



CITY OF TEXARKANA

PLANNING & ZONING COMMISSION

AGENDA • DECEMBER 1, 2025

Council Chambers

Regular Meeting

12:00 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. AGENDA ITEMS

1. Amendment to PD-25-3 (GR): for site plan approval on an approximate 0.77-acre tract of land (being Tract 58 & 59, J.A. Talbot HRS, A-564, located at 5817 Richmond Road. Bun Leng Tann "Alex", owner.
2. S-818: Specific Use Permit to allow the location of a billboard, off-premises advertising sign on an approximate 0.21-acre tract of land (being Tract 13) Howard Etheridge HRS, A-182, located at 1502 New Boston Road. Mark Stevens, owner, and Taylor Baumgardner, aent.
3. Z-25-26: on an approximate 1.74-acre tract of land (being Tract 1B and 2A), Flower Acres, located 3326 South Lake Drive from Planned Development Two Family-2 to Planned Development Multiple Family-1. Nelda Shavers, owner, and Kayla Wood, MTG Engineers and Surveyors, agent.
4. Amendment to PD-10-3 (MF-2): for site plan approval on an approximate 1.74-acre tract of land (being Tract 1B and 2A), Flower Acres, located 3326 South Lake Drive. Nelda Shavers, owner and Kayla Wood, MTG Engineers and Surveyors, agent.
5. 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.

II. STAFF UPDATES

No staff updates.

1. No Staff updates

III. CONSIDER APPROVAL OF THE MINUTES

1. Consider approval of the November 3, 2025 Planning and Zoning Commission meeting minutes.

IV. 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).

Briefing Sheet

Department: Development Services **Action Officer:** Laura Puckett, Zoning Administrator

Subject: Amendment to PD-25-3 (GR): for site plan approval on an approximate 0.77-acre tract of land (being Tract 58 & 59, J.A. Talbot HRS, A-564, located at 5817 Richmond Road. Bun Leng Tann "Alex", owner.

Briefing: 12/8/2025 **Public Hearing:** 1/12/2026 **Council Vote:** 1/12/2026

Item Schedule:

Updates/History of Briefing:
NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Bun Leng Tann "Alex", owner for site plan approval on an approximate 0.77-acre tract of land (being Tract 58 & 59) J. A. Talbot HRS, A-564, located at 5817 Richmond Road. The current zoning is Planned Development-General Retail. The proposed use is a 3-unit strip center with a donut shop.

The Future Land Use Map designates this property as "Suburban Residential".

The adjacent zoning is Single Family-1 to the north, west and south, and Planned Development-Office east. The adjacent land use is churches to the north, west, south, and vacant land to the east.

The site plan consists of the following:

1. The construction of a 4,800 sq ft building.
2. The access driveway will be off Richmond Road. Any changes to driveway on Richmond Road will require TXDOT approval.
3. There will be 19 parking spaces and include 1 handicapped spaces. All parking spaces shall be a minimum of 180 sq. ft. in size.
4. A 5'X8' monument style sign. No Electronic messaging will be allowed.
5. If the most remote part of the building is more than 150 feet away from the center line of the public street a fire land will be required.

6. Per City ordinance, Richmond Road is classified as a major corridor, and long-term plans include the construction of sidewalks along this route (see City Ordinance, Chapter 130 – Streets and Sidewalks). Because Richmond Road is maintained by TxDOT—and any sidewalks constructed would also fall under TxDOT maintenance—the sidewalk requirement may be waived if TxDOT confirms in writing that sidewalks are not required.
7. Full set of Civil Plans (Site plan, grading/drainage, utility, erosion control, and all details) stamped by engineer will be required for permitting.
8. Development of property must meet all development codes (streets and sidewalks, drainage, floodplain, stormwater, etc.). Staff reserves right to request additional modifications, easements, etc. based on review of construction plans for this development.
9. Property will have to be platted prior to issuing a CO.
10. There is an existing 12” water main on the north side of Richmond Road that currently service this address. There is also an existing 8” sanitary sewer main located to the south side of Richmond Road, running within this property and parallel to its north boundary line, which coincides with the south right-of-way line of Richmond Road.
11. The Utility reserves the right to request additional utility easements upon review of the plans.
12. The size and location of the existing water and sanitary sewer mains have not been field verified. The developer’s representative shall field verify the size and location of the existing utilities before designing or constructing extensions of the system.

Staff recommend for approval of the site plan with stipulations.

The applicant should also be aware that if this site plan approval item is approved, all other applicable city code/ordinance requirements must be met including but not limited to building codes, setbacks, subdivision, fire, parking, drainage, water, and sewer prior to the issuance of building permits.

Potential Options:

Approve, deny or table

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommend for approval of the site plan with stipulations

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

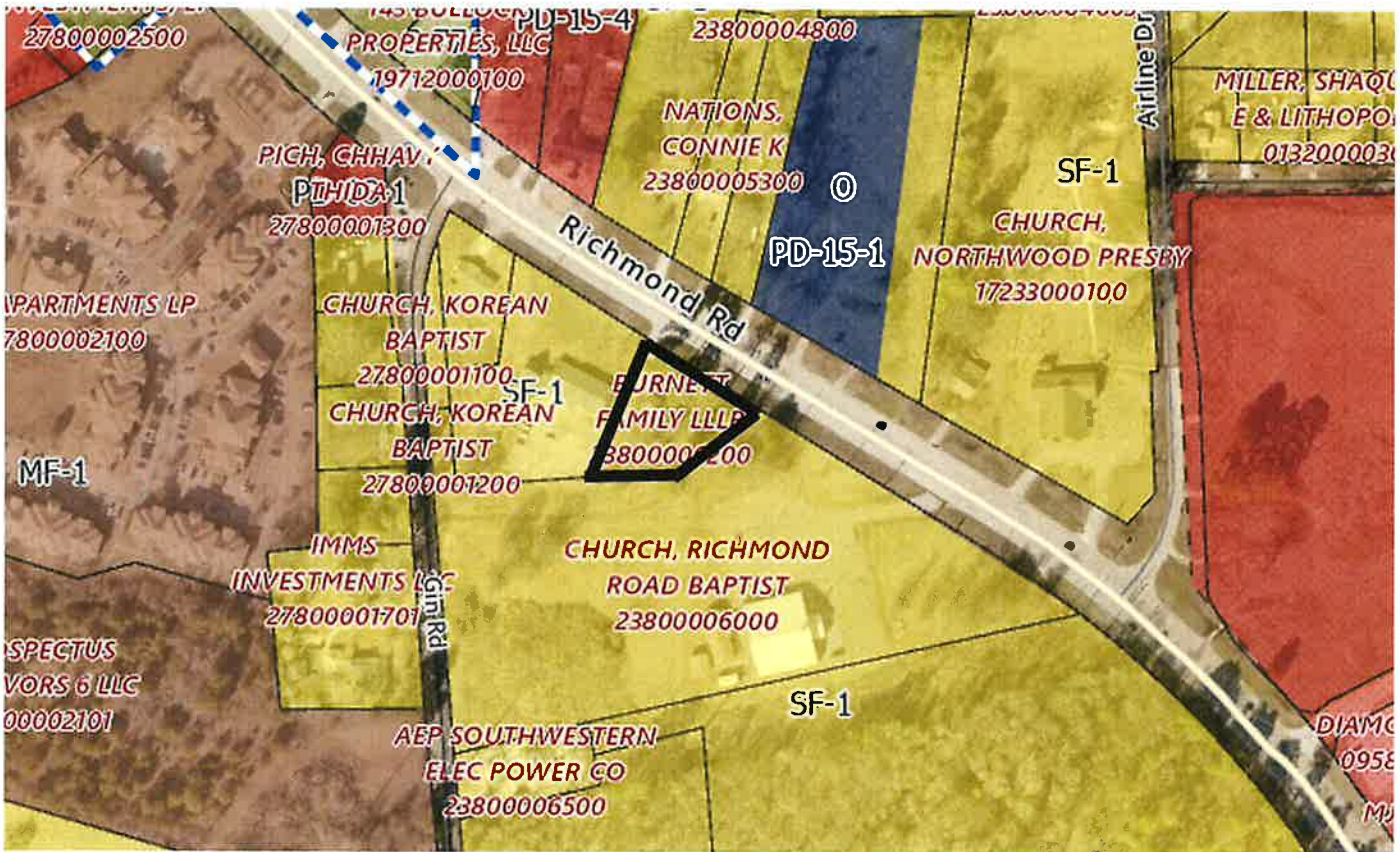
December 1, 2025

NOTICE OF PUBLIC HEARINGS

Public hearings will be held by the Planning and Zoning Commission and the City Council of the City of Texarkana, Texas at the below stated date and time. The Public Hearings will be held in the Council Chambers, Municipal Building, 220 Texas Blvd, (3rd & Texas) Texarkana, Texas to consider a proposed change in zoning classification as indicated below. According to the Tax Records, you are the owner of property within the area of the proposed change or within 200 feet of that property. THIS IS NOT A SUMMONS TO APPEAR AT THE HEARINGS. If you care to attend, you will be given an opportunity to be heard. If additional information is desired, please contact the Planning Department at (903) 798-3945.

PLANNING & ZONING COMMISSION: Hearing Date: MONDAY, DECEMBER 1, 2025 Hearing Time: 12:00 pm
 CITY COUNCIL: Hearing Date: MONDAY, JANUARY 12, 2026 Hearing Time: 6:00 pm

- ◆ If they desire, persons concerned with the proposed change can present a letter in opposition to or in favor of the proposed change. If a written protest in opposition to a proposed change contains the signatures of persons who own twenty (20) percent or more of the land within 200 feet of the proposed change, a 3/4th vote of the City Council will be required. In order to be considered, the letter must be received and filed before or at the Planning and Zoning Commission Meeting. (The letter can be emailed to lpuckett@txkusa.org).



OWNER: Bun Leng Tann "Alex", owner
 OWNER'S ADDRESS: 301 Sirmans Blvd., Queen City, Texas 75572
 LOCATION OF REZONING: 5817 Richmond Road, Texarkana, Texas 75501
 PROPOSED CHANGE: site plan approval for the construction of a 3 unit strip center
 LEGAL DESCRIPTION: an approximate 0.77-acre tract of land (being Tract 58 & 59), J.A. Talbot HRS, A-564
 CASE NUMBER: Amendment to PD-25-3(GR) DATE MAILED: November 17, 2025



SITE PLAN APPROVAL APPLICATION

220 Texas Blvd
Texarkana TX 75501
(903) 798-3945
www.texarkanatexas.gov

CITY OF TEXARKANA TEXAS

Receipt No. _____

Case Amendment to PD-25-3
Date 11-13-25

To: The Planning and Zoning Commission
City of Texarkana Texas

Please consider this as my application for site plan approval in the City of Texarkana, Texas for the following described property.

LEGAL DESCRIPTION OF PROPERTY. (Lot and block numbers if in a subdivision; metes and bounds description if any portion of property does not have assigned lot and block numbers)

Lot: _____ Block: Tract 58 & 59 Addition: JA Talbot HRS, A-564
(Or see attached metes and bounds legal description)

Project location/address: 5817 Richmond Rd.

