



CITY OF TEXARKANA
PLANNING & ZONING COMMISSION
AGENDA • MAY 5, 2025

Council Chambers

Regular Meeting

6:00 PM

220 TEXAS BLVD.
TEXARKANA, TX 75501

Chairperson	Commissioner	Commissioner
Gene Joyce III	Wanda Northam	Lee Kernek
Vice Chairperson	Commissioner	Alternate Commissioner
Dianna Patterson Kinsey	Casey Boyette	Ross Sarine
Commissioner	Commissioner	Alternate Commissioner
James Larkins	Brad Bailey	Kory Crews

I. CALL TO ORDER

II. AGENDA ITEMS

1. TABLED: Consider approval of the St. John Addition being a replat of Lots 9-13, 15, and 16, Block 6, Buchanan Avenue Addition, located at 1224 Willis Street. St. John's Baptist Church, owner, and Jeffrey Wood, MTG, Engineers and Surveyors, agent.
2. Z-25-6: TABLED rezoning Lot 2, Martha S. Pace Subdivision, located at 3412 Galleria Oaks from Single Family-1 to Neighborhood Service. Aaron Gaylor, owner.
3. Z-25-08: rezoning on Lots 6-7, Wellsford Subdivision, located at 3126 Norton Street from Single Family-2 to Single Family-3. Mai Anh Silas, owner, Randy Davis, agent.
4. S-809: Specific Use Permit to allow the location of a HUD code manufactured home on Lots 6-7, Wellsford Subdivision, located at 3126 Norton Street. Mai Anh Silas, owner, and Randy Davis, agent.

5. Z-25-09: rezoning on a portion of an approximate 1.994-acre tract of land (being Tract 4), R.G. Cannon HRS, A-733, located at 2021 Mall Drive from General Retail to Parking. Strategic Restaurant Enterprises, Inc., owner, and Janet Reid and Jeremy Nienkamp with Texas Roadhouse, agent.

III. STAFF UPDATES

IV. CONSIDER APPROVAL OF MINUTES

1. Consider the meeting minutes from the April 7, 2025 Planning and Zoning Commission meeting.

V. ADJOURNMENT

VI. P&Z AGENDA ITEMS

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.RELAY.TX (1.800.735.2989).

City of Texarkana, Texas

Summary Sheet

Version:

Update Date: 4/30/2025 8:22 AM

Lead Department: Planning & Zoning Commission **Action Officer:** Laura Puckett, Zoning Administrator

Subject: TABLED: Consider approval of the St. John Addition being a replat of Lots 9-13, 15, and 16, Block 6, Buchanan Avenue Addition, located at 1224 Willis Street. St. John's Baptist Church, owner, and Jeffrey Wood, MTG, Engineers and Surveyors, agent.

Meeting Date: 5/5/2025

Attachments

- a. 23859_38084_PlatComments-StJohnAddition-April2025PZ (PDF)

Staff Coordination

Building Code Administration Completed	Mashell Daniel 04/30/2025 9:29 AM	Department Head Review
Planning & Zoning Commission Completed	Mashell Daniel 04/30/2025 9:29 AM	Department Review
Planning & Zoning Commission 05/05/2025 6:00 PM	Laura Puckett	Meeting Pending

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

See attached memorandum.

Potential Options:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommend approval of the final plat pending any staff and utility changes.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

The Planning and Zoning Commission unanimously recommended to table this item until May 5, 2025.


City of Texarkana, Texas

Advisory Board/Committee Meeting Date and Minutes:

May 5, 2025

MEMORANDUM

To: Planning and Zoning Commission

From: Dusty Henslee, P.E., CFM, CPM 
Assist. City Manager/Director of Public Works, Texarkana, Texas

Date: March 26, 2025

Subject: **Consider approval of the St. John Addition being a replat of Lots 9-13, 15, & 16 Block 6 Buchanan Avenue Addition**

This is a request by St. John's Baptist Church, owner, and Jeffrey Wood, agent, to consider approval **the St. John Addition being a replat of Lots 9-13, 15, & 16 Block 6 Buchanan Avenue Addition.**

Comments are as follows:

1. TxDOT – No response
2. Summit Utilities – **We are good with this if they know they cannot build a structure over the easement and that we will have access to the easement.**
3. Sparklight/Cableone – No response
4. Windstream - No response
5. Conterra – No response
6. Electric Companies
 - a. AEP - No issues
 - b. Bowie Cass – No issues
 - c. REA – No response
7. TWU - **No response**
8. PW/Planning Departments
 - a. **Development of property must meet all development codes (streets and sidewalks, drainage, floodplain, stormwater, etc.)**
 - b. **Submit electronic copy once the plat is recorded.**
 - c. **Tax certificate of the property for recording purposes from BCAD must be provided showing all taxes have been paid for entire property in order to be recorded at the County Courthouse (Texas State Legislature amendment 12.002 of the Texas Property Code).**
9. Fire Department – No issues

Staff recommends approval of the final plat pending any staff and utility changes mentioned above. Once the final plat is approved, it must be recorded within 121 days after approval by the Commission or the approval is void.



CITY OF TEXARKANA TEXAS

P.O. Box 1967
Texarkana, TX 75504
Phone (903) 798-3900

Application for Subdivision Plat Approval

Type: Preliminary Final Replat Minor Amended Vacation
TO REMOVE THE LOT LINE BETWEEN LOTS 9-13, 15, 16, AND THE ABANDONED
Purpose of Plat: ALLEY OF BLOCK 1 OF BUCHANAN AVENUE ADDITION AND CREATE ONE LOT.

Plat Title: St. John Addition

Current Legal Description: Lots 9-13, 15 & 16, Block 1 Buchanan Avenue Addition

Total Acreage: 1.138 acres **Number of Lots:** 1 **Zoning:** C

Owner/Developer Information:

Name: St. John's Baptist Church
Address: _____
Phone: () _____ Fax: () _____ Work E-mail: _____

Surveyor/Engineer Information:

Name: Jeffrey Wood - MTG Engineers & Surveyors
Address: 5930 Summerhill Road, Texarkana, TX 75503
Phone: 903-838-8533 Fax: () _____ Work E-mail: jwood@mtgengineers.com

Applicant/Agent Information:

Name: Jeffrey Wood - MTG Engineers & Surveyors
Address: 5930 Summerhill Road, Texarkana, TX 75503
Phone: 903-838-8533 Fax: () _____ Work E-mail: jwood@mtgengineers.com

Required Documents:

- 1 Electronic Copy of Plat
- 1 Fullsize Copy of Plat (24"x36")
- 1 Halfsize Copy of Plat (11"x17")
- Most Current Recorded Subdivision Plat for Replat or Amendment

Owners/Applicant Certification

A plat application will not be considered filed pursuant to Section 212.009 of the Texas Local Government Code until all required documents and fees have been submitted and all of the terms and conditions of the City of Texarkana Subdivision Ordinance, including all necessary studies, plans, and supporting information are accepted and approved. All necessary plat checklists and fees must also be turned in with this application.

I certify that the information on this form and the attached plats is true and accurate to the best of my/our knowledge and that all necessary documents have been submitted for approval, and all terms and conditions of the City of Texarkana, Texas Subdivision Ordinance have been met. I understand that the City may reject this application if any information that is submitted is incomplete.

Jeffrey Wood _____ 3/12/25 _____
Applicant's Printed Name Applicant's Signature Date

Application Fee: _____ Received by: _____

Attachment: 23859_38084_PlatComments-StJohnAddition-April2025PZ (4487 : Consider replat on Lots 9-13, 15, 16, and abandoned alley)



CITY OF TEXARKANA TEXAS

P.O. Box 1967
Texarkana, TX 75504
Phone (903) 798-3900

REPLAT CHECKLIST

GENERAL INFORMATION / PROJECT DESCRIPTION


Date, written and graphic scale (100 scale or smaller) and north arrow	<input checked="" type="checkbox"/>
Location Map for proposed development	<input checked="" type="checkbox"/>
Title and Name of Subdivision	<input checked="" type="checkbox"/>
Legal Description and identification of tract being subdivided or resubdivided	<input checked="" type="checkbox"/>
1. Legal description shall be referenced to a previous recorded subdivision	

SPECIFIC PLAT INFORMATION

Names or designations of all adjoining subdivisions or properties	<input checked="" type="checkbox"/>
Adjacent dedicated streets, alleys, and easements	<input checked="" type="checkbox"/>
Outline of proposed tract (shall stand out compared to other boundary lines)	<input checked="" type="checkbox"/>
Location and designation of all streets, alleys, and other areas with dimensions that are intended for public use	<input checked="" type="checkbox"/>
All block, lot and street boundary lines	<input checked="" type="checkbox"/>
1. Blocks and lots shall be numbered	
2. Building lines and easements are shown	
a. Commercial (15')	
b. Residential (25')	
c. In PUR, building line is not less than 15'	
Surveyor Note explaining purpose of Replat	<input checked="" type="checkbox"/>
100 Year FEMA Flood Zones	<input checked="" type="checkbox"/>
Finish Floor Elevations (lots adjacent to flood zones and drainage facilities)	<input checked="" type="checkbox"/>
Shown all necessary dimensions	<input checked="" type="checkbox"/>
Supplemental Survey Reference Markers	<input checked="" type="checkbox"/>
Certificate of ownership	<input checked="" type="checkbox"/>
Certificate of surveyor	<input checked="" type="checkbox"/>
Certificate of approval by planning and zoning commission	<input checked="" type="checkbox"/>

CERTIFICATION STATEMENT

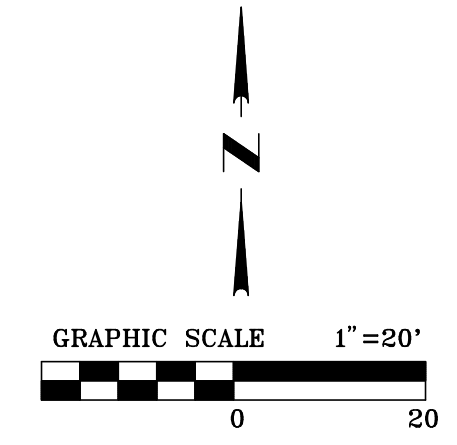
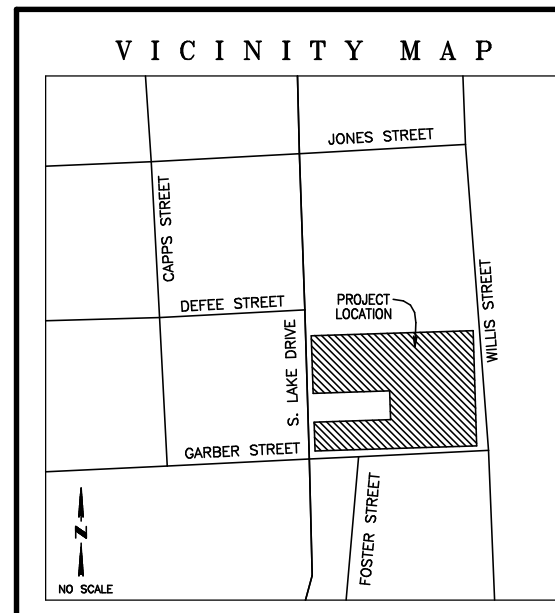
I have reviewed the checklist and submittals for completeness and accuracy. I understand this plat will not be reviewed until all information is included.


