



CITY OF TEXARKANA

CITY COUNCIL

AGENDA • MAY 13, 2019

Council Chambers

Regular Meeting

6:00 PM

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

Mayor

Bob Bruggeman

Ward 1

Jean H. Matlock

Ward 3

Betty Williams

Ward 5

Bill Harp

Ward 2

Mary Hart

Ward 4

Christie Alcorn

Ward 6

Josh Davis



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

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

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

Upcoming City Council Meetings:

Tuesday, May 28, 2019 at 6:00 p.m.

Summer schedule begins with only one meeting in June and July:

Monday, June 10, 2019 at 6:00 p.m.

Monday, July 8, 2019 at 6:00 p.m.

Farmers Market Saturdays:

Market is open every Saturday - 7:00 a.m. until sold out

Farmers Market Events:

May 18th - Ask the Experts with the Bowie County Master Gardeners

May 25th - Healthy Living Series with the Bowie County Health Center

Parks & Recreation Events:

May 18 th	Dragon Boat Races	Bringle Lake Park
May 18 th	FASA Softball Tournament	Karrh Park
May 18 th	USSSA Baseball Tournament	Spring Lake Park
May 23 rd	Movies at the Park - "Bumblebee" **	Spring Lake Park
May 24 th	Rotary Splash Pad Opens	Spring Lake Paark
May 25 th	Zumba in the Park	Spring Lake Park

****Movies will begin at dusk****

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.

Special Presentations

Public Service Internship Program Recognition

Kids to Parks Day - May 18, 2019

IV. APPOINTMENTS TO BOARDS & COMMISSIONS**V. ITEMS FOR CONSIDERATION*****Consent Items***

1. Consider approval of the minutes of the Regular Meeting of the City Council held on April 22, 2019 at 6:00 PM.
2. Joint Resolution No. 2019-049 with Riverbend Water Resources District amending Texarkana Resolution No. 2018-013 and Riverbend Resolution No. 20180228-05, delegating signature authority to Riverbend's Executive Director/CEO, Kyle Dooley, P.E., for developing and locating additional, new diversion locations and intake structures at Lake Wright Patman.

Public Hearing:

Council Vote: May 13, 2019

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

Per Council rules adopted April 9, 2018, agenda items scheduled for a public hearing or which have already had a public hearing are not to be addressed at the "Open Forum".

Action Items**VI. FIRST BRIEFINGS****VII. FIRST PUBLIC HEARING FOR PROPOSED VOLUNTARY ANNEXATION**

First public hearing of proposed voluntary annexation of a 23.142 acre tract in the John A. Talbot HRS, A-564, located at the northeast corner of Moores Lane and Gin Road. Don Morriss, applicant.

VIII. PUBLIC HEARINGS

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

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

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

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

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

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

IX. SECOND PUBLIC HEARING FOR PROPOSED VOLUNTARY ANNEXATION

Second public hearing of proposed voluntary annexation of a 23.142 acre tract in the John A. Talbot HRS, A-564, located at the northeast corner of Moores Lane and Gin Road. Don Morriss, applicant.

X. ITEMS FOR DISCUSSION

Staff Updates

XI. ADMINISTRATIVE COMMENTS

1. City Council
2. City Staff

XII. CLOSED SESSION

The City Council will convene into closed session pursuant to Texas Government Code Section 551.071 - Consultation with the City Attorney.

XIII. RECONVENE INTO OPEN SESSION

XIV. ADJOURNMENT



Jennifer Evans
City Secretary

This open meeting of a governmental entity is subject to the Texas Open Meetings Act (Chapter 551, Government Code). The "Council Chambers" is the room or property where the City Council will hold this meeting.

Pursuant to Section 46.035(c), Penal Code (unlawful carrying of handgun by license holder), a license holder commits an offense if the license holder intentionally, knowingly, or recklessly carries a handgun under the authority of Subchapter H, Chapter 411, Government Code, regardless of whether the handgun is concealed or carried in a shoulder or belt holster, in the room or rooms where a meeting of a governmental entity is held and if the meeting is an open meeting subject to Chapter 551, Government Code, and the entity provided notice as required by that chapter.

Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun.

Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly.

This meeting is being conducted in accordance with the Americans with Disabilities Act [42 USC 12101 (1991)]. The facility is wheelchair accessible and handicap parking is available. Requests for sign interpretive services are available upon requests received at least 48 hours prior to the meeting. To make arrangements for these services, please call 903.798.3917, Personnel or (TDD) 1.800.RELAY.TX (1.800.735.2989).

Briefing Sheet

Version:
Update Date: 3/19/2019 5:33 PM

Lead Department: City Manager

Action Officer: Jennifer Evans, City Secretary

Subject: Kids to Parks Day - May 18, 2019

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

The National Park Trust is celebrating its 9th annual ***Kids to Parks Day*** on May 18, 2019 and is encouraging cities and towns to engage families and children with parks, nature, and healthy outdoor play.

Potential Options:

- None
-

Fiscal Implications:

None

Staff Recommendation:

The Mayor to proclaim Kids to Parks Day on Saturday, May 18, 2019 to encourage families and children to enjoy Texarkana, Texas' local parks with healthy outdoor play and fun.

Advisory Board/Committee Review:

NONE

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

NOT APPLICABLE

Attachments

- a. Kids to Parks Day Proc 051819 (PDF)

A Texarkana, Texas Proclamation

Kids to Parks Day

WHEREAS, May 18th, 2019 is the ninth *Kids to Parks Day* organized and launched by the National Park Trust, held annually on the third Saturday of May; and

WHEREAS, *Kids to Parks Day* empowers kids and encourages families to get outdoors and visit America's parks; and

WHEREAS, it is important to introduce a new generation to our nation's parks; and

WHEREAS, we should encourage children to lead a more active lifestyle to combat the issues of childhood obesity, diabetes mellitus, hypertension and hypercholesterolemia; and

WHEREAS, *Kids to Parks Day* is open to all children and adults across the country to encourage a large and diverse group of participants; and

WHEREAS, *Kids to Parks Day* will broaden children's appreciation for nature and the outdoors.

NOW THEREFORE, I, Bob Bruggeman, Mayor of Texarkana, Texas, do hereby proclaim to participate in

"Kids to Parks Day"

I urge residents of Texarkana to make time on May 18th, 2019 to take the children in their lives to a neighborhood, state, or national park.

Dated this 13th day of May, 2019.

Bob Bruggeman, Mayor

Attest:

Jennifer Evans, City Secretary





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

Member Name	Title	Status	Arrived
Aggeman	Mayor	Present	
Matlock	Ward 1	Present	
art	Ward 2	Present	
Williams	Ward 3	Present	
Alcorn	Ward 4	Present	
p	Ward 5	Present	
vis	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 26 th - 28 th	Scout-O-Rama	Spring Lake Park
April 28 th	Four States Triathlon	Bringle Lake Park
May 1 st	Summer Camp Registration Begins	Southwest Center
May 4 th	Wine Fest	Spring Lake Park
May 4 th	Walk/Run for Life	Spring Lake Park

Minutes Acceptance: Minutes of Apr 22, 2019 6:00 PM (Consent Items)

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

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

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

David Orr briefed this agenda item.

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Next: 5/13/2019 6:00 PM

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Public Hearing: May 13, 2019

Council Vote: May 13, 2019

David Orr briefed this agenda item.

RESULT:	MOVED FORWARD
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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

City of Texarkana, Texas

Version: B

Update Date: 5/9/2019 10:36 AM

Briefing Sheet

Lead Department: City Manager **Action Officer:** Jennifer Evans, City Secretary
Joint Resolution No. 2019-049 with Riverbend Water Resources District
amending Texarkana Resolution No. 2018-013 and Riverbend Resolution No.
20180228-05, delegating signature authority to Riverbend's Executive
Subject: Director/CEO, Kyle Dooley, P.E., for developing and locating additional, new
diversion locations and intake structures at Lake Wright Patman.

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

Item Schedule

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

The proposed resolution amends Texarkana Resolution No. 2018-013 and Riverbend Resolution No. 20180228-05 joint resolution delegating signature authority to Riverbend's Executive Director/CEO, Kyle Dooley, P.E., who assumed the position on April 29, 2019.

Potential Options:

-
-

Fiscal Implications:

NONE

Staff Recommendation:

Staff recommends approval of this proposed resolution.

Advisory Board/Committee Review:

NONE

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

NOT APPLICABLE

Attachments

- 2019-049 RES Jt. RWRD LWP intake K Dooley add s 1 s2 (DOCX)

City of Texarkana, Texas

b. 2019-049 Goals & Perspectives (DOCX)

Staff Coordination

City Manager	Shirley Jaster	Department Head Review	Completed	
	05/03/2019 3:36 PM			
City Attorney	Jeffery C. Lewis	Review	Completed	05/03/2019
3:51 PM				
City Manager	Shirley Jaster	City Manager Review	Completed	05/09/2019
10:35 AM				
City Council	Vicky Coopwood	Meeting	Pending	05/13/2019
6:00 PM				

Meeting History

TEXARKANA RESOLUTION NO. 2019-049

RIVERBEND RESOLUTION NO. 2019_____

A JOINT RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AND THE BOARD OF DIRECTORS OF RIVERBEND WATER RESOURCES DISTRICT, AMENDING TEXARKANA RESOLUTION NO. 2018-013 AND RIVERBEND RESOLUTION NO. 20180228-05, DELEGATING SIGNATURE AUTHORITY TO RIVERBEND'S EXECUTIVE DIRECTOR/CEO, KYLE DOOLEY, P.E., TO SIGN AND SUBMIT FEDERAL AND STATE PERMIT APPLICATIONS, PERMIT AMENDMENTS, AND AMENDMENTS TO TEXARKANA'S CERTIFICATE OF ADJUDICATION NO. 03-4836 FOR THE LIMITED PURPOSE OF DEVELOPING AND LOCATING ADDITIONAL, NEW DIVERSION LOCATIONS AND INTAKE STRUCTURES AT LAKE WRIGHT PATMAN; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, by joint resolution in February 2018, the City of Texarkana, Texas ("Texarkana"), and Riverbend Water Resources District ("Riverbend") delegated non-transferable signature authority to Riverbend's then-Executive Director/CEO for the limited purpose of facilitating the development and location of additional, new intake structures on Wright Patman Lake; and

