



CITY OF TEXARKANA

CITY COUNCIL

AGENDA • MAY 14, 2018

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



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

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

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

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

Upcoming City Council Meetings:

Tuesday, May 29, 2018, at 6:00 p.m.

Monday, June 11, 2018, at 6:00 p.m.

Monday, July 9, 2018, at 6:00 p.m.

Parks & Recreation Events:

May 18 th - 19 th	Dixie Baseball Tournament	Spring Lake Park
May 19 th	Heart Walk	Spring Lake Park
May 19 th	ASA Softball Tournament	Karrh Park
May 24 th	Movies in the Park: "Coco"***	Spring Lake Park

***Movies in the Park will start at dusk.

All Parks & Recreation information can be found on the city website
<http://tx-texarkana.civicplus.com> or by calling (903) 798-3978.

Special Presentations

- 1. Girl Scout Gold Awards
- 2. Public Service Internship Program Recognition
- 3. Police Department Life Saving Awards

4. Put On Purple Day Proclamation - May 18, 2018
5. Kids to Parks Day Proclamation - May 19, 2018
6. 2018 Wine Festival Highlights

Appointments to Boards & Commissions

Discussion pertaining to board and commission appointments.

IV. ITEMS FOR CONSIDERATION

Consent Items

1. Consider approval of the minutes of the Regular Meeting of the City Council held on April 23, 2018 at 6:00 PM.
2. Resolution No. 2018-054 authorizing the City Manager to enter into an annual contract for mill and overlay road maintenance services.

Public Hearing:

Council Vote: May 14, 2018

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

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

Action Items

3. Resolution No. 2018-052 approving the addition to the TIRZ #1 project list of infrastructure improvements to property on South Cowhorn Loop in an amount not to exceed \$126,375 and authorizing the City Manager to enter into a contract for the reimbursement of said amount from funds in the Tax Increment Reinvestment Zone #1 Fund.

Public Hearing:

Council Vote: May 14, 2018

4. Resolution No. 2018-060 authorizing the City Manager to enter into a matching funds agreement with the Northeast Texas Regional Mobility Authority.

Public Hearing:
Council Vote: May 14, 2018

V. FIRST BRIEFINGS

1. Ordinance No. 2018-053 abandoning and closing a 20' alley located in Block 28 City Improvement Company West Side Addition.

Public Hearing: May 14, 2018
Council Vote: May 29, 2018

2. Resolution No. 2018-055 authorizing and directing the preparation and public inspection of service plans for consideration of annexation proceedings of certain properties into the city limits.

Public Hearing:
Council Vote: May 14, 2018

3. Ordinance No. 2018-056 amending PD-18-2(C) for site plan approval on a 8.104 acre tract of land in the George Brinlee HRS, A-18, located in the 4000 block of Mall Drive. Gregg Orr, applicant. Kayla Wood, MTG Engineering and Surveying, agent.

Public Hearing: May 29, 2018
Council Vote: May 29, 2018

4. Ordinance No. 2018-057 amending PD-2(GR) for site plan approval on a 1.353 acre tract of land being part of Lot 2, South Cowhorn Creek Loop Subdivision (proposed Lot 4, Block 1), located in the 2000 block Mall Drive. Toney Livingston, under contract to purchase. David Williams, MTG Engineering and Surveying, agent.

Public Hearing: May 29, 2018
Council Vote: May 29, 2018

5. Ordinance No. 2018-058 amending PD-2(GR) for site plan approval on a 1.330 acre tract of land being part of Lot 2, South Cowhorn Creek Loop Subdivision (proposed Lot 5, Block 1), located in the 2000 block of Mall Drive. CTM Hospitality, LLC, under contract to purchase. David Williams, MTG Engineering and Surveying, agent.

Public Hearing: May 29, 2018
Council Vote: May 29, 2018

6. Ordinance No. 2018-059 granting a Specific Use Permit to allow a residential treatment center (women only) on Lots 8-10, Block 118, City Trigg Addition, located at 1114 Olive Street. Nelda Shavers, under contract to purchase.

Public Hearing: May 29, 2018
Council Vote: May 29, 2018

VI. PUBLIC HEARINGS

1. Ordinance No. 2018-040 granting a Specific Use Permit to allow the application of permanent cosmetics/microblading on Lot 2, Block 1, Richmond Road Development Addition, located at 5602 Richmond Road (Suite 108). Curt Green, applicant. Chi Do, agent.

Public Hearing: May 14, 2018
Council Vote: May 14, 2018

2. Ordinance No. 2018-041 rezoning a 5.913 acre tract of land in the George Brinlee HRS, A-18, located at the dead-end of North Kenwood Road. Single Family-2 to General Retail. Walnut Church of Christ, applicant. Kayla Wood, MTG Engineering and Surveying, agent.

Public Hearing: May 14, 2018
Council Vote: May 14, 2018

3. Ordinance No. 2018-042 granting a Specific Use Permit to allow outside sales, storage and display of automobiles, boats and RV's on a 5.913 acre tract of land in the George Brinlee HRS, A-18, located at the dead-end of North Kenwood Road. Walnut Church of Christ, applicant. Kayla Wood, MTG Engineering and Surveying, agent.

Public Hearing: May 14, 2018
Council Vote: May 14, 2018

4. Ordinance No. 2018-043 rezoning a 0.95 acre tract of land in the George Brinlee HRS, A-18, located at the dead-end of Franklin Street. Single Family-2 to General Retail. Charles Firmin, Jr., applicant. Kayla Wood, MTG Engineering and Surveying, agent.

Public Hearing: May 14, 2018
Council Vote: May 14, 2018

5. Ordinance No. 2018-044 granting a Specific Use Permit to allow outside sales, storage and display of automobiles, boats and RV's on a 0.95 acre tract of land in the George Brinlee HRS, A-18, located at the dead-end of Franklin Street. Charles Firmin, Jr., applicant. Kayla Wood, MTG Engineering and Surveying, agent.

Public Hearing: May 14, 2018
Council Vote: May 14, 2018

6. Ordinance No. 2018-045 rezoning a 12.618 acre tract of land in the George Brinlee HRS, A-18, located at 2916 Pleasant Grove Road. Single Family-1 to Neighborhood Service. Aaron Gaylor, applicant.

Public Hearing: May 14, 2018
Council Vote: May 14, 2018

7. Ordinance No. 2018-046 revoking Specific Use Permit No. S-682 that permitted the location of a tattoo studio on part of a 25.334 acre tract in the Eli Moore HRS, A-401, located at 2729 New Boston Road (Suite 110A). City of Texarkana, Texas, applicant.

Public Hearing: May 14, 2018
Council Vote: May 14, 2018

8. Ordinance No. 2018-047 granting a Specific Use Permit to allow the location of a tattoo studio on part of a 25.334 acre tract in the Eli Moore HRS, A-18, located at 2827 New Boston Road. New Boston Retail Group, LLC, applicant. David Dukes, agent.

Public Hearing: May 14, 2018
Council Vote: May 14, 2018

VII. ITEMS FOR DISCUSSION

Staff Updates - None

VIII. ADMINISTRATIVE COMMENTS

1. City Council
2. City Staff

IX. 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 holds this meeting.

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

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

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

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

City of Texarkana, Texas

Briefing Sheet

Version:
Update Date: 5/4/2018 4:33 PM

Lead Department: City Manager **Action Officer:** Vicky Coopwood, Assistant City Secretary

Subject: Girl Scout Gold Awards

Updates/History of Briefing:

(Insert Date Here):

(Insert Text Here) or Select, Delete this and all text with parentheses and say "NOT APPLICABLE"

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

- List or "None"
-

Fiscal Implications:

(Insert Text Here)

Staff Recommendation:

(Insert Text Here)

Advisory Board/Committee Review:

(Advisory Board/Committee Name OR say "NONE")

Board/Committee Recommendation:

(Insert Date Here):

(Insert Text Here or say "NOT APPLICABLE")

Advisory Board/Committee Meeting Date and Minutes:

(Insert Minutes Here) or Select, Delete this and all text in this area and say "NOT APPLICABLE"

Attachments

City of Texarkana, Texas

Briefing Sheet

Version:
Update Date: 5/4/2018 4:27 PM

Lead Department: City Manager **Action Officer:** Vicky Coopwood, Assistant City Secretary

Subject: Public Service Internship Program Recognition

Updates/History of Briefing:

(Insert Date Here):

(Insert Text Here) or Select, Delete this and all text with parentheses and say "NOT APPLICABLE"

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

- List or "None"
-

Fiscal Implications:

(Insert Text Here)

Staff Recommendation:

(Insert Text Here)

Advisory Board/Committee Review:

(Advisory Board/Committee Name OR say "NONE")

Board/Committee Recommendation:

(Insert Date Here):

(Insert Text Here or say "NOT APPLICABLE")

Advisory Board/Committee Meeting Date and Minutes:

(Insert Minutes Here) or Select, Delete this and all text in this area and say "NOT APPLICABLE"

Attachments

City of Texarkana, Texas

Briefing Sheet

Version:
Update Date: 5/4/2018 4:30 PM

Lead Department: City Manager **Action Officer:** Vicky Coopwood, Assistant City Secretary

Subject: Police Department Life Saving Awards

Updates/History of Briefing:

(Insert Date Here):

(Insert Text Here) or Select, Delete this and all text with parentheses and say "NOT APPLICABLE"

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

- List or "None"
-

Fiscal Implications:

(Insert Text Here)

Staff Recommendation:

(Insert Text Here)

Advisory Board/Committee Review:

(Advisory Board/Committee Name OR say "NONE")

Board/Committee Recommendation:

(Insert Date Here):

(Insert Text Here or say "NOT APPLICABLE")

Advisory Board/Committee Meeting Date and Minutes:

(Insert Minutes Here) or Select, Delete this and all text in this area and say "NOT APPLICABLE"

Attachments

City of Texarkana, Texas

Briefing Sheet

Version:
Update Date: 5/7/2018 4:12 PM

Lead Department: City Manager **Action Officer:** Vicky Coopwood, Assistant City Secretary

Subject: 2018 Wine Festival Highlights

Updates/History of Briefing:

(Insert Date Here):

(Insert Text Here) or Select, Delete this and all text with parentheses and say "NOT APPLICABLE"

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

- List or "None"
-

Fiscal Implications:

(Insert Text Here)

Staff Recommendation:

(Insert Text Here)

Advisory Board/Committee Review:

(Advisory Board/Committee Name OR say "NONE")

Board/Committee Recommendation:

(Insert Date Here):

(Insert Text Here or say "NOT APPLICABLE")

Advisory Board/Committee Meeting Date and Minutes:

(Insert Minutes Here) or Select, Delete this and all text in this area and say "NOT APPLICABLE"

Attachments



CITY OF TEXARKANA
CITY COUNCIL
MINUTES • APRIL 23, 2018

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
McGee	Mayor	Present	
Matlock	Ward 1	Present	
Ward	Ward 2	Present	
Williams	Ward 3	Present	
Alcorn	Ward 4	Present	
Ward	Ward 5	Present	
Ward	Ward 6	Present	

Staff Present: City Manager Shirley Jaster, Jennifer Evans, Kyle Dooley, Kristin Peeples, Eric Schlotter, David Orr, Sherry Jackson Hawkins, Lisa Thompson, Robby Robertson, J.D. Phillips, Pete Mann, Jennifer Strayhorn, and Jerry Sparks.

Legal Counsel: Jeff Lewis.

II. INVOCATION AND PLEDGE BY COUNCIL MEMBER JOSH DAVIS

III. MAYOR'S REMARKS AND ITEMS OF COMMUNITY INTEREST

Upcoming City Council Meetings:

Monday, May 14, 2018 at 6:00 p.m.

Tuesday, May 29, 2018 at 6:00 p.m.

Monday, June 11, 2018 at 6:00 p.m.

Upcoming Joint City Meeting:

The Texarkana Chamber of Commerce will host a “Joint Texarkana Community Committee” meeting with Texarkana, Arkansas, on Tuesday, May 8, 2018, at 3:00 p.m. The meeting will be held at the Ark-Tex Council of Governments building located at 4808 Elizabeth Street, Texarkana, Texas. The topic of the meeting is “Crime in Texarkana” and it is open to the public.

Minutes Acceptance: Minutes of Apr 23, 2018 6:00 PM (Consent Items)

Parks & Recreation Events:

April 27 th - 29 th	Scout-O-Rama	Spring Lake Park
May 5 th	Alzheimer's Alliance Wine Fest	Spring Lake Park
May 5 th	1 st Choice Pregnancy Center Walk for Life/5K	Spring Lake Park
May 12 th	USSSA Softball Tournament	Wallace Park

All Parks & Recreation information can be found on the city website
<http://tx-texarkana.civicplus.com> or by calling (903) 798-3978.

Mayor Bruggeman reminded the audience of the new format for Open Forum which requires citizens to complete an Open Forum sheet before addressing the council.

Council Members were reminded that Friday, April 27, 2018 is Leadership Day at the Theron Jones Early Literacy Center located at 2600 West 15th Street. The event will be held from 9:00 a.m. to 10:30 a.m.

May 3, 2018 is National Day of Prayer. First Baptist Church, located at 3015 Moores Lane, will hold an outside service which begins at 6:45 a.m. and will last until 7:30 a.m.

Appointments to Boards & Commissions

Council Member Harp recommended the reappointments of Dianna Patterson Kinsey and Wanda Northam to the Planning and Zoning Commission.

Council Member Williams recommended the appointment of Alice Coleman to the Historic Landmark Preservation Committee.

Council Member Matlock recommended the reappointment of Carolyn Moore to the Building and Standards Commission.

1. Motion to make appointments/reappointments to various boards and commissions.

(6:12 p.m.)

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

2. Mayoral appointments/reappointments.

Mayor Bruggeman reappointed Ben King and Don Morriss to the TexAmericas Board.

IV. ITEMS FOR CONSIDERATION

Consent Items

(6:14 p.m.)

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

1. Consider approval of the minutes of the Regular Meeting of the City Council held on April 9, 2018 at 6:00 PM.
2. Resolution No. 2018-048 delegating authority to the City Manager for site selection, purchase price, and purchase of multiple tracts of real property for locating future fire stations, with the aggregate purchase prices not to exceed project funds approved in the 2017 capital improvement plan.

Public Hearing:

Council Vote: April 23, 2018

3. Resolution No. 2018-049 approving the funding of a loan from the Facade Revolving Loan Fund Program with funds from the Economic Development Fund and authorizing the City Manager to execute the loan documents.

Public Hearing:

Council Vote: April 23, 2018

4. Resolution No. 2018-051 assembling a Budget Advisory Committee to advise the City Council on the proposed fiscal year 2018-19 city budget.

Public Hearing:

Council Vote: April 23, 2018

Open Forum: Public Comments (Limit 5 minutes each - SIGN-UP SHEET REQUIRED)

Patrick Hill addressed council expressing that he had received ill treatment from staff and displeasing correspondence from the city related to properties he owns and refurbishes. Mr. Hill submitted documents and photos for council's review.

Action Items

Minutes Acceptance: Minutes of Apr 23, 2018 6:00 PM (Consent Items)

5. Resolution No. 2018-050 authorizing approval of SWEPCO interim rate decreases, a 90-day suspension of the proposed effective date for permanent rate decreases to allow for due diligence review, intervention in PUC and related proceedings through Cities Advocating Reasonable Deregulation, and retention of special legal counsel and experts for rate proceedings.

Public Hearing:

Council Vote: April 23, 2018

(6:22 p.m.)

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Betty Williams, Ward 3
SECONDER:	Bill Harp, Ward 5
AYES:	Matlock, Hart, Williams, Alcorn, Harp, Davis
EXCUSED:	Bruggeman

V. FIRST BRIEFINGS

1. Ordinance No. 2018-040 granting a Specific Use Permit to allow the application of permanent cosmetics/microblading on Lot 2, Block 1, Richmond Road Development Addition, located at 5602 Richmond Road (Suite 108). Curt Green, applicant. Chi Do, agent.

Public Hearing: May 14, 2018

Council Vote: May 14, 2018

David Orr briefed this agenda item.

RESULT:	MOVED FORWARD	Next: 5/14/2018 6:00 PM
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2. Ordinance No. 2018-041 rezoning a 5.913 acre tract of land in the George Brinlee HRS, A-18, located at the dead-end of North Kenwood Road. Single Family-2 to General Retail. Walnut Church of Christ, applicant. Kayla Wood, MTG Engineering and Surveying, agent.

Public Hearing: May 14, 2018

Council Vote: May 14, 2018

David Orr briefed this agenda item. Kayla Wood, of MTG Engineering and Surveying, answered questions for council.

RESULT:	MOVED FORWARD	Next: 5/14/2018 6:00 PM
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3. Ordinance No. 2018-042 granting a Specific Use Permit to allow outside sales, storage and display of automobiles, boats and RV's on a 5.913 acre tract of land in the George Brinlee HRS, A-18, located at the dead-end of North Kenwood Road. Walnut Church of Christ, applicant. Kayla Wood, MTG Engineering and Surveying, agent.

Public Hearing: May 14, 2018
Council Vote: May 14, 2018

David Orr briefed this agenda item.

RESULT:	MOVED FORWARD	Next: 5/14/2018 6:00 PM
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4. Ordinance No. 2018-043 rezoning a 0.95 acre tract of land in the George Brinlee HRS, A-18, located at the dead-end of Franklin Street. Single Family-2 to General Retail. Charles Firmin, Jr., applicant. Kayla Wood, MTG Engineering and Surveying, agent.

Public Hearing: May 14, 2018
Council Vote: May 14, 2018

David Orr briefed this agenda item.

RESULT:	MOVED FORWARD	Next: 5/14/2018 6:00 PM
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5. Ordinance No. 2018-044 granting a Specific Use Permit to allow outside sales, storage and display of automobiles, boats and RV's on a 0.95 acre tract of land in the George Brinlee HRS, A-18, located at the dead-end of Franklin Street. Charles Firmin, Jr., applicant. Kayla Wood, MTG Engineering and Surveying, agent.

Public Hearing: May 14, 2018
Council Vote: May 14, 2018

David Orr briefed this agenda item.

RESULT:	MOVED FORWARD	Next: 5/14/2018 6:00 PM
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6. Ordinance No. 2018-045 rezoning a 12.618 acre tract of land in the George Brinlee HRS, A-18, located at 2916 Pleasant Grove Road. Single Family-1 to Neighborhood Service. Aaron Gaylor, applicant.

Public Hearing: May 14, 2018
Council Vote: May 14, 2018

David Orr briefed this agenda item. Aaron Gaylor, applicant, answered questions for council.

RESULT:	MOVED FORWARD	Next: 5/14/2018 6:00 PM
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7. Ordinance No. 2018-046 revoking Specific Use Permit No. S-682 that permitted the location of a tattoo studio on part of a 25.334 acre tract in the Eli Moore HRS, A-401, located at 2729 New Boston Road (Suite 110A). City of Texarkana, Texas, applicant.

Public Hearing: May 14, 2018
Council Vote: May 14, 2018

David Orr briefed this agenda item.

RESULT:	MOVED FORWARD	Next: 5/14/2018 6:00 PM
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8. Ordinance No. 2018-047 granting a Specific Use Permit to allow the location of a tattoo studio on part of a 25.334 acre tract in the Eli Moore HRS, A-18, located at 2827 New Boston Road. New Boston Retail Group, LLC, applicant. David Dukes, agent.

Public Hearing: May 14, 2018
Council Vote: May 14, 2018

David Orr briefed this agenda item.

RESULT:	MOVED FORWARD	Next: 5/14/2018 6:00 PM
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VI. PUBLIC HEARINGS

1. Council Consensus Request - (Davis)

Council Member Davis requested council consensus to move Resolution No. 2018-038 up for council vote. Council consensus was unanimous.

2. Resolution No. 2018-038 approving the City of Texarkana, Texas Water Conservation & Drought Contingency Plan.

Public Hearing: April 23, 2018
Council Vote: May 14, 2018

There were no public comments made at this hearing.
(6:37 p.m.)

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Bill Harp, Ward 5
SECONDER:	Mary Hart, Ward 2
AYES:	Matlock, Hart, Williams, Alcorn, Harp, Davis
EXCUSED:	Bruggeman

VII. ITEMS FOR DISCUSSION

Staff Updates - There were no updates for council.

VIII. ADMINISTRATIVE COMMENTS

1. City Council

Council Member Harp gave a huge thanks to Parks and Recreation Director Robby Robertson and his staff for the clean, well-maintained, and attractive looking city parks that individual citizens and families can enjoy during this spring/summer season.

2. City Staff

Staff had no administrative comments for council.

IX. CLOSED SESSION

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

X. RECONVENED INTO OPEN SESSION

XI. ADJOURNMENT

A motion was made to adjourn the meeting.
(7:50 PM)

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

City of Texarkana, Texas

Briefing Sheet

Version:

Update Date: 5/3/2018 2:46 PM

Lead Department: Purchasing and Contracting **Action Officer:** Sharon Moore, Purchasing Manager
Subject: Resolution No. 2018-054 authorizing the City Manager to enter into an annual contract for mill and overlay road maintenance services.

Briefing: 5/14/2018 **Public Hearing:** **Council Vote:** 5/14/2018

Item Schedule

Schedule 3: No briefing required (one week)

Updates/History of Briefing:

"NOT APPLICABLE"

Executive Summary and Background Information:

Establishing an annual contract to aid in street maintenance repair services for the newly established major maintenance fund adopted by Resolution 2018-012 on January 22, 2018.

Potential Options:

- "None"
-

Fiscal Implications:

Funds available in the major maintenance fund.

Staff Recommendation:

Authorize the City Manager to enter into a contract.

Advisory Board/Committee Review:

None

Board/Committee Recommendation:

NOT APPLICABLE

Attachments

- a. 2018-054 RES Mill & Overlay Contract (DOC)
- b. 2018-054 EXH 'A' BID TAB (PDF)
- c. 2018-054 Goals & Perspectives (DOCX)

Staff Coordination

City of Texarkana, Texas

Purchasing and Contracting	Sharon Moore	Department Head Review	
Completed	05/03/2018 11:25 AM		
Finance Department	Kristin Peebles	Finance Review	Completed 05/04/2018
4:23 PM			
Purchasing and Contracting	Sharon Moore	Purchasing Review	
Skipped	05/03/2018 10:45 AM		
Public Works Department	Dusty Henslee	Review	Completed
05/07/2018 8:07 AM			
Deputy City Manager - Kyle Dooley	Kyle Dooley	Deputy City Manager	
Review	Completed	05/07/2018 2:09 PM	
Public Information Officer	Lisa Thompson	PIO Review	Completed
05/07/2018 3:14 PM			
City Manager	Shirley Jaster	City Manager Review	Completed 05/09/2018
9:49 AM			
City Council	Vicky Coopwood	Meeting	Pending 05/14/2018
6:00 PM			

Meeting History

RESOLUTION NO. 2018 - 054

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AUTHORIZING THE CITY MANAGER TO ENTER INTO A ONE (1) YEAR CONTRACT WITH FOUR (4) ADDITIONAL ONE (1) YEAR RENEWAL OPTIONS WITH J.R. POPE COMPANY, INCORPORATED OF TEXARKANA, TEXAS, FOR MILL AND OVERLAY ROAD MAINTENANCE SERVICES AS NEEDED BY THE PUBLIC WORKS AND STREET DEPARTMENT; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Texarkana, Texas, issued invitations for bid on an annual mill and overlay road maintenance services contract; and

WHEREAS, in response, two (2) bids were received and are summarized in the Bid Tab Sheet on the attached **Exhibit "A"**; and

WHEREAS, the overall lowest and responsible bid was submitted by J.R. Pope Company, Incorporated of Texarkana, Texas; and

WHEREAS, funds are available in the Major Maintenance Fund budget for fiscal year 2018.

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

SECTION 1: That the responsible bid to supply mill and overlay road maintenance services for the street maintenance department of the City of Texarkana, Texas, is J. R. Pope Company, Incorporated of Texarkana, Texas, and therefore its bid is accepted.

SECTION 2: That this Resolution shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED in Regular Council Session on this the **14th day of May, 2018**.

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

Attachment: 2018-054 RES Mill & Overlay Contract (1834 : 2018-054 RES Mill & Overlay Maintenance Contract)

Mill & Overlay Maintenance Project							
				JR Pope Co		Longview Bridge	
				Unit Cost	Total	Unit Cost	Total
1	Edge Mill & haul off (2-4" depth, 3" width)	6005	SY	\$ 4.02	\$ 24,140.10	\$ 6.00	\$ 36,030.00
2	Complete Mill 2 - 4" Depth	21551	SY	\$ 2.04	\$ 43,964.04	\$ 4.00	\$ 86,204.00
3	HMAC 2" Thick, Type D	5697	Ton	\$ 101.20	\$ 576,536.40	\$ 125.00	\$ 712,125.00
4	Tack Coat (0.25 gal/sy)	12947	Gal	\$ 3.30	\$ 42,725.10	\$ 3.50	\$ 45,314.50
5	Signing & Barricading	1	LT		\$ 19,800.00		\$ 15,000.00
6	Mobilization	1	LT		\$ 35,000.00		\$ 100,000.00
7	Performance & Payment Bond	1	LT		\$ 17,435.00		\$ 20,000.00
	Grand Total				\$ 759,600.64		\$ 1,014,673.50
Additive Alternate #1							
1	Edge Mill & haul off (2-4" depth, 3" width) Contractor retains reclaimed material	6005	sy	\$ 3.47	\$ 20,837.35	\$ 3.00	\$ 18,015.00
2	Complete Mill 2 - 4" Depth Contractor retains reclaimed material	21551	sy	\$ 1.49	\$ 32,110.99	\$ 1.50	\$ 32,326.50
	Total Additive #1				\$ 52,948.34		\$ 50,341.50
	Base bid minus Items 1 & 2				\$ 691,496.50		\$ 892,439.50
	Grand Total				\$ 744,444.84		\$ 942,781.00
Additive Alternate #2							
1	Edge Mill & haul off (2-4" depth, 3" width) 50/50 Split Retainage	6005	sy	\$ 3.85	\$ 23,119.25	\$ 4.50	\$ 27,022.50
2	Complete Mill 2 - 4" Depth 50/50 Split Retainage	21551	sy	\$ 1.87	\$ 40,300.37	\$ 2.75	\$ 59,265.25
	Total Additive #2				\$ 63,419.62		\$ 86,287.75
	Base bid minus Items 1 & 2				\$ 691,496.50		\$ 892,439.50
	Grand Total				\$ 754,916.12		\$ 978,727.25

Attachment: 2018-054 EXH 'A' BID TAB (1834 : 2018-054 RES Mill & Overlay Maintenance Contract)

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: Medium

Other Potential Impacts:

NONE APPLICABLE

Public Information Plan:

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

Other:

City of Texarkana, Texas

Briefing Sheet

Version:

Update Date: 5/1/2018 12:44 PM

Lead Department: Economic Development **Action Officer:** Jerry Sparks, Economic Developer
Subject: Resolution No. 2018-052 approving the addition to the TIRZ #1 project list of infrastructure improvements to property on South Cowhorn Loop in an amount not to exceed \$126,375 and authorizing the City Manager to enter into a contract for the reimbursement of said amount from funds in the Tax Increment Reinvestment Zone #1 Fund.

Briefing: 5/14/2018 **Public Hearing:** **Council Vote:** 5/14/2018

Item Schedule

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

At a meeting of the TIRZ board on April 11, 2018, a motion to recommend addition of a the South Cowhorn Loop project in an amount not to exceed \$126,375.00 was passed. This item will include the project on the approved project list and allow the City Manager to enter into a reimbursement agreement for the project.

Potential Options:

- Approve addition of South Cowhorn Loop project to TIRZ #1 project list
- Deny recommendation to add South Cowhorn Loop project to TIRZ #1 project list

Fiscal Implications:

The fiscal implication would be an amount not to exceed \$126,375.00 with funds from the Tax Increment Reinvestment Zone #1 fund.

Staff Recommendation:

Staff recommends approval

Advisory Board/Committee Review:

Tax Increment Reinvestment Zone #1 Board

Board/Committee Recommendation:

Board approved recommendation to add project to the project list on April 11, 2018.

Advisory Board/Committee Meeting Date and Minutes:

Meeting agenda is included in attachments

City of Texarkana, Texas

Attachments

- a. 2018-052 RES approving addition to TIRZ #1 project list (DOC)
- b. 2018-052 ATTH 1-TIRZ 1 Agenda packet 11 Apr 2018 (PDF)
- c. 2018-052 Goals & Perspectives (DOCX)

Staff Coordination

Economic Development	Jerry Sparks	Department Head Review	
Completed	04/30/2018 8:14 AM		
Deputy City Manager - Kyle Dooley	Kyle Dooley	Deputy City Manager	
Review	Completed	05/01/2018 8:34 AM	
Public Information Officer	Lisa Thompson	PIO Review	Completed
	05/01/2018 11:10 AM		
City Manager	Shirley Jaster	City Manager Review	Completed 05/09/2018
9:53 AM			
City Council	Vicky Coopwood	Meeting	Pending 05/14/2018
6:00 PM			

Meeting History

RESOLUTION NO. 2018 – 052

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, APPROVING THE ADDITION TO THE TIRZ # 1 PROJECT LIST FOR THE FUNDING OR PARTIAL FUNDING OF INFRASTRUCTURE IMPROVEMENTS TO PROPERTY ON SOUTH COWHORN LOOP IN AN AMOUNT NOT TO EXCEED ONE HUNDRED TWENTY-SIX THOUSAND, THREE HUNDRED SEVENTY-FIVE DOLLARS (\$126,375) AND AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT FOR THE REIMBURSEMENT OF AN AMOUNT NOT TO EXCEED ONE HUNDRED TWENTY-SIX THOUSAND, THREE HUNDRED SEVENTY-FIVE DOLLARS (\$126,375) FROM FUNDS FROM THE TAX INCREMENT REINVESTMENT ZONE #1 FUND; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City Council established Tax Increment Reinvestment Zone (TIRZ) #1, as authorized under the Texas Tax Code Chapter 311 in 2009; and

WHEREAS, the TIRZ #1 Board has recommended adding to the TIRZ # 1 Project List partial funding drainage infrastructure and sidewalk improvements for property on South Cowhorn Loop in an amount not to exceed **ONE HUNDRED TWENTY-SIX THOUSAND, THREE HUNDRED SEVENTY-FIVE DOLLARS (\$126,375)**; and

WHEREAS, the City Council recognizes the need for funding for this proposed infrastructure improvement project through reimbursement of approved construction costs using funds generated from the Tax Increment Reinvestment Fund #1; and

WHEREAS, the City Council believes this to be in the best interest of the citizens and the safety of the community.

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

SECTION 1: The City Council of the City of Texarkana, Texas, approves the addition to the project list of Tax Increment Reinvestment Zone #1 of the partial funding of drainage infrastructure and sidewalk improvements in an amount not to exceed **ONE HUNDRED TWENTY-SIX THOUSAND, THREE HUNDRED SEVENTY-FIVE DOLLARS (\$126,375)**.

SECTION 2: The City Manager be and is hereby authorized to enter into a contract with South Cowhorn Creek Partners, Ltd, a Texas Limited Partnership, for reimbursement of an amount not to exceed **ONE HUNDRED TWENTY-SIX THOUSAND, THREE HUNDRED SEVENTY-FIVE DOLLARS (\$126,375)** upon completion of the project.

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

PASSED AND APPROVED in Regular Council Session on this the **14th day of May, 2018**.

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

Attachment: 2018-052 RES approving addition to TIRZ #1 project list (1830 : 2018-052 RES Authorizing the addition to the TIRZ #1 project list)

AGENDA
Tax Increment Reinvestment Zone Advisory Board for Zone 1
Municipal Building-2nd Floor
220 Texas Blvd. (West 3rd Street and Texas Blvd)
Texarkana, Texas
April 11, 2018
Noon (12:00 p.m.)

An Open Meeting for Zone 1 will be held concerning the following subject:

1. Call to Order, Roll Call, Establishment of Quorum (Kelly Mitchell)
2. Public Comments (limited to 5 minutes)
3. Presentation on an amendment to the TIRZ #1 Project List (Staff)
 - a. Add project for sidewalk construction and drainage improvements to property on South Cowhorn Loop in a requested amount not to exceed \$249,056.50. Staff recommendation for this project request is an amount not to exceed \$126,375.
4. Updated Project List (attachment)
5. Questions & Answers
6. Adjournment

Posted this 5th day of April 2018 at 4:00 p.m.

Jennifer Evans
 City Secretary

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

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

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

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

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



City of Texarkana Economic Development

4.3.b

220 Texas Blvd
PO Box 1967
Texarkana, TX 75504

Phone: (903) 798-1715
Web: www.txkusa.org

South Cowhorn Creek Project

- Requested project costs: \$249,056.50
- Recommended project cost: \$126,375.
- Approved project cost will be repaid using a reimbursement agreement. Said agreement will become effective after completion of the two retail projects sited in the request for funding. Funding may be from current TIRZ #1 fund balance or using funds generated from future development revenue dedicated to the TIRZ# 1 fund. The basic concept of a TIRZ is using project-based development to increase ad valorem taxes.
- TIRZ #1 has potential projects on the "Approved Project List" that have not been funded, nor has complete funding been identified, totaling approximately \$17.5M. This includes:
 - \$9M for Gibson
 - \$2M for site improvements Gibson & University
 - \$2.5M for Pavilion Parkway North
- The projected annual surplus revenue (revenue minus debt service and expenses) is projected to run between \$450K and \$550 over the next ten years. This is based on nominal growth in the TIRZ #1. That revenue could be altered by future development, changes in the tax rate, or changes in assessed valuations.
- The City has a reimbursement agreement for \$3M with Caldera East based upon future development along Gibson.
- The City has a reimbursement agreement for \$2.5M with East McKnight LLC for the extension of Pavilion Parkway and is based on future development.

[South Cowhorn notesG:\Swap Folder\Economic Development\TIRZ\S Cowhorn Loop Mar 2018\South Cowhorn notes.dochere]

Attachment: 2018-052 ATTH 1-TIRZ 1 Agenda packet 11 Apr 2018 (1830 : 2018-052 RES Authorizing the addition to the TIRZ #1 project list)

March 2018

ITEM	QTY	Unit	Description	REQUEST		Staff Recommendation
				Price	Cost	
1	635	LF	8" Sanitary Sewer	\$20.00	\$ 12,700.00	
2	175	LF	8" Sanitary Sewer (Bore)	\$80.00	\$ 14,000.00	
3	3	EA	Sanitary Sewer Manholes	\$3,750.00	\$ 11,250.00	
6	241	LF	8" Water Line	\$20.00	\$ 4,820.00	
7	1	EA	Fire Hydrant Assmebly	\$3,500.00	\$ 3,500.00	
8	912	LF	36" RCP	\$80.00	\$ 72,960.00	\$ 72,960.00
9	2	EA	36" 4:1 SET	\$3,500.00	\$ 7,000.00	\$ 7,000.00
10	1	EA	Grate Inlet	\$5,000.00	\$ 5,000.00	\$ 5,000.00
11	60	LF	24" Detention Basin Outfall	\$60.00	\$ 3,600.00	
12	1	LS	SE Stormwater Detention Basin	\$15,000.00	\$ 15,000.00	
13	592	SY	Conc Sidewalk (Phase I)	\$55.00	\$ 32,560.00	
14	29	SY	Conc Stair/Handrails (Phase I)	\$90.00	\$ 2,610.00	
15	753	SY	Conc Sidewalk (Phase II)	\$55.00	\$ 41,415.00	\$ 41,415.00
16	1	LS	Contingency (10%)	\$22,641.50	\$ 22,641.50	
Total Request					\$ 249,056.50	\$ 126,375.00

**City of Texarkana - Bowie County
Tax Increment Reinvestment Zone
South Cowhorn Creek Project**

	Incremental Taxable Assessed Value	City of Texarkana Tax Rate	Bowie County Tax Rate	Total Operating Tax Rates	Gross Property Tax Contribution	Total Incremental Revenue
FYE						
30-Sep						
2016						
2017		0.6699	0.399	1.07	\$ -	
2018		0.6699	0.399	1.07	\$ -	\$ -
2019	\$ 5,000,000	0.7000	0.420	1.12	\$ -	\$ -
2020	\$ 5,000,000	0.7000	0.420	1.12	\$ 56,000	\$ 56,000.00
2021	\$ 5,000,000	0.7000	0.420	1.12	\$ 56,000	\$ 56,000.00
2022	\$ 5,000,000	0.7000	0.420	1.12	\$ 56,000	\$ 56,000.00
2023	\$ 5,000,000	0.7000	0.420	1.12	\$ 56,000	\$ 56,000.00
2024	\$ 5,000,000	0.7000	0.420	1.12	\$ 56,000	\$ 56,000.00
2025	\$ 5,000,000	0.7000	0.420	1.12	\$ 56,000	\$ 56,000.00
2026	\$ 5,000,000	0.7000	0.420	1.12	\$ 56,000	\$ 56,000.00
2027	\$ 5,000,000	0.7000	0.420	1.12	\$ 56,000	\$ 56,000.00
2028	\$ 5,000,000	0.7000	0.420	1.12	\$ 56,000	\$ 56,000.00
2029	\$ 5,000,000	0.7000	0.420	1.12	\$ 56,000	\$ 56,000.00
2030	\$ 5,000,000	0.7000	0.420	1.12	\$ 56,000	\$ 56,000.00
2031	\$ 5,000,000	0.7000	0.420	1.12	\$ 56,000	\$ 56,000.00
2032	\$ 5,000,000	0.7000	0.420	1.12	\$ 56,000	\$ 56,000.00
2033	\$ 5,000,000	0.7000	0.420	1.12	\$ 56,000	\$ 56,000.00
2034	\$ 5,000,000	0.7000	0.420	1.12	\$ 56,000	\$ 56,000.00
2035	\$ 5,000,000	0.7000	0.420	1.12	\$ 56,000	\$ 56,000.00
					\$ 896,000	\$ 896,000



S COWHORN LOOP**TIRZ PROJECT OPINION OF COST**

ITEM NO.	QUANTITY	UNIT	DESCRIPTION	UNIT PRICE	TOTAL
1	635	LF	8" Sanitary Sewer	\$20.00	\$12,700.00
2	175	LF	8" Sanitary Sewer (Bore)	\$80.00	\$14,000.00
3	3	EA	Sanitary Sewer Manholes	\$3,750.00	\$11,250.00
6	241	LF	8" Water Line	\$20.00	\$4,820.00
7	1	EA	Fire Hydrant Assmebly	\$3,500.00	\$3,500.00
8	912	LF	36" RCP	\$80.00	\$72,960.00
9	2	EA	36" 4:1 SET	\$3,500.00	\$7,000.00
10	1	EA	Grate Inlet	\$5,000.00	\$5,000.00
11	60	LF	24" Detention Basin Outfall	\$60.00	\$3,600.00
12	1	LS	SE Stormwater Detention Basin	\$15,000.00	\$15,000.00
13	592	SY	Conc Sidewalk (Phase I)	\$55.00	\$32,560.00
14	29	SY	Conc Stair/Handrails (Phase I)	\$90.00	\$2,610.00
15	753	SY	Conc Sidewalk (Phase II)	\$55.00	\$41,415.00
16	1	LS	Contingency (10%)	\$22,641.50	\$22,641.50

Total Amount**\$249,056.50**

TEX-Sparks, Jerry

From: David Williams <dwilliams@mtgengineers.com>
Sent: Tuesday, March 20, 2018 5:44 PM
To: TEX-Sparks, Jerry
Subject: S COWHORN LOOP PROPOSED TIRZ INFRASTRUCTURE IMPROVEMENTS
Attachments: S COWHORN LOOP PROPOSED TIRZ INFRASTRUCTURE IMPROVEMENTS.pdf; S COWHORN LOOP TIRZ OPINION OF COST.pdf

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Jerry,

Please find attached an exhibit and opinion of cost for the proposed infrastructure improvements for your evaluation for potential TIRZ funding. Please note that these improvements support the ultimate build out of this area. We believe the proposed two sites that are under development now will show a return on investment for these improvements for the entire site. As the other properties are developed in the future, the return should be enhanced.

Please let me know if there are any questions or if additional information is needed.

Thanks,
David

David Williams, P.E.
Project Manager
MTG Engineers & Surveyors
5930 Summerhill Road
Texarkana, TX 75503
dwilliams@mtgengineers.com
Ph 903-838-8533
Cell 903-293-2919

Attachment: 2018-052 ATTH 1-TIRZ 1 Agenda packet 11 Apr 2018 (1830 : 2018-052 RES Authorizing the addition to the TIRZ #1 project list)

Property Account Report

BOWIE CENTRAL APPRAISAL DISTRICT
Date Updated: Thursday, September 28, 2017

Appraisal Year: 2017
Account Number: 22331000300 (86368-1/188629)

Owner Info

Owner Name S COWHORN CREEK LOOP PARTNERS
Mailing Address 315 MAIN ST
 TEXARKANA, TX 75501
Situs Address MALL DR
 TEXARKANA
Legal Description SOUTH COWHORN CREEK LOOP SUB
 LOT 2
 5324/027 02/14/08
 3.71 ACRES

Account Info

Deed Date
Owner Percentage 100.0%
Exemptions

Property Value Information

Land 1,163,549
Improvements
Personal
Mineral
Market Value 1,163,549
Ag Market
Ag Productivity
Timber Market
Timber Productivity
Productivity Loss
Homesite Cap Loss
Appraised Value 1,163,549

Current Year Jurisdiction Values

Code	Jurisdiction Name	Appraised	Exemptions	Taxable
	BOWIE APPRAISAL DIS	1,163,549		1,163,549
	TEXARKANA COLLEGE	1,163,549		1,163,549
	PLEASANT GROVE ISD	1,163,549		1,163,549
	TEXARKANA CITY T1	1,163,549		1,163,549
	BOWIE COUNTY T1	1,163,549		1,163,549

Five Year Historical Values

Year	Code	Jurisdiction Name	Appraised	Exemptions	Taxable
2016		BOWIE APPRAISAL DIS	1,163,549		1,163,549
2016		TEXARKANA COLLEGE	1,163,549		1,163,549
2016		PLEASANT GROVE ISD	1,163,549		1,163,549
2016		TEXARKANA CITY T1	1,163,549		1,163,549
2016		BOWIE COUNTY T1	1,163,549		1,163,549
2015		BOWIE APPRAISAL DIS	1,163,549		1,163,549
2015		TEXARKANA COLLEGE	1,163,549		1,163,549
2015		PLEASANT GROVE ISD	1,163,549		1,163,549
2015		TEXARKANA CITY T1	1,163,549		1,163,549
2015		BOWIE COUNTY T1	1,163,549		1,163,549
2014		BOWIE APPRAISAL DIS	1,163,549		1,163,549
2014		TEXARKANA COLLEGE	1,163,549		1,163,549
2014		PLEASANT GROVE ISD	1,163,549		1,163,549
2014		TEXARKANA CITY T1	1,163,549		1,163,549
2014		BOWIE COUNTY T1	1,163,549		1,163,549
2013		BOWIE APPRAISAL DIS	1,163,549		1,163,549
2013		TEXARKANA COLLEGE	1,163,549		1,163,549
2013		PLEASANT GROVE ISD	1,163,549		1,163,549
2013		TEXARKANA CITY T1	1,163,549		1,163,549
2013		BOWIE COUNTY T1	1,163,549		1,163,549
2012		BOWIE APPRAISAL DIS	1,454,436		1,454,436
2012		PLEASANT GROVE ISD	1,454,436		1,454,436
2012		TEXARKANA CITY T1	1,454,436		1,454,436
2012		BOWIE COUNTY T1	1,454,436		1,454,436

Land Seg	Mkt Class	Ag Class	Use Code	Land Use	Size	Units
5	LSJC		C1C		161604.000	SQFT

TIRZ #1 PROJECT LIST

Approved for Project List	2012 Bond			Additions to		FY18 Budget
	Funded	Approved	Expended	2012 Bond Funds	2012 Bond Fund	
Public Infrastructure Projects Walton Dr & Pavilion drainage improvements						
W. Walton Dr & Pavilion drainage		\$ 175,000				Completed
Extension of South University	\$ 500,000	\$ 370,000		\$ 100,000		Completed 2017
Cowhorn Creek Linear Park	\$ 1,000,000					No project start date
Gibson Extension to FM 989 & feeder streets to Gibson	\$ 9,000,000	\$ 1,000,000	\$ 107,773			Project started.
Phase 1: \$3M agreement to extend Gibson						Phase 1 @ \$3M approved
Drainage Project @ Arista		\$ 1,000,000			\$ 1,000,000	Initial pmt for Gibson reimbursement agreement
Parking Garage @ University w/drainage	\$ 2,000,000	\$99,170				2005 Bond fund
Backage Road: Summerhill to Mall Drive						No project start date
Proposed Site Improvements to Gibson & University	\$ 2,000,000	\$ 970,607	\$ 970,607	\$ 1,000,000		Complete 2015
Park Development & Improvement- University Drive						\$300,000 for modifications to Gus Orr Dr & West Park
Stormwater improvements Gibson Lane & possible water/sewer relocation		\$800,000	\$800,000			Completed
Proposed drainage improvements St. Michael Drive & Richill Drive	\$ 406,000	\$211,750	\$211,750			Completed
Extension of Pavilion Pkwy	\$ 2,500,000			\$ 406,000		No project start date
Extension of Bringle Lake Trail	\$ 213,000					Added Jan 2016 - completed Phase 1 in Apr 2017
PROPOSED Fire Station on University	\$ 1,500,000					\$ 400,000
PROPOSED Linear wilderness trail along Waggonner Creek	\$ 500,000					\$ 213,000
	\$ 17,619,000	\$3,626,527	\$2,090,130	\$3,517,750		No project start date; not in FY18 budget
						No project start date; not in FY18 budget
						\$ 1,527,788

General Ledger

Balance Sheet

User: jerry.sparks
 Printed: 03/27/2018 - 10:58AM
 Fund: 116
 Period: 6
 Fiscal Year: 2018



Fund ALFRE

Account Type	Amount
116 - TIRZ 1 Fund	
Assets	
Cash	2,252,858.68
Property Tax Receivables	2,022.43
Accounts Receivable	(130,702.03)
Due From Other Government	841,809.97
Due From Other Funds	0.00
Total Assets:	2,965,989.05
Liabilities	
Accounts Payable	0.00
Due To Other Funds	58,219.20
Deferred Revenue	841,809.97
Total Liabilities:	900,029.17
Fund Balance	
Unassigned Fund Balance	1,183,582.06
Total Fund Balance:	1,183,582.06
Total Liabilities and Fund Balance:	2,083,611.23
Total Retained Earnings:	882,377.82
Total Fund Balance and Retained Earnings:	2,065,959.88
Total Liabilities, Fund Balance, and Retained Earnings:	2,965,989.05
Totals for Fund 116 - TIRZ 1 Fund:	0.00

Attachment: 2018-052 ATTH 1-TIRZ 1 Agenda packet 11 Apr 2018 (1830 : 2018-052 RES Authorizing the addition to the TIRZ #1 project list)



Account Number	Description	Budget Amount	Period Amount	YTD Amount	YTD Var	Encumbered Amount	Available	% Available
Fund 116	TIRZ 1 Fund							
Dept 116-0000	Other							
R01	Property Tax Revenue							
116-0000-46001	Current City Taxes	585,295.00	557,813.20	557,813.20	27,481.80	0.00	27,481.80	4.70
116-0000-46002	Delinquent City Taxes	0.00	0.00	0.00	0.00	0.00	0.00	0.00
R20	R01 Sub Totals:	585,295.00	557,813.20	557,813.20	27,481.80	0.00	27,481.80	4.70
116-0000-40031	Other							
	Contribution From Others	390,637.00	319,001.84	319,001.84	71,635.16	0.00	71,635.16	18.34
R80	R20 Sub Totals:	390,637.00	319,001.84	319,001.84	71,635.16	0.00	71,635.16	18.34
116-0000-41000	Interest Income	5,000.00	5,562.78	5,562.78	-562.78	0.00	-562.78	0.00
	Interest Revenue	5,000.00	5,562.78	5,562.78	-562.78	0.00	-562.78	0.00
	R80 Sub Totals:	5,000.00	5,562.78	5,562.78	-562.78	0.00	-562.78	0.00
E01	Revenue Sub Totals:	980,932.00	882,377.82	882,377.82	98,554.18	0.00	98,554.18	10.05
116-0000-52204	General Government							
	Food Supplies	500.00	0.00	0.00	500.00	0.00	500.00	100.00
	E01 Sub Totals:	500.00	0.00	0.00	500.00	0.00	500.00	100.00
E04	Public Works							
116-0000-57065	Walton/Pavillion Drainage Imp	0.00	0.00	0.00	0.00	0.00	0.00	0.00
116-0000-57079	Gibson Extension to FM 989	400,000.00	0.00	0.00	400,000.00	-1,600,000.00	-1,600,000.00	0.00
	E04 Sub Totals:	400,000.00	0.00	0.00	400,000.00	-1,600,000.00	-1,600,000.00	0.00
E20	Capital Outlay							
116-0000-57080	St. Michael & Richill Drainage	406,000.00	0.00	0.00	406,000.00	0.00	406,000.00	100.00
116-0000-57081	Extension of Pavillion Parkway	400,000.00	0.00	0.00	400,000.00	-2,100,000.00	-2,100,000.00	0.00
116-0000-57082	Walton Box Culvert Drainage	0.00	0.00	0.00	0.00	0.00	0.00	0.00
116-0000-57092	Extension of South University	500,000.00	0.00	0.00	500,000.00	0.00	500,000.00	100.00
116-0000-57093	Extension of Bringle Lake Trai	213,000.00	0.00	0.00	213,000.00	0.00	213,000.00	100.00
	E20 Sub Totals:	1,519,000.00	0.00	0.00	1,519,000.00	2,500,000.00	-981,000.00	0.00

4.3.b

Unit #	Transfers Out							Avail
000-50009	Trf To General Fund	2,000.00	0.00	0.00	2,000.00	0.00	2,000.00	1
116-0000-50052	Transfer To Debt Service	255,313.00	0.00	0.00	255,313.00	0.00	255,313.00	1
	Y20 Sub Totals:	257,313.00	0.00	0.00	257,313.00	0.00	257,313.00	1
	Expense Sub Totals:	2,176,813.00	0.00	0.00	2,176,813.00	4,500,000.00	-2,323,187.00	0.00
	Dept 0000 Sub Totals:	1,195,881.00	-882,377.82	-882,377.82	2,078,258.82	4,500,000.00		
	Fund Revenue Sub Totals:	980,932.00	882,377.82	882,377.82	98,554.18	0.00	98,554.18	10.05
	Fund Expense Sub Totals:	2,176,813.00	0.00	0.00	2,176,813.00	4,500,000.00	-2,323,187.00	0.00
	Fund 116 Sub Totals:	1,195,881.00	-882,377.82	-882,377.82	2,078,258.82	4,500,000.00		
	Revenue Totals:	980,932.00	882,377.82	882,377.82	98,554.18	0.00	98,554.18	10.05
	Expense Totals:	2,176,813.00	0.00	0.00	2,176,813.00	4,500,000.00	-2,323,187.00	0.00
	Report Totals:	1,195,881.00	-882,377.82	-882,377.82	2,078,258.82	4,500,000.00		

City of Texarkana, Texas

Developing Perspectives and Goals Pending Approval by the City Council:

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

Perspectives and Goals Additional Comments:

NONE

Resource Impact:

Staff time required if item is approved: No Additional

Other Potential Impacts:

NONE APPLICABLE

Public Information Plan:

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

Other:

City of Texarkana, Texas

Version: B

Update Date: 5/11/2018 8:44 AM

Briefing Sheet

Lead Department: Economic Development **Action Officer:** Jerry Sparks, Economic Developer
Subject: Resolution No. 2018-060 authorizing the City Manager to enter into a matching funds agreement with the Northeast Texas Regional Mobility Authority.
Briefing: 5/14/2018 **Public Hearing:** **Council Vote:** 5/14/2018

Item Schedule

Updates/History of Briefing:

(Insert Date Here):

(Insert Text Here) or Select, Delete this and all text with parentheses and say "NOT APPLICABLE"

Executive Summary and Background Information:**Narrative:**

The purpose of the study is to determine the preliminary feasibility of pursuing a I-369 Western Spur (new location) connecting an existing section of I-369/US-59 to I-30, US Hwy-82, and US Hwy-67 that may provide freight traffic relief for the Texarkana urban center. As well as enhanced connectivity for Red River Army Depot, TexAmericas Center, and the overall I-69 system. Subject to final corridor selection, the length of the proposed project is 10-13 miles.

