



**CITY OF TEXARKANA**  
**PLANNING & ZONING COMMISSION**  
**AGENDA • JULY 7, 2025**

**Council Chambers** **Regular Meeting** **6:00 PM**

**220 TEXAS BLVD.**  
**TEXARKANA, TX 75501**

<b>Chairperson</b>	<b>Commissioner</b>	<b>Commissioner</b>
Gene Joyce III	Wanda Northam	Lee Kernek
<b>Vice Chairperson</b>	<b>Commissioner</b>	<b>Alternate Commissioner</b>
Dianna Patterson Kinsey	Casey Boyette	Ross Sarine
<b>Commissioner</b>	<b>Commissioner</b>	<b>Alternate Commissioner</b>
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. Consider the final and preliminary plat for Dunbar Addition, Lots No. 1,2,3,&4, Block 2, Avondale Addition, and 6.227-acres in Hoskins & Smelser HRS, A-718, located at or near 2500 College Drive. Texarkana Independent School District, owner, and Jeffrey Wood, MTG Engineers & Surveyors, agent.
  
3. Consider approval of Parks Elementary Addition being a replat of Lots 1 and 2, Pine Street addition, located at 1915 Pine Street. Texarkana Independent School District, owner, and Jeffrey, MTG Engineers & Surveyors, agent.

4. Ordinance No. 2025-100 amending Chapters 28, 36, and 140 of the City's Code of Ordinances relating to the regulation of coin-operated machines, distance restrictions in all zoning districts for exhibition of coin-operated machines, and prohibition of gambling devices and certain amusement redemption machines.
5. Z-25-11: rezoning on an approximate 3.498-acre tract of land (being Tract 201), George Brinlee HRS, A-18, located at 3133 Pleasant Grove Road from Single Family-1 to Planned Development-Office. David Potter, II, owner, and Kayla Wood with MTG Engineers & Surveyors, agent.
6. Amendment to PD-25-2(O) for site plan approval on an approximate 3.498-acre tract of land (being Tract 201), George Brinlee HRS, A-18, located at 3133 Pleasant Grove Road. David Potter, II, owner, and Kayla Wood, MTG Engineers & Surveyors, agent.
7. S-810: Specific Use to allow a HUD code manufactured home on Lots 1-2, Block 17, Grandview Addition, located at 3909 Alexander Avenue. Jonathan Hamilton, owner.
8. Z-25-12: rezoning on N 1/2 of Lots 9-12 and Part of Alley, Block 55, Grandview Addition, located at 1616 Iowa Street from Single Family-3 to Two Family-2. Ceretha Brown, owner.

### **III. STAFF UPDATES**

### **IV. CONSIDER APPROVAL OF MINUTES**

1. Consider the Planning and Zoning Commission minutes from June 2, 2025.

### **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: 6/30/2025 3:59 PM

**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:** 7/7/2025

**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 07/07/2025 6:00 PM	Laura Puckett	Meeting Pending

**Updates/History of Briefing:**

NOT APPLICABLE

**Executive Summary and Background Information:**

See attached memorandum.

**Potential Options:**

Approve, deny, table, untable

**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 June 2, 2025.


# City of Texarkana, Texas

## Advisory Board/Committee Meeting Date and Minutes:

July 7, 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

Applicant's Signature

3/12/25

Date

Application Fee: \_\_\_\_\_

Received by: \_\_\_\_\_

Revis

Attachment: 23859\_38084\_PlatComments-StJohnAddition-April2025PZ (4544 : 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

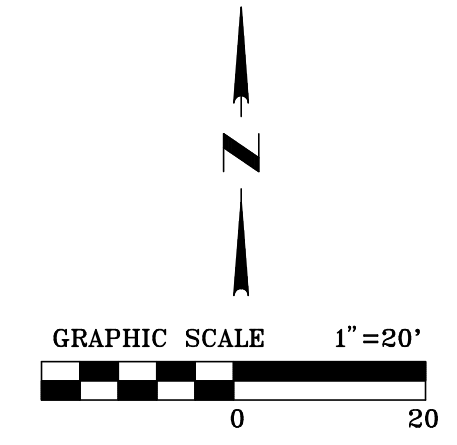
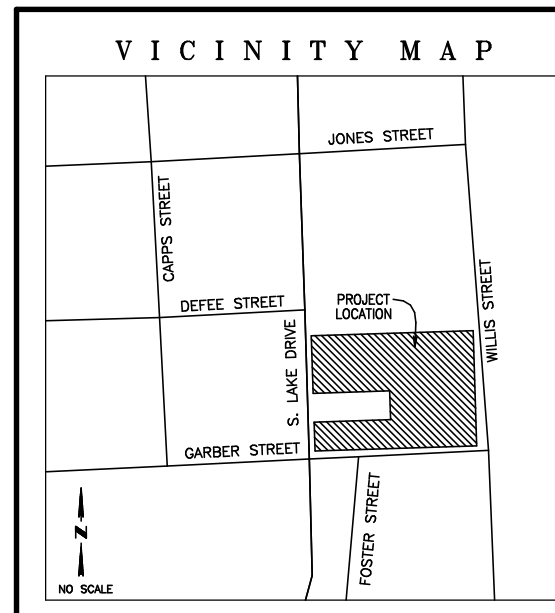
Names or designations of all adjoining subdivisions or properties	<input checked="" type="checkbox"/>
Adjacent dedicated streets, alleys, and easements	<input checked="" type="checkbox"/>
Outline of proposed tract (shall stand out compared to other boundary lines)	<input checked="" type="checkbox"/>
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 (4544 : 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, 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, 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, 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, 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, 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=3323109.0590

ST. JOHN ADDITION

1.138 ACRES IN THE J. CARNSER HEADRIGHT SURVEY, ABSTRACT 116 BOWIE COUNTY, TEXAS A REPLAT PLAT OF LOTS 9-13, 15, 16, BLOCK 1, BUCHANAN AVENUE ADDITION AND PART OF THE ABANDONED ALLEY OF BLOCK 1, BUCHANAN AVENUE ADDITION



5930 SUMMERHILL ROAD TEXARKANA, TX  
P 903.838.8533 www.mtgengineers.com  
TBP# FIRM NO. F-3544 CDA NO. 125  
© MTG 2025

Date	Revision/Description

Drawn By	Checked By	Project No.	Dwg. Date	File No.	Sheet No.
DH	JW	246998	3/12/25		

**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 (4544 : 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](mailto:dwwiley@aep.com); Zachary S Pianalto <zspianalto@aep.com>; Latham, Michael A <michael.a.latham@windstream.com>; [chris.jackson@windstream.com](mailto:chris.jackson@windstream.com); [brandon.k.mccormick@windstream.com](mailto: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](mailto:joe.langley@sparklight.biz); TTFD-James, Heather <heather.james@texarkanatexas.gov>; [mgross@bowieappraisal.org](mailto:mgross@bowieappraisal.org); Tommy Bruce <Tommy.Bruce@txdot.gov>; [bbrooks@summitutilities.com](mailto:bbrooks@summitutilities.com); GREG STRICKLAND <gstrickland@summitutilities.com>; [sgreen@conterra.com](mailto:sgreen@conterra.com); [jlindsey@swrea.com](mailto:jlindsey@swrea.com); [dmcdownell@swrea.com](mailto:dmcdownell@swrea.com); TX-Maxey, Shawn <s.maxey@texarkanatexas.gov>; [adam.keahey@conterra.com](mailto:adam.keahey@conterra.com); [tray.mcneil@rittercommunications.com](mailto: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,

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.**

**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](mailto: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,

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.**

*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](mailto: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 (4544 : 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: 7/1/2025 8:12 AM

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

**Subject:** Consider the final and preliminary plat for Dunbar Addition, Lots No. 1,2,3,&4, Block 2, Avondale Addition, and 6.227-acres in Hoskins & Smelser HRS, A-718, located at or near 2500 College Drive. Texarkana Independent School District, owner, and Jeffrey Wood, MTG Engineers & Surveyors, agent.

**Meeting Date:** 7/7/2025

**Attachments**

- a. PlatComments-DunbarAddition-July2025P&Z (PDF)

**Staff Coordination**

Planning & Zoning Commission	Laura Puckett	Reviewer	Pending
Building Code Administration	Mashell Daniel	Reviewer	Pending
Planning & Zoning Commission	Laura Puckett	Meeting	Pending

07/07/2025 6:00 PM

**Updates/History of Briefing:**

NOT APPLICABLE

**Executive Summary and Background Information:**

See attached memorandum.

**Potential Options:**

Approve, deny, or table

**Fiscal Implications:**

NOT APPLICABLE

**Staff Recommendation:**

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

**Advisory Board/Committee Review:**

Planning and Zoning Commission

**Board/Committee Recommendation:**

NOT APPLICABLE


City of Texarkana, Texas

**Advisory Board/Committee Meeting Date and Minutes:**

July 7, 2025

## MEMORANDUM

**To:** Jeffrey Woods, MTG

**From:** Dusty Henslee, P.E., CFM, CPM  
 Assistant City Manager/Director of Public Works 

**Date:** June 24, 2025

**Subject:** Consider approval of final and preliminary plat for the Dunbar Addition

**Comments are as follows:**

1. TxDOT – No response
2. Summit Utilities – No response
3. Sparklight – No issues
4. Windstream - No response
5. Conterra – No response
6. Ritter – No response
7. Electric Companies
  - a. AEP – No issues but doesn't have concerns about utility poles and guys along Moser (see email from SWEPCO)
  - b. Bowie Cass – No issue
  - c. REA – No response
8. TWU - See Memo
9. PW/Planning Departments
  - a. 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)
  - b. Electronic copy of recorded plat submitted to PW
  - c. Development of property must meet all development codes (streets and sidewalks, drainage, floodplain, stormwater, etc.). Staff reserves right to request additional modifications, easements, etc. based on review of construction plans for the subdivision.
10. 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.

Attachment: PlatComments-DunbarAddition-July2025P&Z (4545 : Consider final and preliminary Plat Dunbar Addition)



# 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

Purpose of Plat: To Create a one Lot Subdivision

**Plat Title:** Dunbar EEC Addition

**Current Legal Description:** LOTS NO. 1, 2, 3, & 4, BLOCK NO. 2, AVONDALE ADDITION, AND 6.227 ACRES IN THE HOSKINS & SMELSER HEADRIGHT SURVEY, ABSTRACT 718

**Total Acreage:** 7.054 ac **Number of Lots:** 1 **Zoning:** O

**Owner/Developer Information:**

Name: Texarkana Independent School District

Address: 4241 Summerhill Road, Texarkana TX 75503

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

6/9/25  
Date

Application Fee: \_\_\_\_\_

Received by: \_\_\_\_\_

Attachment: PlatComments-DunbarAddition-July2025P&Z (4545 : Consider final and preliminary Plat Dunbar Addition)



# CITY OF TEXARKANA TEXAS

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

Attachment: PlatComments-DunbarAddition-July2025P&Z (4545 : Consider final and preliminary Plat Dunbar Addition)

<b>PRELIMINARY PLAT CHECKLIST</b>	
<b>GENERAL INFORMATION / PROJECT DESCRIPTION</b>	
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"/>
Name and address of (if applicable):	<input checked="" type="checkbox"/>
1. Developer	
2. Record Property Owner or Owners	
3. Planners	
4. Engineer	
5. Surveyor	
<b>BOUNDARIES, ACREAGE, AND USES</b>	
Names or designations of all adjoining subdivisions or properties	<input checked="" type="checkbox"/>
Any city of extraterritorial lines traversing or on the boundary of the development	<input checked="" type="checkbox"/>
Outline of proposed tract (shall stand out compared to other boundary lines)	<input checked="" type="checkbox"/>
Total Acreage in development	<input checked="" type="checkbox"/>
Existing and Proposed Land Uses and Acreage	<input checked="" type="checkbox"/>
Existing and Proposed Zoning	<input checked="" type="checkbox"/>
<b>EXISTING FEATURES</b>	
Streets, roads, alleys	<input checked="" type="checkbox"/>
Utilities	<input checked="" type="checkbox"/>
1. Water	
2. Sewer	
3. Gas	
4. Electric	
5. Cable, Phone, Etc.	
Survey Information	<input checked="" type="checkbox"/>
1. Lot Information	
2. Easements	
3. Building Lines	
4. Street Names	
5. Setbacks	
Parks	<input type="checkbox"/>
Drainage Facilities	<input checked="" type="checkbox"/>
1. Watercourses (rivers, creeks, ravines, channels, etc.)	
2. Bridges	
3. Culverts	
4. Underground drainage systems	
5. Ponds (Retention/Detention)	
6. FEMA Flood Zones	
Contour Lines (not greater than 3' intervals)	<input checked="" type="checkbox"/>



CITY OF  
**TEXARKANA**  
TEXAS

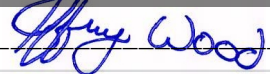
P.O. Box 1967  
Texarkana, TX 75504  
Phone (903) 798-3900

**PROPOSED FEATURES**

Streets, roads, alleys	<input checked="" type="checkbox"/>
Utilities	<input checked="" type="checkbox"/>
1. Water	
2. Sewer	
3. Gas	
4. Electric	
5. Cable, Phone, Etc.	
Survey Information	<input checked="" type="checkbox"/>
1. Lot Information	
2. Easements	
3. Building Lines	
4. Street Names	
5. Setbacks	
Parks	<input type="checkbox"/>
Drainage Facilities	<input checked="" type="checkbox"/>
1. Watercourses (rivers, creeks, ravines, channels, etc.)	
2. Bridges	
3. Culverts	
4. Underground drainage systems	
5. Ponds (Retention/Detention)	
6. FEMA Flood Zones	
Contour Lines (not greater than 3' intervals)	<input checked="" type="checkbox"/>
Registered Professional Land Surveyor Seal	<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.