3-12-25

 Signature Date
 Jeffrey Wood

 Printed Name

Attachment: 23859_38084_PlatComments-StJohnAddition-April2025PZ (4487 : Consider replat on Lots 9-13, 15, 16, and abandoned alley)



Property Description
1.138 Acres
49550.09 Sq. Ft.
Bowie County, Texas

All that certain lot, tract or parcel of land lying and situated in the Jacob Carsner Headright Survey, Abstract 116, Bowie County, Texas, being all of Lots No. 9 through 13, 15, and 16, Block 1 of Buchanan Avenue Addition according to the plat recorded in Volume 40, Page 61 of the Plat Records of Bowie County, Texas, and being a part of that certain tract of land described as 0.278 acres in the Alley Abandonment by the City of Texarkana, Texas, Ordinance No. XXXXX, dated XX, recorded in Document No. XXX of the Real Property Records of Bowie County, Texas, and being more particularly described by metes and bounds as follows:

North 01 degrees 53 minutes 34 seconds West a distance of 100.00 feet along the East right-of-way line of the said South Lake Drive to a 1/2 inch steel rod set for a corner, capped MTG ENG, lying at the intersection of the North line of the said Lot No. 16, the South line of Lot No. 17 of the said Block 1, and the East right-of-way line of the said South Lake Drive;

THENCE North 88 degrees 13 minutes 01 seconds East passing at a distance of 123.00 feet a 1/2 inch steel rod set for a corner, capped MTG ENG, the Northeast corner of the said Lot No. 17, continuing a distance of 20.00 feet passing a 1/2 inch steel rod set for a corner, capped MTG ENG, the Northwest corner of the said Lot No. 9, and the Southwest corner of Lot No. 8 of the said Block 1, and continuing a distance of 138.00 feet for a total distance of 281.00 feet to a 1/2 inch steel rod found for a corner, capped MTG, lying in the West right-of-way line of the said Willis Street, same being the Northeast corner of the said Lot 9 and the Southeast corner of the said Lot 8;

THENCE South 01 degrees 53 minutes 34 seconds East a distance of 200.00 feet along the East line of the said Lots 9 through 12, and the West right-of-way line of the said Willis Street to the point of beginning and containing 1.138 acres of land, at the time of this survey.

BEGINNING at a 1/2 inch steel rod (control monument) found for a corner, capped MTG, lying at the intersection of the West right-of-way line of Willis Street and the North right-of-way line of Garber Street, same being the Southeast corner of the said Lot No. 12;

THENCE South 88 degrees 13 minutes 01 seconds West, basis of bearings, passing at a distance of 138.00 feet a 1/2 inch steel rod found for a corner, capped MTG ENG, the Southwest corner of the said Lot No. 12 and the Southeast corner of the said 0.278 acre tract, continuing a distance of 20.00 feet passing a 1/2 inch steel rod found for a corner, capped MTG ENG, the Southwest corner of the said 0.278 acre tract and the Southwest corner of the said Lot No. 13, and continuing a distance of 123.00 feet for a total distance of 281.00 feet to a 1/2 inch steel rod (control monument) found for a corner, capped MTG ENG, lying at the intersection of the South line of the said Lot 13, the North right-of-way line of the said Garber Street, and the East right-of-way line of South Lake Drive (State Highway 93);

THENCE North 01 degrees 53 minutes 34 seconds West a distance of 50.00 feet along the East right-of-way line of the said South Lake Drive to a 1/2 inch steel rod found for a corner, capped MTG ENG, lying at the intersection of the North line of the said Lot No. 13, the South line of Lot No. 14 of the said Block 1, and the East right-of-way line of the said South Lake Drive;

THENCE North 88 degrees 13 minutes 01 seconds East a distance of 133.00 feet along the North line of the said Lot No. 13 and the South line of the said Lot No. 14 to a 1/2 inch steel rod set for a corner, capped MTG ENG, lying in the center of the said abandoned alley;

THENCE North 01 degrees 53 minutes 34 seconds West a distance of 50.00 feet along the centerline of the said abandoned alley to a 1/2 inch steel rod set for a corner, capped MTG ENG;

THENCE South 88 degrees 13 minutes 01 seconds West a distance of 133.00 feet along the South line of the said Lot No. 15, and the North line of the said Lot No. 14 to a 1/2 inch steel rod set for a corner, capped MTG ENG, at the intersection of the South line of the said Lot No. 15, the North line of the said Lot No. 14, and the East right-of-way line of the said South Lake Drive (State Highway 93);

CERTIFICATE OF DEDICATION BY OWNER

We, being the Owner of a tract of land as shown on the attached map or plat have caused the same to be surveyed, platted and subdivided as shown, and which subdivision shall hereafter be known as St. John Addition, being a Replat of Lots 9-13, 15, and 16, Block 1, Buchanan Avenue Addition, a subdivision of a part of the J. Carsner Headright Survey, Abstract 116, Bowie County, Texas.

St. John Baptist Church

STATE OF TEXAS
COUNTY OF BOWIE

Before me, the undersigned authority in and for said County and State, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed, and in the capacity therein stated. GIVEN UNDER MY HAND AND SEAL this _____ day of _____, 2025.

Notary Public _____ Commission Expires: _____
State of Texas

CERTIFICATE OF APPROVAL BY PLANNING COMMISSION

I, the undersigned, do hereby certify that the Plat of St. John Addition, being a Replat of Lots 9-13, 15, and 16, Block 1, Buchanan Avenue Addition a subdivision of a part of the J. Carsner Headright Survey, Abstract 116, Bowie County, Texas, together with the Owner's Certificate and Surveyor's Certificate of some were presented to the Planning Commission of the City of Texarkana, Bowie County, Texas, for its approval, and that said plat, Owner's Certificate, and Surveyor's Certificate being found to conform to the requirements in all respects, are in all things approved

on this the _____ day of _____, 2025.

Planning Commission Approval

Expires on _____

Chairman _____

Secretary _____

SURVEYOR NOTE:

- THE PURPOSE OF THE REPLAT IS TO MAKE THE FOLLOWING CHANGES:
- 1) TO REMOVE THE LOT LINE BETWEEN LOTS 9-13, 15, 16, AND THE ABANDONED ALLEY OF BLOCK 1 OF BUCHANAN AVENUE ADDITION AND CREATE ONE LOT.
 - 2) THIS PLAT IS NOT IN VIOLATION OF ANY RESTRICTIVE COVENANTS AFFECTING THE PROPERTY.
 - 3.) ALL MONUMENTS ARE SET 1/2" STEEL RODS, CAPPED MTG ENG, UNLESS OTHERWISE INDICATED.

CERTIFICATE OF ENGINEER OR SURVEYOR

I, Jeffrey A. Wood, do hereby certify that I am a Registered Professional Land Surveyor in the State of Texas and that subdivision plat attached hereto correctly reflects the results of a survey made by me on the ground March 3, 2025, that the corner monuments are in place at points on the boundaries as shown, that there are no visible encroachments (other than shown on the map) or discrepancies, and that the subdivision shall be known as St. John Addition, being a Replat of Lots 9-13, 15, and 16, Block 1, Buchanan Avenue Addition, a subdivision of a part of the J. Carsner Headright Survey, Abstract 116, Bowie County, Texas.

Jeffrey A. Wood
Registered Professional Land Surveyor
No. 6220, State of Texas
Firm Certificate No. 101011-00
Date: March 12, 2025



FLOOD STATEMENT:
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48037C03, WHICH BEARS AN EFFECTIVE DATE OF DECEMBER 21, 2017 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATION MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY. ZONE "X" DENOTES AREAS OUTSIDE OF THE 500 YEAR FLOOD ZONE.

THE BEARINGS ARE BASED ON GRID NORTH WITHIN THE "TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE", AND 83. THE FOLLOWING CONTROL MONUMENTS WERE USED TO ESTABLISH THE BASIS OF BEARINGS.

CONTROL MONUMENT/SRM #1 CONTROL MONUMENT/SRM #2
N=7224180.3404 N=7224130.3720
E=3323107.3218 E=3323109.0590

ST. JOHN ADDITION		 5930 SUMMERHILL ROAD TEXARKANA, TX P 903.838.8533 www.mtgengineers.com TBPE FIRM NO. F-354 AS CDA NO. 125 © MTG 2025
Date	Revision/Description	
Drawn By DH	Checked By JW	Project No. 246998
		Dwg. Date 3/12/25
		File No.
		Sheet No.

TEX-Henslee, Dustin

From: TEX-Henslee, Dustin
Sent: Friday, March 14, 2025 12:03 PM
To: dwwiley@aep.com; Zachary S Pianalto; michael.a.latham@windstream.com; Chris Jackson; McCormick, Brandon K; TWU-Smith, Gary; TEX-Daniel, Mashell; willb@bcec.com; TWU-Rogers, Terri; Langley, Joe; TTFD-James, Heather; mgross@bowieappraisal.org; Tommy Bruce; Brandon Brooks; GREG STRICKLAND; Stephanie Green; Jeremy Lindsey; dmcdowell@swrea.com; TX-Maxey, Shawn; Adam Keahey; tray.mcneil@rittercommunications.com; Fisher, Jacob W
Cc: TEX-Puckett, Laura
Subject: Plat Review - St. John Addition being a Replat of Lots 9-13, 15 and 16, Block 1 Buchanan Avenue Addition
Attachments: PlatReview-StJohnAddition-April2025.pdf

All,

We have received a request for approval of the plat for St. John Addition being a Replat of Lots 9-13, 15 and 16, Block 1 Buchanan Avenue Addition. This property is intersection of S. Lake Drive, Garber St, and Willis Street. I would also like to mention that the City Council approved the alley abandonment (retaining a 20' utility easement) at the recent city council meeting.

Attached is the application, checklist, and plat. This plat will be on the **April 7, 2025 P&Z Agenda** so please review and provide any comments back to me via email by **12 PM, March 26, 2025** . If you have any questions, please let me know.