WHEREAS, as of April 29, 2019, Kyle Dooley, P.E., became Riverbend's Executive Director/CEO, requiring a textual change to the joint resolution passed by Texarkana and Riverbend.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AND THE BOARD OF DIRECTORS OF RIVERBEND WATER RESOURCES DISTRICT:

Section 1. Sections 1 and 2 of Texarkana Res. No. 2018-013 and Riverbend Res. No. 20180228-05 are hereby amended in their entirety as follows:

Section 1. For the limited purpose of facilitating the development and location of additional, new diversion locations and intake structures on Lake Wright Patman, the City Council of Texarkana and the Board of Directors of Riverbend authorize Riverbend's Executive Director/CEO, Kyle Dooley, P.E., (i) to prepare, execute, submit, prosecute, negotiate, settle, and compromise Section 404 permit applications to the U.S. Army Corps of Engineers, and (ii) after review and approval within thirty (30) days by Texarkana's City Manager, to prepare, execute, submit, prosecute, negotiate, settle, and compromise water right applications to TCEQ necessary to amend Texarkana's water permits and Section 3.A of Texarkana's *Certificate of Adjudication* No. 03-4836 for the inclusion of additional, new diversion locations and intake structures anywhere along the perimeter of Lake Wright Patman.

Section 2. This Joint Resolution shall be deemed as providing written evidence of signature authority as required by Title 30, Texas Administrative Code § 295.14; provided, however, that such signature authority is limited solely to Kyle Dooley, P.E., in his official capacity as Riverbend's Executive Director/CEO and shall not be transferrable to any successor Executive Director/CEO of Riverbend.

Section 2. All remaining sections of Texarkana Res. No. 2018-013 and Riverbend Resolution No. 20180228-05 shall remain in full force and effect.

Section 3. This joint resolution shall be effective immediately upon approval and signature by Texarkana and Riverbend.

TEXARKANA:

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

BOB BRUGGEMAN, MAYOR

ATTEST:

JENNIFER EVANS, CITY SECRETARY

RIVERBEND:

PASSED AND APPROVED in Regular Board Meeting on this the _____ day of _____, 2019.

FRED MILTON, PRESIDENT

ATTEST:

SONJA HUBBARD, SECRETARY

City of Texarkana, Texas

Developing Perspectives and Goals Pending Approval by the City Council:

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

Perspectives and Goals Additional Comments:

NONE

Resource Impact:

Staff time required if item is approved: No Additional

Other Potential Impacts:

NONE APPLICABLE

Public Information Plan:

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

Other:

J.R. Morriss, Jr. ETAL
217 West Broad St., Apt D
Texarkana, TX 75501

September 5, 2018

The Honorable Members of the City Council
City of Texarkana, Texas
C/o: Mr. David Orr
P/O/ Box 1967
Texarkana, TX 75504

Re: Moores Lane at Gin Road

Dear Sirs:

Please accept this letter as our request for voluntary annexation into the City of Texarkana, TX. As you see from your records, the frontage of our property is on Richmond Rd and that portion is already inside the city limits of Texarkana, TX. Also, we strongly believe that this parcel is prime real estate for growth in the Richmond Rd traffic pattern and we'd like for the property to be properly zoned when and if a suitable use for the property arises.

The property is currently zoned agri as we understand it, and we would hope and expect for that to remain intact as long as we are only growing trees. On the County appraisal, it appears we may already be paying City taxes.... See account 23800006600 (49009-1/170271).

When your recent annexation project began, we expected the annexation of our property to occur, but we have since learned that we should have been more active in promoting this annexation.

Thank you for reviewing and considering our request for annexing the balance of our tract.

Sincerely,

J.R. Morriss, ETAL



Don N. Morriss, manager

2019-030 EXHIBIT 'A'
23.142 ACRES - JOHN A. TALBOT HRS A-564



Communication: First public hearing of proposed voluntary annexation of a 23.142 acre tract in the John

Property Description
23.142 Acres
Bowie County, Texas

All that certain lot, tract or parcel of land lying and situated in the John A. Talbot Headright Survey, Abstract 564, Bowie County, Texas, being a part of that certain tract of land described as 58.95 acres in the deed from Regions Bank, f/k/a The State First National Bank of Texarkana, to Martha Louise Arnold Stilwell (1/10th interest), dated July 27, 2011, recorded in Volume 6120, Page 299 of the Real Property Records of Bowie County, Texas, a part of that certain tract of land described as 58.95 acres in the deed from Thomas H. Arnold, as Independent Executor of the estate of Lewis H. Arnold, to Martha Louise Arnold Stilwell (1/10th interest), dated July 21, 2011, recorded in Volume 6120, Page 302 of the Real Property Records of Bowie County, Texas, a part of that certain tract of land described as Tract No. 5, with 58.95 acres in the deed from Josh R. Morriss, Jr. and Martha W. Morriss, to the Josh R. Morriss, Jr. Family Limited Partnership (4/5th interest), dated December 29, 1997, recorded in Volume 2772, Page 166 of the Real Property Records of Bowie County, Texas, same being that certain tract of land described as 58.95 acres in the deed from L. E. Kenney, et ux, to R. M. Morriss, Sr., et al, dated May 20, 1964, recorded in Volume 440, Page 220 of the Deed Records of Bowie County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch steel rod found for a corner, the Northwest corner of the said 58.95 acre tract;

THENCE South 07 degrees 15 minutes 07 seconds East a distance of 914.96 feet, and North 84 degrees 48 minutes 12 seconds East a distance of 24.95 feet to a ½ inch steel rod found for a corner, lying at the intersection of the East right-of-way line of Gin Road and the existing City Limits of the City of Texarkana, Texas;

THENCE North 84 degrees 47 minutes 57 seconds East a distance of 1033.42 feet across the said 58.95 acre tract and along the said existing City Limits to a point for a corner, at an angle point;

THENCE South 25 degrees 01 minutes 26 seconds East a distance of 946.00 feet across the said 58.95 acre tract and along the said existing City Limits to a point for a corner, lying at the intersection of the said Existing City Limits and the North right-of-way line of Moores Lane;

THENCE along the North right-of-way line of the said Moores Lane the Following Courses and distances:

South 88 degrees 19 minutes 29 seconds West a distance of 298.72 feet;
South 88 degrees 51 minutes 22 seconds West a distance of 136.50 feet;
South 89 degrees 30 minutes 07 seconds West a distance of 292.64 feet;
North 89 degrees 35 minutes 01 seconds West a distance of 172.34 feet;
South 89 degrees 22 minutes 29 seconds West a distance of 114.01 feet;
South 87 degrees 08 minutes 50 seconds West a distance of 113.63 feet;
South 86 degrees 10 minutes 35 seconds West a distance of 50.01 feet;

South 85 degrees 31 minutes 23 seconds West a distance of 150.61 feet to a point for a corner, at the beginning of a circular curve to the right;

concave to the northeast having a radius of 60.00 feet and a central angle of and being subtended by a chord which bears North 48 degrees 16 minutes 48 seconds West 86.66 feet;

THENCE in a Northwesterly direction along the arc of the said circular curve a distance of 96.83 feet, with a delta angle of 92 degrees 27 minutes 50 seconds, a radius of 60.00 feet, a chord bearing of North 48 degrees 16 minutes 48 seconds West, and a chord distance of 86.66 feet to a point for a corner, lying in the East right-of-way line of the said Gin Road, at the end of the said circular curve

THENCE North 02 degrees 02 minutes 55 seconds West a distance of 164.19 feet along the East right-of-way line of the said Gin Road to a point for a corner, at an angle point;

THENCE North 02 degrees 41 minutes 14 seconds West a distance of 495.50 feet along the East right-of-way line of the said Gin Road to a point for a corner, at an angle point;

THENCE North 05 degrees 34 minutes 39 seconds West a distance of 81.93 feet along the East right-of-way line of the said Gin Road to the point of beginning and containing 23.142 acres of land, at the time of this survey.

MUNICIPAL SERVICE PLAN

FIRE

Existing Services: None

Services to be Provided: Fire suppression will be available to the area upon annexation. Primary fire response will be provided by Fire Station No. 3, located at 5706 Richmond Rd. Adequate fire suppression activities can be afforded to the annexed area within current budget appropriation. Fire prevention activities will be provided by the Fire Marshall's office as needed.

POLICE

Existing Services: None

Services to be Provided: Currently, the area is under the jurisdiction of the Bowie County Sheriff's Office. However, upon annexation, the City of Texarkana Police Department will extend regular and routine patrols to the area. It is anticipated that the implementation of police patrol activities can be effectively accommodated within the current budget and staff appropriation.

BUILDING INSPECTION

Existing Services: None

Services to be Provided: The Building Inspection Department will provide Inspection Services upon annexation. This includes issuing building, electrical and plumbing permits for any new construction and remodeling and enforcing all other applicable codes which regulated building construction within the City of Texarkana, Texas.

PLANNING AND ZONING

Existing Services: None

Services to be Provided: The Planning and Zoning Department's responsibility for regulating development and land use through the administration of the City of Texarkana Zoning Ordinance will extend to this area on the effective date of the annexation. The property will also continue to be regulated under the requirements of the City of Texarkana Subdivision Ordinance. These services can be provided within the department's current budget.

LIBRARY

Existing Services: None

Services to be Provided: Upon the effective date of annexation, free library use privileges will be available to anyone residing in this area. These privileges can be provided within the current budget appropriation.

A free library card for those in the City limits includes checkouts for books, DVDs, and audiobooks. Also, there are databases available that can be accessed from home – free tutoring for grade school through college, foreign language, genealogy, Consumer Reports, and downloadable audiobooks and e-books.

