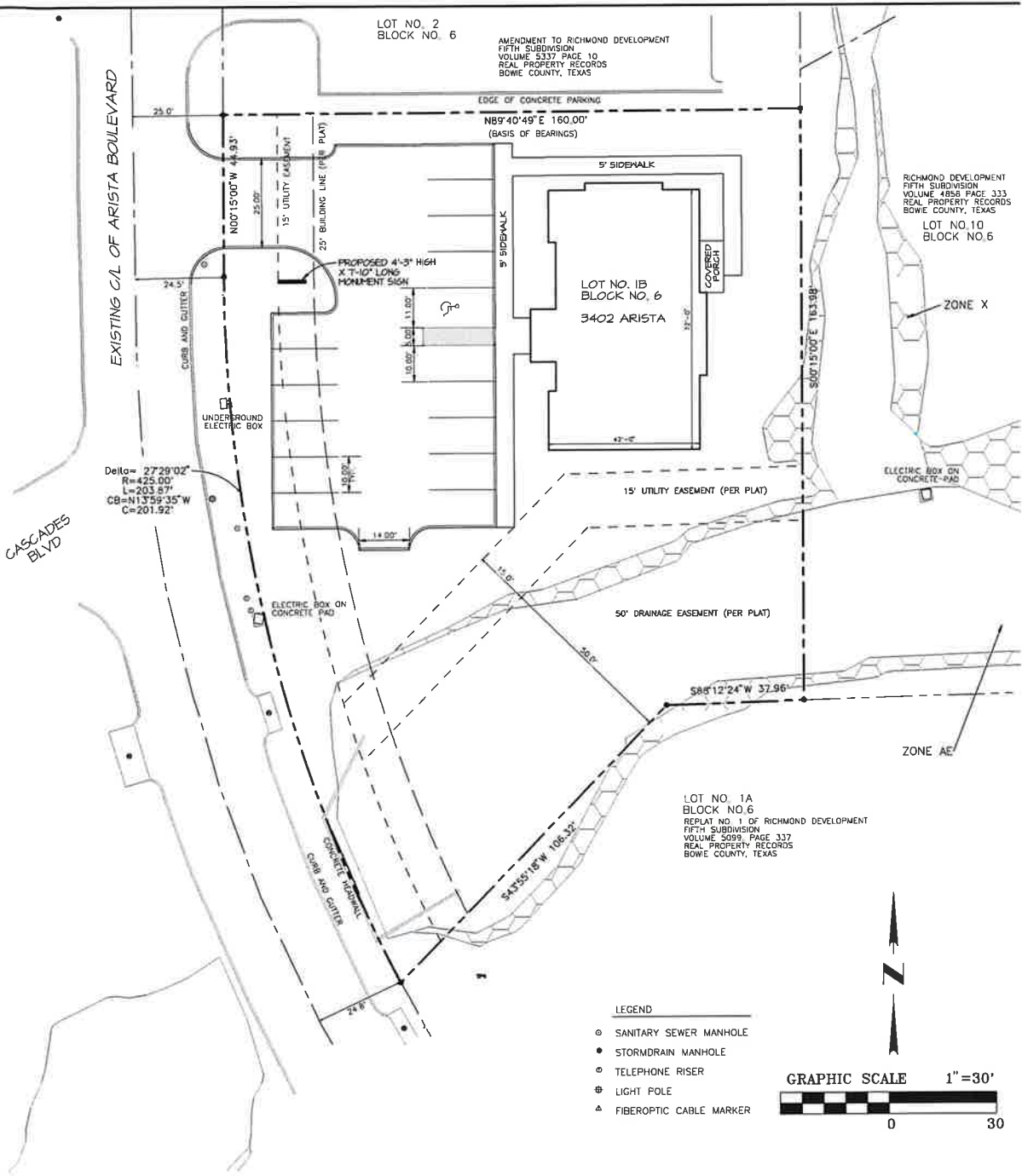


ELEVATION of MONUMENT SIGN

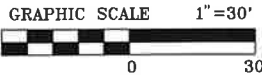
3/4" = 1'-0"



LOCATION MAP
N.T.S.



- LEGEND
- SANITARY SEWER MANHOLE
 - STORMDRAIN MANHOLE
 - TELEPHONE RISER
 - ⊙ LIGHT POLE
 - △ FIBEROPTIC CABLE MARKER



SITE DATA

ZONING - PD GENERAL RETAIL (NOTE, ALL ADJOINING PROPERTY IS ZONED PD GENERAL RETAIL).

PROPOSED 3,081 SQ. FT. OFFICE BUILDING

PARKING REQUIRED = 11 SPACES (1 H/C SPACE)

PARKING PROVIDED = 16 SPACES (1 H/C SPACE)

FINISHED FLOOR ELEVATION SHALL BE A MINIMUM OF ONE FOOT ABOVE THE BASE FLOOD ELEVATION.

NO FILL IS TO BE PLACED IN THE FEMA ZONE AE.

5830 SUMMERHILL ROAD
TEXARKANA, TEXAS
P 903.838.8533
www.mtgengineers.com
TYPE FIRM NO. F-304
AR CDA NO. 125

MTG
ENGINEERS
& SURVEYORS

© MTG 2022

STATE OF TEXAS
DANIEL A. WILLIAMS
88437
REGISTERED PROFESSIONAL ENGINEER

ISSUED FOR PD SITE PLAN
APPROVAL PURPOSES ONLY

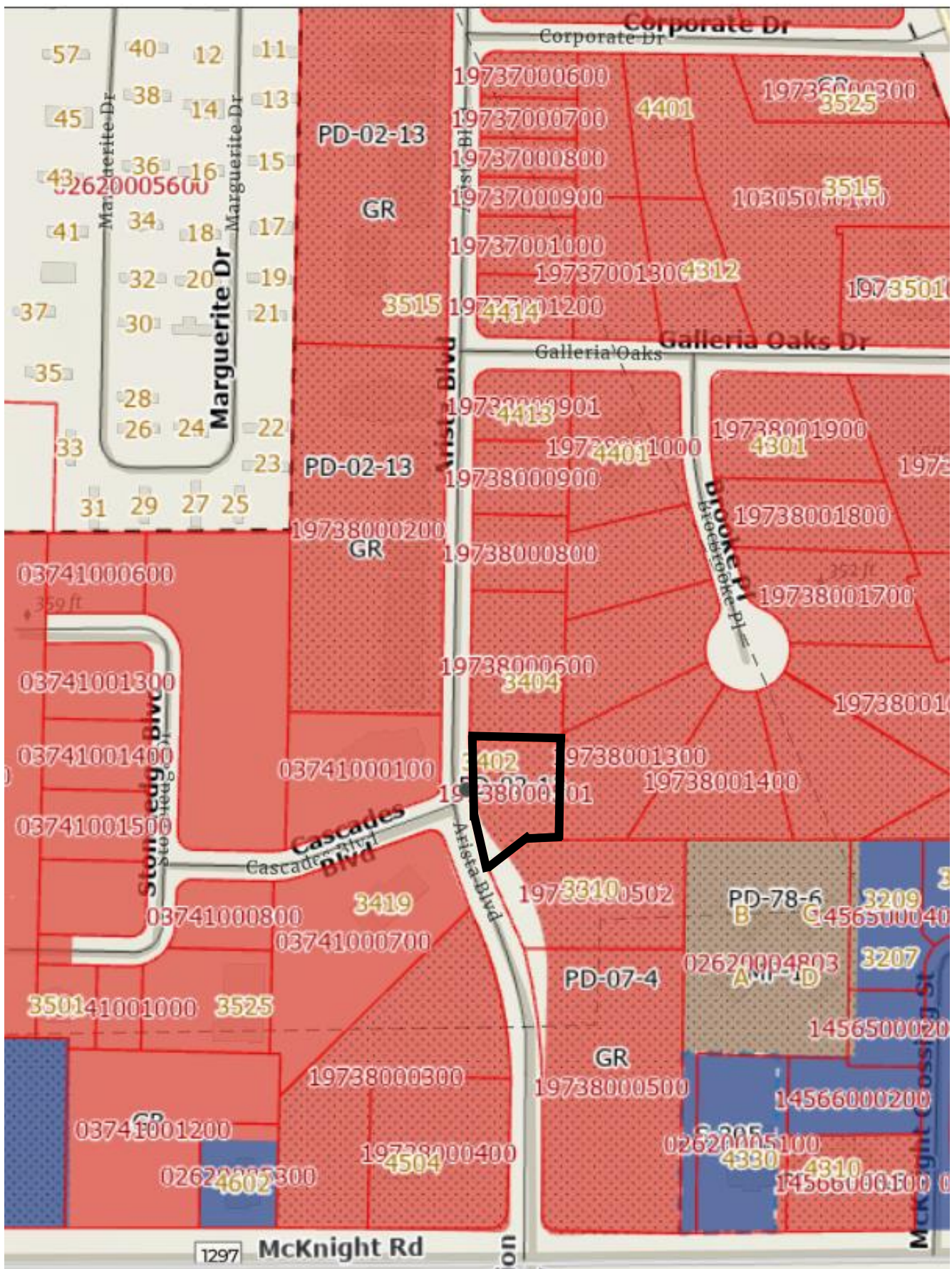
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Checked By: DAK
File No: _____