Thanks,

Dusty Henslee, P.E., CFM, CPM
Assistant City Manager/Director of Public Works
City of Texarkana, Texas
 Office: (903)-798-3953
 Cell: (903)-908-1808

Email communications through this office may be subject to Texas Public Records laws and may be shared with others.

Attachment: 23859_38084_PlatComments-StJohnAddition-April2025PZ (4487 : Consider replat on Lots 9-13, 15, 16, and abandoned alley)

From: [Will Burris](#)
To: [TEX-Henslee, Dustin](#)
Subject: RE: Plat Review - St. John Addition being a Replat of Lots 9-13, 15 and 16, Block 1 Buchanan Avenue Addition
Date: Monday, March 17, 2025 11:00:36 AM

CAUTION: This email originated from outside our email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Bowie Cass Electric has no Conflict or Comment.

Thanks,

William Burris
 Engineering Staking Coordinator
 Bowie-Cass Electric Cooperative
 P.O. Box 47 / 117 N. Street
 Douglassville, Texas 75560
 Desk: 903-846-8009

From: TEX-Henslee, Dustin <dustin.henslee@texarkanatexas.gov>
Sent: Friday, March 14, 2025 12:03 PM
To: dwwiley@aep.com; Zachary S Pianalto <zspianalto@aep.com>; Latham, Michael A <michael.a.latham@windstream.com>; chris.jackson@windstream.com; brandon.k.mccormick@windstream.com; TWU-Smith, Gary <gsmith@txkusa.org>; TEX-Daniel, Mashell <mhodges@texarkanatexas.gov>; Will Burris <willb@bcec.com>; TWU-Rogers, Terri <terri.rogers@txkusa.org>; joe.langley@sparklight.biz; TTFD-James, Heather <heather.james@texarkanatexas.gov>; mgross@bowieappraisal.org; Tommy Bruce <Tommy.Bruce@txdot.gov>; bbrooks@summitutilities.com; GREG STRICKLAND <gstrickland@summitutilities.com>; sgreen@conterra.com; jlindsey@swrea.com; dmcowell@swrea.com; TX-Maxey, Shawn <s.maxey@texarkanatexas.gov>; adam.keahey@conterra.com; tray.mcneil@rittercommunications.com; Fisher, Jacob W <Jacob.Fisher@windstream.com>
Cc: TEX-Puckett, Laura <lpuckett@texarkanatexas.gov>
Subject: [CAUTION EXTERNAL EMAIL] Plat Review - St. John Addition being a Replat of Lots 9-13, 15 and 16, Block 1 Buchanan Avenue Addition

All,

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Thanks,

Dusty Henslee, P.E., CFM, CPM
Assistant City Manager/Director of Public Works
City of Texarkana, Texas
Office: (903)-798-3953
Cell: (903)-908-1808

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From: [Brandon Brooks](#)
To: [TEX-Henslee, Dustin](#)
Subject: RE: [EXTERNAL EMAIL] Plat Review - St. John Addition being a Replat of Lots 9-13, 15 and 16, Block 1 Buchanan Avenue Addition
Date: Friday, March 14, 2025 2:48:38 PM
Attachments: [image001.jpg](#)

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We are good with this if they know they cannot build a structure over the easement and that we will have access to the easement. Thank you.



Brandon Brooks
 Operations Supervisor | Texarkana, Arkansas
 903.824.1304 c.
bbrooks@summitutilities.com

From: TEX-Henslee, Dustin <dustin.henslee@texarkanatexas.gov>
Sent: Friday, March 14, 2025 12:03 PM
To: dw Wiley@aeP.com; Zachary S Pianto <zspianto@aeP.com>; Latham, Michael A <michael.a.latham@windstream.com>; chris.jackson@windstream.com; brandon.k.mccormick@windstream.com; TWU-Smith, Gary <gsmith@txkusa.org>; TEX-Daniel, Mashell <mhodges@texarkanatexas.gov>; willb@bcec.com; TWU-Rogers, Terri <terri.rogers@txkusa.org>; joe.langley@sparklight.biz; TTFD-James, Heather <heather.james@texarkanatexas.gov>; mgross <mgross@bowieappraisal.org>; Tommy Bruce <Tommy.Bruce@txdot.gov>; Brandon Brooks <bBrooks@summitutilities.com>; Greg Strickland <gstrickland@summitutilities.com>; Stephanie Green <sgreen@conterra.com>; Jeremy Lindsey <jlindsey@swrea.com>; dmcdowell@swrea.com; TX-Maxey, Shawn <s.maxey@texarkanatexas.gov>; Adam Keahey <akeahey@conterra.com>; tray.mcneil@rittercommunications.com; Fisher, Jacob W <Jacob.Fisher@windstream.com>
Cc: TEX-Puckett, Laura <lpuckett@texarkanatexas.gov>
Subject: [EXTERNAL EMAIL] Plat Review - St. John Addition being a Replat of Lots 9-13, 15 and 16, Block 1 Buchanan Avenue Addition

All,

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Thanks,

Dusty Henslee, P.E., CFM, CPM
Assistant City Manager/Director of Public Works
City of Texarkana, Texas
Office: (903)-798-3953
Cell: (903)-908-1808

Email communications through this office may be subject to Texas Public Records laws and may be shared with others.

If you received this message in error, please do not read, copy, or share it. Instead, please notify the sender immediately and permanently delete all copies in your possession.

From: [Zac Pianalto](#)
To: [TEX-Henslee, Dustin](#); [Dusty Wiley](#)
Subject: RE: Plat Review - St. John Addition being a Replat of Lots 9-13, 15 and 16, Block 1 Buchanan Avenue Addition
Date: Friday, March 14, 2025 2:28:33 PM
Attachments: [image001.png](#)

CAUTION: This email originated from outside our email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dusty,

SWEPCO has no objections to the replat. I have worked with the builder Mark Wurtele and have a job ready for construction to move the SWEPCO lines off the Windstream poles in the alley. The new St. John Church will be served from existing lines on Willis St.

Thank you,



ZAC PIANALTO | ENGINEER

ZSPIANALTO@AEP.COM | C:903.826.5027

3708 W 7TH ST, TEXARKANA, TX 75501-6324

From: TEX-Henslee, Dustin <dustin.henslee@texarkanatexas.gov>
Sent: Friday, March 14, 2025 12:03 PM
To: Dusty Wiley <dwwiley@aep.com>; Zac Pianalto <zspianalto@aep.com>; Latham, Michael A <michael.a.latham@windstream.com>; chris.jackson@windstream.com; brandon.k.mccormick@windstream.com; TWU-Smith, Gary <gsmith@txkusa.org>; TEX-Daniel, Mashell <mhodges@texarkanatexas.gov>; willb@bcec.com; TWU-Rogers, Terri <terri.rogers@txkusa.org>; joe.langley@sparklight.biz; TTFD-James, Heather <heather.james@texarkanatexas.gov>; mgross <mgross@bowieappraisal.org>; Tommy Bruce <Tommy.Bruce@txdot.gov>; Brandon Brooks <bbrooks@summitutilities.com>; GREG STRICKLAND <gstrickland@summitutilities.com>; Stephanie Green <sgreen@conterra.com>; Jeremy Lindsey <jlindsey@swrea.com>; dmcdowell@swrea.com; TX-Maxey, Shawn <s.maxey@texarkanatexas.gov>; Adam Keahey <akeahey@conterra.com>; tray.mcneil@rittercommunications.com; Fisher, Jacob W <Jacob.Fisher@windstream.com>
Cc: TEX-Puckett, Laura <lpuckett@texarkanatexas.gov>
Subject: [EXTERNAL] Plat Review - St. John Addition being a Replat of Lots 9-13, 15 and 16, Block 1 Buchanan Avenue Addition

All,

We have received a request for approval of the plat for St. John Addition being a Replat of Lots 9-13, 15 and 16, Block 1 Buchanan Avenue Addition. This property is intersection of S. Lake Drive, Garber St, and Willis Street. I would also like to mention that the City Council approved the alley abandonment (retaining a 20' utility easement) at the recent city council meeting.

Attachment: 23859_38084_PlatComments-StJohnAddition-April2025PZ (4487 : Consider replat on Lots 9-13, 15, 16, and abandoned alley)

Attached is the application, checklist, and plat. This plat will be on the **April 7, 2025 P&Z Agenda** so please review and provide any comments back to me via email by **12 PM, March 26, 2025** . If you have any questions, please let me know.

Thanks,

Dusty Henslee, P.E., CFM, CPM
Assistant City Manager/Director of Public Works
City of Texarkana, Texas
Office: (903)-798-3953
Cell: (903)-908-1808

Email communications through this office may be subject to Texas Public Records laws and may be shared with others.

City of Texarkana, Texas

Version:

Update Date: 4/30/2025 8:23 AM

Summary Sheet

Lead Department: Planning & Zoning Commission **Action Officer:** Laura Puckett, Zoning Administrator
Z-25-6: Tabled rezoning Lot 2, Martha S. Pace Subdivision, located at 3412 Galleria Oaks from Single Family-1 to Neighborhood Service. Aaron Gaylor, owner.

Subject: owner.

Meeting Date: 5/5/2025

Attachments

- a. Hearing Notice and Application (PDF)
- b. Legal Description (PDF)
- c. Maps (PDF)
- d. Elevations (PDF)

Staff Coordination

Building Code Administration	Mashell Daniel	Department Head Review
Completed	04/30/2025 9:30 AM	
Planning & Zoning Commission	Mashell Daniel	Department Review
Completed	04/30/2025 9:31 AM	
Planning & Zoning Commission	Laura Puckett	Meeting Pending
05/05/2025 6:00 PM		

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Aaron Gaylor, owner, to rezone on Lot 2, Martha S. Pace Subdivision, located at 3412 Galleria Oaks Drive from Single Family-1 to Neighborhood Service. The property is currently a vacant lot.

The Future Land Use Map has designated this property as "Mixed Use Development".

The adjacent zoning is Planned Development-General Retail to the west, and Single Family-1 to the north, east and south. The adjacent land use is Office to the west, residential to the north, vacant property south, and church to the east.

Staff recommend 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,

City of Texarkana, Texas

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 or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommend approval of this request.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

The Planning and Zoning Commission unanimously recommended to table this item until May 5, 2025.

