



CITY OF TEXARKANA

CITY COUNCIL

MINUTES • MAY 28, 2019

Council Chambers

Regular Meeting

6:00 PM

220 TEXAS BLVD.
TEXARKANA, TX 75501

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

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

Staff Present: City Manager Shirley Jaster, Jennifer Evans, Kristin Peeples, Karey Parker, David Orr, Eric Schlotter, Rea Donna Jones, Kevin Schutte, and Lisa Thompson.

Legal Counsel: Jeff Lewis.

II. INVOCATION AND PLEDGE LED BY COUNCIL MEMBER MARY HART

III. MAYOR'S REMARKS AND ITEMS OF COMMUNITY INTEREST

Upcoming City Council Meetings - Summer Schedule:

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

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

Upcoming Joint City Meeting:

The Texarkana Chamber of Commerce will host a Joint Texarkana Community Committee meeting with board members of Texarkana, Arkansas on Tuesday, June 11, 2019 at 3:00 p.m. The topic will be **State Line Avenue - Highway Improvement Project**. The meeting will be held at the Ark-Tex Council of Governments building located at 4808 Elizabeth Street, Texarkana, Texas. The meeting will be open to the public.

Farmers Market Saturdays:

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

Farmers Market Events:

June 1st - Yoga at the Market with Brittany Carter

June 8th - Cajun Culture Day/Night Market (5:00 p.m. - 8:00 p.m.)

Parks & Recreation Events:

May 30 th	Movies at the Park - "Spiderman-Into the Spiderverse" **	Spring Lake Park
June 1 st	FASA Softball Tournament	Karrh Park
June 1 st	USSSA Baseball Tournament	Spring Lake Park
June 1 st	Rescheduled - Community Yard Sale and Electronics Recycle Day	Spring Lake Park
June 6 th	Movies at the Park - "Ralph Breaks the Internet" **	Spring Lake Park
June 8 th	USSSA Softball Showcase	Karrh & Wallace Parks
June 8 th	Yoga in the Park	Spring Lake Park
June 8 th	Dixie Baseball Tournament	Spring Lake Park

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

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

Mayor Bruggeman welcomed special guests James Bramlett, the former Texarkana, Texas Mayor and Van Alexander, a former Texarkana, Texas Ward 5 Council Member. He also warmly welcomed the Fire Chief and Police Chief of Texarkana, Texas to the meeting.

The Mayor recognized Boy Scouts Tyler Unger and Chris Ayers, accompanied by Tyler's father Mike Unger. The scouts were working on their citizenship community merit badges for the evening.

Meeting Presentation - AR-TX REDI Update - by Rob Sitterley

Dean Barry, a board member of REDI, thanked the City of Texarkana, Texas, for being a leader in support of the efforts of REDI. The primary goal of REDI is to unify the efforts of both Texarkana cities and surrounding cities within Bowie and Miller counties in building a stronger regional economy. The way to grow economic development is to bring jobs and new money to the area. After an intensive and exhaustive search of great talent, REDI board members selected Rob Sitterley to lead the organization in bringing new jobs to the region.

Mr. Sitterley expressed his excitement and desire to carry out the objectives of REDI for the region. Since beginning his work with REDI, two of his initial focused priorities are: 1) aggressively marketing the area, and 2) identifying available sites to include large tracts of land. This region offers many incredible assets from road, rail, and infrastructure to the institutions of higher learning and a great workforce already in place. He hopes his next visit to the council will be with a promising project in hand.

IV. APPOINTMENTS TO BOARDS & COMMISSIONS

There were no appointments made to any board or commission.

V. ITEMS FOR CONSIDERATION

Consent Items

(6:15 p.m.)

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Josh Davis, Ward 6
SECONDER:	Bill Harp, Ward 5
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 May 13, 2019 at 6:00 PM.

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

Ina McDowell, Executive Director of Main Street Texarkana, excitedly reported to council that the City of Texarkana is one of the 10 finalists competing for \$25,000 in the "Main Street Contest" out of 232 initial applicants! Citizen voting is now closed and the decision is in the hands of a Main Street committee to determine the final prize winner. Notification of the winning city is scheduled for Monday, June 3rd.

Main Street staff has also been working on another project with the help of the Arkansas Beautification Commission. Main Street was successful in securing 24 new matching planters to line Broad Street on both sides of State Line giving a fresh and appealing new look. Thirteen of these planters will be placed on Thursday, May 30th.

She was also happy to share that Main Street Texarkana has received a much welcomed **national** accreditation.

Action Items - None

2. Resolution No. 2019-052 authorizing the City Manager to apply for additional water rights from Wright Patman Lake and designating the Executive Director of Riverbend Water Resources District as the point of contact during the application review process.

Public Hearing:
Council Vote: May 28, 2019

Mayor Bruggeman said this agenda item was being pulled. Staff is conforming this agenda item to be formatted as a joint resolution with Riverbend Water Resources District.

This resolution is proposed to come back to the council for consideration at the next meeting on June 10th.

RESULT:	ITEM PULLED
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3. Resolution No. 2019-053 assembling a Budget Advisory Committee to advise the City Council on the proposed fiscal year 2019-20 city budget.

Public Hearing:

Council Vote: May 28, 2019

Kristin Peeples briefed this agenda item.

(6:23 p.m.)

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Josh Davis, Ward 6
SECONDER:	Jean H. Matlock, Ward 1
AYES:	Matlock, Hart, Williams, Alcorn, Harp, Davis
EXCUSED:	Bruggeman

VI. FIRST BRIEFINGS

1. Ordinance No. 2019-042 amending Chapter 140 "Zoning", Section 109 - PUR Planned Unit Residential District of the City of Texarkana, Texas Land Development Code. City of Texarkana, Texas, applicant.

Public Hearing: June 10, 2019

Council Vote: June 10, 2019

David Orr briefed this agenda item.

RESULT:	MOVED FORWARD	Next: 6/10/2019 6:00 PM
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2. Ordinance No. 2019-043 rezoning Lots 5-12, Block 7, Greater Texarkana Addition, located at 704 Ward Avenue. Single Family-2 to Single Family-3. Valencia Arterberry, owner. Wayne and Alicia Malone, agents.

Public Hearing: June 10, 2019

Council Vote: June 10, 2019

David Orr briefed this agenda item.

RESULT:	MOVED FORWARD	Next: 6/10/2019 6:00 PM
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3. Ordinance No. 2019-044 granting a Specific Use Permit to allow a double wide HUD code manufactured home on Lots 5-12, Block 7, Greater Texarkana Addition, located at 704 Ward Avenue. Valencia Arterberry, owner. Wayne and Alicia Malone, agents.

Public Hearing: June 10, 2019
Council Vote: June 10, 2019

David Orr briefed this agenda item.

RESULT:	MOVED FORWARD	Next: 6/10/2019 6:00 PM
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4. Ordinance No. 2019-045 rezoning Lot 1, Block 53, City/Triggs Addition, located at the southwest corner of West 6th Street and Main Street. Commercial to PUR-2. Lee Medley, dba Mt. Kirby Investments, LLC, owner.

Public Hearing: June 10, 2019
Council Vote: June 10, 2019

David Orr briefed this agenda item.

RESULT:	MOVED FORWARD	Next: 6/10/2019 6:00 PM
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5. Ordinance No. 2019-046 granting a Specific Use Permit to allow permanent cosmetics/microblading on Lot 3, Gibson Heights Addition, located at 4040 Gibson Lane. Lisa Harris and Natalie Singleton, dba Style Studio and OMG Lulu, owners.

Public Hearing: June 10, 2019
Council Vote: June 10, 2019

David Orr briefed this agenda item.

RESULT:	MOVED FORWARD	Next: 6/10/2019 6:00 PM
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6. Ordinance No. 2019-047 rezoning and approving a site plan on Lot 2 and part of Lot 3, replat of Lot 2, Cross Pointe Subdivision Amended, being part of the George Brinlee HRS, A-18, located at the northeast corner of the Interstate Highway 30 Frontage Road and North Kings Highway; rezoning from General Retail to PD-Commercial and site plan approval for a convenience store with gas and diesel fuel sales. John Pimentel, representing QuickTrip Corporation, applicant.

Public Hearing: June 10, 2019
Council Vote: June 10, 2019

David Orr briefed this agenda item.

RESULT:	MOVED FORWARD	Next: 6/10/2019 6:00 PM
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7. Ordinance No. 2019-050 amending the Code of Ordinances of the City of Texarkana, Texas, by adopting the International Fire Code, IFC, 2018 edition, with certain amendments, modifications, deletions, and appendices.

Public Hearing: June 10, 2019
Council Vote: June 10, 2019

Eric Schlotter briefed this agenda item.

RESULT:	MOVED FORWARD	Next: 6/10/2019 6:00 PM
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8. Ordinance No. 2019-051 amending the Code of Ordinances of the City of Texarkana, Texas, in Chapter 2, "Administrative Provisions", by adding Section 2-55 "Advisory Committees".

Public Hearing: June 10, 2019
Council Vote: June 10, 2019

Jeff Lewis briefed this agenda item.

RESULT:	MOVED FORWARD	Next: 6/10/2019 6:00 PM
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VII. PUBLIC HEARINGS - NONE

VIII. ITEMS FOR DISCUSSION

Staff Update: Comprehensive Plan Annual Update - by David Orr

David Orr reported that a multi-departmental effort has been made to implement the goals of the most recent comprehensive plan that was approved last year.

Council was provided with an implementation schedule outlining noticeable progress made during the previous year. This plan will be brought to the council annually for review.

(Texarkana Implementation Table Document)

RESULT:	CLOSE ACTION
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IX. ADMINISTRATIVE COMMENTS

1. City Council

Council Member Matlock asked for staff to bring back to council an amendment to the original resolution designating certain streets with honorary street sign toppers. (Council Member Matlock was referring to Resolution No. 2018-067). She would like for the amended resolution to include additional street sign toppers along selected corners of Milam Street.

2. City Staff

Staff had no comments for council.

X. ADJOURNMENT

A motion was made to adjourn the meeting.
(6:50 p.m.)

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



Jennifer Evans
City Secretary



Bob Bruggeman
Mayor



CITY OF TEXARKANA

CITY COUNCIL

MINUTES • MAY 13, 2019

Council Chambers

Regular Meeting

6:00 PM

220 TEXAS BLVD.
TEXARKANA, TX 75501

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

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

Staff Present: City Manager Shirley Jaster, Jennifer Evans, Karey Parker, Dusty Henslee, David Orr, Robby Robertson, Kristin Peeples, Sherry Jackson Hawkins, and Eric Schlotter.

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:

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

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

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

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

Farmers Market Saturdays:

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

Farmers Market Events:

Minutes Acceptance: Minutes of May 13, 2019 6:00 PM (Consent Items)

May 18th - Ask the Experts with the Bowie County Master Gardeners
 May 25th - Healthy Living Series with the Bowie County Health Center

Parks & Recreation Events:

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

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

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

National Peace Officers Day is Wednesday, May 15th. Citizens were encouraged to keep Texarkana's police officers in their thoughts and prayers.

The Chamber of Commerce will host an upcoming joint meeting with city leaders from Texarkana, Arkansas on Tuesday, June 11th. The subject of discussion will be **State Line Avenue - Highway Improvement Project**.

Participants at the joint meeting will include the Metropolitan Planning Organization, TxDOT, and the Arkansas Department of Transportation. The meeting will be open to the public. Time and location information will soon be announced.

Special Presentations

Public Service Internship Program Recognition - Monte Schrader served as an intern in the Planning and Community Development Department. He worked on a number of planning and zoning related projects. His capstone task involved the implementation of the Union Pacific Bike Share Grant.

Mr. Schrader said he was afforded the opportunity to see the city from "the other side" and really enjoyed his assignment. The Mayor presented him with a certificate of appreciation and a city lapel pin for his service in this year's internship program.

Kids to Parks Day - May 18, 2019

Mayor Bruggeman read the proclamation encouraging families, youths, and adults to be active and visit the city's parks. All can enjoy the upgraded equipment and great walking trails found in the local parks on Saturday, May 18th!

RESULT:	CLOSE ACTION
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IV. APPOINTMENTS TO BOARDS & COMMISSIONS

There were no appointments made to any board or commission.

V. ITEMS FOR CONSIDERATION

Consent Items

(6:15 p.m.)

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Mary Hart, Ward 2
SECONDER:	Jean H. Matlock, Ward 1
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 22, 2019 at 6:00 PM.
2. Joint Resolution No. 2019-049 with Riverbend Water Resources District amending Texarkana Resolution No. 2018-013 and Riverbend Resolution No. 20180228-05, delegating signature authority to Riverbend's Executive Director/CEO, Kyle Dooley, P.E., for developing and locating additional, new diversion locations and intake structures at Lake Wright Patman.

Public Hearing:

Council Vote: May 13, 2019

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

Ina McDowell addressed council asking for citizens to support the voting in the social media "Main Street Contest". The city has a chance to win \$25,000 to aid in downtown revitalization. Texarkana USA is one of the 25 quarterfinalists in the country up for consideration out of 232 entries.

Citizens can go online and vote up to 25 times a day, per IP address, at: <https://mainstreetcontest.com>. The deadline for voting closes at midnight on Sunday, May 26th. Both Texarkana cities have received full accreditation from Main Street Texas and Main Street Arkansas.

Action Items - None

VI. FIRST BRIEFINGS - NONE**VII. FIRST PUBLIC HEARING FOR PROPOSED VOLUNTARY ANNEXATION**

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

Don Morriss addressed council in support of the proposed voluntary annexation. He stated that part of the land already resides within the city limits.

The voluntary annexation of the remaining land would help to support future growth of the city and potentially relieve some of the heavy traffic on Richmond Road.

RESULT:	COMPLETED
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VIII. PUBLIC HEARINGS

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

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

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

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

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

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

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

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

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

Public Hearing: May 13, 2019

Council Vote: May 13, 2019

There were no public comments made at this hearing.
(6:28 p.m.)

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

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

Public Hearing: May 13, 2019

Council Vote: May 13, 2019

There were no public comments made at this hearing.
(6:30 p.m.)

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Betty Williams, Ward 3
SECONDER:	Christie Alcorn, Ward 4
AYES:	Matlock, Hart, Williams, Alcorn, Harp, Davis
EXCUSED:	Bruggeman

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

Public Hearing: May 13, 2019

Council Vote: May 13, 2019

There were no public comments made at this hearing.
(6:31 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

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

Public Hearing: May 13, 2019

Council Vote: May 13, 2019

There were no public comments made at this hearing.
(6:33 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

IX. SECOND PUBLIC HEARING FOR PROPOSED VOLUNTARY ANNEXATION

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

Don Morriss presented himself for questions from council regarding the proposed voluntary annexation.

RESULT:	COMPLETED
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X. ITEMS FOR DISCUSSION

Staff Updates

There were no staff updates for council.

XI. ADMINISTRATIVE COMMENTS

1. City Council

Council Member Davis gave a big "Thank You" to Dusty Henslee and the public works crews who worked tirelessly in the recent heavy rains with citizens concerned about

possible flooding issues. Staff accomplished much in relieving potentially hazardous situations by freeing up ditches and culverts of excessive debris. Mr. Davis also said he received phone calls of thanks for the professionalism displayed by Texarkana Water Utilities staff who were recently called out and responded to a problem on a Sunday.

Council Member Hart expressed appreciation for the investigation and efforts to curtail illegal dumping taking place in Ward 2.

Council Member Williams expressed thanks to the litter control staff who beautifies areas around the city while performing their daily tasks.

Mayor Bruggeman asked staff to report to TxDOT the need to clean the obstructed culvert on the east side of Summerhill Road near Shilling Lane.

2. City Staff

City Manager Jaster said ten city staff members attended **Leadercast 2019** on Friday, May 10th. The worldwide one-day event encourages building great leaders in the local community. It is an interactive program featuring speakers who share experiences on how leadership should be used and how powerful and influencing leadership can be in the workforce.

Ms. Jaster said attendance at this special broadcast will benefit the community as staff always brings back something inspiring to share.

XII. CLOSED SESSION

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

XIII. RECONVENED INTO OPEN SESSION

XIV. ADJOURNMENT

A motion was made to adjourn the meeting.
(7:54 p.m.)

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



Jennifer Evans
City Secretary



Bob Bruggeman
Mayor

City of Texarkana, Texas

Version: C

Update Date: 5/24/2019 2:56 PM

Briefing Sheet

Lead Department: City Manager **Action Officer:** Jennifer Evans, City Secretary
Resolution No. 2019-052 authorizing the City Manager to apply for additional
water rights from Wright Patman Lake and designating the Executive Director
of Riverbend Water Resources District as the point of contact during the
Subject: application review process.

Briefing: 5/28/2019 **Public Hearing:** **Council Vote:** 5/28/2019

Item Schedule

Updates/History of Briefing:

Not Applicable

Executive Summary and Background Information:

Additional firm yield water supply appears to be available within the established conservation pool of Wright Patman Lake, as defined for water supply impoundment in the City's *Certificate of Adjudication* No. 03-4836, as amended.

Approval of this resolution will authorize the City Manager to work with the State of Texas, through the Texas Commission on Environmental Quality (TCEQ), Riverbend Water Resources District, and consultants to develop and sign an application for rights to additional water supply from Wright Patman Lake for any water available in Wright Patman Lake within the conservation pool as defined for water supply impoundment in the City's *Certificate of Adjudication* No. 03-4836, as amended. Kyle Dooley, Executive Director of Riverbend Water Resources District, is designated as the point of contact for TCEQ during the application review process.

By Ordinance No. 2019-032, the City Manager is authorized to submit payment to TCEQ of the application fee not to exceed Ninety Thousand Dollars (\$90,000) at the time of filing the application.

Approval of this resolution will also authorize the City Manager to submit to the Region D Planning Group a request of the City Council that the Region D Planning Group state in writing to the Texas Commission on Environmental Quality that the City's application for water rights is not inconsistent with the Region D Water Plan and does not adversely affect any strategies of the Plan.

Potential Options:

- Approve or deny
-

Fiscal Implications:

City of Texarkana, Texas

\$90,000 from TWU funds

Staff Recommendation:

Approval

Advisory Board/Committee Review:

None

Board/Committee Recommendation:

Not Applicable

Advisory Board/Committee Meeting Date and Minutes:

Not Applicable

Attachments

- a. 2019-052 RES water rights application v2 (DOCX)
- b. 2019-052 Goals & Perspectives (DOCX)

Staff Coordination

City Manager	Shirley Jaster	Department Head Review	Completed
	05/24/2019 11:56 AM		
City Manager	Shirley Jaster	City Manager Review Completed	05/24/2019
11:56 AM			
City Council	Jennifer Evans	Meeting	Completed 05/28/2019
6:00 PM			

Meeting History

RESOLUTION NO. 2019 - 052

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AUTHORIZING THE CITY MANAGER TO DEVELOP, SIGN, AND FILE AN APPLICATION FOR ADDITIONAL WATER RIGHTS FROM WRIGHT PATMAN LAKE AND AUTHORIZING PAYMENT OF THE APPLICATION FILING FEE; DESIGNATING THE EXECUTIVE DIRECTOR OF RIVERBEND WATER REOURCES DISTRICT AS THE POINT OF CONTACT DURING THE APPLICATION REVIEW PROCESS; AUTHORIZING SUBMISSION OF THE CITY COUNCIL’S REQUEST TO THE REGION D PLANNING GROUP FOR A STATEMENT THAT THE CITY’S APPLICATION FOR WATER RIGHTS IS NOT INCONSISTENT WITH THE REGION D WATER PLAN AND DOES NOT ADVERSELY AFFECT ANY STRATEGIES OF THE PLAN; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Texarkana, Texas, holds rights to appropriate, divert, and use waters of the State of Texas in the Sulphur River Basin under multiple permits issued by the State of Texas and recognized by final decree of the 202nd Judicial District Court of Bowie County, Texas, Cause No. 86-C1702-202, In re: The Adjudication of Water Rights in the Sulphur River Basin dated December 17, 1986, with those rights and the priority dates associated with those rights certified by the Texas Water Commission in *Certificate of Adjudication* No. 03-4836, issued on March 31, 1987; and

WHEREAS, the City’s *Certificate of Adjudication* No. 03-4836 was amended in 2018 to authorize, in lieu of previous authorizations, diversion anywhere along the perimeter of Wright Patman Reservoir; and

WHEREAS, the City holds valid contracts with the United States Government entered into in 1953 (Contract No. DA-16-047-eng-2033) and 1968 (Contract No. DACW29-69-C-0019 [interim] and Contract No. DACW29-68-A-0103 [permanent or “Ultimate Rule Curve”]) for water storage space and the operation of Wright Patman Lake; and

WHEREAS, there appears to be additional firm yield water supply available within the established conservation pool of Wright Patman Lake as defined for water supply impoundment in the City’s *Certificate of Adjudication* No. 03-4836, as amended; and

WHEREAS, by Ordinance No. 2019-032, the City Council prescribed additional powers and duties of the City Manager to take any and all action within budgeted parameters to implement the Ultimate Rule Curve Contract and the Council’s strategy for utilization of Wright Patman Lake, and the City Council delegated express authority to the City Manager to accomplish such duties; and

WHEREAS, State and Regional Water Plans identify future water supply needs which can be met with additional yield from Wright Patman Lake, and the region’s anticipated growth has identified additional future needs not previously captured in State and Regional Water Plans; and

WHEREAS, by this resolution, the City Council intends to authorize City Manager Shirley Jaster to work with the State of Texas, through the Texas Commission on Environmental Quality (TCEQ), Riverbend Water Resources District, and consultants to develop and sign an application for rights to additional water supply from Wright Patman Lake for any water available in Wright Patman Lake

within the conservation pool as defined for water supply impoundment in the City's *Certificate of Adjudication* No. 03-4836, as amended, to designate Kyle Dooley, Executive Director of Riverbend Water Resources District, as the point of contact for TCEQ during the application review process, and to authorize submission of payment of the application fee to TCEQ when filing the application; and

WHEREAS, by this resolution, the City Council also intends to authorize the City Manager to submit to the Region D Planning Group a request of the City Council that the Region D Planning Group state in writing to the Texas Commission on Environmental Quality that the City's application for water rights is not inconsistent with the Region D Water Plan and does not adversely affect any strategies of the Plan.

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

SECTION 1. The City Manager is authorized to work with the State of Texas, through the Texas Commission on Environmental Quality (TCEQ), Riverbend Water Resources District, and consultants to develop and sign an application for rights to additional water supply from Wright Patman Lake for any water available in Wright Patman Lake within the conservation pool as defined for water supply impoundment in the City's *Certificate of Adjudication* No. 03-4836, as amended. Kyle Dooley, Executive Director of Riverbend Water Resources District, is designated as the point of contact for TCEQ during the application review process.

SECTION 2. The City Manager is authorized to submit payment to TCEQ of the application fee not to exceed Ninety Thousand Dollars (\$90,000) at the time of filing the application.

SECTION 3. The City Manager is authorized to submit to the Region D Planning Group a request of the City Council that the Region D Planning Group state in writing to the Texas Commission on Environmental Quality that the City's application for water rights is not inconsistent with the Region D Water Plan and does not adversely affect any strategies of the Plan.