PLANNED
DEVELOPMENT
SITE PLAN

OFFICE BUILDING
3402 ARISTA
DSK PROPERTIES

Drawing Date:
2/15/2022
Project Number:
216096
Sheet Number:

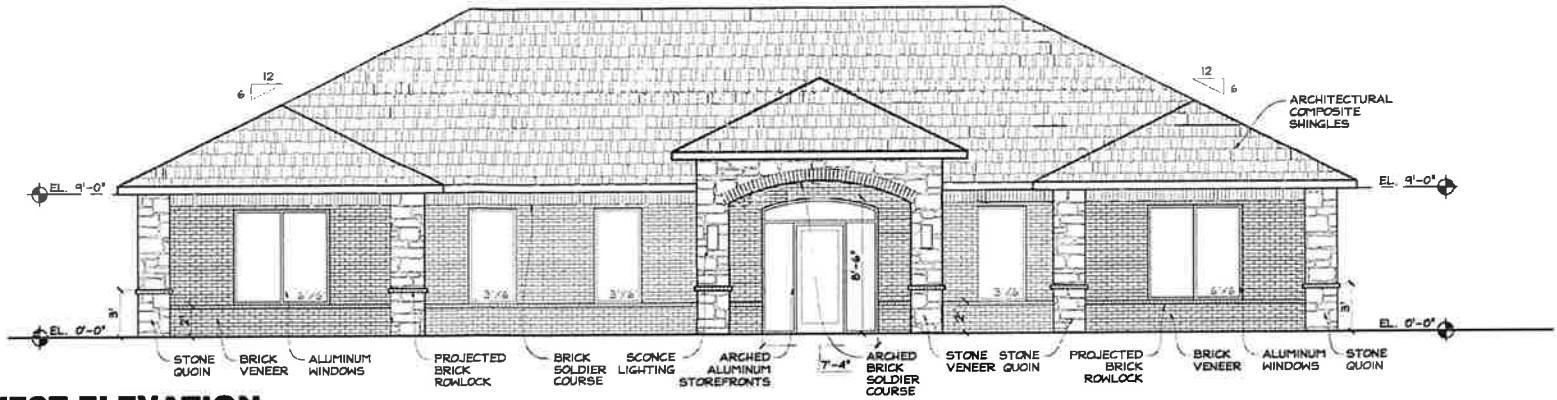
Attachment: 2022-030 ATTH 01 (Maps) (3662 : 2022-030 ORD site plan approval at 3402 Arista Blvd)



3402 Arista Blvd.

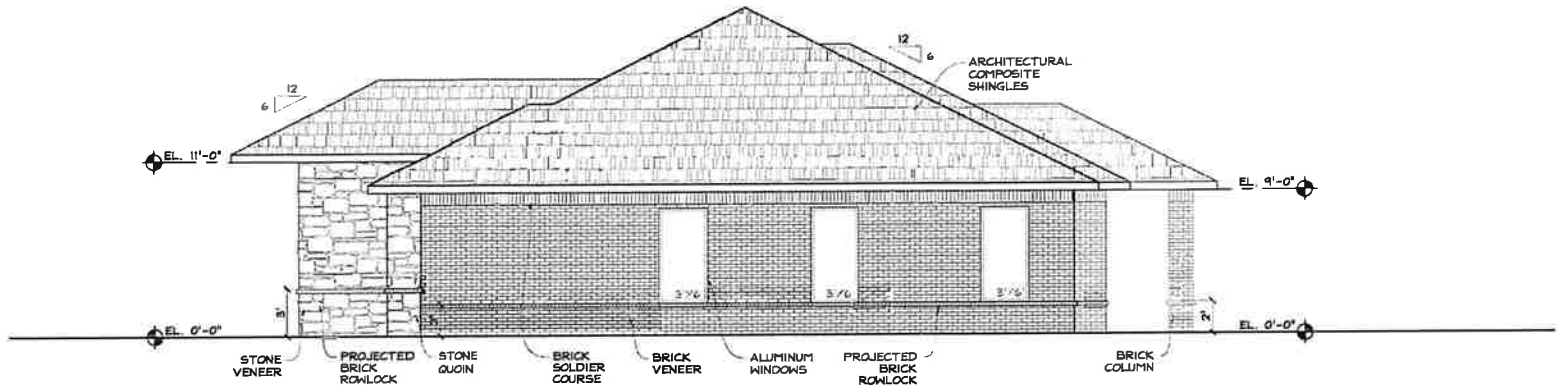


Attachment: 2022-030 ATTH 01 (Maps) (3662 : 2022-030 ORD site plan apprvl at 3402 Arista Blvd)



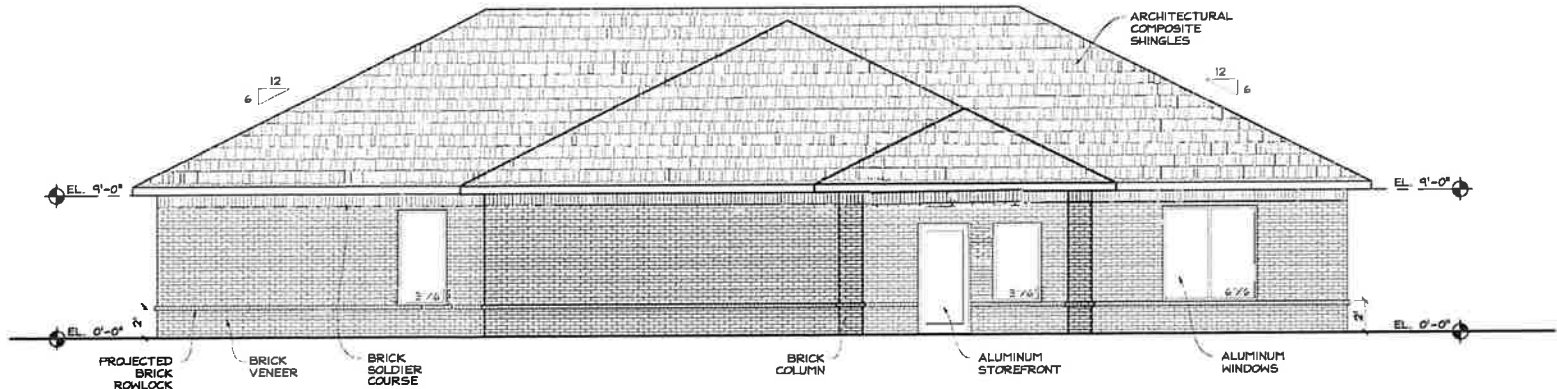
WEST ELEVATION

3/16" = 1'-0"



