



CITY OF TEXARKANA

CITY COUNCIL

AGENDA • AUGUST 27, 2018

Council Chambers

Regular Meeting

6:00 PM

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

Mayor

Bob Bruggeman

Ward 1

Jean H. Matlock

Ward 3

Betty Williams

Ward 5

Bill Harp

Ward 2

Mary Hart

Ward 4

Christie Alcorn

Ward 6

Josh Davis



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

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

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

II. INVOCATION AND PLEDGE BY MAYOR BOB BRUGGEMAN

III. MAYOR'S REMARKS AND ITEMS OF COMMUNITY INTEREST

Upcoming City Council Meetings:

Wednesday, September 5, 2018 at 12:15 p.m. (Second Public Hearing on tax rate)

Monday, September 10, 2018 at 6:00 p.m.

Monday, September 24, 2018 at 6:00 p.m.

Parks & Recreation Events:

September 8 th	Fall Soccer League Begins	Grady T. Wallace Park
September 8 th - 9 th	USSSA Baseball Tournament	Spring Lake Park
September 15 th	Fall Baseball League Begins	Spring Lake Park

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

Special Presentations

Public Service Internship Program Recognition

"New Texarkana Regional Airport Terminal Project" - Mark Mellinger, Director

Appointments to Boards & Commissions

IV. ITEMS FOR CONSIDERATION

Consent Items

1. Consider approval of the minutes of the Joint City Committee Special Meeting of the City Council held on August 7, 2018 at 3:00 PM.
2. Consider approval of the minutes of the Regular Meeting of the City Council held on August 13, 2018 at 6:00 PM.
3. Consider approval of the minutes of the Special Meeting of the City Council held on August 20, 2018 at 5:30 PM.

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

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

Action Items

4. Ordinance No. 2018-100 annexing the territory located on both sides of Richmond Road, south of Stonevale Addition and surrounded by the existing Texarkana, Texas city limits with the portion east of Richmond Road being the Herbert Boyer property [Study Area 6]; extending the city limits to include the territory; adopting a service plan for the territory; assigning the territory to its adjoining ward; granting all inhabitants of the territory all rights and privileges of other citizens of the City; binding all inhabitants of the territory by all acts, ordinances, and resolutions of the City, and the property therein bearing its pro rata part of the taxes levied by the City.

Public Hearing: July 9, 2018; July 18, 2018

Council Vote: August 27, 2018

V. FIRST BRIEFINGS

VI. PUBLIC HEARINGS

1. Ordinance No. 2018-085 fixing the tax rate and levy in and for the City of Texarkana, Texas, for the fiscal year ending September 30, 2019 upon all taxable property in the City of Texarkana, Texas.

Public Hearing: August 27, 2018; September 5, 2018

Council Vote: September 10, 2018

2. Resolution No. 2018-086 ratifying the recently adopted budget that contains a property tax rate that raises more total property taxes than the previous year.

Public Hearing: August 27, 2018
Council Vote: September 10, 2018

3. Ordinance No. 2018-089 rezoning Lot 7 and south 1/2 of Lot 8, Block 96, Trigg's Addition, located at 802 Main Street. Office to Single Family-2. Robert and Marilyn Costa, applicant. Michael Donovan, agent.

Public Hearing: August 27, 2018
Council Vote: August 27, 2018

4. Ordinance No. 2018-090 granting a Specific Use Permit to allow a single wide HUD code manufactured home on Lot 7, Block 16, Grandview Addition, located at 3922 Alexander Avenue. Irma Helen Blackwell, applicant.

Public Hearing: August 27, 2018
Council Vote: August 27, 2018

5. Ordinance No. 2018-091 granting a Specific Use Permit to allow a HUD code manufactured home on Lots 3-5, Block 12, Grandview Addition, located at 3505-3509 Findley Street. Clystra Brown, applicant.

Public Hearing: August 27, 2018
Council Vote: August 27, 2018

6. Ordinance No. 2018-092 granting a Specific Use Permit to allow a tattoo studio on the south 10' of Lot 2 and all of Lots 3-5, Block 3, Rochelle Heights Addition, located in a tenant space at 3801 State Line Avenue. Moore-Green Investments, applicant. Jessica Wester, agent.

Public Hearing: August 27, 2018
Council Vote: August 27, 2018

7. Ordinance No. 2018-093 revoking Specific Use Permit No. S-615 that allowed a tattoo studio on the south 10' of Lot 2 and all of Lots 3-5, Block 3, Rochelle Heights Addition, located in a tenant space at 3805 State Line Avenue. City of Texarkana, Texas, applicant.

Public Hearing: August 27, 2018
Council Vote: August 27, 2018

8. Ordinance No. 2018-094 revoking Specific Use Permit No. S-633 that allowed a tattoo studio in a tenant space on the south 10' of Lot 2 and all of Lots 3-5, Block 3, Rochelle Heights Addition, located at 3811 State Line Avenue. City of Texarkana, Texas, applicant.

Public Hearing: August 27, 2018
Council Vote: August 27, 2018

9. Ordinance No. 2018-102 amending PD-06-09(GR) for site plan approval to allow an apartment complex on a 12.051 acre tract of land in the George Brinlee HRS, A-18, located approximately 300' west of the intersection of McKnight Road and Pavilion Parkway. McKnight Place, LLC, under contract to purchase, applicant. Kayla Wood, MTG Surveying and Engineering, agent.

Public Hearing: August 27, 2018
Council Vote: August 27, 2018

VII. ITEMS FOR DISCUSSION

Staff Updates

Article VIII, Section 4 of the Texarkana City Charter outlines that the budget shall be finally adopted before the end of the current fiscal year. The FY '19 budget item will be placed on the September 10th council meeting agenda for adoption by the council.

VIII. ADMINISTRATIVE COMMENTS

1. City Council
2. City Staff

IX. CLOSED SESSION

The City Council will convene in closed session pursuant to section 551.071 of the Texas Government Code for a private consultation with the City's legal counsel regarding fire collective bargaining.

X. RECONVENE INTO OPEN SESSION

XI. ADJOURNMENT



Jennifer Evans
City Secretary

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

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

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

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

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

City of Texarkana, Texas

Briefing Sheet

Version:

Update Date: 8/21/2018 6:32 PM

Lead Department: City Manager **Action Officer:** Jennifer Evans, City Secretary
Subject: Consider approval of the minutes of the Joint City Committee Special Meeting of the City Council held on August 7, 2018 at 3:00 PM.

Attachments

- a. Draft MINUTES - Joint City Committee 080718 (DOCX)



MINUTES

Joint Texarkana Community Committee

City Council of the City of Texarkana, Texas
Board of Directors of the City of Texarkana, Arkansas

Ark-Tex Council of Governments
4808 Elizabeth Street
Texarkana, TX 75503

August 7, 2018

3:00 p.m.

Meeting Attendees:

Elected Officials on the Panel – Texarkana, Texas - Mayor Bob Bruggeman, Ward 3 Council Member Betty Williams, Ward 5 Council Member Bill Harp. Texarkana, Arkansas - Mayor Ruth Penney Bell, Ward 1 Board Director Linda Teeters, Ward 4 Board Director Travis Odom. Ward 3 Board Director Tim Johnson also attended the meeting.

City Staff & Support – Texarkana, Texas – Jennifer Evans, David Orr, Jennifer Strayhorn, Rea Donna Jones.

- **Welcome by Michael Malone** – Mr. Malone opened the meeting briefly explaining how the committee was formed. Mr. Malone stated that questions from the audience for presenters or the panel are welcomed after the meeting. The meeting is open to the public.
- **Introduction of Attendees** – Each member on the panel was introduced.
- **Explanation and purpose of the committee** – The committee allows the opportunity for both cities to meet and discuss issues of joint interests for the benefit of the community. It provides a forum for each side to share ideas and common challenges. The joint committee is not for the purpose of making decisions or taking action.

- Topic of Discussion: **Saving Our Local Treasures**
 - Presentation by **David Orr** – Federal Courthouse Project
 - Presentation by **Tyler Richards** – Federal Courthouse Project
 - Presentation by **Mary Beck** – Opera House
 - Presentation by **Brian Goesl** – Perot Theater
 - Presentation by **Velvet Hall Cool**, Texarkana Museum
 - Presentation by **Ina McDowell** – Main Street Texarkana
 - Presentation by **R. Andrew Clark** – Texarkana Symphony Orchestra

Summary Remarks to Panel – The Texarkana Arts & Historic District meets monthly to discuss marketing strategies and techniques to enhance the downtown area. This partnership developed as a collaborative initiative in 2012 and is made up of Main Street Texarkana, Texarkana Symphony Orchestra, Texarkana Regional Arts & Humanities Council, Texarkana Museum System, Texarkana Chamber of Commerce and both cities of Texarkana. A few accomplishments since 2012 include installation of the wayfinding signage along Interstate 30 and State Line Avenue, creation of the district’s website (www.visittexarkanadistrict.com) and handy marketing brochures. Currently, some of the focus of the federal courthouse project encompasses slowing down speed around the courthouse, reducing the lanes to one lane width, redesigning parking, and improving the landscape around the building.

Texarkana has a strong identity in songs, movies, tourism and rail history. Famous people have touched the Texarkana community in the downtown area. Even the friendly rivalry between Texas and Arkansas has been noted by visitors.

Texarkana Regional Arts & Humanities Council (TRAHC) programs entertainment events held at the Perot Theater. TRAHC promotes public art through Women for the Arts, gallery exhibits and education. Arts on Main provides scholarship opportunities. TRAHC also encourages and supports many youths involved in the arts.

The Texarkana Museum System (TMS) consists of four properties that house around 60,000 items of interest. Three of the four locations are in Texarkana, Texas: Ace of Clubs house, Museum of Regional History, and the Discovery Place, which features history, art, and science. The fourth location is the Ahern house located in Texarkana, Arkansas. TMS’ goal is to provide more programming, repetition, community involvement, and increased marketing.

Main Street Texarkana concentrates on design, organization, promotion and economic vitality. Community development and education will help downtown to flourish. Local support by all provides sustainability. Downtown Texarkana also cherishes the Silvermoon Children’s Theater.

The Texarkana Symphony Orchestra (TSO) is a full professional orchestra that calls the Perot Theater its home. It is one of 1,224 orchestras in the United States. Last year, TSO served approximately 7,500 people. It also contributes to the economy of downtown Texarkana.

Key to protecting and saving Texarkana's local treasures would be identifying those treasures, drafting a plan of action, implementing the plan to promote and preserve them, and finally reviewing and assessing the outcomes of implementation to ensure downtown Texarkana, on both sides of State Line, as a welcoming and entertaining environment for all to experience.

- **Closing Remarks** – In behalf of Mr. Malone, Mayor Bob Bruggeman thanked all in attendance and the presenters who shared exciting updates and comments about local activities, progress, and future goals for downtown Texarkana.
- **Next Meeting Date:** Tentative: November 13, 2018 at 3:00 p.m. Topic: TBD.
- **Adjournment** – The meeting was adjourned at 4:09 p.m.

Jennifer Evans, City Secretary

Bob Bruggeman, Mayor



CITY OF TEXARKANA
CITY COUNCIL
MINUTES • AUGUST 13, 2018

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

220 TEXAS BLVD.
TEXARKANA, TX 75501

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

Member Name	Title	Status	Arrived
Aggeman	Mayor	Present	
Matlock	Ward 1	Present	
Hart	Ward 2	Present	
Williams	Ward 3	Present	
Alcorn	Ward 4	Present	
Sp	Ward 5	Present	
Wiss	Ward 6	Present	

City Staff: City Manager Shirley Jaster, Jennifer Evans, Kyle Dooley, Kristin Peeples, Vicky Coopwood, Shatelia Walker-Scott, Matt Cashatt, Geoff Lewis, Dan Shiner, Charles Kreidler, Karey Parker, Gary Smith, Jennifer Strayhorn, Daphnea Ryan, Eric Schlotter, Chuck Weerts, David Orr, and Jerry Sparks.

Legal Counsel: Jeff Lewis.

II. INVOCATION AND PLEDGE BY COUNCIL MEMBER MARY HART

III. MAYOR'S REMARKS AND ITEMS OF COMMUNITY INTEREST

Upcoming City Council Meetings:

Monday, August 27, 2018 at 6:00 p.m.

Monday, September 10, 2018 at 6:00 p.m.

Monday, September 24, 2018 at 6:00 p.m.

Parks & Recreation Events:

September 8th Fall Soccer League Begins

September 8th - 9th USSSA Baseball Tournament

Grady T. Wallace Park

Spring Lake Park

Minutes Acceptance: Minutes of Aug 13, 2018 6:00 PM (Consent Items)

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

Special Presentation - Recognition of Police Officer

Mayor Bruggeman recognized Officer Shatelia Walker-Soctt whose quick thinking efforts had a direct and positive impact on the community when she responded to a motor vehicle accident at Classic Car Wash. She showed outstanding performance of duty and was awarded the Certificate of Merit and a lapel pin.

Police Chief Dan Shiner and Assistant Police Chief Charles Kreidler also joined the Mayor in this presentation. Officer Walker-Scott thanked the city for its recognition and promised to become better in serving her community.

Appointments to Boards & Commissions

Council Member Davis recommended the reappointment of Linda Hooks to the Community Healthcore board. Ms. Hooks' reappointment date will coincide with Community Healthcore's fiscal start which starts September 1, 2018.

1. Motion to make a reappointment to the Community Healthcore board.

(6:13 p.m.)

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

IV. ITEMS FOR CONSIDERATION

Consent Items

(6:14 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 July 9, 2018 at 6:00 PM.
2. Consider approval of the minutes of the Special Joint Meeting of the City Council held on July 17, 2018 at 1:00 PM.

3. Consider approval of the minutes of the Special Meeting of the City Council held on July 18, 2018 at 6:00 PM.
4. Resolution No. 2018-087 authorizing the City Manager to enter into a contract for the purchase of chemicals for water and wastewater treatment.

Public Hearing:

Council Vote: August 13, 2018

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

There were no public comments made at Open Forum.

Action Items

5. Resolution No. 2018-088 authorizing the City Manager to enter into an incentive agreement funded by the City of Texarkana's Economic Development fund with Arconic, Inc. in an amount not to exceed One Hundred Fifty Thousand Dollars (\$150,000) for a term not to exceed two (2) years and authorizing the City Manager to execute the necessary documents.

Public Hearing:

Council Vote: August 13, 2018

Jerry Sparks briefed this agenda item.
(6:19 p.m.)

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

6. Ordinance No. 2018-095 annexing the territory north of McKnight Road and southwest of Richmond Road, and being bounded on the north, east and south by existing Texarkana, Texas city limits [Study Area 1]; extending the city limits to include the territory; adopting a service plan for the territory; assigning the territory to its adjoining ward; granting all inhabitants of the territory all rights and privileges of other citizens of the City; binding all inhabitants of the territory by all acts, ordinances, and resolutions of the City, and the property therein bearing its pro rata part of the taxes levied by the City.

Public Hearing: July 9, 2018

Council Vote: August 13, 2018

David Orr stated that staff prepared a Frequently Asked Questions document related to the seven proposed annexation areas on the agenda. A copy of the document has been posted on the homepage of the city's website.

The Mayor requested the City Secretary to proceed with a roll call vote.

(6:27 p.m.)

RESULT:	FAILED TO PASS [3 TO 4]
MOVER:	Bill Harp, Ward 5
SECONDER:	Mary Hart, Ward 2
AYES:	Matlock, Hart, Harp
NAYS:	Bruggeman, Williams, Alcorn, Davis

7. Ordinance No. 2018-096 annexing the territory west of Kings Highway and south of Hughes Road and south of Arnold Drive and east of Old Red Lick Road, being bounded on the east side by existing Texarkana, Texas city limits and being east and south of Red Lick city limits [Study Area 2]; extending the city limits to include the territory; adopting a service plan for the territory; assigning the territory to its adjoining ward; granting all inhabitants of the territory all rights and privileges of other citizens of the City; binding all inhabitants of the territory by all acts, ordinances, and resolutions of the City, and the property therein bearing its pro rata part of the taxes levied by the City.

Public Hearing: July 9, 2018

Council Vote: August 13, 2018

The Mayor requested the City Secretary to proceed with a roll call vote.

(6:47 p.m.)

RESULT:	ADOPTED [4 TO 2]
MOVER:	Bill Harp, Ward 5
SECONDER:	Betty Williams, Ward 3
AYES:	Bruggeman, Matlock, Williams, Harp
NAYS:	Alcorn, Davis
ABSTAIN:	Hart

8. Ordinance No. 2018-097 annexing the territory being bounded south by Findley Street, west of S. Bishop Road and north of U.S. Hwy 59 [Study Area 3]; extending the city limits to include the territory; adopting a service plan for the territory; assigning the territory to its adjoining ward; granting all inhabitants of the territory all rights and privileges of other citizens of the City; binding all inhabitants of the territory by all acts, ordinances, and resolutions of the City, and the property therein bearing its pro rata part of the taxes levied by the City.

Public Hearing: July 9, 2018

Council Vote: August 13, 2018

The Mayor requested the City Secretary to proceed with a roll call vote.
(6:33 p.m.)

RESULT:	ADOPTED [4 TO 2]
MOVER:	Mary Hart, Ward 2
SECONDER:	Bill Harp, Ward 5
AYES:	Matlock, Hart, Williams, Harp
NAYS:	Alcorn, Davis
EXCUSED:	Bruggeman

9. Ordinance No. 2018-098 annexing the territory being bounded east by the Union Pacific Railroad and on the west by the existing Texarkana, Texas city limits and on the south by Bariod Road [Study Area 4]; extending the city limits to include the territory; adopting a service plan for the territory; assigning the territory to its adjoining ward; granting all inhabitants of the territory all rights and privileges of other citizens of the City; binding all inhabitants of the territory by all acts, ordinances, and resolutions of the City, and the property therein bearing its pro rata part of the taxes levied by the City.

Public Hearing: July 9, 2018
Council Vote: August 13, 2018

The Mayor requested the City Secretary to proceed with a roll call vote.
(6:36 p.m.)

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

10. Ordinance No. 2018-099 annexing the territory being bounded on the south by North Kings Highway and on the north, east and southeast by the Texarkana, Texas city limits [Study Area 5]; extending the city limits to include the territory; adopting a service plan for the territory; assigning the territory to its adjoining ward; granting all inhabitants of the territory all rights and privileges of other citizens of the City; binding all inhabitants of the territory by all acts, ordinances, and resolutions of the City, and the property therein bearing its pro rata part of the taxes levied by the City.

Public Hearing: July 9, 2018
Council Vote: August 13, 2018

The Mayor requested the City Secretary to proceed with a roll call vote.
(6:39 p.m.)

RESULT:	ADOPTED [4 TO 3]
MOVER:	Jean H. Matlock, Ward 1
SECONDER:	Mary Hart, Ward 2
AYES:	Bruggeman, Matlock, Hart, Williams
NAYS:	Alcorn, Harp, Davis

11. Ordinance No. 2018-100 annexing the territory located on both sides of Richmond Road, south of Stonevale Addition and surrounded by the existing Texarkana, Texas city limits with the portion east of Richmond Road being the Herbert Boyer property [Study Area 6]; extending the city limits to include the territory; adopting a service plan for the territory; assigning the territory to its adjoining ward; granting all inhabitants of the territory all rights and privileges of other citizens of the City; binding all inhabitants of the territory by all acts, ordinances, and resolutions of the City, and the property therein bearing its pro rata part of the taxes levied by the City.

Public Hearing: July 9, 2018
 Council Vote: August 27, 2018

The Mayor requested the City Secretary to proceed with a roll call vote.
 (6:42 p.m.)

RESULT:	POSTPONED (VOTE) [4 TO 2]	Next: 8/27/2018 6:00 PM
MOVER:	Jean H. Matlock, Ward 1	
SECONDER:	Betty Williams, Ward 3	
AYES:	Matlock, Hart, Williams, Alcorn	
NAYS:	Harp, Davis	
EXCUSED:	Bruggeman	

12. Ordinance No. 2018-101 annexing the territory being all the properties along Leggett Drive and Pine Ridge Circle, and all property known as the Texarkana Golf Ranch LLP and city property northwest of Bringle Lake [Study Area 7]; extending the city limits to include the territory; adopting a service plan for the territory; assigning the territory to its adjoining ward; granting all inhabitants of the territory all rights and privileges of other citizens of the City; binding all inhabitants of the territory by all acts, ordinances, and resolutions of the City, and the property therein bearing its pro rata part of the taxes levied by the City.

Public Hearing: July 9, 2018
 Council Vote: August 13, 2018

The Mayor requested the City Secretary to proceed with a roll call vote.
 (6:46 p.m.)

RESULT:	ADOPTED [4 TO 2]
MOVER:	Mary Hart, Ward 2
SECONDER:	Bill Harp, Ward 5
AYES:	Matlock, Hart, Williams, Harp
NAYS:	Alcorn, Davis
EXCUSED:	Bruggeman

V. FIRST BRIEFINGS

1. Ordinance No. 2018-085 fixing the tax rate and levy in and for the City of Texarkana, Texas, for the fiscal year ending September 30, 2019 upon all taxable property in the City of Texarkana, Texas.

Public Hearing: August 27, 2018
Council Vote: September 10, 2018

Kristin Peeples briefed this agenda item.

RESULT:	MOVED FORWARD	Next: 8/27/2018 6:00 PM
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2. Resolution No. 2018-086 ratifying the recently adopted budget that contains a property tax rate that raises more total property taxes than the previous year.

Public Hearing: August 27, 2018
Council Vote: September 10, 2018

Kristin Peeples briefed this agenda item.

RESULT:	MOVED FORWARD	Next: 8/27/2018 6:00 PM
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3. Ordinance No. 2018-089 rezoning Lot 7 and south 1/2 of Lot 8, Block 96, Trigg's Addition, located at 802 Main Street. Office to Single Family-2. Robert and Marilyn Costa, applicant. Michael Donovan, agent.

Public Hearing: August 27, 2018
Council Vote: August 27, 2018

David Orr briefed this agenda item.

RESULT:	MOVED FORWARD	Next: 8/27/2018 6:00 PM
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4. Ordinance No. 2018-090 granting a Specific Use Permit to allow a single wide HUD code manufactured home on Lot 7, Block 16, Grandview Addition, located at 3922 Alexander Avenue. Irma Helen Blackwell, applicant.

Public Hearing: August 27, 2018
Council Vote: August 27, 2018

David Orr briefed this agenda item.

RESULT:	MOVED FORWARD	Next: 8/27/2018 6:00 PM
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5. Ordinance No. 2018-091 granting a Specific Use Permit to allow a HUD code manufactured home on Lots 3-5, Block 12, Grandview Addition, located at 3505-3509 Findley Street. Clystra Brown, applicant.

Public Hearing: August 27, 2018
Council Vote: August 27, 2018

David Orr briefed this agenda item.

RESULT:	MOVED FORWARD	Next: 8/27/2018 6:00 PM
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6. Ordinance No. 2018-092 granting a Specific Use Permit to allow a tattoo studio on the south 10' of Lot 2 and all of Lots 3-5, Block 3, Rochelle Heights Addition, located in a tenant space at 3801 State Line Avenue. Moore-Green Investments, applicant. Jessica Wester, agent.

Public Hearing: August 27, 2018
Council Vote: August 27, 2018

David Orr briefed this agenda item.

RESULT:	MOVED FORWARD	Next: 8/27/2018 6:00 PM
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7. Ordinance No. 2018-093 revoking Specific Use Permit No. S-615 that allowed a tattoo studio on the south 10' of Lot 2 and all of Lots 3-5, Block 3, Rochelle Heights Addition, located in a tenant space at 3805 State Line Avenue. City of Texarkana, Texas, applicant.

Public Hearing: August 27, 2018
Council Vote: August 27, 2018

David Orr briefed this agenda item.