This study will be the first step in determining the feasibility of developing an alternate route. The feasibility study objectives should include:

- Establishing project goals
- Providing a recommended corridor that includes an evaluation of the potential route as a formal addition to the I-69/I-369 system
- Providing a traffic analysis that includes detailed freight activity
- Determining the level of public support for the project
- Identification of high-level environmental concerns and factors
- Providing an analysis of the costs and challenges of right of way acquisition
- Providing cost estimate of development of an I-369 Western Spur
- Identifying a potential funding source or revenue sources

If approved, the City will use funds from the Economic Development Funds to join Bowie County and TexAmericas Center in providing \$100,000 in local, cash matching funds for the study grant from the N. E. Texas Regional Mobility Authority.

City of Texarkana, Texas

Potential Options:

- Use Economic Development Fund to provide matching funds
- Do not participate in providing matching funds for grant

Fiscal Implications:

The resolution will allow the City Manager to enter into an agreement that would use an amount not to exceed \$25,000 from the Economic Development fund.

Staff Recommendation:

Staff recommends approval

Advisory Board/Committee Review:

NONE

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

NOT APPLICABLE

Attachments

- a. 2018-060 RES Matching Funds Agreement with NET RMA (DOC)
- b. 2018-060 ATTH 1 Grant summary (DOC)
- c. 2018-060 ATTH 2 NET RMA Priority Project Grant Proposal April 2018 (PDF)
- d. 2018-060 Goals & Perspectives (DOCX)

Staff Coordination

Economic Development	Jerry Sparks	Department Head Review
Completed	05/09/2018 9:42 AM	
Finance Department	Jerry Sparks	Finance Review
1:08 PM		Skipped 05/09/2018
Purchasing and Contracting	Jerry Sparks	Purchasing Review
Skipped	05/09/2018 12:35 PM	
Deputy City Manager - Kyle Dooley	Kyle Dooley	Deputy City Manager
Review	Completed	05/09/2018 4:40 PM
Public Information Officer	Lisa Thompson	PIO Review
05/09/2018 4:45 PM		Completed
City Manager	Shirley Jaster	City Manager Review
10:06 AM		Completed 05/10/2018
City Council	Vicky Coopwood	Meeting
6:00 PM		Pending 05/14/2018

Meeting History

RESOLUTION NO. 2018-060

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AUTHORIZING THE CITY MANAGER TO USE FUNDS FROM THE CITY OF TEXARKANA'S ECONOMIC DEVELOPMENT FUND IN AN AMOUNT NOT TO EXCEED TWENTY-FIVE THOUSAND DOLLARS (\$25,000) TO ENTER INTO A MATCHING FUNDS AGREEMENT WITH BOWIE COUNTY, TEXAMERICAS CENTER, AND THE NORTHEAST TEXAS REGIONAL MOBILITY AUTHORITY FOR A REGIONAL ECONOMIC DEVELOPMENT TRANSPORTATION STUDY; AUTHORIZING THE CITY MANAGER TO EXECUTE THE NECESSARY DOCUMENTS; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City Council, by Ordinance 292-05, established an Economic Development Fund and the City Council, by Ordinance 190-2011, adopted an Economic Development Fund Policy; and

WHEREAS, the Northeast Texas Regional Mobility Authority has approved a grant for a regional economic development transportation study in the amount of **THREE HUNDRED FIFTY THOUSAND DOLLARS (\$350,000)** that requires local cash match of **ONE HUNDRED THOUSAND DOLLARS (\$100,000)**.

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

SECTION 1: That the City Manager, be and is hereby authorized to enter into an economic development matching funds agreement with Bowie County, Texas, the TexAmericas Center, and the Northeast Texas Regional Mobility Authority for an amount not to exceed **TWENTY-FIVE THOUSAND (\$25,000)**.

SECTION 2: That the City Manager is hereby authorized to execute the necessary documents to implement said agreement.

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

PASSED AND APPROVED in Regular Council Session on this the **14th day of May, 2018**.

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

City of Texarkana
Economic Development Fund

RESOLUTION 2018-060

USE OF FUNDS:	Cash Match
ORGANIZATION:	N. E. Texas Regional Mobility Authority
Objective:	Grant for feasibility study
Fund Amount:	\$25,000 maximum
Potential New Jobs:	0

Narrative:

The purpose of the study is to determine the preliminary feasibility of pursuing a I-369 Western Spur (new location) connecting an existing section of I-369/US-59 to I-30, US Hwy-82, and US Hwy-67 that may provide freight traffic relief for the Texarkana urban center. As well as enhanced connectivity for Red River Army Depot, TexAmericas, and the overall I-69 system. Subject to final corridor selection, the length of the proposed project is 10-13 miles.

This study will be the first step in determining the feasibility of developing an alternate route. The feasibility study objectives should include:

- Establishing project goals
- Providing a recommended corridor that includes an evaluation of the potential route as a formal addition to the I69/I-369 system
- Providing a traffic analysis that includes detailed freight activity
- Determining the level of public support for the project
- Identification of high-level environmental concerns and factors
- Providing an analysis of the costs and challenges of right of way acquisition
- Providing cost estimate of development of an I-369 Western Spur
- Identifying a potential funding source or revenue sources

If approved, the City will use funds from the Economic Development Funds to join Bowie County and TexAmericas Center in providing \$100,000 in local, cash matching funds for the study grant from the N. E. Texas Regional Mobility Authority.

Priority Project Submittal Form

Please answer all questions. If you need to attach additional pages, please do so.

1. Name of Project

Feasibility Study for the proposed I-369 Western Spur (new location) connecting existing I-369/US 59 to:

IH 30

US Hwy 82

US Hwy 67 (a designated oversize/overweight corridor)

2. County: Bowie

3. Description of Project:

The purpose of this study is to determine the preliminary feasibility of pursuing an I-369 Western Spur (new location) connecting an existing section of I-369/US 59 to IH 30, US Hwy 82, & US Hwy 67 (Project) that provides freight traffic relief for the Texarkana urban center as well as enhanced connectivity for Red River Army Depot (RRAD), TexAmericas Center (TAC), and the overall I-69 system. Subject to final corridor selection, the length of the proposed Project is estimated to be 10-13 miles. The objectives of the study are to:

- Establish project goals
- Provide a recommended corridor that includes an evaluation of whether the project should be pursued as a formal addition to the I-69/I-369 System
- Identify high-level environment factors
- Provide a traffic analysis that includes detailed freight activity
- Determine the level of public support for the project
- Develop a general cost estimate for the project
- Identify potential revenue sources

The cost of the feasibility study will be \$600,000 - \$800,000. The detail level of the study can be scaled commensurate with the final funding award. The scope of the study will be written to define the project deliverables with a "not to exceed" monetary amount. Local stakeholders will work in concert with the Texarkana Metropolitan Planning Organization (Texarkana MPO) and Texas Department of Transportation (TxDOT) on the details of the feasibility study. This feasibility study will provide local stakeholders and TxDOT with critical information necessary to make informed, data driven decisions. *(See Exhibit #1 – Source: Historical I-69 concept map with Western Spur or "Loop" detail developed from early segment committee meetings).*

4. Reason project is needed:

The proposed Project is needed in order to provide freight traffic relief for the Texarkana urban center, enhanced multi-modal connectivity for RRAD, TAC, and the overall I-69 System by providing increased connectivity between I-369/US 59, IH 30 as well as Hwy 82 and Hwy 67 at the northern most section, or “gateway” to the Texas I-69 System.

5. Describe the benefits of the project:

The I-69 System is a high priority corridor with international significance. Upon completion, it is slated to connect to Mexico, the United States and Canada. The development of the I-69 System in Texas is intended to enhance transportation system operations and safety to accommodate growth and economic development, maintain mobility, address emergency evacuation needs, and facilitate the efficient movement of freight. TxDOT added the entire I-69 System in Texas to the Texas Highway Freight Network in the 2017 Texas Freight Mobility Plan to address current and projected freight demand.

The proposed Project would enhance the overall goals of the I-69 System by ensuring that it directly connects and with key economic, military, and mobility features of the Texarkana region. The Project will help proactively address the anticipated increase in through commerce traffic in the Texarkana urban center which serves as the intersection point for numerous major highways. It will also provide critical support to military and defense missions as well as regional economic development. *(See Exhibit #2 – I-69 System Map, Source: I-69 Implementation Strategy Update Report, February 2018)*

6. Is the project a transportation project?

Yes. This is a transportation project with local, regional, state and federal significance.

7. Describe the regional significance of the project?

The I-69 System is slated to extend through 34 Texas counties located largely in the Eastern region of the state which contains about 1/3 of the Texas population. It will also provide important multi-modal connectivity to the following:

- Interstate highways on the state highway system: I-2, I-10, I-20, I-30, I-35, I-37, I-45
- 14 international border crossings: 4 in Laredo/10 in the Lower Rio Grande Valley
- 2 deep-draft seaports: improved access to interstate system/major markets
- 24 commercial airports: international, national and regional carriers
- Freight rail: Union Pacific Railroad, BNSF Railway, and Kansas City Southern;

numerous short- line railroads

The I-69 system within Texas will eventually extend along the following highways:

U.S. Highway (US) 59 from I-30 in Texarkana to Laredo

US 84 from the Louisiana border to US 59 in Timpson

US 77 from US 59 in Victoria to Brownsville

US 281 from US 59 in George West to I-2 in Pharr

State Highway (SH) 44 from SH 358 in Corpus Christi to US 59 in Freer

SH 550 (formerly Farm to Market Road [FM] 511) from I-69E to SH 48 at the Port of Brownsville

The I-69 System in Texas is being developed through a series of incremental upgrade and relief route projects to bring those highways up to interstate standards. Segment committees have played a key role in providing local stakeholders the opportunity for input into the specific details of the development of I-69 through their respective communities. To date, approximately 161 miles of the I-69 System in Texas have been designated as interstate. Almost 100 miles of the network of highways meet or are being constructed to meet interstate standards.

3.6 miles of US 59 in Texarkana has already been designated I-369 and the final route study for the segment from Texarkana to Queen City is currently underway. The major cities in Cass County have already submitted letters of support to TxDOT for I-69/I-369 route studies. The development of I-69/I-369 enjoys strong support from the local leaders and segment committees in Bowie and Cass Counties due to large part to their understanding of its potential benefit to key economic, military, and mobility features of the region. *(See Exhibit #3 –I-69 System Routes in Texas Map, Source: I-69 Implementation Strategy Update Report, February 2018)*

Key Regional Features

TexAmericas (TAC)

TAC is a 14,000-acre industrial park campus situated within 500 miles of the geographic and population centers of the United States, and within 200 miles of five major cities. TAC is at the crossroads of major highways and within 300 miles of the Gulf of Mexico. It is within three hours of an international airport with easy access to Texarkana's regional airport. TAC is also near the crossroads of several rail systems, including the Kansas City Southern, Union Pacific and Texas Northern and Northeast Railroads. TAC currently has 33 total miles of rail. TAC employs 348 non-government personnel and is home to 28 businesses. The total TAC footprint employs 1,006 personnel including both governmental and non-governmental.

The Riverbend Water Resources District (RWRD) assumed the wet utility operations for TAC and RRAD and has recently committed to \$20 million in water infrastructure improvements which will include a new raw water line to the industrial park that will supply 30 MGD by 2026 and an additional 60 MGD for a total of 90 MGD thereafter. RWRD is also slated to construct a new water treatment facility for the entire region.

TexAmericas Center anticipates significant traffic generators to locate on the property over the next several years and this Project will help move the traffic on and off the industrial park. Traffic generators include large manufacturing facilities, trans-load facilities, and many other industries that have a heavy volume of truck use.

TexAmericas Center property was recently placed in a census tract that is eligible for New Market Tax Credits and was designated by Governor Abbott as an Opportunity Zone. This will expedite the investment onto the property, thus increasing traffic.

Red River Army Depot (RRAD)

The Lone Star Army Ammunition Plant, closed due to previous Base Realignment and Closure (BRAC) processes, and the Red River Army Depot are adjacent Army installations located on nearly 40,000 acres in the heart of Bowie County, Texas. The land was acquired in the late 1930's and developed in the early 1940's as a military ordnance depot, evolving later into two installations serving munitions production/storage and military vehicle maintenance missions. The missions and workloads of RRAD have expanded and contracted throughout its existence in response to the demands of national defense. The Lone Star Plant, as a result of closure, is now part of TAC. However, the RRAD has and continues to rank as the #1 employer in the Metropolitan Statistical Area since recorded history. An annual breakdown of the most recent available data (2016) indicates that RRAD effectively employs approximately 14,549 people including direct and indirect, second and third order effect. Direct annual impact to the 4 states region is \$707.5 million. According to the Texas Comptroller economic standard of revenue, turnover is \$2.3 billion, total economic impact.

An annual breakdown of the most recent available data (2016) indicates that the Direct Economic Impact to the immediate local area is as follows: \$156.7 million in salaries (excluding fringe benefits), \$126.1 million in contracted services, \$352.4 million in supplies and equipment, \$9.0 million in utility charges, & 4.8 million in travel and transportation, & 7.5 million spent by visitors and \$0.51 million net proceeds of timber sales to Bowie County.

RRAD Industrial Defense Complex is made up of 14 tenants in addition to the depot proper. The largest of those tenants is Defense Logistics Agency (DLA) which provides supplies and military equipment to all camps and stations located within the central United States. In FY 2017 DLA received a \$45 million Military Construction Project for additional storage which currently under construction. DLA tries to provide one day service and the proposed Project would tremendously enhance that capability for our troops.

There are 1,426 buildings and structures located on RRAD which yields a total of 8,002,497 Square Feet. The primary purpose of those buildings is for maintenance of military equipment. There are 34.4 miles of railroads and 205 miles of roads that are necessary to carry

out the mission of RRAD. It is a thriving industrial complex that lies directly in the heart of Bowie County and in the Statistical Center of the United States.

RRAD just recently completed a \$54 million MILCON titled the Maneuver Systems Sustainment Center where all Wheeled vehicles needed for the Military Services and National Guards can be totally rebuilt and shipped to posts, camps and stations and overseas to areas of conflict.

RRAD has survived several BRAC processes which are predicated on the value of an installation to the Military. The proposed Project would greatly enhance the ability of the installation to put war material and supplies and personnel into the fight which is one of the major attributes in determining the overall Military Value of an installation

Increased Freight Traffic Capacity in the Texarkana Urban Center

US 59 has been the essential transportation route for the timber industry and others throughout the entire East Texas region for many years. Once converted to I-69/I-369, it will certainly continue to play this role considering that industries were recently successful in preserving the current state weight limits in federal statute.

The Texarkana urban center serves as the intersection point for several major highways including:

IH 30
IH 49
I-369
US 82
US 67
US 71
State Loop 151

Currently, the Average Daily Traffic (ADT) counts on sections of I-369 South of I-30 are almost to saturation peak volume for acceptable level of service for a 4-lane interstate facility (Note: Saturation peak is approximately 40,000 vehicles. *(See Exhibits #4 & #5 – Source: 2016 Atlanta TxDOT District Traffic Map with ADT data noted on Exhibit #5).*

Future connections to the I-69 System such as Toll 49 will only increase North/South through commerce and passenger traffic. This Project would provide a relief route for western bound traffic at this key northern gateway congestion point of I-369.

8. Describe the local community and political support for the project. Please attach any letters of support you might have.

The conceptual Project has enjoyed strong local support from stakeholders such as Bowie County, City of Texarkana, Texas, TAC, Texarkana Chamber of Commerce, and the Texarkana MPO. Please see attached letters of support from local stakeholders.

9. What local financial support is available for the project?

The City of Texarkana, TAC, and Bowie County have funds available in the current fiscal year to collectively fund a \$100,000 local match for the feasibility study, subject to grant approval and final approval of their governing bodies.

TAC and Bowie County can also provide a local in-kind match of \$10-12 million for the development of the Project through the donation of 4.3 miles of the county roadway named, Bowie Parkway, and 600 feet of right-of-way, (300 feet on either side of the roadway) located along the eastern side of the TAC campus.

10. What state/federal financial support likely would be available to develop the project?

Ar-Tex Council of Governments, Texas A&M-Texarkana, Bowie County Judge James Carlow, TxDOT and other local stakeholders in the Texarkana community met and reviewed the 2017 Infrastructure for Rebuilding America (INFRA) Grant. Due to time constraints and other local factors, a collective decision was made to refocus efforts toward applying for the INFRA in 2019. Subject to feasibility findings, funding for the proposed Project will be included in the 2019 grant request.

11. What economic development activities will the project promote?

The Project will promote continued development at TAC and communities along its route. It will ensure RRAD's long-term competitiveness as it competes in future BRAC processes, thus protecting its substantial \$2.3 billion annual economic impact for the entire region. The Project will also provide additional transportation infrastructure to allow the Texarkana urban area the opportunity to reach its full economic potential.

12. What is the current status of the project's development?

The proposed Project has been a part of conceptual plans for many years. TAC continues to consider it in future planning. However, the feasibility study is necessary in order to proceed to the next stage of development and to identify potential revenue sources. (*See Exhibit #6 – Source: TAC Site Map, November 2017*).

The local in-kind match of Bowie Parkway and 600 feet of right-of-way is ready and available.

13. Will the project directly produce revenue?

Subject to feasibility study findings, the project could directly produce revenue.

14. Who can be contacted if additional information is needed?

James Carlow, Bowie County Judge - c/o Administrative Assistant, Deborah Lann
Phone: 903-278-2665
Email: dlann@txkusa.org

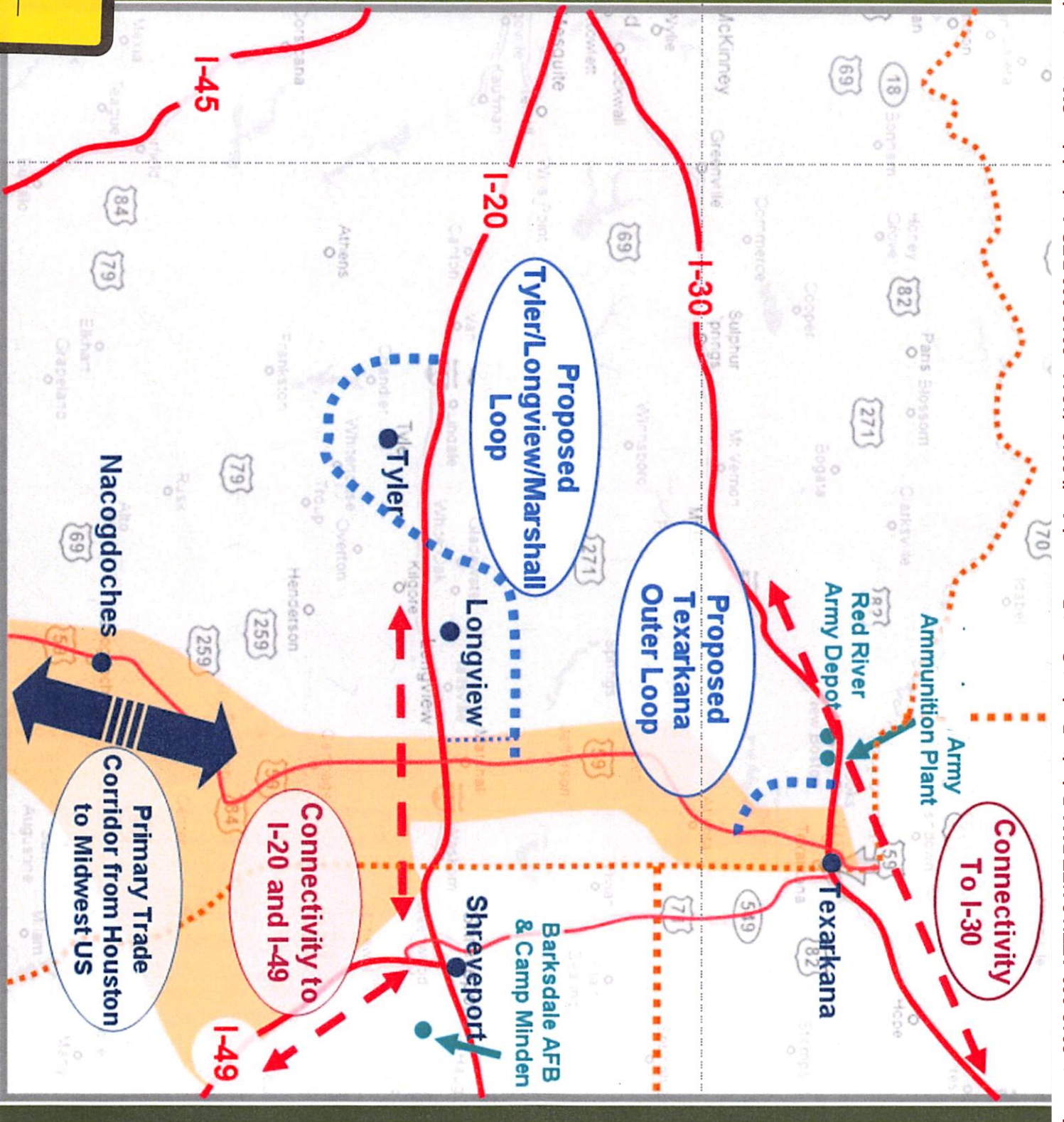
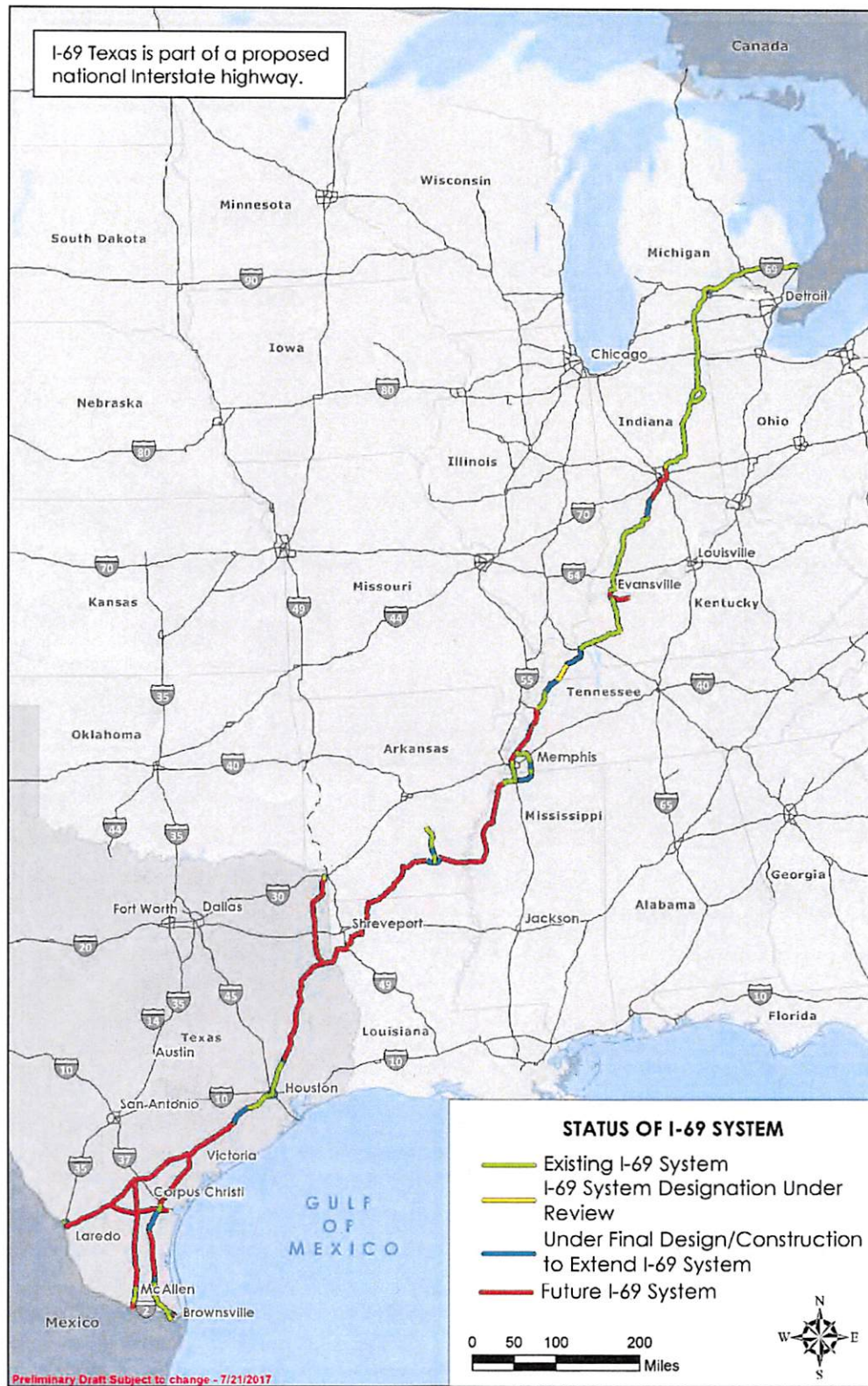


Figure 1. I-69 System



EXHIBIT

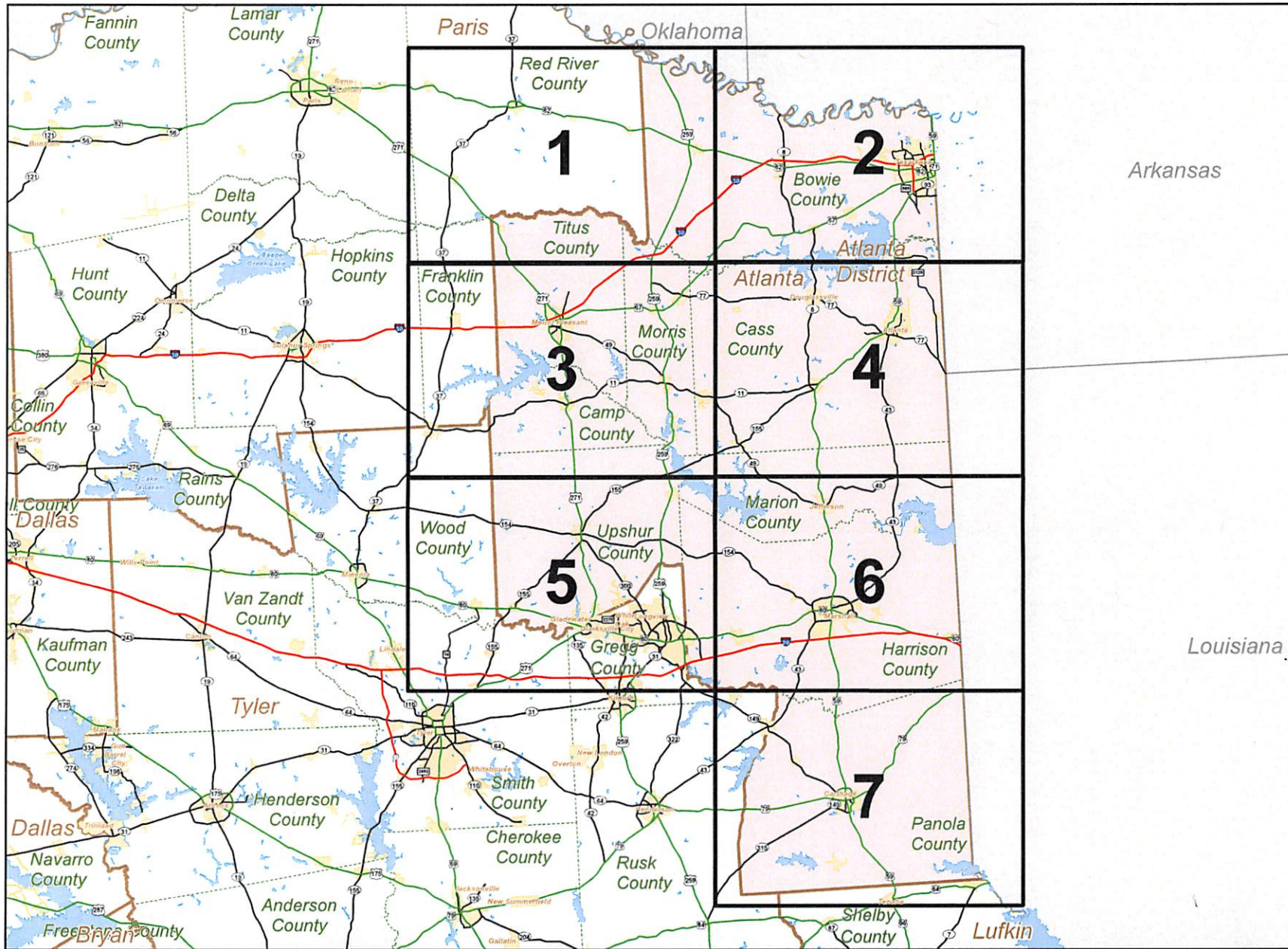
#2

Figure 2. I-69 System Routes in Texas



EXHIBIT

#3



2016 ATLANTA DISTRICT TRAFFIC MAP

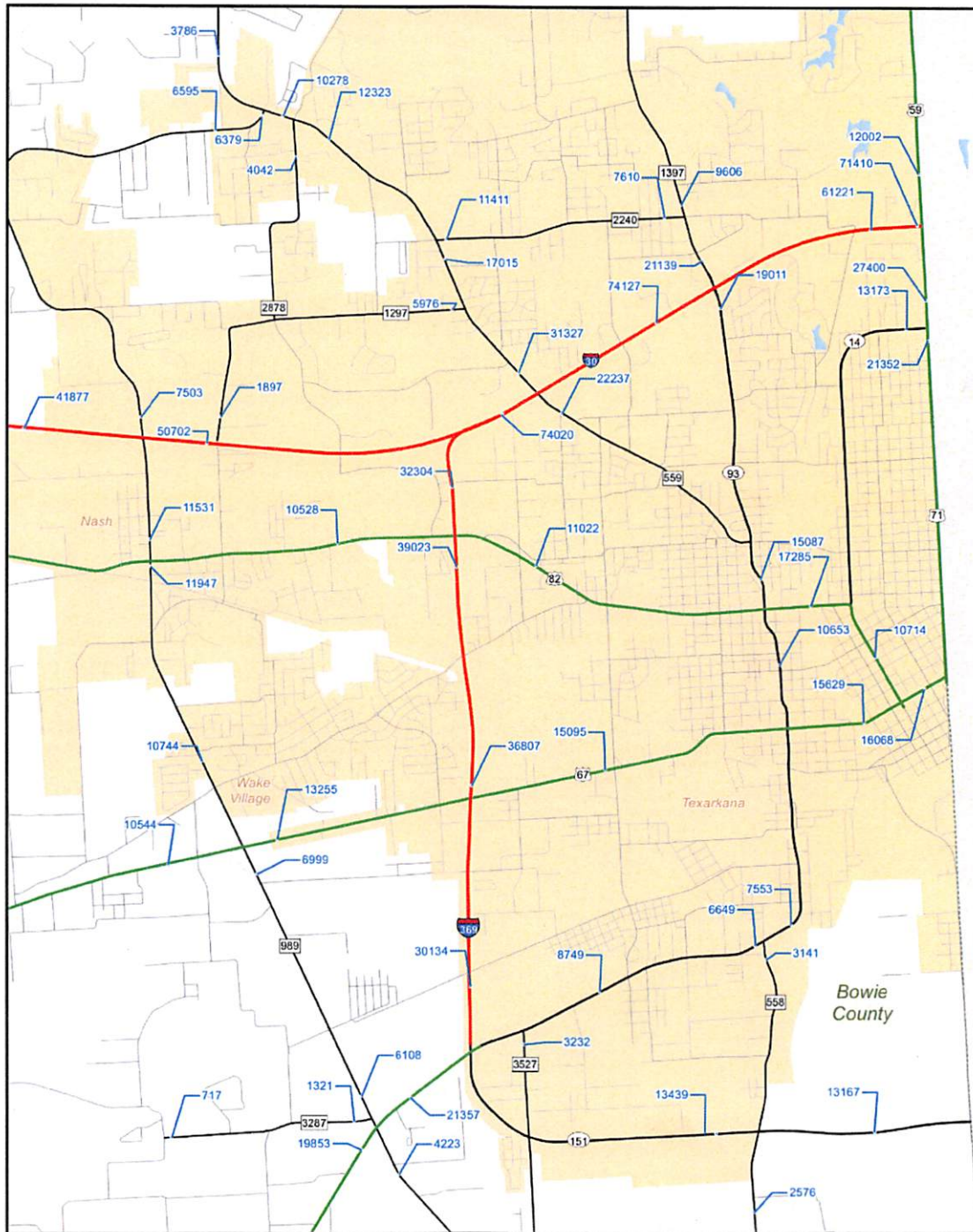
PREPARED BY THE
Texas Department of Transportation
Transportation Planning and Programming Division
Traffic Analysis System Support Branch
IN COOPERATION WITH THE

United States Department of Transportation Federal Highway Administration

COPYRIGHT 2012 by the Texas Department of Transportation.
All rights reserved.
NOTICE: This map has been prepared for official use within the Texas Department of Transportation. Accuracy is limited to the quality of available data.
No warranty is made by the Texas Department of Transportation for use of this map for purposes other than those intended.
Publication Date: September 2012



EXHIBIT
4



Texarkana (See Base Sheet 2)

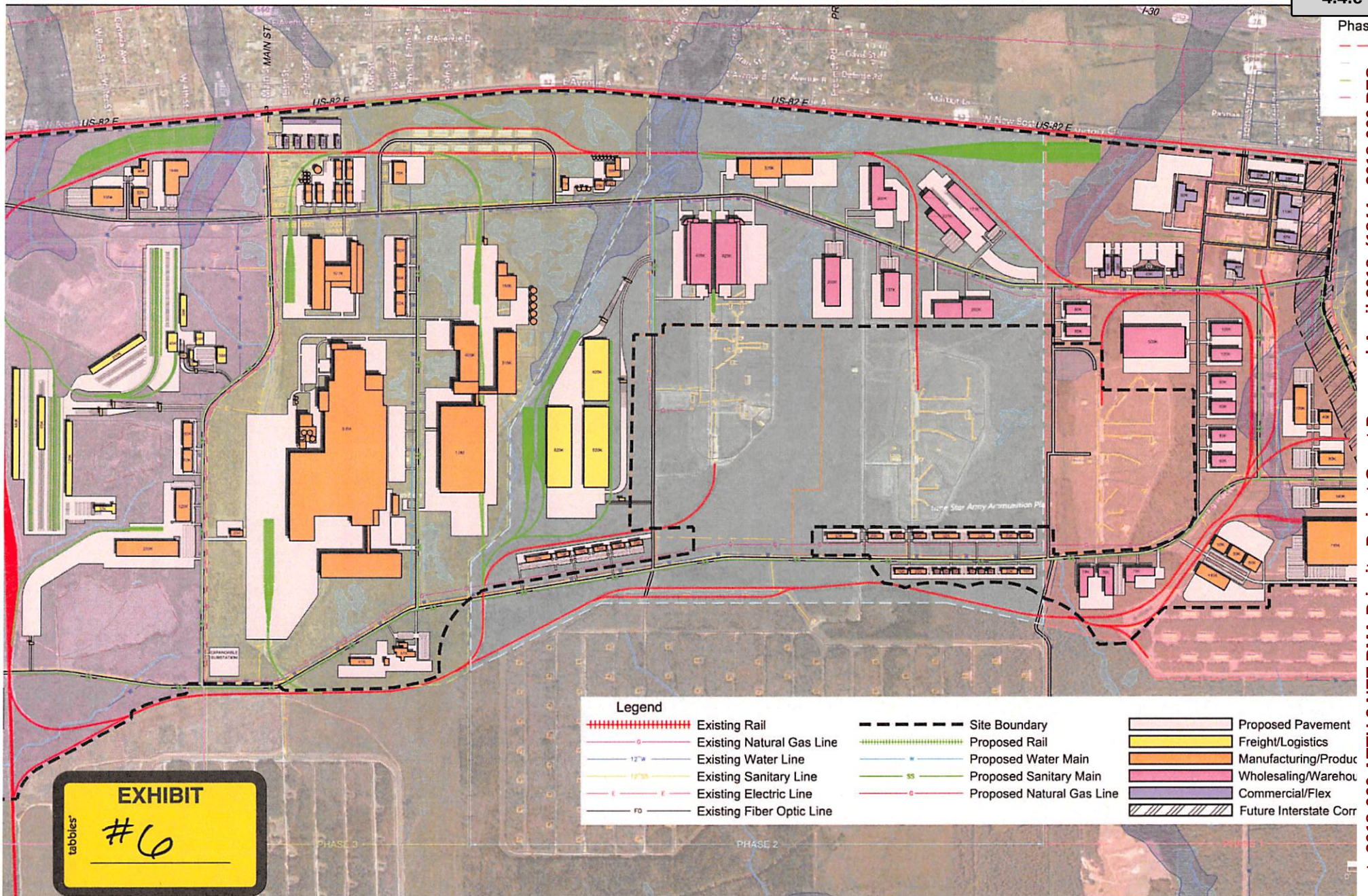
AADT	State	City
Town	Arterials & Collectors	County
IH	County	District
US	Local	

EXHIBIT

#5

2016 ATLANTA

Texas Department of Transportation
Traffic Analysis
United States Department of Transportation



Primary Option
TexAmericas Center
Unincorporated Bowie County, Texas
November 2017

NOTES

THIS MAP IS A CONCEPTUAL DEVELOPMENT PLAN AND IS SUBJECT TO CHANGE.
 THE UTILITY INFORMATION PROVIDED ON THIS MAP WAS BASED ON THE BEST
 AVAILABLE MAPPING DATA AND SHOULD BE CONSIDERED A GUIDE. ON-SITE UTILITY
 INVESTIGATIONS SHOULD BE CONDUCTED TO CONFIRM ACTUAL UTILITY AVAILABILITY.



Deborah Lann, Executive Assistant
 903-628-6718
 903-628-6719 Fax
 Email: countyjudge@txkusa.org



**JAMES M. CARLOW
 COUNTY JUDGE
 BOWIE COUNTY**

Bowie County Courthouse
 P.O. Box 248
 710 James Bowie Drive
 New Boston, TX 75570

April 16, 2018

Linda Thomas, Chair
 North East Texas Regional Mobility Authority
 Attn: Chris Miller, Executive Director
 1001 East Southeast Loop 323, Ste. 420
 Tyler, Texas 75701

Dear Chairwoman Thomas:

Thank you for your leadership with the NET RMA and for your hard work in promoting mobility projects throughout our region.

Please accept this letter of support for Bowie County's Priority Project Grant Request for the Feasibility Study for the proposed I-369 Western Spur (new location) connecting existing I-369/US59 to IH 30, US Hwy 82, and US Hwy 67 (a designated oversize/overweight corridor).

This feasibility study will provide much needed information to our local stakeholders and TxDOT and will help ensure that our region is properly planning for its future in terms of transportation infrastructure.

Should you have any further questions or need additional information, I can be reached at my office 903 628 6718

Sincerely,

James M. Carlow
 Bowie County Judge



April 16, 2018

Linda Thomas, Chairwoman
C/O Chris Miller, Executive Director
North East Texas Regional Mobility Authority
1001 East Southeast Loop 323, Ste. 420
Tyler, Texas 75701

Dear Chairwoman Thomas:

Thank you and your staff for your hard work and dedication to the NET RMA in advancing transportation projects throughout our region.

Please accept this letter of support for Bowie County's Priority Project Grant Request for the Feasibility Study for the proposed I-369 Western Spur (new location) connecting existing I-369/US59 to IH 30, US Hwy 82, and US Hwy 67 (a designated oversize/overweight corridor).

Through my service as former Mayor of Texarkana and with various other community organizations including the Texarkana Chamber of Commerce, I understand firsthand the importance of proactively planning for growth and development. As the local business owner of Mayo Manufacturing I also know that providing a strong freight transportation network in our area is vitally important to our overall economic success for the long term.

This feasibility study will provide much needed information to our local governments and businesses as well as TxDOT to help ensure that our region is properly providing for its future.

I can be reached at stevemayo@mayofurniture.com if you have any further questions or need additional information.

Sincerely,

Steve Mayo
Executive V.P.
Mayo Mfg. Corp.

4101 TERRY ST • PO BOX 5338 • TEXARKANA, TX • 75505-5338

TEL: 903.838.0518 • 800.527.8604 • FAX: 903.838.4531

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107 CHAPEL LANE | NEW BOSTON, TEXAS 75570

April 16, 2018

Linda Thomas, Chair
 North East Texas Regional Mobility Authority
 Attn: Chris Miller, Executive Director
 1001 East Southeast Loop 323, Ste. 420
 Tyler, Texas 75701

Dear Chairwoman Thomas:

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Please accept this letter of support for Bowie County's Priority Project Grant Request for the Feasibility Study for the proposed I-369 Western Spur (new location) connecting existing I-369/US59 to IH 30, US Hwy 82, and US Hwy 67 (a designated oversize/overweight corridor).

This feasibility study will provide much needed information to our local stakeholders and TxDOT and will help ensure that our region is properly planning for its future in terms of transportation infrastructure.

Should you have any further questions or need additional information, please contact Scott Norton, Executive Director/CEO at TexAmericas Center, in the office at 903-223-9841 or via email at scott.norton@texamericascenter.com.

Thank you,

Boyd Sartin
 Chairman of the Board

COUNTY OF BOWIE

Bi-State Justice Center
100 North State Line Avenue
Texarkana, Texas 75501

Bowie County Courthouse
710 James Bowie Dr.
New Boston, Texas 75570



April 15, 2018

Linda Thomas, Chairwoman
c/o Chris Miller, Executive Director
North East Texas Regional Mobility Authority
1001 East Southeast Loop 323, Suite 420
Tyler, Texas 75701

Dear Chairwoman Thomas:

Thank you and your staff for your hard work and dedication to promoting transportation projects that improve mobility throughout our region and state.

Please accept this letter of support for the Bowie County Priority Project Grant Request for the Feasibility Study for the proposed I-369 Western Spur (new location) connecting existing I-369/US 59 to IH 30, US Hwy 82, and US Hwy 67 (a designated oversize/overweight corridor).

In addition to my work as Bowie County Commissioner, I currently serve as TEX-21 Vice Chair and as a member of the Texarkana Metropolitan Planning Organization Policy Board and Technical Committee. I am also a current member of the ARK-TEX Regional Review Committee.

My work in these various positions has helped me develop a solid understanding of the importance of timely providing for transportation infrastructure as a key component to both long term economic success as well as ensuring that our roadways remain safe for both commercial and passenger use as freight traffic increases.

This feasibility study will provide much needed data to our local communities and TxDOT to help ensure that our region is properly providing for its future. It will also provide our local citizens the opportunity to provide input on the proposed project.

I can be reached at 903-293-0510 if you have any further questions or need additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "Tom Wooten", is written over a series of horizontal lines.

Tom Wooten
Bowie County Commissioner



CITY OF

TEXARKANA
TEXASP.O. Box 1967
Texarkana, TX 75504
Phone (903) 798-3900

April 16, 2018

Linda Thomas, Chair
North East Texas Regional Mobility Authority
Attn: Chris Miller, Executive Director
1001 East Southeast Loop 323, Ste. 420
Tyler, Texas 75701

Dear Chairwoman Thomas:

Thank you for your leadership with the NET RMA and for your hard work in promoting mobility projects throughout our region.

Please accept this letter of support for Bowie County's Priority Project Grant Request for the Feasibility Study for the proposed I-369 Western Spur (new location) connecting existing I-369/US59 to IH 30, US Hwy 82, and US Hwy 67 (a designated oversize/overweight corridor).

This feasibility study will provide much needed information to our local stakeholders and TxDOT and will help ensure that our region is properly planning for its future in terms of transportation infrastructure.

Should you have any further questions or need additional information, I can be reached at 903-798-3949 or jaster@txkusa.org.

Thank you,

Shirley Jaster
City Manager



April 16, 2018

Linda Thomas, Chair
North East Texas Regional Mobility Authority
Attn: Chris Miller, Executive Director
1001 East Southeast Loop 323, Ste. 420
Tyler, Texas 75701

Dear Chairwoman Thomas:

Thank you for your leadership with the NET RMA and for your hard work in promoting mobility projects throughout our region.

Please accept this letter of support for Bowie County's Priority Project Grant Request for the Feasibility Study for the proposed I-369 Western Spur (new location) connecting existing I-369/US59 to IH 30, US Hwy 82, and US Hwy 67 (a designated oversize/overweight corridor).

This feasibility study will provide much needed information to our local stakeholders and TxDOT and will help ensure that our region is properly planning for its future in terms of transportation infrastructure.

Should you have any further questions or need additional information, I can be reached at 903-792-7197. Thank you

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Malone".

Michael Malone, CCE
President

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:

RES 2018-060 will be an intergovernmental agency effort to share the costs of local match for a grant

Resource Impact:

Staff time required if item is approved: No Additional

Other Potential Impacts:

NONE APPLICABLE

Public Information Plan:

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

Other:

City of Texarkana, Texas

Version: A

Update Date: 5/9/2018 3:46 PM

Briefing Sheet

Lead Department: Public Works Department **Action Officer:** Dusty Henslee,
Subject: Ordinance No. 2018-053 abandoning and closing a 20' alley located in Block 28
City Improvement Company West Side Addition.

Briefing: 5/14/2018 **Public Hearing:** 5/14/2018 **Council Vote:** 5/29/2018

Item Schedule

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

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

The City received a request from Oak Street Church located at 401 Waterall to abandon a portion of the alley located in Block 28 of the City Improvement Co West Side Addition. They had requested to abandon the portion of the alley along the property that they own, but we explained to them we would only consider abandoning the entire alley.

Staff sent this request out to all interested utility companies and City Staff for review and comments. All agreed to abandon this alley as long as a 20' utility easement was retained in its place.

Staff also sent a notice out to all adjacent property owners stating we were considering abandoning this alley. This letter also gave them notice of when this would be considered at the City Council meeting. If the alley is abandoned, then each adjacent property owner would get ownership of half the alley along their property. Also, with this letter we sent an Alley Release Form for the residents to sign if they didn't have an issue with this abandonment. Oak Street Baptist owns 10 of the 14 lots that abut to this alley, and they have signed the release form. The only other resident we have heard from is Mr. John Tatum that owns 1617 Nolthenius. He has expressed disagreement with this abandonment due to the utility easement needing to remain. He also thinks the City should perform a survey of his lot if the alley is closed. However, this is not something the City has ever done. Our opinion is that he should work this out with the Oaks Street Baptist Church since they are requesting this abandonment. Mr. Tatum plans to be at the council meeting. I will update if we have anymore contact with residents.

