

CITY OF TEXARKANA
PLANNING & ZONING COMMISSION
MINUTES • DECEMBER 2, 2024

Council Chambers	Regular Meeting	12:00 PM
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220 TEXAS BLVD.
TEXARKANA, TX 75501

I. CALL TO ORDER

II. AGENDA ITEMS

1. Consider approval of the final plat for Racetrac Stateline Subdivision, located at 5403 North State Line Avenue . RaceTrac Inc/WH Capital, LLC, owners and Jeffrey Wood, MTG Engineers and Surveyors, agent.

APPROVED

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

2. Consider approval of the replat for Lot 1 Moores Lane Business Park, located at 1521 Moores Lane. Emanuel Sanchez and Noemi Hernandez, owners, and Jeffrey Wood, MTG Engineers and Surveyors, agent.

APPROVED

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

3. Consider approval of the final plat for Roundabout Way Addition No. 2, located near the intersection of Pavilion Parkway and Gibson Lane north of 4250 Gibson Lane. Heritage ALA LLC/Gibson Park Development LLP, owners and Jeffrey Wood, MTG Engineers and Surveyors, agent.
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APPROVED

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

4. Consider the final plat for Swing Lab Park Subdivision, located at 5500 North Park Road. Swing Lab Park, LLC, owner and Eugene Plunk, agent.

APPROVED

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

5. S-799: Specific Use Permit to allow one additional use and location for an off premise digital billboard on Lot 2B, Block 5, Wal-Mart 2nd Addition, located at 606 Walton Drive. Mark Dean, owner, and Chad Shipp, agent.

Chad Shipp presented that he would put a digital billboard on the Blue Ember property facing the loop.

APPROVED

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

6. Z-24-13: rezoning on Lot 1, Moores Lane Business Park, located at 1521 Moores Lane from Agriculture/Commercial to Commercial. Emanuel Sanchez, owner and Jeffrey Wood, MTG Engineers and Surveyors, agent.

There was question about why commercial would be approved without a planned development. There was concern about the uses later if a commercial zoning was applied. The applicant agreed to table until they could discuss options with how to move forward.

TABLED

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

7. S-800: Specific Use Permit to allow the location of a double wide HUD code manufactured home on Lots 7-10, Block 8, Grandview Addition, located at 3120 Alexander Avenue. Jimmie Crowell, owner and Stoney Matlock, agent.

The applicant already has the zoning in place. He just needed to obtain the Specific Use Permit to allow use.

APPROVED

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

III. STAFF UPDATES

IV. CONSIDER APPROVAL OF MINUTES

1. Consider Planning and Zoning Commission meeting minutes from November 4, 2024.

APPROVED

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

V. ADJOURNMENT