RESULT:	MOVED FORWARD	Next: 8/27/2018 6:00 PM
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8. Ordinance No. 2018-094 revoking Specific Use Permit No. S-633 that allowed a tattoo studio in a tenant space on the south 10' of Lot 2 and all of Lots 3-5, Block 3, Rochelle Heights Addition, located at 3811 State Line Avenue. City of Texarkana, Texas, applicant.

Public Hearing: August 27, 2018
 Council Vote: August 27, 2018

David Orr briefed this agenda item.

RESULT:	MOVED FORWARD	Next: 8/27/2018 6:00 PM
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- Ordinance No. 2018-102 amending PD-06-09(GR) for site plan approval to allow an apartment complex on a 12.051 acre tract of land in the George Brinlee HRS, A-18, located approximately 300' west of the intersection of McKnight Road and Pavilion Parkway. McKnight Place, LLC, under contract to purchase, applicant. Kayla Wood, MTG Surveying and Engineering, agent.

Public Hearing: August 27, 2018
 Council Vote: August 27, 2018

David Orr briefed this agenda item.

RESULT:	MOVED FORWARD	Next: 8/27/2018 6:00 PM
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VI. PUBLIC HEARINGS

- Ordinance No. 2018-076 amending the budget estimate of the revenues and expenditures for the fiscal year ending September 30, 2018 and adopting the budget and appropriating resources for the fiscal year beginning October 1, 2018 and ending September 30, 2019.

Public Hearing: August 13, 2018
 Council Vote: September 10, 2018

There were no public comments made at this hearing.

RESULT:	MOVED FORWARD	Next: 9/10/2018 6:00 PM
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- Resolution No. 2018-077 adopting the FY19 Master Fee List.

Public Hearing: August 13, 2018
 Council Vote: August 13, 2018

There were no public comments made at this hearing.
 (7:02 p.m.)

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Bill Harp, Ward 5
SECONDER:	Christie Alcorn, Ward 4
AYES:	Matlock, Hart, Williams, Alcorn, Harp, Davis
EXCUSED:	Bruggeman

3. Ordinance No. 2018-079 granting a Specific Use Permit to allow the application of permanent cosmetics/microblading on an approximate 1.757 acre tract of land in the George Brinlee HRS, A-18, located in a tenant space at 4140 McKnight Road. Bill King, applicant. Shelly Brown, agent.

Public Hearing: August 13, 2018
Council Vote: August 13, 2018

There were no public comments made at this hearing.
(7:03 p.m.)

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Mary Hart, Ward 2
SECONDER:	Christie Alcorn, Ward 4
AYES:	Matlock, Hart, Williams, Alcorn, Harp, Davis
EXCUSED:	Bruggeman

4. Ordinance No. 2018-080 granting a Specific Use Permit to allow the location of a double wide HUD code manufactured home on Lots 10-12, Block 7, Grandview Addition, located at 3102 Alexander Avenue. D'Neishia Bruce, applicant.

Public Hearing: August 13, 2018
Council Vote: August 13, 2018

There were no public comments made at this hearing.
(7:05 p.m.)

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

5. Ordinance No. 2018-081 rezoning Lots 16 & 17B, Bob Phillips 2nd Addition, located at 2405 Phillips Lane. Single Family-1 to Single Family-3. Anderson Riser, applicant.

Public Hearing: August 13, 2018
Council Vote: August 13, 2018

There were no public comments made at this hearing.
(7:07 p.m.)

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Christie Alcorn, Ward 4
SECONDER:	Bill Harp, Ward 5
AYES:	Matlock, Hart, Williams, Alcorn, Harp, Davis
EXCUSED:	Bruggeman

6. Ordinance No. 2018-082 granting a Specific Use Permit to allow the location of a triple wide HUD code manufactured home on Lots 16 & 17B, Bob Phillips 2nd Addition, located at 2405 Phillips Lane. Anderson Riser, applicant.

Public Hearing: August 13, 2018

Council Vote: August 13, 2018

There were no public comments made at this hearing.
(7:08 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

VII. ITEMS FOR DISCUSSION

Staff Updates

City Manager Jaster said that improvements in downtown lighting will come in the second phase of improving lighting around the city. This project will return some of the downtown lighting to the antique style street lamps.

Ms. Jaster also said the Bi-State Justice Center building is currently getting a "facelift" with the recent power washing project. This is a positive change and improvement for the downtown area.

VIII. ADMINISTRATIVE COMMENTS

1. City Council

Council Member Hart thanked city staff for recent demolition work on property across from Theron Jones school.

Mayor Bruggeman asked if there is any development with researching the pros and cons of attaching banners to city-owned street lights. City Manager Jaster said this project has temporarily been put on hold. She hopes staff will have information available for council discussion after the budget process is finalized.

The Mayor also said the retrofitting of the new LED lighting on West Park and University Avenue looks very good. It is very clear and crisp lighting and is a definite improvement in those particular locations.

2. City Staff

Staff had no administrative comments for council.

IX. CLOSED SESSION

The City Council convened in closed session pursuant to section 551.071 of the Texas Government Code for a private consultation with the City Attorney.

X. RECONVENED INTO OPEN SESSION

XI. ADJOURNMENT

A motion was made to adjourn the meeting.
(8:18 p.m.)

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Christie Alcorn, Ward 4
SECONDER:	Mary Hart, Ward 2
AYES:	Matlock, Hart, Williams, Alcorn, Harp, Davis
EXCUSED:	Bruggeman



CITY OF TEXARKANA
CITY COUNCIL
MINUTES • AUGUST 20, 2018

Council Chambers**Special Meeting****5:30 PM**

220 TEXAS BLVD.
TEXARKANA, TX 75501

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

Member Name	Title	Status	Arrived
Bruggeman	Mayor	Present	
Matlock	Ward 1	Present	
Cart	Ward 2	Present	
Williams	Ward 3	Present	
Alcorn	Ward 4	Present	
Sp	Ward 5	Present	
Vis	Ward 6	Absent	

City Staff: City Manager Shirley Jaster, Jennifer Evans, Kyle Dooley, Karey Parker, and David Orr.

Legal Counsel: Jeff Lewis.

II. MAYOR'S OPENING REMARKS

Mayor Bruggeman welcomed all in attendance. The Mayor reminded everyone that at the council meeting held on August 13, 2018, council decided to postpone and pull Ordinance No. 2018-100 which details proposed Annexation Study Area 6 for further discussion.

If there are changes to this item, those changes will be noted and the ordinance will be updated for the August 27, 2018 agenda. If there are no recommended changes by the council, then Ordinance No. 2018-100 will be placed on the August 27, 2018 agenda for council vote.

III. ITEM FOR DISCUSSION

1. Possible adjustments of proposed annexation territory in Study Area 6: the territory located on both sides of Richmond Road, south of Stonevale Addition and surrounded by the existing Texarkana, Texas city limits with the portion east of Richmond Road being the Herbert Boyer property (Exhibit "A" to proposed Ordinance No. 2018-100 postponed at the Regular Council Meeting held on August 13, 2018).

Minutes Acceptance: Minutes of Aug 20, 2018 5:30 PM (Consent Items)

RESULT:	CLOSE ACTION
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Special Note: The Council will not be taking action on proposed Ordinance No. 2018-100 at this special meeting. Council action, if any, may include directing staff on preparing changes to the boundaries of Study Area 6 for Council consideration at the regular Council meeting to be held on August 27, 2018.

David Orr provided council with a more detailed map, that outlined parcels by property owner, of the proposed annexation study area. The Mayor encouraged input from council members as to proposed revisions or changes to this particular study area. Council Member Hart asked for clarification on a few parcels shown on the map. Council Member Matlock also made a few comments.

After a brief discussion, council consensus recommended no changes to the proposed Annexation Study Area 6. Ordinance No. 2018-100 will be placed on the August 27, 2018 council meeting agenda for council vote.

IV. CLOSED SESSION

The City Council convened in closed session pursuant to section 551.071 of the Texas Government Code for a private consultation with the City Attorney.

V. RECONVENED INTO OPEN SESSION

VI. ADJOURNMENT

A motion was made to adjourn the meeting.
6:18 PM

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

City of Texarkana, Texas

Briefing Sheet

Version:

Update Date: 8/15/2018 3:34 PM

Lead Department: Planning and Community Development **Action Officer:** David Orr, Planning & Community Development Director

Subject: Ordinance No. 2018-100 annexing the territory located on both sides of Richmond Road, south of Stonevale Addition and surrounded by the existing Texarkana, Texas city limits with the portion east of Richmond Road being the Herbert Boyer property [Study Area 6]; extending the city limits to include the territory; adopting a service plan for the territory; assigning the territory to its adjoining ward; granting all inhabitants of the territory all rights and privileges of other citizens of the City; binding all inhabitants of the territory by all acts, ordinances, and resolutions of the City, and the property therein bearing its pro rata part of the taxes levied by the City.

Briefing: 8/27/2018 **Public Hearing:** 7/9/2018 **Council Vote:** 8/27/2018

Item Schedule

Schedule 3: No briefing required (one week)

Updates/History of Briefing:

The City Council held public hearings to discuss the proposed annexations on Monday, July 9th at 6pm at City Hall and a second public hearing was held on Wednesday, July 18, 2018 at PGISD Central Services Office, 8500 North Kings Highway at 6pm.

Executive Summary and Background Information:

Chapter 43, Subchapter C-1 of the Texas Local Government Code establishes the requirements the City has followed that authorizes the Council to consider initiating annexation proceedings for this area.

City staff has prepared draft municipal service plans describing the services the City will provide in the area.

This area currently receives existing city services through mutual aid and automatic aid agreements for Police and Fire protection. TWU provides water and sewer services currently to Jones Ln and partial services to Richmond Rd.

Potential Options:

- Approve
- Deny

Fiscal Implications:

Area 6 requires extensions to the Richmond Road Area for \$92,100.

City of Texarkana, Texas

Total market value for this area is \$2,366,886 and total taxable value is \$2,366,886.
Estimated tax revenue for this area is \$16,568.20 annually and a 5.56 year payback

Staff Recommendation:

Staff recommends approval.

Advisory Board/Committee Review:

NONE

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

NOT APPLICABLE

Attachments

- a. 2018-100 ORD Annex Territory Area 6 (DOCX)
- b. 2018-100 EXH 'A' Area 6 - 23.553 Acres (DOCX)
- c. 2018-100 EXH 'B' MUNICIPAL SERVICE PLAN Area 6 (DOC)
- d. 2018-100 ATTH 01 AreaStudy6 - Map (JPG)
- e. 2018-100 Goals & Perspectives (DOCX)
- f. 2018-100 ATTH 02 Area 6 Map With Owner Information (PDF)

Staff Coordination

Planning and Community Development	David Orr	Department Head Review	
Completed	08/09/2018 9:21 AM		
Deputy City Manager - Kyle Dooley	Kyle Dooley	Deputy City Manager	
Review Completed	08/09/2018 11:33 AM		
Public Information Officer	Lisa Thompson	PIO Review	Completed
	08/09/2018 1:58 PM		
City Manager	Shirley Jaster	City Manager Review	Completed 08/10/2018
10:32 AM			
City Attorney	Jeffery C. Lewis	Review	Completed 08/10/2018
11:17 AM			
City Council	Jennifer Evans	Meeting	Completed 08/13/2018
6:00 PM			

Meeting History

08/13/18 City Council POSTPONED (VOTE) Next: 08/27/18
The Mayor requested the City Secretary to proceed with a roll call vote.
(6:42 p.m.)

ORDINANCE NO. 2018 – 100

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, ANNEXING THE HEREINAFTER DESCRIBED TERRITORY TO THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, AND EXTENDING THE BOUNDARY LIMITS OF SAID CITY SO AS TO INCLUDE SAID HEREINAFTER DESCRIBED TERRITORY WITHIN SAID CITY LIMITS; GRANTING TO ALL THE INHABITANTS OF SAID TERRITORY ALL THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS, BINDING SAID INHABITANTS BY ALL OF THE ACTS, ORDINANCES, RESOLUTIONS, AND REGULATIONS OF SAID CITY, AND THE PROPERTY THEREIN BEARING ITS PRO RATA PART OF THE TAXES LEVIED BY THE CITY; ADOPTING A SERVICE PLAN FOR SAID TERRITORY; ASSIGNING SAID TERRITORY TO ITS ADJOINING WARD; PROVIDING FOR THE FILING OF THIS ORDINANCE WITH COUNTY RECORDS AND UPDATING THE CITY BOUNDARIES MAP; CONTAINING A SEVERABILITY CLAUSE; CONTAINING A SUPERSEDING CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, annexation proceedings under the authority of Chapter 43, Subchapter C-1, of the Texas Local Government Code have been proposed for the territory described below in Section 1 of this Ordinance; and

WHEREAS, before instituting annexation proceedings, the City Council, by Resolution No. 2018-055, authorized the City's Planning and Community Development Department, with assistance as needed from other City departments, to prepare a service plan and other related documents necessary for City Council consideration of instituting annexation proceedings for the territory proposed for annexation; and

WHEREAS, before instituting annexation proceedings, the applicable notice and publication procedures prescribed by Texas law were duly followed with respect to this Ordinance and the territory proposed for annexation; and

WHEREAS, before instituting annexation proceedings, the City Council gave all interested persons the right to appear and to be heard, calling and conducting two public hearings as required by law for the territory described below in Section 1 of this Ordinance, said public hearings noticed in accordance with Texas law: the first public hearing was held at City Hall during the regular Council meeting of July 9, 2018; and the second public hearing was held during a special Council meeting on July 18, 2018, at the Pleasant Grove ISD Central Services Office, 8500 No. Kings Highway, Texarkana, Texas 75503.

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

SECTION 1: The territory described in the attached **Exhibit “A”** to this Ordinance, incorporated herein by reference for all purposes, is hereby annexed to the City of Texarkana, Bowie County, Texas, and the boundary limits of the City of Texarkana, Texas, be and the same are hereby extended to include this territory within the city limits of the City of Texarkana, Texas, and the same shall hereafter be included within the territorial limits of the City of Texarkana, Texas.

SECTION 2: Pursuant to Texas law and the City Charter, the inhabitants of the territory described in the attached **Exhibit “A”** to this Ordinance and annexed by this Ordinance shall hereafter be entitled to all the rights and privileges of all other citizens of the City of Texarkana, Texas; they shall be bound by the acts,

ordinances, resolutions, and regulations of the City; and the property situated in the territory shall bear its pro rata part of the taxes levied by the City.

SECTION 3: A service plan for the territory described in the attached **Exhibit “A”** to this Ordinance is hereby adopted and is attached as **Exhibit “B”** to this Ordinance, incorporated herein by reference for all purposes.

SECTION 4: Pursuant to Article II, Section 1 of the City Charter, the territory described in the attached **Exhibit “A”** to this Ordinance and annexed by this Ordinance shall hereafter be assigned and become a part of the City ward to which the territory adjoins.

SECTION 5: The City Secretary shall file with the County Clerk of Bowie County, Texas, a certified copy of this Ordinance. The City Manager shall cause the map of the boundaries of the City and its extraterritorial jurisdiction to be updated in accordance with Texas law and this ordinance.

SECTION 6: 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 7: In the event of any conflict between this Ordinance and any other ordinances or parts of ordinances, this Ordinance shall supersede and control.

SECTION 8: This Ordinance shall be in full force and effect immediately upon its passage and approval.

PASSED AND APPROVED in Regular Council Session on this the **13th day of August, 2018.**

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

2018-100 EXH 'A'

Political Subdivision for Annexation
 23.553 Acres
 Bowie County, Texas

All that certain lot, tract or parcel of land lying and situated in the Joel Hodges Headright Survey, Abstract 702, the M.F. Jones Headright Survey, Abstract 945, and the F.V. Evans Headright Survey, Abstract 742 and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch steel rod found for a corner, lying in the current City Limit Line of Texarkana, Bowie County, Texas (the "City Limit Line"), the Northwest corner of that certain tract of land being described as 6.888 acres in deed from Lonnie Hawkins, et ux, to Lonnie J. Hawkins, dated February 16, 2017, recorded in Document No. 2017-1980 of the Real Property Records of Bowie County, Texas, the Southwest corner of Block 2 and the East line of Block 3 of the Stonevale Addition according to the plat recorded in Volume 5577, Page 99 of the Real Property Records of Bowie County, Texas;

THENCE North 88 degrees 33 minutes 48 seconds East, a distance of 624.63 feet along the City Limit Line, the North line of the said 6.888 acre tract and the South line of Block 2 of the said Stonevale Addition, to a 1/2 inch steel rod found for a corner the Northeast corner of the said 6.888 acre tract, the most Southerly Southeast corner of Block 2 of the said Stonevale Addition, the Southwest corner of that certain tract of land described as 0.083 (Tract 3) in deed from Lonnie Hawkins, et ux, to Juli Cean Akin, dated February 16, 2017, recorded in Document No. 2017-1979 of the Real Property Records of Bowie County, Texas;

THENCE North 02 degrees 49 minutes 17 seconds West, a distance of 9.82 feet along the City Limit Line, the South line of said Block 2 of the Stonevale Addition, the West line of the said 0.083 acre tract, to a 1/2 inch steel rod found for corner, the inside ell corner in the South line of said Block 2 of the Stonevale Addition, the Northwest corner of the said 0.083 acre tract;

THENCE North 88 degrees 33 minutes 48 seconds East, a distance of 406.06 feet along the City Limit Line, the South line of said Block two of the Stonevale Addition, the North line of the 0.083 acre tract, and crossing the West right-of-way line of Richmond Road (F.M. 559), to a point for corner, lying in the centerline of said Richmond Road, at the beginning of a circular curve to the right;

THENCE Northwesterly along the City Limit Line, the arc of the said circular curve, a distance of 202.32 feet, with a delta angle of 8 degrees 35 minutes 54 seconds, a radius of 1348.14 feet, a chord bearing of North 03 degrees 58 minutes 22 seconds West, and a chord distance of 202.13 feet, to a point for corner, at the end of the said circular curve;

THENCE North 00 degrees 19 minutes 35 seconds East a distance of 152.68 feet along the City Limit Line, the centerline of the said Richmond Road, to a point for corner, lying in the centerline of the said Richmond Road;

THENCE North 88 degrees 16 minutes 35 seconds East, a distance of 628.42 feet along the City Limit Line, across the East right-of-way line of the said Richmond Road, the North line of that certain tract of land described as 10 acres in deed from Lenora D. Boyer, to Herbert Ray Boyer, dated February 4, 1999, recorded in Volume 3003, Page 344 of the Real Property Records of Bowie County, Texas, the South line of that certain tract of land being described

Attachment: 2018-100 EXH 'A' Area 6 - 23.553 Acres (1906 : 2018-100 ORD Annexation Area 6)

2018-100 EXH 'A'

as 4.356 acres in deed from F. Pierce Noble, et ux, to Lyman Sisson, et ux, dated June 15, 1994, recorded in Volume 2174, Page 9 of the Real Property Records of Bowie County, Texas, the North line of that certain tract of land being described as 4.849 acres in deed from Marilyn Shipp Posey, et al, to Shannon Nicholas Hibbs, dated June 15, 2018, recorded in Document No. 2018-6329 of the Real Property Records of Bowie County, Texas, the South line of that certain tract of land being described as 28.256 acres in deed from F. Pierce Noble, et ux, to Janet Chynoweth Sisson, Trustee of the Janet Chynoweth Sission Inter Vivos Trust, dated January 8, 2004, recorded in Volume 4202, Page 159 of the Real Property Records of Bowie County, Texas, to a point for corner, the North line of the said 4.846 acre tract, the South line of the said 28.256 acre tract;

THENCE South 00 degrees 00 minutes 00 seconds West a distance of 171.93 feet along the City Limit Line, across the 4.846 acre tract to a point for corner;

THENCE North 81 degrees 52 minutes 11 seconds West a distance of 89.58 feet along the City Limit Line, across the said 4.846 acre tract to a point for corner, lying in the West line of the said 4.846 acre tract and the East line of the said 10 acre tract;

THENCE South 01 degrees 40 minutes 57 seconds East a distance of 641.38 feet along the City Limit Line, the West line of the said 4.846 acre tract, the East line of the said 10 acre tract, and the West line of that certain tract of land being described as 4.472 acres in deed from Marilyn K. Posey, et al, to Shannon Hibbs, dated March 1, 2018, recorded in Document No. 2018-2021 of the Real Property Records of Bowie County, Texas, to a point for corner, the West line of the said 4.472 acre tract, the Southeast corner of the said 10 acre tract, the Northeast corner of that certain tract of land being described as 1.57 acres in deed from Bobby J. Smith, et ux, to Jeffery D. Stone, et ux, dated October 22, 2001, recorded in Volume 3566, Page 125 of the Real Property Records of Bowie County, Texas;

THENCE South 88 degrees 09 minutes 17 seconds West a distance of 434.35 feet along the City Limit Line, the South line of the said 10 acre tract, the North line of the said 1.57 acre tract, crossing the East right-of-way line of the said Richmond Road to a point for corner, lying in the West right-of-way line of the said Richmond Road and the East line of that certain tract of land being described as 0.4516 acres in deed from Elizabeth Maud Turner, Individually and as Independent Executrix of the Estate of Shelby W. Turner, to John G. Bailey, dated November 17, 1998, recorded in Volume 2961, Page 292 of the Real Property Records of Bowie County, Texas, and a a circular curve to the right;

THENCE Northwesterly direction along the City Limit Line, the arc of the said circular curve a distance of 188.56 feet, with a delta angle of 7 degrees 50 minutes 26 seconds, a radius of 1377.97, a chord bearing of North 23 degrees 29 minutes 45 seconds West, and a chord distance 188.42 feet to a point for corner, lying on the West right-of-way line of the said Richmond Road, the most Northerly corner of the said 0.4516 acre tract, the East right-of-way line of Jones Lane;

THENCE North 21 degrees 25 minutes 57 seconds West a distance of 162.01 feet along the City Limit Line, across said Jones lane to a point for corner, lying in the West right-of-way line of said Jones Lane, the Northeast corner of that certain tract of land being described as 0.963 acres (Tract 2) in deed from Lonnie Hawkins, et ux, to Juli cean Akin, dated February 16, 2017,

2018-100 EXH 'A'

recorded in Document No. 2017-1979 of the Real Property Records of Bowie County, Texas, the said line of that certain tract of land being described a 1.0 acre (Tract 1) in deed from Lonnie Hawkins, et ux, to Juli cean Akin, dated February 16, 2017, recorded in Document No. 2017-1979 of the Real Property Records of Bowie County, Texas;

THENCE South 02 degrees 15 minutes 26 seconds East a distance of 396.17 feet along the City Limit Line, the East line of the said 0.963 acre tract, the East line of the said 6.888 acre tract, the West right-of-way line of the said Jones Lane, crossing Block 6 of the said Stonevale Addition, to a point for corner, lying in the South line of Block 6 of the said Stonevale Addition and the North line of that certain tract of land being described as 1.988 acres (Tract 2) in the deed from Gerald W. Falls, et ux, to PJF Enterprises, LLC, dated May 29, 2014, recorded in Volume 6639, Page 116 of the Real Property Records of Bowie County, Texas;

THENCE North 88 degrees 32 minutes 25 seconds East, a distance of 9.13 feet along the City Limit Line, the North line of the said 1.988 acre tract to a point for corner, the Northeast corner of the said 1.988 acre tract;

THENCE South 02 degrees 52 minutes 10 seconds East, a distance of 400.03 feet along the City Limit Line, the East line of the said 1.988 acre tract to a point for corner, the Southeast corner of the said 1.988 acre tract, the most Easterly Northeast corner of that certain tract of land being described as 20 acres in deed from James L. Jones, et ux, to Bowie Baptist Church, dated March 4, 1975, recorded in Volume 583, Page 101 of Deed Records of Bowie County, Texas;

THENCE South 88 degrees 32 minutes 25 seconds West, a distance of 217.79 feet along the City Limit Line, the South line of the said 1.988 acre tract, the North line of the said 20 acre tract to a point for corner, the Southwest corner of the said 1.988 acre tract, the inside ell corner of the north line of the said 20 acre tract;

THENCE North 02 degrees 29 minutes 11 seconds West, a distance of 400.00 feet along the City Limit Line, the West line of the said 1.988 acre tract, the North line of the said 20 acre tract to a point for corner, the Northwest corner of the said 1.988 acre tract, the Northeast corner of the said 20 acre tract, the South line of said Block 6 of the Stonevale Addition;

THENCE South 88 degrees 32 minutes 25 seconds West, a distance of 736.40 feet along the City Limit Line, the North line of the said 20 acre tract, the South line of the said Block 6 of the Stonevale Addition, to a 1 1/2 inch pipe found for a corner,, the Northwest corner of the said 20 acre tract, the Southwest corner of the said Block 6 of the Stonevale Addition, the East line of Block 3 of the Stonevale Addition;

THENCE North 01 degrees 55 minutes 27 seconds West, a distance of 79.89 feet along the City Limit Line, the West line of the said Block 6 of the Stonevale Addition, the East line of the said Block 3 of the Stonevale Addition to a point for corner, the Northwest corner of the said Block 6 of the Stonevale Addition, an outside ell corner of the said Block 3 of the Stonevale Addition, lying in the South line of the said 6.888 acre tract;

THENCE South 88 degrees 33 minutes 12 seconds West, a distance of 66.18 feet along the City Limit Line, the South line of the said 6.888 acre tract, the East line of the said Block 3 of the Stonvale Addition to a 1/2 inch steel

2018-100 EXH 'A'

rod found for a corner, the Southwest corner of the said 6.888 acre tract, the inside ell corner in the East line of the said Block 3 of the Stonevale Addition;

THENCE North 01 degrees 31 minutes 26 seconds West, a distance of 423.71 feet along the City Limit Line, the West line of the said 6.888 acre tract, the East line of said Block 3 of the Stonevale Addition to the point of beginning and containing 23.553 acres of land, more or less.