HEALTH DEPARTMENT

Existing Services: None

Services to be Provided: The Texarkana-Bowie County Health Department will provide health services on the effective date of the annexation. Such services can be provided with current Health Department Personnel and within the current budget appropriation.

CODE ENFORCEMENT

Existing Services: None

Services to be Provided: The Code Enforcement Division will provide Code Enforcement services upon annexation. These services include enforcing the City of Texarkana's health ordinances, health inspections, and enforcing the City's Code of Ordinances with regards to litter, junk vehicles, high grass and weeds, and substandard structures. Animal Control services will be provided to the area as needed. Such services can be provided with current Code Enforcement personnel and within the current budget appropriation.

STREET

Existing Services: None

Services to be Provided: None

DRAINAGE AND STORMWATER MANAGEMENT

Existing Services: None

Services to be Provided: Developers will provide stormwater drainage at their own expense and will be inspected by the City Engineers at time of completions. The City will then maintain the drainage upon approval by City Engineers and only if drainage is dedicated in public drainage easement and the City accepts the dedication.

Maintenance of existing drainage facilities will be provided by the City upon the effective date of annexation if the drainage facilities are located the street right of way or a public drainage easement. Maintenance of any drainage facility that is not in the right of way or public drainage easement will be the responsibility of the property owner.

These additional services can be maintained with our current budget appropriation.

STREET LIGHTING

Existing Services: None

Services to be Provided: None

TRAFFIC ENGINEERING

Existing Services: None

Services to be Provided: None

SOLID WASTE SERVICES

Existing Services: None

Services to be Provided: Solid Waste Collection shall be provided to the area of annexation in accordance with the present ordinance. Service shall comply with existing City policies, beginning with occupancy of structures.

WATER & SEWER SERVICE

Existing Services: Partial services currently on Moores Ln.

Services to be Provided: TWU will provide water and sewer service within 2 ½ years after annexation.

Water & sanitary sewer service to the area will be provided in accordance with the applicable codes and departmental policy. When other property develops in the adjacent area, water & sewer service shall be provided in accordance with extension ordinances. Extension of service shall comply with City codes and ordinances.

PARKS

Existing Services: None

Services to be Provided: Upon the effective date of annexation, existing park use privileges will be available to anyone residing in this area. These privileges can be provided within the current budget appropriation.

MISCELLANEOUS

All other applicable municipal services will be provided to the area in accordance with the City of Texarkana's established policies governing extension of municipal services to newly annexed areas.

City of Texarkana, Texas

Version: D

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

Briefing Sheet

Lead Department: Planning and Community Development **Action Officer:** Debbie Burk,
Ordinance No. 2019-033 rezoning a part of Lots 3 & 4, Block 1, Carrie D.
Subject: 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 ScheduleSchedule 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

City of Texarkana, Texas

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

Staff Coordination

Planning and Community Development	David Orr	Department Head Review
Completed	04/11/2019 3:56 PM	
Deputy City Manager Kyle Dooley	Deputy City Manager Review	Completed
04/12/2019 8:23 AM		
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

04/22/19	City Council	MOVED FORWARD	Next: 05/13/19
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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**.

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.

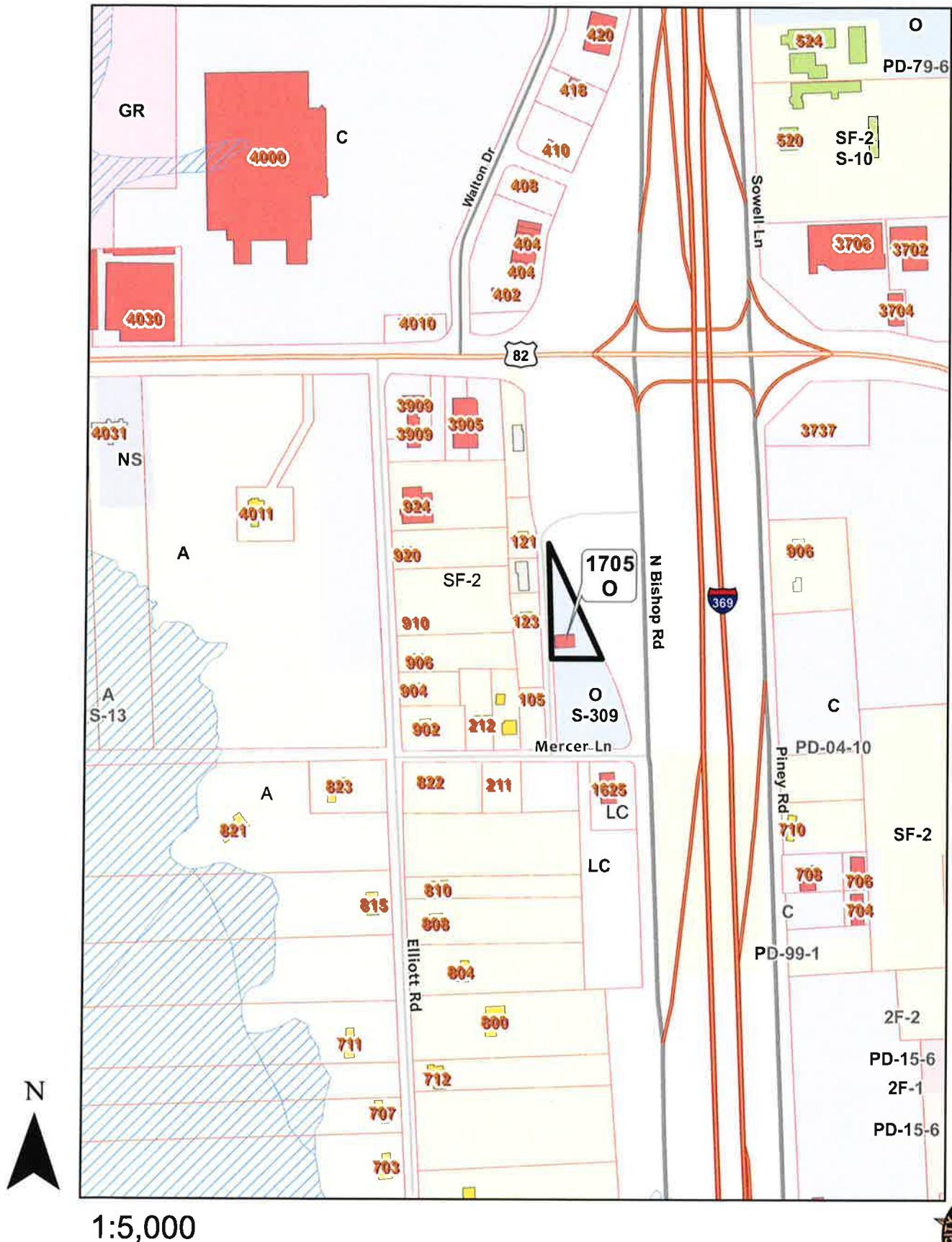
PASSED AND APPROVED in Regular Council Session on this the **13th day of May, 2019.**

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

1705 N Bishop Rd. Department of Planning and Community Development



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



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:

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,
Ordinance No. 2019-034 rezoning a 3.82-acre tract of land in the H.S. Janes
Subject: 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 ATTH 01 Maps (PDF)
- c. 2019-034 Goals & Perspectives (DOCX)

Staff Coordination

Planning and Community Development	David Orr	Department Head Review	
Completed	04/11/2019 3:57 PM		
Deputy City Manager Kyle Dooley	Deputy City Manager Review	Completed	
04/12/2019 8:25 AM			
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

04/22/19 City Council MOVED FORWARD Next: 05/13/19

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**.

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.

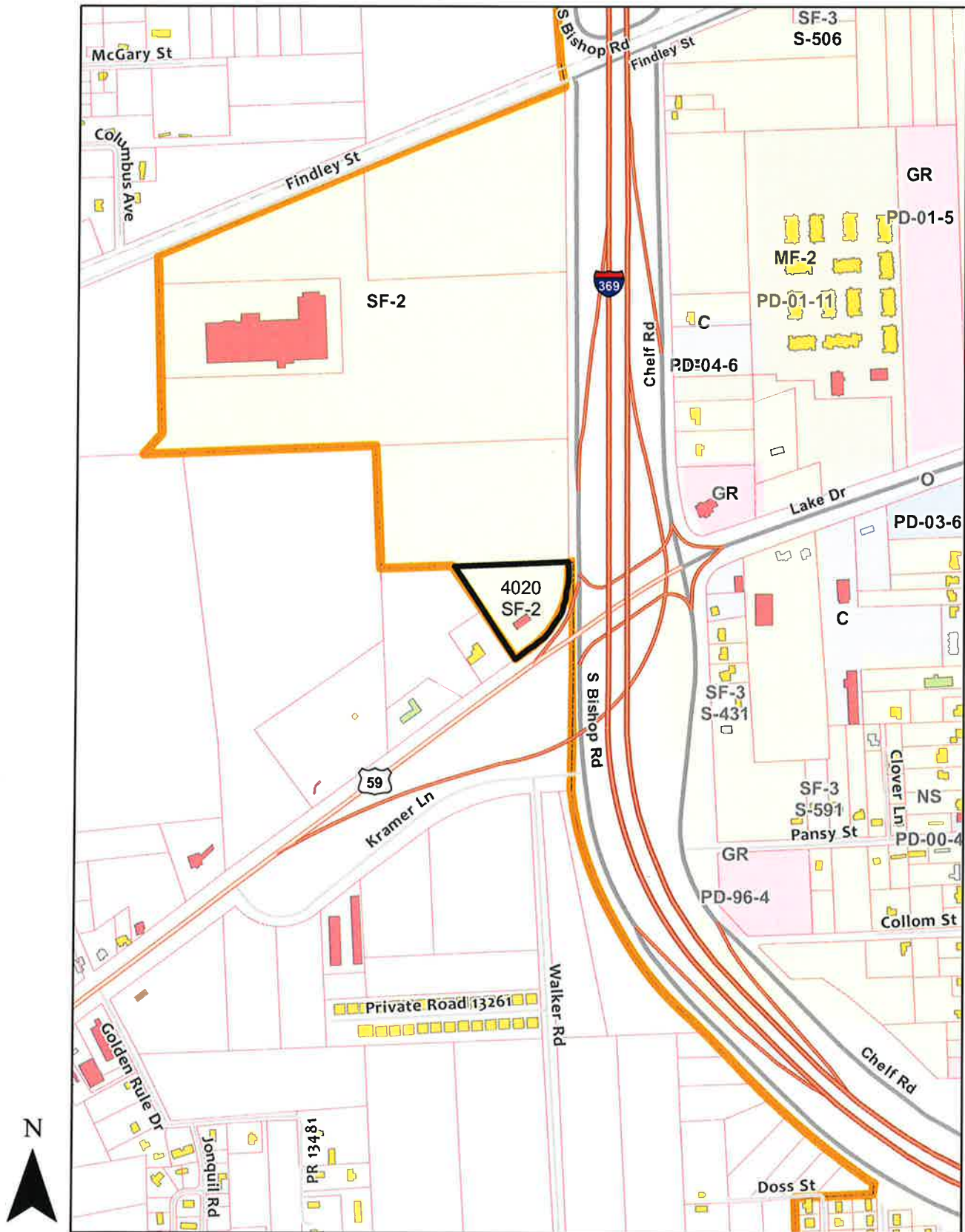
PASSED AND APPROVED in Regular Council Session on this the **13th day of May, 2019.**

