



**CITY OF TEXARKANA**  
**PLANNING & ZONING COMMISSION**  
**MINUTES • SEPTEMBER 6, 2022**

City Hall

Regular Meeting

6:00 PM

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

**I. CALL TO ORDER**

Gene Joyce, III  
 Dianna Patterson Kinsey  
 Tom Coleman  
 James Larkins  
 Wanda Northam  
 George Merrill

Staff Present:

Laura Puckett, Zoning Administrator  
 Mashell Daniel, Exec. Director of Inspections, Code and Zoning  
 Dustin Henslee, Asst. City Manager, Exec. Director of Public Works

**II. AGENDA ITEMS**

1. Consider nominating Chairperson and Co-Chairperson for the Planning and Zoning Commission.

Gene Joyce III was nominated for Chairperson and Dianna Patterson Kinsey nominated for Co-Chairperson; Mr. Coleman made motion; Mr. Larkins Seconded Motion; All voted in favor of Gene Joyce III as Chairperson and Dianna Patterson Kinsey as Co-Chairperson.

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| <b>RESULT:</b> | <b>ADOPTED [UNANIMOUS]</b>                                    |
| <b>AYES:</b>   | Joyce III, Kinsey, Coleman, Larkins, Northam, Merrill, Bailey |
| <b>ABSENT:</b> | Boyette, Alexander                                            |

2. Consider approval of the final of preliminary plat for DRT Lake Drive Addition. DRT Ventures LLC, owner, and Jeffrey Wood, MTG Engineers and Surveyors, agent.

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| <b>RESULT:</b>   | <b>ADOPTED [5 TO 0]</b>                    |
| <b>MOVER:</b>    | Dianna Patterson Kinsey, Vice Chairperson  |
| <b>SECONDER:</b> | James Larkins, Commissioner                |
| <b>AYES:</b>     | Kinsey, Coleman, Larkins, Northam, Merrill |
| <b>ABSTAIN:</b>  | Alexander                                  |
| <b>ABSENT:</b>   | Boyette                                    |
| <b>EXCUSED:</b>  | Joyce III, Bailey                          |

3. Consider approval of the Replat Lot 1 and Pt Lot 2, Block 2, Richmond Place. 7K Rentals LLC, owner, and Jeffrey Wood, MTG Engineers and Surveyors, agent.

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

4. Consider approval of the LTHI Addition being a replat of part of Block 3, Korn Addition. David Thomas, LLC, owner and Jeffrey Wood, MTG Engineers and Surveyors, agent.

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

5. Consider Amending the Code of Ordinances of the City of Texarkana, Texas, Land Development Code, Chapter 140 "Zoning", Article VIII - Parking and Loading Regulations, Section 140-202, "Off Street Parking Spaces".

A workshop will be scheduled to discuss this matter.

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| <b>RESULT:</b>   | <b>TABLED [UNANIMOUS]</b>                  |
| <b>MOVER:</b>    | George Merrill, Commissioner               |
| <b>SECONDER:</b> | Tom Coleman, Commissioner                  |
| <b>AYES:</b>     | Kinsey, Coleman, Larkins, Northam, Merrill |
| <b>ABSENT:</b>   | Boyette, Alexander                         |
| <b>EXCUSED:</b>  | Joyce III, Bailey                          |

6. Consider Amending the Code of Ordinances of the City of Texarkana, Texas, Land Development Code, Chapter 140 "Zoning", Article VIII - Parking and Loading Regulations, Section 140-203, "Parking Space Schedule".

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| <b>RESULT:</b>   | <b>ADOPTED [4 TO 1]</b>                   |
| <b>MOVER:</b>    | Tom Coleman, Commissioner                 |
| <b>SECONDER:</b> | Dianna Patterson Kinsey, Vice Chairperson |
| <b>AYES:</b>     | Kinsey, Coleman, Larkins, Northam         |
| <b>NAYS:</b>     | Merrill                                   |
| <b>ABSENT:</b>   | Boyette, Alexander                        |
| <b>EXCUSED:</b>  | Joyce III, Bailey                         |

7. S-758: Specific Use Permit to allow tattoo studio and art gallery on an approximate 0.13-acre tract of land (being Tract 231), Thomas Price HRS, A-466, located at 3427 New Boston Road. Alfred Smith, owner and Kara May, agent.

Mon.-Wed.-Thur. hours 12:00 to 8:00 pm Weekend hours 9:00 am to 10:00 pm  
During the week it is appointments only. The weekend will allow some walk-ins.

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

8. S-759: Specific Use Permit to allow the location of a HUD code manufactured home on Lots 5 and 6, Block 2, Grandview Addition, located at 2809 Findley. Sandra Carroll, owner.

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

9. Z-22-11: Rezoning and Amending PD-79-8 (C) on an approximate 1.01-acre tract of land (being Tract 219), Thomas Price HRS, A-466, located at 2315 North Robison Road requesting the Planned Development be removed at this location and rezoned from Commercial to Single Family-2. Veronica Hernandez, owner.

