



**CITY OF TEXARKANA**  
**PLANNING & ZONING COMMISSION**  
**MINUTES • DECEMBER 4, 2023**

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**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 reapproval of the final and preliminary plat for Golden Chick located at 4411 North State Line. Golden Chick, owner, and Jay Alexander, agent.

Dusty Henslee advised that this is a reapproval on the plat that was approved previously. Golden Chick did some modification moving the lot line.

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

2. Consider approval to Vacate Lots 1 and 2, Block 3, Lot 1, Block 4, Block 6, of the Revised Silver Oaks Addition and Lot 1, Block 3 of Silver Oaks Third Addition, located in the intersection of Brandon Drive and Sterling Drive. Salt Jr. Irrevocable Trust, owner, and Jeffrey Wood, MTG Engineers and Surveyors, agent.

Kayla Wood with MTG Engineers and Surveyors advised that this is an existing plat that needs to be vacating so that they may move forward with another plat up for approval.

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| <b>RESULT:</b>   | <b>ADOPTED [UNANIMOUS]</b>                       |
| <b>MOVER:</b>    | Lee Kernek, Alternate Commissioner               |
| <b>SECONDER:</b> | Dianna Patterson Kinsey, Vice Chairperson        |
| <b>AYES:</b>     | Kinsey, Coleman, Larkins, Bailey, Kernek, Sarine |
| <b>ABSENT:</b>   | Northam, Boyette                                 |
| <b>EXCUSED:</b>  | Joyce III                                        |

3. Consider approval of final and preliminary plat for the Silver Oaks 4th Addition, located in the area of Sterling Drive and Holly Ridge Drive. Salt Jr. Irrevocable Trust, owner, and Jeffrey Wood, MTG Engineers and Surveyors, agent.
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Kayla Wood with MTG Engineers and Surveyors advised that this is an extension at the dead end of Summer Lane called Sterling Drive. She also advised that it was already a platted subdivision that sat vacant. They added cul-de-sacs and putting in a lake and still working on easements.

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

4. 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.

Remove from Table - Jermell Fulton said he would like to place a manufactured home on the property.

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| <b>RESULT:</b>   | <b>ADOPTED [UNANIMOUS]</b>                       |
| <b>MOVER:</b>    | James Larkins, Commissioner                      |
| <b>SECONDER:</b> | Dianna Patterson Kinsey, Vice Chairperson        |
| <b>AYES:</b>     | Kinsey, Coleman, Larkins, Bailey, Kernek, Sarine |
| <b>ABSENT:</b>   | Northam, Boyette                                 |
| <b>EXCUSED:</b>  | Joyce III                                        |

5. 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.

Remove from Table Jermell Fulton - will have SUP with stipulations.

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| <b>RESULT:</b>   | <b>ADOPTED [UNANIMOUS]</b>                       |
| <b>MOVER:</b>    | Brad Bailey, Commissioner                        |
| <b>SECONDER:</b> | Dianna Patterson Kinsey, Vice Chairperson        |
| <b>AYES:</b>     | Kinsey, Coleman, Larkins, Bailey, Kernek, Sarine |
| <b>ABSENT:</b>   | Northam, Boyette                                 |
| <b>EXCUSED:</b>  | Joyce III                                        |

6. Amendment to PD-01-10 for site plan approval on Lot 1, Texarkana Shopping Center Subdivision located at 4110 St. Michael Drive. Suzanne Russo for Home Depot, owner and Cassie Permenter, agent.

TABLED

|                  |                                                  |                               |
|------------------|--------------------------------------------------|-------------------------------|
| <b>RESULT:</b>   | <b>TABLED [UNANIMOUS]</b>                        | <b>Next: 1/2/2024 6:00 PM</b> |
| <b>MOVER:</b>    | Dianna Patterson Kinsey, Vice Chairperson        |                               |
| <b>SECONDER:</b> | James Larkins, Commissioner                      |                               |
| <b>AYES:</b>     | Kinsey, Coleman, Larkins, Bailey, Kernek, Sarine |                               |
| <b>ABSENT:</b>   | Northam, Boyette                                 |                               |
| <b>EXCUSED:</b>  | Joyce III                                        |                               |

7. Z-23-18: rezoning on an approximate 5-acre tract of land (being Tract 13B), L.T. King HRS, A-327, located at 3001 Bender Road from Single Family-1 to Two Family-2. Dennis Pascarella, owner.