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

4020 South Lake Drive Department of Planning and Community Development

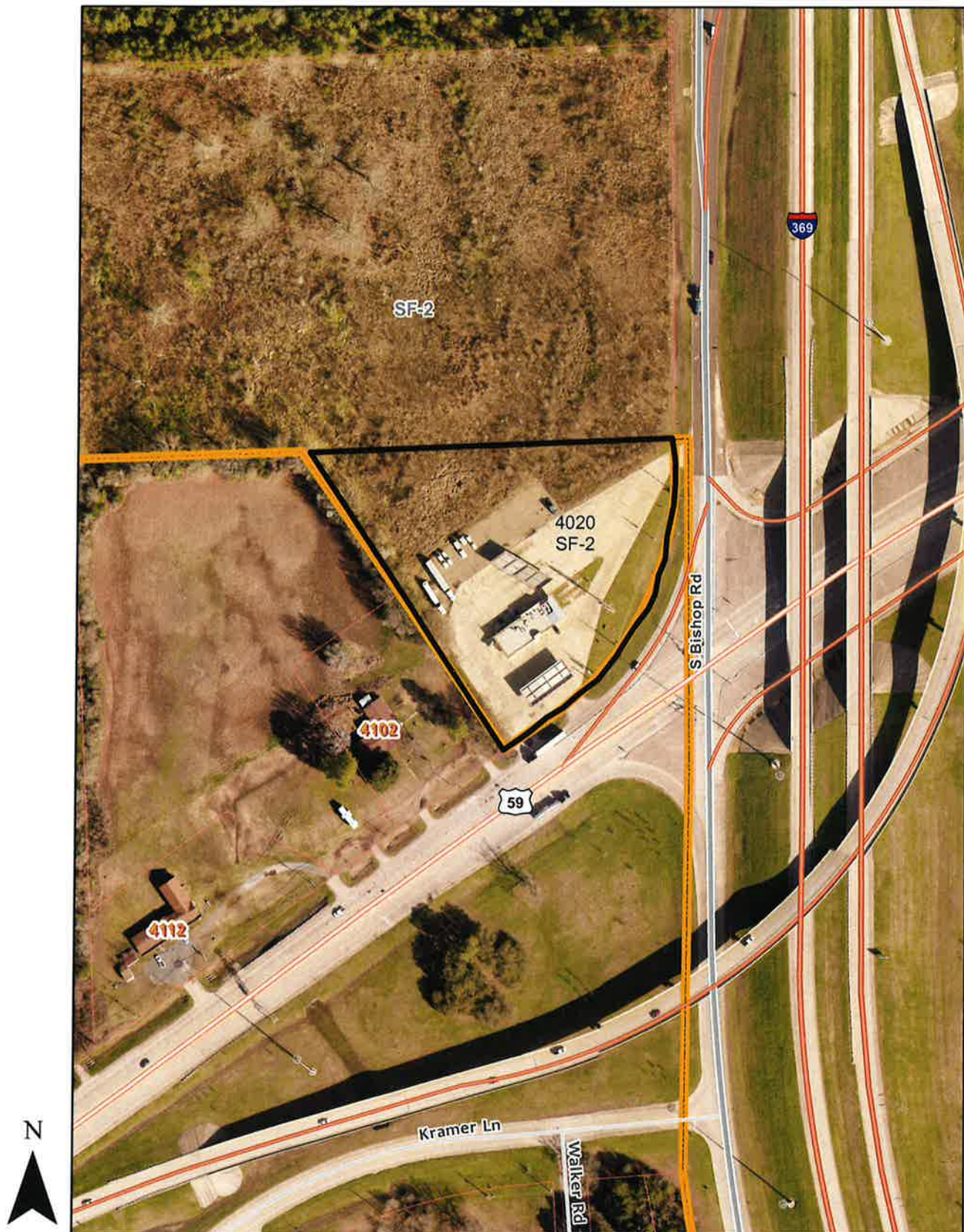


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Attachment: 2019-034 ATTH 01 Maps (2059 : 2019-034 ORD rezoning 4020 S. Lake Dr. SF-2 to GR)

4020 South Lake Drive Department of Planning and Community Development



1:2,500



Attachment: 2019-034 ATTH 01 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:

City of Texarkana, Texas

Briefing Sheet

Version:

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

Lead Department: Planning and Community Development **Action Officer:** Debbie Burk,
Ordinance No. 2019-035 rezoning Lots 1 & 4, Block 29, Ghio Fish Boulevard
Subject: 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.

City of Texarkana, Texas

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)

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			

City of Texarkana, Texas**Meeting History**

04/22/19 City Council MOVED FORWARD Next: 05/13/19

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**.

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.

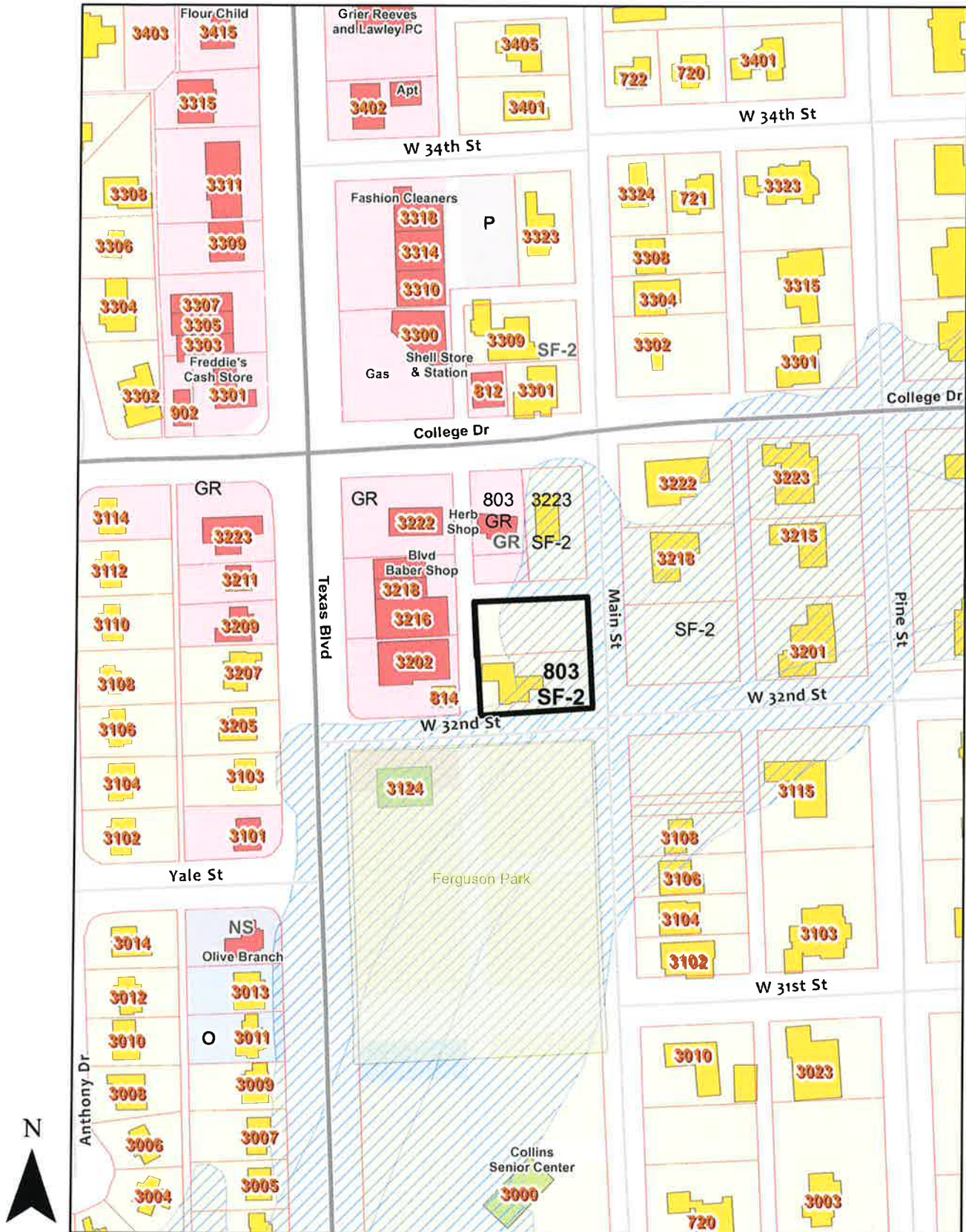
PASSED AND APPROVED in Regular Council Session on this the **13th day of May, 2019.**

