

**MINUTES
REGULAR MEETING
PLANNING AND ZONING COMMISSION
COUNCIL CHAMBERS
2ND FLOOR, TEXAS MUNICIPAL BUILDING
220 TEXAS BOULEVARD, TEXARKANA, TEXAS
MONDAY, MAY 2, 2016
6:00 P.M.**

The Planning and Zoning Commission of the City of Texarkana, Texas met in their regular session, Monday, May 6, 2016 at 6:00 p.m. in the Council Chambers in the Municipal Building, 220 Texas Boulevard, Texarkana, Texas with the following members present:

ATTENDING:

Mr. Gene Joyce, III, Chairman
Mr. Jay Davis
Mr. Keith Garrett
Ms. Dianna Kinsey
Mr. James Larkins
Dr. Wanda Northam

ABSENT:

Mr. Tom Coleman

ALSO ATTENDING:

Mr. David Orr, Director of Planning and Community Development
Ms. Debbie Burk, Zoning Administrator
Mr. Dusty Henslee, City Engineer

Mr. Joyce called the meeting to order at noon. Official notices of the meeting had previously been mailed to all property owners within 200 feet of the property on which the requests had been filed.

(Remove from table) Consider plat of Orr CJD Addition being a replat of Lot 1B, Block 1, Waggoner Creek Crossing south and Lot 2, Block 1, Amended Plat of Kia Addition. Gregg Orr, owner. MTG Engineering, agent.

Mr. Dusty Henslee, City Engineer, stated that this item was to remain tabled.

Consider replat of Lot 1, Block 1, The Grove at University Amended Plat. Jay Strickland, Lone Star Custom Homes, owner. MTG Engineering, agent.

Mr. Jay Strickland, owner, explained that this proposed replat will split Lot 1 into Lots 1A and 1B. This plat is located at the intersection of Garrett Lane and Pleasant Grove Road.

Ms. Kinsey made a motion to approve the replat. Dr. Northam seconded the motion. Members voted unanimously for approval of the motion.

RECOMMENDED FOR APPROVAL

Consider preliminary and final plat of Remington. Texarkana Residential Land Development, owners. MTG Engineering, agent.

Ms. Kayla Wood, MTG Engineering, explained that this property is located off North Kings Highway and west of Sheri Lane. Ms. Wood explained that there were some issues with the proposed length of the cul-de-sac, easements, drainage and only one point of access to this proposed addition.

Mr. Henslee stated that the main concern is safety issues with emergency vehicles with only one entrance and no other form of egress. He stated that it had been determined that a fire truck can make a turn-around with the current layout. He added that the Commission does have the ability to approve a cul-de-sac over 600' in length.

Mr. Clint Yates, another owner of subdivision, stated that there will be an HOA for this subdivision. He stated that the owners would prefer no other connectivity because of privacy issues.

Ms. Wood stated that they are currently working with the City on these issues but added there is no other form of egress because the surrounding properties are fully developed. She asked that the Commission consider approving the plat with the contingency that the plat not be signed and filed until all issues have been settled with the City and the City Engineer.

Mr. Davis amended a previous motion to approve the plat with the stipulation that any outstanding issues be resolved before the plat is signed and recorded. Mr. Garrett seconded the motion. Members voted unanimously for approval.

RECOMMENDED FOR APPROVAL WITH STIPULATION

Consider preliminary and final plat of Akin Ridge Subdivision. Williamson Construction, owner. MTG Engineering, agent.

Ms. Kayla Wood, MTG Engineering, explained that this subdivision is not located inside the city limits but part of it is inside the ETJ. She added that this proposed subdivision is located off Akin road and will connect to the Brad Brewington Estates Subdivision. The proposed new subdivision will create 54 lots. She added that proposed egress to this new subdivision will be from Claire Avenue.

A large group of property owners from the adjacent subdivision were in attendance at the meeting. Several of these owners, including Kari Haliburt, Keith O'Rear, Gary Watson, Robert Davis, Will Carter, Bobby Somanski, Bobby Haliburt, Tracy Hensley and Ken Stewart all spoke in opposition to the request. The main concern of these property owners is there is only one entrance into the property and it is from Claire Avenue. They stated that there are already major maintenance issues with Claire Avenue and other streets in Brad Brewington Estates. Ms. Haliburt added that this new subdivision would

increase the traffic in their subdivision and along Claire Avenue by a minimum of least 54 more cars traveling this road on a daily basis. There was also concern about drainage issues and safety concern for the children in the existing subdivision should there be such a large increase in traffic. Mr. O'Rear stated that if the owner was going to establish a new neighborhood, a separate access should be required.

Mr. Henslee pointed out that Claire Avenue and Noah Avenue were constructed within county guidelines and maintenance is provided by the county.

Ms. Wood pointed out that plans were to always in place to eventually build this subdivision and the only access was and is through this adjacent subdivision. She added that she is aware and understands the neighborhood's concerns about the condition of the roads. She stated that had she been aware of these concerns at an earlier time, she would have asked the owner, Mr. Aven Williamson to be attendance at tonight's meeting.

After a discussion among Commission members, the consensus was decided to table the request until some of these concerns could be addressed and Mr. Williamson could be made aware of the adjacent neighborhood's concerns.

Mr. Garrett made a motion to table the request. Ms. Kinsey seconded the motion. Members voted unanimously for approval of the motion.

TABLED

Z-16-8: South 50' of Lot 1, Block 23, West Texarkana Addition, located at 1023 ½ Peach Street. Single Family-2 to Neighborhood Service. Malvin Patterson, owner. Eric Witherspoon, agent.

This is a request for rezoning to Neighborhood Service to allow a shaved ice and candy store at this location. Mrs. Witherspoon stated that Rosehill is an underprivileged area. She stated that she sees many children walking in this neighborhood on a daily basis and added that these children need something to do. She stated that at a later date they may try to develop programs or provide meals because these are services that are desperately needed in this area. She added that she and her husband have talked to neighbors in the area and have received nothing but positive feedback about the opening of the shaved ice business. She stated that Peach is a very low traffic street and the anticipation is that most business will be from foot traffic.

Mr. Davis asked about the hours of operation.

Mrs. Witherspoon stated that hours would most likely be from 10 a.m. to 10 p.m.

Mr. Orr stated that from a zoning standpoint, this is a residential area. He added that the closest business zoning is on Milam Street even though this building had previously been used as a non-conforming hair salon. He added that staff has concerns with traffic and parking issues.

Mr. Davis stated that he is familiar with traffic in this area and is not concerned with that issue but is concerned about setting a precedent.

Mr. Witherspoon stated that he and his wife want to work with the children in the Rosehill area and to establish a type of community awareness. He added that would be willing to work with the City on the continuing revitalization of the Rosehill area.

Mr. Joyce stated that the Commission appreciates the Witherspoon's concern for the Rosehill neighborhood and suggested the possibility of placing a Planned

Development designation on the property and then prohibiting all other uses except this proposed use (shaved ice and candy store). He added that the parking situation could be addressed with a site plan.

Ms. Burk pointed out that the code required two parking spaces based on the square footage of the storage building.

Mr. Witherspoon stated that he would agree to amend his application to include the Planned Development designation and was aware he would be required to provide a site plan at the next Commission meeting.

After a brief discussion among the Commission members, Mr. Garrett made a motion to table the request. Ms. Kinsey seconded the motion. Members voted unanimously for approval of the motion.

TABLED

Amendment to PD-02-13(GR) for site plan revision to allow building expansion on Lot 6, Block 6, Richmond Development 5th Addition, located at 4413 Galleria Oaks Drive. Bowie County Farm Bureau, owner. Aaron Gaylor, agent.

Mr. Aaron Gaylor explained that this request is to add a 3,381 square foot expansion to the existing Bowie County Farm Bureau building at this location. He added that the addition will copy the exact look as the existing building.

Dr. Northam made a motion to approve the request. Mr. Garrett seconded the motion. Mr. Davis abstained from voting. The remaining members voted in favor of the motion. There being a majority vote, the motion carried.

RECOMMENDED FOR APPROVAL

Staff updates and discussion of Food Courts/Parks.

Mr. Orr explained that staff had been asked to create the added use of a "food court" in the City Zoning Ordinance. He stated that staff had researched other cities of similar size that had adopted this use. He stated that staff is recommending that two new uses and two new definitions be added to the Zoning Ordinance, those being "Food Truck Court" and "Commissary". He stated that staff is recommending that the "Food Truck Court" be the primary use of a property and only be allowed in the Central Business which is the downtown area. He asked Commission members to review these proposed changes and provide staff with any additional comments or suggestions.

Mr. Joyce stated that there may be a need to expand the area for this new use other than just in the downtown area.

Consider approval of April 4, 2016 Minutes.

Mr. Garrett made a motion to approve the Minutes. Mr. Larkins seconded the Motion. Members voted unanimously for approval.

RECOMMENDED FOR APPROVAL

There being no further business, the meeting was adjourned.



Debbie Burk, Secretary



Gene Joyce, III