



CITY OF TEXARKANA
PLANNING & ZONING COMMISSION
AGENDA • DECEMBER 6, 2021

Council Chambers	Regular Meeting	12:00 PM
220 TEXAS BLVD. TEXARKANA, TX 75501		

Chairperson	Commissioner	Commissioner
Gene Joyce III	James Larkins	George Merrill
Vice Chairperson	Commissioner	Alternate Commissioner
Dianna Patterson Kinsey	Wanda Northam	Mitch Alexander
Commissioner	Commissioner	Alternate Commissioner
Tom Coleman	Casey Boyette	Brad Bailey

I. CALL TO ORDER

II. AGENDA ITEMS

1. Z-21-26: rezoning an approximate 0.96-acre tract of land (being 336A/336C) in the George Brinlee HRS, A-18, located at 5302 North Kings Highway from Single Family-1 to Office. Shane Satterfield, owner.

III. STAFF UPDATES

IV. CONSIDER APPROVAL OF MINUTES

1. Consider the Planning and Zoning Commission meeting minutes from November 1, 2021.

V. ADJOURNMENT**VI. P&Z AGENDA ITEMS**

This open meeting of a governmental entity is subject to the Texas Open Meetings Act (Chapter 551, Government Code). The "Council Chambers" is the room or property where the Planning and Zoning Commission holds this meeting.

Pursuant to Section 46.035(c), Penal Code (unlawful carrying of handgun by license holder), a license holder commits an offense if the license holder intentionally, knowingly, or recklessly carries a handgun under the authority of Subchapter H, Chapter 411, Government Code, regardless of whether the handgun is concealed or carried in a shoulder or belt holster, in the room or rooms where a meeting of a governmental entity is held and if the meeting is an open meeting subject to Chapter 551, Government Code, and the entity provided notice as required by that chapter.

Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun.

Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly.

This meeting is being conducted in accordance with the Americans with Disabilities Act [42 USC 12101 (1991)]. The facility is wheelchair accessible and handicap parking is available. Requests for sign interpretive services are available upon requests received at least 48 hours prior to the meeting. To make arrangements for these services, please call 903.798.3917, Personnel or (TDD) 1.800.RELAY.TX (1.800.735.2989).

City of Texarkana, Texas

Summary Sheet

Version:

Update Date: 12/2/2021 2:48 PM

Lead Department: Planning & Zoning Commission **Action Officer:** Laura Puckett, Administrative Coordinator
Subject: Z-21-26: rezoning an approximate 0.96-acre tract of land (being 336A/336C) in the George Brinlee HRS, A-18, located at 5302 North Kings Highway from Single Family-1 to Office. Shane Satterfield, owner.

Meeting Date: 12/6/2021

Attachments

- a. Hearing Notice and Application (PDF)
- b. Maps (PDF)
- c. Legal Description (PDF)

Staff Coordination

Building Code Administration	Mashell Daniel	Department Head Review
Completed	12/03/2021 10:22 AM	
Planning & Zoning Commission		Department Review
Pending		

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Shane Satterfield, owner, to rezone an approximate 0.96-acre tract of land (being Tract 336A/336C) in the George Brinlee HRS, A-18, located at 5302 North Kings Highway from Single Family-1 to Office. The proposed use is a Realty office in the existing home.

The adjacent zoning is Single Family-1 to the west and east, Single Family-3 to the north and Neighborhood Service to the south. The adjacent land use is residential to the west, east, and north and retail to the south.

The Future Land Use Map identifies this property as "High Density Residential".

The applicant is proposing to remodel the existing home into an office for his realty business. Parking will be located at the back of the property using the existing driveway. The applicant also wishes to have a monument type sign.

If a Planned Development designation is placed on the property, staff would recommend prohibiting the following uses:

City of Texarkana, Texas

1. Hotel/Motel
2. Country Club
3. Fraternity/Sorority

TXDOT approval will be required for driveway improvements.

The applicant should also be aware that if this zoning change is approved, all other applicable city code/ordinance requirements must be met including but not limited to building codes, setbacks, subdivision, fire, parking, drainage, water and sewer prior to the issuance of building permits.

All notification and application requirements have been met to consider this request.