Attachment: 2018-100 EXH 'A' Area 6 - 23.553 Acres (1906 : 2018-100 ORD Annexation Area 6)

MUNICIPAL SERVICE PLAN – Area 6**FIRE**

Existing Services: None

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

POLICE

Existing Services: None

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

BUILDING INSPECTION

Existing Services: None

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

PLANNING AND ZONING

Existing Services: None

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

LIBRARY

Existing Services: None

2018-100 EXH 'B'

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

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

HEALTH DEPARTMENT

Existing Services: None

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

CODE ENFORCEMENT

Existing Services: None

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

STREET

Existing Services: None

Services to be Provided: Maintenance to the street facilities will be provided by the City upon the effective date of the annexation. This area also includes approximately 0.5 miles of TxDOT maintained roadways that the City would be required to assist with right of way maintenance.

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

DRAINAGE AND STORMWATER MANAGEMENT

Existing Services: None

2018-100 EXH 'B'

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

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

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

STREET LIGHTING

Existing Services: None

Services to be Provided: The City of Texarkana will coordinate any request for improved street lighting with the local electric provider in accordance with standard policy.

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

TRAFFIC ENGINEERING

Existing Services: None

Services to be Provided: The Traffic Engineering Department will be able to provide, after the effective date of annexation, any additional traffic control devices.

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

SOLID WASTE SERVICES

Existing Services: None

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

WATER & SEWER SERVICE

Existing Services: Water and sewer services currently to Jones Ln and partial services to Richmond Rd.

2018-100 EXH 'B'

Services to be Provided: TWU will provide water and sewer service within 2 ½ years after annexation. Existing homeowners will be required to tie onto city services within 6 months of water and/or sewer service availability and at the homeowner's expense.

Any new service for water and sewer or construction of any new streets will be at the developer's expense to construct or install all materials and labor associated with providing these services.

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

Exceptions may be granted on a case by case basis for the following reasons: individuals over the age of 65, homes over 300 feet from a service line, aerobic treatment system in proper working condition and additional time up to 1 year to connect.

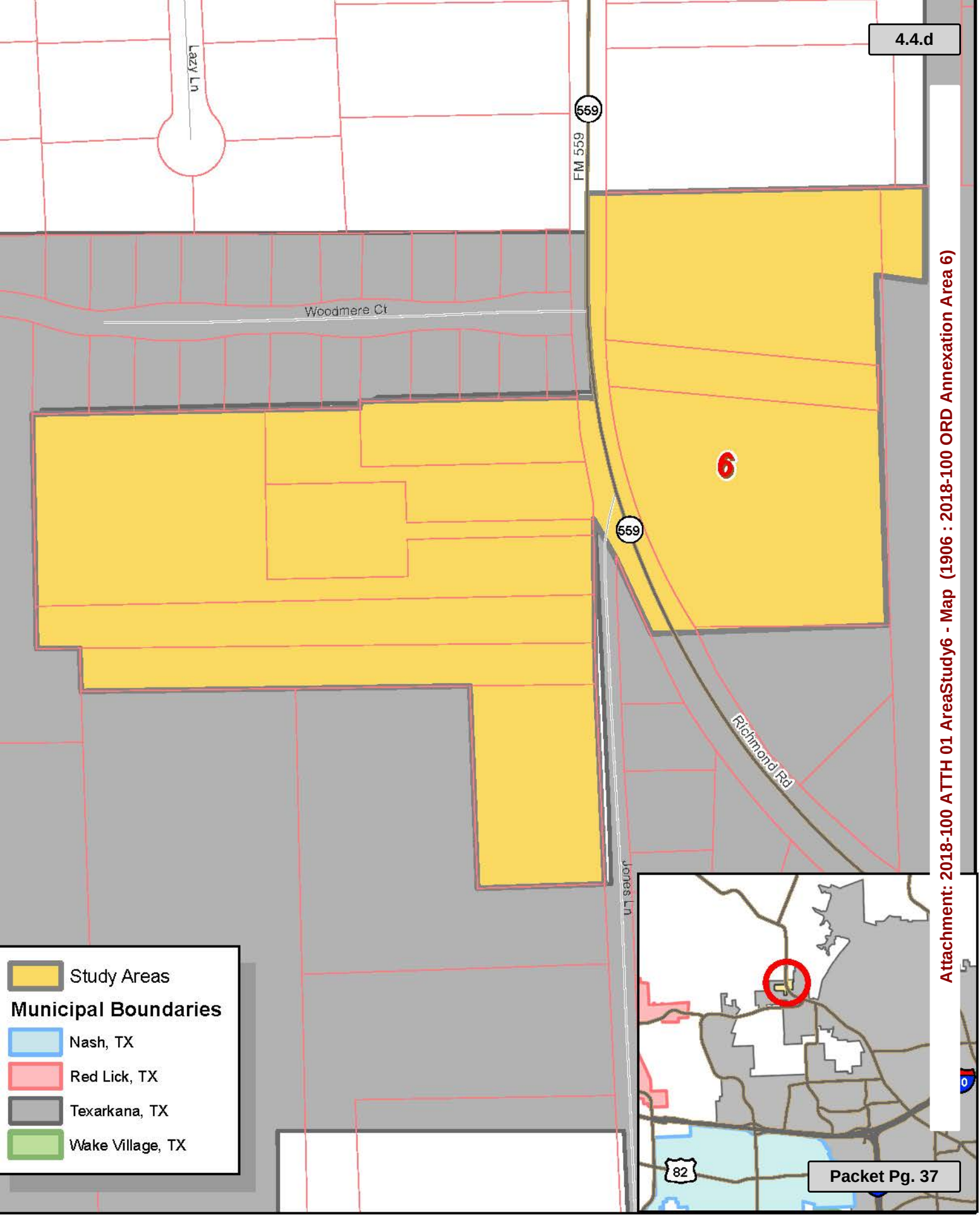
PARKS

Existing Services: None

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

MISCELLANEOUS

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



Study Areas

Municipal Boundaries

- Nash, TX
- Red Lick, TX
- Texarkana, TX
- Wake Village, TX

City of Texarkana, Texas

Developing Perspectives and Goals Pending Approval by the City Council:

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

Perspectives and Goals Additional Comments:

NONE

Resource Impact:

NA

No Additional

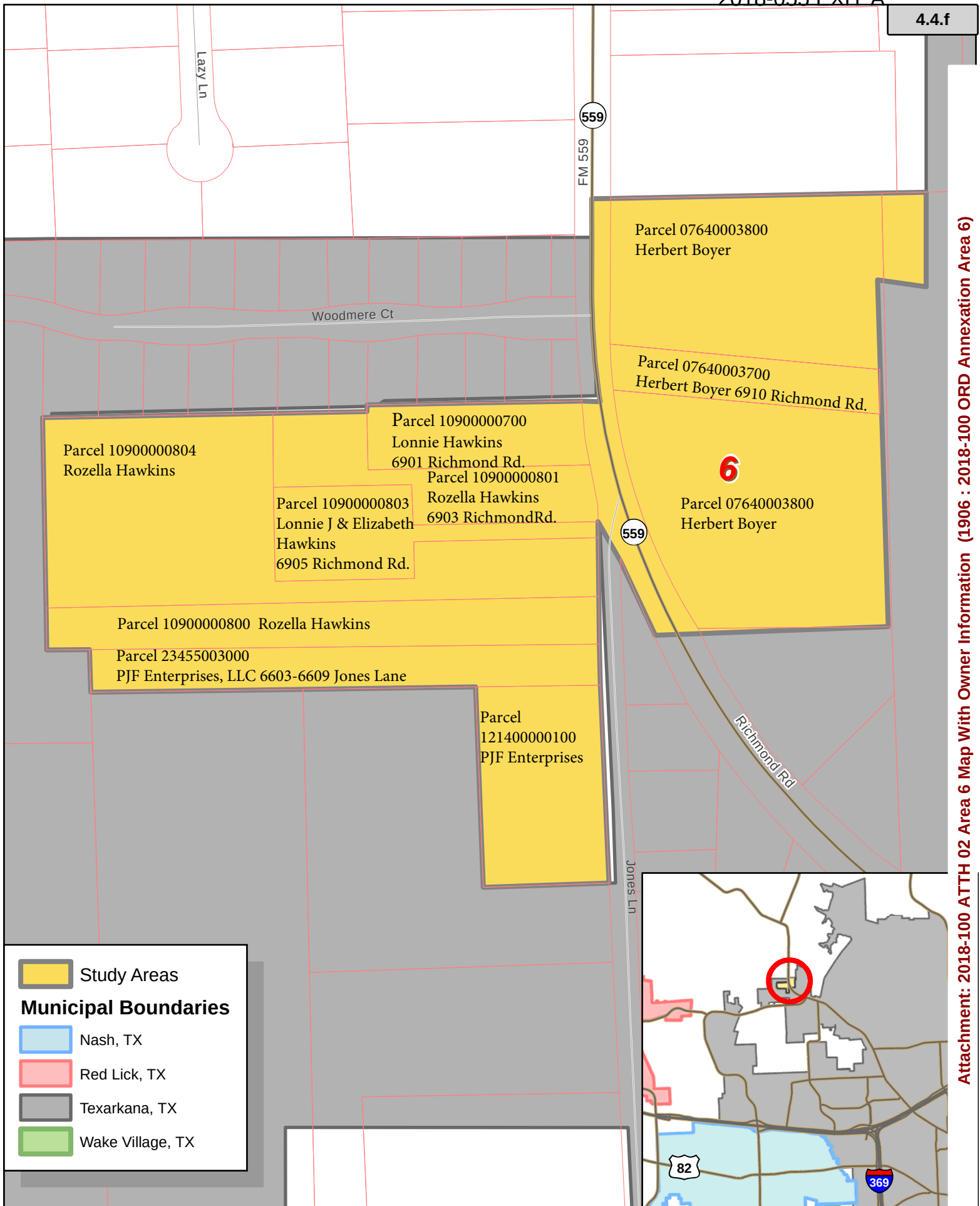
Other Potential Impacts:

NA

Public Information Plan:

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

Other:



Study Area 6

City of Texarkana, Texas

Version: A

Update Date: 8/9/2018 11:33 AM

Briefing Sheet

Lead Department: Finance Department **Action Officer:** Kristin Peeples,
Ordinance No. 2018-085 fixing the tax rate and levy in and for the City of
Texarkana, Texas, for the fiscal year ending September 30, 2019 upon all
Subject: taxable property in the City of Texarkana, Texas.

Briefing: 8/27/2018 **Public Hearing:** 8/27/2018 **Council Vote:** 9/10/2018

Item Schedule

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

Updates/History of Briefing:

Not Applicable

Executive Summary and Background Information:

The annual budget for the fiscal year ending September 30, 2019 was presented to the City Council in a regular meeting on July 9, 2018. A public hearing on the tax rate will be held on August 27, 2018 at 6:00 PM and again on September 5, 2018 at 12:15 PM, with a vote to adopt the budget and the tax rate for fiscal year 2019 scheduled for September 10, 2018 at 6:00 PM. Staff is proposing a property tax rate of \$0.70 per \$100 of assessed valuation, which is equivalent to the current property tax rate. No increase in the property tax rate is proposed. Public posting of the proposed rate will be made in accordance with state requirements.

Potential Options:

- Approve
- Deny

Fiscal Implications:

Adoption of the proposed rate will provide funding for expenditures proposed in the annual budget for the fiscal year ending September 30, 2019.

Staff Recommendation:

Staff recommends approval of the proposed rate.

Advisory Board/Committee Review:

Budget Advisory Committee

Board/Committee Recommendation:

Not Applicable

Advisory Board/Committee Meeting Date and Minutes:

June 25, 2018
 July 5, 2018

City of Texarkana, Texas

July 16, 2018

Attachments

- a. 2018-085 ORD Adopting Tax Rate for FY 19 (DOC)
- b. 2018-085 ATTH 01 TexarkanaCityad (PDF)
- c. 2018-085 Goals & Perspectives (DOCX)

Staff Coordination

Finance Department	Kristin Peeples	Department Head Review	Completed	
	08/02/2018 3:06 PM			
Finance Department	Kristin Peeples	Finance Review	Completed	08/02/2018
	3:06 PM			
Deputy City Manager - Kyle Dooley		Kyle Dooley	Deputy City Manager	
Review	Completed	08/02/2018 5:21 PM		
Public Information Officer		Lisa Thompson	PIO Review	Completed
	08/02/2018 5:35 PM			
City Manager	Shirley Jaster	City Manager Review	Completed	08/03/2018
City Council	Jennifer Evans	Meeting	Completed	08/13/2018

Meeting History

08/13/18 City Council MOVED FORWARD Next: 08/27/18
 Kristin Peeples briefed this agenda item.

ORDINANCE NO. 2018-085

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, FIXING THE TAX RATE AND LEVY IN AND FOR THE CITY OF TEXARKANA, TEXAS, FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2019, UPON ALL TAXABLE PROPERTY IN THE CITY OF TEXARKANA, TEXAS, FOR THE PURPOSE OF PAYING THE CURRENT EXPENSES OF THE CITY FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2018, AND ENDING SEPTEMBER 30, 2019; MAINTAINING A SINKING FUND TO RETIRE THE PRINCIPAL AND INTEREST OF THE BONDED INDEBTEDNESS AND CERTIFICATES OF OBLIGATION OF THE CITY; PROVIDING FOR THE RENDITION AND ASSESSMENT OF TAXES IN ACCORDANCE WITH THE STATE LAW; PROVIDING THAT IN THE EVENT ANY PROVISIONS OF THIS ORDINANCE BE HELD UNCONSTITUTIONAL AND INVALID SUCH HOLDING SHALL NOT AFFECT THE REMAINING PROVISIONS THEREOF IN CONFLICT HEREWITH; AND ESTABLISHING AN EFFECTIVE DATE.

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

SECTION 1: There is hereby levied for the fiscal year ending September 30, 2019, upon all real property situated within the corporate limits of said City of Texarkana, Texas, and on all personal property which was owned within the corporate limits of said City of Texarkana, Texas, on the first day of October, A.D. 2018, except so much thereof as may be exempt by the Constitution and Laws of the State of Texas, a total tax of \$0.70 CENTS on each ONE HUNDRED DOLLARS (\$100.00) of assessed valuations on all said property, which said total tax is here and now levied respectively as follows:

- a. An ad valorem tax of and at the rate of \$0.5442 CENTS on each ONE HUNDRED DOLLARS (\$100.00) of assessed valuation of said taxable property is hereby levied for the fiscal year ending September 30, 2019, for the general City purposes to pay the current operating expenses of said City of Texarkana, Texas. THIS TAX RATE WILL RAISE MORE TAXES FOR MAINTENANCE AND OPERATIONS THAN LAST YEAR'S TAX RATE. THE TAX RATE WILL EFFECTIVELY BE RAISED BY 1.18 PERCENT AND WILL RAISE TAXES FOR MAINTENANCE AND OPERATIONS ON A \$100,000.00 HOME BY APPROXIMATELY \$8.18.
- b. An ad valorem tax of and at the rate of \$0.1558 CENTS on each ONE HUNDRED DOLLARS (\$100.00) of assessed valuation of said taxable property is hereby levied for the fiscal year ending September 30, 2019, for the purpose of maintaining an Interest and Sinking Fund with which to pay the interest and retire the principal of the valid bonded and warrant indebtedness and Certificates of Obligation of the City of

Texarkana, Texas, now outstanding, and such tax, when collected, shall be appropriated and deposited in and to the credit of the Interest and Sinking Fund of the said City of Texarkana, Texas.

SECTION 2: Property situated in the City of Texarkana, Texas, shall be rendered and assessed in accordance with the laws of the State of Texas, and the Charter and Ordinances of the City of Texarkana, Texas.

SECTION 3: In the event any provision of this Ordinance shall be held unconstitutional and invalid by a Court of competent jurisdiction, the same shall not affect the remaining provisions hereof.

SECTION 4: All Ordinances or parts thereof in conflict with any of the provisions of this Ordinance are hereby expressly repealed to the extent of such conflict.

PASSED AND APPROVED in Regular Council Session on this the **10th day of September, 2018.**

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

NOTICE OF 2018 TAX YEAR PROPOSED PROPERTY TAX RATE FOR CITY OF TEXARKANA

A tax rate of \$0.700000 per \$100 valuation has been proposed for adoption by the governing body of City of Texarkana. This rate exceeds the lower of the effective or rollback tax rate, and state law requires that two public hearings be held by the governing body before adopting the proposed tax rate.

The governing body of City of Texarkana proposes to use revenue attributable to the tax rate increase for the purpose of to maintain the current level of city services.

PROPOSED TAX RATE	\$0.700000 per \$100
PRECEDING YEAR'S TAX RATE	\$0.700000 per \$100
EFFECTIVE TAX RATE	\$0.691816 per \$100
ROLLBACK TAX RATE	\$0.725134 per \$100

The effective tax rate is the total tax rate needed to raise the same amount of property tax revenue for City of Texarkana from the same properties in both the 2017 tax year and the 2018 tax year.

The rollback tax rate is the highest tax rate that City of Texarkana may adopt before voters are entitled to petition for an election to limit the rate that may be approved to the rollback rate.

YOUR TAXES OWED UNDER ANY OF THE ABOVE RATES CAN BE CALCULATED AS
FOLLOWS:

$$\text{property tax amount} = (\text{rate}) \times (\text{taxable value of your property}) / 100$$

For assistance or detailed information about tax calculations, please contact:

Suzanne K. Kinder
Director of Collections
122A Plaza West, Texarkana, TX 75501
903-793-8936
kkinder@bowieappraisal.org
www.bowieappraisal.com

You are urged to attend and express your views at the following public hearings on the proposed tax rate:

First Hearing: August 27, 2018 at 6:00 PM at Texas City Hall, 220 Texas Blvd., Texarkana, TX 75501.

Second Hearing: September 5, 2018 at 12:15 PM at Texas City Hall, 220 Texas Blvd., Texarkana, TX 75501.

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: Low

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: 7/30/2018 8:51 AM

Lead Department: Finance Department **Action Officer:** Kristin Peeples,
Subject: Resolution No. 2018-086 ratifying the recently adopted budget that contains a
property tax rate that raises more total property taxes than the previous year.

Briefing: 8/27/2018 **Public Hearing:** 8/27/2018 **Council Vote:** 9/10/2018

Item Schedule

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

Updates/History of Briefing:

Not Applicable

Executive Summary and Background Information:

Local Government Code Section 102.007 requires, in a year when the adopted budget raises more property tax revenue than in the previous year, that the City Council ratify the adopted budget in a record vote that is considered separately from the vote to adopt the budget and the vote to adopt the tax rate.

Potential Options:

- None

Fiscal Implications:

No specific fiscal implications. This is a statutory requirement.

Staff Recommendation:

Staff recommends approval.

Advisory Board/Committee Review:

None

Board/Committee Recommendation:

Not Applicable

Advisory Board/Committee Meeting Date and Minutes:

Not Applicable

Attachments

- 2018-086 RES Ratifying Budget and Tax Rate FY 19 (DOC)
- 2018-086 Goals & Perspectives (DOCX)

City of Texarkana, Texas

Staff Coordination

Finance Department	Kristin Peeples	Department Head Review	Completed	
	07/27/2018 10:12 AM			
Finance Department	Kristin Peeples	Finance Review	Completed	07/27/2018
	10:12 AM			
Deputy City Manager -	Kyle Dooley	Kyle Dooley	Deputy City Manager	
Review	Completed	07/30/2018 2:50 PM		
Public Information Officer		Lisa Thompson	PIO Review	Completed
	07/31/2018 10:04 AM			
City Manager	Shirley Jaster	City Manager Review	Completed	07/31/2018
	10:43 AM			
City Council	Jennifer Evans	Meeting	Completed	08/13/2018
	6:00 PM			

Meeting History

08/13/18 City Council MOVED FORWARD Next: 08/27/18
 Kristin Peeples briefed this agenda item.

RESOLUTION NO. 2018-086

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, RATIFYING THE RECENTLY ADOPTED BUDGET THAT CONTAINS A PROPERTY TAX RATE THAT RAISES MORE TOTAL PROPERTY TAXES THAN THE PREVIOUS YEAR; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Texarkana, Texas, has adopted its budget for the fiscal year 2018-2019; and

WHEREAS, the budget, as adopted, raises more revenue from property taxes than was raised from property taxes in the previous year; and

WHEREAS, Local Government Code 102.007 requires the City to ratify the budget by a separate vote.

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

SECTION 1: That in compliance with the requirements of Section 102.007(c), Local Government Code, the City Council of the City of Texarkana, Texas, does hereby ratify the property tax increase reflected in the City's Budget for the fiscal year 2018-2019, which will require raising more revenue from property taxes than in the City's Budget for the fiscal year 2017-2018.

SECTION 2: That this Resolution shall reflect the record vote of the City Council, with motion made by _____, seconded by _____, to approve this resolution having received _____ ayes and _____ nays and _____ abstaining, the 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 **10th** day of **September, 2018**.

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

City of Texarkana, Texas

Developing Perspectives and Goals Pending Approval by the City Council:

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

Perspectives and Goals Additional Comments:

NONE

Resource Impact:

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: 8/7/2018 3:19 PM

Lead Department: Planning and Community Development **Action Officer:** Debbie Burk,
Ordinance No. 2018-089 rezoning Lot 7 and south 1/2 of Lot 8, Block 96,
Subject: Trigg's Addition, located at 802 Main Street. Office to Single Family-2. Robert
and Marilyn Costa, applicant. Michael Donovan, agent.

