



CITY OF TEXARKANA
PLANNING & ZONING COMMISSION
MINUTES • MARCH 6, 2023

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 New Potato Addition being a replat of part of Block 1, and 2, North Park Addition, located at 4203 and 4305 North State Line Avenue. Damitboy Inc., and LK Sena Inc., owners, and Jeffrey Wood, MTG Engineers and Surveyors, agent.

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

2. Consider approval of the replat of Lots 2-5, Block 1, Forest Lake Commercial Subdivision No. 1, located at 6516 Farmers Lane. Mike Craven, owner, and Jeffrey Wood, MTG Engineers and Surveyors, agent.

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

3. Consider approval of the replat of Lot 1, Block 1, Summerlane Estates Revised, located at 18 Summer Lane. Michael Morriss, owner, and Jeffrey Wood, MTG Engineers and Surveyors, agent.
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RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Tom Coleman, Commissioner
SECONDER:	Brad Bailey, Commissioner
AYES:	Kinsey, Coleman, Larkins, Bailey, Kernek
ABSENT:	Northam, Boyette, Sarine
EXCUSED:	Joyce III

4. S-773: Specific Use Permit to allow the location of a double wide HUD code manufactured home on Lots 5 and 6, Block 2, Grandview Addition, located at 2809 Findley Street. Sandra Carroll, owner.

Ms. Sandra Carroll advised that the single wide fell through. She said that the double wide home will fit better on her lot.

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

5. S-772: [TABLED] Specific Use Permit to allow the location of cellular tower on an approximate 7.13-acre tract of land (being Tract 44A), J M Goffe, HRS, A-244, located at 2718 Moores Lane. Patrick Cannon representing Walnut Church of Christ, owner, and Wayne Barnett, agent.

This request was removed from the table. Motion by Tom Coleman and Second by Dianna Patterson Kinsey. A representative for the tower said that they had a neighborhood meeting with 10 residents present. He said that the company sent out cards inviting the neighborhood to the meeting. He continued to say that cell towers have no impact on values. An AT&T employee said that this tower would put out 10 terabytes of data coverage to help with data issues in the area. Darby Doan spoke on behalf of the Church saying that most members are in agreement with the cell tower going up in the location behind the church. Craig Forand who lives at 2903 Landon Lane spoke in opposition to the tower say that property values are effected at 2.65% to 7.5% because a cell tower in close proximity. He did admit that the health risk is unknown. Clint Browning said that he could not believe that they would put cell towers within close proximity of two daycares and a school. Justin Snow who lives on Kevin said that a water displacement study needs to be done. Mike Wilson who lives at 2903 Northview said he wasn't invited to the February meeting and the church did not knock on his door. He says that a health study needs to be done. He also stated that property values have a 7% to 20% decline in value. He goes on to say that those properties take longer to sell. He says that he has noticed less bird life in areas with cell towers. Jerry Duvall, a realtor with Remax, who lives at 5803 Kevin said the esthetics will be negative. Judy Davis who lives at 5801 Kevin has concern for the elderly's health at Waterton, whose residents are over the age of 65 years old. Steve Mitchell a leader at Walnut Church of Christ who is the CEO of a radio station said that the cell tower a 10 watt microwave tower. He said

that the FCC to RF website talks about any dangers. The radio station has 100 kilowatts of power and that it is an FCC licensed facility. Mike Wilson said that the city needs to protect it's citizens.