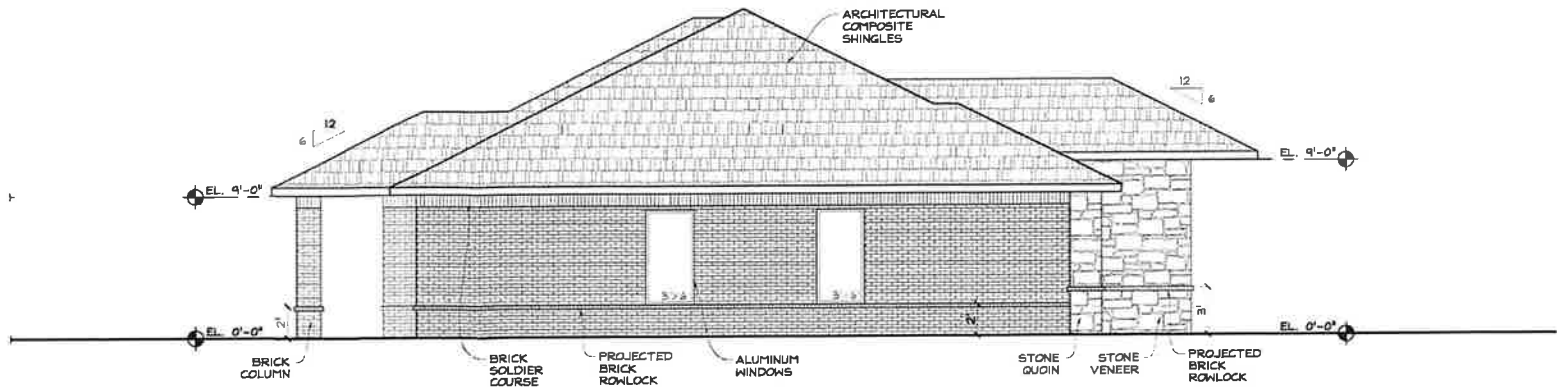
SOUTH ELEVATION

3/16" = 1'-0"



EAST ELEVATION

3/16" = 1'-0"



NORTH ELEVATION

3/16" = 1'-0"

6630 SUMMERSHILL ROAD
TEXARKANA, TEXAS 75583
P 903.638.6333
www.mtgengineers.com
TBBE FIRM NO. E-384
AR C&A NO. 125

MTG
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& SURVEYORS

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2/15/2022
ISSUED FOR PD SITE PLAN
APPROVAL PURPOSES ONLY

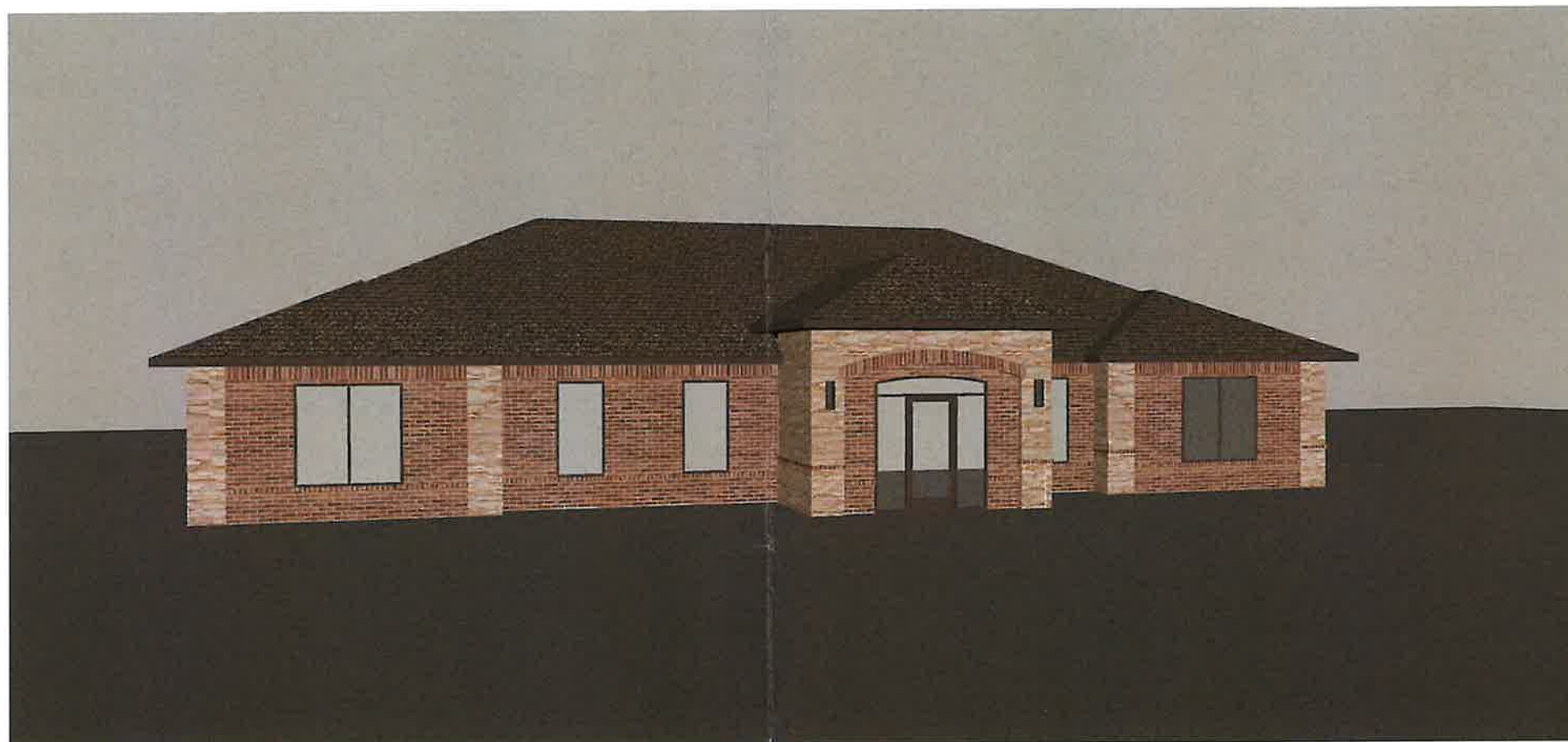
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PLANNED
DEVELOPMENT
BUILDING
ELEVATIONS

OFFICE BUILDING
3402 ARISTA
DSK PROPERTIES

Drawing Date: 2/15/2022
Project Number: 216096
Sheet Number:

2022-030 ATTH 02



OFFICE BUILDING
3402 ARISTA
DSK PROPERTIES

PLANNED DEVELOPMENT BUILDING ELEVATIONS

Scale	Drawn By	Checked By	MAW	File No.
	26			



MTG
**ENGINEERS
& SURVEYORS**

Drawing Date
2/15/2022

Project Number
216096

Sheet Number

Attachment: 2022-030 ATTH 02 (elevation and photo) (3662 : 2022-030 ORD site plan apprvl at 3402 Arista Blvd)

2022-030 ATTH 03



Texarkana Water Utilities

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

(903) 798-3800 Phone

711 TTY

(903) 791-0724 Fax

MEMORANDUM

To: Laura Puckett, Zoning Administrator, City of Texarkana, Texas

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

Date: March 1, 2022

Re: **TaMolly's Corporate Office @ 3402 Arista Boulevard**

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

1. There is an existing eight-inch (8") water main on the west side of Arista Boulevard.
2. There is an existing eight-inch (8") sanitary sewer main on the east side of Arista Boulevard. There is also an existing eight-inch (8") sanitary sewer main running east and west across said property approximately 110' from the north property line.
3. The Utility reserves the right to request additional utility easements upon review of the plans.
4. The size and location of the existing water and sanitary sewer mains have not been field verified. The developer's representative shall field verify the size and location of the existing utilities before designing or constructing extensions of the system

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

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

Attachment: 2022-030 ATTH 03 (TWU Comments) (3662 : 2022-030 ORD site plan apprvl at 3402 Arista Blvd)

Developing Perspectives and Goals Pending Approval by the City Council:

Perspectives	Goals
Serve the Community	☐ Promote an Environmentally Sensitive & Livable Community ☐ Provide a Safe Community ☒ Deliver Quality Services ☐ Foster a Healthy Community
Run the Operations	☐ Enhance Community Preparedness & Responsiveness ☐ Maximize Partnership Opportunities ☒ Provide Courteous & Responsive Customer Service ☐ Model a Positive City Image ☒ Deliver Efficient Services ☐ Cultivate Community Involvement & Access
Manage the Resources	☐ Maintain Fiscal Strength ☐ Maximize Utilization & Resources ☐ Invest in Infrastructure & Transportation
Develop Personnel	☐ Develop a Skilled & Diverse Workforce ☐ 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:

☐ Newspaper Notice (Required by Statute)	☐ Public Hearing (Required by Statute)
☐ Public Forum/Input Session	☐ Press Release
☐ E-News Distribution	☐ Website Notice
☐ Social Media (Twitter, Facebook, etc.)	☐ Special Mailing
☐ Flyers Posted	☐ Banners Posted
☐ Survey	☐ Automated Phone Call
☒ None Required	☐

Other:

Briefing Sheet

Version:
Update Date: 4/5/2022 4:44 PM

Lead Department: City Manager

Action Officer: Jennifer Evans, City Secretary

Subject: Proposed Redistricting Plan

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

A review of the 2020 census data reveals that a population imbalance exists in three of the wards within Texarkana, TX. The City has retained redistricting services with Bickerstaff Heath Delgado Acosta LLP to assist with the redistricting process.