Advisory Board/Committee Meeting Date and Minutes:

May 5, 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, May 5, 2025 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, June 9, 2025 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: Aaron Gaylor, owner

OWNER'S ADDRESS: 2801 Richmond Road, Texarkana, Texas 75503

LOCATION OF REZONING: 3412 Galleria Oaks Drive, Texarkana, Texas 75501

PROPOSED CHANGE: to construct offices and retail strip

ZONING CHANGE FROM: Single Family-1 TO: Neighborhood Service

LEGAL DESCRIPTION: Lot 2, Martha S. Pace Subdivision

CASE NUMBER: Z-25-6 DATE MAILED: April 22, 2025

Attachment: Hearing Notice and Application (4488 : Z-25-6: rezoning SF-1 to NS 3412 Galleria Oaks)



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. 25-000694

Case Z-25-6

Date 2/24/25

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: 2 Block: _____ Addition: 1.499 Acres
(Or see attached legal description) MARTHA S. PAUL SUBD. LOT 2

Location: 3412 Galleria Oaks Drive

Present Zoning: SINGLE FAMILY 1

Proposed Zoning: NEIGHBORHOOD SERVICES

If the Zoning Classification is changed by the Commission, this property will be used as:
STRIP OFFICE / DETAIL (w/ LIMITATIONS)

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

NEIGHBOR TO WEST IS ZONED GENERAL DETAIL
NEIGHBOR TO EAST IS ATHLETIC FIELD

Attorney or Agent Signature

Property Owner Signature

Address

Address

City, State, Zip

City, State, Zip

Home Phone & Cell Phone

Home Phone & Cell Phone

Email Address

Email Address

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

Attachment: Hearing Notice and Application (4488 : Z-25-6: rezoning SF-1 to NS 3412 Galleria Oaks)

Z-25-6

PROPERTY DESCRIPTION:

All that certain tract or parcel of land being a part of the GEORGE BRINLEE HEADRIGHT SURVEY, Abstract No. 18, Bowie County, Texas, and being all of Tract 1 (called 3.00 acres) as conveyed to Martha S. Pace, Trustee of the Martha S. Pace Trust by Warranty Deed recorded in Volume 3622, Page 305 of the Real Property Records of Bowie County, Texas, and the subject tract of land being more particularly described by metes and bounds as follows:

Commencing at a point in the South right-of-way line of Moore's Lane and in the East boundary line of the George Brinlee Headright Survey, said point being located S 01°10'00" E, 72.90 feet from the Northeast corner of said Brinlee Headright Survey; THENCE: S 75°36'00" W, 104.94 feet with the South right-of-way line of Moore's Lane to a point for corner; THENCE: N 89°33'00" W, 560.35 feet with the South right-of-way line of Moore's Lane to a 1/2" iron pin set for corner at the Northeast corner of said called 3.00 acre tract and the Northwest corner of a certain 8.00 acre tract of land as conveyed to Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-Day Saints by Warranty Deed recorded in Volume 422, Page 250 of the Deed Records of Bowie County, Texas, and being the Point of Beginning for the herein described tract of land; THENCE: S 01°10'00" E, 861.99 feet with the East line of said called 3.00 acre tract and the West line of said 8.00 acre tract to a 1/2" iron pin set for corner on the North line of Galleria Oaks Drive, said corner being the Southeast corner of said called 3.00 acre tract and the Southwest corner of said 8.00 acre tract; THENCE: S 88°46'00" W, 151.09 feet with the South line of said called 3.00 acre tract of land and the North line of Galleria Oaks Drive to a 1" iron pipe found for corner at the Southwest corner of said called 3.00 acre tract and the Southeast corner of Lot No. 13 of Ames Acres; THENCE: N 01°10'00" W, 866.43 feet with the West line of said called 3.00 acre tract and the East line of Ames Acres to a 1" iron pipe found for corner at the Northwest corner of said called 3.00 acre tract and the Northeast corner of Lot No. 17 of Ames Acres, said corner being located on the South right-of-way line of Moore's Lane; THENCE: S 89°33'00" E, 151.15 feet with the North line of said called 3.00 acre tract and the South right-of-way line of Moore's Lane to the Point of Beginning and containing 2.998 acres of land, more or less.

Plat and the time stamped hereon by me, date and the time stamped hereon by me, RECORDED in the Records of Bowie County, Texas. 2019-00007768 PLAT 07/26/2019 02:47:42 PM Total Fees: \$71.00 Tina Petty, County Clerk Bowie County, Texas



CERTIFICATE OF SURVEYOR

I, Johnny E. Plunk, Jr., do hereby certify that I am a Registered Professional Land Surveyor in the State of Texas, and that the plat of the hereon described property correctly reflects the results of a survey by me and that the corner monuments are in place and/or will be placed at the points on the boundary of the subdivision as shown on the plat of same, and that the survey substantially complies with the current Texas Society of Professional Surveyors standards and specifications. The subdivision is to be known as MARTHA S. PACE SUBDIVISION, a part of the George Brinlee Headright Survey, Abstract No. 18, Bowie County, Texas.

Handwritten signature of Johnny E. Plunk, Jr.

JOHNNY E. PLUNK, JR. REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS NO. 5080



CERTIFICATE OF DEDICATION BY OWNERS

The Martha S. Pace Trust, being the owner of the hereon described and platted tract of land, have caused the same to be surveyed, platted and subdivided as shown hereon and which Subdivision shall be known as MARTHA S. PACE SUBDIVISION, a part of the George Brinlee Headright Survey, Abstract No. 18, Bowie County, Texas, and by these presents, the undersigned hereby dedicates to the public in fee simple, the streets and/or easements shown on this plat for the purposes shown hereon.

Handwritten signature of Joel S. Pace

Joel S. Pace, Trustee for the Martha S. Pace Trust

NOTARY ACKNOWLEDGMENT

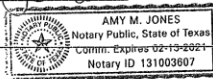
Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Joel S. Pace, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she does hereby execute the same for the purpose and consideration hereon expressed.

GIVE UNDER MY HAND AND SEAL OF OFFICE as Notary Public, on this 11th day of July, 2019.

Handwritten signature of Amy M. Jones

Notary Public

My Commission Expires:



CERTIFICATE OF APPROVAL BY PLANNING DEPARTMENT

We, the undersigned, do hereby certify that the plat of MARTHA S. PACE SUBDIVISION, a part of the George Brinlee Headright Survey, Abstract No. 18, Bowie County, Texas, together with the OWNERS' CERTIFICATE and the SURVEYOR'S CERTIFICATE on the same, was presented to the Planning Department of the City of Texarkana, Bowie County, Texas, for its approval and that said plat, OWNER'S CERTIFICATE and SURVEYOR'S CERTIFICATE being found to conform to the platting requirements in all respects are in all things approved on the 18th day of July, 2019.

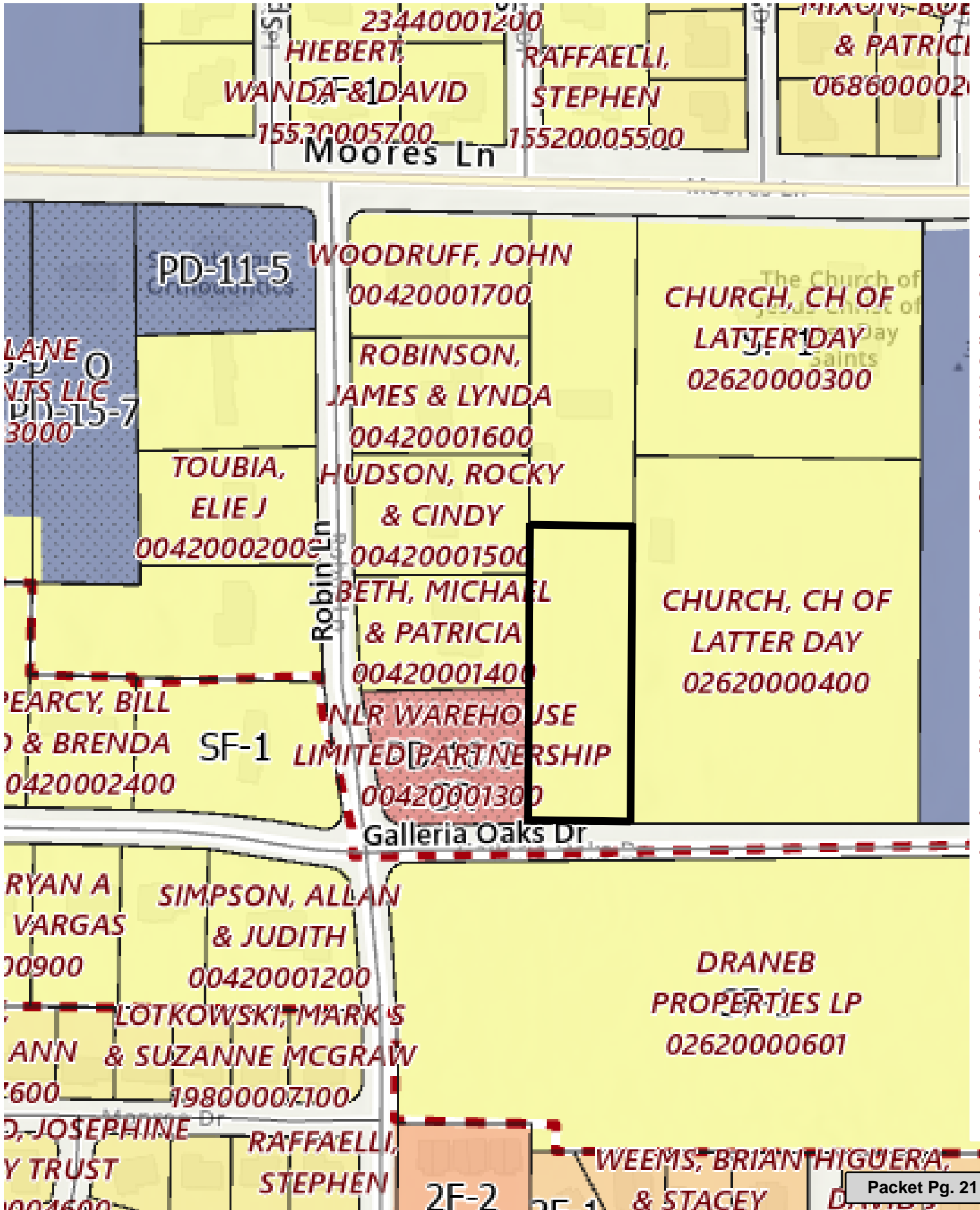
The certificate of approval by the Planning Commission shall be null and void should this plat not be properly recorded within 121 days of approval.