Potential Options:

- Approve abandonment
- Disapprove abandonment

Fiscal Implications:

None

Staff Recommendation:

City of Texarkana, Texas

Staff recommends abandoning alley and retaining 20' utility easement

Advisory Board/Committee Review:

NONE

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

NOT APPLICABLE

Attachments

- a. 2018-053 Goals and Perspectives (DOCX)
- b. 2018-053 ORD Alley Abandonment Block 28 City Improvement Co West Side (DOC)
- c. 2018-053 EXH 'A' Property Description (PDF)
- d. 2018-053 ATTH 01 Abandonment Request Letter (PDF)
- e. 2018-053 ATTH 02 Utility Memo (PDF)
- f. 2018-053 ATTH 03 Utility Responses (PDF)
- g. 2018-053 ATTH 04 Letter to Adjacent Property Owners (PDF)
- h. 2018-053 ATTH 05 Signed Release Forms and Resident Responses (PDF)

Staff Coordination

Public Works Department	Completed	Dusty Henslee	Department Head Review	
		05/03/2018 2:33 PM		
Fire Department	Eric Schlotter	Review	Completed	05/07/2018
9:17 AM				
Police	Dan Shiner	Review	Completed	05/07/2018
12:58 PM				
Deputy City Manager - Kyle Dooley	Completed	Kyle Dooley	Deputy City Manager	
Review		05/07/2018 2:06 PM		
Public Information Officer		Lisa Thompson	PIO Review	Completed
	05/07/2018 3:14 PM			
City Manager	Shirley Jaster	City Manager Review	Completed	05/10/2018
10:25 AM				
City Council	Vicky Coopwood	Meeting	Pending	05/14/2018
6:00 PM				

Meeting History

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	☒ Letters to adjacent property owners

Other:

ORDINANCE NO. 2018-053

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, CLOSING AND ABANDONING A TWENTY FOOT (20') ALLEY RIGHT-OF-WAY LOCATED IN THE 28 BLOCK OF CITY IMPROVEMENT COMPANY WEST SIDE ADDITION IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS; PROVIDING FOR A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, an application has been received requesting that the City close and abandon a twenty foot (20') alley right-of-way located in the 28 Block of City Improvement Company West Side Addition in the City of Texarkana, Bowie County, Texas, as shown on the attached property description and incorporated herein as **Exhibit "A"**; and

WHEREAS, the City has notified all adjacent land owners, interested utilities and city departments and requested their comments; and

WHEREAS, based on the responses from all notified parties, the City finds it to be in the best interest of the City to close and abandon the twenty foot (20') alley but retain a twenty foot (20') utility easement over the entire area of abandonment located in Block 28 of the City Improvement Company West Side Addition in the City of Texarkana, Bowie County, Texas, as shown on the attached property description and incorporated herein as **Exhibit "A"**; and

WHEREAS, all adjacent landowners shall receive ownership of half of the abandoned alley along their property.

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

SECTION 1: That a twenty foot (20') alley right-of-way located in the 28 Block of City Improvement Company West Side Addition in the City of Texarkana, Bowie County, Texas, as shown on the attached property description and incorporated herein as **Exhibit "A"**, be and is hereby abandoned as an alley or public thoroughfare of any kind or character.

SECTION 2: That a twenty foot (20') utility easement shall be retained over the entire area that is being abandoned.

SECTION 3: That the above described property is hereby declared surplus and abandoned and the responsibility of the City to maintain said property is hereby terminated.

SECTION 4: 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 all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

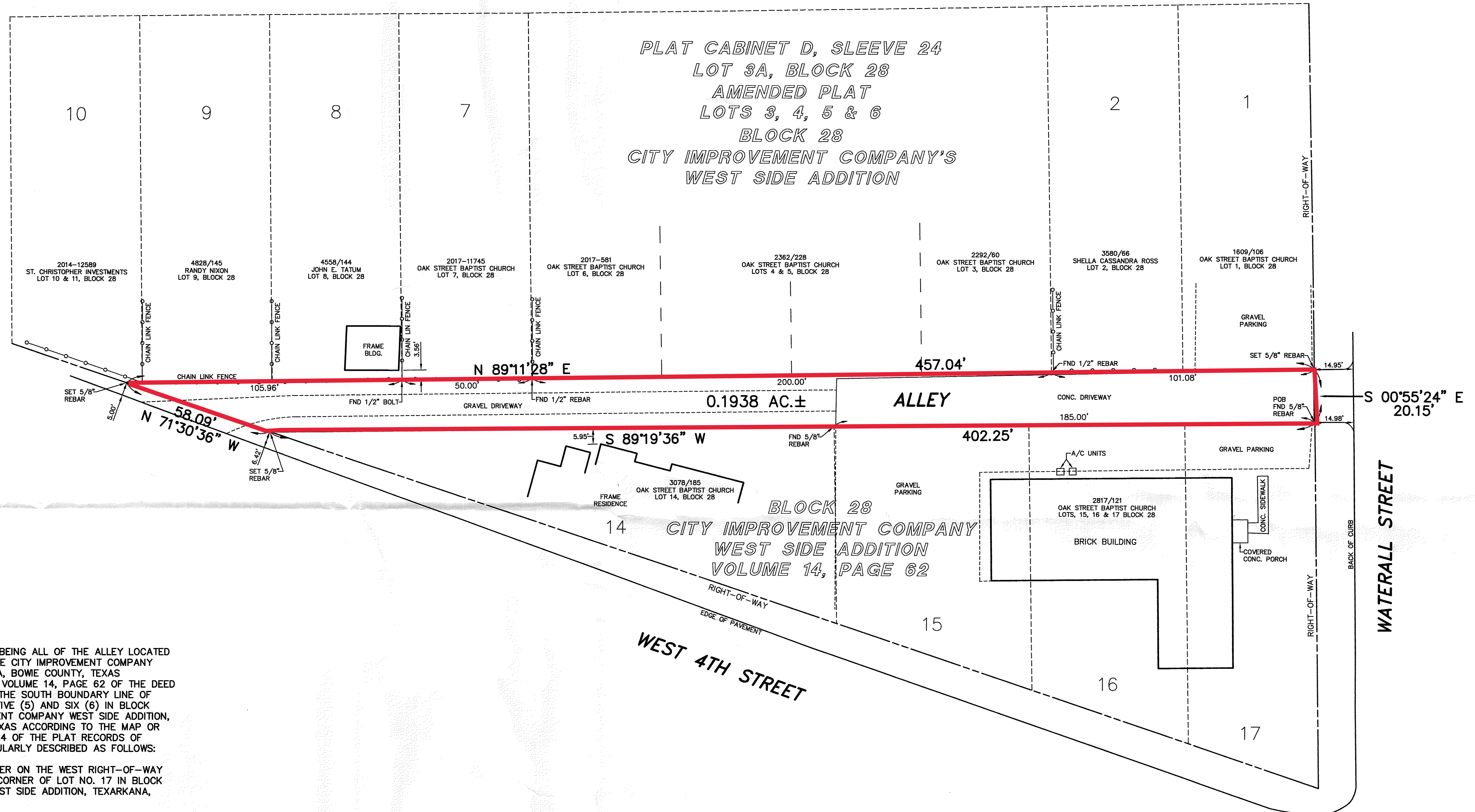
SECTION 6: That this Ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED in Regular Council Session on this the **29th day of May, 2018.**

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR



PROPERTY DESCRIPTION

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING ALL OF THE ALLEY LOCATED IN BLOCK, NUMBERED TWENTY-EIGHT (28) OF THE CITY IMPROVEMENT COMPANY WEST SIDE ADDITION TO THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 14, PAGE 62 OF THE DEED RECORDS OF BOWIE COUNTY, TEXAS AND BEING THE SOUTH BOUNDARY LINE OF AMENDED PLAT OF LOTS THREE (3), FOUR (4), FIVE (5) AND SIX (6) IN BLOCK NUMBER TWENTY-EIGHT (28) OF CITY IMPROVEMENT COMPANY WEST SIDE ADDITION, TO THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT RECORDED IN PLAT CABINET "D", SLEEVE 24 OF THE PLAT RECORDS OF BOWIE COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING: AT A FOUND 5/8" REBAR FOR CORNER ON THE WEST RIGHT-OF-WAY LINE OF WATERALL STREET AT THE NORTHEAST CORNER OF LOT NO. 17 IN BLOCK NO. 28 OF THE CITY IMPROVEMENT COMPANY WEST SIDE ADDITION, TEXARKANA, TEXAS;

THENCE: S 89°19'36" W, WITH THE SOUTH BOUNDARY LINE OF THE ABOVE DESCRIBED ALLEY, PASSING AT 185.00 FEET A FOUND 5/8" REBAR AND CONTINUING A TOTAL DISTANCE OF 402.25 FEET TO A SET 5/8" REBAR WITH PLASTIC CAP (STAMPED R.P.L.S. 4874 TYPICAL) FOR CORNER ON THE EAST RIGHT-OF-WAY LINE OF WEST STREET;

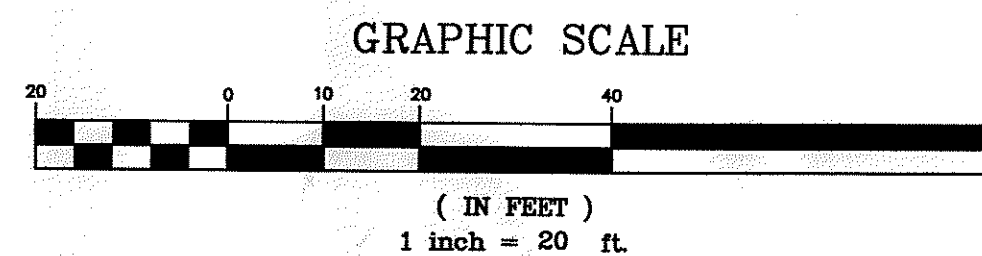
THENCE: N 71°30'36" W, WITH THE EAST RIGHT-OF-WAY LINE OF WEST 4TH STREET, 58.09 FEET TO A SET 5/8" REBAR WITH PLASTIC CAP FOR CORNER ON THE NORTH BOUNDARY LINE OF SAID ALLEY;

THENCE: N 89°11'28" E, WITH THE NORTH BOUNDARY LINE OF THE ABOVE DESCRIBED ALLEY, PASSING AT 105.96 FEET A FOUND 1/2" METAL BOLT AND PASSING AT 155.96 FEET A FOUND 1/2" REBAR AND PASSING A 355.96 FEET A FOUND 1/2" REBAR AND CONTINUING A TOTAL DISTANCE OF 457.04 FEET TO A SET 5/8" REBAR WITH PLASTIC CAP FOR CORNER ON THE WEST RIGHT-OF-WAY LINE OF WATERALL STREET;

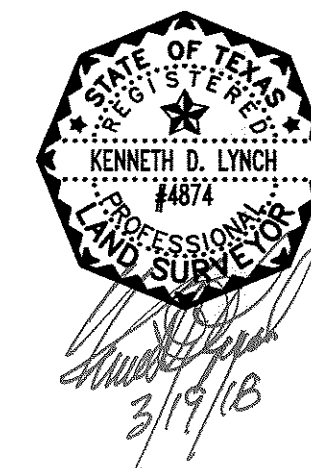
THENCE: S 00°55'24" E, WITH THE WEST RIGHT-OF-WAY LINE OF WATERALL STREET, 20.15 FEET TO THE POINT OF BEGINNING, CONTAINING 0.1938 OF AN ACRE OF LAND, MORE OR LESS.

BASIS OF BEARINGS: BEARINGS ARE BASED ON GEODETIC NORTH AS MEASURED USING GPS (GLOBAL POSITIONING SYSTEM) ON MARCH 15, 2018, OPERATING WITHIN THE PARAMETERS OF WGS-84.

COPYRIGHT, LYNCH SURVEYING COMPANY, INC. ALL PLATS ARE COPYRIGHTED, AS OF THE DATE OF ORIGINAL SIGNATURE ON PLAT. NO REPRODUCTION OF PLATS WITHOUT EXPRESS WRITTEN CONSENT. COPIES AVAILABLE FOR ORIGINAL CLIENT FOR ONE YEAR. LYNCH SURVEYING COMPANY, INC. WILL NOT BE RESPONSIBLE FOR ANY USE OTHER THAN THAT FOR WHICH IT WAS ORIGINALLY CREATED.



THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND IS CORRECT, AND THAT THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS OF IMPROVEMENTS, VISIBLE EASEMENTS OR RIGHTS-OF-WAY (ALL EASEMENTS AND RIGHTS-OF-WAY ARE SHOWN IF TITLE COMMITMENT WAS PROVIDED PRIOR TO FIELD WORK), EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A PUBLIC ROADWAY.



THIS TRACT IS NOT WITHIN A DESIGNATED FLOOD PLAIN, ACCORDING TO FEDERAL INSURANCE ADMINISTRATION RATE MAP, MAP NUMBER 48037C0370E, EFFECTIVE DATE DECEMBER 21, 2017.

REVISION	DATE	DESCRIPTION	BY	SHEET NO.
				1
LYNCH SURVEYING CO., INC. TEXAS FIRM NO. 10104900 3606 MAGNOLIA STREET TEXARKANA, TEXAS 75503 BUSINESS (903) 791-1392 FAX (903) 791-1395				TEXARKANA, TEXAS CITY IMPROVEMENT COMPANY WEST SIDE ADDITION SURVEY OF ALLEY IN BLOCK 28 Scale: 1" = 20' Date: MAR, 2018 Job No. 8199 Dsn. By: KDL Dwn. By: RWB Ckd. By: KDL

**Oak Street Baptist Church**

Rev. Dr. L.B. George, Jr., Pastor

FAMILY LIFE CENTER401 Waterall
Texarkana, Texas 75501
903. 277.0033**November 16, 2017****Kyle Dooley, P.E.**
Director of Public Works
City of Texarkana, Texas
919 Elm Street
Texarkana, Texas 75501**Re: Street ROW Abandonment Request**

The Oak Street Baptist Church (OSBC) respectfully request the abandonment of R.O.W. adjacent to the North side of the Church between West 4th Street and Nolthenius Street.

The Public R.O.W. runs along the Northside of LOT 14,15,16 and 17 of the City Improvement Co West Side

Attached is the location map, boundary survey of the R.O.W. abandonment request and the \$500.00 application fee.

Our agent acting on behalf of Oak Street Church is David Warren. Please include David and myself on all correspondence related to this matter also please contact David Warren at davidwarren95@gmail.com my Building Committee

Sincerely,

Rev. Dr. L.B. George, Jr.,
Pastor Oak Street Baptist Church

Attachments

Attachment: 2018-053 ATTH 01 Abandonment Request Letter (1832 : 2018-053 ORD Abandoning Alley in Block 28 City Improvement Company



CITY OF TEXARKANA TEXAS

P.O. Box 1967
Texarkana, TX 75504
Phone (903) 798-3900

Application for Public R.O.W. Abandonment

Type:

☐ Street ☒ Alley ☐ Drainage Easement

Purpose of Abandonment: Building Family Life Center

Applicant/Agent Information:

Name: DAK Street Church

Address: 401 Waterwall

Phone: 903 707 8017

Fax: ()

Work E-mail: davidwarren95@gmail.com

Required Documents:

- ☐ Letter requesting abandonment
- ☐ Electronic Copy of plat/deed/plot plan showing requested abandonment
- ☐ Abandonment release form signed by owner/applicant
- ☐ Abandonment release form signed by adjacent land owners

David Warren

Applicant's Printed Name

[Signature]

Applicant's Signature

2-15-2018

Date

Application Fee: \$500

Received by: 2/18/18

Application Fee Paid: Yes

Receipt No.: _____

MEMORANDUM
CITY OF TEXARKANA, TEXAS
Department of Public Works

2018-053 ATTH 02

TO: City Departments and Utility Representatives

FROM: Jonathan Wade, Associate City Engineer

SUBJECT: Proposed Alley Abandonment

DATE: February 26, 2018

The City of Texarkana, Texas has received a letter from Oak Street Baptist Church requesting the abandonment of a 20’ alley located in Block 28 of the City Improvement Co West Side Addition. I have attached drawings showing this location.

Please refer to the attachments and provide any comments to me by March 19, 2018 on if you are in favor of the abandonment and if your office will need an easement for any existing utilities.

Your prompt response is appreciated. If you have any questions, please call me at 903-798-3251 or e-mail at jonathan.wade@txkusa.org

Attachments:
Application
Request Letter
Location Maps



Oak Street Baptist Church

Rev. Dr. L.B. George, Jr., Pastor

FAMILY LIFE CENTER

401 Waterall
Texarkana, Texas 75501
903. 277.0033

November 16, 2017

Kyle Dooley, P.E.
Director of Public Works
City of Texarkana, Texas
919 Elm Street
Texarkana, Texas 75501

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Sincerely,

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Pastor Oak Street Baptist Church

Attachments



CITY OF TEXARKANA TEXAS

P.O. Box 1967
Texarkana, TX 75504
Phone (903) 798-3900

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Phone: 903 701 8017 Fax: () Work E-mail: davidwarren95@gmail.com

Required Documents:

- ☐ Letter requesting abandonment
- ☐ Electronic Copy of plat/deed/plot plan showing requested abandonment
- ☐ Abandonment release form signed by owner/applicant
- ☐ Abandonment release form signed by adjacent land owners

David Warren
Applicant's Printed Name

[Signature]
Applicant's Signature

2-15-2018
Date

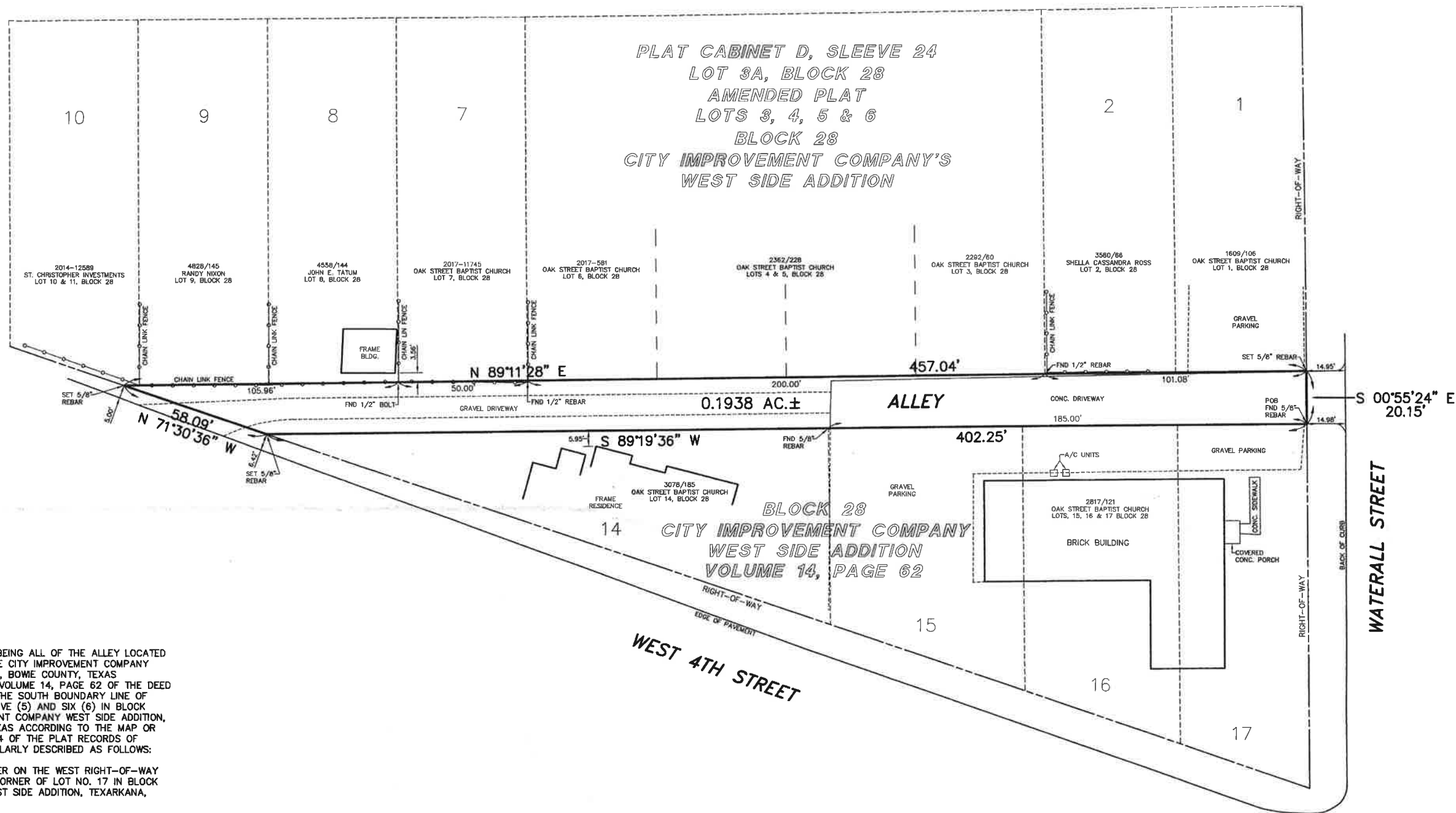
Application Fee: \$500

Received by: 2/18/18

Application Fee Paid: Yes

Receipt No.: _____





PROPERTY DESCRIPTION

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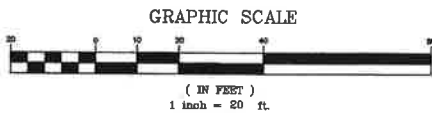
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THIS TRACT IS NOT WITHIN A DESIGNATED FLOOD PLAIN, ACCORDING TO FEDERAL INSURANCE ADMINISTRATION RATE MAP, MAP NUMBER 48037C0370E, EFFECTIVE DATE DECEMBER 21, 2017.

REVISION	DATE	DESCRIPTION	BY	SHEET NO.
				1
LYNCH SURVEYING CO., INC.				TEXARKANA, TEXAS
TEXAS FIRM NO. 10104900				CITY IMPROVEMENT COMPANY WEST SIDE ADDITION
3608 MAGNOLIA STREET				SURVEY OF ALLEY IN BLOCK 28
TEXARKANA, TEXAS 75503				Scale: 1" = 20'
BUSINESS (903) 791-1392 FAX (903) 791-1395				Date: MAR, 2018 Job No. 8199
				Dwn. By: KDL Dwn. By: RWB Ckd. By: KDL

MEMORANDUM
CITY OF TEXARKANA, TEXAS
Department of Public Works

TO: City Departments and Utility Representatives
FROM: Jonathan Wade, Associate City Engineer
SUBJECT: Proposed Alley Abandonment
DATE: February 26, 2018

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Your prompt response is appreciated. If you have any questions, please call me at 903-798-3251 or e-mail at jonathan.wade@txkusa.org

Attachments:
Application
Request Letter
Location Maps

TEX-Wade, Jonathan

From: Zachary Pianalto <zspianalto@aep.com>
Sent: Tuesday, February 27, 2018 4:57 PM
To: TEX-Wade, Jonathan
Subject: RE: Proposed Street Abandonment 28 Block City Improvement Co West Side Addition

Jonathan,
 SWPECO has poles with primary and secondary lines attached to serve the houses along the 1600 block of NOLTHENIUS ST, 1612 W 4TH ST, and 401 WATERALL ST. The Right of way is needed to serve the residents. Please contact me tomorrow and discuss the details.

Thank you,
 Zac



ZAC PIANALTO | ENGINEER

ZSPIANALTO@AEP.COM | D:903.223.5731 | C:903.826.5027
 3708 W 7TH ST, TEXARKANA, TX 75501-6324

From: TEX-Wade, Jonathan [mailto:Jonathan.Wade@txkusa.org]
Sent: Monday, February 26, 2018 3:30 PM
To: Jeffrey.Graham@windstream.com; steven.poplin@windstream.com; Dusty Wiley <dwwiley@aep.com>; Zachary Pianalto <zspianalto@aep.com>; diane.engelkes@centerpointenergy.com; brandon.brooks@centerpointenergy.com; Ronnie.Watkins@centerpointenergy.com; rick.syphers@cableone.biz; mpollard@swrea.com; gregr@bcec.com; todc@bcec.com; rexa@bcec.com; TWU-Smith, Gary <gsmith@txkusa.org>; TWU-Phillips, JD <phillips@txkusa.org>; TWU-Reed, Patrick <preed@txkusa.org>; TTPD-Shiner, Dan <Shiner@txkusa.org>; TTFD-Schlotter, Eric <schlottere@txkusa.org>
Cc: TEX-Henslee, Dustin <dustin.henslee@txkusa.org>; TEX-Dooley, Kyle <kdooley@txkusa.org>
Subject: [EXTERNAL] Proposed Street Abandonment 28 Block City Improvement Co West Side Addition

This is an EXTERNAL email. STOP. THINK before you CLICK links or OPEN attachments. If suspicious please forward to incidents@aep.com for review.

All,

The City has received a request to abandon the 20' alley in Block 28 of the City Improvement Co West Side Addition. Please review the attached document and provide me with your comments. If you have any questions, feel free to contact me at any time.

Thank you,

Jonathan Wade, EIT
 Associate City Engineer
 City of Texarkana, Texas
 Office: (903)-798-3251
 Cell: (903)-908-2725
 Email: jonathan.wade@txkusa.org

TEX-Wade, Jonathan

From: Syphers, Rick <Donald.Syphers@cableone.biz>
Sent: Thursday, March 1, 2018 4:24 PM
To: TEX-Wade, Jonathan
Subject: RE: Proposed Street Abandonment 28 Block City Improvement Co West Side Addition

Jonathan,

Cable One will require an easement for our existing plant.

From: TEX-Wade, Jonathan [mailto:Jonathan.Wade@txkusa.org]
Sent: Monday, February 26, 2018 3:30 PM
To: Jeffrey.Graham@windstream.com; steven.poplin@windstream.com; dwwiley@aep.com; zspianalto@aep.com; diane.engelkes@centerpointenergy.com; brandon.brooks@centerpointenergy.com; Ronnie.Watkins@centerpointenergy.com; Syphers, Rick <Donald.Syphers@cableone.biz>; mpollard@swrea.com; gregr@bcec.com; todc@bcec.com; rexa@bcec.com; TWU-Smith, Gary <gsmith@txkusa.org>; TWU-Phillips, JD <phillips@txkusa.org>; TWU-Reed, Patrick <preed@txkusa.org>; TTPD-Shiner, Dan <Shiner@txkusa.org>; TTFD-Schlotter, Eric <schlottere@txkusa.org>
Cc: TEX-Henslee, Dustin <dustin.henslee@txkusa.org>; TEX-Dooley, Kyle <kdooley@txkusa.org>
Subject: Proposed Street Abandonment 28 Block City Improvement Co West Side Addition

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Thank you,

Jonathan Wade, EIT
 Associate City Engineer
 City of Texarkana, Texas
 Office: (903)-798-3251
 Cell: (903)-908-2725
 Email: jonathan.wade@txkusa.org

TEX-Wade, Jonathan

From: Brooks, Brandon D <Brandon.Brooks@centerpointenergy.com>
Sent: Monday, February 26, 2018 3:45 PM
To: TEX-Wade, Jonathan
Cc: Watkins, Ronnie M
Subject: RE: [External Email] Proposed Street Abandonment 28 Block City Improvement Co West Side Addition

Centerpoint has no facilities in the ally at that location. No issues with abandoning alley.

From: TEX-Wade, Jonathan [mailto:Jonathan.Wade@txkusa.org]
Sent: Monday, February 26, 2018 3:30 PM
To: Jeffrey.Graham@windstream.com; steven.poplin@windstream.com; dwwiley@aep.com; zspianalto@aep.com; Engelkes, Diane L. <diane.engelkes@centerpointenergy.com>; Brooks, Brandon D <Brandon.Brooks@centerpointenergy.com>; Watkins, Ronnie M <Ronnie.Watkins@centerpointenergy.com>; rick.syphers@cableone.biz; mpollard@swrea.com; gregr@bcec.com; todc@bcec.com; rexa@bcec.com; TWU-Smith, Gary <gsmith@txkusa.org>; TWU-Phillips, JD <phillips@txkusa.org>; TWU-Reed, Patrick <preed@txkusa.org>; TTPD-Shiner, Dan <Shiner@txkusa.org>; TTFD-Schlotter, Eric <schlottere@txkusa.org>
Cc: TEX-Henslee, Dustin <dustin.henslee@txkusa.org>; TEX-Dooley, Kyle <kdooley@txkusa.org>
Subject: [External Email] Proposed Street Abandonment 28 Block City Improvement Co West Side Addition

EXTERNAL EMAIL

All,

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Thank you,

Jonathan Wade, EIT
 Associate City Engineer
 City of Texarkana, Texas
 Office: (903)-798-3251
 Cell: (903)-908-2725
 Email: jonathan.wade@txkusa.org

***** This email is from an external sender outside of the CenterPoint Energy network. Be cautious about clicking links or opening attachments from unknown sources. *****

Attachment: 2018-053 ATTH 03 Utility Responses (1832 : 2018-053 ORD Abandoning Alley in Block 28 City Improvement Company West Side

TEX-Wade, Jonathan

From: Mike Pollard <mpollard@swrea.com>
Sent: Monday, February 26, 2018 3:46 PM
To: TEX-Wade, Jonathan
Cc: Mike Pollard
Subject: RE: Proposed Street Abandonment 28 Block City Improvement Co West Side Addition

This is not in our service area.

Thank you

From: TEX-Wade, Jonathan [mailto:Jonathan.Wade@txkusa.org]
Sent: Monday, February 26, 2018 3:30 PM
To: Jeffrey.Graham@windstream.com; steven.poplin@windstream.com; dwwiley@aep.com; zspianalto@aep.com; diane.engelkes@centerpointenergy.com; brandon.brooks@centerpointenergy.com; Ronnie.Watkins@centerpointenergy.com; rick.syphers@cableone.biz; Mike Pollard; gregr@bcec.com; todc@bcec.com; rexa@bcec.com; TWU-Smith, Gary; TWU-Phillips, JD; TWU-Reed, Patrick; TTPD-Shiner, Dan; TTFD-Schlotter, Eric
Cc: TEX-Henslee, Dustin; TEX-Dooley, Kyle
Subject: Proposed Street Abandonment 28 Block City Improvement Co West Side Addition

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Jonathan Wade, EIT
 Associate City Engineer
 City of Texarkana, Texas
 Office: (903)-798-3251
 Cell: (903)-908-2725
 Email: jonathan.wade@txkusa.org

Southwest Arkansas Electric Cooperative is an equal opportunity provider and employer.

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TEX-Wade, Jonathan

From: TWU-Smith, Gary
Sent: Monday, February 26, 2018 4:15 PM
To: TEX-Wade, Jonathan
Cc: TWU-Icenhower, Kenny; TWU-Moss, Bill; TWU-Phillips, JD; TWU-Rogers, Terri
Subject: RE: Proposed Street Abandonment 28 Block City Improvement Co West Side Addition
Attachments: Alley Abandonment.doc

Jonathan,

Attached is our review. Hard copy is in the mail. Thanks

Gary

From: TEX-Wade, Jonathan
Sent: Monday, February 26, 2018 3:30 PM
To: Jeffrey.Graham@windstream.com; steven.poplin@windstream.com; dwwiley@aep.com; zspianalto@aep.com; diane.engelkes@centerpointenergy.com; brandon.brooks@centerpointenergy.com; Ronnie.Watkins@centerpointenergy.com; rick.syphers@cableone.biz; mpollard@swrea.com; gregr@bcec.com; todc@bcec.com; rexa@bcec.com; TWU-Smith, Gary <gsmith@txkusa.org>; TWU-Phillips, JD <phillips@txkusa.org>; TWU-Reed, Patrick <preed@txkusa.org>; TTPD-Shiner, Dan <Shiner@txkusa.org>; TTFD-Schlotter, Eric <schlottere@txkusa.org>
Cc: TEX-Henslee, Dustin <dustin.henslee@txkusa.org>; TEX-Dooley, Kyle <kdooley@txkusa.org>
Subject: Proposed Street Abandonment 28 Block City Improvement Co West Side Addition

All,

The City has received a request to abandon the 20' alley in Block 28 of the City Improvement Co West Side Addition. Please review the attached document and provide me with your comments. If you have any questions, feel free to contact me at any time.

Thank you,

Jonathan Wade, EIT
 Associate City Engineer
 City of Texarkana, Texas
 Office: (903)-798-3251
 Cell: (903)-908-2725
 Email: jonathan.wade@txkusa.org



Texarkana Water Utilities

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

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

MEMORANDUM

To: Jonathan Wade, Associate City Engineer, City of Texarkana, Texas

From: Gary L. Smith, P.E., Director of Operations & Maintenance, TWU 

Date: February 26, 2018

Re: **ROW Abandonment – 20' Alley located in Block 28 of the City Improvement Co West Site Addition**

The Utility staff has reviewed the above referenced request for an alley abandonment and has the following comments:

1. There is an existing six-inch (6") sanitary sewer main in the alley.
2. The Utility does not oppose the abandonment of the alley if a utility easement is retained over the width of the existing alleyway.

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

cc: J. D. Phillips, P.E., Executive Director, TWU
Terri Rogers, GIS Analyst, TWU

Attachment: 2018-053 ATTH 03 Utility Responses (1832 : 2018-053 ORD Abandoning Alley in Block 28 City Improvement Company West Side

TEX-Wade, Jonathan

From: Graham, Jeffrey <Jeffrey.Graham@windstream.com>
Sent: Tuesday, February 27, 2018 8:35 AM
To: TEX-Wade, Jonathan
Subject: RE: Proposed Street Abandonment 28 Block City Improvement Co West Side Addition

As long as the 20' is where the existing Power Poles are now. Not a problem.

From: TEX-Wade, Jonathan [mailto:Jonathan.Wade@txkusa.org]
Sent: Tuesday, February 27, 2018 8:29 AM
To: Graham, Jeffrey <Jeffrey.Graham@windstream.com>
Subject: RE: Proposed Street Abandonment 28 Block City Improvement Co West Side Addition

Jeff,

As suggested by other utility services, would a 20' utility easement be acceptable?

Thank you,

Jonathan Wade, EIT
 Associate City Engineer
 City of Texarkana, Texas
 Office: (903)-798-3251
 Cell: (903)-908-2725
 Email: jonathan.wade@txkusa.org

From: Graham, Jeffrey [mailto:Jeffrey.Graham@windstream.com]
Sent: Tuesday, February 27, 2018 8:03 AM
To: TEX-Wade, Jonathan <Jonathan.Wade@txkusa.org>
Subject: RE: Proposed Street Abandonment 28 Block City Improvement Co West Side Addition

Mr. Wade,

Windstream will only consider the abandonment of the alley if Oak Street Baptist Church will agree to pay 100% cost to relocate the existing Telephone service in the alley. Windstream facilities serve seven address from this alley including two address that belong to the church. New Windstream facilities would have to be built along the curbside of Nolthenius St. A \$200 fee for Engineering the cost will have to be paid first to engineer the total cost of relocation.. Windstream will complete the work at cost and will sign the agreement for abandonment after all the fees have been received.

Please have Oak Street Baptist Church contact Jeff Graham with Windstream at 903-223-4665.

Jeff Graham
Windstream Communications
1405 E. New Boston Rd.
Nash TX, 75569
t:903-223-4665
m:903-748-2950
f:903-223-6401
Jeffrey.graham@windstream.com

From: TEX-Wade, Jonathan [<mailto:Jonathan.Wade@txkusa.org>]
Sent: Monday, February 26, 2018 3:30 PM
To: Graham, Jeffrey <Jeffrey.Graham@windstream.com>; Poplin, Steven <Steven.Poplin@windstream.com>; dwwiley@aep.com; zspianalto@aep.com; diane.engelkes@centerpointenergy.com; brandon.brooks@centerpointenergy.com; Ronnie.Watkins@centerpointenergy.com; rick.syphers@cableone.biz; mpollard@swrea.com; gregr@bcec.com; todc@bcec.com; rexa@bcec.com; TWU-Smith, Gary <gsmith@txkusa.org>; TWU-Phillips, JD <phillips@txkusa.org>; TWU-Reed, Patrick <preed@txkusa.org>; TTPD-Shiner, Dan <Shiner@txkusa.org>; TTFD-Schlotter, Eric <schlottere@txkusa.org>
Cc: TEX-Henslee, Dustin <dustin.henslee@txkusa.org>; TEX-Dooley, Kyle <kdooley@txkusa.org>
Subject: Proposed Street Abandonment 28 Block City Improvement Co West Side Addition

All,

The City has received a request to abandon the 20' alley in Block 28 of the City Improvement Co West Side Addition. Please review the attached document and provide me with your comments. If you have any questions, feel free to contact me at any time.

Thank you,

Jonathan Wade, EIT
Associate City Engineer
City of Texarkana, Texas
Office: (903)-798-3251
Cell: (903)-908-2725
Email: jonathan.wade@txkusa.org

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Attachment: 2018-053 ATTH 03 Utility Responses (1832 : 2018-053 ORD Abandoning Alley in Block 28 City Improvement Company West Side



CITY OF
TEXARKANA
Public Works Department TEXAS

2018-053 ATTH 04

5.1.g

919 Elm Street
Texarkana, TX 75501
Phone (903) 798-3948
Fax (903) 792-6419

April 6, 2018

Re: Proposed 20' Alley Abandonment

Dear Resident,

The Texarkana, Texas City Council will consider abandoning a 20' alley in Block 28 of the City Improvement Co West Side Addition in the coming weeks. Utilities will retain easements throughout the alley. I have attached a map showing the location that is being considered. If this is approved, half of this right of way will be transferred to you.

The City Council will hold a public hearing concerning this proposal at a regularly scheduled council meeting on May 14, 2018 at 6:00 p.m. The meeting will be held at City Hall, 220 Texas Boulevard, in the City Council Chambers on the second floor. All residents are encouraged to attend the public hearing to provide input on this council decision.

If you have questions, or will not be able to attend the public hearing, please feel free to call me at (903) 798-3948 to discuss this proposal. You may also submit your feedback for council's deliberation by emailing me at jonathan.wade@txkusa.org.

Sincerely,

Jonathan Wade, EIT
Associate City Engineer
City of Texarkana, Texas

ALLEY CLOSING/ABANDONMENT – RELEASE BY ABUTTING OWNER

STATE OF TEXAS
COUNTY OF BOWIE

WHEREAS, the City of Texarkana Texas is considering the matter of closing and abandoning the alley located in Block 28, City Improvement Co West Side Addition. This alley is located north of W. 4th Street, south of Nolthenius Street, and west of Waterall Street.

WHEREAS, the City had given due notice to the property owners whose property abuts on said portion of said alley;

WHEREAS, it will be to the advantage of the property owners whose property abuts said alley for abandonment and to the advantage of the public generally to abandon said alley;

KNOW, THEREFORE, in consideration of benefits to be received by the undersigned and the general public, which I hereby acknowledge, I, the undersigned, being of lawful age, do hereby fully; and forever release, acquit and discharge the said City, its officers, successors and assigns, from any and all actions, causes of action, claims and demands of whatsoever kind of nature on the account of the abandonment and closing of said alley above mentioned.

It is expressly understood and agreed that this release is intended as an agreement to the said closing of said alley and is intended to and does cover all damages, losses and injuries now known or which may become known in the future including all the effects and consequences thereof.

IN WITNESS WHEREOF, we have hereunto set our hands this the 30th day of April, 2018.

Signature: Pastor L. B. George, Jr.
(printed name) Pastor L. B. GEORGE, JR.

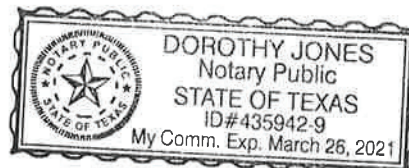
Notary Acknowledgment
STATE OF TEXAS
COUNTY OF BOWIE

This instrument was acknowledged on this the 30th day of April, 2018, by

L. B. GEORGE, JR.

Dorothy V. Jones

Notary Public, State of Texas



TEX-Henslee, Dustin

From: TEX-Wade, Jonathan
Sent: Wednesday, May 2, 2018 12:11 PM
To: TEX-Henslee, Dustin
Subject: Alley Abandonment - 1617 Waterall

Dusty,

I managed to talk with John Tatum, owner of 1617 Waterall, 903-691-0357, over the phone. John had previously requested the city perform a survey of the area after closure. He expressed disagreement with the abandonment due to the remaining utility easement through the alleyway. but would attend the council meeting.

Thank you,

Jonathan Wade, EIT, CFM
Associate City Engineer
City of Texarkana, Texas
Office: (903)-798-3251
Cell: (903)-908-2725
Email: jonathan.wade@txkusa.org

Attachment: 2018-053 ATTH 05 Signed Release Forms and Resident Responses (1832 : 2018-053 ORD Abandoning Alley in Block 28 City

City of Texarkana, Texas

Version:

Briefing Sheet**Update Date:** 5/8/2018 12:00 PM

Lead Department: Planning and Community Development **Action Officer:** David Orr, Planning & Community Development
Director
Subject: Resolution No. 2018-055 authorizing and directing the preparation and public inspection of service plans for consideration of annexation proceedings of certain properties into the city limits.

Briefing: 5/14/2018 **Public Hearing:** **Council Vote:** 5/14/2018

Item ScheduleSchedule 2: Brief once - vote once (two weeks)**Attachments**

- a. 2018-055 RES annexation service plans (jcl) (002) Packet (PDF)
- b. 2018-055 Goals & Perspectives (DOCX)
- c. 2018-055 ATTH 01 AreaStudy1 (PDF)
- d. 2018-055 ATTH 02 AreaStudy2 (PDF)
- e. 2018-055 ATTH 03 AreaStudy3 (PDF)
- f. 2018-055 ATTH 04 AreaStudy4 (PDF)
- g. 2018-055 ATTH 05 AreaStudy5 (PDF)
- h. 2018-055 ATTH 06 AreaStudy6 (PDF)
- i. 2018-055 ATTH 07 AreaStudy7 (PDF)
- j. 2018-055 ATTH 09 Calendar - Annexation Schedule August 13 action (DOCX)
- k. 2018-055 ATTH 08 StudyAreaBoundaries (DOCX)

Staff Coordination

Planning and Community Development	David Orr	Department Head Review
Completed	05/03/2018 6:17 PM	
Deputy City Manager - Kyle Dooley	Kyle Dooley	Deputy City Manager
Review Completed	05/04/2018 8:06 AM	
Public Information Officer	Lisa Thompson	PIO Review Completed
	05/04/2018 8:32 AM	
City Manager Shirley Jaster	City Manager Review Completed	05/10/2018
10:25 AM		
City Council Vicky Coopwood	Meeting Pending	05/14/2018
6:00 PM		

Meeting History

RESOLUTION NO. 2018 - 055

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AUTHORIZING AND DIRECTING THE PREPARATION AND PUBLIC INSPECTION OF SERVICE PLANS FOR CONSIDERATION OF ANNEXATION PROCEEDINGS OF CERTAIN PROPERTIES INTO THE CITY LIMITS OF THE CITY OF TEXARKANA, TEXAS; CALLING FOR PUBLIC HEARINGS BEFORE INSTITUTING ANY ANNEXATION PROCEEDINGS; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the Texas Local Government Code provides detailed notice and hearing procedures to consider the annexation of land adjacent to the city limits; and

WHEREAS, City staff has identified multiple areas adjacent to the city limits that inwardly fill the city limits or otherwise may allow for future growth and economic development; and

WHEREAS, the property owners of a certain 3.8 acre tract located in the H.S. Janes HRS, A-308, at 4020 South Lake Drive have petitioned for annexation into the city limits; and

WHEREAS, before providing any notice of any hearing required under Texas law, the governing body of the municipality proposing annexation shall direct its planning department or other appropriate municipal department to prepare a service plan that provides for the extension of full municipal services to the area to be annexed utilizing any of the methods of extending such services to any other area of the municipality; and

WHEREAS, City staff recommends that the City Council authorize and direct the City's Planning and Community Development Department, with assistance as needed from any other City department, to prepare service plans and other related documents necessary for City Council consideration of annexation proceedings for the areas depicted in **Exhibit "A"** to this resolution, incorporated herein by reference for all purposes; and

WHEREAS, City staff further recommends that the City Council call and conduct two public hearings for each area identified in **Exhibit "A"**, giving all interested persons the right to appear and to be heard.

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

SECTION 1: The Planning and Community Development Department, with assistance as needed from any other City department, to prepare service plans and other related documents necessary for City Council consideration of annexation proceedings for the areas depicted in **Exhibit "A"** to this resolution. The service plan for each area shall be available for inspection in the offices of the Planning and Community Development Department on or before June 11, 2018, during regular City Hall business hours.

SECTION 2: Before instituting any annexation proceedings, the City Council shall give all interested persons the right to appear and to be heard by calling and conducting two public hearings as required by law for each area identified in **Exhibit “A”**: the first public hearing for each area shall be held during the Regular Council meeting of July 9, 2018, beginning at 6 o'clock p.m.; and the second public hearing for each area shall be held at a date, time, and place as reasonably available and as allowed by law, noticed in compliance with the Texas Open Meetings Act, on or after July 9, 2018, and no later than July 23, 2018.

SECTION 3: The City Manager or designee shall cause to be issued all newspaper publications and notices as required by law for the proceedings and hearings authorized by this Resolution.

SECTION 4: This Resolution shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED in Regular Council Session on this the **14th day of May, 2018.**

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

Area 1: Approximately 311.95 acres of land located being in portions of the George Brinlee A-18, JS Warsden A-743, JA Talbot A-564 and FW Schiffli A-928 headright surveys. Being north of McKnight Road and southwest of Richmond Road. Being bounded on the north, east and south of existing Texarkana Texas city limits. The west boundary being approximately the west side of Ridgewood 1st and The Grove at University Subdivision.

Area 2: Approximately 688.57 acres of land located being portions of the George Brinlee A-18, M H James A-305, E T Watson A-672, and J H Bostick A-46 headright surveys. Also, including all of the J W Taylor A-756 headright survey. Being west of Kings Hwy and south of Hughes Road and south of Arnold Lane and east of Old Red Lick Rd. Being bounded on the east side by existing Texarkana Texas city limits. East and south of Red Lick city limits.

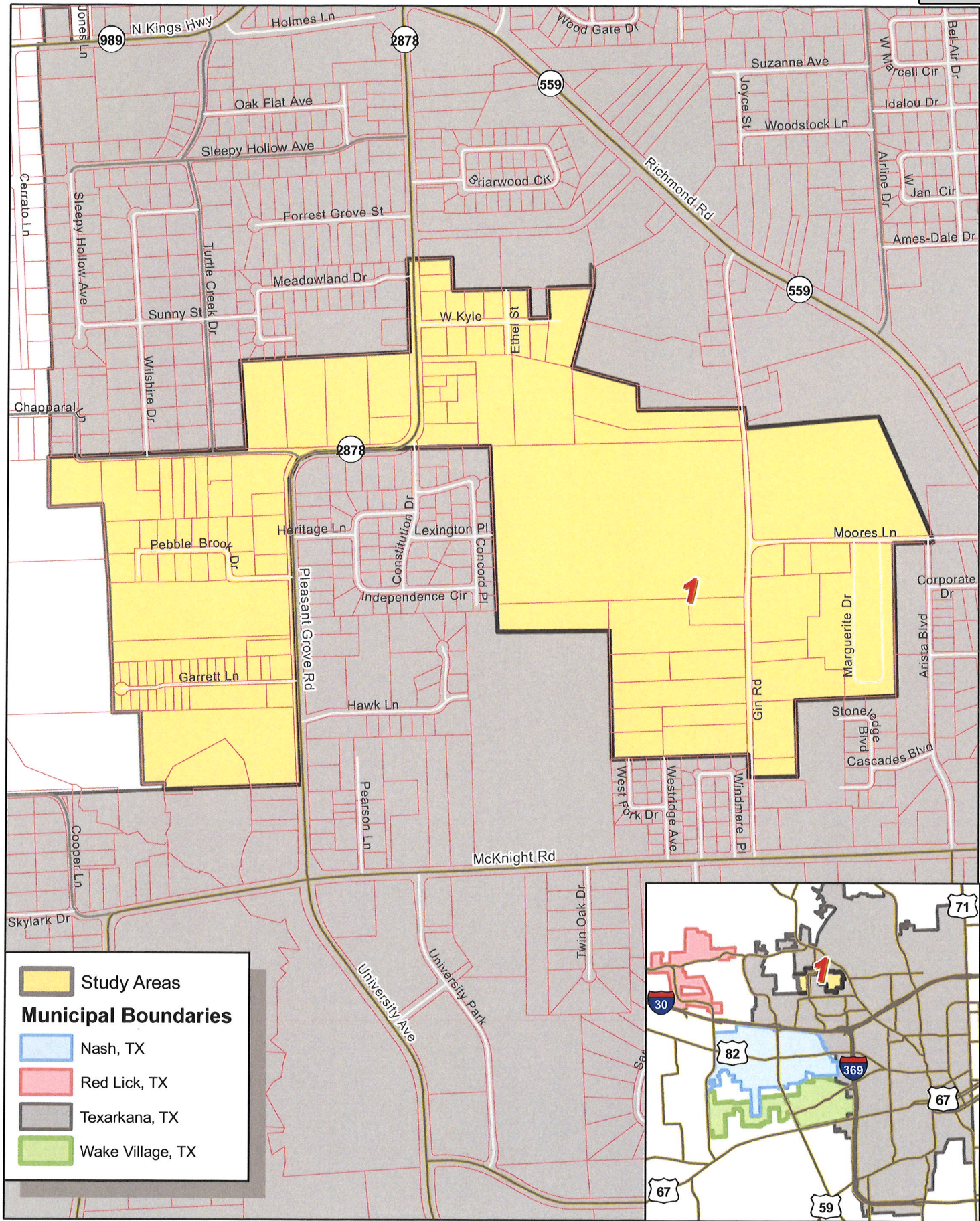
Area 3: Approximately 81.96 acres of land located in the H S Janes A-306 headright survey. Being bounded on the south by Findley St and west of S Bishop Rd and north of U.S. Hwy 59.

Area 4: Approximately 128.48 acres of land located in the J E Janes A-307 headright survey. Being bounded on the east by the Union Pacific Railroad and the west by the existing Texarkana Texas city limits and the north by Barior Road.

Area 5: Approximately 17.3 acres of land located being in portions of the W L Henry A-971 and M F Jones A-945 headright surveys. Being bounded on the south by N Kings Hwy and the north, east and southwest by the Texarkana Texas city limits.

Area 6: Approximately 24.50 acres of land located being the portions of the J Hodge A-702, M F Jones A-945 and F V Evans A-742 headright survey. Located on both sides of Richmond Road, south of Stonevale Addn subdivision. Surround by existing Texarkana city limits. The portion east of Richmond Rd being the Herbert Boyer property.

Area 7: Approximately 531.40 acres of land located being the portions of the J Janes A-302, HD Collins A-824 headright surveys. Being all of the properties along Leggett Drive and Pine Ridge Circle, surrounded by the existing Texarkana Texas city limits. Also, all property known as the Texarkana Golf Ranch LLP and city property northwest of Bringle Lake.

