CITY OF TEXARKANA

CITY COUNCIL

MINUTES ● APRIL 22, 2019

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

220 TEXAS BLVD.
TEXARKANA, TX 75501

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

Attendee Name	Title	Status	Arrived
Bob Bruggeman	Mayor	Present	
Jean H. Matlock	Ward 1	Present	
Mary Hart	Ward 2	Present	
Betty Williams	Ward 3	Present	
Christie Alcorn	Ward 4	Present	
Bill Harp	Ward 5	Present	
Josh Davis	Ward 6	Absent	

Staff Present: Deputy City Manager Kyle Dooley, Jennifer Evans, Karey Parker, Eric Schlotter, David Orr, and Robby Robertson.

Legal Counsel: Jeff Lewis.

II. INVOCATION BY COUNCIL MEMBER BILL HARP AND PLEDGE OF ALLEGIANCE LED BY BOY SCOUT TROOP 16

III. MAYOR'S REMARKS AND ITEMS OF COMMUNITY INTEREST

Upcoming City Council Meetings:

Monday, May 13, 2019 at 6:00 p.m.
Tuesday, May 28, 2019 at 6:00 p.m.
Monday, June 10, 2019 at 6:00 p.m. - Summer Schedule
Monday, July 8, 2019 at 6:00 p.m. - Summer Schedule

Parks & Recreation Events:

April 26th - 28th	Scout-O-Rama	Spring Lake Park
April 28th	Four States Triathlon	Bringle Lake Park
May 1st	Summer Camp Registration Begins	Southwest Center
May 4th	Wine Fest	Spring Lake Park
May 4th	Walk/Run for Life	Spring Lake Park

May 9th	Senior Day	Spring Lake Park
May 11th	Community Yard Sale/Electronics Recycling	Spring Lake Park
May 11th	Dixie Baseball Tournament	Spring Lake Park

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

Boy Scout Troop 16 led the meeting's Pledge of Allegiance. Troop Leader Joe Rush said the boy scouts were working on their merit badges related to "communications". He also invited everyone to see some of the boy scouts' accomplishments at the Scout O' Rama event scheduled for Saturday, April 27th. Each boy scout received a city lapel pin.

Pleasant Grove Independent School District held an exciting groundbreaking for the Margaret Fletcher Davis Elementary School on Monday, April 22nd at its proposed location on Christus Drive at Galleria Oaks. This new elementary school will be a welcomed addition to the educational opportunities available for incoming PGISD students.

Texas High School held the 2019 Distinguished Alumni Awards Luncheon and honored Dr. Daniel Barnette and Mr. Cary Patterson. Mr. Barnette and Mr. Patterson were graduates of Texas High School in 1971 and 1970 respectively. Both honorees were congratulated for being this year's recipients.

Several students from Texas A&M University -Texarkana and University of Arkansas Hope - Texarkana (UACCH) were welcomed to the meeting.

Special Presentations

TISD's Exchange Student Program - Ed and Loretta Williams hosted two Texas High School exchange students - Maryam Kulaib from Azerbaijan and Laia Boter from Spain. Ms. Kulaib is interested in technology and computer programming. Ms. Boter has interest in the medical field.

Each student expressed her appreciation for American culture and has enjoyed all of the scholastic activities while in Texarkana The Mayor thanked both students for their contributions to the community and presented them each with a city lapel pin.

TISD's TigerVision National Award - Charles Aldridge, Director of the TigerVision program, said journalism students were recognized at a recent Seattle, Washington conference. The class was honored for its media achievement by winning a national award in the "Daily Live Broadcast" category among students who competed from a five state area.

The students present were congratulated for their excellent combined journalism efforts and each received a city lapel pin. Among the honored students was Mayor Bruggeman's own - Olivia Bruggeman!

IV. APPOINTMENTS TO BOARDS & COMMISSIONS

Motion to confirm the mayoral reappointment of Denis Washington to the TexAmericas Center board with an effective date of June 1, 2019.

(6:29 p.m.)

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jean H. Matlock, Ward 1
SECONDER:	Betty Williams, Ward 3
AYES:	Bruggeman, Matlock, Hart, Williams, Alcorn, Harp
ABSENT:	Davis

V. ITEMS FOR CONSIDERATION

Consent Items

(6:29 p.m.)

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

1. Consider approval of the minutes of the Regular Meeting of the City Council held on April 8, 2019 at 6:00 PM.

   (6:29 p.m.)

Open Forum: Comments from the public (Limit 5 minutes each)

There were no public comments made at Open Forum.

Action Items - None

VI. FIRST BRIEFINGS

1. Ordinance No. 2019-033 rezoning a part of Lots 3 & 4, Block 1, Carrie D. Hart's First Addition, located at 1705 North Bishop Road. Office to General Retail. Matt Clark, owner.

   Public Hearing: May 13, 2019
   Council Vote: May 13, 2019

David Orr briefed this agenda item.

RESULT:	**MOVED FORWARD**	**Next: 5/13/2019 6:00 PM**

2. Ordinance No. 2019-034 rezoning a 3.82-acre tract of land in the H.S. Janes HRS, A-306, located at 4020 South Lake Drive. Single Family-2 to General Retail. Omair Bashir, dba DIM Enterprises. LLC, applicant.

   Public Hearing: May 13, 2019
   Council Vote: May 13, 2019

   David Orr briefed this agenda item.

RESULT:	**MOVED FORWARD**	**Next: 5/13/2019 6:00 PM**

3. Ordinance No. 2019-035 rezoning Lots 1 & 4, Block 29, Ghio Fish Boulevard Addition, located in the 3200 block of Main Street. Single Family-2 to Townhouse. Brandon Taylor. dba 2 Builders LLC, applicant.

   Public Hearing: May 13, 2019
   Council Vote: May 13, 2019

   David Orr briefed this agenda item.

RESULT:	**MOVED FORWARD**	**Next: 5/13/2019 6:00 PM**

4. Ordinance No. 2019-036 granting a Specific Use Permit to allow permanent cosmetics/microblading (tattooing) on a 1.76-acre tract of land in the MEP & P Rwy. Co. HRS, A-421, located at 3505 Summerhill Road, Suite 2. Tiffany Labrada, applicant. Vanessa Wilson, agent.

   Public Hearing: May 13, 2019
   Council Vote: May 13, 2019

   David Orr briefed this agenda item.

RESULT:	**MOVED FORWARD**	**Next: 5/13/2019 6:00 PM**

5. Ordinance No. 2019-037 rezoning Lot 5, Block 10, Bellview Addition, located at 1809 Charlestine Street. Single Family-2 to Single Family-3. Emil Thurman, applicant.

   Public Hearing: May 13, 2019
   Council Vote: May 13, 2019

   David Orr briefed this agenda item.

RESULT:	**MOVED FORWARD**	**Next: 5/13/2019 6:00 PM**

6. Ordinance No. 2019-038 granting a Specific Use Permit to allow a double wide HUD code manufactured home on Lot 5, Block 10, Bellview Addition, located at 1809 Charlestine Street. Emil Thurman, applicant.

   Public Hearing: May 13, 2019
   Council Vote: May 13, 2019

   David Orr briefed this agenda item.

RESULT:	**MOVED FORWARD**	**Next: 5/13/2019 6:00 PM**

VII. PUBLIC HEARINGS - NONE

VIII. ITEMS FOR DISCUSSION

Staff Updates

David Orr informed the council that the municipal service plan, related to a voluntary annexation request dated February 26, 2019, is now available on the Planning & Community Development page on the city's website.

The council authorized the preparation of this municipal service plan with the adoption of Resolution No. 2019-030 at the March 25, 2019 council meeting.

IX. ADMINISTRATIVE COMMENTS

1. City Council

   Council Member Harp, on behalf of the council, thanked Deputy City Manager Kyle Dooley for his 17 years of dedicated city service. Mr. Dooley's service and personal character will be missed around city hall. The council wished Kyle much success in his new position as Executive Director and CEO of Riverbend Water Resources District.

   Mr. Dooley thanked the council for the opportunity to serve as Deputy City Manager for the city and said he will really miss the relationships he has established with citizens, staff and the council. He also said he has truly enjoyed working in all of his various positions at the city over the years.

   Mayor Bruggeman recognized former Texarkana, Texas city council member Van Alexander. Mr. Alexander was recently sworn in as an at-large member of the Riverbend Water Resources District board.

   The Mayor thanked all meeting participants for their support at the council meeting.

2. City Staff

   Staff had no administrative comments for council.

X. ADJOURNMENT

A motion was made to adjourn the meeting.
(6:43 p.m.)

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

Jennifer Evans
City Secretary

Bob Bruggeman
Mayor

CITY OF TEXARKANA

CITY COUNCIL

MINUTES • APRIL 8, 2019

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

220 TEXAS BLVD.
TEXARKANA, TX 75501

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

Attendee Name	Title	Status	Arrived
Bob Bruggeman	Mayor	Present	
Jean H. Matlock	Ward 1	Present	
Mary Hart	Ward 2	Absent	
Betty Williams	Ward 3	Present	
Christie Alcorn	Ward 4	Present	
Bill Harp	Ward 5	Present	
Josh Davis	Ward 6	Present	

Staff Present: City Manager Shirley Jaster, Jennifer Evans, Kyle Dooley, Kristin Peeples, David Orr, Karey Parker, Burtis Robison, Sherry Jackson Hawkins, Mashell Daniel, Ross Cowling, Kim Russ, Eric Schlotter, Jennifer Strayhorn, and Jim Powell.

Legal Counsel: Jeff Lewis.

II. INVOCATION AND PLEDGE BY COUNCIL MEMBER JEAN MATLOCK

III. MAYOR'S REMARKS AND ITEMS OF COMMUNITY INTEREST

Upcoming City Council Meetings:

Monday, April 22, 2019 at 6:00 p.m.
Monday, May 13, 2019 at 6:00 p.m.
Tuesday, May 28, 2019 at 6:00 p.m.

Other City Events:

TAMU-T Big Event - Eagle Pride City Wide (Volunteer Day), Saturday, April 13th from 8:00 a.m. - 12:00 p.m. Residents are encouraged to join in and use the hashtags #TrashChallenge, #TAMUTBigEvent and #GoTXK. For more information, contact Michael Stephenson at (903) 223.1362.

The 19th Annual Rosehill Celebration - Tiger Stadium at Grim Park, Saturday, April 27th

Minutes Acceptance: Minutes of Apr 8, 2019 6:00 PM (Consent Items)

from 11:00 a.m. - 2:00 p.m.

Parks & Recreation Events:

April 13th	FASA Softball Tournament	Karrh Park
April 13th - 14th	USSSA Baseball Tournament	Spring Lake Park
April 26th - 28th	Scout-O-Rama	Spring Lake Park
April 28th	Four States Triathlon	Bringle Lake Park

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

Mayor Bruggeman warmly welcomed students from Texas A&M - Texarkana and a student from the University of Arkansas Hope - Texarkana (UACCH) to the meeting.

The Mayor especially thanked the city's Municipal Judge Sherry Jackson Hawkins and Chief Magistrate Judge Barry Bryant, of the Western District of Arkansas, for their support and attendance.

IV. SPECIAL PRESENTATIONS

The Pleasant Grove High School's journalism department was recognized for recently winning two Gold Crown Awards at the Columbia Scholastic Press Association's 95th annual "Spring Scholastic Competition" in New York.

Each student received a city lapel pin and was congratulated along with their journalism teacher and adviser Charla Harris***. "Go Hawks"*** for achieving national recognition so well-deserved!

April is National Safe Digging Month

Mayor Bruggeman read a proclamation designating April 2019 as National Safe Digging Month.

RESULT:	**CLOSE ACTION**

V. APPOINTMENTS TO BOARDS & COMMISSIONS

There were no appointments made to any board or commission.

VI. ITEMS FOR CONSIDERATION

Consent Items

(6:18 p.m.)

Minutes Acceptance: Minutes of Apr 8, 2019 6:00 PM (Consent Items)

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Betty Williams, Ward 3
SECONDER:	Jean H. Matlock, Ward 1
AYES:	Bruggeman, Matlock, Williams, Alcorn, Harp, Davis
ABSENT:	Hart

1. Consider approval of the minutes of the Regular Meeting of the City Council held on March 25, 2019 at 6:00 PM.

2. Resolution No. 2019-039 authorizing the City Manager to enter into a contract with Tatum Excavating Company, Inc. for an amount not to exceed $65,675 to reconstruct the trail at Spring Lake Park using funds from the Texas Parks and Wildlife Recreational Trails Program grant.

   Public Hearing:
   Council Vote: April 8, 2019

3. Resolution No. 2019-041 approving the preliminary budget calendar for fiscal year 2020.

   Public Hearing:
   Council Vote: April 8, 2019

Open Forum: Comments from the public (Limit 5 minutes each)

Jeff Allen asked for council consideration of revising the ordinance that limits mobile food truck sales from only 10:00 a.m. to 3:00 p.m. in city parks.

Jimmie Young addressed council regarding the placement of four toppers along Milam Street in commemoration of Mr. A.E. Alton.

Jesse Darby Tillis II addressed council regarding a program called HYPECON (Helping Youth Progress Everyday) and working along with Council Member Hart in assisting elderly and disabled residents with lawn maintenance and other projects throughout Ward 2.

Action Items

4. Council consideration of extending "line of duty" injury leave to TTFD Driver Engineer Burtis Robison at full pay for six months pursuant to Texas Local Government Code § 143.073(b).