6/9/25

Signature \_\_\_\_\_ Date \_\_\_\_\_  
 Jeffrey Wood \_\_\_\_\_  
 Printed Name \_\_\_\_\_

Attachment: PlatComments-DunbarAddition-July2025P&Z (4545 : Consider final and preliminary Plat Dunbar Addition)



CITY OF  
**TEXARKANA**  
TEXAS

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

**FINAL PLAT 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 corner of an original headright survey	

**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'	
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.

*Jeffrey Wood* \_\_\_\_\_ 6/9/25 \_\_\_\_\_  
 Signature Date  
 6/9/25 \_\_\_\_\_  
 Printed Name

Attachment: PlatComments-DunbarAddition-July2025P&Z (4545 : Consider final and preliminary Plat Dunbar Addition)

Property Description  
7.054 Acres  
Bowie County, Texas

All that certain lot, tract or parcel of land lying and situated in the Hoskins & Smelser Headright Survey, Abstract 718, Bowie County, Texas, being all of that certain tract of land described as Tract No. 1, 6.227 acres in the deed from Texarkana College to Texarkana Independent School District, dated July 31, 2023, recorded in Document No. 2023-00007493 of the Real Property Records of Bowie County, Texas, and all of that certain tract of land described as Tract No. 2 with 0.826 acres in the deed from Texarkana College to Texarkana Independent School District, dated July 31, 2023, recorded in Document No. 2023-00007493 of the Real Property Records of Bowie County, Texas, also being all of Lots No. 1, 2, 3, and 4, Block No. 2 of Avondale Addition to the City of Texarkana, Bowie County, Texas, according to the plat recorded in Volume 40, Page 189 of the Plat Records of Bowie County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch steel rod found for a corner, capped MTG ENG, lying in the South right-of-way line of College Drive, the Northwest corner of the said 6.227 acre tract;

THENCE North 87 degrees 55 minutes 47 seconds East a distance of 187.61 feet along the South right-of-way line of the said College Drive and the North line of the said 6.227 acre tract to a 1/2 inch square pipe found for a corner, on inside ell corner of the said 6.227 acre tract;

THENCE North 02 degrees 04 minutes 13 seconds West a distance of 15.00 feet along the West line of the said 6.227 acre tract and the East right-of-way line of the said College Drive to a 1/2 inch steel pipe found for a corner, on outside ell corner of the said 6.227 acre tract, lying in the South right-of-way line of Moser Street;

THENCE North 87 degrees 55 minutes 47 seconds East a distance of 339.20 feet along the South right-of-way line of the said Moser Street and the North line of the said 6.227 acre tract to a 1/2 inch square pipe found for a corner (control monument), lying at the intersection of the South right-of-way line of the said Moser Street and the West right-of-way line of Carroll Avenue, the Northeast corner of the said 6.227 acre tract;

THENCE South 02 degrees 22 minutes 39 seconds East (basis of bearings) a distance of 564.99 feet along the West right-of-way line of the said Carroll Avenue and the East line of the said 6.227 acre tract to a 1/2 inch square pipe found for a corner, lying in the North line of the said 0.826 acre tract lying in the North line of the said Lot No. 1, the Southeast corner of the said 6.227 acre tract;

THENCE North 87 degrees 29 minutes 37 seconds East a distance of 14.75 feet along the North line of the said Lot No. 1 the South right-of-way line of the said Carroll Avenue to a 1/2 inch steel rod found for a corner, capped MTG ENG, the Southeast corner of the said Lot No. 1, and the intersection of the West right-of-way line of the said Carroll Avenue and the North right-of-way line of the Blake Avenue;

THENCE South 02 degrees 30 minutes 22 seconds East a distance of 90.00 feet along the South line of the said Lot No. 1 the South right-of-way line of the said Carroll Avenue to a 1/2 inch steel rod found for a corner, capped MTG ENG, the Southwest corner of the said Lot No. 4, and the intersection of the West right-of-way line of the said Carroll Avenue and the East right-of-way line of Harris Avenue;

THENCE North 02 degrees 30 minutes 22 seconds West a distance of 90.00 feet along the West line of the said Lot No. 4 and the East right-of-way line of the said Harris Avenue to a 1/2 inch steel rod found for a corner, capped MTG ENG, the Northwest corner of the said Lot No. 4 and lying in the South line of the said 6.227 acre tract;

THENCE South 87 degrees 29 minutes 38 seconds West a distance of 67.44 feet along the South line of the said 6.227 acre tract and the North line of Block No. 3 of the said Avondale Addition to a 1/2 inch steel rod found for a corner, capped MTG ENG, the Southwest corner of the said 6.227 acre tract, the Southeast corner of that certain tract of land described as 0.465 acres in the deed from Charles F. Moser to the City of Texarkana, Texas, dated April 20, 1976, recorded in Volume 599, Page 182 of the Deed Records of Bowie County, Texas;

THENCE North 02 degrees 24 minutes 08 seconds West a distance of 274.07 feet along the West line of the said 6.227 acre tract and the East line of the said 0.465 acre tract to a 1/2 inch steel rod found for a corner, on inside ell corner of the said 6.227 acre tract, the Northeast corner of the said 0.465 acre tract;

THENCE South 87 degrees 35 minutes 47 seconds West a distance of 36.32 feet along the South line of the said 6.227 acre tract and the North line of the said 6.227 acre tract to a 1/2 inch steel rod found for a corner, capped MTG ENG;

THENCE North 11 degrees 41 minutes 13 seconds West a distance of 44.49 feet along the West line of the said 6.227 acre tract to a 1/2 inch steel rod found for a corner, capped MTG ENG, on inside ell corner of the said 6.227 acre tract;

THENCE South 87 degrees 19 minutes 47 seconds West a distance of 6.49 feet along the South line of the said 6.227 acre tract to a 1/2 inch steel rod found for a corner, capped MTG ENG, on outside ell corner of the said 6.227 acre tract;

THENCE North 08 degrees 12 minutes 08 seconds West a distance of 237.13 feet along the West line of the said 6.227 acre tract to the point of beginning and containing 7.054 acres of land, at the time of this survey.

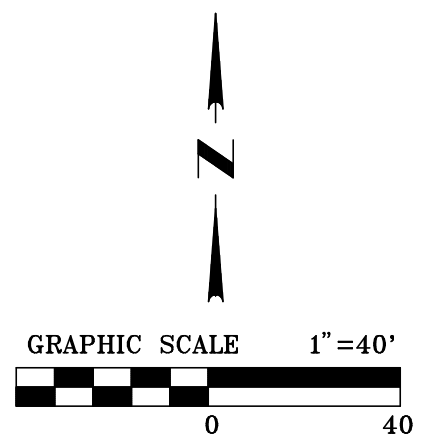
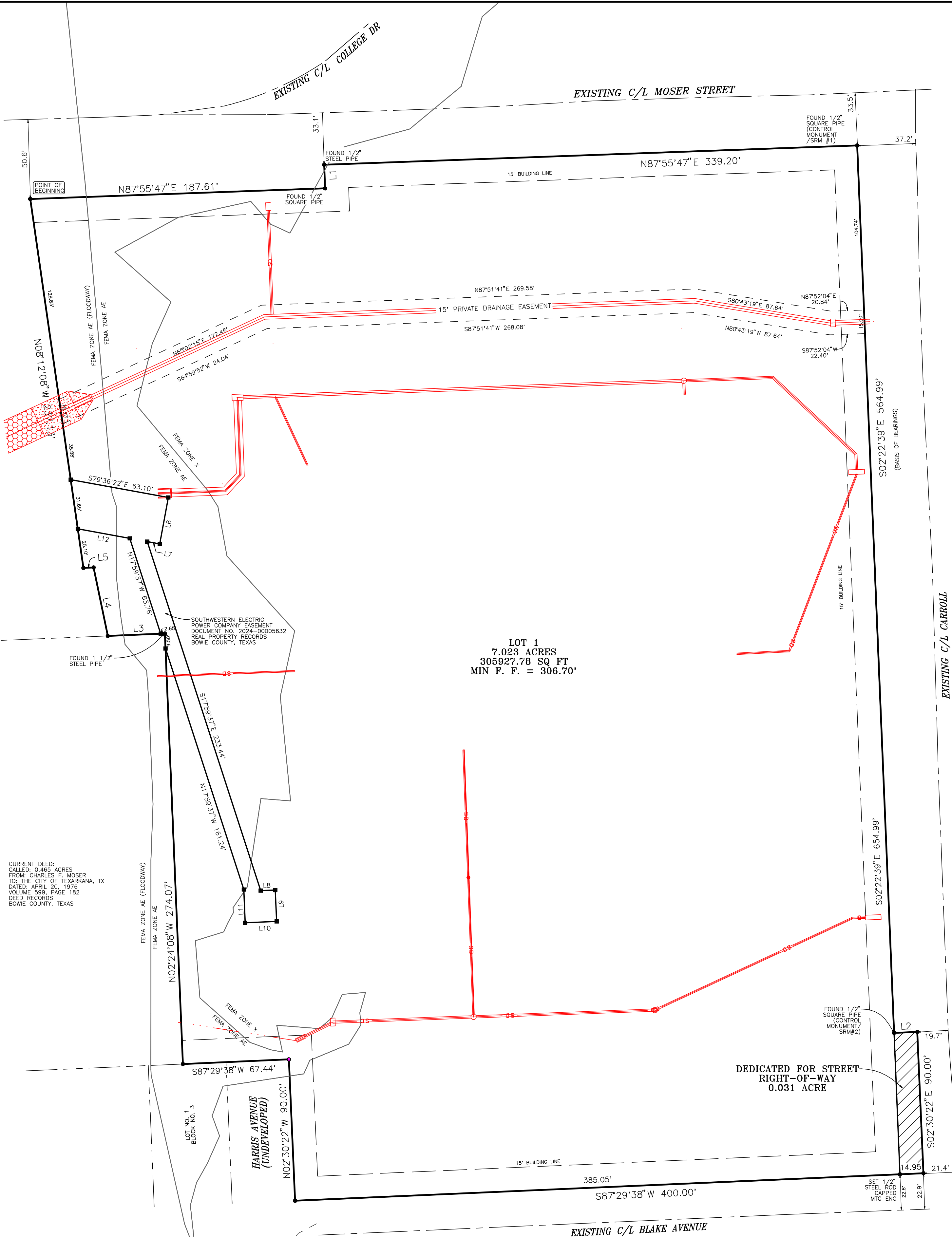


Table with 3 columns: LINE, BEARING, DISTANCE. Lists lines L1 through L12 with their respective bearings and distances.

CERTIFICATE OF DEDICATION BY OWNER

We, Texarkana Independent School District, 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 Dunbar EEC Addition, a subdivision of a part of the Hoskins & Smelser Headright Survey, Abstract 718, Bowie County, Texas, and by these presents. We hereby dedicate to the public the easements shown on this plat for drainage purposes.

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/she 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

We, the undersigned, do hereby certify that the Dunbar EEC Addition, a subdivision of a part of the Hoskins & Smelser Headright Survey, Abstract 718, Bowie County, Texas, together with the Owner's Certificate and Surveyor's Certificate of same 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 \_\_\_\_\_ Chairman  
Expires on \_\_\_\_\_ Secretary

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 May 6, 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 Dunbar EEC Addition, a subdivision of a part of the Hoskins & Smelser Headright Survey, Abstract 718, Bowie County, Texas.

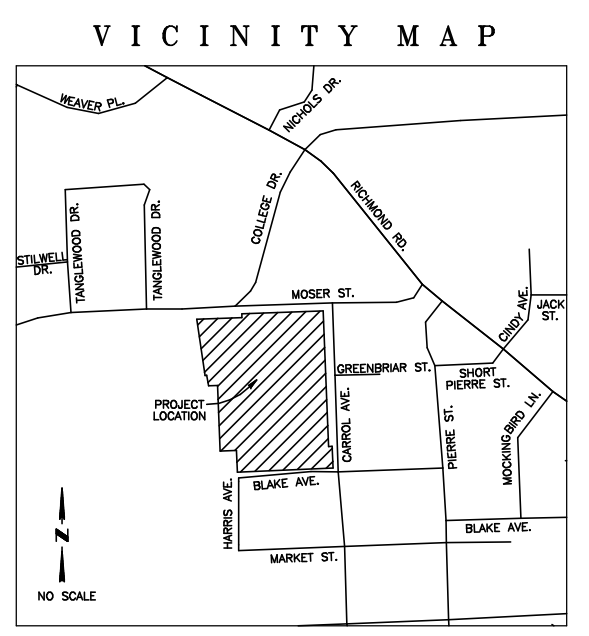
Jeffrey A. Wood  
Registered Professional Land Surveyor  
No. 6220, State of Texas  
Firm Certificate No. 101011-00  
Date: May 14, 2025



FLOOD STATEMENT:

By graphic plotting only, a portion of this property is in Zone "X" on area determined to be outside the 0.2% Annual Chance Floodplain of the Flood Insurance Rate Map, a portion of this property is in Zone "AE", and a portion of this property is in Zone "AE" Floodway. In Community of the City of Texarkana, Number 480600, Panel 0355, Suffix E, Map Number 48037C0355E, Dated December 21, 2017.

NOTES:  
ALL MONUMENTS ARE FOUND 1/2" STEEL RODS CAPPED MTG ENG, UNLESS OTHERWISE INDICATED.



The bearings are based on Grid North within the Texas Coordinate System of 1983, North Central Zone, NAD83 (GCRS96, EPOCH2002.0), grid, with a bearing of South 02 degrees 22 minutes 39 seconds East. The following control monuments were used to establish the basis of bearings:

CONTROL MONUMENT/SRM #1  
N=7237761.6674  
E=3318410.4706

CONTROL MONUMENT/SRM #2  
N=3318433.9090  
E=3318433.9090

DUNBAR EEC ADDITION FINAL PLAT

REPLAT OF LOTS NO. 1, 2, 3, & 4, BLOCK NO. 2, AVONDALE ADDITION, AND 6.227 ACRES IN THE HOSKINS & SMELSER HEADRIGHT SURVEY, ABSTRACT 718, BOWIE COUNTY, TEXAS

MTG ENGINEERS & SURVEYORS

5930 SUMMERHILL ROAD, TEXARKANA, TX  
P. 903.836.8533 WWW.MTGENGINEERS.COM  
© MTG 2025

Table with columns: Date, Revision/Description, Drawn By, Checked By, Project No., Dwg. Date, File No., Sheet No.

Property Description  
7.054 Acres  
Bowie County, Texas

All that certain lot, tract or parcel of land lying and situated in the Hoskins & Smelser Headright Survey, Abstract 718, Bowie County, Texas, being all of that certain tract of land described as Tract No. 1 6.227 acres in the deed from Texarkana College to Texarkana Independent School District, dated July 31, 2023, recorded in Document No. 2023-0007493 of the Real Property Records of Bowie County, Texas, and all of that certain tract of land described as Tract No. 2 with 0.826 acres in the deed from Texarkana College to Texarkana Independent School District, dated July 31, 2023, recorded in Document No. 2023-0007493 of the Real Property Records of Bowie County, Texas, also being all of Lots No. 1, 2, 3, and 4, Block No. 2 of Avondale Addition to the City of Texarkana, Bowie County, Texas, according to the plat recorded in Volume 40, Page 189 of the Plat Records of Bowie County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch steel rod found for a corner, capped MTG ENG, lying in the South right-of-way line of College Drive, the Northwest corner of the said 6.227 acre tract;

THENCE North 87 degrees 55 minutes 47 seconds East a distance of 187.61 feet along the South right-of-way line of the said College Drive and the North line of the said 6.227 acre tract to a 1/2 inch square pipe found for a corner, on inside ell corner of the said 6.227 acre tract;

THENCE North 02 degrees 04 minutes 13 seconds West a distance of 15.00 feet along the West line of the said 6.227 acre tract and the East right-of-way line of the said Moser Street to a 1/2 inch steel pipe found for a corner, on outside ell corner of the said 6.227 acre tract, lying in the South right-of-way line of Moser Street;

THENCE North 87 degrees 55 minutes 47 seconds East a distance of 339.20 feet along the South right-of-way line of the said Moser Street and the North line of the said 6.227 acre tract to a 1/2 inch square pipe found for a corner (control monument), lying at the intersection of the South right-of-way line of the said Moser Street and the West right-of-way line of Carrol Avenue, the Northeast corner of the said 6.227 acre tract;

THENCE South 02 degrees 22 minutes 39 seconds East (basis of bearings) a distance of 564.99 feet along the West right-of-way line of the said Carrol Avenue and the East line of the said 6.227 acre tract to a 1/2 inch square pipe found for a corner, lying in the North line of the said 0.826 acre tract, lying in the North line of the said Lot No. 1, the Southeast corner of the said 6.227 acre tract;

THENCE North 87 degrees 29 minutes 37 seconds East a distance of 14.75 feet along the West line of the said Lot No. 1 and an inside ell corner in the West right-of-way line of the said Carrol Avenue;

THENCE South 02 degrees 30 minutes 22 seconds East a distance of 90.00 feet along the East line of the said Lot No. 1 and the West right-of-way line of the said Carrol Avenue to a 1/2 inch steel rod found for a corner, capped MTG ENG, the Southeast corner of the said Lot No. 1, and the intersection of the West right-of-way line of the said Carrol Avenue and the North right-of-way line of the Blake Avenue;

THENCE South 87 degrees 29 minutes 38 seconds West a distance of 400.00 feet along the South line of the said Lots No. 1, 2, 3, and 4, and the North right-of-way line of the said Blake Avenue to a 1/2 inch steel rod found for a corner, capped MTG ENG, the Southwest corner of the said Lot No. 4, and the intersection of the North right-of-way line of the said Blake Avenue and the East right-of-way line of Harris Avenue;

THENCE North 02 degrees 30 minutes 22 seconds West a distance of 90.00 feet along the West line of the said Lot No. 4 and the East right-of-way line of the said Harris Avenue to a 1/2 inch steel rod found for a corner, capped MTG ENG, the Northwest corner of the said Lot No. 4 and lying in the South line of the said 6.227 acre tract;