The 2020 census data review has shown a growth in population in Ward 5, and a decrease in population in Wards 1 and 2. This will require redistricting of the wards in Texarkana, TX to provide approximate equal representation within each ward. Following a recent council workshop, drafts of these ward changes have been developed and are represented in the proposed plan document located on the city's website at <http://ci.texarkana.tx.us/808/City-of-Texarkana-TX-Ward-Redistricting>. Hard copies of the proposed plan are also available at City Hall, 220 Texas Blvd, Texarkana, Texas 75501.

The City Council is seeking citizen input in the redistricting process. A public comment period began on Monday, April 4th, 2022 and will continue until Monday, April 18th, 2022 at 5pm. The City will also hold a public hearing on Monday, April 11th, 2022 during its regularly scheduled meeting regarding the proposed redistricting plan. Comments can be mailed to City Hall Attn: Redistricting Plan, 220 Texas Blvd, Texarkana, Texas 75501 or submitted via email to TXCouncil@txkusa.org.

Potential Options:

- None

Fiscal Implications:

N/A

Staff Recommendation:

Council to listen to public hearing comments.

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. (1) Voting Age Population Summary (PDF)
- b. (2) Census Blocks Labeled by Pop.03282022 (PDF)
- c. (3) Detailed Total Pop(PDF)
- d. (4) Proposed Ward Map (PDF)
- e. (5) IllustrativePlan1_Pages_03282022 (PDF)
- f. (6) Census Total Pop. Summary (PDF)
- g. (7) Voting Age Population Detailed (PDF)

Texarkana City Council Wards - Illustrative Plan 1



Demographics Report - Summary 2020 Census Voting Age Population

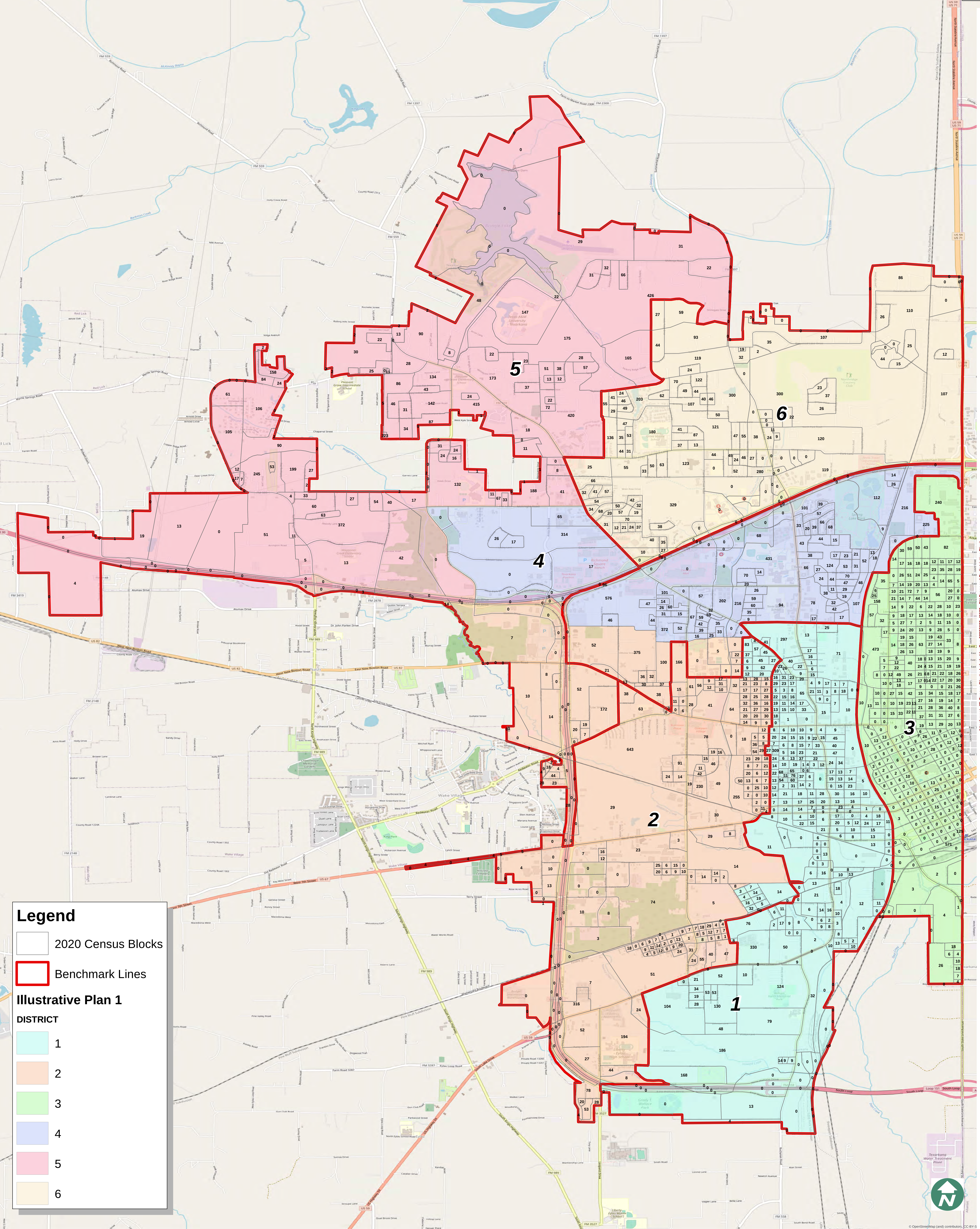
Plan Last Edited on: 3/28/2022 3:33:25 PM

Ward	Total VAP*		Hispanic % of Total VAP	Non-Hispanic Anglo % of Total VAP	Non-Hispanic Black % of Total VAP	Non-Hispanic Asian % of Total VAP	Non-Hispanic Other % of Total VAP
1	4,166		11.45%	20.26%	63.42%	0.19%	4.66%
2	4,501		8.89%	28.68%	57.81%	0.36%	4.11%
3	4,489		9.29%	49.68%	35.53%	0.74%	4.77%
4	4,511		5.32%	51.34%	36.62%	2.86%	3.86%
5	4,762		5.31%	75.20%	10.35%	4.91%	4.18%
6	4,766		4.85%	75.74%	11.94%	3.21%	4.26%
	27,195		7.42%	51.01%	35.13%	2.11%	4.30%

* VAP - Voting Age Population

Some percentages may be subject to rounding errors.