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 28th day of May, 2019.**

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:

Staff time required if item is approved: No Additional

Other Potential Impacts:

NONE APPLICABLE

Public Information Plan:

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

Other:

City of Texarkana, Texas

Briefing Sheet

Version:
Update Date: 5/20/2019 12:47 PM

Lead Department: City Manager **Action Officer:** Jennifer Evans, City Secretary
Subject: Resolution No. 2019-053 assembling a Budget Advisory Committee to advise the City Council on the proposed fiscal year 2019-20 city budget.

Briefing: 5/28/2019 **Public Hearing:** **Council Vote:** 5/28/2019

Item Schedule

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This resolution provides for Council authorization to assemble a budget advisory committee composed of seven citizens to advise the council on the fiscal year 2019-20 city budget.

Potential Options:

- To adopt the resolution
- To not adopt the resolution

Fiscal Implications:

None. Appointed citizen members to the committee would volunteer their service.

Staff Recommendation:

Staff recommends the wish of the council.

Advisory Board/Committee Review:

NONE

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

NOT APPLICABLE

Attachments

- 2019-053 RES Assembling Citizens Budget Advisory Committee v2 (DOCX)
- 2019-053 Goals & Perspectives (DOCX)
- 2019-053 RES Assembling Budg. Adv. Cmte. signed (PDF)

City of Texarkana, Texas

Staff Coordination

City Manager	Shirley Jaster	Department Head Review	Completed	
	05/23/2019 4:19 PM			
City Manager	Shirley Jaster	City Manager Review	Completed	05/23/2019
4:20 PM				
City Council	Jennifer Evans	Meeting	Completed	05/28/2019
6:00 PM				

Meeting History

RESOLUTION NO. 2019 - 053

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
TEXARKANA, TEXAS, ASSEMBLING A BUDGET ADVISORY
COMMITTEE TO ADVISE THE CITY COUNCIL ON THE FISCAL YEAR
2019-20 CITY BUDGET; AND ESTABLISHING AN EFFECTIVE DATE.**

WHEREAS, in past resolutions, the City Council has assembled a budget advisory committee, composed of seven citizens, to advise the City Council regarding the upcoming fiscal year city budget; and

WHEREAS, the City Council desires to assemble a budget advisory committee to advise the City Council on the fiscal year 2019-20 city budget, with the Mayor and each Councilmember appointing, respectively, one citizen to said committee.

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

SECTION 1: That the City Council assembles a budget advisory committee composed of seven citizens to advise the City Council regarding the fiscal year 2019-20 city budget. The Mayor and each Councilmember shall designate, respectively, an appointee for the committee and shall inform the City Manager of said appointees by Monday, June 10, 2019, who shall cause the committee list to be released to the public.

SECTION 2: That the budget advisory committee may make recommendations to the Council but shall neither control nor supervise public business or policy.

SECTION 3: That the committee shall be dissolved upon the adoption of the fiscal year 2019-20 city budget.

SECTION 4: 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 **28th day of May, 2019.**

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:

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:

RESOLUTION NO. 2019 - 053**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, ASSEMBLING A BUDGET ADVISORY COMMITTEE TO ADVISE THE CITY COUNCIL ON THE FISCAL YEAR 2019-20 CITY BUDGET; AND ESTABLISHING AN EFFECTIVE DATE.**

WHEREAS, in past resolutions, the City Council has assembled a budget advisory committee, composed of seven citizens, to advise the City Council regarding the upcoming fiscal year city budget; and

WHEREAS, the City Council desires to assemble a budget advisory committee to advise the City Council on the fiscal year 2019-20 city budget, with the Mayor and each Councilmember appointing, respectively, one citizen to said committee.

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

SECTION 1: That the City Council assembles a budget advisory committee composed of seven citizens to advise the City Council regarding the fiscal year 2019-20 city budget. The Mayor and each Councilmember shall designate, respectively, an appointee for the committee and shall inform the City Manager of said appointees by Monday, June 10, 2019, who shall cause the committee list to be released to the public.

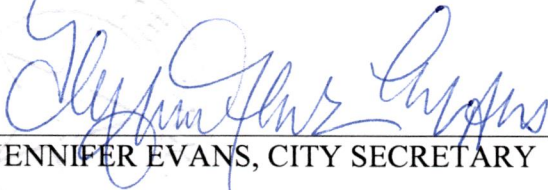
SECTION 2: That the budget advisory committee may make recommendations to the Council but shall neither control nor supervise public business or policy.

SECTION 3: That the committee shall be dissolved upon the adoption of the fiscal year 2019-20 city budget.

SECTION 4: 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 **28th** day of **May, 2019**.

ATTEST:


JENNIFER EVANS, CITY SECRETARY


BOB BRUGGEMAN, MAYOR

6:15p.m.

City of Texarkana, Texas

Version: C

Update Date: 5/22/2019 10:37 AM

Briefing Sheet

Lead Department: Planning and Community Development **Action Officer:** Debbie Burk,
Ordinance No. 2019-042 amending Chapter 140 "Zoning", Section 109 - PUR
Planned Unit Residential District of the City of Texarkana, Texas Land
Subject: Development Code. City of Texarkana, Texas, applicant.

Briefing: 6/10/2019 **Public Hearing:** 6/10/2019 **Council Vote:** 6/10/2019

Item Schedule

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

Updates/History of Briefing:

"NOT APPLICABLE"

Executive Summary and Background Information:

Staff is recommending adding a new zoning district to Chapter 140, "Zoning", Section 109 of the Land Development Code – PUR-2 Planned Unit Residential District. The purpose of the PUR 2 district is to provide for the development of unique and innovative forms of single-family housing with an emphasis on walkability near the downtown area. This zoning classification will be limited to the area defined as the Downtown Core in the Comprehensive Plan.

This change aligns with the Comprehensive Plan implementation goal outlined as 4.1.17 "to maximize value, in neighborhoods, smaller residential lots or more dense development patterns should be located in the closest proximity to any parks and open spaces provided—this will maximize the value of those areas, and the parks & open spaces off-set smaller lot sizes."

This proposed amendment is shown as follows:

PUR 2 Planned Unit Residential District 2
Small Lot Homes.

The purpose of the PUR 2 Planned Unit Residential District is to provide for the development of unique and innovative forms of single-family housing with an emphasis on walkability near the downtown area. This zoning classification will be limited to the area defined as the Downtown Core in the Comprehensive Plan.

a. Minimum lot requirements.

1. Lot area—1,750 square feet.
2. Lot width—35 feet.
3. Lot depth—50 feet.

b. Minimum yard requirements.

1. Front yard—5 feet (porch option allowed within 1 foot of the property line)
2. Rear yard— 1 foot
3. Side yard—5 feet, unless on a corner lot adjacent to a street. On a corner lot adjacent to a street, the width of the side yard shall be 10 feet.

c. Maximum building height. Overall height is 35 feet. No home shall exceed two stories. No accessory building shall exceed one story in height.

d. Spatial control.

1. Maximum lot coverage is 80 percent, including other structures, subject to minimum yard requirements and other spatial controls.
2. Minimum distance between exterior walls is 10 feet.

City of Texarkana, Texas

- e. Parking requirements. On-street parking will meet parking requirements in the Downtown Core as defined by the Comprehensive Plan. Construction of additional off-street parking, garages and/or carports shall be at the option of the developer. Garages and carports may be either front or rear entry.
- f. Private streets. Should a developer desire to have private streets within a PUR, compliance with section 140-108 shall be required.
- g. Other requirements. All construction and development within a PUR shall comply with all other appropriate rules and regulations as found in this Code, the zoning chapter and the subdivision chapter of the city.
- h. Accessory uses. No accessory buildings will be allowed.
- i. Sidewalks. Sidewalks are required to be built in the ROW or in the 5 foot front yard setback.

(Ord. No. 081-2003, 4-15-2003; Ord. No. 010-2004, 1-12-2004; Ord. No. 213-2006, 8-14-2006)

Potential Options:

None

Fiscal Implications:

None

Staff Recommendation:

Staff recommends for approval.

Advisory Board/Committee Review:

The Planning and Zoning Commission unanimously recommended for approval.

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

May 6, 2019

Attachments

- a. 2019-042 ORD amending 140-109 PUR District (DOC)
- b. 2019-042 ATTH 01 PUR Districts redlined version (DOCX)
- c. 2019-042 ATTH 02 FLU showing "downtown core" (PDF)
- d. 2019-042 Goals & Perspectives (DOCX)

Staff Coordination

Planning and Community Development	David Orr	Department Head Review	
Completed	05/21/2019 4:30 PM		
Municipal Prosecutor Deborah Jones	Asst. City Attorney Review	Completed	
	05/22/2019 9:08 AM		
City Attorney Jeffery C. Lewis	City Attorney Review	Completed	05/22/2019
9:35 AM			
City Manager Shirley Jaster	City Manager Review	Completed	05/23/2019
3:52 PM			
City Council Jennifer Evans	Meeting	Completed	05/28/2019
6:00 PM			

City of Texarkana, Texas

Meeting History

PUBLISH

ORDINANCE NO. 2019 - 042

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING CHAPTER 140, "ZONING", OF THE LAND DEVELOPMENT CODE OF THE CITY OF TEXARKANA, TEXAS, BY AMENDING SECTION 140-109. "PUR PLANNED UNIT RESIDENTIAL DISTRICTS", BY ADDING "PUR 2 PLANNED UNIT RESIDENTIAL DISTRICT 2 – SMALL LOT HOMES"; CONTAINING A REPEALER CLAUSE; CONTAINING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City's Planning and Community Development Department and the Planning and Zoning Commission of the City of Texarkana, Texas, recommend an addition to Chapter 140-109, "PUR Planned Unit Residential Districts", of the Land Development Code of the City of Texarkana, Texas, and

WHEREAS, the City Council of the City of Texarkana, Texas, finds and determines that such revisions and additions as set forth below are in the best interest of citizens and the City's future growth and safety.

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

SECTION 1: Chapter 140-109 "PUR Planned Unit Residential Districts" of the Land Development Code of the City of Texarkana, Texas, is hereby amended by adding a section, "PUR Planned Unit Residential Districts", as detailed below:

PUR 2 Planned Unit Residential District 2

Small Lot Homes.

The purpose of the PUR 2 Planned Unit Residential District 2 is to provide for the development of unique and innovative forms of single-family housing with an emphasis on walkability near the downtown area. This zoning classification will be limited to the area defined as the Downtown Core in the Comprehensive Plan.

a. Minimum lot requirements.

- 1. Lot area—1,750 square feet.*
- 2. Lot width—35 feet.*
- 3. Lot depth—50 feet.*

b. Minimum yard requirements.

- 1. Front yard—5 feet (porch option allowed within 1 foot of the property line)*
- 2. Rear yard— 1 foot*
- 3. Side yard—5 feet, unless on a corner lot adjacent to a street. On a corner lot adjacent to a street, the width of the side yard shall be 10 feet.*

PUBLISH

c. Maximum building height. Overall height is 35 feet. No home shall exceed two stories. No accessory building shall exceed one story in height.

d. Spatial control.

1. Maximum lot coverage is 80 percent, including other structures, subject to minimum yard requirements and other spatial controls.
2. Minimum distance between exterior walls is 10 feet.

e. Parking requirements. On-street parking will meet parking requirements in the Downtown Core as defined by the Comprehensive Plan. Construction of additional off-street parking, garages and/or carports shall be at the option of the developer. Garages and carports may be either front or rear entry.

f. Private streets. Should a developer desire to have private streets within a PUR, compliance with [section 140-108](#) shall be required.

g. Other requirements. All construction and development within a PUR shall comply with all other appropriate rules and regulations as found in this Code, the zoning chapter and the subdivision chapter of the city.

h. Accessory uses. No accessory buildings will be allowed.

i. Sidewalks. Sidewalks are required to be built in the ROW or in the 5-foot front yard setback.

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

SECTION 3: The City Secretary shall give notice of the passage of this ordinance as provided in Article XI, Section 3 of the Charter of the City of Texarkana, Texas.

SECTION 4: In case a section, clause, sentence or part of this ordinance shall be deemed or adjudged by a Court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair or invalidate the remainder of this ordinance.

SECTION 5: This ordinance shall be in full force and effect ten (10) days after its passage and approval.

PASSED AND APPROVED in Regular Council Session on this the **10th day of June, 2019.**

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

Sec. 140-109. - PUR Planned Unit Residential Districts.

[Share Link to section](#) [Print section](#) [Download \(Docx\) of sections](#) [Email section](#) [Compare versions](#)

The purpose of the PUR Planned Unit Residential District is to provide for the development of unique and innovative forms of single-family housing utilizing individually platted lots. This zoning district shall include both garden home and zero lot line/patio home developments. Lots within subdivisions intended for garden homes or as zero lot line/patio home developments must be noted on the final plat as recorded. These lots shall be solely for the housing types that are specifically noted on the final plats. If a developer chooses to use a combination of these two housing types in a single subdivision, each lot must be designated as to the type home that will be built, and shown on the final plat as recorded.

Alleys are not required in a PUR subdivision. ***Garden home developments.***

a. Minimum lot requirements.

1. Lot area—3,750 square feet.
2. Lot width—50 feet.
3. Lot depth—75 feet.

b. Minimum yard requirements.

1. Front yard—15 feet.
2. Rear yard—Ten feet. When rear entry garages or carports are utilized, the opening shall be a minimum of 15 feet from the rear property line.
3. Side yard—Five feet, unless on a corner lot adjacent to a street. On a corner lot adjacent to a street, the width of the side yard shall be 12 feet.

c. Maximum building height. Overall height is 35 feet. No home shall exceed two stories. No accessory building shall exceed one story in height.

d. Spatial control.

1. Maximum lot coverage is 60 percent, including accessory buildings and other structures, subject to minimum yard requirements and other spatial controls.
2. Minimum distance between exterior walls is ten feet.

e. Parking requirements. Each dwelling shall have off street parking sufficient for a minimum of two automobiles or other vehicles, not to exceed one ton capacity. No commercial or panel trucks shall be allowed to be parked in a PUR for non business related reasons. Construction of garages and/or carports shall be at the option of the developer. Garages and carports may be either front or rear entry.

f. Private streets. Should a developer desire to have private streets within a PUR, compliance with [section 140-108](#) shall be required.

g. Other requirements. All construction and development within a PUR shall comply with all other appropriate rules and regulations as found in this Code, the zoning chapter and the subdivision chapter of the city.

2019-042 ATTH 01

h. *Density.* Garden home subdivisions shall not exceed a density of more than eight units per acre on tracts of land of two acres or less or a density of six units per acre on tracts of land of more than two acres.

Zero lot line/patio home developments.

a. Minimum lot requirements.

1. Lot area—5,000 square feet (zero side option); 6,000 square feet (center option).
2. Lot width—50 feet (zero side option); 55 feet (center option).
3. Lot depth—100 feet (zero side or center option).

b. Minimum yard requirements.

1. Front yard—15 feet (zero side or center option).
2. Rear yard—Ten feet (zero side or center option), 20 feet when access to the required off street parking is gained from a dedicated street or alley, either public or private (zero side or center option).
3. Side yard—Zero feet on one side and ten feet on the opposite side (zero option); 15 feet on a corner lot, the side adjacent to the street (zero option or center option); seven feet on both sides (center option).
4. A minimum separation of ten feet shall be maintained between the face of exterior walls of neighboring dwelling units. For lots utilizing the zero side option, no roof overhang, gutter, or extension from a wall will be allowed to extend into or over an adjoining property. The closest exterior roofline to an adjoining property shall be storm guttered if the general slope of the roof falls toward said adjoining property. Also, a three-foot-wide access and maintenance easement shall be dedicated on the final plat filed for record for all lots which are adjacent to lots with a zero side. The purpose of this easement is to give the adjoining property owner access for maintenance of the owners dwelling. The majority of the structure shall be located within three feet of one side lot line. Building walls which are located adjacent to the zero side of the lot shall not have any doors, windows, ducts, grills, vents or other openings. This requirement does not include exterior walls forming enclosures for courts, patios, or similar indentations to the zero wall. The "zero side" shall be dedicated on the final plat filed for record.

c. *Maximum building height.* Overall height is 35 feet. No home shall exceed two stories.

d. *Spatial control.*

1. Maximum lot coverage is 60 percent, including accessory buildings and other structures, subject to minimum yard requirements and other spatial controls.
2. Minimum distance between exterior walls is ten feet.

e. *Parking requirements.* Each dwelling shall have off street parking sufficient for a minimum of two automobiles or other vehicles, not to exceed one ton capacity. No commercial vehicles or panel trucks shall be allowed to be parked in a PUR for nonbusiness related reasons. Construction of garages and/or carports shall be at the option of the developer. Garages or carports may be either front or rear entry.

2019-042 ATTH 01

f. *Private streets.* Should a developer desire to have private streets within a PUR, compliance with [section 140-108](#) shall be required.

g. *Other requirements.* All construction and development within a PUR shall comply with all other appropriate rules and regulations as found in this Code, this chapter and the subdivision chapter of the city.

h. *Density.* Patio home/zero lot line subdivisions shall not exceed a density of more than eight units per acre on tracts of land of two acres or less or a density of six units per acre on tracts of land of more than two acres.

(3) *Clubhouses* In a PUR (Planned Unit Residential) zoning district, a clubhouse shall be an allowed use. A clubhouse shall be defined as a detached accessory building that contributes to the comfort, convenience and social enjoyment of the residents of that particular subdivision, and their guests. When a PUR proposes to include a clubhouse as part of its development, the clubhouse may occupy no more than 40 percent of the lot upon which it is to be built and it shall conform to the setbacks set out as shown:

a. Front yard: Minimum of 25 feet.

b. Side yard: Minimum of ten feet.

c. Rear yard: Minimum of ten feet.

d. Parking requirements shall be based on gross square footage of the clubhouse at one space for every 300 gross square feet or one space for every three lots in the subdivision whichever is greater, with a minimum requirement of five parking spaces. If the subdivision has a private street, any on-street parking abutting to the clubhouse lot will count toward required parking spaces. The clubhouse is not to be used for general public events.

e. When a clubhouse is proposed as part of or in conjunction with a subdivision or addition thereto, the following information must be provided to the city for review and approval prior to final acceptance of the subdivision improvements:

1. Plans and illustrations of the proposed clubhouse which conform to the restrictive covenants and sealed by a registered engineer, are to be submitted with the final plat;

2. A homeowner's or property owner's association shall be required to maintain the clubhouse. Documents establishing the property owner's association

or the homeowner's association shall be submitted to the office of the city attorney for review and approval. The documents shall specify the following:

(i) Membership is mandatory for all owners of property within the subdivision.

(ii) All association responsibilities and property interests shall be noted.

(iii) By laws relating to the governance of the association.

(iv) Any and all covenants for maintenance assessments, which run with the land.

2019-042 ATTH 01

- (v) Responsibility for liability insurance and taxes.
- (vi) Written release of liability for maintenance to benefit the city.
- (vii) Written indemnification of the city for any damages, injuries (including death), and/or liability resulting from the clubhouse.
- (viii) Authority of the association to secure funds from its members sufficient to meet its responsibilities. This can include collection of dues, the increasing of dues, the right to charge special assessments and the placing of liens against property for failure to comply with these requirements.
- (ix) Other city requirements as applicable or may become applicable.
- (x) Builders and/or developers shall be required to post notice in a prominent place in all model homes (if any), sales offices and sales documents that a property association has been established and that membership is mandatory for all property owners.
- (xi) Prior to the transfer of the association to the lot owners, the builder/developer must provide an adequate reserve fund to the association for maintenance purposes.
- (xii) Concurrent with the transfer of the association, the builder/developer must transfer to the association control over all utilities related to the clubhouse. The builder/developer must also disclose to the association the total cost to date related to the operation and maintenance of the clubhouse.

PUR 2 Planned Unit Residential District 2***Small Lot Homes.***

The purpose of the PUR 2 Planned Unit Residential District is to provide for the development of unique and innovative forms of single-family housing with an emphasis on walkability near the downtown area. This zoning classification will be limited to the area defined as the Downtown Core in the Comprehensive Plan.

a. Minimum lot requirements.

1. Lot area—1,750 square feet.
2. Lot width—35 feet.
3. Lot depth—50 feet.

b. Minimum yard requirements.

1. Front yard—5 feet (porch option allowed within 1 foot of the property line)
2. Rear yard— 1 foot
3. Side yard—5 feet, unless on a corner lot adjacent to a street. On a corner lot adjacent to a street, the width of the side yard shall be 10 feet.

c. Maximum building height. Overall height is 35 feet. No home shall exceed two stories. No accessory building shall exceed one story in height.

2019-042 ATTH 01

d. Spatial control.

1. Maximum lot coverage is 80 percent, including other structures, subject to minimum yard requirements and other spatial controls.

2. Minimum distance between exterior walls is 10 feet.

e. Parking requirements. On-street parking will meet parking requirements in the Downtown Core as defined by the Comprehensive Plan. Construction of additional off-street parking, garages and/or carports shall be at the option of the developer. Garages and carports may be either front or rear entry.

f. Private streets. Should a developer desire to have private streets within a PUR, compliance with section 140-108 shall be required.

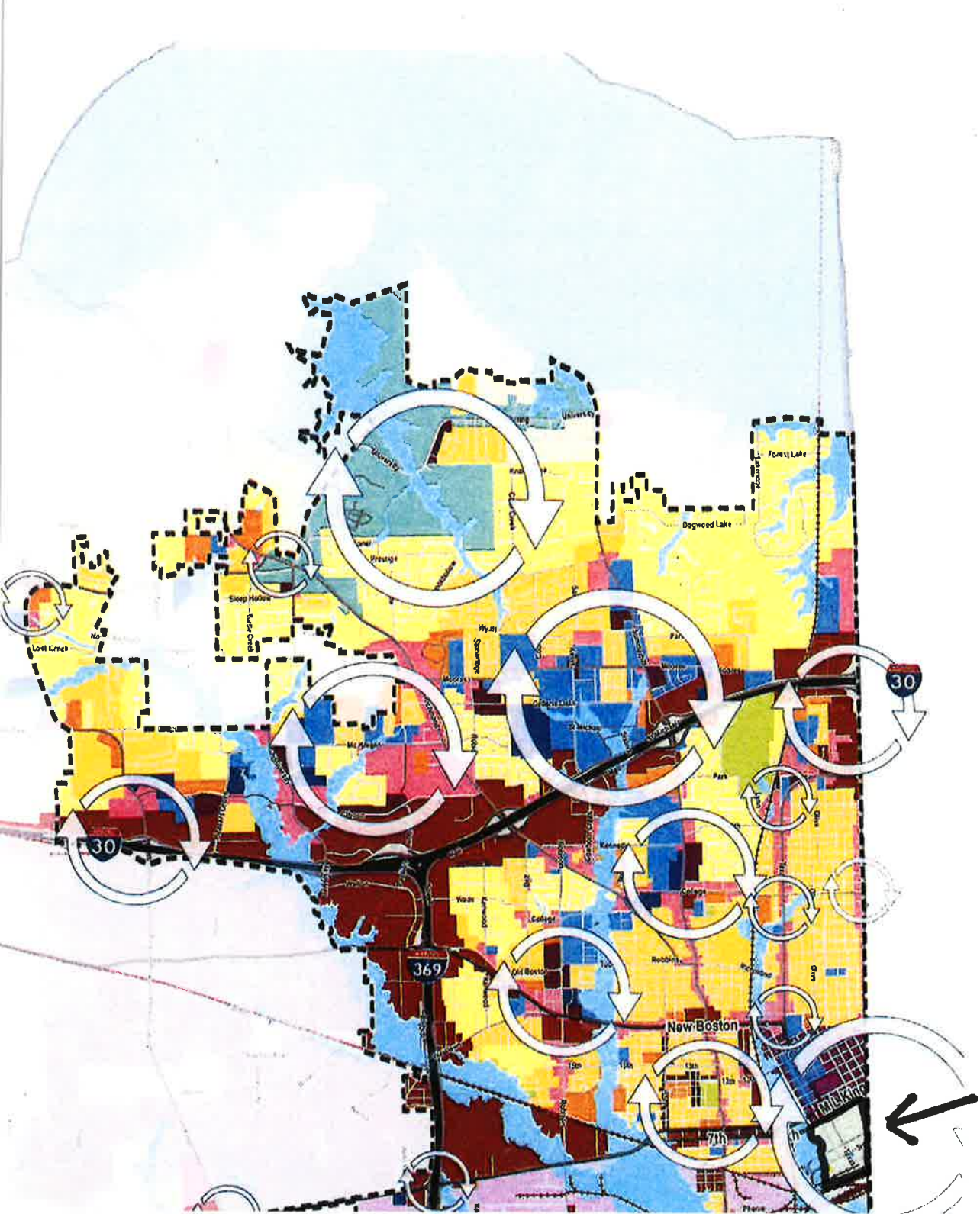
g. Other requirements. All construction and development within a PUR shall comply with all other appropriate rules and regulations as found in this Code, the zoning chapter and the subdivision chapter of the city.

h. Accessory uses. No accessory buildings will be allowed.

i. Sidewalks. Sidewalks are required to be built in the ROW or in the 5 foot front yard setback.