Handwritten signature of Planning Department Director of Public Works

PLANNING DEPARTMENT/Director of Public Works

Attachment: Legal Description (4488 : Z-25-6: rezoning SF-1 to NS 3412 Galleria Oaks)

3412 Galleria Oaks



Attachment: Maps (4488 : Z-25-6: rezoning SF-1 to NS 3412 Galleria Oaks)

3412 Galleria Oaks



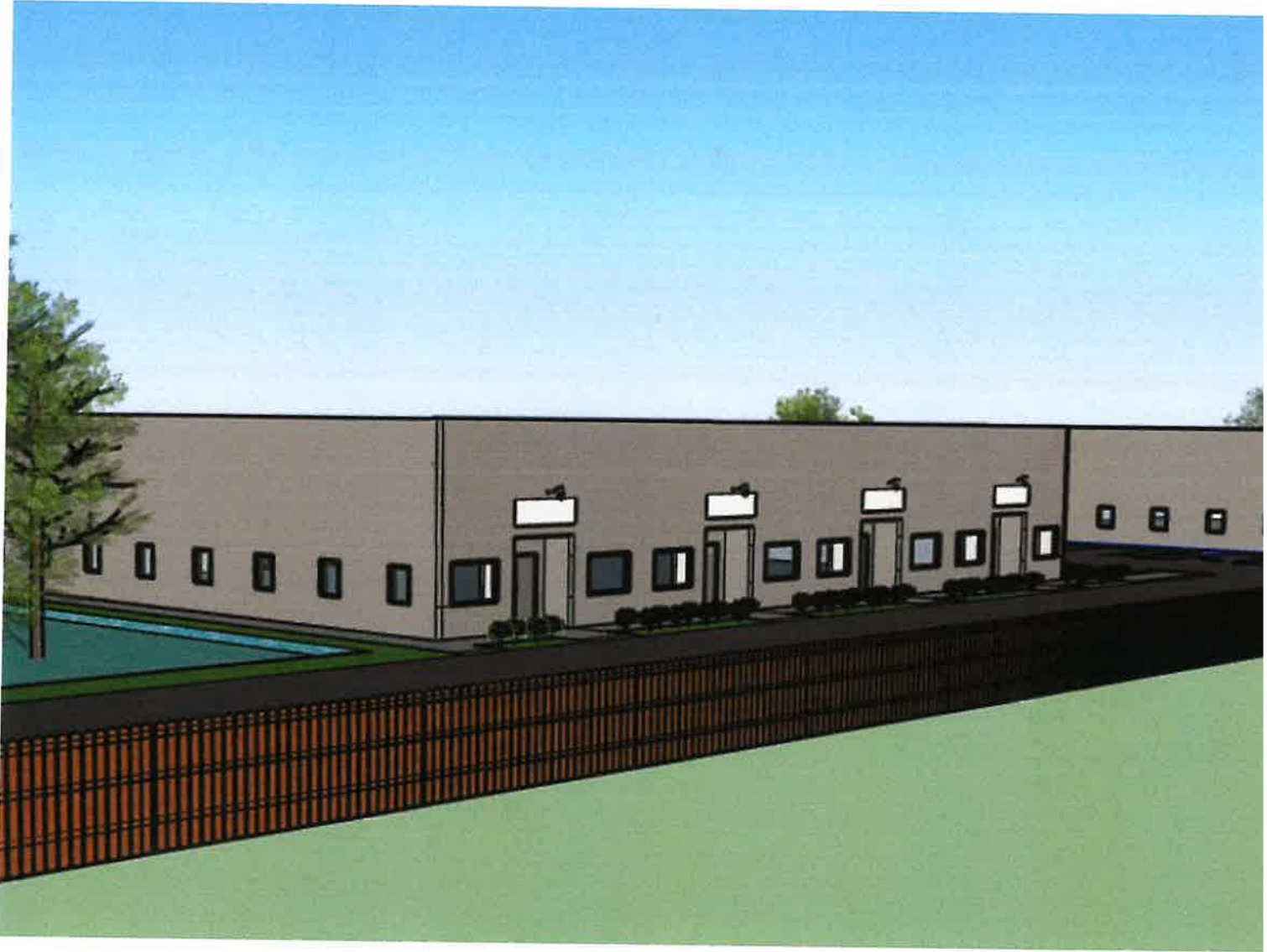
Attachment: Maps (4488 : Z-25-6: rezoning SF-1 to NS 3412 Galleria Oaks)



Attachment: Elevations (4488 : Z-25-6: rezoning SF-1 to NS 3412 Galleria Oaks)



Attachment: Elevations (4488 : Z-25-6: rezoning SF-1 to NS 3412 Galleria Oaks)



Attachment: Elevations (4488 : Z-25-6: rezoning SF-1 to NS 3412 Galleria Oaks)

City of Texarkana, Texas

Summary Sheet

Version:
Update Date: 4/30/2025 8:23 AM

Lead Department: Planning & Zoning Commission **Action Officer:** Laura Puckett, Zoning Administrator
Z-25-08: rezoning on Lots 6-7, Wellsford Subdivision, located at 3126 Norton Street from Single Family-2 to Single Family-3. Mai Anh Silas, owner, Randy Davis, agent.

Subject: Davis, agent.

Meeting Date: 5/5/2025

Attachments

- a. Hearing Notice and Application (PDF)
- b. Maps (PDF)

Staff Coordination

Building Code Administration Completed	Mashell Daniel 04/30/2025 9:30 AM	Department Head Review
Planning & Zoning Commission Completed	Mashell Daniel 04/30/2025 9:30 AM	Department Review
Planning & Zoning Commission	Laura Puckett 05/05/2025 6:00 PM	Meeting Pending

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Mai Anh Silas, owner, and Randy Davis, agent, to rezone Lots 6-7, Wellsford Subdivision, located at 3126 Norton Street from Single Family-2 to Single Family-3. The intention is to place a HUD code manufactured home on this property.

The Future Land Use Map has designated this property as "Neighborhood Residential".

The adjacent zoning is Planned Development-Office to the north, and Single Family-2 to the south, east, and west. The adjacent land use is vacant land to the north, south, east, and west.

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.

City of Texarkana, Texas

Potential Options:

Approve or deny

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:

May 5, 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, May 5, 2025 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, June 9, 2025 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).



Attachment: Hearing Notice and Application (4489 : Z-25-08 SF-2 to SF-3 3126 Norton St)

OWNER: Mai Anh Silas, owner and Randy Davis, agent

OWNER'S ADDRESS: 3414 Garret Lane, Texarkana, Texas 75503

LOCATION OF REZONING: 3126 Norton Street, Texarkana, Texas 75501

PROPOSED CHANGE: to place a HUD code manufactured home

ZONING CHANGE FROM: Single Family-2 TO: Single Family-3

LEGAL DESCRIPTION: Lots 6-7, Wellsford Subdivision

CASE NUMBER: Z-25-08

DATE MAILED: April 22, 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. 25-061130 Case Z-25-08 Date 4-10-25

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: 6-7 Block: _____ Addition: Wellsford Subd.
(Or see attached legal description)

Location: 3126 Norton

Present Zoning: Single Family - 2

Proposed Zoning: Single Family - 3

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

HUD code manufactured home

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

Randy Davis
Attorney or Agent Signature

Randy Davis
Print Name

4002 Minden Ave
Address

Texarkana AR 71854
City, State, Zip

870-571-7839
Home Phone & Cell Phone

Sephoul1986@gmail.com
Email Address

Mai Anh Sikas
Property Owner Signature

Mai Anh
Print Name

3414 Garret Lane
Address

Texarkana TX 75503
City, State, Zip

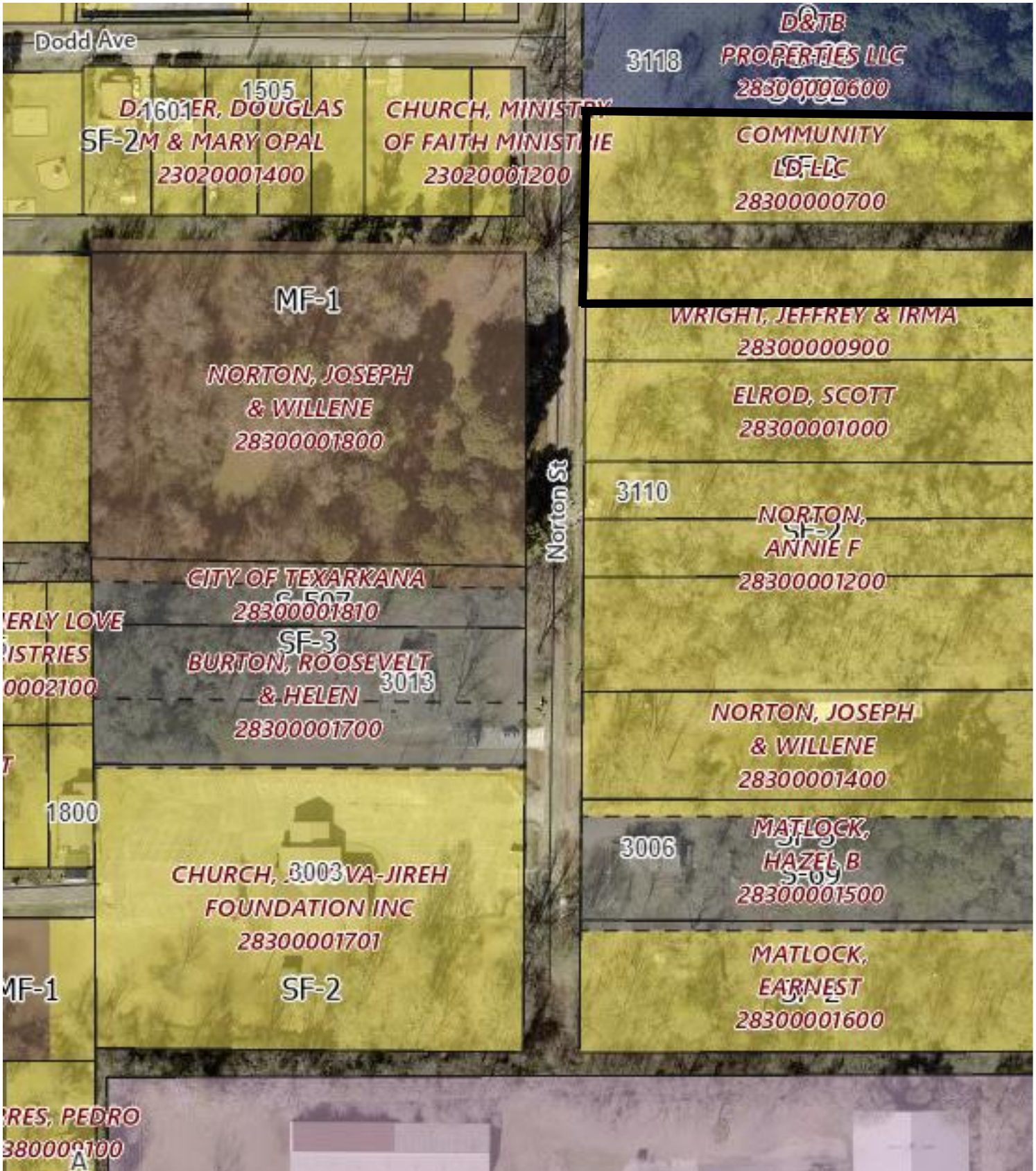
903-701-5526
Home Phone & Cell Phone

maianhsikas@gmail.com
Email Address

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

Attachment: Hearing Notice and Application (4489 : Z-25-08 SF-2 to SF-3 3126 Norton St)

3126 Norton Street



Attachment: Maps (4489 : Z-25-08 SF-2 to SF-3 3126 Norton St)

3126 Norton Street



Attachment: Maps (4489 : Z-25-08 SF-2 to SF-3 3126 Norton St)

City of Texarkana, Texas

Summary Sheet

Version:

Update Date: 4/30/2025 8:24 AM

Lead Department: Planning & Zoning Commission **Action Officer:** Laura Puckett, Zoning Administrator

Subject: S-809: Specific Use Permit to allow the location of a HUD code manufactured home on Lots 6-7, Wellsford Subdivision, located at 3126 Norton Street. Mai Anh Silas, owner, and Randy Davis, agent.