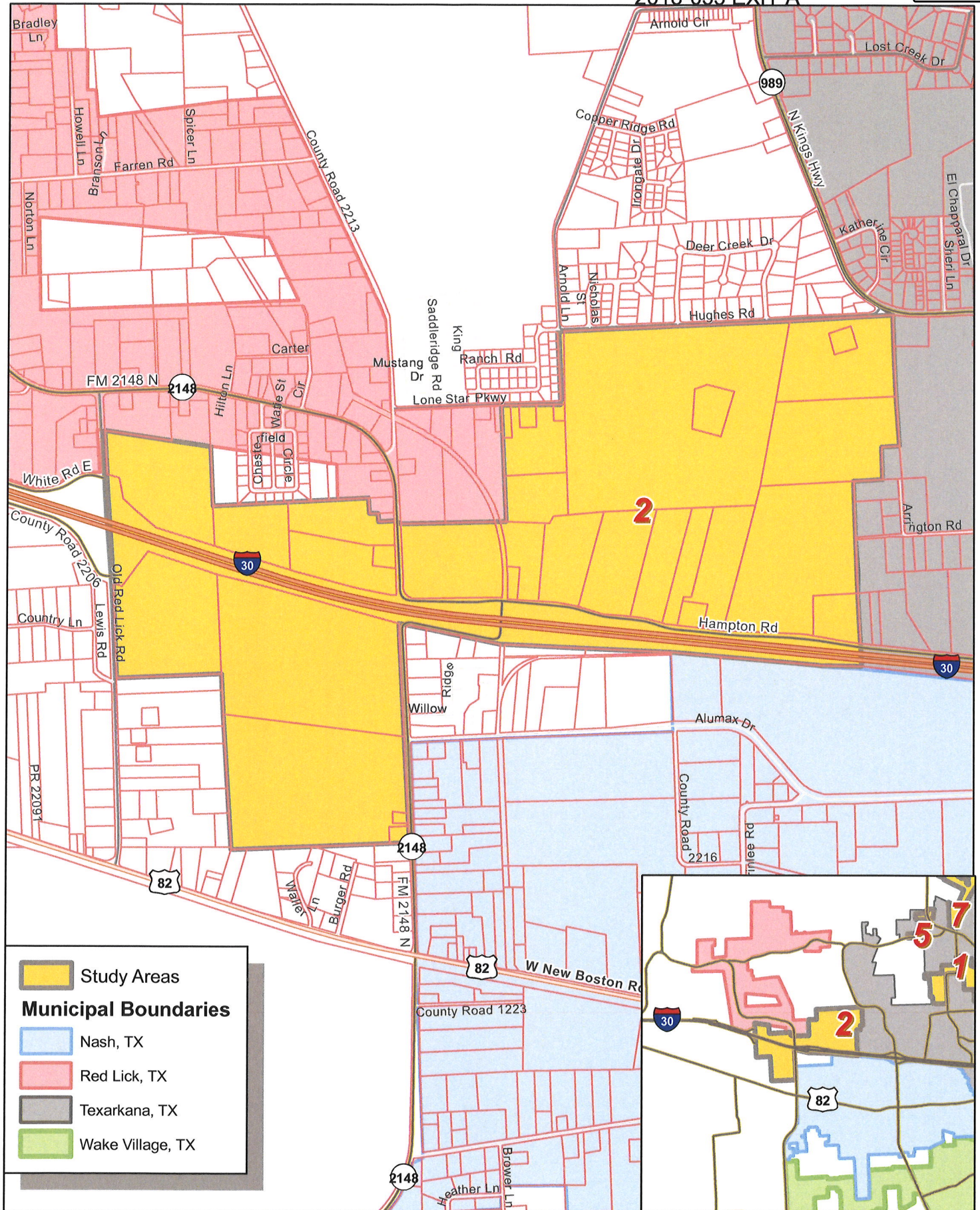


Attachment: 2018-055 RES annexation service plans (jcl) (002) Packet (1835 : 2018-055 RES Authorizing annexation service plans)



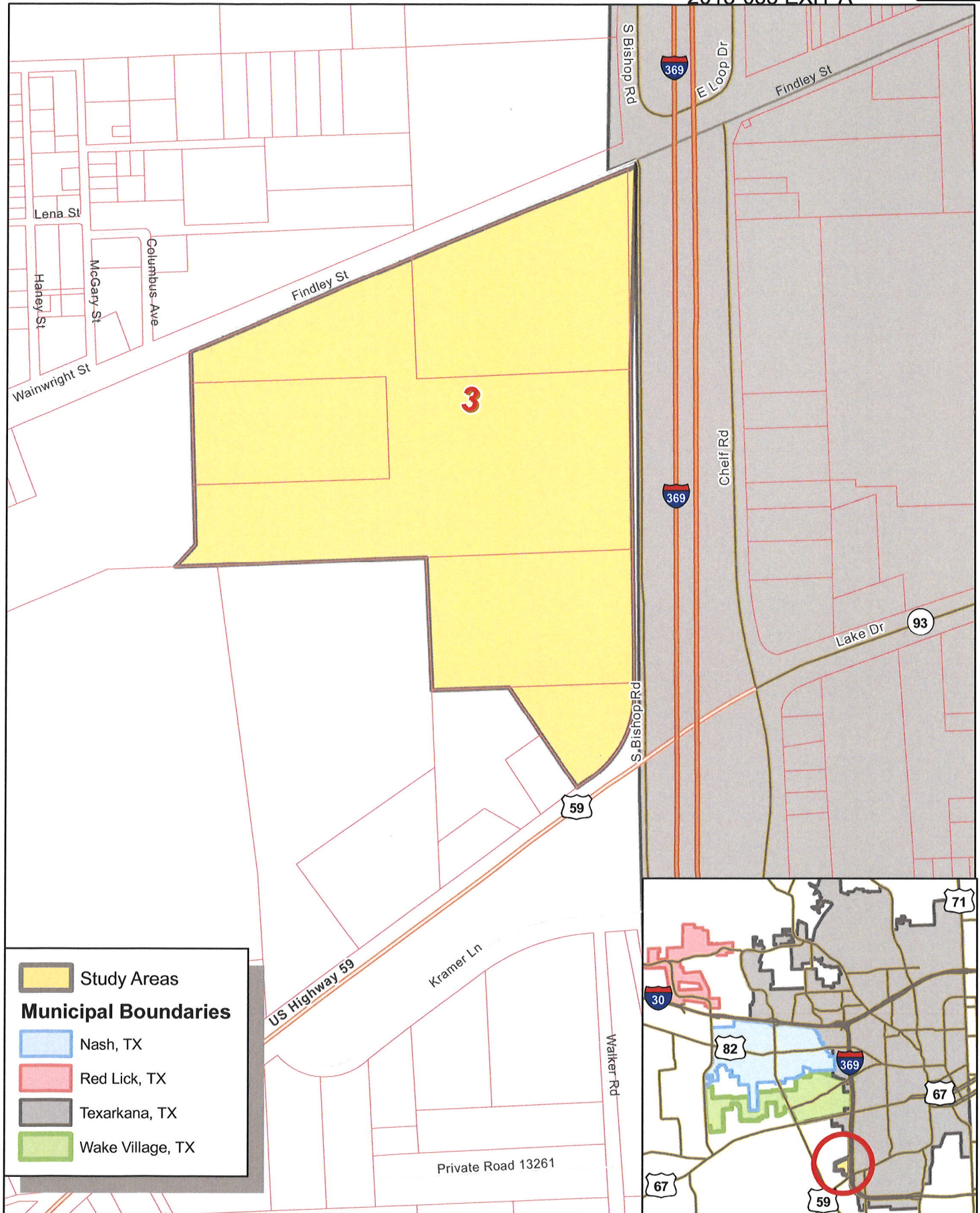
Study Area 1

Date: 4/17/2018



Study Area 2

Date: 5/9/2018

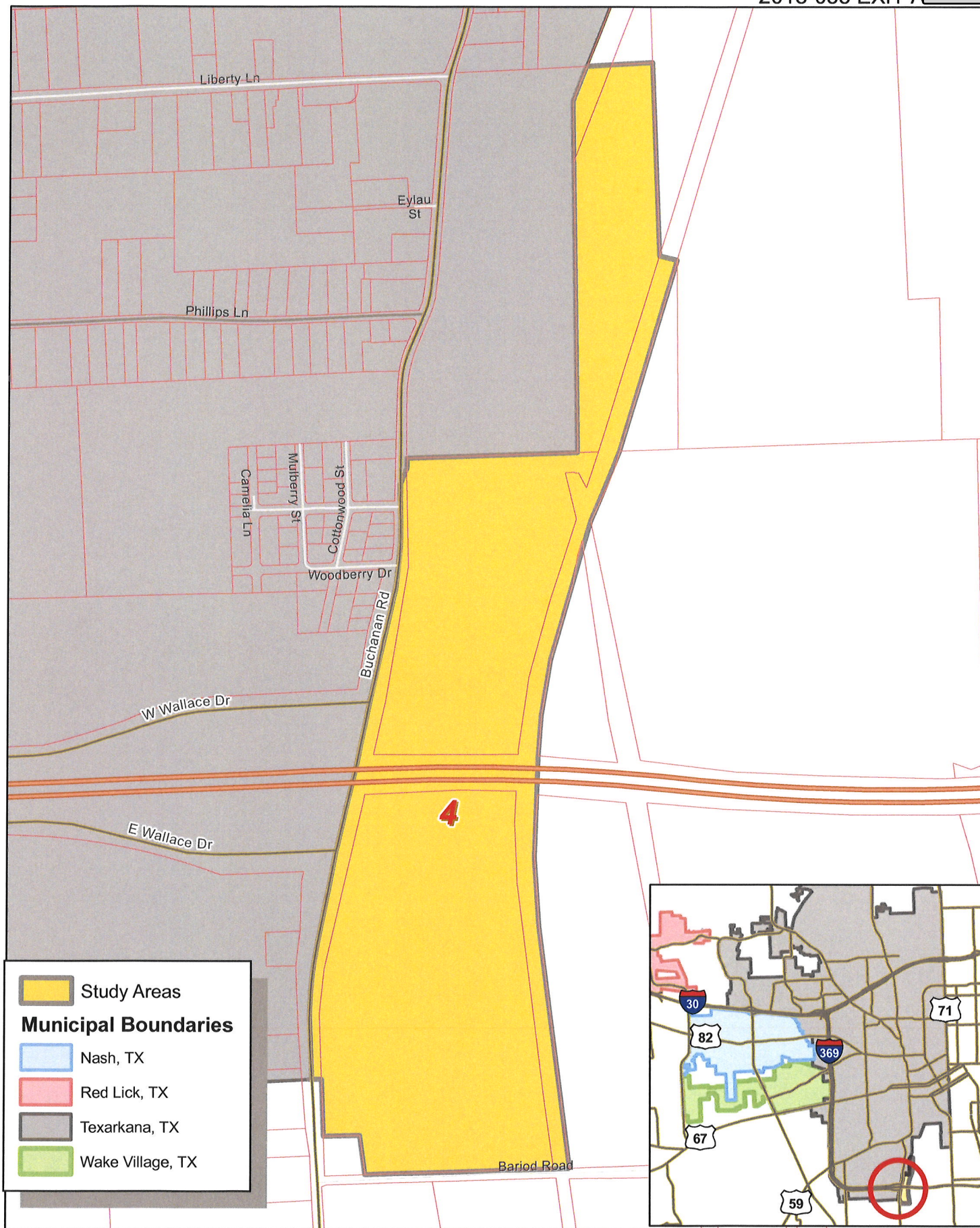


Attachment: 2018-055 RES annexation service plans (jcl) (002) Packet (1835 : 2018-055 RES Authorizing annexation service plans)



Study Area 3

Date: 4/17/2018

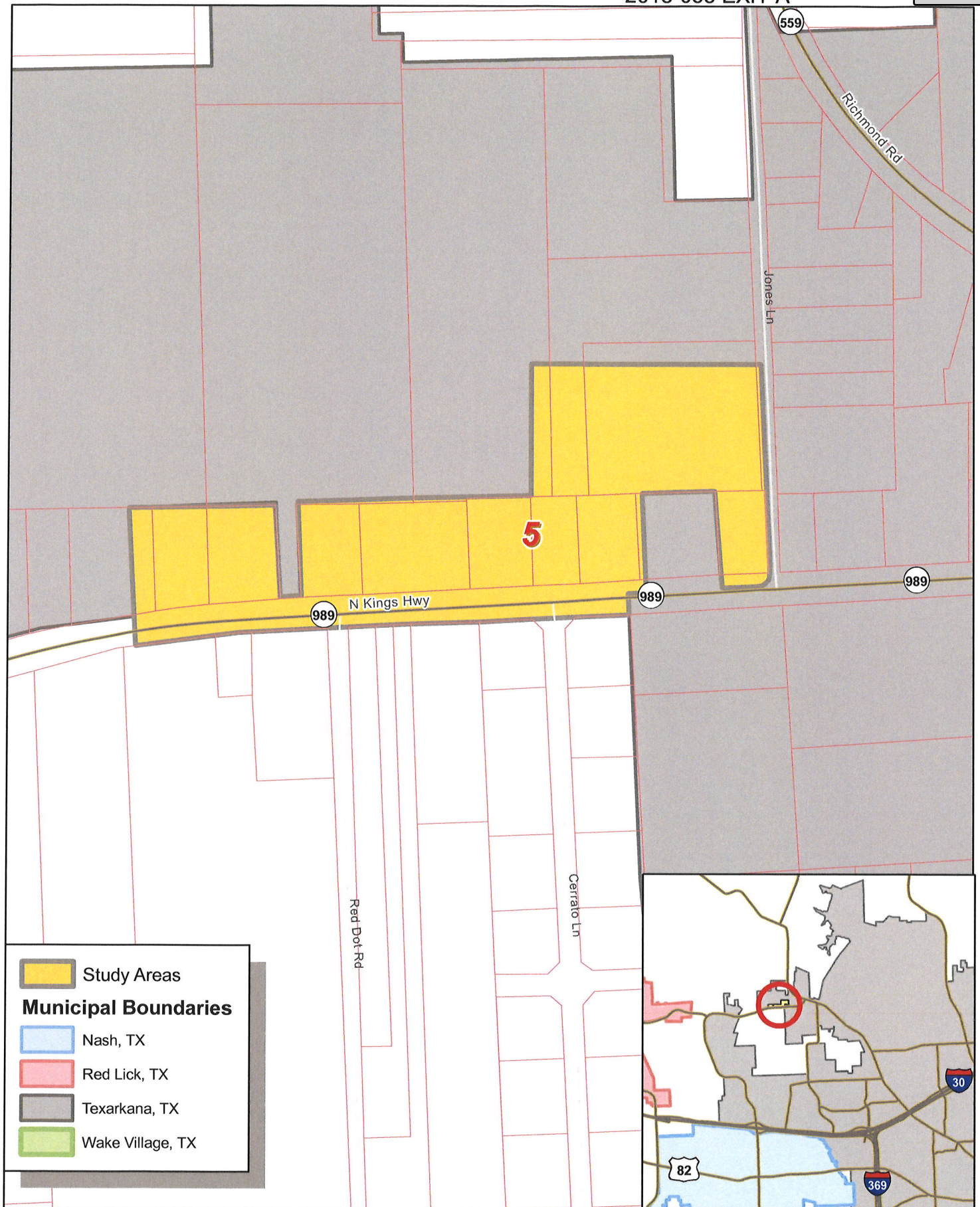


Attachment: 2018-055 RES annexation service plans (jcl) (002) Packet (1835 : 2018-055 RES Authorizing annexation service plans)



Study Area 4

Date: 4/17/2018

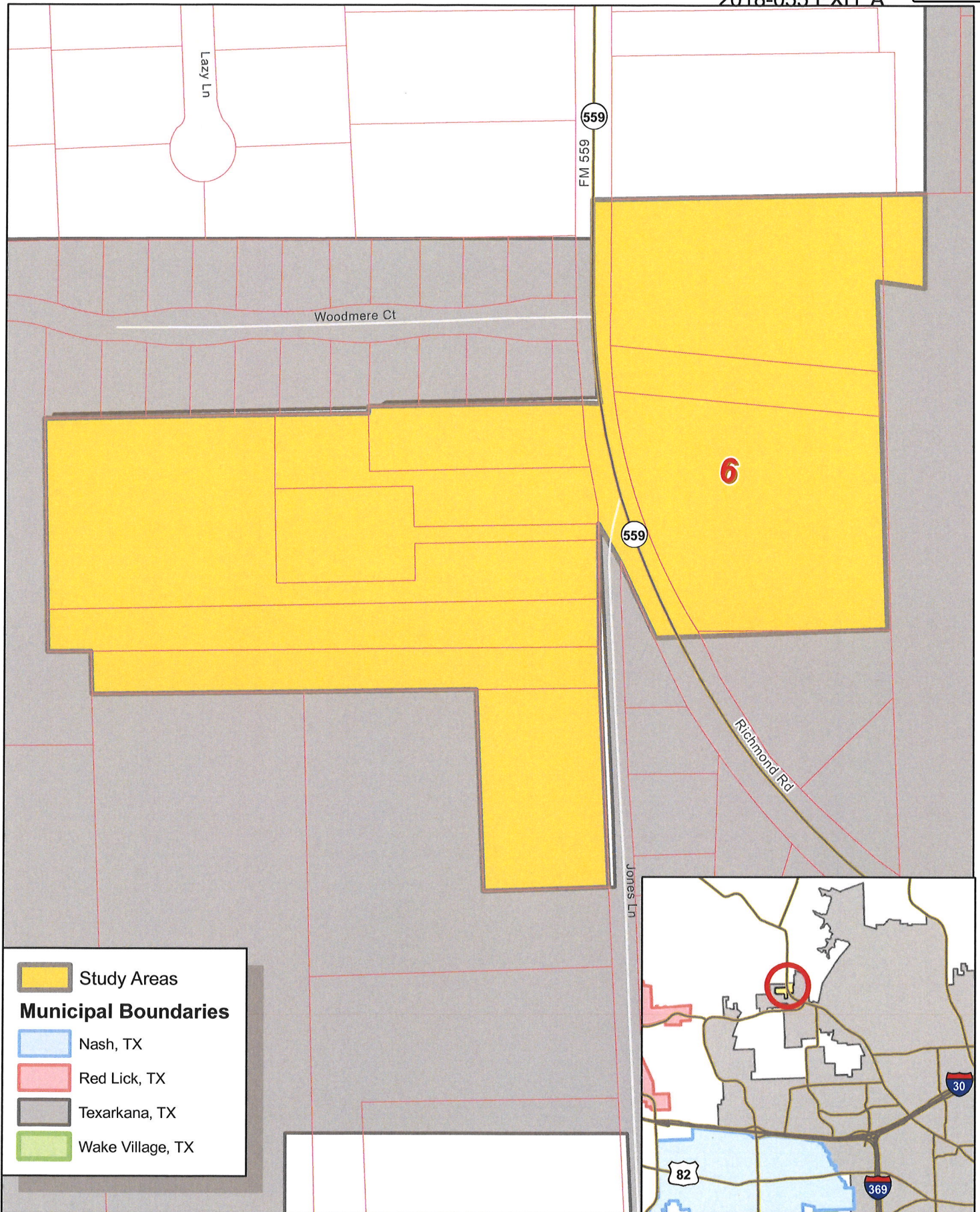


Attachment: 2018-055 RES annexation service plans (jcl) (002) Packet (1835 : 2018-055 RES Authorizing annexation service plans)



Study Area 5

Date: 4/17/2018

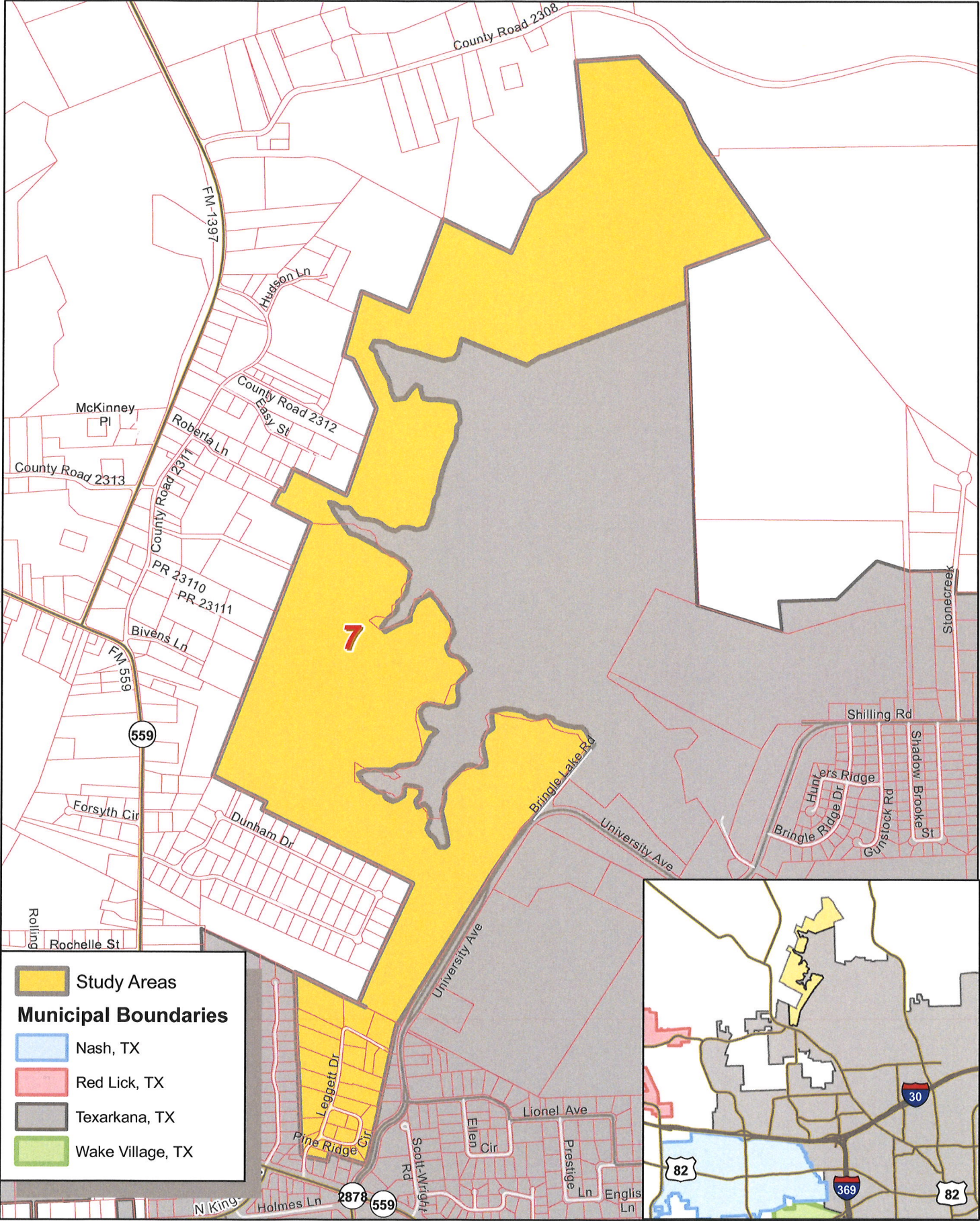


Attachment: 2018-055 RES annexation service plans (jcl) (002) Packet (1835 : 2018-055 RES Authorizing annexation service plans)



Study Area 6

Date: 4/17/2018



Attachment: 2018-055 RES annexation service plans (jcl) (002) Packet (1835 : 2018-055 RES Authorizing annexation service plans)

Study Area 7

Date: 4/17/2018

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

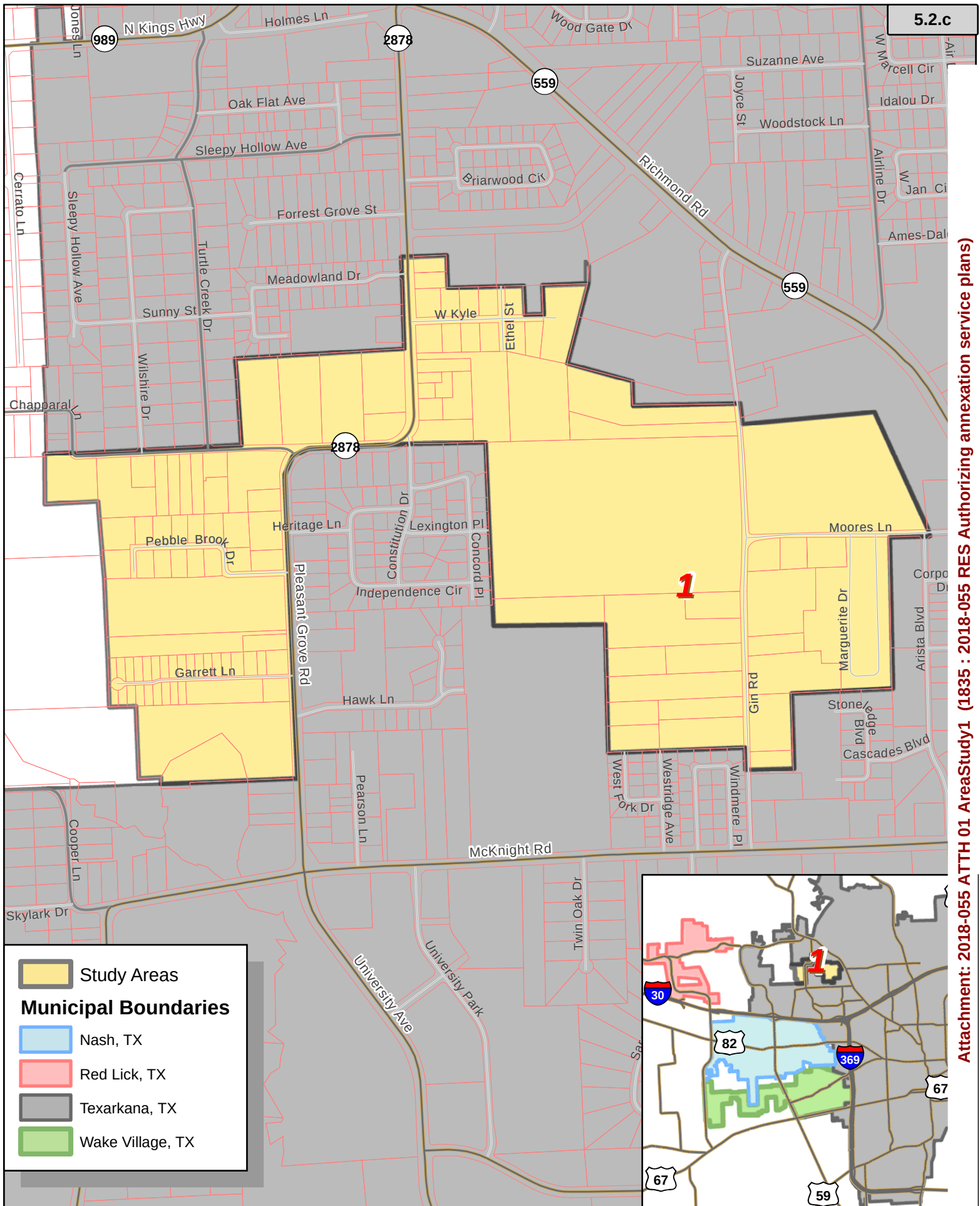
Other Potential Impacts:

NA

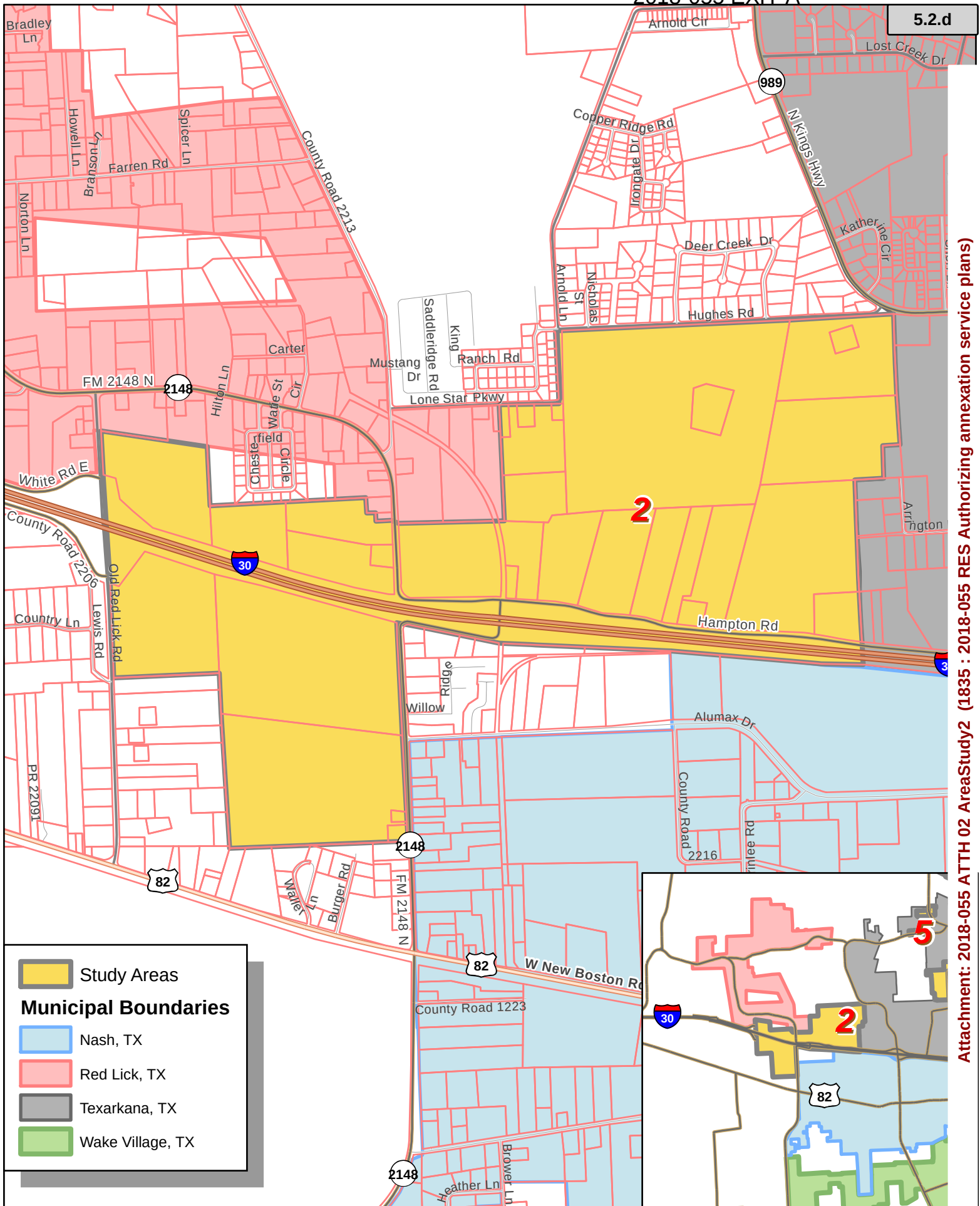
Public Information Plan:

☒	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

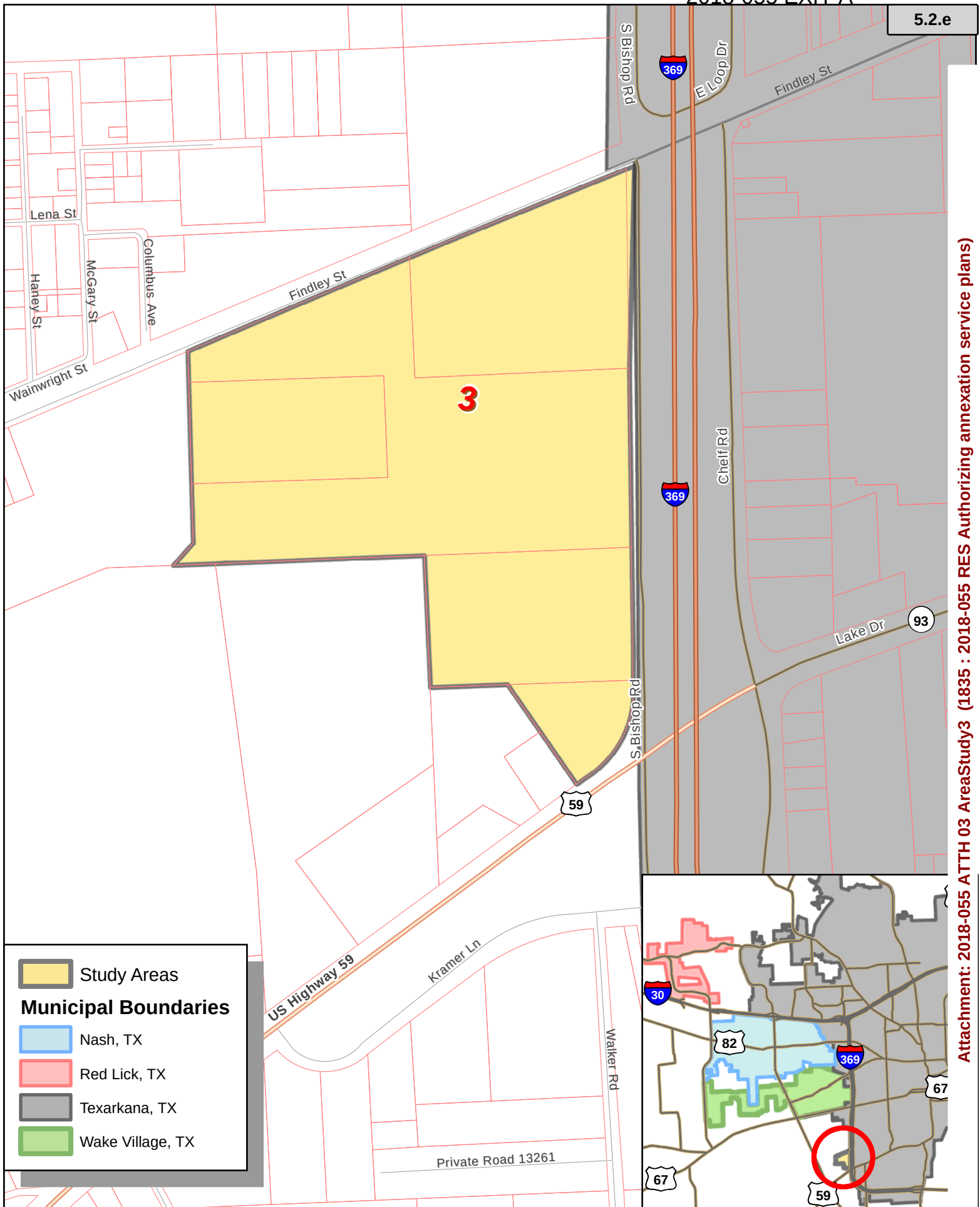
Other:



Study Area 1



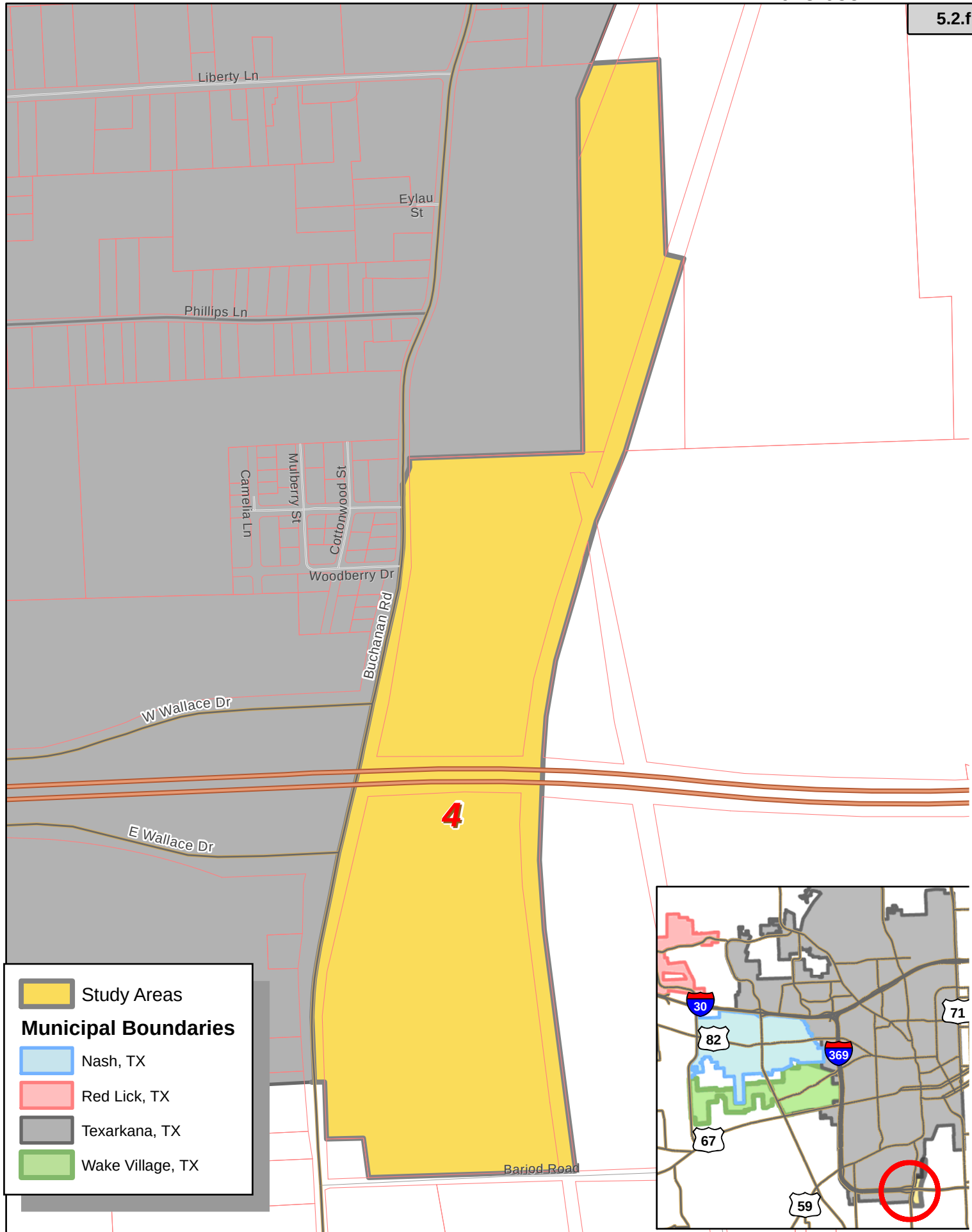
Study Area 2



Attachment: 2018-055 ATTH 03 AreaStudy3 (1835 : 2018-055 RES Authorizing annexation service plans)

Study Area 3

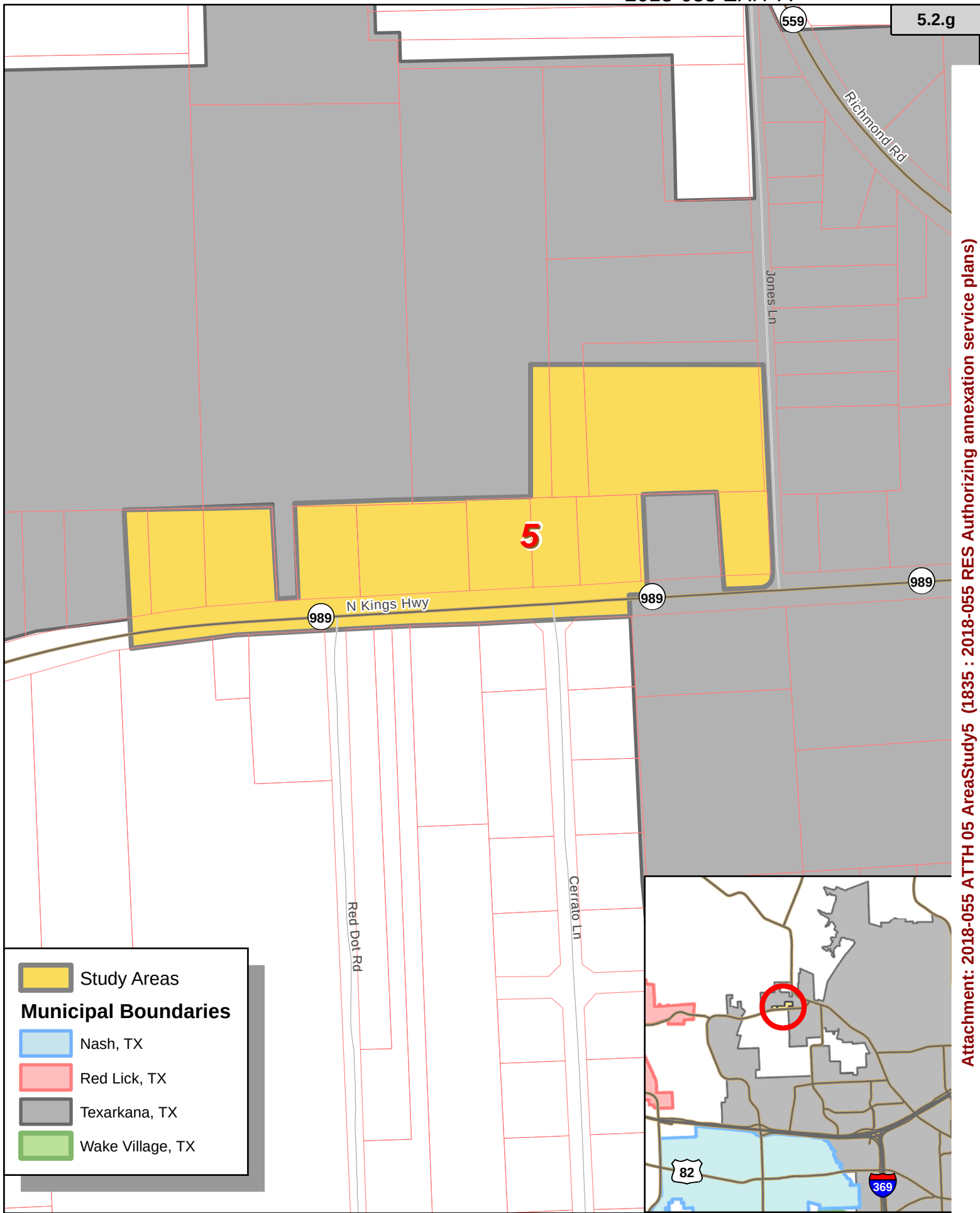




Attachment: 2018-055 ATTH 04 AreaStudy4 (1835 : 2018-055 RES Authorizing annexation service plans)

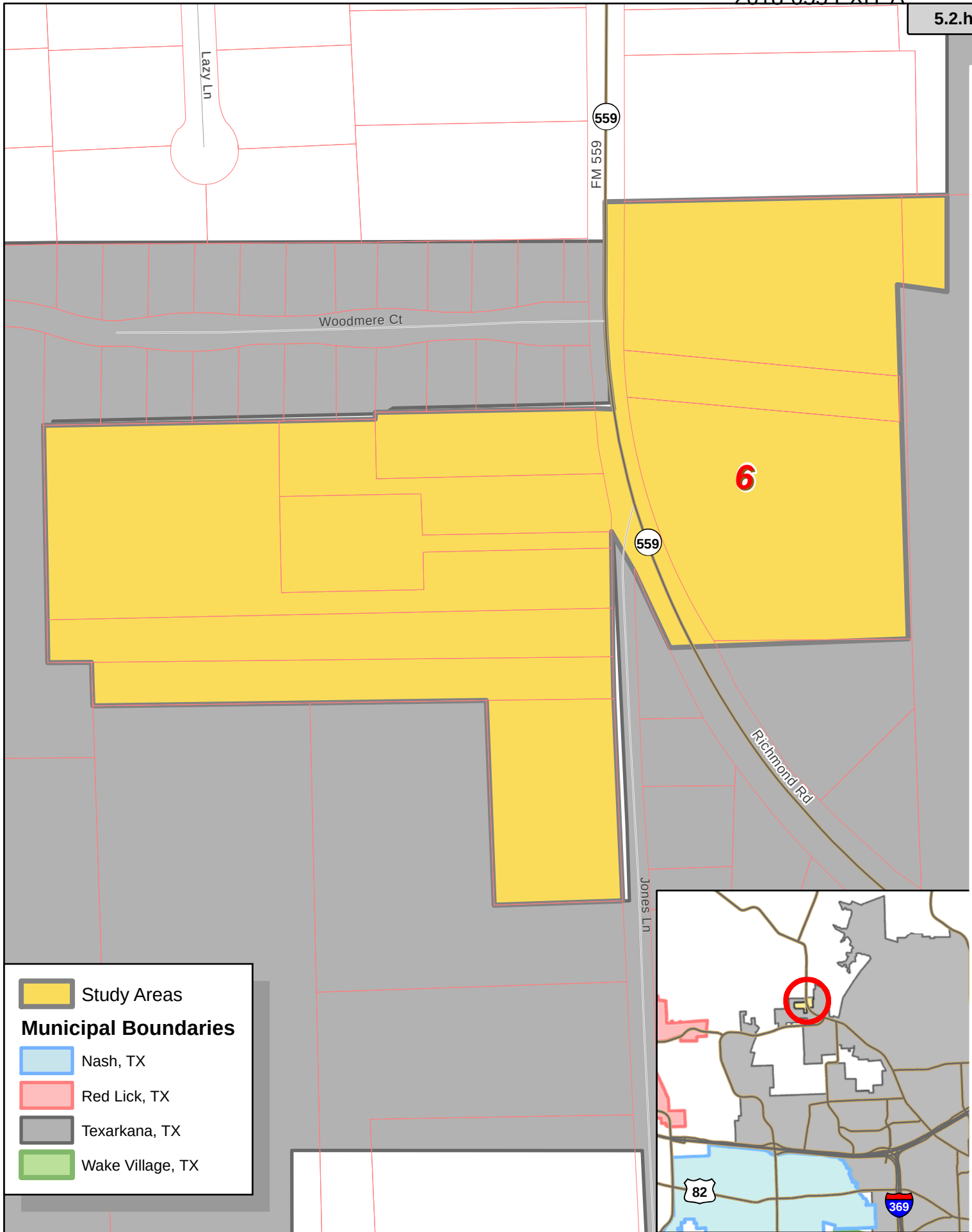
Study Area 4





Attachment: 2018-055 ATTH 05 AreaStudy5 (1835 : 2018-055 RES Authorizing annexation service plans)

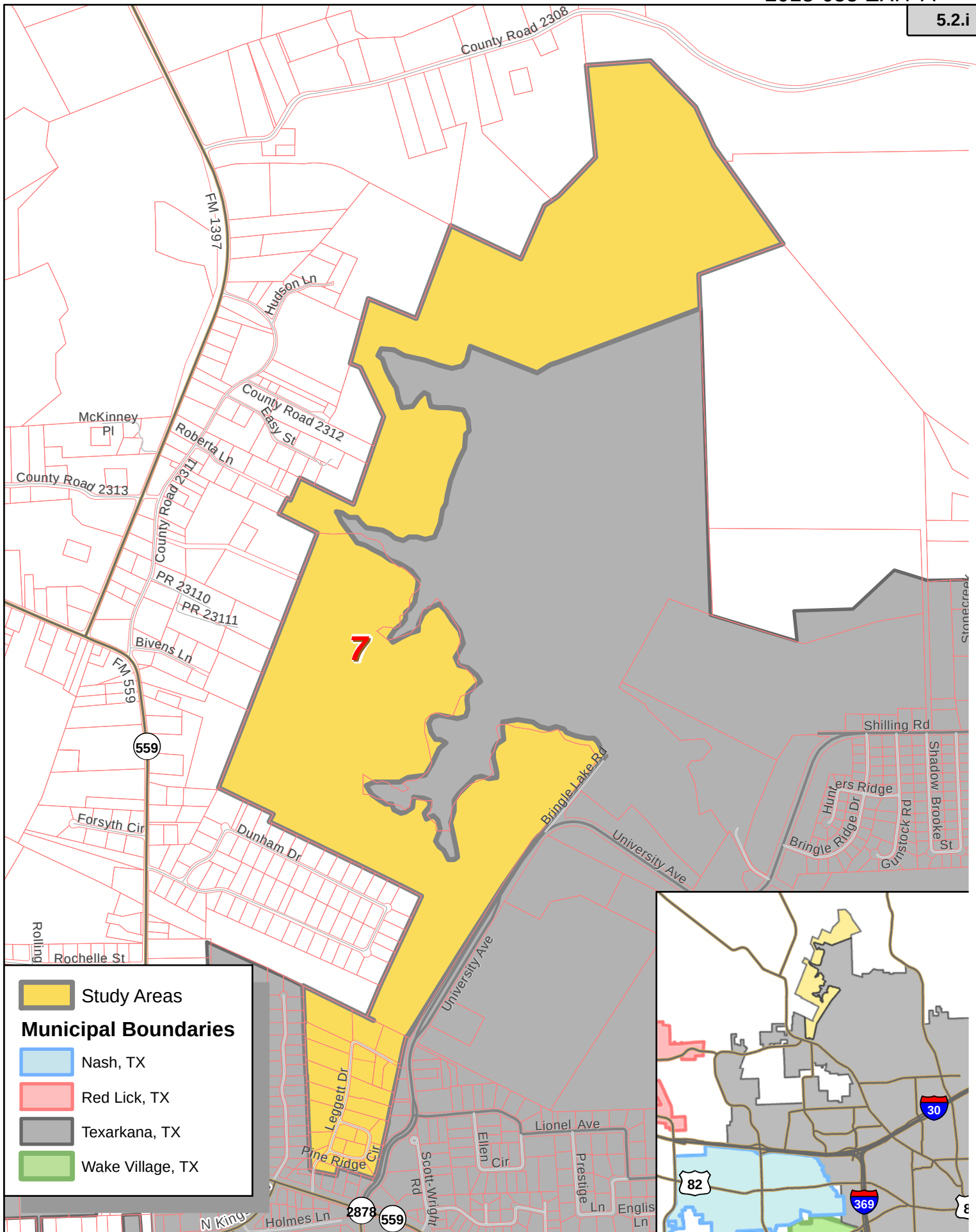
Study Area 5



Attachment: 2018-055 ATTH 06 AreaStudy6 (1835 : 2018-055 RES Authorizing annexation service plans)

Study Area 6





**Schedule for Meetings and Hearings Pertinent to
Annexation Ordinance Presentation for August 13, 2018**

Monday, May 14	Regular Council Meeting Staff briefing and vote on resolution to authorize preparation of service plans
Tuesday, May 15	City staff begins process to issue written notices to property owners in areas to be annexed
Monday, June 11	Regular Council Meeting Information item on service plans in agenda packet City Hall display of service plans on or before this date
Tuesday, June 19	City staff issues notices of first public hearings on July 9
Monday, July 9	Regular Council Meeting Hold first public hearings for each area Possible second public hearings for each area
July 9 - July 23	Called Council Meetings Dates, times, and places to be determined for holding second public hearings
Saturday, August 11 or Sunday, Aug. 12 or Monday , Aug. 13	City Charter, art. I § 5 requirement of newspaper publication in advance of the meeting of proposed annexation ordinances
Monday, August 13	Regular Council Meeting Annexation Ordinances for each area presented to Council for vote

Area 1: Approximately 311.95 acres of land located being in portions of the George Brinlee A-18, JS Warsden A-743, JA Talbot A-564 and FW Schifflin A-928 headright surveys. Being north of McKnight Road and southwest of Richmond Road. Being bounded on the north, east and south of existing Texarkana Texas city limits. The west boundary being approximately the west side of Ridgewood 1st and The Grove at University Subdivision.