THENCE South 87 degrees 29 minutes 38 seconds West a distance of 67.44 feet along the South line of the said 6.227 acre tract and the North line of Block No. 3 of the said Avondale Addition to a 1/2 inch steel rod found for a corner, capped MTG ENG, the Southwest corner of the said 6.227 acre tract, the Southeast corner of that certain tract of land described as 0.465 acres in the deed from Charles F. Moser to the City of Texarkana, Texas, dated April 20, 1976, recorded in Volume 599, Page 182 of the Deed Records of Bowie County, Texas;

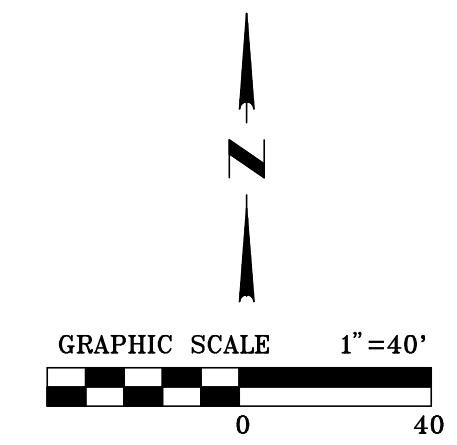
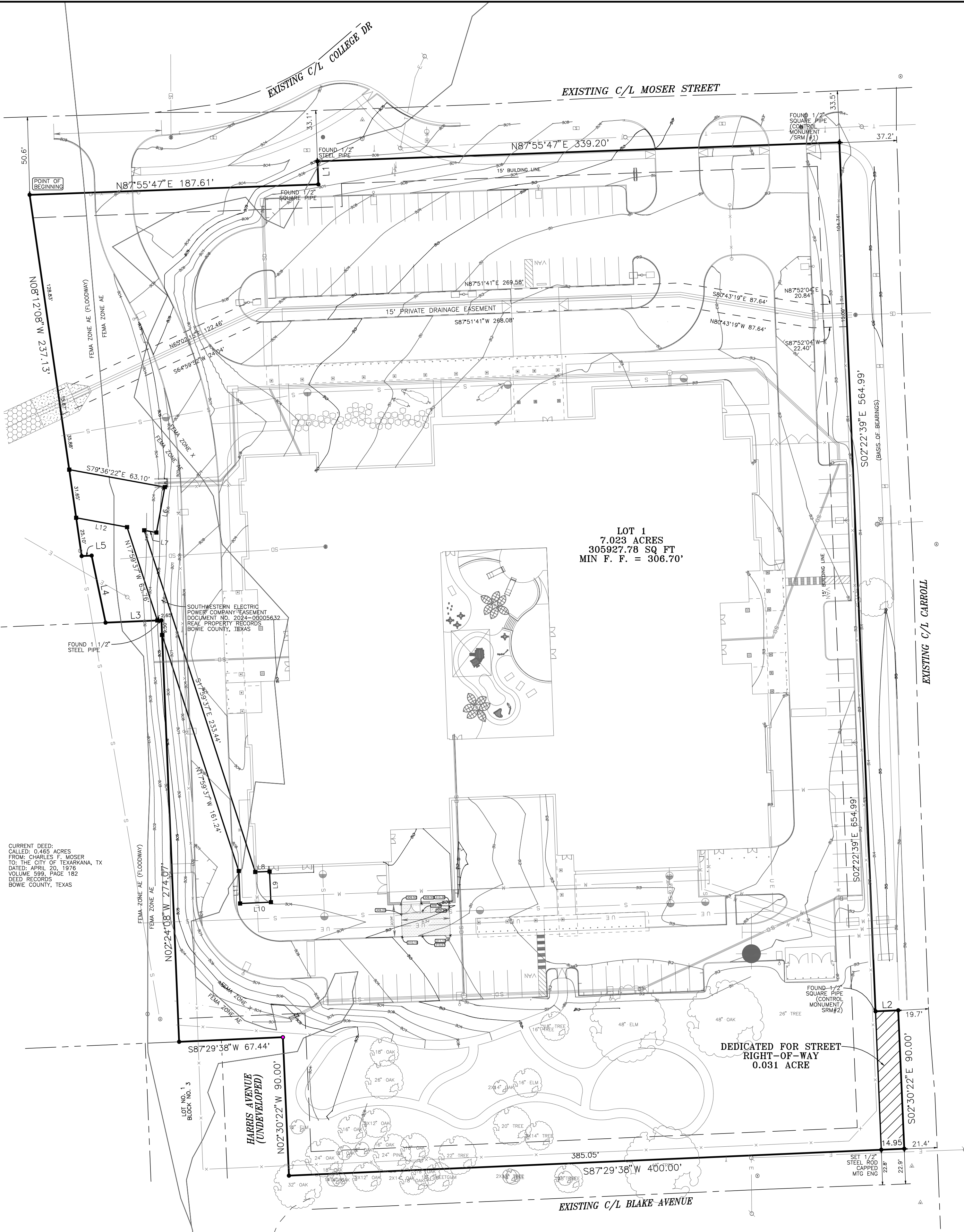
THENCE North 02 degrees 24 minutes 08 seconds West a distance of 274.07 feet along the West line of the said 6.227 acre tract and the East line of the said 0.465 acre tract to a 1/2 inch steel pipe found for a corner, on inside ell corner of the said 6.227 acre tract, the Northeast corner of the said 0.465 acre tract;

THENCE South 87 degrees 35 minutes 47 seconds West a distance of 36.32 feet along the South line of the said 6.227 acre tract and the North line of the said 6.227 acre tract to a 1/2 inch steel rod found for a corner, capped MTG ENG;

THENCE North 11 degrees 41 minutes 13 seconds West a distance of 44.49 feet along the West line of the said 6.227 acre tract to a 1/2 inch steel rod found for a corner, capped MTG ENG, on inside ell corner of the said 6.227 acre tract;

THENCE South 87 degrees 19 minutes 47 seconds West a distance of 6.49 feet along the South line of the said 6.227 acre tract to a 1/2 inch steel rod found for a corner, capped MTG ENG, on outside ell corner of the said 6.227 acre tract;

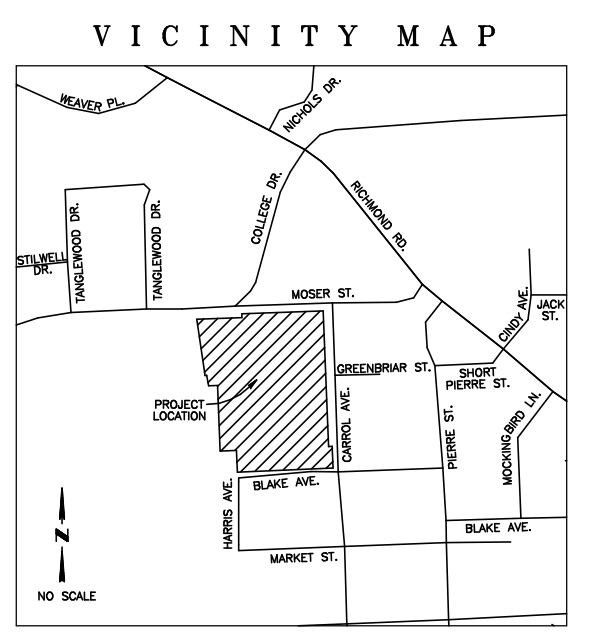
THENCE North 08 degrees 12 minutes 08 seconds West a distance of 237.13 feet along the West line of the said 6.227 acre tract to the point of beginning and containing 7.054 acres of land, at the time of this survey.



LINE	BEARING	DISTANCE
L1	N02°04'13"W	15.00'
L2	N87°29'37"E	14.75'
L3	S87°35'47"W	36.32'
L4	N11°41'13"W	44.49'
L5	S87°19'47"W	6.49'
L6	S10°23'38"W	30.00'
L7	N79°36'22"W	8.07'
L8	N87°35'52"E	9.30'
L9	S02°24'08"E	20.00'
L10	S87°35'52"W	20.00'
L11	N02°24'08"W	21.15'
L12	N79°36'22"W	33.57'

LOT 1  
7.054 ACRES  
305927.79 SQ. FT.  
MIN. F. F. = 306.70'

CURRENT DEED:  
CALLED: 0.465 ACRES  
FROM: CHARLES F. MOSER  
TO: THE CITY OF TEXARKANA, TX  
DATED: APRIL 20, 1976  
VOLUME 599, PAGE 182  
DEED RECORDS  
BOWIE COUNTY, TEXAS



The bearings are based on Grid North within the Texas Coordinate System of 1983, North Central Zone, NAD83 (GRS86, EPOCH2002.0), grid, with a bearing of South 02 degrees 22 minutes 39 seconds East. The following control monuments were used to establish the basis of bearings:

CONTROL MONUMENT/SRM #1  
N=7237761.6610  
E=3318410.4706

CONTROL MONUMENT/SRM #2  
N=7237761.6610  
E=3318433.9909

CERTIFICATE OF DEDICATION BY OWNER

We, Texarkana Independent School District, 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 Dunbar EEC Addition, a subdivision of a part of the Hoskins & Smelser Headright Survey, Abstract 718, Bowie County, Texas, and by these presents. We hereby dedicate to the public the easements shown on this plat for drainage purposes.

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/she 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

We, the undersigned, do hereby certify that the Dunbar EEC Addition, a subdivision of a part of the Hoskins & Smelser Headright Survey, Abstract 718, Bowie County, Texas, together with the Owner's Certificate and Surveyor's Certificate of same 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 \_\_\_\_\_

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 May 6, 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 Dunbar EEC Addition, a subdivision of a part of the Hoskins & Smelser Headright Survey, Abstract 718, Bowie County, Texas.

Jeffrey A. Wood  
Registered Professional Land Surveyor  
No. 6220, State of Texas  
Firm Certificate No. 101011-00  
Date: May 14, 2025



FLOOD STATEMENT:

By graphic plotting only, a portion of this property is in Zone "X" on area determined to be outside the 0.2% Annual Chance Floodplain of the Flood Insurance Rate Map, a portion of this property is in Zone "AE", and a portion of this property is in Zone "AE" Floodway. In Community of the City of Texarkana, Number 480000, Panel 0355, Suffix E, Map Number 4803700355E, Dated December 21, 2017.

NOTES:  
ALL MONUMENTS ARE FOUND 1/2" STEEL RODS CAPPED MTG ENG, UNLESS OTHERWISE INDICATED.

DUNBAR EEC ADDITION  
PRELIMINARY PLAT

REPLAT OF LOTS NO. 1, 2, 3, & 4, BLOCK NO. 2,  
AVONDALE ADDITION, AND 6.227 ACRES IN  
THE HOSKINS & SMELSER HEADRIGHT SURVEY,  
ABSTRACT 718, BOWIE COUNTY, TEXAS

Date	Revision/Description

Drawn By: BLB  
Checked By: JW  
Project No.: 236002E  
Dwg. Date: 01/30/2025  
File No.:  
Sheet No.:

**MTG**  
ENGINEERS  
& SURVEYORS

5930 SUMMERHILL ROAD, TEXARKANA, TX  
P. 903.336.8533 WWW.MTGENGINEERS.COM  
TBP# FIRM NO. F-354 AR CO# NO. 125  
© MTG 2025

Property Description  
7.054 Acres  
Bowie County, Texas

All that certain lot, tract or parcel of land lying and situated in the Hoskins & Smelser Headright Survey, Abstract 718, Bowie County, Texas, being all of that certain tract of land described as Tract No. 1, 6.227 acres in the deed from Texarkana College to Texarkana Independent School District, dated July 31, 2023, recorded in Document No. 2023-00007493 of the Real Property Records of Bowie County, Texas, and all of that certain tract of land described as Tract No. 2 with 0.826 acres in the deed from Texarkana College to Texarkana Independent School District, dated July 31, 2023, recorded in Document No. 2023-00007493 of the Real Property Records of Bowie County, Texas, also being all of Lots No. 1, 2, 3, and 4, Block No. 2 of Avondale Addition to the City of Texarkana, Bowie County, Texas, according to the plat recorded in Volume 40, Page 189 of the Plat Records of Bowie County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch steel rod found for a corner, capped MTG ENG, lying in the South right-of-way line of College Drive, the Northwest corner of the said 6.227 acre tract;

THENCE North 87 degrees 55 minutes 47 seconds East a distance of 187.61 feet along the South right-of-way line of the said College Drive and the North line of the said 6.227 acre tract to a 1/2 inch square pipe found for a corner, on inside ell corner of the said 6.227 acre tract;

THENCE North 02 degrees 04 minutes 13 seconds West a distance of 15.00 feet along the West line of the said 6.227 acre tract and the East right-of-way line of the said College Drive to a 1/2 inch steel pipe found for a corner, on outside ell corner of the said 6.227 acre tract, lying in the South right-of-way line of Moser Street;

THENCE North 87 degrees 55 minutes 47 seconds East a distance of 339.20 feet along the South right-of-way line of the said Moser Street and the North line of the said 6.227 acre tract to a 1/2 inch square pipe found for a corner (control monument), lying at the intersection of the South right-of-way line of the said Moser Street and the West right-of-way line of Carrol Avenue, the Northeast corner of the said 6.227 acre tract;

THENCE South 02 degrees 22 minutes 39 seconds East (basis of bearings) a distance of 564.99 feet along the West right-of-way line of the said Carrol Avenue and the East line of the said 6.227 acre tract to a 1/2 inch square pipe found for a corner, lying in the North line of the said 0.826 acre tract lying in the North line of the said Lot No. 1, the Southeast corner of the said 6.227 acre tract;

THENCE North 87 degrees 29 minutes 37 seconds East a distance of 14.75 feet along the North line of the said Lot No. 1 the South right-of-way line of the said Carrol Avenue to a 1/2 inch steel rod found for a corner, capped MTG ENG, the Southeast corner of the said Lot No. 1, and the intersection of the West right-of-way line of the said Carrol Avenue and the North right-of-way line of the Blake Avenue;

THENCE South 02 degrees 30 minutes 22 seconds East a distance of 90.00 feet along the East line of the said Lot No. 1 and the West right-of-way line of the said Carrol Avenue to a 1/2 inch steel rod found for a corner, capped MTG ENG, the Southwest corner of the said Lot No. 4, and the intersection of the West right-of-way line of the said Carrol Avenue and the East right-of-way line of Harris Avenue;

THENCE North 02 degrees 30 minutes 22 seconds West a distance of 90.00 feet along the West line of the said Lot No. 4 and the East right-of-way line of the said Harris Avenue to a 1/2 inch steel rod found for a corner, capped MTG ENG, the Northwest corner of the said Lot No. 4 and lying in the South line of the said 6.227 acre tract;

THENCE South 87 degrees 29 minutes 38 seconds West a distance of 67.44 feet along the South line of the said 6.227 acre tract and the North line of Block No. 3 of the said Avondale Addition to a 1/2 inch steel rod found for a corner, capped MTG ENG, the Southwest corner of the said 6.227 acre tract, the Southeast corner of that certain tract of land described as 0.465 acres in the deed from Charles F. Moser to the City of Texarkana, Texas, dated April 20, 1976, recorded in Volume 599, Page 182 of the Deed Records of Bowie County, Texas;

THENCE North 02 degrees 24 minutes 08 seconds West a distance of 274.07 feet along the West line of the said 6.227 acre tract and the East line of the said 0.465 acre tract to a 1/2 inch steel rod found for a corner, on inside ell corner of the said 6.227 acre tract, the Northeast corner of the said 0.465 acre tract;

THENCE South 87 degrees 35 minutes 47 seconds West a distance of 36.32 feet along the South line of the said 6.227 acre tract and the North line of the said 6.227 acre tract to a 1/2 inch steel rod found for a corner, capped MTG ENG;

THENCE North 11 degrees 41 minutes 13 seconds West a distance of 44.49 feet along the West line of the said 6.227 acre tract to a 1/2 inch steel rod found for a corner, capped MTG ENG, on inside ell corner of the said 6.227 acre tract;

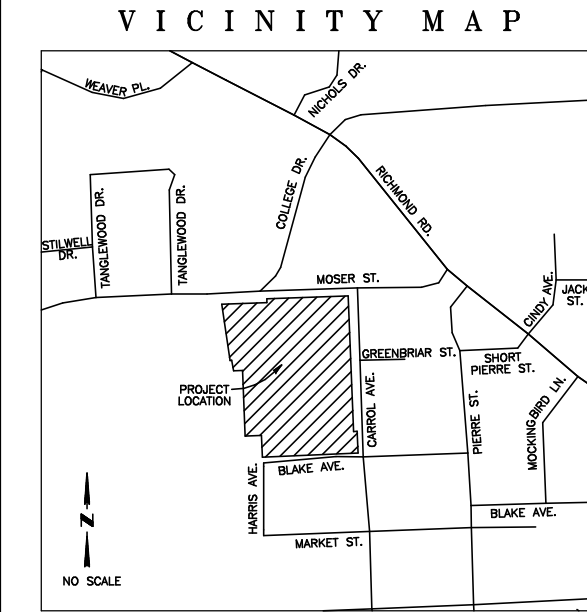
THENCE South 87 degrees 19 minutes 47 seconds West a distance of 6.49 feet along the South line of the said 6.227 acre tract to a 1/2 inch steel rod found for a corner, capped MTG ENG, on outside ell corner of the said 6.227 acre tract;

THENCE North 08 degrees 12 minutes 08 seconds West a distance of 237.13 feet along the West line of the said 6.227 acre tract to the point of beginning and containing 7.054 acres of land, at the time of this survey.