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

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



1:2,000

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



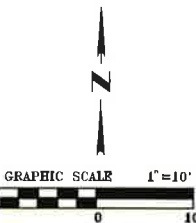
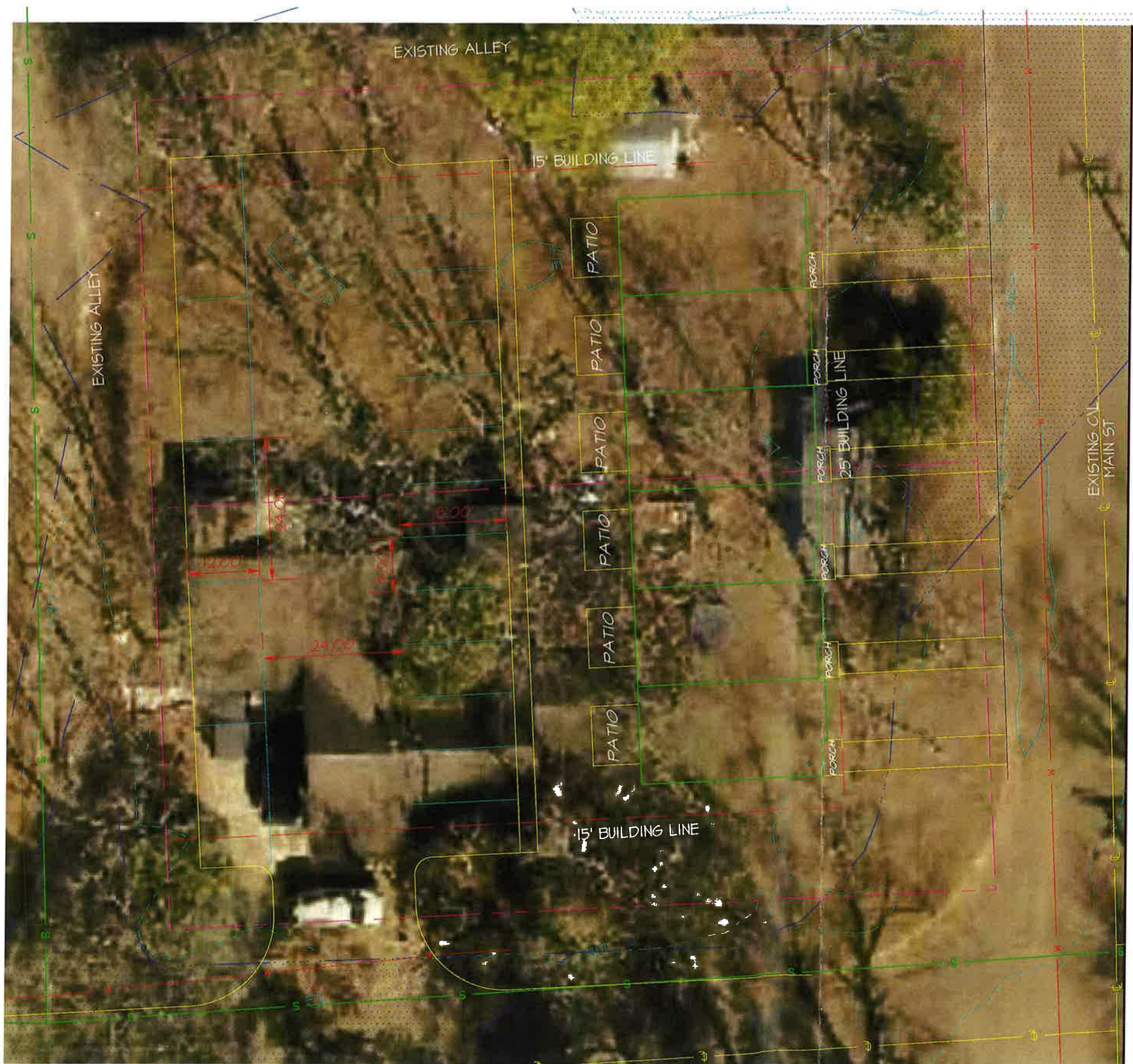
1:1,000

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)

x:\2019 Projects\196036 Main Street Townhomes\05 Engineering Design\Design_01.dwg
1:30PM

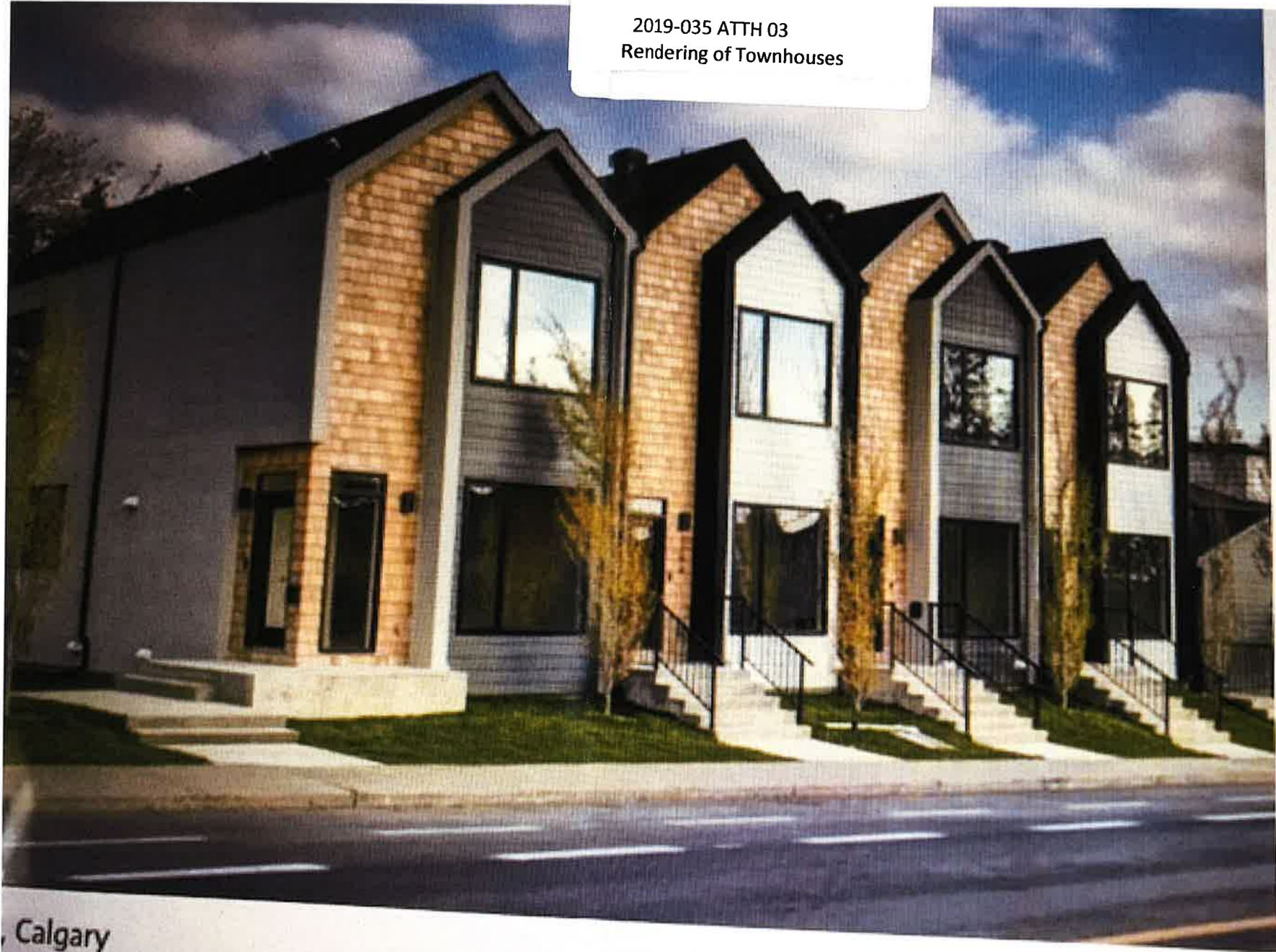


LEGEND	
	PROPERTY LINE
	CURB AND GUTTER
	BUILDING EDGE
	EDGE OF PAVEMENT
	BUILDING LINE OFFSET
	OVERHEAD POWER LINE
	WATER MAIN
	SANITARY/SEWER MAIN
	TELEPHONE LINE
	PROPOSED CONTOUR INT.
	EXISTING CONTOUR INT.
	FLOOD FLAIN

