



CITY OF TEXARKANA
PLANNING & ZONING COMMISSION
AGENDA • JUNE 2, 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-25-10: rezoning on an approximate 6.11-acre tract of land (being Tract 2), F.W. Schifflin HRS, A-928, located at 5825 Pleasant Grove Road from Single Family-1 to Single Family-2. Andy Rayburn, owner, and Brad Meador, 2B Builders, agent.

3. 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.

III. STAFF UPDATES

IV. CONSIDER APPROVAL OF MINUTES

1. Consider the Planning and Zoning Commission meeting minutes from May 5, 2025.

V. ADJOURNMENT

This open meeting of a governmental entity is subject to the Texas Open Meetings Act (Chapter 551, Government Code). The "Council Chambers" is the room or property where the Planning and Zoning Commission holds this meeting.

Pursuant to Section 46.035(c), Penal Code (unlawful carrying of handgun by license holder), a license holder commits an offense if the license holder intentionally, knowingly, or recklessly carries a handgun under the authority of Subchapter H, Chapter 411, Government Code, regardless of whether the handgun is concealed or carried in a shoulder or belt holster, in the room or rooms where a meeting of a governmental entity is held and if the meeting is an open meeting subject to Chapter 551, Government Code, and the entity provided notice as required by that chapter.

Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun.

Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly.

This meeting is being conducted in accordance with the Americans with Disabilities Act [42 USC 12101 (1991)]. The facility is wheelchair accessible and handicap parking is available. Requests for sign interpretive services are available upon requests received at least 48 hours prior to the meeting. To make arrangements for these services, please call 903.798.3917, Personnel or (TDD) 1.800.RELAY.TX (1.800.735.2989).

City of Texarkana, Texas

Summary Sheet

Version:
Update Date: 5/29/2025 8:18 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: 6/2/2025

Attachments

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

Staff Coordination

Building Code Administration Pending	Mashell Daniel	Department Head Review
Planning & Zoning Commission Pending		Department Review
Planning & Zoning Commission 06/02/2025 6:00 PM	Laura Puckett	Meeting Pending

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

See attached memorandum.

Potential Options:

TABLED

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:

June 2, 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

Applicant's Printed Name

Jeffrey Wood

Applicant's Signature

3/12/25

Date

Application Fee: _____

Received by: _____

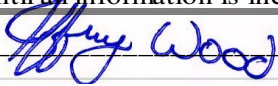
Revis

Attachment: 23859_38084_PlatComments-StJohnAddition-April2025PZ (4523 : Consider replat on Lots 9-13, 15, 16, and abandoned alley)

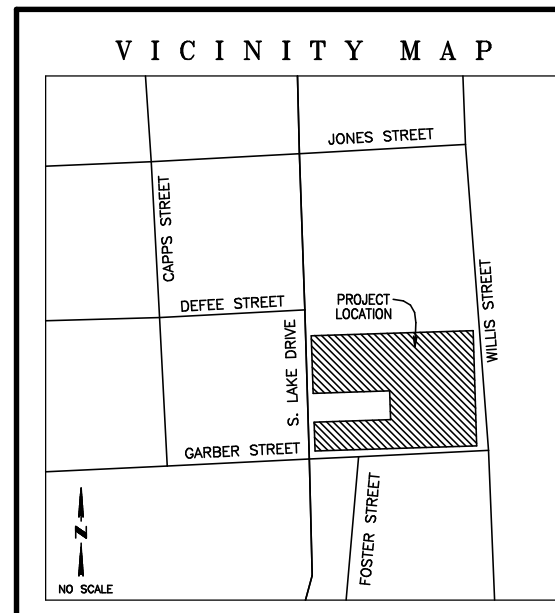


CITY OF
TEXARKANA
TEXAS

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 (4523 : 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:

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 Southeast 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);

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.

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=3323109.0990

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	Checked By	Project No.
DH	JW	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 (4523 : 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](#)

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.

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

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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 (4523 : 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

Summary Sheet

Version:
Update Date: 5/29/2025 7:16 AM

Lead Department: Planning & Zoning Commission **Action Officer:** Laura Puckett, Zoning Administrator
Z-25-10: rezoning on an approximate 6.11-acre tract of land (being Tract 2), F.W. Schifflin HRS, A-928, located at 5825 Pleasant Grove Road from Single Family-1 to Single Family-2. Andy Rayburn, owner, and Brad Meador, 2B Builders, agent.