Area 2: Approximately 688.57 acres of land located being portions of the George Brinlee A-18, M H James A-305, E T Watson A-672, and J H Bostick A-46 headright surveys. Also, including all of the J W Taylor A-756 headright survey. Being west of Kings Hwy and south of Hughes Road and south of Arnold Lane and east of Old Red Lick Rd. Being bounded on the east side by existing Texarkana Texas city limits. East and south of Red Lick city limits.

Area 3: Approximately 81.96 acres of land located in the H S Janes A-306 headright survey. Being bounded on the south by Findley St and west of S Bishop Rd and north of U.S. Hwy 59.

Area 4: Approximately 128.48 acres of land located in the J E Janes A-307 headright survey. Being bounded on the east by the Union Pacific Railroad and the west by the existing Texarkana Texas city limits and the north by Bariod Road.

Area 5: Approximately 17.3 acres of land located being in portions of the W L Henry A-971 and M F Jones A-945 headright surveys. Being bounded on the south by N Kings Hwy and the north, east and southwest by the Texarkana Texas city limits.

Area 6: Approximately 24.50 acres of land located being the portions of the J Hodge A-702, M F Jones A-945 and F V Evans A-742 headright survey. Located on both sides of Richmond Road, south of Stonevale Addn subdivision. Surround by existing Texarkana city limits. The portion east of Richmond Rd being the Herbert Boyer property.

Area 7: Approximately 531.40 acres of land located being the portions of the J Janes A-302, HD Collins A-824 headright surveys. Being all of the properties along Leggett Drive and Pine Ridge Circle, surrounded by the existing Texarkana Texas city limits. Also, all property known as the Texarkana Golf Ranch LLP and city property northwest of Bringle Lake.

City of Texarkana, Texas

Briefing Sheet

Version: A

Update Date: 5/10/2018 10:57 AM

Lead Department: Planning and Community Development **Action Officer:** Debbie Burk,
Ordinance No. 2018-056 amending PD-18-2(C) for site plan approval on a
8.104 acre tract of land in the George Brinlee HRS, A-18, located in the 4000
block of Mall Drive. Gregg Orr, applicant. Kayla Wood, MTG Engineering
Subject: and Surveying, agent.

Briefing: 5/14/2018 **Public Hearing:** 5/29/2018 **Council Vote:** 5/29/2018

Item Schedule

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

Amendment to PD-18-2(C): This is a request for site plan approval by Gregg Orr, owner, and Kayla Wood, MTG Engineers & Surveyors, agent, on an 8.04 acre tract of land in the George Brinlee HRS, A-18, located in the 4000 block of Mall Drive. The proposed uses are a collision center, a marine and RV service center and a RV sales lot. In addition, there will be a concrete parking area for inventory overflow parking. This property is currently vacant land. This development will be constructed in phases.

The adjacent zoning is Planned Development-General Retail to the north and east, General Retail to the west and Single Family-2 to the south. The adjacent land use is a small vacant tract and Fairfield Inn to the west, Town West Shopping Center to the east and vacant land and residences to the south. The following uses are located north of this tract: Gregg Orr's corporate office, Gregg Orr Boat Sales, Cavender's, and Golden Corral Restaurant.

Please see the attached site plan showing the proposed layouts of the three buildings that consists of the following:

1. RV Sales building
 - 3000 sq. ft. office building
 - 17 parking spaces with 1 handicapped space
 - Inventory spaces: 35 travel trailers, 25 5th wheels and five 10' x 20' trailers.
2. Marine Service Center
 - 11,700 sq. ft. building (3,000 sq. ft. office and 8,700 sq. ft. shop)
 - 19 parking spaces with one handicapped space
 - Inventory: 139 spaces

City of Texarkana, Texas

3. Collision Center (to be constructed on the east side of the proposed Kenwood Road extension)
 - 4,800 sq. ft. office building
 - 12,000 sq. ft. shop building
 - 28 parking spaces with 2 handicapped spaces
 - Inventory – 50 spaces

Inventory parking layout striping could be subject to change based on inventory vehicle size.

The three proposed new buildings will have a façade of stone and pre-finished metal. Access to the property off Mall Drive is shown at the northwest corner of this tract. The proposed signage will be a 35' pole sign like Classic Auto's existing sign and will be located just east of the proposed drive. A display area is shown west of the proposed drive. A small detention basin is shown at the southwest corner of the property. Three dumpster locations are shown. A gated entry to the RV sales lot is shown off the driveway. One gated entry is required at the south end of the proposed Kenwood Road extension. Per the Fire Department, Knox switches on electric gates and Knox boxes on buildings are required by City Ordinance.

The owner, Mr. Gregg Orr, plans to construct the extension of Kenwood Road off Mall Drive. The owner will be responsible for maintaining the Kenwood Road extension and no right-of-way will be dedicated at this time. Per the Engineering Department, Kenwood Road will only be allowed to be connected at this time if it is gated on the south end of the new street and only Gregg Orr employees will be allowed to use this entrance. The City has a project to reconstruct Kenwood Road on the Capital Improvements Plan list so when this street is reconstructed, the owner, Mr. Orr, will dedicate right-of-way to the City. The City requests that a written agreement outlining these terms be signed by Mr. Orr and the City prior to issuance of any building permits or the start of any street construction. Also, it should be noted that this site shall have no assess from Franklin Street.

Cable One has requested that easements be provided along the sides of the proposed Kenwood Road extension. The easement for CenterPoint Energy has not been located yet by their engineers. It will need to be located and field verified before any excavation work is done. All notification and application requirements have been met to consider this request.

Potential Options:

None

Fiscal Implications:

None

Staff Recommendation:

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

City of Texarkana, Texas

1. The construction of a 3,000 sq. ft. building for RV office and sales, a 11,700 sq. ft. building for a marine and RV service center and a 16,800 sq. ft. building for a collision center.
2. The façade of all three buildings will consist of stone and pre-finished metal.
3. A 35' pole sign will be located east of the new driveway off Mall Drive.
4. A gated entry to the RV sales lot is shown east of the new driveway off Mall Drive.
5. A gated entry is required at the south end of the proposed Kenwood Road extension. Only employees will be allowed to use this entrance.
6. Knox boxes and switches for gated entries are required per the Fire Department.
7. The owner will construct the extension of Kenwood Road and will provide the maintenance for this extension. No right-of-way will be dedicated at this time. When the City reconstructs Kenwood Road, Mr. Orr will provide right-of-way to the City and utility easements. The City requests a written agreement be signed by Mr. Orr and the City outlining these terms prior to the issuance of building permits or street construction.
8. CenterPoint Energy must locate, and field verify their easement(s) before any excavation work is done.
9. Any additional applicable city code/ordinance requirements in addition to those listed including but not limited to building, subdivision, fire, drainage, water and sewer as well as utility easement verification/approval must be met prior to the issuance of building permits. Utilities have the right to request additional easements.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

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

Advisory Board/Committee Meeting Date and Minutes:

May 7, 2018

Attachments

- a. 2018-056 ORD amending PD-18-2 for site plan app. (DOCX)
- b. 2018-056 EXH 'A' (site plan) (PDF)
- c. 2018-056 EXH 'B' (legal description)(PDF)
- d. 2018-056 ATTH 01 (maps) (PDF)
- e. 2018-056 ATTH 02 (plat of area) (PDF)
- f. 2018-056 ATTH 03 (collision center elevations & floor plan) (PDF)
- g. 2018-056 ATTH 04 (service center floor plan) (PDF)
- h. 2018-056 ATTH 05 (RV elevations and floor plan) (PDF)
- i. 2018-059 Goals & Perspectives (DOCX)

Staff Coordination

City of Texarkana, Texas

Planning and Community Development	David Orr	Department Head Review
Completed	05/09/2018 5:28 PM	
Deputy City Manager - Kyle Dooley	Kyle Dooley	Deputy City Manager
Review	Completed	05/10/2018 8:34 AM
Public Information Officer	Vicky Coopwood	PIO Review
	05/10/2018 10:45 AM	Skipped
City Manager	Shirley Jaster	City Manager Review
10:57 AM		Completed
City Council	Vicky Coopwood	Meeting
6:00 PM		Pending
		05/14/2018

Meeting History

Amendment to
PD-18-2(C)

ORDINANCE NO. 2018-056

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING PD-18-2(C) FOR SITE PLAN APPROVAL TO ALLOW THE LOCATION OF A COLLISION CENTER, A MARINE AND RV SERVICE CENTER AND A RV SALES LOT AND OFFICE ON AN 8.104 ACRE TRACT OF LAND IN THE GEORGE BRINLEE HRS, A-18, LOCATED IN THE 4000 BLOCK OF MALL DRIVE IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, CONTAINING A REPEALER CLAUSE; CONTAINING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, an application has been filed requesting the approval of a **site plan (Exhibit ‘A’)** to allow the location of a collision center, a marine and RV service center, and a RV sales lot and office on an 8.104 acre tract of land in the George Brinlee HRS, A-18 (**Exhibit ‘B’**), located in the 4000 block of Mall Drive in the City of Texarkana, Bowie County, Texas; and

WHEREAS, the subject property is zoned Planned Development-Commercial [PD-18-2(C)], and approval of the site plan (**Exhibit ‘A’**) would constitute an amendment to PD-18-2(C); and

WHEREAS, the proposed uses are consistent with the listed uses in the Land Development Code for the zoning classification of Planned Development-Commercial; and

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

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

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

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

SECTION 1: That the site plan (**Exhibit ‘A’**) to allow the location of a collision center, a marine and RV service center, and a RV sales lot and office on an 8.104 acre tract of land in the George Brinlee HRS, A-18 (**Exhibit ‘B’**), located in the 4000 block of Mall Drive in the City of Texarkana, Texas, Bowie County, Texas, is hereby approved and hereby amends PD-18-2(C).

Attachment: 2018-056 ORD amending PD-18-2 for site plan app. (1846 : 2018-056 ORD site plan app. in 4000 blk. Mall Dr.)

SECTION 2: PD-18-2(C) is hereby amended by approval of the site plan (**Exhibit ‘A’**), incorporated herein by reference for all purposes, and includes the following:

1. The construction of a 3,000 sq. ft. building for RV office and sales, a 11,700 sq. ft. building for a marine and RV service center and a 16,800 sq. ft. building for a collision center.
2. The façade of all three buildings will consist of stone and pre-finished metal.
3. A 35' pole sign will be located east of the new driveway off Mall Drive.
4. A gated entry to the RV sales lot is shown east of the new driveway off Mall Drive.
5. A gated entry is required at the south end of the proposed Kenwood Road extension. Only employees will be allowed to use this entrance.
6. Knox boxes and switches for gated entries are required per the Fire Department.
7. The owner will construct the extension of Kenwood Road and will provide the maintenance for this extension. No right-of-way will be dedicated at this time. When the City reconstructs Kenwood Road, Mr. Orr will provide right-of-way to the City and utility easements. The City requests a written agreement be signed by Mr. Orr and the City outlining these terms prior to the issuance of building permits or street construction.
8. CenterPoint Energy must locate, and field verify their easement(s) before any excavation work is done.
9. Any additional applicable city code/ordinance requirements in addition to those listed including but not limited to building, subdivision, fire, drainage, water and sewer as well as utility easement verification/approval must be met prior to the issuance of building permits. Utilities have the right to request additional easements.

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

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

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

PASSED AND APPROVED in Regular Council Session on this the **29th day of May, 2018.**

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

Attachment: 2018-056 ORD amending PD-18-2 for site plan app. (1846 : 2018-056 ORD site plan app. in 4000 blk. Mall Dr.)

RV SALES
 3000 SF
 REQ'D PARKS= 10
 PROVD PARKS= 17
 REQ'D H/C= 1

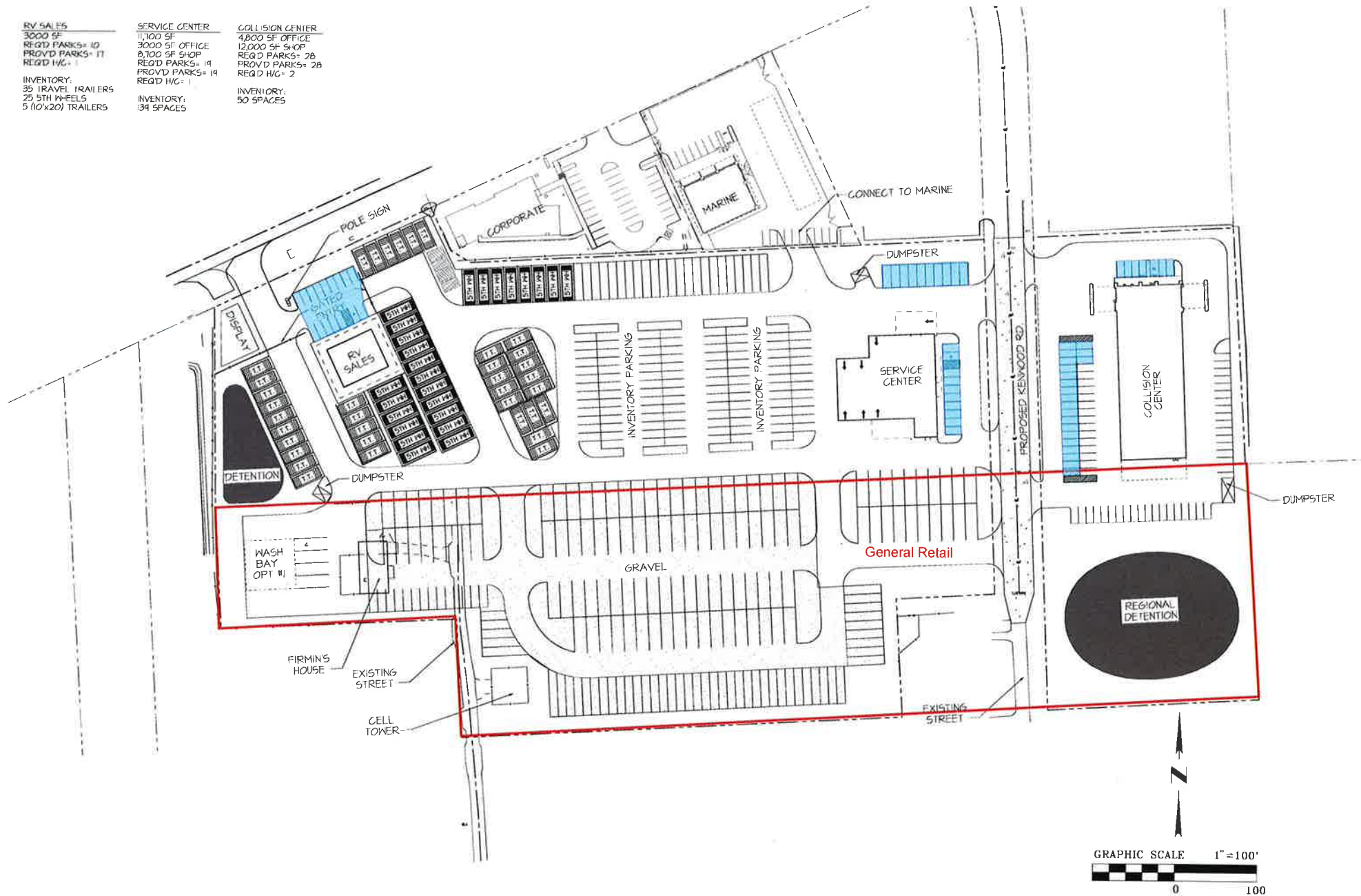
SERVICE CENTER
 11,100 SF
 3000 SF OFFICE
 8,100 SF SHOP
 REQ'D PARKS= 19
 PROVD PARKS= 19
 REQ'D H/C= 1

COLLISION CENTER
 4,800 SF OFFICE
 12,000 SF SHOP
 REQ'D PARKS= 28
 PROVD PARKS= 28
 REQ'D H/C= 2

INVENTORY:
 35 TRAVEL TRAILERS
 25 5TH WHEELS
 5 (10'x20') TRAILERS

INVENTORY:
 134 SPACES

INVENTORY:
 50 SPACES



Attachment: 2018-056 EXH 'A' (site plan) (1846 : 2018-056 ORD site plan app. in 4000 blk. Mall Dr.)

THE TITLE DESCRIPTION AND SCHEDULE B ITEMS HEREON ARE FROM FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 1002-85300-RTT, ISSUED DECEMBER 17, 2014, EFFECTIVE NOVEMBER 13, 2014.

10. The following matters and all terms of the documents creating or offering evidence of the matters:

K. 15 foot right of way along the North boundary line across the East side as set forth in Warranty Deed dated 1940, executed by Alice Watson Campbell, et al to John Watson of record in Volume 181, Page 244 Deed Records of Bowie County, Texas. (15' on East side of estate land does affect subject property and is as shown on plat, 15' on North side of Lot No. 5, not able to locate, at the time of the survey)

L. Easement dated November 20, 1968, executed by C. D. Williams and E. C. Bischof to Arkansas Louisiana Gas Company of record in Volume 501, Page 101, Deed Records of Bowie County, Texas. (does affect subject property—as shown on plat)

M. Easement dated May 3, 1971, executed by Carroll D. Williams and wife, Marcia Williams and Elroy C. Bischof and wife Loreba Bischof to City of Texarkana, Texas, of record in Volume 530, Page 546, Deed Records of Bowie County, Texas. (does affect subject property—as shown on plat)

Property Description
8.104 Acres
Bowie County, Texas

All that certain lot, tract or parcel of land lying and situated in the George Brinlee Headright Survey, Abstract 18, Bowie County, Texas, being all of that certain tract of land described as 8.084 acres in the deed from William T. Adams, Executor of the Estate of William Frank Adams, Deceased to Trust U/W Williams F Adams FBO William S Adams, dated December 1, 1994, recorded in Volume 3711, Page 140 of the Real Property Records of Bowie County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch steel rod (control monument), found for a corner, the Southwest corner of the said 8.084 acre tract, the Southwest corner of that certain tract of land described as Tract 1 - 12.858 acres in the deed from Jasper S. Howard, et ux to JHPC Enterprises, L.P., dated March 31, 2005, recorded in Volume 4598, Page 279 of the Real Property Records of Bowie County, Texas, the Northwest corner of that certain tract of land described as Tract 4 - 2.090 acres in the deed from Jasper S. Howard, et ux to JHPC Enterprises, L.P., dated March 31, 2005, recorded in Volume 4598, Page 279 of the Real Property Records of Bowie County, Texas, and the Northeast corner of that certain tract of land described as 5.913 acres in the deed from Jasper S. Howard, et ux to Walnut Street Church of Christ, dated December 28, 1990, recorded in Volume 1636, Page 10 of the Real Property Records of Bowie County, Texas;

THENCE South 86 degrees 54 minutes 08 seconds West (basis of bearings) a distance of 1251.20 feet along the South line of the said 8.084 acre tract, the North line of the said 5.913 acre tract and the North line of that certain tract of land described as 0.95 acres in the deed from Kathryn F. Fornby to Charles F. Firmin, Jr., et ux, dated June 10, 2004, recorded in Volume 4329, Page 36 of the Real Property Records of Bowie County, Texas, to a 1 inch steel pipe (control monument), found for a corner, the Southwest corner of the said 8.084 acre tract and the Northwest corner of the said 0.95 acre tract, lying in the East line of Lot 9, Classic Auto Park filed in Volume 4896, Page 41, Real Property Records of Bowie County, Texas;

THENCE North 01 degrees 06 minutes 31 seconds West a distance of 243.42 feet along the West line of the said 8.084 acre tract and the East line of the said Lot 9, to a 1/2 inch steel rod, found for a corner, the Northwestern corner of the said 8.084 acre tract and the Northeast corner of said Lot 9, lying in the South right-of-way line of Interstate 30;

THENCE North 64 degrees 27 minutes 00 seconds East a distance of 106.68 feet along the North line of the said 8.084 acre tract and the South right-of-way line of said Interstate 30, to a Type 1 Right of Way Marker, found for a corner, the Southwest corner of Lot 1, Block No. 1 of Richmond West Pavilion filed in Volume 3205, Page 294, Real Property Records of Bowie County, Texas, lying in the South Right-of-way line of said Interstate 30;

THENCE North 86 degrees 46 minutes 59 seconds East a distance of 1141.93 feet along the North line of said 8.084 acre tract and the South line of Richmond West Pavilion, to a 1/2 inch steel rod capped JHG, found for a corner, the Northeast corner of the said 8.084 acre tract and the Southeast corner of Lot 1, Block No. 2 of said Richmond West Pavilion, lying in the West line of the said Tract 1 - 12.858 acre tract;

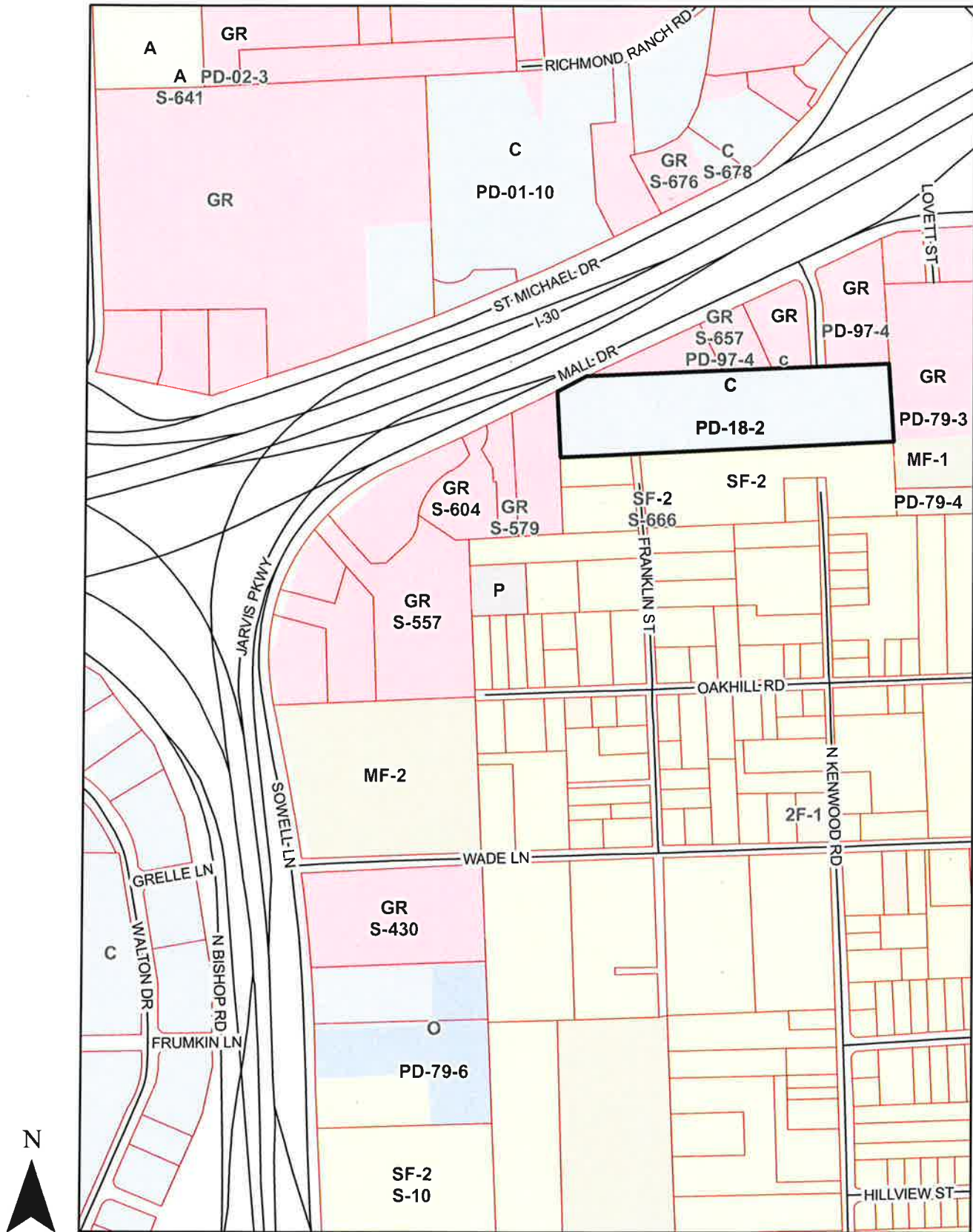
THENCE South 03 degrees 32 minutes 31 seconds East a distance of 286.40 feet along the East line of the said 8.084 acre tract and the West line of the said Tract 1 - 12.858 acre tract, to the point of beginning and containing 8.104 acres of land, at the time of this survey.

This description is based on the survey and plat made by Jeffrey A. Wood, Registered Professional Land Surveyor No. 6220, on January 15, 2015.

EED:
ACT 1 - 12.858 ACRES
PER S. HOWARD, ET UX
ENTERPRISES, L.P.
MCH 31, 2005
VOLUME 4598, PAGE 279
REALTY RECORDS
BOWIE COUNTY, TEXAS

Attachment: 2018-056 EXH 'B' (legal description) (1846 : 2018-056 ORD site plan app. in 4000 blk. Mall Dr.)

Department of Planning and Community Development



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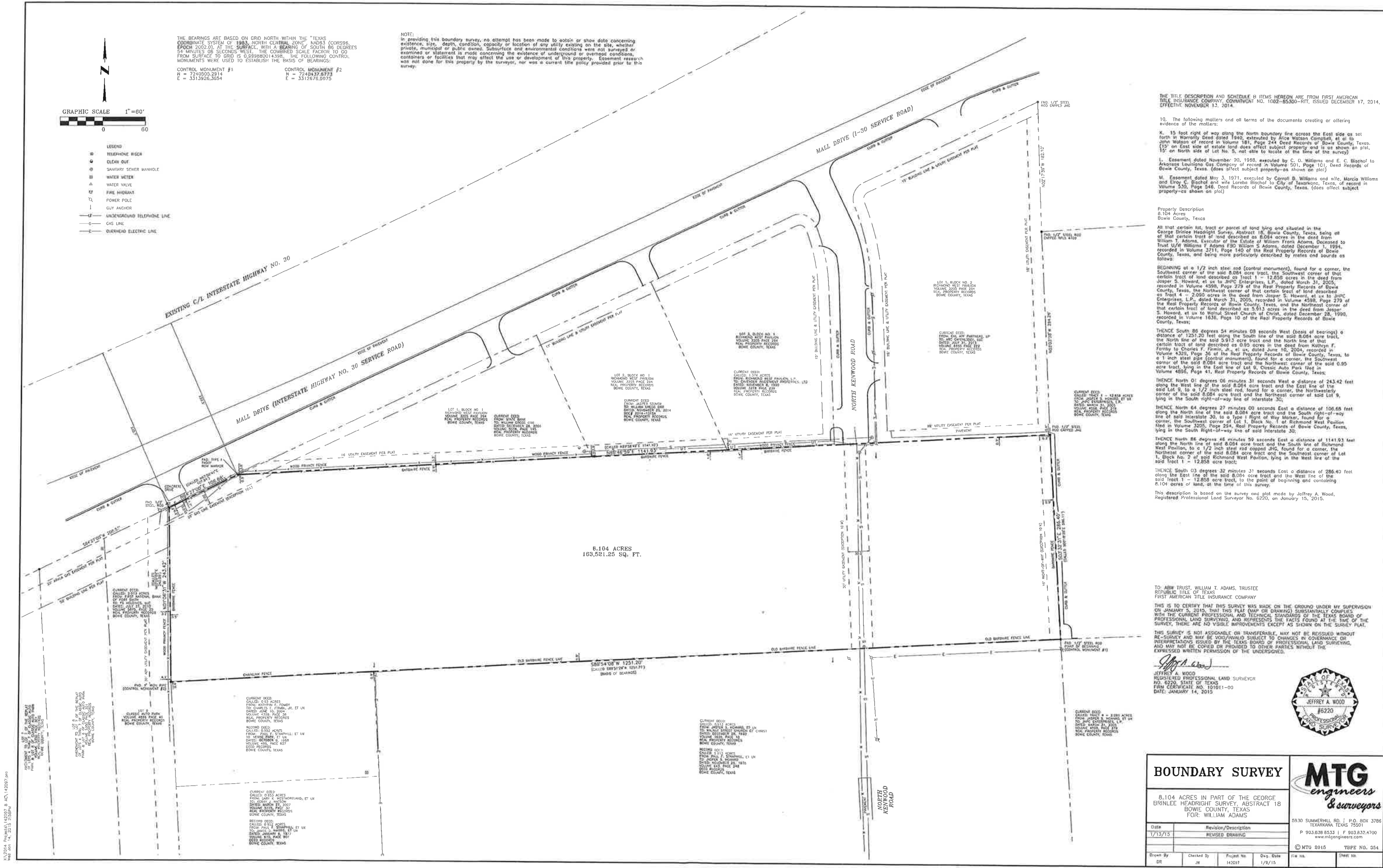


Department of Planning and Community Development



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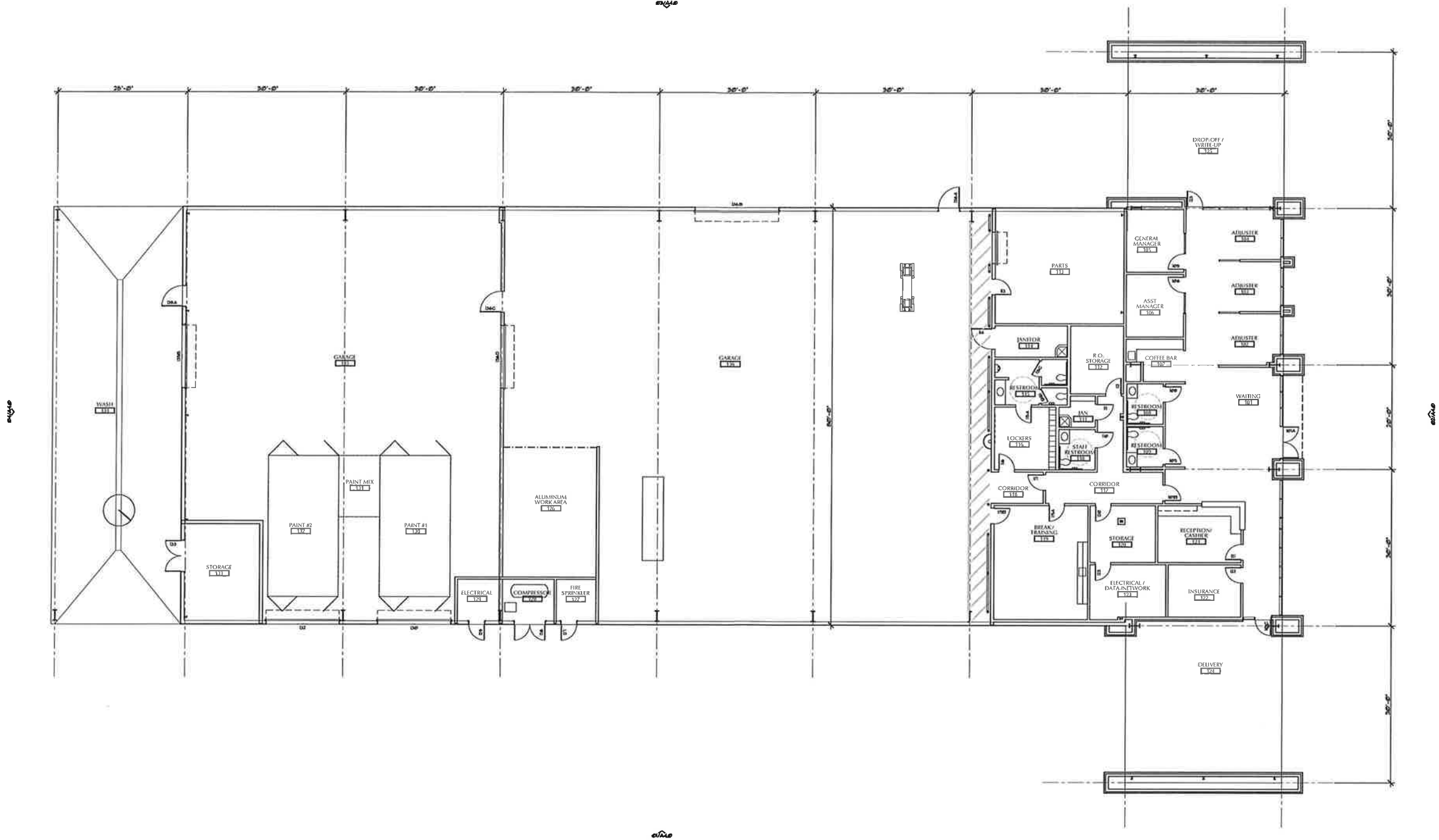


Attachment: 2018-056 ATTH 02 (plat of area) (1846 : 2018-056 ORD site plan app. in 4000 blk. Mall Dr.)





735 ROBINHOOD STREET
SHREVEPORT, LA 71106
PHONE: (318) 219-2295
FAX: (318) 219-2296



01 FLOOR PLAN
A2.0 SCALE 1/8" = 1'-0"

JOB NO. 1607

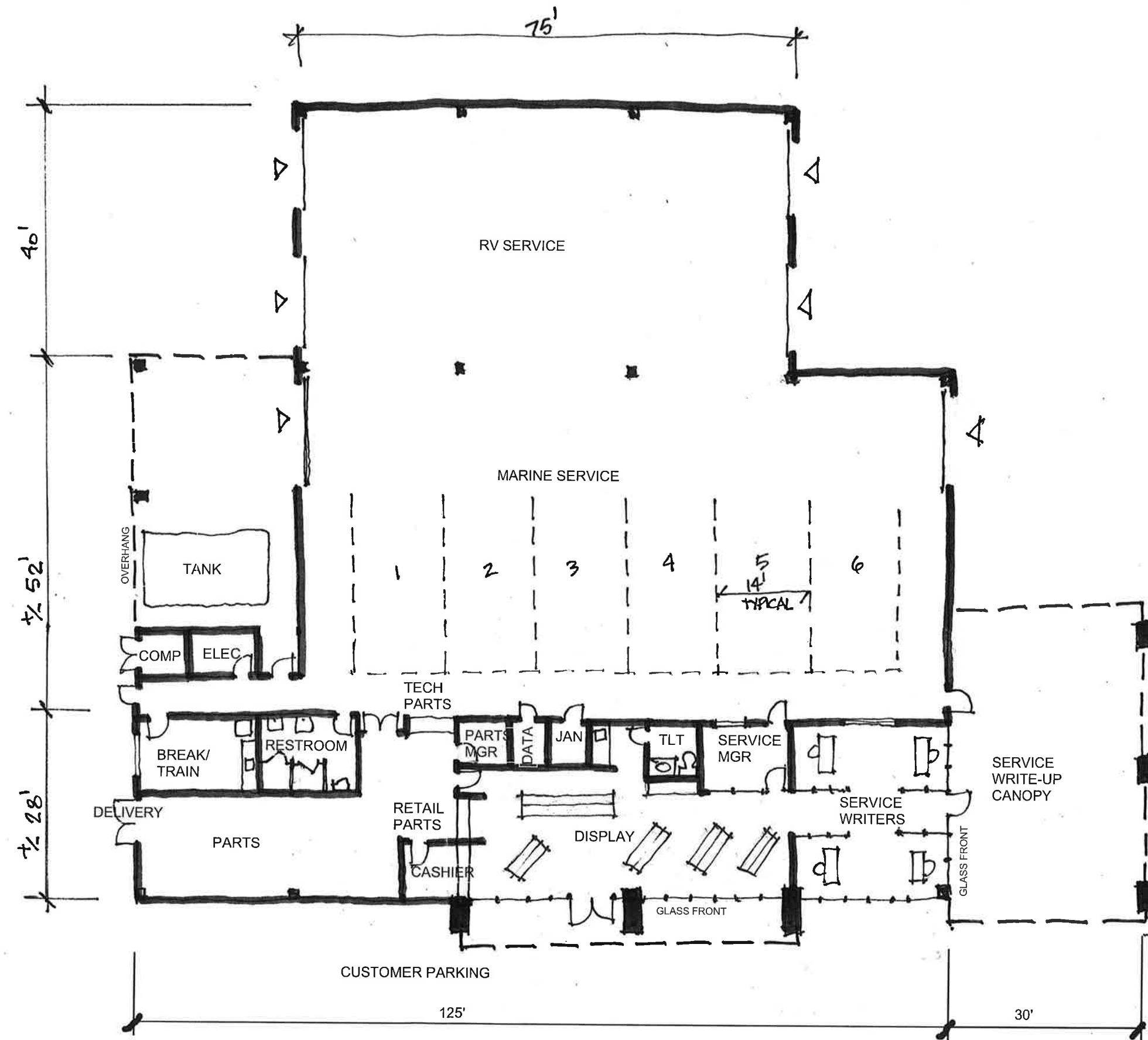
REVISIONS:

05 JAN 2018

SHEET

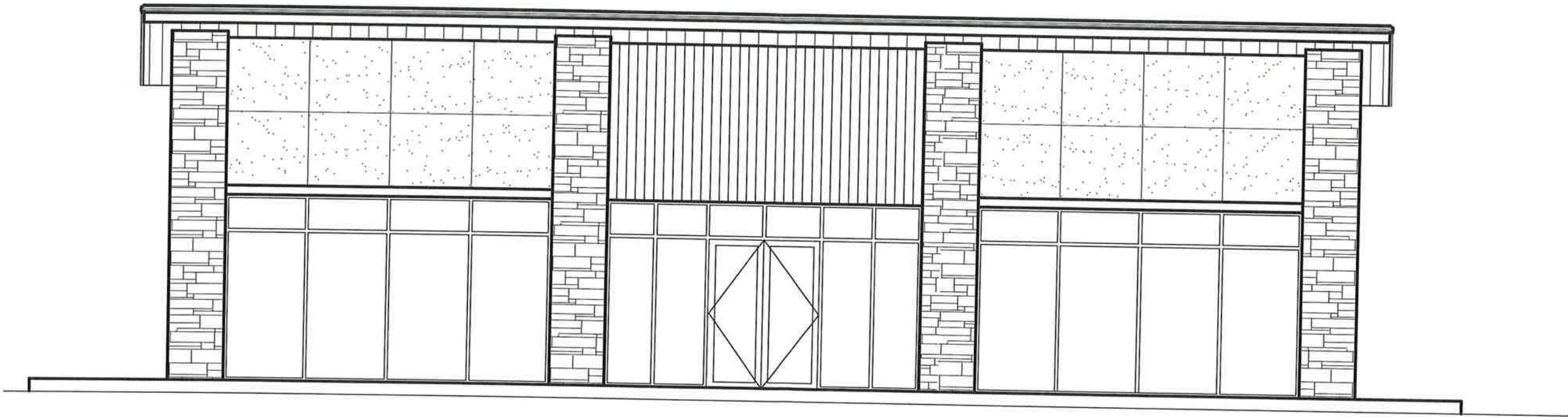
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SEQ 1 of 1

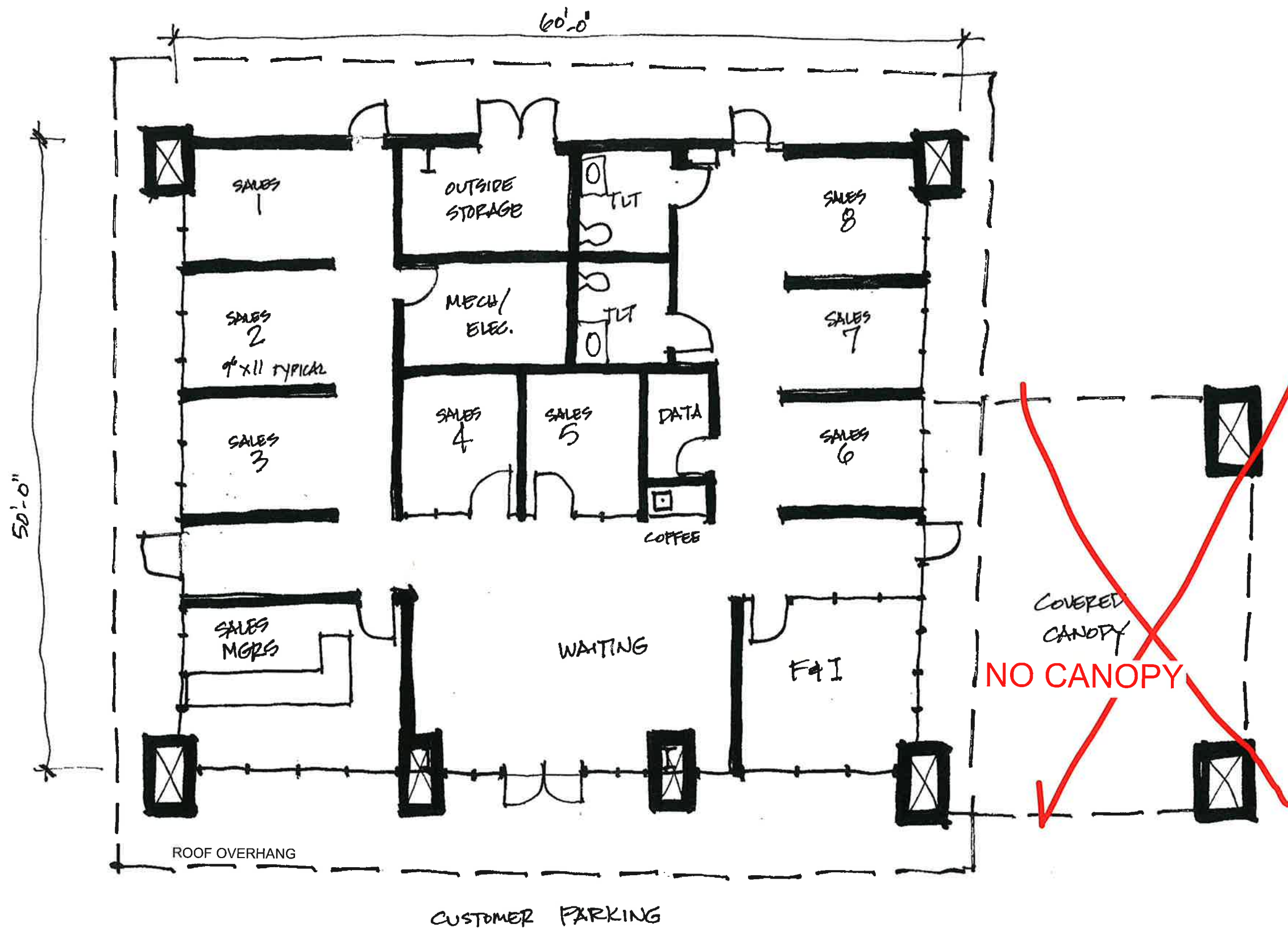


PROPOSED RV & MARINE SERVICE CENTER

RV Sale Elevation



RV SALE Building Floor Plan



City of Texarkana, Texas

Developing Perspectives and Goals Pending Approval by the City Council:

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

Perspectives and Goals Additional Comments:

NONE

Resource Impact:

NA

No Additional

Other Potential Impacts:

NA

Public Information Plan:

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

Other:

Attachment: 2018-059 Goals & Perspectives (1846 : 2018-056 ORD site plan app. in 4000 blk. Mall Dr.)

City of Texarkana, Texas

Briefing Sheet

Version:

Update Date: 5/9/2018 3:43 PM

Lead Department: Planning and Community Development **Action Officer:** Debbie Burk,
Ordinance No. 2018-057 amending PD-2(GR) for site plan approval on a 1.353
acre tract of land being part of Lot 2, South Cowhorn Creek Loop Subdivision
(proposed Lot 4, Block 1), located in the 2000 block Mall Drive. Toney
Livingston, under contract to purchase. David Williams, MTG Engineering and
Subject: Surveying, agent.

Briefing: 5/14/2018 **Public Hearing:** 5/29/2018 **Council Vote:** 5/29/2018

Item Schedule

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

Amendment to PD-2(GR): This is a request for site plan approval by Toney Livingston, under contract to purchase, and David Williams, MTG Engineers & Surveyors, agent, on a 1.353 acre tract of land being a part of Lot 2, South Cowhorn Creek Loop Subdivision (proposed Lot 4, Block 1), located in the 2000 block of Mall Drive. The proposed use is a "Tacos for Life" restaurant. This property is currently vacant land.

The adjacent zoning is Interstate-30 to the north, PD-General Retail to the east and west and Office and Agriculture to the south. The adjacent land use is Interstate-30 to the north, vacant land to the east and west and a hotel and vacant land to the south.

Please see the attached plan, floor plan and exterior elevations that consist of the following:

1. A 3,968 sq. ft. building with a brick façade and hardy board siding.
2. Access will be from an existing concrete drive located at the northwest corner of the property off Mall Drive.
3. A patio canopy will be attached to the side of the building with a sign fin.
4. A drive-thru and pick-up canopy.
5. 71 parking spaces with 3 handicapped spaces.
6. A screened dumpster at rear of property.
7. An internally lighted pole sign to be a maximum height of 50' above the grade level of Interstate-30 (with a 120 sq. ft. sign face) to be located at northwest corner of property (outside any easements), two placard signs to be attached to building, a channel sign to be attached to building, a painted "medallion" sign to be attached to the building, and a directional sign.

Per the Engineering Department, the following items need to be provided and shown on site plan/plat:

1. Perpetual access agreements between all existing and proposed lots and recorded with the plat.
2. Proposed detention locations.

There is a concern from CenterPoint Energy that the proposed pole sign might be located within their easement. If this is the case, the sign will need to be moved. This must be determined before any excavation work is done.

City of Texarkana, Texas

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 as well as utility easement verification/approval prior to the issuance of building permits. Utilities have the right to request additional easements.

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

Potential Options:

None

Fiscal Implications: None

Staff Recommendation:

Staff recommends for approval and explained to the Commission that CenterPoint Energy had concerns about the proposed sign being located in their easement.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

The Planning and Zoning Commission unanimously recommended for approval with the following:

1. A 3,968 sq. ft. building with a brick façade and hardy board siding.
2. Access to be from an existing concrete drive located at the northwest corner of the property off Mall Drive.
3. A patio canopy will be attached to the side of the building with a sign fin.
4. A drive-thru and pick-up canopy will be attached to the building.
5. 71 parking spaces with 3 handicapped spaces.
6. A screened dumpster at rear of property.
7. An internally lighted pole sign to be a maximum height of 50' above the grade level of Interstate-30 (with a 120 sq. ft. sign face) to be located at northwest corner of property (outside any easements), two placard signs to be attached to building, a channel sign to be attached to building, a painted "medallion" sign to be attached to the building. and a directional sign. (Make sure signage is outside CenterPoint Energy's existing easement)
8. Perpetual access agreements required between all lots in this subdivision.
9. Any additional applicable city code/ordinance requirements in addition to those listed including but not limited to building, subdivision, fire, drainage, water and sewer as well as utility easement verification/approval must be met prior to the issuance of building permits. Utilities have the right to request additional easements.

Advisory Board/Committee Meeting Date and Minutes

May 7, 2018

City of Texarkana, Texas

Attachments

- a. 2018-057 ORD amending PD-2 for site plan app. in 2000 blk. of Mall Dr. (DOCX)
- b. 2018-057 EXH 'A' (site plan) (PDF)
- c. 2017-057 ATTH 01 (maps) (PDF)
- d. 2018-057 ATTH 02 (elevations) (PDF)
- e. 2018-057 ATTH 03 (floor plan) (PDF)
- f. 2018-057 Goals & Perspectives (DOCX)

Staff Coordination

Planning and Community Development	David Orr	Department Head Review		
Completed	05/09/2018 5:28 PM			
Deputy City Manager - Kyle Dooley	Kyle Dooley	Deputy City Manager		
Review	Completed	05/10/2018 8:24 AM		
Public Information Officer	Vicky Coopwood	PIO Review	Skipped	
	05/10/2018 10:49 AM			
City Manager	Shirley Jaster	City Manager Review	Completed	05/10/2018
10:57 AM				
City Council	Vicky Coopwood	Meeting	Pending	05/14/2018
6:00 PM				

Meeting History

Amendment to
PD-2(GR)

ORDINANCE NO. 2018-057

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING PD-2(GR) FOR SITE PLAN APPROVAL TO ALLOW THE LOCATION OF A RESTAURANT ON A 1.353 ACRE TRACT OF LAND BEING PART OF LOT 2, SOUTH COWHORN CREEK LOOP SUBDIVISION (PROPOSED LOT 4, BLOCK 1), LOCATED IN THE 2000 BLOCK OF MALL DRIVE IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, CONTAINING A REPEALER CLAUSE; CONTAINING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, an application has been filed requesting the approval of a **site plan (Exhibit ‘A’)** to allow the location of a restaurant on a 1.353 acre tract of land being part of Lot 2, South Cowhorn Creek Loop Subdivision (proposed Lot 4, Block 1), located in the 2000 block of Mall Drive in the City of Texarkana, Bowie County, Texas; and

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

WHEREAS, the proposed use of a restaurant is consistent with the listed uses in the Land Development Code for the zoning classification of Planned Development-General Retail; and

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

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

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

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

SECTION 1: That the site plan (**Exhibit ‘A’**) to allow the location of a restaurant on a 1.353 acre tract of land being part of Lot 2, South Cowhorn Creek Loop Subdivision (proposed Lot 4, Block 1), located in the 2000 block of Mall Drive in the City of Texarkana, Texas, Bowie County, Texas, is hereby approved and hereby amends PD-2(GR).

