

CITY OF TEXARKANA
PLANNING & ZONING COMMISSION
MINUTES • NOVEMBER 4, 2024

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

I. CALL TO ORDER

II. AGENDA ITEMS

1. Consider approval Lavender Pasco Third Addition, located between Mall Drive and Summer Ridge Drive just west of Summerhill Road. George Lavender, owner, and Jeffrey Wood, MTG Engineers and Surveyors, agent.

Jeffrey Wood said that the plat will split one lot into two lots and that it is zoned Commercial.

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

2. Ordinance No. 2024-145 Specific Use Permit for one additional use of a LED/Digital display on an existing off Premise advertising billboard on an approximate 4.5-acre tract of land (being Tracts 84A, 84C, and 85A), M. H. Janes HRS, A-305, located at 7770 Hampton Road. Tyler Parsons, Representing FMG North Texas, owners.

Tyler Parsons explained that the digital display would be one side only and that it is 21 by 32 the requirement is 672sq ft. He explained that the billboard meets the distance requirements as well.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Wanda Northam, Commissioner
SECONDER:	Ross Sarine, Alternate Commissioner
AYES:	Joyce III, Larkins, Northam, Sarine, Crews
ABSENT:	Kinsey, Boyette, Bailey, Kernek

3. Ordinance No. 2024-146 granting Specific Use for one additional use of permanent cosmetics on Lots 14-16, Block 3, Parish Place Addition, located at 824 Richmond Road. Shankar Poudel, owner, and Sarswoti Yadav, agent.

Sarswoti Yadav said that his wife wants to do facial tattooing in the available room in his convenient store.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Ross Sarine, Alternate Commissioner
SECONDER:	Wanda Northam, Commissioner
AYES:	Joyce III, Larkins, Northam, Sarine, Crews
ABSENT:	Kinsey, Boyette, Bailey, Kernek

4. Ordinance No. 2024-147 rezoning on an approximate 30.61-acre-tract of land (being Tract 144 & 146) Willis Oldham HRS, A-458, located at 500 St. Michael Drive. Blaz Korosec, owner and Jaimie Stone, agent.

Blaz Korosec and Jaimie Stone advised that once the mobile homes vacate the KOA campground new ones will not be put in. They said that they will be turning the mobile home pad into two camp sites for RV's. Ms. Stone said that they currently have 92 (35 are mobile homes) but plan for 162 total RV spots on site in the future. KOA normal RV site are 27 1/2 width by 100 depth for camp sites. Ms. Stone says that they have on site security so they do not have any issues now. They ran the homeless off the property.

All questions regarding alcohol sales were answered satisfactorily. City Staff measures the distance and then returns the information to the state. If a property falls within 300 feet of the school property they will not be allowed to sell.

Dianna Lowe with St. James Day School presented and said that she was opposed to any alcohol sales at this location. She wanted the KOA to put up an eight foot privacy fence.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Wanda Northam, Commissioner
SECONDER:	Ross Sarine, Alternate Commissioner
AYES:	Joyce III, Larkins, Northam, Sarine, Crews
ABSENT:	Kinsey, Boyette, Bailey, Kernek

5. Ordinance No. 2024-148 granting a Specific Use to allow the one additional use of a camp trailer park and HUD code manufactured home park on an approximate 30.61-acre tract of land (being Tracts 144 & 146) Willis Oldham HRS, A-458, located at 500 St. Michael Drive. Blaz Korosec, owner and Jaimie Stone, agent.

Unanimously recommend approval with stipulations.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Ross Sarine, Alternate Commissioner
SECONDER:	Wanda Northam, Commissioner
AYES:	Joyce III, Larkins, Northam, Sarine, Crews
ABSENT:	Kinsey, Boyette, Bailey, Kernek

III. STAFF UPDATES

IV. CONSIDER APPROVAL OF MINUTES

1. Consider the Planning and Zoning Commission meeting Minutes of October 7, 2024.

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

V. ADJOURNMENT