



CITY OF TEXARKANA
PLANNING & ZONING COMMISSION
MINUTES • JUNE 3, 2024

Council Chambers
Regular Meeting
6:00 PM

220 TEXAS BLVD.
TEXARKANA, TX 75501

I. CALL TO ORDER
II. AGENDA ITEMS

1. Consider the Final Plat for Cedar Cottages Addition located in the 5800 block of Cooks Lane. 2B Builders LLC, owner, and Jeffrey Wood, MTG Engineers and Surveyors, agent.

Brad Meador with 2B Builders and Vance Liles with MTG Engineers and Surveyors spoke on the continuation of Brittany Lane and the 8 lot sizes. They explained that everything would drain towards Cooks Lane.

George Shackelford appeared to let the commission know that drainage is an issue in the area. Mark Smith also presented asking about parking because when school lets out the traffic is horrible.

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

2. Consider the Final and Preliminary plat for Racetrac Kings Highway, Tract 136-138, H.S. Janes HRS, A-306, M.H. Janes TR 1, L.T. King TR 9H, located at the intersection of Kings Highway and Highway 59, 4610 South Kings Highway. Southern Cornerstone, Inc., owners and Jeffrey Wood, MTG Engineers and Surveyors, agent.

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

3. Consider Revoking S-586 Specific Use Permit for an off premises outdoor advertising sign (billboard) in the 4600 block of Guss Orr Drive formerly 4610 St. Michael Drive.
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Laura Puckett explained that the city is requesting to revoke the SUP at 4610 St. Michael Drive because the lots have been replatted. The sign is being moved to the opposite corner on the property on a separate parcel identification.

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

4. S-789: Specific Use Permit to allow off Premises outdoor billboard on Lot 1B, Replat Lots 1 & 2, Arklatex Realty Subdivision, located in the 4600 block Guss Orr Drive. Keith Orr, owner, and Kayla Wood, MTG Engineers and Surveyors, agent.

Vance Liles with MTG Engineers and Surveyors advised that they will be moving the sign from the southwest corner to the southeast corner to leave right-of-way for the new roadway expansion along Guss Orr Drive.

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

5. Z-24-7: rezoning from Single Family-2 to Single Family-3 on the East 1/2 of Lot 1, Block 40, Flower Acre located at 2802 Flower Acre Road. Greg Fomby, owner.

Greg Fomby advised that he would like to place his 2015 single wide HUD code manufactured home at this location.

Gladys Johnson who lives at 3422 Pickering Lane called staff to complain about the property owner not maintaining the property from high grass and weeds.

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

6. S-790: Specific Use Permit to allow a single wide HUD code manufactured home on the East 1/2 of Lot 1, Block 40, Flower Acres, located at 2802 Flower Acre Road. Greg Fomby, owner.

Approved with stipulations.

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

III. STAFF UPDATES

IV. CONSIDER APPROVAL OF MINUTES

1. Consider the Planning and Zoning Commission meeting minutes from May 6, 2024.

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

V. ADJOURNMENT