Jeremy Pascarella advised that they want to build one story duplexes with garages. Will build a cul-de-sac or hammerhead to put as many duplexes. No entrance off of Wallace.

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| <b>RESULT:</b>   | <b>ADOPTED [UNANIMOUS]</b>                       |
| <b>MOVER:</b>    | Lee Kernek, Alternate Commissioner               |
| <b>SECONDER:</b> | Tom Coleman, Commissioner                        |
| <b>AYES:</b>     | Kinsey, Coleman, Larkins, Bailey, Kernek, Sarine |
| <b>ABSENT:</b>   | Northam, Boyette                                 |
| <b>EXCUSED:</b>  | Joyce III                                        |

8. Amendment to PD-20-6 for site plan approval on Lot 1, Richmond-Moores Subdivision, located at 5605 Richmond Road. GVH Moores, LLC, owner and Kayla Wood, MTG Engineers and Surveyors, agent.

Kayla Wood with MTG Engineers and Surveyors advised that this is the vacant lot at the corner of Moores and Richmond. Plans are for up scale convenience store for passenger cars no diesel.

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| <b>RESULT:</b>   | <b>TABLED [UNANIMOUS]</b>                        | <b>Next: 1/2/2024 6:00 PM</b> |
| <b>MOVER:</b>    | Tom Coleman, Commissioner                        |                               |
| <b>SECONDER:</b> | Dianna Patterson Kinsey, Vice Chairperson        |                               |
| <b>AYES:</b>     | Kinsey, Coleman, Larkins, Bailey, Kernek, Sarine |                               |
| <b>ABSENT:</b>   | Northam, Boyette                                 |                               |
| <b>EXCUSED:</b>  | Joyce III                                        |                               |

9. Amendment to PD-05-7 for site plan approval on an approximate 4-acre tract (being part of Tracts 71, 71B, 71A, and 71C), George Brinlee HRS, A-18, located at 1 Roundabout Way. Cheney Pruett, owner and Kayla Wood, MTG Engineers and Surveyors, agent.

Kayla Wood with MTG Engineers and Surveyors appeared and stated that this site is behind the new Christus St. Michael ER.

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| <b>RESULT:</b>   | <b>ADOPTED [UNANIMOUS]</b>                       |
| <b>MOVER:</b>    | Lee Kernek, Alternate Commissioner               |
| <b>SECONDER:</b> | Tom Coleman, Commissioner                        |
| <b>AYES:</b>     | Kinsey, Coleman, Larkins, Bailey, Kernek, Sarine |
| <b>ABSENT:</b>   | Northam, Boyette                                 |
| <b>EXCUSED:</b>  | Joyce III                                        |

### III. STAFF UPDATES

Mashell Daniel is working on the cell tower ordinance and asked the Commission for their comments to incorporate with correction that the City attorney is making.

### IV. CONSIDER APPROVAL OF MINUTES

1. Consider the Planning and Zoning Commission meeting minutes from November 6, 2023.

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| <b>RESULT:</b>   | <b>ADOPTED [UNANIMOUS]</b>                       |
| <b>MOVER:</b>    | Tom Coleman, Commissioner                        |
| <b>SECONDER:</b> | Dianna Patterson Kinsey, Vice Chairperson        |
| <b>AYES:</b>     | Kinsey, Coleman, Larkins, Bailey, Kernek, Sarine |
| <b>ABSENT:</b>   | Northam, Boyette                                 |
| <b>EXCUSED:</b>  | Joyce III                                        |

### V. ADJOURNMENT

### VI. P&Z AGENDA ITEMS