Briefing: 8/27/2018 **Public Hearing:** 8/27/2018 **Council Vote:** 8/27/2018

Item Schedule

Updates/History of Briefing:

"NOT APPLICABLE"

Executive Summary and Background Information:

Z-18-11: This is a request by Robert and Marilyn Costa, owners, and Michael Donovan, agent, to rezone Lot 7 and south ½ of Lot 8, Block 96, Trigg's Addition, located at 802 Main Street from Office to Single Family-2. A vacant structure that was previously used as a bed and breakfast business is currently located on the property. A single family residence is the proposed use.

The adjacent zoning is Office to the north and east, Commercial to the south and General Retail to the west. The adjacent land use is an office and four-plex to the north, an apartment complex to the south, an office to the west and vacant land to the east.

The owners have been trying to sell this vacant property for several years. There has been interest in the property for use as a single family residence. However, to secure financing for single family use, the property needs to be rezoned to a residential zoning district.

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

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

Potential Options:

None

Fiscal Implications:

None

Staff Recommendation:

The Comprehensive Plan designates this property as part of the "Downtown District". There are numerous lofts and single family residences located in the Downtown Corridor and in the

City of Texarkana, Texas

Downtown District. In hope of preserving this vacant historic structure, staff recommends rezoning to Single Family-2 to allow it to be used as a single family residence.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

The Planning and Zoning Commission by a vote of 4 to 0 with one member abstaining voted to approve this request.

Advisory Board/Committee Meeting Date and Minutes:

August 6, 2018

Attachments

- a. 2018-089 ORD rezoning 802 Main St. (DOCX)
- b. 2018 -089 ATTH 01 Maps (PDF)
- c. 2018-089 ATTH 02 Public hearing notice & application (PDF)
- d. 2018-089 Goals & Perspectives (DOCX)

Staff Coordination

Planning and Community Development	David Orr	Department Head Review
Completed	08/08/2018 8:56 AM	
Deputy City Manager - Kyle Dooley	Kyle Dooley	Deputy City Manager
Review	Completed	08/09/2018 8:37 AM
Public Information Officer	Lisa Thompson	PIO Review
	08/09/2018 9:21 AM	Completed
City Manager	Shirley Jaster	City Manager Review
10:05 AM		Completed
City Council	Jennifer Evans	Meeting
6:00 PM		Completed
		08/13/2018

Meeting History

08/13/18 City Council MOVED FORWARD Next: 08/27/18
David Orr briefed this agenda item.

ORDINANCE NO. 2018-089

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 7 AND SOUTH ½ OF LOT 8, BLOCK 96, TRIGG'S ADDITION, LOCATED AT 802 MAIN STREET IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS FROM OFFICE TO SINGLE FAMILY-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 7 and south ½ of Lot 8, Block 96, Trigg's Addition, located at 802 Main Street in the City of Texarkana, Bowie County, Texas, from **Office to Single Family-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 after holding hearings and affording a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof; and

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Texarkana, Texas **voted four (4) to zero (0) with one abstaining (1) vote to recommend the application for rezoning from Office to Single Family-2 on Lot 7 and south ½ of Lot 8, Block 96, Trigg's Addition, located at 802 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 **Office to Single Family-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 7 and south ½ of Lot 8, Block 96, Trigg's Addition, located at 802 Main Street in the City of Texarkana, Bowie County, Texas, from **Office to Single Family-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 **27th day of August, 2018.**

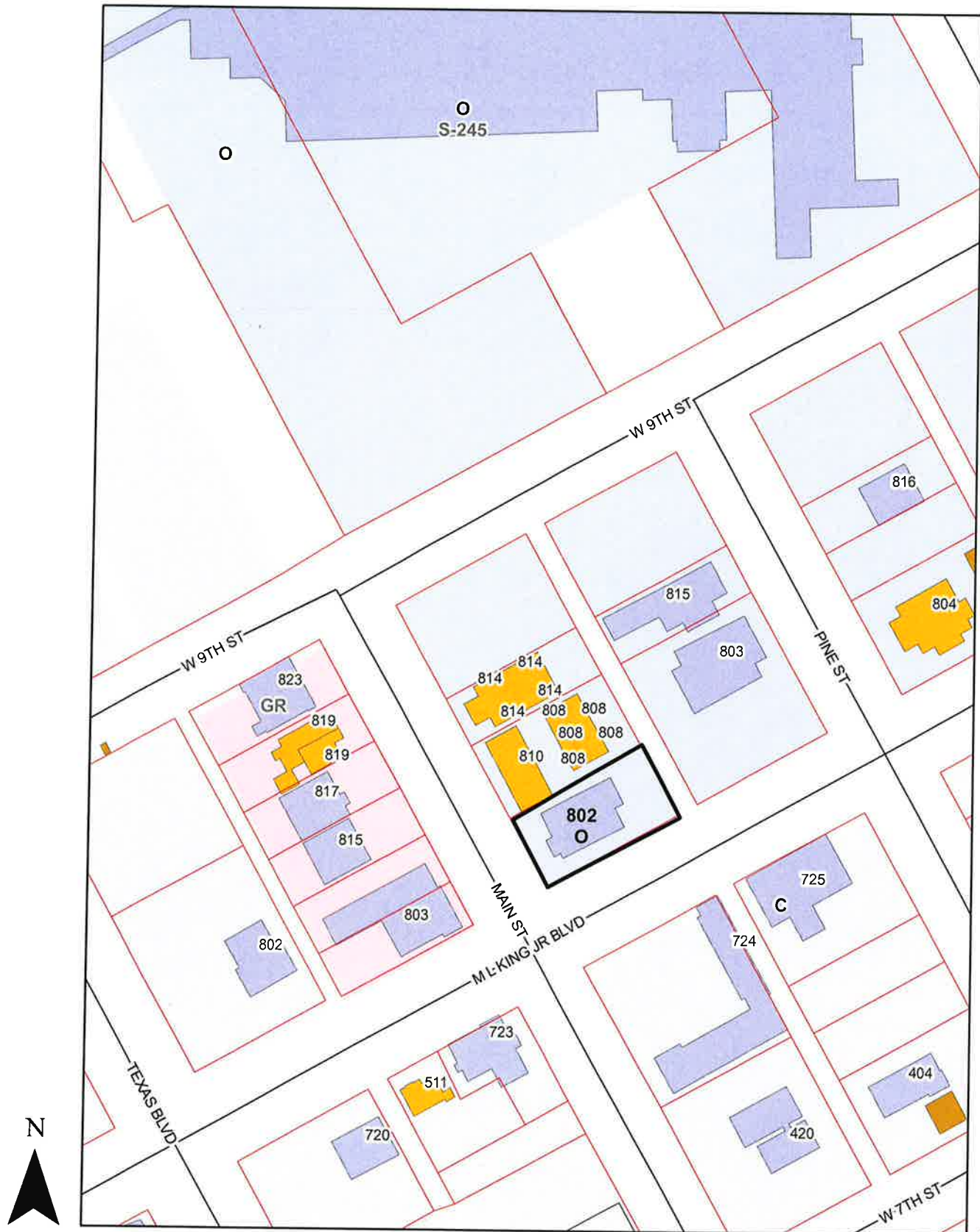
ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

802 Main Street

Department of Planning and Community Development



1:1,500



802 Main Street

Department of Planning and Community Development



1:1,500

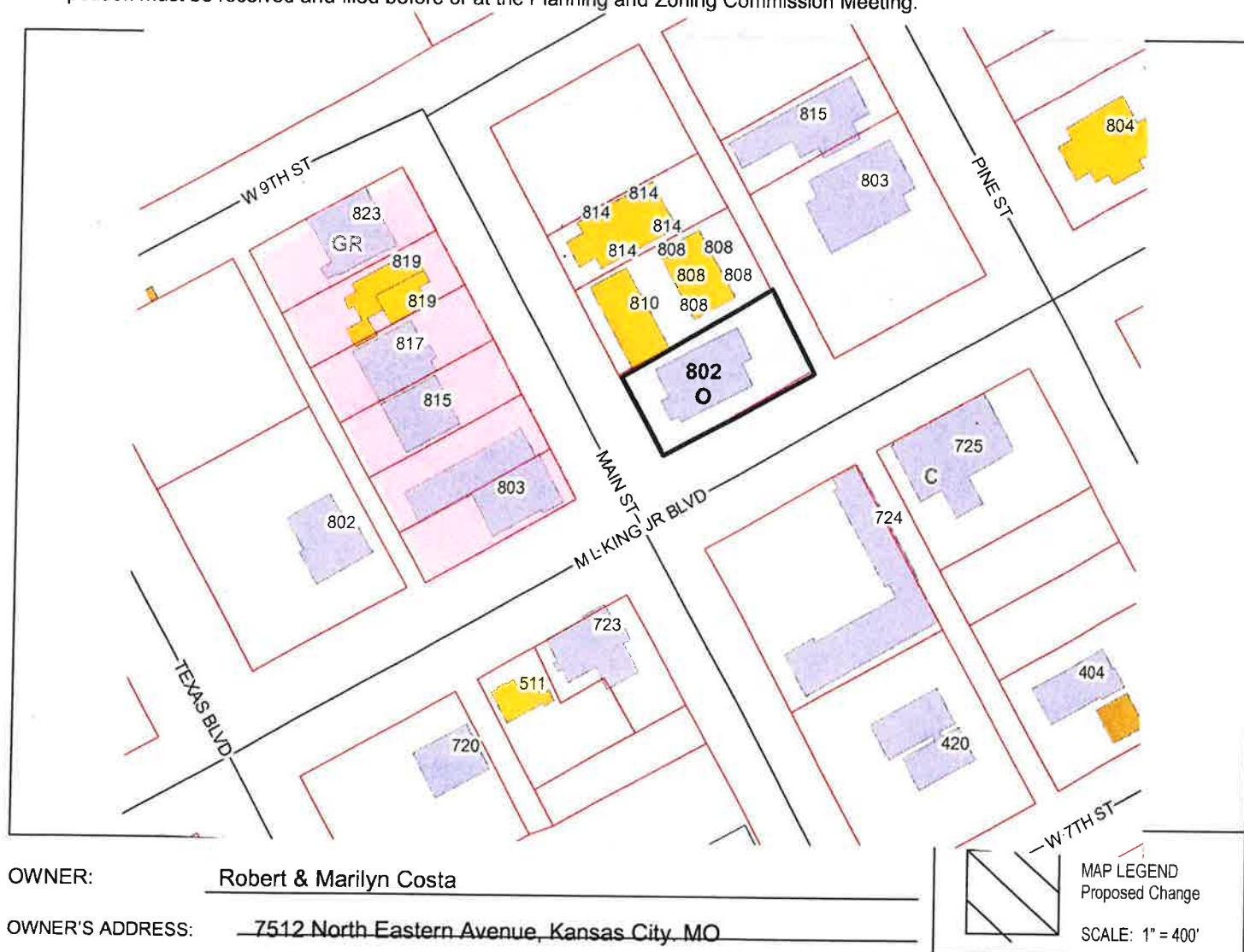


NOTICE OF PUBLIC HEARINGS

Public hearings will be held by the Planning and Zoning Commission and the City Council of the City of Texarkana, Texas at the below stated date and time. The Public Hearings will be held in the Council Chambers, Municipal Building, 220 Texas Blvd, (3rd & Texas), Texarkana, Texas to consider a proposed change in zoning classification as indicated below. According to the Tax Records, you are the owner of property within the area of the proposed change or within 200 feet of that property. **THIS IS NOT A SUMMONS TO APPEAR AT THE HEARINGS.** If you care to attend, you will be given an opportunity to be heard. If additional information is desired, please contact the Planning Department at (903) 798-3945.

PLANNING & ZONING COMMISSION: Hearing Date: Monday, August 6, 2018 Hearing Time: 6:00 pm
CITY COUNCIL Hearing Date: Monday, August 27, 2018 Hearing Time: 6:00 pm

- ♦ If they desire, persons concerned with the proposed change can present a petition in opposition to or in favor of the proposed change. If a petition in opposition to a proposed change contains the signatures of persons who own twenty (20) percent or more of the land within 200 feet of the proposed change, a 3/4th vote of the City Council will be required. In order to be considered, the petition must be received and filed before or at the Planning and Zoning Commission Meeting.



OWNER: Robert & Marilyn Costa

OWNER'S ADDRESS: 7512 North Eastern Avenue, Kansas City, MO

LOCATION OF REZONING: 802 Main Street, Texarkana, Texas

PROPOSED CHANGE: Existing structure to be used for single family residential use

FROM: Office TO: Single Family-2

LEGAL DESCRIPTION: Lot 7 and south 1/2 of Lot 8, Block 96, Trigg's Addition

CASE NUMBER: Z-18-11

DATE MAILED: 7-26-18

7-9-18

2-18-11



Form Center

Zoning Application

001 39552

Zoning Application City of Texarkana, Texas

220 Texas Boulevard
PO Box 1967
Texarkana, TX 75504
Ph: 903-798-3945
[Website](#)

To:

The Planning and Zoning Commission
City of Texarkana, Texas

Please consider this as my application to amend the Zoning Map of the City of Texarkana, Texas for the following described property.

Lot:

7 and South One-Half of Lot 8

Block:

96

Addition:

TRIGG'S ADDITION

Attach a legal description, if available.

Browse...

No file selected.

Location:*

802 Main Street

Present Zoning:*

Office

Proposed Zoning:*

Residential

(SF-2)

If the Zoning Classification is changed by the commission, this property will be used as:*

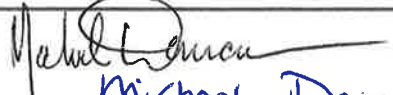
Residential

Attachment: 2018-089 ATTH 02 Public hearing notice & application (1918 : 2018-089 ORD rezoning 802 Main St.)

Describe the changed conditions, if any, occurring since the original zoning, which affect your property, and which justify rezoning:

Residential when built and occupied 1895; rezoned Commercial at unknown date; various uses since 1980; used as residence and bed & breakfast 1992 to 2012; rezoned Office at unknown date after 2012; vacant since 2012. Under sale contract currently for residential use after renovation and rehabilitation. Require residential zoning for buyer's mortgage loan.

Attorney or Agent Signature


Address Michael Donovan

3622 Byrnes Ln

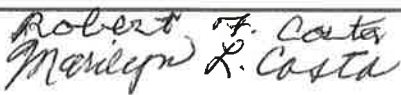
City, State, Zip

TEXARKANA, ARIZ 71854

Home / Cell Phone

903-733-2977

Fax Number**Property Owner Signature***

 7/1/18
Marlene L. Costa

Address*

7512 North Eastern Avenue

City, State, Zip*

Kansas City, Missouri 64158

Home / Cell Phone*

903-244-6381

Fax Number

none

☒ Receive email copy**Email address**

BOXCAR @HOTMAIL.COM

This field is not part of the form submission.

* indicates a required field

Government Websites by CivicPlus®

Attachment: 2018-089 ATTH 02 Public hearing notice & application (1918 : 2018-089 ORD rezoning 802 Main St.)

City of Texarkana, Texas

Developing Perspectives and Goals Pending Approval by the City Council:

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

Perspectives and Goals Additional Comments:

NONE

Resource Impact:

NA

No Additional

Other Potential Impacts:

NA

Public Information Plan:

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

Other:

City of Texarkana, Texas

Briefing Sheet

Version:

Update Date: 8/7/2018 3:19 PM

Lead Department: Planning and Community Development **Action Officer:** Debbie Burk,
Ordinance No. 2018-090 granting a Specific Use Permit to allow a single wide
Subject: HUD code manufactured home on Lot 7, Block 16, Grandview Addition,
located at 3922 Alexander Avenue. Irma Helen Blackwell, applicant.

Briefing: 8/27/2018 **Public Hearing:** 8/27/2018 **Council Vote:** 8/27/2018

Item Schedule

Updates/History of Briefing:

"NOT APPLICABLE"

Executive Summary and Background Information:

S-695: This is a request by Irma Helen Blackwell, owner, for a Specific Use Permit (SUP) to allow a single wide HUD code manufactured home on Lot 7, Block 16, Grandview Addition, located at 3922 Alexander Avenue. This property is zoned Single Family-3 (SF-3) and is currently vacant land.

The adjacent zoning is Single Family-3 to the north, east, west and south. The adjacent land usage is residences to the east and west and vacant land to the north and south.

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. Any home built after 1976 is considered HUD code standard.

Please see attached floor plan and photographs of the proposed home.

This type housing could be a revitalization housing alternative to traditional site built homes in this older area in the City. There is numerous other HUD code manufactured homes currently located in the Grandview area.

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

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

Potential Options:

"None"

City of Texarkana, Texas

Fiscal Implications:

None

Staff Recommendation:

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

1. That one 2018 or newer 3-bedroom, 2 bath, single wide HUD code manufactured Clayton Breeze model home be allowed on this property (or comparable home).
2. That the HUD code manufactured home be tied down/skirted/underpinned.
3. That the 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 or is removed from the property, the Specific Use Permit will automatically be revoked.
6. That all driveways, parking, building codes/setbacks, engineered foundation, platting and flood plain requirements be in accordance with the City of Texarkana, Texas codes.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

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

Advisory Board/Committee Meeting Date and Minutes:

August 6, 2018

Attachments

- a. 2018-090 ORD SUP at 3922 Alexander Ave. (DOCX)
- b. 2018-090 ATTH 01 Floor plan & photo of home (PDF)
- c. 2018-090 ATTH 02 maps (PDF)
- d. 2018-090 ATTH 03 Public hearing notice & application (PDF)
- e. 2018-090 Goals & Perspectives (DOCX)

Staff Coordination

Planning and Community Development	David Orr	Department Head Review
Completed	08/08/2018 9:21 AM	
Deputy City Manager - Kyle Dooley	Kyle Dooley	Deputy City Manager
Review Completed	08/09/2018 8:40 AM	
Public Information Officer	Lisa Thompson	PIO Review Completed
	08/09/2018 9:22 AM	
City Manager	Shirley Jaster	City Manager Review Completed
10:09 AM		08/09/2018

City of Texarkana, Texas

City Council
6:00 PM

Jennifer Evans

Meeting

Completed

08/13/2018

Meeting History

08/13/18 City Council MOVED FORWARD

Next: 08/27/18

David Orr briefed this agenda item.

ORDINANCE NO. 2018-090

S-695

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-695 TO ALLOW THE LOCATION OF A SINGLE WIDE HUD CODE MANUFACTURED HOME ON LOT 7, BLOCK 16, GRANDVIEW ADDITION, LOCATED AT 3922 ALEXANDER 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 single wide HUD code manufactured home** on Lot 7, Block 16, Grandview Addition, located at 3922 Alexander 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 after holding hearings and affording a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof; and

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Texarkana, Texas, voted **unanimously five (5) to zero (0) to recommend** to the City Council of Texarkana, Texas, that a **Specific Use Permit be granted to allow the location of a single 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-695 to allow the location of a single wide HUD code manufactured home on Lot 7, Block 16, Grandview Addition, located at 3922 Alexander Avenue** in the City of Texarkana, Bowie County, Texas.

Attachment: 2018-090 ORD SUP at 3922 Alexander Ave. (1919 : 2018-090 ORD granting SUP at 3922 Alexander)

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

1. That one 2018 or newer 3-bedroom, 2 bath, single wide HUD code manufactured Clayton Breeze home be allowed on this property (or comparable home).
2. That the HUD code manufactured home be tied down/skirted/underpinned.
3. That the 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 or is removed from the property, the Specific Use Permit will automatically be revoked.

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 **27th day of August, 2018.**

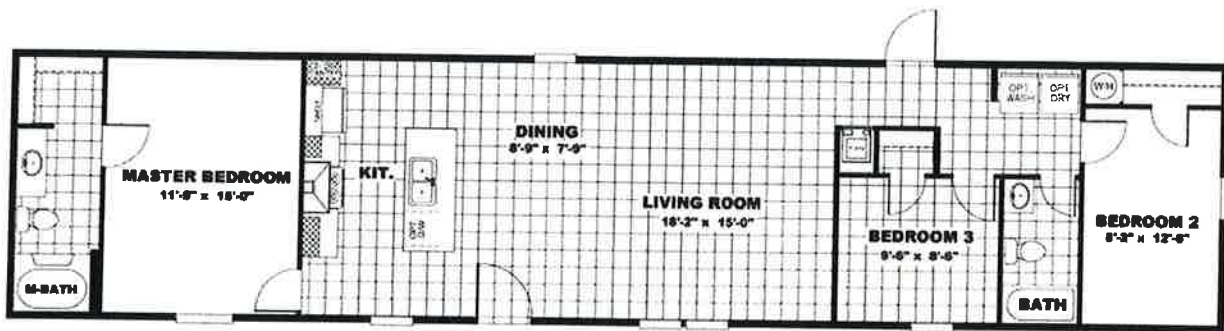
ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR



THE BREEZE



THE BREEZE

Model number: 31SSP16723AH18

3 beds • 2 baths • 1152 sq.ft. • 16' width • 72' depth

Our home building facilities invest in continuous product and process improvements. Plans, dimensions, features, materials, specifications and availability are subject to change without notice or obligation. Renderings and floor plans are representative likenesses of our homes and may differ from the actual homes. We invite you to tour a Home Center near you and inspect the highest value in quality housing available or call (903) 838-5994 to speak with a Home Consultant. Copyright 2017, CMH. All rights reserved.

<http://www.claytonhomestexarkana.com>

CLAYTON HOMES- TEXARKANA

4402 SOUTH LAKE DRIVE,
HWY 59
TEXARKANA, TX 75501

Monday - Thursday: 9am - 7pm
Friday: 9am - 6pm
Saturday: 9am - 5pm
Sunday: Closed

(903) 838-5994



Attachment: 2018-090 ATTH 01 Floor plan & photo of home (1919 : 2018-090 ORD granting SUP at 3922 Alexander)



THE BREEZE



THE BREEZE

Model number: 31SSP16723AH18

3 beds • 2 baths • 1152 sq.ft. • 16' width • 72' depth

\$42,900

Our home building facilities invest in continuous product and process improvements. Plans, dimensions, features, materials, specifications and availability are subject to change without notice or obligation. Renderings and floor plans are representative likenesses of our homes and may differ from the actual homes. We invite you to tour a Home Center near you and inspect the highest value in quality housing available or call (903) 838-5994 to speak with a Home Consultant. Copyright 2017, CMH. All rights reserved.