Attachment: 2018-057 ORD amending PD-2 for site plan app. in 2000 blk. of Mall Dr. (1845 : 2018-057 ORD amending PD-2 for siite plan app.

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

1. A 3,968 sq. ft. building with a brick façade and hardy board siding.
2. Access to be from an existing concrete drive located at the northwest corner of the property off Mall Drive.
3. A patio canopy will be attached to the side of the building with a sign fin.
4. A drive-thru and pick-up canopy will be attached to the building.
5. 71 parking spaces with 3 handicapped spaces.
6. A screened dumpster at rear of property.
7. An internally lighted pole sign to be a maximum height of 50’ above the grade level of Interstate-30 (with a 120 sq. ft. sign face) to be located at northwest corner of property (outside any easements), two placard signs to be attached to building, a channel sign to be attached to building, a painted “medallion” sign to be attached to the building, and a directional sign. (Make sure signage is outside CenterPoint Energy’s existing easement)
8. Perpetual access agreements required between all lots in this subdivision.
9. Any additional applicable city code/ordinance requirements in addition to those listed including but not limited to building, subdivision, fire, drainage, water and sewer as well as utility easement verification/approval must be met prior to the issuance of building permits. Utilities have the right to request additional easements.

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

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

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

PASSED AND APPROVED in Regular Council Session on this the **29th day of May, 2018.**

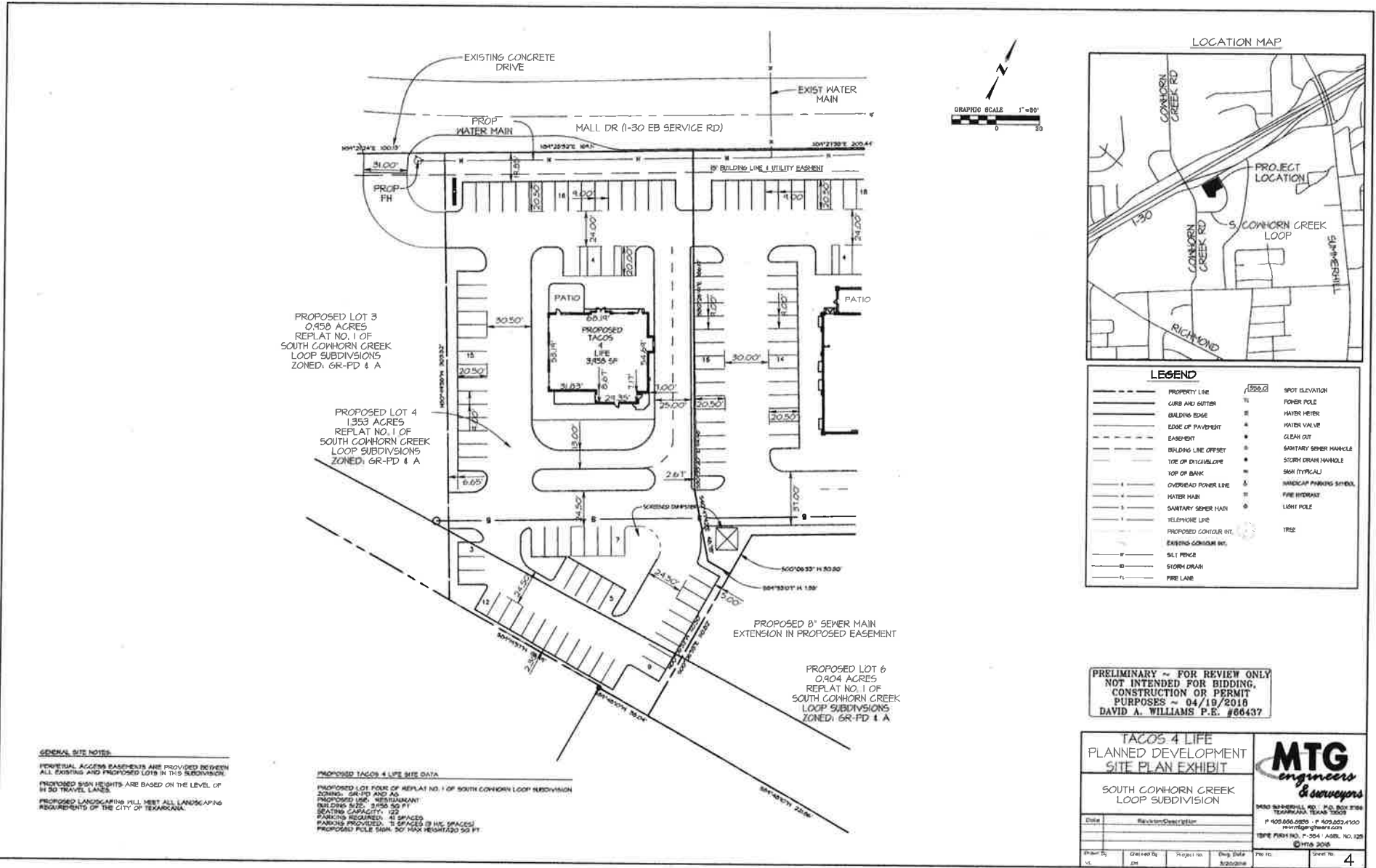
ATTEST:

JENNIFER EVANS, CITY SECRETARY

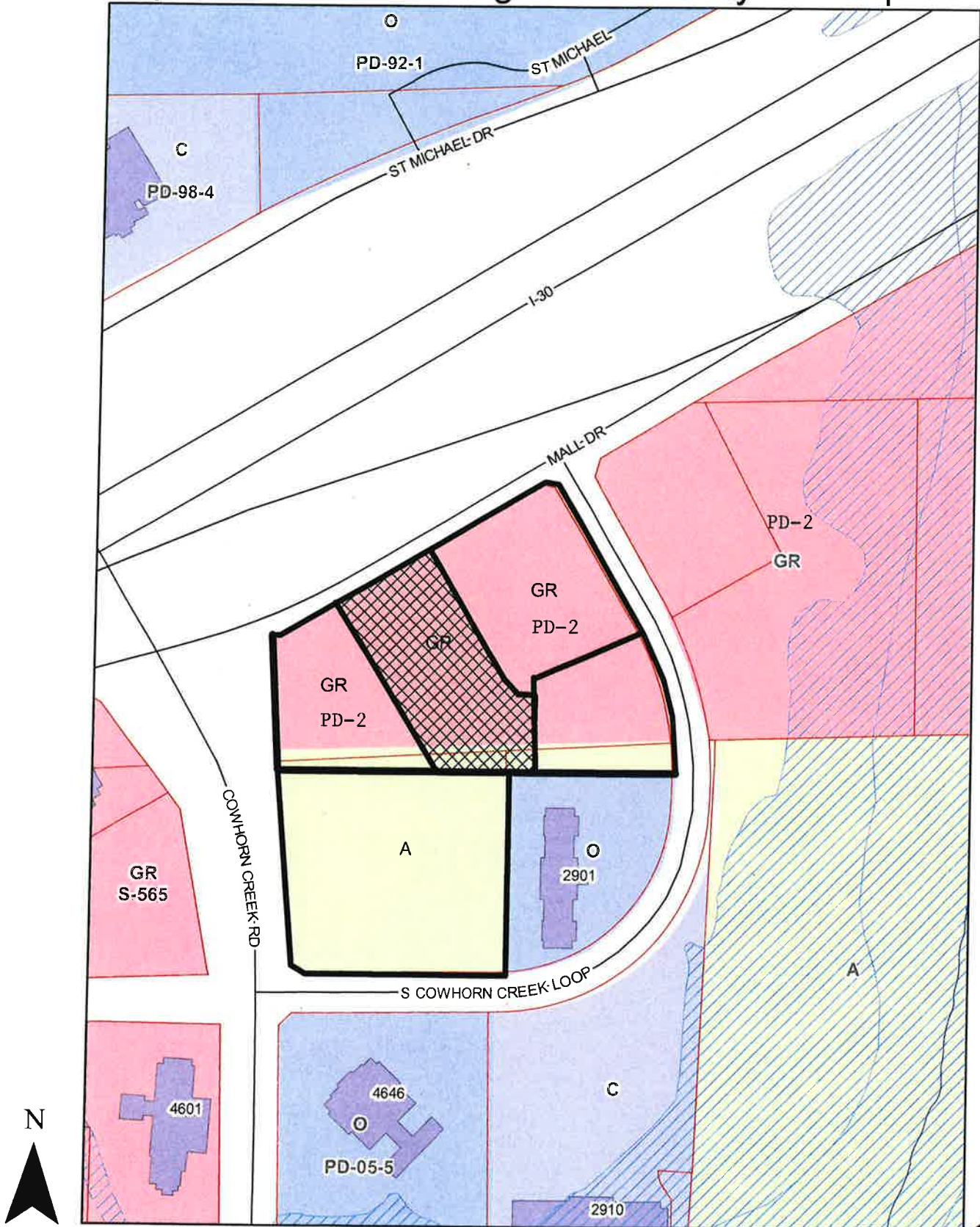
BOB BRUGGEMAN, MAYOR

2018-057

EXHIBIT 'A'



South Cowhorn Creek Loop Subdivision Project 1 Department. of Planning & Community Development



1:2,500



South Cowhorn Creek Loop Subdivision Project 1

Department. of Planning & Community Development



1:1,500



HARRISON FRENCH
& ASSOCIATES LTD

479.273.7780

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Bentonville, Arkansas 72712
www.hfa-ae.com

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WALL DRIVE I-30 FRONTAGE
ROAD
TEXARKANA, TX 75503

JOB NUMBER: 28-17-00002

ISSUE BLOCK

[illegible]

CHECKED BY:	KCK
DRAWN BY:	PAR
DOCUMENT DATE:	4/20/18
PROTO:	4K

NOT FOR CONSTRUCTION

FLOOR
PLAN

SHEET:

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: A

Update Date: 5/9/2018 4:30 PM

Briefing Sheet

Lead Department: Planning and Community Development **Action Officer:** Debbie Burk,
Ordinance No. 2018-058 amending PD-2(GR) for site plan approval on a 1.330
acre tract of land being part of Lot 2, South Cowhorn Creek Loop Subdivision
(proposed Lot 5, Block 1), located in the 2000 block of Mall Drive. CTM
Hospitality, LLC, under contract to purchase. David Williams, MTG
Subject: Engineering and Surveying, agent.

Briefing: 5/14/2018 **Public Hearing:** 5/29/2018 **Council Vote:** 5/29/2018

Item Schedule

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

Amendment to PD-2(GR): This is a request for site plan approval by CTM Hospitality, LLC, under contract to purchase, and David Williams, MTG Engineers & Surveyors, agent, on a 1.330 acre tract of land being a part of Lot 2, South Cowhorn Creek Loop Subdivision (proposed Lot 5, Block 1), located in the 2000 block of Mall Drive. The proposed use is a "Newk's Eatery" restaurant. This property is currently vacant land.

The adjacent zoning is Interstate-30 to the north, PD-General Retail to the east and west and Office and Agriculture to the south. The adjacent land use is Interstate-30 to the north, vacant land to the east and west and a hotel and vacant land to the south.

Please see the attached plan, floor plan, exterior elevations and signage that consists of the following:

1. A 4,414 sq. ft. building with a brick, stone and stucco façade.
2. Access from a proposed concrete drive located at the southeast corner of the property off South Cowhorn Creek Road.
3. 69 parking spaces with 4 handicapped spaces.
4. A screened dumpster at rear southwest corner of property.
5. An internally lighted pole sign to be a maximum height of 50' above the grade level of Interstate-30 (with a 120 sq. ft. sign face) to be located at northeast corner of property (outside any easements).

Per the Engineering Department, the following items need to be provided and shown on site plan/plat:

1. Perpetual access agreements between all existing and proposed lots and recorded with the plat.
2. Proposed detention locations.

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 as well as utility easement verification/approval prior to the issuance of building permits. Utilities have the right to request additional easements.

City of Texarkana, Texas

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 with the following stipulations:

1. A 4,414 sq. ft. building with a brick, stone and stucco façade.
2. Access from a proposed concrete drive located at the southeast corner of the property off South Cowhorn Creek Road.
3. 69 parking spaces with 4 handicapped spaces.
4. A screened dumpster at rear southwest corner of property.
5. An internally lighted pole sign to be a maximum height of 50' above the grade level of Interstate-30 (with a 120 sq. ft. sign face) to be located at northeast corner of property (outside any easements).
6. Perpetual access agreements required between all lots in this subdivision.
7. Any additional applicable city code/ordinance requirements in addition to those listed including but not limited to building, subdivision, fire, drainage, water and sewer as well as utility easement verification/approval must be met prior to the issuance of building permits. Utilities have the right to request additional easements.

Advisory Board/Committee Meeting Date and Minutes:

May 7, 2018

Attachments

- a. 2018-058 ORD for site plan app. in 2000 blk. Mall Dr. (DOCX)
- b. 2018-058 EXH 'A' (site plan) (PDF)
- c. 2018-058 ATTH 01 (maps) (PDF)
- d. 2018-058 ATTH 02 (elevations) (PDF)
- e. 2018-058 ATTH 03 (floor plan) (PDF)
- f. 2018-058 ATTH 04 (signage)(PDF)

City of Texarkana, Texas

g. 2018-058 Goals & Perspectives (DOCX)

Staff Coordination

Planning and Community Development	David Orr	Department Head Review
Completed	05/09/2018 5:29 PM	
Deputy City Manager - Kyle Dooley	Kyle Dooley	Deputy City Manager
Review	Completed	05/10/2018 8:37 AM
Public Information Officer	Vicky Coopwood	PIO Review Skipped
	05/10/2018 10:53 AM	
City Manager	Shirley Jaster	City Manager Review Completed
10:57 AM		05/10/2018
City Council	Vicky Coopwood	Meeting
6:00 PM		Pending
		05/14/2018

Meeting History

Amendment to
PD-2(GR)

ORDINANCE NO. 2018-058

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING PD-2(GR) FOR SITE PLAN APPROVAL TO ALLOW THE LOCATION OF A RESTAURANT ON A 1.330 ACRE TRACT OF LAND BEING PART OF LOT 2, SOUTH COWHORN CREEK LOOP SUBDIVISION (PROPOSED LOT 5, BLOCK 1), LOCATED IN THE 2000 BLOCK OF MALL DRIVE IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, CONTAINING A REPEALER CLAUSE; CONTAINING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, an application has been filed requesting the approval of a **site plan (Exhibit ‘A’)** to allow **the location of a restaurant** on a 1.330 acre tract of land being part of Lot 2, South Cowhorn Creek Loop Subdivision (proposed Lot 5, Block 1), located in the 2000 block of Mall Drive in the City of Texarkana, Bowie County, Texas; and

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

WHEREAS, the proposed use of a restaurant is consistent with the listed uses in the Land Development Code for the zoning classification of Planned Development-General Retail; and

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

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

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

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

SECTION 1: That the site plan (**Exhibit ‘A’**) to allow the location of a restaurant on a 1.330 acre tract of land being part of Lot 2, South Cowhorn Creek Loop Subdivision (proposed Lot 5, Block 1), located in the 2000 block of Mall Drive in the City of Texarkana, Texas, Bowie County, Texas, is hereby approved and hereby amends PD-2(GR).

Attachment: 2018-058 ORD for site plan app. in 2000 blk. Mall Dr. (1847 : 2018-058 ORD site plan approval in 2000 blk. Mall Dr.)

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

1. A 4,414 sq. ft. building with a brick, stone and stucco façade.
2. Access from a proposed concrete drive located at the southeast corner of the property off South Cowhorn Creek Road.
3. 69 parking spaces with 4 handicapped spaces.
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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 **29th day of May, 2018.**

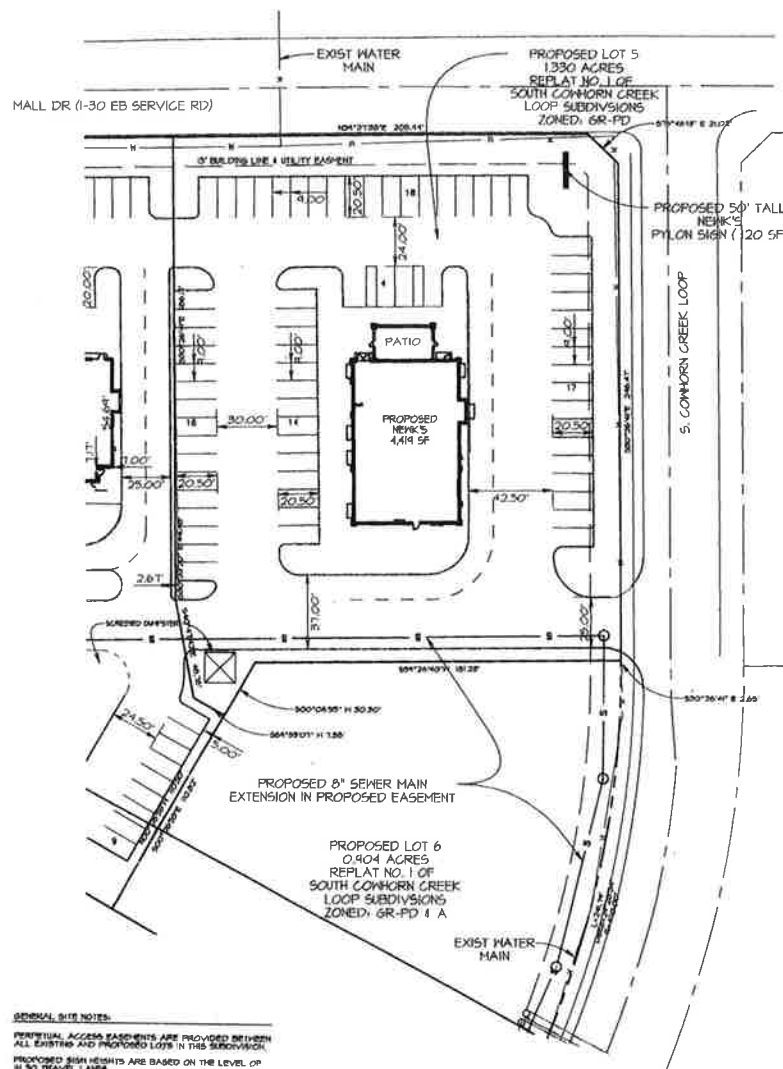
ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

Attachment: 2018-058 ORD for site plan app. in 2000 blk. Mall Dr. (1847 : 2018-058 ORD site plan approval in 2000 blk. Mall Dr.)

EXHIBIT 'A'

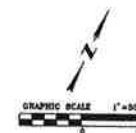


GENERAL SITE NOTES:

PERMITUAL ACCESS EASEMENTS ARE PROVIDED BETWEEN ALL EXISTING AND PROPOSED LOTS IN THIS SUBDIVISION. PROPOSED SIGN HEIGHTS ARE BASED ON THE LEVEL OF H 50 TRAVEL LANE. PROPOSED LANDSCAPING WILL MEET ALL LANDSCAPING REQUIREMENTS OF THE CITY OF TEXARKANA.

PROPOSED NEWK'S SITE DATA:

PROPOSED LOT FIVE OF REPLAT NO. 1 OF SOUTH COWHORN CREEK LOOP SUBDIVISION
 ZONING: GR-PD
 PROPOSED USE: RESTAURANT
 BUILDING SIZE: 4,419 SQ FT
 SEATING CAPACITY: 150
 PARKING REQUIRED: 34 SPACES
 PARKING PROVIDED: 41 SPACES (4 IN-LINE SPACES)
 PROPOSED PYLE SIGN: 50' MAX HEIGHT/30' SQ FT



LOCATION MAP



LEGEND

PROPERTY LINE	SPOT ELEVATION
GAS AND WATER	POWDER POLE
BUILDING EDGE	WATER METER
EDGE OF PAVEMENT	WATER VALVE
EASEMENT	CLEAN OUT
BUILDING LINE OFFSET	SANITARY SEWER HANGOFF
TOP OF DITCH/SLOPE	STORM DRAIN HANGOFF
TOP OF BANK	BANK (TYPICAL)
OVERHEAD POWER LINE	HANDICAP PARKING SYMBOL
WATER MAIN	FIRE HYDRANT
SANITARY SEWER MAIN	LIGHT POLE
TELEPHONE LINE	TREE
PROPOSED CONTOUR INT.	
EXISTING CONTOUR INT.	
SILT PILE	
STORM DRAIN	
FIRE LANE	

PRELIMINARY ~ FOR REVIEW ONLY
 NOT INTENDED FOR BIDDING,
 CONSTRUCTION OR PERMIT
 PURPOSES ~ 04/19/2018
 DAVID A. WILLIAMS P.E. #66437

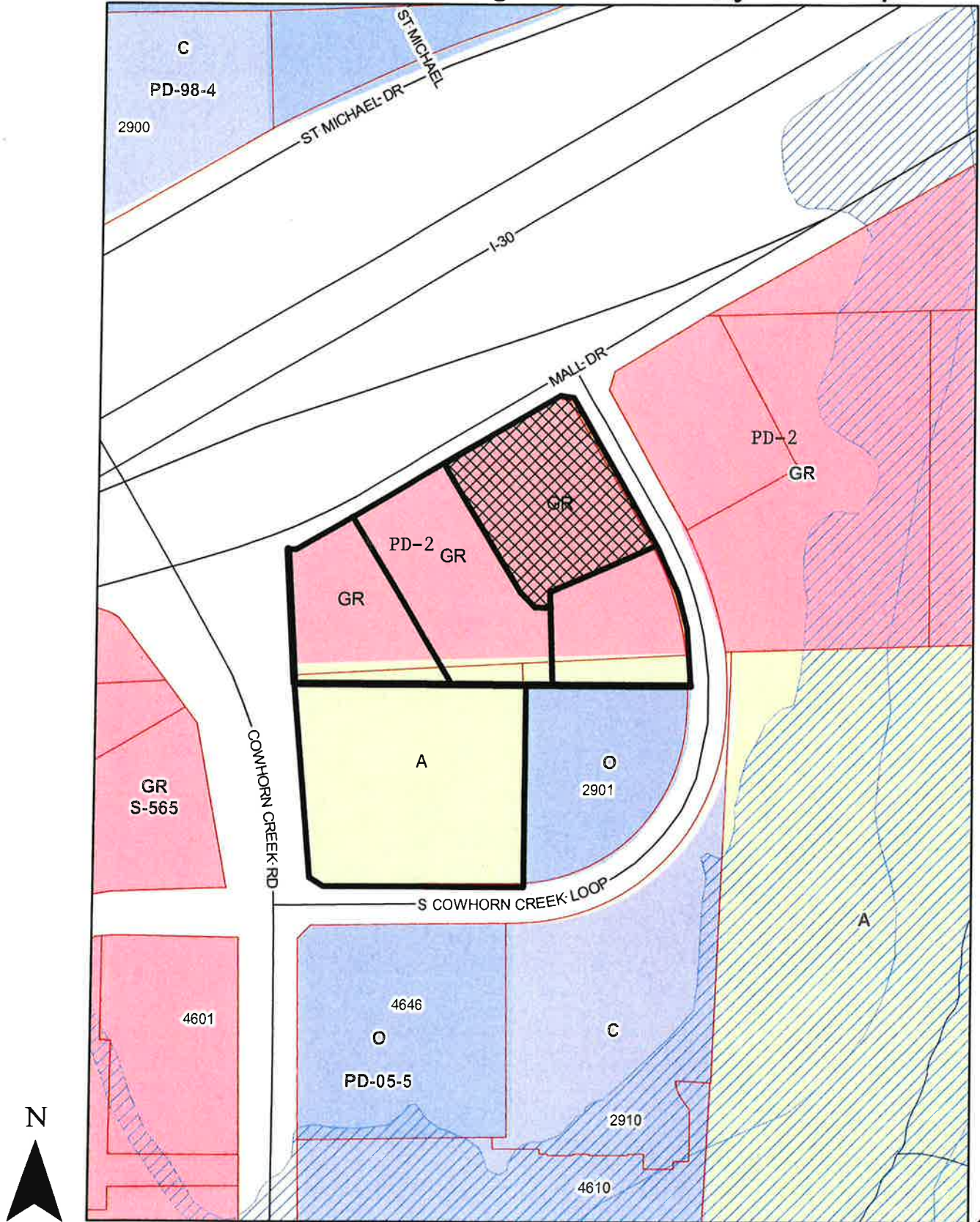
NEWK'S
 PLANNED DEVELOPMENT
 SITE PLAN EXHIBIT
 SOUTH COWHORN CREEK
 LOOP SUBDIVISION

MTG
 engineers & surveyors

9800 S. HARRIS RD., SUITE 200
 TEXARKANA, TEXAS 75781
 P 409.882.0033 F 409.882.4100
 www.mtgengineers.com
 TEXAS PROFESSIONAL ENGINEER NO. 128
 ©MTG 2018

Drawn By: [blank] Checked By: [blank] Project No.: [blank] Date: [blank]
 Title: [blank] Sheet No.: 5

South Cowhorn Creek Loop Subdivision Project 2
Department. of Planning & Community Development



Attachment: 2018-058 ATTH 01 (maps) (1847 : 2018-058 ORD site plan approval in 2000 blk. Mall Dr.)



South Cowhorn Creek Loop Subdivision Project 2

Department. of Planning & Community Development



1:1,500





2 REAR OF 3D MODEL
A22



1 FRONT OF 3D MODEL
A22

erik n.
henderson
architect, AIA

architecture . planning . interior design

2126 Morris Avenue
Birmingham, AL 35203
Phone 205.322.1751
Fax 205.322.1778
info@hpluhq.com
www.hpluhq.com

A New Building for:

Newk's
RESTAURANT

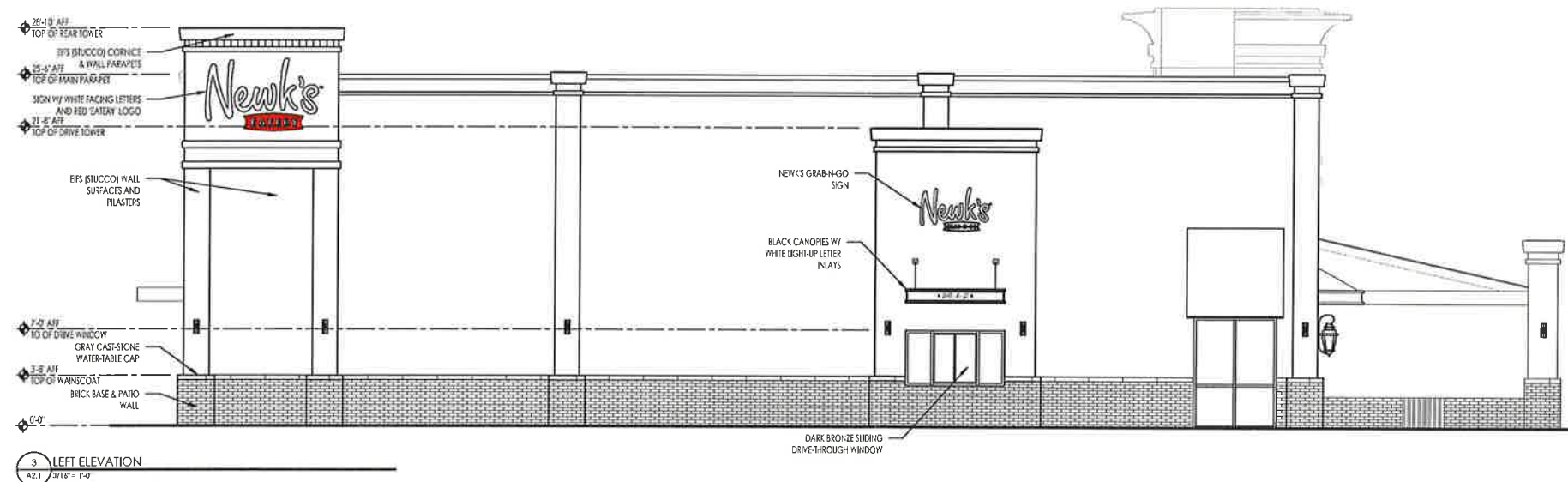
Texarkana, Texas

RELEASES / DESCRIPTION / DATES	
90% REVIEW SET	
BID SET	
NOT FOR CONSTRUCTION	
RELEASED FOR CONSTRUCTION	
DATE	06/28/16
DRAWN	MRW
CHECKED	ENH
APPROVED	HHA
PROJECT NUMBER	17074.10
SHEET TITLE	
DRAWING NO.	

Attachment: 2018-058 ATTH 02 (elevations) (1847 : 2018-058 ORD site plan approval in 2000 blk. Mall Dr.)



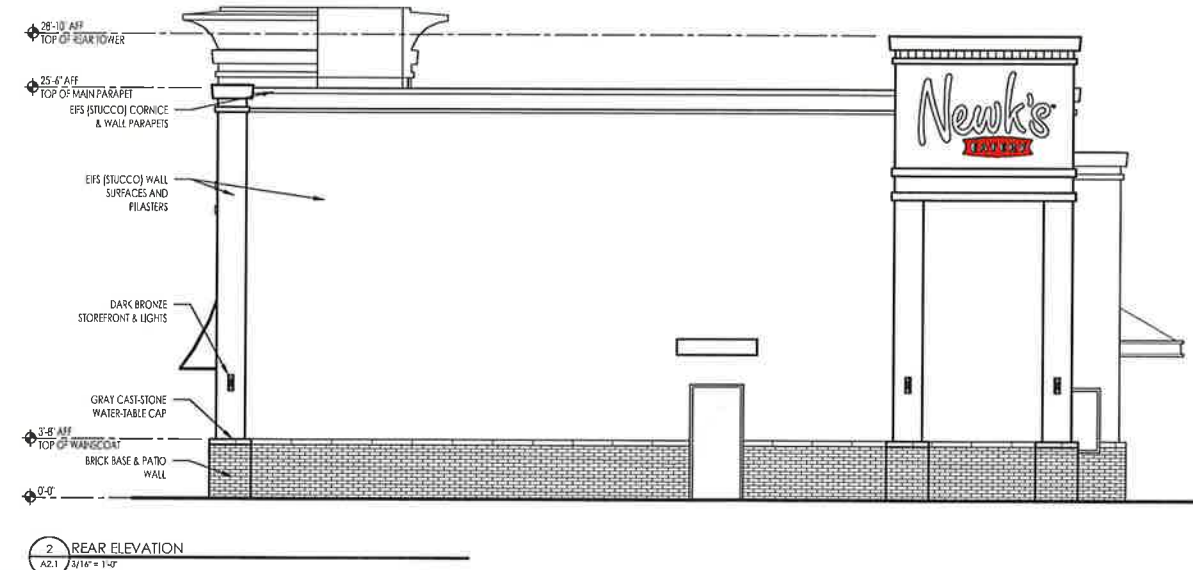
4 RIGHT ELEVATION
A2.1 3/16" = 1'-0"



3 LEFT ELEVATION
A2.1 3/16" = 1'-0"



1 FRONT ELEVATION
A2.1 3/16" = 1'-0"



2 REAR ELEVATION
A2.1 3/16" = 1'-0"

erik n.
henderson
architect, AIA

architecture . planning . interior design

2126 Morris Avenue
Birmingham, AL 35203
Phone 205.322.1751
Fax 205.322.1778
email info@hplusha.com
www.hplusha.com

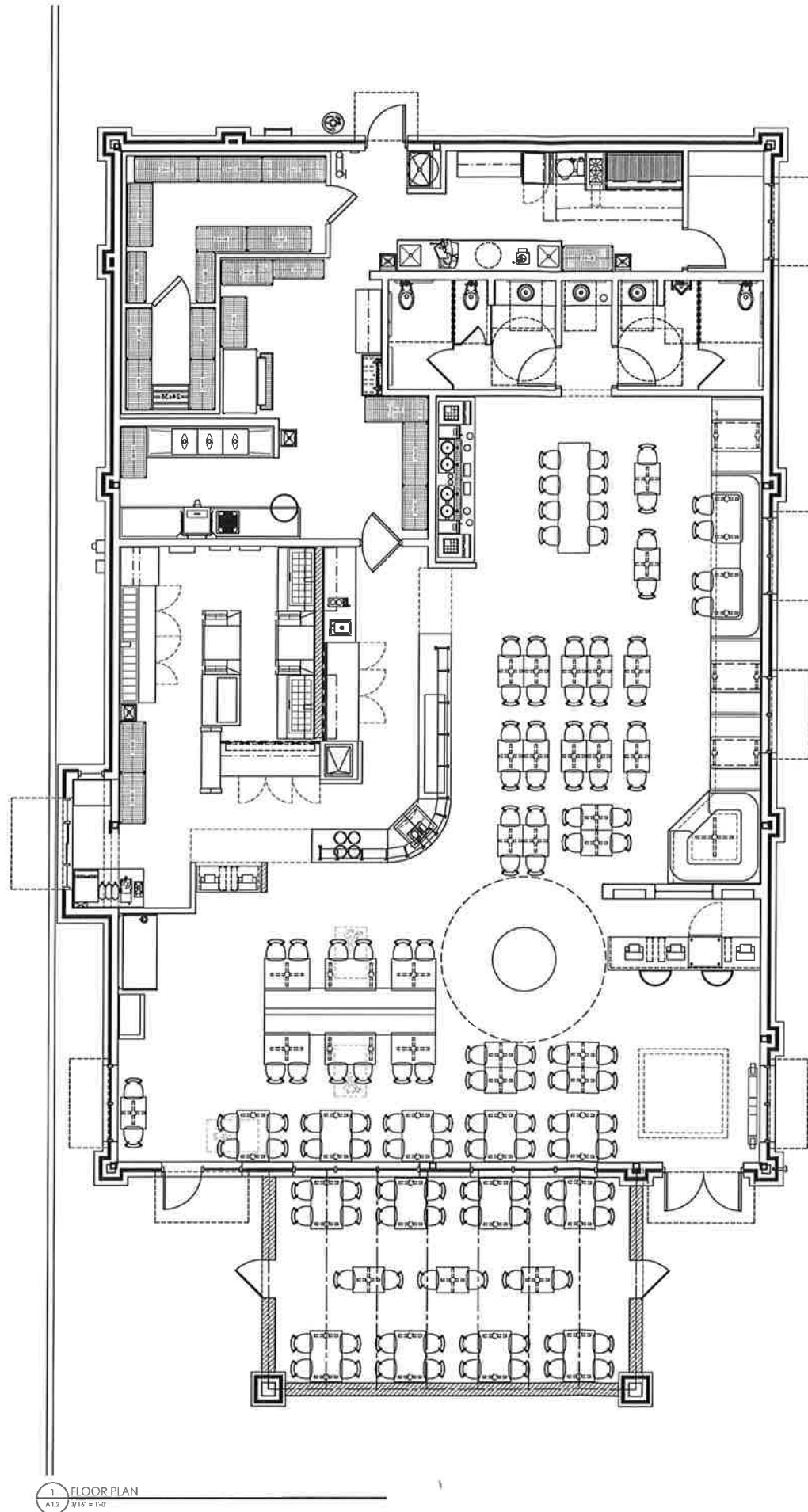
A New Building for:

Newk's
EATERY

Texarkana, Texas

RELEASES / DESCRIPTION / DATES	
90% REVIEW SET	-
BID SET	-
NOT FOR CONSTRUCTION	☒
RELEASED FOR CONSTRUCTION	☐
DATE	06.28.16
DRAWN	MRW
CHECKED	ENH
APPROVED	HHA
PROJECT NUMBER	17074.10
SHEET TITLE	
DRAWING NO.	

Attachment: 2018-058 ATTH 02 (elevations) (1847 : 2018-058 ORD site plan approval in 2000 blk. Mall Dr.)



1 FLOOR PLAN
A1.2 3/16" = 1'-0"

erik n.
henderson
architect, AIA

architecture . planning . interior design

2126 Morris Avenue
Birmingham, AL 35203
Phone 205.322.1751
Fax 205.322.1779
email info@hplusha.com
www.hplusha.com

A New Building for:



Texarkana, Texas

RELEASES / DESCRIPTION / DATES

90% REVIEW SET

BID SET

NOT FOR CONSTRUCTION
RELEASED FOR CONSTRUCTION

DATE 06.28.16

DRAWN MRW

CHECKED ENH

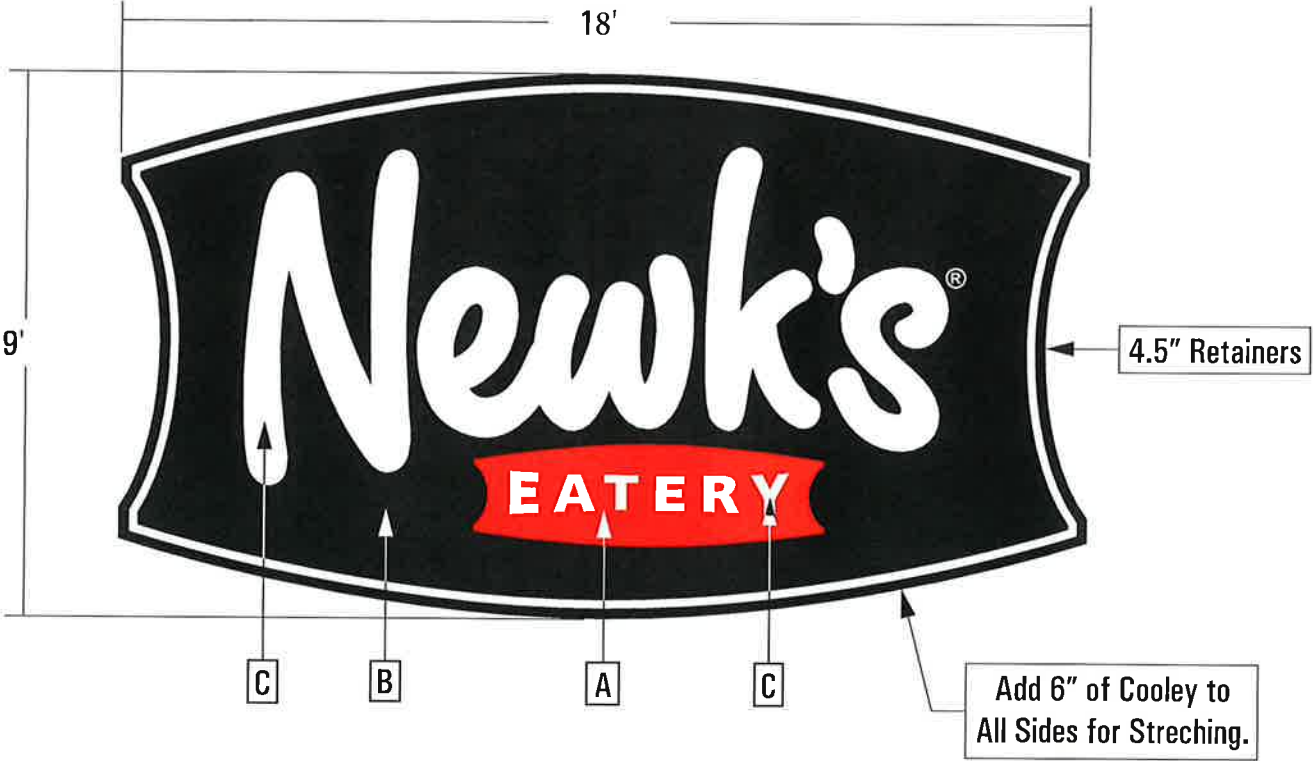
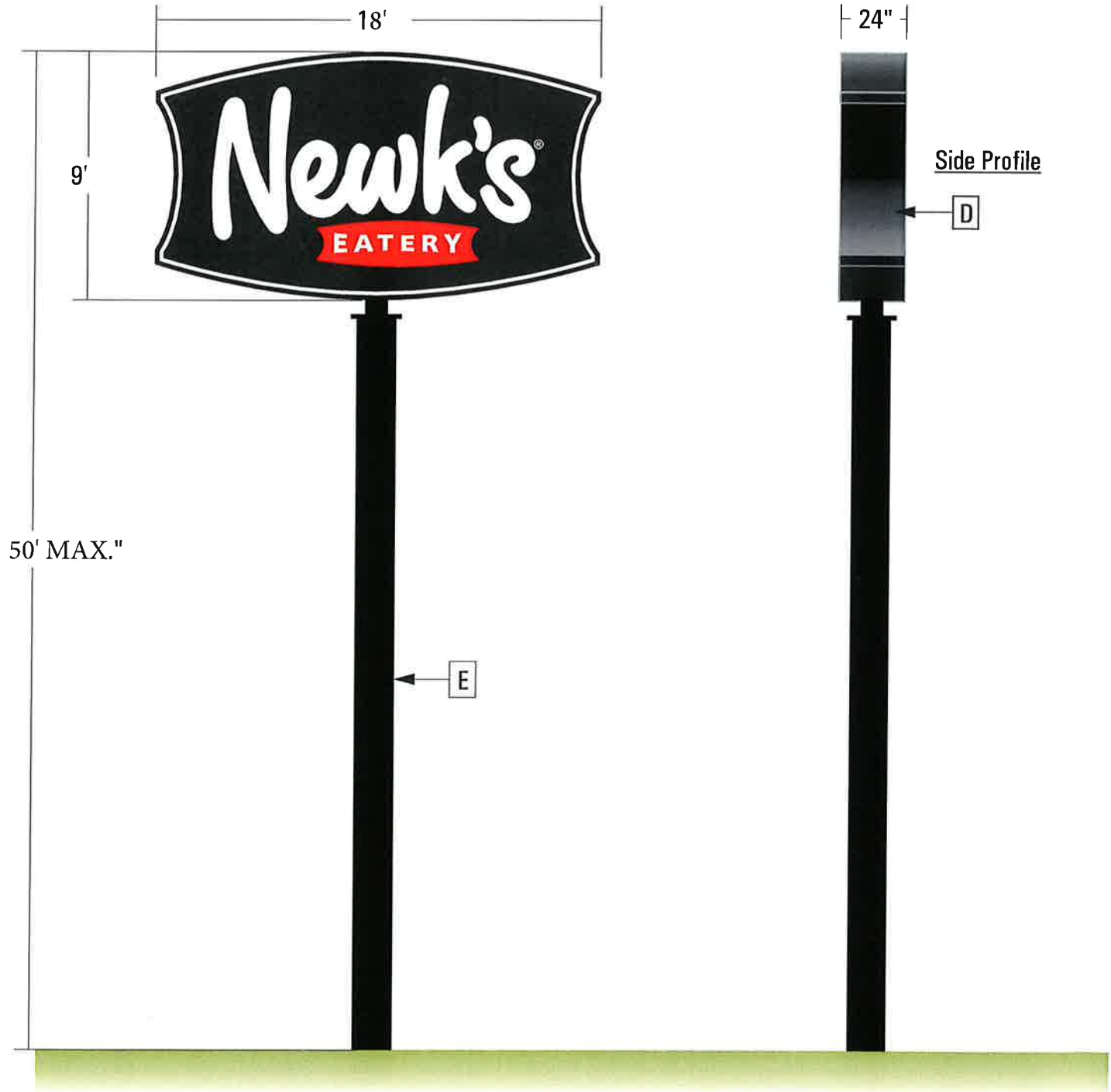
APPROVED H+HA

PROJECT NUMBER 17074.10

SHEET TITLE

DRAWING NO.

Attachment: 2018-058 ATTH 03 (floor plan) (1847 : 2018-058 ORD site plan approval in 2000 blk. Mall Dr.)



Flex Face Materials	
1	Black Eradicated Cooley
2	Aluminum Sides
3	Aluminum Tube Frame
4	3M Retainer System

Colors & Finishes - Flex Face Options	
A	Capsule: Red Oracale 8500-31
B	Face: Black Cooley Faces
C	Face: Eradicated White Areas
D	Matte Black Returns
E	Pole Painted Matte Black

Notes

Attachment: 2018-058 ATTH 04 (signage) (1847 : 2018-058 ORD site plan approval in 2000 blk. Mall Dr.)

City of Texarkana, Texas

Developing Perspectives and Goals Pending Approval by the City Council:

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

Perspectives and Goals Additional Comments:

NONE

Resource Impact:

NA

No Additional

Other Potential Impacts:

NA

Public Information Plan:

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

Other:

Attachment: 2018-058 Goals & Perspectives (1847 : 2018-058 ORD site plan approval in 2000 blk. Mall Dr.)

City of Texarkana, Texas

Briefing Sheet

Version:

Update Date: 5/9/2018 4:00 PM

Lead Department: Planning and Community Development **Action Officer:** Debbie Burk
Subject: Ordinance No. 2018-059 granting a Specific Use Permit to allow a residential treatment center (women only) on Lots 8-10, Block 118, City Trigg Addition, located at 1114 Olive Street. Nelda Shavers, under contract to purchase.

Briefing: 5/14/2018 **Public Hearing:** 5/29/2018 **Council Vote:** 5/29/2018

Item Schedule

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

S-689: This is a request by Nelda Shavers, under contract to purchase, for a Specific Use Permit to allow a residential treatment center for women on Lots 8-10, Block 118, City/Trigg Addition, located at 1114 Olive Street. Currently, a vacant doctor's office building is located on this property. The proposed use is a residential treatment center for women.

The adjacent zoning is Office to the north, south, east and west. The adjacent land use is an office to the north, a vacant lot to the south, a rehab hospital to the west and an office and vacant land to the east.

A Specific Use Permit was previously approved in January 2018 by the Planning and Zoning Commission for this same type use at a location at 1217 on Hazel Street. The applicant, Ms. Nelda Shavers is under contract to purchase both properties and will determine later which location will house the center. The remaining Specific Use Permit on the property not used will be revoked.

Ms. Shavers has stated that she provides a ministry for abused and neglected youth. See attached letter from Ms. Shavers. Ms. Shavers states in the letter that her ministry's mission is to positively impact the lives of women and children by providing a safe haven. Ms. Shavers is proposing to open a residential treatment center for sex trafficking females. The treatment center will be a 24-hour shelter and can house approximately 20 young women. The center will provide 24-hour security and nursing and counseling staff. Additional plans are to offer general education courses, GED classes, and preparation courses for college and jobs.

Staff recommends for approval of the Specific Use Permit with the following stipulations:

1. The center be a "women only" facility.
2. All city and state codes and licensing requirements be met.
3. The City has the right to revoke the Specific Use Permit if:
 - The center closes or moves to another location

City of Texarkana, Texas

- The property becomes in disrepair
- The City receives excessive police reports

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

Potential Options:

None

Fiscal Implications:

None

Staff Recommendation:

Staff recommends for approval with staff stipulations.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

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

Advisory Board/Committee Meeting Date and Minutes:

May 7, 2018

Attachments

- a. 2018-059 ORD granting SUP at 1114 Olive St. (DOCX)
- b. 2018-059 ATTH 01 (maps) (PDF)
- c. 2018-059 ATTH 02 (letter from applicant) (PDF)
- d. 2018-059 Goals & Perspectives (DOCX)

Staff Coordination

Planning and Community Development	David Orr	Department Head Review
Completed	05/09/2018 5:29 PM	
Deputy City Manager - Kyle Dooley	Kyle Dooley	Deputy City Manager
Review Completed	05/10/2018 8:39 AM	
Public Information Officer	Vicky Coopwood	PIO Review Skipped
	05/10/2018 10:55 AM	
City Manager	Shirley Jaster	City Manager Review Completed 05/10/2018
10:57 AM		
City Council	Vicky Coopwood	Meeting Pending 05/14/2018
6:00 PM		

Meeting History

City of Texarkana, Texas

S-689

ORDINANCE NO. 2018-059

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-689 TO ALLOW THE ONE ADDITIONAL USE OF A RESIDENTIAL TREATMENT CENTER (WOMEN ONLY) ON LOTS 8-10, BLOCK 118, CITY TRIGG ADDITION, LOCATED AT 1114 OLIVE STREET, IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS; CONTAINING A REPEALER CLAUSE; CONTAINING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, an application has been filed with the City of Texarkana, Texas, requesting an Amendment to the Zoning Ordinance to grant a **Specific Use Permit** to allow the **one additional use of a residential treatment center for women** on Lots 8-10, Block 118, City Trigg Addition, located at 1114 Olive Street, in the City of Texarkana, Bowie County, Texas; and

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

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Texarkana, Texas, voted **unanimously five (5) to zero (0) to recommend** to the City Council of Texarkana, Texas, that a **Specific Use Permit be granted to allow the one additional use of a residential treatment center for women** 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-689 to allow the one additional use of a residential treatment center for women** on the following described property, to-wit: **Lots 8-10, Block 118, City Trigg Addition, located at 1114 Olive Street, in the City of Texarkana, Bowie County, Texas.**

Attachment: 2018-059 ORD granting SUP at 1114 Olive St. (1848 : 2018-059 ORD granting SUP at 1114 Olive Street)

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

1. The center be a “women only” facility.
2. All city and state codes and licensing requirements be met.
3. The city has the right to revoke the Specific Use Permit if:
 - a. The center closes or moves to another location.
 - b. The property becomes in disrepair.
 - c. The city receives excessive police reports.

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.

