



CITY OF TEXARKANA
PLANNING & ZONING COMMISSION
AGENDA • MAY 6, 2024

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

220 TEXAS BLVD.
 TEXARKANA, TX 75501

Chairperson	Commissioner	Commissioner
Gene Joyce III	James Larkins	Brad Bailey
Vice Chairperson	Commissioner	Alternate Commissioner
Dianna Patterson Kinsey	Wanda Northam	Lee Kernek
Commissioner	Commissioner	Alternate Commissioner
Tom Coleman	Casey Boyette	Ross Sarine

I. CALL TO ORDER

II. AGENDA ITEMS

1. Amendment to PD-02-13 site plan approval on Lot 4, Block 6, Richmond Development Fifth Subdivision, located at 3408 Arista Boulevard. Katy Atwood, owner, and Kayla Wood, MTG Engineers and Surveyors.
2. Z-24-5: rezoning from General Retail to Commercial on Lots 34-42 and 45-51, Midland Addition, located at 300 Savannah Hill Drive. Patrick Hill, owner.
3. Z-24-6: rezoning on Lot 1 and 37 1/2 ft of Lot 2, Witt Addition, located at 3309 New Boston Road, from General Retail to Commercial. Richard Seals, owner.
4. S-788: Specific Use Permit for one additional use of permanent cosmetics on Lots 7 & 8, Block 29, Ghio-Fish Boulevard Addition, located at 3218 Texas Boulevard. Bryan Callaway, owner, and Marianne Hawkins, agent.

5. Consider approval of the updates to the Comprehensive Plan Implementation for 2024.

III. STAFF UPDATES

IV. CONSIDER APPROVAL OF MINUTES

1. Consider the Planning and Zoning Commission meeting minutes from April 1, 2024.

V. ADJOURNMENT

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 Planning and Zoning Commission holds this meeting.

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

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

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

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

City of Texarkana, Texas

Version:

Update Date: 5/1/2024 4:19 PM

Summary Sheet

Lead Department: Planning & Zoning Commission **Action Officer:** Laura Puckett, Zoning Administrator
Subject: Amendment to PD-02-13 site plan approval on Lot 4, Block 6, Richmond Development Fifth Subdivision, located at 3408 Arista Boulevard. Katy Atwood, owner, and Kayla Wood, MTG Engineers and Surveyors.

Meeting Date: 5/6/2024**Attachments**

- a. Hearing Notice and Application (PDF)
- b. Maps (PDF)
- c. Site Plan (PDF)
- d. Elevations (PDF)
- e. Floor Plans (PDF)

Staff Coordination

Building Code Administration	Mashell Daniel	Department Head Review
Pending		
Planning & Zoning Commission		Department Review
Pending		
Planning & Zoning Commission	Laura Puckett	Meeting Pending
05/06/2024 6:00 PM		

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Katy Atwood, owner, and Kayla Wood, MTG Engineers and Surveyors, agent, for site plan approval on Lot 4, Block 6, Richmond Development Fifth Subdivision, located at 3408 Arista Boulevard. The current zoning is Planned Development-General Retail. This site is currently vacant.

The Future Land Use Map designates this property as "Neighborhood Residential".

The adjacent zoning is Planned Development-General Retail to the north, south, east, and west. The adjacent land use is an apartment complex to the west and east, offices to the north and south.

The site plan consists of the following:

City of Texarkana, Texas

1. The construction of a 2,525 sq ft building.
2. The access driveway will be off Arista Boulevard.
3. There will be 6 parking spaces including 1 handicapped space. All parking spaces shall be a minimum of 180 sq. ft. in size.
4. A 6' by 8' monument style sign. No electronic message.
5. Development must meet Drainage Ordinance and Stormwater Manual Design Standards.
6. The Utility has no objections to the site plan.
7. There is an 8 in sewer main running along the East side of Arista Blvd in front of the property.
8. There is an 8in water main running along the West side of Arista Blvd in front of the property.
9. Screened dumpster site.

Staff recommends for approval of the site plan with stipulations.

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

Potential Options:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends approval with stipulations.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

May 6, 2024

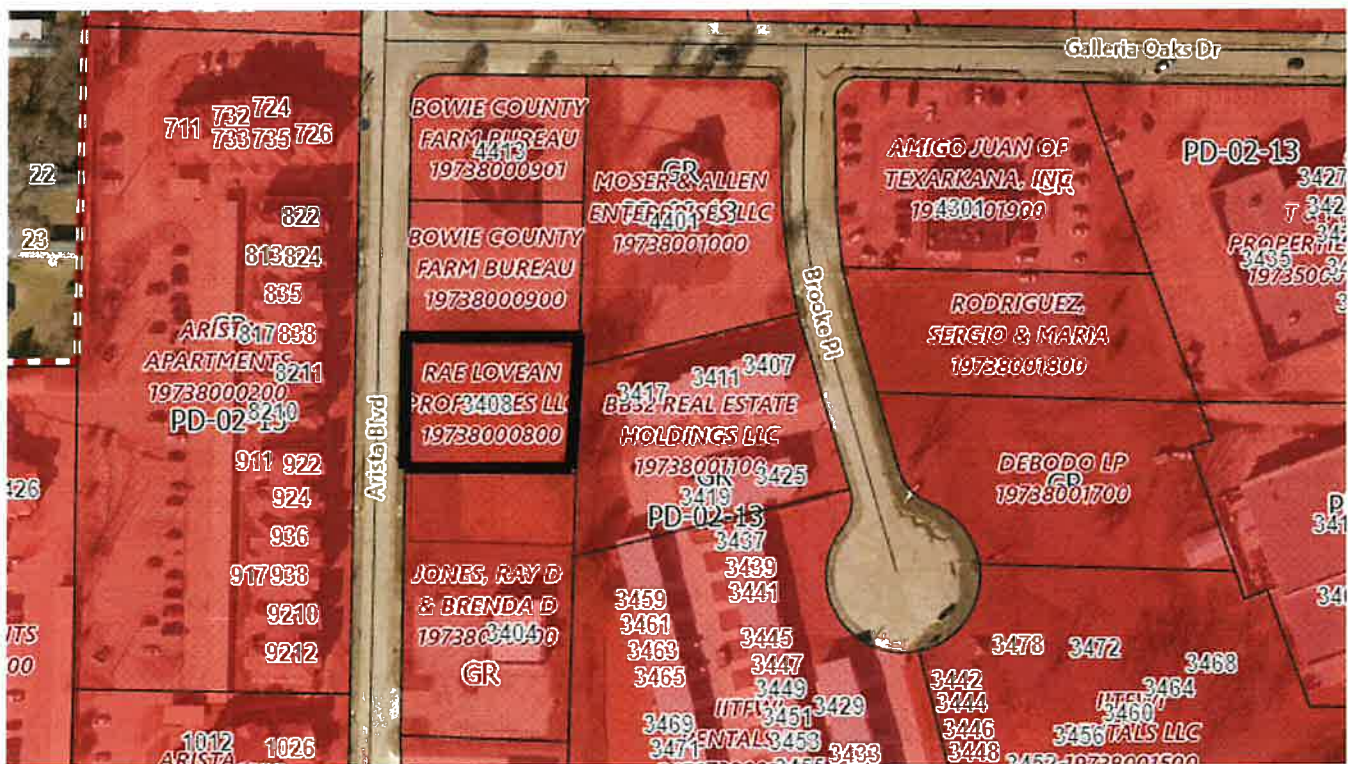
NOTICE OF PUBLIC HEARINGS

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, May 6, 2024 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, June 10, 2024 Hearing Time: 6:00 pm

- ♦ If they desire, persons concerned with the proposed change can present a letter in opposition to or in favor of the proposed change. If a written protest 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 letter must be received and filed before or at the Planning and Zoning Commission Meeting. (The letter can be emailed to lpuckett@texarkanatexas.gov).



OWNER: Katy Atwood, owner, and Kayla Wood, MTG Engineers and Surveyors, agent

OWNER'S ADDRESS: 6 Big Oak Lane, Texarkana, Texas 75503

LOCATION OF REZONING: 3408 Arista Boulevard, Texarkana, Texas 75503

PROPOSED CHANGE: Amendment to PD-02-13(GR) for site plan approval for the construction of pool store

LEGAL DESCRIPTION: on Lot 4, Block 6 Richmond Development Fifth Subdivision

CASE NUMBER: Amendment-PD-02-13 DATE MAILED: April 24, 2024

Attachment: Hearing Notice and Application (4229 : Amendment to PD-02-13 site plan 3408 Arista)



SITE PLAN APPROVAL APPLICATION

CITY OF TEXARKANA TEXAS

220 Texas Blvd
Texarkana TX 75501
(903) 798-3945

www.ci.texarkana.tx.us.org

Receipt No. 24-001088

Case Amendment PD-02-13 (GR)
Date 3/29/24

To: The Planning and Zoning Commission
City of Texarkana Texas

Please consider this as my application for site plan approval in the City of Texarkana, Texas for the following described property.

LEGAL DESCRIPTION OF PROPERTY: (Lot and block numbers if in a subdivision; metes and bounds description if any portion of property does not have assigned lot and block numbers)

Lot: 4 Block: 6 Addition: Richmond Development Fifth Subdivision
(Or see attached metes and bounds legal description)

Project location/address:

3408 Arista Boulevard, Texarkana, Texas 75503

Present zoning: Planned Development - GR Proposed zoning (if applicable) _____

Proposed use: Pool Store

Total square footage of proposed building 2,525 SF Number of parking spaces 6

Number of required parking spaces per Ordinance 6 Handicapped spaces 1

~~XXXXXXXXXXXXXXXXXXXX~~

SIGNAGE: Type (i.e. monument, pole) _____

Size _____

Material to be used for structure (if monument style) _____

Kayla K. Wood
Attorney or Agent Signature

Printed Name: Kayla Wood

5930 Summerhill Road
Address

Texarkana, TX 75503
City, State, Zip

903 - 838 - 8533
Home Phone & Cell Phone

kwood@mtgengineers.com
Email Address

Katy Atwood
Property Owner Signature

Printed Name Katy Atwood

Le Big Oak Ln
Address

Texarkana Tx 75503
City, State, Zip

9039305094
Home Phone & Cell Phone

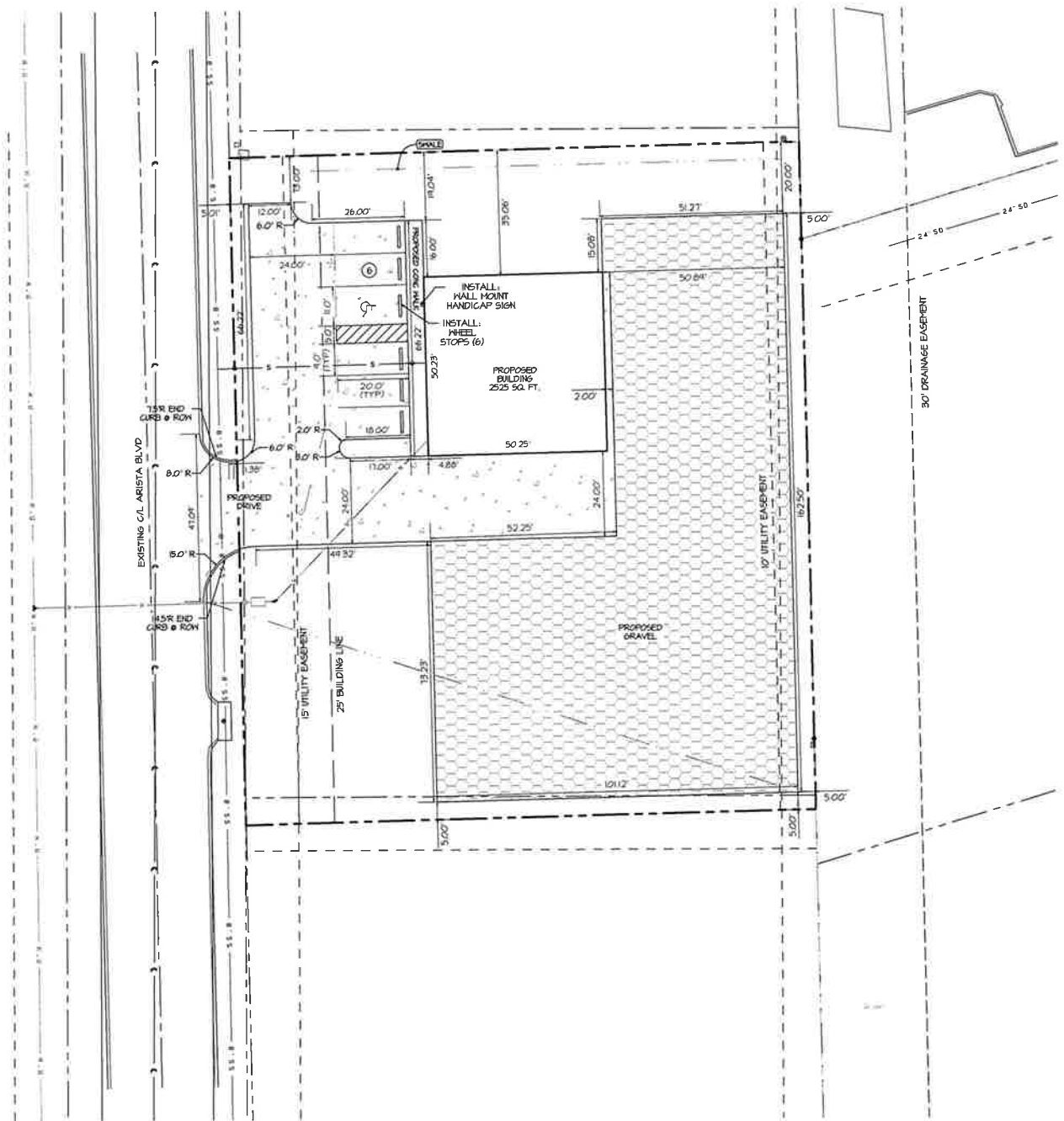
Katybrown11@yahoo.com
Email Address

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

Attachment: Hearing Notice and Application (4229 : Amendment to PD-02-13 site plan 3408 Arista)