Subject: Builders, agent.

Meeting Date: 6/2/2025

Attachments

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

Staff Coordination

Building Code Administration	Mashell Daniel	Department Head Review
Pending		
Planning & Zoning Commission		Department Review
Pending		
Planning & Zoning Commission	Laura Puckett	Meeting Pending
06/02/2025 6:00 PM		

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Andy Rayburn, owner, and Brad Meadors, 2B Builders, agent, to rezone on an approximate 6.11-acre tract of land (being Tract 2) F.W Schifflin HRS, A-928, located at 5825 Pleasant Grove Road from Single Family-1 to Single Family-2.

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

The adjacent zoning is Single Family-1 to the north, east and west and outside the city limits to the south. The adjacent land use is residences to the north, east and west, and outside the city limits residence 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.

City of Texarkana, Texas

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:

June 2, 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, June 2, 2025 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, July 14, 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: Andy Rayburn, owner, and Brad Meador, 2B Builders, agent

OWNER'S ADDRESS: 5825 Pleasant Grove Road, Texarkana, Texas 75503

LOCATION OF REZONING: 5825 Pleasant Grove Road, Texarkana, Texas 75503

PROPOSED CHANGE: proposed residential subdivision

ZONING CHANGE FROM: Single Family-1 TO: Single Family-2

LEGAL DESCRIPTION: on an approximate 6.11-acre tract of land (being Tract 2), F.W. Schiffin HRS, A-928

CASE NUMBER: Z-25-10 DATE MAILED: May 20, 2025

Attachment: Hearing Notice and Application (4521 : Z-25-10 rezoning SF-1 to SF-2 5825 Pleasant Grove Rd)



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. 25-001500

Case Z-25-10

Date 5-13-25

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: 2 Addition: F W SCHIFFLIN A-928
(Or see attached legal description) F W SCHIFFLIN A-928 , WILL# 40090-2009 BLK/TRACT 2

Location: 5825 PLEASANT GROVE RD, TEXARKANA, TEXAS

Present Zoning: SF-1

Proposed Zoning: SF-2

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

Proposed Residential Subdivision

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

Need additional density to offset the street and construction costs.

Brad Meador- 2B Builders

Attorney or Agent Signature

Address

Texarkana, TX 75503

City, State, Zip

903-809-8183

Home Phone & Cell Phone

brad.mdr@gmail.com

Email Address

Andy Rayburn Andy Rayburn
Property Owner Signature

5825 Pleasant Grove Rd.

Address

TEXARKANA, TX 75503

City, State, Zip

903-277-1381

Home Phone & Cell Phone

Andy Rayburn@aol.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 (4521 : Z-25-10 rezoning SF-1 to SF-2 5825 Pleasant Grove Rd)

5825 Pleasant Grove Road



Attachment: Maps (4521 : Z-25-10 rezoning SF-1 to SF-2 5825 Pleasant Grove Rd)

5825 Pleasant Grove Road



Attachment: Maps (4521 : Z-25-10 rezoning SF-1 to SF-2 5825 Pleasant Grove Rd)

City of Texarkana, Texas

Summary Sheet

Version:

Update Date: 5/29/2025 7:08 AM

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: 6/2/2025

Attachments

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

Staff Coordination

Building Code Administration Pending	Mashell Daniel	Department Head Review
Planning & Zoning Commission Pending		Department Review
Planning & Zoning Commission 06/02/2025 6:00 PM	Laura Puckett	Meeting Pending

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:

TABLED

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 be tabled this item again on May 5, 2025.

Advisory Board/Committee Meeting Date and Minutes:

June 2, 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, June 2, 2025 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, July 14, 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: May 20, 2025

Attachment: Hearing Notice and Application (4520 : 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. PAVE 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

[Signature]
Property Owner Signature

Address

2801 RICHMOND RD. UNIT 129
Address

City, State, Zip

TEXARKANA TEXAS 75503
City, State, Zip

Home Phone & Cell Phone

903 293 3900
Home Phone & Cell Phone

Email Address

Aaronandly@yahoo.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 (4520 : 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.

date and the time stamped hereon by me, Tina Petty, County Clerk, Bowie County, Texas.