CURRENT DEED:  
CALLED: 0.465 ACRES  
FROM: CHARLES F. MOSER  
TO: THE CITY OF TEXARKANA, TX  
DATED: APRIL 20, 1976  
VOLUME 599, PAGE 182  
DEED RECORDS  
BOWIE COUNTY, TEXAS

LOT 1  
7.023 ACRES  
305927.78 SQ FT  
MIN F. P. = 306.70'

DEDICATED FOR STREET  
RIGHT-OF-WAY  
0.031 ACRE



The bearings are based on Grid North within the Texas Coordinate System of 1983, North Central Zone, NAD83 (GCRS96, EPOCH2002.0), grid, with a bearing of South 02 degrees 22 minutes 39 seconds East. The following control monuments were used to establish the basis of bearings:

CONTROL MONUMENT/SRM #1  
N=7237761.6674  
E=3318410.4706

CONTROL MONUMENT/SRM #2  
N=7237761.6674  
E=3318433.9090

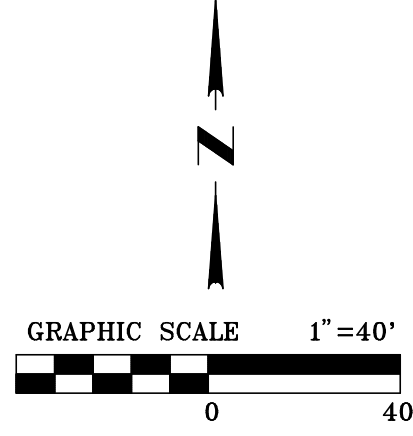
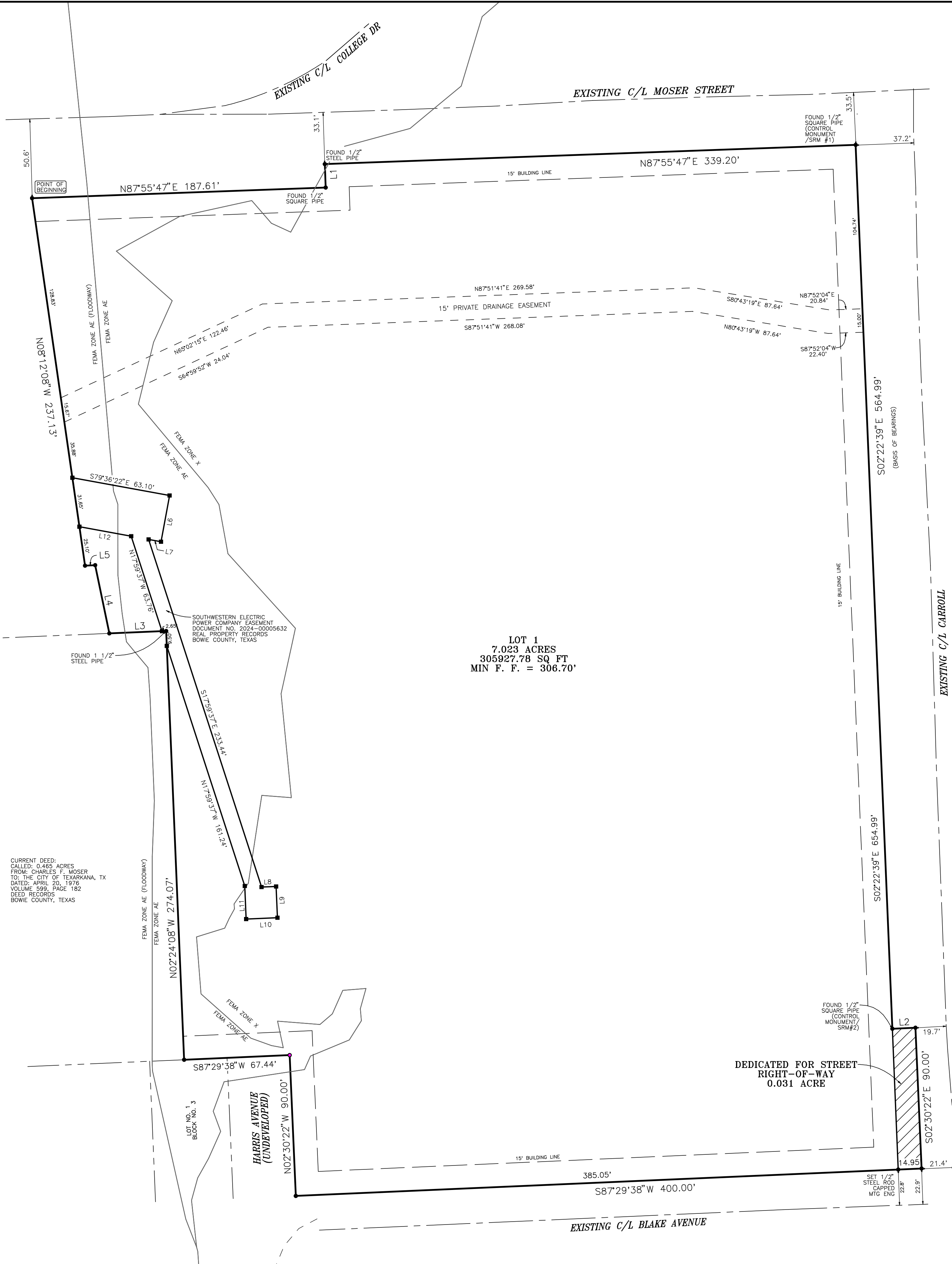


Table with 3 columns: LINE, BEARING, DISTANCE. Lists boundary lines L1 through L21 with their respective bearings and distances.

CERTIFICATE OF DEDICATION BY OWNER

We, Texarkana Independent School District, 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 Dunbar EEC Addition, a subdivision of a part of the Hoskins & Smelser Headright Survey, Abstract 718, Bowie County, Texas, and by these presents. We hereby dedicate to the public the easements shown on this plat for drainage purposes.

Texarkana Independent School District

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/she 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

We, the undersigned, do hereby certify that the Dunbar EEC Addition, a subdivision of a part of the Hoskins & Smelser Headright Survey, Abstract 718, Bowie County, Texas, together with the Owner's Certificate and Surveyor's Certificate of same 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 \_\_\_\_\_ Chairman  
Expires on \_\_\_\_\_ Secretary

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 May 6, 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 Dunbar EEC Addition, a subdivision of a part of the Hoskins & Smelser Headright Survey, Abstract 718, Bowie County, Texas.

Jeffrey A. Wood  
Registered Professional Land Surveyor  
No. 6220, State of Texas  
Firm Certificate No. 101011-00  
Date: May 14, 2025



FLOOD STATEMENT:  
By graphic plotting only, a portion of this property is in Zone "X" on area determined to be outside the 0.2% Annual Chance Floodplain of the Flood Insurance Rate Map, a portion of this property is in Zone "AE", and a portion of this property is in Zone "AE" Floodway. In Community of the City of Texarkana, Number 480600, Panel 0355, Suffix E, Map Number 48037C0355E, Dated December 21, 2017.

NOTES:  
ALL MONUMENTS ARE FOUND 1/2" STEEL RODS CAPPED MTG ENG, UNLESS OTHERWISE INDICATED.

DUNBAR EEC ADDITION  
FINAL PLAT

REPLAT OF LOTS NO. 1, 2, 3, & 4, BLOCK NO. 2, AVONDALE ADDITION, AND 6.227 ACRES IN THE HOSKINS & SMELSER HEADRIGHT SURVEY, ABSTRACT 718, BOWIE COUNTY, TEXAS

Table with 2 columns: Date, Revision/Description. Includes fields for Drawn By (BLB), Checked By (JW), Project No. (236002E), Dwg. Date (01/30/2025), File No., and Sheet No.



5930 SUMMERHILL ROAD, TEXARKANA, TX  
P. 903.336.8533 WWW.MTGENGINEERS.COM  
© MTG 2025

**From:** [TEX-Henslee, Dustin](#)  
**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](#); [TEX-Wade, Jonathan](#)  
**Cc:** [TEX-Puckett, Laura](#)  
**Subject:** Plat Review - Dunbar EEC Addition and Parks Elementary Addition  
**Date:** Monday, June 9, 2025 9:19:00 AM  
**Attachments:** [PlatReview-DunbarEECAddition-July2025.pdf](#)  
[PlatReview-ParksElementaryAddition-July2025.pdf](#)

---

All,

We have received a request for approval of the final and preliminary plat for Dunbar EEC Addition and the Parks Elementary Addition being a replat of Lots 1 and 2, Pine Street Addition. These plats are part of the development of the new schools TISD is currently building.

Attached is the application, checklist, and plats. This will be on the **July 7, 2025** P&Z Agenda so please review and provide any comments back to me via email by **12 PM, July 25, 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: PlatComments-DunbarAddition-July2025P&Z (4545 : Consider final and preliminary Plat Dunbar Addition)

**From:** [Will Burris](#)  
**To:** [TEX-Henslee, Dustin](#)  
**Subject:** RE: Plat Review - Dunbar EEC Addition and Parks Elementary Addition  
**Date:** Monday, June 16, 2025 10:24:29 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.

BCEC 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:** Monday, June 9, 2025 9:19 AM  
**To:** dwwiley@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>; Will Burris <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>; TEX-Wade, Jonathan <jonathan.wade@texarkanatexas.gov>  
**Cc:** TEX-Puckett, Laura <lpuckett@texarkanatexas.gov>  
**Subject:** [CAUTION EXTERNAL EMAIL] Plat Review - Dunbar EEC Addition and Parks Elementary Addition

All,

We have received a request for approval of the final and preliminary plat for Dunbar EEC Addition and the Parks Elementary Addition being a replat of Lots 1 and 2, Pine Street Addition. These plats are part of the development of the new schools TISD is currently building.

Attached is the application, checklist, and plats. This will be on the **July 7, 2025** P&Z Agenda so

Attachment: PlatComments-DunbarAddition-July2025P&Z (4545 : Consider final and preliminary Plat Dunbar Addition)

please review and provide any comments back to me via email by **12 PM, July 25, 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.**

**From:** [David McDowell](#)  
**To:** [TEX-Henslee, Dustin](#)  
**Subject:** RE: Plat Review - Dunbar EEC Addition and Parks Elementary Addition  
**Date:** Monday, June 9, 2025 9:47:06 PM

**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.

This will be out of the service territory of Southwest Arkansas Electric.

Thank you,

David McDowell  
 Manager of Construction, Staking, & GIS  
 Southwest Arkansas Electric Cooperative  
 2904 E. 9<sup>th</sup> St.  
 Texarkana, AR 71854  
 Office: 870-772-2743 ext.1268  
 Cell: 903-490-4853



**From:** TEX-Henslee, Dustin <dustin.henslee@texarkanatexas.gov>  
**Sent:** Monday, June 9, 2025 9:19 AM  
**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>; David McDowell <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>; TEX-Wade, Jonathan <jonathan.wade@texarkanatexas.gov>  
**Cc:** TEX-Puckett, Laura <lpuckett@texarkanatexas.gov>  
**Subject:** Plat Review - Dunbar EEC Addition and Parks Elementary Addition

**CAUTION:** This email originated from outside of the organization. Do not click links or

Attachment: PlatComments-DunbarAddition-July2025P&Z (4545 : Consider final and preliminary Plat Dunbar Addition)

open attachments unless you recognize the sender and know the content is safe.

All,

We have received a request for approval of the final and preliminary plat for Dunbar EEC Addition and the Parks Elementary Addition being a replat of Lots 1 and 2, Pine Street Addition. These plats are part of the development of the new schools TISD is currently building.

Attached is the application, checklist, and plats. This will be on the **July 7, 2025** P&Z Agenda so please review and provide any comments back to me via email by **12 PM, July 25, 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.**

**Southwest Arkansas Electric Cooperative is an equal opportunity provider and employer.**

This message contains confidential information and is intended only for the individual named. If you are not the named addressee you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by mistake and delete this e-mail from your system. E-mail transmission cannot be guaranteed to be secure or error-free as information could be intercepted, corrupted, lost, destroyed, arrive late or incomplete, or contain viruses. The sender therefore does not accept liability for any errors or omissions in the contents of this message, which arise as a result of e-mail transmission. If verification is required please request a hard-copy version.

**From:** [Langley, Joe](#)  
**To:** [TEX-Henslee, Dustin](#)  
**Subject:** RE: Plat Review - Dunbar EEC Addition and Parks Elementary Addition  
**Date:** Monday, June 9, 2025 2:15:51 PM

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No issue that I see

**From:** TEX-Henslee, Dustin <dustin.henslee@texarkanatexas.gov>  
**Sent:** Monday, June 9, 2025 9:19 AM  
**To:** dwwiley@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>; Langley, Joe <Joe.Langley@cableone.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>; TEX-Wade, Jonathan <jonathan.wade@texarkanatexas.gov>  
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***Assistant City Manager/Director of Public Works***  
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Attachment: PlatComments-DunbarAddition-July2025P&Z (4545 : Consider final and preliminary Plat Dunbar Addition)

be shared with others.

From: Zac Pianalto  
 To: TEX-Henslee, Dustin; Dusty Wiley; jwood@mtgeniengineers.com; Cabe C Bonner; brandon.k.mccormick@windstream.com; chris.jackson@windstream.com  
 Subject: Plat Review - Dunbar EEC Addition and Parks Elementary Addition  
 Date: Tuesday, June 10, 2025 8:33:03 AM  
 Attachments: image002.png; image004.png; image005.png

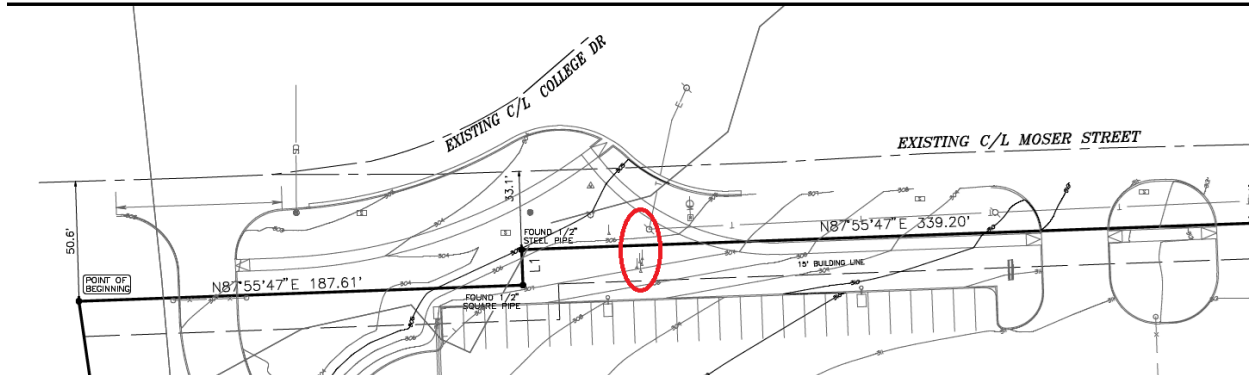
**CAUTION:** This email originated from outside our email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dusty Henslee,  
 The SWEPCO easements are shown on the Parks Elementary and Dunbar Early Education plats. I did notice on the Dunbar property several down guys (some belong to SWEPCO, some are for communications) at the intersection of Moser and College that are not shown in easement.

