

**CITY OF TEXARKANA  
PLANNING & ZONING COMMISSION  
AGENDA • MARCH 3, 2025**

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**Council Chambers** **Regular Meeting** **6:00 PM**

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**220 TEXAS BLVD.  
TEXARKANA, TX 75501**

**Chairperson**

Gene Joyce III

**Commissioner**

Wanda Northam

**Commissioner**

Lee Kernek

**Vice Chairperson**

Dianna Patterson Kinsey

**Commissioner**

Casey Boyette

**Alternate Commissioner**

Ross Sarine

**Commissioner**

James Larkins

**Commissioner**

Brad Bailey

**Alternate Commissioner**

Kory Crews

**I. CALL TO ORDER**

**II. AGENDA ITEMS**

1. Z-25-03: rezoning on an approximate 14.144-acre tract of land (being Tract 98A), M.H. Janes HRS, A-305, located at 7970 Hampton Road from Single Family-2 to Commercial. Ryan Berry, owner, and Terry Moore, agent.

**III. STAFF UPDATES**

**IV. CONSIDER APPROVAL OF MINUTES**

1. Consider the Planning and Zoning Commission meeting minutes from February 3, 2025.

**V. ADJOURNMENT**

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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: 2/26/2025 2:34 PM

**Lead Department:** Planning & Zoning Commission **Action Officer:** Laura Puckett, Zoning Administrator  
Z-25-03: rezoning on an approximate 14.144-acre tract of land (being Tract 98A), M.H. Janes HRS, A-305, located at 7970 Hampton Road from Single Family-2 to Commercial. Ryan Berry, owner, and Terry Moore, agent.

**Subject:** Family-2 to Commercial. Ryan Berry, owner, and Terry Moore, agent.

**Meeting Date:** 3/3/2025

#### Attachments

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

#### Staff Coordination

Building Code Administration Pending	Mashell Daniel	Department Head Review
Planning & Zoning Commission Pending		Department Review
Planning & Zoning Commission 03/03/2025 6:00 PM	Laura Puckett	Meeting Pending

#### Updates/History of Briefing:

NOT APPLICABLE

#### Executive Summary and Background Information:

This is a request by Ryan Berry, owner, and Terry Moore, agent, to rezone on an approximate 14.144-acre tract of land (being Tract 98A), M H Janes HRS, A-305, located at 7970 Hampton Road from Single Family-2 to Commercial. The property is currently a trucking facility.

The Future Land Use Map has designated this property as "Regional Commercial".

The adjacent zoning is Single Family-2 to the north, east, and west and interstate 30 to the south. The adjacent land use is construction equipment facilities and storage to the east and west, vacant property to the north, and I-30 to the south.

Staff recommend approval of this request.

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 new drainage ordinance, stormwater design manual, building codes, setbacks,

**City of Texarkana, Texas**

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:**

Approve or deny

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**Fiscal Implications:**

NOT APPLICABLE

**Staff Recommendation:**

Staff recommend approval of this request.

**Advisory Board/Committee Review:**

Planning and Zoning Commission

**Board/Committee Recommendation:**

NOT APPLICABLE

**Advisory Board/Committee Meeting Date and Minutes:**

March 3, 2025

### NOTICE OF PUBLIC HEARINGS

Public hearings will be held by the Planning and Zoning Commission and the City Council of the City of Texarkana, Texas at the below stated date and time. The Public Hearings will be held in the Council Chambers, Municipal Building, 220 Texas Blvd, (3<sup>rd</sup> & Texas) Texarkana, Texas to consider a proposed change in zoning classification as indicated below. According to the Tax Records, you are the owner of property within the area of the proposed change or within 200 feet of that property. THIS IS NOT A SUMMONS TO APPEAR AT THE HEARINGS. If you care to attend, you will be given an opportunity to be heard. If additional information is desired, please contact the Planning Department at (903) 798-3945.

PLANNING & ZONING COMMISSION: Hearing Date: MONDAY, MARCH 3, 2025 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, APRIL 14, 2025 Hearing Time: 6:00 pm

- ◆ If they desire, persons concerned with the proposed change can present a letter in opposition to or in favor of the proposed change. If a written protest in opposition to a proposed change contains the signatures of persons who own twenty (20) percent or more of the land within 200 feet of the proposed change, a 3/4<sup>th</sup> vote of the City Council will be required. To be considered, the letter must be received and filed before or at the Planning and Zoning Commission Meeting. (The letter can be emailed to [lpuckett@texarkanatexas.gov](mailto:lpuckett@texarkanatexas.gov)).