Meeting Date: 5/5/2025

Attachments

- a. Hearing Notice and Application (PDF)
- b. Maps (PDF)

Staff Coordination

Building Code Administration Completed	Mashell Daniel 04/30/2025 9:29 AM	Department Head Review
Planning & Zoning Commission Completed	Mashell Daniel 04/30/2025 9:30 AM	Department Review
Planning & Zoning Commission	Laura Puckett 05/05/2025 6:00 PM	Meeting Pending

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Mai Anh Silas, owner, and Randy Davis, agent, for a Specific Use Permit to allow the location of a HUD code manufactured home on Lots 6-7, Wellsford Subdivision, located at 3126 Norton Street. The property is zoned Single Family-2.

The Future Land Use Map has designated this property as "Neighborhood Residential".

The adjacent zoning is Planned Development-Office to the north, and Single Family-2 south, east, and west. The adjacent land usage is vacant land to the north, south, east, and west.

Staff recommend approval of this request with the following stipulations:

1. That one 2020 or newer HUD code manufactured home be allowed on this property.
2. That the HUD code manufactured home be tied down/skirted/underpinned.
3. That the HUD code manufactured home be used for dwelling purposes only, human occupancy only.
4. That the Specific Use Permit be in effect for a period of three (3) years, beginning at the date of this Ordinance. It is the owner's responsibility to renew this permit.

City of Texarkana, Texas

5. That if the HUD code manufactured home is not placed on the property within the three (3) year period, the Specific Use Permit will automatically be revoked.
6. That all driveways, parking, building codes/setbacks, engineered foundation, platting and flood plain requirements must be in accordance with the City of Texarkana, Texas codes.

All notification and application requirements have been met to consider 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 building codes, setbacks, subdivision, fire, parking, drainage, water and sewer prior to the issuance of building permits.

Potential Options:

Approve or deny

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:

May 5, 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, May 5, 2025 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, June 9, 2025 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: Mai Anh Silas, owner and Randy Davis, agent

OWNER'S ADDRESS: 3414 Garret Lane, Texarkana, Texas 75503

LOCATION OF REZONING: 3126 Norton Street, Texarkana, Texas 75501

PROPOSED CHANGE: to allow the location of a HUD code manufactured home

LEGAL DESCRIPTION: on Lots 6-7, Wellsford Subdivision

CASE NUMBER: S-809

DATE MAILED: April 22, 2025

Attachment: Hearing Notice and Application (4490 : S-809: SUP HUD code mnfctrd home 3126 Norton St)



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. 25-001130 Case S-809 Date 4-10-25

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: 6-7 Block: _____ Addition: Wellsford Subd
(Or see attached legal description)

Location: 3126 Norton

Present Zoning: SF-2

Requested: Specific Use Permit

The requested Specific Use Permit will be used for the following: HUD code
manufactured home

Describe the changed conditions, if any, that have occurred which affects your property and justifies this Specific Use Permit:

Randy Davis
Attorney or Agent Signature

4002 Minden Ave
Address

Texarkana AR 71854
City, State, Zip

870-571-7839
Home Phone & Cell Phone

Sephoul1986@gmail.com
Email address

Maurice Sikes
Property Owner Signature

3414 Garrett Lane
Address

Texarkana TX 75503
City, State, Zip

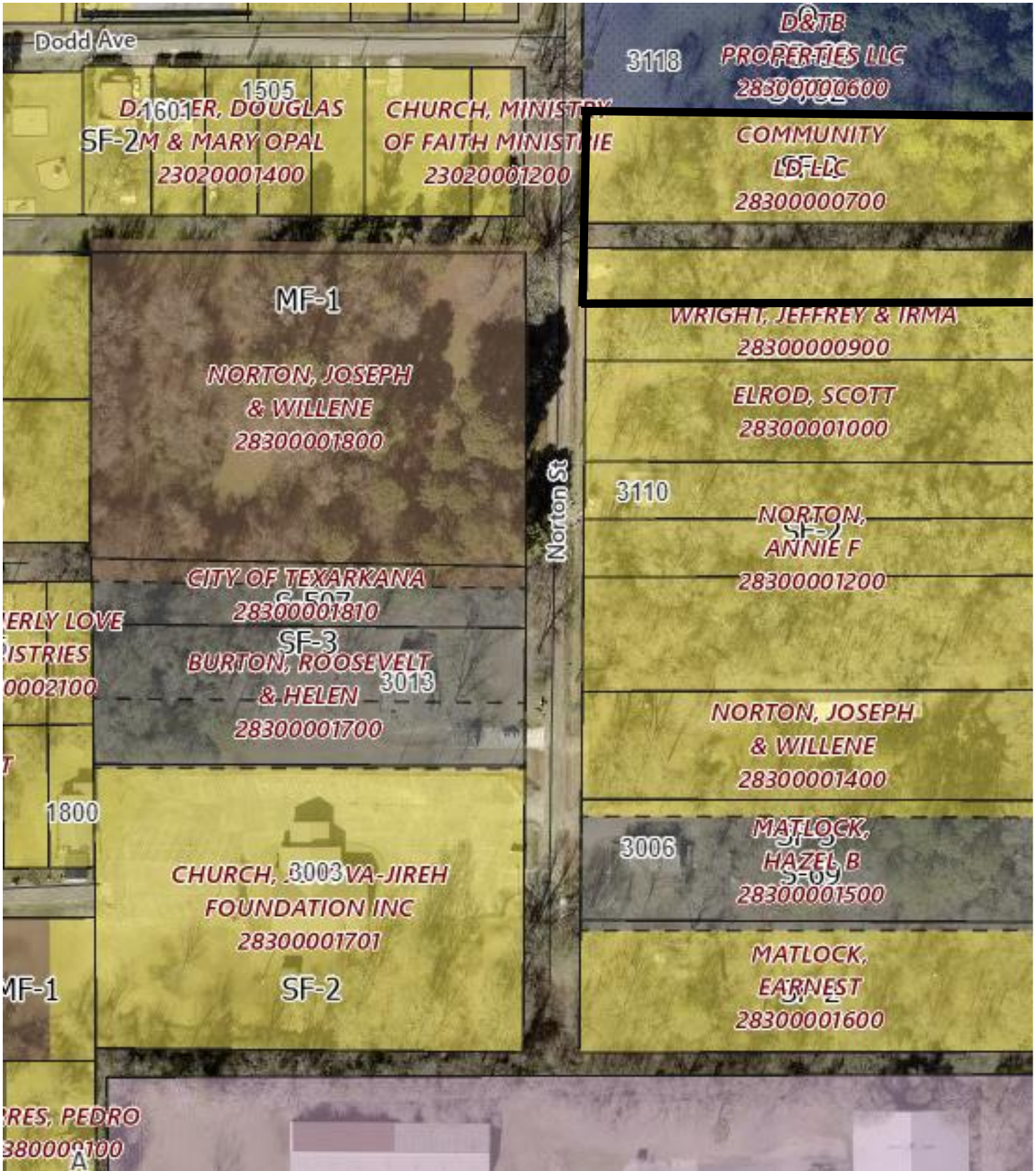
903-701-5526
Home Phone & Cell Phone

mauricesikes@gmail.com
Email address

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

Attachment: Hearing Notice and Application (4490 : S-809: SUP HUD code mnfctrd home 3126 Norton St)

3126 Norton Street



Attachment: Maps (4490 : S-809: SUP HUD code mnfctrd home 3126 Norton St)

3126 Norton Street



Attachment: Maps (4490 : S-809: SUP HUD code mnfctrd home 3126 Norton St)

City of Texarkana, Texas

Summary Sheet

Version:
Update Date: 4/30/2025 8:26 AM

Lead Department: Planning & Zoning Commission **Action Officer:** Laura Puckett, Zoning Administrator
Z-25-09: rezoning on a portion of an approximate 1.994-acre tract of land (being Tract 4), R.G. Cannon HRS, A-733, located at 2021 Mall Drive from General Retail to Parking. Strategic Restaurant Enterprises, Inc., owner, and Janet Reid and Jeremy Nienkamp with Texas Roadhouse, agent.

Subject: Strategic Restaurant Enterprises, Inc., owner, and Janet Reid and Jeremy Nienkamp with Texas Roadhouse, agent.

Meeting Date: 5/5/2025

Attachments

- a. Hearing Notice and Application (PDF)
- b. Legal Description (PDF)
- c. Maps (PDF)
- d. Site Plan (PDF)

Staff Coordination

Building Code Administration	Mashell Daniel	Department Head Review
Completed	04/30/2025 9:30 AM	
Planning & Zoning Commission	Mashell Daniel	Department Review
Completed	04/30/2025 9:30 AM	
Planning & Zoning Commission	Laura Puckett	Meeting Pending
	05/05/2025 6:00 PM	

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Strategic Restaurant Enterprises, Inc., owner, and Janet Reid, agent, to rezone an approximate 1.994-acre tract of land (being Tract 4), R.G. Canon HRS, A-733, located at 2021 Mall Drive from General Retail to Parking. The existing building will be demolished, and the intent is for overflow parking for employees of Texas Roadhouse and Bubba's 33.

The Future Land Use Map has designated this property as "Regional Commercial".

The adjacent zoning is General Retail to the south, east, and west, and Interstate 30 to the north. The adjacent land use is restaurants to the west, jewelers east, and vacant land south, and Interstate 30 to the north.