<http://www.claytonhomestexarkana.com>

CLAYTON HOMES- TEXARKANA

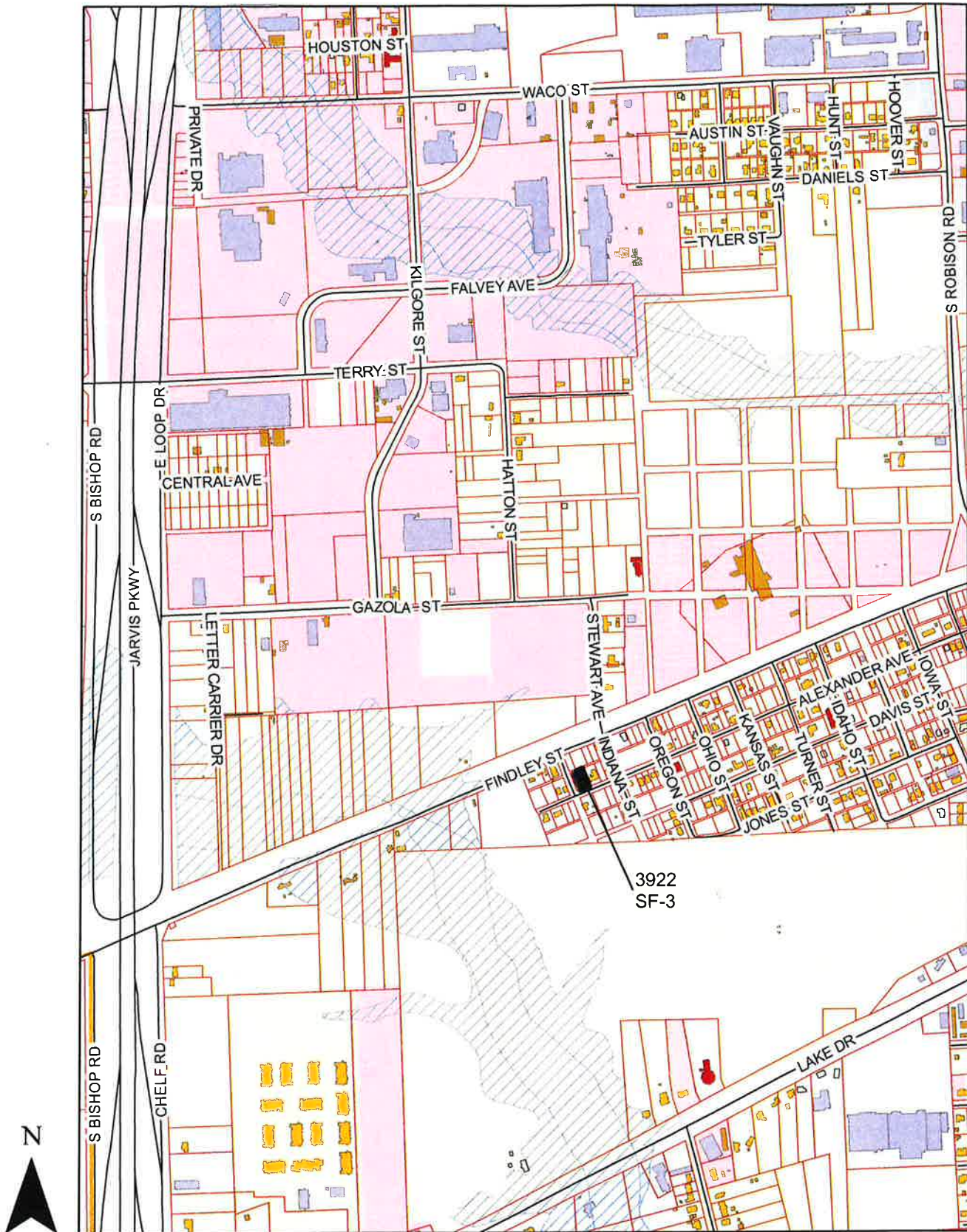
4402 SOUTH LAKE DRIVE,
HWY 59
TEXARKANA, TX 75501

Monday - Thursday: 9am - 7pm
Friday: 9am - 6pm
Saturday: 9am - 5pm
Sunday: Closed

(903) 838-5994

Attachment: 2018-090 ATTH 01 Floor plan & photo of home (1919 : 2018-090 ORD granting SUP at 3922 Alexander)

3922 Alexander Ave. Department of Planning and Community Development



1:10,000



3922 Alexander Ave.
Department of Planning and Community Development



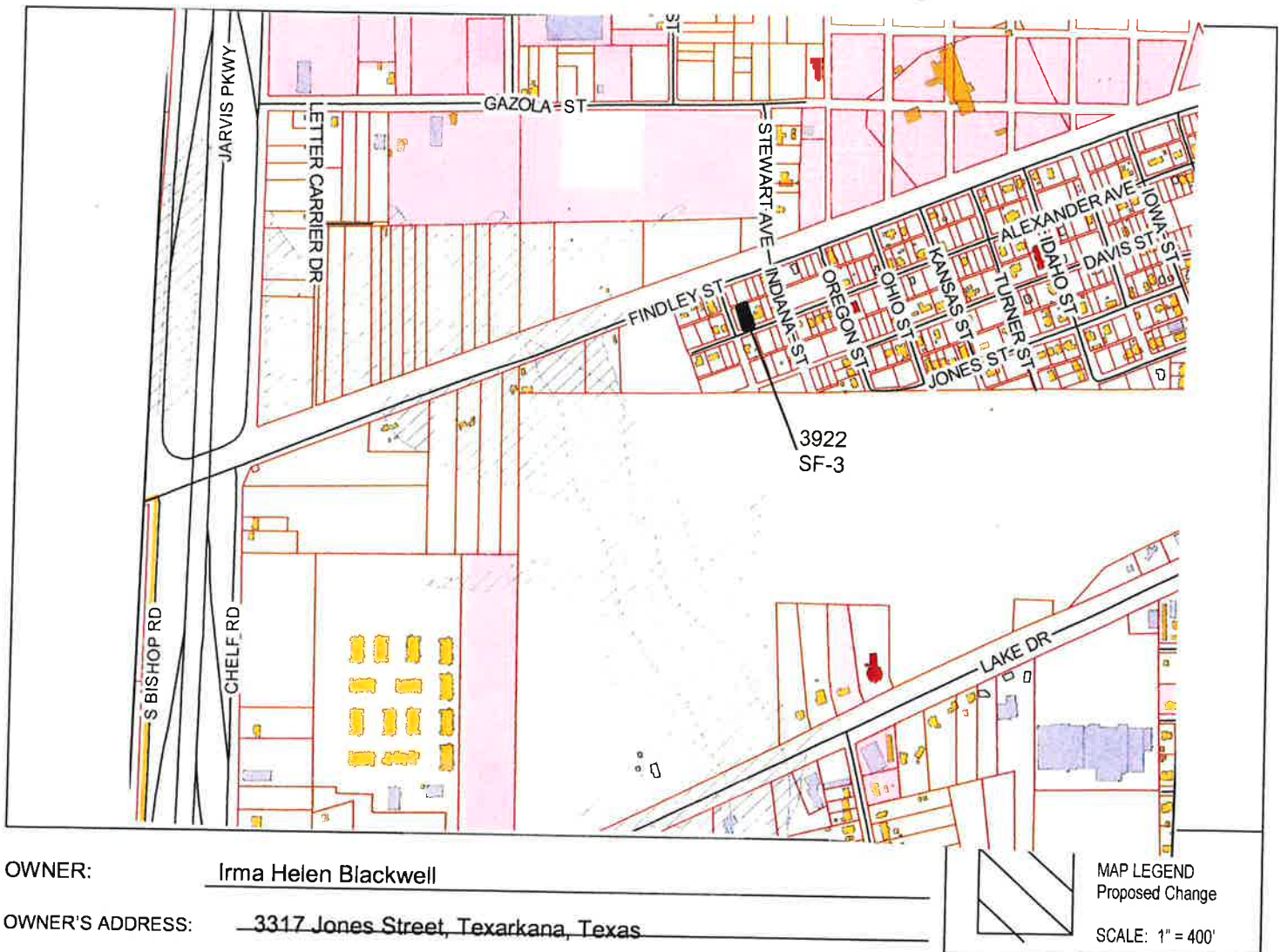
Attachment: 2018-090 ATTH 02 maps (1919 : 2018-090 ORD granting SUP at 3922 Alexander)

NOTICE OF PUBLIC HEARINGS

Public hearings will be held by the Planning and Zoning Commission and the City Council of the City of Texarkana, Texas at the below stated date and time. The Public Hearings will be held in the Council Chambers, Municipal Building, 220 Texas Blvd, (3rd & Texas) Texarkana, Texas to consider a proposed change in zoning classification as indicated below. According to the Tax Records, you are the owner of property within the area of the proposed change or within 200 feet of that property. **THIS IS NOT A SUMMONS TO APPEAR AT THE HEARINGS.** If you care to attend, you will be given an opportunity to be heard. If additional information is desired, please contact the Planning Department at (903) 798-3945.

PLANNING & ZONING COMMISSION: Hearing Date: Monday, August 6, 2018 Hearing Time: 6:00 pm
CITY COUNCIL Hearing Date: Monday, August 27, 2018 Hearing Time: 6:00 pm

- ♦ If they desire, persons concerned with the proposed change can present a petition in opposition to or in favor of the proposed change. If a petition in opposition to a proposed change contains the signatures of persons who own twenty (20) percent or more of the land within 200 feet of the proposed change, a 3/4th vote of the City Council will be required. In order to be considered, the petition must be received and filed before or at the Planning and Zoning Commission Meeting.



OWNER: Irma Helen Blackwell
OWNER'S ADDRESS: 3317 Jones Street, Texarkana, Texas
LOCATION OF REZONING: 3922 Alexander Avenue, Texarkana, Texas
PROPOSED CHANGE: Specific Use Permit to allow a single wide HUD code manufactured home
LEGAL DESCRIPTION: Lot 7, Block 16, Grandview Addition
CASE NUMBER S-695 DATE MAILED 7-26-18

Attachment: 2018-090 ATTH 03 Public hearing notice & application (1919 : 2018-090 ORD granting SUP at 3922 Alexander)

**ZONING APPLICATION**

CITY OF TEXARKANA TEXAS

Po Box 1967
220 Texas Blvd
Texarkana TX 75504
(903) 798-3945
www.ci.texarkana.tx.us.org

Receipt No. 00140158Case S-693Date 7/11/18

To: The Planning and Zoning Commission
City of Texarkana Texas

Please consider this as my application to amend the Zoning Map of the City of Texarkana, Texas for the following described property.

Lot: 7 Block: 16 Addition: Grandview
(Or see attached legal description)

Location: 3922 AlexanderPresent Zoning: SF-3Proposed Zoning: Specific Use Permit

If the Zoning Classification is changed by the Commission, this property will be used as:

Single wide Mob Lake manf. home
(Clayton 3BR. 2BA)

Describe the changed conditions, if any, occurring since the original zoning, which affect your property and which justify rezoning:

Already other manf. homes in the area +
already zoned SF-3

Attorney or Agent Signature

Address

City, State, Zip

Home Phone & Cell Phone

Email Address

Irma Helen Blackwell

Property Owner Signature

3317 Jones St.

Address

Texas, Texas 75501

City, State, Zip

512-203-1082-903-793-5402

Home Phone & Cell Phone

blackwell.irma@gmail.com

Email Address

BY SIGNING THIS APPLICATION, YOU HAVE AGREED TO ALLOW THE CITY TO PLACE A SIGN ON YOUR PROPERTY

Attachment: 2018-090 ATTH 03 Public hearing notice & application (1919 : 2018-090 ORD granting SUP at 3922 Alexander)

City of Texarkana, Texas

Developing Perspectives and Goals Pending Approval by the City Council:

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

Perspectives and Goals Additional Comments:

NONE

Resource Impact:

NA

No Additional

Other Potential Impacts:

NA

Public Information Plan:

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

Other:

Attachment: 2018-090 Goals & Perspectives (1919 : 2018-090 ORD granting SUP at 3922 Alexander)

City of Texarkana, Texas

Version: A

Update Date: 8/9/2018 11:44 AM

Briefing Sheet

Lead Department: Planning and Community Development **Action Officer:** Debbie Burk,
Ordinance No. 2018-091 granting a Specific Use Permit to allow a HUD code
Subject: manufactured home on Lots 3-5, Block 12, Grandview Addition, located at
3505-3509 Findley Street. Clystra Brown, applicant.

Briefing: 8/27/2018 **Public Hearing:** 8/27/2018 **Council Vote:** 8/27/2018

Item Schedule

Updates/History of Briefing:

"NOT APPLICABLE"

Executive Summary and Background Information:

S-696: This is a request by Clystra Brown, owner, for a Specific Use Permit (SUP) to allow a single wide HUD code manufactured home on Lots 3-5, Block 12, Grandview Addition, located at 3505-3509 Findley Street. This property is zoned Single Family-3 (SF-3) and is currently vacant land.

The adjacent zoning is Single Family-3 to the north, east, west and south. The adjacent land usage is vacant land to the north, south and east, and a residence to the 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. Any home built after 1976 is considered HUD code standard.

Please see attached floor plan and photographs of the proposed home.

This type housing could be a revitalization housing alternative to traditional site built homes in this older area in the City. There is numerous other HUD code manufactured homes currently located in the Grandview area.

The applicant should be aware that if this 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.

Potential Options:

"None"

Fiscal Implications:

City of Texarkana, Texas

None

Staff Recommendation:

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

1. That one 2018 or newer 3-bedroom, 2 bath, single wide HUD code manufactured Clayton Breeze model home be allowed on this property (or comparable home).
2. That the HUD code manufactured home be tied down/skirted/underpinned.
3. That the 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 or is removed from the property, the Specific Use Permit will automatically be revoked.
6. That all driveways, parking, building codes/setbacks, engineered foundation, platting and flood plain requirements be in accordance with the City of Texarkana, Texas codes.

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

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

"NOT APPLICABLE"

Advisory Board/Committee Meeting Date and Minutes:

August 6, 2018

Attachments

- a. 2018-091 ORD SUP at 3505-09 Findley St. (DOCX)
- b. 2018-091 ATTH 01 sample floor plan (PDF)
- c. 2018-091 ATTH 02 Maps (PDF)
- d. 2018-091 Goals & Perspectives (DOCX)

Staff Coordination

Planning and Community Development	David Orr	Department Head Review
Completed	08/08/2018 9:22 AM	
Deputy City Manager - Kyle Dooley	Kyle Dooley	Deputy City Manager
Review Completed	08/09/2018 8:41 AM	
Public Information Officer	Lisa Thompson	PIO Review Completed
	08/09/2018 9:22 AM	
City Manager Shirley Jaster	City Manager Review Completed	08/09/2018
5:30 PM		
City Council Jennifer Evans	Meeting Completed	08/13/2018
6:00 PM		

City of Texarkana, Texas**Meeting History**

08/13/18 City Council MOVED FORWARD Next: 08/27/18
David Orr briefed this agenda item.

ORDINANCE NO. 2018-091

S-696

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-696 TO ALLOW THE LOCATION OF A DOUBLE WIDE HUD CODE MANUFACTURED HOME ON LOTS 3-5, BLOCK 12, GRANDVIEW ADDITION, LOCATED AT 3505-3509 FINDLEY STREET, IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS; CONTAINING A REPEALER CLAUSE; CONTAINING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, an application has been filed with the City of Texarkana, Texas, requesting an Amendment to the Zoning Ordinance to grant a **Specific Use Permit** to allow the **location of a double wide HUD code manufactured home** on Lots 3-5, Block 12, Grandview Addition, located at 3505-3509 Findley Street, in the City of Texarkana, Bowie County, Texas; and

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

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Texarkana, Texas, voted **unanimously five (5) to zero (0) to recommend** to the City Council of Texarkana, Texas, that a **Specific Use Permit be granted to allow the 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-696 to allow the location of a double wide HUD code manufactured home on Lots 3-5, Block 12, Grandview Addition, located at 3505-3509 Findley Street** in the City of Texarkana, Bowie County, Texas.

Attachment: 2018-091 ORD SUP at 3505-09 Findley St. (1920 : 2018-091 ORD granting SUP at 3505-3509 Findley)

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

1. That one 2018 or newer 3-bedroom, 2 bath, double wide HUD code Clayton manufactured home be allowed on this property (or comparable home).
2. That the HUD code manufactured home be tied down/skirted/underpinned.
3. That the 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 or is removed from the property, the Specific Use Permit will automatically be revoked.

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.

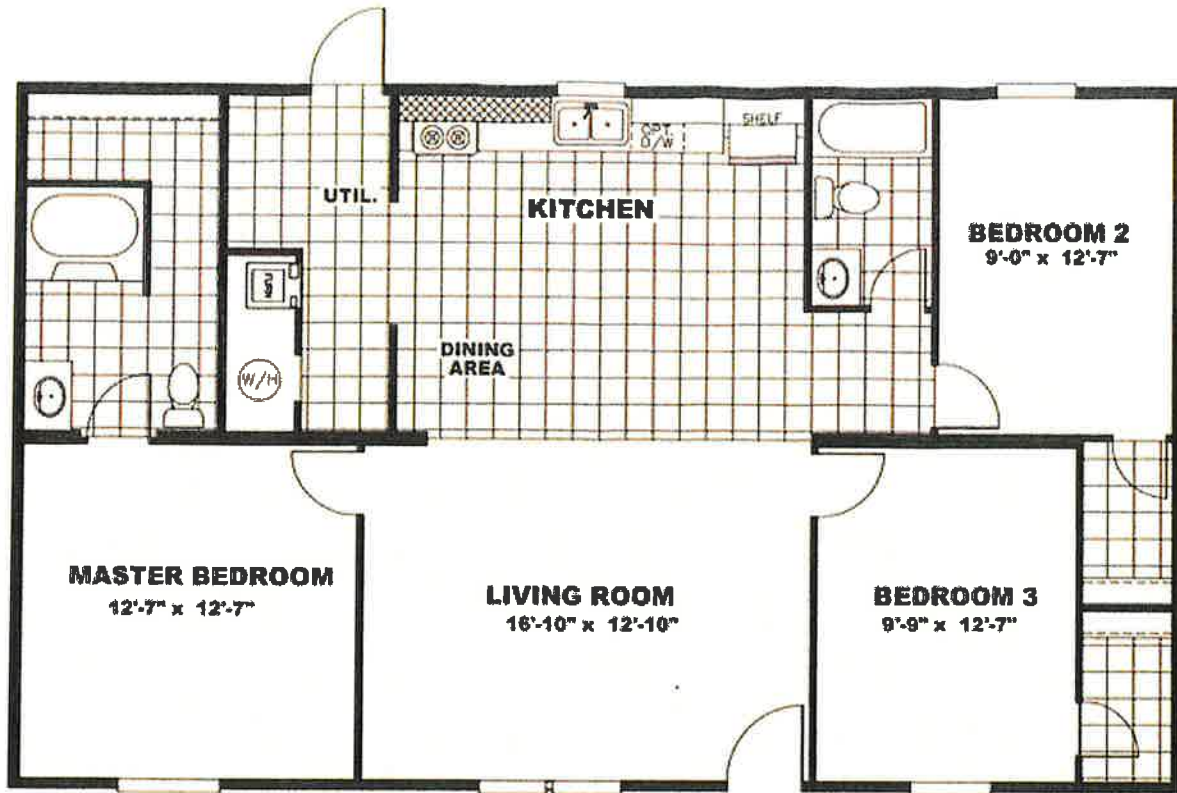
SECTION 5: That this Ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED in regular Council Session on this the **27th day of August, 2018.**

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR



Our home building facilities invest in continuous product and process improvements. Plans, dimensions, features, materials, specifications and availability are subject to change without notice or obligation. Renderings and floor plans are representative likenesses of our homes and may differ from the actual homes. We invite you to tour a Home Center near you and inspect the highest value in quality housing available or call (903) 838-5994 to speak with a Home Consultant. Copyright 2017, CMH. All rights reserved.

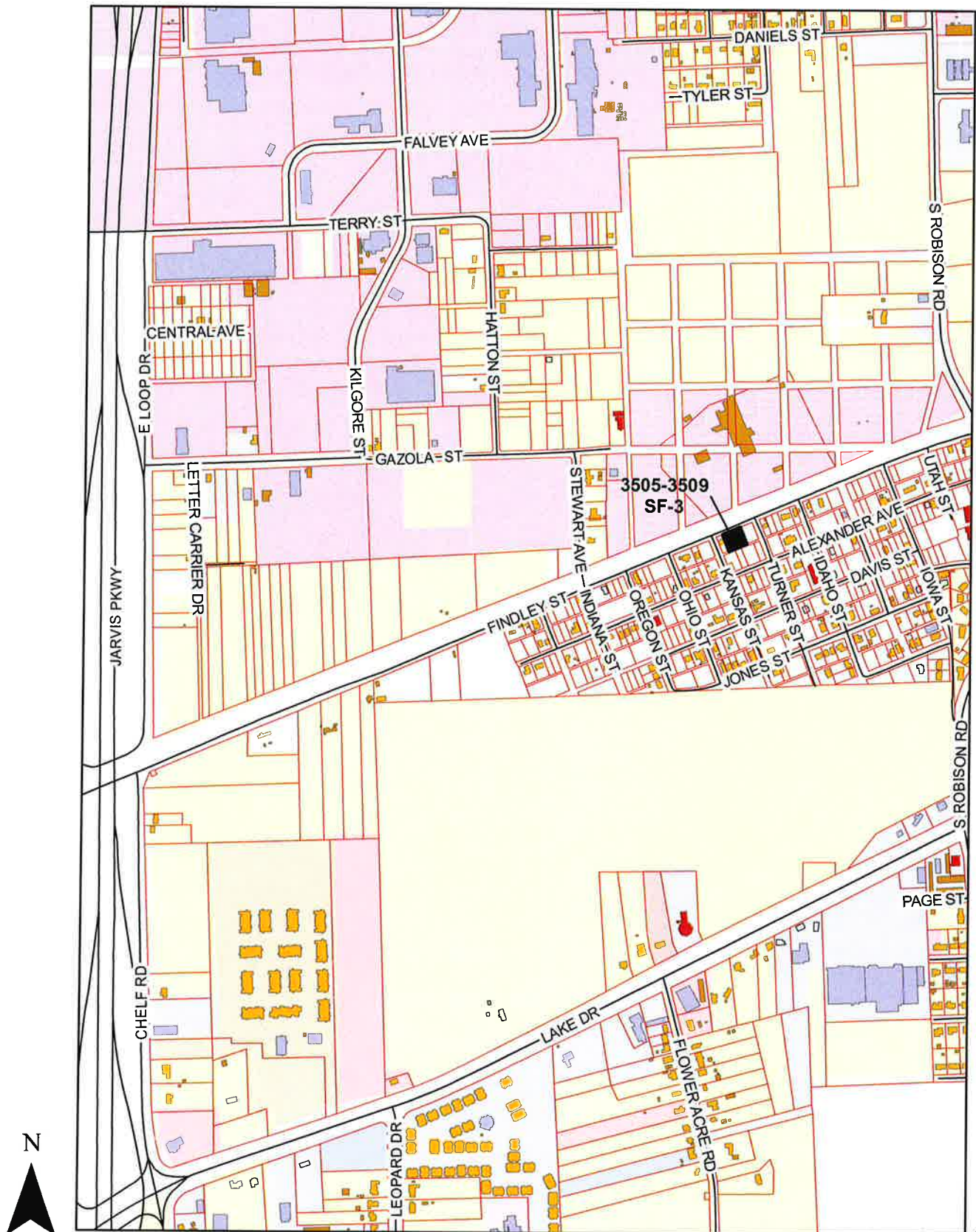
CLAYTON HOMES-TEXARKANA

4402 SOUTH LAKE DRIVE, HWY 59
TEXARKANA, TX 75501

Monday - Thursday: 9am - 6pm
Friday: 9pm - 6pm
Saturday: 9am - 5pm
Sunday: Closed

(903) 838-5994

3505-3509 Findley St. Department of Planning and Community Development



1:10,000



3505-3509 Findley St. Department of Planning and Community Development



1:1,500



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: 8/7/2018 3:19 PM

Lead Department: Planning and Community Development **Action Officer:** Debbie Burk,
Ordinance No. 2018-092 granting a Specific Use Permit to allow a tattoo studio
on the south 10' of Lot 2 and all of Lots 3-5, Block 3, Rochelle Heights
Addition, located in a tenant space at 3801 State Line Avenue. Moore-Green
Subject: Investments, applicant. Jessica Wester, agent.

Briefing: 8/27/2018 **Public Hearing:** 8/27/2018 **Council Vote:** 8/27/2018

Item Schedule

Updates/History of Briefing:

"NOT APPLICABLE"

Executive Summary and Background Information:

S-697: This is a request by Moore-Green Investments, owner, and Jessica Wester, agent, for a Specific Use Permit, SUP, to allow the location of a tattoo studio in a vacant tenant space at 3801 State Line Avenue, being the south 10' of Lot 2 and all of Lots 3-5, Block 3, Rochelle Heights Addition.

The adjacent zoning is Commercial to the north and south, Multiple Family-1 to the west and Texarkana, Arkansas to the east. The adjacent land use is businesses to the north and south, residences to the west and Texarkana, Arkansas to the east.

The Comprehensive Plan has designated this area as Neighborhood Retail.

