



CITY OF TEXARKANA
PLANNING & ZONING COMMISSION
MINUTES • APRIL 3, 2023

Council Chambers
Regular Meeting
6:00 PM

220 TEXAS BLVD.
TEXARKANA, TX 75501

I. CALL TO ORDER
II. AGENDA ITEMS

1. Consider approval the final and preliminary plat for the Summer Ridge 2nd Addition, located at the intersection of Mall Drive and Summer Ridge Drive. Green Meadow Capital, LLC, owner, and Jeffrey Wood, MTG Engineers and Surveyors, agent.

Kayla Wood appeared and stated that this property is on the frontage road for a restaurant and they will be splitting the parcel into two parcels .

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

2. Consider approval of the final of preliminary plat for the McKnight Crossing Third Addition, located at McKnight Crossing. State Bank of DeKalb, owner, and Jeffrey wood, MTG Engineers and Surveyors, agent.

Kayla Wood appeared and stated that this area is next to State Bank on Richmond and they will be adding another building, so the property owner needs to split the parcel.

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

3. Consider approval of the Replat of Lot 1D, Block 2, Waggoner Creek Crossing Two, located at University Avenue and West Park Boulevard. Waggoner Creek Crossing LP, owner, and Jeffrey Wood, MTG Engineers and Surveyors, agent.
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Kayla Wood appeared and stated that this plat was approved previously and went past the deadline so they have to bring it again to meet the 120 day deadline.

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

4. Consider Amending Zoning Ordinance Section 140-247 Signs with 100 feet of interstate or loop corridor.

Mashell Daniel advised the Commission that Section 140-247 Signs within 100 feet of an interstate loop corridor has changed to "Any on-premises sign (for a business) erected within 100 feet of the frontage/service road of the interstate or loop corridor right-of-way will be allowed to have a signed height of 50 feet.

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

5. Z-23-7: rezoning an approximate 9.37-acre tract of land (being Tract 173, 173A, 174, and 175), H.S. Janes HRS, A-306, located at 3811 S. Lake Dr. Single Family-2 to Commercial. Michael Petty, owner and Kyle Davis, attorney.

Mark Elliott with Langdon/Davis on behalf of Michael Petty appeared and stated that the property is surrounded by commercial properties and the intended use is a truck and trailer parts dealer and services, so the zoning needs to conform.

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

6. Z-23-9: rezoning on an approximate 1.24-acre tract of land (being the North Part of Tract 9 and 10), Flower Acres, located at 3327 S. Lake Dr. General Retail to Commercial. Phil Hadaway, owner.

Phil Hadaway appeared and stated that he purchased the building and needs to commercial zoning to run his business, auto body repair.

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

7. Z-23-10: rezoning on an approximate 0.71-acre tract of land (being South 150' of Tract 9 and 10), Flower Acres, located at 2107 Flower Acres Rd. General Retail to Commercial. Phil Hadaway, owner.

Phil Hadaway appeared and stated that he purchased the home and it was zoned general retail and needs to commercial zoning to expand his business on S. Lake Drive which is the property just north of this parcel.

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

8. S-774: Specific Use Permit to allow permanent cosmetics (facial tattooing) on an approximate 5.65-acre tract of land (being Tract 388 and 388A), George Brinlee HRS, A-18, located at 4115 N. Kings Hwy, Suite 109. Carter Floyd, owner, and Tammy Wroten, agent.

Tammy Wroten appeared and stated that she would be doing permanent cosmetics at this location moving from another location where she was recently approved to do permanent cosmetics.

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

9. Z-23-8: rezoning on an approximate 3.36-acre tract of land (being Tract 4D), West Texarkana GDN, located at 700 Elliott Road. Single Family-2 to Single Family-3. Katherine McGee, owner and Austin Edwards, agent.

Austin Edward appeared and stated that he wants to rezone a portion of the property to place a Hobbs manufactured home.

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

10. S-775: Specific Use Permit allowing the location of a double wide HUD code manufactured home on an approximate 3.36-acre tract of land (being Tract 4D), West Texarkana GDN, located at 700 Elliott Road. Katherine McGee, owner, and Austin Edwards, agent.

Austin Edward appeared and stated that he wants to rezone a portion of the property to place a Hobbs manufactured home.

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

11. Z-23-6: rezoning (TABLED) 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 Two Family-1. Joel S. Pace, Trustee Martha Pace Trust, owner, and Brian Henry, agent.

RESULT:	TABLED [UNANIMOUS]	Next: 5/1/2023 6:00 PM
MOVER:	Dianna Patterson Kinsey, Vice Chairperson	
SECONDER:	Tom Coleman, Commissioner	
AYES:	Kinsey, Coleman, Larkins, Boyette, Sarine	
ABSENT:	Northam, Bailey, Kernek	
EXCUSED:	Joyce III	

12. S-772: (TABLED) Specific Use Permit to allow the location of a 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 application matter was untabled and heard.

