



CITY OF TEXARKANA

PLANNING & ZONING COMMISSION

AGENDA • NOVEMBER 3, 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. Consider approval of Replat of Lots 7 and 8, Block 5, Richmond Development Fourth Addition, located at 3504 Arista Boulevard.
2. S-816: Specific Use Permit allowing the one additional use of a new/used auto sale outdoor display on Lot 56, Block 2, Wade & Kuhl Boulevard, located at 2801 Texas Boulevard. Perry Steitler, owner, and Sandra Wright, agent.
3. Z-25-18: rezoning on an approximate 0.77-acre tract of land (being Tract 58 & 59), J.A. Talbot HRS, A-564, located at 5817 Richmond Road from Single Family-1 to General Retail. Bun Leng Tann "Alex", owner.
4. Z-25-19: rezoning on the South part Lots 42 and 45, North Robison Courts, located at 210 E Midway Drive from Multiple Family-1 to Single Family-3. Brenda Woolridge, owner.
5. S-817: Specific Use Permit to allow the location of a HUD code manufactured home on the South part Lots 42 and 45, North Robison Courts, located at 210 E Midway Drive. Brenda Woolridge, owner.
6. Z-25-20: rezoning on an approximate 10.25-acre tract of land, Jacob Carsner HRS, A-116 and City PT BL W & X, located at 1003 S. Lelia from Agriculture to Industrial-2. Ryan Berry, owner, and Vance Liles, MTG Engineers and Surveyors, agent.

7. Z-25-21: rezoning on Lot 4, Block 6, Factory Heights, located at 606 S 8th Street from Commercial to Industrial-2. Ryan Berry, owner and Vance Liles, MTG Engineers and Surveyors, agent.
8. Z-25-22: rezoning on Lots 5-6, Block 6, Factory Heights, located at 608 S 8th Street from Commercial to Industrial-2. Ryan Berry, owner, and Vance Liles, MTG Engineers and Surveyors, agent.
9. Z-25-23: rezoning on Lots 7-12, Block 6, Factory Heights, located at 804 S Lelia Street from Commercial to Industrial-2. Ryan Berry, owner, and Vance Liles, MTG Engineers and Surveyors, agent.
10. Z-25-24: rezoning on the West 30' of Block 13, Factory Heights, located at 508 S 8th Street from Commercial to Industrial-2. Ryan Berry, owner, and Vance Liles, MTG Engineers and Surveyors, agent.
11. Z-25-25: rezoning on the East PT FR of Block 13, located in the 500 block of S 8th Street from Commercial to Industrial-2. Ryan Berry, owner, and Vance Liles, MTG Engineers and Surveyors, agent.
12. Z-25-14: [TABLED] rezoning on Lots 16-17, Block 1, Pleasant Grove Central, located at Briarwood Circle, from Single Family-1 to Two Family-1. Dong Thu Mgyuen, owner.

III. STAFF UPDATES

IV. CONSIDER APPROVAL OF THE MINUTES

1. Consider the minutes from the October 6, 2025 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 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).