

PUBLISH

ORDINANCE NO. 2019 - 042

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

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

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

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

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

PUR 2 Planned Unit Residential District 2

Small Lot Homes.

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

a. Minimum lot requirements.

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

b. Minimum yard requirements.

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

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

*d. **Spatial control.***

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

2. Minimum distance between exterior walls is 10 feet.

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

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

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

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

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

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

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

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

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

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

ATTEST:



JENNIFER EVANS, CITY SECRETARY



BOB BRUGGEMAN, MAYOR

6:29 p.m.