Jeffrey,  
 Do you know of any easement at the intersection of Moser and College or a Windstream Easement since the pole belongs to Windstream.

Thank you.

**SOUTHWESTERN ELECTRIC POWER COMPANY** | ENGINEER  
 ZAC PIANALTO | ENGINEER  
 ZSPIANALTO@AEP.COM | C: 903.826.5027  
 3708 W 7TH ST, TEXARKANA, TX 75501-6324



From: TEX-Henslee, Dustin <dustin.henslee@texarkantexas.gov>  
 Sent: Monday, June 9, 2025 9:19 AM  
 To: Dusty Wiley <dwiley@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@texarkantexas.gov>; willb@bce.com; Terri <terri.rogers@txkusa.org>; joe.langley@sparklight.biz; TTFD-James, Heather <heather.james@texarkantexas.gov>; mross <mross@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>; dmcowell@swrea.com; TX-Maxey, Shawn <s.maxey@texarkantexas.gov>; Adam Keahey <akeahey@conterra.com>; tray.mcneil@rittercommunications.com; Fisher, Jacob W <jacob.fisher@windstream.com>; TEX-Wade, Jonathan <jonathan.wade@texarkantexas.gov>  
 Cc: TEX-Puckett, Laura <lpuckett@texarkantexas.gov>  
 Subject: [EXTERNAL] Plat Review - Dunbar EEC Addition and Parks Elementary Addition

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Attachment: PlatComments-DunbarAddition-July2025P&Z (4545 : Consider final and preliminary Plat Dunbar Addition)

*Assistant City Manager/Director of Public Works  
City of Texarkana, Texas  
Office: (903)-798-3953  
Cell: (903)-908-1808*

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**Attachment: PlatComments-DunbarAddition-July2025P&Z (4545 : Consider final and preliminary Plat Dunbar Addition)**



## Texarkana Water Utilities

801 Wood Street, P.O. Box 2008, Texarkana, Texas 75504

(903) 798-3800 Phone  
711 TTY  
(903) 791-0724 Fax

# MEMORANDUM

**To:** Dusty Henslee, P.E., CFM, CPM, Assistant City Manager/Director of Public Works,  
City of Texarkana, Texas

**From:** Gary L. Smith, P.E., Director, TWU

**Date:** June 9, 2025

**Re:** **Dunbar EEC Addition**

The Utility staff has reviewed the above Preliminary and Final plat and has the following comments:

1. There is an existing six-inch (6") water main on a section of the west side of Carrol Avenue and a section on the east side of Carrol Avenue between Blake Avenue and Greenbriar Street and an existing two-inch (2") water main on the east side of Carrol Avenue between Greenbriar Street and Moser Street. There is also an existing six-inch (6") water main on the south side of Moser Street and an existing six-inch (6") water main on the south side of Blake Street.
2. There is an existing eight-inch (8") sanitary sewer main on the north side of Moser Street and an existing six-inch (6") sanitary sewer main on the east side of Carrol Avenue. There is also an existing twelve-inch (12") sanitary sewer main on the east side of Cowhorn Creek and an existing six-inch (6") sanitary sewer main in Blake Avenue.
3. The Utility reserves the right to request additional utility easements upon review of the plans.
4. The size and location of the existing water and sanitary sewer mains have not been field verified. The developer's representative shall field verify the size and location of the existing utilities before designing or constructing extensions of the system

If you should have any questions or require further information, please do not hesitate to contact me. Thank you.

cc: Kenny Icenhower, P.E., Assistant Director - Operations, TWU  
Bill Moss, GIS Asset Management Administrator, TWU  
Teresa Akard, O & M Coordinator, TWU  
Michelle Warren, Executive Assistant, TWU

City of Texarkana, Texas

Version:

Update Date: 7/1/2025 8:14 AM

# Summary Sheet

**Lead Department:** Planning & Zoning Commission      **Action Officer:** Laura Puckett, Zoning Administrator  
**Subject:** Consider approval of Parks Elementary Addition being a replat of Lots 1 and 2, Pine Street addition, located at 1915 Pine Street. Texarkana Independent School District, owner, and Jeffrey, MTG Engineers & Surveyors, agent.  
**Meeting Date:** 7/7/2025

**Attachments**

- a. PlatComments-ParksElementary-July2025P&Z (PDF)

**Staff Coordination**

Planning & Zoning Commission	Laura Puckett	Reviewer	Pending
Building Code Administration	Mashell Daniel	Reviewer	Pending
Planning & Zoning Commission	Laura Puckett	Meeting	Pending
07/07/2025 6:00 PM			

**Updates/History of Briefing:**

NOT APPLICABLE

**Executive Summary and Background Information:**

See attached memorandum.

**Potential Options:**

Approve, deny or table

**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:**


NOT APPLICABLE

**Advisory Board/Committee Meeting Date and Minutes:**

July 7, 2025

## MEMORANDUM

**To:** Jeffrey Woods, MTG

**From:** Dusty Henslee, P.E., CFM, CPM   
Assistant City Manager/Director of Public Works

**Date:** June 24, 2025

**Subject:** **Consider approval of Parks Elementary Addition being a replat of Lots 1 and 2 Pine Street Addition**

**Comments are as follows:**

1. TxDOT – No response
2. Summit Utilities – No response
3. Sparklight – No issues
4. Windstream - No response
5. Conterra – No response
6. Ritter – No response
7. Electric Companies
  - a. AEP – No issues
  - b. Bowie Cass – No issue
  - c. REA – No response
8. TWU - **Easements needed to be revised to reflect actual field locations. See memo from TWU.**
9. PW/Planning Departments
  - a. **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)**
  - b. **Electronic copy of recorded plat submitted to PW**
  - c. **Development of property must meet all development codes (streets and sidewalks, drainage, floodplain, stormwater, etc.). Staff reserves right to request additional modifications, easements, etc. based on review of construction plans for the subdivision.**
  - d. **Add all street names**
  - e. **Remove pavement lines**
10. 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.

Attachment: PlatComments-ParksElementary-July2025P&Z (4546 : Consider approval Parks Elementary Addition)



# 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

Purpose of Plat: To combine Lots 1 & 2 Pine Street Addition into one lot

**Plat Title:** Parks Elementary Addition

**Current Legal Description:** Lots 1 & 2 Pine Street Addition

**Total Acreage:** 11.601 ac **Number of Lots:** 1 **Zoning:** MF-1

**Owner/Developer Information:**

Name: Texarkana Independent School District

Address: 4241 Summerhill Road, Texarkana TX 75503

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

  
Applicant's Signature

6/9/25  
Date

Application Fee: \_\_\_\_\_

Received by: \_\_\_\_\_

Attachment: PlatComments-ParksElementary-July2025P&Z (4546 : Consider approval Parks Elementary Addition)



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

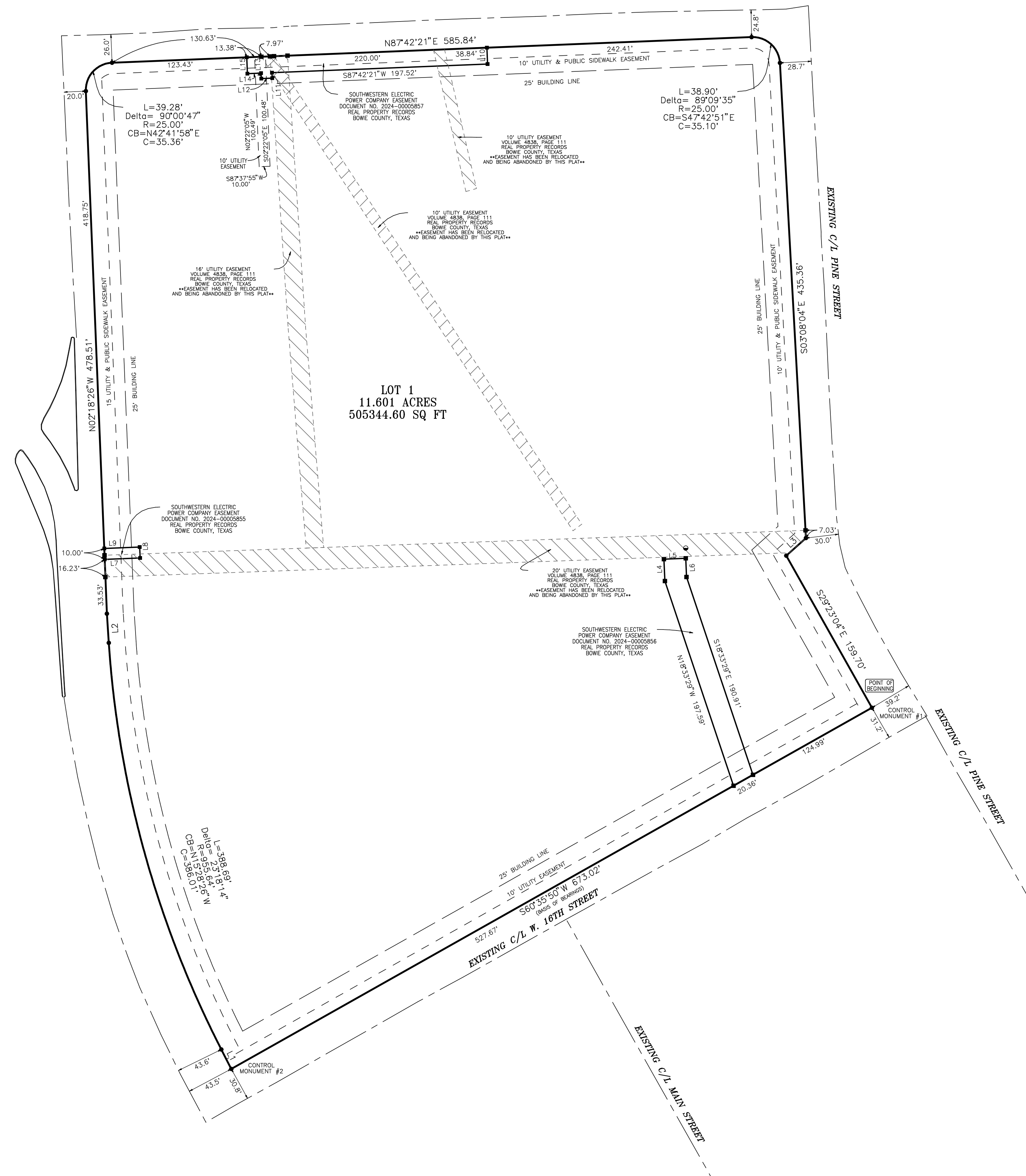
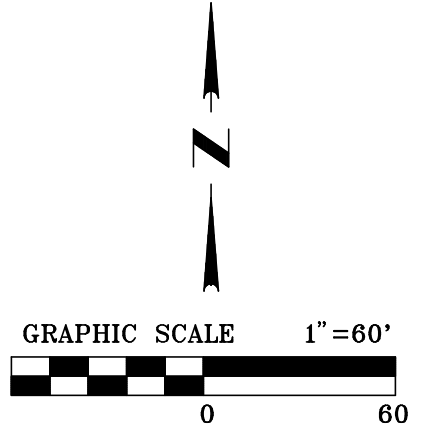
Names or designations of all adjoining subdivisions or properties	<input checked="" type="checkbox"/>
Adjacent dedicated streets, alleys, and easements	<input checked="" type="checkbox"/>
Outline of proposed tract (shall stand out compared to other boundary lines)	<input checked="" type="checkbox"/>
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 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

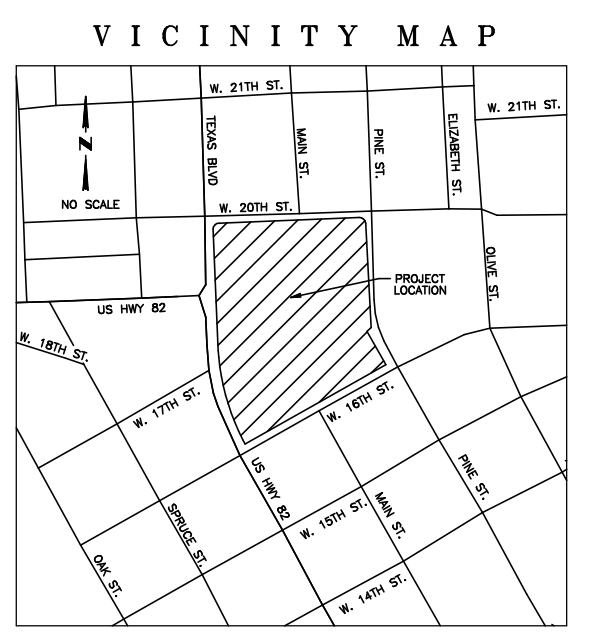
I have reviewed the checklist and submittals for completeness and accuracy. I understand this plat will not be reviewed until all information is included.


6/9/25  
 \_\_\_\_\_  
 Signature Date  
 Jeffrey Wood  
 \_\_\_\_\_  
 Printed Name

Attachment: PlatComments-ParksElementary-July2025P&Z (4546 : Consider approval Parks Elementary Addition)



LINE	BEARING	DISTANCE
L1	N27°08'23"W	19.98'
L2	N03°49'18"W	25.74'
L3	S48°07'02"W	24.18'
L4	N02°22'05"E	20.00'
L5	N87°37'55"W	20.00'
L6	S02°22'05"E	17.15'
L7	N87°41'34"E	32.44'
L8	S02°18'26"E	10.00'
L9	S87°41'34"W	32.44'
L10	S02°17'39"E	15.00'
L11	S02°17'39"E	5.00'
L12	S87°42'21"W	10.00'
L13	N02°17'39"W	5.00'
L14	S87°42'21"W	12.48'
L15	N02°17'39"W	15.00'



The bearings are based on Grid North within the Texas Coordinate System of 1983, North Central Zone, NAD83 (GCRS96, EPOCH2002.0), grid, with a bearing of South 60 degrees 35 minutes 50 seconds West. The following control monuments were used to establish the basis of bearings:

CONTROL MONUMENT #1  
N=7234312.4344  
E=3325773.8782

CONTROL MONUMENT #2  
N=7233982.0186  
E=3325187.5481

NOTE: In providing this boundary survey, no attempt has been made to obtain or show data concerning existence, size, depth, condition, capacity or location of any utility existing on the site, whether private, municipal or public owned. Subsurface and environmental conditions were not surveyed or examined or statement is made concerning the existence of underground or overhead conditions, containers or facilities that may affect the use or development of this property. Easement research was not done for this property by the surveyor, nor was a current title policy provided prior to this survey.

Property Description  
11.601 Acres

All of Lots No. 1 and 2 of Pine Street Addition to the City of Texarkana, Bowie County, Texas, a subdivision of a part of the I.M. Ball Headright Survey, Abstract 92, and a part of the Thomas Drennan Headright Survey, Abstract 166, Bowie County, Texas, according to the plat recorded in Volume 4838, Page 111 of the Real Property Records of Bowie County, Texas.

CERTIFICATE OF DEDICATION BY OWNER

We, Texarkana Independent School District, 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 Parks Elementary Addition, a Replat of Lots No. 1 & 2 of Pine Street Addition to the City of Texarkana, Bowie County, Texas, a subdivision of a part of the I.M. Ball Headright Survey, Abstract 92, and a part of the Thomas Drennan Headright Survey, Abstract 166, Bowie County, Texas, and by these presents.