Attachment: (1) Voting Age Population Summary (3672 : PH Proposed Redistricting Plan)



Legend

2020 Census Blocks

Benchmark Lines

Illustrative Plan 1

DISTRICT

1

2

3

4

5

6

Texarkana City Council Wards - Illustrative Plan 1

2020 Census Blocks Labeled by Population

Created: 3/28/2022
Background Image: ESRI Open Street Map

Texarkana City Council Wards - Illustrative Plan 1



Demographics Report - Detailed 2020 Census Total Population

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Ward	Persons	Ideal Size	Deviation	Hispanic	Hispanic % of Total Population	ANGLO	Non-Hispanic Anglo % of Total Population	Black	Black % of Total Population	Asian	Asian % of Total Population	AM Indian Native	IND / NAT % TOT Pop.	Haw Pac. Isl.	HAW/ PAC % of Total Pop.	Other	Other % of Total Pop.	Two or More Races	Two or More Races % Tot Pop
1	5,981	6,032	-0.85%	736	12.31%	1,043	17.44%	3,856	64.47%	8	0.13%	24	0.40%	3	0.05%	42	0.70%	269	4.50%
2	6,287	6,032	4.22%	644	10.24%	1,572	25.00%	3,708	58.98%	18	0.29%	23	0.37%	6	0.10%	31	0.49%	282	4.49%
3	5,812	6,032	-3.65%	661	11.37%	2,633	45.30%	2,154	37.06%	38	0.65%	26	0.45%	7	0.12%	24	0.41%	268	4.61%
4	5,918	6,032	-1.90%	394	6.66%	2,704	45.69%	2,346	39.64%	161	2.72%	23	0.39%	7	0.12%	30	0.51%	253	4.28%
5	6,096	6,032	1.06%	341	5.59%	4,457	73.11%	668	10.96%	320	5.25%	26	0.43%	2	0.03%	15	0.25%	268	4.40%
6	6,100	6,032	1.12%	319	5.23%	4,443	72.84%	802	13.15%	190	3.11%	42	0.69%	0	0.00%	31	0.51%	273	4.48%
TOTAL:	36,194			3,095	8.55%	16,852	46.56%	13,534	37.39%	735	2.03%	164	0.45%	25	0.07%	173	0.48%	1,613	4.46%

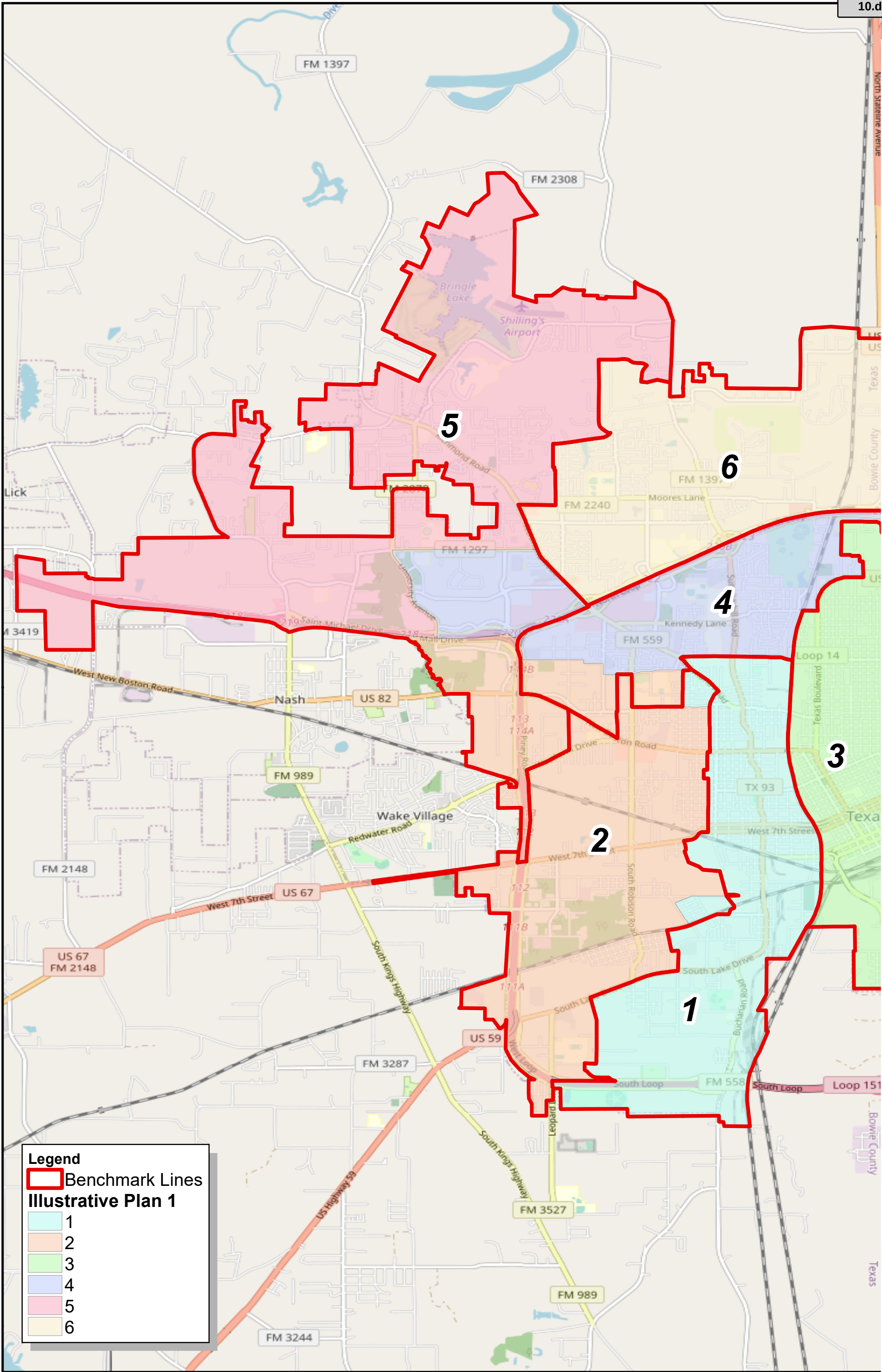
Ideal Size: 36194 / 6 = 6032

Total Population: 36,194

Overall Deviation: 7.87%

Some percentages may be subject to rounding errors.

Attachment: (3) Detailed Total Pop (3672 : PH Proposed Redistricting Plan)