Texarkana Ink Tattoos has recently been purchased by Ms. Jessica Wester. She is proposing to relocate the existing tattoo businesses at both 3805 and 3811 State Line Avenue to another tenant space in the same strip center at 3801 State Line Avenue. Both Specific Use Permits for the existing locations of the tattoo studios are being requested to be revoked before allowing this relocation.

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

Potential Options:

None

Fiscal Implications:

None

Staff Recommendation:

This request meets all city requirements to allow the one additional use of a tattoo studio on this property. There is adequate parking for this business. Staff recommends for approval with the following stipulations be placed in the Ordinance:

1. That the owner/or any employee performing the application of tattooing

City of Texarkana, Texas

procedures be currently licensed by the State and meet all Federal, State and City licensing laws and health regulations. (A copy of the current license must be provided to the City prior to the opening of the business).

2. That if any complaints concerning minors or any violations of the regulations listed above occur, the City has the right to revoke the Specific Use Permit.
3. That if this use ever ceases at this location, the City may revoke the Specific Use Permit that allows a tattoo studio.
4. That the sale of tobacco products or drug paraphernalia is prohibited.
5. Any remodeling of the current building must meet all city codes and requires licensed contractors.
6. No painting of the windows or the building with advertisement or graphic art.
7. No loitering allowed.
8. The hours of operation will be Monday thru Saturday 12 p.m. to 12:00 a.m.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

The Planning and Zoning Commission unanimously recommended for approval.

Advisory Board/Committee Meeting Date and Minutes:

August 6, 2018

Attachments

- a. 2018-092 ORD SUP at 3801 State Line Ave.(DOCX)
- b. 2018-092 ATTH 01 Maps (PDF)
- c. 2018-092 ATTH 02 Public hearing notice & application (PDF)
- d. 2018-092 Goals & Perspectives (DOCX)

Staff Coordination

Planning and Community Development	David Orr	Department Head Review
Completed	08/08/2018 9:22 AM	
Deputy City Manager - Kyle Dooley	Kyle Dooley	Deputy City Manager
Review	Completed	08/09/2018 9:39 AM
Public Information Officer	Lisa Thompson	PIO Review
08/09/2018 9:41 AM		Completed
City Manager	Shirley Jaster	City Manager Review
10:16 AM		Completed
City Council	Jennifer Evans	Meeting
6:00 PM		Completed
		08/13/2018

Meeting History

08/13/18 City Council MOVED FORWARD Next: 08/27/18

City of Texarkana, Texas

David Orr briefed this agenda item.

S-697

ORDINANCE NO. 2018-092

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-697 TO ALLOW THE ONE ADDITIONAL USE OF A TATTOO STUDIO ON THE SOUTH 10' OF LOT 2 AND ALL OF LOTS 3-5, BLOCK 3, ROCHELLE HEIGHTS ADDITION, LOCATED IN A TENANT SPACE AT 3801 STATE LINE 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 **one additional use of a tattoo studio** on the south 10' of Lot 2 and all of Lots 3-5, Block 3, Rochelle Heights Addition, located in a tenant space at 3801 State Line 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 after holding hearings and affording a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof; and

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Texarkana, Texas, voted **unanimously five (5) to zero (0) to recommend** to the City Council of Texarkana, Texas, that a **Specific Use Permit be granted to allow the one additional use of a tattoo studio** on said property; and

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

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

SECTION 1: That the Zoning Ordinance of the City of Texarkana, Texas, Ordinance No. 127-70, passed and approved on September 14, 1970, be further amended to grant a **Specific Use Permit Numbered S-697 for allowing the one additional use of a tattoo studio** at 3801 State Line Avenue in the City of Texarkana, Bowie County, Texas.

Attachment: 2018-092 ORD SUP at 3801 State Line Ave. (1922 : 2018-092 ORD granting SUP at 3801 State Line Ave.)

SECTION 2: That the following special terms and conditions are hereby imposed and made part of this Ordinance:

1. That the owner/or any employee performing the application of tattooing procedures be currently licensed by the State and meet all Federal, State and City licensing laws and health regulations. (A copy of the current license must be provided to the City prior to the opening of the business).
2. That if any complaints concerning minors or any violations of the regulations listed above occur, the City has the right to revoke the Specific Use Permit.
3. That if this use ever ceases at this location, the City may revoke the Specific Use Permit that allows a tattoo studio.
4. That the sale of tobacco products or drug paraphernalia is prohibited.
5. Any remodeling of the current building must meet all city codes and requires licensed contractors.
6. No painting of the windows or the building with advertisement or graphic art.
7. No loitering allowed.
8. The hours of operation will be 12 p.m. to 12 a.m. Monday thru Saturday.

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.

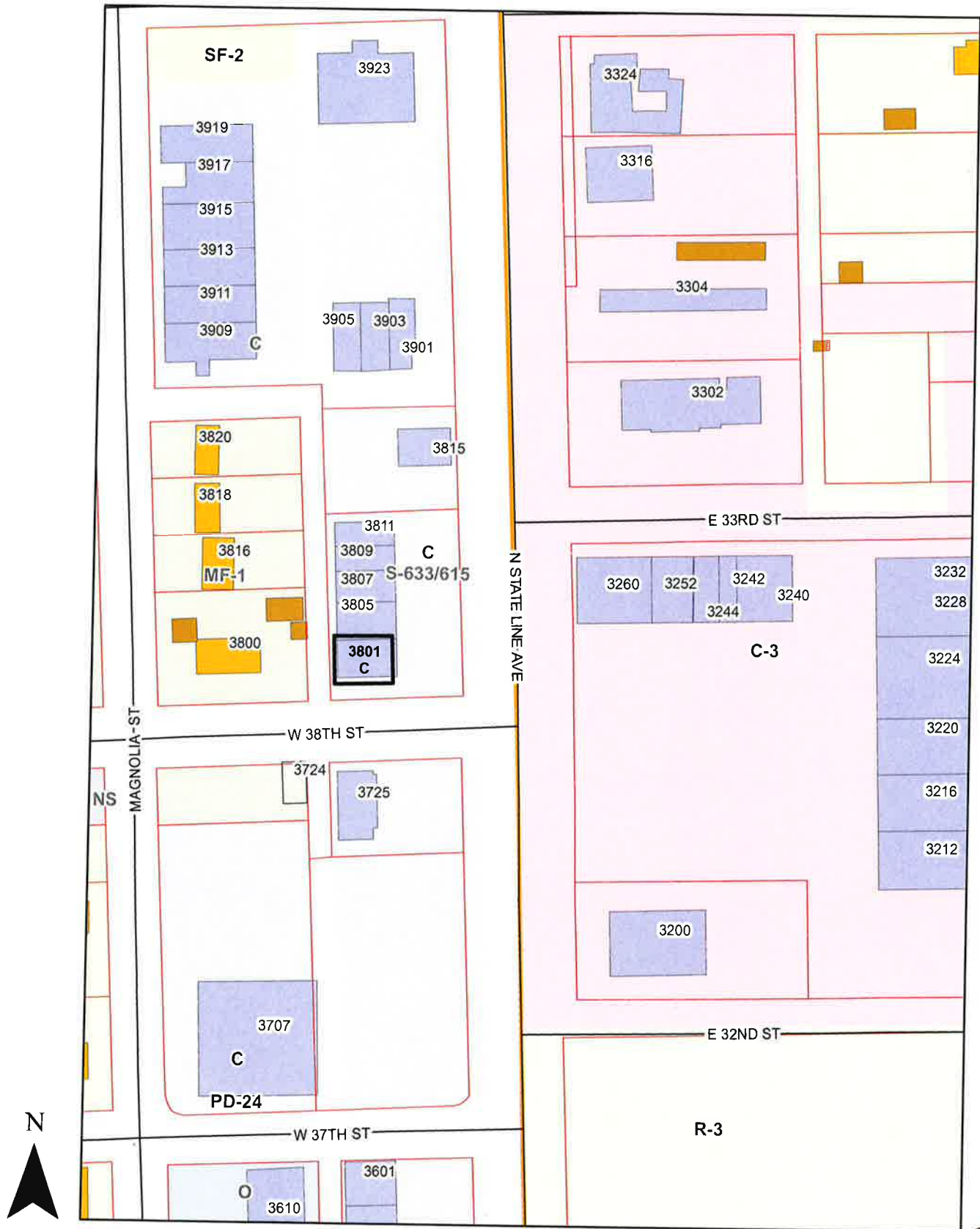
PASSED AND APPROVED in regular Council Session on this the 27th day of August, 2018.

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

3801 State Line Ave. Department of Planning and Community Development



1:1,400

Attachment: 2018-092 ATTH 01 Maps (1922 : 2018-092 ORD granting SUP at 3801 State Line Ave.)



3801 State Line Ave. Department of Planning and Community Development



1:1,201

Attachment: 2018-092 ATTH 01 Maps (1922 : 2018-092 ORD granting SUP at 3801 State Line Ave.)

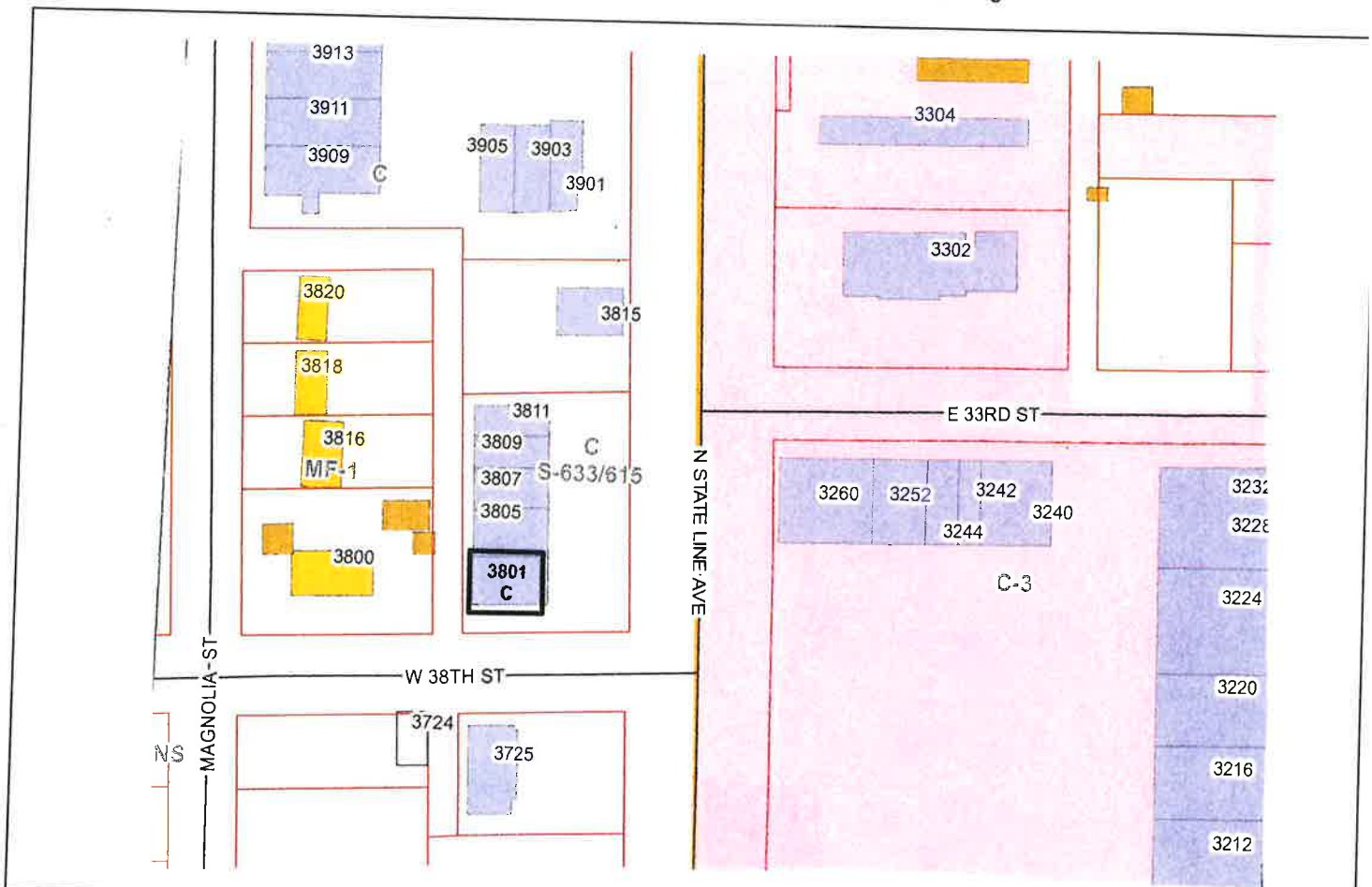


NOTICE OF PUBLIC HEARINGS

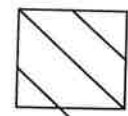
Public hearings will be held by the Planning and Zoning Commission and the City Council of the City of Texarkana, Texas at the below stated date and time. The Public Hearings will be held in the Council Chambers, Municipal Building, 220 Texas Blvd, (3rd & Texas) Texarkana, Texas to consider a proposed change in zoning classification as indicated below. According to the Tax Records, you are the owner of property within the area of the proposed change or within 200 feet of that property. **THIS IS NOT A SUMMONS TO APPEAR AT THE HEARINGS.** If you care to attend, you will be given an opportunity to be heard. If additional information is desired, please contact the Planning Department at (903) 798-3945.

PLANNING & ZONING COMMISSION: Hearing Date: Monday, August 6, 2018 Hearing Time: 6:00 pm
CITY COUNCIL: Hearing Date: Monday, August 27, 2018 Hearing Time: 6:00 pm

- ♦ If they desire, persons concerned with the proposed change can present a petition in opposition to or in favor of the proposed change. If a petition in opposition to a proposed change contains the signatures of persons who own twenty (20) percent or more of the land within 200 feet of the proposed change, a 3/4th vote of the City Council will be required. In order to be considered, the petition must be received and filed before or at the Planning and Zoning Commission Meeting.



OWNER: Curt Green, Moore-Green Investments, owner
Jessica Webster, agent
OWNER'S ADDRESS: 3930 Galleria Oaks, Texarkana, Texas
LOCATION OF REZONING: 3801 State Line Avenue (tenant space), Texarkana, Texas
PROPOSED CHANGE: Specific Use Permit to allow a tattoo studio
LEGAL DESCRIPTION: S 10' of Lot 2 and all of Lots 3-5, Block 3, Rochelle Heights Addition
CASE NUMBER S-691 DATE MAILED 7-26-18



MAP LEGEND
Proposed Change
SCALE: 1" = 400'



ZONING APPLICATION

CITY OF TEXARKANA TEXAS

Po Box 1967
220 Texas Blvd
Texarkana TX 75504
(903) 798-3945
www.ci.texarkana.tx.us.org

Receipt No. 06 8 598

Case 5-697

Date 7-17-18

To: The Planning and Zoning Commission
City of Texarkana Texas

Please consider this as my application to amend the Zoning Map of the City of Texarkana, Texas for the following described property.

Lot: all 3-5 Block: 3 Addition: Rochelle Hgts. Add.
(Or see attached legal description)

Location: 3801 State Line Ave.

Present Zoning: Commercial

Requested: Specific Use Permit

The requested Specific Use Permit will be used for the following:

Tattoo Studio

Describe the changed conditions, if any, that have occurred which affects your property and justifies this Specific Use Permit:

Other existing two SUPs in this shopping
center will be revoked.

Attorney or Agent Signature

Address

City, State, Zip

Home Phone & Cell Phone

Email address

Moore Green Investments, LLC

Property Owner Signature

Address

City, State, Zip

Home Phone & Cell Phone

Email address

BY SIGNING THIS APPLICATION, YOU HAVE AGREED TO ALLOW THE CITY TO PLACE A SIGN ON YOUR PROPERTY

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: 8/8/2018 8:42 AM

Lead Department: Planning and Community Development **Action Officer:** Debbie Burk,
Ordinance No. 2018-093 revoking Specific Use Permit No. S-615 that allowed a
tattoo studio on the south 10' of Lot 2 and all of Lots 3-5, Block 3, Rochelle
Heights Addition, located in a tenant space at 3805 State Line Avenue. City of
Subject: Texarkana, Texas, applicant.

Briefing: 8/27/2018 **Public Hearing:** 8/27/2018 **Council Vote:** 8/27/2018

Item Schedule

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

Updates/History of Briefing:

"NOT APPLICABLE"

Executive Summary and Background Information:

Revoke S-615: This is a request by the City of Texarkana, Texas to revoke a Specific Use Permit that was approved in August, 2009 to allow the location of a tattoo studio in a tenant space at 3805 State Line Avenue. This location is in a small strip center. This tenant space at 3805 State Line Avenue and another tenant space at 3811 State Line Avenue is currently being utilized as Texarkana Ink Tattoos.

The adjacent zoning is Commercial to the north and south, Multiple Family-1 to the west and Texarkana, Arkansas to the east. The adjacent land use is businesses to the north and south, residences to the west and Texarkana, Arkansas to the east.

The Comprehensive Plan has designated this area as Neighborhood Retail.

Texarkana Ink Tattoos has recently been purchased by Ms. Jessica Wester. She is proposing to relocate the tattoo businesses at both 3805 and 3811 State Line Avenue to another tenant space in the same strip center (3801 State Line Avenue).

An application for the relocation of this tattoo studio to another tenant space in this strip center is on the agenda for consideration.

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

Potential Options:

"None"

Fiscal Implications:

None

City of Texarkana, Texas

Staff Recommendation:

Staff recommends that the Specific Use Permit be revoked with the following stipulation:

- Revocation of this Specific Use Permit will not go into effect until November 1, 2018 to give the applicant time to make the move to another tenant space.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

The Planning and Zoning Commission unanimously recommended for approval.

Advisory Board/Committee Meeting Date and Minutes:

August 6, 2018

Attachments

- a. 2018-093 ORD Revoking SUP at 3805 State Line Ave. (DOCX)
- b. 2018-093 ATTH 01 Maps (PDF)
- c. 2018-093 ATTH 02 Public hearing notice & application (PDF)
- d. 2018-093 Goals & Perspectives (DOCX)

Staff Coordination

Planning and Community Development	David Orr	Department Head Review
Completed	08/08/2018 9:22 AM	
Deputy City Manager - Kyle Dooley	Kyle Dooley	Deputy City Manager
Review Completed	08/09/2018 9:40 AM	
Public Information Officer	Lisa Thompson	PIO Review Completed
	08/09/2018 10:41 AM	
City Manager Shirley Jaster	City Manager Review Completed	08/09/2018
5:31 PM		
City Council Jennifer Evans	Meeting Completed	08/13/2018
6:00 PM		

Meeting History

08/13/18 City Council MOVED FORWARD Next: 08/27/18
David Orr briefed this agenda item.

Revoke S-615

ORDINANCE NO. 2018-093

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, REVOKING SPECIFIC USE PERMIT NO. S-615 THAT PERMITTED THE LOCATION OF A TATTOO STUDIO ON THE SOUTH 10' OF LOT 2 AND ALL OF LOTS 3-5, BLOCK 3, ROCHELLE HEIGHTS ADDITION, LOCATED IN A TENANT SPACE AT 3805 STATE LINE AVENUE IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, by Ordinance No. 109-09, dated August 24, 2009, the City Council approved the issuance of Specific Use Permit No. S-615 that **permitted the location of a tattoo studio** on the south 10' of Lot 2 and all of Lots 3-5, Block 3, Rochelle Heights Addition, located in a tenant space at 3805 State Line Avenue in the City of Texarkana, Bowie County, Texas; and

WHEREAS, the City has determined that the tattoo studio for which Specific Use Permit No. S-615 was issued is moving to another location and will no longer be in business at 3805 State Line Avenue; and

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

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Texarkana, Texas, voted **unanimously five (5) to zero (0) to recommend** to the City Council of Texarkana, Texas, that **Specific Use Permit No. S-615 be revoked** on said property; and

WHEREAS, after consideration of said application and the recommendation by the Planning and Zoning Commission, the City Council of the City of Texarkana, Texas, does hereby determine that the **tattoo studio for which the Council granted Specific Use Permit No. S-615 should be revoked** in accordance with the special terms and conditions therein.

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

SECTION 1: That Specific Use Permit No. S-615 permitting the location of a tattoo studio on the south 10' of Lot 2 and all of Lots 3-5, Block 3, Rochelle Heights Addition, located in a tenant space at 3805 State Line Avenue in the City of Texarkana, Bowie County, Texas, **be and is hereby revoked after November 1, 2018.**

Attachment: 2018-093 ORD Revoking SUP at 3805 State Line Ave. (1923 : 2018-093 ORD revoking SUP at 3805 State Line Ave)

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

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

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

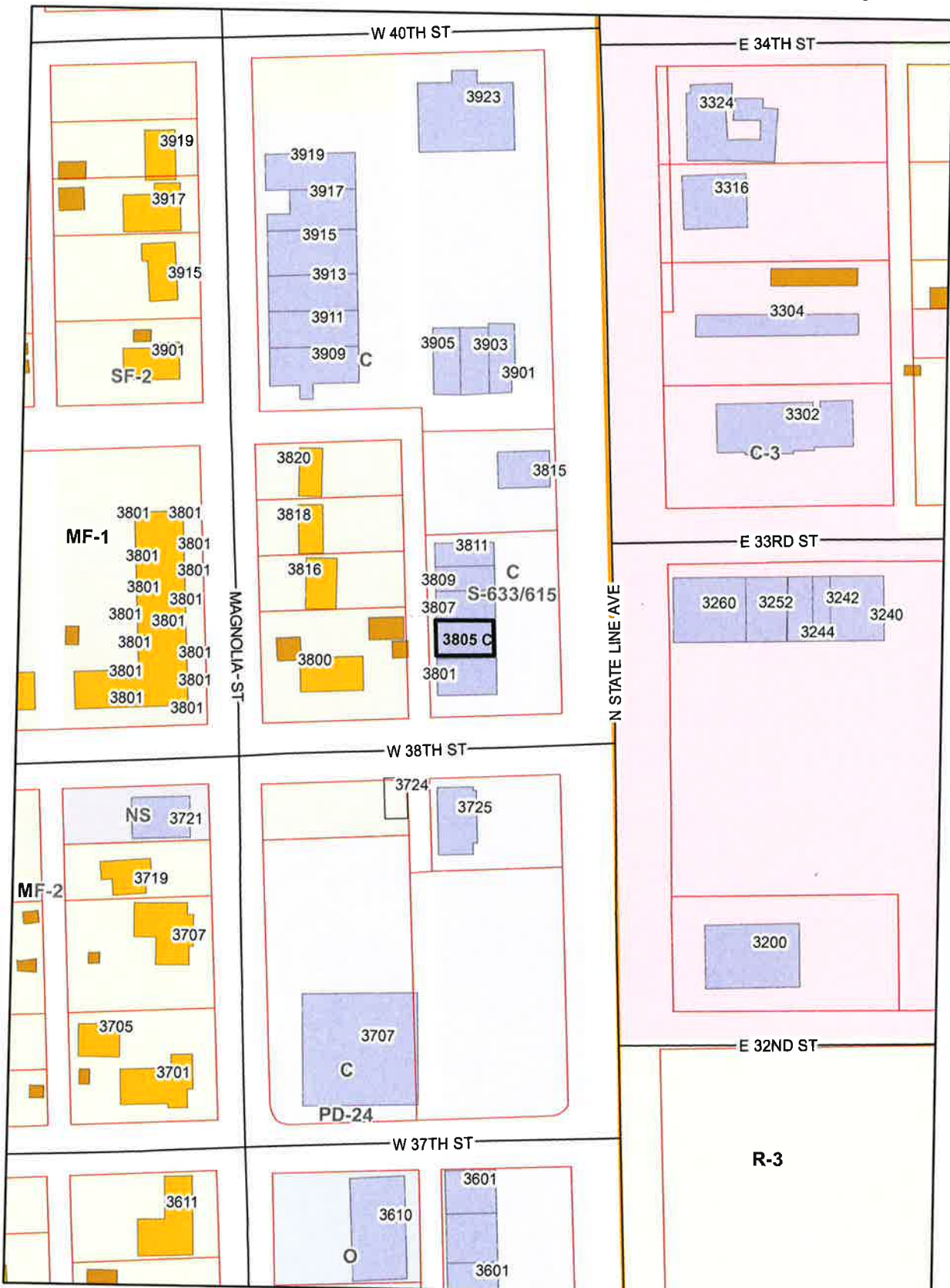
PASSED AND APPROVED in regular Council Session on this the **27th day of August, 2018.**

