



CITY OF TEXARKANA

PLANNING & ZONING COMMISSION

AGENDA • OCTOBER 6, 2025

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
Casey Boyette

Alternate Commissioner
Ross Sarine

Commissioner
James Larkins

Commissioner
Brad Bailey

Alternate Commissioner
Kory Crews

I. CALL TO ORDER

II. AGENDA ITEMS

1. Z-25-17: rezoning on Lot 14, MC Wades Southwest GDN, located at 2121 Buchanan Road from Single Family-2 to Single Family-3. Prycetta and Norman Jones, owners.
2. S-819: Specific Use Permit allowing the location of a HUD code manufactured home on Lot 14, MC Wades Southwest GDN, located at 2121 Buchanan Road. Prycetta and Norman Jones, owners.
3. Amendment to PD-25-2 (O): site plan approval on an approximate 3.498-acre tract of land (being Tract 201), George Brinlee HRS, A-18, located at 3133 Pleasant Grove Road. David Potter, II, owner, and Kayla Wood, MTG Engineers and Surveyors, agent.
4. S-815: Specific Use Permit to allow the one additional use of tattooing/permanent cosmetics on an approximate 0.82-acre tract of land (being Tract 10), M.E.P.&P. RWY Co, A-428, located at 5604 Summerhill Road, Suite 3. Jason Nguyen, owner and Kayliana Kelley, agent.
5. Amendment to PD-15-2 (MF-2) for site plan approval on a 0.51-acre tract of land and 0.49-acre tract of land (being Tracts 58 & 59), F.V. Evans HRS, A-742, located at 6813 Richmond Road. Nick Hibbs, owner.
6. S-812 TABLED: Specific Use Permit to allow one additional use of permanent cosmetics on an approximate 0.82-acre tract of land being Tract 10), M.E.P.&P. RWY CO HRS, A-428, located at 5604 Summerhill Road, Suite 5. Jason Nguyen, owner,

and Bryanna Boone, agent.

7. Z-25-14 TABLED: rezoning on Lots 16-17, Block 1, Pleasant Grove Central, located at 0 Briarwood Circle and 26 Briarwood Circle from Single Family-1 to Two Family-1. Dong Thu Nguyen, owner.

III. STAFF UPDATES

IV. CONSIDER APPROVAL OF THE MINUTES

1. Consider the September 2, 2025, 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).