



CITY OF TEXARKANA
PLANNING & ZONING COMMISSION
MINUTES • MARCH 4, 2024

Council Chambers
Regular Meeting
6:00 PM

220 TEXAS BLVD.
TEXARKANA, TX 75501

I. CALL TO ORDER

II. AGENDA ITEMS

1. Consider approval of the Joshua Tree First Addition being a replat of a portion of Lots 7-10, Carrie D Harts First Addition located at the intersection of Elliott Road and New Boston Road. F.M. Slack, III, owner, and Clint Head, agent.

This plat is to go from one lot to three lots. Chris Sabatina appeared asking about water run off and settlement runoff from build site. It was explained to Mr. Sabatina that this is a plat and not plans for building. He had a few questions not related to platting for City Staff about permitting. His questions were answered by staff.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Tom Coleman, Commissioner
SECONDER:	Brad Bailey, Commissioner
AYES:	Joyce III, Coleman, Larkins, Northam, Bailey
ABSENT:	Kinsey, Boyette, Kernek, Sarine

2. Consider approval of the replat of Block 6, Tilson's Cotton Belt Addition located at the intersection of South Lelia Avenue and Beaumont Street. 1204 South Lelia Avenue Trust, owner and Jeffrey Wood, MTG Engineers and Surveyors, agent.

Kayla Wood appeared and stated that this was going to plat five lots into one lot and that adjustments were made for the right-of-way.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	James Larkins, Commissioner
SECONDER:	Wanda Northam, Commissioner
AYES:	Joyce III, Coleman, Larkins, Northam, Bailey
ABSENT:	Kinsey, Boyette, Kernek, Sarine

3. Consider approval of the final and preliminary plat for Roundabout Way Addition No. 1 located at the intersection Roundabout Way and Gibson. Christus Health ARK-LA-TEX and Gibson Park Development, LLP., owners, and Jeffrey Wood, MTG Engineers and Surveyors, agent.

Kayla Wood appeared and stated that this plat was for dedicated right-of-way.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Brad Bailey, Commissioner
SECONDER:	Tom Coleman, Commissioner
AYES:	Joyce III, Coleman, Larkins, Northam, Bailey
ABSENT:	Kinsey, Boyette, Kernek, Sarine

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 explained that the Planned Development district was added to the cell tower ordinance.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Tom Coleman, Commissioner
SECONDER:	Wanda Northam, Commissioner
AYES:	Joyce III, Coleman, Larkins, Northam, Bailey
ABSENT:	Kinsey, Boyette, Kernek, Sarine

5. Ordinance No. 2024-028 amending the Zoning Code, Chapter 140, by adding to Section 140-111, "UPDD University Planned Development District", (6) "Sign regulations" by allowing way-finding guides from street entrances to an educational institution, adding corresponding definitions to Section 140-111 (h); and adding compliance provisions to Section 140-111 (e) (8) b. "Site plan submittal requirements for UPDD."

Mashell Daniel stated that this ordinance is to allow A&M to place street light banners within a 1000' from each direction of the institution.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Brad Bailey, Commissioner
SECONDER:	Tom Coleman, Commissioner
AYES:	Joyce III, Coleman, Larkins, Northam, Bailey
ABSENT:	Kinsey, Boyette, Kernek, Sarine

6. Z-24-1: rezoning on an approximate 0.17-acre tract of land (being Part of Tract 35), W. H. Ector, HRS, A-695, located at 1319 Richmond Road from Multiple Family-1/Planned Development-General Retail to Neighborhood Service. Sundar Adhikari, owner, and Rita Johnson-Williams, agent.

Rita Williams and the property owner appeared and stated that they want the zoning to align with the store they already own next door. The intention is to build another store.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	James Larkins, Commissioner
SECONDER:	Wanda Northam, Commissioner
AYES:	Joyce III, Coleman, Larkins, Northam, Bailey
ABSENT:	Kinsey, Boyette, Kernek, Sarine

7. S-786: Specific Use Permit to allow the location of a daycare on the N1/2 Lots 9-12 and Part of the Alley, Block 55, Grandview, located at 1616 Iowa Street. Callie Donelson, owner, and Stephanie Thompson, agent.

Stephanie Thompson appeared and stated that she want to run a daycare at this location.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	James Larkins, Commissioner
SECONDER:	Brad Bailey, Commissioner
AYES:	Joyce III, Coleman, Larkins, Northam, Bailey
ABSENT:	Kinsey, Boyette, Kernek, Sarine

8. Z-24-2: rezoning on an approximate 20.70-acre tract of land (being part of Tracts 9-12, 13, 17, 18 and 19), R. E. Sevey HRS, A-523, located at 2300 Buchanan Road from Single Family-1 to Commercial. Jeff Wright, LEISD, owner, and Robert Sanderson, agent.

Robert Sanderson appeared and wanting to use the existing school building for multiple uses. Notices were sent out to all property within 200'. Gene Joyce suggested that this property should be Planned Development. The Planned Development designation was agreed to by Robert Sanderson.

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

9. Z-24-3: rezoning on N 250' of Lots 7, 8, 9, and 10, Block 2, Carrie D. Harts 1st, located at 4001 New Boston Road from Commercial-Agriculture to Commercial. F.M. Slack, owner, and Clint Head, agent.

This item was tabled. The applicant has COVID and could not be present.

RESULT:	TABLED [UNANIMOUS]	Next: 4/1/2024 6:00 PM
MOVER:	Tom Coleman, Commissioner	
SECONDER:	James Larkins, Commissioner	
AYES:	Joyce III, Coleman, Larkins, Northam, Bailey	
ABSENT:	Kinsey, Boyette, Kernek, Sarine	

10. Z-24-4: rezoning on an approximate 4-acre tract of land (being Tract 64), J. A. Talbot HRS, A-564, located at 5613 Richmond Road from Single Family-1 to Planned Development General Retail. Josh Morriss, Morriss Family LP, owners, and Jason Bolling, Guggenheim Development Services LLC, agent.

Ben Warntjes appeared and stated that a Jiffy Lube will be built at this location. The applicant is asking for a Planned Development designation.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Tom Coleman, Commissioner
SECONDER:	Wanda Northam, Commissioner
AYES:	Joyce III, Coleman, Larkins, Northam, Bailey
ABSENT:	Kinsey, Boyette, Kernek, Sarine

11. Amendment to PD-24-1(GR) for site plan approval on an approximate 4-acre tract of land (being Tract 64), J. A. Talbot HRS, A-564, located at 5613 Richmond Road. Josh Morriss, Morriss Family LP, owner, and Jason Bolling, Guggenheim Development Services LLC, agent.

Ben Warntjes appeared for Guggenheim presented the site plan for approval.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Brad Bailey, Commissioner
SECONDER:	Tom Coleman, Commissioner
AYES:	Joyce III, Coleman, Larkins, Northam, Bailey
ABSENT:	Kinsey, Boyette, Kernek, Sarine

III. STAFF UPDATES

Mashell Daniel updated the Commission that there will be an upcoming Scenic City Certification Program that will be presented for voting at next months meeting. The were asked to provide input or comments.

IV. CONSIDER APPROVAL OF MINUTES

1. Consider Planning and Zoning Commission meeting minutes from February 5, 2024.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Wanda Northam, Commissioner
SECONDER:	James Larkins, Commissioner
AYES:	Joyce III, Coleman, Larkins, Northam, Bailey
ABSENT:	Kinsey, Boyette, Kernek, Sarine

V. ADJOURNMENT