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

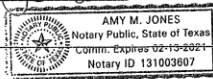
Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Joel S. Pace, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she does hereby execute the same for the purpose and consideration hereon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

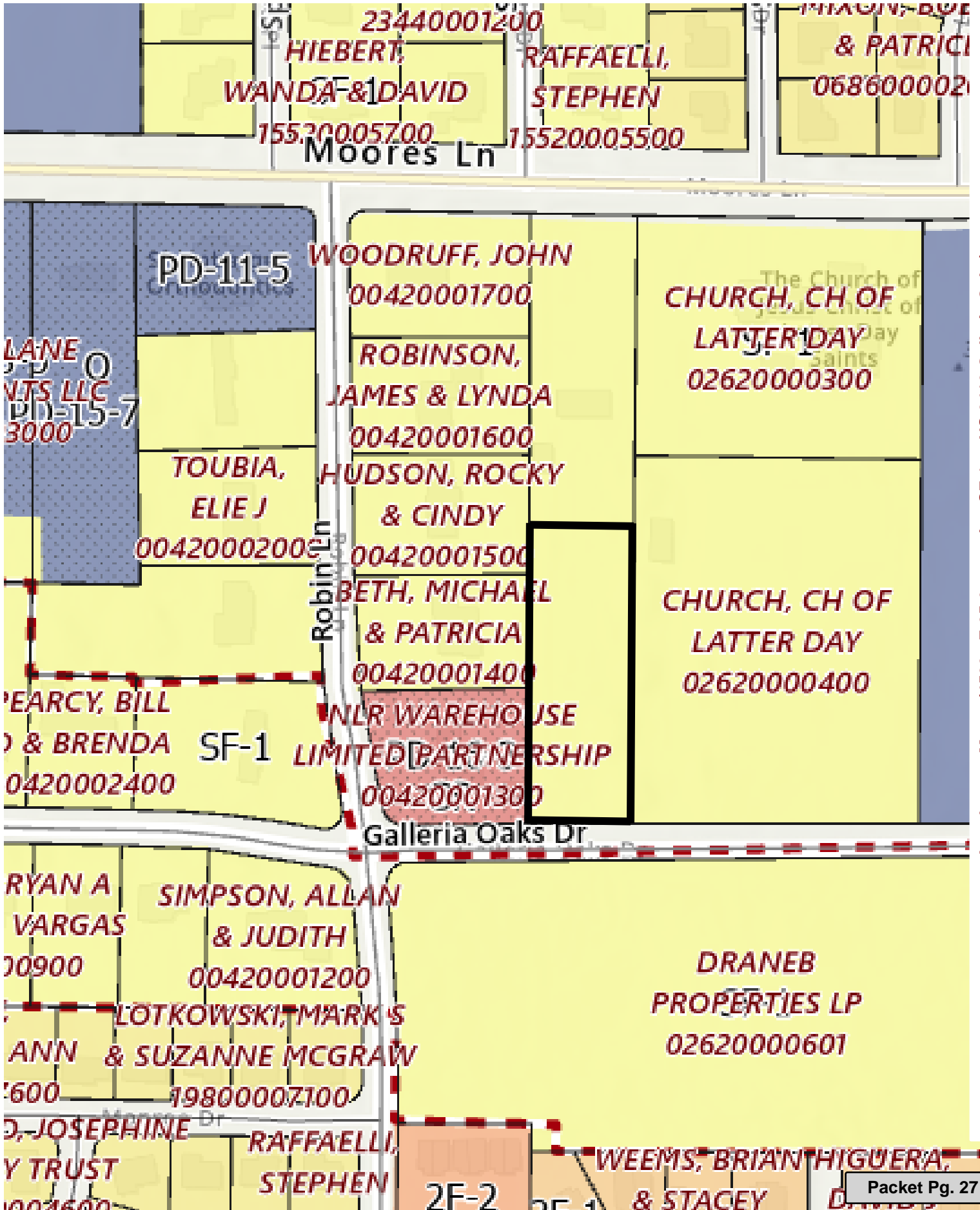
We, the undersigned, do hereby certify that the plat of MARTHA S. PACE SUBDIVISION, a part of the George Brinlee Headright Survey, Abstract No. 18, Bowie County, Texas, together with the OWNERS' CERTIFICATE and the SURVEYOR'S CERTIFICATE on the same, was presented to the Planning Department of the City 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
PLANNING DEPARTMENT/Director of Public Works