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

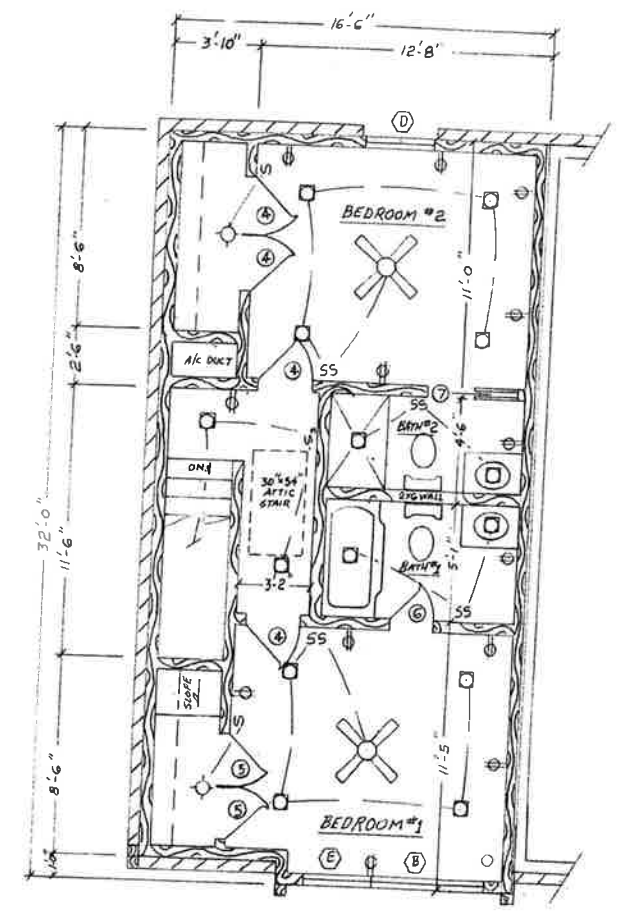
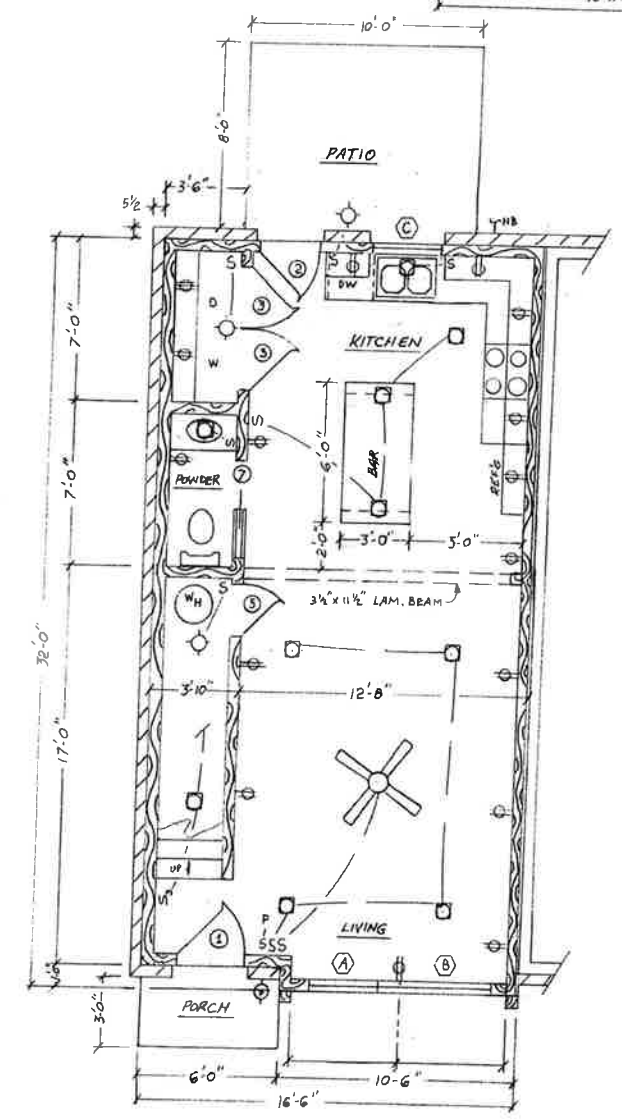
SITE LAYOUT		 Packet Pg. 49 5150 SUMMITTOWN ROAD TEXARKANA, TEXAS 75503 P. 937.884.8888 F. 937.884.8100
MAIN STREET TOWNHOMES		

2019-035 ATTH 03
Rendering of Townhouses



, Calgary

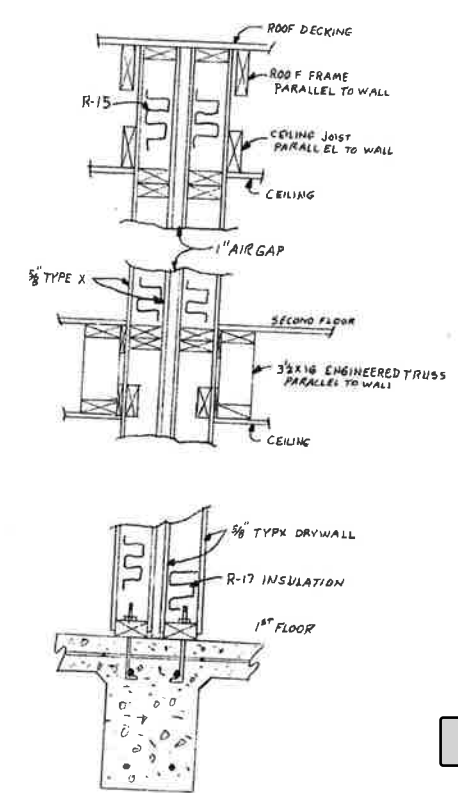
2019-035 ATTH 04 Elevations

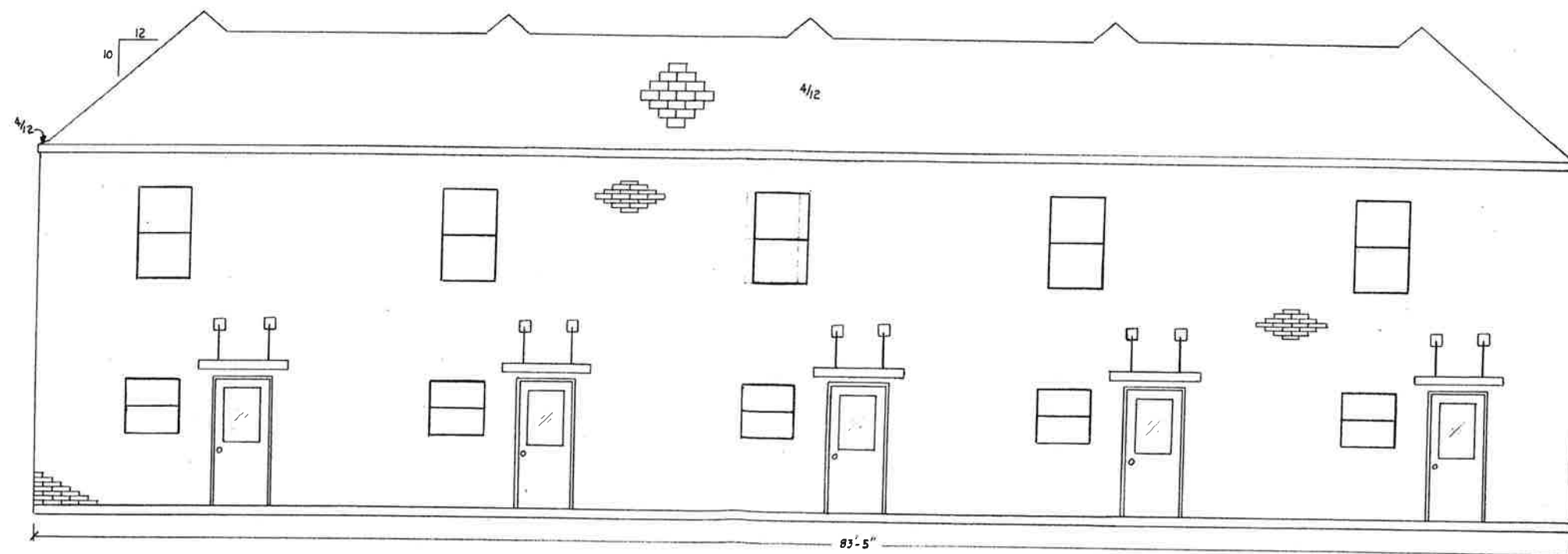
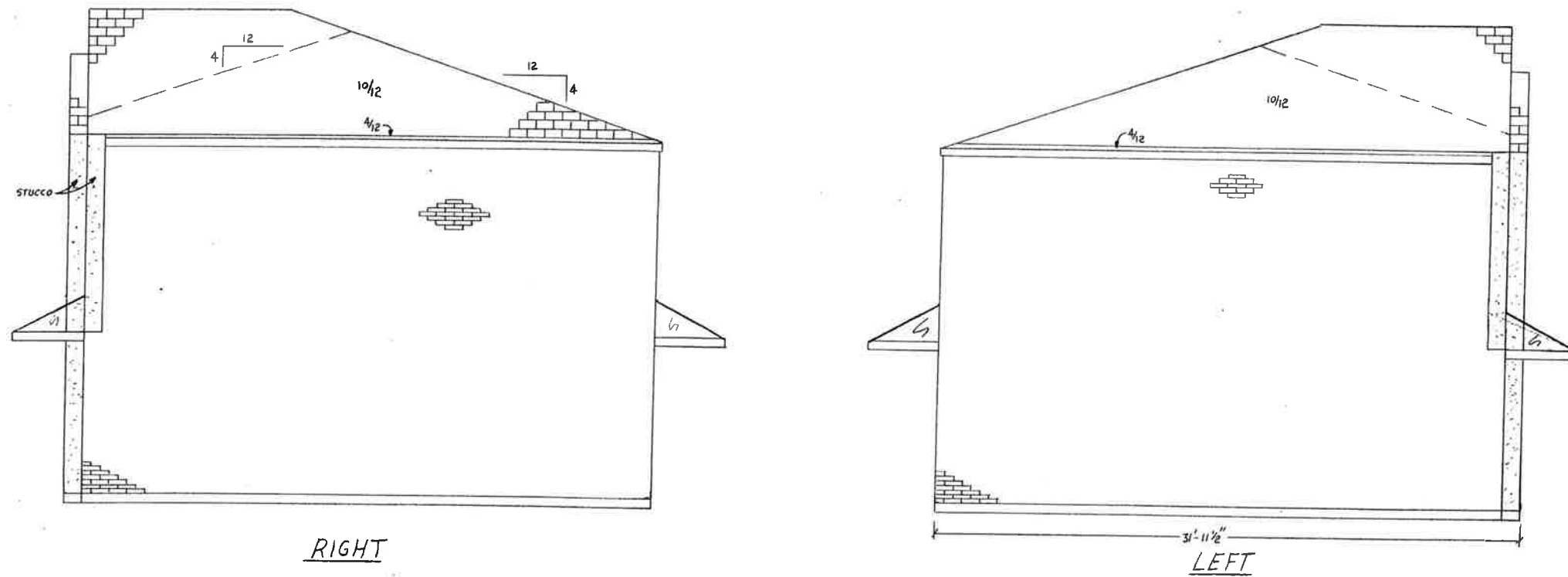