Potential Options:

None

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends for denial of this request based on the Future Land Use Map.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

December 6, 2021



ZONING APPLICATION

CITY OF TEXARKANA TEXAS

Po Box 1967
220 Texas Blvd
Texarkana TX 75504
(903) 798-3945

www.ci.texarkana.tx.us.org

Receipt No. 21-01828 Case Z-21-26 Date 11-17-21

To: The Planning and Zoning Commission
City of Texarkana Texas

Please consider this as my application to amend the Zoning Map of the City of Texarkana, Texas for the following described property:

Lot: (Or see attached legal description) Block: George Brinlee HRS A-18 Addition: George Brinlee HRS A-18

Location: 5302 North Kings Highway

Present Zoning: SF-1

Proposed Zoning: O - office District

If the Zoning Classification is changed by the Commission, this property will be used as:

Real Estate office

Describe the changed conditions occurring since the original zoning which affect your property and justify rezoning:

City population growth - neighborhood service across the street.

Attorney or Agent Signature

Print Name

Address

City, State, Zip

Home Phone & Cell Phone

Email Address

Shave Satterfield

Property Owner Signature

Shave Satterfield

Print Name

Po Box 753

Address

Hook, TX 75561

City, State, Zip

(903) 276-1754

Home Phone & Cell Phone

shavesatt@yahoo.com

Email Address

BY SIGNING THIS APPLICATION, YOU HAVE AGREED TO ALLOW THE CITY TO PLACE A SIGN ON YOUR PROPERTY

Attachment: Hearing Notice and Application (3601 : Z-21-26 rezone SF-1 to Office at 5302 N Kings Hwy)

[illegible]

5302 North Kings Highway



Attachment: Maps (3601 : Z-21-26 rezone SF-1 to Office at 5302 N Kings Hwy)

EXHIBIT "A"

All that certain tract or parcel of land situated in the GEORGE BRINLEE HEADRIGHT SURVEY, Abstract No. 18, Bowie County, Texas, and also being a part of that certain 24.3 acre tract conveyed by Etoy Holmes, a widow, to Charles W. E. Sisk and wife, Lowral Sisk, by Deed dated March 3, 1961, recorded in Volume 394, Pages 221-222, Deed Records, Bowie County, Texas, and the subject tract being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2" iron pin set for corner at an existing fence corner, being the Northwest corner of said 24.3 acre tract;

THENCE South, 770.11 feet along an existing fence line, being the West line of said 24.3 acre tract, to a 1/2" iron pin set for corner and being the POINT OF BEGINNING for the herein described tract of land;

THENCE East, 150.95 feet to a 1/2" iron pin set for corner, said point being the Northwest corner of a certain 1.02 acre tract conveyed by Lowral Sisk to Jim H. Sisk by Deed dated March 9, 1983, recorded in Volume 698, Page 213, Deed Records, Bowie County, Texas;

THENCE S 03° 41' W, 313.00 feet with the West line of said 1.02 acre tract, to a 1/2" iron pin set for corner in the North right-of-way line of FM Road No. 989;

THENCE Northwesterly with said right-of-way line, being a curve to the right having a radius of 917.19 feet, a distance of 137.00 feet through a central angle of 08° 33' 29" to a 1/2" iron pin set for corner in the West line of said 24.3 acre tract;

THENCE North 272.17 feet along an existing fence line, being the West line of said 24.3 acre tract, to the POINT OF BEGINNING, and containing 0.955 acre of land, more or less.

Attachment: Legal Description (3601 : Z-21-26 rezone SF-1 to Office at 5302 N Kings Hwy)

City of Texarkana, Texas

Summary Sheet

Version:

Update Date: 12/2/2021 2:47 PM

Lead Department: Planning & Zoning Commission **Action Officer:** Laura Puckett, Administrative Coordinator

Subject: Consider the Planning and Zoning Commission meeting minutes from November 1, 2021.

Meeting Date: 12/6/2021

Attachments

- a. 11-01-2021 P&Z Minutes (PDF)

Staff Coordination

Building Code Administration	Mashell Daniel	Review	Completed
12/03/2021 10:21 AM			
Planning & Zoning Commission	Laura Puckett	Meeting	Pending
12/06/2021 12:00 PM			

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

See attached minutes.

