



**CITY OF TEXARKANA
PLANNING & ZONING COMMISSION
MINUTES • APRIL 7, 2025**

Council Chambers

Regular Meeting

6:00 PM

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

I. CALL TO ORDER

II. AGENDA ITEMS

1. Consider approval of the St. John Addition being a replat of Lots 9-13, 15, and 16, Block 6, Buchanan Avenue Addition, located at 1224 Willis Street. St. John's Baptist Church, owner, and Jeffrey Wood, MTG, Engineers and Surveyors, agent.

TABLED

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

2. S-806: Granting a Specific Use Permit to allow one additional use of Permanent Cosmetics on an approximate 0.24-acre tract of land (being Tract 3A), Mary E Wills Subdivision, located at 3115 Kennedy Lane. Chinh Hoang, owner.

APPROVED

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

3. Z-25-5: rezoning on an approximate 5-acre tract of land (being Tract 13B), L T King HRS, A-327, located at 3001 Bender Road from Two Family-2 to Planned Development-Multiple Family-1. Dennis Pascarella, owner, and David Williams, MTG Engineers and Surveyors, agent.

David Williams with MTG Engineers and Surveyors appeared and stated that instead of a city street they will build a private drive. He also explained that the applicant did not wish to plat out each individual duplex for sale. He said that it is the property owners wish to have the property as a whole.

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

- 4. Amendment to PD-25-1: for site plan approval on an approximate 5-acre tract of land (being Tract 13B), L T King HRS, A-327, located at 3001 Bender Road. Jeremy Pascarella, owner, and David Williams, MTG Engineering and Surveyors, agent.

David Williams advised that the applicants are aware of the stipulations and agreed that the parking required should be but they will provide 120 parking spaces.

APPROVED with Stipulations

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

- 5. Z-25-6: rezoning Lot 2, Martha S. Pace Subdivision, located at 3412 Galleria Oaks from Single Family-1 to Neighborhood Service. Aaron Gaylor, owner.

Douglas Krage appeared and stated that Aaron Gaylor wants to build two units that will house offices and limited retail. After much discussion with Mr. Krage and staff Ms. Northam moved that this item be tabled until they can hear from Aaron Gaylor what his actual intent is for this space.

TABLED

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

- 6. Z-25-7: rezoning on Lot 2, Block 1, Buchanan Avenue Addition, located at 1108 Willis Street from Commercial to Single Family -3. Jermell Fulton, owner.

Jermell Fulton appeared and advise that in order to place his mobile home he needed to rezone and replat his property to the south. He advised that his plat is already final and he just needs the zoning and SUP.

Roy Franklin appeared and asked which lot specifically we were discussing. He did not oppose.

APPROVED

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

- 7. S-783: Granting a Specific Use Permit to allow a HUD code manufactured home on Lot 2, Block 1, Buchanan Avenue Addition, located at 1108 Willis Street. Jermell Fulton, owner.

Mr. Fulton advised that he purchased a 2025 model HUD code manufactured home.

APPROVED with Stipulations

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

- 8. S-795: granting a Specific Use Permit to allow a HUD code manufactured home on an approximate 1.85-acre tract of land (being Tract 36C) R. E. Sevey HRS, A-523, located at 2591 Page Street. Jonathan Fowler, owner.

Jonathan Fowler appeared and advised that originally he had planned on a double wide but had to purchase a single wide and since the ordinance state double he had to come back for permission to place the single wide.

APPROVED

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

- S-807: granting a Specific Use Permit to allow a HUD code manufactured home on Lot 5, Block 5, Harriett Hubbard Heights, located at 3101 Mulberry Street. Harold Hamm, owner, and Betty Riggs, agent.

WITHDRAWN

RESULT:	WITHDRAWN
----------------	------------------

- S-808: granting a Specific Use Permit to allow a HUD code manufactured home on Lots 16-18, Block 3, City IMPROV CO West Side 2ND, located at 502 Sulphur Street. Leticia Perez, owner.

APPROVED

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

III. STAFF UPDATES

IV. CONSIDER APPROVAL OF MINUTES

- Consider the Planning and Zoning Commission minutes from March 3, 2025.

APROVED

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

V. ADJOURNMENT