   Mr. Robison thanked the council for its unanimous vote to extend his "line of duty" injury leave until November 1, 2019.
   (6:31 p.m.)

Minutes Acceptance: Minutes of Apr 8, 2019 6:00 PM (Consent Items)

RESULT:	**COUNCIL VOTE [UNANIMOUS]**
MOVER:	Bill Harp, Ward 5
SECONDER:	Josh Davis, Ward 6
AYES:	Bruggeman, Matlock, Williams, Alcorn, Harp, Davis
ABSENT:	Hart

5. Ordinance No. 2019-031 adopting a process to terminate the campaign treasurer appointment of an inactive candidate or political committee for practical and efficient records management practices.

   Public Hearing:
   Council Vote: April 8, 2019

   Jeff Lewis briefed this agenda item.
   (6:34 p.m.)

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Josh Davis, Ward 6
SECONDER:	Christie Alcorn, Ward 4
AYES:	Bruggeman, Matlock, Williams, Alcorn, Harp, Davis
ABSENT:	Hart

6. Ordinance No. 2019-032 delegating express authority to the City Manager to implement the City's Ultimate Rule Curve contract with the U.S. Government and the City Council's strategy for utilization of Wright Patman Lake.

   Public Hearing:
   Council Vote: April 8, 2019

   Jeff Lewis briefed this agenda item.
   (6:36 p.m.)

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Betty Williams, Ward 3
SECONDER:	Jean H. Matlock, Ward 1
AYES:	Bruggeman, Matlock, Williams, Alcorn, Harp, Davis
ABSENT:	Hart

VII. FIRST BRIEFINGS - NONE

VIII. PUBLIC HEARINGS

Minutes Acceptance: Minutes of Apr 8, 2019 6:00 PM (Consent Items)

1. Ordinance No. 2019-028 rezoning from Single Family-1 to Planned Development-Neighborhood Service and site plan approval on a 3.32 acre tract of land in the George Brinlee HRS, A-18, located at 5203 North Kings Highway. Wanda Brown Hiebert, applicant. T.W. Howell, agent.

   Public Hearing: April 8, 2019
   Council Vote: April 8, 2019

   Chester Kennedy addressed council in opposition to this proposed rezoning ordinance.

   Jason Harper addressed council in opposition to this proposed rezoning ordinance.

   Jimmy Howell, of HP Development, addressed council in favor of this proposed rezoning ordinance.

   Mayor Bruggeman requested the City Secretary to take a roll call vote.
   (6:51 p.m.)

RESULT:	**ADOPTED [4 TO 2]**
MOVER:	Christie Alcorn, Ward 4
SECONDER:	Jean H. Matlock, Ward 1
AYES:	Bruggeman, Matlock, Williams, Alcorn
NAYS:	Harp, Davis
ABSENT:	Hart

2. Ordinance No. 2019-040 amending Section 32-41 of the Code of Ordinances of the City of Texarkana, Texas, to allow a limited exception for competitive sporting events at Bringle Lake.

   Public Hearing: April 8, 2019
   Council Vote: April 8, 2019

   There were no public comments made at this hearing.
   (6:53 p.m.)

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

IX. ITEMS FOR DISCUSSION

Staff Updates - None

X. ADMINISTRATIVE COMMENTS

Minutes Acceptance: Minutes of Apr 8, 2019 6:00 PM (Consent Items)

1. City Council

   Council had no administrative comments for staff.

2. City Staff

   Staff had no administrative comments for council.

XI. ADJOURNMENT

A motion was made to adjourn the meeting.
(6:54 p.m.)

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

Jennifer Evans
City Secretary

Bob Bruggeman
Mayor

Minutes Acceptance: Minutes of Apr 8, 2019 6:00 PM (Consent Items)

City of Texarkana, Texas

Version: D

Briefing Sheet

Update Date: 4/17/2019 3:49 PM

Lead Department: Planning and Community Development **Action Officer:** Debbie Burk,

Subject: Ordinance No. 2019-033 rezoning a part of Lots 3 & 4, Block 1, Carrie D. Hart's First Addition, located at 1705 North Bishop Road. Office to General Retail. Matt Clark, owner.

Briefing: 5/13/2019 **Public Hearing:** 5/13/2019 **Council Vote:** 5/13/2019

Item Schedule

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

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

Z-19-4: This is a request for rezoning from Office to General Retail by Matt Clark, owner, at 1705 North Bishop Street part of Lots 3 & 4, Carrie D. Hart's First Addition. Currently a vacant office building is located at this site.

The adjacent zoning is Single Family-2 to the west and Office to the south. North Bishop Road right-of-way is located to the north and east. The adjacent land use is residential to the west and vacant land to the north, east and south.

The Comprehensive Plan has designated this area as Regional Commercial.

An office was previously located at this site. The owner, Mr. Clark is proposing to open an embroidery shop at this location. Since the embroidery shop is a retail business, this property is required to be rezoned to General Retail. There appears to be adequate parking for this type use. Therefore, staff recommends for approval of this request.

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

Potential Options:

NONE

Fiscal Implications:

NONE

Staff Recommendation:

Staff recommends for approval.

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:

April 1, 2019

Attachments

a. 2019-033 ORD rezoning 1705 N. Bishop Rd. (DOCX)
b. 2019-033 ATTH 01 Maps (PDF)
c. 2019-033 Goals & Perspectives (DOCX)
d. 2019-033 ORD rezoning 1705 N. Bishop signed (PDF)

Staff Coordination

Planning and Community Development	Completed	David Orr 04/11/2019 3:56 PM	Department Head Review	
Deputy City Manager	Kyle Dooley 04/12/2019 8:23 AM	Deputy City Manager Review	Completed	
City Manager	Shirley Jaster	City Manager Review	Completed	04/17/2019 3:49 PM
City Council	Jennifer Evans	Meeting	Completed	04/22/2019 6:00 PM

Meeting History

Z-19-4

ORDINANCE NO. 2019-033

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY OF TEXARKANA, TEXAS, BY REZONING PART OF LOTS 3 AND 4, BLOCK 1, CARRIE D. HART'S FIRST ADDITION, LOCATED AT 1705 NORTH BISHOP ROAD IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, FROM OFFICE TO GENERAL RETAIL; 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 part of Lots 3 and 4, Block 1, Carrie D. Hart's First Addition, located at 1705 North Bishop Road in the City of Texarkana, Bowie County, Texas, from **Office to 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 zoning classifications and changes, have given the requisite notices by publication and otherwise, and after holding hearings and affording a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof; and

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Texarkana, Texas, **voted unanimously six (6) to zero (0) to recommend the application for rezoning from Office to General Retail on part of Lots 3 and 4, Block 1, Carrie D. Hart's First Addition, located at 1705 North Bishop Road** 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 **Office to General Retail** 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 part of Lots 3 and 4, Block 1, Carrie D. Hart's First Addition, located at 1705 North Bishop Road in the City of Texarkana, Bowie County, Texas, from **Office to General Retail.**

Attachment: 2019-033 ORD rezoning 1705 N. Bishop Rd. (2058 : 2019-033 ORD rezoning from Office to GR 1705 N. Bishop Rd.)

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.

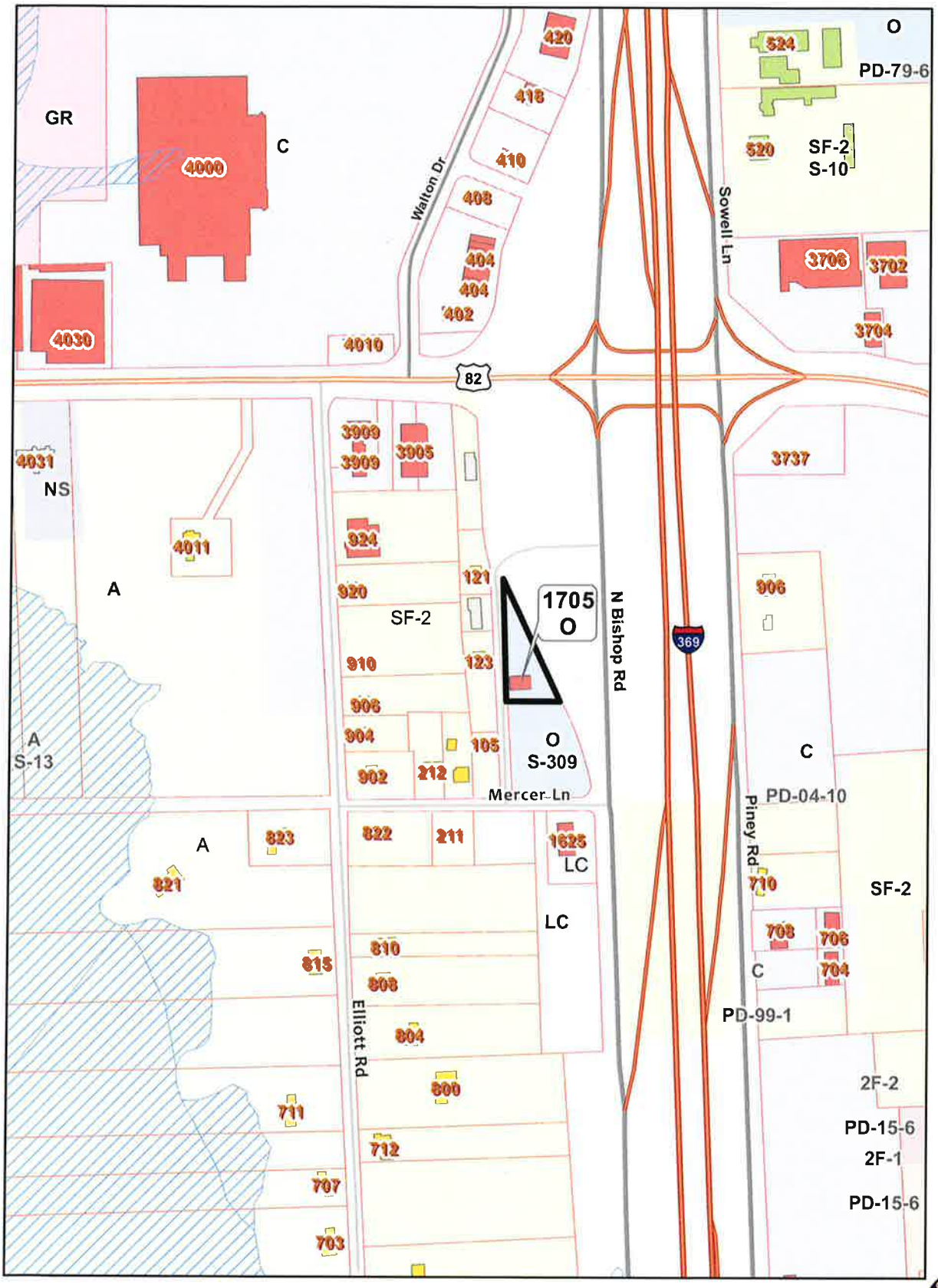
PASSED AND APPROVED in Regular Council Session on this the **13th day of May, 2019.**

ATTEST:

JENNIFER EVANS, CITY SECRETARY	BOB BRUGGEMAN, MAYOR

Attachment: 2019-033 ORD rezoning 1705 N. Bishop Rd. (2058 : 2019-033 ORD rezoning from Office to GR 1705 N. Bishop Rd.)

1705 N Bishop Rd.
Department of Planning and Community Development



N

1:5,000

Attachment: 2019-033 ATTH 01 Maps (2058 : 2019-033 ORD rezoning from Office to GR 1705 N. Bishop Rd.)

2019-033 ATTH 01

1705 N Bishop Rd.
Department of Planning and Community Development

N

1:1,500

Attachment: 2019-033 ATTH 01 Maps (2058 : 2019-033 ORD rezoning from Office to GR 1705 N. Bishop Rd.)

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:

NA	No Additional

Other Potential Impacts:

NA

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	☑	Sign Posted

Other:

Attachment: 2019-033 Goals & Perspectives (2058 : 2019-033 ORD rezoning from Office to GR 1705 N. Bishop Rd.)

Z-19-4

ORDINANCE NO. 2019-033

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY OF TEXARKANA, TEXAS, BY REZONING PART OF LOTS 3 AND 4, BLOCK 1, CARRIE D. HART'S FIRST ADDITION, LOCATED AT 1705 NORTH BISHOP ROAD IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, FROM OFFICE TO GENERAL RETAIL; 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 part of Lots 3 and 4, Block 1, Carrie D. Hart's First Addition, located at 1705 North Bishop Road in the City of Texarkana, Bowie County, Texas, from **Office to 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 zoning classifications and changes, have given the requisite notices by publication and otherwise, and after holding hearings and affording a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof; and

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Texarkana, Texas, **voted unanimously six (6) to zero (0) to recommend the application for rezoning from Office to General Retail on part of Lots 3 and 4, Block 1, Carrie D. Hart's First Addition, located at 1705 North Bishop Road** 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 **Office to General Retail** 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 part of Lots 3 and 4, Block 1, Carrie D. Hart's First Addition, located at 1705 North Bishop Road in the City of Texarkana, Bowie County, Texas, from **Office to General Retail.**

Attachment: 2019-033 ORD rezoning 1705 N. Bishop signed (2058 : 2019-033 ORD rezoning from Office to GR 1705 N. Bishop Rd.)

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 **13th day of May, 2019.**

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

6:35p.m.

Attachment: 2019-033 ORD rezoning 1705 N. Bishop signed (2058 : 2019-033 ORD rezoning from Office to GR 1705 N. Bishop Rd.)