Present zoning: Planned Development Proposed zoning (if applicable) _____
General Retail

Proposed use: Strip center donut shop

Total square footage of proposed building: 4,800 Number of parking spaces 19

Number of required parking spaces per Ordinance _____ Handicapped spaces 1

Material of building façade N/A

SIGNAGE: Type (i.e. monument, pole) 6x8 monument

Size _____

Material to be used for structure (if monument style) _____

Attorney or Agent Signature _____

Printed Name: _____

Address _____

City, State, Zip _____

Home Phone & Cell Phone _____

Email Address _____

Property Owner Signature _____

Printed Name: Bun Leng Tann

301 Simons Blvd
Address

Queen City Tx 75572
City, State, Zip

503-999-8535
Home Phone & Cell Phone

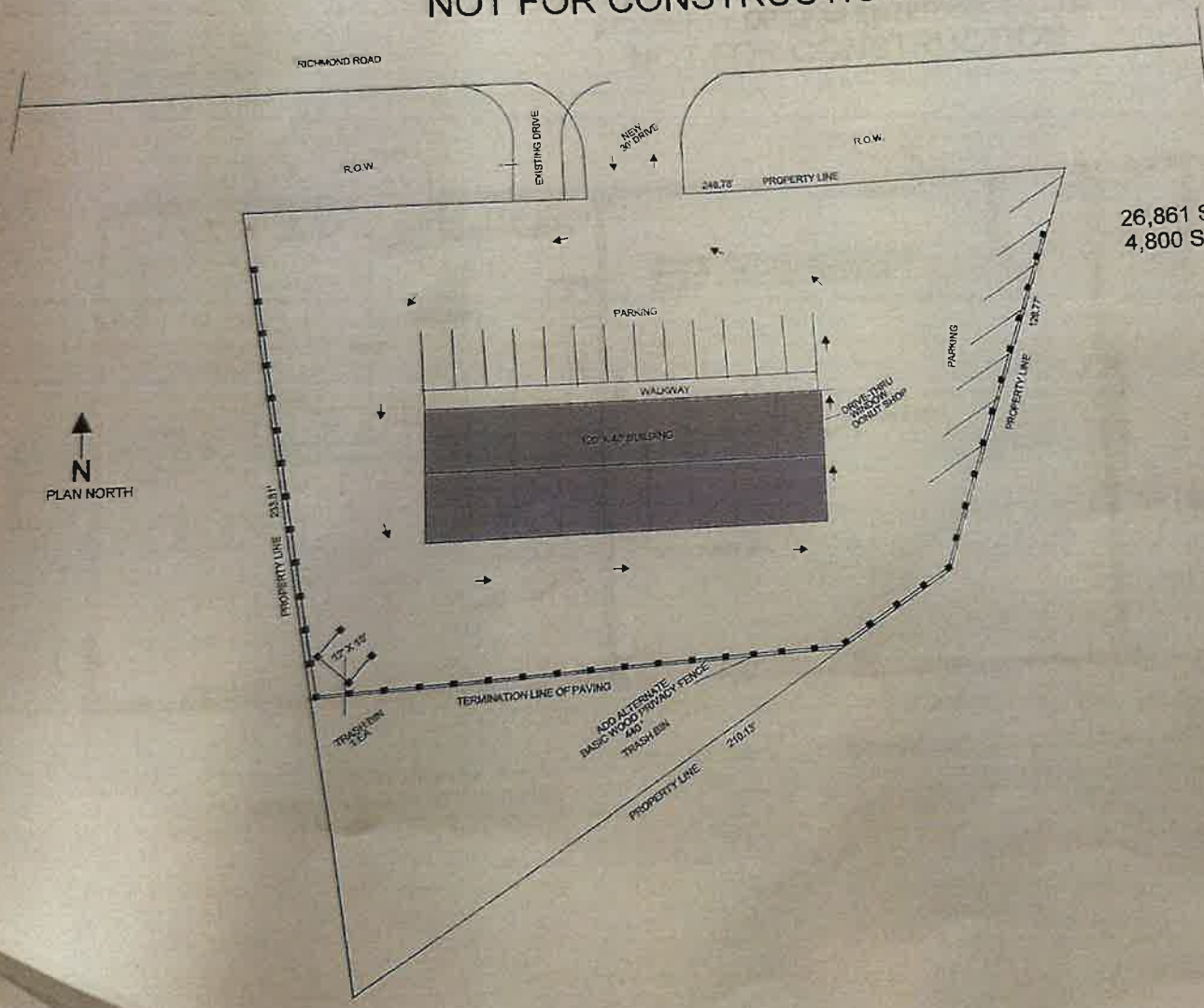
sivbunleng@yahoo.com
Email Address

BY SIGNING THIS APPLICATION, YOU HAVE AGREED TO ALLOW THE CITY TO PLACE A SIGN ON YOUR PROPERTY

2025-000 EXH 'A'
Amendment to PD-25-3(GR)

SITE PLAN
TANN DONUT SHOP & RETAIL SPACES
5817 RICHMOND ROAD - TEXARKANA TEXAS
(FOR BUDGET PREP. AND ESTIMATING PURPOSES ONLY)
PROPERTY OF LFA4 ENTERPRISES LLC
NOT FOR CONSTRUCTION

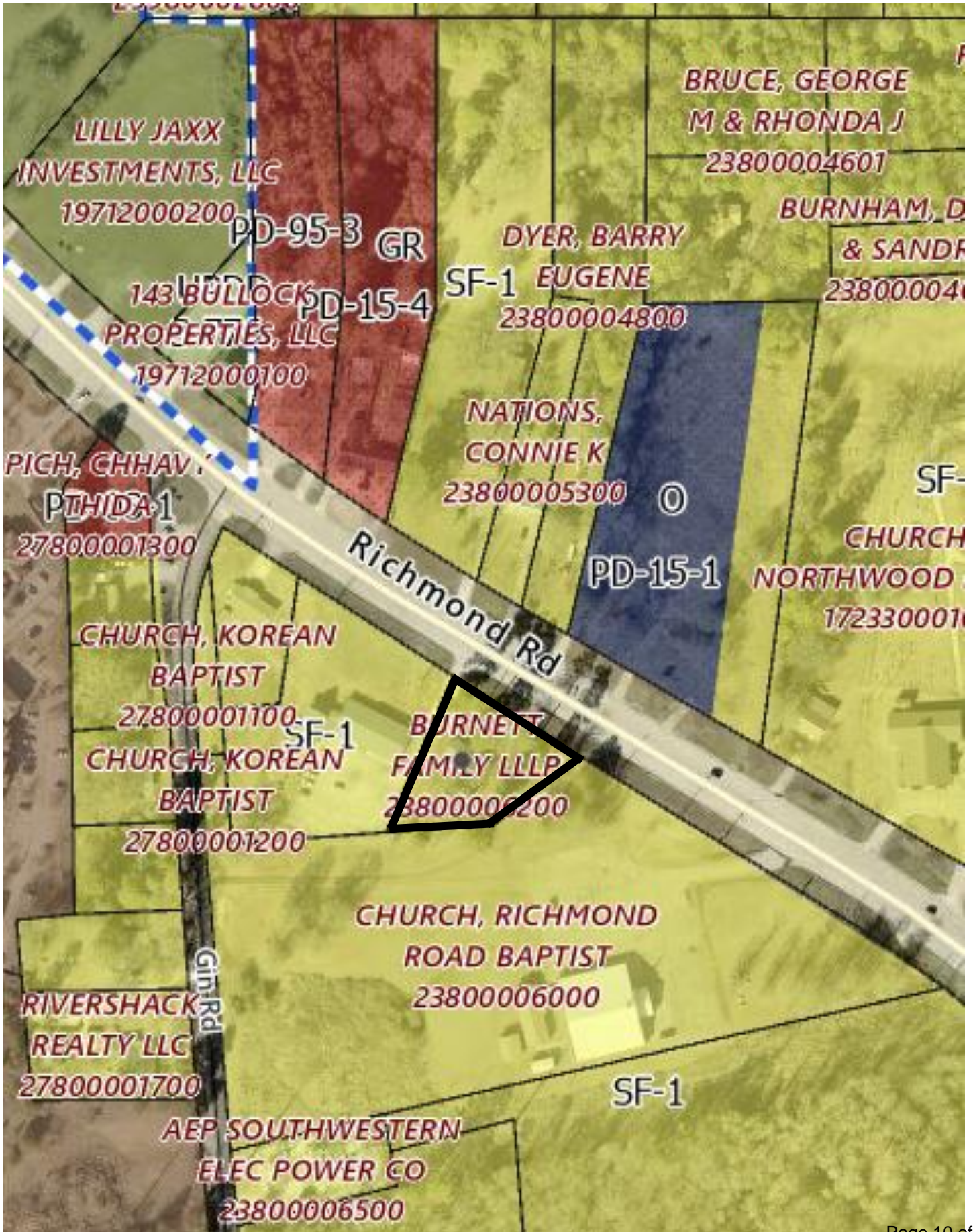
26,861 SF 6" PAVING
4,800 SF 4" BLDG SLAB / FOUNDATIONS



FIELD NOTE DESCRIPTION OF A 0.82 ACRE TRACT OF LAND LOCATED IN THE JOHN A. TALBOT SURVEY, ABSTRACT 564, BOWIE COUNTY, TEXAS. BEING A PART OF TRACTS ONE AND THREE AS DESCRIBED IN THE GENERAL WARRANTY DEED TO BURNETT FAMILY, LLLP, RECORDED IN INSTRUMENT NUMBER 2018-00001465, REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS. SAID 0.82 ACRE TRACT DESCRIBED MORE FULLY BY METES AND BOUNDS AS FOLLOWS:

*BEGINNING AT A REINF BAR FOUND (N: 7248043.98, E: 3308979.17) FOR THE SOUTHEAST CORNER OF THIS TRACT, SAME BEING THE SOUTHEAST CORNER OF TRACT THREE;
THENCE SOUTH 85°10'14" WEST 210.13 FEET TO A REINF BAR FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT;
THENCE NORTH 24°09'35" EAST 233.81 FEET TO A REINF BAR FOUND IN THE SOUTH LINE OF RICHMOND ROAD FOR THE NORTHWEST CORNER OF THIS TRACT;
THENCE SOUTH 61°16'00" EAST 242.78 FEET TO A REINF BAR FOUND IN THE SOUTH LINE OF RICHMOND ROAD FOR THE NORTHEAST CORNER OF THIS TRACT;
THENCE SOUTH 51°29'31" WEST 126.77 FEET TO THE PLACE OF BEGINNING.
AREA, BEARINGS AND DISTANCES SHOWN ARE GRID MEASUREMENTS BASED ON GPS OBSERVATIONS AND CONFORM TO THE "TEXAS COORDINATE SYSTEM" TEXAS NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.*

5817 Richmond Road



5817 Richmond Road



Briefing Sheet

Department: Development Services **Action Officer:** Laura Puckett, Zoning Administrator

Subject: S-818: Specific Use Permit to allow the location of a billboard, off-premises advertising sign on an approximate 0.21-acre tract of land (being Tract 13) Howard Etheridge HRS, A-182, located at 1502 New Boston Road. Mark Stevens, owner, and Taylor Baumgardner, agent.

