



**CITY OF TEXARKANA ARKANSAS**  
**DEPARTMENT OF PUBLIC WORKS**  
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## **MEMORANDUM**

**ITEM NO. 3: PC2025-033**

**TO:** Tyler Richards, City Manager

**FROM:** Jamie Finley, City Planner

**DATE:** December 8, 2025

**SUBJECT:** Board of Directors agenda item for 12/16/25. Request by Joseph and Kristen Smith, 338 PR 1230, Texarkana AR 71854 to rezone parcel 00321701 from R-2 Single Family Residential to C-3 Open Display Commercial.

**LEGAL DESCRIPTION:** The property is zoned R-2 Single Family Residential and is 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:** Applicant wishes to construct and operate a farm/equipment store. The adjacent property owned by the applicant was rezoned previously but proved to be too small for the purpose therefore, they purchased the adjacent property in order to accomplish their plans.

**EXISTING LAND USE:** Site: Vacant  
North: Vacant  
East: Residential and Vacant  
South: Residential  
West: Vacant

**EXISTING ZONING:** Site: R-2 Single Family  
North: R-1 Rural Residential  
East: R-2 Single Family  
South: R-2 Single Family  
West: C-3 Open Display Commercial

**COMPATIBILITY WITH EXISTING ZONING AND COMPERHENSIVE PLAN:** Parcel 00321701 on East 9<sup>th</sup> is designated as Walkable Neighborhood in the 2040 Comprehensive Plan. The property abuts property that is designated as Neighborhood Center. While both are primarily residential, they both have a commercial aspect that would allow for small scale appropriate commercial endeavors such as a farm store.

**UTILITIES:** Water: 6" water main on south side of East 9th  
Sewer: 8" on the west side of Meadows  
Fire Hydrant: Located on Meadows approximately 510' away

**TRANSPORTATION:** Principal Arterial: East 9th

**NOTIFICATION:** The required notice was published in the Sunday, October 26, 2025 edition of the Texarkana Gazette. The City notified sixteen (16) by regular postal mail within three hundred feet (300') as required by the *Texarkana Arkansas Code of Ordinances*.

**OPPOSITION:** None

**BOARD OF DIRECTOR ACTIONS:** The Board of Directors is expected to hear this request at the December 16, 2025 meeting. State code requires the ordinance be read three (3) times. All three readings may occur at the same meeting.

**PLANNING COMMISSION CERTIFICATION:**

The Planning commission met on November 12, 2025 and certified recommendation to rezone the property described previously in this document under "Legal Description" to C-3 Open Display Commercial. A motion was made Commissioner Cori Mobbs and seconded by Commissioner "Boots" Thomas. Motion carried with a 6-0 roll call vote with one absent.

Anderson Neal, Chairperson	Yes
"Boots" Thomas, Vice Chairperson	Yes
Cori Mobbs	Yes
Chris Owens	Yes
Jason Dupree	Absent
Randall Hickeson	Yes
Anita Pickett	Yes

**BOARD ACTION REQUESTED:** Planning Commission request the Board of Directors approve rezoning of the previously described property.