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

3805 State Line Ave. Department of Planning and Community Development



1:1,500

Attachment: 2018-093 ATTH 01 Maps (1923 : 2018-093 ORD revoking SUP at 3805 State Line)



3805 State Line Ave. Department of Planning and Community Development



1:1,201

Attachment: 2018-093 ATTH 01 Maps (1923 : 2018-093 ORD revoking SUP at 3805 State Line)



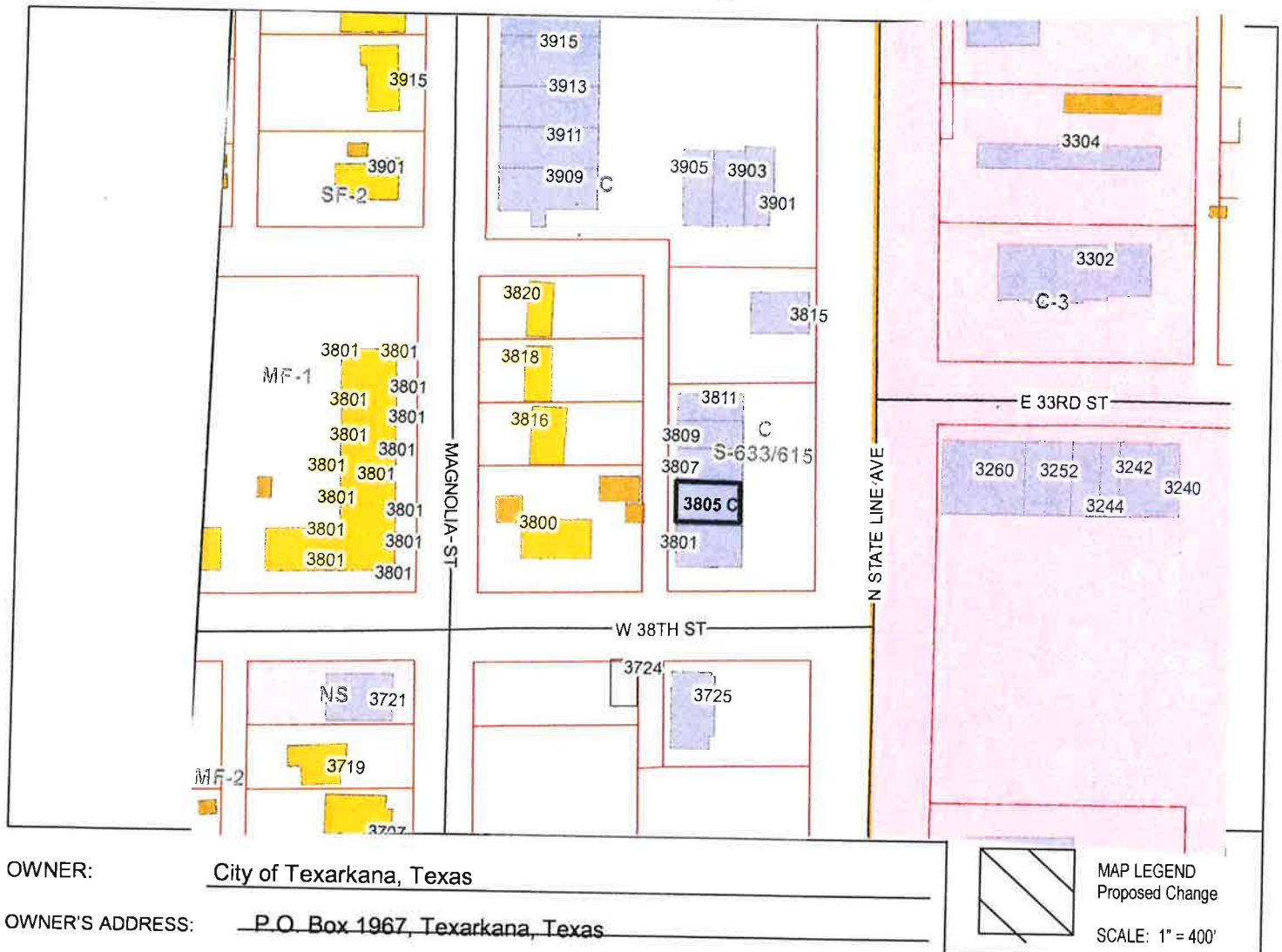
NOTICE OF PUBLIC HEARINGS

Public hearings will be held by the Planning and Zoning Commission and the City Council of the City of Texarkana, Texas at the below stated date and time. The Public Hearings will be held in the Council Chambers, Municipal Building, 220 Texas Blvd, (3rd & Texas) Texarkana, Texas to consider a proposed change in zoning classification as indicated below. According to the Tax Records, you are the owner of property within the area of the proposed change or within 200 feet of that property. **THIS IS NOT A SUMMONS TO APPEAR AT THE HEARINGS.** If you care to attend, you will be given an opportunity to be heard. If additional information is desired, please contact the Planning Department at (903) 798-3945.

PLANNING & ZONING COMMISSION: Hearing Date: Monday, August 6, 2018 Hearing Time: 6:00 pm

CITY COUNCIL Hearing Date: Monday, August 27, 2018 \Hearing Time: 6:00 pm

- ◆ If they desire, persons concerned with the proposed change can present a petition in opposition to or in favor of the proposed change. If a petition in opposition to a proposed change contains the signatures of persons who own twenty (20) percent or more of the land within 200 feet of the proposed change, a 3/4th vote of the City Council will be required. In order to be considered, the petition must be received and filed before or at the Planning and Zoning Commission Meeting.



OWNER: City of Texarkana, Texas

OWNER'S ADDRESS: P.O. Box 1967, Texarkana, Texas

LOCATION OF REZONING: 3805 State Line Avenue (tenant space), Texarkana, Texas

PROPOSED CHANGE: ~~Revoke Use Permit # S-615 that allowed a tattoo studio in this tenant space~~

LEGAL DESCRIPTION: S 10' of Lot 2 and all of Lots 3-5, Block 3, Rochelle Heights Addition

CASE NUMBER Revoke S-615

DATE MAILED 7-26-18

City of Texarkana, Texas

Developing Perspectives and Goals Pending Approval by the City Council:

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

Perspectives and Goals Additional Comments:

NONE

Resource Impact:

NA

No Additional

Other Potential Impacts:

NA

Public Information Plan:

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

Other:

Attachment: 2018-093 Goals & Perspectives (1923 : 2018-093 ORD revoking SUP at 3805 State Line)

City of Texarkana, Texas

Briefing Sheet

Version:

Update Date: 8/7/2018 3:20 PM

Lead Department: Planning and Community Development **Action Officer:** Debbie Burk,
Ordinance No. 2018-094 revoking Specific Use Permit No. S-633 that allowed a
tattoo studio in a tenant space on the south 10' of Lot 2 and all of Lots 3-5,
Block 3, Rochelle Heights Addition, located at 3811 State Line Avenue. City of
Subject: Texarkana, Texas, applicant.

Briefing: 8/27/2018 **Public Hearing:** 8/27/2018 **Council Vote:** 8/27/2018

Item Schedule

Updates/History of Briefing:

"NOT APPLICABLE"

Executive Summary and Background Information:

Revoke S-633: This is a request by the City of Texarkana, Texas to revoke a Specific Use Permit that was approved in July, 2011 to allow the location the expansion of an existing tattoo studio at 3805 State Line Avenue. These locations are in a small strip center. This tenant space at 3811 State Line Avenue and another tenant space at 3805 State Line Avenue is currently being utilized as Texarkana Ink Tattoos.

The adjacent zoning is Commercial to the north and south, Multiple Family-1 to the west and Texarkana, Arkansas to the east. The adjacent land use is businesses to the north and south, residences to the west and Texarkana, Arkansas to the east.

The Comprehensive Plan has designated this area as Neighborhood Retail.

Texarkana Ink Tattoos has recently been purchased by Ms. Jessica Wester. She is proposing to relocate the tattoo businesses at both 3805 and 3811 State Line Avenue to another tenant space in the same strip center (3801 State Line Avenue).

An application for the relocation of this tattoo studio to another tenant space in this strip center is on the agenda for consideration.

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

Potential Options:

"None"

Fiscal Implications:

None

Staff Recommendation:

City of Texarkana, Texas

Staff recommends that the Specific Use Permit be revoked with the following stipulation:

- Revocation of this Specific Use Permit will not go into effect until November, 1, 2018 to give the applicant time to make the move to another tenant space.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

The Planning and Zoning Commission unanimously recommended for approval.

Advisory Board/Committee Meeting Date and Minutes:

August 6, 2018

Attachments

- a. 2018-094 ORD Revoking SUP at 3811 State Line Ave. (DOCX)
- b. 2018-094 ATTH 01 Maps (PDF)
- c. 2018-094 ATTH 02 Public hearing notice & application (PDF)
- d. 2018-094 Goals & Perspectives (DOCX)

Staff Coordination

Planning and Community Development	David Orr	Department Head Review	
Completed	08/08/2018 9:23 AM		
Deputy City Manager - Kyle Dooley	Kyle Dooley	Deputy City Manager	
Review	Completed	08/09/2018 9:41 AM	
Public Information Officer	Lisa Thompson	PIO Review	Completed
	08/09/2018 10:42 AM		
City Manager	Shirley Jaster	City Manager Review	Completed 08/10/2018
8:58 AM			
City Council	Jennifer Evans	Meeting	Completed 08/13/2018
6:00 PM			

Meeting History

08/13/18 City Council MOVED FORWARD Next: 08/27/18
David Orr briefed this agenda item.

Revoke S-633

ORDINANCE NO. 2018-094

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, REVOKING SPECIFIC USE PERMIT NO. S-633 THAT PERMITTED THE LOCATION OF A TATTOO STUDIO ON THE SOUTH 10' OF LOT 2 AND ALL OF LOTS 3-5, BLOCK 3, ROCHELLE HEIGHTS ADDITION, LOCATED IN A TENANT SPACE AT 3811 STATE LINE AVENUE IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, by Ordinance No. 115-2011, dated July 25, 2011, the City Council approved the issuance of Specific Use Permit No. S-633 that **permitted the location of a tattoo studio** on the south 10' of Lot 2 and all of Lots 3-5, Block 3, Rochelle Heights Addition, located in a tenant space at 3811 State Line Avenue in the City of Texarkana, Bowie County, Texas; and

WHEREAS, the City has determined that the tattoo studio for which Specific Use Permit No. S-633 was issued is moving to another location and will no longer be in business at 3811 State Line Avenue; and

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

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Texarkana, Texas, voted **unanimously five (5) to zero (0) to recommend** to the City Council of Texarkana, Texas, that **Specific Use Permit No. S-633 be revoked** on said property; and

WHEREAS, after consideration of said application and the recommendation by the Planning and Zoning Commission, the City Council of the City of Texarkana, Texas, does hereby determine that the **tattoo studio for which the Council granted Specific Use Permit No. S-633 should be revoked** in accordance with the special terms and conditions therein.

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

SECTION 1: That Specific Use Permit No. S-633 permitting the location of a tattoo studio on the south 10' of Lot 2 and all of Lots 3-5, Block 3, Rochelle Heights Addition, located in a tenant space at 3811 State Line Avenue in the City of Texarkana, Bowie County, Texas, **be and is hereby revoked after November 1, 2018.**

Attachment: 2018-094 ORD Revoking SUP at 3811 State Line Ave. (1924 : 2018-094 ORD revoking S-633)

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

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

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

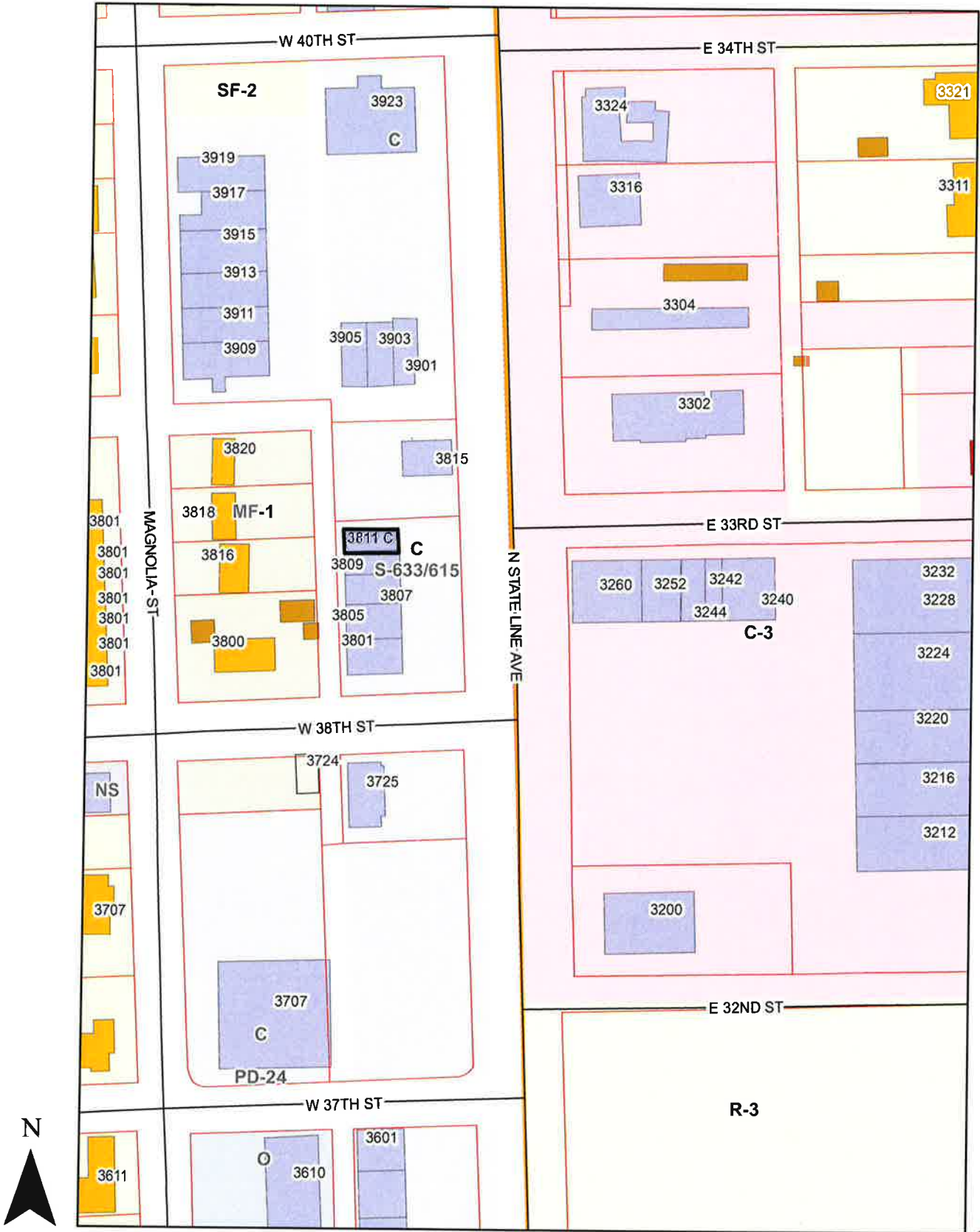
PASSED AND APPROVED in regular Council Session on this the **27th day of August, 2018.**

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

3811 State Line Ave.
Department of Planning and Community Development



1:1,500



3811 State Line Ave. Department of Planning and Community Development



1:1,201

Attachment: 2018-094 ATTH 01 Maps (1924 : 2018-094 ORD revoking S-633)



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: 8/8/2018 8:41 AM

Lead Department: Planning and Community Development **Action Officer:** Debbie Burk,
Ordinance No. 2018-102 amending PD-06-09(GR) for site plan approval to
allow an apartment complex on a 12.051 acre tract of land in the George Brinlee
HRS, A-18, located approximately 300' west of the intersection of McKnight
Road and Pavilion Parkway. McKnight Place, LLC, under contract to purchase,
Subject: applicant. Kayla Wood, MTG Surveying and Engineering, agent.

Briefing: 8/27/2018 **Public Hearing:** 8/27/2018 **Council Vote:** 8/27/2018

Item Schedule

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

Updates/History of Briefing:

"NOT APPLICABLE"

Executive Summary and Background Information:

Amendment to PD-06-9(GR): This is a request for site plan approval by Gibson Heights, LLC, owner, McKnight Place, LLC, under contract to purchase, applicant, and Kayla Wood, MTG Engineering and Surveying, agent. This is a 12.051 acre tract of land located in the George Brinlee HRS, A-18, located approximately 300' west of the intersection of McKnight Road and Pavilion Parkway. This property is currently vacant land and the proposed use is an apartment complex.

The adjacent zoning is Agriculture to the west and PD-General Retail to the south and east and PD-General Retail and Single Family-1 to the north. The adjacent land use is vacant land to the north, south and east and a single family residence to the west.

The attached site plan consists of the following:

- Eight 3-story apartment buildings with 200 units that includes a clubhouse that will house management offices, a pool, a picnic area, a volleyball and basketball area, shuffleboard, bocce ball and a dog park.
- Façade will be brick and cementitious siding.
- 410 parking spaces with 12 handicapped spaces that includes garages and covered parking.
- A 6' x 8' monument style sign with a brick structure to be located at entrance off McKnight Road.
- Driveway access from McKnight Road and Pavilion Parkway.
- Screened dumpster locations at the northwest and southeast corners of the property.
- A wooden screening fence surrounding entire complex with gated entries.

City of Texarkana, Texas

Following is a list of staff and utility concerns that staff recommends be included as stipulations if changes are not made to the current site plan (if applicable):

1. Fire hydrants required throughout the complex, so the most remote part of each building is within 600' hose lay.
2. TWU requires the right to request additional utility easements upon review of the utility plans.
3. The size and location of the existing water and sanitary sewer mains have not been field verified. The developer or representative shall field verify the size and location of the existing utilities before designing or constructing extensions to the system.
4. The parking calculation table should be added to the site plan.
5. Driveway access off Pavilion Parkway will require access easement. TXDOT will need to approve the driveway access off McKnight Road.
6. Since this property is being split into 3 lots and all lots are greater than 5 acres, it will need to be subdivided prior to the issuance of building permits.

The applicant should be aware that if this 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 of the site plan.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

The Planning and Zoning Commission voted 4 to 0 with one member abstaining for approval of the site plan.

Advisory Board/Committee Meeting Date and Minutes:

August 6, 2018

Attachments

- a. 2018-102 ORD amending PD-06-9(GR) (DOCX)
- b. 2018-102 EXH 'A' site plan (PDF)
- c. 2018-102 EXH 'B' legal description (PDF)
- d. 2018-102 ATTH 01 Maps (PDF)
- e. 2018-102 ATTH 02 (Sample of floor plans) (PDF)

City of Texarkana, Texas

- f. 2018-102 ATTH 03 Elevations (PDF)
- g. 2018-102 ATTH 04 Landscape plan (PDF)
- h. 2018-102 ATTH 05 Proposed platting layout of lots (PDF)
- i. 2018-102 Goals & Perspectives (DOCX)

Staff Coordination

Planning and Community Development	David Orr	Department Head Review	
Completed	08/08/2018 8:55 AM		
Deputy City Manager - Kyle Dooley	Kyle Dooley	Deputy City Manager	
Review	Completed	08/09/2018 9:44 AM	
Public Information Officer	Lisa Thompson	PIO Review	Completed
	08/09/2018 10:37 AM		
City Manager	Shirley Jaster	City Manager Review	Completed 08/09/2018
5:35 PM			
City Council	Jennifer Evans	Meeting	Completed 08/13/2018
6:00 PM			

Meeting History

08/13/18 City Council MOVED FORWARD Next: 08/27/18
David Orr briefed this agenda item.

Amendment to
PD-06-9(GR)

ORDINANCE NO. 2018-102

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING PD-06-9(GR) FOR SITE PLAN APPROVAL TO ALLOW THE LOCATION OF AN APARTMENT COMPLEX ON AN A 12.051 ACRE TRACT OF LAND IN THE GEORGE BRINLEE HRS, A-18, LOCATED APPROXIMATELY 300' WEST OF THE INTERSECTION OF MCKNIGHT ROAD AND PAVILION PARKWAY IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, CONTAINING A REPEALER CLAUSE; CONTAINING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, an application has been filed requesting the approval of a **site plan (Exhibit 'A') to allow the location of an apartment complex** on a 12.051acre tract of land in the George Brinlee HRS, A-18 (**Exhibit 'B'**), located approximately 300' west of the intersection of McKnight Road and Pavilion Parkway, in the City of Texarkana, Bowie County, Texas; and

WHEREAS, the subject property is zoned Planned Development-General Retail [PD-06-9(GR)], and approval of the site plan (**Exhibit 'A'**) would constitute an amendment to PD-06-9(GR); and

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

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

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Texarkana, Texas, voted **four (4) to zero (0) with one member abstaining (1) to recommend approval of the petition for a site plan (Exhibit 'A')** to the City Council of the City of Texarkana, Texas; and

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

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

SECTION 1: That the site plan (**Exhibit 'A'**) to allow the location of an apartment complex on a 12.051 acre tract of land in the George Brinlee HRS, A-18 (**Exhibit 'B'**), located approximately 300' west of the intersection of McKnight Road and Pavilion Parkway in the City of Texarkana, Texas, Bowie County, Texas, is hereby approved and hereby amends PD-06-9(GR).

Attachment: 2018-102 ORD amending PD-06-9(GR) (1917 : 2018-102 ORD amending PD-06-09(GR))

SECTION 2: PD-06-9(GR) is hereby amended by approval of the site plan (**Exhibit ‘A’**), incorporated herein by reference for all purposes, and includes the following:

1. Eight 3-story apartment buildings with 200 units that includes a clubhouse that will house management offices, a pool, a picnic area, a volleyball and basketball area, shuffleboard, bocce ball, and a dog park.
2. Façade will be brick and cementitious siding.
3. 410 parking spaces with 12 handicapped spaces that includes garages and covered parking.
4. A 6’ x 8’ monument style sign with a brick structure to be located at entrance off McKnight Road.
5. Driveway access from McKnight Road and Pavilion Parkway.
6. Screened dumpster locations at the northwest and southeast corners of the property.
7. A wooden screening fence surrounding entire complex with gated entries.
8. Access off McKnight Road requires TXDOT approval.
9. Property must be subdivided before issuance of building permits.
10. Any additional applicable city code/ordinance requirements in addition to those listed including but not limited to building, subdivision, fire, drainage, water and sewer as well as utility easement verification/approval must be met prior to the issuance of building permits. Utilities have the right to request additional easements.

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

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

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

PASSED AND APPROVED in Regular Council Session on this the 27th day of August, 2018.