Map showing various lots and property owners in the City of Portland, Oregon. The map includes streets such as Marguerite Dr, Arista Blvd, Galleria Oaks Dr, Brooke Pl, and Cascade Blvd. Lots are numbered and color-coded (red, yellow, green). Property owners listed include RKM PROPERTIES LLC, SKB ENTERPRISES LLC, KINGWOOD REAL ESTATE LLC, BOWIE COUNTY FARM BUREAU, MOSER & ALLEN ENTERPRISES LLC, RAE LOVEAN PROPERTIES LLC, JONES, RAY D & BRENDA D, DSK PROPERTIES LLC, and AMIGO TEXAS. A specific lot, 3408, is highlighted with a black border and labeled 'RAE LOVEAN PROPERTIES LLC'.

Amendment to PD-02-13



GRAPHIC SCALE 1"=20'

N

LEGEND

- PROPERTY LINE
- CURB AND GUTTER
- BUILDING EDGE
- EDGE OF PAVEMENT
- EASEMENT
- BUILDING LINE OFFSET
- TOE OF DITCH/SLOPE
- TOP OF BANK
- OVERHEAD POWER LINE
- WATER MAIN
- SANITARY SEWER MAIN
- TELEPHONE LINE
- PROPOSED CONTOUR INT.
- EXISTING CONTOUR INT.
- SILT FENCE
- STORM DRAIN
- FIRE LANE
- SPOT ELEVATION
- POWER POLE
- WATER METER
- WATER VALVE
- CLEAN OUT
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- SIGN (TYPICAL)
- HANDICAP PARKING SYMBOL (PAINTED)
- FIRE HYDRANT
- LIGHT POLE
- GAS REGULATOR
- IRRIGATION CONTROL VALVE
- SPRINKLER HEAD
- ROOF DRAIN
- TELEPHONE JUNCTION BOX
- ELECTRIC JUNCTION BOX
- GUY WIRE
- TREE

- GENERAL SITE NOTES
- CONTRACTOR SHALL FIELD VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING AND PLANNED UTILITIES BEFORE CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING UTILITIES (SHOWN OR NOT SHOWN) WITHIN SCOPE OF CONSTRUCTION. IF ANY EXISTING UTILITIES ARE DAMAGED, THE CONTRACTOR SHALL REPLACE THEM AT HIS OWN EXPENSE.
 - CONTRACTOR SHALL NOTIFY THE APPROPRIATE AGENCY A MINIMUM OF 2 WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION WITHIN RIGHT-OF-WAY. ALL WORK WITHIN THE RIGHT OF WAY SHALL BE IN COMPLIANCE WITH APPROVED PERMIT.
 - BUILDING DIMENSIONS SHOWN ON THESE PLANS ARE OUTSIDE FOUNDATION/LAB LINES. CONTRACTOR SHALL COORDINATE AND VERIFY DIMENSIONS WITH ARCHITECTURAL PLANS. IN THE EVENT OF ANY DISCREPANCIES BETWEEN THE SITE PLANS AND ARCHITECTURAL PLANS, THE ENGINEER AND ARCHITECT SHALL BE NOTIFIED.
 - DIMENSIONS SHOWN ARE FROM BACK OF CURB AS APPLICABLE, UNLESS OTHERWISE NOTED.
 - THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ANY OBSTRUCTIONS SUCH AS EXISTING STRUCTURES, FENCES, DEBRIS, OR TREES ON SITE, AND SHALL COORDINATE ALL REMOVAL WITH THE GENERAL CONTRACTOR. NO TREES OR OTHER ITEMS SHALL BE REMOVED WITHOUT THE APPROVAL OF THE ARCHITECT, ENGINEER, AND OWNER.
 - THE CONTRACTOR SHALL PROTECT ALL EXISTING POWER POLES, SIGNS, MANHOLES, TELEPHONE RISERS, WATER VALVES, ETC., DURING ALL CONSTRUCTION PHASES.

5930 SUMMERHILL ROAD
TEXARKANA, TEXAS
P 903.838.6533
www.mtgengineers.com
TBP# FIRM NO. F-354
AR COA NO. 126
© MTG 2023

MTG
ENGINEERS
& SURVEYORS



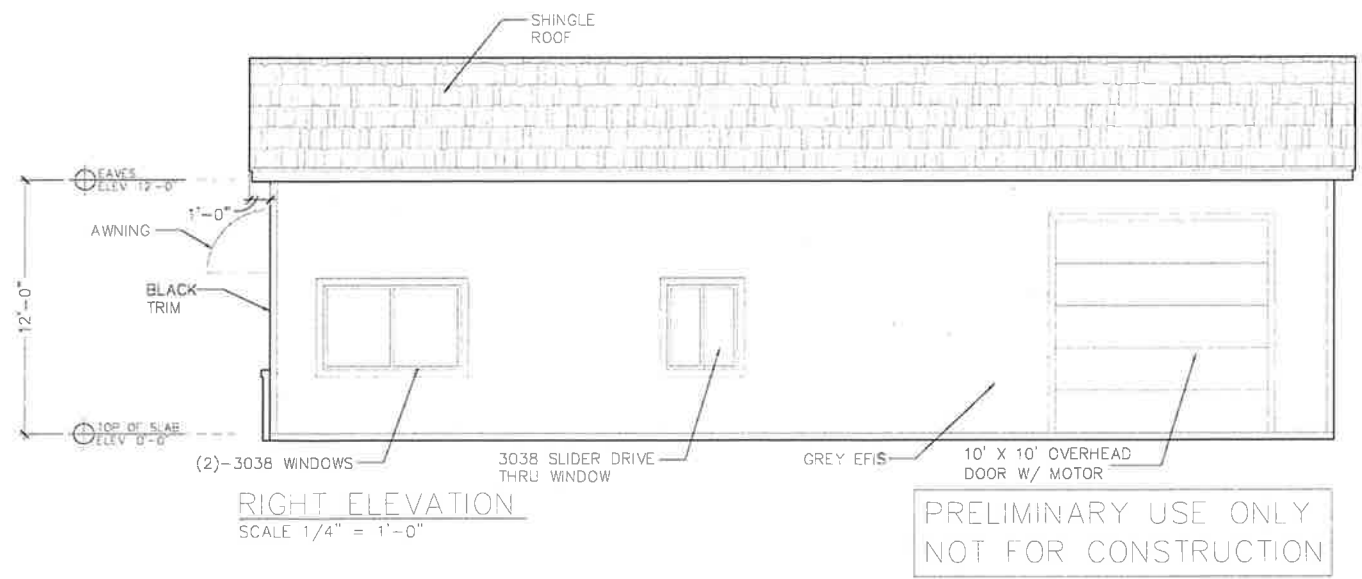
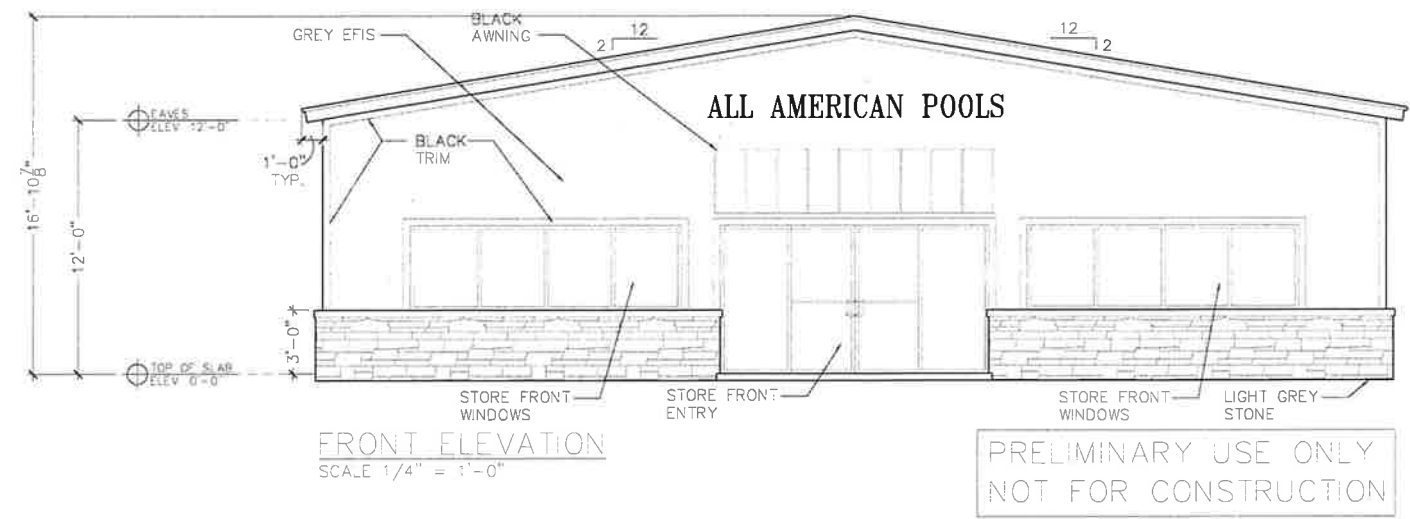
Scale	AS SHOWN
Drawn By	A.M.G.
Checked By	K.S.H.
File No.	