(Ord. No. 081-2003, 4-15-2003; Ord. No. 010-2004, 1-12-2004; Ord. No. 213-2006, 8-14-2006)

2019-042 ATTH O2



LEGEND

- CITY BOUNDARY
- RAILROADS
- RIVERS
- ACTIVITY CENTERS

FUTURE LAND USE

- REGIONAL COMMERCIAL
- NEIGHBORHOOD RETAIL
- BUSINESS/EDUCATION CENTERS
- OFFICE/INSTITUTIONAL
- PARKS
- FLOODPLAIN/OPENSOURCE
- MIXED-USE DEVELOPMENT
- INDUSTRIAL
- DOWNTOWN CORE
- DOWNTOWN DISTRICT
- HIGH DENSITY RESIDENTIAL
- NEIGHBORHOOD RESIDENTIAL
- SUBURBAN RESIDENTIAL
- RURAL RESIDENTIAL
- UPDD

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: 5/22/2019 11:00 AM

Lead Department: Planning and Community Development **Action Officer:** Debbie Burk,
Ordinance No. 2019-043 rezoning Lots 5-12, Block 7, Greater Texarkana
Subject: Addition, located at 704 Ward Avenue. Single Family-2 to Single Family-3.
Valencia Arterberry, owner. Wayne and Alicia Malone, agents.

Briefing: 6/10/2019 **Public Hearing:** 6/10/2019 **Council Vote:** 6/10/2019

Item Schedule

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

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

Z-19-8: This is a request by Wayne and Alicia Malone, under contract to purchase, to rezone Lots 5-12, Block 7, Greater Texarkana Addition, located at 704 Ward Avenue from Single Family-2 to Single Family-3. The proposed use is one 2007 double wide HUD code manufactured home. The current use is vacant land.

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

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

The Comprehensive Plan has designated this as an Industrial area although the zoning is residential. Double wide manufactured housing looks like some of the existing frame pier and beam houses in the area. This type housing could also be a revitalization housing alternative to traditional site built homes. Therefore, staff recommends for approval of this request.

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

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

Potential Options:

None

City of Texarkana, Texas

Fiscal Implications:

None

Staff Recommendation:

Staff recommends for approval.

Advisory Board/Committee Review:

The Planning and Zoning Commission unanimously recommended for approval.

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

May 6, 2019

Attachments

- a. 2019-043 ORD rezoning 704 Ward Ave. (DOCX)
- b. 2019-043 ATTH 01 Maps (PDF)
- c. 2019-043 Goals & Perspectives (DOCX)

Staff Coordination

Planning and Community Development	David Orr	Department Head Review
Completed	05/20/2019 9:23 AM	
City Manager	Shirley Jaster	City Manager Review Completed
3:55 PM		05/23/2019
City Council	Jennifer Evans	Meeting
6:00 PM		Completed
		05/28/2019

Meeting History

ORDINANCE NO. 2019 - 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 LOTS 5-12, BLOCK 7, GREATER TEXARKANA ADDITION, LOCATED AT 704 WARD AVENUE IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS FROM SINGLE FAMILY-2 TO SINGLE FAMILY-3; CONTAINING A REPEALER CLAUSE; CONTAINING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, an application has been filed requesting an amendment to the Zoning Ordinance of the City of Texarkana, Texas, to rezone Lots 5-12, Block 7, Greater Texarkana Addition, located at 704 Ward Avenue in the City of Texarkana, Bowie County, Texas, from **Single Family-2 to Single Family-3**; and

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

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Texarkana, Texas, **voted unanimously five (5) to zero (0) to recommend the application for rezoning from Single Family-2 to Single Family-3 on Lots 5-12, Block 7, Greater Texarkana Addition, located at 704 Ward Avenue** to the City Council of Texarkana, Texas; and

WHEREAS, after consideration of said application and the recommendation of the Planning and Zoning Commission, the City Council of the City of Texarkana, Texas, does hereby find that rezoning the property from **Single Family-2 to Single Family-3** is in the best interest of the public health, safety, morals and general welfare of the City.

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

SECTION 1: That the Zoning Ordinance of the City of Texarkana, Texas, Ordinance No. 127-70, passed and approved on September 14, 1970, be and is hereby further amended to rezone Lots 5-12, Block 7, Greater Texarkana Addition, located at 704 Ward Avenue in the City of Texarkana, Bowie County, Texas, from **Single Family-2 to Single Family-3**.

SECTION 2: It is further provided that in case a section, clause, sentence or part of this ordinance shall be deemed or adjudged by a court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair, or invalidate the remainder of this ordinance.

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

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

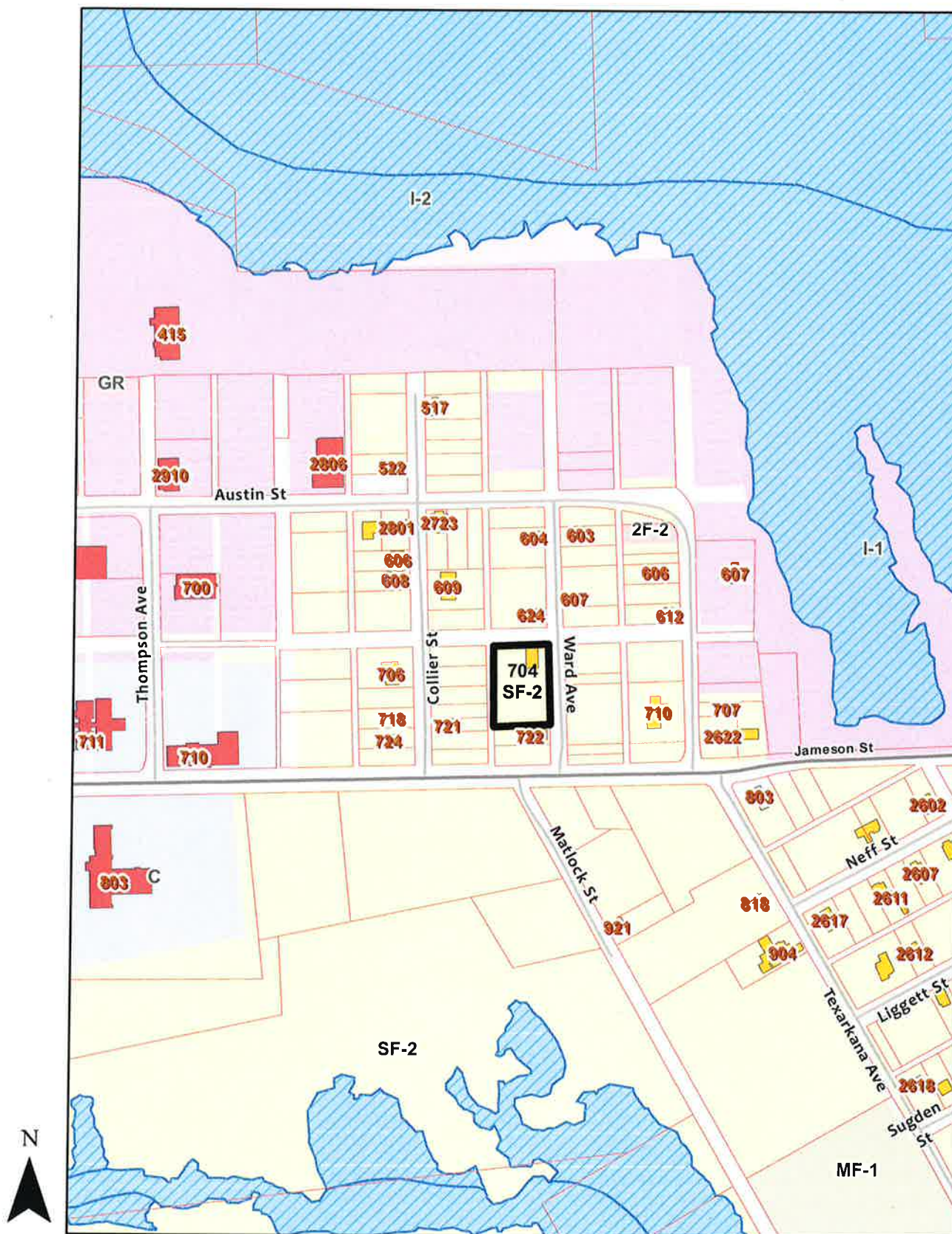
PASSED AND APPROVED in Regular Council Session on this the **10th day of June, 2019.**

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

704 Ward Ave. Department of Planning & Community Development



1:4,000

Attachment: 2019-043 ATTH 01 Maps (2075 : 2019-043 ORD rezoning 704 Ward Ave.)



704 Ward Ave. Department of Planning & Community Development



Attachment: 2019-043 ATTH 01 Maps (2075 : 2019-043 ORD rezoning 704 Ward Ave.)



City of Texarkana, Texas

Developing Perspectives and Goals Pending Approval by the City Council:

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

Perspectives and Goals Additional Comments:

NONE

Resource Impact:

NA

No Additional

Other Potential Impacts:

NA

Public Information Plan:

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

Other:

Attachment: 2019-043 Goals & Perspectives (2075 : 2019-043 ORD rezoning 704 Ward Ave.)

City of Texarkana, Texas

Briefing Sheet

Version:

Update Date: 5/22/2019 8:18 AM

Lead Department: Planning and Community Development **Action Officer:** Debbie Burk
Ordinance No. 2019-044 granting a Specific Use Permit to allow a double wide HUD code manufactured home on Lots 5-12, Block 7, Greater Texarkana Addition, located at 704 Ward Avenue. Valencia Arterberry, owner. Wayne and Alicia Malone, agents.

Subject:

Briefing: 6/10/2019 **Public Hearing:** 6/10/2019 **Council Vote:** 6/10/2019

Item Schedule

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

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

S-706: This is a request by Wayne and Alicia Malone, under contract to purchase, for a Specific Use Permit to allow the one additional use of a double wide HUD code manufactured home as a residence on Lots 5-12, Block 7, Greater Texarkana Addition, located at 704 Ward Avenue. The property is currently vacant land.

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

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

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

1. That one 2007 or newer double wide HUD code manufactured home be allowed on this property. See attached photograph.
2. That the double wide HUD code manufactured home be tied down/skirted/underpinned.
3. That the double wide HUD code manufactured home be used for dwelling purposes only, human occupancy only.
4. That the Specific Use Permit be in effect for a period of three (3) years, beginning at the date of this Ordinance. It is the owner's responsibility to renew this permit.
5. That if the HUD code manufactured home is not placed on the property within the three (3) year period, the Specific Use Permit will automatically be revoked.
6. That all driveways, parking, building codes/setbacks, engineered foundation, platting and flood plain requirements must be in accordance with the City of Texarkana, Texas codes.

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 unanimously recommended for approval with above stipulations.

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

May 6, 2019

Attachments

- a. 2019-044 ORD granting SUP at 704 Ward Ave. (DOCX)
- b. 2019-044 ATTH 01 Maps (PDF)
- c. 2019-044 ATTH 02 Photo of manf. home (PDF)
- d. 2019-044 Goals & Perspectives (DOCX)

Staff Coordination

Planning and Community Development	David Orr	Department Head Review
Completed	05/20/2019 9:23 AM	
City Manager	Shirley Jaster	City Manager Review Completed
3:58 PM		05/23/2019
City Council	Jennifer Evans	Meeting
6:00 PM		Completed
		05/28/2019

Meeting History

ORDINANCE NO. 2019 - 044

S-706

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-706 TO ALLOW THE LOCATION OF A DOUBLE WIDE HUD CODE MANUFACTURED HOME ON LOTS 5-12, BLOCK 7, GREATER TEXARKANA ADDITION, LOCATED AT 704 WARD AVENUE, IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS; CONTAINING A REPEALER CLAUSE; CONTAINING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, an application has been filed with the City of Texarkana, Texas, requesting an amendment to the Zoning Ordinance to grant a **Specific Use Permit** to allow the **location of a double wide HUD code manufactured home** on Lots 5-12, Block 7, Greater Texarkana Addition, located at 704 Ward Avenue, in the City of Texarkana, Bowie County, Texas; and

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

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Texarkana, Texas, voted **unanimously five (5) to zero (0) to recommend** to the City Council of Texarkana, Texas, that a **Specific Use Permit be granted to allow the location of a double wide HUD code manufactured home** on said property; and

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

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

SECTION 1: That the Zoning Ordinance of the City of Texarkana, Texas, Ordinance No. 127-70, passed and approved on September 14, 1970, be further amended to grant **Specific Use Permit Numbered S-706 to allow the location of a double wide HUD code manufactured home on Lots 5-12, Block 7, Greater Texarkana Addition, located at 704 Ward Avenue** in the City of Texarkana, Bowie County, Texas.

Attachment: 2019-044 ORD granting SUP at 704 Ward Ave. (2076 : 2019-044 ORD granting SUP for manf. home at 704 Ward Ave)

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

1. That one 2007 or newer double wide HUD code manufactured home be allowed on this property.
2. That the double wide HUD code manufactured home be tied down/skirted/underpinned.
3. That the double wide HUD code manufactured home be used for dwelling purposes only, human occupancy only.
4. That the Specific Use Permit be in effect for a period of three (3) years, beginning at the date of this Ordinance. It is the owner's responsibility to renew this permit.
5. That if the HUD code manufactured home is not placed on the property within the three (3) year period, the Specific Use Permit will automatically be revoked.
6. That all driveways, parking, building codes/setbacks, engineered foundation, platting and flood plain requirements must be in accordance with the City of Texarkana, Texas codes.

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

SECTION 4: It is further provided that in case a section, clause, sentence or part of this ordinance shall be deemed or adjudged by a court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair, or invalidate the remainder of this ordinance.

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

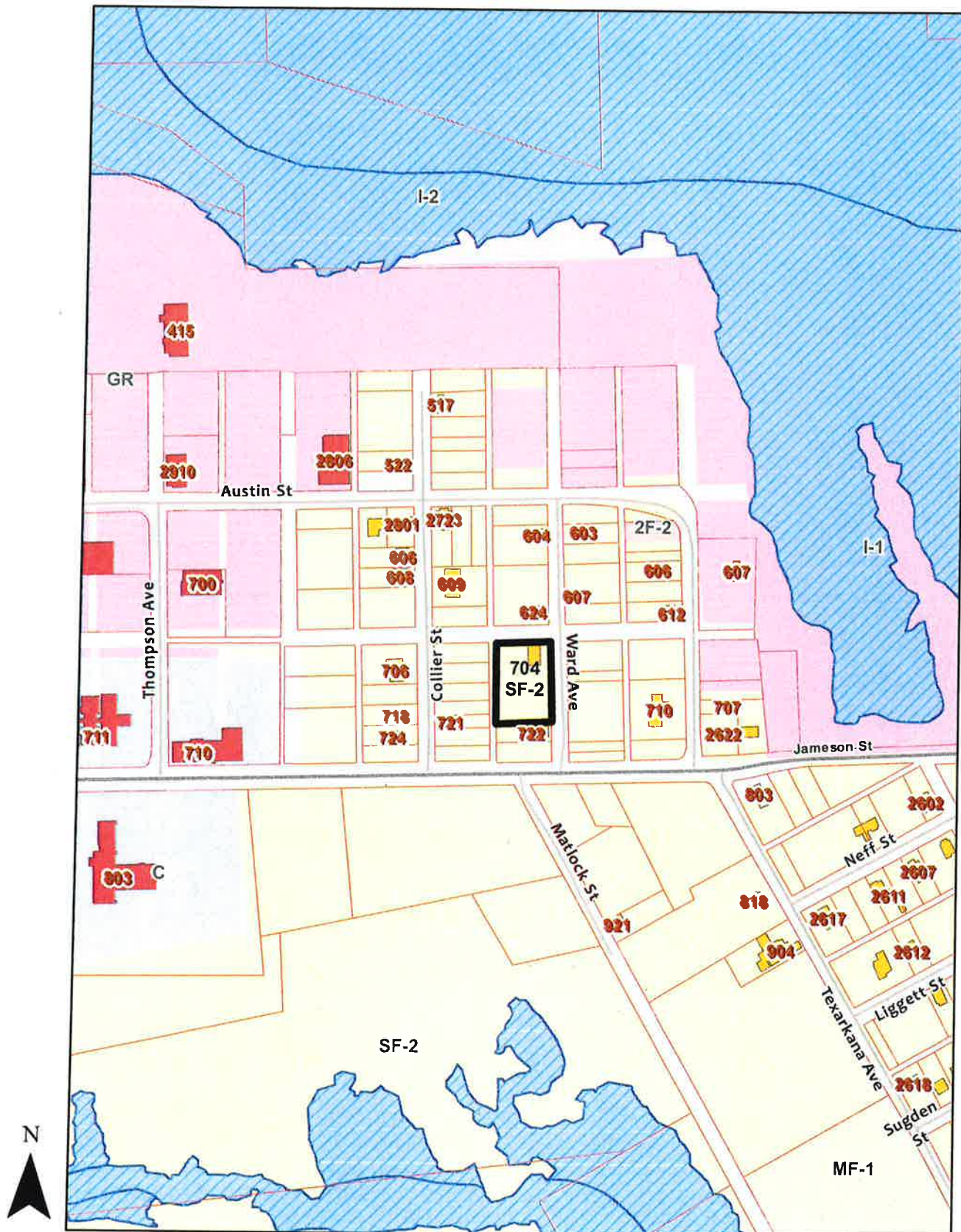
PASSED AND APPROVED in Regular Council Session on this the **10th day of June, 2019.**

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

704 Ward Ave. Department of Planning & Community Development



1:4,000

Attachment: 2019-044 ATTH 01 Maps (2076 : 2019-044 ORD granting SUP for manf. home at 704 Ward Ave)



2019-044 ATTH 01

704 Ward Ave. Department of Planning & Community Development



1:2,000

Attachment: 2019-044 ATTH 01 Maps (2076 : 2019-044 ORD granting SUP for manf. home at 704 Ward Ave)



2019-044 ATTH 02



Attachment: 2019-044 ATTH 02 Photo of manf. home (2076 : 2019-044 ORD granting SUP for manf. home

City of Texarkana, Texas

Developing Perspectives and Goals Pending Approval by the City Council:

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

Perspectives and Goals Additional Comments:

NONE

Resource Impact:

NA

No Additional

Other Potential Impacts:

NA

Public Information Plan:

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

Other:

Attachment: 2019-044 Goals & Perspectives (2076 : 2019-044 ORD granting SUP for manf. home at 704 Ward Ave)

City of Texarkana, Texas

Briefing Sheet

Version:

Update Date: 5/23/2019 11:30 AM

Lead Department: Planning and Community Development **Action Officer:** Debbie Burk,
Ordinance No. 2019-045 rezoning Lot 1, Block 53, City/Triggs Addition,
Subject: located at the southwest corner of West 6th Street and Main Street. Commercial
to PUR-2. Lee Medley, dba Mt. Kirby Investments, LLC, owner.

Briefing: 6/10/2019 **Public Hearing:** 6/10/2019 **Council Vote:** 6/10/2019

Item Schedule

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

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

Z-19-9: This is a request for rezoning from Commercial to Planned Unit Residential-2 (PUR) 2 by Lee Medley, dba Mt. Kirby Investments, LLC, owner, located at the southwest corner of West 6th Street and Main Street (Lot 1, Block 53, City/Triggs Addition). Currently, the property is vacant.

The adjacent zoning is Commercial to the north, south, east and west. The adjacent land use is an office to the west, parking lots to the north and east and a residence/office to the south.

The Comprehensive Plan has designated this area as the Downtown Core.

The request is to rezone this lot to the new (PUR) 2 zoning classification and allow the construction of four (4) small lot homes on this downtown lot. The addition of the PUR-2 zoning classification was created to provide for the development of unique and innovative forms of single-family housing with an emphasis on walkability in the downtown core.

This zoning change aligns with a Comprehensive Plan implementation goal outlined as 4.1.17 "to maximize value, in neighborhoods, smaller residential lots or more dense development patterns should be located in the closest proximity to any parks and open spaces provided—this will maximize the value of those areas, and the parks & open spaces off-set smaller lot sizes." This development will be within walking distance to downtown amenities including the Regional Arts Center, ArtSpark, farmers' market and Perot Theatre.

The proposed small home concept per the owner will consist of the following:

- Single family housing units with premium finishes (approximately 1,000 sq. ft)
- Built flush with the curb with a 6' front porch design
- Utilize on street parking

Please see attachments that show renderings of the proposed exterior, interior, floor plan and layout for this proposed development.

Since this development meets a Comprehensive Plan goal and will provide additional residential properties in the downtown area, staff recommends for approval of this request.

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 of this request.

Advisory Board/Committee Review:

Planning and Zoning Commission unanimously recommended for approval.

Advisory Board/Committee Meeting Date and Minutes:

May 6, 2019

Attachments

- a. 2019-045 ORD rezoning SW corner W 6th & Main (DOCX)
- b. 2019-045 ATTH 01 Maps (PDF)
- c. 2019-045 ATTH 02 Site Plan (PDF)
- d. 2019-045 ATTH 03 Aerial photo of lot (PDF)
- e. 2019-045 ATTH 04 Sample of floor plan (PDF)
- f. 2019-045 ATTH 05 Sample of exteriors (PDF)
- g. 2019-045 ATTH 06 Sample of interior (PDF)
- h. 2019-045 Goals & Perspectives (DOCX)

Staff Coordination

Planning and Community Development	David Orr	Department Head Review
Completed	05/20/2019 9:25 AM	
City Manager	Shirley Jaster	City Manager Review Completed
4:10 PM		05/23/2019
City Council	Jennifer Evans	Meeting
6:00 PM		Completed
		05/28/2019

Meeting History

ORDINANCE NO. 2019 - 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 LOT 1, BLOCK 53, CITY/TRIGGS ADDITION, LOCATED AT THE SOUTHWEST CORNER OF WEST 6TH STREET AND MAIN STREET, IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS FROM COMMERCIAL TO PLANNED UNIT RESIDENTIAL-2 CONTAINING A REPEALER CLAUSE; CONTAINING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, an application has been filed requesting an amendment to the Zoning Ordinance of the City of Texarkana, Texas, to rezone Lot 1, Block 53, City/Triggs Addition, located at the southwest corner of West 6th Street and Main Street in the City of Texarkana, Bowie County, Texas, from **Commercial to Planned Unit Residential-2**; and

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

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Texarkana, Texas, **voted unanimously five (5) to zero (0) to recommend the application for rezoning from Commercial to Planned Unit Residential-2 on Lot 1, Block 53, City/Triggs Addition, located at the southwest corner of West 6th Street and Main Street to the City Council of Texarkana, Texas; and**

WHEREAS, after consideration of said application and the recommendation of the Planning and Zoning Commission, the City Council of the City of Texarkana, Texas, does hereby find that rezoning the property from **Commercial to Planned Unit Residential-2** is in the best interest of the public health, safety, morals and general welfare of the City.

