



CITY OF TEXARKANA
PLANNING & ZONING COMMISSION
MINUTES • APRIL 1, 2024

Council Chambers
Regular Meeting
6:00 PM

220 TEXAS BLVD.
TEXARKANA, TX 75501

I. CALL TO ORDER
II. AGENDA ITEMS

1. Z-24-3: [TABLED] rezoning on N 250' of Lots 7, 8, 9, and 10, Block 2, Carrie D. Harts 1st, located at 4001 New Boston Road from Commercial-Agriculture to Commercial. F.M. Slack, owner, and Clint Head, agent.

There was a Motion by Dr. Northam to untable this item. There was a second by Mr. Larkins to untable this item.

Wesley Miller with PanAmerica Engineers appeared and stated that they will rebuild the Murphy's Station like across the street in the Walmart parking lot however, this one will be bigger and no outside storage.

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

2. Amendment to PD-15-5 for site plan approval on Lot 6, Block 3, John T Spears First Addition, located at 3603 Texas Boulevard. Bradley and Sarah Berry, owners.

Sarah Berry appeared and stated that she is building a CPA firm. She said that currently it is an empty lot. Sarah Berry wants to save the huge tree that is currently sitting on the lot.

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

3. S-787: Specific Use Permit to allow one additional use of a daycare on Lot 32, Block2, Oaklawn Subdivision, located 2201 N Akin Avenue. Tameka King, owner.
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Tameka King appeared and stated that her parking for the daycare will be on the side of the house on Oaklawn and won't interfere with the traffic. She said that currently there is a privacy fence and the buildings behind her are zoned commercially. The state says that she can have 34 kids. Tameka King says that she will bring value to the property and not decreasing value. Tameka King said that there is a barber shop next door.

Anthony and Rosie Page 2102 South Akin Street - a letter giving their approval of the daycare to the neighborhood.

Patrick Hill appeared stating he owns the house next door at 2211 N Akin. He remodeled the burned out house. He said that this house would sale for over \$200,000 dollars and if they let the daycare come in no one will want to purchase the home and he will take a \$200,000 dollar loss. He said the noise of the children will keep people from buying it. He said he is the only one left gutting out old homes and remodeling. He wants the Commission to table until he can sell his home. He said that he suggests that have her daycare somewhere else. He said anything that is zoned on the main streets are different the daycare will be inside the residential area.

Rosie Page 2102 S Akin approached and said she is a concerned neighbor who has lived in the neighborhood for 27 years. She doesn't have a problem with the daycare being in the neighborhood.

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

4. Amendment to PD-23-4 for site plan approval a 15.15-acre tract of land (being Tract 81) H.S. Janes HRS, A-306, located at 500 S Bishop Road. Russ Huckaby, owner, and Jess Griffin, agent.

Jess Griffin appeared and stated that they are building and industrial plant. He agreed to all the stipulations from city staff as well as Texarkana Water Utilities.

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

III. STAFF UPDATES

IV. CONSIDER APPROVAL OF MINUTES

1. Planning and Zoning Commission meeting minutes from March 4, 2024.

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

V. ADJOURNMENT