Potential Options:

None

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends for approval of the November 1, 2021 minutes.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

December 6, 2021

**MINUTES
REGULAR MEETING
PLANNING AND ZONING COMMISSION
COUNCIL CHAMBERS
2ND FLOOR, TEXAS MUNICIPAL BUILDING
220 TEXAS BOULEVARD, TEXARKANA, TEXAS
MONDAY, NOVEMBER 1, 2021 AT 6:00 P.M.**

The Planning and Zoning Commission of the City of Texarkana, Texas met in a regular session, Monday, November 1, 2021 at 6:00 p.m. with the following members present:

ATTENDING:

Mr. Gene Joyce III, Chairman
Ms. Dianna Kinsey, Vice Chairperson
Mr. Tom Coleman
Mr. James Larkins
Mr. George Merrill
Dr. Wanda Northam
Mr. Brad Bailey

ABSENT

Mr. Casey Boyette

ALSO ATTENDING:

Ms. Laura Puckett, Zoning Administrator
Mr. Dustin Henslee, Director of Public Works
Ms. Cindy Foster, Administrative Coordinator

Mr. Joyce called the meeting to order at 6:00 p.m.

Z-21-22 rezoning an approximate 1.89-acre tract of land (being Tract 139) in the J. W. Johnson HRS, A-308, located at the southwest corner of Jameson Street and Texarkana Avenue from Single Family-2 to Single Family-3. Anthony Lockhart and Latremont McCutchin, owners and John Lane, Agent.

Anthony Lockhart appeared and states that he wants to place a manufactured home on the property. Commission member advised of the stipulations.

Ms. Kinsey made a motion to approve this request. Mr. Larkins seconded the motion to approve this request. Members voted unanimously to approve the request.

RECOMMENDED FOR APPROVAL

S-747: Specific Use Permit to allow the location of a double wide HUD code manufactured home as a residence on a 1.89-acre tract of land (being Tract 139) in the J.W. Johnson HRS, A-308, located at the southwest corner of Jameson Street and Texarkana Avenue. Anthony Lockhart and Latremont McCutchin, owners, and John Lane agent. Anthony Lockhart appeared and state that he wishes to place a HUD code manufactured home on the property.

1. That one 2020 or newer double wide HUD code manufactured home be allowed on this property.
2. That the double wide HUD code manufactured home be tied down/skirted/underpinned.
3. That the double wide HUD code manufactured home be used for dwelling purposes only, human occupancy only.
4. That the Specific Use Permit be in effect for a period of three (3) years, beginning at the date of this Ordinance. It is the owner's responsibility to renew this permit.
5. That if the HUD code manufactured home is not placed on the property within the three (3) year period, the Specific Use Permit will automatically be revoked.
6. That all driveways, parking, building codes/setbacks, engineered foundation, platting and flood plain requirements must be in accordance with the City of Texarkana, Texas codes.

Mr. Larkins made a motion to approve this request with stipulations. Ms. Kinsey seconded the motion to approve this request with stipulations. Members voted unanimously to approve the request.

RECOMMENDED FOR APPROVAL

Z-21-23: rezoning an approximate 13.344-acre tract of land (being Tracts 117, 118, 119) in the H. S. Janes HRS, A-306, located north of 4020 South Lake Drive from Single Family-2 to Multiple Family-2. Shanali Bhagat, owner and Ray Sullivent, agent.

Ray Sullivent appeared and stated that the property owner wants to create multiple-family facility. He advised that there is a greyhound bus stop and convenient store located south of the proposed property. The facility will have a play area for the children. There will be approximately 192 units. Ingress/egress will come off Bishop and not Lake Drive.

Dusty Henslee said that access would be off Bishop.

Mr. Sullivent says that the owner says that there is a right of way access on South Lake Drive.

Dusty Henslee says that the survey he is looking at does not show access off South Lake Drive.

Corey Floyd appeared in opposition of the request. Cory advised the Commission to look at the comprehensive plan where it shows that this area should be a Regional Commercial zoning. He goes on to state that TXDOT has plans to extend the interstate, 369 heading South. Mr. Floyd took a photo from sitting inside his truck facing south on the off ramp of

Loop 151, a depiction of traffic. He speaks about the traffic and school bus safety. He asks not to grant the rezoning based on the traffic. He advises that the property west/behind the subject property wants to connect in the future to the railroad and make a loop through this property. He states that the property north is railroad and a commercial moving company, and south of the subject property is a truck stop/bus stop.

Dusty Henslee states that he does not have a date/time frame for TXDOT's plan to expand.

Corey Floyd stated that he serves on the alliance for I69 Texas and is a big proponent for I69. He said that the plans will depend on funding and could pass any day or could not pass at all.

Tom Coleman says that he is not happy with the access but is not opposed to an apartment complex.

Mr. Sullivent presents and says that he does not understand why it is not already zoned commercial or industrial. He says with all the industry that was discussed and the apartment complex could house them. He went on to say that ingress and egress will be addressed with TXDOT.

Gene Joyce asked if he would like to table it and come back with the ingress and egress.

Mr. Sullivent request to table this until the next meeting.

RECOMMENDED TO TABLE

Z-21-24 rezoning a portion of Lot 2, Shilling Estates Minor Plat (an approximate 11.5 - acre tract), located north of 3520, 3610, and 3620 Shilling Road from Single Family-1 to Planned Development-Multiple Family-2. Don Shilling, owner, and Tony Asbille, agent.

Tony Asbille appeared. He was interrupted by audience. He wishes to build luxury units aimed at the high-end customer. He states that there is no intention to allow section 8. He says the facility will have adult services and will be completed in two phases with a community center. He goes on to explain that the facility will serve lunch and dinner for the residents every day.

Mr. Patton appeared on behalf of the builder, Tony Asbille and stated that the property consists of 11.5 acres. He explains that the Villa at Bringle Lake is an upscale senior living facility. Mr. Patton says the builder and the property owner is requesting a zoning of Planned Development-Multiple Family-2. He says that an estimated cost of the luxury homes will be eleven million one hundred thousand dollars. He continues by saying that the estimated property tax minimum would be 284 thousand a year and only go up. Mr. Patton said that Donald Shilling owns the property and his property was known as Shilling's airport. Mr. Patton said that in the objection letter a concern is raised regarding increased traffic. He says that a senior living facility will have less vehicles and do less traveling. Mr. Patton continues by saying that staff recommended for approval of this request.

Gene Joyce asked the opposition to limit their numbers to 5 or 8 for time sake.

Dr. Naples appeared and says he and his family have lived in the area since 1987. He said there was a gate past his house and the property beyond that was Don Shillings farm and was in the county. Dr. Naples says the builder talks about spending 11 million on 100 doors. He says that is 111,000 dollars per unit in a neighborhood where the cheapest homes are 300 and 400 thousand dollars and some way up over one million. Dr. Naples says that he has seen five wrecks on shilling and that no traffic evaluation has been offered. He says that 100 extra doors on a road where the traffic to the college and families getting kids to and from schools will cause congestion. He is questioning why someone would put elderly living facility where traffic is already dangerous. He says Don Shilling has the property priced so high that a builder cannot make the numbers work. Dr. Naples continues by saying there are million-dollar homes up and down Stone Creek and the city did a comprehensive plan for that community. He talks about the notification process, the sign, being 150 yards off the road. (Disruption throughout the audience).

Mr. Joyce addresses the sign location (60 yards off the road) and in this situation the city does not have access to the road and their placement of the sign complies.

Dr. Naples complains about the notice being posted in the newspaper which is not in print anymore. Dr. Naples also mentions elderly having their kids at one time or another coming back home to live. He says it is life and it happens.

Matt Roberson who lives on Gunstock Road appeared and states that he and some of the neighbors have a petition of over one hundred signatures in opposition. He says the petition asks that the Commission not approve the request to rezone. He also said proper notice was not provided (regarding the sign). Mr. Roberson says that there are other ways to improve that property.

Lori Mueller presents and says that she is a resident on Shadow Brooke and hopes the Planning and Zoning Commission take the petition into consideration. She goes on to say that she is a kindergarten teacher and agrees with everything that Dr. Naples presented. She says University is nothing but a drag strip and a very high concern. She says that she would be fine with single family homes. She talks about the gated community at Enclave not being full and does not understand how you get the elderly to fill up the proposed luxury facility when Enclave is not full. She says that if they are leased then the taxes do not come from the individual leasing the home. Ms. Mueller says that property taxes do not bring the schools that much money because her school has not gotten jack crap.

Mr. Joyce explains that the proposal is for a planned development and the use may change but the construction of the development cannot deviate.

Barry Bullard who lives on Stone Creek appeared and agrees with everything that has been said by opposition thus far. He brings up the UPDD zoning and that the facility would be under no obligation to be a 55 plus facility. He talks about the mileage being too far for convenience for the elderly out on shilling/university.

William Griffin appears and states that he owns property on the south side of the proposed

elderly facility. He is worried about the traffic out there. He talks about multiple wrecks. He says that there will be injuries and deaths. He asks if this will be gated Community. Response by builder is yes it will be gated.

Patty Schaeffer presented and said that she has lived out there even before Dr. Naples. And used to fly in and out of Shilling's airport. She agrees with everything that has been said and agrees with Dr. Naples entirely. She says four lanes goes in to two lanes and then back in to four lanes. She asks about what happens when the properties do not sell. She says they will be leased to non-seniors, then section 8. Ms. Schaeffer compared the proposed property to the Links. She asked if the cul-de-sac for future development.

Many people are speaking from the audience.

Mr. Joyce said that before anyone else speaks, please do so if it hasn't already been spoken about.

Michael Naples, Dr. Naples younger brother appears and invites the commission to take a walk from Shilling Circle to where the proposed location is. He said the city has ignored the sidewalks in that area. He said to forget about the car accidents what about kids riding bikes. He challenges them to take a walk around 4:30 or 5:00 o'clock to understand why Mr. Suit/Mr. Patton is what he is.

Allan Avarad who lives on shilling asks how big the proposed homes will be? Mr. Asbille replies 1250 sq ft. Mr. Avarad then says that is what I thought, 1250. He then asks everyone in the audience if anyone has a house in the 1250 range.

Everyone in audience is talking.

Mr. Joyce tells the audience that we will be addressing the notices and how they are sent in the future. He says that newspapers are antiquated and there will be a discussion. Mr. Joyce speaks about the voluntary time he and other spent on the UPDD. He said it took hundreds of man hours into making sure that certain areas are developed the way the committee wanted them to be developed. He addresses the usage map and says that it does call for single family residences. He continues that area 6 does allow for mixed uses. Mr. Joyce asked Mr. Asbille if he or Mr. Shilling has any other plans for the property that is in the surrounding area. Mr. Asbille says that they looked at the area regarding single family homes but not at this time.

Mr. Asbille further explains that there will not be two entrances/exits. He says that the cul-de-sac is secondary to the purchase of a property on shilling. He said that it was originally thought that the fire department would want a separate exit and that is why it is shown on the plans.

Mr. Joyce asks about the entrance and if it was proceeding directly through a single-family property. Mr. Asbille answered yes sir. Mr. Joyce says for him that is a concern because he worked so hard for the UPDD and all the hundreds of man hours that was put into it just to put a multi-family unit right behind it.

Mr. Joyce did say that traffic is bad in other areas of town such as Wade Lane, Shilling,

and other places in town where it does not make sense to add development until the streets are widened. Mr. Joyce goes on to say that there are areas in town that until the city improves the streets, it is impossible to put new development on.

Mr. Joyce tells the developer that if there is a no vote tonight, that it cannot come back for the same zoning in front of the commission for another 12 months. Mr. Joyce said that he would give them time to visit with the neighbors in the area and try to help them feel comfortable with what is going on and table the request and discuss it again next month. He said otherwise, we can vote on it now. Mr. Joyce says that he is not comfortable with approving a planned development with two entrances. Mr. Joyce says that the Comprehensive Plan is on the website and that the commission has turned down business before.

There is some side discussion for several minutes. The entire room is speaking.

Mr. Patton approaches and states that any development anywhere in Texarkana is going to increase traffic. He says that there will be less increased traffic with this kind of development than building single-family homes. He says that someday it is going to be developed by somebody. He states this development at 24 hundred dollars a month is a high-end development comparable to Cornerstone. He announces that the developer has decided that their request not be tabled, but they wish to have their request voted on tonight. Mr. Patton requested that the Planning and Zoning Commission approve the change in zoning to Planned Development-Multiple Family-2 as requested in the zoning application.

Dr. Naples states that Cornerstone is single-family homes and this project is nowhere near that range in price. He says who is the staff that approved this, what staff?

Mr. Joyce explains that staff makes recommendations for the commission to consider. He went on to say that obviously the commission thinks for themselves. He says staff gives them some type of guidance and it is City staff.

People are yelling out from the crowd and speaking over each other. A lady from the audience speaks out and states that they are talking about 11 acres, if you put that in half acre lots that 22 houses, maybe they will have two cars, so, that is 44 cars versus 100 doors which is 100 cars at least, maybe 200 cars if a couple lives there.

A man speaks out – do the numbers. He says that they are going to build 1200 sq ft at what price per sq ft. Two years ago, the price was 140 dollars a sq ft. He said the price must be double that right now. He says what they are proposing is low end not high end, because they will have to cut corners to get to that one hundred and eleven thousand number.

Mr. Joyce interrupts and asks if there is anything we have not heard.

Everyone is speaking out loud.

A lady in the back of the crowd stated that she has been helping her mom look for a 55

or older neighborhood and she has had no problem finding a vacancy at Cornerstone. She says that she does not see the huge need for a 55 and older. She continues to talk about the traffic.

Jerry Brewer asks the Chairman of the Commission if there are any apartments, brownstone, or multi-family developments in this district? Mr. Joyce said there are some proposed in the Planned Development district but there are none out there at this time and does not recall anything being restricted to age.

Tom Coleman speaks up and says that staff gets picked on a little bit, but they follow written rules and regulations, then they approve or disapprove. He said the developers he works with praises staff for being easy to work with and in getting things done. He says that they are pro-business unlike some towns.

Dr. Northam says that this instance was a unique circumstance because the property that is on the street is not the property that the zoning request was made. She said it would have been inappropriate for the city staff to put the sign on University because everyone would be calling that property owner.

Mr. Joyce state that we have the best Planning and Zoning Staff anywhere in the State of Texas and that their hard work is appreciated.

Mr. Joyce asked for a vote. No motion to approve was made. Mr. Merrill made a motion for denial the application. Dianna Kinsey seconded the motion for denial. All members are in favor of denial.

RECOMMENDED FOR DENIAL

Amendment to PD-21-2 (MF-2): site plan approval on a portion of Lot 2, Shilling Estates Minor Plat (an approximate 11.5 -acre tract), located north of 3520, 3610, and 3620 Shilling Road. Don Shilling, owner and Tony Asbille, agent.

Kayla says that the site plan shown does have two entrances because if you do not show it on the site plan you cannot construct it. She says that the cul-de-sac was shown in case the Fire Marshall request a second ingress/egress.

Dr. Northam made a motion to deny the application. Dianna Patterson-Kinsey seconded the motion to deny. All members are in favor of denial.

RECOMMENDED FOR DENIAL

Z-21-25 rezoning Lots 1, 2, and west part of 3, Block 13, Richmond Pines 3rd Addition, located north of the residence at 3202 Robin Lane from Single Family-1 to Planned Development-Townhouse. Jason Nguyen, owner, and Brandon Taylor, 2B Builders, agent.

Brad Meador and Brandon Taylor appeared and stated that Jason Nguyen bought the property on the corner which he is currently remodeling. Mr. Meador says that the adjoining property is approximately 2 acres and the request is to rezone for Townhouses. Mr. Meador said the proposed townhouses will have the look of the townhouses on 32nd Street and Main Street with a garage. Mr. Meador explained that two options have been presented. Option One is 8 units facing Robin Lane and Option Two is 14 units with the expansion of Bamboo Street through to Robin Lane with the townhouses facing Bamboo Street.

Dennis Schafer presents and explains that he is a real estate broker and represents several owners in the subdivision off Bamboo Street. He says that Option Two is preferred and has no problem with the extension of Bamboo Street out to Robin Lane.

Albert Nicolas speaks in opposition and presented a letter of opposition. He says that he has lived in the area for 40 years and believes townhouses to be a negative impact on the neighborhood. He complains about Air BNB's in the area.

Max Bracken at 3907 Honeysuckle and is concerned with option 2 and likes his privacy.

Johnny Cantrell who lives at 4102 Lotus and is in opposition. He says that drainage is an issue. He also complains about the traffic.

Leo and Marilyn Greene who lives at 3310 Robin Lane. Mr. Greene complains about the duplexes north of his property. He says that he and his wife are in opposition to the request. Mrs. Greene complains about Columbia Properties and their tenants letting their animals run around.

Bill Wilkins lives at 3201 Robin Lane. He explains that he heard a business was going in at 3202 Robin Lane. Mr. Joyce let him know that 3202 Robin Lane is not an agenda item and will remain Single-Family-2.

Brad Meador approaches and replies to some of the concerns that have been raised by opposition. He said that the trash receptacle can be individual or a large receptacle. He explains that MTG will be doing a plan for any drainage and it will be provided during the permit process. He goes on to say that even if you put single family homes in this location it would contribute to the same amount of traffic as the proposed townhouses. He said that there will be green space that remains and give privacy to the surrounding homes.

Mr. Coleman stated that Robin Lane is a transitional street like Moores Lane. Dr. Northam advises that the builder may want to move the building back in case the city widens Robin Lane.

Mr. Coleman made a motion for approval of the application. Dr. Northam seconded the motion for approval. Mr. Merrill voted for approval. Mr. Larkins voted for denial. Dianna Kinsey voted for denial.

RECOMMENDED FOR APPROVAL

Amendment to PD-21-3 (TH): site plan approval on Lots 1, 2, and west part of 3, Block 13, Richmond Pines 3rd Addition, located north of the residence at 3202 Robin Lane.

Jason Nguyen, owner, and Brandon Taylor, 2B Builders, agent.

1. Construction of two 2-story buildings with four townhouses in each building
2. Façade will be brick and hardi board.
3. Access will be from Robin Lane with parking in the rear of the proposed development.
4. Two parking spaces will be provided per unit (one car garage and driveway).
5. There will be no signage.
6. The property will have to be platted prior to development.
7. The development must meet all city ordinances (subdivision, street, drainage, etc.)
8. A concrete sidewalk that connects the parking and the front of each unit.

After some discussion of each option, Mr. Meador advises the commission that the owner chooses Option One for approval.

Mr. Coleman made a motion to approve Option One request. Mr. Merrill seconded the motion for approval of Option One. All members vote for approval of this request.

RECOMMENDED FOR APPROVAL

Amendment to PD-01-8 (MF-1): site plan approval on Lot 1, 2, and 3, Block 2, Brookwood Acres Addition, located in the 500 block of Belt Road. Jason Nguyen, owner, and Brandon Taylor, 2B Builders, agent.

Brad Meador appeared and said that the three lots are vacant. They want to build townhouses faces Belt Road. Parking and garage will be on back of the property.

1. Construction of 14,000 sq. ft. of townhouse style apartment units.
2. Access will be off Cheyenne Place and Apache Trail.
3. 28 parking spaces per unit. All parking spaces shall be a minimum of 180 sq. ft. in size.
4. No signage.
5. The façade will be hardi siding and brick.
6. Screened dumpster site located in the parking area.
7. Sidewalks from rear parking area to front of the property.
8. They will continue the privacy fence across the back of the property connecting to the duplexes.

Dr. Northam makes a motion to approve request with stipulations. Mr. Coleman seconded the motion to approve request with stipulations. All members vote to recommend for approval.

RECOMMENDED FOR APPROVAL

STAFF UPDATES

No staff updates. Gene Joyce is requesting that the notification process for public hearing be changed from 200 feet to 500 feet. He asks that City staff check state law on the

notification process.

MINUTES

Consider approval of the October 4, 2021 Planning and Zoning Commission meeting minutes.

Dr. Northam made a motion to approve the minutes. Ms. Kinsey seconded the motion. All members voted unanimously to approve the minutes.

MINUTES RECOMMENDED FOR APPROVAL

There being no further business, the meeting was adjourned.

Gene Joyce, III Chairperson

Laura Puckett, Zoning Administrator