Staff recommend for approval of this request.

City of Texarkana, Texas

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 or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommend for approval of this request.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

May 5, 2025

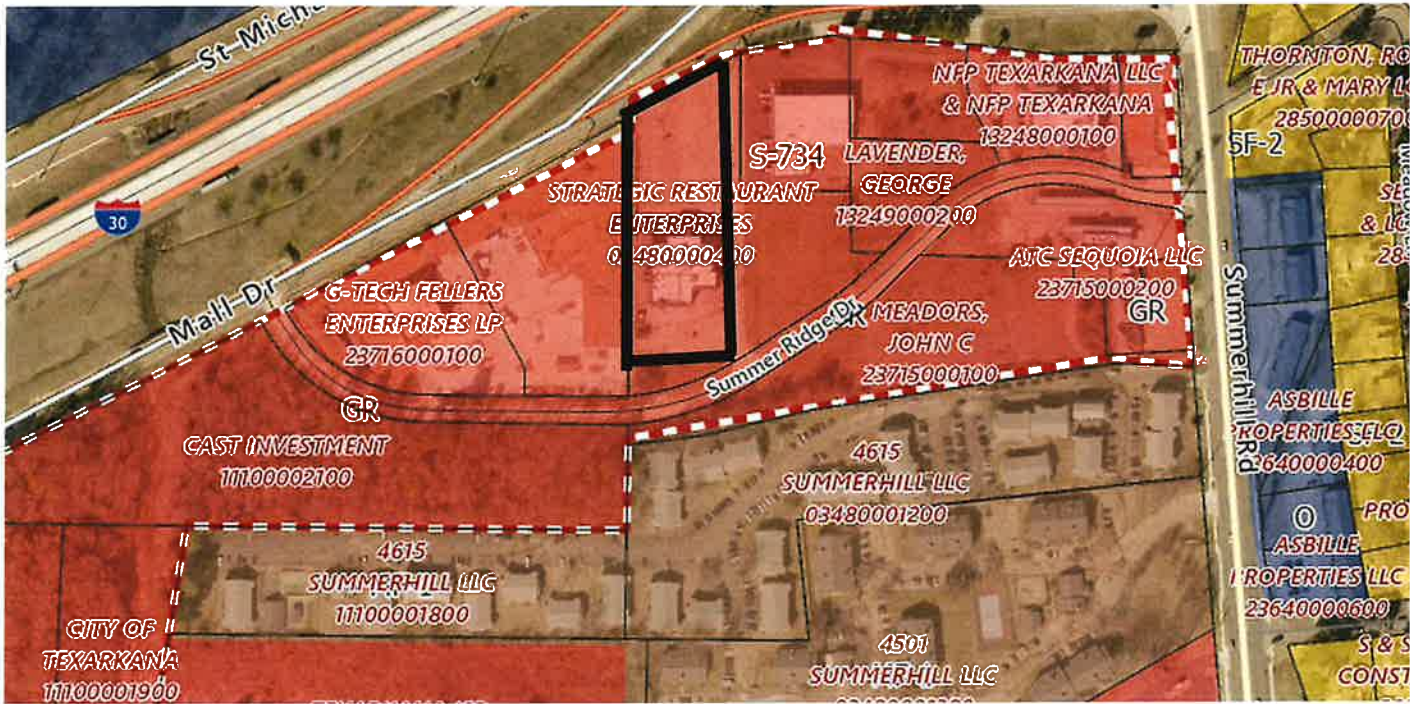
NOTICE OF PUBLIC HEARINGS

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, May 5, 2025 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, June 9, 2025 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: Strategic Restaurant Enterprises, Inc., owner and Janet Reid, agent

OWNER'S ADDRESS: 6040 Dutchmans Lane, Louisville, KY 10205

LOCATION OF REZONING: 2021 Mall Drive, Texarkana, Texas 75503

PROPOSED CHANGE: to use as an overflow/employee parking lot

ZONING CHANGE FROM: General Retail TO: Parking

LEGAL DESCRIPTION: on an approximate 1.994-acre tract of land being (Tract 4), R. G. Cannon HRS, A-733

CASE NUMBER: Z-25-09

DATE MAILED: April 22, 2025

Attachment: Hearing Notice and Application (4491 : Z-25-09: General Retail to Parking at 2021 Mall Drive)



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. 25-001279 Case Z-25-09 Date 4/14/2025

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: Legal Description provided separately.

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

Location: 2021 Mall Drive - Texarkana, TX

Present Zoning: GR - General Retail District

Proposed Zoning: P - Parking District

If the Zoning Classification is changed by the Commission, this property will be used as:
Parking Lot - Employee Parking for adjacent TXRH / Bubba's 33

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

Property has been sold to Strategic Restaurant Enterprises, Inc.

Business Partner to Texas Roadhouse.

Janet Reid

Attorney or Agent Signature

Janet Reid

Print Name

6040 Dutchmans Lane

Address

Louisville, KY 40205

City, State, Zip

469-750-0885

Home Phone & Cell Phone

JReid@GreenbergFarrow.com

Email Address

Russell Alabaster (LNP)

Property Owner Signature

Strategic Restaurant Enterprises, Inc

Print Name

6040 Dutchmans Lane

Address

Louisville, KY 40205

City, State, Zip

502-855-5556

Home Phone & Cell Phone

Caitlin.Kincaid@TexasRoadhouse.com

Email Address

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

Attachment: Hearing Notice and Application (4491 : Z-25-09: General Retail to Parking at 2021 Mall Drive)



**SRE PARKING ADDITION – TEXARKANA, TX
0.8437 Acre Rezoning Metes and Bounds**

BEING a 0.8437 acre tract of land located in the T&P RR CO. Survey, Abstract No. 733, City of Texarkana, Bowie County, Texas, said 0.8437 acre tract of land being a portion of a called 1.9937 acre tract of land conveyed to **STRATEGIC RESTAURANT ENTERPRISES, INC.** by deed thereof filed for record in Bowie County Clerk’s Instrument No. 2024-00012372, Official Public Records, Bowie County, Texas (O.P.R.B.C.T.), said 0.8437 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a point on the west property line of the said 1.9937 acre tract, same being the east lot line of Lot 2, Summer Ridge 2nd Addition, being an Addition to the said City and State, according to the plat thereof filed for record in Cabinet D, Sleeve 155, O.P.R.B.C.T., said point being South 01°47’35” East, a distance of 252.58 feet from a 5/8 inch iron rod with a cap stamped “RMC 5384” found at the northwest property corner of the said 1.9937 acre tract, same being the northeast lot corner of said Lot 2;

THENCE North 86°48’47” East, departing the said property line and the said lot line, over and across the said 1.9937 acre tract, a distance of 171.99 feet to the east property line of the said 1.9937 acre tract to a point for corner from which a 5/8 inch iron rod with an illegible cap found at the northeast property corner of the said 1.9937 acre tract bears North 02°50’46” West, a distance of 339.19 feet;

THENCE South 02°50’46” East, along the said east property line of the 1.9937 acre tract, a distance of 211.82 feet to a 5/8 inch iron rod with a cap stamped “MTG10101100” found at the southeast property corner of the said 1.9937 acre tract;

THENCE South 87°08’51” West, along the south property line of the said 1.9937 acre tract, a distance of 175.86 feet to the southwest property corner of the said 1.9937 acre tract, same being on the aforesaid east lot line of Lot 2;

THENCE North 01°47’35” West, along the west property line of the said 1.9937 acre tract and along the said east lot line, a distance of 210.85 feet to the **POINT OF BEGINNING**.

The hereinabove described tract of land contains a computed area of **0.8437 acres (36,752 square feet)** of land, more or less.

The bearings recited hereinabove are referenced to the Texas Coordinate System of 1983, Texas North Central Zone (4202), and are based on the North American Datum of 1983, 2011 Adjustment.

Attachment: Legal Description (4491 : Z-25-09: General Retail to Parking at 2021 Mall Drive)

MAP OF ZONING DESCRIPTION

SEE ATTACHED METES & BOUNDS DESCRIPTION ON PAGE 1 HEREIN

CALLED: 1.23 ACRES
GRAY'S JEWELERS
VOL. 4697, PG. 66
O.P.R.B.C.T.

REMAINDER OF A
CALLED: 8.2167 ACRES
BRYCE'S CAFETERIA, INC.
VOL. 1066, PG. 221
O.P.R.B.C.T.

CALLED: 0.673 ACRES
PUBLIC RIGHT-OF-WAY TO
CITY OF TEXARKANA
B.C.C.I. NO. 2015-00010664
O.P.R.B.C.T.

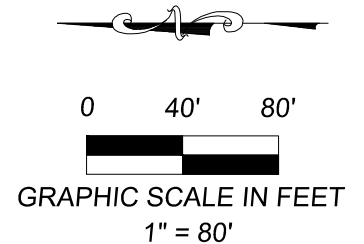
CALLED: 1.9937 ACRES
STRATEGIC RESTAURANT ENTERPRISES, INC.
B.C.C.I. NO. 202400012372
O.P.R.B.C.T.

0.8437 ACRES
(36,752 SQ. FT.)

LOT 2
SUMMER RIDGE 2ND ADDITION
CAB. D, SLEEVE 155
O.P.R.B.C.T.

CALLED: 0.673 ACRES
PUBLIC RIGHT-OF-WAY TO
CITY OF TEXARKANA
B.C.C.I. NO. 2015-00010665
O.P.R.B.C.T.

LINE TABLE		
NO.	DIRECTION	DIST.
L1	N86°48'47"E	171.99'
L2	S02°50'46"E	211.82'
L3	S87°08'51"W	175.86'
L4	N01°47'35"W	210.85'



MALL DRIVE
(VARIABLE WIDTH PUBLIC R.O.W.)

POINT OF BEGINNING

T&P RR CO. SURVEY
ABSTRACT NO. 733

SRE PARKING ADDITION ~ TEXARKANA, TX. 0.8437 ACRE REZONING DESCRIPTION

THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, NORTH CENTRAL ZONE 4202, 2011 ADJUSTMENT.



SPOONER & ASSOCIATES
REGISTERED PROFESSIONAL LAND SURVEYORS
OVER 30 YEARS OF SERVICE

309 BYERS STREET, SUITE 100, EULESS, TEXAS 76039
(817) 685-8448 WWW.SPOONERSURVEYORS.COM
TBPLS FIRM NO. 10054900



4/15/2

PROPERTY: STRATEGIC RESTAURANT ENTERPRISES, INC.

