

Briefing Sheet

Lead Department: Planning and Community Development **Action Officer:** Debbie Burk,
Ordinance No. 2019-008 amending PD-17-2(O) for site plan approval on a 1.04
Subject: acre tract of land in the George Brinlee HRS, A-18, located at 4009 Moores
Lane. Mark Looney, applicant. Mark James, agent.

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

Item Schedule

Updates/History of Briefing:
 "NOT APPLICABLE"

Executive Summary and Background Information:

Amendment to PD-17-2(0): This is a request for site plan approval by Dr. Mark Looney, owner, Mark James, agent, to allow the construction of a dentist office at 4009 Moores Lane. This is a 1.04 acre tract of land in the George Brinlee HRS, A-18. A residence has recently been demolished and removed from the site.

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

The site plan consists of the following:

1. A 6,800 square foot brick, stone and EIFS one-story building.
2. 50 parking spaces with 2 handicapped spaces.
3. A 6' x 8' monument style sign shown to be located on west side of existing driveway. (sign must be located outside of any right-of-way)
4. Dumpster location at the back-southeast corner of the property. (dumpster must be screened)

Staff recommends the following stipulations:

1. A fire hydrant and Knox box must be installed to meet Fire Code requirements. The fire lane must also meet code requirements.
2. Screening fence is required along the south and west property line where property abuts to residential zoning.
3. Any lighting is to be shielded from adjacent residential properties.

The applicant should be aware that if this site plan is approved, there may be additional applicable city code/ordinance requirements in addition to those listed including but not limited

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to building, subdivision, fire, 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”

Fiscal Implications:

“None”

Staff Recommendation:

Staff recommends for approval of the site plan with stipulations listed above.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

The Planning and Zoning Commission unanimously recommended for approval with staff stipulations.

Advisory Board/Committee Meeting Date and Minutes:

January 7, 2019

Attachments

- a. 2019-008 ORD site plan app. at 4009 Moores Ln. (DOCX)
- b. 2019-008 EXH 'A' Site Plan (PDF)
- c. 2019-008 EXH 'B' legal description (PDF)
- d. 2019-008 ATTH 01 Maps (PDF)
- e. 2019-008 ATTH 02 Elevations (PDF)
- f. 2019-008 Goals & Perspectives (DOCX)
- g. 2019-008 ORD amending SPA 4009 Moores signed (PDF)

Staff Coordination

Planning and Community Development	David Orr	Department Head Review	
Completed	01/18/2019 11:30 AM		
Deputy City Manager	Kyle Dooley	Deputy City Manager Review	Completed
	01/18/2019 3:03 PM		
City Manager	Shirley Jaster	City Manager Review	Completed 01/18/2019
3:43 PM			
City Council	Jennifer Evans	Meeting	Completed 01/28/2019
6:00 PM			

Meeting History