Texarkana Independent School District

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/she 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

We, the undersigned, do hereby certify that Parks Elementary Addition, a Replat of Lots No. 1 & 2 of Pine Street Addition to the City of Texarkana, Bowie County, Texas, a subdivision of a part of the I.M. Ball Headright Survey, Abstract 92, and a part of the Thomas Drennan Headright Survey, Abstract 166, 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 \_\_\_\_\_

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 May 6, 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 Parks Elementary Addition, a Replat of Lots No. 1 & 2 of Pine Street Addition to the City of Texarkana, Bowie County, Texas a subdivision of a part of the I.M. Ball Headright Survey, Abstract 92, and a part of the Thomas Drennan Headright Survey, Abstract 166, Bowie County, Texas.

Jeffrey A. Wood  
Registered Professional Land Surveyor  
No. 6220, State of Texas  
Firm Certificate No. 101011-00  
Date: May 29, 2025



FLOOD STATEMENT:

By graphic plotting only, this property is in Zone "X" of the Flood Insurance Rate Map, Community Panel No. 48037C0370E, which bears an Effective Date of dated December 21, 2017, and is not in a special flood hazard area. No field surveying was performed to determine this zone and on 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.

SURVEYOR NOTE:  
THE PURPOSE OF THE REPLAT IS TO MAKE THE FOLLOWING CHANGES:  
1) TO COMBINE LOTS NO. 1 & 2 INTO ONE LOT.  
2.) ALL MONUMENTS ARE FOUND 1/2" STEEL RODS CAPPED MTG ENG, UNLESS OTHERWISE INDICATED.  
3.) THIS PLAT IS NOT IN VIOLATION OF ANY RESTRICTIVE COVENANTS AFFECTING THE PROPERTY.

<b>PARKS ELEMENTARY ADDITION</b>		<b>MTG ENGINEERS &amp; SURVEYORS</b>
REPLAT OF LOTS NO. 1 & 2 PINE STREET ADDITION		
Date	Revision/Description	
Drawn By	Checked By	Project No.
DH	JW	236002 B
Dwg. Date	File No.	
01/30/2025	Sheet No.	

5930 SUMMERHILL ROAD, TEXARKANA, TX  
P. 903.836.8533 www.mtgengineers.com  
TBP# FIRM NO. F-354 AR CO# NO. 125  
© MTG 2025

**From:** [TEX-Henslee, Dustin](#)  
**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](#); [TEX-Wade, Jonathan](#)  
**Cc:** [TEX-Puckett, Laura](#)  
**Subject:** Plat Review - Dunbar EEC Addition and Parks Elementary Addition  
**Date:** Monday, June 9, 2025 9:19:00 AM  
**Attachments:** [PlatReview-DunbarEECAddition-July2025.pdf](#)  
[PlatReview-ParksElementaryAddition-July2025.pdf](#)

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Attachment: PlatComments-ParksElementary-July2025P&Z (4546 : Consider approval Parks Elementary Addition)

**From:** [Will Burris](#)  
**To:** [TEX-Henslee, Dustin](#)  
**Subject:** RE: Plat Review - Dunbar EEC Addition and Parks Elementary Addition  
**Date:** Monday, June 16, 2025 10:24:29 AM

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BCEC 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:** Monday, June 9, 2025 9:19 AM  
**To:** dwwiley@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>; Will Burris <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>; TEX-Wade, Jonathan <jonathan.wade@texarkanatexas.gov>  
**Cc:** TEX-Puckett, Laura <lpuckett@texarkanatexas.gov>  
**Subject:** [CAUTION EXTERNAL EMAIL] Plat Review - Dunbar EEC Addition and Parks Elementary Addition

All,

We have received a request for approval of the final and preliminary plat for Dunbar EEC Addition and the Parks Elementary Addition being a replat of Lots 1 and 2, Pine Street Addition. These plats are part of the development of the new schools TISD is currently building.

Attached is the application, checklist, and plats. This will be on the **July 7, 2025** P&Z Agenda so

Attachment: PlatComments-ParksElementary-July2025P&Z (4546 : Consider approval Parks Elementary Addition)

please review and provide any comments back to me via email by **12 PM, July 25, 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

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**From:** [David McDowell](#)  
**To:** [TEX-Henslee, Dustin](#)  
**Subject:** RE: Plat Review - Dunbar EEC Addition and Parks Elementary Addition  
**Date:** Monday, June 9, 2025 9:47:06 PM

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This will be out of the service territory of Southwest Arkansas Electric.

Thank you,

David McDowell  
 Manager of Construction, Staking, & GIS  
 Southwest Arkansas Electric Cooperative  
 2904 E. 9<sup>th</sup> St.  
 Texarkana, AR 71854  
 Office: 870-772-2743 ext.1268  
 Cell: 903-490-4853



**From:** TEX-Henslee, Dustin <dustin.henslee@texarkanatexas.gov>  
**Sent:** Monday, June 9, 2025 9:19 AM  
**To:** dw Wiley@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>; 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>; David McDowell <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>; TEX-Wade, Jonathan <jonathan.wade@texarkanatexas.gov>  
**Cc:** TEX-Puckett, Laura <lpuckett@texarkanatexas.gov>  
**Subject:** Plat Review - Dunbar EEC Addition and Parks Elementary Addition

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**From:** [Langley, Joe](#)  
**To:** [TEX-Henslee, Dustin](#)  
**Subject:** RE: Plat Review - Dunbar EEC Addition and Parks Elementary Addition  
**Date:** Monday, June 9, 2025 2:15:51 PM

**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.

No issue that I see

**From:** TEX-Henslee, Dustin <dustin.henslee@texarkanatexas.gov>  
**Sent:** Monday, June 9, 2025 9:19 AM  
**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>; willb@bcec.com; TWU-Rogers, Terri <terri.rogers@txkusa.org>; Langley, Joe <Joe.Langley@cableone.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>; TEX-Wade, Jonathan <jonathan.wade@texarkanatexas.gov>  
**Cc:** TEX-Puckett, Laura <lpuckett@texarkanatexas.gov>  
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***Assistant City Manager/Director of Public Works***  
***City of Texarkana, Texas***  
Office: (903)-798-3953  
Cell: (903)-908-1808

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Attachment: PlatComments-ParksElementary-July2025P&Z (4546 : Consider approval Parks Elementary Addition)

be shared with others.

From: Zac Pianalto  
 To: TEX-Henslee, Dustin; Dusty Wiley; jwood@mtgeniengineers.com; Cabe C Bonner; brandon.k.mccormick@windstream.com; chris.jackson@windstream.com  
 Subject: RE: Plat Review - Dunbar EEC Addition and Parks Elementary Addition  
 Date: Tuesday, June 10, 2025 8:33:03 AM  
 Attachments: image002.png; image004.png; image005.png

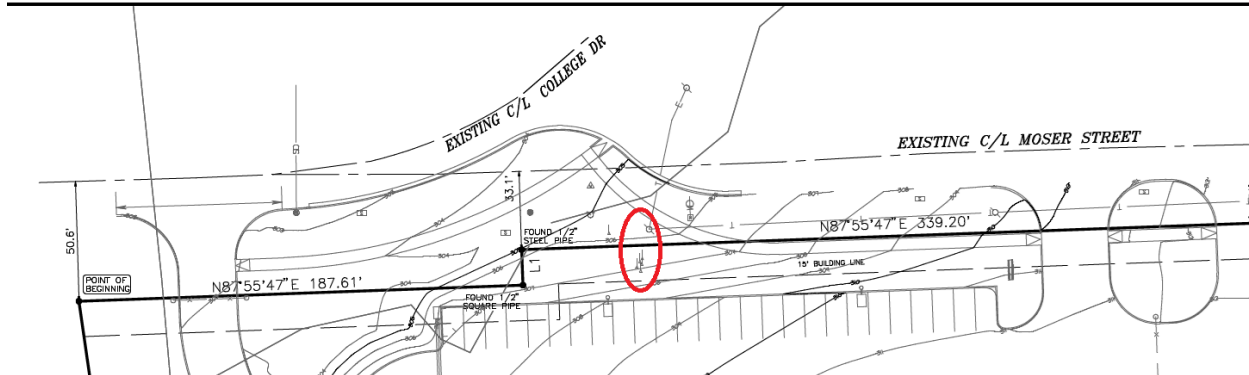
**CAUTION:** This email originated from outside our email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dusty Henslee,  
 The SWEPCO easements are shown on the Parks Elementary and Dunbar Early Education plats. I did notice on the Dunbar property several down guys (some belong to SWEPCO, some are for communications) at the intersection of Moser and College that are not shown in easement.

Jeffrey,  
 Do you know of any easement at the intersection of Moser and College or a Windstream Easement since the pole belongs to Windstream.

Thank you.

**SOUTHWESTERN ELECTRIC POWER COMPANY** | ZAC PIANALTO | ENGINEER  
 ZSPIANALTO@AEP.COM | C:903.826.5027  
 3708 W 7TH ST, TEXARKANA, TX 75501-6324



From: TEX-Henslee, Dustin <dustin.henslee@texarkantexas.gov>  
 Sent: Monday, June 9, 2025 9:19 AM  
 To: Dusty Wiley <dwiley@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@texarkantexas.gov>; willb@bce.com; Terri <terri.rogers@txkusa.org>; joe.langley@sparklight.biz; TTFD-James, Heather <heather.james@texarkantexas.gov>; mross <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>; dmcowell@swrea.com; TX-Maxey, Shawn <s.maxey@texarkantexas.gov>; Adam Keahey <akeahey@conterra.com>; tray.mcnell@rittercommunications.com; Fisher, Jacob W <jacob.fisher@windstream.com>; TEX-Wade, Jonathan <jonathan.wade@texarkantexas.gov>  
 Cc: TEX-Puckett, Laura <lpuckett@texarkantexas.gov>  
 Subject: [EXTERNAL] Plat Review - Dunbar EEC Addition and Parks Elementary Addition

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Thanks,  
 Dusty Henslee, P.E., CFM, CPM

Attachment: PlatComments-ParksElementary-July2025P&Z (4546 : Consider approval Parks Elementary Addition)

*Assistant City Manager/Director of Public Works  
City of Texarkana, Texas  
Office: (903)-798-3953  
Cell: (903)-908-1808*

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**Attachment: PlatComments-ParksElementary-July2025P&Z (4546 : Consider approval Parks Elementary Addition)**



## Texarkana Water Utilities

801 Wood Street, P.O. Box 2008, Texarkana, Texas 75504

(903) 798-3800 Phone  
711 TTY  
(903) 791-0724 Fax

# MEMORANDUM

**To:** Dusty Henslee, P.E., CFM, CPM, Assistant City Manager/Director of Public Works, City of Texarkana, Texas

**From:** Gary L. Smith, P.E., Director, TWU

**Date:** June 9, 2025

**Re:** **Parks Elementary Addition**

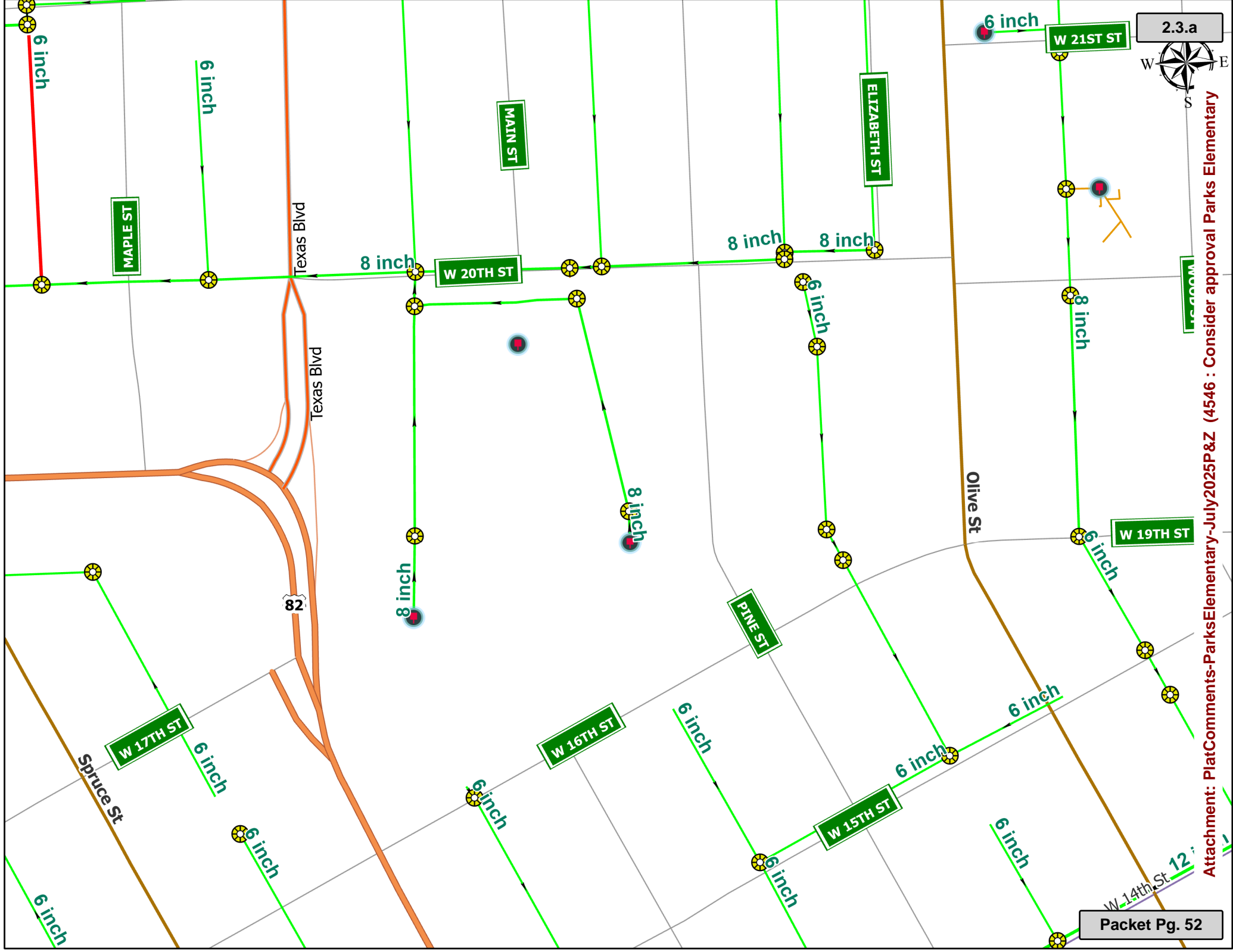
The Utility staff has reviewed the above Replat of Lots 1 & 2 and has the following comments:

1. There is an existing eight-inch (8") water main on the north side of West 20<sup>th</sup> Street and an existing six-inch (6") water main on a section of the south side of West 20<sup>th</sup> Street. There is also an existing twelve-inch (12") water main that has been re-routed (under this project) and located on a section of the east side of Texas Boulevard, the north side of West 16<sup>th</sup> Street, and a portion of the west side of Pine Street. There is also an existing six-inch (6") water main on the east side of Pine Street.
2. There is an existing eight-inch (8") sanitary sewer main in West 20<sup>th</sup> Street. There is also an existing eight inch (8") sanitary sewer main (installed per the plans submitted for this project) located within the site as shown on the attached pdf. **The actual installation does not match the easements shown on the replat submitted. The replat needs to show the easements to reflect what was installed as per the plans.**
3. The Utility reserves the right to request additional utility easements upon review of the plans.
4. The size and location of the existing water and sanitary sewer mains have not been field verified. The developer's representative shall field verify the size and location of the existing utilities before designing or constructing extensions of the system

If you should have any questions or require further information, please do not hesitate to contact me. Thank you.

cc: Kenny Icenhower, P.E., Assistant Director - Operations, TWU  
Bill Moss, GIS Asset Management Administrator, TWU  
Teresa Akard, O & M Coordinator, TWU  
Michelle Warren, Executive Assistant, TWU

Attachment: PlatComments-ParksElementary-July2025P&Z (4546 : Consider approval Parks Elementary Addition)



Attachment: PlatComments-ParksElementary-July2025P&Z (4546 : Consider approval Parks Elementary

## City of Texarkana, Texas

## Briefing Sheet

Version:  
Update Date: 7/1/2025 3:00 PM

**Lead Department:** City Attorney                      **Action Officer:** Jeffery Lewis,  
Ordinance No. 2025-100 amending Chapters 28, 36, and 140 of the City's Code  
of Ordinances relating to the regulation of coin-operated machines, distance  
**Subject:**                      restrictions in all zoning districts for exhibition of coin-operated machines, and  
prohibition of gambling devices and certain amusement redemption machines.

