



CITY OF TEXARKANA
PLANNING & ZONING COMMISSION
MINUTES • DECEMBER 5, 2022

Council Chambers
Regular Meeting
12:00 PM

220 TEXAS BLVD.
TEXARKANA, TX 75501

I. CALL TO ORDER
II. AGENDA ITEMS

1. Consider approval of Replat of Enclave Addition, Lot 1, Block 3, The Enclave at North Park, located off North Park Road. North Park 12 Development, LP, owner, and Jeff Whitten, Whitten Civil Engineers Inc.

Jeff Whitten appeared to advise that the developer and the home owners association want to replat from original to remove the perimeter lot with the exception of the 90' lot on the west side of the property.

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

2. Consider approval of Replat of Lot No 1D, Block 2 Waggoner Creek Crossing Two. Waggoner Creek Crossing LP, owner, and Jeffrey Wood, MTG Engineers and Surveyors, agent.

Kayla Wood appeared and advised that this is the area west of Walk-Ons and will be splitting into two lots.

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

3. Consider approval of final and preliminary plat for the Moores Lane Business park. RKM Properties, LLC, owner, and Aaron Gaylor, agent.
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Aaron Gaylor appeared and stated that he wants to separate the one lot into two for a Moores Lane Business Park. Mr. Gaylor is under contract to buy half of the property. The house will remain with the west lot.

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

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

Aaron Gaylor appeared and stated that he would like to build a business park. He stated that he built one in Nash, Texas. He will use upgraded metal architectural material. He will phase out the project. Each building will be 80' by 150'. He thinks that the city is lacking this type available rental space north of I-30. Each building would be a shell to be divided out per space. Mr. Gaylor advised that he is aware of the staff recommendations and restricted uses. The comprehensive plan for the area is Regional Commercial. Mr. Gaylor advised that he has never done an traffic impact study but he can have one done. Mr. Gaylor said that there is a need for more commercial space.

There was discussion by Casey Boyette regarding excess traffic and the impact on the street. He says the road is not designed for commercial use. Casey Boyette says that if you use N Park Road, those are residential areas and the roads are not designed for higher traffic. He talks about what is in harmony for the current region. Mr. Boyette says that the commercial traffic stops at the intersection where the assisted living center is and that it does not continue east. Mr. Boyette wants to make sure that Mr. Gaylor's end goal is in harmony with the neighborhood.

The city does not have any road improvement plans for this area.

Aaron Jennings appeared and stated that he lives about 270 feet from this monstrosity. He did not receive a notice. He says that the road is not wide enough for getting trash truck and construction equipment in the space. He said that any delivery trucks will have problems going up and down this road. There are 185 parking spaces and about 92 cars that will be driving up and down Moores Lane and Hampton Road between 7 and 9 to go to work and getting home. He has obtained 70 plus signatures outside the 200' area and more than 33% signatures of the land owners inside the 200' area. He said low rental brings crime. He talks about the lift station not being able to take care of the existing area. Water drainage is an issue in the area and the neighborhood does not want to add anymore stress in the area. He also said that phases out the project means the area neighbors have to put up with construction equipment for four years fighting dump trucks

and noise pollution. He says that there are currently 114 properties for rent/lease/ or buy on the market. Mr. Gaylor said that the retention pond will take care of the runoff water.

Kay Thomas appeared and thank the city for the ramps outside of City Hall. She lives at North Ridge and she said the build that Mr. Gaylor wants to build is not harmonious to the area. She said the infrastructure will not support the traffic. She said that she hold a Bachelors of Fine Arts and a Master of Fine Arts and in sculpture. She said that density of an area creates crime. She said as a sculpture she believes this is a wretched design and is not harmonious with the other buildings in the area.

Melinda Crews appeared and stated that she is President of the Texarkana Boots and Saddle Club which is next door to the subject property. Her concern is the drainage issue. She said it took four years to get the ditch that was put in. The drainage that comes from the properties north of the subject property and runs right down the tree line. She said that if you cover this area with cement for parking the water flow will be a concern. The retaining pond should be engineered to take care of any runoff water. She said the weight of the traffic will destroy the road.

Gayle Jordan appeared and said she lives at the first house on Ruston Lane. She said that she will be illuminated at night with outside lighting and traffic in and out of this site. She says that the master bedroom is on that side of the road. She also says that 18-wheelers will never make it down that road for deliveries. She said that just the horse trailers trying to get into the Boots and Saddle Club have difficulties on Moores Lane. She spoke with TWU persons out behind her fence and they told her that a new lift station would be needed for the area.

Moe Orr appeared and he lives on Devlin Lane just off of N Park Road. He wanted to know if the house and the property it is on would be rezoned. He was told that the house and the west property would remain Agriculture. He said that the property in question used to be a dairy farm. His only objection is the street traffic and the lift station.

Jim Murray appeared and advised that the area drains in the direction of this property and if Mr. Gaylor raises the elevation any, he would have to allow for all of the runoff water.

Mr. Joyce says that this property is I-30 frontage road and there is a day when it will get developed and it will be developed commercially. His issue is the infrastructure in that area. He explained that there is one house going in at North Ridge and has completely ruined the road out there.

The Planning and Zoning Commission unanimously voted to deny this request. 3/4 of a vote will be required from City Council.

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

5. S-769: consider granting a Specific Use Permit to allow the location of a single wide HUD code manufactured home on Lot 8, Block 48, Grandview Addition located at 3704 Jones Street. Janice Jamison, owner.

Janice Jamison appeared and state that she would like to place a home on this property.

The Planning and Zoning Commission unanimously recommended for approval with stipulations.

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

6. S-770: consider granting a Specific Use Permit to allow the location of a double wide HUD code manufactured home on Lot 6, Block 3, Windsor Park 2nd, located in the 2500 block of Findley Street. Electra Walker, owner, and Robin Junior, agent.

Robin Junior appeared and advised that he is wanting to purchase the adjacent vacant properties. He stated that he wants to place the HUD code manufactured home toward the rear of this property.

The Planning and Zoning Commission unanimously recommended for approval with stipulations.

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

7. Z-22-24: rezoning Lots 9 and 10, Block 180, Triggs Addition, located south of 1008 Cedar Street from Commercial to Single Family-3. Angela Forte, owner.

Angela Forte appeared and stated that the Lots are 10 and 11, Block 180, Triggs Addition and wants to place a HUD code manufactured home on the property.

Betty Wilson appeared and questioned the lot numbers. She wanted to make sure they were not her lots (Lots 7 and 8).

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

8. S-771: consider granting a Specific Use Permit to allow the location of a HUD code manufactured home on Lots 9 and 10, Block 180, Triggs Addition, located south of 1008 Cedar Street. Angela Forte, owner.

The Planning and Zoning Commission unanimously recommended for approval with stipulations.

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

9. S-772: consider granting a Specific Use Permit to allow the location of a Cellular Tower on a portion of a 26.150-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.

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

10. 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:	WITHDRAWN
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11. 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:	WITHDRAWN
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III. STAFF UPDATES

IV. CONSIDER APPROVAL OF MINUTES

1. Consider the Planning and Zoning Commission meeting minutes from November 7, 2022.

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

V. ADJOURNMENT