



FUTURE LAND USE CATEGORIES HANDOUT



TEXARKANA, AR 2040 COMPREHENSIVE PLAN

FUTURE LAND USE CATEGORIES



RURAL RESIDENTIAL (RR)

(RR) Examples

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.

In areas of geological or environmental features, this category may be applied for low density development.

Sewer access is typically unavailable in this area.

Parcels will generally be 1+ acres in size.



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RESIDENTIAL (RES)

(RES) Examples

Areas of connected block development with gridded street patterns.

Incorporates institutional and other low-intensity, non-residential uses to serve in the transitions or corridors surrounding the neighborhood.

Residential development will consist primarily of single-family units.

Residential densities of four (4) to nine (9) dwelling units/acre.



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WALKABLE NEIGHBORHOOD (WN)

(WN) Examples

Traditional Neighborhood Development that encompasses most neighborhoods built before 1950. This district has higher densities than strictly single-family residential neighborhoods and provide a mix of non-residential and residential uses.

Single-family and some lower density multifamily may be found within this area.

The focus of this area is primarily residential, but Institutional and neighborhood-scale commercial uses are incorporated and are anticipated to provide services to the surrounding residential uses.

Moderate density is ideal with residential, office, and commercial uses, with some open space and recreational areas within the development.

Residential densities of six (6) to sixteen (16) dwelling units/acre.

For neighborhood-scale commercial uses; structure footprint size is limited to a size that is appropriate for compatibility with the surrounding developments and uses.



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NEIGHBORHOOD NODE (NN)

(NN) Examples

Primarily located within the Walkable Neighborhood and Downtown Neighborhood districts, Neighborhood Nodes allow for denser residential and a wider variety of uses to serve the immediate neighborhood area.

This district encourages the opportunity for investment in individual neighborhoods and allow for vibrant neighborhood activity nodes. These areas may include small multifamily housing, small offices, live-work units, civic uses, day care facilities, or other neighborhood-scale services.



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NEIGHBORHOOD CENTER (NC)

(NC) Examples

Neighborhood Center areas allow for people to live, work, shop, and play in the same area.

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.

Residential uses include multifamily developments and single-family residential which would likely be patio homes, town homes, or row house models.



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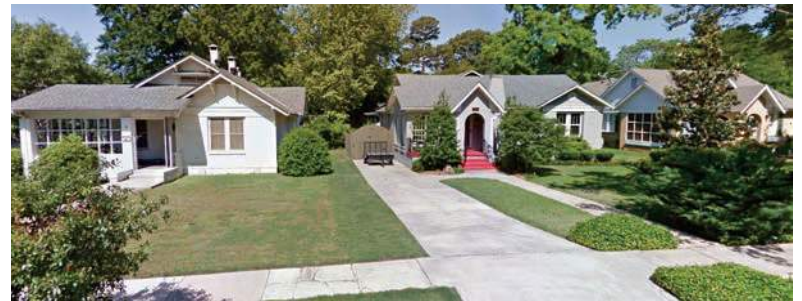


DOWNTOWN NEIGHBORHOOD (DN)

(DN) Examples

Serves as a transition district between the Downtown Core and adjoining Walkable Neighborhood and Mixed Use Commercial districts. This area contains multiple residential types, including single-family and small multifamily residential options and pedestrian access.

Smaller-scale commercial and civic uses are also integrated within this area. Many structures are historic in nature and built of enduring materials.



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MIXED USE NEIGHBORHOOD (MUN) (MUN) Examples

Neighborhood scale commercial mixed with single-family and multifamily residential.

Encompasses existing areas Office land use areas.

Primarily to serve a particular area or neighborhood with a mix of land uses.

Residential densities of six (6) to sixteen (16) dwelling units/acre.



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DOWNTOWN CORE (DC)

(DC) Examples

The Heart of your city! This redeveloping area contains some of the highest development/redevelopment potential within the city!

Designed to accommodate some of the densest development in the city, with the greatest variety of buildings, developed in a traditional downtown development pattern of pedestrian oriented blocks.