**Briefing:**                      7/7/2025                      **Public Hearing:** 8/11/2025                      **Council Vote:** 8/11/2025

## Item Schedule

Schedule 2: Brief once - vote once (two weeks)

## Updates/History of Briefing:

Ordinance No. 2025-040, amended by Ordinance No. 2025-078, approved a moratorium on the acceptance and approval of applications for permitting the installation and placement of devices or machines regulated by Chapter 36 of the City's Code of Ordinances.

Ordinance No. 2025-040 recited pending (at the time) companion bills filed with the Texas Legislature, addressing proposed amendments to the Texas Penal Code for criminal offenses and defenses related to gambling devices; both bills, as initially filed, included "eight-liner" in the Penal Code definition of "gambling device" and defined "eight-liner" to mean "an electronic device capable of simulating the play of a traditional mechanical slot machine, regardless of the number of lines of play, that for consideration affords a player or user of the device an opportunity to win a prize based solely or partially on chance". The City Council found and determined that the purpose and intent of these filed bills should be endorsed, and the City Manager communicated the Council's policy determination to the attention of our region's state senator. Neither bill became law.

## Executive Summary and Background Information:

The proposed ordinance creates a new article within Code Chapter 36 specific to coin-operated machines and moves existing provisions into that article, moves the departmental oversight to the police department (which currently handles post-permitting inspections), amends Code Chapter 140 to include city-wide zoning with statutorily-authorized distance limits on exhibition of coin-operated machines, and creates in Code Chapter 28 new offenses relating to gambling devices and certain "amusement redemption machines" which incorporate the key minimal elements of unconstitutional lotteries: (1) the payment of "consideration" (2) for a "chance" (3) to win a "prize".

The recitals cover a brief snapshot of the prohibition on lotteries in the Texas Constitution as addressed by the Texas Supreme Court and intermediate courts of appeals. Some cities have watched with interest the decade-spanning *City of Fort Worth v. Rylie* litigation for possible guidance on prohibition of eight-liners, but that litigation is distinguished by a stipulation from the operators of the machines that their eight-liners award prizes by chance and for consideration, and therefore those machines were held to be illegal lotteries. The Texas Supreme Court denied the petition to review that ruling. However, currently, in Fort Worth and in other jurisdictions, some operators are

## City of Texarkana, Texas

contending that their gaming machines are all skill, involving no chance, and therefore not illegal lotteries.

The Council-ordered moratorium provided time to review and improve existing Code provisions governing coin-operated machines regulated by the Texas Occupations Code, while at the same time addressing gambling devices prohibited by the Texas Penal Code and augmenting city ordinance, as Fort Worth did, prohibiting devices that include the key minimal elements of unconstitutional lotteries.

Section 1 creates a new article IV in Code Chapter 36 regulating “Public Amusements and Special Events”, that includes among other things:

- revising the existing permit and application process, moving functions to the police department;
- authorizes the police department to set periodic windows for receipt of applications;
- requiring application by both the machine owner and property owner, if different;
- requires disclosure of detailed machine data;
- establishes criteria for denial, suspension, or revocation of permits, together with an appeal process for denials and revocations;
- sets a 300-foot buffer for exhibition of coin-operated machines from churches, schools, and hospitals; and
- makes technical amendments to existing Chapter 36 provisions so that only new article IV regulates coin-operated machines.

Section 2 replaces article V in Code Chapter 28 “Offenses and Miscellaneous Provisions” with the prohibition on gambling and certain amusement redemption machines:

- the definition of “gambling device” is the same as contained in the Texas Penal Code
- the definition of “amusement redemption machine” means any electronic, electromechanical or mechanical contrivance, including sweepstakes machines, designed, made, and adapted solely for bona fide amusement purposes, and that **by operation of chance or a combination of chance and skill, regardless of any proportion of chance as compared to skill**, affords the user, in addition to any right of replay, an opportunity to receive exclusively noncash merchandise prizes, toys, or novelties, or a representation of a value redeemable for those items, that have a wholesale value available from a single play of the game or device of not more than 10 times the amount charged to play the game or device once or \$5, whichever is less. The term “amusement redemption machine” shall also include **any device that is prohibited by the constitution or penal laws of this state.**
- The term “Amusement redemption machine” does not include:
  - (1) A machine that awards the user non-cash merchandise prizes, toys, or novelties solely and directly from the machine, including claw, crane, or other similar machines;
  - (2) A machine from which the opportunity to receive non-cash merchandise prizes, toys or novelties, or a representation of value redeemable for those items, varies depending on the user’s ability to throw, roll, flip, toss, hit, or drop a ball or other physical objects into the machine or a part thereof, including basketball, golf, bowling, or similar machines.

## City of Texarkana, Texas

Section 3 contains the proposed 300-foot zoning provision to be placed in the Zoning Ordinance, Chapter 140, section 140-82, of the Land Development Code, which Planning and Zoning Commission approved \_\_\_\_\_ at its public meeting held on July 7, 2025.

Section 4 contains a transition provision setting the first application window for September 4, 2025, to ensure public awareness of the ordinance changes, form preparation, and departmental readiness.

**As stated in the ordinance recitals and reflected by the definition of “amusement redemption machine” requiring an element of chance, nothing in the proposed ordinance should be construed as prohibiting "pure skill" devices that contain no elements of chance, devices whose results are determined solely by the player’s exercise of skill.**

### Potential Options:

Approve, decline to approve, or propose changes to proposed ordinance.

### Fiscal Implications:

NOT APPLICABLE

### Staff Recommendation:

Staff recommends for approval.

### Advisory Board/Committee Review:

Planning and Zoning Commission approved the new zoning provision at its public meeting held on July 7, 2025.

### Board/Committee Recommendation:

Not applicable.

### Advisory Board/Committee Meeting Date and Minutes:

July 7, 2025

### Attachments

- a. 2025-100 ORD amending Code Ch 36 v07012025 (DOCX)
- b. 2025-100 Goals & Perspectives (DOCX)

### Staff Coordination

City Attorney	Jeffery C. Lewis	Department Head Review	Completed
	07/01/2025 2:40 PM		
Planning & Zoning Commission	Laura Puckett	Reviewer	Pending
Building Code Administration	Mashell Daniel	Reviewer	Pending

City of Texarkana, Texas

Planning & Zoning Commission

Laura Puckett

Meeting

Pending

07/07/2025 6:00 PM

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**Meeting History**

**ORDINANCE NO. 2025-100**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING THE FOLLOWING PROVISIONS OF THE CITY’S CODE OF ORDINANCES: CHAPTER 36, “PUBLIC AMUSEMENTS AND SPECIAL EVENTS” (AMENDING SECTIONS 36-1 AND 36-5(F), THE CAPTION OF ARTICLE III, DELETING SECTION 36-65 FROM ARTICLE III, AND ADDING NEW ARTICLE IV – “COIN-OPERATED MACHINES”); CHAPTER 28, “OFFENSES AND MISCELLANEOUS PROVISIONS” (REPEALING IN ITS ENTIRETY ARTICLE V, “CURFEW FOR MINORS”, AND REPLACING WITH NEW ARTICLE V, “GAMBLING DEVICES AND CERTAIN AMUSEMENT REDEMPTION MACHINES PROHIBITED”); AND CHAPTER 140, “ZONING” (ADDING TO ARTICLE IV, “DISTRICT USE REGULATIONS”, NEW SECTION 140-82, “RESTRICTION IN ALL ZONING DISTRICTS ON EXHIBITION OF COIN-OPERATED MACHINES OR COIN-OPERATED AMUSEMENT MACHINES”); CONTAINING REPEALER, SEVERABILITY, SUPERSEDING, AND PENALTY CLAUSES; CONTAINING LEGISLATIVE FINDINGS; AND ESTABLISHING EFFECTIVE DATES.**

**WHEREAS**, the Texas Local Government Code, section 215.074, authorizes a municipality to regulate the location and conduct of places of public amusements, and the City’s Code of Ordinances, Chapter 36, “Public Amusements and Special Events” regulates, among other things, various public amusements, including the operation of coin-operated machines; and

**WHEREAS**, the City Council, on March 10, 2025, by Ordinance No. 2025-040, amended by Ordinance No. 2025-078, both incorporated herein by reference for all purposes, approved a moratorium on the acceptance and approval of applications for permitting the installation and placement of devices or machines regulated by Chapter 36 of the City’s Code of Ordinances; and

**WHEREAS**, Ordinance No. 2025-040 recited pending (at the time) companion bills filed during the 89th Regular Session of the Texas Legislature, HB487 and SB517, addressing proposed amendments to the Texas Penal Code for criminal offenses and defenses related to gambling devices; both bills, as initially filed, included “eight-liner” in the Penal Code definition of “gambling device” and defined “eight-liner” to mean “an electronic device capable of simulating the play of a traditional mechanical slot machine, regardless of the number of lines of play, that for consideration affords a player or user of the device an opportunity to win a prize based solely or partially on chance”; and

**WHEREAS**, the City Council found and determined in Ordinance No. 2025-040 that the purpose and intent of HB487 and SB517, as originally filed, to include “eight-liner” in the Penal Code definition of “gambling device” should be endorsed, and the City Manager communicated the Council’s policy determination to the attention of our region’s state senator; and

**WHEREAS**, during the City’s moratorium, the legislative session adjourned sine die; and while

the Senate passed a substitute version of SB517 which substantially differed from the initially filed version and increased certain specific Penal Code gambling offenses (i.e., gambling promotion, keeping a gambling place, and communicating gambling information) from Class A misdemeanors to felonies of the third degree, the House received the Senate bill on May 8 but the legislative session concluded with no action by the House; and

**WHEREAS**, absent legislative guidance on the issues addressed in Ordinance No. 2025-040, the City Council looks to the Texas Constitution and case law from the Texas Supreme Court and intermediate courts of appeal on the constitutional prohibition on lotteries and games or gaming devices which include the payment of consideration for a chance to win a prize:

**Texas Supreme Court:**

***Randle v. State*, 42 Tex. 580 (1874).**

Article 12, Section 36, of the general provisions of the Constitution, contains the same prohibition as that found in Article 7, Section 17, of the general provisions of the Constitution of 1845. The article reads: “No lottery shall be authorized by this State, and the buying and selling of lottery tickets within this State is prohibited.” The constitutional provision needs no aid to show what is meant, so far as the granting authority by any power in the State to establish a lottery is concerned; and it only remains to inquire, what is understood to be meant by the words, “establish a lottery.”

Bouvier's definition is, “A scheme for the distribution of prizes by chance,” and this has been generally received by courts as the clearest and most comprehensive of the several definitions of lottery.... That it makes not the slightest difference whether it be styled a “Gift Enterprise,” “Book Sale,” “Land Distribution,” or “Art Association,” each and all are lotteries when the element of chance is connected with, or enters into the distribution of its prizes.

*Id.*, 42 Tex. at 585, 589.

***City of Wink v. Griffith Amusement Co.*, 129 Tex. 40, 100 S.W.2d 695 (1936).**

In general, it may be said that chance is the basic element of a lottery... “The ingredient of chance is, obviously, the evil principle which the law denounces and will eradicate, however it may be clothed, or however it may conceal itself in a fair exterior.” ... But the Constitution condemns those things which fall short of containing all the essential elements of a lottery, namely, those things which involve the lottery principle, of which "chance" is the one which constitutes the very basis of a lottery, and without which it would not be a lottery.

*Id.*, 100 S.W.2d at 701 (internal citation omitted).

***City of Fort Worth v. Rylie (Rylie II)*, 602 S.W.3d 459 (Tex. 2020).**

[A] “lottery” includes not just contests involving scratch-off stickers and numbered ping-pong balls, but a wide array of activities that involve, at a minimum, (1) the payment of “consideration” (2) for a “chance” (3) to win a “prize”.

*Id.*, 602 S.W.3d at 460-61, citing *City of Wink*, 100 S.W.2d at 698.

## Texas Courts of Appeals

***State v. Robb & Rowley United, Inc.*, 118 S.W.2d 917 (Tex.App.—Galveston 1938, no writ.) (op. on reh’g).**

Every constitution of our State from 1845 down, has contained provisions against lotteries similar to those in our present constitution. And it is true that no other form of gambling has been thus singled out and expressly denounced... [O]ne of the chief characteristics of lotteries is that they infest the whole community, reach every class, prey upon the hard-earned savings of the poor, and plunder the ignorant and simple, whereas, in comparison, other forms of gambling affect only a few individuals.

*Id.*, 118 S.W.2d at 921.

***City of Fort Worth v. Rylie*, 649 S.W.3d 246 (Tex. App.—Fort Worth 2022, pet. denied) (op. on remand).**

Even with the best of intentions, the legislature cannot sanction a lottery of any type; a constitutional amendment is necessary.... Before 1980, Article III, Section 47 [of the Texas Constitution] read, "The Legislature shall pass laws prohibiting the establishment of lotteries and gift enterprises in this State, as well as the sale of tickets in lotteries, gift enterprises or other evasions involving the lottery principle, established or existing in other States." Tex. Const. art. III, § 47 (emphases added). After voters approved charitable bingo in 1980, and charitable raffles and the state lottery later, the section now reads, "The Legislature shall pass laws prohibiting lotteries and gift enterprises in this State other than those authorized by Subsections (b), (d), (d-1), and (e) of this section."

*Id.*, 649 S.W.3d at 250, 257 (internal citation omitted).

***State v. Gambling Device*, 859 S.W.2d 519 (Tex. App.—Houston [1<sup>st</sup> Dist.] 1993, writ denied) (emphasis in original).**

The statutory definition of a gambling device ... excludes "pure skill" contrivances: those contrivances that are not designed to incorporate the element of chance, and whose results are determined solely by the player's exercise of skill. The vagueness in the statute, if any, arises when it is applied to contrivances that incorporate some combination of chance and skill.... We interpret the statute to apply to contrivances that incorporate any element of chance, even if the exercise of skill also influences the outcome.... Thus, it is the incorporation of chance that is the essential element of a gambling device, not the incorporation of a particular proportion of chance and skill.

*Id.*, 859 S.W.2d at 522-23 (emphasis in original).

***City of Fort Worth v. Rylie*, *supra*.**

The Texas Constitution commands that the legislature pass laws prohibiting lotteries, *see* Tex. Const. art. III, § 47 (a), and the legislature has largely done so, *see, e.g.*, Tex. Penal Code Ann. §§ 47.01 –.11.

That command is at the heart of an issue the Texas Supreme Court has asked us to decide and that we sidestepped in this appeal’s first go-round: whether the eight-liner gambling machines at issue here, which are owned and operated by the appellees (the Operators), are unconstitutional or illegal. *City of Fort Worth v. Rylie (Rylie II)*, 602 S.W.3d 459, 460, 469 (Tex. 2020), *rev'g (Rylie I)*, 563 S.W.3d 346 (Tex. App.—Fort Worth 2018). The eight-liners are unconstitutional if they are lotteries; they are illegal either if not within the Penal Code’s so-called “fuzzy animal” exclusion from the definition of outlawed gambling devices—an exclusion on which the Operators rely—or if the exclusion is itself unconstitutional, as the appellant City of Fort Worth contends. *See* Tex. Penal Code Ann. § 47.01(4)(B).

A categorization as either unconstitutional or illegal will resolve the underlying preemption issue pitting Texas Occupations Code Chapter 2153, which regulates “skill or pleasure coin-operated machines,” *see* Tex. Occ. Code Ann. § 2153.001, against City licensing and zoning ordinances regulating game rooms that contain “amusement redemption machines,” a term that includes eight-liners. That is because the Occupations Code “does not authorize or permit” the keeping or operating of a machine or device that is “prohibited by the constitution of this state or the Penal Code.” *Id.* § 2153.003 (emphasis added). If either scenario exists, Chapter 2153 of the Occupations Code has no preemptive effect because it does not apply to the Operators’ machines. *Rylie II*, 602 S.W.3d at 468 (observing that “chapter 2153 does not apply to unconstitutional or illegal machines”).