Briefing: 12/8/2025 **Public Hearing:** 1/12/2026 **Council Vote:** 1/12/2026

Item Schedule:

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Mark Stevens, owner, and Taylor Baumgardner, agent, for a Specific Use Permit to allow additional use for an off-premises advertising billboard on an approximate 0.21-acre tract of land (being Tract 13), Howard Etheridge HRS, A-182, located at 1502 New Boston Road. The property is zoned Commercial. This property is vacant

The Future Land Use Map has designated this property as “Neighborhood Retail”.

The adjacent zoning is Commercial to the north, south, east, and west. The adjacent land usage is a business to the north, south, east, and west.

A Specific Use Permit is required to allow the off-premises billboard in the Commercial zoning district.

Staff recommends denial of this request. However, if this request should pass then staff would like to stipulate the following stipulations:

1. That all City codes be met as to permits, setbacks, height and square footage of the signage.

2. That the sign cannot be placed inside of a public right of way or public utility easement.

The applicant should also be aware that if this zoning change is approved, all other applicable city code/ordinance requirements must be met including but not limited to building codes, setbacks, subdivision, fire, parking, drainage, water, and sewer prior to the issuance of building permits.

All notifications and application requirements have been met to consider this request.

Potential Options:

Approve, deny or table

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommend approval of this request with stipulations.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

December 1, 2025

NOTICE OF PUBLIC HEARINGS

Public hearings will be held by the Planning and Zoning Commission and the City Council of the City of Texarkana, Texas at the below stated date and time. The Public Hearings will be held in the Council Chambers, Municipal Building, 220 Texas Blvd, (3rd & Texas) Texarkana, Texas to consider a proposed change in zoning classification as indicated below. According to the Tax Records, you are the owner of property within the area of the proposed change or within 200 feet of that property. THIS IS NOT A SUMMONS TO APPEAR AT THE HEARINGS. If you care to attend, you will be given an opportunity to be heard. If additional information is desired, please contact the Planning Department at (903) 798-3945.

PLANNING & ZONING COMMISSION: Hearing Date: MONDAY, DECEMBER 1, 2025 Hearing Time: 12:00 pm
 CITY COUNCIL: Hearing Date: MONDAY, JANUARY 12, 2026 Hearing Time: 6:00 pm

- ◆ If they desire, persons concerned with the proposed change can present a letter in opposition to or in favor of the proposed change. If a written protest in opposition to a proposed change contains the signatures of persons who own twenty (20) percent or more of the land within 200 feet of the proposed change, a 3/4th vote of the City Council will be required. To be considered, the letter must be received and filed before or at the Planning and Zoning Commission Meeting. (The letter can be emailed to lpuckett@texarkanatexas.gov).



OWNER: Mark Stevens, owner, and Taylor Baumgardner, Agent

OWNER'S ADDRESS: 1414 New Boston Road, Texarkana, Texas 75501

LOCATION OF REZONING: 1502 New Boston Road, Texarkana, Texas 75501

PROPOSED CHANGE: to allow the location of an off premises advertising billboard

LEGAL DESCRIPTION: an approximate 0.21-acre tract of land (being Tract 13), Howard Etheridge HRS, A-182

CASE NUMBER: S-818 DATE MAILED: November 17, 2025



ZONING APPLICATION

CITY OF TEXARKANA TEXAS

220 Texas Blvd
Texarkana TX 75501
(903) 798-3945
www.ci.texarkana.tx.us.org

Receipt No. 25-003347

Case S-818

Date 10/28/2025

To: The Planning and Zoning Commission
City of Texarkana Texas

Please consider this as my application to amend the Zoning Map of the City of Texarkana, Texas for the following described property.

HOWARD ETHERIDGE A-182 2023-5290

Lot: _____ Block: _____ Addition: 06/06/23 BLK/TRACT 13.0.21 ACRES
(Or see attached legal description)

Location: 1502 New Boston Rd. Texarkana, TX 75501

Present Zoning: Commercial

Requested: Specific Use Permit

The requested Specific Use Permit will be used for the following:

Install an 8'x20x'4, non-lighted billboard (off-premises outdoor adver

V-Type, Stacked. 25' HAGL (42' overall height)

Describe the changed conditions, if any, occurring since the original zoning, which affect your property and which justify rezoning:

N/A

Attorney or Agent Signature

Taylor Baumgardner

Printed Name: (Summit Locations, LLC)

311 East St.

Address

Gordon, OH 45304

City, State, Zip

704-747-8487

Home Phone & Cell Phone

taylor@summitlocations.com

Email Address

Property Owner Signature

Printed Name: Mark Stevens

1414 NEW BOSTON RD

Address

TEXARKANA, TX 75501

City, State, Zip

903 244 8712

Home Phone & Cell Phone

Mark.orrchevy@gmail.com

Email Address

BY SIGNING THIS APPLICATION, YOU HAVE AGREED TO ALLOW THE CITY TO PLACE A SIGN ON YOUR PROPERTY

- Abst #: 182 Survey Name: H ETHERIDGE HRS Acres: .209

Tract Two

All that certain lot, tract, or parcel of land lying and situated in the **Howard Etheridge Headright Survey, Abstract 182, Bowie County, Texas**, being all of that certain tract of land described as **Tract 2**, containing **0.21 acres**, in the Deed from Shawn Stringer, et al., to Julia Martinez, dated April 1, 2017, recorded in **Document No. 2017-4616** of the Real Property Records of Bowie County, Texas; and being more particularly described by metes and bounds as follows:

BEGINNING at a 1-inch square pipe found for a corner (control monument), lying in the north right-of-way line of U.S. Highway No. 82 (New Boston Road), same being the northwest corner of the said 0.21-acre tract, the J.B. Mathis Homesplace, and the southeast corner of that certain tract described as **2.292 acres** in the Deed from Johnny L. Fussell, Trustee, to A & D Flexographic Repair, Inc., dated December 8, 1999, recorded in Volume 3136, Page 176, Real Property Records of Bowie County, Texas;

THENCE North 02°40'45" West, a distance of **180.00 feet**, along the west line of the said 0.21-acre tract and the east line of the said 2.292-acre tract to a ½-inch steel rod set for a corner (capped MTG101011-00), same being the northwest corner of said 0.21-acre tract and an outside corner of that certain tract described as **Tract 1**, containing 1.775 acres in the Deed to Julia Martinez Sanchez recorded in Document No. 2017-4615, Real Property Records of Bowie County, Texas; said corner bears **North 02°40'45" West**, a distance of **251.52 feet** to a ½-inch steel rod found for a corner, being the northwest corner of the said 1.775-acre tract and the northeast corner of the said 2.292-acre tract;

THENCE North 85°45'30" East, a distance of **46.78 feet**, along the north line of the said 0.21-acre tract and the south line of the said 1.775-acre tract to a ½-inch steel rod found for a corner (capped MTG101011-00), being the northeast corner of the 0.21-acre tract and an interior corner of the said 1.775-acre tract;

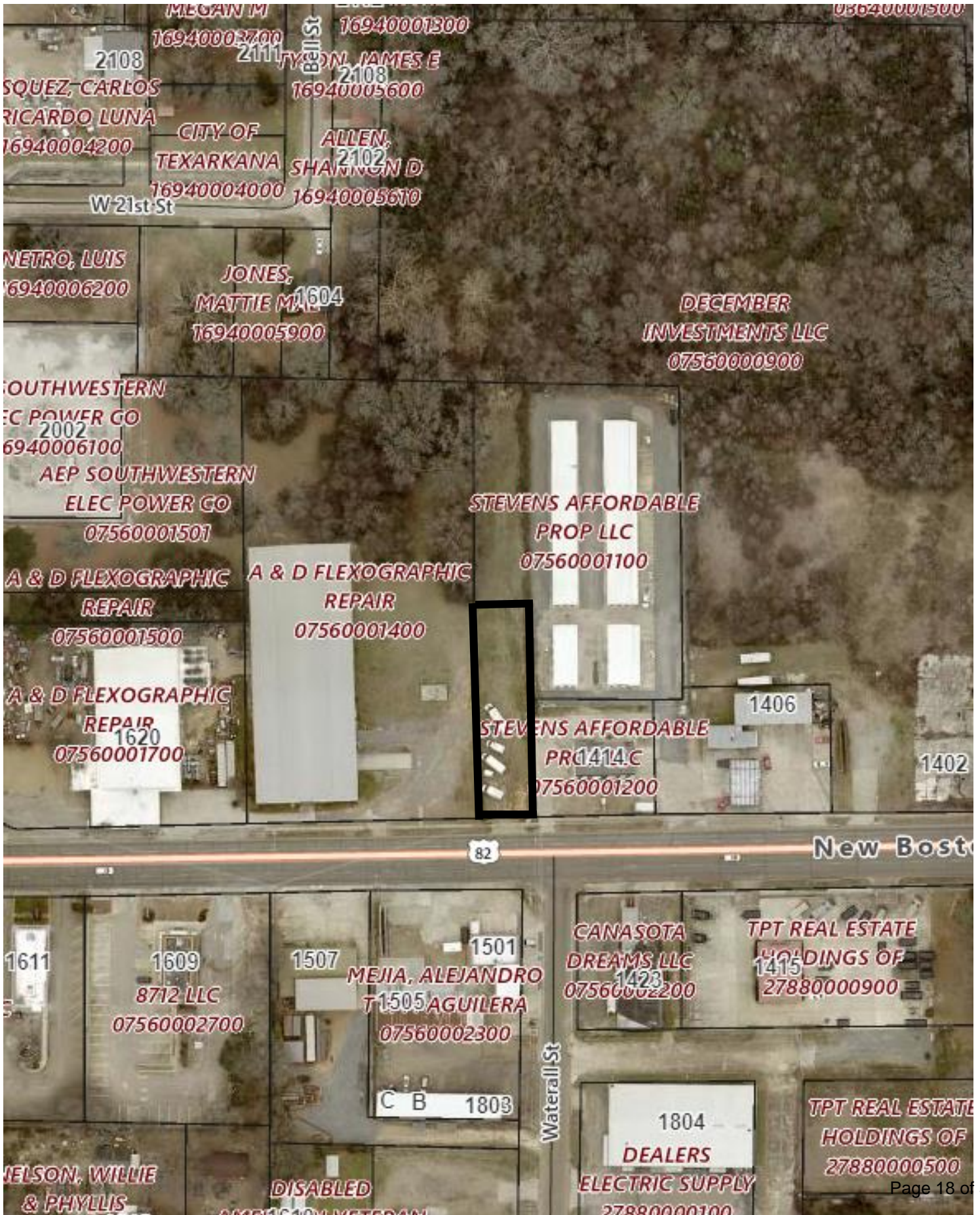
THENCE South 05°09'42" East, a distance of **180.00 feet**, along the east line of the said 0.21-acre tract and the west line of the said 1.775-acre tract to a ½-inch steel pipe found for a corner (control monument), lying in the north right-of-way line of said New Boston Road, same being the southeast corner of the said 0.21-acre tract and the southwest corner of the said 1.775-acre tract;

THENCE South 86°39'41" West (basis of bearings), a distance of **54.56 feet**, along the north right-of-way line of said New Boston Road and the south line of the said 0.21-acre tract to the **POINT OF BEGINNING**, and containing **0.209 acres of land**.

1502 New Boston Road



1502 New Boston Road



Briefing Sheet

Department: Development Services **Action Officer:** Laura Puckett, Zoning Administrator

Subject: Z-25-26: on an approximate 1.74-acre tract of land (being Tract 1B and 2A), Flower Acres, located 3326 South Lake Drive from Planned Development Two Family-2 to Planned Development Multiple Family-1. Nelda Shavers, owner, and Kayla Wood, MTG Engineers and Surveyors, agent.

Briefing: 12/8/2025 **Public Hearing:** 1/12/2026 **Council Vote:** 1/12/2026

Item Schedule:

Updates/History of Briefing:
NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Nelda Shavers, owner, and Kayla Wood, MTG Engineers and Surveyors, agent, to rezone on an approximate 1.74-acre tract of land (being Tracts 1B and 2A), Flower Acres, located at 3326 South Lake Drive from Planned Development-Two Family-2 to Planned Development-Multiple Family-1.

The Future Land Use Map designates this property as “Neighborhood Retail and Neighborhood Residential”.

The adjacent zoning is Commercial east, and south, Single Family-2 north, and west. The adjacent land use is church to the east, residential to the west vacant land to the north and a collision center to the south.

Staff recommend for approval of this request.

The applicant should also be aware that if this zoning change is approved, all other applicable city code/ordinance requirements must be met including but not limited to new drainage ordinance, stormwater design manual, building codes, setbacks, subdivision, fire, parking, drainage, water and sewer prior to the issuance of building permits.

All notification and application requirements have been met to consider this request.

Potential Options:

Approve, deny or table

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

staff recommend approval of this request.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

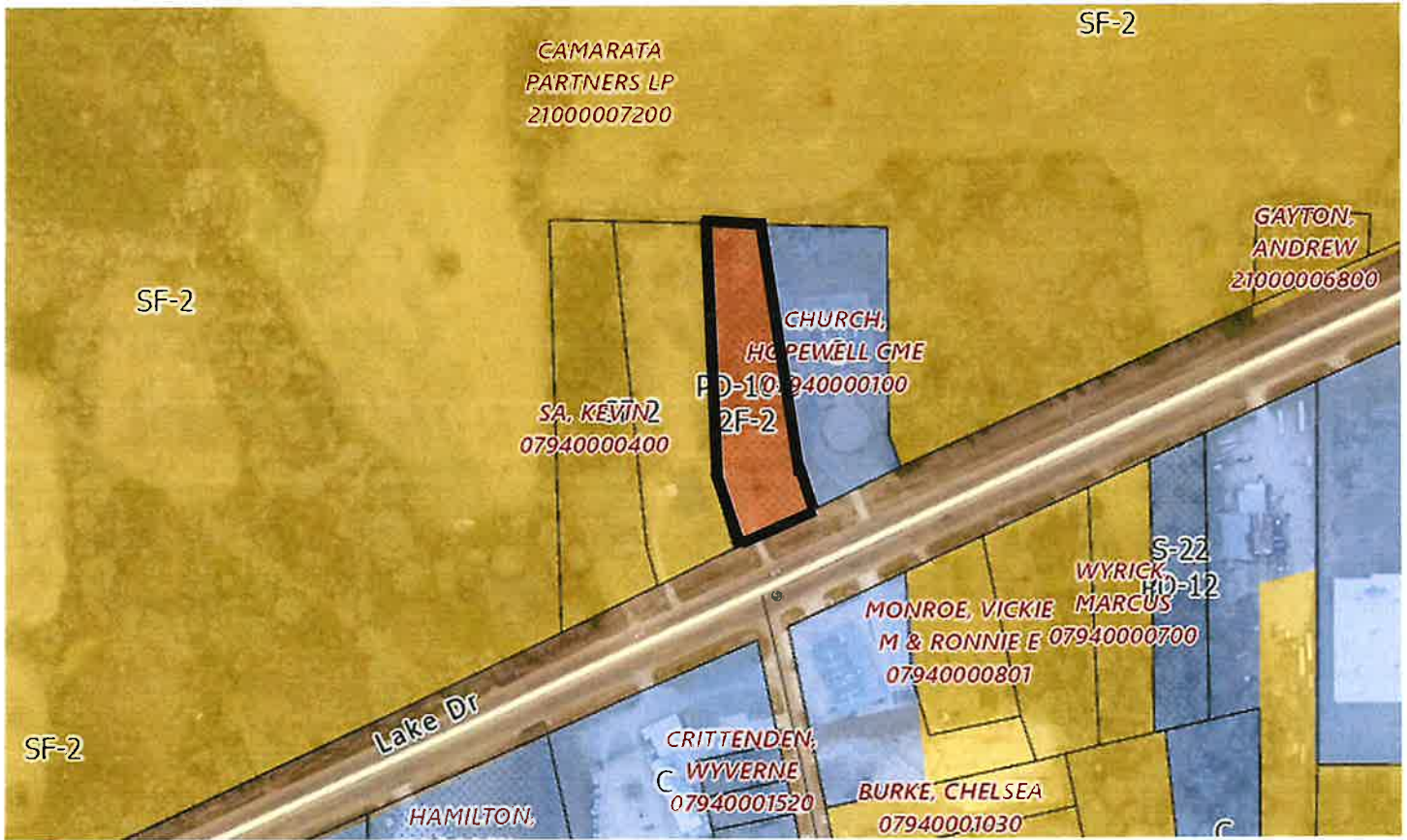
December 1, 2025

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PLANNING & ZONING COMMISSION: Hearing Date: MONDAY, December 1, 2025 Hearing Time: 12:00 pm
 CITY COUNCIL: Hearing Date: MONDAY, January 12, 2026 Hearing Time: 6:00 pm

- ◆ If they desire, persons concerned with the proposed change can present a letter in opposition to or in favor of the proposed change. If a written protest in opposition to a proposed change contains the signatures of persons who own twenty (20) percent or more of the land within 200 feet of the proposed change, a 3/4th vote of the City Council will be required. In order to be considered, the letter must be received and filed before or at the Planning and Zoning Commission Meeting. (The letter can be emailed to lpuckett@txkusa.org).



OWNER: Nelda Shavers, owner and Kayla Wood, MTG Engineers & Surveyors, agent

OWNER'S ADDRESS: Post Office Box 6786, Texarkana, Texas 75505

LOCATION OF REZONING: 3326 South Lake Drive, Texarkana, Texas 75501

PROPOSED CHANGE: construction of 6 duplexes

ZONING CHANGE FROM: Planned Development-Two Family-2 TO: Planned Development-Multiple Family-1

LEGAL DESCRIPTION: on an approximate 1.74-acre tract of land (being Tract 1B and 2A), Flower Acres

CASE NUMBER: Z-25-26

DATE MAILED: November 18, 2025



ZONING APPLICATION

CITY OF TEXARKANA TEXAS

Po Box 1967
220 Texas Blvd
Texarkana TX 75504
(903) 798-3945
www.ci.texarkana.tx.us.org

Receipt No. 25-00 3497 Case Z-25-26 Date 11-12-25

To: The Planning and Zoning Commission
City of Texarkana Texas

Please consider this as my application to amend the Zoning Map of the City of Texarkana, Texas for the following described property:

Lot: _____ Block: _____ Addition: _____

(Or see attached legal description)

1.741 Acre tract of land, being a part of blocks 1 & 2, of the Flowers Acres Addition and Also located in the R.E. Sevey HRS, A-523

Location: 3326 South Lake Drive, In the City of Texarkana, Bowie County Texas

Present Zoning: PD 2F-2

Proposed Zoning: PD MF-1

If the Zoning Classification is changed by the Commission, this property will be used as:

Duplex Community

Describe the changed conditions occurring since the original zoning which affect your property and justify rezoning:

Addition of one duplex and a fire turn-around loop from Ordinance 116-2010

Kayla R. Wood

Attorney or Agent Signature

MTG Engineers- Kayla Wood

Print Name

5930 Summerhill Road

Address

Texarkana, TX 75503

City, State, Zip

903-838-8533

Home Phone & Cell Phone

kwood@mtgengineers.com

Email Address

Nelda P. Shavers

Property Owner Signature

Nelda Shavers

Print Name

P. O. Box 6786

Address

Texarkana, TX 75505

City, State, Zip

903-826-0386

Home Phone & Cell Phone

shaversnelda@yahoo.com

Email Address

BY SIGNING THIS APPLICATION, YOU HAVE AGREED TO ALLOW THE CITY TO PLACE A SIGN ON YOUR PROPERTY

3326 S. Lake Drive



3326 S. Lake Drive



All that certain 1.741 acre tract of land, being parts of Blocks Numbered One (1) and Two (2) of FLOWER ACRES, in the R. e. Sevey Headright Survey, Abstract No. 523, Bowie County, Texas, according to the plat of said Subdivision of record in Volume 40, Page 190, Plat Records of Bowie County, Texas, said 1.741 acre tract also being parts of that certain tract conveyed by Reese L. Stewart to J. W. McGee and wife, Mabel Elizabeth McGee by deed of record in Volume 182, Page 366, and that certain tract conveyed by G. W. Misenheimer to Mabel McGee by deed dated June 20, 1945, of record in Volume 215, Page 208, Deed Records of Bowie County, Texas, said 1.741 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at an iron pipe at the Northeast corner of said J. W. McGee tract of record in Volume 182, Page 366;

THENCE: West, 75.00 feet with a fence line to the Northwest corner of said J. W. McGee tract, same being the Northeast corner of said Mabel McGee tract, and continuing in the same direction 44.45 feet along said fence line for a total distance of 119.45 feet to an iron rod for the Northwest corner of the herein described tract;

THENCE: S 04° 13' 08" E, 588.13 feet to an iron rod for the Southwest corner of the herein described tract in the North right of way line of U. S. Highway No. 59;

THENCE: N 64° 12' 18" E, 15.76 feet along the North right of way line of said highway, said line being 100 feet from and parallel to the centerline of said highway, to the East boundary line of said Mabel McGee tract and continuing in the same direction 149.20 feet for a total distance of 164.96 feet to an iron rod for corner in the East boundary line of said J. W. McGee tract;

THENCE: N 07° 59' 59" W, 519.81 feet along the East boundary line of said J. W. McGee tract to the Point of Beginning, containing 1.741 acre of land, more or less.