City of Texarkana, Texas

Briefing Sheet

Version:
Update Date: 4/17/2019 2:10 PM

Lead Department: Planning and Community Development **Action Officer:** Debbie Burk,

Subject: Ordinance No. 2019-034 rezoning a 3.82-acre tract of land in the H.S. Janes HRS, A-306, located at 4020 South Lake Drive. Single Family-2 to General Retail. Omair Bashir, dba DIM Enterprises. LLC, applicant.

Briefing: 5/13/2019 **Public Hearing:** 5/13/2019 **Council Vote:** 5/13/2019

Item Schedule

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

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

Z-19-5: This is a request for rezoning from Single Family-2 to General Retail by Omair Bashir, dba DIM Enterprises. LLC, owner, at 4020 South Lake Drive (a 3.82 acre tract of land located in the H.S. Janes HRS, A-306). Currently a convenience store is located on this site.

The adjacent zoning is Single Family-2 to the north and outside the city limits to the south and west. Jarvis Parkway is located to the east. The adjacent land usage is vacant land to the north and west, South Lake Drive to the south and Jarvis Parkway to the east.

The Comprehensive Plan has designated this area as Regional Commercial.

This property was recently annexed into the city limits as a non-conforming use and was given the temporary zoning classification of Single Family-2 per Section 140-78 of the Zoning Ordinance. The owner, Mr. Bashir, is requesting rezoning to General Retail to make the convenience store a conforming use.

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

Potential Options:

NONE

Fiscal Implications:

NONE

Staff Recommendation:

Since this is an existing business and rezoning will create a conforming use, staff recommends for approval.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

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

Advisory Board/Committee Meeting Date and Minutes:

April 1, 2019

City of Texarkana, Texas

Attachments

a. 2019-034 ORD rezoning 4020 S. Lake Dr. (DOCX)
b. 2019-034 EXH 'A' Maps (PDF)
c. 2019-034 Goals & Perspectives (DOCX)
d. 2019-034 ORD rezoning 4020 S. Lake Dr signed (PDF)

Staff Coordination

Planning and Community Development	Completed	David Orr 04/11/2019 3:57 PM	Department Head Review	
Deputy City Manager	Kyle Dooley 04/12/2019 8:25 AM	Deputy City Manager Review	Completed	
City Manager	Shirley Jaster	City Manager Review	Completed	04/17/2019 3:53 PM
City Council	Jennifer Evans	Meeting	Completed	04/22/2019 6:00 PM

Meeting History

Z-19-5

ORDINANCE NO. 2019-034

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 3.82-ACRE TRACT OF LAND IN THE H.S. JANES HRS, A-306, LOCATED AT 4020 SOUTH LAKE DRIVE IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, FROM SINGLE FAMILY-2 TO GENERAL RETAIL; 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 3.82-acre tract of land in the H.S. Janes HRS, A-306, **(Exhibit 'A')**, located at 4020 South Lake Drive in the City of Texarkana, Bowie County, Texas, from **Single Family-2 to 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 zoning classifications and changes, have given the requisite notices by publication and otherwise, and after holding hearings and affording a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof; and

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Texarkana, Texas, **voted unanimously six (6) to zero (0) to recommend the application for rezoning from Single Family-2 to General Retail on a 3.82-acre tract of land in the H.S. Janes HRS, A-306 (Exhibit 'A'), located at 4020 South Lake 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 General Retail** 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 3.82-acre tract of land in the H.S. Janes HRS, A-306 **(Exhibit 'A')**, located at 4020 South Lake Drive in the City of Texarkana, Bowie County, Texas, from **Single Family-2 to General Retail.**

Attachment: 2019-034 ORD rezoning 4020 S. Lake Dr. (2059 : 2019-034 ORD rezoning 4020 S. Lake Dr. SF-2 to GR)

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 **13th day of May, 2019.**

ATTEST:

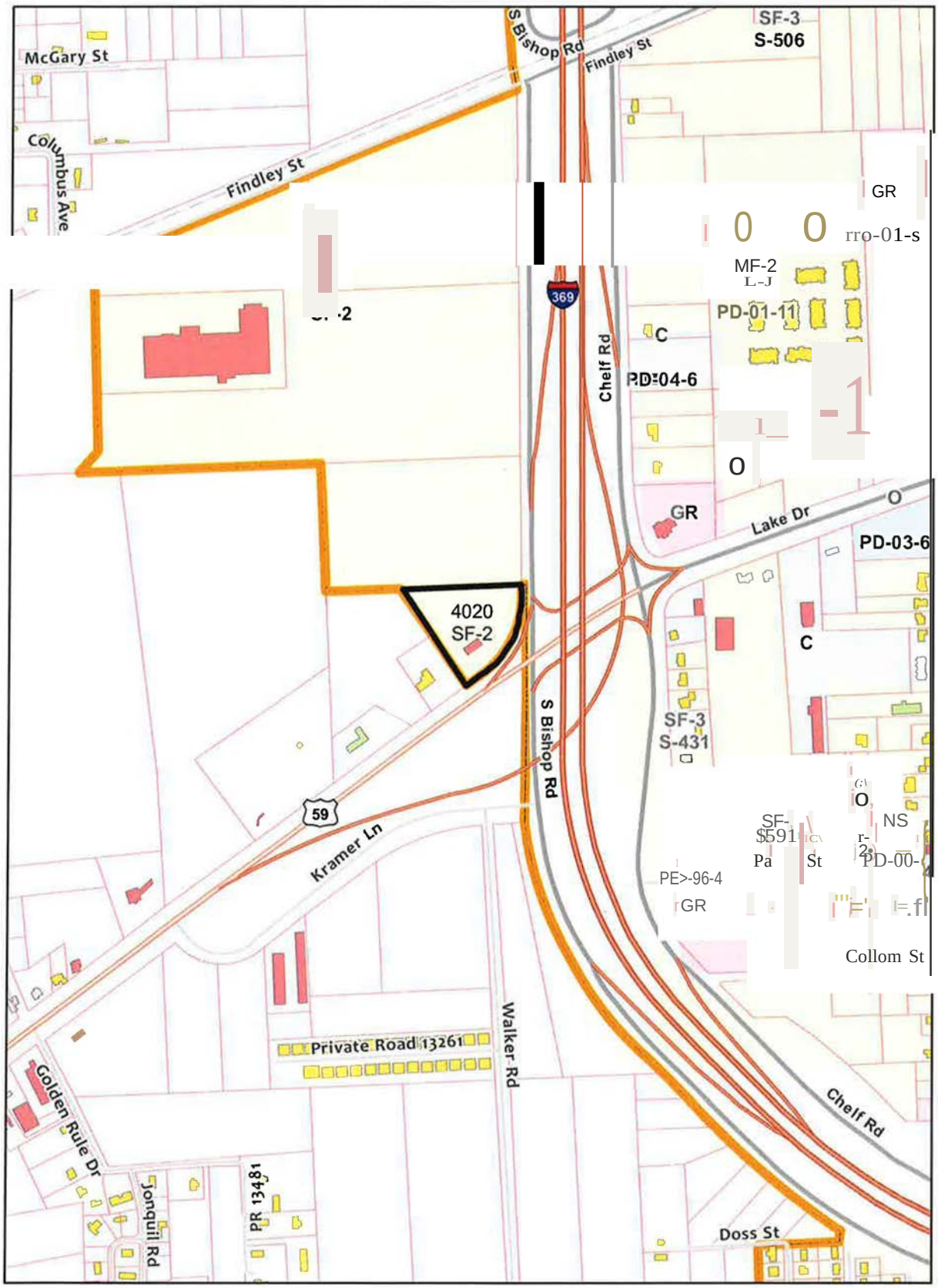
_____ _____

JENNIFER EVANS, CITY SECRETARY BOB BRUGGEMAN, MAYOR

Attachment: 2019-034 ORD rezoning 4020 S. Lake Dr. (2059 : 2019-034 ORD rezoning 4020 S. Lake Dr. SF-2 to GR)

2019-034 EXH 'A'

4020 South Lake Drive
Department of Planning and Community Development



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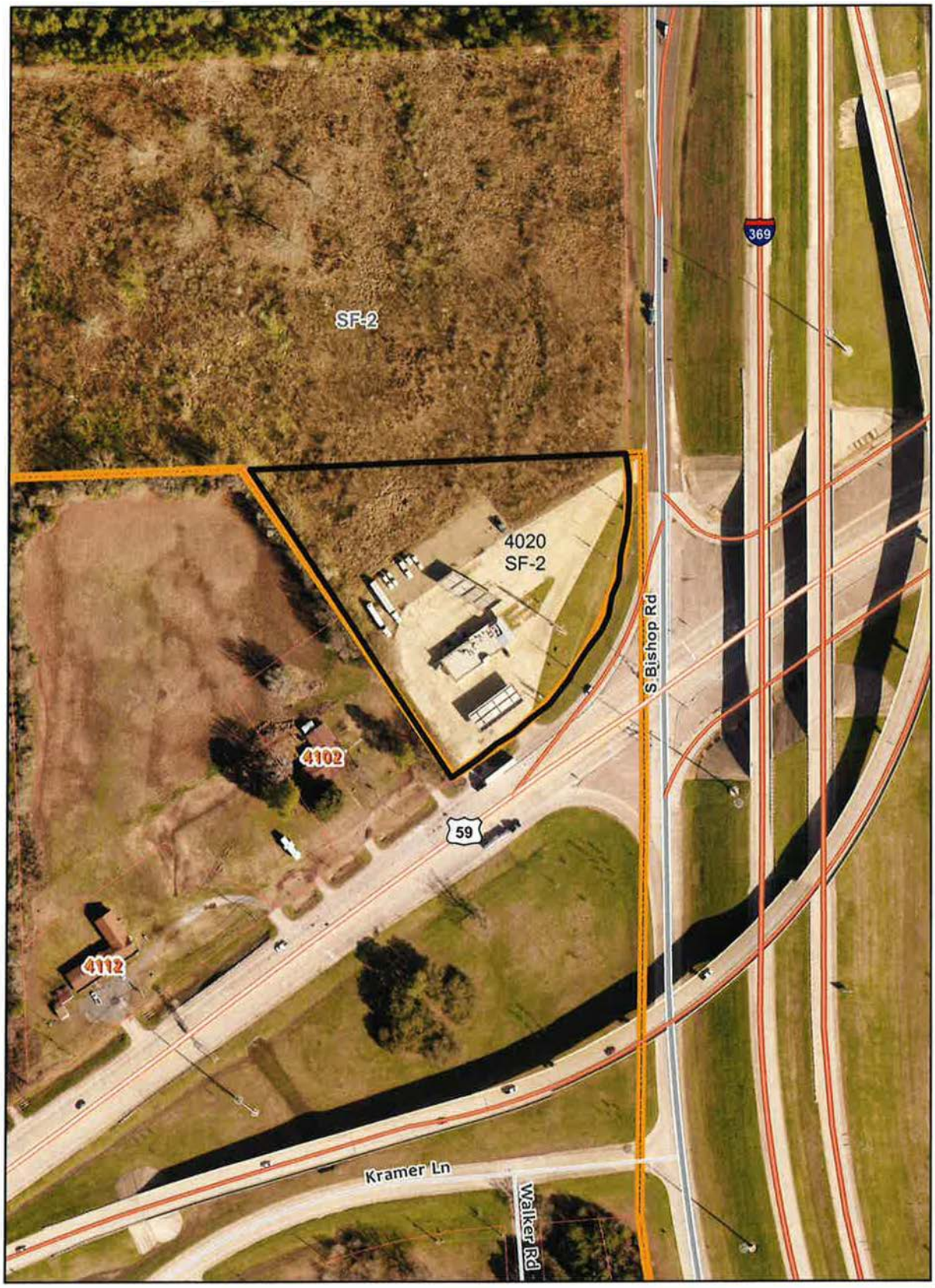
Attachment: 2019-034 EXH 'A' Maps (2059 : 2019-034 ORD rezoning 4020 S. Lake Dr. SF-2 to GR)

4020 South Lake Drive
Department of Planning and Community Development



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Attachment: 2019-034 EXH 'A' Maps (2059 : 2019-034 ORD rezoning 4020 S. Lake Dr. SF-2 to GR)

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:

NA	No Additional

Other Potential Impacts:

NA

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	☑	Sign Posted

Other:

Attachment: 2019-034 Goals & Perspectives (2059 : 2019-034 ORD rezoning 4020 S. Lake Dr. SF-2 to GR)

Z-19-5

ORDINANCE NO. 2019-034

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 3.82-ACRE TRACT OF LAND IN THE H.S. JANES HRS, A-306, LOCATED AT 4020 SOUTH LAKE DRIVE IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, FROM SINGLE FAMILY-2 TO GENERAL RETAIL; 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 3.82-acre tract of land in the H.S. Janes HRS, A-306, **(Exhibit 'A')**, located at 4020 South Lake Drive in the City of Texarkana, Bowie County, Texas, from **Single Family-2 to 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 zoning classifications and changes, have given the requisite notices by publication and otherwise, and after holding hearings and affording a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof; and

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Texarkana, Texas, **voted unanimously six (6) to zero (0) to recommend the application for rezoning from Single Family-2 to General Retail on a 3.82-acre tract of land in the H.S. Janes HRS, A-306 (Exhibit 'A'), located at 4020 South Lake 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 General Retail** 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 3.82-acre tract of land in the H.S. Janes HRS, A-306 **(Exhibit 'A')**, located at 4020 South Lake Drive in the City of Texarkana, Bowie County, Texas, from **Single Family-2 to General Retail.**

