



CITY OF TEXARKANA
PLANNING & ZONING COMMISSION
MINUTES • MAY 5, 2025

Council Chambers
Regular Meeting
6:00 PM

220 TEXAS BLVD.
TEXARKANA, TX 75501

I. CALL TO ORDER
II. AGENDA ITEMS

1. TABLED: 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.

This item was TABLED.

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

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

Dianna Patterson Kinsey moved to untable the item. Wanda Northam seconded the item to be removed from the table.

There was much conversation about what Mr. Gaylor is proposing with this lot. Mike and Patricia Beth said that this property was a backyard to the neighbors for 25 years. The Beth's do not wish to see apartments, townhouses, or duplexes on this lot. Mr. Gaylor advised that he would be willing to do a Planned Development. The Commission Members would like to place a Planned Development on this lot. However, they want some time to think about what stipulations they would place on what Aaron Gaylor is proposing.

So Lee Kernek moved to table the item and Dianna Patterson Kinsey seconded that the item be tabled.

Item was TABLED.

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

- 3. Z-25-08: rezoning on Lots 6-7, Wellsford Subdivision, located at 3126 Norton Street from Single Family-2 to Single Family-3. Mai Anh Silas, owner, Randy Davis, agent.

Randy Davis spoke for the owner. They are going to replat and want to place a mobile home on the property.

APPROVED

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

- 4. S-809: Specific Use Permit to allow the location of a HUD code manufactured home on Lots 6-7, Wellsford Subdivision, located at 3126 Norton Street. Mai Anh Silas, owner, and Randy Davis, agent.

The stipulations were understood by the applicant and the matter was passed.

APPROVED

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

- 5. Z-25-09: rezoning on a portion of an approximate 1.994-acre tract of land (being Tract 4), R.G. Cannon HRS, A-733, located at 2021 Mall Drive from General Retail to Parking. Strategic Restaurant Enterprises, Inc., owner, and Janet Reid and Jeremy Nienkamp with Texas Roadhouse, agent.

The local Manager for Texas Roadhouse appeared and said that it is their intention to demolish the old Bryce's building and make the south side half of the parcel into overflow parking for the employees of Bubba's 33 and Texas Roadhouse. They said that they are unsure of what will be built on the front half of the lot.

APPROVED

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

III. STAFF UPDATES

IV. CONSIDER APPROVAL OF MINUTES

1. Consider the meeting minutes from the April 7, 2025 Planning and Zoning Commission meeting.

APPROVED

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

V. ADJOURNMENT

VI. P&Z AGENDA ITEMS