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

SECTION 1: That the Zoning Ordinance of the City of Texarkana, Texas, Ordinance No. 127-70, passed and approved on September 14, 1970, be and is hereby further amended to rezone Lot 1, Block 53, City Triggs Addition, located at the southwest corner of West 6th Street and Main Street in the City of Texarkana, Bowie County, Texas, from **Commercial to Planned Unit Residential-2**.

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.

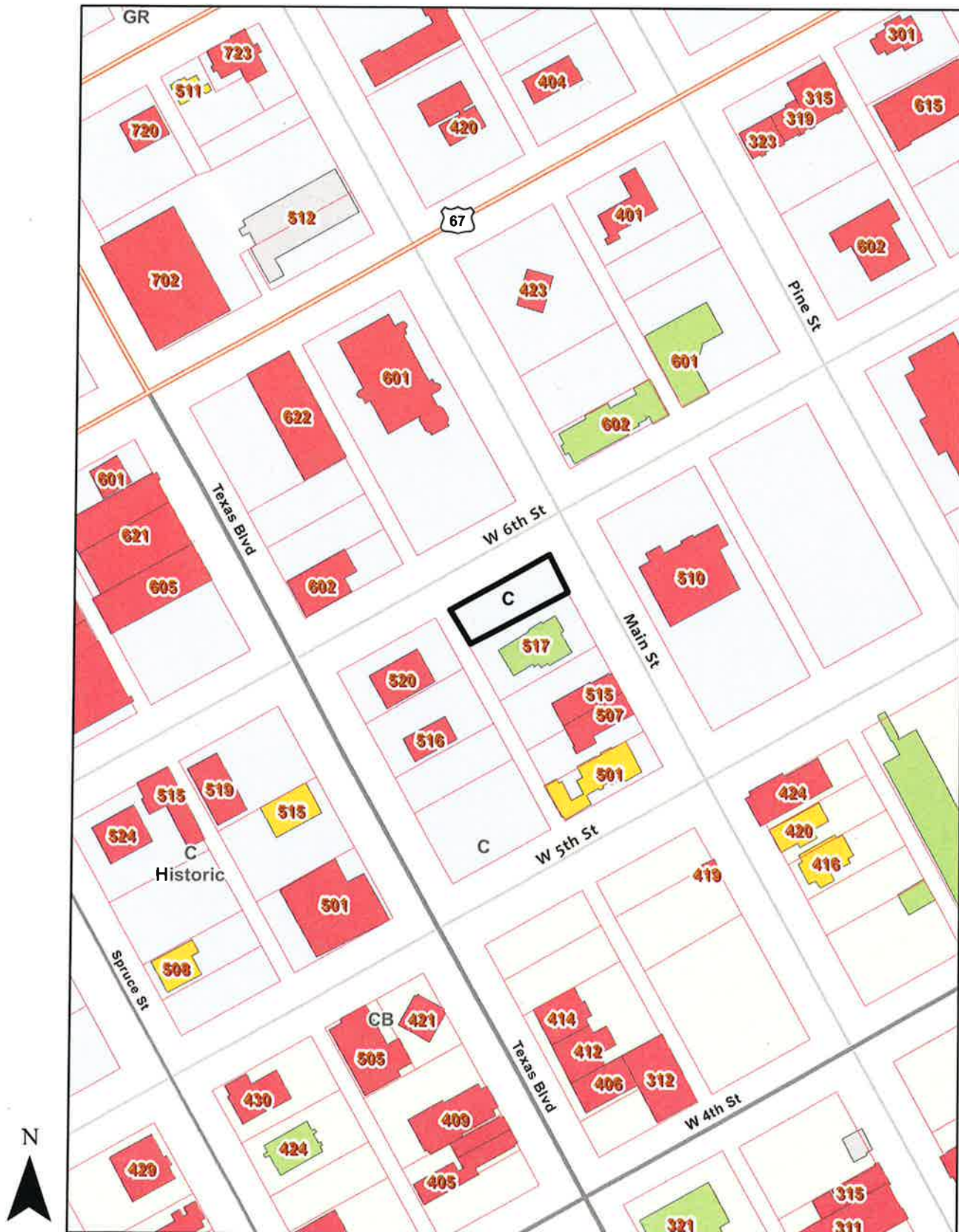
PASSED AND APPROVED in Regular Council Session on this the **10th day of June, 2019.**

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

Lot 1, City/Triggs Addition (Main & 6th) Department of Planning & Community Development



1:2,000



Lot 1, City/Triggs Addition (Main & 6th) Department of Planning & Community Development



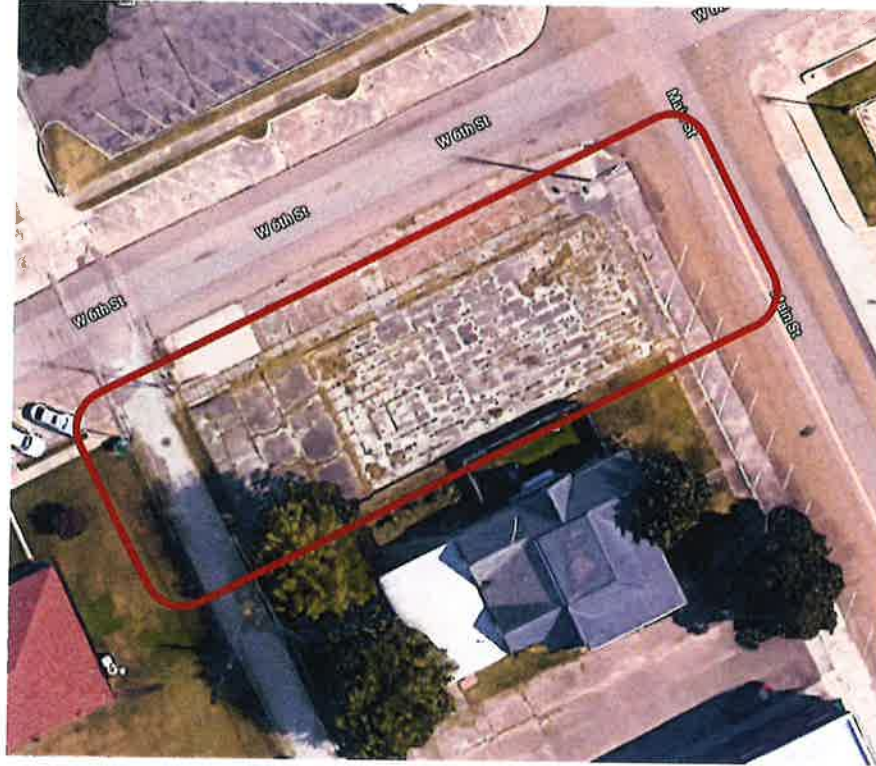
1:1,500

Attachment: 2019-045 ATTH 01 Maps (2077 : 2019-045 ORD rezoning SW corner of W, 6th & Main)



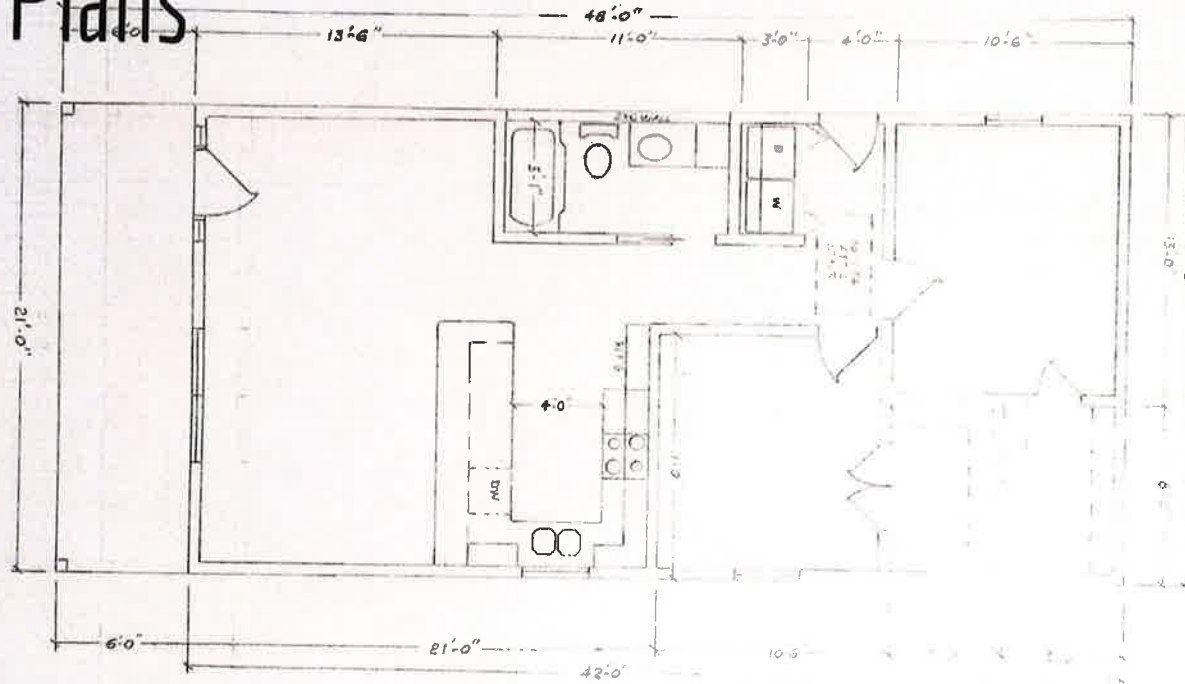
The Lot

2019-045 ATTH 03



2019-045 ATTH 04

House Plans



2019-045 ATTH 05

Small Home Concept



- 4 Houses on the lot
- Built flush with the curb
- Utilize on street parking
- Nice front porch
- Possibly wrap around deck
- High Quality Build

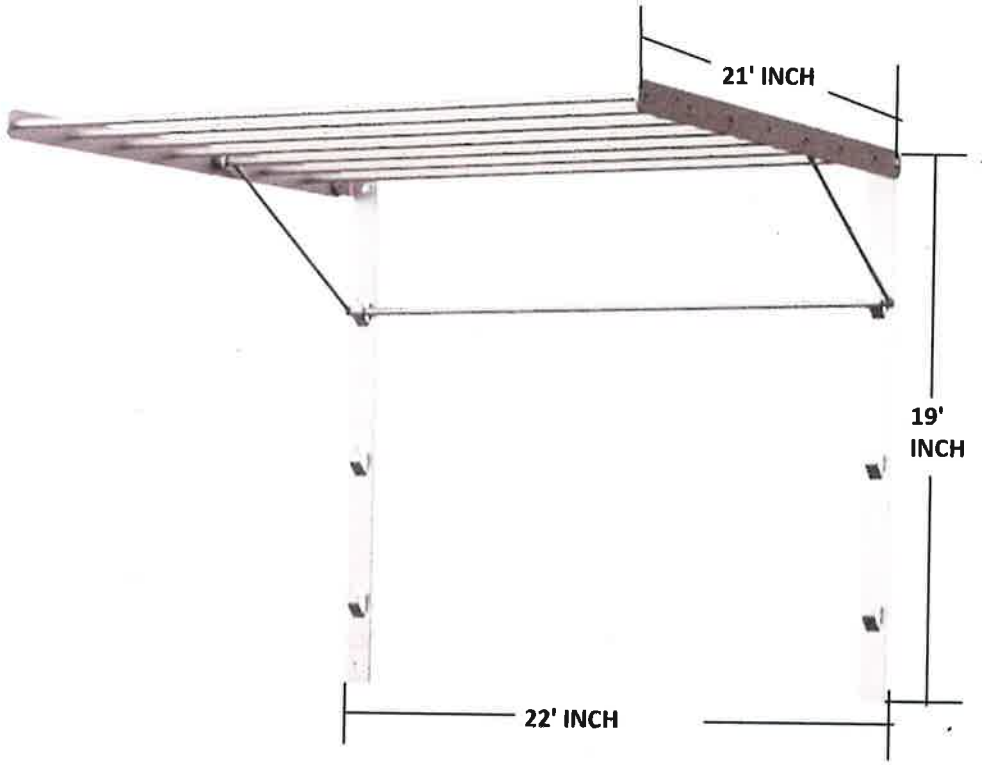


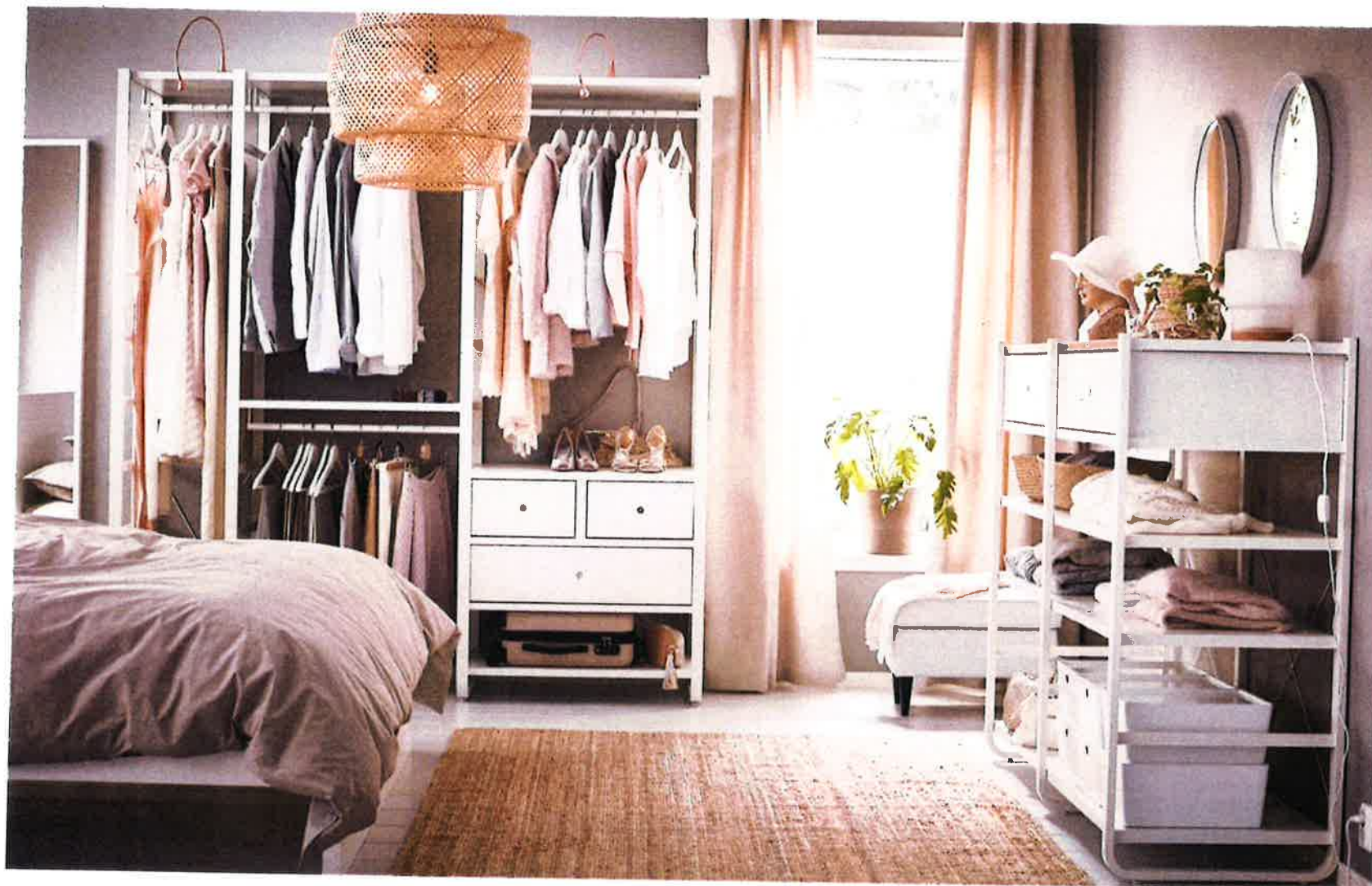






Drying Rack for laundry





















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: 5/16/2019 3:42 PM

Lead Department: Planning and Community Development **Action Officer:** Debbie Burk
Ordinance No. 2019-046 granting a Specific Use Permit to allow permanent cosmetics/microblading on Lot 3, Gibson Heights Addition, located at 4040 Gibson Lane. Lisa Harris and Natalie Singleton, dba Style Studio and OMG
Subject: Lulu, owners.

Briefing: 6/10/2019 **Public Hearing:** 6/10/2019 **Council Vote:** 6/10/2019

Item Schedule

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

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

S-707: This is a request by Style Studio and OMG Lulu, owner, and Lisa Harris and Natalie Singleton, agents, for a Specific Use Permit, SUP, to allow the location of a permanent cosmetics/microblading business at 4040 Gibson Lane. A hair salon and a clothing boutique are currently located on this site.

The adjacent zoning is General Retail to the east and west and PD-General Retail to the north and south. The adjacent land usage is retail uses to the east, west and south and a storage facility to the north.

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

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

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

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

City of Texarkana, Texas

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

Potential Options:

None

Fiscal Implications:

None

Staff Recommendation:

Staff recommends for approval with stipulations.

Advisory Board/Committee Review:

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

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

May 6, 2019

Attachments

- a. 2019-046 ORD granting SUP at 4040 Gibson Ln. (DOCX)
- b. 2019-046 ATTH 01 Maps (PDF)
- c. 2019-046 Goals & Perspectives (DOCX)

Staff Coordination

Planning and Community Development	David Orr	Department Head Review
Completed	05/20/2019 9:26 AM	
City Manager	Shirley Jaster	City Manager Review Completed
4:12 PM		05/23/2019
City Council	Jennifer Evans	Meeting
6:00 PM		Completed
		05/28/2019

Meeting History

ORDINANCE NO. 2019 - 046

S-707

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-707 TO ALLOW THE ONE ADDITIONAL USE OF APPLICATION OF PERMANENT COSMETICS/MICROBLADING ON LOT 3, GIBSON HEIGHTS ADDITION, LOCATED AT 4040 GIBSON LANE, 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 3, Gibson Heights Addition, located at 4040 Gibson Lane, in the City of Texarkana, Bowie County, Texas; and

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

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Texarkana, Texas, voted **unanimously five (5) to zero (0) to recommend** to the City Council of Texarkana, Texas, that a **Specific Use Permit be granted to allow the 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 to grant **Specific Use Permit Numbered S-707 to allow one additional use of application of permanent cosmetics/microblading on Lot 3, Gibson Heights Addition, located at 4040 Gibson Lane** 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 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 **10th day of June, 2019.**

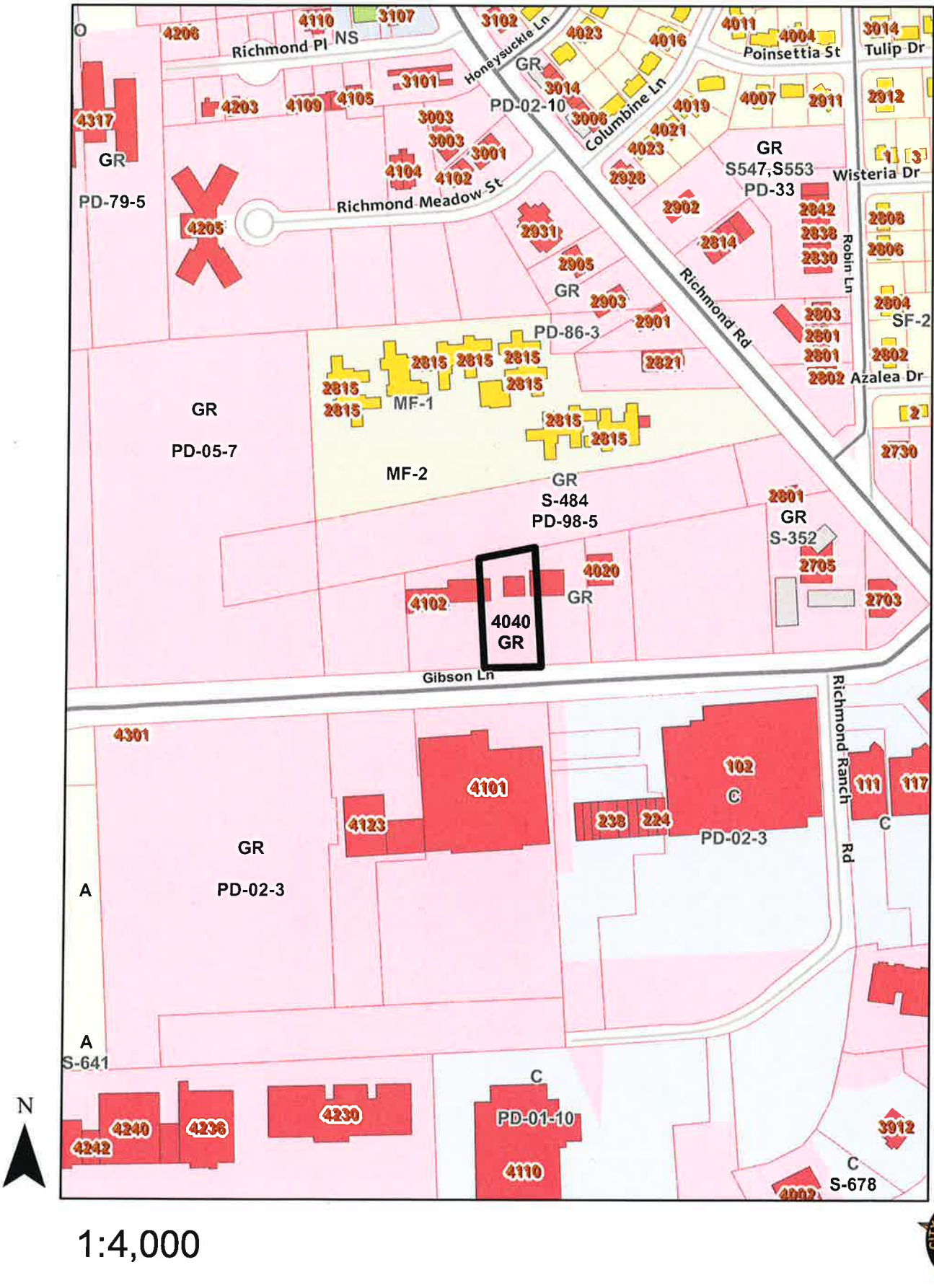
ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

4040 Gibson Lane

Department of Planning & Community Development



Attachment: 2019-046 ATTH 01 Maps (2079 : 2019-046 ORD granting SUP for microblading at 4040 Gibson Ln.)



