



CITY OF TEXARKANA
PLANNING & ZONING COMMISSION
MINUTES • MAY 1, 2023

Council Chambers
Regular Meeting
6:00 PM

220 TEXAS BLVD.
TEXARKANA, TX 75501

I. CALL TO ORDER
II. AGENDA ITEMS

1. Consider reapproval of Replat of Enclave Addition, Lot 1, Block 3 to include only the drainage area (easement). North Park 12 Development, LP, owner and Jeff Whitten, Whitten Civil Engineer, Inc., agent.

Unanimously passes.

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

2. Consider approval of replat of Lots 2 and 3, Cross Pointe Subdivision, located at the intersection of North Kings Highway and St. Michael Drive. QT South, LLC, owner.

Unanimously passes

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

3. Amendment to PD-20-4 (General Retail) for site plan approval on Lot 1, The Grove at Amesdale, located at 5714 Richmond Road. Johnny Gibbs, owner and Kayla Wood, MTG Engineers and Surveyors, agent.

Unanimously passes

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

4. S-776: Specific Use Permit to allow one additional use of permanent cosmetics on Lot 1, Richmond Acres Subdivision, located at 5822 Richmond Road. John & Kenzie Bullock, owners, and Jordan Johnson, agent.

Unanimously passes.

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

5. S-777: Specific Use Permit to allow an assisted living facility on an approximate 11.25-acre tract of land (being Tract 21), Willis Oldham HRS, A-458, located at 5902 North Park Road. C. Jack Smith, owner, and Steve McKee, agent.

Opposition has obtained 20% signatures to require 3/4 vote at City Council.

Steve and Stacy McKee appeared and stated that they would like to do a senior citizens community with trees and animals. The McKee's said they would not be cutting down any trees except for where the building and driveway will go. Original structures will be removed. The residents at this facility will receive one on one care.

Wanda Boyette who lives at 5627 Century Lane presented in opposition to the request. She said that the request conflicts with the residents. She said once it is allowed there is no going back. She wants the Suburban Residential future land use to maintain its designation. She said that this would allow for lower density housing. She said that there is drainage issues in this area. She said that someone will walk away tonight not pleased.

Rick Boyette who lives at 5627 Century Lane presented in opposition. He said that he is a land developer and builder and that there is no infrastructure for drainage north to northeast. He said that this causes erosion on his property line. He said that the sewer is already taxed in this area.

Jack Smith is the property owner and appeared in favor of the request. He said that allowing the assisted living is a win for all parties. He talked about the history of the property. He said this property is known as Miller Landing Timber Yard. He said that it should be cut every 20 years. He was advised that a clear cut would be the most profitable way to go. He did state that the applicants wanted to create a park like

atmosphere. He went on to say that the property is unoccupied. The unoccupied old building provides shelter for theft or unpleasant encounters or fire. He asked the Commission to Recommend for approval.

Mr. Smith was questioned by Casey Boyette about clear cutting the property. Mr. Smith said that there are no immediate plans to do that.

Mike Boyette appeared in opposition. He lives at 5621 Century Lane. He said that he was born and raised there. He said that the water issue is bad. He also added that the street is crumbling.

Trey Patterson who lives at 10 Devon Lane said that this request will hurt the residential value of homes if the assisted living goes in. He is opposition to the Specific Use.

The Chairperson asked staff what uses were allowed at this location. Staff responded a one family dwelling, country club, day camp for children, park or playground, playfield stadium, public zoo, church or rectory, college/university, community center, kindergarten, nursery private school or daycare, library, and Commercial greenhouse or plant nursery.

Stacy McKee addressed the room by saying that she has a care givers heart and will help the area to get better drainage. Steve McKee said that they are building on less than 2% of the property and that this will be an upscale living facility.

Wanda Boyette when it rains it has flooding issues. She wants to know where the secondary access is going and the timing and phasing of the project. She says that this use is considered multiple family and not residential. She said that there will be some disturbance with the building, driveways and pavement. She said her main issue is that this will be Multiple Family use and not residential use.

Matt Wilson who lives at 5624 Century Lane spoke in opposition. He asked if a Planned Development could be designated.

Mr. McKee said any second phase would be years down the road. Stacy McKee said "wouldn't you like to know that your family is taken care of?"

Staff talked about the issues with BCAD updates to the mapping system and that the 200' area would be checked by map and that the city uses the current BCAD information to notice the hearings.

Passes 4 to 1.

RESULT:	ADOPTED [5 TO 1]
MOVER:	Tom Coleman, Commissioner
SECONDER:	Brad Bailey, Commissioner
AYES:	Kinsey, Coleman, Larkins, Northam, Bailey
NAYS:	Boyette
ABSENT:	Sarine
EXCUSED:	Joyce III, Kernek

6. WITHDREW Z-23-6: rezoning Lot 2, Martha S Pace Subdivision, an approximate 1.499-acre tract of land, located in the 3500 Block of Galleria Oaks Drive. Single Family-1 to Multiple Family-1. Joel S. Pace, Trustee Martha Pace Trust, owner, and Brian Henry, agent.

Mike Beth and wife Patricia showed up in opposition to this request. They also brought with them a petition with 20% of signature to require a 3/4 vote from City Council. The Beth's spoke about drainage issues and that the duplexes would be too dense to be in their back yard. The Beth's talked about increased theft since the duplexes went in down Robin Lane.

Unanimously denied.

RESULT:	DENIED [0 TO 6]
MOVER:	Wanda Northam, Commissioner
SECONDER:	Casey Boyette, Commissioner
NAYS:	Kinsey, Coleman, Larkins, Northam, Boyette, Bailey
ABSENT:	Sarine
EXCUSED:	Joyce III, Kernek

7. Z-23-11: rezoning WPT Lot 20 and All 21, Block 6, H.S. Janes HRS, A-306, located at 4307 Gazola Street. Single Family-1 to Agriculture. Inez Dixon, owner, and Charles Griffin Jr., agent.

Unanimously passes.

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

8. Z-23-12: rezoning EPT Lot 20, Block 6, H.S. Janes HRS, A-306, located at 4301 Gazola Street. Single Family-2 to Agriculture. Inez Dixon, owner, and Charles Griffin, Jr., agent.

Unanimously passes.

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

9. Z-23-13: rezoning Lot 22, Block 6, H.S. Janes HRS, A-306, located at 1312 Letter Carrier Drive. Single Family-2 to Agriculture. Inez Dixon, owner, and Charles Griffin, Jr., agent.

Unanimously passes.

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

III. STAFF UPDATES

IV. CONSIDER APPROVAL OF MINUTES

1. Consider approval of the April 3, 2023 Planning and Zoning Commission meeting minutes.

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

V. ADJOURNMENT