

# Briefing Sheet

**Lead Department:** Planning and Community Development      **Action Officer:** Debbie Burk,  
Consider amending the Land Development Code of the City of Texarkana, Texas for the following: Section 140-111(d) in the UPDD Guidelines to add the additional use of "mini warehouses with retail and/or office uses fronting on Richmond Road". Jasper Stover, applicant. Jim Brower, agent. Consider amending and/or updating Sections 140-111(d) and 140-111(e) in the UPDD Guidelines. City of Texarkana, Texas, applicant.

**Subject:** Guidelines. City of Texarkana, Texas, applicant.

**Briefing:**      12/3/2018      **Public Hearing:** 1/14/2019      **Council Vote:** 1/28/2019

Item Schedule

**Updates/History of Briefing:**

“NOT APPLICABLE”

**Executive Summary and Background Information:**

Mr. Jim Brower presented a request at last month’s Planning and Zoning Commission to amend Section 140-111(d) “Use Regulations” (10) “Area 8” Richmond Road Mixed Use Development” in the UPDD to add the new use of “mini-warehouses” That request was tabled. Since that meeting, Mr. Brower notified staff that he plans to use the front office building for the mini-warehouse development as leasing and retail sales space for shipping and storage supplies as well as for mailboxes and FedEx, UPS and USPS pickup. See attached email from Mr. Brower.

Staff has discussed Mr. Brower’s new proposed use and determined that if the only structure fronting on Richmond Road is for office and retail use, staff would recommend for approval of the additional use of “mini-warehouses” in Area 8. This would ensure that the mini-warehouse development would be located behind the office/retail building that would front on Richmond Road.

Once again, Mr. Brower should be aware that if this request is approved, all requirements from the UPDD Guidelines must be followed. Some of these requirements are architectural façade, fencing/screening materials and landscape requirements. Examples of these standards are: 1) a brick, stone, rock marble and/or granite façade shall be used in at least 50% of the exterior walls of the development, and 2) fencing materials shall be limited to or a combination of the following: stone, brick, decorative split faced block masonry, decorative concrete or other masonry material.

In addition, a site plan approval process will be required for any new structure built in the UPDD. This site plan will be reviewed by the Director of Community Development and Planning, the Planning and Zoning Commission Chairman, and two citizens of Ward Five who reside in the Texarkana, Texas city limits. Again, al properties constructed in the UPDD must adhere to the UPDD development standards.

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Also, at last month's meeting, it was discussed by the P & Z Commission members that a 5-year review was due for the UPDD and suggested that a workshop be held. Since then, staff has reviewed the UPDD guidelines and presented proposed updates. Per results from the workshop meeting, the following changes are recommended:

### **SEC. 140-111. UPDD University Planned Development District**

- (d) *Use regulations.* A church or chapel is allowed in all areas.
- (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 foot 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).
- (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.
- (10) Richmond Road Mixed Use Development: All that is allowed in ~~Campus~~ Retail and Mixed-Use, plus:
- a. Fast food eateries;
  - b. Gas stations;

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- c. Townhomes (no duplexes, triplexes or apartments);
- d. Day care facility ~~neighborhood health center; and~~
- e. **Neighborhood health center;**
- f. Landscape maintenance business with outdoor display sales and equipment;
- g. Application of permanent cosmetics;
- h. **Mini-warehouse development with retail and/or office uses fronting on Richmond Road;**
  - i. **Garden shop and plant sales;**
  - j. **Veterinarian (office only);**
  - k. **Barber and beauty shop; and**
  - l. **Day spa.**

140-111(e) Building design.

(8) *Site plan approval process.*

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

**Potential Options:**

“None”

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**Fiscal Implications:**

None

**Staff Recommendation:**

**Advisory Board/Committee Review:**

Planning and Zoning Commission

**Board/Committee Recommendation:**

**Advisory Board/Committee Meeting Date and Minutes:**

December 3, 2018

**Attachments**

- a. Map of Area 8 (PDF)
- b. Copy of application to amend UPDD Guidelines from Mr. Brower (PDF)
- c. Copy of Mr. Brower's email (PDF)
- d. Maps for proposed mini-warehouses in UPDD (PDF)

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**Staff Coordination**

**City of Texarkana, Texas**

Planning and Community Development	David Orr	Department Head Review
Pending		
Planning & Zoning Commission	Debbie Burk	Meeting
12/03/2018 12:00 PM		Pending

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**Meeting History**