4040 Gibson Lane
Department of Planning & Community Development



1:1,500

Attachment: 2019-046 ATTH 01 Maps (2079 : 2019-046 ORD granting SUP for microblading at 4040 Gibson Ln.)



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:

Briefing Sheet

Update Date: 5/22/2019 1:28 PM

Lead Department: Planning and Community Development **Action Officer:** Debbie Burk,
Ordinance No. 2019-047 rezoning and approving a site plan on Lot 2 and part of
Lot 3, replat of Lot 2, Cross Pointe Subdivision Amended, being part of the
George Brinlee HRS, A-18, located at the northeast corner of the Interstate
Highway 30 Frontage Road and North Kings Highway; rezoning from General
Retail to PD-Commercial and site plan approval for a convenience store with
gas and diesel fuel sales. John Pimentel, representing QuickTrip Corporation,
Subject: applicant.

Briefing: 6/10/2019 **Public Hearing:** 6/10/2019 **Council Vote:** 6/10/2019

Item Schedule

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

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

Z-19-10 & Amendment to PD-19-2: This is a request for rezoning from General Retail to PD-Commercial and site plan approval by John Pimentel, representing QuickTrip Corporation, under contract to purchase, for property located at the northeast corner of Interstate Highway 30 and North Kings Highway (Lot 2 and part of Lot 3, being a replat of Lot 2, Cross Pointe Subdivision Amended, being a part of the George Brinlee HRS, A-19). The proposed use is a convenience store with gasoline and diesel fuel sales. A metal building that was previously used as a church is currently located on this property. The metal building will be removed from the site.

The adjacent zoning is Single Family-1 to the north, General Retail to the east and west and Interstate 30 to the south. The adjacent land use is a residence to the north, a bank and retail businesses to the west, vacant land to the east and Interstate 30 to the south.

The applicant provided a site plan that consists of the following:

- A 7,719 square foot brick store building.
- 80 parking spaces with 3 handicapped spaces.
- A 50' lighted pole sign.
- A 10' 10" x 15' 2" lighted monument sign
- Signage on front elevation of building with "QuickTrip" signage in center of building and logos on each end of front elevation.
- One logo on right elevation, one logo on left elevation, and one logo on rear elevation of building.
- A future 22' 3 1/4" x 17' 8" TC scales pole sign.
- 6 directional signs (6' 3/8" in height).
- A gas canopy with 10 pumps and the QT logo on the left and right (end) elevations.
- A diesel fuel 6 bay canopy with the QT logo on front elevation.

Please see attached site plan, building elevations, signs layout and additional attachments.

City of Texarkana, Texas

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

- A fire hydrant will need to be installed at the northwest drive (closest to the sign on North Kings Highway).
- All driveways will have to be approved by TXDOT with the possibility that some of the drives may be altered or changed.
- A fence will be required along the northern property line where this property abuts residentially zoned property.
- This property will have to be replatted prior to the issuance of any building permits.
- TWU reserves the right to request additional utility easements upon review of the utility plans. All signage needs to be located outside any utility easement or at least a minimum of 5' from the mains.

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

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

Potential Options:

None

Fiscal Implications:

None

Staff Recommendation:

Staff recommends for approval with stipulations.

Advisory Board/Committee Review:

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

- Allow a 7,719 square foot brick store building.
- Allow 80 parking spaces with 3 handicapped spaces.
- Allow a 50' lighted pole sign.
- Allow a 10' 10" x 15' 2" lighted monument sign
- Allow signage on front elevation of building with "QuickTrip" signage in center of building and logos on each end of front elevation.
- Allow logo on right elevation, one logo on left elevation, and one logo on rear elevation of building.
- Allow a future 22' 3 1/4" x 17' 8" TC scales pole sign.
- Allow 6 directional signs (6' 3/8" in height) with directional wording.
- Allow a gas canopy with 10 pumps and the QT logo on the left and right (end) elevations.
- Allow a diesel fuel 6 bay canopy with the QT logo on front elevation.
- Allow TWU the right to request additional utility easements upon review of the utility plans.

City of Texarkana, Texas

- Require all signage be installed outside any utility easement or at least a minimum of 5' from the TWU mains.
- Require a fence along the northern property line where this property abuts to residentially zoned property.
- Require a fire hydrant at the northwest drive (closest to the sign on North Kings Highway).
- Require that all driveways be approved by TXDOT with the possibility that some of the drives may be altered or changed.
- Require replating of the property prior to the issuance of any building permits.

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

May 6, 2019

Attachments

- a. 2019-047 EXH 'A' Site plan (PDF)
- b. 2019-047 ORD rezoning & site plan app. NE cnr I-30 & Kings Hwy (DOCX)
- c. 2019-047 EXH 'B' legal description (PDF)
- d. 2019-047 ATTH 01 Maps (PDF)
- e. 2019-047 ATTH 02 Elevations (PDF)
- f. 2019-047 ATTH 03 Gasoline pump canopy (PDF)
- g. 2019-047 ATTH 04 Diesel fuel canopy (PDF)
- h. 2019-047 ATTH 05 Monument sign (PDF)
- i. 2019-047 ATTH 06 Pole sign(PDF)
- j. 2019-047 ATTH 07 Directional signs (PDF)
- k. 2019-047 Goals & Perspectives (DOCX)

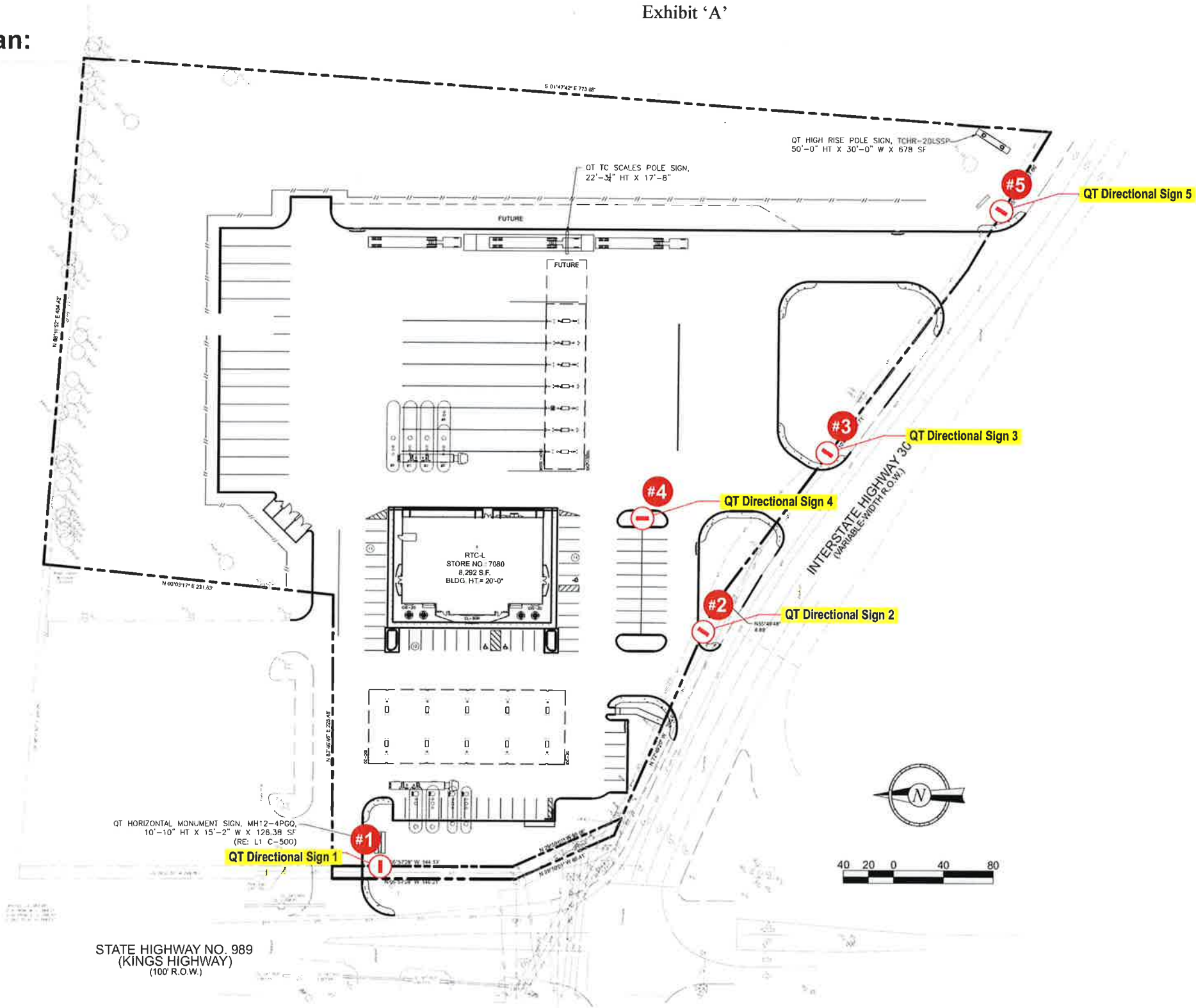
Staff Coordination

Planning and Community Development	David Orr	Department Head Review
Completed	05/21/2019 6:11 PM	
City Manager	Shirley Jaster	City Manager Review Completed 05/23/2019
4:18 PM		
City Council	Jennifer Evans	Meeting Completed 05/28/2019
6:00 PM		

Meeting History

Exhibit 'A'

Site Plan:



Sign Message Schedule:

#1 Truck / Auto Entrance Certified Scales Auto Diesel Key Plan #1 - North	Truck / Auto Entrance Certified Scales Auto Diesel Key Plan #1 - South
#2 Autos Only Key Plan #2 - East	Key Plan #2 - West
#3 Truck / Auto Entrance Certified Scales Auto Diesel Key Plan #3 - East	Key Plan #3 - West
#4 Autos Only Trucks Exit Left to 30 Key Plan #4 - North	Thank You Key Plan #4 - South
#5 Truck Entrance Certified Scales Auto Diesel Key Plan #5 - East	Key Plan #5 - West



Client Review Status

Allen Industries, Inc. requires that an "Approved" drawing be obtained from the client prior to any production release or production release revision.

☐ Approved ☐ Approved as Noted ☐ Revise & Resubmit

Name _____ Date _____

Title _____

Declaration

The Drawing / Design illustrated is the property of QuikTrip Corporation and Allen Industries, Inc. The production, copying, or use hereof is prohibited without written consent. Any infringement will be subject to legal action.

Date / Description

05/06/19 Issue Date
05/11/19 Issue Date

Project Information

Client QuikTrip Corporation
QT Store 7080TC

File QT Store 7080TC Directionals

Sales Tom Allen Design CT PM James Gentry



Corporate Signage Division
6434 Burnt Poplar Road, Greensboro, NC 27409
Phone 800-967-2553 Fax 336-668-7875

Because Image Is Everything™

ORDINANCE NO. 2019 - 047

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY OF TEXARKANA, TEXAS, BY REZONING FROM GENERAL RETAIL TO PLANNED DEVELOPMENT-COMMERCIAL AND APPROVING A SITE PLAN ON LOT 2, REPLAT OF LOT 2, CROSS POINTE SUBDIVISION AMENDED AND PART OF LOT 3, REPLAT OF LOT 2, CROSS POINTE SUBDIVISION AMENDED, BEING PART OF THE GEORGE BRINLEE HRS, A-18, LOCATED AT THE NORTHEAST CORNER OF THE INTERSTATE HIGHWAY 30 FRONTAGE ROAD AND NORTH KINGS HIGHWAY 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 **rezoning from General Retail to Planned Development-Commercial and site plan approval (Exhibit 'A')** to allow the location of a **convenience store with gasoline and diesel fuel sales** on Lot 2, replat of Lot 2, Cross Pointe Subdivision and part of Lot 3, replat of Lot 2, Cross Pointe Subdivision, being part of the George Brinlee HRS, A-18 (**Exhibit 'B'**), located at the northeast corner of the Interstate Highway 30 Frontage Road and North Kings Highway in the City of Texarkana, Bowie County, Texas; and

WHEREAS, the proposed use is 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 zoning classifications changes and amendments, have given the requisite notices by publication and otherwise, and have afforded and held full and fair hearings to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof; and

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Texarkana, Texas, voted **unanimously by a vote of five (5) to zero (0) to recommend approval of the request for rezoning and 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 approval of the rezoning and site plan approval request 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 rezoning from General Retail to Planned Development-Commercial and approval of a site plan (**Exhibit 'A'**) to allow the location of a convenience store with gasoline and diesel fuel sales on Lot 2, replat of Lot 2, Cross Pointe Subdivision and part of Lot 3, replat of Lot 2, Cross Pointe Subdivision, being part of the George Brinlee HRS, A-18 (**Exhibit 'B'**), located at the northeast corner of the Interstate 30 Frontage Road and North Kings Highway in the City of Texarkana, Texas, Bowie County, Texas, is hereby approved and amends PD-19-2(C).

SECTION 2: PD-19-2(C) is hereby amended by approval of the site plan (**Exhibit 'A'**), incorporated herein by reference for all purposes, and includes the following:

1. Allow a 7,719 square foot brick store building.
2. Allow 80 parking spaces with 3 handicapped spaces.
3. Allow a 50' lighted pole sign.
4. Allow a 10' 10" x 15' 2" lighted monument sign.
5. Allow signage on front elevation of building with "QuickTrip" signage in center of building and logos on each end of front elevation.
6. Allow logo on right elevation, one logo on left elevation, and one logo on rear elevation of building.
7. Allow a future 22' 3 1/4" x 17' 8" TC scales pole sign.
8. Allow 6 directional signs (6' 3/8" in height) with directional wording.
9. Allow a gas canopy with 10 pumps and the QT logo on the left and right (end) elevations.
10. Allow a diesel fuel 6-bay canopy with the QT logo on front elevation.
11. Allow TWU the right to request additional utility easements upon review of the utility plans.
12. Require all signage be installed outside any utility easement or at least a minimum of 5' from the TWU mains.
13. Require a fence along the northern property line where this property abuts to residentially zoned property.
14. Require a fire hydrant at the northwest drive (closest to the sign on North Kings Highway).
15. Require that all driveways be approved by TxDOT with the possibility that some of the drives may be altered or changed.
16. Require replatting of the property prior to the issuance of any building permits.

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 **10th day of June, 2019.**

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

TRACT 1

BEING a tract of land located in the City of Texarkana, Bowie County, Texas, being part of the George Brinlee Headright Survey, Abstract No. 18, and being all of Lot No. 2, Replat of Lot No. 2 of Cross Pointe Subdivision Amended according to the plat thereof recorded in Cabinet A, Sleeve 251, Plat Records, Bowie County, Texas.

TRACT 2

BEING a tract of land located in the City of Texarkana, Bowie County, Texas, being part of the George Brinlee Headright Survey, Abstract No. 18, and being part of Lot No. 3, Replat of Lot No. 2 of Cross Pointe Subdivision Amended according to the plat thereof recorded in Cabinet A, Sleeve 251, Plat Records, Bowie County, Texas, and being more particularly described as follows:

COMMENCING at a 5/8" iron rod with red cap stamped "LTA FIRM 101457" found at the northwest corner of Lot No. 1, Cross Pointe Subdivision Amended as recorded in Volume 5624, Page 251, Deed Records, Bowie County, Texas, said point being in the east right-of-way line of F.M. Highway No. 989 (aka Kings Highway, a 100 foot wide right-of-way), being the southwest corner of a tract of land owned by John Cross, Jr. as described in deed recorded in Volume 1778, Page 155, Deed Records, Bowie County, Texas;

THENCE, along the north line of said Lot No. 1 and the south line of said Cross tract, North 88 degrees 08 minutes 48 seconds East, a distance of 250.90 feet to a 5/8" iron rod with red cap stamped "SCI" set for the most northerly northwest corner of said Lot No. 3, the **POINT OF BEGINNING**;

THENCE, continuing along the south line of said Cross tract and along the north line of said Lot No. 3, North 88 degrees 11 minutes 52 seconds East, a distance of 404.42 feet to a 5/8" iron rod with red cap stamped "SCI" set;

THENCE, departing the south line of said Cross tract, over and across said Lot No. 3, South 01 degrees 47 minutes 42 seconds East, a distance of 773.08 feet to a 5/8" iron rod with red cap stamped "SCI" set in the southerly line of said Lot 3, being in the northerly right-of-way line of Interstate Highway No. 30;

THENCE, along the southerly line of said Lot No. 3 and the northerly line of Interstate Highway No. 30 as follows:

North 65 degrees 16 minutes 30 seconds West, a distance of 127.66 feet to a square concrete monument found, from which a round concrete monument with brass disk stamped "TXDOT R.O.W." found bears South 65 degrees 18 minutes 21 seconds East, a distance of 2.60 feet;

North 59 degrees 10 minutes 47 seconds West, a distance of 321.71 feet to a 1/2" iron rod found, being the south west corner of said Lot No. 3 and the south east corner of Lot No. 2, said Replat of Lot No. 2 Cross Point Subdivision Amended;

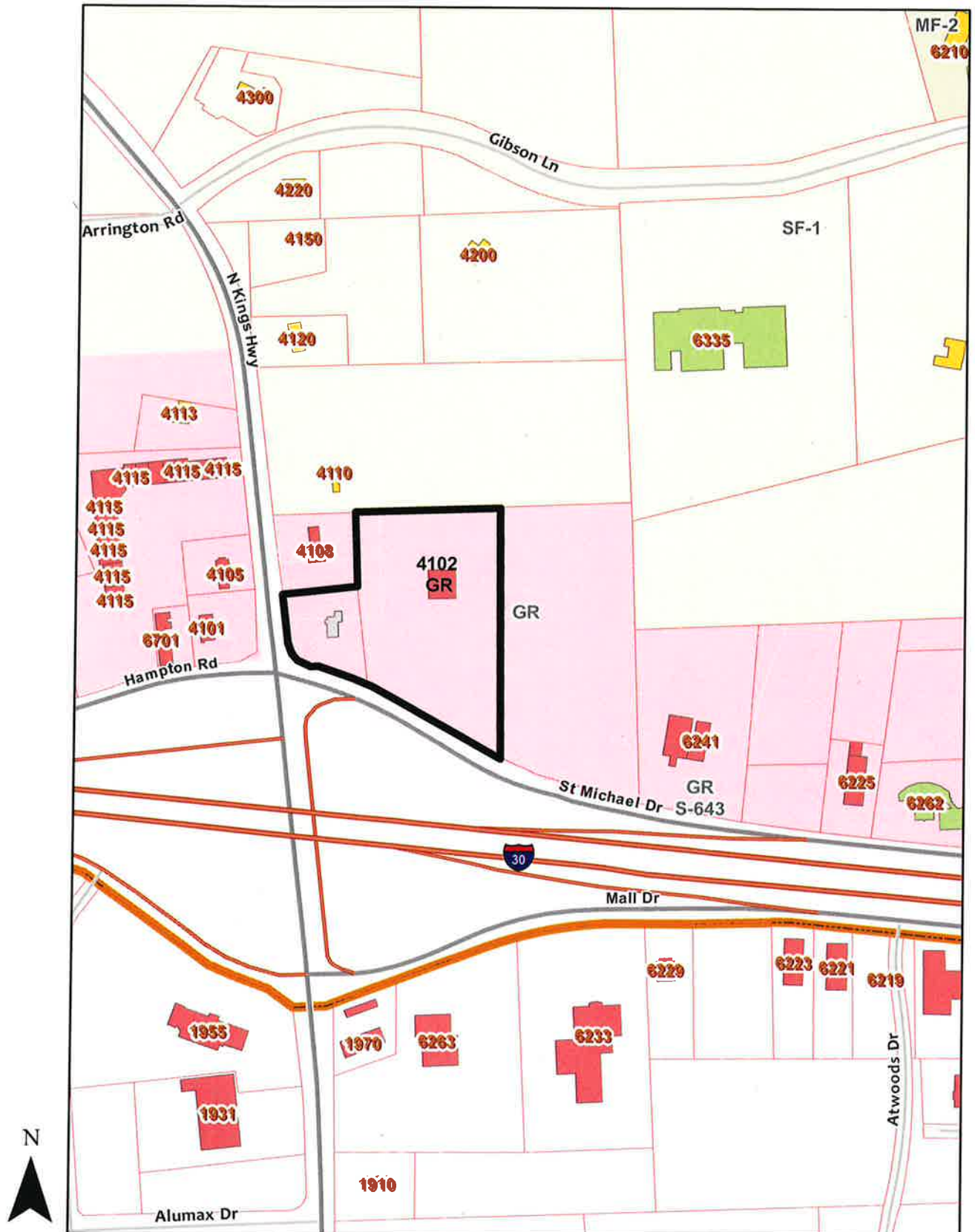
THENCE, departing said northerly right-of-way line, along the westerly line of said Lot No. 3 and the east line of said Lot No. 2, North 06 degrees 42 minutes 05 seconds West, a distance of 312.06 feet to a "P-K" nail found for the southeast corner of said Lot No. 1;

THENCE, continuing along the westerly line of said Lot No. 3 and the east line of said Lot No. 1, North 00 degrees 03 minutes 17 seconds East, a distance of 231.83 feet to the **POINT OF BEGINNING** and containing 265,061 square feet or 6.0850 acres of land more or less.

Attachment: 2019-047 EXH 'B' legal description (2080 : 2019-047 ORD rezoning and site plan app. NE corner of I-30 and Kings Hwy.)

4102 N Kings Highway

Department of Planning & Community Development



1:5,000



NE Corner of Kings HWY & St. Michael DR Department of Planning and Community Development



1:2,000





QT

QuikTrip.

4705 South 129th East Ave.
Tulsa, OK 74134-7008
P.O. Box 3475
Tulsa, OK 74101-3475
(918) 615-7700

Store #
7080

RTC-R Building Elevations

Address:
NEC I30 & Kings Hwy

City, State:
Texarkana, TX

Serial #
89-7080-RTC-R

Scale:
1/16"=1'-0"

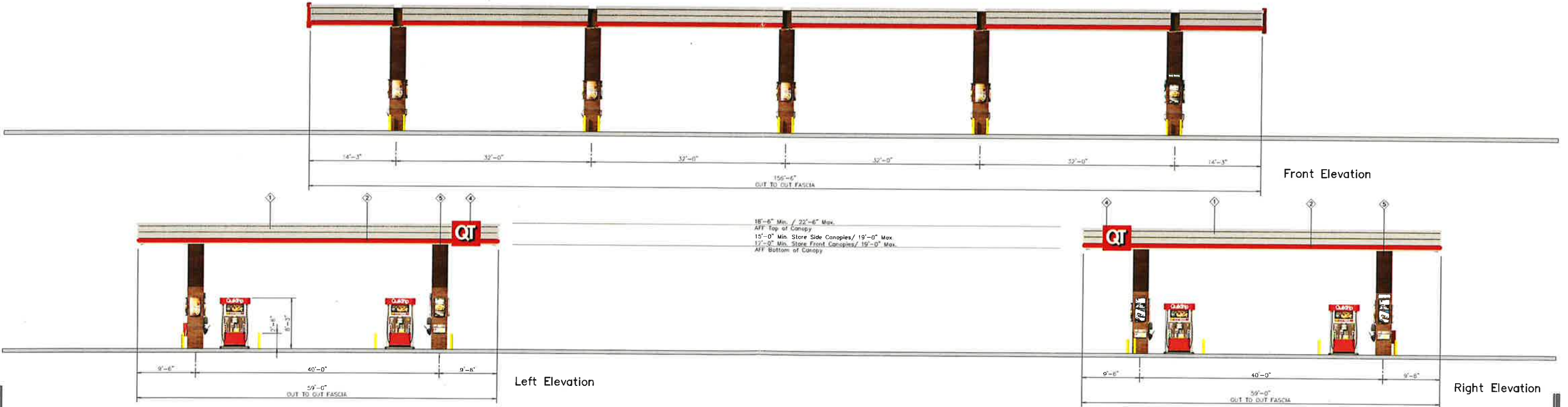
Issue Date:
04.11.19

Drawn By:
JK

Rev/Notes:

<

2019-047 ATTH 03



QuikTrip.

