



CITY OF TEXARKANA
PLANNING & ZONING COMMISSION
AGENDA • SEPTEMBER 8, 2020

Council Chambers	Regular Meeting	6:00 PM
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220 TEXAS BLVD.
 TEXARKANA, TX 75501

Chairperson	Commissioner	Commissioner
Gene Joyce III	James Larkins	George Merrill
Vice Chairperson	Commissioner	Alternate Commissioner
Dianna Patterson Kinsey	Wanda Northam	Mitch Alexander
Commissioner	Commissioner	Alternate Commissioner
Tom Coleman	Casey Boyette	Brad Bailey

I. CALL TO ORDER

II. AGENDA ITEMS

1. Consider approval of the Elder Subdivision plat being a replat of Block 4, Rochelle Addition. Christopher Elder, owner. Johnny E. Plunk, Jr., agent.
 2. Z-20-14: An approximate 1.254-acre tract of land in the R.E. Sevey HRS, A-523, located at 2725 Page Street. Single Family-2 to Single Family-3. Alisha and Jeffrey Green, applicants.
 3. S-726: Specific Use Permit to allow the location of a double wide HUD code manufactured home on an approximate 1.254-acre tract of land in the R.E. Sevey, A-523, located at 2725 Page Street. Alisha and Jeffrey Greene, applicants.
 4. Z-20-15: Lot 6, Block 3, Urban Heights Addition, located at 3011 Clover Lane. Single Family-2 to Single Family-3. Brian Proctor, applicant.
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5. S-727: Specific Use Permit to allow the location of a single wide HUD code manufactured home on Lot 6, Block 3, Urban Heights Addition, located at 3011 Clover Lane. Brian Proctor, applicant.
6. Z-20-16: A 26.54-acre tract of land in the John A. Talbot HRS, A-564, located at the corner of Richmond Road and Airline Drive. Single Family-1 to Planned Development-General Retail. Cheney Pruett, dba Ames Development, LLC., applicant. Kayla Wood, MTG Engineering & Surveyors, agent.
7. S-728: Specific Use Permit to allow a mini-warehouse development on a portion of a 26.54-acre tract of land in the John A. Talbot HRS, A-564, located at the corner of Richmond Road and Airline Drive. Cheney Pruett, dba Ames Development, LLC., applicant. Kayla Wood, MTG Engineering & Surveyors, agent.
8. Amendment to PD-20-4 for site plan approval to allow a mini-warehouse development on a portion of a 26.54-acre tract of land in the John A. Talbot HRS, A-564, located at the corner of Richmond Road and Airline Drive. Cheney Pruett, dba Ames Development, LLC., applicant. Kayla Wood, MTG Engineering & Surveyors, agent.
9. Z-20-17: Tract 60A, Flower Acres Addition, located in the 3100 block of Bender Road. Single Family-2 to Two-Family-2. Patrick Hill, applicant.
10. Z-20-18: Tracts 58C and 59, Flower Acres Addition, located in the 3000 block of Bender Road. Single Family-2 to Two Family-2. Patrick Hill, applicant.
11. Z-20-19: Lots 15-24, Block 4, Greater Texarkana Addition, located in the 700 block of Ward Avenue. Single Family-2 to Single Family-3. Rosheaka Webster, applicant.
12. S-729: Specific Use Permit to allow the location of a double wide HUD code manufactured home on Lots 15-24, Block 4, Greater Texarkana Addition, located in the 700 block of Ward Avenue. Rosheaka Webster, applicant.
13. S-730: Specific Use Permit to allow permanent cosmetics and microblading in a tenant space on Lots 1, 2 and north 1/2 of Lot 3, Block 16, Bell Heights Addition, located at 4410 Texas Boulevard. Mark Looney, applicant. Linde Huddleston, agent.

III. STAFF UPDATES

IV. CONSIDER APPROVAL OF MINUTES

1. Consider approval of August 3, 2020 Planning and Zoning Commission Minutes.

V. ADJOURNMENT

This open meeting of a governmental entity is subject to the Texas Open Meetings Act (Chapter 551, Government Code). The "Council Chambers" is the room or property where the Planning and Zoning Commission holds this meeting.

Pursuant to Section 46.035(c), Penal Code (unlawful carrying of handgun by license holder), a license holder commits an offense if the license holder intentionally, knowingly, or recklessly carries a handgun under the authority of Subchapter H, Chapter 411, Government Code, regardless of whether the handgun is concealed or carried in a shoulder or belt holster, in the room or rooms where a meeting of a governmental entity is held and if the meeting is an open meeting subject to Chapter 551, Government Code, and the entity provided notice as required by that chapter.

Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun.

Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly.

This meeting is being conducted in accordance with the Americans with Disabilities Act [42 USC 12101 (1991)]. The facility is wheelchair accessible and handicap parking is available. Requests for sign interpretive services are available upon requests received at least 48 hours prior to the meeting. To make arrangements for these services, please call 903.798.3917, Personnel or (TDD) 1.800.RELAY.TX (1.800.735.2989).