Briefing Sheet

Department: Development Services **Action Officer:** Laura Puckett, Zoning Administrator

Subject: Amendment to PD-10-3 (MF-2): for site plan approval on an approximate 1.74-acre tract of land (being Tract 1B and 2A), Flower Acres, located 3326 South Lake Drive. Nelda Shavers, owner and Kayla Wood, MTG Engineers and Surveyors, agent.

Briefing: 12/8/2025 **Public Hearing:** 1/12/2026 **Council Vote:** 1/12/2026

Item Schedule:

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Nelda Shavers, owner, and Kayla Wood, MTG Engineers and Surveyors, agent, for site plan approval on an approximate 1.74-acre tract of land (being Tracts 1B and 2A), Flower Acres, located at 3326 South Lake Drive. The current zoning is Planned Development-Multiple Family-1.

The Future Land Use Map designates this property as “Neighborhood Retail and Neighborhood Residential”.

The adjacent zoning is Commercial east, and south, Single Family-2 north, and west. The adjacent land use is church to the east, residential to the west vacant land to the north and a collision center to the south.

The site plan consists of the following:

1. The construction of 6 duplexes each being 1,800 square feet.
2. The access driveway will be off South Lake Drive. Any changes to driveway on Richmond Road will require TXDOT approval. TXDOT will need to review and approve drainage plans.
3. There will be 33 parking spaces. All parking spaces shall be at a minimum of 180 sq. ft. in size.
4. Screened dumpster site.

5. The most remote part of the building will need to be within 300 feet of a fire hydrant. Fire lane along the private drive.
6. Development of property must meet all development codes (streets and sidewalks, drainage, floodplain, stormwater, etc.). Staff reserves right to request additional modifications, easements, etc. based on review of construction plans for this development.
7. A survey will need to be provided to determine if platting is required.
8. There is an existing 12" water main and an existing 6' sanitary sewer main on the north side of South Lake Drive running parallel with the right-of-way of South Lake Drive.
9. The Utility reserves the right to request additional utility easements upon review of the plans.
10. The size and location of the existing water and sanitary sewer mains have not been field verified. The developer's representative shall field verify the size and location of the existing utilities before designing or constructing extensions of the system.

Staff recommend for approval of this request.

The applicant should also be aware that if this zoning change is approved, all other applicable city code/ordinance requirements must be met including but not limited to new drainage ordinance, stormwater design manual, building codes, setbacks, subdivision, fire, parking, drainage, water and sewer prior to the issuance of building permits. All notification and application requirements have been met to consider this request.

Potential Options:

Approve, deny or table

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommend approval of this site plan with stipulations

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

December 1, 2025

NOTICE OF PUBLIC HEARINGS

Public hearings will be held by the Planning and Zoning Commission and the City Council of the City of Texarkana, Texas at the below stated date and time. The Public Hearings will be held in the Council Chambers, Municipal Building, 220 Texas Blvd, (3rd & Texas) Texarkana, Texas to consider a proposed change in zoning classification as indicated below. According to the Tax Records, you are the owner of property within the area of the proposed change or within 200 feet of that property. THIS IS NOT A SUMMONS TO APPEAR AT THE HEARINGS. If you care to attend, you will be given an opportunity to be heard. If additional information is desired, please contact the Planning Department at (903) 798-3945.

PLANNING & ZONING COMMISSION: Hearing Date: MONDAY, DECEMBER 1, 2025 Hearing Time: 12:00 pm
 CITY COUNCIL: Hearing Date: MONDAY, JANUARY 12, 2026 Hearing Time: 6:00 pm

- ◆ If they desire, persons concerned with the proposed change can present a letter in opposition to or in favor of the proposed change. If a written protest in opposition to a proposed change contains the signatures of persons who own twenty (20) percent or more of the land within 200 feet of the proposed change, a 3/4th vote of the City Council will be required. In order to be considered, the letter must be received and filed before or at the Planning and Zoning Commission Meeting. (The letter can be emailed to lpuckett@txkusa.org).



OWNER: Nelda Shavers, owner and Kayla Wood, MTG Engineers & Surveyors, agent
 OWNER'S ADDRESS: Post Office Box 6786, Texarkana, Texas 75505
 LOCATION OF REZONING: 3326 South Lake Drive, Texarkana, Texas 75501
 PROPOSED CHANGE: site plan approval for the construction of 6 duplexes
 LEGAL DESCRIPTION: on an approximate 1.74-acre tract of land (being Tract 1B and 2A), Flower Acres
 CASE NUMBER: Amendment to PD-10-3(MF-1) DATE MAILED: November 18, 2025



SITE PLAN APPROVAL APPLICATION

CITY OF TEXARKANA TEXAS

220 Texas Blvd
Texarkana TX 75501
(903) 798-3945

www.ci.texarkana.tx.us.org

Receipt No. 25-003497

Case Amendment to PD-10-3

To: The Planning and Zoning Commission
City of Texarkana Texas

Date 11-12-25

Please consider this as my application for site plan approval in the City of Texarkana, Texas for the following described property.

LEGAL DESCRIPTION OF PROPERTY. (Lot and block numbers if in a subdivision; metes and bounds description if any portion of property does not have assigned lot and block numbers)

Lot: _____ Block: _____ Addition: _____
(Or see attached metes and bounds legal description)

1.741 Acre tract of land, being a part of blocks 1 & 2, of the Flowers Acres Addition and Also located in the R.E. Sevey HRS, A-523
Project location/address:

3326 South Lake Drive, In the City of Texarkana, Bowie County Texas

Present zoning: PD 2F-2 Proposed zoning (if applicable) PD MF-1

Proposed use: Duplex Community

Total square footage of proposed building 1,800 each Number of parking spaces 33

Number of required parking spaces per Ordinance 24 Handicapped spaces N/A

~~Water and Sewerage Connections~~

SIGNAGE: Type (i.e. monument, pole) N/A

Size _____

Material to be used for structure (if monument style) _____

Kayla R Wood
Attorney or Agent Signature

Nelda Shavers
Property Owner Signature

Printed Name: MTG Engineers- Kayla Wood

Printed Name: Nelda Shavers

5930 Summerhill Road
Address

P.O. Box 6786
Address

Texarkana, TX 75503
City, State, Zip

Texarkana, TX 75505
City, State, Zip

903-838-8533
Home Phone & Cell Phone

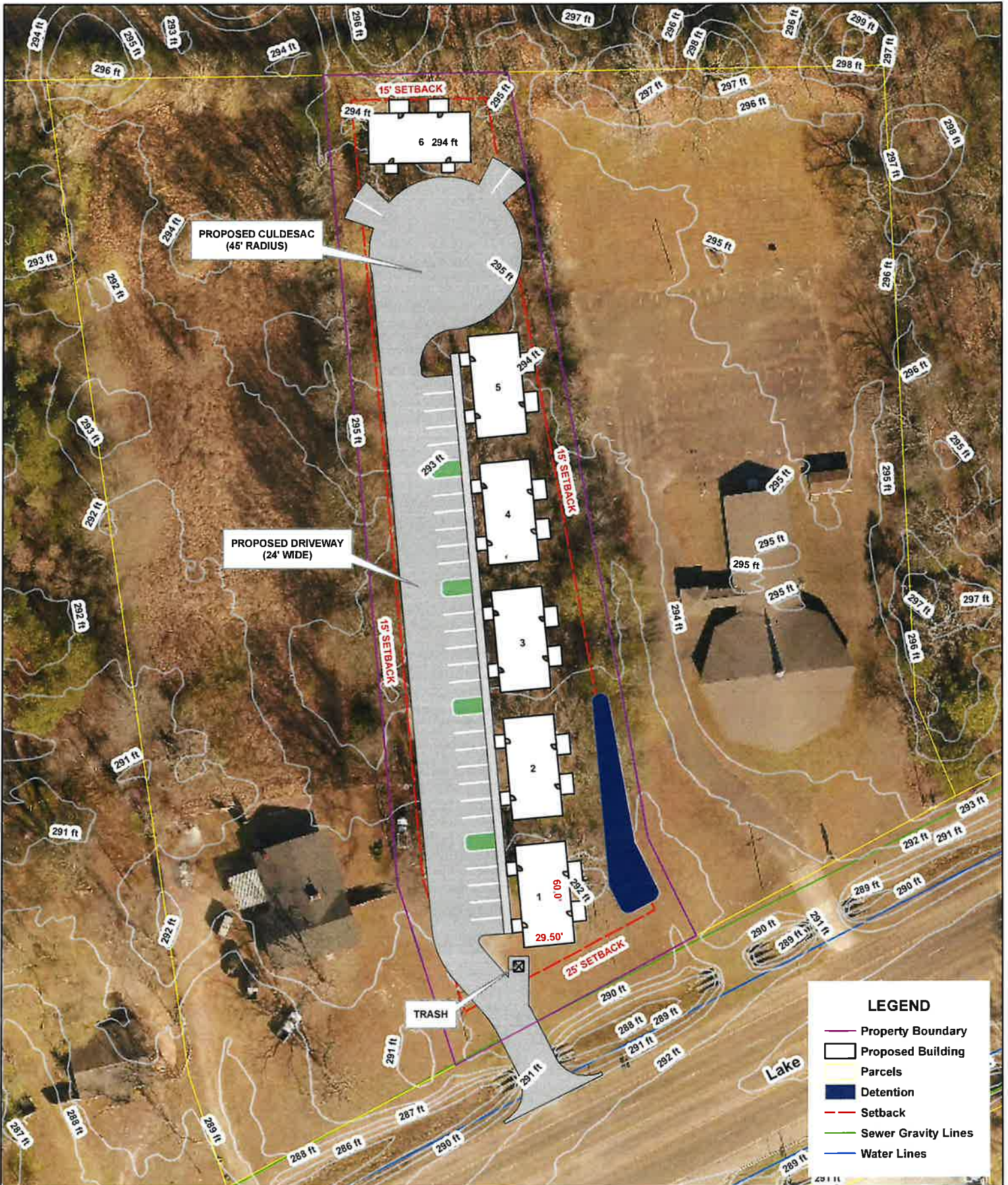
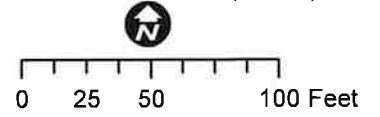
903-826-0386
Home Phone & Cell Phone

kwood@mtgengineers.com
Email Address

Shaversnelda@yahoo.com
Email Address

BY SIGNING THIS APPLICATION, YOU HAVE AGREED TO ALLOW THE CITY TO PLACE A SIGN ON YOUR PROPERTY

**PROPOSED SITE
 TEXARKANA, TEXAS**



All that certain 1.741 acre tract of land, being parts of Blocks Numbered One (1) and Two (2) of FLOWER ACRES, in the R. e. Sevey Headright Survey, Abstract No. 523, Bowie County, Texas, according to the plat of said Subdivision of record in Volume 40, Page 190, Plat Records of Bowie County, Texas, said 1.741 acre tract also being parts of that certain tract conveyed by Reese L. Stewart to J. W. McGee and wife, Mabel Elizabeth McGee by deed of record in Volume 182, Page 366, and that certain tract conveyed by G. W. Misenheimer to Mabel McGee by deed dated June 20, 1945, of record in Volume 215, Page 208, Deed Records of Bowie County, Texas, said 1.741 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at an iron pipe at the Northeast corner of said J. W. McGee tract of record in Volume 182, Page 366;

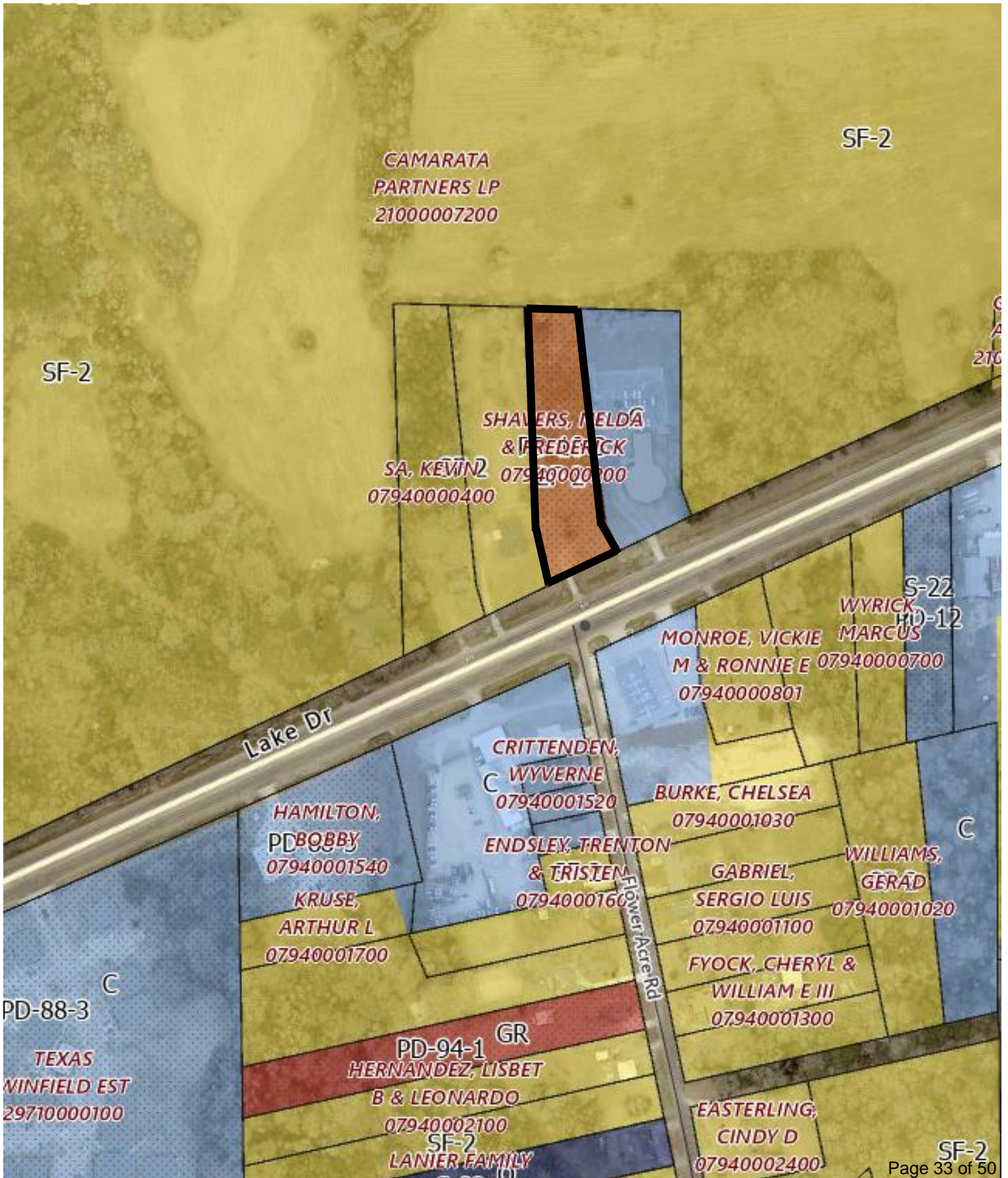
THENCE: West, 75.00 feet with a fence line to the Northwest corner of said J. W. McGee tract, same being the Northeast corner of said Mabel McGee tract, and continuing in the same direction 44.45 feet along said fence line for a total distance of 119.45 feet to an iron rod for the Northwest corner of the herein described tract;

THENCE: S 04° 13' 08" E, 588.13 feet to an iron rod for the Southwest corner of the herein described tract in the North right of way line of U. S. Highway No. 59;

THENCE: N 64° 12' 18" E, 15.76 feet along the North right of way line of said highway, said line being 100 feet from and parallel to the centerline of said highway, to the East boundary line of said Mabel McGee tract and continuing in the same direction 149.20 feet for a total distance of 164.96 feet to an iron rod for corner in the East boundary line of said J. W. McGee tract;

THENCE: N 07° 59' 59" W, 519.81 feet along the East boundary line of said J. W. McGee tract to the Point of Beginning, containing 1.741 acre of land, more or less.

3326 S. Lake Drive



3326 S. Lake Drive



Briefing Sheet

Department: Development Services **Action Officer:** Laura Puckett, Zoning Administrator

Subject: 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.

Briefing: 12/8/2025 **Public Hearing:** 1/12/2026 **Council Vote:** 1/12/2026

Item Schedule:

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is an amended request by David J. Potter, II, owner, and Kayla Wood with MTG Engineers and Surveyors, agent, for site plan approval on an approximate 3.498-acre tract of land (being Tract 201) George Brinlee HRS, located at 3133 Pleasant Grove. The current zoning is Planned Development-Office. The use shall be a surgery center/micro-hospital.

The Future Land Use Map designates this property as “Neighborhood Retail”.

The adjacent zoning is Single Family-1 to the north, south, east, and west. The adjacent land use is residential to the north, east and west, and vacant land to the south.

The site plan consists of the following:

1. The original site plan was for the construction of a 24,415 sq ft building. The second site plan will consist of building a 37,684 sq ft building. The latest version of the building will be 36,144 square feet.
2. The access driveway will be off Pleasant Grove Road and McKnight Road.
3. Originally there were 126 parking spaces including 5 handicapped spaces. Now there will be 119 parking spaces including 5 handicapped spaces. Parking spaces shall be a minimum of 180 sq. ft. in size.
4. A 6’ by 8’ monument style sign.
5. Screened dumpster site.

6. A fire lane is required, and an additional fire hydrant will need to be installed closer to the building.
7. McKnight and PG Road are owned and maintained by TxDOT. Driveway/ROW permits must be submitted to TxDOT for approval.
8. Development of property must meet all development codes (streets and sidewalks, drainage, floodplain, stormwater, etc.). Staff reserves the right to request additional modifications, easements, etc. based on review of construction plans for this development. A portion of this property is located within the FEMA designated floodplain and floodway. Floodplain Development Application will be required. Also, due to proposed work being in floodway, a No Rise Certification will be required including modeling showing there is no rise in BFE.
9. Property will have to be platted prior to issuing CO.
10. Privacy or screening landscape should be placed on the north and west sides of the property.
11. There is an existing eight-inch (8") water main on the west side of Pleasant Grove Road and an existing twelve-inch (12") water main on the north side of the East-West leg of Pleasant Grove Road.
12. There is an eight-inch (8') sanitary sewer main along the East side of Pleasant Grove Road and an 8-inch (8") sanitary sewer along the south side of the East-West leg of Pleasant Grove road.
13. The Utility reserves the right to request additional utility easements upon review of the plans.
14. The size and location of the existing water and sanitary sewer mains have not been field verified. The developer's representative shall field verify the size and location of the existing utilities before designing or constructing extensions of the system.

Staff recommend for approval of the site plan with stipulations.

The applicant should also be aware that if this site plan approval item is approved, all other applicable city code/ordinance requirements must be met including but not limited to building codes, setbacks, subdivision, fire, parking, drainage, water, and sewer prior to the issuance of building permits.

Potential Options:

Approve, deny or table

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommend approval of this request with stipulations.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

December 1, 2025



SITE PLAN APPROVAL APPLICATION

CITY OF TEXARKANA TEXAS

Po Box 1967
220 Texas Blvd
Texarkana TX 75504
(903) 798-3945
www.ci.texarkana.tx.us.org

Receipt No. 25-001836

Case Amendment to PD-25-2

Date 9-15-25

To: The Planning and Zoning Commission
City of Texarkana Texas

Please consider this as my application for site plan approval in the City of Texarkana, Texas for the following described property.

LEGAL DESCRIPTION OF PROPERTY. (Lot and block numbers if in a subdivision; metes and bounds description if any portion of property does not have assigned lot and block numbers)

Lot: _____ Block: Tract 201 Addition: George Brinlee HRS, A-18
(Or see attached metes and bounds legal description)

See attached Survey

Project location/address: 3133 Pleasant Grove Rd.

Present zoning: PD-O Proposed zoning (if applicable) PD-O

Proposed use: Medical Office & Surgery Center

Total square footage of proposed building: 24,445 SF- 1st
13,239 SF- 2nd Number of parking spaces 127
Total- 37,684 SF

Number of required parking spaces per Ordinance 126 Handicapped spaces 5

Material of building façade Faux Wood & Stone Metal Cladding (See Rendering)