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

10. Z-22-08: (TABLED) rezoning a portion of a 4.60-acre tract of land (being Tract 19), J.W. Lane HRS A-345, located at 6500 Summerhill Road. Office to General Retail. William Davis, owner and David Williams, MTG Engineers and Surveyors, agent.

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| <b>RESULT:</b>   | <b>TABLED [4 TO 0]</b>                    |
| <b>MOVER:</b>    | Wanda Northam, Commissioner               |
| <b>SECONDER:</b> | Dianna Patterson Kinsey, Vice Chairperson |
| <b>AYES:</b>     | Kinsey, Coleman, Larkins, Northam         |
| <b>ABSENT:</b>   | Boyette, Alexander                        |
| <b>EXCUSED:</b>  | Joyce III, Bailey                         |
| <b>RECUSED:</b>  | Merrill                                   |

11. S-760: Specific Use Permit to allow permanent cosmetic procedures/tattooing on Lots 2 and 3, Block 5, Richmond Development Fourth Subdivision located at 4401 Corporate Drive. Timothy Reynolds, Domination Properties, owner, and Tammy Wroten, agent.

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

12. Z-22-12: rezoning the West 1/2 of Lot 19, Block 4, Red Cut Heights, located at 2503 Sugden from Single Family-2 to Single Family-3. Charles Antwine, owner.

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

13. S-761: Specific Use Permit to allow a HUD code manufactured home on W 1/2 of Lot 19, Block 4, Red Cut Heights, located at 2503 Sugden. Charles Antwine, owner.

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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, Merrill |
| <b>ABSENT:</b>   | Boyette, Alexander                         |
| <b>EXCUSED:</b>  | Joyce III, Bailey                          |

14. Z-22-13: rezoning on Lot 18, Block 4, Red Cut Heights, located at 2503 Sugden from Single Family-2 to Single Family-3. Mary Antwine, owner, and Termaine Richardson, agent.

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

15. S-762: Specific Use Permit to allow a HUD code manufactured home on Lot 18, Block 4, Red Cut Heights, located at 2503 Sugden. Mary Antwine, owner, and Termaine Richardson, agent.

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

16. Z-22-14: rezoning on Lot 3, Block 19, Rose Acres Annex, located in the 500 block of South Bishop Road from Single Family-2 to Industrial-1. Alex Scott Tipton, owner.

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

17. Amendment to PD-99-1(C) for site plan approval to allow the construction of a metal building on Lots 19C and 19D, Carrie D. Harts 1st Addition, located at 704 Piney Road. Eddie Stephens, owner.

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

18. Z-22-15: rezoning on an approximate 0.6-acre tract of land (being Tract 70), in the R. E. Sevey HRS, A-523, located north of 3115 South Lake Drive from Single Family-2 to Single Family-3. Steven Harvey, owner and Kayla Wood MTG Engineers and Surveyors, agent.

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| <b>RESULT:</b>   | <b>TABLED [UNANIMOUS]</b>                  |
| <b>MOVER:</b>    | Wanda Northam, Commissioner                |
| <b>SECONDER:</b> | George Merrill, Commissioner               |
| <b>AYES:</b>     | Kinsey, Coleman, Larkins, Northam, Merrill |
| <b>ABSENT:</b>   | Boyette, Alexander                         |
| <b>EXCUSED:</b>  | Joyce III, Bailey                          |

19. S-763: Specific Use Permit to allow a HUD code manufactured home on an approximate 0.6 acre-tract of land (being Tract 70), in the R. E. Sevey HRS, A-523, located north of 3115 South Lake Drive. Steven Harvey, owner, and Kayla Wood, MTG Engineers and Surveyors, agent.

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| <b>RESULT:</b>   | <b>TABLED [UNANIMOUS]</b>                  |
| <b>MOVER:</b>    | Wanda Northam, Commissioner                |
| <b>SECONDER:</b> | Tom Coleman, Commissioner                  |
| <b>AYES:</b>     | Kinsey, Coleman, Larkins, Northam, Merrill |
| <b>ABSENT:</b>   | Boyette, Alexander                         |
| <b>EXCUSED:</b>  | Joyce III, Bailey                          |

### III. STAFF UPDATES

No staff updates.

### IV. CONSIDER APPROVAL OF MINUTES

1. Consider approval of the Planning and Zoning Commission meeting minutes from 08/01/2022.

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| <b>RESULT:</b>   | <b>ADOPTED [UNANIMOUS]</b>                 |
| <b>MOVER:</b>    | George Merrill, Commissioner               |
| <b>SECONDER:</b> | Wanda Northam, Commissioner                |
| <b>AYES:</b>     | Kinsey, Coleman, Larkins, Northam, Merrill |
| <b>ABSENT:</b>   | Boyette, Alexander                         |
| <b>EXCUSED:</b>  | Joyce III, Bailey                          |

## V. ADJOURNMENT

There being no further business, the meeting was adjourned.

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Gene Joyce III, Chairperson

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Laura Puckett, Zoning Administrator