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MIXED USE COMMERCIAL(MUC)

(MUC) Examples

Mixed use commercial areas allow for people to live, work, shop and play in the same area.

Designed to accommodate a mix of uses and development in the City with a variety of buildings. Development is encouraged to take place in a more traditional square, node, or downtown-like development pattern when possible. This allows for more efficient use of property than traditional strip development and creates places that people enjoy spending time within. A key change from past policies is allowing the use of multi-family residential uses by right within this district.

Residential, office, commercial, and open space amenities are included in the development site with pedestrian access.

Residential uses include multifamily developments and single family residential which would likely be patio homes, townhomes or row house models.

Up to 18 dwelling units/acre

For non-residential uses; structure footprint size is limited to a size that is appropriate for compatibility with the surrounding developments and uses.



Johnson, AR



The Highlands, TX



The Highlands, TX



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MIXED USE HIGHWAY (MUH)

Includes high intensity commercial uses oriented for highway traffic and / or visibility. A key change from past policies is allowing the use of multi-family residential uses by right within this district.

Non-residential uses vary and are located along connecting corridors with connectivity between neighborhoods.

Encourages connectivity while acknowledging existing conventional, large-scale commercial development patterns.

(MUH) Examples



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DOWNTOWN GATEWAY FOCUS AREAS

(DG) Examples

Transition nodes which act as gateways to the Downtown Neighborhood and Downtown Core areas of the city.

These nodes encourage movement of residents, visitors, development, and citizens to adjacent downtown districts. Includes non-residential and residential uses.



What we have currently in TXK!

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AIRPORT DISTRICT

(AIR) Examples

Serves to accommodate the types of land uses appropriate for proximity to an airport.



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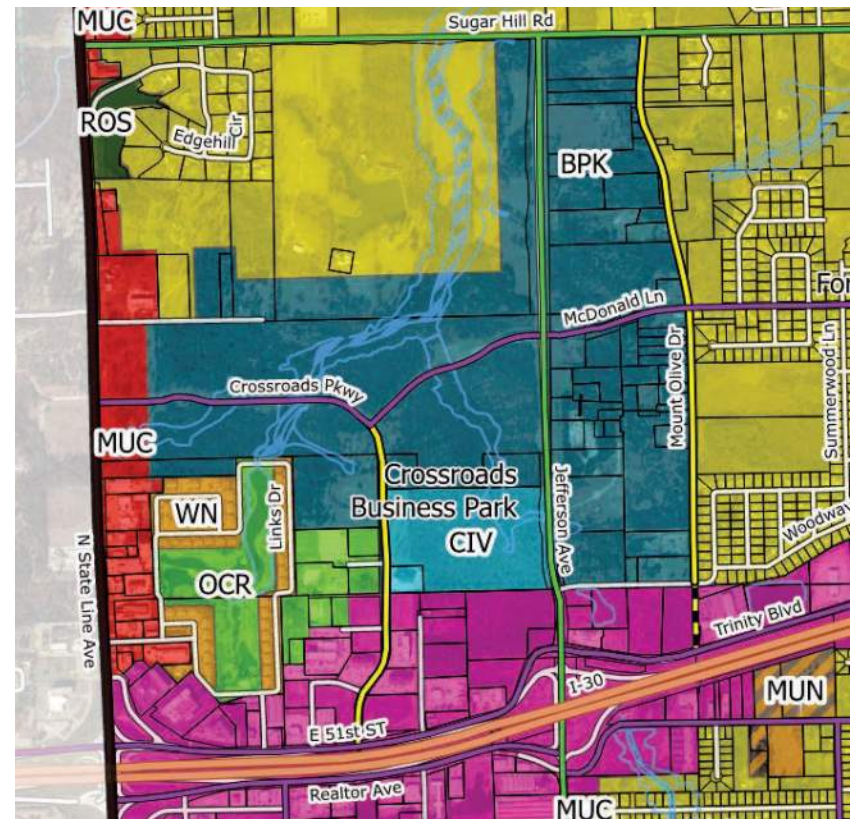


BUSINESS PARK (BPK)

Primarily commercial and office uses with the potential for some multifamily uses.