SITE PLAN

AMERICAN POOLS
TEXARKANA, TEXAS
ROGERS
CONSTRUCTION

Drawing Date	11/9/2023
Project Number	236006
Sheet Number	C2

Amendment to PD-02-13



General Notes

No.	Revision/Issue	Date

Firm Name and Address

ROGERS
Equipment &
Construction
RESIDENTIAL AND COMMERCIAL CONTRACTOR
Mike Rogers Phone: 903-278-1244

Project Name and Address

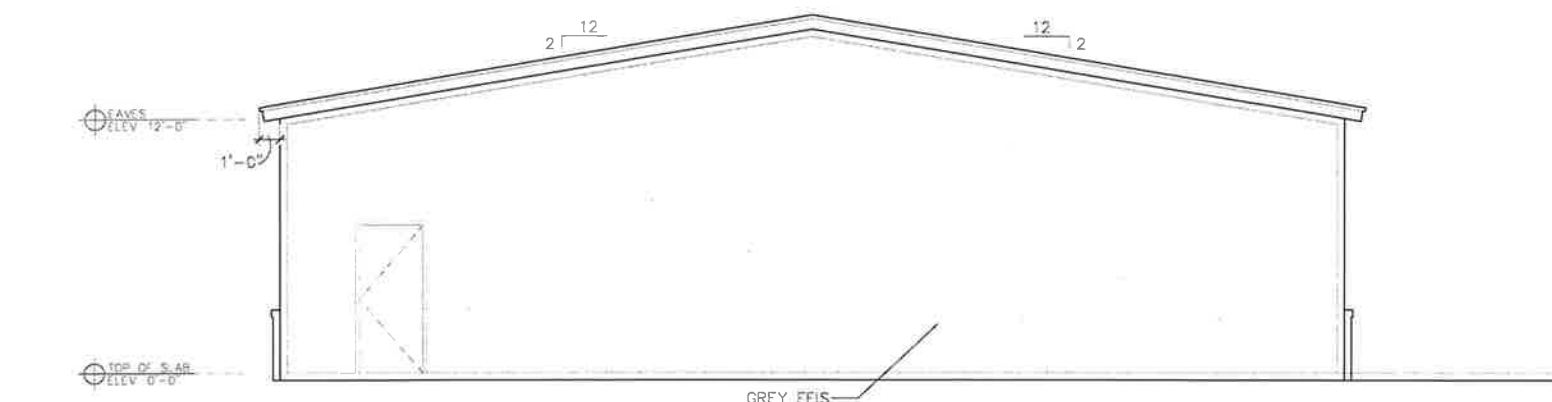
All American Pools
Nash, TX

Design by Greg Parker

Project	Sheet
Prelim. Elevation	A2
Date	
Scale	

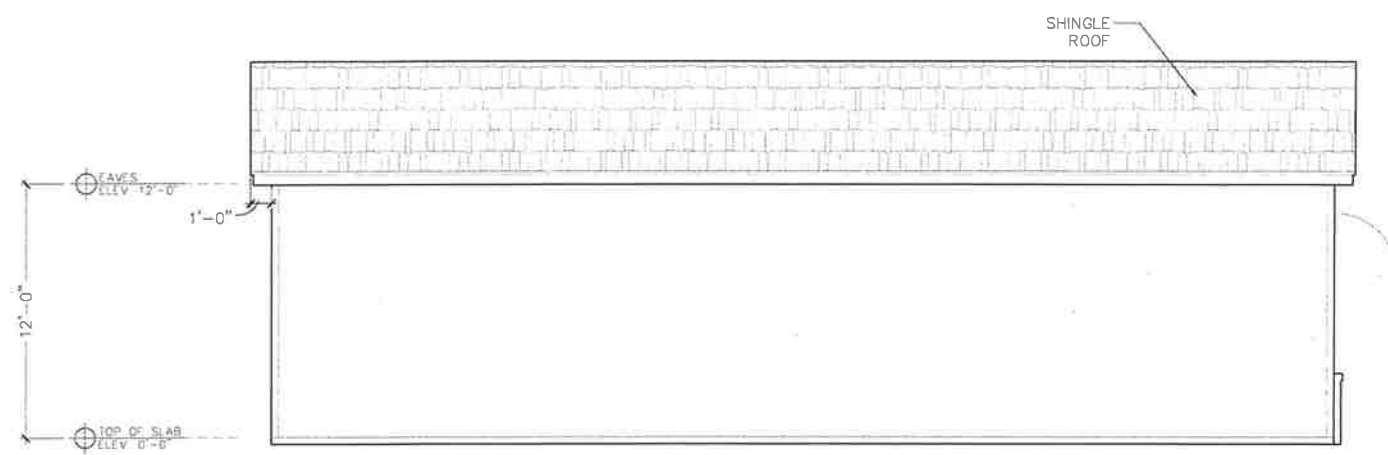
8/14/2023
1/4" = 1'-0"

Amendment to PD-02-13



REAR ELEVATION
SCALE 1/4" = 1'-0"

PRELIMINARY USE ONLY
NOT FOR CONSTRUCTION



LEFT ELEVATION
SCALE 1/4" = 1'-0"

PRELIMINARY USE ONLY
NOT FOR CONSTRUCTION

General Notes

No.	Revision/Issue	Date

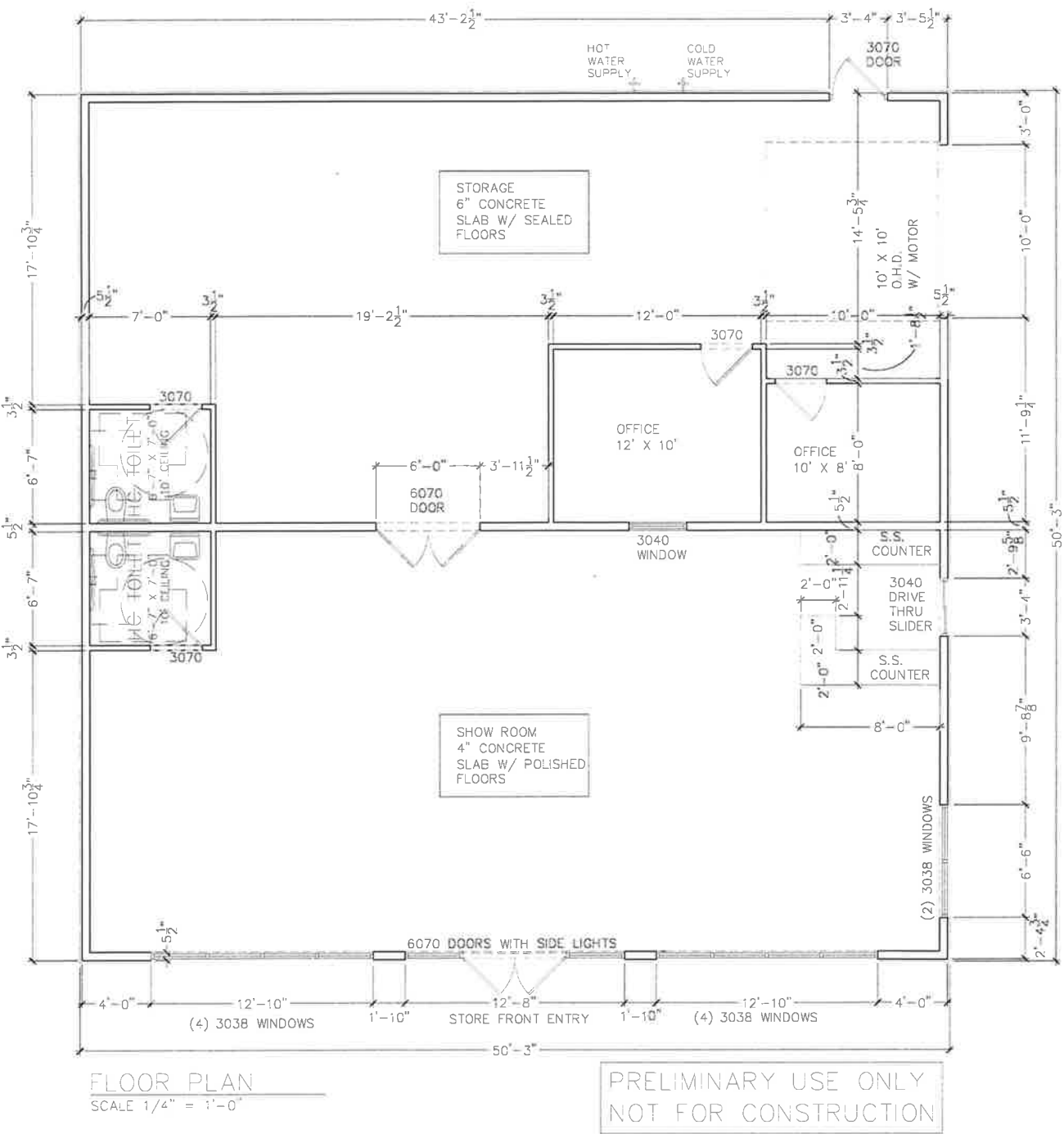
Firm Name and Address
**ROGERS**
Equipment & Construction
RESIDENTIAL AND COMMERCIAL CONTRACTOR
Mike Rogers Phone: 903-278-4244

Project Name and Address
All American Pools
New Construction
Design by Greg Portus

Project Prelim. Elevation	Sheet A3
Date 8/14/2023	
Scale 1/4" = 1'-0"	

Attachment: Elevations (4229 : Amendment to PD-02-13 site plan 3408 Arista)

Amendment to PD-02-13



General Notes

No.	Revision/Issue	Date

Firm Name and Address

REC ROGERS
Equipment &
Construction

RESIDENTIAL AND COMMERCIAL CONTRACTOR

Mike Rogers Phone: 903-278-4244

Project Name and Address

All American Pools
Nash, TX

Design by Greg Pankus

Project	Prelim. Floor Plan	Sheet A1
Date	8-14-2023	
Scale	1/4" = 1'-0"	

City of Texarkana, Texas

Summary Sheet

Version:

Update Date: 4/25/2024 9:42 AM

Lead Department: Planning & Zoning Commission **Action Officer:** Laura Puckett, Zoning Administrator

Subject: Z-24-5: rezoning from General Retail to Commercial on Lots 34-42 and 45-51, Midland Addition, located at 300 Savannah Hill Drive. Patrick Hill, owner.

Meeting Date: 5/6/2024

Attachments

- a. Hearing Notice and Application (PDF)
- b. Maps (PDF)

Staff Coordination

Building Code Administration	Mashell Daniel	Department Head Review
Pending		
Planning & Zoning Commission		Department Review
Pending		
Planning & Zoning Commission	Laura Puckett	Meeting Pending
05/06/2024 6:00 PM		

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Patrick Hill, owner, to rezone Lots 34-42 and 45-51, Midland Addition, located at 300 Savannah Hill Drive from General Retail to Commercial. The intended use is an outdoor car lot and mixed uses in building.

The Future Land Use Map has designated this property as "Neighborhood Retail".

The adjacent zoning is General Retail to the north, south, east, and west. The adjacent land use is a residence to the north, office to the west and south, and vacant land to the east.

Staff recommends approval this request.

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

City of Texarkana, Texas

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

Potential Options:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends for approval of this request.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

May 6, 2024

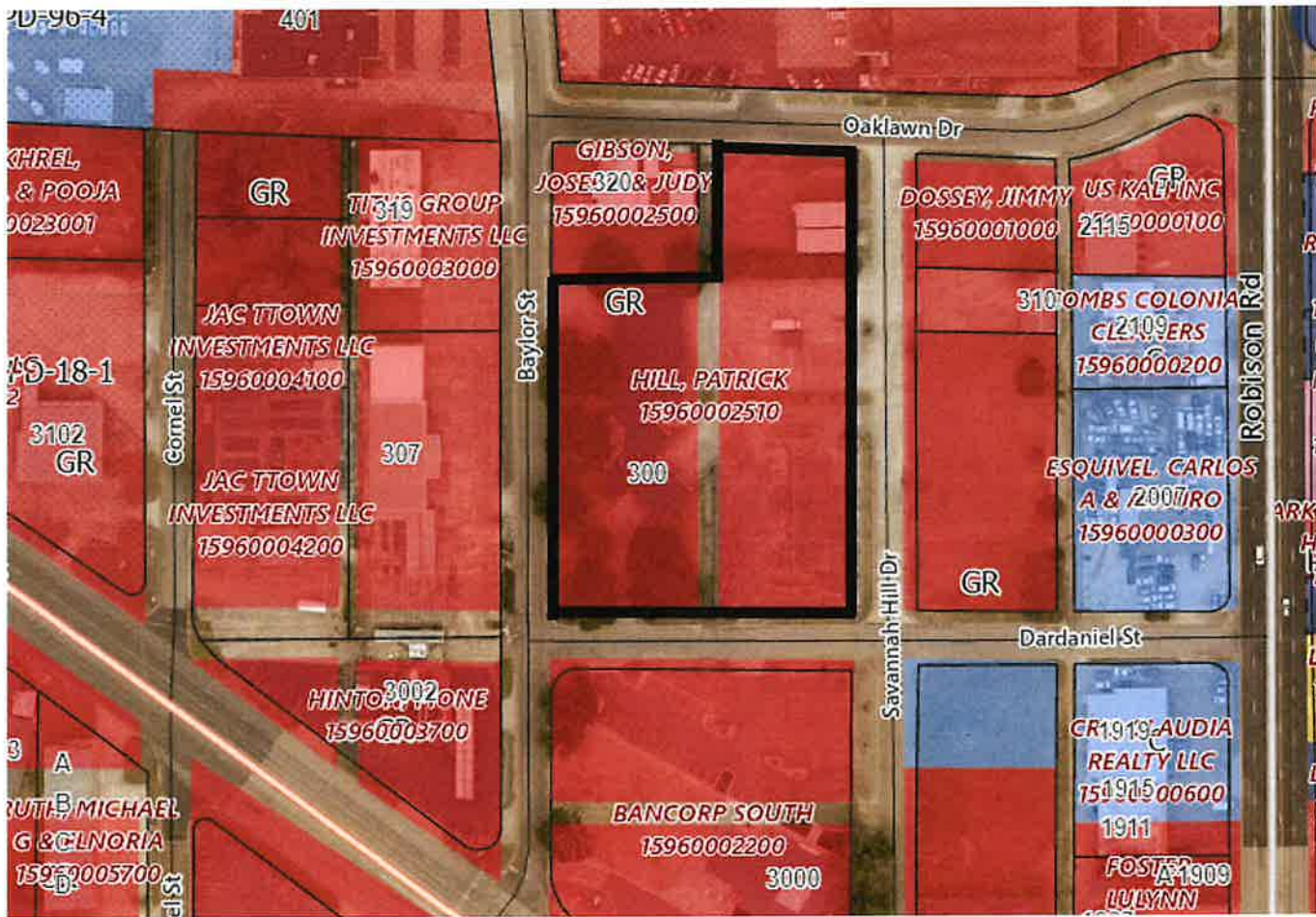
NOTICE OF PUBLIC HEARINGS

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, May 6, 2024 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, June 10, 2024 Hearing Time: 6:00 pm

- ♦ If they desire, persons concerned with the proposed change can present a letter in opposition to or in favor of the proposed change. If a written protest 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 letter must be received and filed before or at the Planning and Zoning Commission Meeting. (The letter can be emailed to lpuckett@texarkanatexas.gov).