DOORS		
KEY	SIZE	DESCRIPTION
1.	3'-0" x 6'-8"	EXT. FULL FROSTED GLASS W/ TRANSOM
2.	2'-8" x 6'-8"	EXT. METAL W/ 1/2 GLASS
3.	2'-8" x 6'-8"	INT. H.C.
4.	2'-6" x 6'-8"	✓
5.	2'-4" x 6'-8"	✓
6.	2'-0" x 6'-8"	✓
7.	2'-0" x 6'-8"	✓ POCKET

WINDOWS		
KEY	SIZE	DESCRIPTION
A.	3'-0" x 5'-0"	INSULATED FIXED GLASS 1-LITE
B.	5'-0" x 5'-0"	✓
C.	3'-0" x 3'-0"	SH. 2-LITE
D.	3'-0" x 5'-0"	✓
E.	3'-0" x 5'-0"	OPEN IN FOR EGRESS 1-LITE

- NOTES**
- 1. 2"x4"x16" O.C. WALLS EXCEPT AS NOTED
 - 2. 3/4"x16" ENGINEER 2ND FLOOR TRUSSES
 - 3. CEILING HT. 9'-0"
 - 4. STAIRS 7 1/2" 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 ELECTRICAL, 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



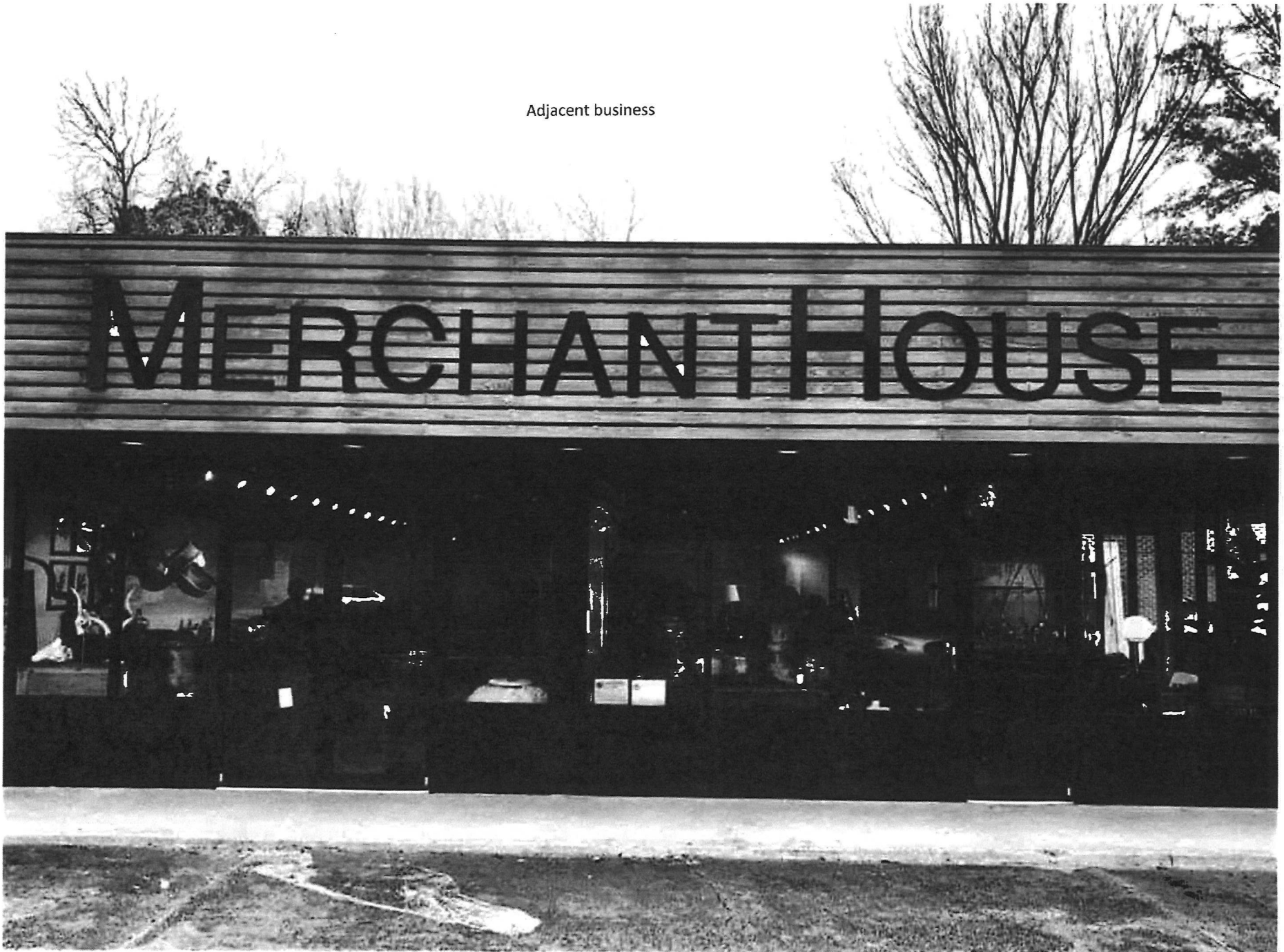




Attachment: 2019-035 ATTH 05 Photo of existing substandard structure (2061 : 2019-035 ORD rezoning

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:

City of Texarkana, Texas

Version: B

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

Briefing Sheet

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

Subject: 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

City of Texarkana, Texas

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)

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 8:20 AM		
City Manager Shirley Jaster	City Manager Review Completed	04/17/2019
4:04 PM		
City Council Jennifer Evans	Meeting Completed	04/22/2019
6:00 PM		

Meeting History

04/22/19	City Council	MOVED FORWARD	Next: 05/13/19
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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.

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.

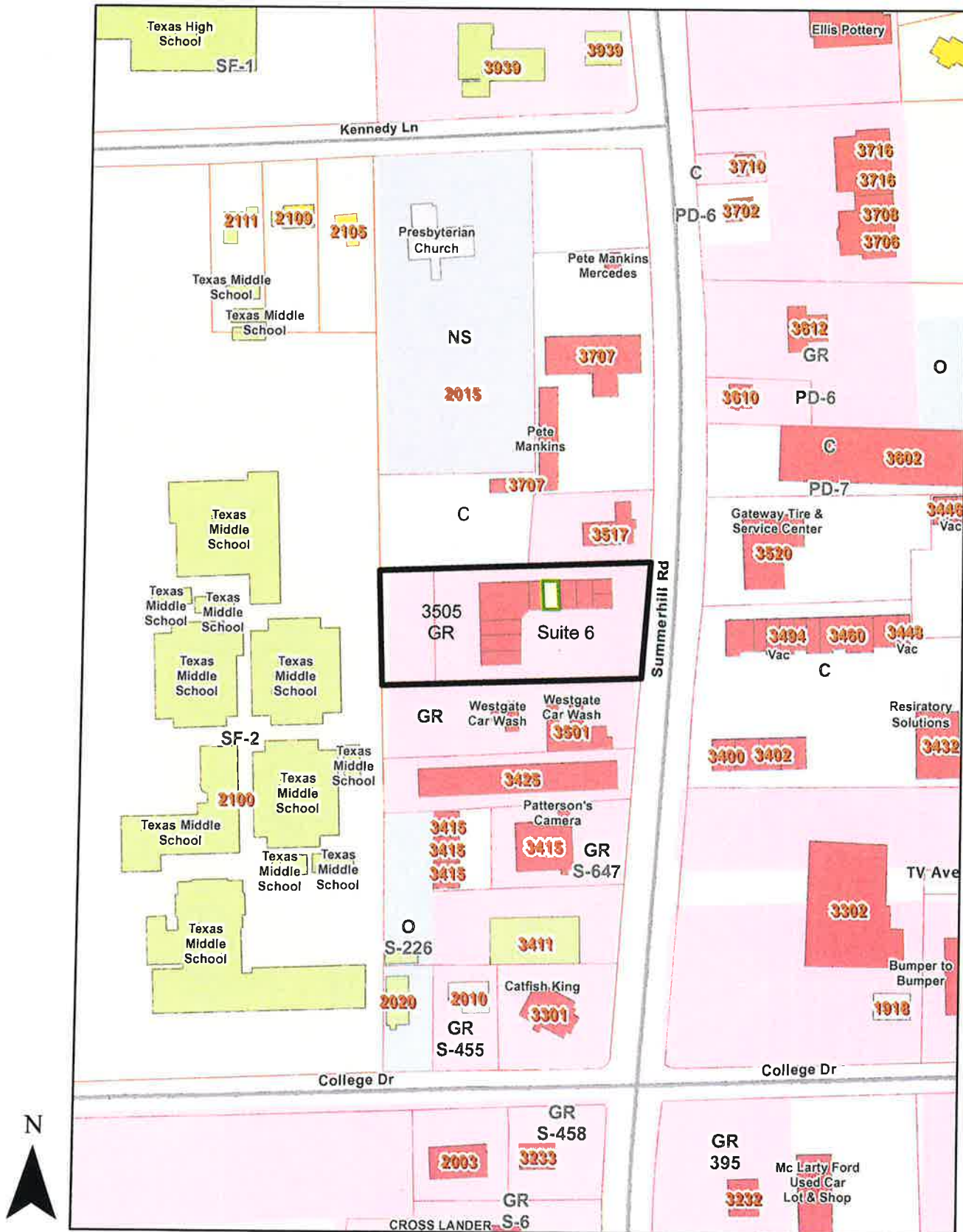
PASSED AND APPROVED in Regular Council Session on this the **13th day of May, 2019.**

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

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



1:3,000



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

NS 2015

3707

GR PD-6

C PD-7

3707

3517

SF-2

3505 GR

Suite 6

GR

3501

3425

3415 LC

3415 GR S-647

3400

Summerhill Rd

S-226



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:

City of Texarkana, Texas

Briefing Sheet

Version:

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

Lead Department: Planning and Community Development **Action Officer:** Debbie Burk,
Ordinance No. 2019-037 rezoning Lot 5, Block 10, Bellview Addition, located
Subject: 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.

City of Texarkana, Texas

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)

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

04/22/19 City Council MOVED FORWARD Next: 05/13/19

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**.