PROPERTY ACREAGE: CALLED 1.9937 ACRES (DEED)

24098 ZONING EXHIBIT.dwg

DRAWN BY: C. REEDER CHECKED BY: E. SPOONER

EXHIBIT "A" ~ PAGE 2 OF 2

Attachment: Legal Description (4491 : Z-25-09: General Retail to Parking at 2021 Mall Drive)

2021 Mall Drive



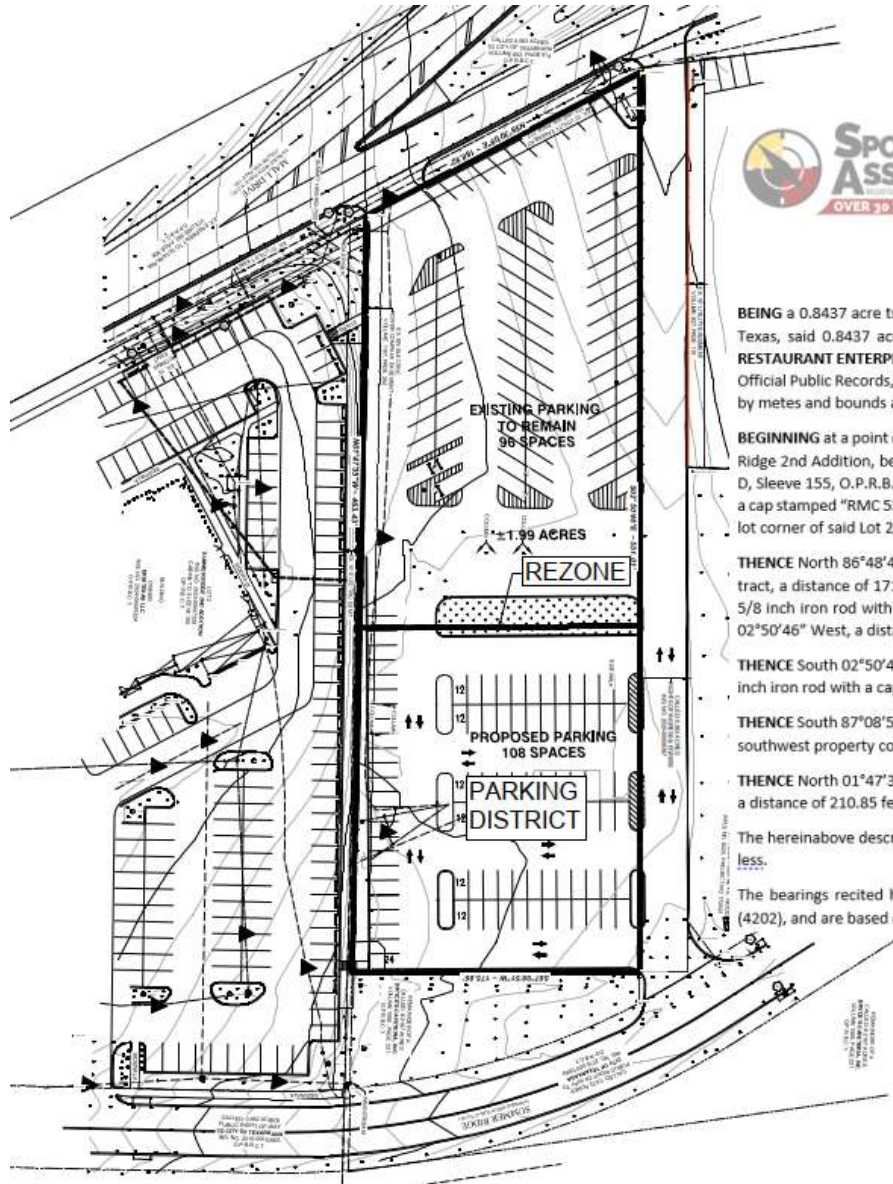
Attachment: Maps (4491 : Z-25-09: General Retail to Parking at 2021 Mall Drive)

2021 Mall Drive



Attachment: Maps (4491 : Z-25-09: General Retail to Parking at 2021 Mall Drive)

Proposed Partial Rezone Exhibit and Legal Description



309 Byers Street, #100
 Euless, Texas, 76039
 817-685-8448
www.spoonersurveyors.com

**Texas Roadhouse - Texarkana
 0.8437 Acre Rezoning Metes and Bounds**

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For Strategic Restaurant Enterprises, Inc.
 April 14, 2025

Attachment: Site Plan (4491 : Z-25-09: General Retail to Parking at 2021 Mall Drive)

City of Texarkana, Texas

Summary Sheet

Version:
Update Date: 4/30/2025 8:20 AM

Lead Department: Planning & Zoning Commission **Action Officer:** Laura Puckett, Zoning Administrator

Subject: Consider the meeting minutes from the April 7, 2025 Planning and Zoning Commission meeting.

Meeting Date: 5/5/2025

Attachments

- a. April 7, 2025 P&Z Minutes (PDF)

Staff Coordination

Building Code Administration	Mashell Daniel	Department Head Review
Completed	04/30/2025 9:29 AM	
Planning & Zoning Commission	Mashell Daniel	Department Review
Completed	04/30/2025 9:29 AM	
Planning & Zoning Commission	Laura Puckett	Meeting Pending
05/05/2025 6:00 PM		

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

See attached minutes.

Potential Options:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommend approval of the April 7, 2025 Planning and Zoning Commission meeting minutes.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

City of Texarkana, Texas

Advisory Board/Committee Meeting Date and Minutes:

May 5, 2025

David Williams with MTG Engineers and Surveyors appeared and stated that instead of a city street they will build a private drive. He also explained that the applicant did not wish to plat out each individual duplex for sale. He said that it is the property owners wish to have the property as a whole.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Brad Bailey, Commissioner
SECONDER:	Wanda Northam, Commissioner
AYES:	Larkins, Northam, Bailey, Kernek, Crews
ABSENT:	Kinsey, Boyette, Sarine
EXCUSED:	Joyce III

- Amendment to PD-25-1: for site plan approval on an approximate 5-acre tract of land (being Tract 13B), L T King HRS, A-327, located at 3001 Bender Road. Jeremy Pascarella, owner, and David Williams, MTG Engineering and Surveyors, agent.

David Williams advised that the applicants are aware of the stipulations and agreed that the parking required should be but they will provide 120 parking spaces.

APPROVED with Stipulations

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Lee Kernek, Commissioner
SECONDER:	Brad Bailey, Commissioner
AYES:	Larkins, Northam, Bailey, Kernek, Crews
ABSENT:	Kinsey, Boyette, Sarine
EXCUSED:	Joyce III

- Z-25-6: rezoning Lot 2, Martha S. Pace Subdivision, located at 3412 Galleria Oaks from Single Family-1 to Neighborhood Service. Aaron Gaylor, owner.

Douglas Kragen appeared and stated that Aaron Gaylor wants to build two units that will house offices and limited retail. After much discussion with Mr. Kragen and staff Ms. Northam moved that this item be tabled until they can hear from Aaron Gaylor what his actual intent is for this space.

TABLED

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Wanda Northam, Commissioner
SECONDER:	Lee Kernek, Commissioner
AYES:	Larkins, Northam, Bailey, Kernek, Crews
ABSENT:	Kinsey, Boyette, Sarine
EXCUSED:	Joyce III

- Z-25-7: rezoning on Lot 2, Block 1, Buchanan Avenue Addition, located at 1108 Willis Street from Commercial to Single Family -3. Jermell Fulton, owner.

Jermell Fulton appeared and advise that in order to place his mobile home he needed to rezone and replat his property to the south. He advised that his plat is already final and he just needs the zoning and SUP.

Roy Franklin appeared and asked which lot specifically we were discussing. He did not oppose.

APPROVED

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Brad Bailey, Commissioner
SECONDER:	Lee Kernek, Commissioner
AYES:	Larkins, Northam, Bailey, Kernek, Crews
ABSENT:	Kinsey, Boyette, Sarine
EXCUSED:	Joyce III

- 7. S-783: Granting a Specific Use Permit to allow a HUD code manufactured home on Lot 2, Block 1, Buchanan Avenue Addition, located at 1108 Willis Street. Jermell Fulton, owner.

Mr. Fulton advised that he purchased a 2025 model HUD code manufactured home.

APPROVED with Stipulations

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	James Larkins, Commissioner
SECONDER:	Lee Kernek, Commissioner
AYES:	Larkins, Northam, Bailey, Kernek, Crews
ABSENT:	Kinsey, Boyette, Sarine
EXCUSED:	Joyce III

- 8. S-795: granting a Specific Use Permit to allow a HUD code manufactured home on an approximate 1.85-acre tract of land (being Tract 36C) R. E. Sevey HRS, A-523, located at 2591 Page Street. Jonathan Fowler, owner.

Jonathan Fowler appeared and advised that originally he had planned on a double wide but had to purchase a single wide and since the ordinance state double he had to come back for permission to place the single wide.

APPROVED

Attachment: April 7, 2025 P&Z Minutes (4492 : Consider P&Z minutes from April 7, 2025 meeting)

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Lee Kernek, Commissioner
SECONDER:	Kory Crews, Alternate Commissioner
AYES:	Larkins, Northam, Bailey, Kernek, Crews
ABSENT:	Kinsey, Boyette, Sarine
EXCUSED:	Joyce III

- 9. S-807: granting a Specific Use Permit to allow a HUD code manufactured home on Lot 5, Block 5, Harriett Hubbard Heights, located at 3101 Mulberry Street. Harold Hamm, owner, and Betty Riggs, agent.

WITHDRAWN

RESULT:	WITHDRAWN
----------------	------------------

- 10. S-808: granting a Specific Use Permit to allow a HUD code manufactured home on Lots 16-18, Block 3, City IMPROV CO West Side 2ND, located at 502 Sulphur Street. Leticia Perez, owner.

APPROVED

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Lee Kernek, Commissioner
SECONDER:	Brad Bailey, Commissioner
AYES:	Larkins, Northam, Bailey, Kernek, Crews
ABSENT:	Kinsey, Boyette, Sarine
EXCUSED:	Joyce III

III. STAFF UPDATES

IV. CONSIDER APPROVAL OF MINUTES

- 1. Consider the Planning and Zoning Commission minutes from March 3, 2025.

APPROVED

Attachment: April 7, 2025 P&Z Minutes (4492 : Consider P&Z minutes from April 7, 2025 meeting)

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Lee Kernek, Commissioner
SECONDER:	Brad Bailey, Commissioner
AYES:	Larkins, Northam, Bailey, Kernek, Crews
ABSENT:	Kinsey, Boyette, Sarine
EXCUSED:	Joyce III

V. ADJOURNMENT

Attachment: April 7, 2025 P&Z Minutes (4492 : Consider P&Z minutes from April 7, 2025 meeting)