OWNER: Patrick Hill, owner

OWNER'S ADDRESS: 3402 Hazel Street, Texarkana, Texas 75503

LOCATION OF REZONING: 300 Savannah Hill Drive, Texarkana, Texas 75501

PROPOSED CHANGE: Auto Sales outdoor lot

ZONING CHANGE FROM: General Retail TO: Commercial

LEGAL DESCRIPTION: on Lots 34-42 and 45-51, Midland Addition

CASE NUMBER: Z-24-5

DATE MAILED: April 24, 2024



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. 24-001125 Case Z-245 Date 4-1-24

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: 34-42 Block: _____ Addition: MIDLAND
(Or see attached legal description)

45-51
Location: 300 SAVANNAH HILL Dr.

Present Zoning: GENERAL RETAIL

Proposed Zoning: COMMERCIAL

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

A. OFFICE / RETAIL / B. - OUTSIDE CAR SALES

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

CHANGING ZONE FOR USE

Attorney or Agent Signature

Print Name

Address

City, State, Zip

Home Phone & Cell Phone

Email Address

Property Owner Signature

Print Name

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

Attachment: Hearing Notice and Application (4230 : Z-24-5 GR to C 300 Savannah Hill Dr)

Parcel 300 Hill, Patrick Hill
 GR
 HILL, PATRICK
 15960002510
 300

Other Parcels and Owners:

- Parcel 2212:** U S A POST OFFICE, 19060022700
- Parcel 2211:** U S A POST OFFICE, 19060022700
- Parcel 2215:** DOSSEY, JIMMY, 15960001000
- Parcel 2216:** US KALPING, 15960000100
- Parcel 2217:** OMBS COLONIAL, 15960000200
- Parcel 2218:** ESQUIVEL, CARLOS A & JIRO, 15960000300
- Parcel 2219:** CRISTINA AUDIA REALTY LLC, 15960000600
- Parcel 2220:** FOSTER LULYNN, 15960000700
- Parcel 2221:** BANCORP SOUTH, 15960002200
- Parcel 2222:** HINTON, 15960003700
- Parcel 2223:** TITUS GROUP INVESTMENTS LLC, 15960003000
- Parcel 2224:** GIBSON, JOSE & JUDY, 15960002500
- Parcel 2225:** HERNANDEZ, VERONICA, 19060022500
- Parcel 2226:** DWELL, ROBERT & CAREY, 19060022600
- Parcel 2227:** JORDAN C, 02800001600

Streets: Baylor St, Oaklawn Dr, Dardaniel St, Savannah-Hill Dr, Robison Rd.

Other Labels: United States Post Office, United States Postal Solutions, Department of Agriculture, Federal Reserve, Bunch Garden, Pandas Restaurant, LANGCOK, Packet Pg 1

Savannah Hill Drive



Attachment: Maps (4230 : Z-24-5 GR to C 300 Savannah Hill Dr)

City of Texarkana, Texas

Summary Sheet

Version:

Update Date: 4/25/2024 9:56 AM

Lead Department: Planning & Zoning Commission **Action Officer:** Laura Puckett, Zoning Administrator

Subject: Z-24-6: rezoning on Lot 1 and 37 1/2 ft of Lot 2, Witt Addition, located at 3309 New Boston Road, from General Retail to Commercial. Richard Seals, owner.

Meeting Date: 5/6/2024

Attachments

- a. Hearing Notice and Application (PDF)
- b. Maps (PDF)
- c. Site drawing (PDF)

Staff Coordination

Building Code Administration Pending	Mashell Daniel	Department Head Review
Planning & Zoning Commission Pending		Department Review
Planning & Zoning Commission 05/06/2024 6:00 PM	Laura Puckett	Meeting Pending

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Richard Seals, owner, to rezone Lot 1 and 37 ½ ft of Lot 2, Witt Addition, located at 3309 New Boston Road from General Retail to Commercial. The intended use is a cabinet manufacturing company.

The Future Land Use Map has designated this property as “Mixed-Use Development”.

The adjacent zoning is General Retail to the west Planned Development-General Retail to the north, Single Family-2 to the east and south. The adjacent land use is a car wash to the west gym to the north, and residences to the east and south.

Staff recommend approval of this request.

The applicant should also be aware that if this zoning change is approved, all other applicable city code/ordinance requirements must be met including but not limited to new drainage ordinance, stormwater design manual, building codes, setbacks,

City of Texarkana, Texas

subdivision, fire, parking, drainage, water and sewer prior to the issuance of building permits.

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

Potential Options:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommend approval of this request.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

May 6, 2024

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, May 6, 2024 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, June 10, 2024 Hearing Time: 6:00 pm

- ♦ If they desire, persons concerned with the proposed change can present a letter in opposition to or in favor of the proposed change. If a written protest 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 letter must be received and filed before or at the Planning and Zoning Commission Meeting. (The letter can be emailed to lpuckett@texarkanatexas.gov).



OWNER: Richard Seals, owner

OWNER'S ADDRESS: 5102 Country Road, Texarkana, Arkansas 71854

LOCATION OF REZONING: 3309 New Boston Road, Texarkana, Texas 75501

PROPOSED CHANGE: Cabinet Manufacturing Company

ZONING CHANGE FROM: General Retail TO: Commercial

LEGAL DESCRIPTION: on Lot 1 and 37 1/2 ft of Lot 2, Witt Addition

CASE NUMBER: Z-24-6

DATE MAILED: April 24, 2024



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. 24-001285 Case Z-24-6 Date 4-15-24

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: N31Y21 1 AND 2 Block: _____ Addition: WITT Addition
(Or see attached legal description)

Location: 3309 NEW BOSTON RD. & BRECKENRIDGE ST.

Present Zoning: GR

Proposed Zoning: Commercial

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

TO MANUFACTURE KITCHEN CABINETS (WOOD WORKING)

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

Attorney or Agent Signature

Print Name

Address

City, State, Zip

Home Phone & Cell Phone

Email Address

Richard D. Seals

Property Owner Signature

RICHARD D. SEALS

Print Name

5102 COUNTRY RD

Address

TEXARKANA, AR 71854

City, State, Zip

903-277-3133

Home Phone & Cell Phone

DSEALS@JCMIND.COM

Email Address

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

Attachment: Hearing Notice and Application (4231 : Z-24-6 rezoning from General Retail to Commercial)

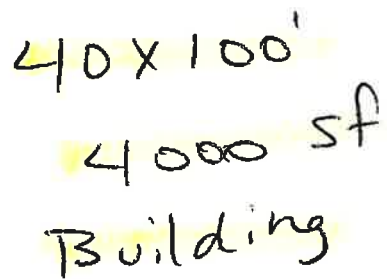
3309 New Boston Road



Attachment: Maps (4231 : Z-24-6 rezoning from General Retail to Commercial)

3309 New Boston Road





City of Texarkana, Texas

Summary Sheet

Version:

Update Date: 5/1/2024 2:09 PM

Lead Department: Planning & Zoning Commission **Action Officer:** Laura Puckett, Zoning Administrator
Subject: S-788: Specific Use Permit for one additional use of permanent cosmetics on Lots 7 & 8, Block 29, Ghio-Fish Boulevard Addition, located at 3218 Texas Boulevard. Bryan Callaway, owner, and Marianne Hawkins, agent.

Meeting Date: 5/6/2024**Attachments**

- a. Hearing Notice and Application (PDF)
- b. Maps (PDF)

Staff Coordination

Building Code Administration	Mashell Daniel	Department Head Review
Pending		
Planning & Zoning Commission		Department Review
Pending		
Planning & Zoning Commission	Laura Puckett	Meeting Pending
05/06/2024 6:00 PM		

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Bryan Callaway, owner, and Marianne Hawkins, agent, for a Specific Use Permit to allow an additional use for permanent cosmetics on Lots 7 & 8, Block 29, Ghio-Fish Boulevard Addition, located at 3218 Texas Boulevard. The property is zoned General Retail.

The Future Land Use Map has designated this property as "Neighborhood Retail".

The adjacent zoning is General Retail to the north, south, east, and west. The adjacent land usage is a tire shop north, retail to the south and west, alley vacant area east.

A Specific Use Permit is required to allow permanent cosmetics in the General Retail zoning district.

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

City of Texarkana, Texas

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. If this use ever ceases at this location, the City may revoke the Specific Use Permit that allows permanent cosmetics.
3. That the sale of tobacco products or drug paraphernalia is prohibited.
4. That any remodeling of the current building must meet all city codes and requires licensed contractors.

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

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

Potential Options:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommend approval of this request with stipulations.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

May 6, 2024



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. 24-001327

Case S-788
Date 4-17-24

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: 188 2019-12083 Block: 29 Addition: Ghio - Fish Blvd.
(Or see attached legal description)

Location: 3218 Texas Blvd. (Skin Rn's suite)

Present Zoning: retail

Requested Specific Use Permit

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

microblading (permanent make up) inside
a medspa. (Skin Rn's)

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

Service to be offered in a med spa in
a suite at this location.