OWNER: Ryan Berry, owner, and Terry Moore, agent

OWNER'S ADDRESS: 7970 Hampton Road, Texarkana, Texas 75503

LOCATION OF REZONING: 7970 Hampton Road, Texarkana, Texas 75503

PROPOSED CHANGE: to change the zoning to meet the use

ZONING CHANGE FROM: Single Family-2 TO: Commercial

LEGAL DESCRIPTION: on an approximate 14.144-acre tract of land (being Tract 98A), MH Janes HRS, A-305

CASE NUMBER: Z-25-03 DATE MAILED: February 18, 2025

Attachment: Hearing Notice and Application (4443 : Z-25-03: rezoning SF-2 to C 7970 Hampton)



# ZONING APPLICATION

CITY OF TEXARKANA TEXAS

220 Texas Blvd  
Texarkana TX 75501  
(903) 798-3945  
[www.texarkanatexas.gov](http://www.texarkanatexas.gov)

Receipt No. waived ip

Case Z-25-03

Date 2-3-25

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: \_\_\_\_\_ Block: Tract 98A Addition: MH James A 305 HRS  
(Or see attached legal description) 14.144-acres

Location 7970 Hampton Rd.

Present Zoning Single Family-2

Proposed Zoning: Commercial

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

Describe the changed conditions, if any, occurring since the original zoning, which affect your property and which justify rezoning

Currently a commercial logistics office. We have created a new division of the company called Open Roads. Open Roads conducts business in fuel distribution/resale. We have added no additional staff.