Non-residential uses vary and are located along connecting corridors with connectivity between neighborhoods.

(BPK) Examples



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INDUSTRIAL (IND)

(IND) Examples

Includes manufacturing and industrial activities that may create some environmental nuisances, which can be objectionable near residential and non-residential property.

Distribution Centers and other similar uses of very large scale and high impact to transportation infrastructure.

Considers where industrial development will be allowed in the future.



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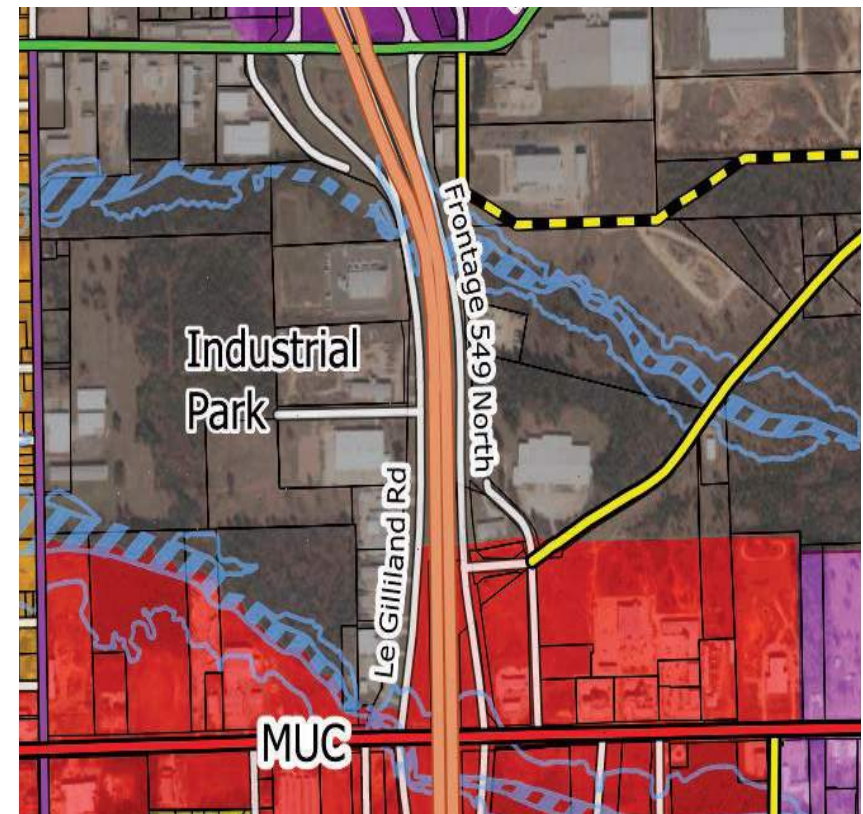
INDUSTRIAL PARK (IPK)

(IPK) Examples

Similar to the Industrial category but located in a specific geographic area. Due to the proximity to the airport- uses may be more focused on air and freight.

Includes manufacturing and industrial activities that may create some nuisances, which can be objectionable near residential and non-residential property.

Distribution Centers and other similar uses of very large scale and high impact to transportation infrastructure.



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OUTDOOR COMMERCIAL RECREATION (OCR) (OCR) Examples

Areas of commercial outdoor recreation and entertainment. Includes golf courses, the water park, and other similar uses. These differ from public outdoor recreation areas.



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RECREATIONAL/OPEN SPACE (ROS)

(ROS) Examples

Includes public parks, recreational areas, flood ways, wetlands, and environmentally sensitive lands.

Integrating this type of development within each zoning district benefits citizens, visitors, and employers.



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CIVIC/INSTITUTIONAL (CIV)

(CIV) Examples

Includes government buildings and services, schools, community buildings, educational institutions, and cultural facilities.

Should be integrated into the fabric of each zoning district except for industrial

Integral to a community and its citizens by providing services and social connection to the city



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CEMETERY (CEM)

(CEM) Examples

Land use to preserve and protect memorials and cemeteries within the City to serve the residents of the Community

Can be integrated into each zoning district where is appropriate



