

ORDINANCE NO. 2019-001

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING CHAPTER 140, "ZONING", OF THE LAND DEVELOPMENT CODE OF THE CITY OF TEXARKANA, TEXAS, BY AMENDING SECTION 140-111, "UPDD UNIVERSITY PLANNED DEVELOPMENT DISTRICT", DELETING SQUARE FOOTAGE MAXIMUM FOR "MEDICAL CLINIC" IN SUBSECTION (d)(3), REVISING AND ADDING RICHMOND ROAD MIXED USE DEVELOPMENT CATEGORIES IN SUBSECTION (d)(10), MAKING GRAMMATICAL REVISIONS TO OTHER SUBSECTIONS OF SECTION 140-111(d), AND REVISING UPDD REVIEW PERIOD IN SUBSECTION (e)(8)(i); PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR PUBLICATION; PROVIDING FOR A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

**WHEREAS**, the City's Planning and Community Development and the Planning and Zoning Commission of the City of Texarkana, Texas, recommend revisions and additions to Chapter 140-111, "UPDD University Planned Development District", of the Land Development Code of the City of Texarkana, Texas, and

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

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

**SECTION 1:** Chapter 140-111 "UPDD University Planned Development District" of the Land Development Code of the City of Texarkana, Texas, is hereby amended as detailed below (additions noted with underscore, deletions noted with double strikethrough):

**Amendments to Chapter 140-111(d)(3):**

(3) Retail and Mixed Uses:

- a. School, public;
- b. Bank, credit union, or financial services;
- c. Food and beverage store (no package stores);
- d. Restaurant or eateries (no drive-thru service allowed east of bridge) roof top/patio/outside seating allowed (only along Bringle Lake frontage);
- e. Office use;
- f. Mixed uses with ground floor retail, personal services and/or offices, upper floor condominiums;
- g. Brownstone condominiums;
- h. Department stores;

- i. Dry cleaner stores with cleaning facilities outside the UPDD;
- j. Civic, cultural, and community facilities;
- k. Medical clinic (~~7,500 square feet maximum~~);
- l. Coffee, bakery or confectionary shop;
- m. Retail and shops under 10,000 square feet of gross leasable floor area; and
- n. Single-family homes (~~site-built~~ site-built homes, not modular or industrial/manufactured homes).

**Amendments to Chapter 140-111(d)(6), (7), and (8):**

- (6) Single-Family Residential: Single-family homes (one unit per lot, only ~~site-built~~ site-built homes no modular or industrial/manufactured homes).
- (7) Mixed Use Residential (no apartments, townhomes or duplexes allowed):
  - a. Brownstone townhome/condominiums; and
  - b. Single-family homes (one unit per lot, only ~~site-built~~ site-built homes no modular or industrial/manufactured homes).
- (8) Office and Residential Uses:
  - a. Office use;
  - b. Single-family homes (one unit per lot, only ~~site-built~~ site-built homes no modular or industrial/manufactured homes); and
  - c. Brownstone townhomes/condominiums.

**Amendments to Chapter 140-111(d)(10):**

- (10) Richmond Road Mixed Use Development: All that is allowed in ~~Campus~~ Retail and Mixed-Use, plus:
  - a. Fast food eateries;
  - b. Gas stations;
  - c. Townhomes (no duplexes, triplexes or apartments);
  - d. Day care facility ~~neighborhood health center; and~~
  - e. Neighborhood health center;
  - ef. Landscape maintenance business with outdoor display sales and equipment;
  - fg. Application of permanent cosmetics;
  - h. Mini-warehouse development with retail and/or office uses fronting on Richmond Road, University Avenue, Kings Highway or Pleasant Grove Road;
  - i. Garden shop and plant sales;

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- j. Veterinarian (office only);
- k. Barber and beauty shop; and
- l. Day spa.

**Amendments to Chapter 140-111(e)(i):**

- (i) *Review.* The UPDD will be reviewed by the planning and zoning commission and the city council for amendments no sooner than ~~one year from the date of adoption and every five years~~ annually but not less than every five (5) years thereafter.

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


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

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

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

**PASSED AND APPROVED** in Regular Council Session on this the 28<sup>th</sup> day of January, 2019.

ATTEST:

  
JENNIFER EVANS, CITY SECRETARY

  
BOB BRUGGEMAN, MAYOR

6:44p.m.