4705 South 129th East Ave.
Tulsa, OK 74134-7008
P.O. Box 3475
Tulsa, OK 74101-3475
(918) 615-7700

Store # 7080 Double Stack 10 Canopy Elevations

Serial # 89-7080-GD10

Scale: 1/16"=1'-0"

Issue Date: 04.11.19

Address: NEC I30 & Kings Hwy

City, State: Texarkana, TX

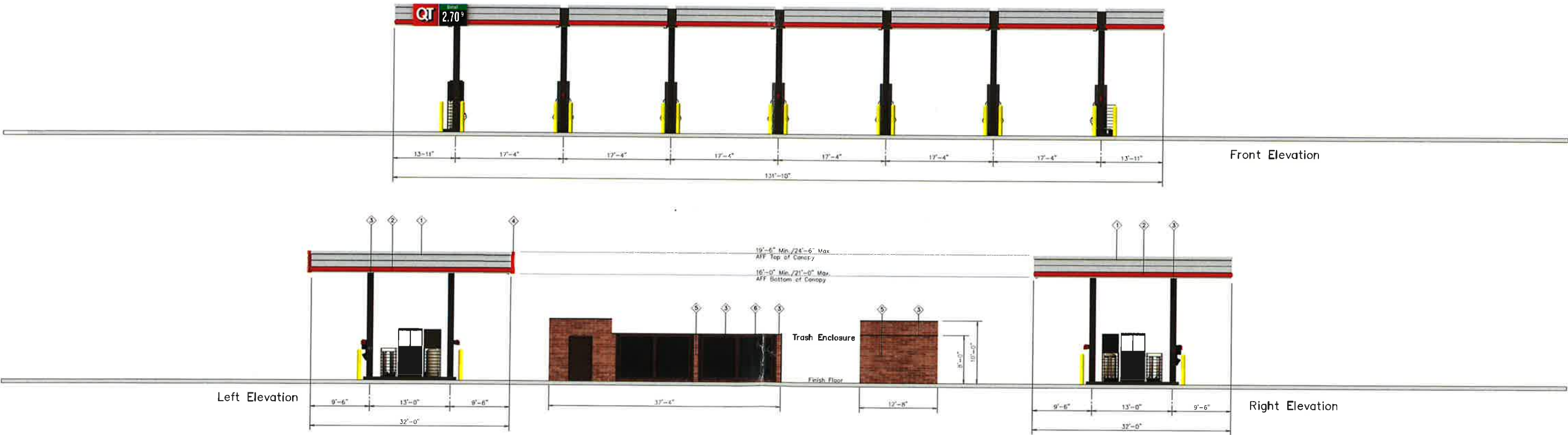
Drawn By: JK

Rev/Notes:

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①	FINISH	MANUFACTURER	SPECIFICATION
1	HEAVY ALUMINUM	ALPOLIC	CANOPY
2	RED POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND
3	BROWN	SEIKON - WILLIAMS	GRAY PAINT
4	RED-20	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE
5	BROOKSTONE	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
6	BLACK	ALL COURT FABRICS	POLYPROP 95 MESH

Attachment: 2019-047 ATTH 03 Gasoline pump canopy (2080 : 2019-047 ORD rezoning and site plan app. NE corner of I-30 and Kings Hwy.)





QuikTrip.
4705 South 129th East Ave.
Tulsa, OK 74134-7008
P.O. Box 3475
Tulsa, OK 74101-3475
(918) 615-7700

Store #	7080	6 Bay Diesel Canopy	Address:	NEC I30 & Kings Hwy	City, State:	Texarkana, TX	
Serial #	89-7080-DV06	Scale:	1/16"=1'-0"	Issue Date:	04.11.19	Drawn By:	JK
				Rev/Notes:			

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①	FINISH	MANUFACTURER	SPECIFICATION
1	ALUMINUM	ALCOA	CANOPY
2	RED POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND
3	OT BROWN	SHERWIN - WILLIAMS	METAL PAINT
4	ROOF-30	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE
5	BRONZESTONE	INTERSTATE BRICK	BRICK
6	BLACK	ALL COURT FABRICS	FLOORING

Attachment: 2019-047 ATTH 04 Diesel fuel canopy (2080 : 2019-047 ORD rezoning and site plan app. NE corner of I-30 and Kings Hwy.)

2019-047 ATTH 05


QuikTrip.
© 2019 QuikTrip, Inc. All Rights Reserved. 7100 S. IOWA, SUITE 100, INDIANAPOLIS, IN 46216-1000


Horizontal Monument Sign MH12-4PGQ-BS

 NOTES
 DRAWN BY
 ISSUE DATE 04.05.19

SQUARE FOOTAGE		
TYPEFACE	INSIDE CAN	ENTIRE SIGN
		127

SCALE:

3/16" = 1'-0"

SERIAL NUMBER:

MH12-4PGQ

STORE NUMBER:

7080

SPECIFICATIONS:

Logo: Flat Solar grade, Clear Cyro Face, .177 thickness, painted on 2nd surface to match 3M Cardinal Red Translucent #3632-53, Akzo Nobel, no embossment.

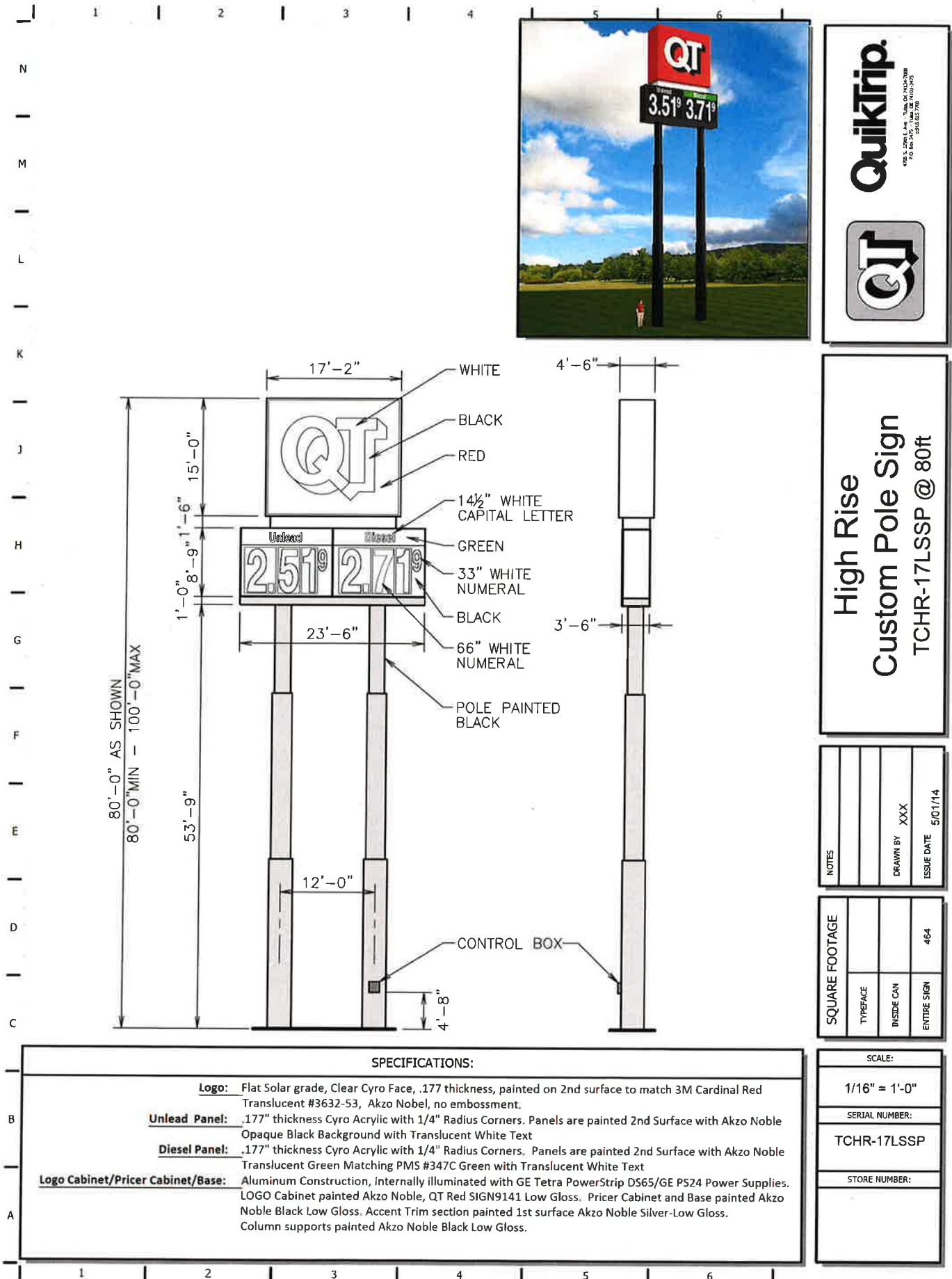
QT Kitchens Panel: Sign panel

Unleaded, Plus & Premium Panels: .177" thickness Cyro Acrylic with 1/4" Radius Corners. Panels are painted 2nd Surface with Akzo Noble Opaque Black Background with Translucent White Text

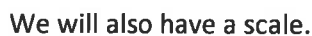
Diesel Panel: .177" thickness Cyro Acrylic with 1/4" Radius Corners. Panels are painted 3M 3632 GPS-26 Green with Matching PMS #349C Green with Translucent White Text

Logo Cabinet/Pricer Cabinet/Base: Aluminum Construction, Internally illuminated with GE Tetra PowerStrip DS65/GE PS24 Power Supplies. LOGO Cabinet painted Akzo Noble, QT Red SIGN9141 Low Gloss. Pricer Cabinet and Base painted Akzo Noble Black Low Gloss. Accent Trim section painted 1st surface Akzo Noble Silver-Low Gloss.

Guaranteed Gasoline Panel: Sign panel

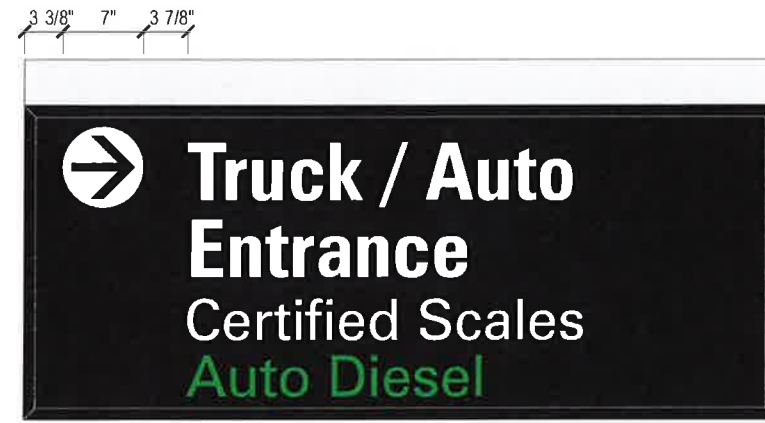


Attachment: 2019-047 ATTH 06 Pole sign (2080 : 2019-047 ORD rezoning and site plan app. NE corner of I-30 and Kings Hwy.)

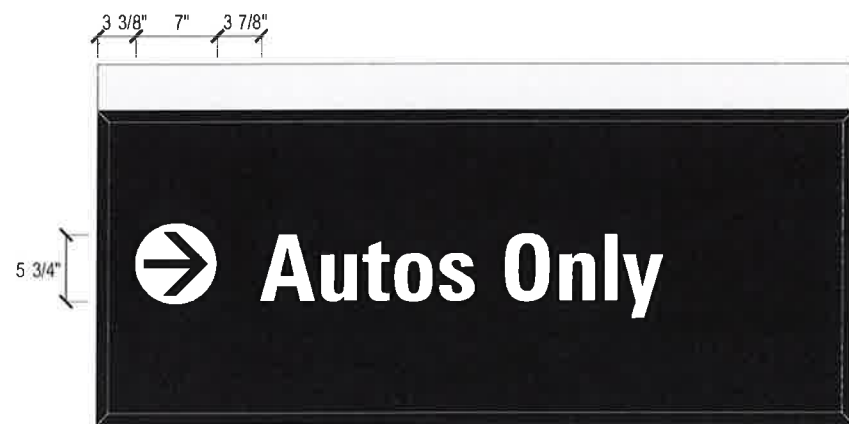




Key Plan #1 - North Facing Elevation
Scale: 3/4" = 1'-0"



Key Plan #1 - South Facing Elevation
Scale: 3/4" = 1'-0"



Key Plan #2 - East Facing Elevation
Scale: 3/4" = 1'-0"



Key Plan #2 - West Facing Elevation
Scale: 3/4" = 1'-0"



Key Plan #3 - East Facing Elevation
Scale: 3/4" = 1'-0"



Key Plan #3 - West Facing Elevation
Scale: 3/4" = 1'-0"



Client Review Status

Allen Industries, Inc. requires that an "Approved" drawing be obtained from the client prior to any production release or production release revision.
☐ Approved ☐ Approved as Noted ☐ Revise & Resubmit
Name _____
Title _____ Date _____

Declaration

The Drawing / Design illustrated is the property of QuikTrip Corporation and Allen Industries, Inc. The production, copying, or use hereof is prohibited without written consent.
Any infringement will be subject to legal action.

Date / Description

05/06/19 Issue Date
05/11/19 Issue Date

Project Information

Client QuikTrip Corporation
QT Store 7080TC
File QT Store 7080TC Directionals
Sales Tom Allen Design CT PM James Gentry





Key Plan #4 - East Facing Elevation
Scale: 3/4" = 1'-0"



Key Plan #4 - West Facing Elevation
Scale: 3/4" = 1'-0"



Key Plan #5 - East Facing Elevation
Scale: 3/4" = 1'-0"



Key Plan #5 - West Facing Elevation
Scale: 3/4" = 1'-0"



Client Review Status		Declaration	Date / Description	Project Information		
Allen Industries, Inc. requires that an " ☐ Approved " drawing be obtained from the client prior to any production release or production release revision.		The Drawing / Design illustrated is the property of QuikTrip Corporation and Allen Industries, Inc. The production, copying, or use hereof is prohibited without written consent. Any infringement will be subject to legal action.	05/06/19 Issue Date	Client	QuikTrip Corporation	
☐ Approved ☐ Approved as Noted ☐ Revise & Resubmit			05/11/19 Issue Date		QT Store 7080TC	
Name _____				File	QT Store 7080TC Directionals	
Title _____ Date _____				Sales	Tom Allen	Design CT PM James Gentry

Allen Industries
Corporate Identity Programs
Corporate Signage Division
6434 Burnt Poplar Road, Greensboro, NC 27409
Phone 800-967-2553 Fax 336-668-7875
Because Image Is Everything™

COLOR REFERENCE:

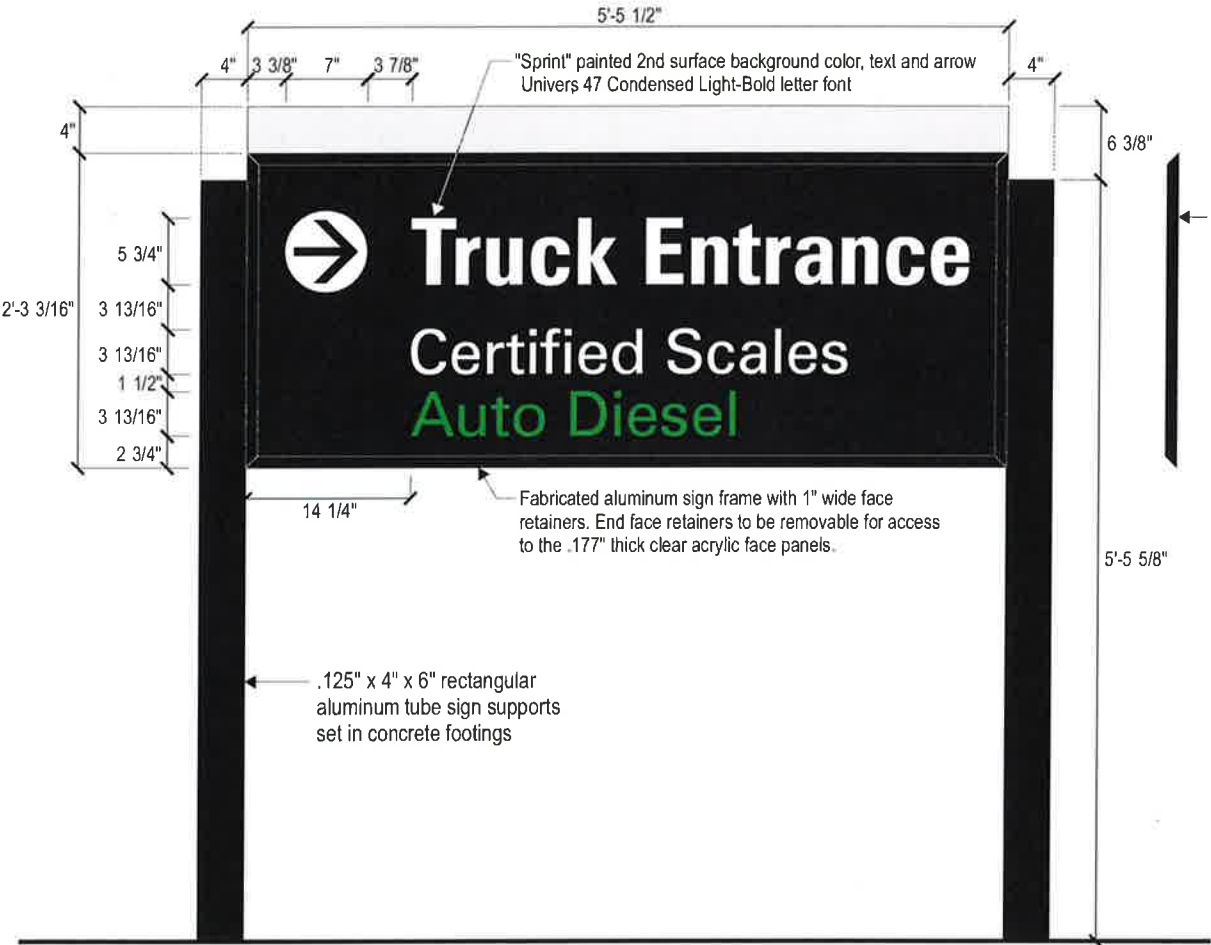
SILVER - LOW GLOSS
AKZO NOBLE
POLYURETHANE

OPAQUE BLACK

TRANSLUCENT WHITE

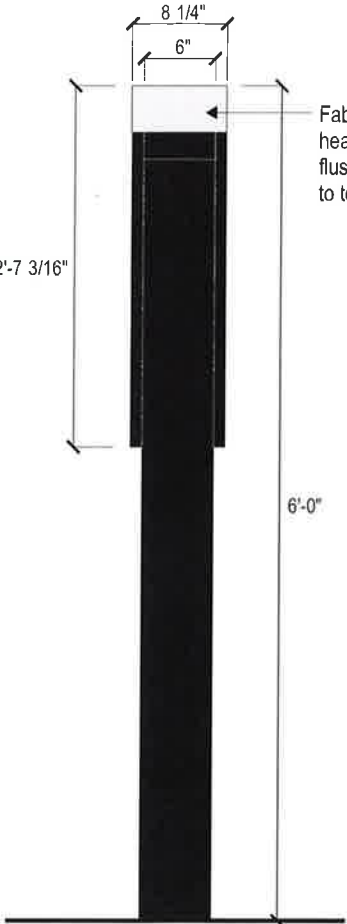
DIESEL BRAND TEXT COLOR
PAINT TO MATCH PMS 347C
TRANSLUCENT GREEN

INTERIOR OF SIGN:
WHITE - MATTE FINISH
FOR MAX. BRIGHTNESS

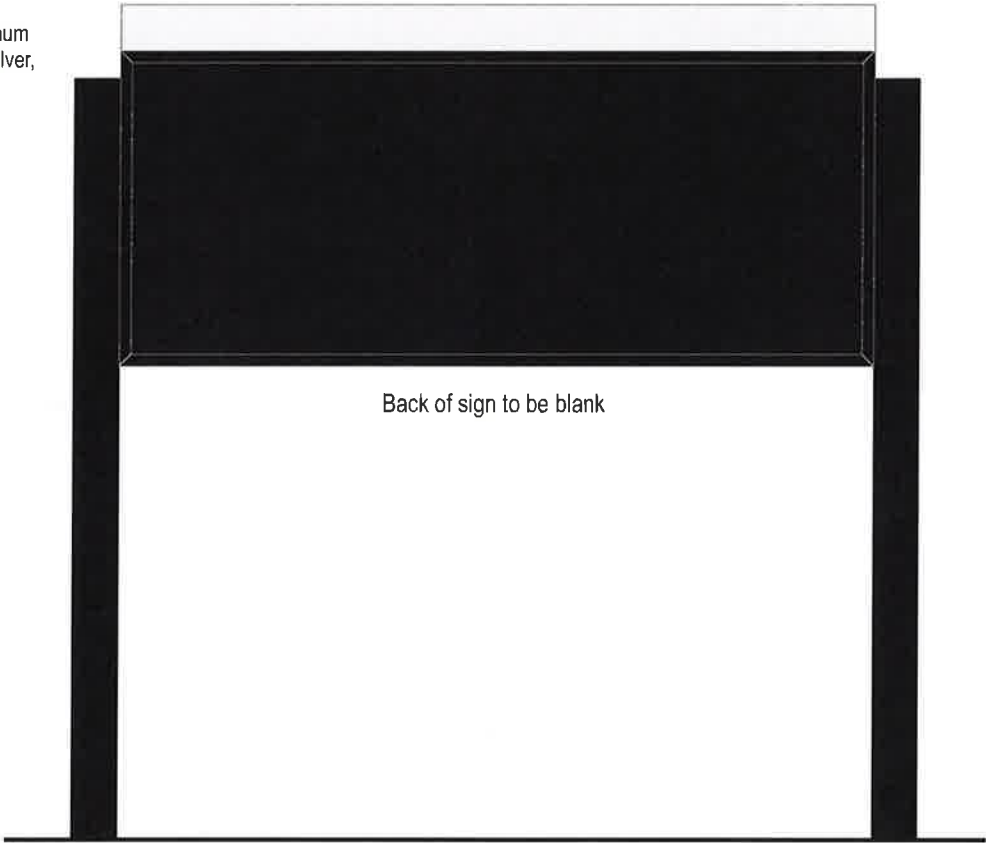


Front View - Custom Directional
Scale: 3/4" = 1'-0"

Qty: 9 required



Side View
Scale: 3/4" = 1'-0"



