



CITY OF TEXARKANA

PLANNING & ZONING COMMISSION

AGENDA • MAY 4, 2026

Council Chambers

Regular Meeting

6:00 PM

220 TEXAS BLVD., TEXARKANA, TX 75501

Chairperson
Gene Joyce III

Commissioner
Wanda Northam

Commissioner
Lee Kernek

Vice Chairperson
Dianna Patterson Kinsey

Commissioner
Kory Crews

Alternate Commissioner
Ross Sarine

Commissioner
James Larkins

Commissioner
Brad Bailey

Alternate Commissioner
Will Humphrey

I. CALL TO ORDER

II. AGENDA ITEMS

1. Consider approval of the Replat of Lot 1A, Block 1 for Lot 1, Block 1 Waggoner Creek Crossing South located at or near 1602 Walton Drive. Brian Bowman, MTG Engineers and Surveyors, agent.
2. Consider approval of the plat for Spin City Addition being a replat of part of Lots 1, 2, and 3, Block 2, Allen Addition located at or near 2511 N State Line Avenue. Jeffrey Wood, MTG Engineers and Surveyors, agent.
3. Consider approval of the plat for McBryde Addition being a replat of part of Blocks 13 and 14, Kenwood Park Addition, and Lot 6, Parkwood Addition located at or near 409 Wade Lane. Jeffrey Wood, MTG Engineers and Surveyors, agent.
4. S-825: Specific Use Permit to allow the location of a HUD code manufactured home on an approximate 0.69-acre tract of land (being Tract 19-19A) MEP&P RWY HRS, A-434, located at 1106 Hatton Street. QuanTerica Moss, owner.

5. Z-26-09: on Lot 1, Block 7, Richmond Hills Second Addition, located at 3202 Richmond Road, from Neighborhood Service to General Retail. Jay Castle, owner, and Farid Khan, agent.
6. Z-26-12: on Lot 22, and ½ of Lot 20, Block 6, H.S. Janes HRS, A-306, located at 4307 Gazola Street from Planned Development-Agriculture to Planned Development-Commercial. Inez Dixon, owner and Joe Thomas, agent.
7. S-828: Specific Use Permit to allow the one additional use of an outdoor off-premises advertising sign/billboard on Lot 22, and ½ of Lot 20, Block 6, H.S. Janes, located at 4307 Gazola Street. Inez Dixon, owner, and Joe Thomas, agent.
8. Amendment to PD-23-3 for site plan approval on Lot 22, and ½ of Lot 20, Block 6, H.S. Janes, located at 4307 Gazola Street. Inez Dixon, owner, and Joe Thomas, agent.
9. Z-26-10: rezoning on the West 164.6' of Lots 3-4, Block 4, Urban Heights, located in the 3900 block of Collom Street from Single Family-2 to Single Family-3. Randy Pitts, owner.
10. S-826: Specific Use Permit to allow the location of a HUD code manufactured home on the West 164.6' of Lots 3-4, Block 4, Urban Heights, located in the 3900 block of Collom Street. Randy Pitts, owner.
11. Z-26-11: on Lots 6-7, Block 5, New Town Addition, located at 2117 Stevenson Street from Single Family-2 to Single Family-3. Jorge Laguna, owner.
12. S-827: Specific Use Permit to allow the location of a HUD code manufactured home on Lots 6-7, Block 5, New Town Addition, located at 2117 Stevenson Street. Jorge Laguna, owner.
13. Z-26-13: on Lots 26, 27, and 28, North Robison Courts, located at 1318-1316-1314

North Robison Road from Multiple Family-1 to Planned Development-Single Family-3. Catherine Lamberg with the Housing Authority, owner, and Scott Hopkins, agent.

14. Z-26-14: on Lots 37 and 38, North Robison Courts, located at 322 and 314 West Midway Drive from Multiple Family-1 to Planned Development-Single Family-3. Catherine Lamberg with the Housing Authority, owner, and Scott Hopkins, agent.

15. Z-26-07: **TABLED** rezoning on Lot 6, Block 21, Avondale Addition, located at 515 Robbins Street from Single Family-2 to Single Family-3. Inez Dixon, owner, and Samuel Augustus, agent.

16. S-824: **TABLED** Specific Use Permit to allow the location of a HUD code manufactured home on Lot 6, Block 21, Avondale Addition, located at 515 Robbins Street. Inez Dixon, owner, and Samuel Augustus, agent.

III. STAFF UPDATES

1. No update at this time.

IV. MINUTES

1. Consider the April 6, 2026 Planning and Zoning Commission meeting minutes.

V. ADJOURNMENT

This open meeting of a governmental entity is subject to the Texas Open Meetings Act (Chapter 551, Government Code). The "Council Chambers" is the room or property where the Planning and Zoning Commission holds this meeting.

Pursuant to Section 46.035(c), Penal Code (unlawful carrying of handgun by license holder), a license holder commits an offense if the license holder intentionally, knowingly, or recklessly carries a handgun under the authority of Subchapter H, Chapter 411, Government Code, regardless of whether the handgun is concealed or carried in a shoulder or belt holster, in the room or rooms where a meeting of a governmental entity is held and if the meeting is an open meeting subject to Chapter 551, Government Code, and the entity provided notice as required by that chapter.

Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law),

may not enter this property with a concealed handgun.

Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly.

This meeting is being conducted in accordance with the Americans with Disabilities Act [42 USC 12101 (1991)]. The facility is wheelchair accessible and handicap parking is available. Requests for sign interpretive services are available upon requests received at least 48 hours prior to the meeting. To make arrangements for these services, please call 903.798.3917, Personnel or (TDD) 1.800.RELA Y.TX (1.800.735.2989).