Mariann Hawkins
Attorney or Agent Signature
Printed Name: Mariann Hawkins
8923 Fm 1397
Address

Texarkana TX 75503
City, State, Zip

214-679-2899
Home Phone & Cell Phone

marianne@marianneinteriors.com
Email Address

Bryan Callaway
Property Owner Signature
Printed Name: Bryan Callaway
3202 Texas Blvd.
Address

Texarkana, TX 75503
City, State, Zip

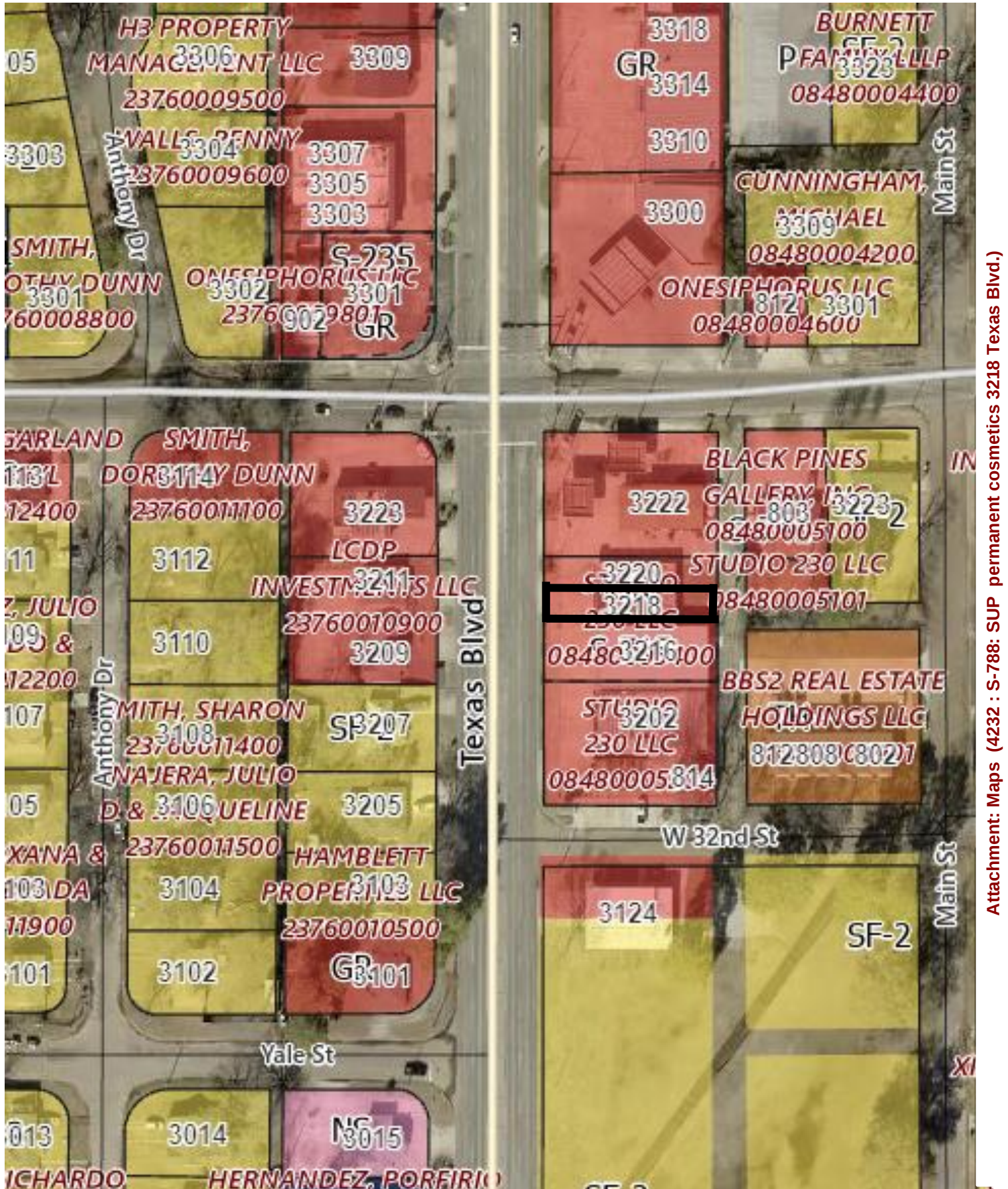
214.858.3994
Home Phone & Cell Phone

STUDIO@STUDIO20THIRTY.COM
Email Address

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

Attachment: Hearing Notice and Application (4232 : S-788: SUP permanent cosmetics 3218 Texas Blvd.)

3218 Texas Blvd.



3218 Texas Blvd.



Attachment: Maps (4232 : S-788: SUP permanent cosmetics 3218 Texas Blvd.)

City of Texarkana, Texas

Summary Sheet

Version:

Update Date: 5/1/2024 2:23 PM

Lead Department: Planning & Zoning Commission **Action Officer:** Laura Puckett, Zoning Administrator

Subject: Consider approval of the updates to the Comprehensive Plan Implementation for 2024.

Meeting Date: 5/6/2024

Attachments

- a. Comprehensive Plan Implementation Table 2024Update (PDF)

Staff Coordination

Building Code Administration	Mashell Daniel	Department Head Review
Pending		
Planning & Zoning Commission		Department Review
Pending		
Planning & Zoning Commission	Laura Puckett	Meeting Pending
05/06/2024 6:00 PM		

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

Please see attached Comprehensive Plan.

Potential Options:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends approval of the Comprehensive plan updates.

Advisory Board/Committee Review:

The Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

City of Texarkana, Texas

Advisory Board/Committee Meeting Date and Minutes:

May 6, 2024

[illegible]

 TEXARKANA IMPLEMENTATION TABLE 					
LAND USE					
REFERENCE NUMBER	RECOMMENDATION	INVOLVED AGENCY	PRIORITY	STATUS % COMPLETE	NOTES
4.1.7	Promote and incentivize LEED green building practices for new development. For example following guidelines that promote smart water management, use of local building materials, etc.	Planning and Community Development, Public Works, Building and Inspections Office	Short-Term	50% Complete	Townhouses built at Rose Hill was built using LEED building practices. Future buildings under design will use LEED practices.
4.1.8	Ensure that buildings incorporate good design principles such as articulation of facades, accentuated entries, and visually interesting features at street corners and where a building turns.	Planning and Community Development, Building and Inspections Office	Short-Term	Ongoing	
4.1.10	Clustered developments should place special focus on preserving terrain features (steep slope), drainage areas and significant mature tree stands.	Planning and Community Development, Building and Inspections Office, Public Works	Mid-Term	Ongoing	
4.1.14	Preserve open space within neighborhoods (as a common green, recreation areas, preservation of floodplains or other use) to create unique, healthy places.	Planning and Community Development, Building and Inspections Office	Mid-Term	Ongoing	
URBAN DESIGN					
REFERENCE NUMBER	RECOMMENDATION	INVOLVED AGENCY	PRIORITY	STATUS % COMPLETE	NOTES
4.4.7	Identify and preserve existing neighborhood landmarks, such as historic or distinctive buildings and prominent natural features, to foster neighborhood pride, distinctiveness and better creates a sense of ownership. Add wayfinding markers to historic districts to celebrate character.	Planning and Community Development, Building and Inspections, Public Works Department	Short-Term	Ongoing	Grim Hotel historic building being redone to match existing facades and interior looks; the Texarkanian Bank building façade removed to show original architecture of building; the downtown postoffice corridor is being redone to match the historic character.
DOWNTOWN TEXARKANA					
REFERENCE NUMBER	RECOMMENDATION	INVOLVED AGENCY	PRIORITY	STATUS % COMPLETE	NOTES
5.2.4	Develop a multi-departmental approach to evaluate the utilization of vacant, unsafe or dilapidated structures within downtown.	Planning and Community Development, Building Inspections, Public Works	Ongoing	Ongoing	Staff is continuing to have problem properties meetings and are continuing to work on the repair or demolition of dilapidated structures. The Kress Gap is an example of an unsafe structure that was demolished and made into a pocket park.
5.2.11	Continue to provide incentives for the adaptive re-use of historic and valuable structures to preserve the City's architectural heritage and ensure that new development contributes to the evolution of a strong, historic, pedestrian-oriented downtown.	Planning and Community Development, Building & Inspections, Economic Development, Texarkana Arts & Historic District Partners	Ongoing	Ongoing	Incentive programs such as façade grants and loans have been used to encourage historic preservation.

 TEXARKANA IMPLEMENTATION TABLE 					
LAND USE					
REFERENCE NUMBER	RECOMMENDATION	INVOLVED AGENCY	PRIORITY	STATUS % COMPLETE	NOTES
4.1.4	Prioritize economic development along commercial corridors.	Planning and Community Development, Economic Development	Short-Term		
DOWNTOWN TEXARKANA					
REFERENCE NUMBER	RECOMMENDATION	INVOLVED AGENCY	PRIORITY	STATUS % COMPLETE	NOTES
5.2.3	Create a community development corporation that includes a focus on marketing downtown to potential investors.	Planning and Community Development, Economic Development, Texarkana Arts & Historic District Partners	Short-Term		
5.2.5	Consider replacing the street signs in Downtown with a unique sign to establish a special area of character; Add signage for the recent Texarkana Cultural District designation.	Planning and Community Development, Economic Development, Texarkana Arts & Historic District Partners, Public Works Department	Short-Term		
5.2.6	Enhance the role of Downtown as the cultural and social center of the City, by supporting local efforts (like the Arts & Historic District) to create business awareness, promote social events, and create community ties and investment.	Planning and Community Development, Economic Development, Texarkana Arts & Historic District Partners	Ongoing		
5.2.8	Create open spaces, plazas and urban parks (such as Downtown's ArtSpark) to serve as focal points, landmarks, and gathering places for socializing and celebrations.	Planning and Community Development, Parks and Recreation, Economic Development, Texarkana Arts & Historic District Partners	Ongoing		
5.2.9	Increase recreation and entertainment opportunities in downtown via programming and community venues.	Planning and Community Development, Parks and Recreation, Economic Development, Texarkana Arts & Historic District Partners	Ongoing		
5.2.11	Continue to provide incentives for the adaptive re-use of historic and valuable structures to preserve the City's architectural heritage and ensure that new development contributes to the evolution of a strong, historic, pedestrian-oriented downtown.	Planning and Community Development, Building & Inspections, Economic Development, Texarkana Arts & Historic District Partners	Ongoing		

 TEXARKANA IMPLEMENTATION TABLE 					
TRANSPORTATION					
REFERENCE NUMBER	RECOMMENDATION	INVOLVED AGENCY	PRIORITY	STATUS % COMPLETE	NOTES
4.2.1	Continue to actively participate in regional transportation planning activities to advance funding and other improvements in Texarkana. Participation to include representation on the Metropolitan Planning Organization Policy Board and Technical Committee.	Public Works, Texarkana MPO, Planning and Community Development	Ongoing	Ongoing	Active membership and representation from the city with 3 members on the Policy board and 3 members on the technical committee.
4.2.2	Continue to pro-actively pursue mutually beneficial transportation projects with neighboring municipalities and area partners.	Public Works, Planning and Community Development, TxDOT, ArDOT, Texarkana MPO	Ongoing	Ongoing	The MPO is openly in discussion with local entities and neighboring counties to discuss projects that would benefit the Texarkana region. The MPO also considers projects in the Freight Mobility plan and the 2045 MTP to link projects in this region with other agencies that would venture into a multi-jurisdictional project.
4.2.3	Update the Texarkana Bicycle and Pedestrian Master Plan and Master Thoroughfare plan.	Public Works, Planning and Community Development, Consultant, Texarkana Metropolitan Planning Organization	Mid-Term	Complete	The Bike/Ped plan is complete and projects are being monitored for completion. The thoroughfare plan is still a proposed viable project of the MPO.
4.2.4	Design and implement roadway treatments to support place making and economic development, particularly on State Line Avenue.	Public Works, Planning and Community Development, Consultant, Texarkana Metropolitan Planning Organization, Texas Department of Transportation, and Arkansas Highway and Transportation Department	Short-Term	Ongoing	Stateline corridor study will explore economic benefits for the corridor and the plan will conclude in November of 2021.
4.2.5	Complete a detailed inventory of existing sidewalks in the City.	Public Works, Consultant, Planning and Community Development, Texarkana Metropolitan Planning Organization	Mid-Term	Complete	Sidewalk inventory is complete and available
4.2.7	Plan for local transit service (T-Line) as a part of the Texarkana Urban Transit District (TUTD) which will connect major retail, sports entertainment venues and neighborhood centers to reduce frequency and duration of trips by the residential and daytime population.	TUTD, Texarkana MPO, Public Works, Planning and Community Development	Mid-Term	Ongoing	Ongoing coordination with Tline
4.2.11	Coordinate with appropriate agencies in order to gain necessary funding to construct the necessary mobility and capacity improvements that meet the needs for Texarkana and the region. Create a master thoroughfare plan to understand those needs and seek federal and state grant funding when available.	Public Works, Planning and Community Development, TxDOT and Texarkana MPO	Long-Term	Ongoing	The development of a thoroughfare plan is proposed for FY 23.
URBAN DESIGN					
REFERENCE NUMBER	RECOMMENDATION	INVOLVED AGENCY	PRIORITY	STATUS % COMPLETE	NOTES
4.4.4	Conduct a State Line Avenue Corridor Study to further define needed safety improvements, correct poor pedestrian mobility, strengthen economic development opportunities and establish an Overlay Zoning Ordinance and District Standards.	Planning and Community Development, Texarkana, AR, Consultant, Texarkana Metropolitan Planning Organization	Short-Term	Ongoing	On going contract and estimated completion of project is November 2021. Monitoring pedestrian and safety projects through TxDOT's Project Tracker
DOWNTOWN TEXARKANA					
REFERENCE NUMBER	RECOMMENDATION	INVOLVED AGENCY	PRIORITY	STATUS % COMPLETE	NOTES
5.2.10	Increase pedestrian linkages / connections between downtown & neighborhoods through planning efforts. Consider the Complete Streets Model where appropriate.	Planning and Community Development, Public Works Department, Texarkana Metropolitan Planning Organization	Mid-Term	Ongoing	Evaluating projects identified in the Texarkana Regional Active Mobility Transportation Plan and the 2045 MTP as well as monitoring projects completed by TxDOT's Project Tracker program.

