



## CITY OF TEXARKANA ARKANSAS

### DEPARTMENT OF PUBLIC WORKS

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## MEMORANDUM

**TO:** Tyler Richards, Acting City Manager

**FROM:** Jamie Finley, City Planner

**DATE:** June 12, 2024

**SUBJECT:** Board of Directors Agenda item for 7-1-2024, Request approval to rezone property located at 951 Phillips Lane, Texarkana, AR. 71854 from R-3 Low density Residential to A-1 Limited Mixed Use Rural.

**LEGAL DESCRIPTION:** Property is legally described as the N  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  and part of the SW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$ , Section 6, Township 16 South, Range 28 West, Miller County, Arkansas containing 8 acres more or less.

**REASON FOR REQUEST:** The applicant wishes to construct a shop prior to and in front of his planned residence.

**EXISTING LAND USES:** Site: Vacant  
North: New Haven Golf Course  
East: Wooded  
South: Single family residential and wooded  
West: Single-family residential and wooded

**EXISTING ZONING:** Site: R3 Low Density Residential  
North: R3 Low Density Residential  
East: R3 Low Density Residential  
South: R3 Low Density Residential and M1 Limited Manufacturing  
West: R3 Low Density Residential

**COMPATIBILITY WITH EXISTING ZONING:**

The property located at 951 Phillips Lane is designated as Rural Residential in the 2040 Comprehensive Plan. Rural Residential is described as “*Preserves the rural residential character and the active agricultural uses within the City. Provides areas of single - family residential development on large lots or cluster developments.*” This property backs up to New Haven Golf Course and is surrounded on the other three sides by large lots making it compatible with the Land Use Plan currently in effect. This property has been vacant since at least 1995 and was purchased from the owners of New Haven Golf Course. Property owners’ intention is to eventually build a single-family primary residence on the property.

**UTILITIES & TRANSPORTATION NETWORK:**

**UTILITIES:** Water: 12” on Phillips Lane  
Sewer: None  
Fire Hydrant: 35’ from southern most SE corner of property

**TRANSPORTATION:** Local: Phillips Lane

**CONFORMANCE WITH APPLICABLE ORDINANCES AND/OR STATE STATUTES:**

The *Arkansas Code of 1987 Annotated (14-56-422B)* requires the following – “All plans, recommended ordinances, and regulations shall be adopted through the following procedure for adoption of plans and regulations:

- (1) (A) The Planning Commission shall hold a public hearing on the plans, ordinances, and regulations proposed under this subchapter.  
  
(B) Notice of public hearing shall be published in a newspaper of general circulation in the city, at least (1) time fifteen days prior to the hearing.
- (2) Following the public hearing, proposed plans may be adopted, and proposed ordinance and regulations may be recommended as presented, or in modified form, by a majority vote of the entire commission.
- (3) Following it adoption of plans and recommendation of ordinances and regulations, the commission shall certify adopted plans of recommended ordinances of and regulations to the legislative body of the city for its adoption.
- (4) The legislative body of the city may return the plans and recommended ordinances and regulations to the

commission for further study or rectification, or, by a majority vote of the entire membership, may, by ordinance or resolution, adopt the plans and recommended ordinances or regulations submitted by the commission. However, nothing in this subchapter shall be construed to limit the city board's authority to recall the ordinances and resolutions by a vote of a majority of the council.

- (5) Following adoption by the legislative body, the adopted plans, ordinances, and regulations shall be filed in the office of the City Clerk. The City Clerk shall file, with the county recorder of the counties in which territorial jurisdiction is being exercised such plans, ordinances, and regulations as pertain to the territory beyond the corporate limits.

The required notice was published in the Sunday, May 26, 2024, edition of the Texarkana Gazette.

ROW abandonments do not require additional notification as all adjacent property owners are petitioners.

**OPPOSITION:** None

**PLANNING COMMISSION CERTIFICATION:**

The Planning Commission met on June 11, 2024, and certified recommendation to rezone the property described previously in this document under "Legal Description". A motion was made by Commissioner Boots Thomas seconded by Commissioner Jason Dupree. Motion passed with a roll call vote of 7-0, with none absent.

Anderson Neal, Chairperson	Yes
Anita Pickett	Yes
Adger Smith	Yes
Chris Owens	Yes
Jason Dupree	Yes
Randall Hickerson	Yes
Boots Thomas	Yes

**BOARD ACTION REQUESTED:** The City Board is requested to approve the rezoning request described previously in this document.

To abandon the ROW, the *Arkansas Code of 1987 Annotated* requires every ordinance to be read three times before adoption. These three readings may all occur at the same meeting or at the second and third subsequent meetings after the first reading of the ordinance.