Attachment: 2019-034 ORD rezoning 4020 S. Lake Dr signed (2059 : 2019-034 ORD rezoning 4020 S. Lake Dr. SF-2 to GR)

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 **13th day of May, 2019.**

ATTEST:

JENNIFER EVANS, CITY SECRETARY

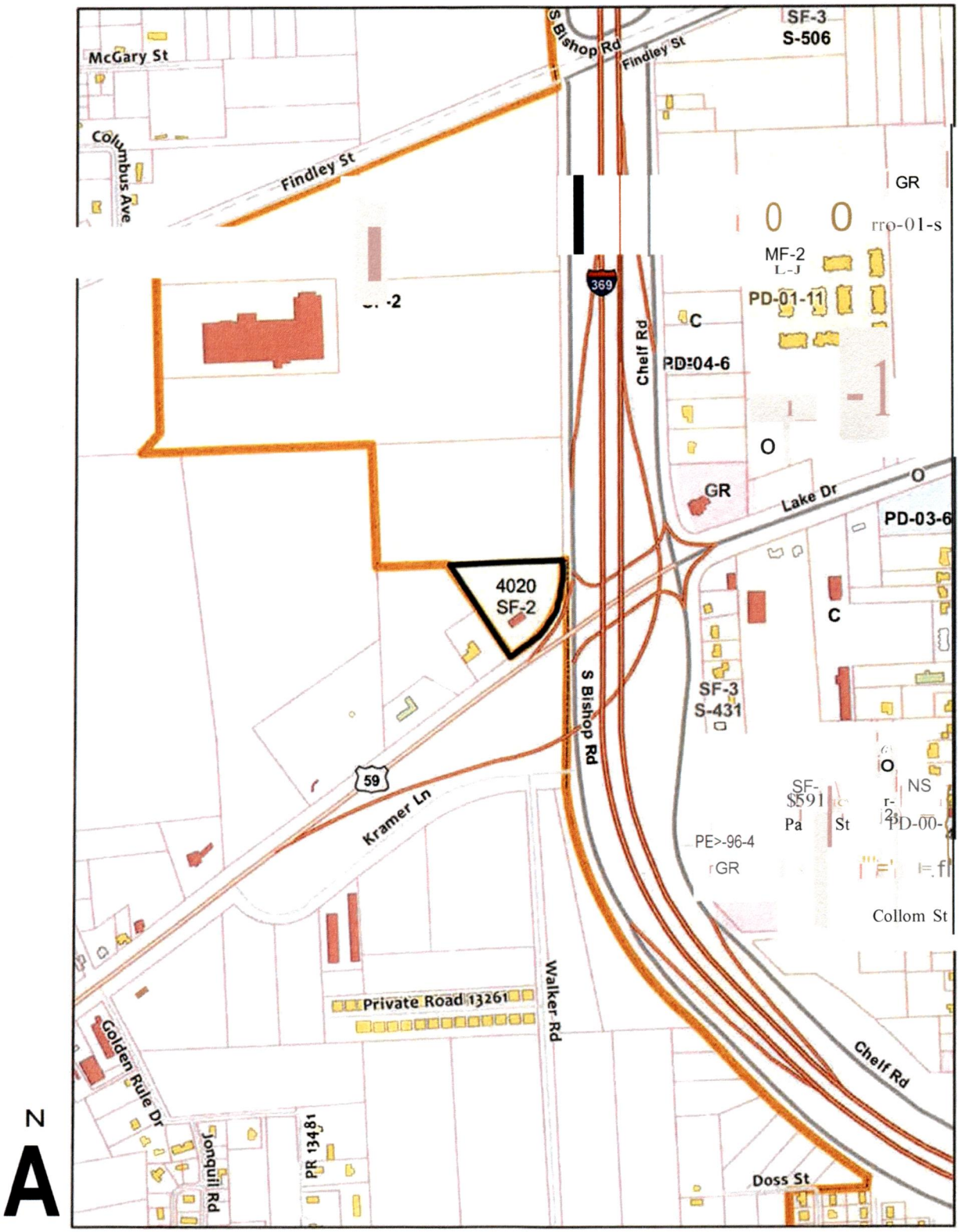
BOB BRUGGEMAN, MAYOR

6:26 p.m.

Attachment: 2019-034 ORD rezoning 4020 S. Lake Dr signed (2059 : 2019-034 ORD rezoning 4020 S. Lake Dr. SF-2 to GR)

2019-034 EXH 'A'

4020 South Lake Drive
Department of Planning and Community Development



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CITY OF TEXARKANA 1873

Attachment: 2019-034 ORD rezoning 4020 S. Lake Dr signed (2059 : 2019-034 ORD rezoning 4020 S. Lake Dr. SF-2 to GR)

2019-034 EXH 'A'

4020 South Lake Drive
Department of Planning and Community Development

N

1:2,500

Attachment: 2019-034 ORD rezoning 4020 S. Lake Dr signed (2059 : 2019-034 ORD rezoning 4020 S. Lake Dr. SF-2 to GR)

City of Texarkana, Texas

Version:

Briefing Sheet

Update Date: 4/17/2019 4:38 PM

Lead Department: Planning and Community Development **Action Officer:** Debbie Burk,

Subject: Ordinance No. 2019-035 rezoning Lots 1 & 4, Block 29, Ghio Fish Boulevard Addition, located in the 3200 block of Main Street. Single Family-2 to Townhouse. Brandon Taylor. dba 2 Builders LLC, applicant.

Briefing: 5/13/2019 **Public Hearing:** 5/13/2019 **Council Vote:** 5/13/2019

Item Schedule

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

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

Z-19-6: This is a request for rezoning from Single Family-2 to Townhouse zoning by Brandon Taylor, dba 2 B Builders, owner, in the 3200 block of Main Street - Lots 1 & 4, Block 29, Ghio-Fish Boulevard Addition. The proposed use is townhomes. There is an existing substandard structure at this location that will be demolished and removed from the property prior to construction of the townhomes.

The adjacent zoning is Single Family-2 to the north, south and east and General Retail to the west. The adjacent land use is a business and residence to the north, a strip shopping center and multi-family housing unit to the west, vacant land and a park to the south, and vacant land to the east.

The Comprehensive Plan has designated this area as Neighborhood Residential.

The applicant is proposing to construct six townhomes at this location. The attached proposed layout shows the townhomes facing Main Street with parking in the rear. Access is shown off West 32nd Street.

Following are comments from the Engineering Department:

1. Minimum parking requirements have been met.
2. Property will need to be replatted. If property is split into 1 lot per structure, then all zoning requirements for lot width, depth, etc. will be required to be met. Also, each lot will require 2 parking spaces within that lot.
3. The 15' building line along West 32nd Street will need a variance or to be approved by plat. On a corner lot a 25' building line is required on both street frontages.
4. A Floodplain Development application will need to be submitted prior to construction.

Staff has also advised the applicant to consider the layout and orientation of the proposed development to front towards Ferguson Park to the south. This recommendation was based on an implementation goal of the Comprehensive Plan through the subdivision and development process to include consideration of the way in which residential and nonresidential lots are laid out— in which adjacency and accessibility to park and open space areas should be optimized in all types of development. (The applicant did indicate at the P & Z meeting that they were willing to construct the townhouses facing toward the park as recommended by staff).

There are several vacant lots in this immediate area. There is not a high likelihood that this property will ever develop with single family residences since it is adjacent to and behind a retail strip center. The proposed townhome development could act as a buffer between the business property to the west and the residential area to the east. In addition, the existing dilapidated structure will be removed from the property. Therefore, staff recommends for approval of this request.

The applicant should be aware that if this rezoning is approved, there may be additional applicable city code/ordinance requirements in addition to those listed including but not limited to building, subdivision, fire, drainage, water and sewer prior to the issuance of building permits.
All notification and application requirements have been met to consider this request.

Potential Options:

NONE

Fiscal Implications:

NONE

Staff Recommendation:

Staff recommends for approval. See comments above.

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:

April 1, 2019

Attachments

a. 2019-035 ORD rezoning 3200 blk. Main St. (DOCX)
b. 2019-035 ATTH 01 Maps (PDF)
c. 2019-035 ATTH 02 Site layout (PDF)
d. 2019-035 ATTH 03 Rendering of townhouses (PDF)
e. 2019-035 ATTH 04 Elevations (PDF)
f. 2019-035 ATTH 05 Photo of existing substandard structure (PDF)
g. 2019-035 ATTH 06 Photos of nearby businesses (PDF)
h. 2019-035 Goals & Perspectives (DOCX)
i. 2019-035 ORD rezoning 3200 blk. Main St signed (PDF)

Staff Coordination

Planning and Community Development		David Orr	Department Head Review	Completed 04/11/2019 3:58 PM
Deputy City Manager	Kyle Dooley	Deputy City Manager Review		Completed 04/12/2019 8:27 AM
City Manager	Shirley Jaster	City Manager Review	Completed	04/18/2019 8:41 AM
City Council	Jennifer Evans	Meeting	Completed	04/22/2019 6:00 PM

Meeting History

Z-19-6

ORDINANCE NO. 2019-035

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY OF TEXARKANA, TEXAS, BY REZONING LOTS 1 & 4, BLOCK 29, GHIO-FISH BOULEVARD ADDITION, LOCATED IN THE 3200 BLOCK OF MAIN STREET IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS FROM SINGLE FAMILY-2 TO TOWNHOUSE; 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 Lots 1 and 4, Block 29, Ghio-Fish Boulevard Addition, located in the 3200 block of Main Street in the City of Texarkana, Bowie County, Texas, from **Single Family-2 to Townhouse;** and

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

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Texarkana, Texas, **voted unanimously six (6) to zero (0) to recommend the application for rezoning from Single Family-2 to Townhouse on Lots 1 and 4, Block 29, Ghio-Fish Boulevard Addition, located in the 3200 block of Main 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 Townhouse** 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 Lots 1 and 4, Block 29, Ghio-Fish Boulevard Addition, located in the 3200 block of Main Street in the City of Texarkana, Bowie County, Texas, from **Single Family-2 to Townhouse.**

Attachment: 2019-035 ORD rezoning 3200 blk. Main St. (2061 : 2019-035 ORD rezoning 3200 blk. Main St. SF-2 to TH)

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.

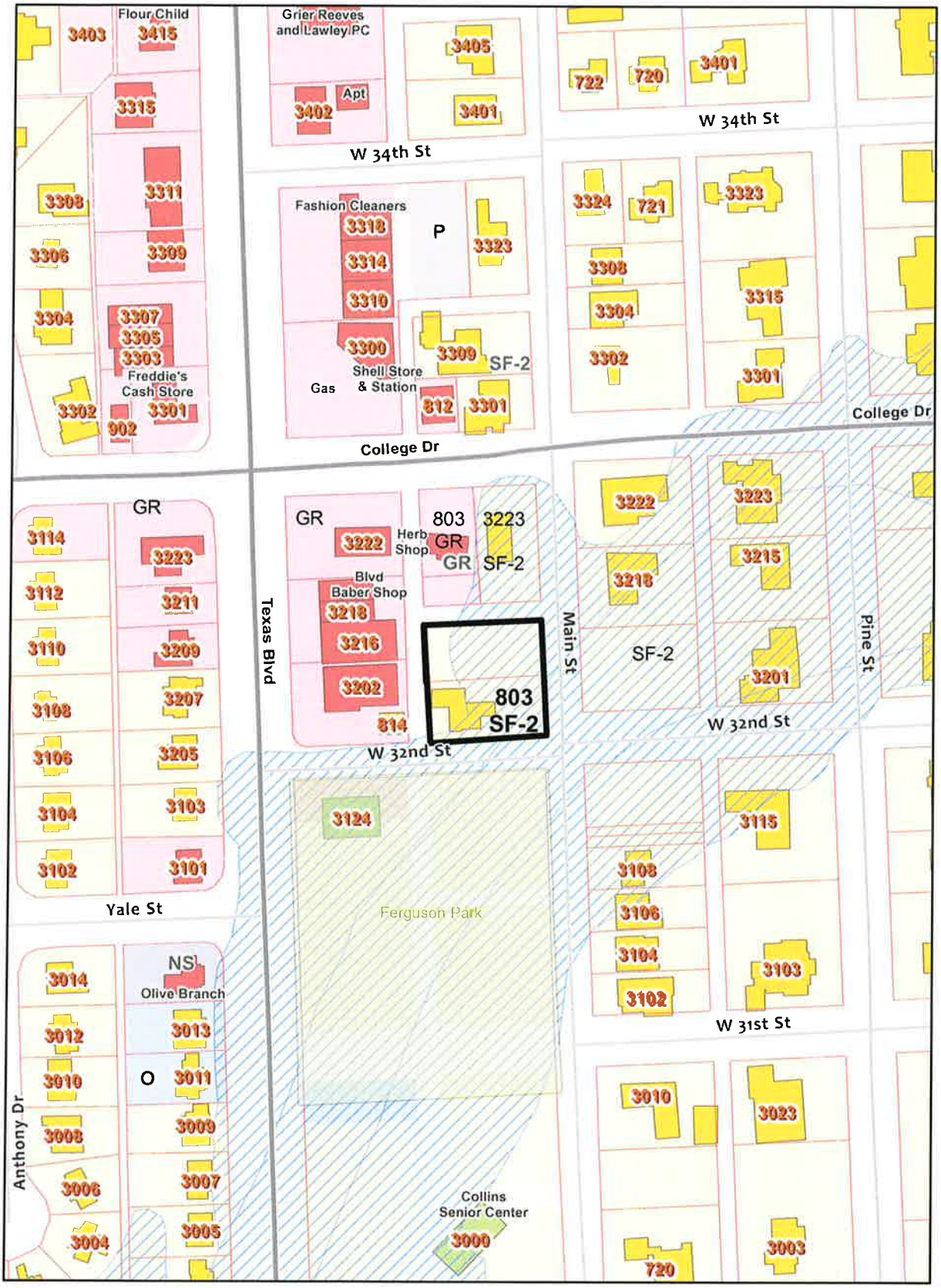
PASSED AND APPROVED in Regular Council Session on this the **13th day of May, 2019.**