 TEXARKANA IMPLEMENTATION TABLE 					
LAND USE					
REFERENCE NUMBER	RECOMMENDATION	INVOLVED AGENCY	PRIORITY	STATUS % COMPLETE	NOTES
4.1.17	To maximize value, in neighborhoods, smaller residential lots or more dense development patterns should be located in the closest proximity to any parks and open spaces provided—this will maximize the value of those areas, and the parks & open spaces off-set smaller lot sizes.	Planning and Community Development with Parks & Recreation	Long-Term		
4.1.18	Mixed use retail areas should be encouraged to include office, live-work and residential units in order to strengthen the retailing component, reduce trips, and increase activity (and thereby, safety and security). These uses may be either vertically or horizontally mixed, but should be planned and integrated with pedestrian and vehicular connections.	Planning and Community Development with Parks & Recreation	Mid-Term		
PARKS AND TRAILS					
REFERENCE NUMBER	RECOMMENDATION	INVOLVED AGENCY	PRIORITY	STATUS % COMPLETE	NOTES
4.3.1	Continue to provide and maintain high-quality parks. Incorporate needed improvements into the Parks Master Plan.	Parks and Recreation, Maintenance Staff	Ongoing		
4.3.2	Continue to provide programming and special activities and events in parks to encourage community-wide usage of the parks system.	Parks and Recreation	Ongoing		
4.3.3	Update the Comprehensive Parks, Recreation, and Open Space Master Plan.	Parks and Recreation, Consultant	Short-Term		Pending on obtaining/hiring a consultant or firm
4.3.4	Conduct a recreational programming assessment as part of the Parks, Recreation, and Open Space Master Plan.	Parks and Recreation, Consultant	Short-Term		Pending on obtaining/hiring a consultant or firm
4.3.5	Consider the creation of a parkland dedication ordinance for subdivision design	Parks and Recreation, Planning and Community Development, and Consultant	Mid-Term		
4.3.6	Continue to make improvements to existing parks and recreation facilities as outlined in the Capital Improvement Plan.	Parks and Recreation	Short-Term		
4.3.7	Pursue partnerships with public and private organizations to leverage park and recreation investments including federal and state grant opportunities.	Parks and Recreation, school districts, TPWD, Planning and Community Development	Mid-Term		
4.3.8	Establish park, trail, bicycle and open space design standards for different facility classifications.	Parks and Recreation, Consultant	Mid-Term		
4.3.9	Create trail connectivity within the city and to surrounding communities.	Parks and Recreation, Planning and Community Development	Mid-Term		
4.3.10	Work with developers and property owners to develop hike and bike trails on greenways and other linear open spaces.	Parks and Recreation, Planning and Community Development, Property Owners	Long-Term		
4.3.11	Floodplain areas are generally not able to be developed and therefore should be key element of a city wide framework of protected open space.	Parks and Recreation, Planning and Community Development	Long-Term		
4.3.12	Maximize visibility of open space areas by locating parks in prominent locations that help to long term create value for neighborhood and community.	Parks and Recreation, Planning and Community Development	Mid-Term		
4.3.13	Preserve plant and animal habitat areas and corridors in a functional, native condition to maintain biodiversity and promotes healthy communities. The city should establish and adopt buffer requirements for tributaries and waterways that are not otherwise protected by current city regulations.	Parks and Recreation, Planning and Community Development, Public Works	Long-Term		
4.3.14	The hike-and-bike trail system should connect homes, parks, schools, retail, employment, and entertainment centers, wherever possible. These trails should be primarily off-street dedicated trails, and only be located adjacent to streets where connectivity is needed, and where otherwise it is absolutely necessary for continuity.	Parks and Recreation, Planning and Community Development	Mid-Term		
URBAN DESIGN					
REFERENCE NUMBER	RECOMMENDATION	INVOLVED AGENCY	PRIORITY	STATUS % COMPLETE	NOTES
4.4.6	Preserve open space through the maintenance of natural floodplains, creation of parks, clustering of development, conservation of environmentally sensitive areas, and shading of paving (such as streets, parking lots and plazas) to reduce the ambient temperature in the city and provide a more comfortable environment.	Parks and Recreation, Planning and Community Development	Long-Term		
DOWNTOWN TEXARKANA					
REFERENCE NUMBER	RECOMMENDATION	INVOLVED AGENCY	PRIORITY	STATUS % COMPLETE	NOTES
5.2.8	Create open spaces, plazas and urban parks (such as Downtown's ArtSpark) to serve as focal points, landmarks, and gathering places for socializing and celebrations.	Planning and Community Development, Parks and Recreation, Economic Development, <u>Texarkana Arts & Historic District Partners</u>	Ongoing		
5.2.9	Increase recreation and entertainment opportunities in downtown via programming and community venues.	Planning and Community Development, Parks and Recreation, Economic Development, <u>Texarkana Arts & Historic District Partners</u>	Ongoing		

[illegible]

 TEXARKANA IMPLEMENTATION TABLE 					
LAND USE					
REFERENCE NUMBER	RECOMMENDATION	INVOLVED AGENCY	PRIORITY	STATUS % COMPLETE	NOTES
4.1.7	Promote and incentivize LEED green building practices for new development. For example following guidelines that promote smart water management, use of local building materials, etc.	Planning and Community Development, Public Works, Building and Inspections Office	Short-Term		
4.1.10	Clustered developments should place special focus on preserving terrain features (steep slope), drainage areas and significant mature tree stands.	Planning and Community Development, Building and Inspections Office, Public Works	Mid-Term		
4.1.12	Utilize environmentally sound site layout and higher density when possible. This may include such things as: clustered development (i.e., conservation subdivision design) that preserves open space and minimizes construction and maintenance of roads and utilities.	Planning and Community Development, Public Works	Mid-Term		
4.1.15	The subdivision and development process should include consideration of the way in which residential and nonresidential lots are laid out— adjacency and accessibility to park and open space areas should be optimized in all types of development.	Planning and Community Development, Public Works	Short-Term		
4.1.19	All redevelopment of retail centers should be geared to creating attractive pedestrian areas which are well connected to surrounding development. Redevelopment should largely consist of a variety of uses such as new residential, public space, etc. to support the new retail centers.	Planning and Community Development, Public Works	Mid-Term		
TRANSPORTATION					
REFERENCE NUMBER	RECOMMENDATION	INVOLVED AGENCY	PRIORITY	STATUS % COMPLETE	NOTES
4.2.1	Continue to actively participate in regional transportation planning activities to advance funding and other improvements in Texarkana. Participation to include representation on the Metropolitan Planning Organization Policy Board and Technical Committee.	Public Works, Texarkana MPO, Planning and Community Development	Ongoing		
4.2.2	Continue to pro-actively pursue mutually beneficial transportation projects with neighboring municipalities and area partners.	Public Works, Planning and Community Development, TxDOT, ArDOT, Texarkana	Ongoing		
4.2.3	Update the Texarkana Bicycle and Pedestrian Master Plan and Master Thoroughfare plan.	Public Works, Planning and Community Development, Consultant, Texarkana Metropolitan Planning Organization	Mid-Term		
4.2.4	Design and implement roadway treatments to support place making and economic development, particularly on State Line Avenue.	Public Works, Planning and Community Development, Consultant, Texarkana Metropolitan Planning Organization, Texas Department of Transportation, and Arkansas Highway and Transportation Department	Short-Term		
4.2.5	Complete a detailed inventory of existing sidewalks in the City.	Public Works, Consultant, Planning and Community Development, Texarkana Metropolitan Planning Organization	Mid-Term		
4.2.6	Utilize roundabouts in existing and new neighborhoods where appropriate, to slow and calm traffic but allow continuous movement, and to provide visual relief in long, straight streets.	Public Works, Planning and Community Development	Short-Term		
4.2.7	Plan for local transit service (T-Line) as a part of the Texarkana Urban Transit District (TUTD) which will connect major retail, sports entertainment venues and neighborhood centers to reduce frequency and duration of trips by the residential and daytime population.	TUTD, Texarkana MPO, Public Works, Planning and Community Development	Mid-Term		
4.2.8	Retrofit neighborhoods with canopy trees to slow traffic and to shade sidewalks and street paving, when physically and financially feasible. On streets that are excessively wide, or where desired, strategically locate trees in the ROW of the street, being careful not to interrupt drainage. The installation of street trees can be achieved by developing a city program for planting trees in neighborhoods as residents request it and on a cost-share basis.	Public Works, Planning and Community Development	Mid-Term		
4.2.9	Encourage developments which feature mixed uses, Commercial streets designed to slow traffic, shorter blocks and continuous sidewalks and trails -- to reduce the dependency on automobiles and encourages healthy pedestrian activity.	Public Works, Planning and Community Development	Mid-Term		
4.2.10	Explore the use of traffic calming measures (landscaped medians, roundabouts, neckdowns and others) on new and existing streets, where physically possible.	Public Works, Planning and Community Development	Mid-Term		
4.2.11	Coordinate with appropriate agencies in order to gain necessary funding to construct the necessary mobility and capacity improvements that meet the needs for Texarkana and the region. Create a master thoroughfare plan to understand those needs and seek federal and state grant funding when available.	Public Works, Planning and Community Development, TxDOT and Texarkana MPO	Long-Term		
4.2.12	Monitor and communicate the condition of city roadways, infrastructure, and facilities. Incorporate needed improvements in the Capital Improvement Plan.	Public Works	Ongoing		
PARKS AND TRAILS					
REFERENCE NUMBER	RECOMMENDATION	INVOLVED AGENCY	PRIORITY	STATUS % COMPLETE	NOTES
4.3.13	Preserve plant and animal habitat areas and corridors in a functional, native condition to maintain biodiversity and promotes healthy communities. The city should establish and adopt buffer requirements for tributaries and waterways that are not otherwise protected by current city regulations.	Parks and Recreation, Planning and Community Development, Public Works	Long-Term		
URBAN DESIGN					
REFERENCE NUMBER	RECOMMENDATION	INVOLVED AGENCY	PRIORITY	STATUS % COMPLETE	NOTES
4.4.1	Require all new streets to have minimum 6', fully ADA-compliant sidewalks with buffer zones on both sides where feasible to promote walkability.	Public Works	Ongoing		
4.4.2	Update the applicable development and thoroughfare standards to develop typologies for the Activity/Development Corridors and allow for primary and secondary gateways along roadways.	Planning and Community Development, Public Works	Short-Term		
4.4.5	Continue to coordinate with TxDOT and the Arkansas State Highway and Transportation Department on future development along IH 30. Focusing on the creation and enhancement of gateways into the city.	Public Works, TxDOT, ArDOT	Mid-Term		
4.4.7	Identify and preserve existing neighborhood landmarks, such as historic or distinctive buildings and prominent natural features, to foster neighborhood pride, distinctiveness and better creates a sense of ownership. Add wayfinding markers to historic districts to celebrate character.	Planning and Community Development, Building and Inspections, Public Works Department	Short-Term		
DOWNTOWN TEXARKANA					
REFERENCE NUMBER	RECOMMENDATION	INVOLVED AGENCY	PRIORITY	STATUS % COMPLETE	NOTES
5.2.4	Develop a multi-departmental approach to evaluate the utilization of vacant, unsafe or dilapidated structures within downtown.	Planning and Community Development, Building Inspections, Public Works	Ongoing		
5.2.5	Consider replacing the street signs in Downtown with a unique sign to establish a special area of character; Add signage for the recent Texarkana Cultural District designation.	Planning and Community Development, Economic Development, Texarkana Arts & Historic District Partners, Public Works Department	Short-Term		
5.2.10	Increase pedestrian linkages / connections between downtown & neighborhoods through planning efforts. Consider the Complete Streets Model where appropriate.	Planning and Community Development, Public Works Department, Texarkana Metropolitan Planning Organization	Mid-Term		

