



**CITY OF TEXARKANA**  
**PLANNING & ZONING COMMISSION**  
**MINUTES • JUNE 2, 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.

Voted to table the item again.

<b>RESULT:</b>	<b>TABLED [UNANIMOUS]</b>	<b>Next: 7/7/2025 6:00 PM</b>
<b>MOVER:</b>	Lee Kernek, Commissioner	
<b>SECONDER:</b>	Wanda Northam, Commissioner	
<b>AYES:</b>	Joyce III, Larkins, Northam, Bailey, Kernek	
<b>ABSENT:</b>	Kinsey, Boyette, Sarine, Crews	

2. **Z-25-10:** rezoning on an approximate 6.11-acre tract of land (being Tract 2), F.W. Schifflin HRS, A-928, located at 5825 Pleasant Grove Road from Single Family-1 to Single Family-2. Andy Rayburn, owner, and Brad Meador, 2B Builders, agent.

Brad Meador presented that they want to build single family homes at this location.

Rob Hurley 5609 Pleasant Grove Road - Opposed - questioning the proper notice and posting a sign. He insisted that there was a discrepancy on the square footage of the definitions on the notice. He said the sign was posted at the fence line and not in the right-of-way. He says the sign is about 50 feet from the center of the road making it hard for others to see.

Josh Davitt 5711 Meadowland - Opposed - said that there would be an increase in traffic and was asking about where they would get water/sewer. He said that property values will decrease. He wants to keep the original zoning (SF-1). Mr. Davitt said that he wanted to clarify the assumption that he was making based on the current projects that 2B Builders has going and he apologized for any insult that he may have made based on his assumptions.

Sherry Fomby 5905 Sunny Street - Ms. Fomby said that they want a neighborhood for kids riding their bikes. Bigger house not smaller houses.

Jonna Felps 5906 Sunny Street - She has lived there 27 years. She wants to keep the comparable type homes in the neighborhood. Her complaint is water drainage. She wants to keep the integrity of the largest investment that one makes purchasing a home.

Brandon Haynes 5710 Meadowland - He says that the land has served as open pasture for years and contributes to the peaceful rural feeling. He said that rezoning would permanently change the character of their community and not for the better. He said the environmental impact should be given pause. He said that it will remove the green space and will increase drainage issues due to removal of the vegetation. He said that he currently the area has flooding on the street in front of his house. He went on to say that the proposed rezoning would bring a burden on the current infrastructure including water, sewer and electrical because they were not designed to support the sudden influx of new homes. He said that traffic would increase and safety hazards would increase. He said that the increase of density will bring their property values down.

Debbie Hurley 5609 Pleasant Grove Road - Ms. Hurley stated that she has lived there for 22. She bought the house for the serenity and the beauty. She likes looking outside and seeing her birds, deer and her foxes. If the neighborhood is built, she said the deer will leave and she won't be able to see them anymore. She said that property values will go down tremendously. She said that they currently have flooding through their back yard. She wants to know where the other electricity is going to come from because they have a small transformer. She said that they had to buy a generator because of the power loss. She says that she is totally against this type of development. She said if you want to put beautiful houses that are like the ones on Meadowland that is fine with her. She doesn't want to put a privacy fence up.

Lori Kelley 5901 Sunny Street - She says that her house is on the dead end of the street. She said that her property value will diminish. She said that she has lived their 20 years. She said that she and her husband loved the neighborhood so much. She said her husband traveled all the time and she felt safe there. She lost her husband a month ago and she wanted to spend the rest of the year figuring out what she will do for the future. She is trying to decide if she wants to stay or go. She says it will depend on the property value that she worked so hard for to see her through her next adventure. She said that if you put cheaper houses in the neighborhood it will devastate her life. She said all that she has is memories and she is not sure what she will do yet, but having her hand forced doesn't help. She says if they build homes that are comparable then she is all for it.

Brad Meador said that the owner would like more density. He said that regarding water they would tie into the main with a lift water system. He said that their would not be and impact on the water that most likely it would help. Mr. Meador said that on most of their sites they build a retention/detention pond to alleviate the drainage issues and it will potentially be positive for the current flooding issues on the existing neighborhood. He said that new transformers would be brought in to the new development to power it. He said that the opposition's determination of the homes that would be built was made based on nothing that the builders have presented. Mr. Meador said that they do not build low

market houses and it is not their intention here. He said the square footage price would most likely be significantly higher than the homes that are currently there because of the current market. He went on to say that the look of the potential homes would look like the rest in the existing neighborhood. He said these will be custom built homes.

Ms. Northam asked Brad Meador if there was a minimum square footage that they would build and Mr. Meador answered with 1500 square feet. Ms. Northam made clear that this in not in the UPDD.

Gene Joyce said that he will confess that he thinks the SF-2 is non conforming in this situation. He said it would be nice to see the new properties remain the same (SF-1). He said the density would increase and not the intention or conforming to the area.

Brad Meador said that if they leave the property SF-1 then there is no approval process.

Request DENIED

APPLICANT WILL PROCEED TO CITY COUNCIL FOR A VOTE. 3/4 OF THE VOTE WILL BE REQUIRED TO OVERTURN P&Z'S DECISION

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

- 3. 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.

Motion from Kernek to untable Seconded by Northam to untable. Item removed from Table.

Aaron Gaylor said that he would like to continue to ask for Neighborhood Service. Mike and Patricia Beth approached and changed their mind. They do not wish to oppose what Aaron Gaylor is presenting. They do oppose to duplexes and apartment complexes. After much discussion about drainage and uses, Aaron Gaylor agreed to Amend his application and agreed to Planned Development-Neighborhood Service.

Aaron Gaylor will approach Planning & Zoning once he has created a site plan. Aaron Gaylor will bring a site plan to Planning and Zoning to approve the site plan and add restrictions.

Request APPROVED WITH PLANNED DEVELOPMENT

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

**III. STAFF UPDATES**

**IV. CONSIDER APPROVAL OF MINUTES**

1. Consider the Planning and Zoning Commission meeting minutes from May 5, 2025.

Minutes APPROVED.

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

**V. ADJOURNMENT**