



CITY OF TEXARKANA
PLANNING & ZONING COMMISSION
MINUTES • NOVEMBER 6, 2023

Council Chambers
Regular Meeting
6:00 PM

220 TEXAS BLVD.
TEXARKANA, TX 75501

I. CALL TO ORDER
II. AGENDA ITEMS

1. Z-23-16: rezoning on an approximate 1.50-acre tract of land (being Tract 84A, 84C, and 85A), M. H. Janes HRS, A-305, located at 7770 Hampton Road from Single Family-2 to Commercial. Tyler Parsons for FMG North Texas, owner.

Tyler Parson appeared and stated that at the time of annexation the property was given a SF-2 zoning and the company is requesting to change to zoning to fit the use.

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

2. Amendment to PD-85-1 for site plan approval on an approximate 1.57-acre tract of land (being Tract 2), Mary E. Wills Subdivision, located at 1802 Richmond Road. James Brower, owner.

James "Jimbo" Brower appeared and said that he wants to build a three unit building and that the back portion of the property would never be developed.

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

3. Z-23-17: [TABLED] rezoning on Lot 1, Block 1, Buchanan Avenue Addition, located at 100 Jones Street from Commercial to Single Family-3. Jermell Fulton, owner.
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RESULT:	TABLED [UNANIMOUS]	Next: 12/4/2023 12:00 PM
MOVER:	Lee Kernek, Alternate Commissioner	
SECONDER:	Dianna Patterson Kinsey, Vice Chairperson	
AYES:	Kinsey, Larkins, Boyette, Bailey, Kernek	
ABSENT:	Coleman, Northam, Sarine	
EXCUSED:	Joyce III	

4. S-783: [TABLED] consider Specific Use Permit to allow a single wide HUD code manufactured home on Lot 1, Block 1, Buchanan Avenue Addition, located at 100 Jones Street. Jermell Fulton, owner.

RESULT:	TABLED [UNANIMOUS]	Next: 12/4/2023 12:00 PM
MOVER:	Lee Kernek, Alternate Commissioner	
SECONDER:	Dianna Patterson Kinsey, Vice Chairperson	
AYES:	Kinsey, Larkins, Boyette, Bailey, Kernek	
ABSENT:	Coleman, Northam, Sarine	
EXCUSED:	Joyce III	

5. S-784: consider a Specific Use Permit to allow one additional use of a beauty school on the W 1/2 of Lots 1-3, Block 18 and the E 1/2 of Lots 1-3, All of Lots 4-6 and All of block 17, Rochelle Addition, located at 3123 Magnolia Street. Brenda Adams, owner.

Brenda Adams appeared and stated that she needs the Specific Use Permit in the office zoning in order to have her beauty school at this location.

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

6. S-785: consider Specific Use Permit to allow one additional use of a beauty salon on an approximate 4.126-acre tract of land (being Tract 15), located at 6500 Summerhill Road. Jessica Davis, owner, and Michelle Lee, agent.

Michelle Lee appeared and stated that she needs a Specific Use Permit in office zoning in order to have a salon in a tenant space in the main building.

RESULT:	ADOPTED [4 TO 0]
MOVER:	Casey Boyette, Commissioner
SECONDER:	Dianna Patterson Kinsey, Vice Chairperson
AYES:	Kinsey, Larkins, Boyette, Kernek
ABSENT:	Coleman, Northam, Sarine
EXCUSED:	Joyce III
RECUSED:	Bailey

III. STAFF UPDATES

Mashell Daniel gave updates and highlights for the Cell and Stealth Tower Ordinance that is forthcoming.

IV. CONSIDER APPROVAL OF MINUTES

1. Consider the minutes from the October 2, 2023 Planning and Zoning Commission meeting.

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

V. ADJOURNMENT