  
\_\_\_\_\_  
Attorney or Agent Signature

Printed Name Terry Moore

7970 Hampton Road

Address

Texarkana, TX 75503

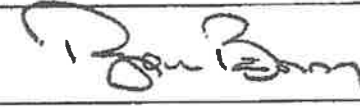
City State, Zip

903-793-1423

Home Phone & Cell Phone

tmoore@tsdlogistics.com

Email Address

  
\_\_\_\_\_  
Property Owner Signature

Printed Name Ryan Berry

7970 Hampton Road

Address

Texarkana, TX 75503

City State, Zip

903-793-1423

Home Phone & Cell Phone

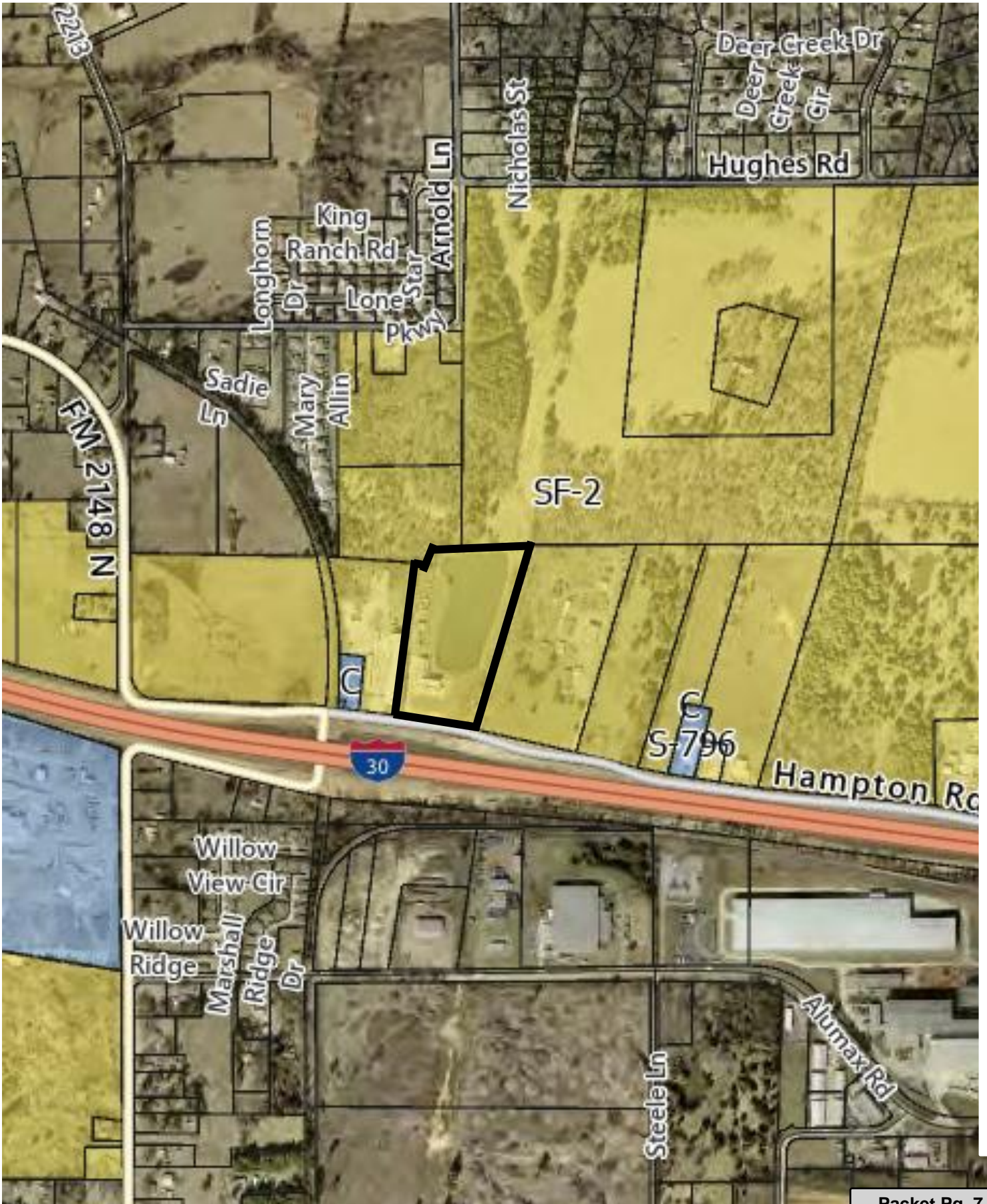
rberry@tsdlogistics.com

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 (4443 : Z-25-03: rezoning SF-2 to C 7970 Hampton)

# 7970 Hampton Road



Attachment: Maps (4443 : Z-25-03: rezoning SF-2 to C 7970 Hampton)

# 7970 Hampton Road



Attachment: Maps (4443 : Z-25-03: rezoning SF-2 to C 7970 Hampton)

## City of Texarkana, Texas

## Summary Sheet

Version:  
Update Date: 2/26/2025 2:39 PM

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

**Subject:** Consider the Planning and Zoning Commission meeting minutes from February 3, 2025.

**Meeting Date:** 3/3/2025

**Attachments**

- a. February 3 2025 P&Z Minutes (PDF)

**Staff Coordination**

Building Code Administration	Mashell Daniel	Department Head Review
Pending		
Planning & Zoning Commission		Department Review
Pending		
Planning & Zoning Commission	Laura Puckett	Meeting      Pending
03/03/2025 6:00 PM		

**Updates/History of Briefing:**

NOT APPLICABLE

**Executive Summary and Background Information:**

See attached minutes.

**Potential Options:**

Approve or deny

**Fiscal Implications:**

NOT APPLICABLE

**Staff Recommendation:**

Staff recommend approval of the minutes.

**Advisory Board/Committee Review:**

Planning and Zoning Commission

**Board/Committee Recommendation:**

NOT APPLICABLE

**Advisory Board/Committee Meeting Date and Minutes:**

March 3, 2025

**CITY OF TEXARKANA  
PLANNING & ZONING COMMISSION  
MINUTES • FEBRUARY 3, 2025**

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**Council Chambers** **Regular Meeting** **6:00 PM**

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**220 TEXAS BLVD.  
TEXARKANA, TX 75501**

**I. CALL TO ORDER**

**II. AGENDA ITEMS**

- 1. Z-25-02: Rezoning on an approximate 2.408-acre Tract of land (being Tract 10C), West Texarkana GDN, located at 921 Westlawn Drive from Single Family-2 to Single Family-3, Maria Rodriguez, owner, and Julietqa Rosas, agent.

Julieta Rosas appeared and stated that she was there on behalf of her sister to translate. She explained that her sister wants to place a mobile home on the property to live in.

APPROVED

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Dianna Patterson Kinsey, Vice Chairperson
<b>SECONDER:</b>	Kory Crews, Alternate Commissioner
<b>AYES:</b>	Joyce III, Kinsey, Larkins, Kernek, Crews
<b>ABSENT:</b>	Northam, Boyette, Bailey, Sarine

- 2. S-805: Specific Us Permit to allow the location of a double wide HUD code manufactured home on an approximate 2.408-acre tract of land (being Tract 10 C), West Texarkana GDN, located at 921 Westlawn Drive. Maria Rodriguez, owner, and Julieta Rosas, agent.

APPROVED

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Dianna Patterson Kinsey, Vice Chairperson
<b>SECONDER:</b>	Lee Kernek, Commissioner
<b>AYES:</b>	Joyce III, Kinsey, Larkins, Kernek, Crews
<b>ABSENT:</b>	Northam, Boyette, Bailey, Sarine

**III. STAFF UPDATES**

Attachment: February 3 2025 P&Z Minutes (4444 : Consider minutes from P&Z meeting on February 3, 2025)

**IV. CONSIDER APPROVAL OF MINUTES**

1. Consider Planning and Zoning Commission minutes from January 6, 2025.

APPROVED

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

**V. ADJOURNMENT**

Attachment: February 3 2025 P&Z Minutes (4444 : Consider minutes from P&Z meeting on February 3, 2025)