



CITY OF TEXARKANA
PLANNING & ZONING COMMISSION
MINUTES • OCTOBER 3, 2022

Council Chambers
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

Alternates Present: Lee Kernek and Ross Sarine

City Staff Present: Laura Puckett, Zoning Administrator
 Mashell Daniel, Executive Director of Inspections, Code and Zoning

II. AGENDA ITEMS

1. 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.

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

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

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

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

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

4. Z-22-16: rezoning Lots 19 and 20, Block A, Parish Place, located at 103 Parish Street. Single Fmaily-2 to General Retail. Rocky Murray, owner.

Rocky Murray appeared and stated that the house will be used as the office for the car dealership. He also said that there is an existing fence that separates this property from the surrounding properties.

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

5. S-764: Specific Use Permit to allow new and used auto sales (outdoor lot) on Lots 19 and 20, Block A, Parish Place Addition, located at 103 Parish Street. Rocky Murray, owner.

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

6. Z-22-17: rezoning on Lots 17 and 18, Block A. Parish Place Addition, located at 105 Parish Street. Single Family-2 to General Retail. Rocky Murray, owner.

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

7. S-765: Specific Use Permit to allow new and used auto sales (outdoor lot) on Lots 17 and 18, Block A, Parish Place Addition, located at 105 Parish Street. Rocky Murray, owner.

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

8. Amendment to PD-02-13(GR) for site plan approval on (Phase 3) Lots 12 and 13, Block 6, Richmond Development Fifth Subdivision, located in the 3400 block of Brooke Place. Brad Meador and Brandon Taylor, 2B Builders, owner.

The site plan (phase 3) consists of the following:

1. Nineteen (19) two-story, one, two, and three-bedroom apartment units.
2. Façade will be hardi board siding, brick, and concrete with rock columns.
3. Access will be from Brooke Place.
4. 45 parking spaces.
5. Screened dumpster site.

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

9. Z-22-18: rezoning on Lots 1-4, Block 1, Jake Eldridge 1st, located at 2315 Texas Boulevard. General Retail to Commercial. David Owen, owner.

Frank Ruis appeared on behalf of Brazos Farms Cannabis and said that they are expanding operations. They will extract, formulate, manufacturing and distributing under the Texas Consumable Hemp Program. Mr. Ruis explained the difference between CBD and Cannabis. Brazos Farms press the CBD flower and extract a rosin and dilute with MCT oil to create CBD products. Mr. Ruis said that there would be no direct sell out of

this location to the public. They do however, sell the products at 3015 Texas Boulevard. There are 10 current employees and will employ as many as they are able. Brazos Farms will be regulated by the State of Texas. Brazos Farms has Simply Safe Security 24/7 (entry/motion/heat/smoke sensors) as well as video cameras on site.

Jerry Roach (Brotherly Love Ministries) appeared and stated that he owns property at the corner of 23rd Street and Maple. He wants to know if this business will affect his property.

RESULT:	ADOPTED [4 TO 1]
MOVER:	Tom Coleman, Commissioner
SECONDER:	Dianna Patterson Kinsey, Vice Chairperson
AYES:	Joyce III, Kinsey, Coleman, Northam
NAYS:	Larkins
ABSENT:	Boyette, Bailey
EXCUSED:	Kernek, Sarine

III. STAFF UPDATES

Mashell Daniel advised that there will be a workshop on the parking ordinance for residential in the near future. She also advised that Laura Puckett's number has changed due to some staff changes.

IV. CONSIDER APPROVAL OF MINUTES

1. Consider approval of Planning and Zoning Commission meeting minutes from September 6, 2022.

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

V. ADJOURNMENT