ATTEST:

_____	_____
JENNIFER EVANS, CITY SECRETARY	BOB BRUGGEMAN, MAYOR

Attachment: 2019-035 ORD rezoning 3200 blk. Main St. (2061 : 2019-035 ORD rezoning 3200 blk. Main St. SF-2 to TH)

3200 Block. Main St. (Lots 1&4, Block 29)
Department of Planning and Community Development



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Attachment: 2019-035 ATTH 01 Maps (2061 : 2019-035 ORD rezoning 3200 blk. Main St. SF-2 to TH)

3200 Block. Main St. (Lots 1&4, Block 29)
Department of Planning and Community Development

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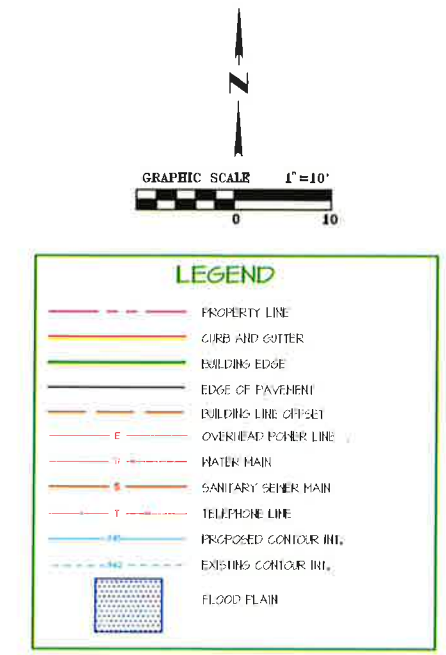
Attachment: 2019-035 ATTH 01 Maps (2061 : 2019-035 ORD rezoning 3200 blk. Main St. SF-2 to TH)

2019-035 ATTH 02 (SITE LAYOUT)



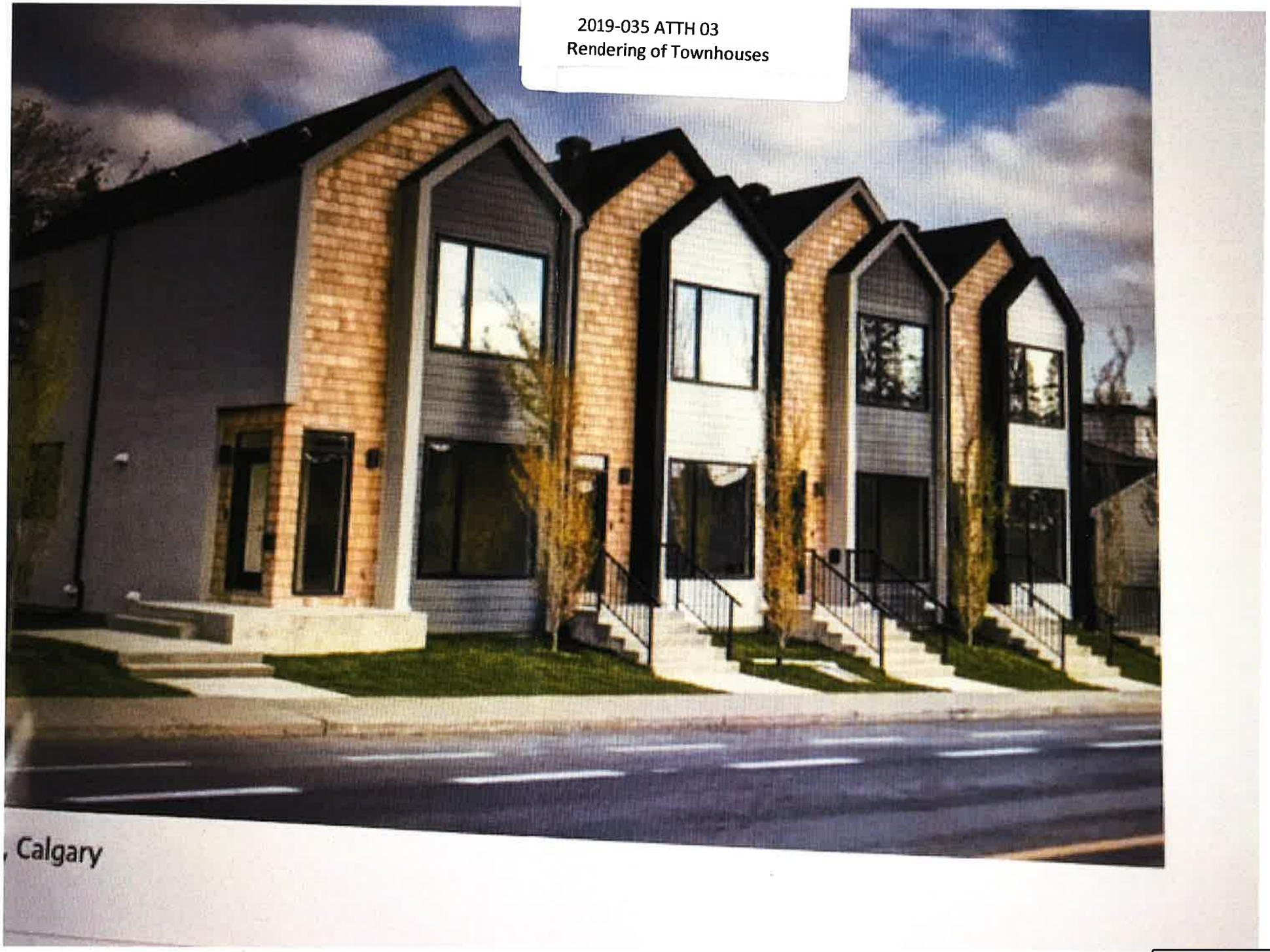
PRELIMINARY ~ FOR REVIEW ONLY
NOT INTENDED FOR BIDDING,
CONSTRUCTION OR PERMIT
PURPOSES ~ 02-19-19
KAYLA R. WOOD P.E. #104859

SITE LAYOUT	MTG engineers
MAIN STREET TOWNHOMES	TEXARKANA TEXAS 75503

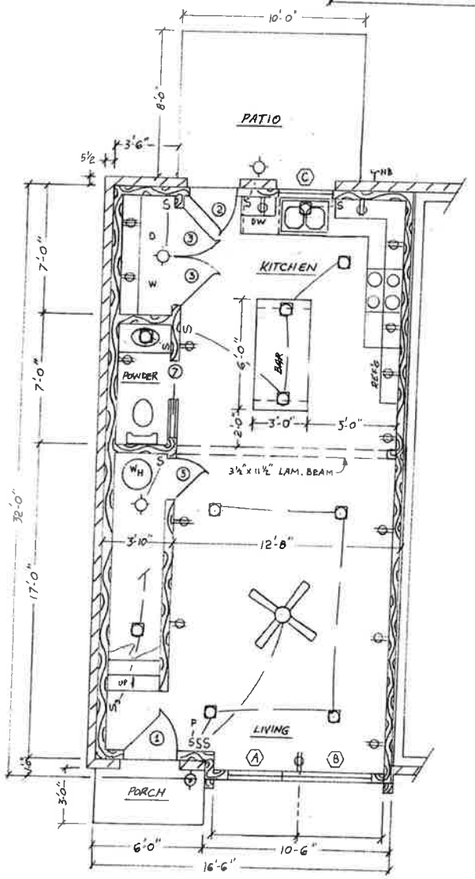
\2019_Projects\196036 Main street Townhomes\05 Engineering Design\Design\Design_01.pro 4:39PM

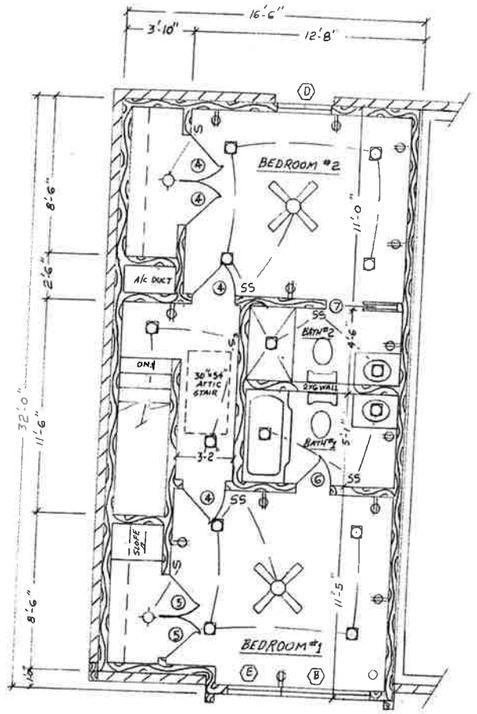
Attachment: 2019-035 ATTH 02 Site layout (2061 : 2019-035 ORD rezoning 3200 blk. Main St. SF-2 to TH)

2019-035 ATTH 03
Rendering of Townhouses



Attachment: 2019-035 ATTH 03 Rendering of townhouses (2061 : 2019-035 ORD rezoning 3200 blk. Main





DOORS

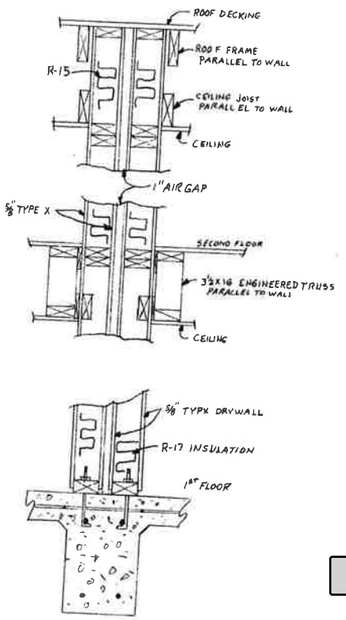
KEY	SIZE	DESCRIPTION
1.	3'-0"x6'-8"	EXT. FULL FROSTED GLASS w/ TRANSOM
2.	2'-8"x6'-8"	EXT. METAL w/ ½ GLASS
3.	2'-9"x6'-8"	INT. H.C.
4.	2'-6"x6'-8"	✓ ✓
5.	2'-4"x6'-8"	✓ ✓
6.	2'-0"x6'-8"	✓ ✓
7.	2'-0"x6'-8"	✓ ✓ POCKET

WINDOWS

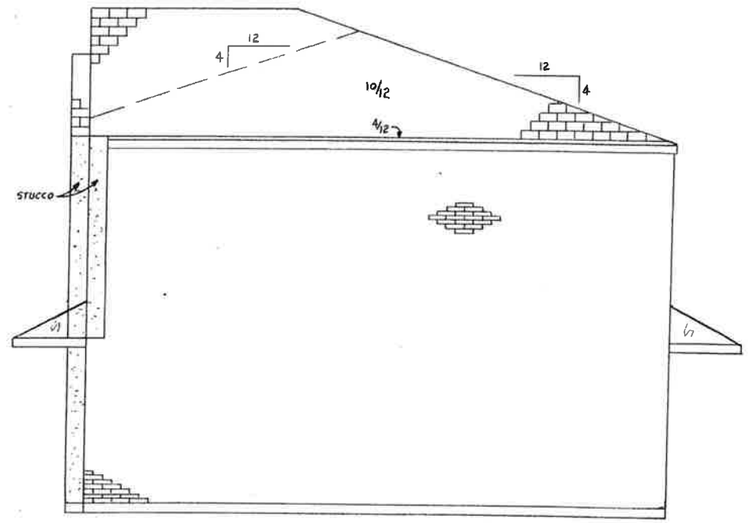
A.	3'-0"x5'-0"	INSULATED FIXED GLASS 1-LITE
B.	5'-0"x5'-0"	✓ ✓ ✓ ✓
C.	3'-0"x3'-0"	✓ SH. 2-LITE
D.	3'-0"x5'-0"	✓ ✓ ✓
E.	3'-0"x5'-0"	✓ OPEN IN FOR EGRESS 1-LITE

NOTES

1. 2x4x16" O.C. WALLS EXCEPT AS NOTED
2. 3½x16" ENGINEER 2ND FLOOR TRUSSES
3. CEILING HT. 9'-0"
4. STAIRS 7⅞" MAX. RISE, 10" MIN. RUN, 36" MIN. WIDTH
5. EXTERIOR TRIM- LP SMART BOARD
6. A/C UNITS IN ATTIC W/ OVERFLOW PANS
7. ALL ELETRICAL, TV, TELEPHONE, & COMPUTER OUTLET LOCATIONS PER OWNER AT ROUGH-IN
8. APPROVED SMOKE & CARBON MONOXIDE DETECTORS REQUIRED
9. ATTIC LIGHT AT A/C UNIT
10. WATER HEATER PAN REQUIRED



Attachment: 2019-035 ATTH 04 Elevations (2061 : 2019-035 ORD rezoning 3200 blk. Main St. SF-2 to TH)



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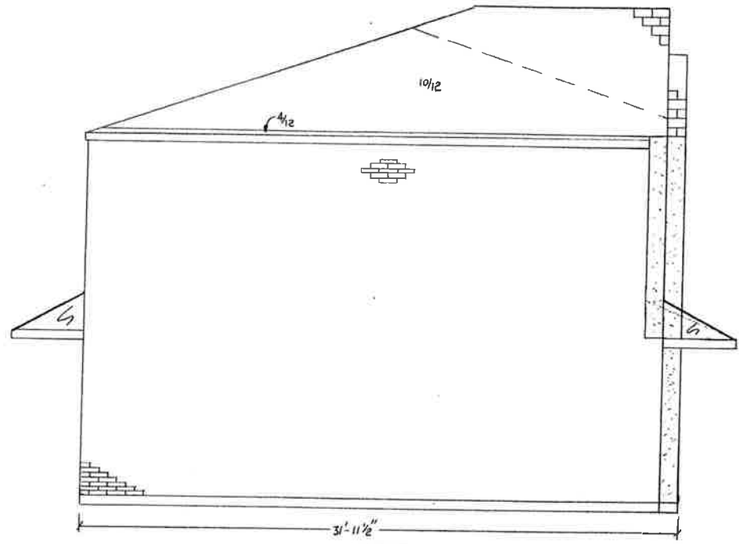

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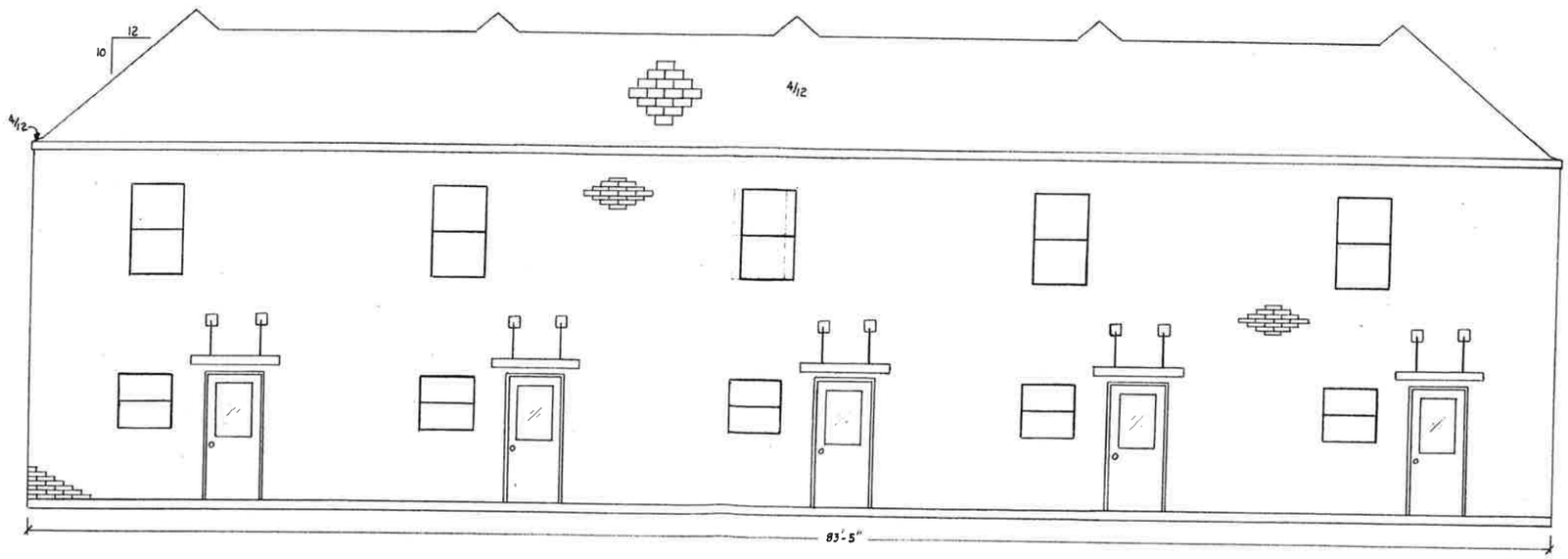
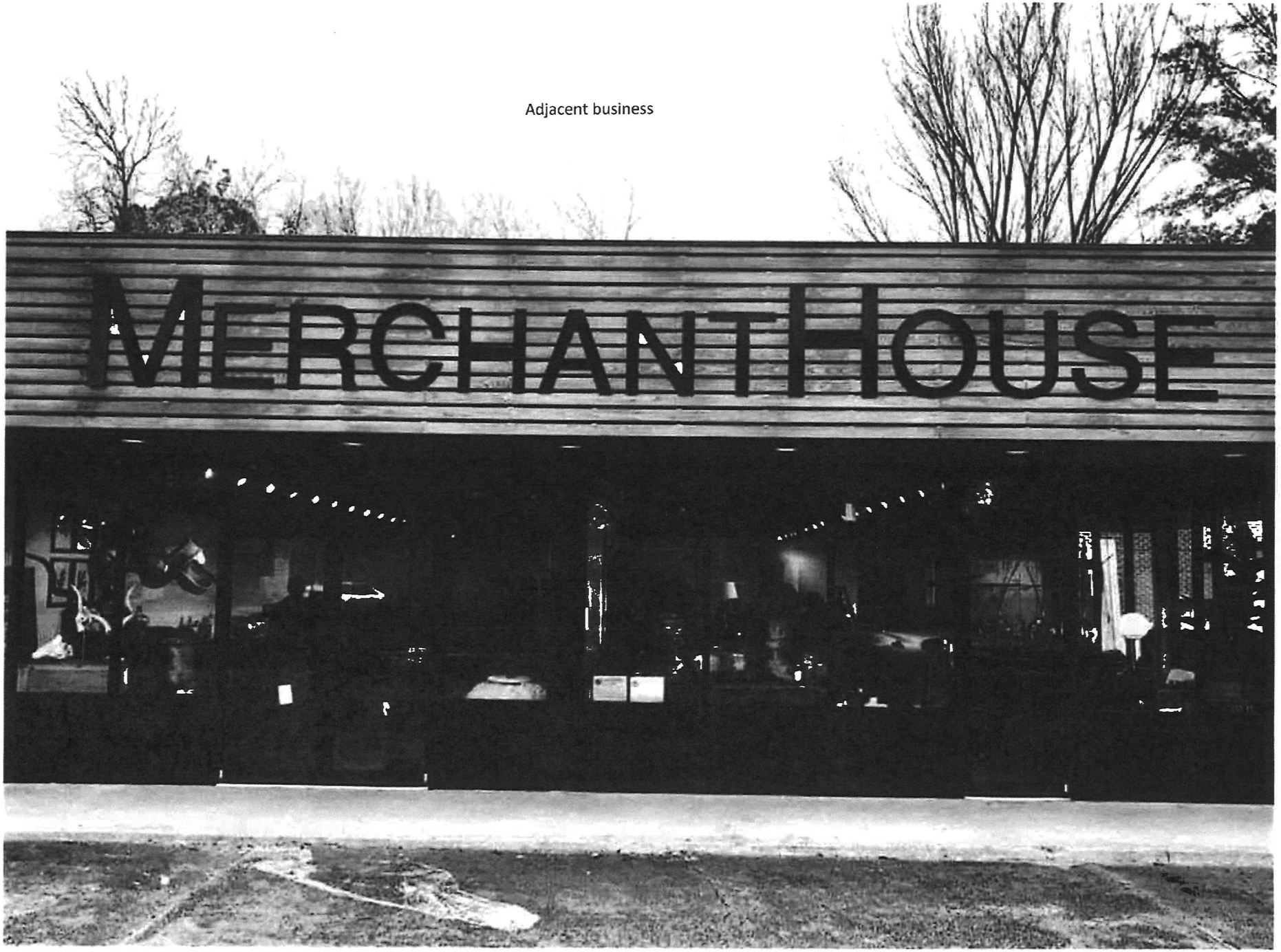


Attachment: 2019-035 ATTH 04 Elevations (2061 : 2019-035 ORD rezoning 3200 blk. Main St. SF-2 to TH)

Existing substandard structure
(will be removed)

2019-035 ATTH 06

Adjacent business



Attachment: 2019-035 ATTH 06 Photos of nearby businesses (2061 : 2019-035 ORD rezoning 3200 blk.

2019-035 ATTH 06

Attachment: 2019-035 ATTH 06 Photos of nearby businesses (2061 : 2019-035 ORD rezoning 3200 blk.

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:

NA	No Additional

Other Potential Impacts:

NA

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	☑	Sign Posted

Other:

Attachment: 2019-035 Goals & Perspectives (2061 : 2019-035 ORD rezoning 3200 blk. Main St. SF-2 to TH)

Z-19-6

ORDINANCE NO. 2019-035

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY OF TEXARKANA, TEXAS, BY REZONING LOTS 1 & 4, BLOCK 29, GHIO-FISH BOULEVARD ADDITION, LOCATED IN THE 3200 BLOCK OF MAIN STREET IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS FROM SINGLE FAMILY-2 TO TOWNHOUSE; 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 Lots 1 and 4, Block 29, Ghio-Fish Boulevard Addition, located in the 3200 block of Main Street in the City of Texarkana, Bowie County, Texas, from **Single Family-2 to Townhouse;** and

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

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Texarkana, Texas, **voted unanimously six (6) to zero (0) to recommend the application for rezoning from Single Family-2 to Townhouse on Lots 1 and 4, Block 29, Ghio-Fish Boulevard Addition, located in the 3200 block of Main 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 Townhouse** 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 Lots 1 and 4, Block 29, Ghio-Fish Boulevard Addition, located in the 3200 block of Main Street in the City of Texarkana, Bowie County, Texas, from **Single Family-2 to Townhouse.**

Attachment: 2019-035 ORD rezoning 3200 blk. Main St signed (2061 : 2019-035 ORD rezoning 3200 blk. Main St. SF-2 to TH)

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 **13th day of May, 2019.**

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

6:28p.m.

Attachment: 2019-035 ORD rezoning 3200 blk. Main St signed (2061 : 2019-035 ORD rezoning 3200 blk. Main St. SF-2 to TH)

City of Texarkana, Texas

Version: B

Briefing Sheet

Update Date: 4/17/2019 4:04 PM

Lead Department: Planning and Community Development **Action Officer:** Debbie Burk,

Subject: Ordinance No. 2019-036 granting a Specific Use Permit to allow permanent cosmetics/microblading (tattooing) on a 1.76-acre tract of land in the MEP & P Rwy. Co. HRS, A-421, located at 3505 Summerhill Road, Suite 2. Tiffany Labrada, applicant. Vanessa Wilson, agent.

Briefing: 5/13/2019 **Public Hearing:** 5/13/2019 **Council Vote:** 5/13/2019

Item Schedule

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

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

S-704: This is a request by Tiffany Labrada, owner and Vanessa Wilson, agent, for a Specific Use Permit, SUP, to allow the location of a permanent cosmetics/microblading business in a tenant space at 3505 Summerhill Road (Suite 2). A strip shopping center is currently located on this site.

The adjacent zoning is Commercial and General Retail to the north, General Retail to the south and east, and Single Family-2 to the west. The adjacent land usage is vacant land and a car dealership to the north, a vacant car wash to the south, a shopping center across Summerhill Road to the east, and a school to the west.

This property is zoned General Retail. A Specific Use Permit is required to allow the one additional use of a permanent cosmetics/microblading business which is also considered a "tattoo" per the City's Zoning Ordinance. The State of Texas will regulate this business as to licensing and other health related issues. Several medical facilities and hair salons are now offering this type service for clients. Therefore, staff recommends for approval.

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

1. That the owner/or any employee performing the application of permanent cosmetics/microblading (tattooing) procedures be currently licensed by the State and meet all Federal, State and City licensing laws and health regulations. (A copy of the current license must be provided to the City prior to the opening of the business).
2. That the Specific Use Permit be intended for the application of permanent cosmetics/microblading only.
3. That if this use ever ceases to exist at this location, the City may automatically revoke the Specific Use Permit.

This request meets all city requirements to allow this one additional use on this property. There should be adequate parking for this business.

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

Potential Options:

NONE

Fiscal Implications:

NONE

Staff Recommendation:

Staff recommends for approval 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:

April 1, 2019

Attachments

a. 2019-036 ORD granting SUP for perm. cosmetics at 3505 Summerhill (DOCX)
b. 2019-036 ATTH 01 Maps (PDF)
c. 2019-036 Goals & Perspectives (DOCX)
d. 2019-036 ORD SUP at 3505 Summerhill Rd signed (PDF)

Staff Coordination

Planning and Community Development	Completed	David Orr 04/11/2019 3:55 PM	Department Head Review	
Deputy City Manager	Kyle Dooley 04/12/2019 8:20 AM	Deputy City Manager Review	Completed	
City Manager	Shirley Jaster 4:04 PM	City Manager Review	Completed	04/17/2019
City Council	Jennifer Evans 6:00 PM	Meeting	Completed	04/22/2019

Meeting History

S-704

ORDINANCE NO. 2019-036

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-704 TO ALLOW THE ONE ADDITIONAL USE OF APPLICATION OF PERMANENT COSMETICS/MICROBLADING ON AN APPROXIMATE 1.76-ACRE TRACT OF LAND, BEING BLOCKS/TRACTS 58 & 59C IN THE MEP & P RWY. CO. HRS, A-421, LOCATED AT 3505 SUMMERHILL ROAD, SUITE 2, IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS; CONTAINING A REPEALER CLAUSE; CONTAINING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, an application has been filed with the City of Texarkana, Texas, requesting an amendment to the Zoning Ordinance to grant a **Specific Use Permit** to allow the **one additional use of application of permanent cosmetics/ microblading** on an approximate 1.76-acre tract of land, being Blocks/Tracts 58 & 59C in the MEP & P Rwy. Co. HRS, A-421, located at 3505 Summerhill Road, Suite 2, in the City of Texarkana, Bowie County, Texas; and

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

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Texarkana, Texas, voted **unanimously six (6) to zero (0) to recommend** to the City Council of Texarkana, Texas, that a **Specific Use Permit be granted to allow the one additional use of application of permanent cosmetics/ microblading** 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.

