



CITY OF TEXARKANA
PLANNING & ZONING COMMISSION
MINUTES • MAY 6, 2024

Council Chambers
Regular Meeting
6:00 PM

220 TEXAS BLVD.
TEXARKANA, TX 75501

I. CALL TO ORDER
II. AGENDA ITEMS

1. Amendment to PD-02-13 site plan approval on Lot 4, Block 6, Richmond Development Fifth Subdivision, located at 3408 Arista Boulevard. Katy Atwood, owner, and Kayla Wood, MTG Engineers and Surveyors.

Kayla Wood stated that development was already underway. She said that this location would be a pool store.

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

2. Z-24-5: rezoning from General Retail to Commercial on Lots 34-42 and 45-51, Midland Addition, located at 300 Savannah Hill Drive. Patrick Hill, owner.

Patrick Hill states that he sold Hill Auto. He wants to move cars to this location to sell. Mr. Hill said that he anticipates 30 cars on the lot at the most. Mr. Hill said that he would allow others to sell vehicles at this location and under his state license.

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

3. Z-24-6: rezoning on Lot 1 and 37 1/2 ft of Lot 2, Witt Addition, located at 3309 New Boston Road, from General Retail to Commercial. Richard Seals, owner.
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Richard Seals and Roy Blankenship stated that they would like to build a metal, rock facade building for building custom cabinets. They said that their hours would be from 8am to 5pm and have fewer than 10 employees.

The Commission members agreed to the rezoning but place a Planned Development on this location. Applicant will have to amend application and submit site plan for approval.

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

4. S-788: Specific Use Permit for one additional use of permanent cosmetics on Lots 7 & 8, Block 29, Ghio-Fish Boulevard Addition, located at 3218 Texas Boulevard. Bryan Callaway, owner, and Marianne Hawkins, agent.

Marianne Hawkins appeared and stated that she would rent a room at this location for permanent cosmetics.

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

5. Consider approval of the updates to the Comprehensive Plan Implementation for 2024.

Mashell Daniel gave the Commission members a highlight of what progress has been made to the Comprehensive Plan for 2024.

Lee Kernek asked if staff would consider doing Red-Yellow-Green for updates in the future. Mashell Daniel said that she would pass the suggestion along to city staff.

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

III. STAFF UPDATES

No Staff updates at this time.

IV. CONSIDER APPROVAL OF MINUTES

1. Consider the Planning and Zoning Commission meeting minutes from April 1, 2024.

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

V. ADJOURNMENT