



CITY OF TEXARKANA
PLANNING & ZONING COMMISSION
MINUTES • NOVEMBER 7, 2022

Council Chambers
Regular Meeting
6:00 PM

220 TEXAS BLVD.
TEXARKANA, TX 75501

I. CALL TO ORDER

IN ATTENDANCE: Brad Bailey, Tom Coleman, Lee Kernek, James Larkins, Wanda Northam

ABSENT: Gene Joyce, III, Dianna Patterson Kinsey, and Casey Boyette

ALSO ATTENDING: Laura Puckett, Zoning Administrator, Dustin Henslee, Director of Public Works & Assistant City Manager, Janet McKinney, Health Inspector

II. AGENDA ITEMS

1. Consider approval of the Replat of Enclave Addition, Lot 1, Block 3, a non-residential lot. North Park 12 Development, LP, owner, and Jeff Whitten, Whitten Civil Eng. Inc., agent.

RESULT:	WITHDRAWN
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2. Consider approval of Replat Lot 1, Block 2, Twitty Subdivision. Twitty Nursery, Inc., Mike Eaton, owner, and Eugene Plunk, Plunk Land Surveying, agent.

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

3. Z-22-08: (TABLED) rezoning on a portion of a 4.60-acre tract of land (being Tract 19), J. W. Lane HRS, A-345, located at 6500 Summerhill Road from Office to General Retail. William Davis Trust, owner, Josh Davis, and David Williams, MTG Engineers and Surveyors, agents.
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There was a Motion by Brad Bailey to remove this item from the table. Mr. Larkins seconded the motion to remove this item from the table. Members unanimously voted to remove this item from the table.

The request was unanimously recommended for approval with stipulations.

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

4. 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 from Single Family-2 to Single Family-3. Steven Harvey, owner and Kayla Wood, MTG Engineers and Surveyors, agent.

RESULT:	TABLED [UNANIMOUS]	Next: 12/5/2022 12:00 PM
AYES:	Coleman, Larkins, Northam, Bailey, Kernek	
ABSENT:	Joyce III, Kinsey, Boyette, Sarine	

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

RESULT:	TABLED [UNANIMOUS]	Next: 12/5/2022 12:00 PM
AYES:	Coleman, Larkins, Northam, Bailey, Kernek	
ABSENT:	Joyce III, Kinsey, Boyette, Sarine	

6. S-766: Specific Use Permit to allow a single wide HUD code manufactured home on an approximate 0.36-acre tract of land (being Tract 58), Grandview Addition TR 4, located at 3207 Montgomery Street. Shuemekia and Robert Blackwell, owners.

Members unanimously recommended for approval of this request with stipulations.

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

7. Z-22-19: rezoning on Lots 9 and 10, Block 13, Sanders Addition, located at 2413 Bryan Street from Single Family-2 to Single Family-3. William Matlock, owner.

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

8. S-767: Specific Use Permit to allow the location of a single wide HUD code manufactured home on Lots 9 and 10, Block 13, Sanders Addition, located at 2413 Bryan Street. William Matlock, owner.

Members unanimously recommended for approval of this request with stipulations.

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

9. Z-22-20: rezoning on Lots 4 and 5, Block 1, Two States Addition, located at 3515 Waco Street. Larry Rose, owner.

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

10. S-768: Specific Use Permit to allow the location of a pre-fabricated/factory fabricated home (shell) on Lots 4 and 5, Block 1, Two States Addition. Larry Rose, owner.

Members unanimously recommended for approval of this request with stipulations.

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

11. Z-22-21: rezoning north 14', west 1/2 of Lot 14, and the south 36', west 1/2 of Lot 15, Harmes Addition, located at 813 Capp Street. John Marshall, owner.

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

12. Z-22-23: rezoning on a 3.5-acre portion of a 7.21-acre tract of land (being Tract 28), Willis Oldham HRS, A-458, located at 1521 Moores Lane from Agriculture to Commercial. Emanuel Sanchez, owner, and Aaron Gaylor, RKM Properties, agent.

Members unanimously recommended to table this request until the December meeting.

RESULT:	TABLED [UNANIMOUS]	Next: 12/5/2022 12:00 PM
MOVER:	Wanda Northam, Commissioner	
SECONDER:	Brad Bailey, Commissioner	
AYES:	Coleman, Larkins, Northam, Boyette, Bailey, Kernek	
ABSENT:	Joyce III, Kinsey, Sarine	

III. STAFF UPDATES

There are no staff updates.

IV. CONSIDER APPROVAL OF MINUTES

1. Consider approval of the Planning and Zoning Commission meeting minutes from October 3, 2022.

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

V. ADJOURNMENT