Wayne Barnett appeared and stated that the cell tower could be moved 100 feet further from the homes and that access would be moved to the Church's parking lot. Therefore, trees at the end of Sandlin lane will not be taken down. The tower is needed to address coverage concerns. Mr. Barnett said that drainage would be address at that time they apply for permits.

Daniel Allbritton appeared and stated that the site is chosen by looking at the capacity, quality and coverage. The tower needs to go within a 1/4 or 1/2 mile within the search radius. The area towers are maxed out and the cell phone companies share towers. He stated that towers outside the city limits are taller but have more usage. He talked about loosing the monopole during the Little Rock tornado and the service are for first responders were slower due to loosing that tower. Mr. Allbritton said that if he moves the tower it will have to be moved east.

Teresa Lipman owns Better Homes Realty and lives at 2801 Landon Lane and moved from Briarwood Circle which has a cell tower. She said the appraisal is going to be lower next to a cell tower. She said that she did not get a letter from the city. She said a minimum decrease in property values would be from 2% to 9% in the value of the home. She said there is not any health research, but that is what they said about sweeteners.

Jerry Duvall believes the tower will lower values of homes near a cell tower and towers can cause cancer. He doesn't care to look out his kitchen window and see a cell tower. He wants to know where the cell tower is going on the property.

Mike Wilson 2903 Northview says that health experts are saying towers are hazardous. He said that you don't want to bet your life on a health debate about towers being safe or not. He does not want to live under to a cell tower. He is not opposed to the church itself. He went on to saying the esthetics of the tower will decrease values of surrounding properties by 2% up to 20%. He said his council person said that he didn't think towers have an effect of property values. He also said that wildlife can be effected.

Eric Sawyer who just moved in the area in August and said he is concerned by the visual aspect. Wants to know what a compound means.

Greg Forand lives at 2903 Landon and he says that he has a swimming pool in his back yard that he worked very hard for and doesn't want to be floating around and see a tower. He says that he understands the church will benefit. He spoke with Patrick Cannon and asked if the church could move the tower to the front of the property. He is against the tower being in the area. He asked the Commission to deny the Specific Use Permit. He said that he would be agreeable to talking with them about moving the tower towards Moores Lane. He ask that the requirement to notice the residents outside 200' area be a much larger area.

Justin Snow is a property owner in the area and is opposed to the tower because of health, property values, esthetics, and water topography/drainage.

Nedra Frady is a member of Walnut Church of Christ wants to know what the Church's profit will be. She said the elders in the church make the decisions and she respects them, but she does not want the tower in the area. She said that she had no idea that there was a cellular tower was going on the property.

Judith Davis wants to know what the "trigger" for AT&T means? What was their trigger? She told the tower folks to move the tower behind St. Michael's Imaging Center in their swamp, because they can't use it anyway.

Daniel Allbritton responded to Nedra Frady's trigger question with saying the trigger is the funding numbers for him. Compound means leasing a 75'by75' fenced area the tower sits on.

Richard Guinn lives at 5802 Kevin he says that behind his house is standing water and it has frogs and ducks in the forest. He wants to know if the radiation will effect those animals.

Sandy Crater lives at 2915 wants to know if the tower is going to be the big four legged type. She wants the tower moved away. She also want to know how long is it going to take to build it. She said she doesn't want the tower in the area.

Tom Coleman stated that he lives in the most restrictive district in the city - the Historic District. He said that you cannot even paint your house without approval. He said that a cell tower was just approved in that area and he doesn't even notice it.

Gene Joyce, III asked the room if anyone still had land lines. He goes on to say that everyone heavily relies on their cell phones for whatever reason. He said that another issue is when you look at this map there is not a real rhyme or reason to where cell towers go. He said at some point the city will have to address where the cell towers are located. He goes on to say that there is a lot of conflict and concern about this cell phone tower and its location.

Mr. Joyce advises and invites the cell tower folks to the cell tower work shop he will be requesting in the future.

RESULT:	DENIED [0 TO 5]
MOVER:	Tom Coleman, Commissioner
SECONDER:	Casey Boyette, Commissioner
NAYS:	Kinsey, Coleman, Larkins, Boyette, Sarine
ABSENT:	Northam, Bailey, Kernek
EXCUSED:	Joyce III

III. STAFF UPDATES

Mashell gave the Commission updates on the Comprehensive plan.

IV. CONSIDER APPROVAL OF MINUTES

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

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

V. ADJOURNMENT**VI. P&Z AGENDA ITEMS**