CITY OF TEXARKANA

PLANNING & ZONING COMMISSION

AGENDA ● AUGUST 3, 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 reapproval of Replat of Healthcare express Subdivision, located at or near 4302 Galleria Oaks Drive. RATT Management, LTD and Joshua Talley, owners, and Jeffrey Wood, MTG Engineers and Surveyors, agent.

2. Consider approval of the plat for Ironhard Addition, located at or near 907 New Boston Road. Hunter McCarver and Sandra Spades, owners.

3. Z-26-22: **TABLED** rezoning on Lot 12, Block 26, City Improvement Co West Side, located at 1724 Nolthenius Street from Multiple Family-1 to Single Family-3. Willie Washington, owner, and Cerwin Coleman, agent.

4. S-834: **TABLED** granting a Specific Use Permit to allow the location of a HUD code manufactured home on Lot 12, Block 26, City Improvement Co West Side, located at 1724 Nolthenius Street. Willie Washington, owner, and Cerwin Coleman, agent.

5. S-835: Specific Use Permit to allow one additional use of a cellular tower on an approximate 1.02-acre tract of land (being Tract 71B), George Brinlee HRS, A-18,

located in the 4300 block of Gibson Lane. Kirk Patton and others, owners, and Gregory Ferris, agent.

6. S-837: granting a Specific Use Permit to allow the one additional use of permanent cosmetics on an approximate 4.6-acre tract of land (being Tract 19), J.W. Lane HRS, A-345, located at 6500 Summerhill Road. Jessica Davis, owner, and Tammy Wroten, agent.

7. S-838: Specific Use Permit to allow the one additional use of an off-premise multi-tenant sign on an approximate 4.635-acre tract of land (being Tracts 332-333), Thomas Price HRS, A-466, located at 3701 New Boston Road. Curt Green, owner.

8. Z-26-23: rezoning on Lot 15A, Block 2, Cowhorn Plaza, located in the 5500 block of Christus Drive from Planned Development-Office to Planned Development-General Retail. Alan Schimming, owner, and Kayla Wood, MTG Engineering and Surveyors, agent.

9. Amendment to PD-16-2: for site plan approval on Lot 15A, Block 2, Cowhorn Plaza, located in the 5500 block of Christus Drive. Alan Schimming, owner, and Kayla Wood, MTG Engineers and Surveyors, agent.

III. STAFF UPDATES

IV. MINUTES

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

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 a 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 a 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 a 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.RELAY.TX (1.800.735.2989).