 TEXARKANA IMPLEMENTATION TABLE 					
LAND USE					
REFERENCE NUMBER	RECOMMENDATION	INVOLVED AGENCY	PRIORITY	STATUS % COMPLETE	NOTES
4.1.1	Use the Future Land Use Plan in this document as a guide for development decisions and future planning efforts.	Planning and Community Development, P&Z Commission, City Council	Ongoing		
TRANSPORTATION					
REFERENCE NUMBER	RECOMMENDATION	INVOLVED AGENCY	PRIORITY	STATUS % COMPLETE	NOTES
4.2.1	Continue to actively participate in regional transportation planning activities to advance funding and other improvements in Texarkana. Participation to include representation on the Metropolitan Planning Organization Policy Board and Technical Committee.	Public Works, Texarkana MPO, Planning and Community Development	Ongoing		
4.2.2	Continue to pro-actively pursue mutually beneficial transportation projects with neighboring municipalities and area partners.	Public Works, Planning and Community Development, TxDOT, ArDOT, Texarkana	Ongoing		
4.2.12	Monitor and communicate the condition of city roadways, infrastructure, and facilities. Incorporate needed improvements in the Capital Improvement Plan.	Public Works	Ongoing		
PARKS AND TRAILS					
REFERENCE NUMBER	RECOMMENDATION	INVOLVED AGENCY	PRIORITY	STATUS % COMPLETE	NOTES
4.3.1	Continue to provide and maintain high-quality parks. Incorporate needed improvements into the Parks Master Plan.	Parks and Recreation, Maintenance Staff	Ongoing		
4.3.2	Continue to provide programming and special activities and events in parks to encourage community-wide usage of the parks system.	Parks and Recreation	Ongoing		
URBAN DESIGN					
REFERENCE NUMBER	RECOMMENDATION	INVOLVED AGENCY	PRIORITY	STATUS % COMPLETE	NOTES
4.4.1	Require all new streets to have minimum 6', fully ADA-compliant sidewalks with buffer zones on both sides where feasible to promote walkability.	Public Works	Ongoing		
NEIGHBORHOOD DISTRICTS					
REFERENCE NUMBER	RECOMMENDATION	INVOLVED AGENCY	PRIORITY	STATUS % COMPLETE	NOTES
5.1.1	Continue to promote citizen-led neighborhood revitalization programs in key neighborhoods including Rose Hill, Beverly, Downtown, and other neighborhoods throughout the city.	Planning and Community Development	Ongoing		
DOWNTOWN TEXARKANA					
REFERENCE NUMBER	RECOMMENDATION	INVOLVED AGENCY	PRIORITY	STATUS % COMPLETE	NOTES
5.2.1	Coordinate a downtown master plan with Texarkana, AR. A separate downtown plan would further develop concepts introduced in the Renew Texarkana plan and would include individual site assessment, a phased development plan, and detailed costs for implementation.	Planning and Community Development, Texarkana, AR	Short-Term		
5.2.4	Develop a multi-departmental approach to evaluate the utilization of vacant, unsafe or dilapidated structures within downtown.	Planning and Community Development, Building Inspections, Public Works	Ongoing		
5.2.6	Enhance the role of Downtown as the cultural and social center of the City, by supporting local efforts (like the Arts & Historic District) to create business awareness, promote social events, and create community ties and investment.	Planning and Community Development, Economic Development, Texarkana Arts & Historic District Partners	Ongoing		
5.2.7	Encourage a diversity of housing types including mixed-use in downtown to enliven the district, support destination retail and provide opportunities for pedestrian-oriented young professional and "empty nester" living.	Planning and Community Development	Ongoing		
5.2.8	Create open spaces, plazas and urban parks (such as Downtown's ArtSpark) to serve as focal points, landmarks, and gathering places for socializing and celebrations.	Planning and Community Development, Parks and Recreation, Economic Development, Texarkana Arts & Historic District Partners	Ongoing		
5.2.9	Increase recreation and entertainment opportunities in downtown via programming and community venues.	Planning and Community Development, Parks and Recreation, Economic Development, Texarkana Arts & Historic District Partners	Ongoing		
5.2.11	Continue to provide incentives for the adaptive re-use of historic and valuable structures to preserve the City's architectural heritage and ensure that new development contributes to the evolution of a strong, historic, pedestrian-oriented downtown.	Planning and Community Development, Building & Inspections, Economic Development, Texarkana Arts & Historic District Partners	Ongoing		

 TEXARKANA IMPLEMENTATION TABLE 					
LAND USE					
REFERENCE NUMBER	RECOMMENDATION	INVOLVED AGENCY	PRIORITY	STATUS % COMPLETE	NOTES
4.1.2	Develop policies and incentives that encourage development of activity centers. Examples may include providing tax breaks for desired development typologies.	Planning and Community Development	Short-Term		
4.1.3	Update the city's zoning ordinance to incorporate the intent of each future land use designation.	Planning and Community Development, Consultant	Short-Term		
4.1.4	Prioritize economic development along commercial corridors.	Planning and Community Development, Economic Development	Short-Term		
4.1.5	Coordinate zoning changes and future land use plan updates with Texarkana, AR along the state line.	Planning and Community Development, Texarkana, AR	Short-Term		
4.1.7	Promote and incentivize LEED green building practices for new development. For example following guidelines that promote smart water management, use of local building materials, etc.	Planning and Community Development, Public Works, Building and Inspections Office	Short-Term		
4.1.8	Ensure that buildings incorporate good design principles such as articulation of facades, accentuated entries, and visually interesting features at street corners and where a building turns.	Planning and Community Development, Building and Inspections Office	Short-Term		
4.1.9	True landmark buildings should be encouraged and preserved to protect the identity and culture of Texarkana. Incentives and grant should be actively pursued to preserve such landmarks such as the work being done to renovate the Grim Hotel.	Planning and Community Development	Short-Term		
4.1.11	Communicate regularly (annually) with the Texarkana, Texas City Council about the results of the RENEW Texarkana Comprehensive Plan implementation.	Planning and Community Development, P&Z Commission, City Council	Short-Term		
4.1.15	The subdivision and development process should include consideration of the way in which residential and nonresidential lots are laid out — adjacency and accessibility to park and open space areas should be optimized in all types of development.	Planning and Community Development, Public Works	Short-Term		
4.1.16	Encourage the use of "full-life cycle" (all stages of life)—young singles, professional couples, families with children, empty-nesters, retirees and seniors, including those requiring living assistance. This should include high income homes of various types (large lot, small lot, townhome, loft and condominium) and more affordable housing types (small lot/small home, townhome, loft, condominium, mother-in-law suite, carriage house and others).	Planning and Community Development	Short-Term		
TRANSPORTATION					
REFERENCE NUMBER	RECOMMENDATION	INVOLVED AGENCY	PRIORITY	STATUS % COMPLETE	NOTES
4.2.4	Design and implement roadway treatments to support place making and economic development, particularly on State Line Avenue.	Public Works, Planning and Community Development, Consultant, Texarkana Metropolitan Planning Organization, Texas Department of Transportation, and Arkansas Highway and Transportation Department	Short-Term	Complete	
4.2.6	Utilize roundabouts in existing and new neighborhoods where appropriate, to slow and calm traffic but allow continuous movement, and to provide visual relief in long, straight streets.	Public Works, Planning and Community Development	Short-Term		
PARKS AND TRAILS					
REFERENCE NUMBER	RECOMMENDATION	INVOLVED AGENCY	PRIORITY	STATUS % COMPLETE	NOTES
4.3.3	Update the Comprehensive Parks, Recreation, and Open Space Master Plan.	Parks and Recreation, Consultant	Short-Term		
4.3.4	Conduct a recreational programming assessment as part of the Parks, Recreation, and Open Space Master Plan.	Parks and Recreation, Consultant	Short-Term		
4.3.6	Continue to make improvements to existing parks and recreation facilities as outlined in the Capital Improvement Plan.	Parks and Recreation	Short-Term		
URBAN DESIGN					
REFERENCE NUMBER	RECOMMENDATION	INVOLVED AGENCY	PRIORITY	STATUS % COMPLETE	NOTES
4.4.2	Update the applicable development and thoroughfare standards to develop typologies for the Activity/Development Corridors and allow for primary and secondary gateways along roadways.	Planning and Community Development, Public Works	Short-Term		
4.4.3	Develop design standards for each district identified in the urban design framework map and continually update standards for the University Planned Development District (UPDD) and Highland Park/Bingham Park Historic District.	Planning and Community Development, Consultant	Short-Term		
4.4.4	Conduct a State Line Avenue Corridor Study to further define needed safety improvements, correct poor pedestrian mobility, strengthen economic development opportunities and establish an Overlay Zoning Ordinance and District Standards.	Planning and Community Development, Texarkana, AR, Consultant, Texarkana Metropolitan Planning Organization	Short-Term		
4.4.7	Identify and preserve existing neighborhood landmarks, such as historic or distinctive buildings and prominent natural features, to foster neighborhood pride, distinctiveness and better creates a sense of ownership. Add wayfinding markers to historic districts to celebrate character.	Planning and Community Development, Building and Inspections, Public Works Department	Short-Term		
NEIGHBORHOOD DISTRICTS					
REFERENCE NUMBER	RECOMMENDATION	INVOLVED AGENCY	PRIORITY	STATUS % COMPLETE	NOTES
5.1.2	Continue to identify and formulate neighborhood partnerships that serve to identify funding opportunities, serve as a sounding board for improvements, and advocate for neighborhood improvements.	Planning and Community Development	Short-Term		
5.1.3	Develop an online database with information about neighborhood associations, district maps, contact information, and meeting information.	Planning and Community Development	Short-Term		
DOWNTOWN TEXARKANA					
REFERENCE NUMBER	RECOMMENDATION	INVOLVED AGENCY	PRIORITY	STATUS % COMPLETE	NOTES
5.2.1	Coordinate a downtown master plan with Texarkana, AR. A separate downtown plan would further develop concepts introduced in the Renew Texarkana plan and would include individual site assessment, a phased development plan, and detailed costs for implementation.	Planning and Community Development, Texarkana, AR	Short-Term		
5.2.2	Consider adoption of a downtown overlay or Form Based Code (FBC) in the existing zoning ordinance.	Planning and Community Development	Short-Term		
5.2.3	Create a community development corporation that includes a focus on marketing downtown to potential investors.	Planning and Community Development, Economic Development, Texarkana Arts & Historic District Partners	Short-Term		
5.2.5	Consider replacing the street signs in Downtown with a unique sign to establish a special area of character; Add signage for the recent Texarkana Cultural District designation.	Planning and Community Development, Economic Development, Texarkana Arts & Historic District Partners, Public Works Department	Short-Term		