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

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



1:2,000



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



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:

City of Texarkana, Texas

Version:

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

Briefing Sheet

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 ScheduleSchedule 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:

City of Texarkana, Texas

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)

Staff Coordination

Planning and Community Development	David Orr	Department Head Review
Completed	04/11/2019 3:54 PM	
Deputy City Manager Kyle Dooley	Deputy City Manager Review	Completed
04/12/2019 8:16 AM		
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

04/22/19 City Council MOVED FORWARD Next: 05/13/19

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

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



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:

J.R. Morriss, Jr. ETAL
217 West Broad St., Apt D
Texarkana, TX 75501

September 5, 2018

The Honorable Members of the City Council
City of Texarkana, Texas
C/o: Mr. David Orr
P/O/ Box 1967
Texarkana, TX 75504

Re: Moores Lane at Gin Road

Dear Sirs:

Please accept this letter as our request for voluntary annexation into the City of Texarkana, TX. As you see from your records, the frontage of our property is on Richmond Rd and that portion is already inside the city limits of Texarkana, TX. Also, we strongly believe that this parcel is prime real estate for growth in the Richmond Rd traffic pattern and we'd like for the property to be properly zoned when and if a suitable use for the property arises.

The property is currently zoned agri as we understand it, and we would hope and expect for that to remain intact as long as we are only growing trees. On the County appraisal, it appears we may already be paying City taxes.... See account 23800006600 (49009-1/170271).

When your recent annexation project began, we expected the annexation of our property to occur, but we have since learned that we should have been more active in promoting this annexation.

Thank you for reviewing and considering our request for annexing the balance of our tract.

Sincerely,

J.R. Morriss, ETAL



Don N. Morriss, manager

2019-030 EXHIBIT 'A'
23.142 ACRES - JOHN A. TALBOT HRS A-564



Communication: Second public hearing of proposed voluntary annexation of a 23.142 acre tract in the

Property Description
23.142 Acres
Bowie County, Texas

All that certain lot, tract or parcel of land lying and situated in the John A. Talbot Headright Survey, Abstract 564, Bowie County, Texas, being a part of that certain tract of land described as 58.95 acres in the deed from Regions Bank, f/k/a The State First National Bank of Texarkana, to Martha Louise Arnold Stilwell (1/10th interest), dated July 27, 2011, recorded in Volume 6120, Page 299 of the Real Property Records of Bowie County, Texas, a part of that certain tract of land described as 58.95 acres in the deed from Thomas H. Arnold, as Independent Executor of the estate of Lewis H. Arnold, to Martha Louise Arnold Stilwell (1/10th interest), dated July 21, 2011, recorded in Volume 6120, Page 302 of the Real Property Records of Bowie County, Texas, a part of that certain tract of land described as Tract No. 5, with 58.95 acres in the deed from Josh R. Morriss, Jr. and Martha W. Morriss, to the Josh R. Morriss, Jr. Family Limited Partnership (4/5th interest), dated December 29, 1997, recorded in Volume 2772, Page 166 of the Real Property Records of Bowie County, Texas, same being that certain tract of land described as 58.95 acres in the deed from L. E. Kenney, et ux, to R. M. Morriss, Sr., et al, dated May 20, 1964, recorded in Volume 440, Page 220 of the Deed Records of Bowie County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch steel rod found for a corner, the Northwest corner of the said 58.95 acre tract;

THENCE South 07 degrees 15 minutes 07 seconds East a distance of 914.96 feet, and North 84 degrees 48 minutes 12 seconds East a distance of 24.95 feet to a ½ inch steel rod found for a corner, lying at the intersection of the East right-of-way line of Gin Road and the existing City Limits of the City of Texarkana, Texas;

THENCE North 84 degrees 47 minutes 57 seconds East a distance of 1033.42 feet across the said 58.95 acre tract and along the said existing City Limits to a point for a corner, at an angle point;

THENCE South 25 degrees 01 minutes 26 seconds East a distance of 946.00 feet across the said 58.95 acre tract and along the said existing City Limits to a point for a corner, lying at the intersection of the said Existing City Limits and the North right-of-way line of Moores Lane;

THENCE along the North right-of-way line of the said Moores Lane the Following Courses and distances:

South 88 degrees 19 minutes 29 seconds West a distance of 298.72 feet;
South 88 degrees 51 minutes 22 seconds West a distance of 136.50 feet;
South 89 degrees 30 minutes 07 seconds West a distance of 292.64 feet;
North 89 degrees 35 minutes 01 seconds West a distance of 172.34 feet;
South 89 degrees 22 minutes 29 seconds West a distance of 114.01 feet;
South 87 degrees 08 minutes 50 seconds West a distance of 113.63 feet;
South 86 degrees 10 minutes 35 seconds West a distance of 50.01 feet;

South 85 degrees 31 minutes 23 seconds West a distance of 150.61 feet to a point for a corner, at the beginning of a circular curve to the right;

concave to the northeast having a radius of 60.00 feet and a central angle of and being subtended by a chord which bears North 48 degrees 16 minutes 48 seconds West 86.66 feet;

THENCE in a Northwesterly direction along the arc of the said circular curve a distance of 96.83 feet, with a delta angle of 92 degrees 27 minutes 50 seconds, a radius of 60.00 feet, a chord bearing of North 48 degrees 16 minutes 48 seconds West, and a chord distance of 86.66 feet to a point for a corner, lying in the East right-of-way line of the said Gin Road, at the end of the said circular curve

THENCE North 02 degrees 02 minutes 55 seconds West a distance of 164.19 feet along the East right-of-way line of the said Gin Road to a point for a corner, at an angle point;

THENCE North 02 degrees 41 minutes 14 seconds West a distance of 495.50 feet along the East right-of-way line of the said Gin Road to a point for a corner, at an angle point;

THENCE North 05 degrees 34 minutes 39 seconds West a distance of 81.93 feet along the East right-of-way line of the said Gin Road to the point of beginning and containing 23.142 acres of land, at the time of this survey.

MUNICIPAL SERVICE PLAN

FIRE

Existing Services: None

Services to be Provided: Fire suppression will be available to the area upon annexation. Primary fire response will be provided by Fire Station No. 3, located at 5706 Richmond Rd. Adequate fire suppression activities can be afforded to the annexed area within current budget appropriation. Fire prevention activities will be provided by the Fire Marshall's office as needed.

POLICE

Existing Services: None

Services to be Provided: Currently, the area is under the jurisdiction of the Bowie County Sheriff's Office. However, upon annexation, the City of Texarkana Police Department will extend regular and routine patrols to the area. It is anticipated that the implementation of police patrol activities can be effectively accommodated within the current budget and staff appropriation.

BUILDING INSPECTION

Existing Services: None

Services to be Provided: The Building Inspection Department will provide Inspection Services upon annexation. This includes issuing building, electrical and plumbing permits for any new construction and remodeling and enforcing all other applicable codes which regulated building construction within the City of Texarkana, Texas.

PLANNING AND ZONING

Existing Services: None

Services to be Provided: The Planning and Zoning Department's responsibility for regulating development and land use through the administration of the City of Texarkana Zoning Ordinance will extend to this area on the effective date of the annexation. The property will also continue to be regulated under the requirements of the City of Texarkana Subdivision Ordinance. These services can be provided within the department's current budget.

LIBRARY

Existing Services: None

Services to be Provided: Upon the effective date of annexation, free library use privileges will be available to anyone residing in this area. These privileges can be provided within the current budget appropriation.

A free library card for those in the City limits includes checkouts for books, DVDs, and audiobooks. Also, there are databases available that can be accessed from home – free tutoring for grade school through college, foreign language, genealogy, Consumer Reports, and downloadable audiobooks and e-books.

HEALTH DEPARTMENT

Existing Services: None

Services to be Provided: The Texarkana-Bowie County Health Department will provide health services on the effective date of the annexation. Such services can be provided with current Health Department Personnel and within the current budget appropriation.

CODE ENFORCEMENT

Existing Services: None

Services to be Provided: The Code Enforcement Division will provide Code Enforcement services upon annexation. These services include enforcing the City of Texarkana's health ordinances, health inspections, and enforcing the City's Code of Ordinances with regards to litter, junk vehicles, high grass and weeds, and substandard structures. Animal Control services will be provided to the area as needed. Such services can be provided with current Code Enforcement personnel and within the current budget appropriation.

STREET

Existing Services: None

Services to be Provided: None

DRAINAGE AND STORMWATER MANAGEMENT

Existing Services: None

Services to be Provided: Developers will provide stormwater drainage at their own expense and will be inspected by the City Engineers at time of completions. The City will then maintain the drainage upon approval by City Engineers and only if drainage is dedicated in public drainage easement and the City accepts the dedication.

Maintenance of existing drainage facilities will be provided by the City upon the effective date of annexation if the drainage facilities are located the street right of way or a public drainage easement. Maintenance of any drainage facility that is not in the right of way or public drainage easement will be the responsibility of the property owner.

These additional services can be maintained with our current budget appropriation.

STREET LIGHTING

Existing Services: None

Services to be Provided: None

TRAFFIC ENGINEERING

Existing Services: None

Services to be Provided: None

SOLID WASTE SERVICES

Existing Services: None

Services to be Provided: Solid Waste Collection shall be provided to the area of annexation in accordance with the present ordinance. Service shall comply with existing City policies, beginning with occupancy of structures.

WATER & SEWER SERVICE

Existing Services: Partial services currently on Moores Ln.

Services to be Provided: TWU will provide water and sewer service within 2 ½ years after annexation.

Water & sanitary sewer service to the area will be provided in accordance with the applicable codes and departmental policy. When other property develops in the adjacent area, water & sewer service shall be provided in accordance with extension ordinances. Extension of service shall comply with City codes and ordinances.

PARKS

Existing Services: None

Services to be Provided: Upon the effective date of annexation, existing park use privileges will be available to anyone residing in this area. These privileges can be provided within the current budget appropriation.

MISCELLANEOUS

All other applicable municipal services will be provided to the area in accordance with the City of Texarkana's established policies governing extension of municipal services to newly annexed areas.