



CITY OF TEXARKANA, ARKANSAS  
DEPARTMENT OF PUBLIC WORKS  
216 WALNUT STREET 71854-6024  
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## MEMORANDUM

**TO:** Robert Thompson, City Manager

**FROM:** Jamie Finley, City Planner

**DATE:** April 10, 2024

**SUBJECT:** Board of Directors Agenda item for May 6, 2024 – Request by Joseph and Kristen Smith, 338 PR 1230, Texarkana AR 71854 to rezone Lot 1 of the proposed JK Acres subdivision located at 4804 East 9<sup>th</sup>, Texarkana AR, 71854 from R-2 Single Family Residential to C-1 General Commercial District in order to build and operate a landscaping business. The property is legally described as legally described as Part of the NE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 27, Township 15 South, Range 28 West, Miller County, Arkansas and containing 4.76 acres more or less.

### REASON FOR REQUEST:

Joseph and Kristen Smith desire to build and operate a landscaping business on Lot 1 of the proposed JK Acres subdivision located at 4804 East 9<sup>th</sup>. In order to do so, the property must be rezone.

### EXISTING LAND USES:

Site: Vacant  
North: Vacant (Pasture)  
East: Residential  
South: Residential  
West: Commercial (VFW Lodge)

### EXISTING ZONING:

Site: R-2 Single Family Residential  
North: R-2 Single Family Residential  
East: R-2 Single Family Residential  
South: R-2 Single Family Residential  
West: C-3 Open Display Commercial and R-2 Single Family Residential

**COMPATIBILITY WITH EXISTING ZONING:**

The property located at 4804 East 9<sup>th</sup> is designated as Neighborhood Center in the 2040 Comprehensive Plan. "Neighborhood Center" (NC) is defined as *"Designed to accommodate a variety of uses and development and serve the surrounding neighborhoods. Neighborhood Centers include mixed use, residential, office, civic, and commercial uses with pedestrian access to adjoining neighborhoods."* The requested rezoning not only is appropriate for this designation but moves toward the desired vision of this area to include the area to the east which is designated as "Walkable Neighborhood".

**UTILITIES & TRANSPORTATION NETWORK:**

Principal Arterial:	East 9th
Water:	6" on south side of East 9th
Sewer:	None
Fire Hydrant:	East side of Meadows (Approximately 686')
	South side of East 9th (Approximately 906')

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

The required notice was published in the Sunday, March 24, 2024 edition of the Texarkana Gazette. The City notified eight (8) property owners by regular postal mail within three hundred feet (300') as required by the *Texarkana Arkansas Code of Ordinances*.

**OPPOSITION:** None

**PLANNING COMMISSION CERTIFICATION:**

The Planning Commission met on April 9, 2024, to review this request. On a motion by Commissioner Clyde "Boots" Thomas, seconded by Commissioner Jason Dupree a roll call vote to support a recommendation for rezoning Lot 1 passed 5-0, 1 absence and one vacancy.

Anderson Neal	Yes
Mike Jones	Absent
Boots Thomas	Yes
Adger Smith	Yes
Jason Dupree	Yes
Randall Hickerson	Yes

**BOARD OF DIRECTORS ACTION REQUESTED:**

Request to adopt an ordinance to rezone Lot 1 of proposed JK Acres subdivision from R-2 Single Family Residential to C-1 General Commercial District. *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.