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

3. Consider approval of Parks Elementary Addition being a replat of Lots 1 and 2, Pine Street addition, located at 1915 Pine Street. Texarkana Independent School District, owner, and Jeffrey, MTG Engineers & Surveyors, agent.

Kayla Wood appeared and explained that the couple of lots would be made into one lot for Parks Elementary.

APPROVED

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

4. Ordinance No. 2025-100 amending Chapters 28, 36, and 140 of the City's Code of Ordinances relating to the regulation of coin-operated machines, distance restrictions in all zoning districts for exhibition of coin-operated machines, and prohibition of gambling devices and certain amusement redemption machines.

Jeff Lewis appeared and explained that there would be a change to the Zoning Ordinances Chapter 140 regarding coin operated machines. Coin operated machines will have distance restrictions.

APPROVED

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

5. Z-25-11: rezoning on an approximate 3.498-acre tract of land (being Tract 201), George Brinlee HRS, A-18, located at 3133 Pleasant Grove Road from Single Family-1 to Planned Development-Office. David Potter, II, owner, and Kayla Wood with MTG Engineers & Surveyors, agent.

Kayla Wood and Kai Naimer appeared and advised that rezoning is required to build a clinic/surgery center at this location. They requested Planned Development-Office.

APPROVED

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| <b>RESULT:</b>   | <b>ADOPTED [UNANIMOUS]</b>                 |
| <b>MOVER:</b>    | Dianna Patterson Kinsey, Vice Chairperson  |
| <b>SECONDER:</b> | Brad Bailey, Commissioner                  |
| <b>AYES:</b>     | Joyce III, Kinsey, Larkins, Bailey, Kernek |
| <b>ABSENT:</b>   | Northam, Boyette, Sarine, Crews            |

- 6. Amendment to PD-25-2(O) for site plan approval on an approximate 3.498-acre tract of land (being Tract 201), George Brinlee HRS, A-18, located at 3133 Pleasant Grove Road. David Potter, II, owner, and Kayla Wood, MTG Engineers & Surveyors, agent.

Kayla Wood and Kai Naimer appeared and explained that they would be building a 24,415 sq ft building, with the access driveway off Pleasant Grove Road and McKnight Road.

There will be 103 parking spaces including 6 handicapped spaces. Parking spaces shall be a minimum of 180 sq. ft. in size. A 6' by 8' monument style sign. AND a Screened dumpster site. This facility will be for day surgeries and doctor's offices. There will be no overnight stays.

APPROVED

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| <b>RESULT:</b>   | <b>ADOPTED [UNANIMOUS]</b>                 |
| <b>MOVER:</b>    | Brad Bailey, Commissioner                  |
| <b>SECONDER:</b> | Dianna Patterson Kinsey, Vice Chairperson  |
| <b>AYES:</b>     | Joyce III, Kinsey, Larkins, Bailey, Kernek |
| <b>ABSENT:</b>   | Northam, Boyette, Sarine, Crews            |

- 7. S-810: Specific Use to allow a HUD code manufactured home on Lots 1-2, Block 17, Grandview Addition, located at 3909 Alexander Avenue. Jonathan Hamilton, owner.

Jon Hamilton appeared and said that he would like to place a HUD code manufactured home on the property.

APPROVED with stipulations.

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| <b>RESULT:</b>   | <b>ADOPTED [UNANIMOUS]</b>                 |
| <b>MOVER:</b>    | James Larkins, Commissioner                |
| <b>SECONDER:</b> | Dianna Patterson Kinsey, Vice Chairperson  |
| <b>AYES:</b>     | Joyce III, Kinsey, Larkins, Bailey, Kernek |
| <b>ABSENT:</b>   | Northam, Boyette, Sarine, Crews            |

- 8. Z-25-12: rezoning on N 1/2 of Lots 9-12 and Part of Alley, Block 55, Grandview Addition, located at 1616 Iowa Street from Single Family-3 to Two Family-2. Ceretha Brown, owner.

Ceretha Brown appeared and stated that she would like to remodel the old daycare into a duplex.

APPROVED.

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

**III. STAFF UPDATES**

**IV. CONSIDER APPROVAL OF MINUTES**

1. Consider the Planning and Zoning Commission minutes from June 2, 2025.

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| <b>RESULT:</b>   | <b>ADOPTED [UNANIMOUS]</b>                 |
| <b>MOVER:</b>    | Dianna Patterson Kinsey, Vice Chairperson  |
| <b>SECONDER:</b> | James Larkins, Commissioner                |
| <b>AYES:</b>     | Joyce III, Kinsey, Larkins, Bailey, Kernek |
| <b>ABSENT:</b>   | Northam, Boyette, Sarine, Crews            |

**V. ADJOURNMENT**

**VI. P&Z AGENDA ITEMS**