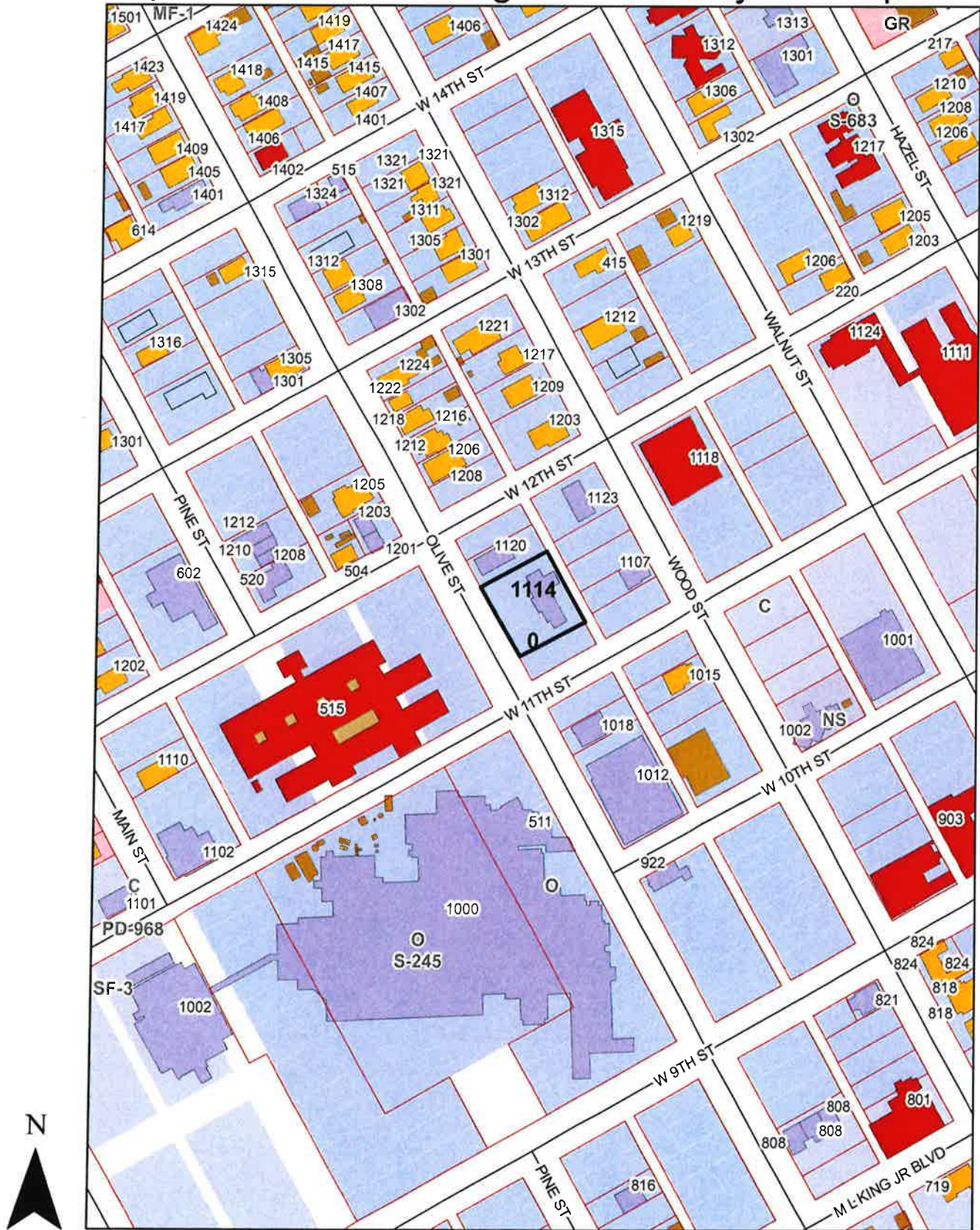
PASSED AND APPROVED in regular Council Session on this the **29th day of May, 2018.**

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

1114 Olive St.
Department. of Planning & Community Development



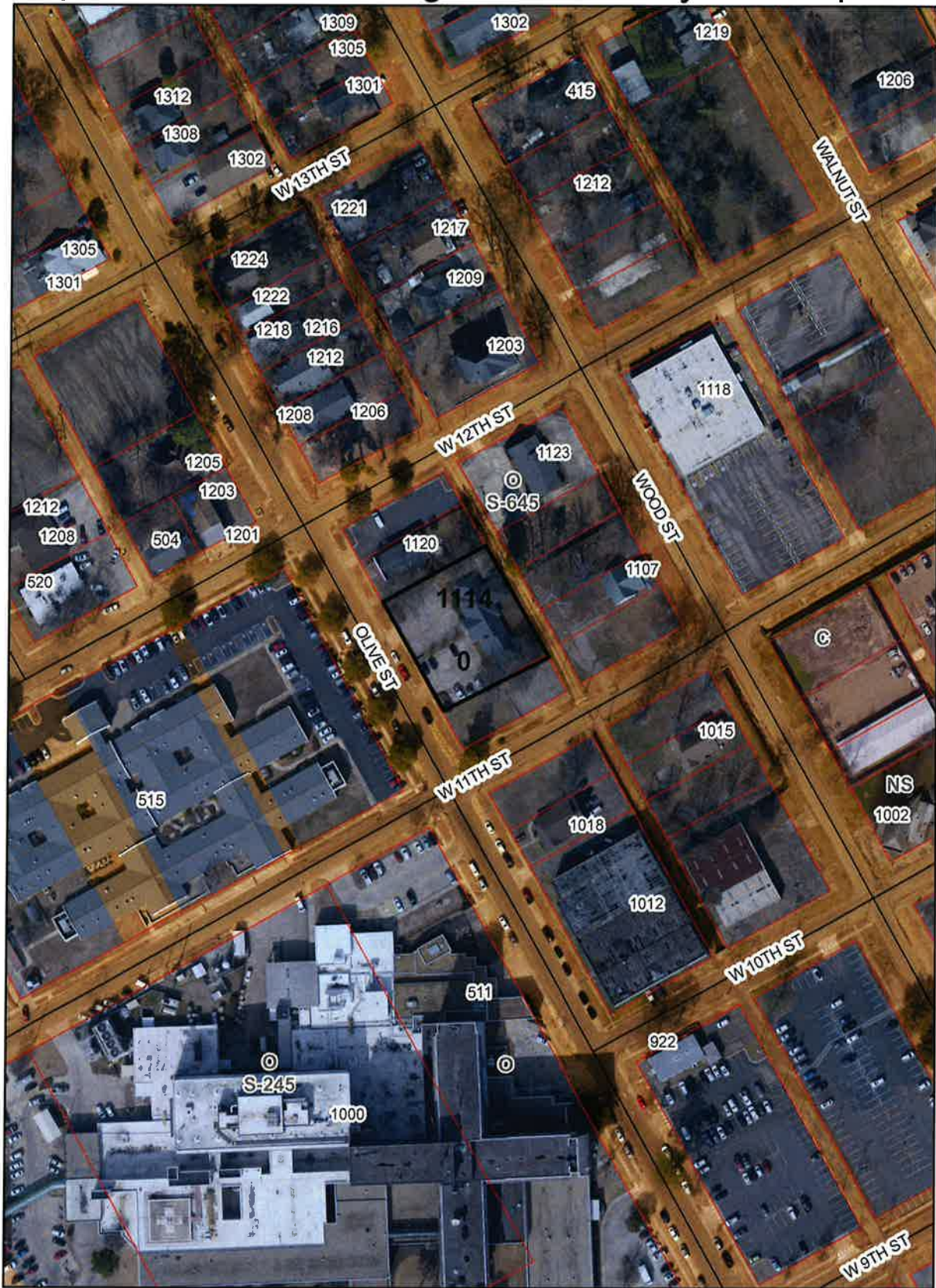
1:3,000



Attachment: 2018-059 ATTH 01 (maps) (1848 : 2018-059 ORD granting SUP at 1114 Olive Street)

1114 Olive St.

Department. of Planning & Community Development



1:2,000



Nelda Shavers Ministries
P.O. Box 6786
Texarkana, TX 75505
shaversnelda@yahoo.com
(903)826-0386

Attn: Planning and Zoning

Greetings,

I am Pastor Nelda Shavers, Founder/CEO of Kingdom International Church and Elijah's House. We are a 501(c)3 Ministry who care for abused and neglected youth. Our mission is to continue positively impact the lives of women and children, and providing a safe haven.

I would like to open a home for sex trafficking females, a 24 hour shelter located at 1114 Olive St. St Texarkana, TX 75501. The location can house approximately 20 youth. The child to staff ratio would be one staff to a maximum of two youth. We will have 24 hour/7days a week licensed security on board. We will have nursing staff, as well as ongoing counseling for drug, emotional, sexual abuse, etc. Our plans are to offer general education courses, GED classes, job corporation, preparation for college, etc. We plan to help guide our youth into a brighter tomorrow.

We look forward to hearing from you.

Thank you,


Nelda Shavers

Attachment: 2018-059 ATTH 02 (letter from applicant) (1848 : 2018-059 ORD granting SUP at 1114 Olive Street)

City of Texarkana, Texas

Developing Perspectives and Goals Pending Approval by the City Council:

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

Perspectives and Goals Additional Comments:

NONE

Resource Impact:

NA

No Additional

Other Potential Impacts:

NA

Public Information Plan:

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

Other:

Attachment: 2018-059 Goals & Perspectives (1848 : 2018-059 ORD granting SUP at 1114 Olive Street)

City of Texarkana, Texas

Briefing Sheet

Version:

Update Date: 4/12/2018 3:29 PM

Lead Department: Planning and Community Development **Action Officer:** Debbie Burk,
Ordinance No. 2018-040 granting a Specific Use Permit to allow the application
of permanent cosmetics/microblading on Lot 2, Block 1, Richmond Road
Development Addition, located at 5602 Richmond Road (Suite 108). Curt
Subject: Green, applicant. Chi Do, agent.

Briefing: 5/14/2018 **Public Hearing:** 5/14/2018 **Council Vote:** 5/14/2018

Item Schedule

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

S-685: This is a request by Curt Green, owner, and Chi Do, agent, for a Specific Use Permit, SUP, to allow the location of a permanent cosmetics/microblading business in a tenant space (Suite 108) at 5602 Richmond Road which is Lot 2, Block 1, Richmond Road Development Addition.

The adjacent zoning is General Retail to the north, east and south, and Office to the west across Richmond Road. The adjacent land use is the Sportsplex to the north and east, a bank to the south and vacant land to the west.

The Comprehensive Plan has designated this as a retail area.

This property is zoned General Retail (GR). 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.

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

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

Potential Options:

None

Fiscal Implications:

None

Staff Recommendation:

City of Texarkana, Texas

Staff recommends for approval with the following stipulations:

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 revoke the Specific Use Permit.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

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

Advisory Board/Committee Meeting Date and Minutes:

April 2, 2018

Attachments

- a. 2018-040 ORD granting SUP at 5602 Richmond Rd. (PDF)
- b. 2018-040 ATTH 01 (maps) (PDF)
- c. 2018-040 ATTH 02 (photo of prop.) (PDF)
- d. 2018-040 Goals & Perspectives (DOCX)

Staff Coordination

Planning and Community Development	David Orr	Department Head Review
Completed	04/15/2018 2:17 PM	
Deputy City Manager - Kyle Dooley	Kyle Dooley	Deputy City Manager
Review Completed	04/16/2018 1:38 PM	
Public Information Officer	Lisa Thompson	PIO Review Completed
	04/16/2018 1:46 PM	
City Manager Shirley Jaster	City Manager Review Completed	04/18/2018
10:17 AM		
City Council Jennifer Evans	Meeting Completed	04/23/2018
6:00 PM		

Meeting History

04/23/18 City Council MOVED FORWARD Next: 05/14/18
David Orr briefed this agenda item.

S-685

ORDINANCE NO. 2018-040

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-685 TO ALLOW THE ONE ADDITIONAL USE OF APPLICATION OF PERMANENT COSMETICS/MICROBLADING ON LOT 2, BLOCK 1, RICHMOND ROAD DEVELOPMENT ADDITION, LOCATED AT 5602 RICHMOND ROAD (SUITE 108), 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 Lot 2, Block 1, Richmond Road Development Addition, located at 5602 Richmond Road (Suite 108), 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-685 for the purpose of allowing the one additional use of application of permanent cosmetics/ microblading** on the following described property, to-wit: **Lot 2, Block 1, Richmond Road Development Addition, located at 5602 Richmond Road (Suite 108), 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/or any employee performing the application of permanent cosmetics/microblading 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 **14th day of May, 2018.**

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

5602 Richmond Rd. Suite 108
Department of Planning & Community Development



1:2,500



5602 Richmond Rd. Suite 108
Department of Planning & Community Development



1:1,500



Department of Planning and Community Development

5602 Richmond Road (Suite 108)



Attachment: 2018-040 ATTH 02 (photo of prop.) (1821 : 2018-040 ORD granting SUP at 5602 Richmond



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: 4/12/2018 3:33 PM

Lead Department: Planning and Community Development **Action Officer:** Debbie Burk,
Ordinance No. 2018-041 rezoning a 5.913 acre tract of land in the George
Brinlee HRS, A-18, located at the dead-end of North Kenwood Road. Single
Family-2 to General Retail. Walnut Church of Christ, applicant. Kayla Wood,
Subject: MTG Engineering and Surveying, agent.

Briefing: 5/14/2018 **Public Hearing:** 5/14/2018 **Council Vote:** 5/14/2018

Item Schedule

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

Z-18-7: This is a request by Mike Brewington, representing Walnut Church of Christ, owner, and Kayla Wood, MTG Engineering and Surveying, agent, to rezone an approximate 5.913 acre tract of land in the George Brinlee HRS, A-18, located at the dead end of North Kenwood Road from Single Family-2 to General Retail. This property is currently vacant land.

The adjacent zoning is PD-Commercial to the north, PD-Multiple Family-1 to the east and Single Family-2 to the west and south. The adjacent land use is vacant land to the north and east and residences to the west and south.

The potential buyer of this property, Gregg Orr, is proposing to build a parking lot area for the outside sales, storage and display of automobiles, boats and RV's. See attached proposed layout. It should be noted that North Kenwood Road will have to be extended to provide access to this property.

The applicant should be aware that a 7' screening device is required along the east, south and west property lines where this property abuts to residential zoning.

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

City of Texarkana, Texas

Fiscal Implications:

None

Staff Recommendation:

The current Comprehensive Plan has designated this area as a low density residential area. The new Comprehensive plan designates this as a mixed-use area. With the recent rezoning of the property immediately to the north to PD-Commercial, this retail zoning for a parking lot could act as a buffer between the Commercially zoned property to the north and the residential properties to the south. Therefore, staff recommends for approval of the request.

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 2, 2018

Attachments

- a. 2018-041 ORD Rezoning dead-end of N. Kenwood (PDF)
- b. 2018-041 ATTH 01 (maps) (PDF)
- c. 2018-041 ATTH 02 (proposed layout) (PDF)
- d. 2018-041 Goals & Perspectives (DOCX)

Staff Coordination

Planning and Community Development	David Orr	Department Head Review
Completed	04/15/2018 2:22 PM	
Deputy City Manager - Kyle Dooley	Kyle Dooley	Deputy City Manager
Review Completed	04/16/2018 1:45 PM	
Public Information Officer	Lisa Thompson	PIO Review Completed
	04/16/2018 1:47 PM	
City Manager	Shirley Jaster	City Manager Review Completed 04/19/2018
1:05 PM		
City Council	Jennifer Evans	Meeting Completed 04/23/2018
6:00 PM		

Meeting History

04/23/18 City Council MOVED FORWARD Next: 05/14/18
David Orr briefed this agenda item. Kayla Wood, of MTG Engineering and Surveying, answered questions for council.

ORDINANCE NO. 2018-041

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 5.913 ACRE TRACT OF LAND IN THE GEORGE BRINLEE HRS, A-18, LOCATED AT THE DEAD-END OF NORTH KENWOOD ROAD 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 5.913 acre tract of land in the George Brinlee HRS, A-18 (**Exhibit "A"**), located at the dead-end of North Kenwood Road 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 5.913 acre tract of land in the George Brinlee HRS, A-18 (Exhibit "A"), located at the dead-end of North Kenwood 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 **Single Family-2 to General Retail** 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 5.913 acre tract of land in the George Brinlee HRS, A-18 (**Exhibit "A"**), located at the dead end of North Kenwood Road 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 **14th day of May, 2018.**

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

EXHIBIT 'A'

All that certain 5.913 acre tract of land, being a part of Lot Numbered One (1) of the Alex Watson Estate 50 acre tract in the George Brinlee Headright Survey, Abstract No. 18, Bowie County, Texas, as shown by Deed of record in Volume 39, Page 476 of the Deed Records of Bowie County, Texas, and described by metes and bounds as follows:

COMMENCING at an iron pipe at the Southwest corner of said Alex Watson Estate 50 acre tract;
 THENCE East 284.84 feet, along the South boundary line of said Alex Watson 50 acre tract, same being the South boundary line of Lot 1 allotted to Squire Watson, to an iron pin for the Point of Beginning at the Southeast corner of a 0.952 acre tract conveyed to James D. Harris by Deed of record in Volume 610, Page 907 of the Deed Records of Bowie County, Texas;
 THENCE East 539.59 feet, along the South boundary line of said Lot 1, same being the North boundary line of Kenwood Park Addition, to an iron pipe at the Southwest corner of a 0.492 acre tract conveyed by Paul F. Stanphill and wife, Mary L. Stanphill, to Samuel Lewis Compton by Deed of record in Volume 443, Page 529 of the Deed Records of Bowie County, Texas;

THENCE North 00 deg. 16 min. 59 sec. West 143.00 feet to an iron pin at the Northwest corner of said Compton tract;

THENCE East 150.00 feet to an iron pin at the Northeast corner of said Compton tract;

THENCE South 00 deg. 16 min. 59 sec. East 143.00 feet to an iron pin at the Southeast corner of said Compton tract;

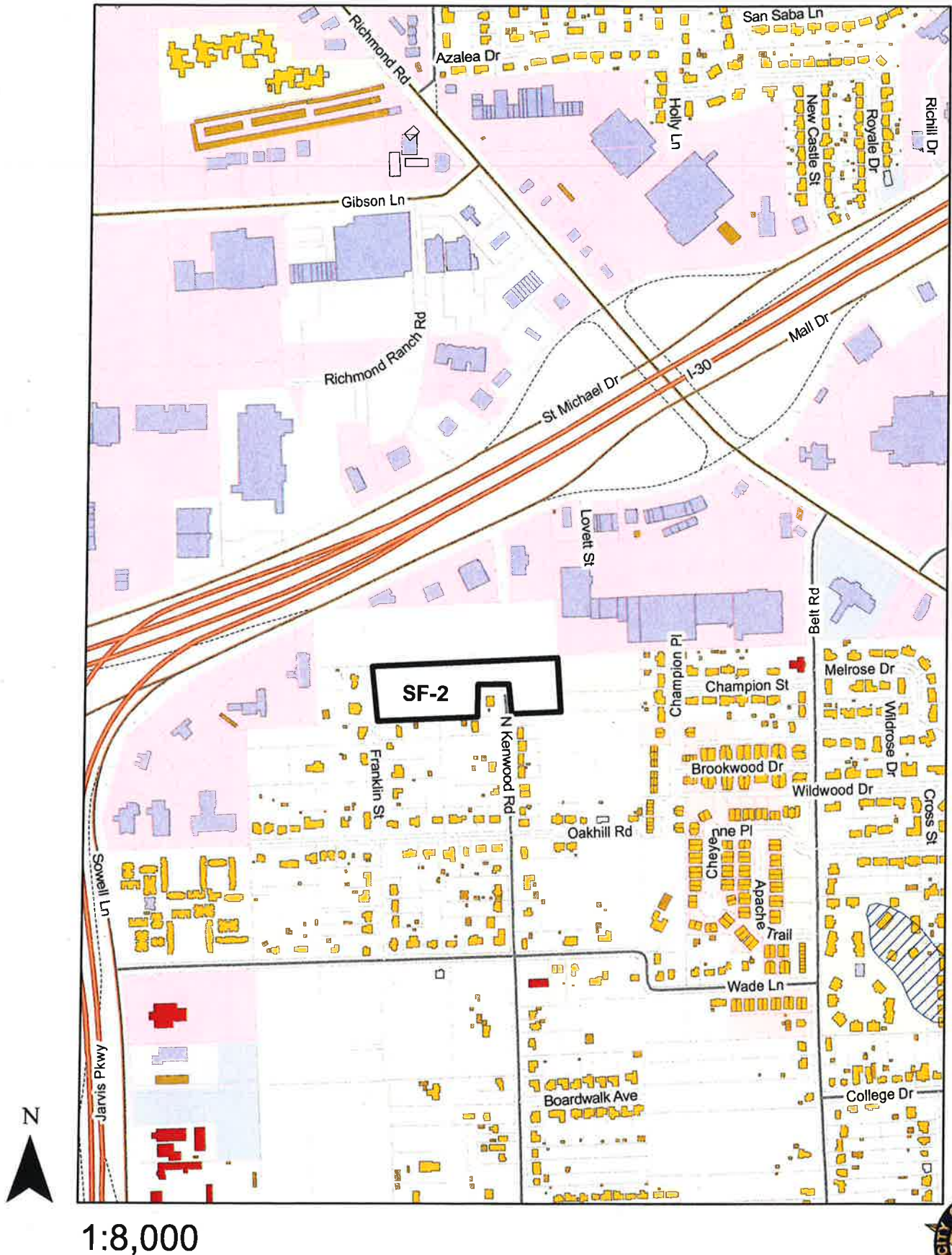
THENCE East 284.41 feet, along the South boundary line of said Lot 1, to an iron pipe at fence corner at the Southeast corner of said Alex Watson 50 acre tract;

THENCE North 00 deg. 24 min. 17 sec. West 287.00 feet, with a fence along the East boundary line of said Alex Watson 50 acre tract, to an iron pipe and fence corner at the Northeast corner of said Lot 1;

THENCE North 89 deg. 51 min. 25 sec. West 967.40 feet, with a fence along the North boundary line of Lot 1, to an iron pipe at the Northeast corner of a 0.952 acre tract conveyed by Paul F. Stanphill to Vern Parke by Deed of record in Volume 498, Page 627 of the Deed Records of Bowie County, Texas;

THENCE South 00 deg. 05 min. 08 sec. East 289.41 feet, along the East boundary line of said Parke and Harris tracts to the Point of Beginning, containing 5.913 acres of land, more or less.

Department of Planning & Community Development



Attachment: 2018-041 ATTH 01 (maps) (1822 : 2018-041 ORD rezoning at dead-end of N. Kenwood Rd.)



Department of Planning & Community Development



1:4,000





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: 4/12/2018 3:37 PM

Lead Department: Planning and Community Development **Action Officer:** Debbie Burk,
Ordinance No. 2018-042 granting a Specific Use Permit to allow outside sales, storage and display of automobiles, boats and RV's on a 5.913 acre tract of land in the George Brinlee HRS, A-18, located at the dead-end of North Kenwood Road. Walnut Church of Christ, applicant. Kayla Wood, MTG Engineering and Surveying, agent.

Subject:

Briefing: 5/14/2018 **Public Hearing:** 5/14/2018 **Council Vote:** 5/14/2018

Item Schedule

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

S-686: This is a request by Mike Brewington, representing Walnut Church of Christ, owner, and Kayla Wood, MTG Engineering and Surveying, agent, for a Specific Use Permit to allow the outdoor sales, storage and display of automobiles, boats and RV's on an approximate 5.913 acre tract of land in the George Brinlee HRS, A-18, located at the dead end of North Kenwood Road. This property is currently vacant land.

The adjacent zoning is PD-Commercial to the north, PD-Multiple Family-1 to the east and Single Family-2 to the west and south. The adjacent land use is vacant land to the north and east and residences to the west and south.

The potential buyer of this property, Gregg Orr, is proposing to build a parking lot area for the outside sales, storage and display of automobiles, boats and RV's. See attached proposed layout. A Specific Use Permit is required to allow this type use.

The applicant should be aware that a 7' screening device is required along the east, south and west property lines where this property abuts to residential zoning.

The applicant should also be aware that if this request 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:

City of Texarkana, Texas

None

Fiscal Implications:

None

Staff Recommendation:

The current Comprehensive Plan has designated this area as a low density residential area. However, with the recent rezoning of the property immediately to the north to PD-Commercial, the General Retail zoning with a Specific Use Permit to allow a parking lot could act as a buffer between the Commercially zoned property to the north and the residential properties to the south. Therefore, staff recommends for approval of the request.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

The Planning and Zoning Commission unanimously recommended for approval of the request with the following stipulation:

- Any outside lighting be directed downward and shielded away from adjacent residential properties.

Advisory Board/Committee Meeting Date and Minutes:

April 2, 2018

Attachments

- a. 2018-042 ORD granting SUP at dead-end of N. Kenwood Rd. (PDF)
- b. 2018-042 ATTH 01 (maps) (PDF)
- c. 2018-042 ATTH 02 (proposed layout) (PDF)
- d. 2018-042 Goals & Perspectives (DOCX)

Staff Coordination

Planning and Community Development	David Orr	Department Head Review
Completed	04/15/2018 2:25 PM	
Deputy City Manager - Kyle Dooley	Kyle Dooley	Deputy City Manager
Review Completed	04/16/2018 1:47 PM	
Public Information Officer	Lisa Thompson	PIO Review Completed
	04/16/2018 1:48 PM	
City Manager Shirley Jaster	City Manager Review Completed	04/19/2018
1:08 PM		
City Council Jennifer Evans	Meeting Completed	04/23/2018
6:00 PM		

Meeting History

04/23/18 City Council MOVED FORWARD Next: 05/14/18
David Orr briefed this agenda item.

S-686

ORDINANCE NO. 2018-042

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-686 TO ALLOW OUTSIDE SALES, STORAGE AND DISPLAY OF AUTOMOBILES, BOATS AND RV'S ON A 5.913 ACRE TRACT OF LAND IN THE GEORGE BRINLEE HRS, A-18, LOCATED AT THE DEAD-END OF NORTH KENWOOD ROAD, IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS; CONTAINING A REPEALER CLAUSE; CONTAINING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, an application has been filed with the City of Texarkana, Texas, requesting an Amendment to the Zoning Ordinance to grant a **Specific Use Permit** to allow **outside sales, storage and display of automobiles, boats and RV's** on a 5.913 acre tract of land (**Exhibit "A"**) located at the dead-end of North Kenwood Road, in the City of Texarkana, Bowie County, Texas; and

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

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Texarkana, Texas, voted **unanimously six (6) to zero (0) to recommend** to the City Council of Texarkana, Texas, that a **Specific Use Permit be granted to allow outside sales, storage and display of automobiles, boats and RV's** 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-686 for the purpose of allowing outside sales, storage and display of automobiles, boats and RV's** on the following described property, to-wit: **A 5.913 acre tract of land in the George Brinlee HRS, A-18 (Exhibit "A") located at the dead-end of North Kenwood Road, in the City of Texarkana, Bowie County, Texas.**

SECTION 2: That the following stipulation is hereby imposed and made a part of this Ordinance:

- Any outside lighting be directed downward and shielded away from adjacent residential properties.

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 **14th day of May, 2018.**

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

EXHIBIT 'A'

All that certain 5.913 acre tract of land, being a part of Lot Numbered One (1) of the Alex Watson Estate 50 acre tract in the George Brinlee Headright Survey, Abstract No. 18, Bowie County, Texas, as shown by Deed of record in Volume 39, Page 476 of the Deed Records of Bowie County, Texas, and described by metes and bounds as follows:

COMMENCING at an iron pipe at the Southwest corner of said Alex Watson Estate 50 acre tract;
 THENCE East 284.84 feet, along the South boundary line of said Alex Watson 50 acre tract, same being the South boundary line of Lot 1 allotted to Squire Watson, to an iron pin for the Point of Beginning at the Southeast corner of a 0.952 acre tract conveyed to James D. Harris by Deed of record in Volume 610, Page 907 of the Deed Records of Bowie County, Texas;
 THENCE East 539.59 feet, along the South boundary line of said Lot 1, same being the North boundary line of Kenwood Park Addition, to an iron pipe at the Southwest corner of a 0.492 acre tract conveyed by Paul F. Stanphill and wife, Mary L. Stanphill, to Samuel Lewis Compton by Deed of record in Volume 443, Page 529 of the Deed Records of Bowie County, Texas;

THENCE North 00 deg. 16 min. 59 sec. West 143.00 feet to an iron pin at the Northwest corner of said Compton tract;

THENCE East 150.00 feet to an iron pin at the Northeast corner of said Compton tract;

THENCE South 00 deg. 16 min. 59 sec. East 143.00 feet to an iron pin at the Southeast corner of said Compton tract;

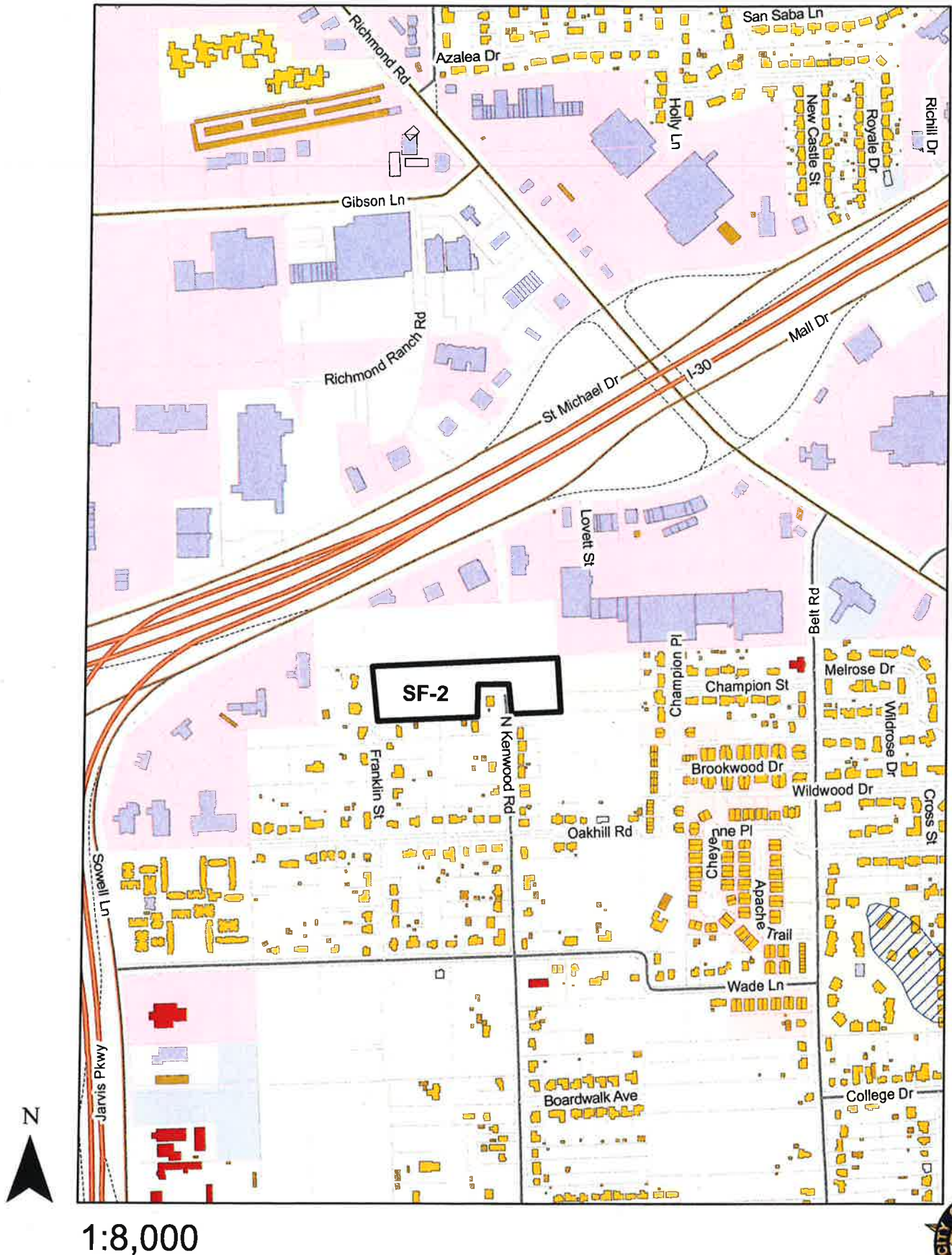
THENCE East 284.41 feet, along the South boundary line of said Lot 1, to an iron pipe at fence corner at the Southeast corner of said Alex Watson 50 acre tract;

THENCE North 00 deg. 24 min. 17 sec. West 287.00 feet, with a fence along the East boundary line of said Alex Watson 50 acre tract, to an iron pipe and fence corner at the Northeast corner of said Lot 1;

THENCE North 89 deg. 51 min. 25 sec. West 967.40 feet, with a fence along the North boundary line of Lot 1, to an iron pipe at the Northeast corner of a 0.952 acre tract conveyed by Paul F. Stanphill to Vern Parke by Deed of record in Volume 498, Page 627 of the Deed Records of Bowie County, Texas;

THENCE South 00 deg. 05 min. 08 sec. East 289.41 feet, along the East boundary line of said Parke and Harris tracts to the Point of Beginning, containing 5.913 acres of land, more or less.

Department of Planning & Community Development

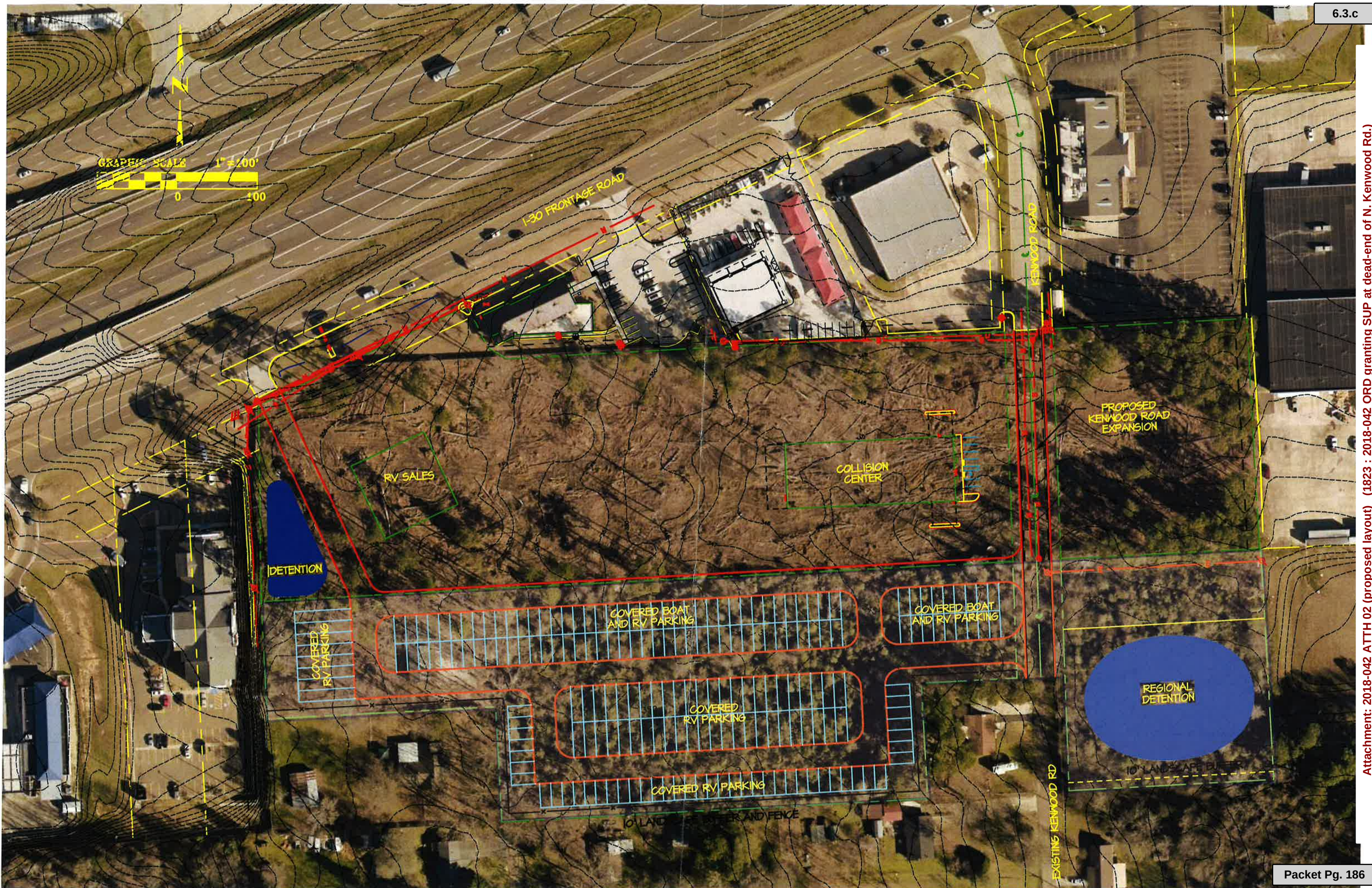


Department of Planning & Community Development



1:4,000





Attachment: 2018-042 ATTH 02 (proposed layout) (1823 : 2018-042 ORD granting SUP at dead-end of N. Kenwood 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: 4/12/2018 3:42 PM

Lead Department: Planning and Community Development **Action Officer:** Debbie Burk,
Ordinance No. 2018-043 rezoning a 0.95 acre tract of land in the George
Brinlee HRS, A-18, located at the dead-end of Franklin Street. Single Family-2
to General Retail. Charles Firmin, Jr., applicant. Kayla Wood, MTG
Subject: Engineering and Surveying, agent.

Briefing: 5/14/2018 **Public Hearing:** 5/14/2018 **Council Vote:** 5/14/2018

Item Schedule

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

Z-18-8: This is a request by Charles Firmin, Jr., owner, and Kayla Wood, MTG Engineering and Surveying, agent, to rezone an approximate 0.95 acre tract of land in the George Brinlee HRS, A-18, located at the dead end of Franklin Street from Single Family-2 to General Retail. A residence is currently located on this property.

The adjacent zoning is PD-Commercial to the north, General Retail to the west and Single Family-2 to the east and south. The adjacent land use is vacant land to the north and east, a residence to the south and a hotel to the west.

The potential buyer of this property, Gregg Orr, is proposing to build a parking lot area for the outside sales, storage and display of automobiles, boats and RV's at this location. See attached proposed layout.

The applicant should be aware that a 7' screening device is required along the southern property line where this property abuts to residential zoning.

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

City of Texarkana, Texas

Fiscal Implications:

None

Staff Recommendation:

The current Comprehensive Plan has designated this area as a low density residential area. The new Comprehensive Plan designates this as a mixed-use area. With the recent rezoning of the property immediately to the north to PD-Commercial, this retail zoning for a parking lot could act as a buffer between the Commercially zoned property to the north and the residential properties to the south. Therefore, staff recommends for approval of the request.

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 2, 2018

Attachments

- a. 2018-043 ORD rezoning at dead-end of Franklin St. - (PDF)
- b. 2018-043 ATTH 01 (maps) (PDF)
- c. 2018-043 ATTH 02 (proposed layout) (PDF)
- d. 2018-043 Goals & Perspectives (DOCX)

Staff Coordination

Planning and Community Development	David Orr	Department Head Review
Completed	04/15/2018 2:29 PM	
Deputy City Manager - Kyle Dooley	Kyle Dooley	Deputy City Manager
Review Completed	04/16/2018 1:49 PM	
Public Information Officer	Lisa Thompson	PIO Review Completed
04/16/2018 1:53 PM		
City Manager Shirley Jaster	City Manager Review Completed	04/19/2018
11:55 AM		
City Council Jennifer Evans	Meeting Completed	04/23/2018
6:00 PM		

Meeting History

04/23/18 City Council MOVED FORWARD Next: 05/14/18
David Orr briefed this agenda item.

Z-18-8

ORDINANCE NO. 2018-043

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 0.95 ACRE TRACT OF LAND IN THE GEORGE BRINLEE HRS, A-18, LOCATED AT THE DEAD-END OF FRANKLIN STREET 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 0.95 acre tract of land in the George Brinlee HRS, A-18 (**Exhibit “A”**), located at the dead-end of Franklin Street 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 0.95 acre tract of land in the George Brinlee HRS, A-18 (Exhibit “A”), located at the dead-end of Franklin 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 General Retail** 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 0.95 acre tract of land in the George Brinlee HRS, A-18 (**Exhibit “A”**), located at the dead end of Franklin Street in the City of Texarkana, Bowie County, Texas, from **Single Family-2 to General Retail**.

Attachment: 2018-043 ORD rezoning at dead-end of Franklin St. - (1824 : 2018-043 ORD rezoning at dead-end of Franklin St.)

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 **14th day of May, 2018.**

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

EXHIBIT 'A'

All that certain tract or parcel of land situated in the GEORGE BRINLEE HEARDRIGHT SURVEY, Abstract No. 18, Bowie County, Texas, and being a part of the Lot Numbered One (1) of the Alex Watson Estate, 50 acre tract as recorded in Volume 39, Page 476, of the Deed Records of Bowie County, Texas and herein described tract of land being that certain 0.952 acre tract conveyed to Robert A. Porter and wife, Sharla A. Porter by deed recorded in Volume 1628, Pages 322-323 of the Real Property Records of Bowie County, Texas and the subject tract being more particularly described by metes and bounds as follows:

BEGINNING at an iron pipe found for corner in an existing fence line, said point being North, 291.19 feet and West 961.90 feet from the Southeast corner of the

said Alex Watson 50 acre tract and also being North, 1505.08 feet and West 1425.79 feet from the Southeast corner of the said George Brinlee Headright Survey and the said POINT OF BEGINNING also being the Northeast corner of the said 0.952 acre Porter tract;

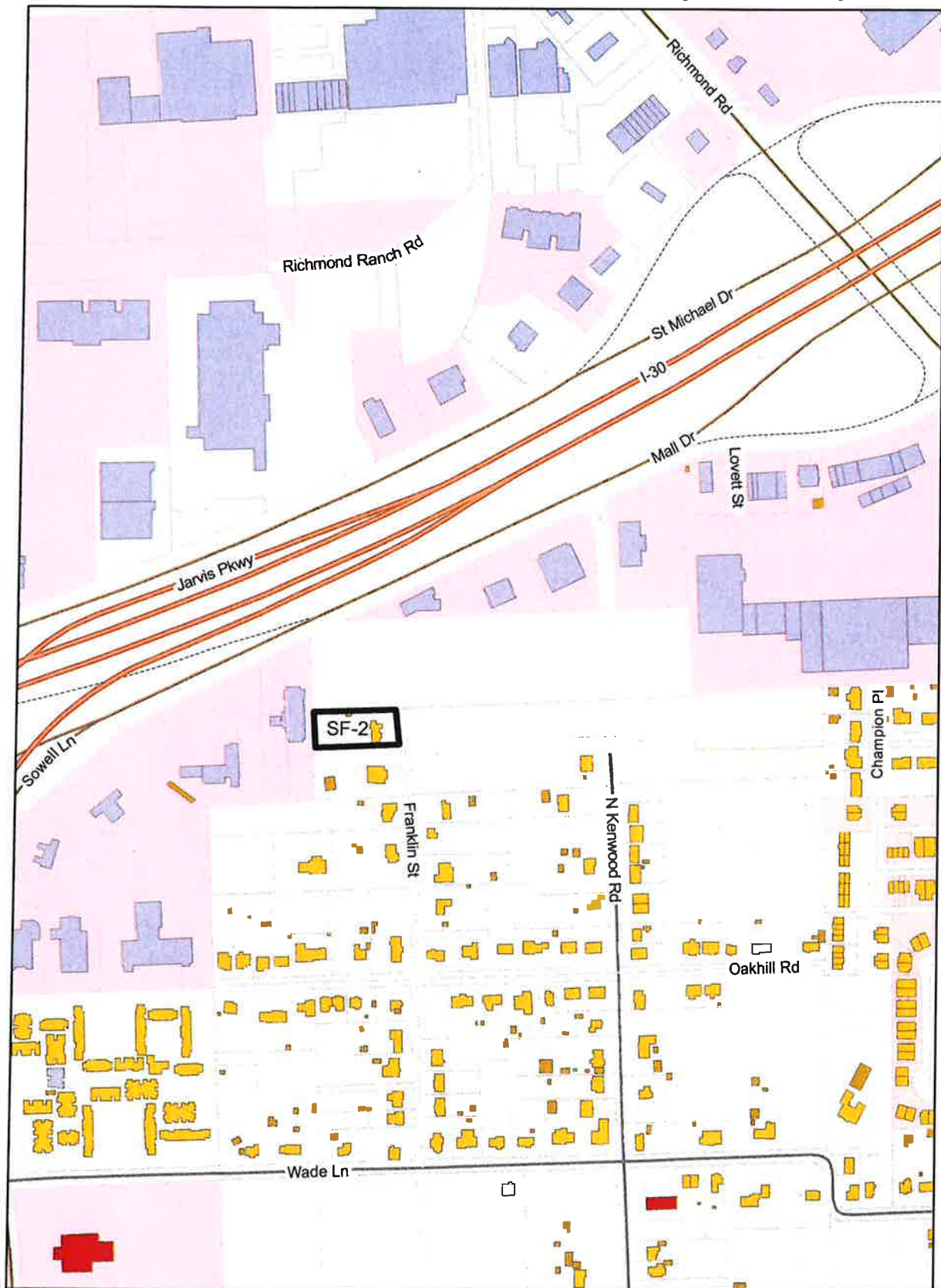
THENCE: S 00° 03' 47" W, 144.88 feet with the approximate centerline of an existing street or road designated as Franklin Drive and with the West boundary line of a certain tract recorded on Volume 1636, Page 10 of the Real Property Records of Bowie County, Texas to a 3/8 inch iron pipe found for corner at the Southeast corner of said 0.952 acre Porter tract and being the Northeast corner of a certain tract conveyed to Vadamae Harris as recorded in Volume 655, Page 629 of the Deed Records of Bowie County, Texas;

THENCE: N 89° 44' 30" W, 285.53 feet with the South boundary line of said 0.952 acre Porter tract and the North boundary line of said Harris tract to a 1 inch pipe found for corner in an existing fence line at the Southwest corner of said Porter tract;

THENCE: N 00° 02' 34" E, 146.06 feet along an existing fence line, being the West boundary line of said 0.952 acre Porter tract and the East line of a certain 7.035 acre tract conveyed to Ann M. Raffaelli by deed recorded in Volume 672, Page 119 of the Deed Records of Bowie County, Texas to a 1 inch pipe found for corner in an existing fence corner at the Northwest corner of said Porter tract;

THENCE: S 89° 30' 19" E, 284.59 feet along an existing fence line, being the North boundary line of said 0.952 acre Porter tract and the South boundary line of a certain 8.084 acre tract recorded in Volume 1954, Page 188 of the Real Property Records of Bowie County, Texas to the POINT OF BEGINNING and containing 0.95 acres of land, more or less.

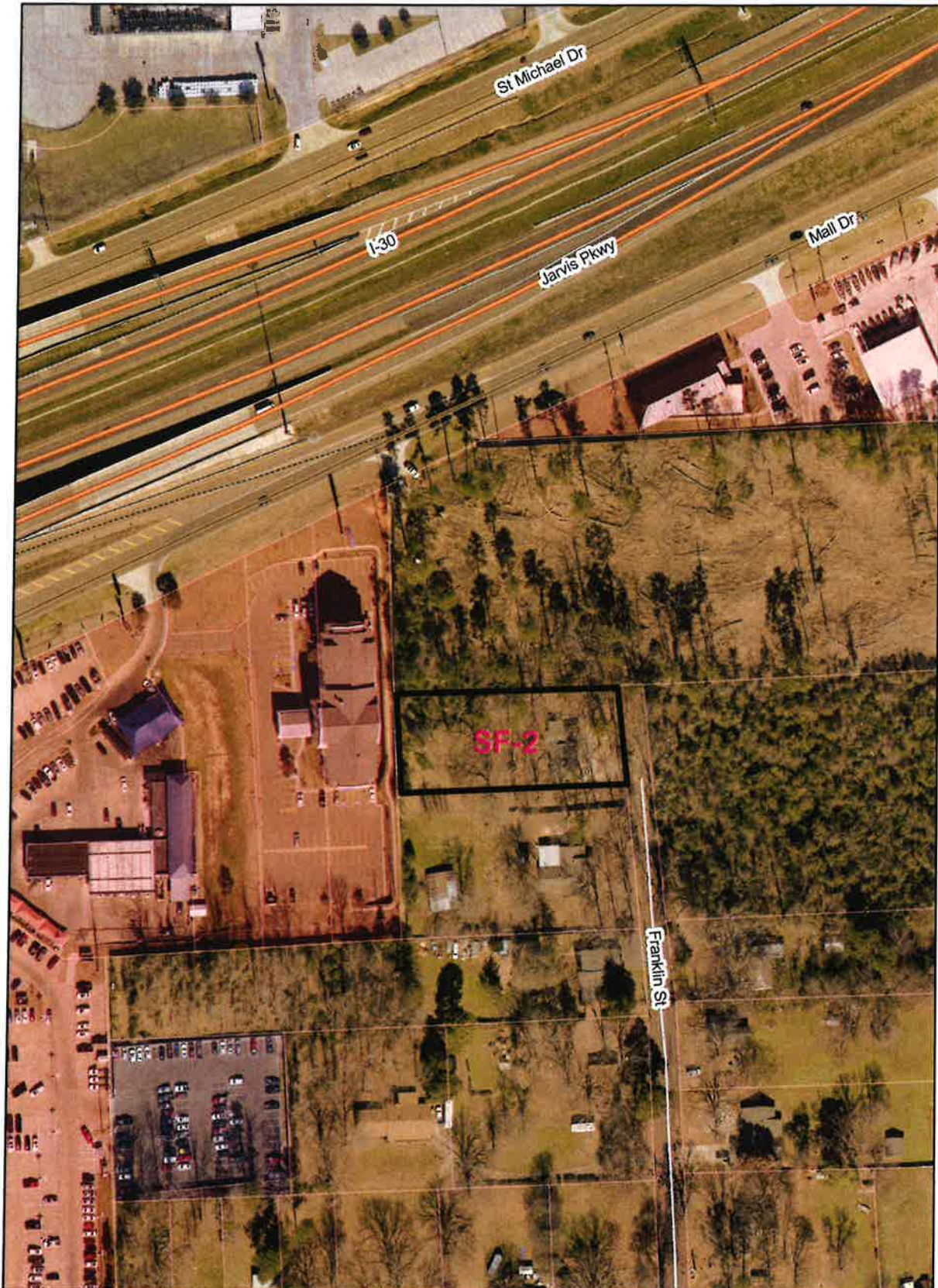
Department of Planning & Community Development



1:5,500

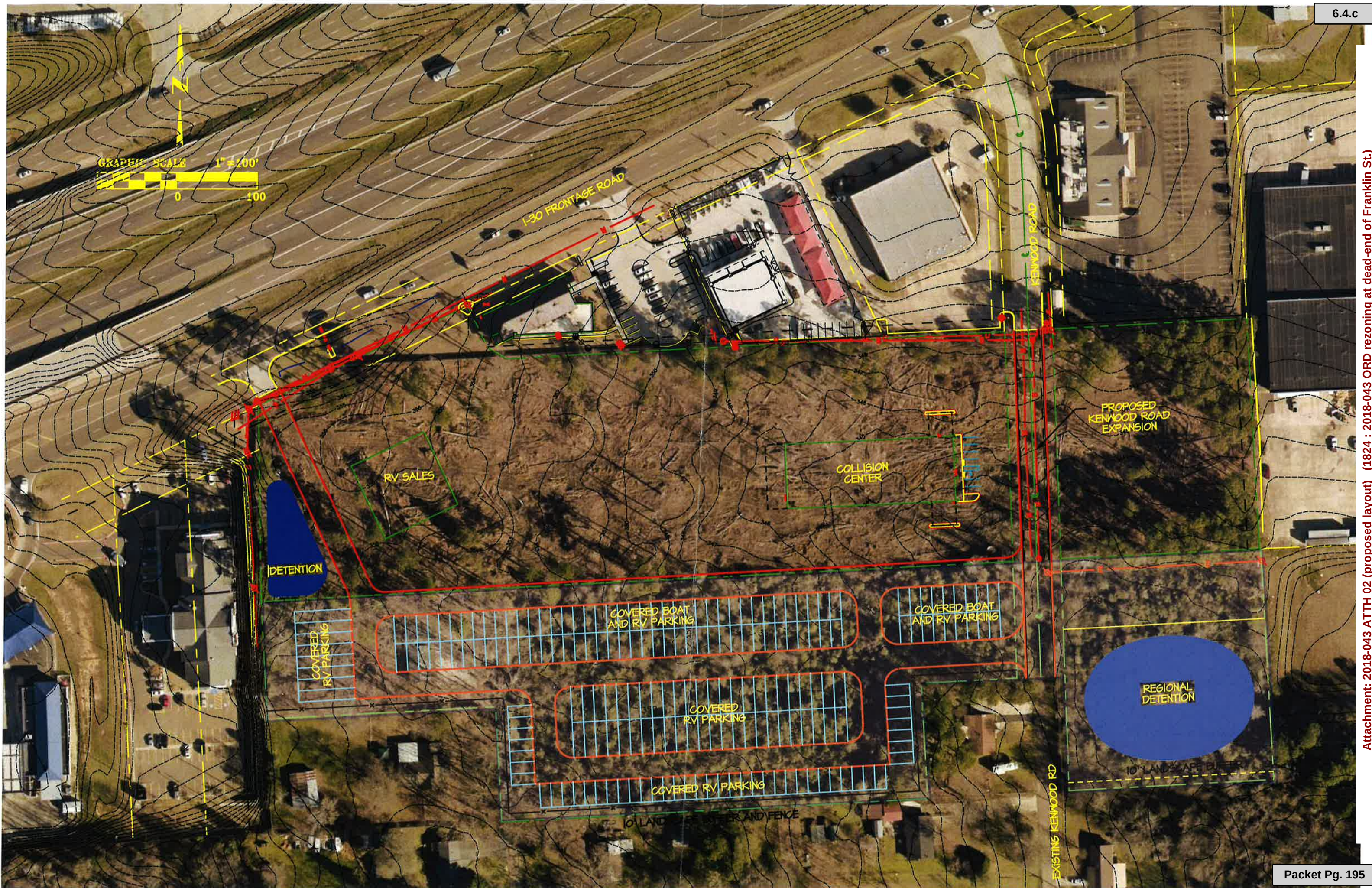


Department of Planning & Community Development



1:2,000





City of Texarkana, Texas

Developing Perspectives and Goals Pending Approval by the City Council:

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

Perspectives and Goals Additional Comments:

NONE

Resource Impact:

NA

No Additional

Other Potential Impacts:

NA

Public Information Plan:

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

Other:

Attachment: 2018-043 Goals & Perspectives (1824 : 2018-043 ORD rezoning at dead-end of Franklin St.)