Attachment: 2019-036 ORD granting SUP for perm. cosmetics at 3505 Summerhill (2062 : 2019-036 ORD granting SUP for microblading at 3505

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

SECTION 1: That the Zoning Ordinance of the City of Texarkana, Texas, Ordinance No. 127-70, passed and approved on September 14, 1970, be further amended so as to grant **Specific Use Permit numbered S-704 for the purpose of allowing the one additional use of application of permanent cosmetics/microblading** on the following described property, to-wit: **an approximate 1.76-acre tract of land, being Block/Tracts 58 & 59C in the MEP & P Rwy. Co. HRS, A-421, located at 3505 Summerhill Road, Suite 2, in the City of Texarkana, Bowie County, Texas.**

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

1. That the owner and/or any employee performing the application of permanent cosmetics be currently licensed by the state and meet all federal, state and city licensing laws and health regulations. A copy of the current license must be provided to the City prior to the opening of the business.
2. That the Specific Use Permit be intended for the application of permanent cosmetics and microblading only.
3. That if this use ever ceases to exist at this location, the City may automatically revoke the Specific Use Permit.

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: 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 **13th day of May, 2019.**

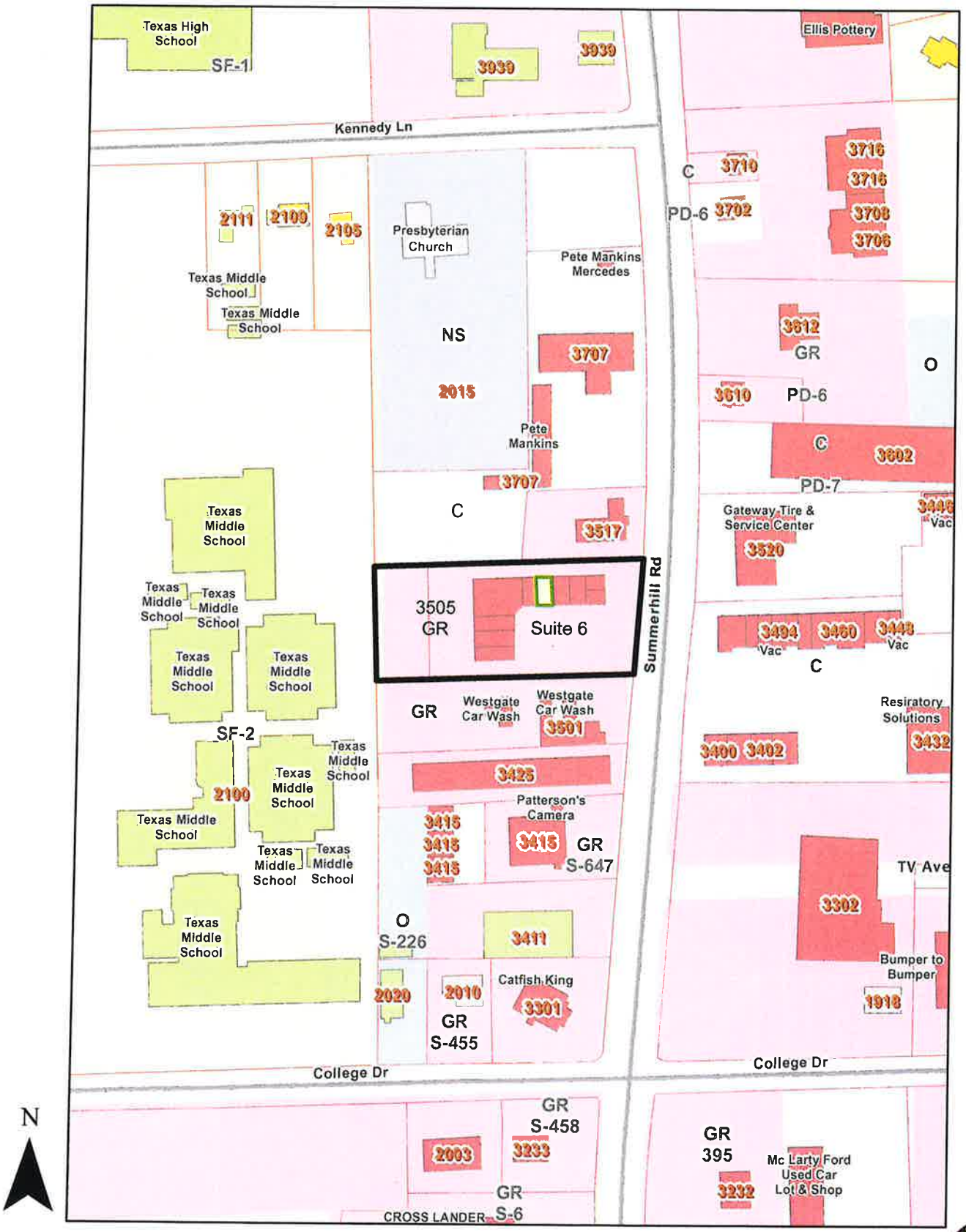
ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

Attachment: 2019-036 ORD granting SUP for perm. cosmetics at 3505 Summerhill (2062 : 2019-036 ORD granting SUP for microblading at 3505

3505 Summerhill Rd. Suite 6
Department of Planning and Community Development



N

1:3,000

Attachment: 2019-036 ATTH 01 Maps (2062 : 2019-036 ORD granting SUP for microblading at 3505 Summerhill Rd.)

3505 Summerhill Rd. Suite 6
Department of Planning and Community Development

N

1:1,500

Attachment: 2019-036 ATTH 01 Maps (2062 : 2019-036 ORD granting SUP for microblading at 3505 Summerhill Rd.)

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:

NA	No Additional

Other Potential Impacts:

NA

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	☑	Sign Posted

Other:

Attachment: 2019-036 Goals & Perspectives (2062 : 2019-036 ORD granting SUP for microblading at 3505 Summerhill Rd.)

ORDINANCE NO. 2019-036

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-704 TO ALLOW THE ONE ADDITIONAL USE OF APPLICATION OF PERMANENT COSMETICS/MICROBLADING ON AN APPROXIMATE 1.76-ACRE TRACT OF LAND, BEING BLOCKS/TRACTS 58 & 59C IN THE MEP & P RWY. CO. HRS, A-421, LOCATED AT 3505 SUMMERHILL ROAD, SUITE 2, IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS; CONTAINING A REPEALER CLAUSE; CONTAINING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, an application has been filed with the City of Texarkana, Texas, requesting an amendment to the Zoning Ordinance to grant a **Specific Use Permit** to allow the **one additional use of application of permanent cosmetics/ microblading** on an approximate 1.76-acre tract of land, being Blocks/Tracts 58 & 59C in the MEP & P Rwy. Co. HRS, A-421, located at 3505 Summerhill Road, Suite 2, in the City of Texarkana, Bowie County, Texas; and

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

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Texarkana, Texas, voted **unanimously six (6) to zero (0) to recommend** to the City Council of Texarkana, Texas, that a **Specific Use Permit be granted to allow the one additional use of application of permanent cosmetics/ microblading** 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.

Attachment: 2019-036 ORD SUP at 3505 Summerhill Rd signed (2062 : 2019-036 ORD granting SUP for microblading at 3505 Summerhill Rd.)

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

SECTION 1: That the Zoning Ordinance of the City of Texarkana, Texas, Ordinance No. 127-70, passed and approved on September 14, 1970, be further amended so as to grant **Specific Use Permit numbered S-704 for the purpose of allowing the one additional use of application of permanent cosmetics/microblading** on the following described property, to-wit: **an approximate 1.76-acre tract of land, being Block/Tracts 58 & 59C in the MEP & P Rwy. Co. HRS, A-421, located at 3505 Summerhill Road, Suite 2, in the City of Texarkana, Bowie County, Texas.**

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

1. That the owner and/or any employee performing the application of permanent cosmetics be currently licensed by the state and meet all federal, state and city licensing laws and health regulations. A copy of the current license must be provided to the City prior to the opening of the business.
2. That the Specific Use Permit be intended for the application of permanent cosmetics and microblading only.
3. That if this use ever ceases to exist at this location, the City may automatically revoke the Specific Use Permit.

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: 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 **13th day of May, 2019.**

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

6:30 p.m.

Attachment: 2019-036 ORD SUP at 3505 Summerhill Rd signed (2062 : 2019-036 ORD granting SUP for microblading at 3505 Summerhill Rd.)

City of Texarkana, Texas

Version:

Briefing Sheet

Update Date: 4/17/2019 9:12 AM

Lead Department: Planning and Community Development **Action Officer:** Debbie Burk,

Subject: Ordinance No. 2019-037 rezoning Lot 5, Block 10, Bellview Addition, located at 1809 Charlestine Street. Single Family-2 to Single Family-3. Emil Thurman, applicant.

Briefing: 5/13/2019 **Public Hearing:** 5/13/2019 **Council Vote:** 5/13/2019

Item Schedule

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

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

Z-19-7: This is a request by Emil Thurman, owner, to rezone Lot 5, Block 10, Bellview Addition, located at 1809 Charlestine Street from Single Family-2 to Single Family-3. The proposed use is one double wide HUD code manufactured home. The current use is vacant land.

The adjacent zoning is Single Family-2 to the north, south, east and west. The adjacent land use is residences and 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 zoning district along with the approval of a Specific Use Permit.

The Comprehensive Plan has designated this as a Neighborhood Residential area. There is currently a manufactured home located two lots to the east of this site. Double wide manufactured housing looks like some of the existing frame pier and beam houses in the area. This type housing could also be a revitalization housing alternative to traditional site built homes. Therefore, staff recommends for approval of this request.

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

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

Potential Options:

NONE

Fiscal Implications:

NONE

Staff Recommendation:

Staff recommends for approval.

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:

April 1, 2019

Attachments

a. 2019-037 ORD rezoning 1809 Charlestine St. (DOCX)
b. 2019-037 ATTH 01 Maps (PDF)
c. 2019-037 Goals & Perspectives (DOCX)
d. 2019-037 ORD rezoning 1809 Charlestine St. signed (PDF)

Staff Coordination

Planning and Community Development	David Orr	Department Head Review	Completed	04/11/2019 3:55 PM
Deputy City Manager	Kyle Dooley	Deputy City Manager Review	Completed	04/12/2019 8:18 AM
City Manager	Shirley Jaster	City Manager Review	Completed	04/17/2019 4:07 PM
City Council	Jennifer Evans	Meeting	Completed	04/22/2019 6:00 PM

Meeting History

Z-19-7

ORDINANCE NO. 2019-037

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY OF TEXARKANA, TEXAS, BY REZONING LOT 5, BLOCK 10, BELLVIEW ADDITION, LOCATED AT 1809 CHARLESTINE STREET IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, FROM 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 Lot 5, Block 10, Bellview Addition, located at 1809 Charlestine 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 after holding hearings and affording a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof; and

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Texarkana, Texas, **voted unanimously six (6) to zero (0) to recommend the application for rezoning from Single Family-2 to Single Family-3 on Lot 5, Block 10, Bellview Addition, located at 1809 Charlestine 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 Lot 5, Block 10, Bellview Addition, located at 1809 Charlestine Street in the City of Texarkana, Bowie County, Texas, from **Single Family-2 to Single Family-3.**

Attachment: 2019-037 ORD rezoning 1809 Charlestine St. (2063 : 2019-037 ORD rezoning 1809 Charlestine St. from SF-2 to SF-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 **13th day of May, 2019.**

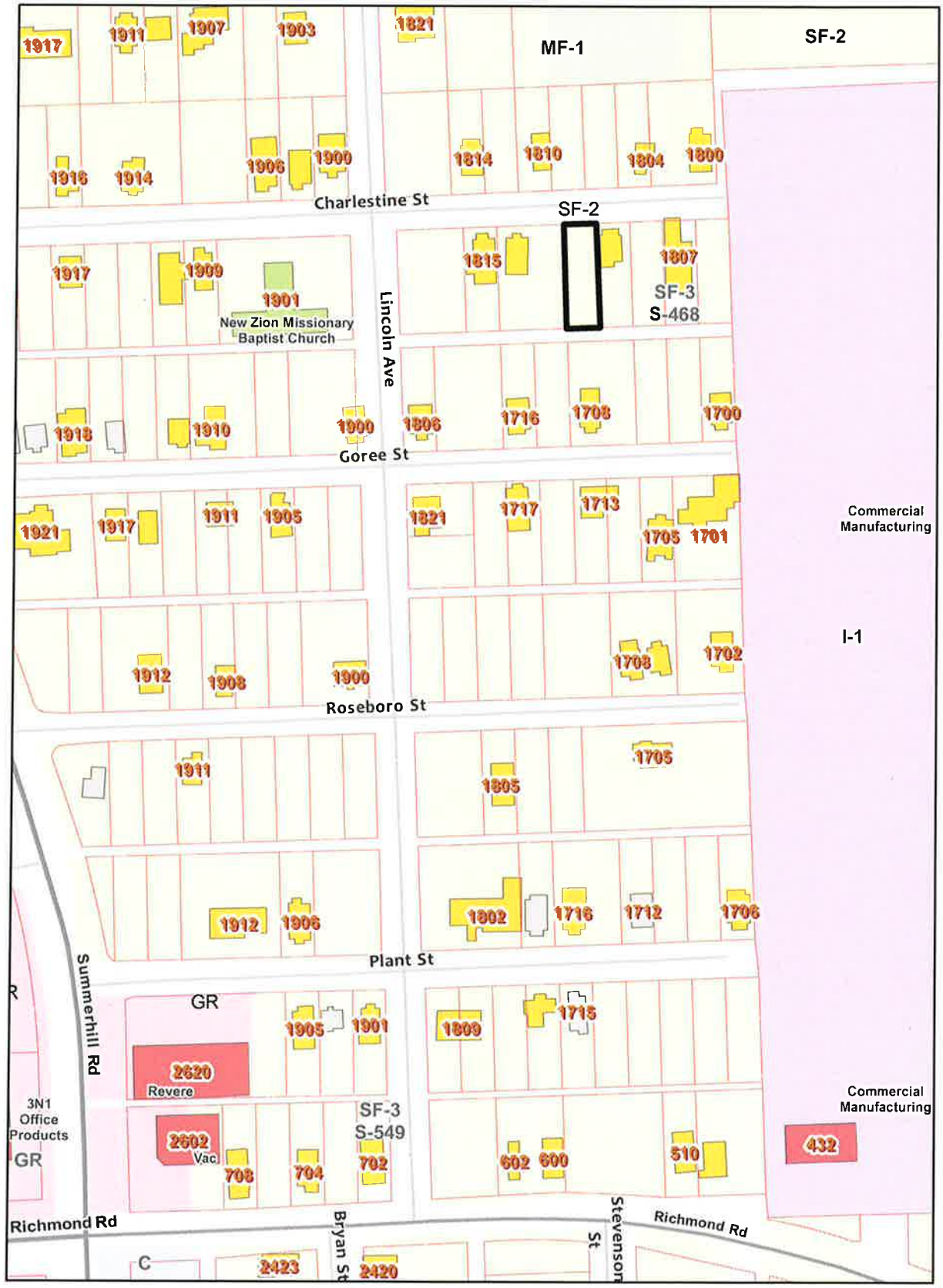
ATTEST:

_____ _____

JENNIFER EVANS, CITY SECRETARY BOB BRUGGEMAN, MAYOR

Attachment: 2019-037 ORD rezoning 1809 Charlestine St. (2063 : 2019-037 ORD rezoning 1809 Charlestine St. from SF-2 to SF-3)

1809 Charlestine St. (Lot 5, Blk, 10, Bellview Addition)
Department of Planning and Community Development



1:2,000

Attachment: 2019-037 ATTH 01 Maps (2063 : 2019-037 ORD rezoning 1809 Charlestine St. from SF-2 to SF-3)

1809 Charlestine St. (Lot 5, Blk, 10, Bellview Addition)
Department of Planning and Community Development

N

1:700

Attachment: 2019-037 ATTH 01 Maps (2063 : 2019-037 ORD rezoning 1809 Charlestine St. from SF-2 to SF-3)

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:

NA	No Additional

Other Potential Impacts:

NA

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	☑	Sign Posted

Other:

Attachment: 2019-037 Goals & Perspectives (2063 : 2019-037 ORD rezoning 1809 Charlestine St. from SF-2 to SF-3)

Z-19-7

ORDINANCE NO. 2019-037

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY OF TEXARKANA, TEXAS, BY REZONING LOT 5, BLOCK 10, BELLVIEW ADDITION, LOCATED AT 1809 CHARLESTINE STREET IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, FROM 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 Lot 5, Block 10, Bellview Addition, located at 1809 Charlestine 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 after holding hearings and affording a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof; and

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Texarkana, Texas, **voted unanimously six (6) to zero (0) to recommend the application for rezoning from Single Family-2 to Single Family-3 on Lot 5, Block 10, Bellview Addition, located at 1809 Charlestine 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 Lot 5, Block 10, Bellview Addition, located at 1809 Charlestine Street in the City of Texarkana, Bowie County, Texas, from **Single Family-2 to Single Family-3.**

Attachment: 2019-037 ORD rezoning 1809 Charlestine St. signed (2063 : 2019-037 ORD rezoning 1809 Charlestine St. from SF-2 to SF-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 **13th day of May, 2019.**

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

6:31 p.m.

Attachment: 2019-037 ORD rezoning 1809 Charlestine St. signed (2063 : 2019-037 ORD rezoning 1809 Charlestine St. from SF-2 to SF-3)

City of Texarkana, Texas

Briefing Sheet

Version:
Update Date: 4/11/2019 1:04 PM

Lead Department: Planning and Community Development **Action Officer:** Debbie Burk,

Subject: Ordinance No. 2019-038 granting a Specific Use Permit to allow a double wide HUD code manufactured home on Lot 5, Block 10, Bellview Addition, located at 1809 Charlestine Street. Emil Thurman, applicant.

Briefing: 5/13/2019 **Public Hearing:** 5/13/2019 **Council Vote:** 5/13/2019

Item Schedule

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

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

S-705: This is a request by Emil Thurman, owner, for a Specific Use Permit to allow the one additional use of a double wide HUD code manufactured home as a residence on Lot 5, Block 10, Bellview Addition, located at 1809 Charlestine Street. The current use is vacant land.

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

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

Potential Options:

NONE

Fiscal Implications:

NONE

Staff Recommendation:

Staff recommends for approval 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:

April 1, 2019

Attachments

a. 2019-038 ORD SUP at 1809 Charlestine St. (DOCX)
b. 2019-038 ATTH 01 Maps (PDF)
c. 2019-038 Goals & Perspectives (DOCX)
d. 2019-038 ORD SUP at 1809 Charlestine St. signed (PDF)

Staff Coordination

Planning and Community Development	Completed	David Orr 04/11/2019 3:54 PM	Department Head Review	
Deputy City Manager	Kyle Dooley 04/12/2019 8:16 AM	Deputy City Manager Review	Completed	
City Manager	Kyle Dooley	City Manager Review	Completed	04/12/2019 8:17 AM
City Council	Jennifer Evans	Meeting	Completed	04/22/2019 6:00 PM

Meeting History

ORDINANCE NO. 2019-038 S-705

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-705 TO ALLOW THE LOCATION OF A DOUBLE WIDE HUD CODE MANUFACTURED HOME ON LOT 5, BLOCK 10, BELLVIEW ADDITION, LOCATED AT 1809 CHARLESTINE 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 double wide HUD code manufactured home** on Lot 5, Block 10, Bellview Addition, located at 1809 Charlestine Street, in the City of Texarkana, Bowie County, Texas; and

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

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Texarkana, Texas, voted **unanimously six (6) 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 double wide 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-705 to allow the location of a double wide HUD code manufactured home on Lot 5, Block 10, Bellview Addition, located at 1809 Charlestine Street** in the City of Texarkana, Bowie County, Texas.

Attachment: 2019-038 ORD SUP at 1809 Charlestine St. (2064 : 2019-038 ORD granting SUP for manf. home at 1809 Charlestine St.)

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

1. That one 2019 or newer double wide HUD code manufactured home be allowed on this property.
2. That the double wide HUD code manufactured home be tied down/skirted/underpinned.
3. That the double wide HUD code manufactured home be used for dwelling purposes only, human occupancy only.
4. That the Specific Use Permit be in effect for a period of three (3) years, beginning at the date of this ordinance. It is the owner's responsibility to renew this permit.
5. That if the HUD code manufactured home is not placed on the property within the three (3) year period, the Specific Use Permit will automatically be revoked.
6. That all driveways, parking, building codes/setbacks, engineered foundation, platting and flood plain requirements must be in accordance with the City of Texarkana, Texas, codes.

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: 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 **13th day of May, 2019.**

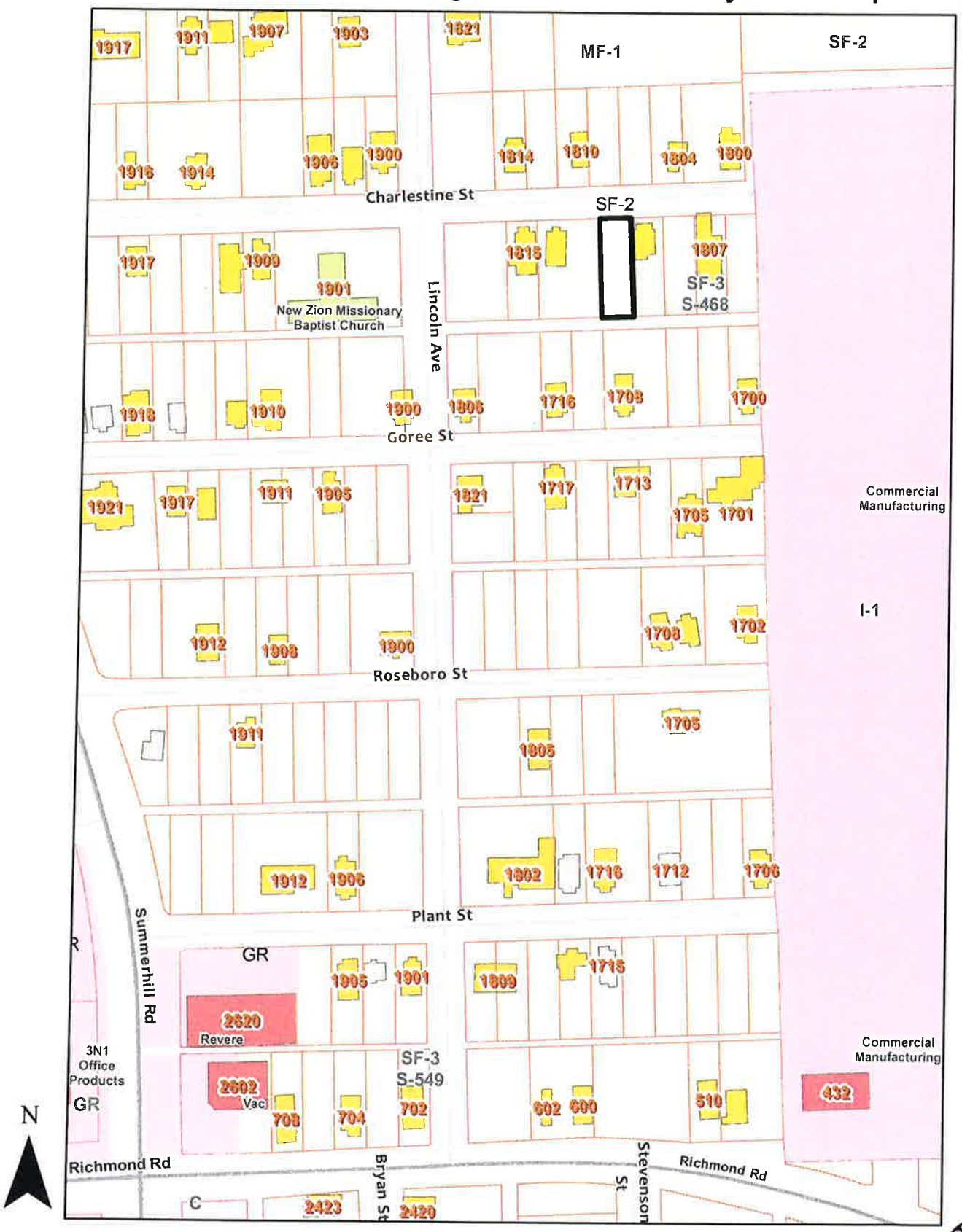
ATTEST:

_____ _____

JENNIFER EVANS, CITY SECRETARY BOB BRUGGEMAN, MAYOR

Attachment: 2019-038 ORD SUP at 1809 Charlestine St. (2064 : 2019-038 ORD granting SUP for manf. home at 1809 Charlestine St.)

1809 Charlestine St. (Lot 5, Blk, 10, Bellview Addition)
Department of Planning and Community Development



1:2,000

Attachment: 2019-038 ATTH 01 Maps (2064 : 2019-038 ORD granting SUP for manf. home at 1809 Charlestine St.)

1809 Charlestine St. (Lot 5, Blk, 10, Bellview Addition)
Department of Planning and Community Development

1:700

Attachment: 2019-038 ATTH 01 Maps (2064 : 2019-038 ORD granting SUP for manf. home at 1809 Charlestine St.)

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:

NA	No Additional

Other Potential Impacts:

NA

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	☑	Sign Posted

Other:

Attachment: 2019-038 Goals & Perspectives (2064 : 2019-038 ORD granting SUP for manf. home at 1809 Charlestine St.)

ORDINANCE NO. 2019-038

S-705

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-705 TO ALLOW THE LOCATION OF A DOUBLE WIDE HUD CODE MANUFACTURED HOME ON LOT 5, BLOCK 10, BELLVIEW ADDITION, LOCATED AT 1809 CHARLESTINE STREET, IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS; CONTAINING A REPEALER CLAUSE; CONTAINING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

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

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Texarkana, Texas, voted **unanimously six (6) 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 double wide 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:

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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 **13th day of May, 2019.**

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

6:33 p.m.

Attachment: 2019-038 ORD SUP at 1809 Charlestine St. signed (2064 : 2019-038 ORD granting SUP for manf. home at 1809 Charlestine St.)