RESULT:	TABLED [UNANIMOUS]	Next: 4/3/2023 6:00 PM
MOVER:	Brad Bailey, Commissioner	
SECONDER:	Dianna Patterson Kinsey, Vice Chairperson	
AYES:	Kinsey, Coleman, Larkins, Bailey, Kernek	
ABSENT:	Northam, Boyette, Sarine	
EXCUSED:	Joyce III	

6. Z-23-2: rezoning on an approximate 1.74-acre tract of land (being Lot 3R), Rose Acres, located in the 4600 block of Rose Acres. Agriculture to Multiple Family-1. Mike Craven, MCCM Properties, LLC, owner and Byron Leonoudakis, agent.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Dianna Patterson Kinsey, Vice Chairperson
SECONDER:	Tom Coleman, Commissioner
AYES:	Kinsey, Coleman, Larkins, Bailey, Kernek
ABSENT:	Northam, Boyette, Sarine
EXCUSED:	Joyce III

7. Z-23-3: rezoning on an approximate 6.25-acre tract of land (being Tract 339), Nancy Dycas HRS, A-145, located at 610 S. Wake Village Road. Agriculture to Industrial-1. Charles Bergen, Synergy Direct, Inc., owner, and Paul Dickerson, agent.

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

8. Z-23-4: rezoning on Lots 3, 4, 5, and 6, Block 144, City Triggs Addition, located at 1401 Pine Street. Office to General Retail. Estiza Dennis, owner.

The applicant agreed to amend application to Planned Development. Hours Monday through Saturday 8:00 am to 11:00 pm. A Planned Development was placed on this location restricting all uses except for office and event center.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Dianna Patterson Kinsey, Vice Chairperson
SECONDER:	Tom Coleman, Commissioner
AYES:	Kinsey, Coleman, Larkins, Bailey, Kernek
ABSENT:	Northam, Boyette, Sarine
EXCUSED:	Joyce III

9. Z-23-5: rezoning on an approximate 22.35-acre tract of land (being Tract 14 & 17), R G Cannon HRS, A-733 and 48A M E P & P HRS, A-421, located at 4001 Summerhill Road. Single Family-1 to General Retail. Doug Brubaker, Superintendent Texarkana ISD, owner, and Russell Sparks, agent.

Russell Sparks appeared and stated that the current zoning restrict the sign measurements. He is asking for the 32 sq ft CEVMS. Texas High School will be allowed the CEVMS 32 square foot sign.

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

10. Amendment to PD-05-7 for site plan approval on Lot 1, Park Pavilion, on a portion of a 7.76-acre tract of land, located on the northeast corner of Gibson Lane and Pavilion Parkway. Kyle Rutherford representing Christus St. Michael, owner, and Kayla Wood, MTG Engineering and Surveyors, agent.

Kayla Wood presented the site plan for the new Christus St. Michael stand alone ER. She said that there will be room for future expansion and that they would also be putting in sidewalks.

RESULT:	ADOPTED [4 TO 0]
MOVER:	Brad Bailey, Commissioner
SECONDER:	Dianna Patterson Kinsey, Vice Chairperson
AYES:	Kinsey, Coleman, Larkins, Bailey
ABSENT:	Northam, Boyette, Sarine
EXCUSED:	Joyce III
RECUSED:	Kernek

11. Z-23-6: rezoning on Lot 2, Martha S Pace Subdivision, an approximate 1.499-acre tract of land, located in the 3400 block of Galleria Oaks Drive. Single Family-1 to Multiple Family-1. Joel S. Pace, Trustee Martha Pace Trust, owner and Brian Henry, agent.

The applicant chose to table this request.

RESULT:	TABLED [UNANIMOUS]
MOVER:	Lee Kernek, Alternate Commissioner
SECONDER:	Dianna Patterson Kinsey, Vice Chairperson
AYES:	Kinsey, Coleman, Larkins, Bailey, Kernek
ABSENT:	Northam, Boyette, Sarine
EXCUSED:	Joyce III

III. STAFF UPDATES

IV. CONSIDER APPROVAL OF MINUTES

1. Consider approval of the Planning and Zoning Commission meeting minutes from February 6, 2023.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Dianna Patterson Kinsey, Vice Chairperson
SECONDER:	Lee Kernek, Alternate Commissioner
AYES:	Kinsey, Coleman, Larkins, Bailey, Kernek
ABSENT:	Northam, Boyette, Sarine
EXCUSED:	Joyce III

V. ADJOURNMENT