SIGNAGE: Type (i.e. monument, pole) Monument

Size City allowed maximum monument size

Material to be used for structure (if monument style) will match building facade

Kayla R. Wood

Attorney or Agent Signature
5930 Summerhill Road

Address
Texarkana, TX 75503

City, State, Zip
903-838-8533, 903-293-2924

Home Phone & Cell Phone

kwood@mtgengineers.com
Email Address

David J. Potter II

Property Owner Signature

David J. Potter II
Print Name

210 North State Line, Suite 507
Address

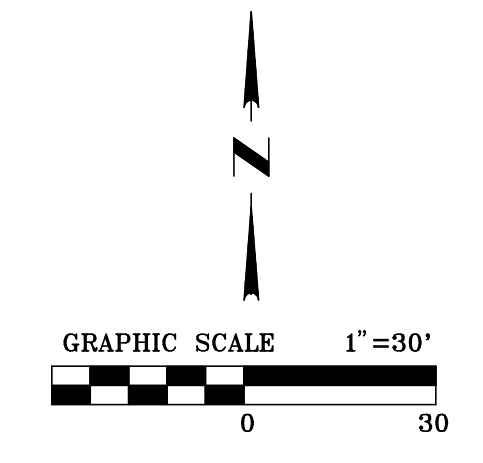
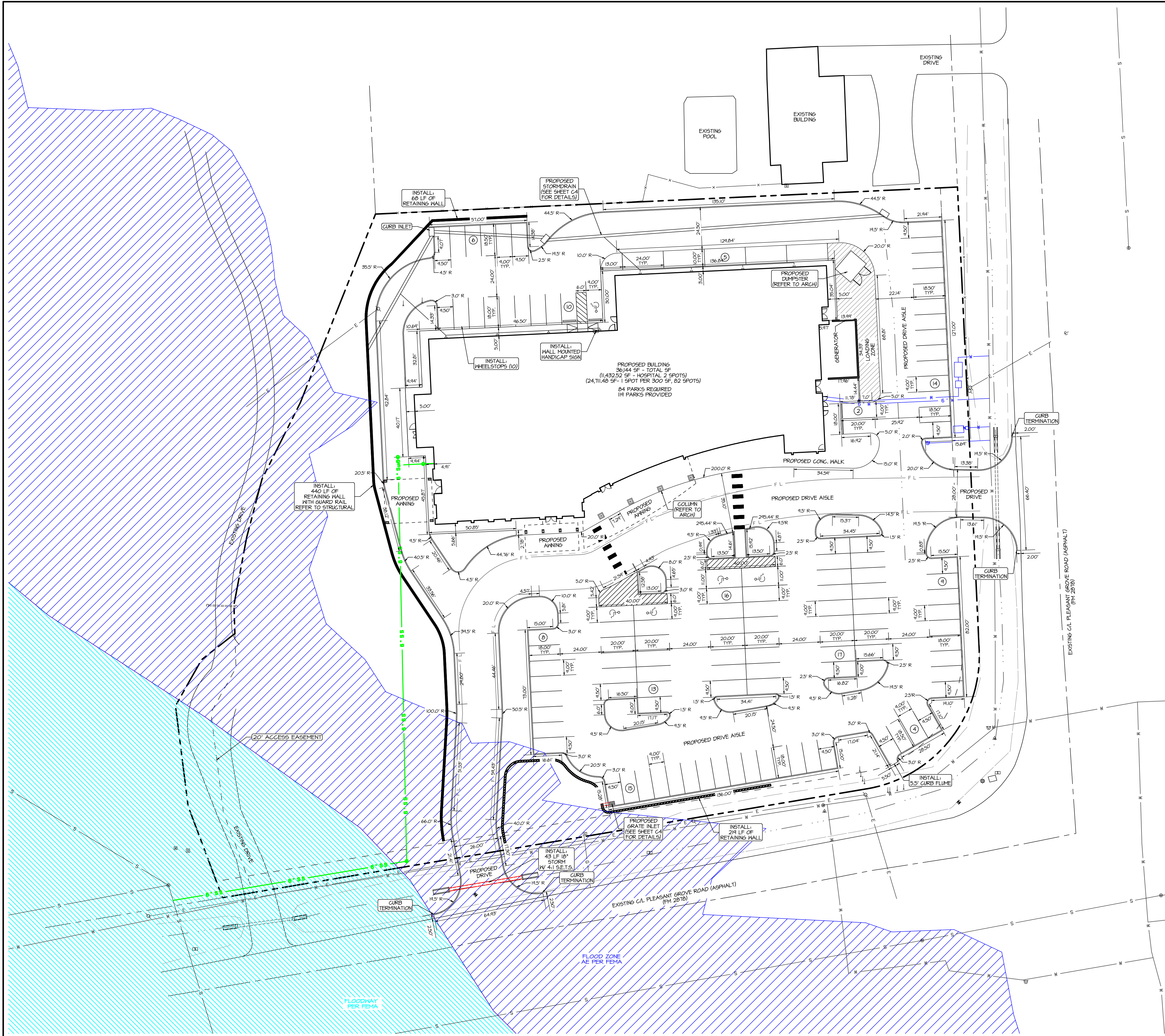
Texarkana, AR 71854
City, State, Zip

Office 870-216-1611 Cell 903-278-7448
Home Phone & Cell Phone

clavid@potter-properties.com
Email Address

BY SIGNING THIS APPLICATION, YOU HAVE AGREED TO ALLOW THE CITY TO PLACE A SIGN ON YOUR PROPERTY

2/1/2025 11:17:20 AM 256004_Surgery Center Mcknight and PG_05 Engineering Design_Design_05.pro
 Rev: 17, 2025 11:58 AM



| LEGEND | |
|--------|-----------------------------------|
| | PROPERTY LINE |
| | CURB AND GUTTER |
| | BUILDING EDGE |
| | EDGE OF PAVEMENT |
| | EASEMENT |
| | BUILDING LINE OFFSET |
| | TOE OF DITCH/SLOPE |
| | TOP OF BANK |
| | OVERHEAD POWER LINE |
| | WATER MAIN |
| | SANITARY SEWER MAIN |
| | TELEPHONE LINE |
| | PROPOSED CONTOUR INT. |
| | EXISTING CONTOUR INT. |
| | SILT FENCE |
| | STORM DRAIN |
| | FIRE LANE |
| | SPOT ELEVATION |
| | POWER POLE |
| | WATER METER |
| | WATER VALVE |
| | CLEAN OUT |
| | SANITARY SEWER MANHOLE |
| | STORM DRAIN MANHOLE |
| | SIGN (TYPICAL) |
| | HANDICAP PARKING SYMBOL (PAINTED) |
| | FIRE HYDRANT |
| | LIGHT POLE |
| | GAS REGULATOR |
| | IRRIGATION CONTROL VALVE |
| | SPRINKLER HEAD |
| | ROOF DRAIN |
| | TELEPHONE JUNCTION BOX |
| | ELECTRIC JUNCTION BOX |
| | GUY WIRE |
| | TREE |

GENERAL SITE NOTES

- CONTRACTOR SHALL FIELD VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING AND PLANNED UTILITIES BEFORE CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING UTILITIES (SHOWN OR NOT SHOWN) WITHIN SCOPE OF CONSTRUCTION. IF ANY EXISTING UTILITIES ARE DAMAGED, THE CONTRACTOR SHALL REPLACE THEM AT HIS OWN EXPENSE.
- CONTRACTOR SHALL NOTIFY THE APPROPRIATE AGENCY A MINIMUM OF 2 WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION WITHIN RIGHT-OF-WAY. ALL WORK WITHIN THE RIGHT OF WAY SHALL BE IN COMPLIANCE WITH APPROVED PERMIT.
- BUILDING DIMENSIONS SHOWN ON THESE PLANS ARE OUTSIDE FOUNDATION/SLAB LINES. CONTRACTOR SHALL COORDINATE AND VERIFY DIMENSIONS WITH ARCHITECTURAL PLANS. IN THE EVENT OF ANY DISCREPANCIES BETWEEN THE SITE PLANS AND ARCHITECTURAL PLANS, THE ENGINEER AND ARCHITECT SHALL BE NOTIFIED.
- DIMENSIONS SHOWN ARE FROM BACK OF CURB AS APPLICABLE, UNLESS OTHERWISE NOTED.
- THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ANY OBSTRUCTIONS SUCH AS EXISTING STRUCTURES, FENCES, DEBRIS, OR TREES ON SITE, AND SHALL COORDINATE ALL REMOVAL WITH THE GENERAL CONTRACTOR. NO TREES OR OTHER ITEMS SHALL BE REMOVED WITHOUT THE APPROVAL OF THE ARCHITECT, ENGINEER, AND OWNER.
- THE CONTRACTOR SHALL PROTECT ALL EXISTING POWER POLES, SIGNS, MANHOLES, TELEPHONE RISERS, WATER VALVES, ETC., DURING ALL CONSTRUCTION PHASES.

| | |
|--|--|
| <p>5830 SUMMERHILL ROAD TEXARKANA, TEXAS P 903.838.6533 www.mtgengineers.com TBPE FIRM NO. F-354 AR COA NO. 125 MTG ENGINEERS & SURVEYORS © MTG 2025</p> | <p>PRELIMINARY ~ FOR REVIEW ONLY, NOT INTENDED FOR BIDDING, CONSTRUCTION OR PERMIT PURPOSES 11/17/2025 KAYLA R. WOOD P.E. #104859</p> |
| <p>Scale: AS SHOWN Created By: EBN Checked By: KRW File No.:</p> | <p>OVERALL SITE PLAN</p> |
| <p>SURGERY CENTER TEXARKANA, TEXAS DAVID POTTER</p> | <p>Drawing Date: 11/17/2025 Project Number: 256004 Sheet Number: C2</p> |

Property Description
3.502 Acres
Bowie County, Texas

All that certain lot, tract or parcel of land lying and situated in the George Brinlee Headright Survey, Abstract 18, Bowie County, Texas, being all of that certain tract of land described as 3.498 acres in the deed from Angela Estill Melde to Texarkana Retail Holdings LLC., dated October 30, 2024, recorded in Document No. 2024-00010283 of the Real Property Records of Bowie County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch steel rod (control monument) found for a corner, capped AR1233 TX5080, lying in the West right-of-way line of Farm-to-Market Road No. 2878 (Pleasant Grove), the Northeast corner of the said 3.498 acre tract and the Southeast corner of that certain tract of land described as Tract 3, with 0.695 acres in the deed from David R. Grant, et ux to David R. Grant and Richie R. Stevens-Grant Living Trust, dated September 6, 2022, recorded in Document No. 2023-00000545 of the Real Property Records of Bowie County, Texas;

THENCE South 02 degrees 41 minutes 06 seconds East a distance of 270.84 feet along the East line of the said 3.498 acre tract and the West right-of-way line of the said Pleasant Grove Road to a Type I TxDOT right-of-way marker found for a corner, at the beginning of a circular curve to the right;

THENCE in a southwesterly direction along the arc of the said circular curve, a distance of 114.71 feet, with a delta angle of 83 degrees 27 minutes 37 seconds, a radius of 78.75 feet, and a chord bearing of South 39 degrees 27 minutes 52 seconds West, and a chord distance of 104.84 feet to a mag spike(control monument) found for a corner, at the end of the said circular curve;

THENCE South 80 degrees 24 minutes 33 seconds West, basis of bearings, a distance of 380.55 feet along the South line of the said 3.498 acre tract and the North right-of-way line of Farm-to-Market Road 2878 (McKnight Road) to a 1/2 inch steel rod (control monument) found for a corner, capped AR1233 TX5080, the Southwest corner of the said 3.498 acre tract and the Southeast corner of that certain tract of land described as 9.331 acres in the deed from Billy N. Hall, et ux to Jason Hensly, et ux, dated June 22, 2017, recorded in Document No. 2017-00007183 of the Real Property Records of Bowie County, Texas;

THENCE North 20 degrees 34 minutes 58 seconds West a distance of 57.21 feet along the West line of the said 3.498 acre tract and the East line of the said 9.331 acre tract to a mag nail found for a corner, at an angle point;

THENCE North 07 degrees 09 minutes 58 seconds West a distance of 58.92 feet along the West line of the said 3.498 acre tract and the East line of the said 9.331 acre tract to a mag nail found for a corner, at an angle point;

THENCE North 29 degrees 29 minutes 20 seconds East a distance of 30.94 feet along the West line of the said 3.498 acre tract and the East line of the said 9.331 acre tract to a 1/2 inch steel rod found for a corner, capped AR1233 TX5080, at an angle point;

THENCE North 51 degrees 55 minutes 26 seconds East a distance of 24.71 feet along the West line of the said 3.498 acre tract and the East line of the said 9.331 acre tract to a 1/2 inch steel rod found for a corner, capped AR1233 TX5080, at an angle point;

