



**CITY OF TEXARKANA**  
**PLANNING & ZONING COMMISSION**  
**MINUTES • FEBRUARY 5, 2024**

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**Council Chambers**
**Regular Meeting**
**6:00 PM**


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**220 TEXAS BLVD.**  
**TEXARKANA, TX 75501**

**I. CALL TO ORDER**

**II. AGENDA ITEMS**

1. Consider Approval of James Cannon Addition final and preliminary plat, located at or near 2712 Austin Street. James Cannon, owner, and Jeffrey Wood, MTG Engineers and Surveyors, agent.

Dusty Henslee said that applicant is replatting several 10 lots into two to put a house on it.

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| <b>RESULT:</b>   | <b>ADOPTED [UNANIMOUS]</b>                         |
| <b>MOVER:</b>    | Brad Bailey, Commissioner                          |
| <b>SECONDER:</b> | Dianna Patterson Kinsey, Vice Chairperson          |
| <b>AYES:</b>     | Kinsey, Coleman, Larkins, Northam, Boyette, Bailey |
| <b>ABSENT:</b>   | Kernek, Sarine                                     |
| <b>EXCUSED:</b>  | Joyce III                                          |

2. Consider approval of the preliminary plat for Cedar Cottages Addition, located in the 5800 block of Cooks Lane. 2B Builders LLC, owner, and Jeffrey Wood, MTG Engineers and Surveyors, agent.

Brad Meador, 2B Builders, proposing the extension of Bethany and for single family residences. There are a total of 7 lots. Mr. Meador said that the entire neighborhood is zoned Single Family-2 the same as their lots being platted.. Mr. Meador said that they are building modern style looking 1300 sq ft with garages and yards. Extending Bethany to Cooks Lane.

John Mark Burgess 5807 Cooks Lane has no objection. He commented that appears the lots are close to the minimum square footage and to wants to make sure lot sizes are checked.

Dave Halt 3102 Bethany last house right before the extension of Bethany doesn't object to the extension. The issue he has is drainage and wants the issue fixed. He wants to know where the excess water going.

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Tracey Kempke 3518 Woodridge objects to 1300 square foot home and said that it will decrease the property values. She says that drainage is an issue on Bethany and Woodbridge which drains toward Morris. She wants to approve of what is going to be built on these lots. There will be a final plat for approval before the Planning and Zoning Commission and she wants to know will there be low income housing, what determination will keep that from happening. She said that with low square footage it would be geared toward low income housing and section 8. She continued that this wouldn't be for or benefit the neighborhood.

Brad Meador replied by saying these will be individual homes for sale and that 2B Builders has never built anything for low income housing. Mr. Meador said that he would be able to apply HOA or rules of some sort.

Ms. Kempke said she hears a lot of intentions but there is no guarantee. She wants an exact plan of what they are building.

Mr. Meador said lots will be 60 feet by 100 feet. Mr. Meador said that building plans are not required for platting. Specific to drainage and engineering this is an application for lot lines and nothing else. MTG does all of the engineering for 2B Builders and roads will be doing to specifications of the city.

Gene Bratton 5806 Cooks Lane and have 3 acres that adjoin this property by a driveway. There will be a huge drainage problem and is in water right now. She does think the city will make it where it drains properly. The smallest lots is on minimum acreage. She wants to know where the families will park with only one car garages. She wants to know if there will be driveways for parking. She said they were told the residents could park on Cooks Lane.

Mashell Daniel told her that they would have to meet the minimum of two parking space for each house/unit.

Ms. Bratton said that during the school year Cooks Lane is congested. She said that 8 more houses will cause worse traffic congestion.

George Shackelford 3511 Woodridge. He understands minimum 1300 square feet. He wants to know what facade will be used and will it be conducive to the neighborhood.

Tracey Kempke said that the neighborhood does know if its going to meet standards. Ms. Kempke said when the homes were built they are twice the size of the homes they are proposing.

Gene Joyce told her that statement was an exaggeration because not all the homes on Cooks Lane are 2600 sq ft. Mr. Joyce told her that he lives around the corner in the same neighborhood and is fully aware of what is going on.

Mr. Kempke said if there is such a backlash from the neighbors, 2B Builders should see that the people are upset. She wants them to build four homes that are 2500 sq ft.

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| <b>RESULT:</b>   | <b>ADOPTED [UNANIMOUS]</b>                         |
| <b>MOVER:</b>    | Casey Boyette, Commissioner                        |
| <b>SECONDER:</b> | Tom Coleman, Commissioner                          |
| <b>AYES:</b>     | Kinsey, Coleman, Larkins, Northam, Boyette, Bailey |
| <b>ABSENT:</b>   | Kernek, Sarine                                     |
| <b>EXCUSED:</b>  | Joyce III                                          |

3. Amendment to PD-05-7 for site plan approval on an approximate 4-acre tract of land (being part of Tracts 71, 71B, 71A, and 71C), George Brinlee HRS, A18, located at 1 Roundabout Way. Cheney Pruett, owner and Kayla Wood, MTG Engineers and Surveyors, agent.

Vance Liles appeared for MTG Engineers and Surveyors and explained that this site plan was already approved but they changed some drainage which changed the layout maybe added a unit. Mr. Liles said this is an extension of the Oaks.

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| <b>RESULT:</b>   | <b>ADOPTED [UNANIMOUS]</b>                         |
| <b>MOVER:</b>    | Wanda Northam, Commissioner                        |
| <b>SECONDER:</b> | Dianna Patterson Kinsey, Vice Chairperson          |
| <b>AYES:</b>     | Kinsey, Coleman, Larkins, Northam, Boyette, Bailey |
| <b>ABSENT:</b>   | Kernek, Sarine                                     |
| <b>EXCUSED:</b>  | Joyce III                                          |

4. Ordinance No. 2024-021 amending the Zoning Code, Chapter 140, Article VII by adding Section 140-182, "Telecommunications Tower & Stealth Telecommunications Tower", and adding corresponding definitions to Section 140-179 and "Utility and Service Uses" to Section 140-81(b).

Mashell Daniel gave update on the Cell Tower ordinance 140-179 to take before City Council. She explained that staff and legal has approved. Laura Puckett advised that after 3 years if the tower hasn't been built the SUP can be revoked.

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| <b>RESULT:</b>   | <b>ADOPTED [UNANIMOUS]</b>                         |
| <b>MOVER:</b>    | Dianna Patterson Kinsey, Vice Chairperson          |
| <b>SECONDER:</b> | James Larkins, Commissioner                        |
| <b>AYES:</b>     | Kinsey, Coleman, Larkins, Northam, Boyette, Bailey |
| <b>ABSENT:</b>   | Kernek, Sarine                                     |
| <b>EXCUSED:</b>  | Joyce III                                          |

### III. STAFF UPDATES

Mashell Daniel has an update on a Banner Ordinance and the ordinance will be forthcoming.

### IV. CONSIDER APPROVAL OF MINUTES

1. Consider approval of the Planning and Zoning Commission meeting minutes from January 2, 2024.

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| <b>RESULT:</b>   | <b>ADOPTED [UNANIMOUS]</b>                         |
| <b>MOVER:</b>    | Tom Coleman, Commissioner                          |
| <b>SECONDER:</b> | James Larkins, Commissioner                        |
| <b>AYES:</b>     | Kinsey, Coleman, Larkins, Northam, Boyette, Bailey |
| <b>ABSENT:</b>   | Kernek, Sarine                                     |
| <b>EXCUSED:</b>  | Joyce III                                          |

## **V. ADJOURNMENT**