

# Briefing Sheet

**Lead Department:** Planning and Community Development      **Action Officer:** Debbie Burk,  
Ordinance No. 2019-004 rezoning a 0.424 acre tract of land in the George Brinlee HRS, A-18, located at 5812 McKnight Road. Single Family-1 to Office. Derek Ballard, applicant.

**Subject:** Office. Derek Ballard, applicant.

**Briefing:**      2/11/2019      **Public Hearing:** 2/11/2019      **Council Vote:** 2/11/2019

| Item Schedule |
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**Updates/History of Briefing:**  
 "NOT APPLICABLE"

**Executive Summary and Background Information:**

Z-19-1: This is a request by Derek Ballard, owner, to rezone an approximate 0.424 acre tract of land in the George Brinlee HRS, A-18, located at 5812 McKnight Road from Single Family-1 to Office. A residence is currently located on this property.

The adjacent zoning is Single Family-1 to the north, south, east and west. The adjacent land use is vacant land to the east and south and residences to the north and west.

The owner is proposing to convert the existing residence into an office use. The owner had requested a curb cut off McKnight Road, but it was denied by TXDOT. Therefore, access will be off Pearson Lane.

The new Comprehensive Plan has designated this property that fronts on McKnight Road as "Neighborhood Retail". An office use is an allowed use in this designation.

The applicant should be aware that a 7' screening device is required along the northern and eastern property line where this property abuts to residential zoning.

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

**Potential Options:**  
 "None"

## City of Texarkana, Texas

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**Fiscal Implications:**

"None"

**Staff Recommendation:**

Staff recommends for approval of this request.

**Advisory Board/Committee Review:**

Planning and Zoning Commission

**Board/Committee Recommendation:**

The Planning and Zoning Commission unanimously recommended for approval.

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

January 7, 2019

**Attachments**

- a. 2019-004 ORD rezoning 5812 McKnight Rd(DOCX)
- b. 2019-004 EXH 'A' legal description (PDF)
- c. 2019-004 ATTH 01 Maps (PDF)
- d. 2019-004 Goals & Perspectives (DOCX)
- e. 2019-004 ORD rezoning 5812 McKnight Rd signed (PDF)

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**Staff Coordination**

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|------------------------------------|----------------------------|------------------------|------------|
| Planning and Community Development | David Orr                  | Department Head Review |            |
| Completed                          | 01/18/2019 9:20 AM         |                        |            |
| Deputy City Manager Kyle Dooley    | Deputy City Manager Review | Completed              |            |
| 01/18/2019 3:23 PM                 |                            |                        |            |
| City Manager Shirley Jaster        | City Manager Review        | Completed              | 01/18/2019 |
| 4:09 PM                            |                            |                        |            |
| City Council Jennifer Evans        | Meeting                    | Completed              | 01/28/2019 |
| 6:00 PM                            |                            |                        |            |

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**Meeting History**