Attachment: Legal Description (4520 : Z-25-6: rezoning SF-1 to NS 3412 Galleria Oaks)

3412 Galleria Oaks



Attachment: Maps (4520 : Z-25-6: rezoning SF-1 to NS 3412 Galleria Oaks)

3412 Galleria Oaks



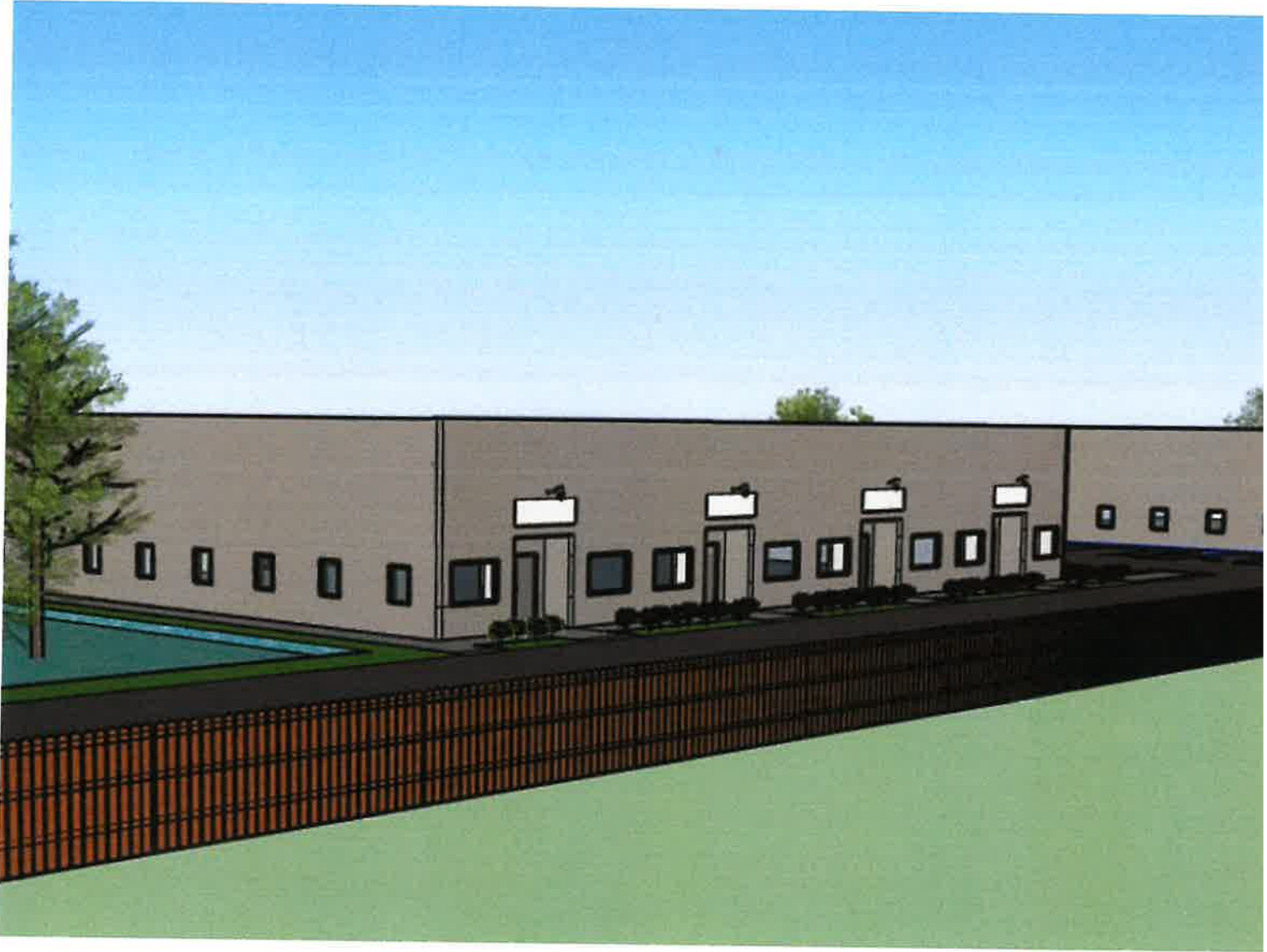
Attachment: Maps (4520 : Z-25-6: rezoning SF-1 to NS 3412 Galleria Oaks)



Attachment: Elevations (4520 : Z-25-6: rezoning SF-1 to NS 3412 Galleria Oaks)



Attachment: Elevations (4520 : Z-25-6: rezoning SF-1 to NS 3412 Galleria Oaks)



Attachment: Elevations (4520 : Z-25-6: rezoning SF-1 to NS 3412 Galleria Oaks)

City of Texarkana, Texas

Summary Sheet

Version:
Update Date: 5/29/2025 7:24 AM

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

Subject: Consider the Planning and Zoning Commission meeting minutes from May 5, 2025.

Meeting Date: 6/2/2025

Attachments

- a. May 5, 2025 P&Z Minutes (PDF)

Staff Coordination

Building Code Administration	Mashell Daniel	Department Head Review
Pending		
Planning & Zoning Commission		Department Review
Pending		
Planning & Zoning Commission	Laura Puckett	Meeting Pending
06/02/2025 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 for approval of the 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:

June 2, 2025



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

Council Chambers
Regular Meeting
6:00 PM

220 TEXAS BLVD.
TEXARKANA, TX 75501

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.

This item was TABLED.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Lee Kernek, Commissioner
SECONDER:	Dianna Patterson Kinsey, Vice Chairperson
AYES:	Joyce III, Kinsey, Larkins, Northam, Kernek
ABSENT:	Boyette, Bailey, Sarine, Crews

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.

Dianna Patterson Kinsey moved to untable the item. Wanda Northam seconded the item to be removed from the table.

There was much conversation about what Mr. Gaylor is proposing with this lot. Mike and Patricia Beth said that this property was a backyard to the neighbors for 25 years. The Beth's do not wish to see apartments, townhouses, or duplexes on this lot. Mr. Gaylor advised that he would be willing to do a Planned Development. The Commission Members would like to place a Planned Development on this lot. However, they want some time to think about what stipulations they would place on what Aaron Gaylor is proposing.

So Lee Kernek moved to table the item and Dianna Patterson Kinsey seconded that the item be tabled.

Item was TABLED.

Attachment: May 5, 2025 P&Z Minutes (4522 : P&Z Minutes from May 5, 2025 meeting)

RESULT: ADOPTED [UNANIMOUS]
MOVER: Lee Kernek, Commissioner
SECONDER: Dianna Patterson Kinsey, Vice Chairperson
AYES: Joyce III, Kinsey, Larkins, Northam, Kernek
ABSENT: Boyette, Bailey, Sarine, Crews

- 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.

Randy Davis spoke for the owner. They are going to replat and want to place a mobile home on the property.

APPROVED

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

- 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.

The stipulations were understood by the applicant and the matter was passed.

APPROVED

RESULT: ADOPTED [UNANIMOUS]
MOVER: Dianna Patterson Kinsey, Vice Chairperson
SECONDER: Lee Kernek, Commissioner
AYES: Joyce III, Kinsey, Larkins, Northam, Kernek
ABSENT: Boyette, Bailey, Sarine, Crews

- 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.

The local Manager for Texas Roadhouse appeared and said that it is their intention to demolish the old Bryce's building and make the south side half of the parcel into overflow parking for the employees of Bubba's 33 and Texas Roadhouse. They said that they are unsure of what will be built on the front half of the lot.

APPROVED

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Dianna Patterson Kinsey, Vice Chairperson
SECONDER:	Wanda Northam, Commissioner
AYES:	Joyce III, Kinsey, Larkins, Northam, Kernek
ABSENT:	Boyette, Bailey, Sarine, Crews

III. STAFF UPDATES

IV. CONSIDER APPROVAL OF MINUTES

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

APPROVED

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Dianna Patterson Kinsey, Vice Chairperson
SECONDER:	Wanda Northam, Commissioner
AYES:	Joyce III, Kinsey, Larkins, Northam, Kernek
ABSENT:	Boyette, Bailey, Sarine, Crews

V. ADJOURNMENT

VI. P&Z AGENDA ITEMS

Attachment: May 5, 2025 P&Z Minutes (4522 : P&Z Minutes from May 5, 2025 meeting)