Legend

Benchmark Lines

Illustrative Plan 1

1

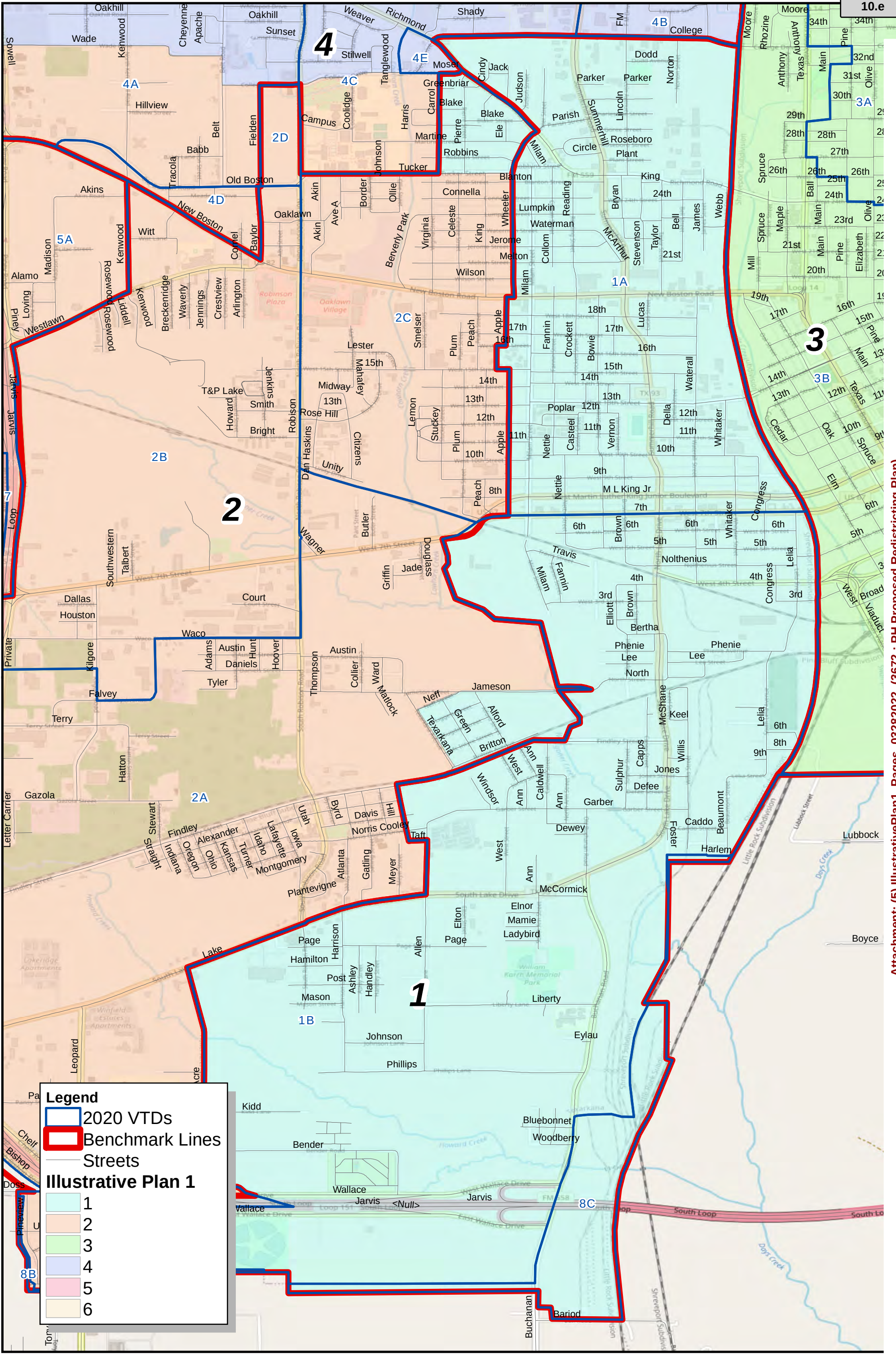
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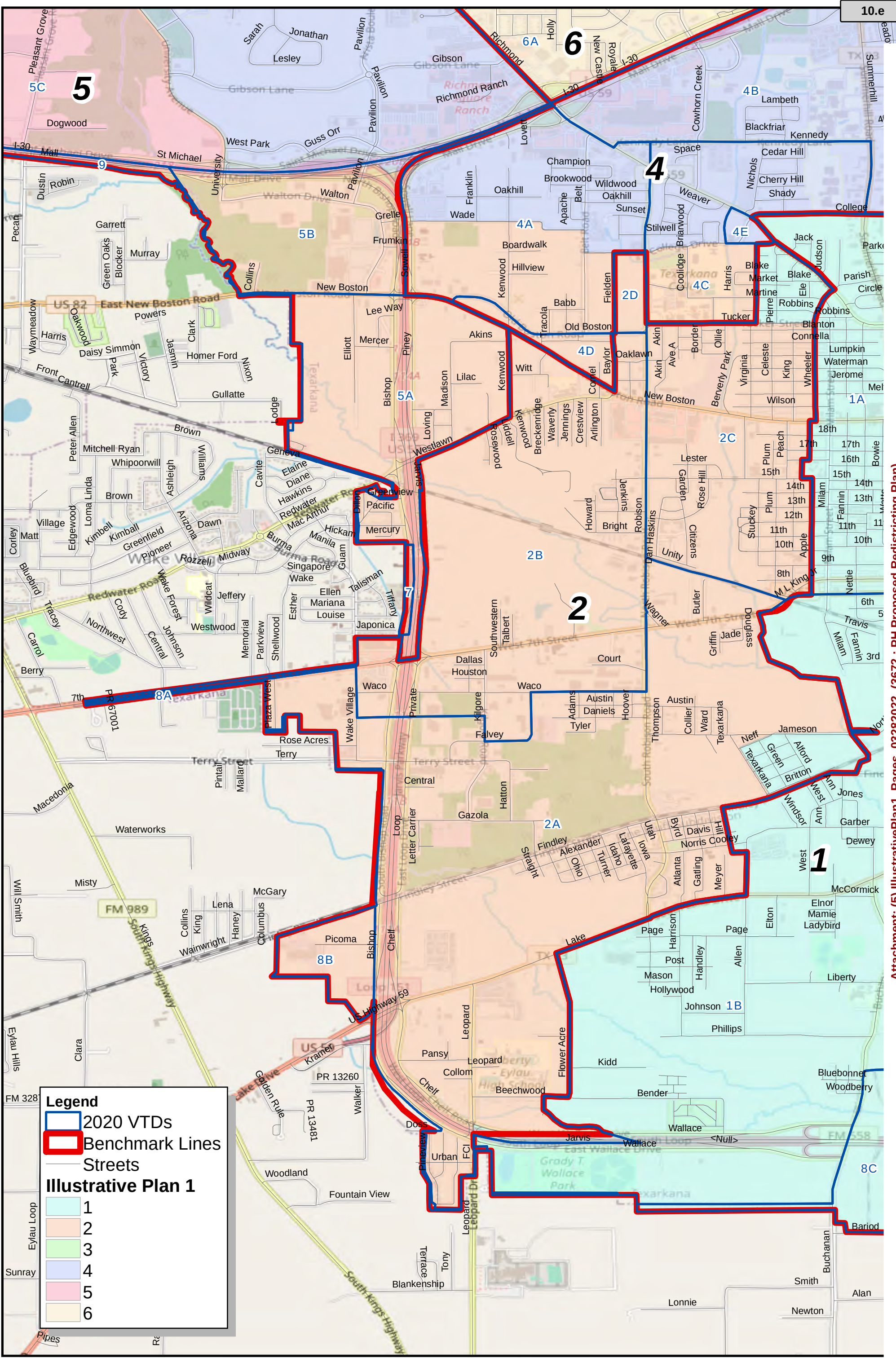
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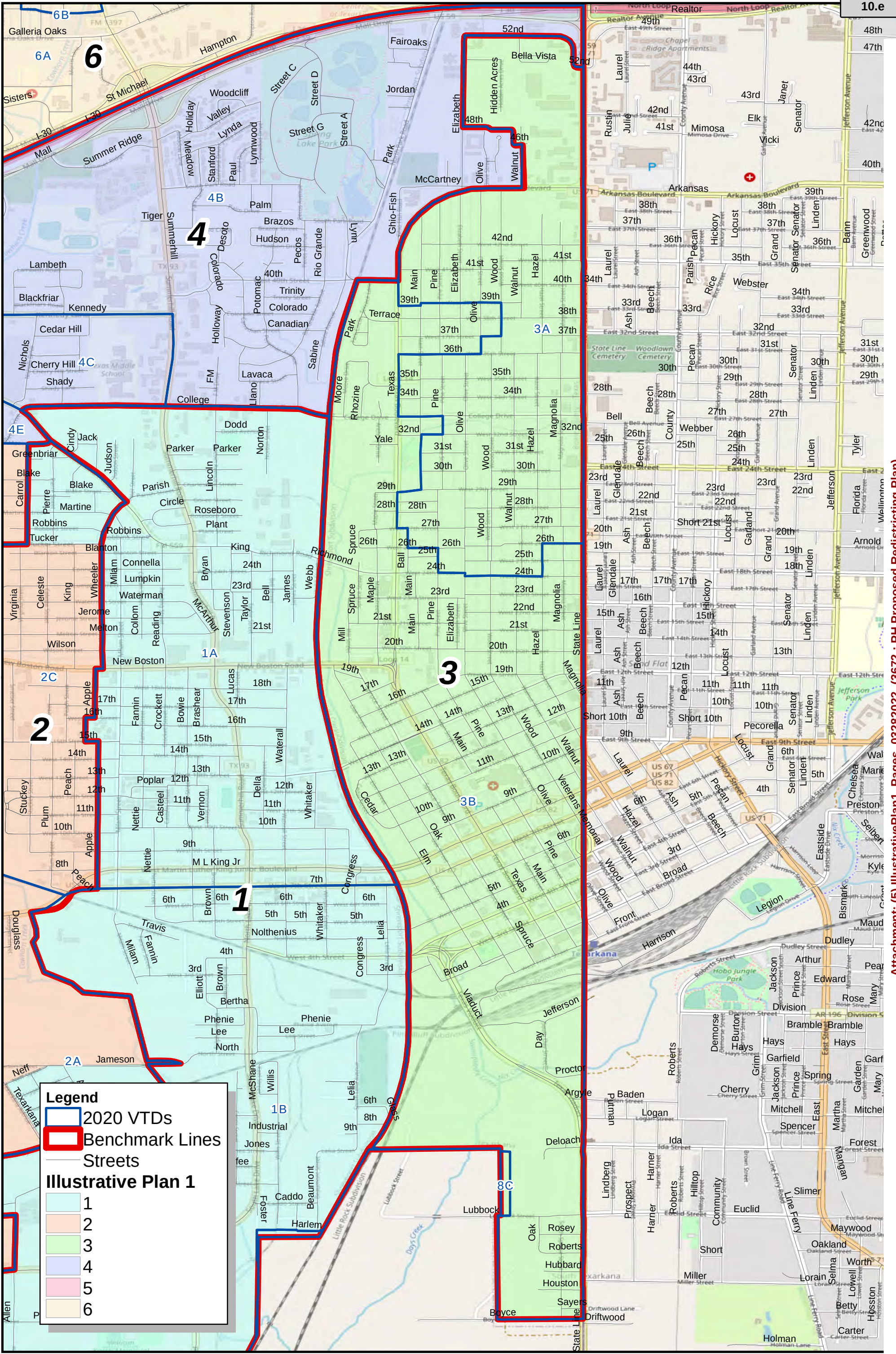