 TEXARKANA IMPLEMENTATION TABLE 					
LAND USE					
REFERENCE NUMBER	RECOMMENDATION	INVOLVED AGENCY	PRIORITY	STATUS % COMPLETE	NOTES
4.1.6	Develop a State Line Avenue Overlay District to assist in this process.	Planning and Community Development, Texarkana, AR	Mid-Term		
4.1.10	Clustered developments should place special focus on preserving terrain features (steep slope), drainage areas and significant mature tree stands.	Planning and Community Development, Building and Inspections Office, Public Works	Mid-Term		
4.1.12	Utilize environmentally sound site layout and higher density when possible. This may include such things as: clustered development (i.e., conservation subdivision design) that preserves open space and minimizes construction and maintenance of roads and utilities.	Planning and Community Development, Public Works	Mid-Term		
4.1.13	Encourage school development, open space, neighborhood services, retail, dining and entertainment choices within walking distance of most neighborhood residents. Utilize safe routes to school planning and add sidewalks where possible.	Planning and Community Development, All School Districts	Mid-Term		
4.1.14	Preserve open space within neighborhoods (as a common green, recreation areas, preservation of floodplains or other use) to create unique, healthy places.	Planning and Community Development, Building and Inspections Office	Mid-Term		
4.1.18	Mixed use retail areas should be encouraged to include office, live-work and residential units in order to strengthen the retailing component, reduce trips, and increase activity (and thereby, safety and security). These uses may be either vertically or horizontally mixed, but should be planned and integrated with pedestrian and vehicular connections.	Planning and Community Development with Parks & Recreation	Mid-Term		
4.1.19	All redevelopment of retail centers should be geared to creating attractive pedestrian areas which are well connected to surrounding development. Redevelopment should largely consist of a variety of uses such as new residential, public space, etc. to support the new retail centers.	Planning and Community Development, Public Works	Mid-Term		
TRANSPORTATION					
REFERENCE NUMBER	RECOMMENDATION	INVOLVED AGENCY	PRIORITY	STATUS % COMPLETE	NOTES
4.2.3	Update the Texarkana Bicycle and Pedestrian Master Plan and Master Thoroughfare plan.	Public Works, Planning and Community Development, Consultant, Texarkana Metropolitan Planning Organization	Mid-Term		
4.2.5	Complete a detailed inventory of existing sidewalks in the City.	Public Works, Consultant, Planning and Community Development, Texarkana Metropolitan Planning Organization	Mid-Term		
4.2.7	Plan for local transit service (T-Line) as a part of the Texarkana Urban Transit District (TUTD) which will connect major retail, sports entertainment venues and neighborhood centers to reduce frequency and duration of trips by the residential and daytime population.	TUTD, Texarkana MPO, Public Works, Planning and Community Development	Mid-Term		
4.2.8	Retrofit neighborhoods with canopy trees to slow traffic and to shade sidewalks and street paving, when physically and financially feasible. On streets that are excessively wide, or where desired, strategically locate trees in the ROW of the street, being careful not to interrupt drainage. The installation of street trees can be achieved by developing a city program for planting trees in neighborhoods as residents request it and on a cost-share basis.	Public Works, Planning and Community Development	Mid-Term		
4.2.9	Encourage developments which feature mixed uses, Commercial streets designed to slow traffic, shorter blocks and continuous sidewalks and trails to reduce the dependency on automobiles and encourages healthy pedestrian activity.	Public Works, Planning and Community Development	Mid-Term		
4.2.10	Explore the use of traffic calming measures (landscaped medians, roundabouts, neckdowns and others) on new and existing streets, where physically possible.	Public Works, Planning and Community Development	Mid-Term		
PARKS AND TRAILS					
REFERENCE NUMBER	RECOMMENDATION	INVOLVED AGENCY	PRIORITY	STATUS % COMPLETE	NOTES
4.3.5	Consider the creation of a parkland dedication ordinance for subdivision design	Parks and Recreation, Planning and Community Development, and Consultant	Mid-Term		
4.3.7	Pursue partnerships with public and private organizations to leverage park and recreation investments including federal and state grant opportunities.	Parks and Recreation, school districts, TPWD, Planning and Community Development	Mid-Term		
4.3.8	Establish park, trail, bicycle and open space design standards for different facility classifications.	Parks and Recreation, Consultant	Mid-Term		
4.3.9	Create trail connectivity within the city and to surrounding communities.	Parks and Recreation, Planning and Community Development	Mid-Term		
4.3.12	Maximize visibility of open space areas by locating parks in prominent locations that help to long term create value for neighborhood and community.	Parks and Recreation, Planning and Community Development	Mid-Term		
4.3.14	The hike-and-bike trail system should connect homes, parks, schools, retail, employment, and entertainment centers, wherever possible. These trails should be primarily off-street dedicated trails, and only be located adjacent to streets where connectivity is needed, and where otherwise it is absolutely necessary for continuity.	Parks and Recreation, Planning and Community Development	Mid-Term		
URBAN DESIGN					
REFERENCE NUMBER	RECOMMENDATION	INVOLVED AGENCY	PRIORITY	STATUS % COMPLETE	NOTES
4.4.5	Continue to coordinate with TxDOT and the Arkansas State Highway and Transportation Department on future development along IH 30. Focusing on the creation and enhancement of gateways into the city.	Public Works, TxDOT, ArDOT	Mid-Term		
NEIGHBORHOOD DISTRICTS					
REFERENCE NUMBER	RECOMMENDATION	INVOLVED AGENCY	PRIORITY	STATUS % COMPLETE	NOTES
5.1.4	Conduct small-area plans for specific neighborhoods to address challenges and identify a phased action plan.	Planning and Community Development, Consultant	Mid-Term		
5.1.5	Consider conducting a neighborhood gateway and wayfinding signage study to determine the most appropriate location, style, and size of these amenities within neighborhoods.	Planning and Community Development, Consultant	Mid-Term		
DOWNTOWN TEXARKANA					
REFERENCE NUMBER	RECOMMENDATION	INVOLVED AGENCY	PRIORITY	STATUS % COMPLETE	NOTES
5.2.10	Increase pedestrian linkages / connections between downtown & neighborhoods through planning efforts. Consider the Complete Streets Model where appropriate.	Planning and Community Development, Public Works Department, Texarkana Metropolitan Planning Organization	Mid-Term		



TEXARKANA

comprehensive plan for tomorrow

TEXARKANA IMPLEMENTATION TABLE



LAND USE

REFERENCE NUMBER	RECOMMENDATION	INVOLVED AGENCY	PRIORITY	STATUS % COMPLETE	NOTES
4.1.17	To maximize value, in neighborhoods, smaller residential lots or more dense development patterns should be located in the closest proximity to any parks and open spaces provided—this will maximize the value of those areas, and the parks & open spaces off-set smaller lot sizes.	Planning and Community Development with Parks & Recreation	Long-Term		

TRANSPORTATION

REFERENCE NUMBER	RECOMMENDATION	INVOLVED AGENCY	PRIORITY	STATUS % COMPLETE	NOTES
4.2.11	Coordinate with appropriate agencies in order to gain necessary funding to construct the necessary mobility and capacity improvements that meet the needs for Texarkana and the region. Create a master thoroughfare plan to understand those needs and seek federal and state grant funding when available.	Public Works, Planning and Community Development, TxDOT and Texarkana MPO	Long-Term		

PARKS AND TRAILS

REFERENCE NUMBER	RECOMMENDATION	INVOLVED AGENCY	PRIORITY	STATUS % COMPLETE	NOTES
4.3.10	Work with developers and property owners to develop hike and bike trails on greenways and other linear open spaces.	Parks and Recreation, Planning and Community Development, Property Owners	Long-Term		
4.3.11	Floodplain areas are generally not able to be developed and therefore should be key element of a city wide framework of protected open space.	Parks and Recreation, Planning and Community Development	Long-Term		
4.3.13	Preserve plant and animal habitat areas and corridors in a functional, native condition to maintain biodiversity and promotes healthy communities. The city should establish and adopt buffer requirements for tributaries and waterways that are not otherwise protected by current city regulations.	Parks and Recreation, Planning and Community Development, Public Works	Long-Term		

URBAN DESIGN

REFERENCE NUMBER	RECOMMENDATION	INVOLVED AGENCY	PRIORITY	STATUS % COMPLETE	NOTES
4.4.6	Preserve open space through the maintenance of natural floodplains, creation of parks, clustering of development, conservation of environmentally sensitive areas, and shading of paving (such as streets, parking lots and plazas) to reduce the ambient temperature in the city and provide a more comfortable environment.	Parks and Recreation, Planning and Community Development	Long-Term		

NEIGHBORHOOD DISTRICTS

REFERENCE NUMBER	RECOMMENDATION	INVOLVED AGENCY	PRIORITY	STATUS % COMPLETE	NOTES
5.1.6	Continue the neighborhood outreach program to encourage involvement of residents in decisions affecting their neighborhood. Participate in neighborhood events such as National Night Out and Rose Hill Neighborhood Celebration.	Planning and Community Development	Long-Term		

City of Texarkana, Texas

Summary Sheet

Version:

Update Date: 4/25/2024 10:11 AM

Lead Department: Planning & Zoning Commission **Action Officer:** Laura Puckett, Zoning Administrator

Subject: Consider the Planning and Zoning Commission meeting minutes from April 1, 2024.

Meeting Date: 5/6/2024

Attachments

- a. April 1, 2024 P&Z Minutes (PDF)

Staff Coordination

Building Code Administration	Mashell Daniel	Department Head Review
Pending		
Planning & Zoning Commission		Department Review
Pending		
Planning & Zoning Commission	Laura Puckett	Meeting Pending
05/06/2024 6:00 PM		

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

See attached minutes.

Potential Options:

Approve or deny

Fiscal Implications:

Staff recommend approval of the April 1, 2024 Planning Zoning Commission meeting minutes.

Staff Recommendation:

NOT APPLICABLE

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

City of Texarkana, Texas**Advisory Board/Committee Meeting Date and Minutes:**

May 6, 2024



CITY OF TEXARKANA
PLANNING & ZONING COMMISSION
MINUTES • APRIL 1, 2024

Council Chambers

Regular Meeting

6:00 PM

220 TEXAS BLVD.
TEXARKANA, TX 75501

I. CALL TO ORDER

II. AGENDA ITEMS

1. Z-24-3: [TABLED] rezoning on N 250' of Lots 7, 8, 9, and 10, Block 2, Carrie D. Harts 1st, located at 4001 New Boston Road from Commercial-Agriculture to Commercial. F.M. Slack, owner, and Clint Head, agent.

There was a Motion by Dr. Northam to untable this item. There was a second by Mr. Larkins to untable this item.

Wesley Miller with PanAmerica Engineers appeared and stated that they will rebuild the Murphy's Station like across the street in the Walmart parking lot however, this one will be bigger and no outside storage.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Tom Coleman, Commissioner
SECONDER:	Lee Kernek, Alternate Commissioner
AYES:	Kinsey, Coleman, Larkins, Northam, Kernek
ABSENT:	Joyce III, Boyette, Bailey, Sarine

2. Amendment to PD-15-5 for site plan approval on Lot 6, Block 3, John T Spears First Addition, located at 3603 Texas Boulevard. Bradley and Sarah Berry, owners.

Sarah Berry appeared and stated that she is building a CPA firm. She said that currently it is an empty lot. Sarah Berry wants to save the huge tree that is currently sitting on the lot.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Tom Coleman, Commissioner
SECONDER:	Lee Kernek, Alternate Commissioner
AYES:	Kinsey, Coleman, Larkins, Northam, Kernek
ABSENT:	Joyce III, Boyette, Bailey, Sarine

3. S-787: Specific Use Permit to allow one additional use of a daycare on Lot 32, Block2, Oaklawn Subdivision, located 2201 N Akin Avenue. Tameka King, owner.

Attachment: April 1, 2024 P&Z Minutes (4233 : P&Z meeting minutes from April 1, 2024)

Tameka King appeared and stated that her parking for the daycare will be on the side of the house on Oaklawn and won't interfere with the traffic. She said that currently there is a privacy fence and the buildings behind her are zoned commercially. The state says that she can have 34 kids. Tameka King says that she will bring value to the property and not decreasing value. Tameka King said that there is a barber shop next door.

Anthony and Rosie Page 2102 South Akin Street - a letter giving their approval of the daycare to the neighborhood.

Patrick Hill appeared stating he owns the house next door at 2211 N Akin. He remodeled the burned out house. He said that this house would sale for over \$200,000 dollars and if they let the daycare come in no one will want to purchase the home and he will take a \$200,000 dollar loss. He said the noise of the children will keep people from buying it. He said he is the only one left gutting out old homes and remodeling. He wants the Commission to table until he can sell his home. He said that he suggests that have her daycare somewhere else. He said anything that is zoned on the main streets are different the daycare will be inside the residential area.

Rosie Page 2102 S Akin approached and said she is a concerned neighbor who has lived in the neighborhood for 27 years. She doesn't have a problem with the daycare being in the neighborhood.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Tom Coleman, Commissioner
SECONDER:	Wanda Northam, Commissioner
AYES:	Kinsey, Coleman, Larkins, Northam, Kernek
ABSENT:	Joyce III, Boyette, Bailey, Sarine

4. Amendment to PD-23-4 for site plan approval a 15.15-acre tract of land (being Tract 81) H.S. Janes HRS, A-306, located at 500 S Bishop Road. Russ Huckaby, owner, and Jess Griffin, agent.

Jess Griffin appeared and stated that they are building and industrial plant. He agreed to all the stipulations from city staff as well as Texarkana Water Utilities.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Lee Kernek, Alternate Commissioner
SECONDER:	Tom Coleman, Commissioner
AYES:	Kinsey, Coleman, Larkins, Northam, Kernek
ABSENT:	Joyce III, Boyette, Bailey, Sarine

III. STAFF UPDATES

IV. CONSIDER APPROVAL OF MINUTES

1. Planning and Zoning Commission meeting minutes from March 4, 2024.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Tom Coleman, Commissioner
SECONDER:	James Larkins, Commissioner
AYES:	Kinsey, Coleman, Larkins, Northam, Kernek
ABSENT:	Joyce III, Boyette, Bailey, Sarine

V. ADJOURNMENT