THENCE North 01 degrees 47 minutes 58 seconds West a distance of 17.00 feet along the West line of the said 3.498 acre tract and the East line of the said 9.331 acre tract to a 1/2 inch steel rod set for a corner, capped MTG ENG, at an angle point;

THENCE North 10 degrees 45 minutes 02 seconds East a distance of 40.00 feet along the West line of the said 3.498 acre tract and the East line of the said 9.331 acre tract to a mag nail found for a corner, at an angle point;

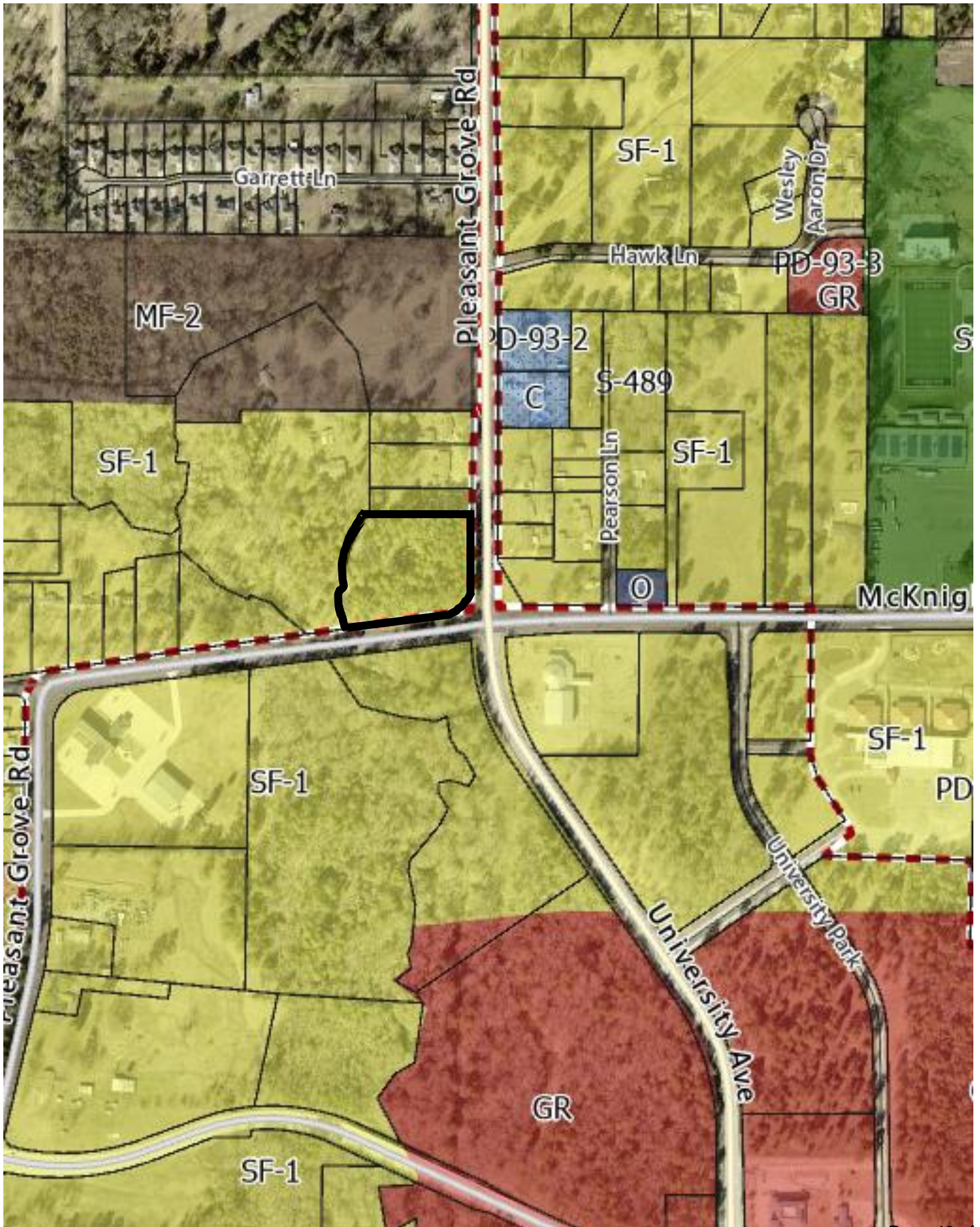
THENCE North 14 degrees 43 minutes 02 seconds East a distance of 35.00 feet along the West line of the said 3.498 acre tract and the East line of the said 9.331 acre tract to a mag nail found for a corner, at an angle point;

THENCE North 26 degrees 38 minutes 02 seconds East a distance of 50.00 feet along the West line of the said 3.498 acre tract and the East line of the said 9.331 acre tract to a 1/2 inch steel rod set for a corner, capped MTG ENG, at an angle point;

THENCE North 21 degrees 44 minutes 02 seconds East a distance of 118.50 feet along the West line of the said 3.498 acre tract and the East line of the said 9.331 acre tract to a fence corner post found for a corner, the Northwest corner of the said 3.498 acre tract, the Southwest corner of the said 0.695 acre tract, and an angle point in the East line of the said 9.331 acre tract;

THENCE North 87 degrees 20 minutes 29 seconds East a distance of 340.21 feet along the North line of the said 3.498 acre tract and the South line of the said 0.695 acre tract to the point of beginning and containing 3.502 acres of land, at the time of this survey.

3133 Pleasant Grove Road



3133 Pleasant Grove Road





CITY OF TEXARKANA

PLANNING & ZONING COMMISSION

MINUTES • NOVEMBER 3, 2025

Council Chambers

Regular Meeting

6:00 PM

220 TEXAS BLVD., TEXARKANA, TX 75501

I. CALL TO ORDER

Members in attendance are: Gene Joyce, III, Wanda Northam, Dianna Patterson Kinsey, James Larkins, and Kory Crews.

Members absent are: Lee Kernek, Casey Boyette, Ross Sarine, and Brad Bailey

II. AGENDA ITEMS

1. Consider approval of Replat of Lots 7 and 8, Block 5, Richmond Development Fourth Addition, located at 3504 Arista Boulevard.

No discussion.

Motion by Ms. Northam and Seconded by Kory Crews

APPROVED

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.

Perry Steiler appear and advised that he has owned the property for 10 years and he wanted to take the opportunity to sell cars from this lot temporarily. He went on to say that he could only have about a handful of cars on the lot because it is not a very big lot.

Motion by Mr. Larkins and Seconded by Ms. Kinsey

APPROVED

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.

The applicant Mr. Tann appeared and explained that he wants to make a three unit strip

center. He explained that he would have a donut shop at this location.

Jeffery Bomer appeared in opposition and said that he wants to know exactly what the applicant is going to do at this location.

After some discussion, the Chairperson said that they feel the need to place a Planned Development on the property. The applicant agreed to amend his application and except the Planned Development. He will appear at a later date with a site plan.

Motion by Ms. Kinsey and Seconded by Mr. Larkins

APPROVED

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.

Brenda Woolridge appears and states that her current house is falling apart and needs to be demolished. She explained that she would like to place a mobile home on the property and in order to do that she needs the zoning change.

Motion made by Mr. Larkins and Seconded by Ms. Northam

APPROVED

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.

Ms. Wooridge says that she understands the stipulations from the city.

Motion made by Ms. Northam and seconded by Ms. Kinsey

APPROVED

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.

Vance Liles with MTG Engineers and Surveyors approached and spoke for the owner and applicant, Mr. Ryan Berry. He said that the applicant is buying properties near South Lelia in order to operate a Rail to 18-wheeler transload facility and yard.

Motion by Ms. Kinsey and Seconded by Mr. Crews.

APPROVED

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.

Vance Liles with MTG Engineers and Surveyors approached and spoke for the owner and applicant, Mr. Ryan Berry. He said that the applicant is buying properties near South Lelia in order to operate a Rail to 18-wheeler transload facility and yard.

Motion by Ms. Kinsey and Seconded by Mr. Crews.

APPROVED

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.

Vance Liles with MTG Engineers and Surveyors approached and spoke for the owner and applicant, Mr. Ryan Berry. He said that the applicant is buying properties near South Lelia in order to operate a Rail to 18-wheeler transload facility and yard.

Motion by Ms. Kinsey and Seconded by Mr. Crews.

APPROVED

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.

Vance Liles with MTG Engineers and Surveyors approached and spoke for the owner and applicant, Mr. Ryan Berry. He said that the applicant is buying properties near South Lelia in order to operate a Rail to 18-wheeler transload facility and yard.

Motion by Ms. Kinsey and Seconded by Mr. Crews.

APPROVED

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.

Vance Liles with MTG Engineers and Surveyors approached and spoke for the owner and applicant, Mr. Ryan Berry. He said that the applicant is buying properties near South Lelia in order to operate a Rail to 18-wheeler transload facility and yard.

Motion by Ms. Kinsey and Seconded by Mr. Crews.

APPROVED

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.

Vance Liles with MTG Engineers and Surveyors approached and spoke for the owner and applicant, Mr. Ryan Berry. He said that the applicant is buying properties near South Lelia in order to operate a Rail to 18-wheeler transload facility and yard.

Motion by Ms. Kinsey and Seconded by Mr. Crews.

APPROVED

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.

Motion to untable this item made by Ms. Kinsey and Seconded by Mr. Larkins.

Krystal Osborn approached and spoke for the applicant, Dong Thu Nguyen. She said that he would like to build some duplexes and use for rentals. She went on to say he wanted to do this because he cannot sell the lots because no one wants to buy lots close to cell towers.

Aven Williamson approached in opposition stating that he built houses for his doctor, dentist and other persons close to him and that he put restrictive right and covenants in place to protect the neighborhood. He was agreeable to the applicant building houses on the lots instead.

Edward Seams approached in opposition and said that he is worried about the traffic because there is only one way in and one way out and most of the neighborhood walks and plays in the streets.

Bryan Wilhite approached in opposition and said that he is worried about the property values going down because of the duplexes.

Shivali Sharma reiterated that there is only one way in and one way out of the neighborhood and that the infrastructure cannot take the traffic or negative effects on the water pressure, which is already a problem. She also states that the property values will plummet. She continues to say she is not opposed to him building single family homes and renting them.

Jeffery Bome approaches in opposition and says that the restrictive rights and covenants should be followed and duplexes should not be allowed. He said that the neighborhood currently feels safe and they want it to remain that way.

Aven Williamson approached again and reiterated that he is requesting the Commission to recommend for denial.

Daryl Hague approached and requested that the Commission recommend for denial.

Motion to deny made by Chairperson Joyce as a non conforming use and was Seconded by Ms. Kinsey. All members were in favor of denial.

DENIED

III. STAFF UPDATES

IV. CONSIDER APPROVAL OF THE MINUTES

1. Consider the minutes from the October 6, 2025 Planning and Zoning Commission meeting.

Motion to approve made by Ms. Northam and Seconded by Mr. Larkins

APPROVED

V. ADJOURNMENT