City of Texarkana, Texas

Briefing Sheet

Version:

Update Date: 4/12/2018 3:55 PM

Lead Department: Planning and Community Development **Action Officer:** Debbie Burk,
Ordinance No. 2018-044 granting a Specific Use Permit to allow outside sales,
storage and display of automobiles, boats and RV's on a 0.95 acre tract of land
in the George Brinlee HRS, A-18, located at the dead-end of Franklin Street.
Subject: Charles Firmin, Jr., applicant. Kayla Wood, MTG Engineering and Surveying,
agent.

Briefing: 5/14/2018 **Public Hearing:** 5/14/2018 **Council Vote:** 5/14/2018

Item Schedule

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

S-687: This is a request by Charles Firmin, Jr., owner, and Kayla Wood, MTG Engineering and Surveying, agent, for a Specific Use Permit to allow the outdoor sales, storage and display of automobiles, boats and RV's on an approximate 0.95 acre tract of land in the George Brinlee HRS, A-18, located at the dead end of Franklin Street. A residence is currently located on this property.

The adjacent zoning is PD-Commercial to the north, General Retail to the west and Single Family-2 to the east and south. The adjacent land use is vacant land to the north and east, a residence to the south and a hotel to the west.

The potential buyer of this property, Gregg Orr, is proposing to build a parking lot area for the outside sales, storage and display of automobiles, boats and RV's at this location. See attached proposed layout. A Specific Use Permit is required to allow this type use.

The applicant should be aware that a 7' screening device is required along the southern property line where this property abuts to residential zoning.

The applicant should also be aware that if this request 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:

City of Texarkana, Texas

None

Fiscal Implications:

None

Staff Recommendation:

The current Comprehensive Plan has designated this area as a low density residential area. However, with the recent rezoning of the property immediately to the north to PD-Commercial, this retail zoning with a Specific Use Permit for a parking lot could act as a buffer between the Commercially zoned property to the north and the residential property to the south. Therefore, staff recommends for approval of the request.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

The Planning and Zoning Commission unanimously recommended for approval of the request with the following stipulation:

- Any outside lighting be directed downward and shielded away from adjacent residential properties.

Advisory Board/Committee Meeting Date and Minutes:

April 2, 2018

Attachments

- 2018-044 ORD granting SUP at dead-end of Franklin St. (PDF)
- 2018-044 ATTH 01 (maps) (PDF)
- 2018-044 ATTH 02 (proposed layout) (PDF)
- 2018-044 Goals & Perspectives (DOCX)

Staff Coordination

Planning and Community Development	David Orr	Department Head Review
Completed	04/15/2018 2:13 PM	
Deputy City Manager - Kyle Dooley	Kyle Dooley	Deputy City Manager
Review	Completed	04/16/2018 1:50 PM
Public Information Officer	Lisa Thompson	PIO Review
	04/16/2018 1:53 PM	Completed
City Manager	Shirley Jaster	City Manager Review
11:56 AM		Completed
City Council	Jennifer Evans	Meeting
6:00 PM		Completed
		04/23/2018

Meeting History

City of Texarkana, Texas

04/23/18 City Council MOVED FORWARD Next: 05/14/18
David Orr briefed this agenda item.

S-687

ORDINANCE NO. 2018-044

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-687 TO ALLOW OUTSIDE SALES, STORAGE AND DISPLAY OF AUTOMOBILES, BOATS AND RV'S ON A 0.95 ACRE TRACT OF LAND IN THE GEORGE BRINLEE HRS, A-18, LOCATED AT THE DEAD-END OF FRANKLIN 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 **outside sales, storage and display of automobiles, boats and RV's** on a 0.95 acre tract of land (**Exhibit "A"**) located at the dead-end of Franklin 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 outside sales, storage and display of automobiles, boats and RV's** 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-687 for the purpose of allowing outside sales, storage and display of automobiles, boats and RV's** on the following described property, to-wit: **A 0.95 acre tract of land in the George Brinlee HRS, A-18 (Exhibit "A") located at the dead-end of Franklin Street, in the City of Texarkana, Bowie County, Texas.**

SECTION 2: That the following stipulation is hereby imposed and made a part of this Ordinance:

- Any outside lighting be directed downward and shielded away from adjacent residential properties.

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 **14th day of May, 2018.**

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

EXHIBIT 'A'

All that certain tract or parcel of land situated in the GEORGE BRINLEE HEARDRIGHT SURVEY, Abstract No. 18, Bowie County, Texas, and being a part of the Lot Numbered One (1) of the Alex Watson Estate, 50 acre tract as recorded in Volume 39, Page 476, of the Deed Records of Bowie County, Texas and herein described tract of land being that certain 0.952 acre tract conveyed to Robert A. Porter and wife, Sharla A. Porter by deed recorded in Volume 1628, Pages 322-323 of the Real Property Records of Bowie County, Texas and the subject tract being more particularly described by metes and bounds as follows:

BEGINNING at an iron pipe found for corner in an existing fence line, said point being North, 291.19 feet and West 961.90 feet from the Southeast corner of the

said Alex Watson 50 acre tract and also being North, 1505.08 feet and West 1425.79 feet from the Southeast corner of the said George Brinlee Headright Survey and the said POINT OF BEGINNING also being the Northeast corner of the said 0.952 acre Porter tract;

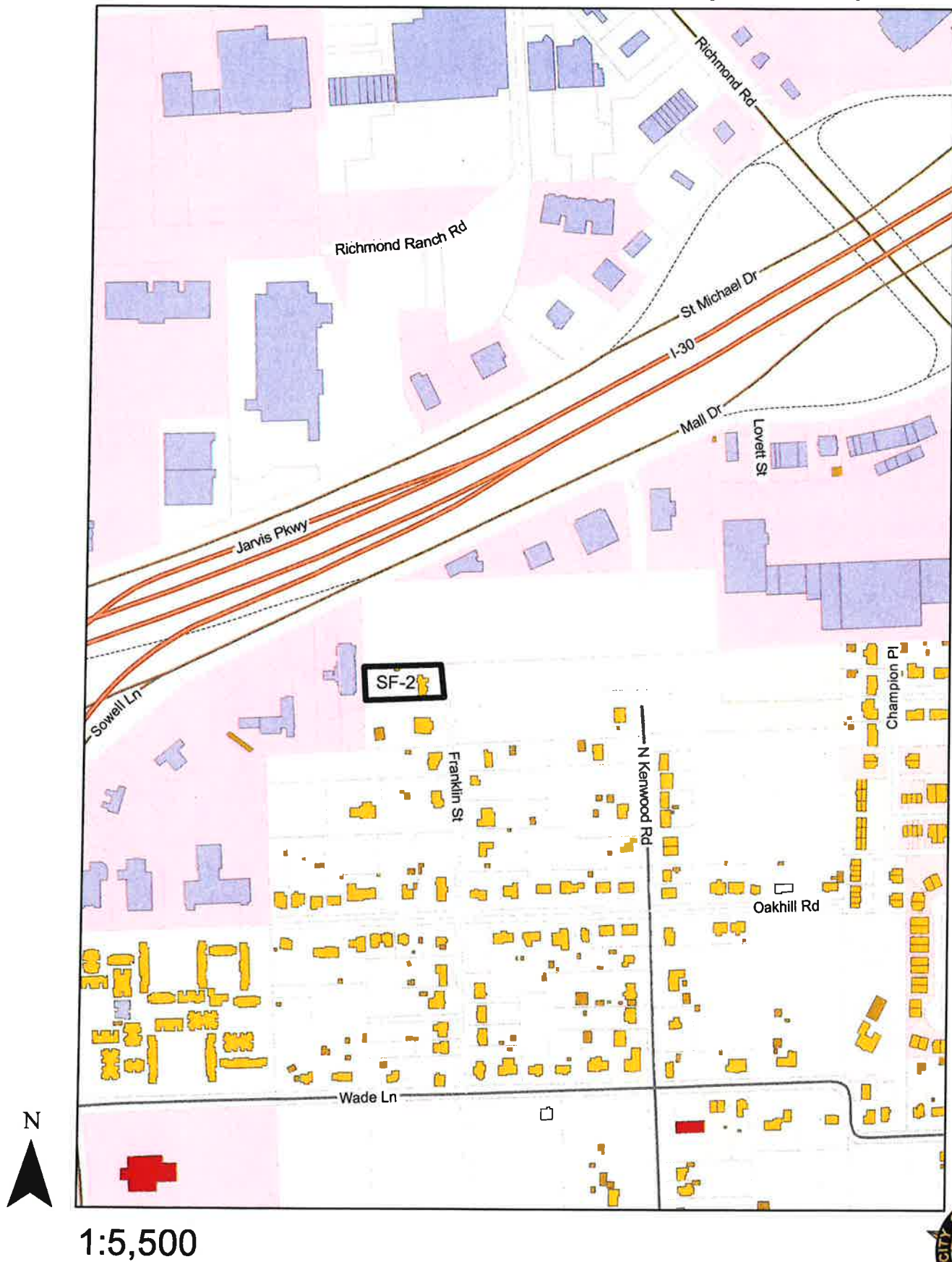
THENCE: S 00° 03' 47" W, 144.88 feet with the approximate centerline of an existing street or road designated as Franklin Drive and with the West boundary line of a certain tract recorded on Volume 1636, Page 10 of the Real Property Records of Bowie County, Texas to a 3/8 inch iron pipe found for corner at the Southeast corner of said 0.952 acre Porter tract and being the Northeast corner of a certain tract conveyed to Vadamae Harris as recorded in Volume 655, Page 629 of the Deed Records of Bowie County, Texas;

THENCE: N 89° 44' 30" W, 285.53 feet with the South boundary line of said 0.952 acre Porter tract and the North boundary line of said Harris tract to a 1 inch pipe found for corner in an existing fence line at the Southwest corner of said Porter tract;

THENCE: N 00° 02' 34" E, 146.06 feet along an existing fence line, being the West boundary line of said 0.952 acre Porter tract and the East line of a certain 7.035 acre tract conveyed to Ann M. Raffaelli by deed recorded in Volume 672, Page 119 of the Deed Records of Bowie County, Texas to a 1 inch pipe found for corner in an existing fence corner at the Northwest corner of said Porter tract;

THENCE: S 89° 30' 19" E, 284.59 feet along an existing fence line, being the North boundary line of said 0.952 acre Porter tract and the South boundary line of a certain 8.084 acre tract recorded in Volume 1954, Page 188 of the Real Property Records of Bowie County, Texas to the POINT OF BEGINNING and containing 0.95 acres of land, more or less.

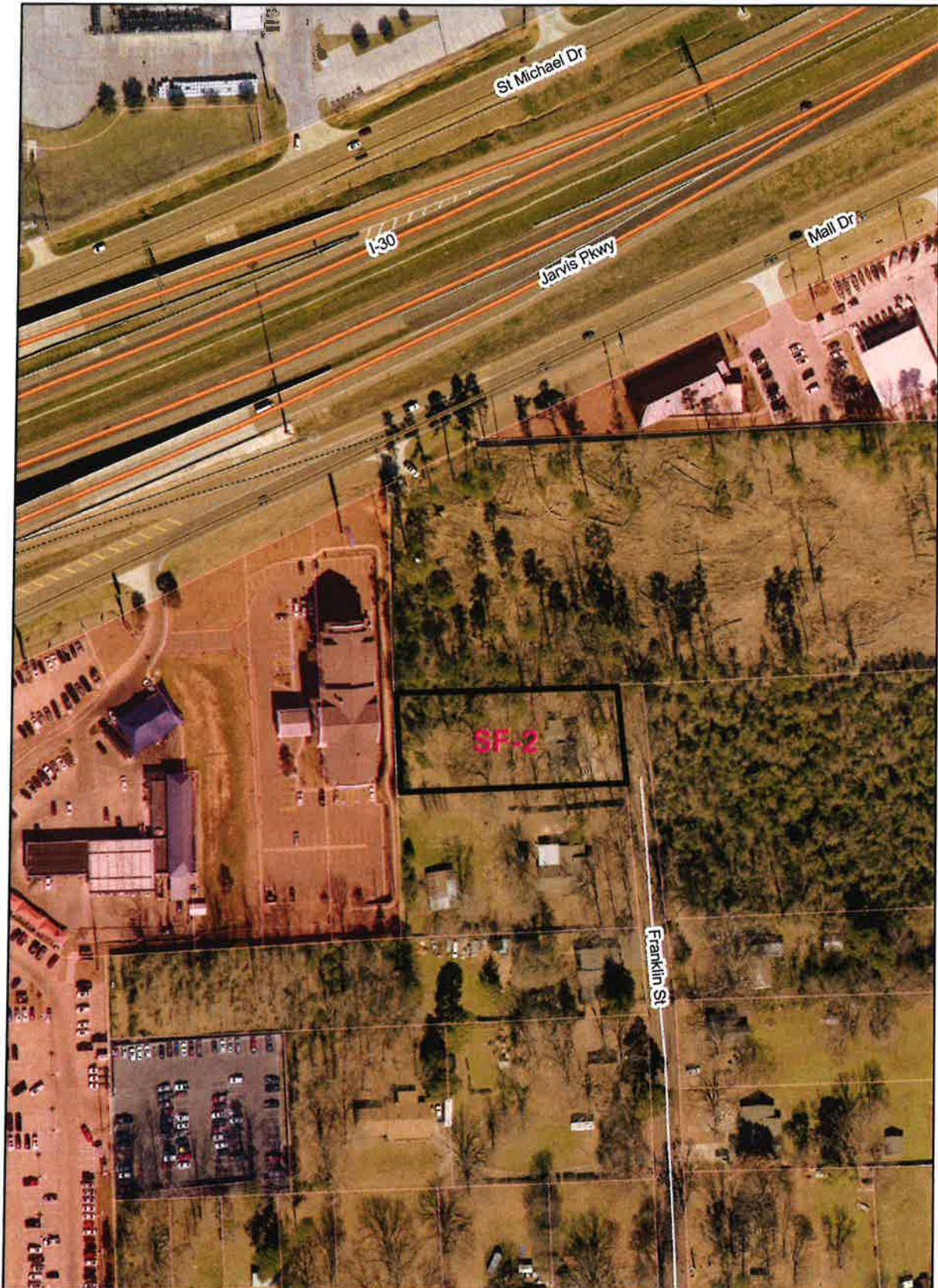
Department of Planning & Community Development



1:5,500



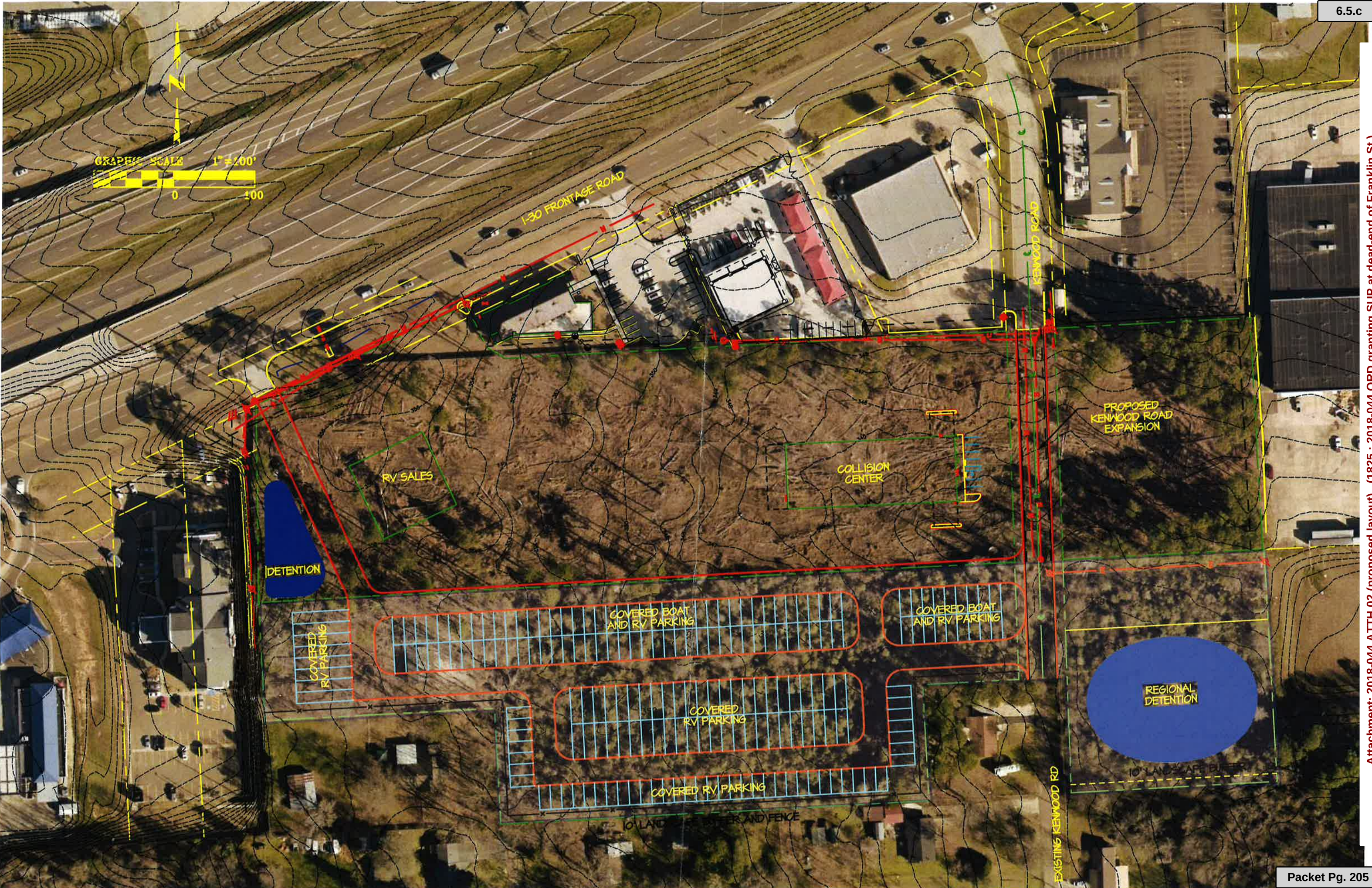
Department of Planning & Community Development



1:2,000

Attachment: 2018-044 ATTH 01 (maps) (1825 : 2018-044 ORD granting SUP at dead-end of Franklin St.)





City of Texarkana, Texas

Developing Perspectives and Goals Pending Approval by the City Council:

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

Perspectives and Goals Additional Comments:

NONE

Resource Impact:

NA

No Additional

Other Potential Impacts:

NA

Public Information Plan:

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

Other:

City of Texarkana, Texas

Briefing Sheet

Version:

Update Date: 4/16/2018 12:22 PM

Lead Department: Planning and Community Development **Action Officer:** Debbie Burk
Subject: Ordinance No. 2018-045 rezoning a 12.618 acre tract of land in the George Brinlee HRS, A-18, located at 2916 Pleasant Grove Road. Single Family-1 to Neighborhood Service. Aaron Gaylor, applicant.

Briefing: 5/14/2018 **Public Hearing:** 5/14/2018 **Council Vote:** 5/14/2018

Item Schedule

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

Z-18-9: This is a request by Aaron Gaylor, under contract to purchase, to rezone a 12.618 acre tract of land located in the George Brinlee HRS, A-18 from Single Family-1 to Neighborhood Service. The existing use is a vacant commercial building (formerly Forza Motorcars, LTD). This car repair business (Forza) was considered nonconforming since it existed when this property was annexed into the city limits. That business would have required General Retail or Commercial zoning.

The adjacent zoning is Single Family-1 to the north, east and south and General Retail and Single Family-1 to the west. The adjacent land use is vacant land to the east and vacant land and residences to the north, south and west.

The applicant, Mr. Aaron Gaylor, is proposing to open a small fitness center and multi-sport center at this location. Several uses the proposed multi-sport center will provide is karate lessons and an inside and outside soccer practice area.

The applicant should be aware that a 7' screening device is required along the northern, eastern and southern property lines where this property abuts to residential zoning.

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

City of Texarkana, Texas

Fiscal Implications:

None

Staff Recommendation:

The current Comprehensive Plan has designated this area as a “mixed use area”. Neighborhood Service zoning is allowed in a mixed-use area. With the construction of an apartment complex and new school on the extension of Gibson Lane to the north of this property, this type use could be an asset to the area and provide a service to the neighborhood. Therefore, staff recommends that this request be approved.

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 2, 2018

Attachments

- a. 2018-045 ORD rezoning at 2916 Pleasant Grove Rd. (PDF)
- b. 2018-045 ATTH 01 (maps) (PDF)
- c. 2018-045 ATTH 02 (photo of prop.) (PDF)
- d. 2018-045 Goals & Perspectives (DOCX)

Staff Coordination

Planning and Community Development	David Orr	Department Head Review	
Completed	04/15/2018 2:32 PM		
Deputy City Manager - Kyle Dooley	Kyle Dooley	Deputy City Manager	
Review	Completed	04/16/2018 1:52 PM	
Public Information Officer	Lisa Thompson	PIO Review	Completed
	04/16/2018 1:53 PM		
City Manager	Shirley Jaster	City Manager Review	Completed 04/19/2018
9:14 AM			
City Council	Jennifer Evans	Meeting	Completed 04/23/2018
6:00 PM			

Meeting History

04/23/18 City Council MOVED FORWARD Next: 05/14/18
David Orr briefed this agenda item. Aaron Gaylor, applicant, answered questions for council.

ORDINANCE NO. 2018-045

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 12.618 ACRE TRACT OF LAND IN THE GEORGE BRINLEE HRS, A-18, LOCATED AT 2916 PLEASANT GROVE ROAD IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS FROM SINGLE FAMILY-1 TO NEIGHBORHOOD SERVICE; 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 12.618 acre tract of land in the George Brinlee HRS, A-18 (**Exhibit “A”**), located at 2916 Pleasant Grove Road in the City of Texarkana, Bowie County, Texas, from **Single Family-1 to Neighborhood Service**; 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 six (6) to zero (0) to recommend the application for rezoning from Single Family-1 to Neighborhood Service on a 12.618 acre tract of land in the George Brinlee HRS, A-18 (Exhibit “A”), located at 2916 Pleasant Grove 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 **Single Family-1 to Neighborhood Service** 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 12.618 acre tract of land in the George Brinlee HRS, A-18 (**Exhibit “A”**), located at 2916 Pleasant Grove Road in the City of Texarkana, Bowie County, Texas, from **Single Family-1 to Neighborhood Service**.

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 **14th day of May, 2018.**

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

EXHIBIT A

Property Description

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF THE GEORGE BRINLEE HEADRIGHT SURVEY, ABSTRACT NO. 18, BOWIE COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND CONVEYED TO HEMP HALL TO JOSEPH D. HOSEY AND KATHERINE F. HOSEY BY WARRANTY DEED RECORDED IN VOLUME 2721, PAGE 255 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS, AND BEING A PART OF THAT 40 ACRE TRACT OF LAND CONVEYED TO E. T. POUNDS AND WLF, EFFIE POUNDS BY DEED RECORDED IN VOLUME 129, PAGE 507 OF THE DEED RECORDS OF BOWIE COUNTY, TEXAS, AND THE SUBJECT TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED TRY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT LOCATED ON THE EAST RIGHT-OF-WAY OF PLEASANT GROVE ROAD (F. M. HIGHWAY NO. 2878) AT THE NORTHWEST CORNER OF THE ABOVE MENTIONED HOSEY TRACT OF LAND, SAME BEING REFERENCED BY A 1/2" IRON PIN FOUND S 87 DEG. 53' 08" W, 0.42 FEET FROM THE SAME;

THENCE: N 87 DEG. 53' 08" E, 1316.30 FEET WITH THE NORTH LINE OF SAID HOSEY TRACT TO A 1/2" IRON PIN SET FOR CORNER IN A FENCE CORNER AT THE NORTHEAST CORNER OF SAME, SAID CORNER BEING LOCATED ON THE WEST LINE OF A CERTAIN TRACT OF LAND AS CONVEYED TO FRED R. NORTON AS RECORDED IN VOLUME 2259, PAGE 220 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS;

THENCE: S 01 DEG. 37' 28" E, 188.93 FEET WITH AN OLD FENCE LINE, BEING THE EAST LINE OF SAID HOSEY TRACT OF LAND AND BEING THE WEST LINE OF SAID NORTON TRACT OF LAND TO AN ANGLE POINT FOR CORNER;

THENCE: S 02 DEG. 44' 20" W, 215.72 FEET WITH AN OLD FENCE LINE, BEING THE EAST LINE OF SAID HOSEY TRACT OF LAND AND BEING THE WEST LINE OF SAID NORTON TRACT OF LAND TO A FENCE CORNER FOR CORNER AT THE SOUTHEAST CORNER OF SAID HOSEY TRACT OF LAND;

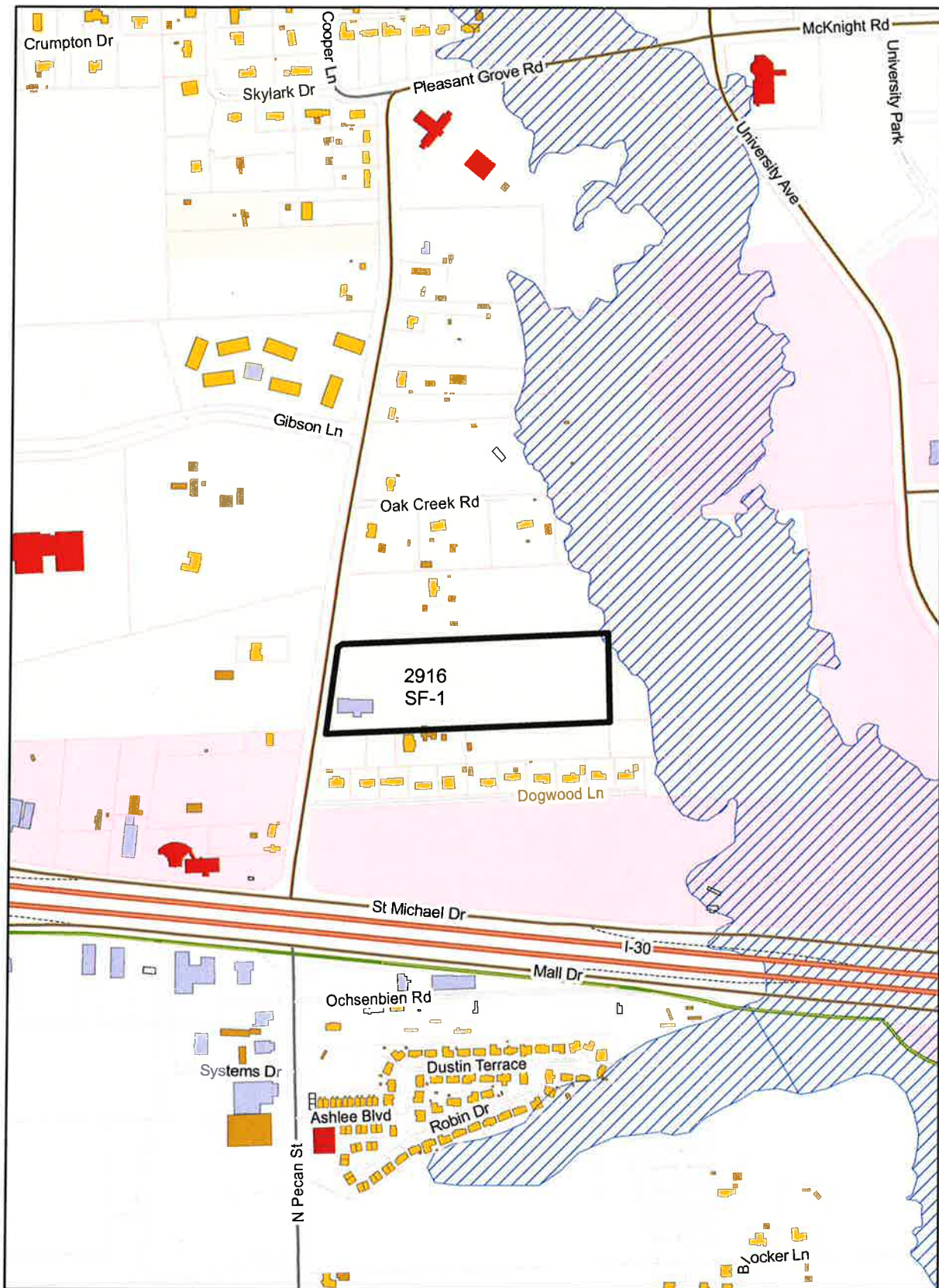
THENCE: S 87 DEG. 48' 12" W, 1385.50 FEET WITH THE SOUTH LINE OF SAID HOSEY TRACT OF LAND TO A 1/2" IRON PIN SET FOR CORNER ON THE EAST RIGHT-OF-WAY LINE OF PLEASANT GROVE ROAD;

THENCE: N 08 DEG. 53' 00" E, 278.72 FEET WITH THE EAST RIGHT-OF-WAY LINE OF PLEASANT GROVE ROAD TO AN ANGLE POINT IN SAME;

THENCE: N 14 DEG. 35' 38" E, 100.50 FEET WITH THE EAST RIGHT-OF-WAY LINE OF PLEASANT GROVE ROAD TO AN ANGLE POINT IN SAME;

THENCE: N 08 DEG. 53' 00" E, 36.68 FEET WITH THE EAST RIGHT-OF-WAY LINE OF PLEASANT GROVE ROAD TO THE POINT OF BEGINNING AND CONTAINING 12.618 ACRES OF LAND, MORE OR LESS.

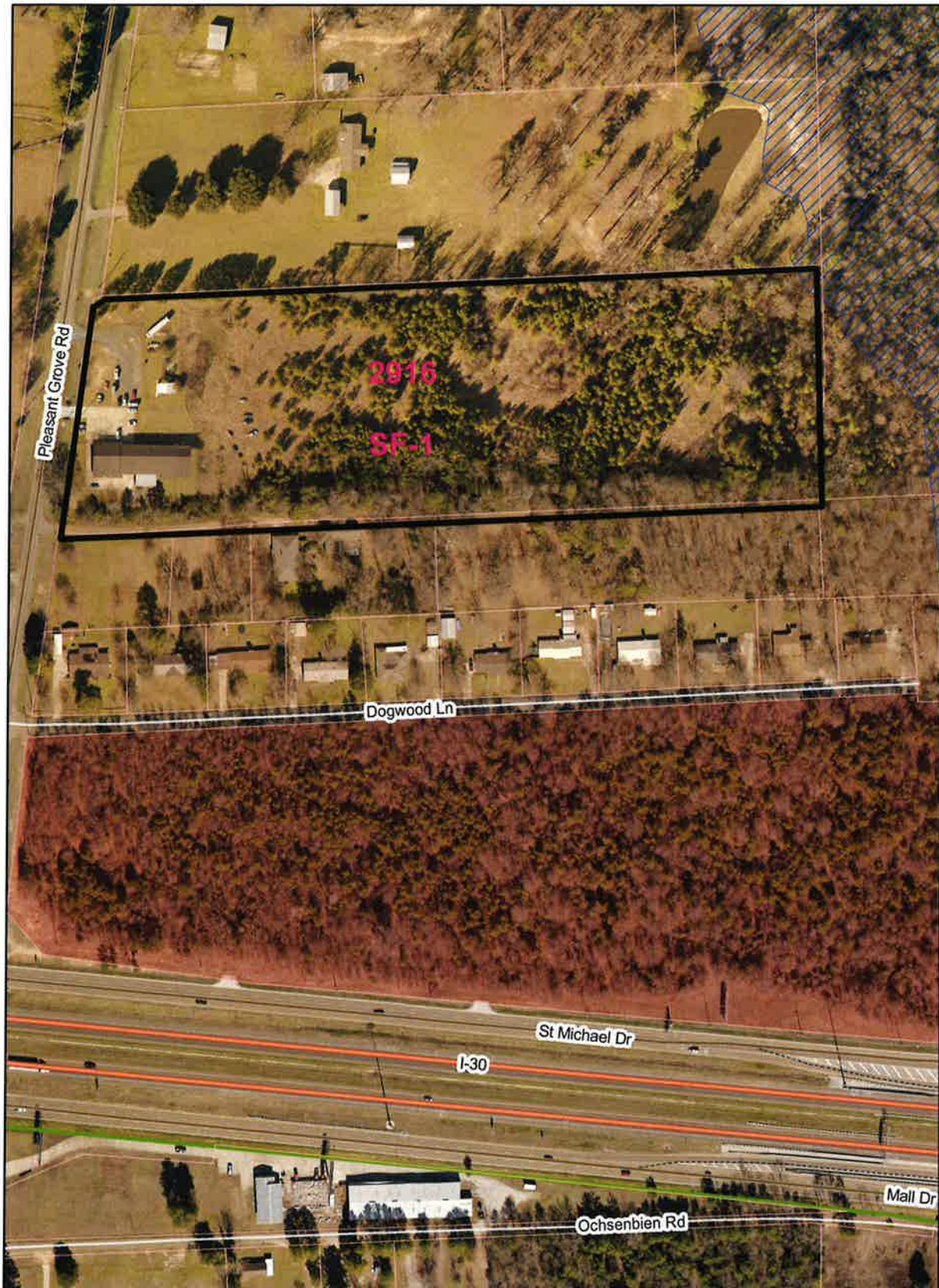
2916 Pleasant Grove Rd. Department of Planning & Community Development



1:8,000



2916 Pleasant Grove Rd. Department of Planning & Community Development



1:3,000



Department of Planning and Community Development

2916 Pleasant Grove Road



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: 4/23/2018 5:25 PM

Lead Department: Planning and Community Development **Action Officer:** Debbie Burk,
Ordinance No. 2018-046 revoking Specific Use Permit No. S-682 that permitted
the location of a tattoo studio on part of a 25.334 acre tract in the Eli Moore
HRS, A-401, located at 2729 New Boston Road (Suite 110A). City of
Subject: Texarkana, Texas, applicant.

Briefing: 5/14/2018 **Public Hearing:** 5/14/2018 **Council Vote:** 5/14/2018

Item Schedule

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

Revoke S-682: This is a request by the City of Texarkana, Texas to revoke a Specific Use Permit that was approved in January, 2018 to allow the location of a tattoo studio in a tenant space (Suite 110 A) in the Oaklawn Village Shopping Center, 2729 New Boston Road (part of a 25.334 acre tract of land in the Eli Moore HRS, A-401). That tattoo studio never opened for business.

The adjacent zoning is General Retail to the north, south, east and west. The adjacent land use is retail businesses to the north, east and west (Shorty's Donuts) and a parking lot to the south.

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

Potential Options:

None

Fiscal Implications:

None

Staff Recommendation:

Staff recommends that the Specific Use Permit be revoked. An application for a tattoo studio in another tenant space in Oaklawn Village Shopping Center is on the agenda for consideration.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

City of Texarkana, Texas

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

Advisory Board/Committee Meeting Date and Minutes:

April 2, 2018

Attachments

- a. 2018-046 ORD revoking S-682. 2729 New Boston Rd (DOCX)
- b. 2018-046 ATTH 01 (maps) (PDF)
- c. 2018-046 Goals & Perspectives (DOCX)

Staff Coordination

Planning and Community Development	David Orr	Department Head Review
Completed	04/15/2018 2:34 PM	
Deputy City Manager - Kyle Dooley	Kyle Dooley	Deputy City Manager
Review	Completed	04/16/2018 1:52 PM
Public Information Officer	Lisa Thompson	PIO Review
	04/16/2018 1:53 PM	Completed
City Manager	Shirley Jaster	City Manager Review
10:15 AM		Completed
City Council	Jennifer Evans	Meeting
6:00 PM		Completed
		04/23/2018

Meeting History

04/23/18 City Council MOVED FORWARD Next: 05/14/18
David Orr briefed this agenda item.

Revoke S-682

ORDINANCE NO. 2018-046

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, REVOKING SPECIFIC USE PERMIT NO. S-682 THAT PERMITTED THE LOCATION OF A TATTOO STUDIO ON PART OF A 25.334 ACRE TRACT OF LAND IN THE ELI MOORE HRS, A-401, LOCATED AT 2729 NEW BOSTON ROAD (SUITE 110 A) IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, by Ordinance No. 2017-122, dated January 8, 2018, the City Council approved the issuance of Specific Use Permit No. S-682 that **permitted the location of a tattoo studio** on part of a 25.334 acre tract in the Eli Moore HRS, A-401, located at 2729 New Boston Road (Suite 110A) 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 **Specific Use Permit No. S-682 be revoked** on said property; and

WHEREAS, after consideration of said application and the recommendation by the Planning and Zoning Commission, the City Council of the City of Texarkana, Texas, does hereby determine that the **tattoo studio for which the Council granted Specific Use Permit No. S-682 under Ordinance No. 2017-122 never opened for business and that Specific Use Permit No. S-682 should be revoked** in accordance with the special terms and conditions therein.

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

SECTION 1: That Specific Use Permit No. S-682 permitting the location of a tattoo studio on part of a 25.334 acre tract in the Eli Moore HRS, A-401, located at 2729 New Boston Road (Suite 110A) in the City of Texarkana, Bowie County, Texas, **be and is hereby revoked**.

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

SECTION 3: It is further provided that in case a section, clause, sentence or part of this Ordinance shall be deemed or adjudged by a court of competent jurisdiction to be invalid, then

Attachment: 2018-046 ORD revoking S-682. 2729 New Boston Rd (1827 : 2018-046 ORD revoking SUP 2729 New Boston Rd)

such invalidity shall not affect, impair, or invalidate the remainder of this Ordinance.

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

PASSED AND APPROVED in regular Council Session on this the **14th day of May 2018.**

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR





City of Texarkana, Texas

Developing Perspectives and Goals Pending Approval by the City Council:

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

Perspectives and Goals Additional Comments:

NONE

Resource Impact:

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: 4/19/2018 10:07 AM

Lead Department: Planning and Community Development **Action Officer:** Debbie Burk,
Ordinance No. 2018-047 granting a Specific Use Permit to allow the location of
a tattoo studio on part of a 25.334 acre tract in the Eli Moore HRS, A-18,
located at 2827 New Boston Road. New Boston Retail Group, LLC, applicant.

Subject: David Dukes, agent.

Briefing: 5/14/2018 **Public Hearing:** 5/14/2018 **Council Vote:** 5/14/2018

Item Schedule

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

S-688: This is a request by New Boston Retail Group, LLC, owner, and David Dukes, agent, for a Specific Use Permit, SUP, to allow the location of a tattoo studio in a tenant space at 2827 New Boston Road (in the Oaklawn Village Shopping Center being a part of a 25.334 acre tract of land in the Eli Moore HRS, A-401).

A tattoo studio was previously approved in another tenant space in January, 2018. That tattoo studio never opened and is being revoked.

The adjacent zoning is General Retail to the north, south, east and west. The adjacent land use is retail businesses to the north, south, east and west.

This property is zoned General Retail (GR). A Specific Use Permit is required to allow the one additional use of a tattoo studio in this zoning district. The State of Texas will regulate this business as to licensing and other health related issues.

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

Potential Options:

None

Fiscal Implications:

None

Staff Recommendation:

City of Texarkana, Texas

This request meets all city requirements to allow the one additional use of a tattoo studio on this property. There is adequate parking for this business. Staff recommends for approval with the following stipulations:

1. That the owner/or any employee performing the application of 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 if any complaints concerning minors or any violations of the regulations listed above occur, the City has the right to revoke the Specific Use Permit.
3. That if this use ever ceases at this location, the City may revoke the Specific Use Permit that allows a tattoo studio.
4. That the sale of tobacco products or drug paraphernalia is prohibited.
5. The hours of operation will be Sunday thru Thursday – 1:00 p.m. to 10: 00 p.m. and Friday and Saturday – 1:00 p.m. to 1:00 a.m.
6. Any remodeling of the current building must meet all city codes and requires licensed contractors.
7. No painting of the windows or the building with advertisement or graphic art.
8. No loitering allowed.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

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

Advisory Board/Committee Meeting Date and Minutes:

April 2, 2018

Attachments

- a. 2018-047 ORD granting SUP for tattoo studio 2827 New Boston Road . (DOCX)
- b. 2018-047 ATTH 01 (maps) (PDF)
- c. 2018-047 ATTH 02 (photo of prop.) (PDF)
- d. 2018-047 Goals & Perspectives (DOCX)

Staff Coordination

Planning and Community Development	David Orr	Department Head Review
Completed	04/15/2018 2:36 PM	
Deputy City Manager - Kyle Dooley	Kyle Dooley	Deputy City Manager
Review Completed	04/16/2018 1:53 PM	
Public Information Officer	Lisa Thompson	PIO Review Completed
	04/16/2018 1:54 PM	
City Manager	Shirley Jaster	City Manager Review Completed
9:10 AM		04/19/2018

City of Texarkana, Texas

City Council
6:00 PM

Jennifer Evans

Meeting

Completed

04/23/2018

Meeting History

04/23/18 City Council MOVED FORWARD Next: 05/14/18
David Orr briefed this agenda item.

S-688

ORDINANCE NO. 2018-047

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-688 TO ALLOW THE ONE ADDITIONAL USE OF A TATTOO STUDIO ON PART OF A 25.334 ACRE TRACT OF LAND IN THE ELI MOORE HRS, A-401, LOCATED AT 2827 NEW BOSTON ROAD IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS; CONTAINING A REPEALER CLAUSE; CONTAINING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, an application has been filed 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 a tattoo studio** on part of a 25.334 acre tract of land in the Eli Moore HRS, A-401, located at 2827 New Boston Road in the City of Texarkana, Bowie County, Texas; and

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

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Texarkana, Texas, voted **unanimously 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 a tattoo studio** 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 a **Specific Use Permit Numbered S-688 for allowing the one additional use of a tattoo studio** at 2827 New Boston Road in the City of Texarkana, Bowie County, Texas.

SECTION 2: That the following special terms and conditions are hereby imposed and made part of this Ordinance:

1. That the owner/or any employee performing the application of 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 if any complaints concerning minors or any violations of the regulations listed above occur, the City has the right to revoke the Specific Use Permit.
3. That if this use ever ceases at this location, the City may revoke the Specific Use Permit that allows a tattoo studio.
4. That the sale of tobacco products or drug paraphernalia is prohibited.
5. The hours of operation will be Sunday thru Thursday – 1:00 p.m. to 10: 00 p.m. and Friday and Saturday – 1:00 p.m. to 1:00 a.m.
6. Any remodeling of the current building must meet all city codes and requires licensed contractors.
7. No painting of the windows or the building with advertisement or graphic art.
8. No loitering allowed.

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.

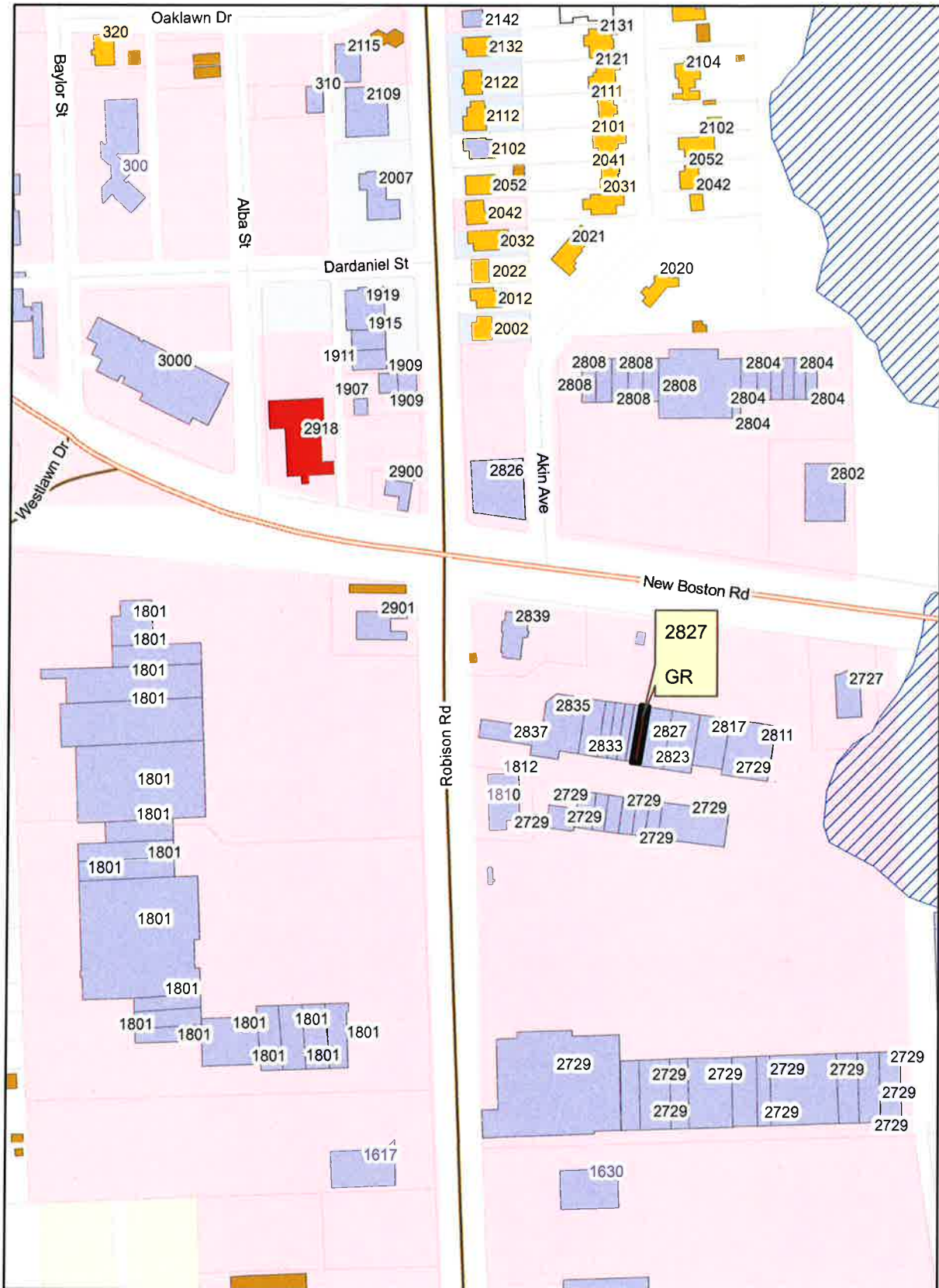
PASSED AND APPROVED in Regular Council Session on this the **14th day of May, 2018.**

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

2827 New Boston Rd. Department of Planning & Community Development



1:3,000



2827 New Boston Rd.
Department of Planning & Community Development



1:1,000



Department of Planning and Community Development

2827 New Boston Road



Attachment: 2018-047 ATTH 02 (photo of prop.) (1828 : 2018-047 granting SUP at 2827 New Boston 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: