



CITY OF TEXARKANA
PLANNING & ZONING COMMISSION
MINUTES • OCTOBER 7, 2024

Council Chambers
Regular Meeting
6:00 PM

220 TEXAS BLVD.
TEXARKANA, TX 75501

I. CALL TO ORDER
II. AGENDA ITEMS

1. Z-24-9: rezoning on Lots 6-7, Block 6, New Town Addition, located at 2118 Stevenson Street from Single Family-2 to Single Family-3. Sondra Keener, owner.

Sondra Keener presented and stated that she wants to change the zoning in order to place a HUD code manufactured home on the property.

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

2. S-793: granting a Specific Use Permit to allow double-wide HUD code manufactured home on Lots 6-7, Block 6, New Town Addition, located at 2118 Stevenson Street. Sondra Keener, owner.

Ms. Keener advised that she wanted to place a double-wide HUD code manufactured home on this property.

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

3. Z-24-10: rezoning on a portion of an approximate 1.76-acre tract of land (being Tract 334) Thomas Price HRS, A-466, located at 906 Piney Road from Single Family-2 to Commercial. James Herrington, owner, and Matt Wallak, agent.
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Matt Wallak and Matt Landes appeared and stated that their intention is to zone for a Starbuck's coffee shop.

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

4. S-794: granting a Specific Use Permit to allow one additional use of an off premise billboard on a portion of an approximate 2.29-acre tract of land (being Tract 109), H. S. Janes HRS, A-306, located at 2003 Chelf Road. Daniel Kirkland, owner, and Joe Thomas, agent.

Joe Thomas presented and stated that he meets all the criteria of the ordinances and wants to place a billboard on this property. He said that lighting is directed at the billboard and the light will not reflect on any of the residences in the area.

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

5. Z-24-11: rezoning on an approximate 1.85-acre tract of land (being Tract 36C) R. E. Sevey HRS, A-523, located at 2591 Page Street from Single Family-1 to Single Family-3. Jonathan Fowler, owner.

Jonathan Fowler and presented that he would like to change the zoning for HUD code manufactured home.

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

6. S-795: granting a Specific Use Permit to allow a double-wide HUD code manufactured home on an approximate 1.85-acre tract of land (being Tract 36C) R. E. Sevey HRS, A-523, located at 2591 Page Street. Jonathan Fowler, owner.

Mr. Fowler stated that he wants to place a double-wide HUD code manufactured home on this property.

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

7. Amendment to PD-02-13 for site plan approval on Lots 7 and 8, Block 5, Richmond Development – Fourth Subdivision, located at 3504 Arista Boulevard. Aaron Gaylor, owner.

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

III. STAFF UPDATES

IV. CONSIDER APPROVAL OF MINUTES

1. Consider the minutes from the Planning and Zoning Commission meeting from September 3 ,2024.

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

V. ADJOURNMENT

VI. P&Z AGENDA ITEMS