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

SITE PLAN



Property Description
12.051 Acres
Bowie County, Texas

EXHIBIT 'B'

2018-102

All that certain lot, tract or parcel of land lying and situated in the George Brinlee Headright Survey, Abstract 18, Bowie County, Texas, being a part of that certain tract of land described as 14.755 acres in the deed from Elvin Fenton to Gibson Heights, LLC, dated December 19, 2013, recorded in Volume 6565, Page 167 of the Real Property Records of Bowie County, Texas, being the same tract of land described as 14.755 acres in the deed from Jasper S. Howard, et ux, to Kenneth D. Goodman, dated May 31, 2005, recorded in Volume 4636, Page 241 of the Real Property Records of Bowie County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at a 1 inch steel pipe found for a corner (control monument), the Southwest corner of the said 14.755 acre tract, the Southeast corner of that certain tract of land described as 19.446 acres in the deed from Jasper S. Howard to Delton B. Gwinn, dated August 7, 1989, recorded in Volume 1362, Page 309 of the Real Property Records of Bowie County, Texas, being the same tract of land described as 19.446 in the deed from Clyde G. Harrington, et ux, to Larry Carter, dated February 27, 1979, recorded in Volume 646, Page 160 of the Deed Records of Bowie County, Texas, lying in the North line of Lot 28 of Woodland Acres Subdivision, according to the plat recorded in Volume 608, Page 41 of the Deed Records of Bowie County, Texas;

THENCE North 03 degrees 58 minutes 16 seconds West (basis of bearings) a distance of 896.78 feet along the West line of the said 14.755 acre tract and the East line of the said 19.446 acre tract to a 1/2 inch steel rod set for a corner, capped MTG 101011-00, said corner bears North 03 degrees 58 minutes 16 seconds West a distance of 225.24 feet to a 1 inch steel pipe found for a corner (control monument), the Northwest corner of the said 14.755 acre tract, the Northeast corner of the said 19.446 acre tract, lying in the South right-of-way line of Farm-to-Market Road 1297 (McKnight Road);

THENCE North 88 degrees 39 minutes 48 seconds East a distance of 264.68 feet to a 1/2 inch steel rod set for a corner, capped MTG 101011-00;

THENCE North 01 degrees 20 minutes 12 seconds West a distance of 225.00 feet to a 1/2 inch steel rod set for a corner, capped MTG 101011-00, lying in the North line of the said 14.755 acre tract and the South right-of-way line of the said McKnight Road;

THENCE North 88 degrees 39 minutes 48 seconds East a distance of 50.00 feet to an "X" in concrete set for a corner;

THENCE South 01 degrees 20 minutes 12 seconds East a distance of 225.00 feet to a 1/2 inch steel rod set for a corner, capped MTG 101011-00;

THENCE North 88 degrees 39 minutes 48 seconds East a distance of 268.32 feet to a 1/2 inch steel rod set for a corner, capped MTG 101011-00, lying in the East line of the said 14.755 acre tract and the West line of that certain tract of land described as Tract One, with 4.00 acres in the deed from Kellie Joanne McDonald, et al, to East McKnight, LLC, dated September 20, 2015, recorded in Document No. 2015-11270 of the Real Property Records of Bowie County, Texas, being the same tract of land described as 4.00 acres in the deed from Ross Tiller, et ux, to Guss Canaday, et ux, dated February 26, 1964, recorded in Volume 434, Page 295 of the Deed Records of Bowie County, Texas, said corner bears North 03 degrees 53 minutes 41 seconds West a distance of 228.12 feet to a 1/2 inch steel rod found for a corner, the Northeast corner of the said 14.755 acre tract and the Northwest corner of the said 4.00 acre tract;

THENCE South 03 degrees 53 minutes 41 seconds East a distance of 865.44 feet along the East line of the said 14.755 acre tract, the West line of the said 4.00 acre tract, and the West line of that certain tract of land described as 9.24 acres in the deed from Meloney Diane Oliver Graham, et al, to East McKnight LLC, dated September 30, 2015, recorded in Document No. 2015-11269 of the Real Property Records of Bowie County, Texas, being the same tract of land described as 9.24 acres in the deed from Ross Tiller, et ux, to Seabert Fields Choate, et ux, dated March 22, 1973, recorded in Volume 557, Page 295 of the Deed Records of Bowie County, Texas, to a 1/2 inch steel rod found for a corner, lying in the North line of that certain tract of land described as 43.229 acres in the deed from Kirk Patton, et al, to Gibson Park Development, LLP, dated October 27, 2005, recorded in Volume 4765, Page 302 of the Real Property Records of Bowie County, Texas, the Southeast corner of the said 14.755 acre tract, the Southwest corner of the said 9.24 acre tract;

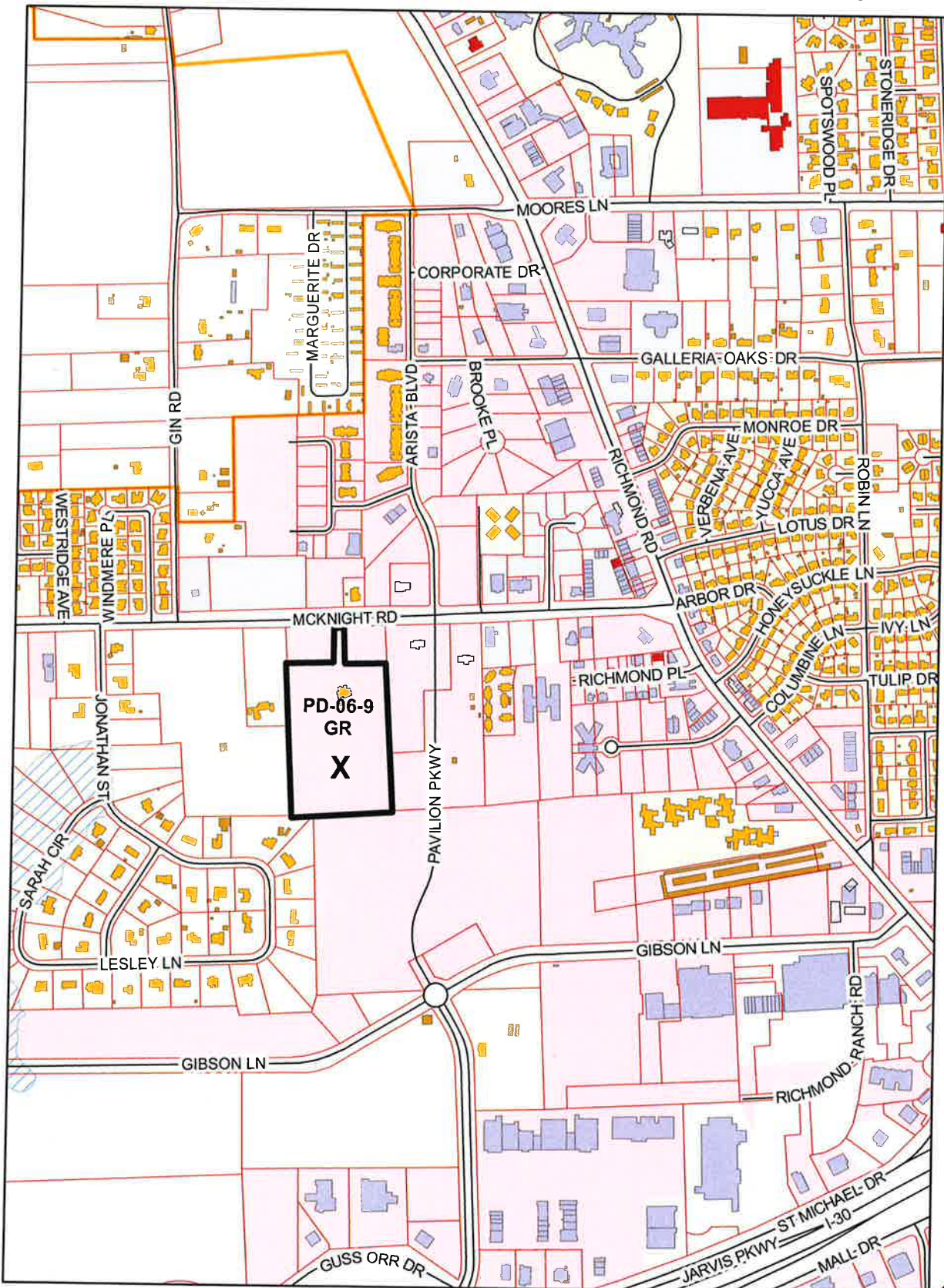
THENCE South 85 degrees 10 minutes 29 seconds West a distance of 507.49 feet along the South line of the said 14.755 acre tract and the North line of the said 43.229 acre tract to a 1/2 inch steel rod set for a corner, capped MTG 101011-00, the Northwest corner of the said 43.229 acre tract, the Northeast corner of the said Lot 28 of Woodland Acres Subdivision;

THENCE South 88 degrees 22 minutes 28 seconds West a distance of 73.86 feet along the South line of the said 14.755 acre tract and the North line of the said Lot 28 to the point of beginning and containing 12.051 acres of land, at the time of this survey.

Attachment: 2018-102 EXH 'B' legal description (1917 : 2018-102 ORD amending PD-06-09(GR))

Proposed McKnight Place

Department of Planning and Community Development



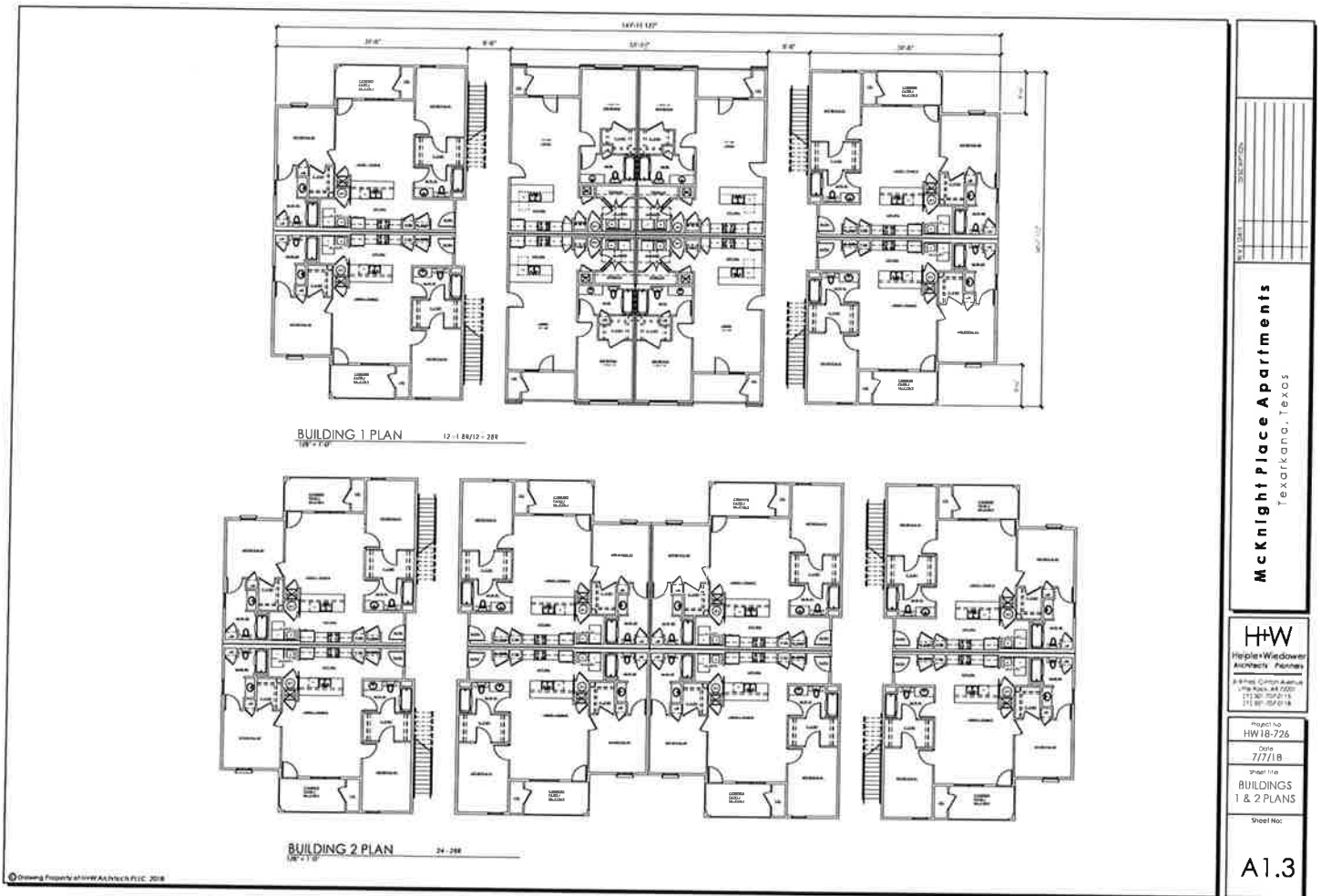
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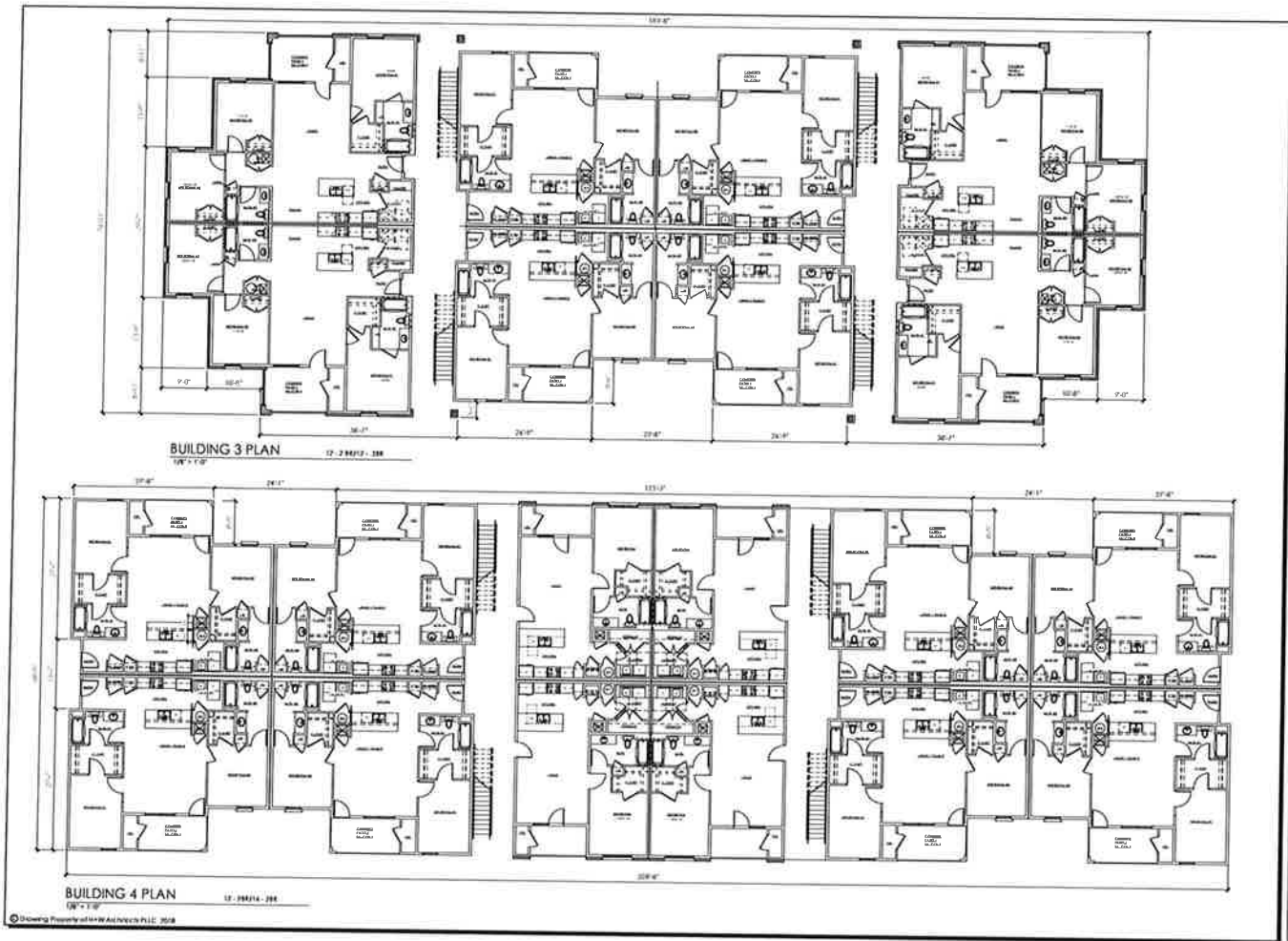


**Proposed McKnight Place
Department of Planning and Community Development**

2018-102 ATTH 02



Attachment: 2018-102 ATTH 02 (Sample of floor plans) (1917 : 2018-102 ORD amending PD-06-09(GR))



McKnight Place Apartments
Texas, Texas

H+W
Hargis + Wiedow
Architects, PLLC

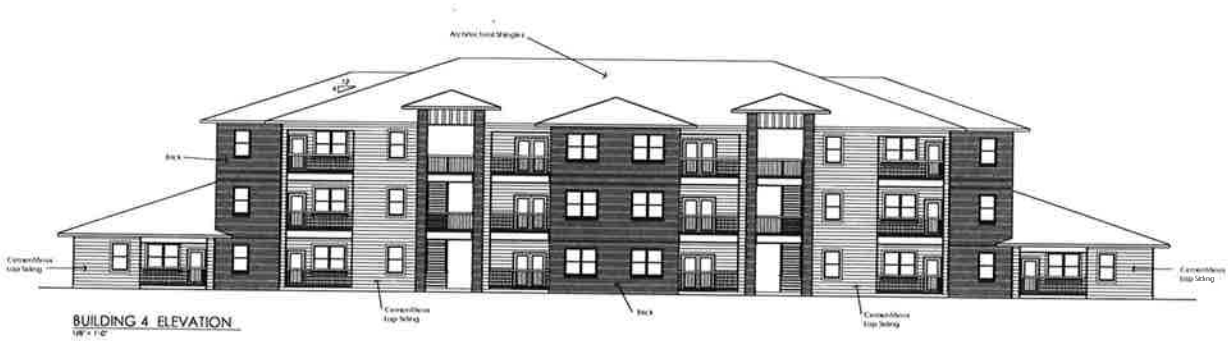
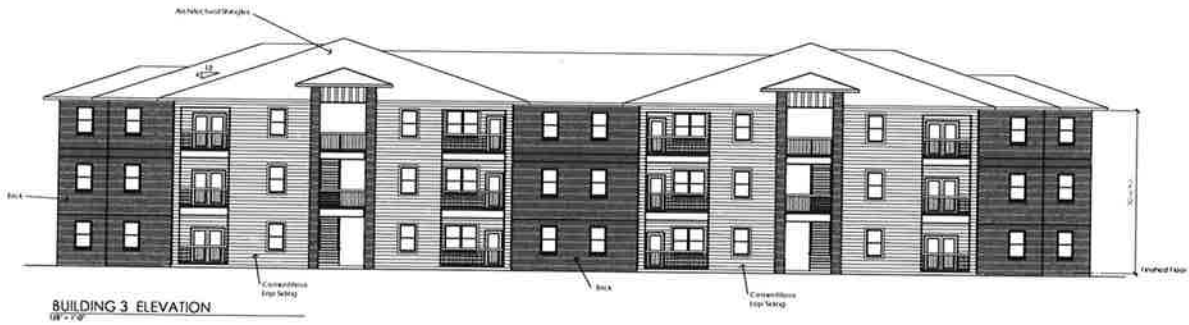
Project No.
HW18-726
Date
7/7/18
Sheet No.
BUILDINGS
3 & 4 PLANS

A1.4

2018-102 ATTH 03

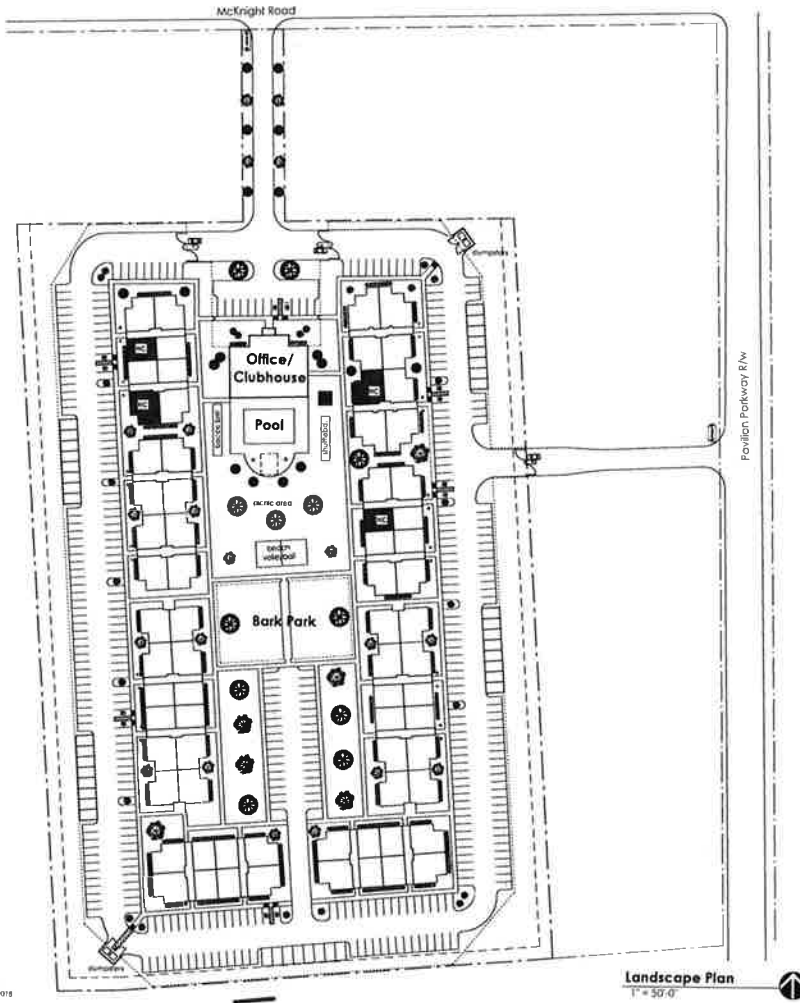


Attachment: 2018-102 ATTH 03 Elevations (1917 : 2018-102 ORD amending PD-06-09(GR))



© Drawing Property of H&W Architects PLLC 2018

McKnight Place Apartments Texas, Texas	
H&W Hagler & Wadsworth Architects PLLC	
Project No. HW18-726	Date 7/18/18
Drawing BUILDING 3&4 ELEVATIONS	
Sheet No. A2.2	



Landscape Legend

- Shumard Oak (11)
- Red Maple (6)
- Crab Apple (18)
- Crape Myrtle (25)
- Yaupon Holly (18)
- Planter bed at Signs - Crape Myrtle, Juniper & Liriope
- Foundation planting - Juniper & Liriope

- Notes:
1. Entire site to be solid Bermuda sod.
 2. Entire site to be covered with automatic irrigation system.
 3. Large trees to be min. 3" caliper; small trees 1 1/2"
 4. All other plants to be min. 1 gal. containers
 5. Dumpsters to be enclosed with 6' tall opaque fencing

Landscape Plan
1" = 50'-0"

© Drawing Property of H+H Architects PLLC. 2018

McKnight Place Apartments Texarkana, Texas	
H+H Hepler/Wiedemer Architects - Planners	Project No. HW18-726
2000 S. Main Street, Suite 200 Texarkana, TX 75781 (940) 791-1111	Date 7/18/18
Sheet No. Landscape Plan	Sheet Title L1.1

McKnight Place

2018-102 ATTH 05

6.9.h

300 150 0 300 Feet



Attachment: 2018-102 ATTH 05 Proposed platting layout of lots (1917 : 2018-102 ORD amending PD-06-09(GR))



City of Texarkana, Texas

Developing Perspectives and Goals Pending Approval by the City Council:

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

Perspectives and Goals Additional Comments:

NONE

Resource Impact:

NA

No Additional

Other Potential Impacts:

NA

Public Information Plan:

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

Other: