

CITY OF TEXARKANA
PLANNING & ZONING COMMISSION
MINUTES • JANUARY 6, 2025

Council Chambers	Regular Meeting	6:00 PM
220 TEXAS BLVD. TEXARKANA, TX 75501		

I. CALL TO ORDER

Attendee Name	Title	Status	Arrived
Gene Joyce III	Chairperson	Absent	
Dianna Patterson Kinsey	Vice Chairperson	Present	
James Larkins	Commissioner	Present	
Wanda Northam	Commissioner	Present	
Casey Boyette	Commissioner	Absent	
Brad Bailey	Commissioner	Present	
Lee Kernek	Commissioner	Present	
Ross Sarine	Alternate Commissioner	Absent	
Kory Crews	Alternate Commissioner	Present	

II. AGENDA ITEMS

1. Consider re-approval of final and preliminary plat for the Silver Oaks 4th Addition, located at or near the intersection of Sterling Drive and Ann Circle. Salt Jr Irrevocable Trust, owner, and Jeffrey Wood, MTG Engineers and Surveyors, agent.

Vance Lyles with MTG Engineers and Surveyors was present to answer any questions.

Unanimously recommended for approval with contingencies.

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

2. Consider approval to Vacate Lots 1 and 2, Block 4, Lot 1, Block 6, of the Revised Silver Oaks Addition and Lot 1, Block 3, Silver Oaks Third Addition, located near Sterling Drive and Brandon Drive. Salt Jr. Irrevocable Trust, owner, and Jeffrey Wood, MTG Engineers and Surveyors, agent.

Vance Lyles with MTG Engineers and Surveyors present to answer questions.

Unanimously recommended for approval.

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

3. Consider approval of the replat of Lots 13 to 15, Block 3, Wrihtridge Addition, located at the intersection of Lionel Avenue and University Avenue. 2B Builders, owner, and Jeffrey Wood, agent.

Vance Lyles with MTG Engineers and Surveyors was present to answer any questions. They are combining 3 separate lots into 1 lot.

Unanimously recommended for approval.

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

4. Consider approval of the Shilling Hills Subdivision, located on Shilling Road. 5 Talent Properties, LLC, owner, and Jeffrey Wood, MTG Engineers and Surveyors, agent.

Vance Lyles with MTG Engineers and Surveyors present to answer any questions.

Unanimously recommended for approval.

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

5. S-801: Specific Use Permit to allow the one additional use of tattooing on Lots 18, 19, W1/2 of 20, Block 4, T. B. Moores Addition, located at 911 New Boston Road. Hunter McCarver, owner.

Hunter McCarver appeared and stated that he would be doing tattooing by appointment.

Unanimously recommended for approval with stipulations.

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

6. S-802: Specific Use Permit to allow one additional use of tattooing on Lots 34-326, Block 22, R.S. Bearden Boulevard Addition, located at 2415 Texas Boulevard. Curt Green, owner, and Kiana Stevens, agent.

Kiana Stevens appeared and stated that a tattoo artist would be doing tattoos in her boutique.

Unanimously recommended with stipulations.

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

7. Z-25-01: rezoning Lots 16-18, Block 8, Red Cut Heights Addition, located at 2501 Neff Street from Single Family-2 to Single Family-3. Kimberly Burns, owner.

Kimberly Burns appeared and stated that she wanted to place a double wide HUD code manufactured home on the property.

Unanimously recommended for approval.

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

8. S-803: Specific Use Permit to allow the location of a double wide HUD code manufactured home on Lots 16-18, Block 8, Red Cut Heights Addition, located at 2501 Neff Street. Kimberly Burns, owner.

Kimberly Burns stated she needs a permit to place a double wide at this location.

Unanimously recommended for approval with stipulations.

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

9. S-804: Specific Use Permit to allow the location of a single wide HUD code Manufactured home on an approximate 0.87-acre tract of land being (Tract 35), MEP&P RWY CO HRS, A434, located at 1002 Hatton Street. Georgia Trotter, owner, and Carl Preston, agent.

Carl Preston appeared and stated that this property belongs to his mother and that he is helping her with placing a single wide on this property. He advised that the property is already zoned Single Family-3.

Unanimously recommended for approval with stipulations.

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

10. Z-24-13: rezoning on Lot 1, Moores Lane Business Park, located at 1521 Moores Lane from Agriculture/Commercial to Single Family-1/Commercial. Emanuel Sanchez, owner and Jeffrey Wood, MTG Engineers and Surveyors, agent.

Motion to untable item was made by Lee Kernek and seconded y Wanda Northam.

Unanimously recommended approval.

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

III. STAFF UPDATES

IV. CONSIDER APPROVAL OF MINUTES

1. Consider the December 2, 2024 Planning and Zoning Commission meeting minutes.

Minutes were unanimously recommended for approval.

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

V. ADJOURNMENT