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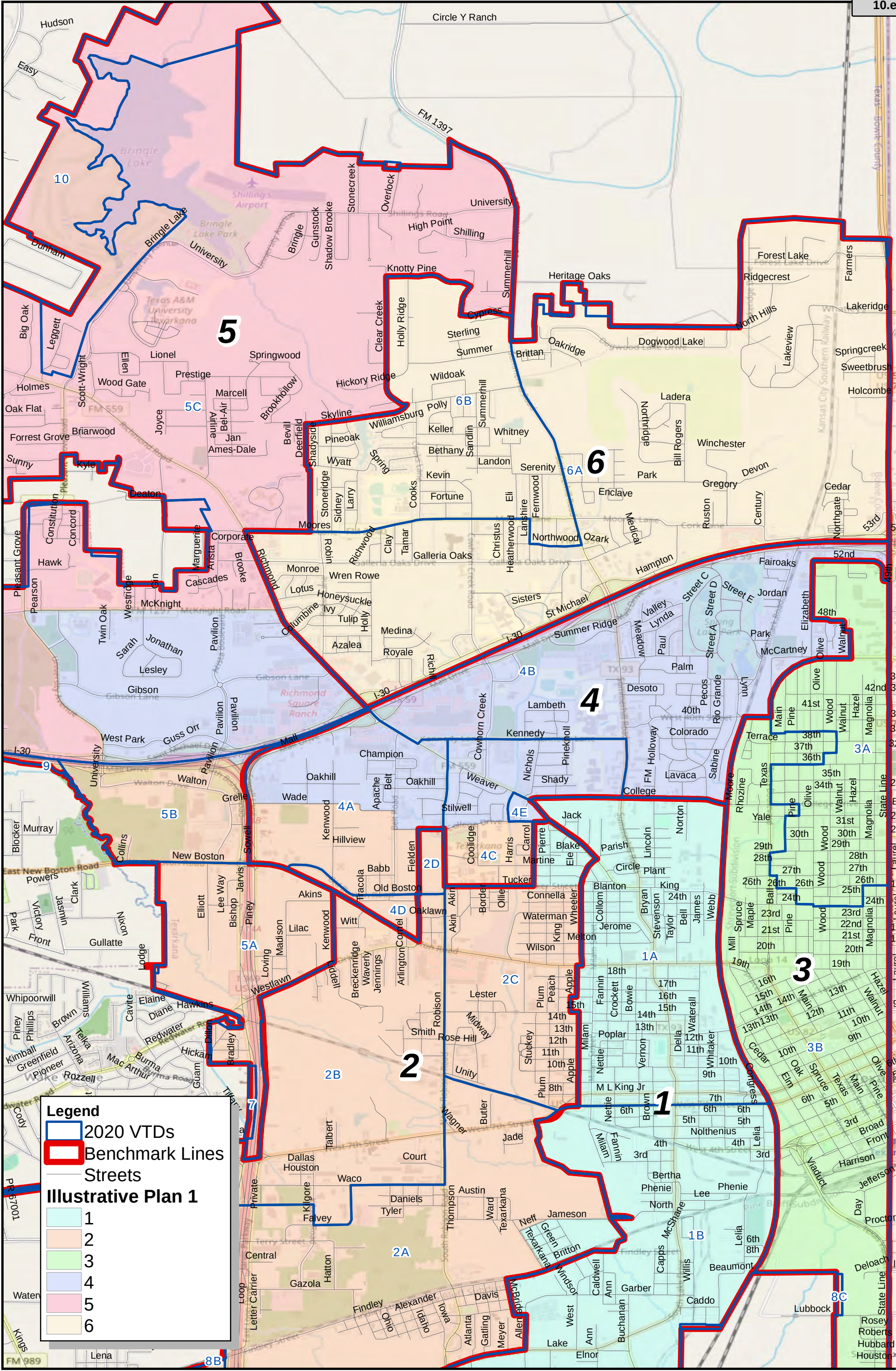
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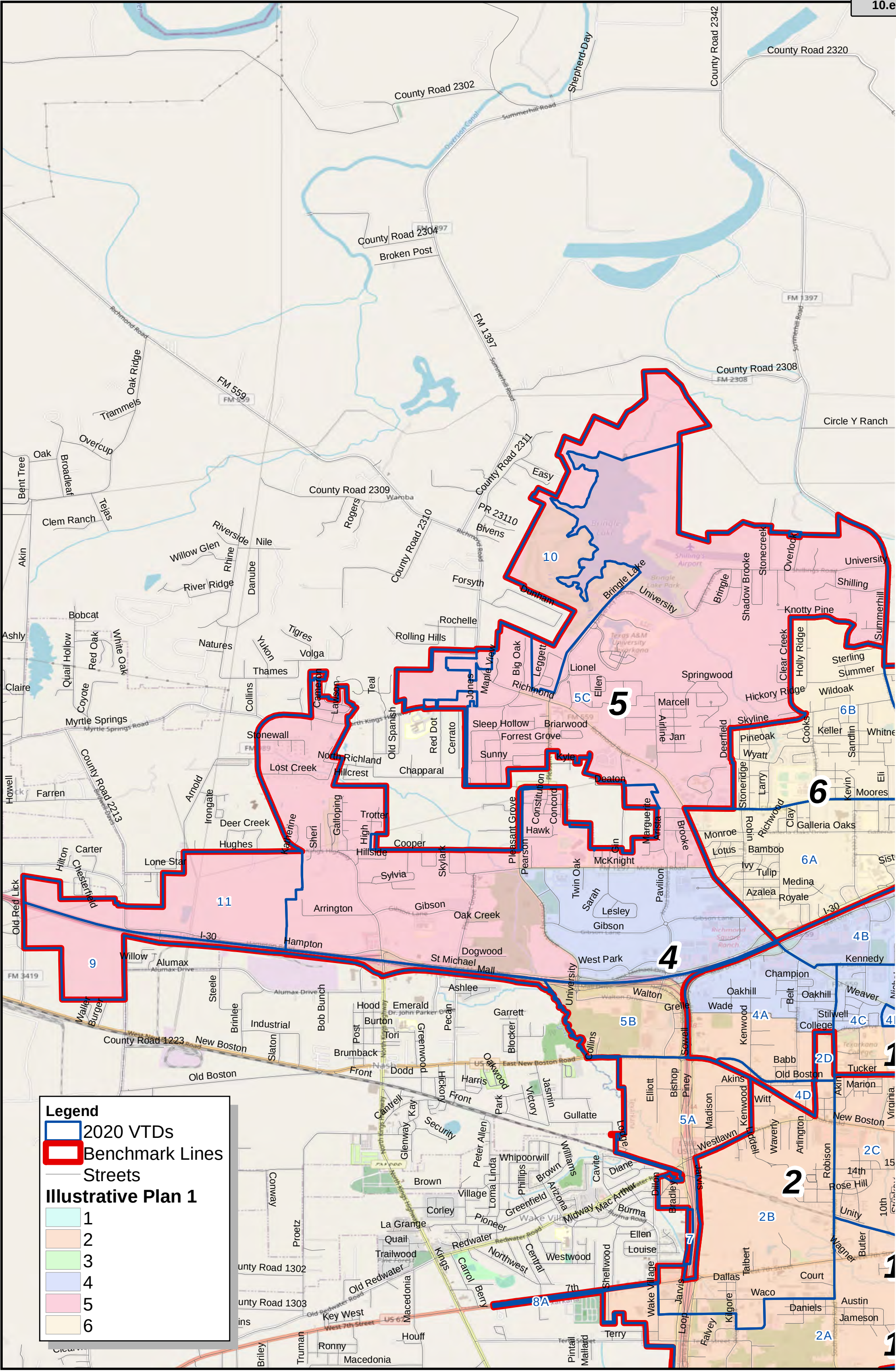
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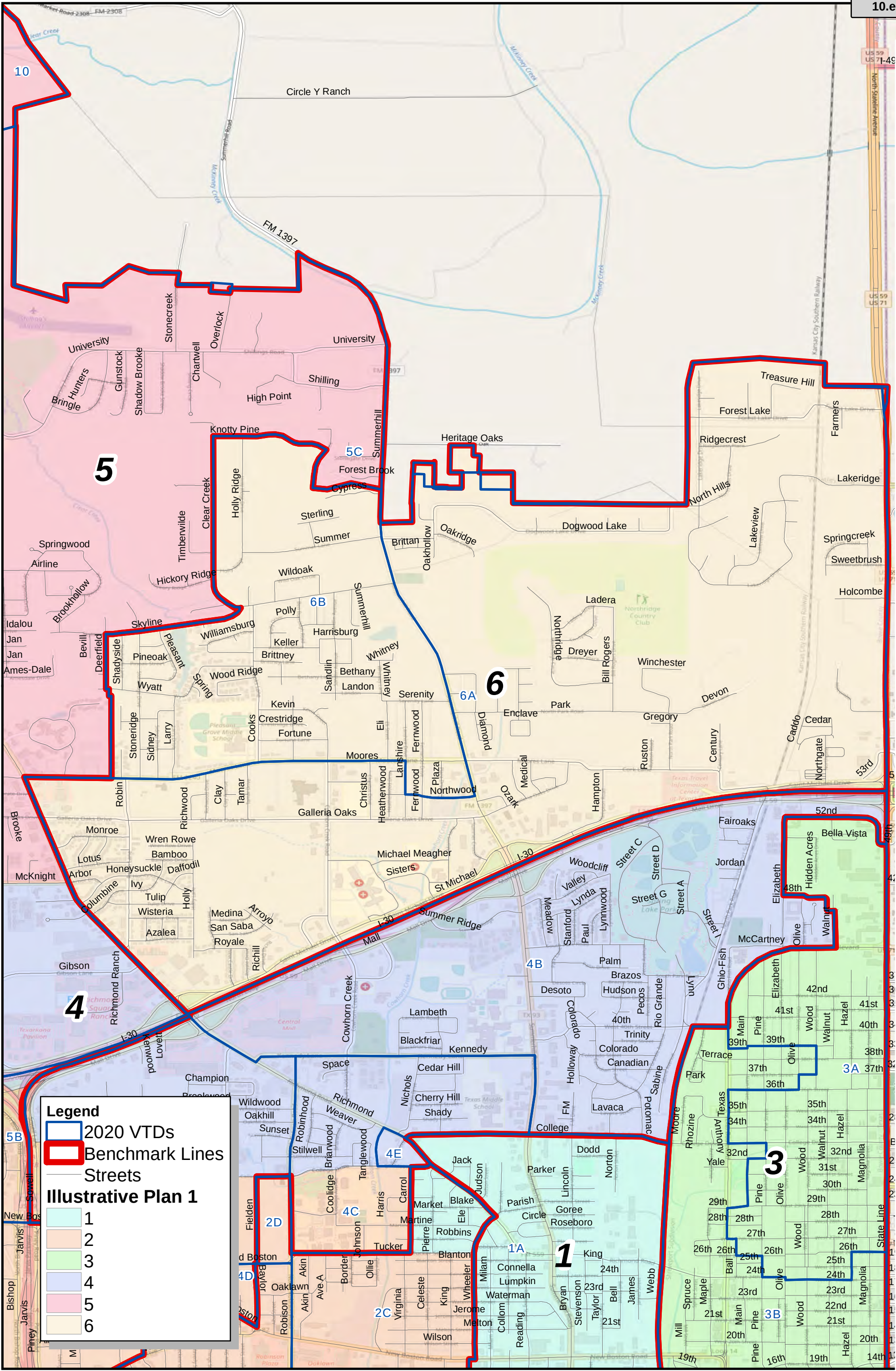








Attachment: (5) IllustrativePlan1_Pages_03282022 (3672 : PH Proposed Redistricting Plan)



Texarkana City Council Wards - Illustrative Plan 1



Demographics Report - Summary 2020 Census Total Population

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Ward	Persons	Ideal Size	Deviation	Hispanic % of Total Population	Non-Hispanic White % of Total Population	Non-Hispanic Black % of Total Population	Non-Hispanic Asian % of Total Population	Non-Hispanic Other % of Total Population
1	5,981	6,032	-0.85%	12.31%	17.44%	64.47%	0.13%	5.65%
2	6,287	6,032	4.22%	10.24%	25.00%	58.98%	0.29%	5.44%
3	5,812	6,032	-3.65%	11.37%	45.30%	37.06%	0.65%	5.59%
4	5,918	6,032	-1.90%	6.66%	45.69%	39.64%	2.72%	5.29%
5	6,096	6,032	1.06%	5.59%	73.11%	10.96%	5.25%	5.10%
6	6,100	6,032	1.12%	5.23%	72.84%	13.15%	3.11%	5.67%
TOTAL:	36,194			8.55%	46.56%	37.39%	2.03%	5.46%

Ideal Size: 36194 / 6 = 6032

Total Population: 36,194

Overall Deviation: 7.87%

Some percentages may be subject to rounding errors.

Texarkana City Council Wards - Illustrative Plan 1 **Demographics Report - Detailed 2020 Census Voting Age Population**



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Ward	Total VAP	Hispanic VAP	% Hispanic VAP	Anglo VAP	% Anglo VAP	Black VAP	% Black VAP	Asian VAP	% Asian VAP	AM IND NATIVE VAP	% AM IND NATIVE VAP	HAW/PAC VAP	% HAW/PAC VAP	Other VAP	% Other VAP	Two or More Races VAP	% Two or more VAP
1	4,166	477	11.45%	844	20.26%	2,642	63.42%	8	0.19%	21	0.50%	2	0.05%	22	0.53%	149	3.58%
2	4,501	400	8.89%	1,291	28.68%	2,602	57.81%	16	0.36%	22	0.49%	6	0.13%	20	0.44%	137	3.04%
3	4,489	417	9.29%	2,230	49.68%	1,595	35.53%	33	0.74%	23	0.51%	6	0.13%	13	0.29%	172	3.83%
4	4,511	240	5.32%	2,316	51.34%	1,652	36.62%	129	2.86%	19	0.42%	4	0.09%	17	0.38%	134	2.97%
5	4,762	253	5.31%	3,581	75.20%	493	10.35%	234	4.91%	22	0.46%	2	0.04%	10	0.21%	165	3.46%
6	4,766	231	4.85%	3,610	75.74%	569	11.94%	153	3.21%	32	0.67%	0	0.00%	14	0.29%	157	3.29%
TOTALS:	27,195	2,018	7.42%	13,872	51.01%	9,553	35.13%	573	2.11%	139	0.51%	20	0.07%	96	0.35%	914	3.36%

* VAP - Voting Age Population

Some percentages may be subject to rounding errors.