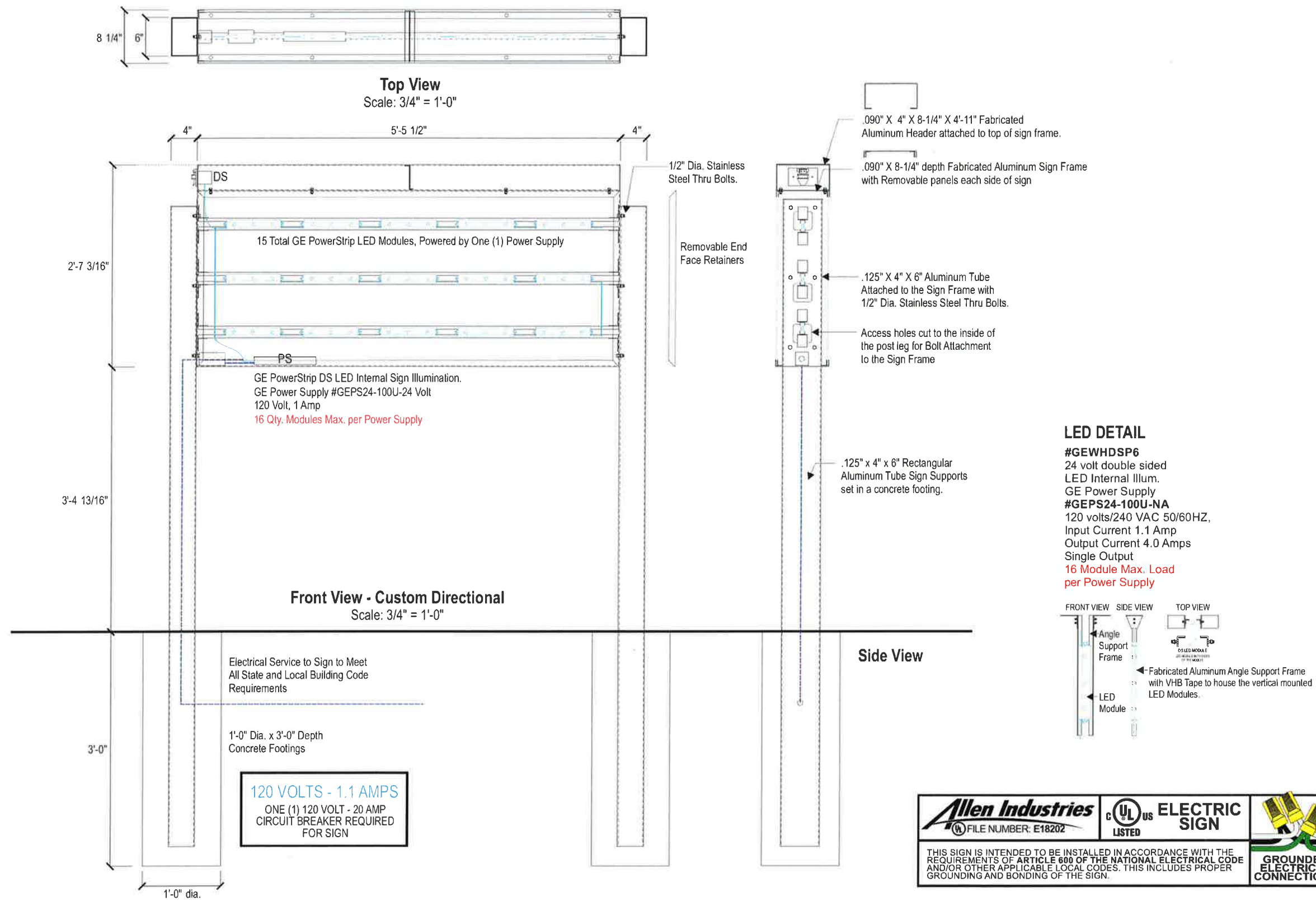
Back View
Scale: 3/4" = 1'-0"

Regarding Fabrication Fit & Finish of All QT Signs:
Visible fabrication seams and welded joints are to be sanded smooth, filled and finished to QT specifications. Any visible fasteners are to be countersunk and have painted heads. Face retainers must fit flush and have even, minimal seams. Any variation from this directive must be brought to the attention of QT Quality Control Manager without delay.



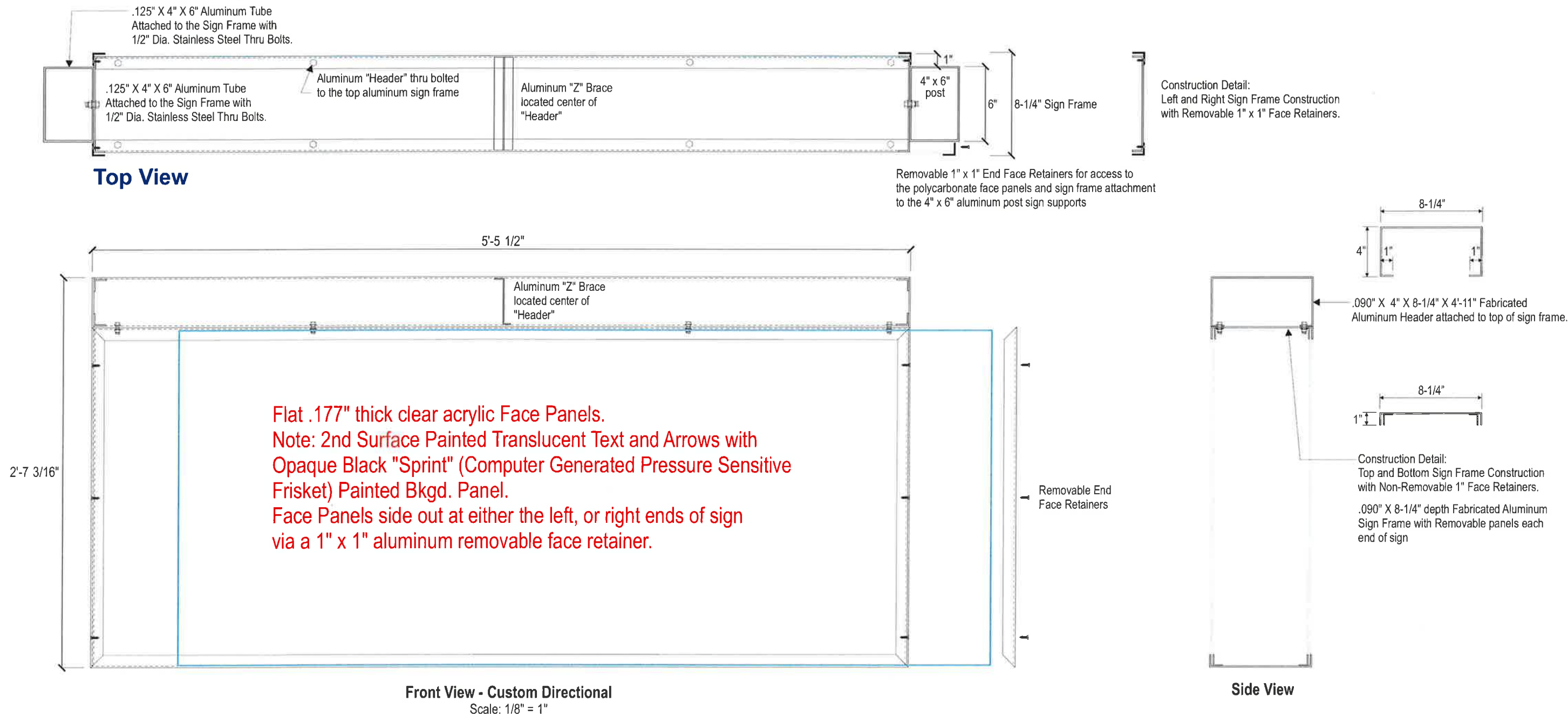
Client Review Status	Declaration	Date / Description	Project Information
Allen Industries, Inc. requires that an ☐ Approved drawing be obtained from the client prior to any production release or production release revision. ☐ Approved ☐ Approved as Noted ☐ Revise & Resubmit	The Drawing / Design illustrated is the property of QuikTrip Corporation and Allen Industries, Inc. The production, copying, or use hereof is prohibited without written consent. Any infringement will be subject to legal action.	05/06/19 Issue Date 05/11/19 Issue Date	Client QuikTrip Corporation QT Store 7080TC
Name _____ Title _____ Date _____			File QT Store 7080TC Directionals Sales Tom Allen Design CT PM James Gentry

Allen Industries
Corporate Identity Programs
Corporate Signage Division
6434 Burnt Poplar Road, Greensboro, NC 27409
Phone 800-967-2553 Fax 336-668-7875
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Client Review Status	Declaration	Date / Description	Project Information
Allen Industries, Inc. requires that an "Approved" drawing be obtained from the client prior to any production release or production release revision. ☐ Approved ☐ Approved as Noted ☐ Revise & Resubmit	The Drawing / Design illustrated is the property of QuikTrip Corporation and Allen Industries, Inc. The production, copying, or use hereof is prohibited without written consent. Any infringement will be subject to legal action.	05/06/19 Issue Date 05/11/19 Issue Date	Client QuikTrip Corporation QT Store 7080TC
Name _____ Title _____ Date _____			File QT Store 7080TC Directionals Sales Tom Allen Design CT PM James Gentry

Corporate Identity Programs
Corporate Signage Division
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Client Review Status	
Allen Industries, Inc. requires that an "Approved" drawing be obtained from the client prior to any production release or production release revision.	
☐ Approved	☐ Approved as Noted
☐ Revise & Resubmit	
Name _____	Date _____
Title _____	

Declaration

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Date / Description

05/06/19 Issue Date

05/11/19 Issue Date

Project Information

Client **QuikTrip Corporation**

QT Store 7080TC

File **QT Store 7080TC Directionals**

Sales **Tom Allen** Design **CT** PM **James Gentry**



City of Texarkana, Texas

Developing Perspectives and Goals Pending Approval by the City Council:

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

Perspectives and Goals Additional Comments:

NONE

Resource Impact:

NA

No Additional

Other Potential Impacts:

NA

Public Information Plan:

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

Other:

Attachment: 2019-047 Goals & Perspectives (2080 : 2019-047 ORD rezoning and site plan app. NE corner of I-30 and Kings Hwy.)

City of Texarkana, Texas

Briefing Sheet

Version:

Update Date: 5/22/2019 1:29 PM

Lead Department: Fire Department **Action Officer:** Eric Schlotter, Fire Chief
Subject: Ordinance No. 2019-050 amending the Code of Ordinances of the City of Texarkana, Texas, by adopting the International Fire Code, IFC, 2018 edition, with certain amendments, modifications, deletions, and appendices.

Briefing: 6/10/2019 **Public Hearing:** 6/10/2019 **Council Vote:** 6/10/2019

Item Schedule

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

Updates/History of Briefing:

"NOT APPLICABLE"

Executive Summary and Background Information:

The City has adopted the International Fire Code to ensure the safety and welfare of its citizens. As with all codes, there is a need to update the code periodically to ensure the regulations and requirements are current and applicable to our City.

Currently, we operate under the 2006 edition of the International Fire Code. The code is updated every three years. We are proposing adopting the 2018 edition of the International Fire Code.

The Fire Department is currently preparing for a regrade from the Insurance Services Office (ISO). ISO is the organization that applies a Property Protection Class to cities which is often referred to as an ISO rating. The rating ranges from a 1 to 9 with 1 being the best possible fire department and 9 representing no protection at all. We currently enjoy a rating of a 2. One aspect of this rating is determined by our fire code. We receive points for having an adopted fire code and for also keeping the fire code updated.

Potential Options:

- Approve the ordinance as presented
- Reject the ordinance as presented

Fiscal Implications:

There is no cost to adopt the new version of the International Fire Code

Staff Recommendation:

Staff recommends approval

Advisory Board/Committee Review:

We plan to have a stakeholder meeting during the 1st week of June to discuss the changes in the new code with local builders and others who have an interest in the fire code.

City of Texarkana, Texas

Board/Committee Recommendation:

"NOT APPLICABLE"

Advisory Board/Committee Meeting Date and Minutes:

"NOT APPLICABLE"

Attachments

- a. 2019-050 ORD Adopting the 2018 Edition of International Fire Code (DOC)
- b. 2019-050 Goals & Perspectives (DOCX)

Staff Coordination

Fire Department	Eric Schlotter 05/21/2019 3:29 PM	Department Head Review	Completed
Municipal Prosecutor	Deborah Jones 05/22/2019 4:13 PM	Asst. City Attorney Review	Completed
City Attorney 10:39 AM	Jeffery C. Lewis	City Attorney Review Completed	05/23/2019
City Manager 9:08 AM	Shirley Jaster	City Manager Review Completed	05/24/2019
City Council 6:00 PM	Jennifer Evans	Meeting Completed	05/28/2019

Meeting History

PUBLISH

ORDINANCE NO. 2019 - 050

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF TEXARKANA, TEXAS BY ADOPTING THE INTERNATIONAL FIRE CODE, 2018 EDITION, WITH CERTAIN AMENDMENTS, MODIFICATIONS, DELETIONS, AND APPENDICES BY AMENDING IN THEIR ENTIRETY SECTION 18-4 AND SECTION 18-5 AND DELETING IN THEIR ENTIRETY SECTIONS 18-7, 18-42, 18-43, 18-44, 18-45, AND 18-46 OF THE CODE OF ORDINANCES OF THE CITY OF TEXARKANA, TEXAS; CONTAINING A REPEALER CLAUSE; CONTAINING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, it is necessary to maintain an applicable fire code in the City of Texarkana, Texas; and

WHEREAS, the Insurance Services Office (ISO) requires Cities to adopt a current fire code in order to maintain their Public Protection Classification (PPC).

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

SECTION 1: That Section 18-4 of the Code of Ordinances of the City of Texarkana, Texas, is hereby amended in its entirety to read as follows:

Sec. 18-4. – International Fire Code – 2018 edition adopted.

There is hereby adopted by the city for the purpose of regulating and governing the safeguarding of life and property from fire and explosion hazards arising from the storage, handling and using of hazardous substances, materials and devices; and from conditions hazardous to life and property in the occupancy of building and premises, that certain fire code known as the International Fire Code, 2018 edition, save and except such portions as are hereinafter amended, modified or deleted by this chapter, said Code being incorporated herein as if fully set out herein; the provisions thereof shall be controlling in the safeguarding of life and property from fire and related hazards for all property contained within the corporate limits of the city.

SECTION 2: That Section 18-5 of the Code of Ordinances of the City of Texarkana, Texas, is hereby amended in its entirety to read as follows:

Sec. 18-5. – Same – Amendments, modifications and deletions.

The following amendments, modifications and deletions to and from the International Fire Code adopted by section 18-4, are hereby made and adopted, such amendments, modifications, and deletions being set forth herein with reference to and prefaced by the section number or chapter number of the International Fire Code:

PUBLISH

Section 101.1 Title of the said International Fire Code adopted by section 18-4 herein is hereby amended by inserting "City of Texarkana, Texas" where the name of jurisdiction is indicated to be inserted.

Section 102.7 Referenced codes and standards of the said International Fire Code adopted by section 18-4 herein is hereby amended to add the following sentence: "All references to codes and standards in Chapter 80 shall be interpreted to be a reference to the most recent edition of the code or standard."

Section 105.6 Required operational permits of the said International Fire Code adopted by section 18-4 herein is hereby amended as follows: In paragraphs 105.6.1 through 105.6.50, the words "A construction permit is required" are replaced in each paragraph by the words "At the discretion of the fire code official, a construction permit may be required..."

Section 105.7 Required construction permits of the said International Fire Code adopted by section 18-4 herein is hereby amended as follows: In paragraphs 105.7.1 through 105.7.25, the words "An operational permit is required" are replaced in each paragraph by the words "At the discretion of the fire code official, an operational permit may be required..."

Section 106 Fees of the said International Fire Code adopted by section 18-4 herein, is hereby deleted in its entirety.

Section 109 Board of Appeal of the said International Fire Code adopted by section 18-4 herein is hereby amended to read in its entirety as follows:

"109.1 General. The board known as the Building and Standards Commission, as appointed and established by Chapter 2, Article III of the Code of Ordinances, as amended, shall serve as the board to which appeals may be taken from decisions of the fire code official related to the International Fire Code, and terms of office, quorums, records, and procedural rules and powers of the said commission shall be as set forth in said Article III, as amended. All references elsewhere in this said International Fire Code to the "Board of Appeals" or "Board" shall be construed to mean the Building and Standards Commission.

"109.2 Application for appeal. Any person directly affected by a decision of the fire code official or a notice or order issued under the code shall have the right to appeal to the Building and Standards Commission, provided that a written application for appeal is filed within 20 days after the day the decision, notice, or order was served by the fire code official. An application for appeal shall be based on a claim that the true intent of this Code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this Code do not fully apply, or an equivalent method of protection or safety is proposed. The commission shall have no authority to waive requirements of this Code."

Section 110.4 Violation Penalties of the said International Fire Code adopted by section 18-4 herein is hereby amended to read as follows: "Violations of this Code shall be governed by Section 18-10 of the Code of Ordinances of the City of Texarkana, Texas."

PUBLISH

Section 112.4 Failure to comply of the said International Fire Code adopted by section 18-4 herein is hereby amended by deleting all words after the word “fine” and substituting the words “as specified in section 18-10 of the Code of Ordinances of the City of Texarkana, Texas.”

Section 307 Open burning, recreational fires and portable outdoor fireplaces of the said International Fire Code adopted by section 18-4 herein, is hereby deleted in its entirety.

Section 311.5 Placards of the said International Fire Code adopted by section 18-4 herein, is hereby amended by replacing the word “shall” with the word “may”.

Section 319.3 Exhaust hood of the said International Fire Code adopted by section 18-4 herein, is hereby deleted in its entirety.

Section 319.4.1 Fire protection for cooking equipment of the said International Fire Code adopted by section 18-4 herein, is hereby deleted in its entirety.

Section 505 Premises Identification of the said International Fire Code adopted by section 18-4 herein is hereby deleted in its entirety.

Section 506 Key Boxes of the said International Fire Code adopted by section 18-4 herein is hereby deleted in its entirety.

Section 907.9 Where required in existing buildings and structures of the said International Fire Code adopted by section 18-4 herein is hereby deleted in its entirety.

Section 5601.1 Explosives and fireworks of the said International Fire Code adopted by section 18-4 herein, is hereby amended to add the following sentences: “The provisions of this Code and section 28-7 of the Code of Ordinances of the City of Texarkana, Texas, shall govern the possession, manufacture, storage, handling, sale and use of explosive materials, fireworks, and small arms ammunition. In the event of a conflict between the International Fire Code and Section 28-7 of the Code of Ordinances of the City of Texarkana, Texas, the more stringent provisions shall apply.”

Geographic Limits of the said International Fire Code adopted by section 18-4 herein are hereby amended where geographic limits are required to be inserted to specify where certain practices are prohibited, all references to geographic area in these sections shall be to the fire limits as specified in section 105-3 of the Code of Ordinances of the City of Texarkana, Texas.

ICC Electrical Code of the said International Fire Code adopted by section 18-4 herein is hereby amended by deleting all references to the said ICC Electrical Code and is modified where applicable by referencing the “National Electrical Code” as adopted by the City.

PUBLISH

Appendices of the said International Fire Code adopted by section 18-4 herein are hereby amended by deleting the following appendices: A, B, C, I, J, K, L, M and N.

SECTION 3: That Section 18-7 of the Code of Ordinances of the City of Texarkana, Texas, is hereby deleted in its entirety.

SECTION 4: That Section 18-42 of the Code of Ordinances of the City of Texarkana, Texas, is hereby deleted in its entirety.

SECTION 5: That Section 18-43 of the Code of Ordinances of the City of Texarkana, Texas, is hereby deleted in its entirety.

SECTION 6: That Section 18-44 of the Code of Ordinances of the City of Texarkana, Texas, is hereby deleted in its entirety.

SECTION 7: That Section 18-45 of the Code of Ordinances of the City of Texarkana, Texas, is hereby deleted in its entirety.

SECTION 8: That Section 18-46 of the Code of Ordinances of the City of Texarkana, Texas, is hereby deleted in its entirety.

SECTION 9: That the City Secretary shall give notice of the passage of this ordinance as provided in Article XI, Section 3 of the Charter of the City of Texarkana, Texas.

SECTION 10: 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 11: That all ordinances or parts of ordinances in conflict herewith are specifically repealed.

SECTION 12: That this Ordinance shall be in full force and effect immediately upon its passage, approval and publication.

PASSED AND APPROVED in Regular Council Session on this the **10th day of June, 2019.**

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:

Staff time required if item is approved: No Additional

Other Potential Impacts:

NONE APPLICABLE

Public Information Plan:

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

Other:

City of Texarkana, Texas

Briefing Sheet

Version:

Update Date: 5/22/2019 1:30 PM

Lead Department: City Manager **Action Officer:** Jennifer Evans, City Secretary
Subject: Ordinance No. 2019-051 amending the Code of Ordinances of the City of Texarkana, Texas, in Chapter 2, "Administrative Provisions", by adding Section 2-55 "Advisory Committees".

Briefing: 6/10/2019 **Public Hearing:** 6/10/2019 **Council Vote:** 6/10/2019

Item Schedule

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

- (a) Older ordinances, some uncodified, govern various committees' structure, term limits, absenteeism, and vacancies. This new section to the Code of Ordinances simplifies formation and duration of advisory committees. The purpose of an advisory committee would be to provide short-term advice and input, and therefore a typical three-year term for committee membership would not apply. This section can be used for specific-purpose committees such as advisory groups tasked with proposing revisions to various codes. The Council can also use this section to reconstitute a budget advisory committee.
- (b) Committee membership, at times, turns on availability of volunteers and the particular need of the advice and input sought. Texarkana-only citizenship is not a requirement for committees formed under this section. For Building Code and Electrical boards, some older ordinances detail specific professional capacities of persons to fill particular member slots; removing that specific structure from the Code and using this provision may provide greater flexibility when forming and staffing committees.
- (c) Committee membership, alone, shall not entitle a person to any compensation. However, anyone receiving City money for other reasons will not lose that compensation when serving on a committee.
- (d) This subsection uses precise words from Attorney General opinions to define committee function as advisory. Having "no power to supervise or control public business or policy" would not require a committee to provide public notice for meetings.
- (e) Committees or commissions in the Code of Ordinances such as the Historic Landmark Preservation Committee and Library Commission would not be affected by this section. Also, this section would not apply to Planning & Zoning, Zoning Board of Adjustment,

City of Texarkana, Texas

TIRZ boards, and Building and Standards Commission, since those bodies are “created or otherwise governed by this Code or law”.

Potential Options:

- To adopt this proposed ordinance
- To not adopt this proposed ordinance

Fiscal Implications:

None

Staff Recommendation:

Staff recommends the adoption of this proposed ordinance

Advisory Board/Committee Review:

NONE

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

NOT APPLICABLE

Attachments

- a. 2019-051 ORD Amend Code Adv Comm add Sec 2-55 (DOCX)
- b. 2019-051 Goals & Perspectives (DOCX)

Staff Coordination

City Manager	Shirley Jaster	Department Head Review	Completed
	05/24/2019 9:02 AM		
Municipal Prosecutor	Deborah Jones	Asst. City Attorney Review	Completed
	05/24/2019 10:49 AM		
City Attorney	Jeffery C. Lewis	City Attorney Review Completed	05/24/2019
11:33 AM			
City Manager	Shirley Jaster	City Manager Review Completed	05/24/2019
11:57 AM			
City Council	Jennifer Evans	Meeting	Completed 05/28/2019
6:00 PM			

Meeting History

PUBLISH

ORDINANCE NO. 2019 - 051

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF TEXARKANA, TEXAS, CHAPTER 2, "ADMINISTRATIVE PROVISIONS", BY ADDING SECTION 2-55, "ADVISORY COMMITTEES"; CONTAINING A REPEALER CLAUSE; CONTAINING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Texarkana, Texas, desires to codify a process and criteria for the creation, duration, and membership of advisory committees not otherwise governed by the Code of Ordinances or state law; and

WHEREAS, the City Council also desires to provide a process for the City Manager to recommend formation of advisory committees and to broaden membership criteria for such committees.

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

SECTION 1: The Code of Ordinances of the City of Texarkana, Texas, Chapter 2, "Administrative Provisions", is hereby amended by adding Section 2-55, "Advisory Committees", as follows:

Sec. 2-55. – Advisory Committees.

- (a) The Council may form an advisory committee for a specific purpose. The City Manager may recommend to the Council the formation of an advisory committee for a specific purpose. Upon completion of the specific purpose, the committee shall dissolve.
- (b) Committee membership may include some members, but less than a quorum, of the Council, city staff, experts, and members of the public. Residency within the city limits shall not be a requirement for committee membership. Committee members shall serve until the committee is dissolved.
- (c) No person shall receive compensation solely arising from being a member of an advisory committee.
- (d) A committee formed under this section shall have no power to supervise or control public business or policy.
- (e) This section shall not apply to boards, commissions, or committees created or otherwise governed by this Code or law.

SECTION 2: The City Secretary shall give notice of the passage of this ordinance as provided in Article XI, Section 3 of the Charter of the City of Texarkana, Texas.

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

Attachment: 2019-051 ORD Amend Code Adv Comm add Sec 2-55 (2078 : 2019-051 ORD Amend Code add Sec. 2-55 Adv. Cmte)

PUBLISH

SECTION 4: In case a section, clause, sentence or part of this ordinance shall be deemed or adjudged by a Court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair or invalidate the remainder of this ordinance.

SECTION 5: This ordinance shall be in full force and effect immediately after its passage and approval.

PASSED AND APPROVED in Regular Council Session on this the **10th day of June, 2019**.

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:

Staff time required if item is approved: No Additional

Other Potential Impacts:

NONE APPLICABLE

Public Information Plan:

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

Other:

Briefing Sheet

Version:
Update Date: 5/30/2019 9:30 AM

Lead Department: City Manager

Action Officer: Jennifer Evans, City Secretary

Subject: (Texarkana Implementation Table Document)

Attachments

- a. Comp Plan Update Notes 052819 (PDF)

 TEXARKANA IMPLEMENTATION TABLE 					
LAND USE					
REFERENCE NUMBER	RECOMMENDATION	INVOLVED AGENCY	PRIORITY	STATUS % COMPLETE	NOTES
4.1.1	Use the Future Land Use Plan in this document as a guide for development decisions and future planning efforts.	Planning and Community Development, P&Z Commission, City Council	Ongoing	Ongoing	Planning and Community Development references the Future Land Use Plan for all new and redevelopment projects, presents findings to Planning and Zoning Commission and to City Council.
4.1.2	Develop policies and incentives that encourage development of activity centers. Examples may include providing tax breaks for desired development typologies.	Planning and Community Development	Short-Term	25% Complete	Existing incentive programs such as façade grants and loans have been used to encourage development of activity centers.
4.1.3	Update the city's zoning ordinance to incorporate the intent of each future land use designation.	Planning and Community Development, Consultant	Short-Term	Ongoing	
4.1.4	Prioritize economic development along commercial corridors.	Planning and Community Development, Economic Development	Short-Term	Ongoing	
4.1.5	Coordinate zoning changes and future land use plan updates with Texarkana, AR along the state line.	Planning and Community Development, Texarkana, AR	Short-Term	Ongoing	Discussions ongoing with DOTs, MPO and Texarkana, AR on State Line Corridor.
4.1.6	Develop a State Line Avenue Overlay District to assist in this process.	Planning and Community Development, Texarkana, AR	Mid-Term	Ongoing	Discussions ongoing with DOTs, MPO and Texarkana, AR on State Line Corridor.
4.1.7	Promote and incentivize LEED green building practices for new development. For example following guidelines that promote smart water management, use of local building materials, etc.	Planning and Community Development, Public Works, Building and Inspections Office	Short-Term	Ongoing	Convention Center was built using LEED green building practices.
4.1.8	Ensure that buildings incorporate good design principles such as articulation of facades, accentuated entries, and visually interesting features at street corners and where a building turns.	Planning and Community Development, Building and Inspections Office	Short-Term	Ongoing	
4.1.9	True landmark buildings should be encouraged and preserved to protect the identity and culture of Texarkana. Incentives and grants should be actively pursued to preserve such landmarks such as the work being done to renovate the Grim Hotel.	Planning and Community Development	Short-Term	25% Complete	Planning and Community Development actively pursues available funding and resources for historic landmark preservation and communicates these resources to developers. The Hotel Grim Project is on target for completion by Spring of 2021.
4.1.10	Clustered developments should place special focus on preserving terrain features (steep slope), drainage areas and significant mature tree stands.	Planning and Community Development, Building and Inspections Office, Public Works	Mid-Term	Ongoing	
4.1.11	Communicate regularly (annually) with the Texarkana, Texas City Council about the results of the RENEW Texarkana Comprehensive Plan implementation.	Planning and Community Development, P&Z Commission, City Council	Short-Term	Ongoing	Planning and Community Development will present an update to Planning and Zoning Commission and to City Council by May 30, 2019
4.1.12	Utilize environmentally sound site layout and higher density when possible. This may include such things as: clustered development (i.e., conservation subdivision design) that preserves open space and minimizes construction and maintenance of roads and utilities.	Planning and Community Development, Public Works	Mid-Term	Ongoing	

4.1.13	Encourage school development, open space, neighborhood services, retail, dining and entertainment choices within walking distance of most neighborhood residents. Utilize safe routes to school planning and add sidewalks where possible.	Planning and Community Development, All School Districts	Mid-Term	25% Complete	Planning and Community Development along with Public Works utilized CDBG and TXDOT funding to install sidewalks along New Boston Road, Summerhill Road, Norris Cooley, and Allen Street as part of the safe routes to school initiative.
4.1.14	Preserve open space within neighborhoods (as a common green, recreation areas, preservation of floodplains or other use) to create unique, healthy places.	Planning and Community Development, Building and Inspections Office	Mid-Term	Ongoing	
4.1.15	The subdivision and development process should include consideration of the way in which residential and nonresidential lots are laid out— adjacency and accessibility to park and open space areas should be optimized in all types of development.	Planning and Community Development, Public Works	Short-Term	25% Complete	Planning & Zoning Commission recently addressed a site layout adjacent to a park to optimize accessibility and open space.
4.1.16	Encourage the use of “full-life cycle” (all stages of life)—young singles, professional couples, families with children, empty-nesters, retirees and seniors, including those requiring living assistance. This should include high income homes of various types (large lot, small lot, townhome, loft and condominium) and more affordable housing types (small lot/small home, townhome, loft, condominium, mother-in-law suite, carriage house and others).	Planning and Community Development	Short-Term	Ongoing	
4.1.17	To maximize value, in neighborhoods, smaller residential lots or more dense development patterns should be located in the closest proximity to any parks and open spaces provided—this will maximize the value of those areas, and the parks & open spaces off-set smaller lot sizes.	Planning and Community Development with Parks & Recreation	Long-Term	Ongoing	Staff is proposing changes to Planned Unit Residential (PUR) districts for smaller residential lots near walkable areas downtown.
4.1.18	Mixed use retail areas should be encouraged to include office, live-work and residential units in order to strengthen the retailing component, reduce trips, and increase activity (and thereby, safety and security). These uses may be either vertically or horizontally mixed, but should be planned and integrated with pedestrian and vehicular connections.	Planning and Community Development with Parks & Recreation	Mid-Term	Ongoing	
4.1.19	All redevelopment of retail centers should be geared to creating attractive pedestrian areas which are well connected to surrounding development. Redevelopment should largely consist of a variety of uses such as new residential, public space, etc. to support the new retail centers.	Planning and Community Development, Public Works	Mid-Term	Ongoing	

TRANSPORTATION					
REFERENCE NUMBER	RECOMMENDATION	INVOLVED AGENCY	PRIORITY	STATUS % COMPLETE	NOTES
4.2.1	Continue to actively participate in regional transportation planning activities to advance funding and other improvements in Texarkana. Participation to include representation on the Metropolitan Planning Organization Policy Board and Technical Committee.	Public Works, Texarkana MPO, Planning and Community Development	Ongoing	Ongoing	Currently 5 city staff members serve on MPO Policy and Technical Committees.
4.2.2	Continue to pro-actively pursue mutually beneficial transportation projects with neighboring municipalities and area partners.	Public Works, Planning and Community Development, TxDOT, ArDOT, Texarkana MPO	Ongoing	Ongoing	City staff wrote BUILD Grant application for State Line Ave in collaboration with MPO and regional partners. City staff participated in sub-committees for Bike/Ped Plan Update, MTP Update and Regional Freight Study (underway).
4.2.3	Update the Texarkana Bicycle and Pedestrian Master Plan and Master Thoroughfare plan.	Public Works, Planning and Community Development, Consultant, Texarkana Metropolitan Planning Organization	Mid-Term	Complete	Regional Active Transportation Plan update completed in 2018.
4.2.4	Design and implement roadway treatments to support place making and economic development, particularly on State Line Avenue.	Public Works, Planning and Community Development, Consultant, Texarkana Metropolitan Planning Organization, Texas Department of Transportation, and Arkansas Highway and Transportation Department	Short-Term	Ongoing	City staff wrote BUILD Grant application for State Line Ave in collaboration with MPO and regional partners. The plan includes a Cultural Corridor framework that incorporates public art, placemaking and economic development strategies for the corridor.
4.2.5	Complete a detailed inventory of existing sidewalks in the City.	Public Works, Consultant, Planning and Community Development, Texarkana Metropolitan Planning Organization	Mid-Term	Complete	MPO sidewalk inventory completed.
4.2.6	Utilize roundabouts in existing and new neighborhoods where appropriate, to slow and calm traffic but allow continuous movement, and to provide visual relief in long, straight streets.	Public Works, Planning and Community Development	Short-Term	Ongoing	Roundabout was recently constructed at Gibson Lane and Pavilion Parkway intersection. One is also planned for the Gibson Lane and University Avenue intersection.-DBH
4.2.7	Plan for local transit service (T-Line) as a part of the Texarkana Urban Transit District (TUTD) which will connect major retail, sports entertainment venues and neighborhood centers to reduce frequency and duration of trips by the residential and daytime population.	TUTD, Texarkana MPO, Public Works, Planning and Community Development	Mid-Term	Ongoing	Current routes already connect some of these together-DBH
4.2.8	Retrofit neighborhoods with canopy trees to slow traffic and to shade sidewalks and street paving, when physically and financially feasible. On streets that are excessively wide, or where desired, strategically locate trees in the ROW of the street, being careful not to interrupt drainage. The installation of street trees can be achieved by developing a city program for planting trees in neighborhoods as residents request it and on a cost-share basis.	Public Works, Planning and Community Development	Mid-Term	Ongoing	Tree planting incorporated where feasible in sidewalk projects.
4.2.9	Encourage developments which feature mixed uses, Commercial streets designed to slow traffic, shorter blocks and continuous sidewalks and trails --- to reduce the dependency on automobiles and encourages healthy pedestrian activity.	Public Works, Planning and Community Development	Mid-Term	Ongoing	We construct sidewalks on all NEW streets constructed by City. -DBH
4.2.10	Explore the use of traffic calming measures (landscaped medians, roundabouts, neckdowns and others) on new and existing streets, where physically possible.	Public Works, Planning and Community Development	Mid-Term	Ongoing	

4.2.11	Coordinate with appropriate agencies in order to gain necessary funding to construct the necessary mobility and capacity improvements that meet the needs for Texarkana and the region. Create a master thoroughfare plan to understand those needs and seek federal and state grant funding when available.	Public Works, Planning and Community Development, TxDOT and Texarkana MPO	Long-Term	Ongoing	Planning and Community Development along with Public Works utilized CDBG and TxDOT funding to install sidewalks along New Boston Road, Summerhill Road, Norris Cooley, and Allen Street as part of the safe routes to school initiative.
4.2.12	Monitor and communicate the condition of city roadways, infrastructure, and facilities. Incorporate needed improvements in the Capital Improvement Plan.	Public Works	Ongoing	Ongoing	Started the first year of the Major Maintenance Program for streets. - DBH
PARKS AND TRAILS					
REFERENCE NUMBER	RECOMMENDATION	INVOLVED AGENCY	PRIORITY	STATUS % COMPLETE	NOTES
4.3.1	Continue to provide and maintain high-quality parks. Incorporate needed improvements into the Parks Master Plan.	Parks and Recreation, Maintenance Staff	Ongoing	Ongoing	
4.3.2	Continue to provide programming and special activities and events in parks to encourage community-wide usage of the parks system.	Parks and Recreation	Ongoing	Ongoing	
4.3.3	Update the Comprehensive Parks, Recreation, and Open Space Master Plan.	Parks and Recreation, Consultant	Short-Term		
4.3.4	Conduct a recreational programming assessment as part of the Parks, Recreation, and Open Space Master Plan.	Parks and Recreation, Consultant	Short-Term		
4.3.5	Consider the creation of a parkland dedication ordinance for subdivision design	Parks and Recreation, Planning and Community Development, and Consultant	Mid-Term		
4.3.6	Continue to make improvements to existing parks and recreation facilities as outlined in the Capital Improvement Plan.	Parks and Recreation	Short-Term	Ongoing	Replaced park playground equipment and ballfield lighting using CIP funding in 2018.
4.3.7	Pursue partnerships with public and private organizations to leverage park and recreation investments including federal and state grant opportunities.	Parks and Recreation, school districts, TPWD, Planning and Community Development	Mid-Term	Ongoing	Received Texas Parks and Wildlife Grant for Spring lake Park "Walk Through History" Trail improvements. Implementation in 2019.
4.3.8	Establish park, trail, bicycle and open space design standards for different facility classifications.	Parks and Recreation, Consultant	Mid-Term	Ongoing	
4.3.9	Create trail connectivity within the city and to surrounding communities.	Parks and Recreation, Planning and Community Development	Mid-Term	Ongoing	Applied for Texas Parks and Wildlife Grant to extend Cowhorn Creek Linear Park Trail.
4.3.10	Work with developers and property owners to develop hike and bike trails on greenways and other linear open spaces.	Parks and Recreation, Planning and Community Development, Property Owners	Long-Term	Ongoing	
4.3.11	Floodplain areas are generally not able to be developed and therefore should be key element of a city wide framework of protected open space.	Parks and Recreation, Planning and Community Development	Long-Term	Ongoing	Permits are required for any work in floodplain. - DBH
4.3.12	Maximize visibility of open space areas by locating parks in prominent locations that help to long term create value for neighborhood and community.	Parks and Recreation, Planning and Community Development	Mid-Term	Ongoing	
4.3.13	Preserve plant and animal habitat areas and corridors in a functional, native condition to maintain biodiversity and promotes healthy communities. The city should establish and adopt buffer requirements for tributaries and waterways that are not otherwise protected by current city regulations.	Parks and Recreation, Planning and Community Development, Public Works	Long-Term	Ongoing	

4.3.14	The hike-and-bike trail system should connect homes, parks, schools, retail, employment, and entertainment centers, wherever possible. These trails should be primarily off-street dedicated trails, and only be located adjacent to streets where connectivity is needed, and where otherwise it is absolutely necessary for continuity.	Parks and Recreation, Planning and Community Development	Mid-Term	Ongoing	
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URBAN DESIGN					
REFERENCE NUMBER	RECOMMENDATION	INVOLVED AGENCY	PRIORITY	STATUS % COMPLETE	NOTES
4.4.1	Require all new streets to have minimum 6', fully ADA-compliant sidewalks with buffer zones on both sides where feasible to promote walkability.	Public Works	Ongoing	Ongoing	Sidewalks are required on all new streets built by City. However, there is no ordinance requiring private developers to do this. - DBH
4.4.2	Update the applicable development and thoroughfare standards to develop typologies for the Activity/Development Corridors and allow for primary and secondary gateways along roadways.	Planning and Community Development, Public Works	Short-Term	Ongoing	
4.4.3	Develop design standards for each district identified in the urban design framework map and continually update standards for the University Planned Development District (UPDD) and Highland Park/Bingham Park Historic District.	Planning and Community Development, Consultant	Short-Term	Ongoing	Developed new guides for the UPDD and Historic District to be more user friendly and combined all information including applications in one packet.
4.4.4	Conduct a State Line Avenue Corridor Study to further define needed safety improvements, correct poor pedestrian mobility, strengthen economic development opportunities and establish an Overlay Zoning Ordinance and District Standards.	Planning and Community Development, Texarkana, AR, Consultant, Texarkana Metropolitan Planning Organization	Short-Term	Ongoing	Discussions ongoing with DOTs, MPO and Texarkana, AR on State Line Corridor.
4.4.5	Continue to coordinate with TxDOT and the Arkansas State Highway and Transportation Department on future development along IH 30. Focusing on the creation and enhancement of gateways into the city.	Public Works, TxDOT, ArDOT	Mid-Term	Ongoing	City built welcome monument at the FM 989 overpass in 2018.
4.4.6	Preserve open space through the maintenance of natural floodplains, creation of parks, clustering of development, conservation of environmentally sensitive areas, and shading of paving (such as streets, parking lots and plazas) to reduce the ambient temperature in the city and provide a more comfortable environment.	Parks and Recreation, Planning and Community Development	Long-Term	Ongoing	
4.4.7	Identify and preserve existing neighborhood landmarks, such as historic or distinctive buildings and prominent natural features, to foster neighborhood pride, distinctiveness and better creates a sense of ownership. Add wayfinding markers to historic districts to celebrate character.	Planning and Community Development, Building and Inspections, Public Works Department	Short-Term	Ongoing	Added wayfinding and sign toppers to downtown State Cultural District and Highland/Bingham Park Historic District in 2018.
NEIGHBORHOOD DISTRICTS					
REFERENCE NUMBER	RECOMMENDATION	INVOLVED AGENCY	PRIORITY	STATUS % COMPLETE	NOTES
5.1.1	Continue to promote citizen-led neighborhood revitalization programs in key neighborhoods including Rose Hill, Beverly, Downtown, and other neighborhoods throughout the city.	Planning and Community Development	Ongoing	Ongoing	
5.1.2	Continue to identify and formulate neighborhood partnerships that serve to identify funding opportunities, serve as a sounding board for improvements, and advocate for neighborhood improvements.	Planning and Community Development	Short-Term	Ongoing	City staff assisted in the creation and supports active neighborhood associations in Rose Hill, Beverly and downtown.
5.1.3	Develop an online database with information about neighborhood associations, district maps, contact information, and meeting information.	Planning and Community Development	Short-Term	Ongoing	
5.1.4	Conduct small-area plans for specific neighborhoods to address challenges and identify a phased action plan.	Planning and Community Development, Consultant	Mid-Term	Ongoing	

5.1.5	Consider conducting a neighborhood gateway and wayfinding signage study to determine the most appropriate location, style, and size of these amenities within neighborhoods.	Planning and Community Development, Consultant	Mid-Term	Ongoing	Added wayfinding and sign toppers to downtown State Cultural District and Highland/Bingham Park Historic District in 2018.
5.1.6	Continue the neighborhood outreach program to encourage involvement of residents in decisions affecting their neighborhood. Participate in neighborhood events such as National Night Out and Rose Hill Neighborhood Celebration.	Planning and Community Development	Long-Term	Ongoing	City staff from multiple departments participates each year in National Night Out and the Rosehill Neighborhood Celebration.
DOWNTOWN TEXARKANA					
REFERENCE NUMBER	RECOMMENDATION	INVOLVED AGENCY	PRIORITY	STATUS % COMPLETE	NOTES
5.2.1	Coordinate a downtown master plan with Texarkana, AR. A separate downtown plan would further develop concepts introduced in the Renew Texarkana plan and would include individual site assessment, a phased development plan, and detailed costs for implementation.	Planning and Community Development, Texarkana, AR	Short-Term	Ongoing	
5.2.2	Consider adoption of a downtown overlay or Form Based Code (FBC) in the existing zoning ordinance.	Planning and Community Development	Short-Term	Ongoing	
5.2.3	Create a community development corporation that includes a focus on marketing downtown to potential investors.	Planning and Community Development, Economic Development, Texarkana Arts & Historic District Partners	Short-Term	Ongoing	
5.2.4	Develop a multi-departmental approach to evaluate the utilization of vacant, unsafe or dilapidated structures within downtown.	Planning and Community Development, Building Inspections, Public Works	Ongoing	Ongoing	Staff developed problem properties meeting with multiple department to address specific vacant, unsafe or dilapidated structures.
5.2.5	Consider replacing the street signs in Downtown with a unique sign to establish a special area of character; Add signage for the recent Texarkana Cultural District designation.	Planning and Community Development, Economic Development, Texarkana Arts & Historic District Partners, Public Works Department	Short-Term	Complete	Added wayfinding and sign toppers to downtown State Cultural District in 2018.
5.2.6	Enhance the role of Downtown as the cultural and social center of the City, by supporting local efforts (like the Arts & Historic District) to create business awareness, promote social events, and create community ties and investment.	Planning and Community Development, Economic Development, Texarkana Arts & Historic District Partners	Ongoing	Ongoing	City staff created a "Shop Local TXK" campaign to support local businesses and educated state representatives to restore state cultural district funding.
5.2.7	Encourage a diversity of housing types including mixed-use in downtown to enliven the district, support destination retail and provide opportunities for pedestrian-oriented young professional and "empty nester" living.	Planning and Community Development	Ongoing	Ongoing	
5.2.8	Create open spaces, plazas and urban parks (such as Downtown's ArtSpark) to serve as focal points, landmarks, and gathering places for socializing and celebrations.	Planning and Community Development, Parks and Recreation, Economic Development, Texarkana Arts & Historic District Partners	Ongoing	Ongoing	City staff created the "Kress Gap" by engaging local artists to paint murals that have become a community photo location.
5.2.9	Increase recreation and entertainment opportunities in downtown via programming and community venues.	Planning and Community Development, Parks and Recreation, Economic Development, Texarkana Arts & Historic District Partners	Ongoing	Ongoing	City received USDA Farmers' Market grant to support expansion of the downtown farmers' market with additional cultural programming and to serve as a community gathering place.
5.2.10	Increase pedestrian linkages / connections between downtown & neighborhoods through planning efforts. Consider the Complete Streets Model where appropriate.	Planning and Community Development, Public Works Department, Texarkana Metropolitan Planning Organization	Mid-Term	Ongoing	

5.2.11	Continue to provide incentives for the adaptive re-use of historic and valuable structures to preserve the City's architectural heritage and ensure that new development contributes to the evolution of a strong, historic, pedestrian-oriented downtown.	Planning and Community Development, Building & Inspections, Economic Development, Texarkana Arts & Historic District Partners	Ongoing	Ongoing	Existing incentive programs such as façade grants and loans have been used to encourage historic preservation.
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