Because we conclude that these eight-liner video slot machines are lotteries—a term more expansive than most would assume—they are unconstitutional.... Because the Operators stipulated that their eight-liners award prizes by chance and for consideration, the machines are lotteries, and the legislature cannot define around that fact.

*Id.*, 649 S.W.3d at 247-48, 255; and

**WHEREAS**, the *Rylie* litigation cited above, spanning over a decade, put the issue of gambling and eight-liners before the Texas Supreme Court twice, in 2020 when remanding the case to the court of appeals to decide the issue whether the Operators’ machines were constitutional and legal, and in 2022, after full briefing on the merits, yet the Supreme Court on the second appeal denied the Operators’ petition to review the judgment of the court of appeals that the eight-liner machines of the Operators, which the Operators stipulated awarded prizes by chance and for consideration, were lotteries and therefore unconstitutional; and

**WHEREAS**, during the City’s moratorium, the Sixth Court of Appeals at Texarkana ruled on three consolidated civil forfeiture causes involving the seizure of five devices from a Fannin County convenience store, which the State alleged to be gambling devices as that term “gambling” is defined in Chapter 47 of the Texas Penal Code, but the circumstances of the case and the resulting majority opinion of the Sixth Court of Appeals neither provides necessary policy guidance on the constitutional prohibition on lotteries nor mentions of the decade-spanning *Rylie* litigation given the circumstances of the case: following a post-seizure show-cause hearing, the trial court determined that the seized devices were not gambling devices as defined in the Penal Code and the State appealed; the Sixth Court’s majority opinion identified deficiencies in the State’s briefing and declined to construe the “gambling” definitions in the Penal Code because the State never requested construction of that statute in its appellate briefing—the Sixth Court cited case law which “emphasized that an appellate court has no obligation to construct and compose issues, facts, and arguments for an appellant”—and the Sixth Court expressly limited review in the consolidated causes to only article 18.18 of the Code of Criminal Procedure; the Court’s opinion noted the State presented no evidence that seized funds from the devices were either proceeds of

gambling or traced to any act of gambling; the Sixth Court’s opinion held that the record of testimony at trial supported trial court findings regarding the overall nature of the devices at issue—namely, “...that all the game’s modes should be considered as a whole, and that, for a skillful player, every play of the game is guaranteed to result in recovery of 105% of the amount paid to play”, with no element of chance present in the determination of whether to award a prize to the skillful player; consequently, the Sixth’s court majority opinion concluded, “[b]ased on the circumstances of this case—the evidence presented to the trial court, the factual findings of the trial court, the issue presented on appeal, and the deferential standard of review—we affirm the challenged factual findings of the trial court” and the majority affirmed the trial court’s judgment, to which the Chief Justice of the Sixth Court of Appeals dissented without opinion; and

**WHEREAS**, without a stipulation from owners or operators of coin-operated machines similar to that in the *Rylie* litigation that such machines award prizes by chance and for consideration, the Council perceives a constraint on promulgating policy, absent guidance from the Texas Supreme Court or the Sixth Court of Appeals or the Texas Legislature, exactly as was proposed in the original filings of HB487 and SB517; nevertheless, the Council can, and by this Ordinance does, revise the City’s Code consistent with the Texas Constitution as amended, to identify and proscribe as unconstitutional and illegal certain machines that, among other things, award prizes by chance and for consideration (as the City of Fort Worth coined in its ordinances, certain “amusement redemption machine”); and

**WHEREAS**, nothing in this Ordinance should be construed as prohibiting—as the First Court of Appeals at Houston phrased it in *State v. Gambling Device* cited above—“‘pure skill’ contrivances: those contrivances that are not designed to incorporate the element of chance, and whose results are determined solely by the player’s exercise of skill”, which is consistent with case law that the incorporation of chance is the essential element of a gambling device, regardless of any proportion of chance as compared to skill; and

**WHEREAS**, for “coin-operated machines” regulated by Texas Occupations Code Chapter 2153, the Council, by this Ordinance, expands existing Code provisions with respect to, among other things, the application and permitting for such machines and penalties for non-compliance, and incorporates a City-wide zoning change restricting the exhibition of such machines within 300 feet of a church, school, or hospital as authorized by Section 2153.452(b) of the Occupations Code; and

**WHEREAS**, the Planning and Zoning Commission of the City of Texarkana, Texas, and the City Council of the City of Texarkana, Texas, in compliance with the laws of the State of Texas with reference to a change or amendment relating to the regulations or text of the Zoning Ordinance not affecting specific property), and pursuant to City Code section 140-317, have given the requisite notice by publication of the public hearing before the Planning and Zoning Commission and the City Council not less than ten days before the hearing by publication in a newspaper of general circulation in the city, which stated the date, time, and place of the public hearing and the nature of the subject to be considered, to-wit: “Amendment to Ch. 140 of the Code of Ordinances / Land Development Code not affecting specific property: restricting the exhibition of a coin-operated amusement machine within 300 feet of a church, school, or hospital pursuant to Texas Occupations Code section 2153.452(b)”; after consideration of said amendment, the Planning and

Zoning Commission of the City of Texarkana, Texas, voted ( ) to ( ) to recommend for approval said amendment as authorized by the Texas Occupations Code; and after consideration of the recommendation of the Planning and Zoning Commission, the City Council of the City of Texarkana, Texas, does hereby find that a City-wide zoning change restricting the exhibition of a coin-operated amusement machine within 300 feet of a church, school, or hospital is in the best interest of the public health, safety, morals, and general welfare of the City.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS:**

**SECTION 1:** Chapter 36, “Public Amusements and Special Events”, of the Code of Ordinances of the City of Texarkana, Texas, shall be amended as follows:

- a. Section 36.1 – Definitions, is hereby amended in its entirety as follows:

**Sec. 36-1. Definitions.**

For the purposes of this chapter, the following words and phrases shall have the meanings respectively ascribed to them by this section, except where the context clearly indicates a different meaning:

*Public amusements* include operation of circuses, rides, carnivals, side shows, gaming places, billiard halls, bingo halls, dance halls, night clubs, skating rinks, skateboarding places, shooting galleries, bowling alleys and other similar amusement enterprises where people gather for similar amusement activities, games, or entertainment. The term “public amusements” also includes operation of *coin-operated machines* defined and regulated by article IV of this chapter.

*Special events* include parties, dances, weddings, celebrations or other gatherings which would likely result in traffic congestion, parking problems, crowds, sanitation problems, excessive noise, security or safety concerns, violations of any city ordinance, or any other circumstances likely to cause a breach of the peace or adversely affect the health and safety of the public or any participant at the special event.

*Special events and public amusements committee*, hereinafter referred to as “committee,” will consist of city staff with specialized training related to law enforcement, fire safety, zoning, building standards, public health, traffic control or other expertise necessary to protect the public or the participants from the potential adverse consequences of a special event or public amusement.

- b. Section 36-5, Issuance of Permit, subsection (f), is amended in its entirety as follows:

(f) There is no fee for a one-day special event permit or a one-day public amusement permit. There is a fee for an annual special event permit or an annual public amusement permit. The permit shall indicate the name of the person responsible for compliance with the provisions of this chapter, the type of special event or public amusement authorized by the permit, address, days of the week and hours of operation authorized by the permit, any applicable age restrictions for the premises, and the effective dates of the permit. A separate permit and permit fee is required for each premises. Issuance of permits and permit fees for coin-operated machines shall be regulated by article IV of this chapter.

- c. The title to Article III is amended and retitled, “Public Amusement”.

- d. Section 36-65 is deleted from Article III, “Public Amusement”.
- e. Chapter 36 is amended by adding New Article IV, “Coin-Operated Machines”, as follows:

## **ARTICLE IV. COIN-OPERATED MACHINES**

### **Sec. 36-65. Definitions.**

For the purposes of this article, the following words and phrases shall have the meanings respectively ascribed to them by this section, except where the context clearly indicates a different meaning:

*Applicant* means the person who submits an application to the City pursuant to section 36-69 of this Code; the term “applicant” shall also be construed to mean co-applicants when the context requires [see section 36-69(a)].

*Application* means the information and documentation required by section 36-69 of this article and shall encompass both the initial application for a coin-operated machine permit and a subsequent renewal application for a coin-operated machine previously permitted.

*Coin-operated machine or coin-operated amusement machine* means any kind of machine or device operated by or with a coin or other United States currency, metal slug, token, electronic card, or check, including a music or skill or pleasure coin-operated machine. For the purposes of this article, the term "coin-operated machine" includes the definition in Texas Occupations Code § 2153.002(1). For the purposes of this article, the term "coin-operated machine" (a) does not include a vending machine used solely to make a purchase of food, beverage, or merchandise; and (b) excludes or exempts the machines listed in Texas Occupations Code § 2153.004.

*Owner* means a person who has title to or pecuniary interest in a coin-operated machine, or who has fee simple title or leasehold interest to the real property upon which a coin-operated machine is or will be exhibited, or who the Applicant knows has an intent to acquire any interest, pecuniary or otherwise, in said machine or real property, or who will contract to place a coin-operated machine at a location and receive revenue from such contract or placement; and the term “owner” also means:

- (A) with respect to a foreign or domestic for-profit corporation or real estate investment trust, a shareholder;
- (B) with respect to a foreign or domestic partnership, a partner;
- (C) with respect to a foreign or domestic limited liability company or professional association, a member;
- (D) with respect to another foreign or domestic entity, an owner of an equity interest in that entity; and
- (E) an investor.

*Person* means an individual or a corporation, association, limited liability company, or other entity or organization governed by the Business Organizations Code.

*Police department* means the Texarkana, Texas, Police Department, accredited by the Texas Police Chiefs Association, signifying the department’s compliance with the Texas Law Enforcement Best Practices Program.

**Sec. 36-66. - Occupation tax levied; release and replacement fees; receipt of occupation tax to be attached to machine.**

- (a) Pursuant to Texas Occupations Code, under § 2153.401(b), the state imposes on each coin-operated machine that an owner exhibits or displays, or permits to be exhibited or displayed in this state, a tax rate of \$60 per year; and under § 2153.451, a municipality may impose an occupation tax on a coin-operated machine in this state that may not exceed one-fourth of the rate of the tax imposed under § 2153.401. In accordance with the Texas Occupations Code, every person who is an owner of or controls, exhibits, displays, or permits to be exhibited or displayed in this city any coin-operated machine shall pay, and there is hereby levied on every such machine except such as may be exempted by Texas law, an annual occupation tax per machine equal to one-fourth or 25% of the occupation tax charged and collected by the state. The occupation tax levied by this article shall be paid to the city. The city shall issue a receipt reflecting payment of the occupation tax per machine.
- (b) In accordance with the Texas Occupations Code § 2153.453, a municipality that imposes an occupation tax on a coin-operated machine may seal a coin-operated machine if the tax imposed is not paid and may charge a fee of not more than \$5 for the release of a sealed coin-operated machine. In accordance with the Texas Occupations Code, the City shall seal a coin-operated machine if the tax imposed by state law is not paid; and the City shall charge a fee of \$5 for the release of a sealed coin-operated machine.
- (c) The receipt reflecting payment of the occupation tax levied by this article shall be attached to the coin-operated machine mentioned in the receipt and shall bear the serial number of the particular machine. The City shall charge a fee of 50% of the occupation tax levied pursuant to subsection (a) of this section for issuing a replacement occupation tax receipt for one lost, destroyed, or mutilated.
- (d) Nothing in this section shall prevent the operator of the coin-operated machine from paying the tax levied in this section for the account of the owner, but the payment of the tax by the operator or other person shall not relieve the owner from the responsibility of complying with all provisions of this article.
- (e) The City portion of the occupation tax levied and fees established by this article may be included in the City's Master Fee list.

**Sec. 36-67. – Offenses; non-payment of occupation tax; failure to attach receipt to machine; prohibition on transfer of receipt.**

- (a) It shall be unlawful for any person to operate, exhibit, or display any coin-operated machine in the city without having paid the occupation tax levied by this article.
- (b) It shall be unlawful for any person to operate, exhibit, or display any coin-operated machine in the city without having attached thereto an occupation tax receipt.
- (c) It shall be unlawful for any person to transfer an occupation tax receipt issued for a certain coin-operated machine to any other coin-operated machine.

**Sec. 36-68. - Permit required; issuance.**

- (a) It shall be unlawful for any person who owns, controls, exhibits, displays, or permits to be exhibited or displayed in this city any coin-operated machine subject to Texas Occupations Code § 2153.451 to exhibit or display, or permits to be exhibited or displayed in this city, without first

obtaining a permit for such machine from the chief of police or designee.

(b) If a permit request is approved, the chief of police or designee shall issue a permit for a coin-operated machine, one permit per machine; and the permit shall issue only after applicant pays all required taxes and fees.

(c) A permit issued under the provisions of this article must be visibly displayed on the coin-operated machine. Visible display of the permit shall be in addition to the requirement of section 36-67(a).

**Sec. 36-69. - Application for permit of coin-operated machine; application windows.**

(a) The City will accept an application for a coin-operated machine permit only from an owner and only in-person at the police department, submitted to the chief of police or designee. If the applicant is not the owner of both the coin-operated machine and the fee simple title to the real property upon which a coin-operated machine is or will be exhibited, then the application must be submitted and signed by co-applicants (that is, both the owner of the coin-operated machine and the owner of fee simple title to the real property upon which a coin-operated machine is or will be exhibited).

(b) The chief of police shall prescribe the form of the permit application and may require on the prescribed form the submission of additional information or supporting documentation as reasonably necessary to administer and enforce this ordinance. The application must include, at a minimum, the following categories of information:

(1) Applicant's name, address, telephone number, state issued driver's license number or state identification card number, and proof of ownership of the coin-operated machine to be permitted and the fee simple title to the real property upon which the coin-operated machine will be exhibited;

(2) Name, address, telephone number, emergency telephone number, and any trade name or assumed name or d/b/a of any and all owners;

(3) Whether a previous permit of the applicant or any owner has been revoked within two years of filing the application;

(4) Within the preceding five years, any occupation of the applicant and any owner, limited specifically to any occupation involving or including ownership or operation of coin-operated machines;

(5) If the applicant or any owner has been convicted of any crime related to gambling, the date, location, and nature of the offense and the penalty received (use, if any, of information provided shall be subject to the restrictions of Texas Occupations Code Ch. 53, subch. B.);

(6) The street address of the location where the coin-operated machine will be exhibited;

(7) Name, address, telephone number, and emergency telephone number of the occupier or operator of the building, if different from the owner, where the coin-operated machine will be exhibited;

(8) Machine identification, technical specifications, prize characteristics, and the serial number of each coin-operated machine sought to be permitted;

(9) A floor plan of the interior of the building where the coin-operated machine will be exhibited, specifically depicting the layout and placement of all existing coin-operated machines, coin-operated machines sought to be permitted, the manager's station(s), restroom facilities, and all areas to which patrons will not be permitted;

(10) Applicant's signed consent or waiver authorizing the chief of police to request, on behalf of applicant, the applicant's criminal history reports from the Texas Department of Safety, the Texas Comptroller's Office, or any appropriate federal agency;

(11) With disclosure of an entity in response to any required information, applicant must also disclose the EIN, legal name registered with the Texas Secretary of State, and the registered agent for the entity;

(12) A statement under oath, attested by a notary public, that:

- Applicant is the owner [or one co-applicant is owner of the coin-operated machine, and the other co-applicant is the owner of the real property upon which the coin-operated machine will be exhibited];
- All information contained in the application is true and correct;
- The coin-operated machine for which a permit is sought will not be exhibited in an area restricted by section 140-82 of this Code;
- The coin-operated machine for which a permit is sought will not be used as a prohibited gambling device or amusement redemption machine as defined in this Code; and
- The real property and premises where the coin-operated machine will be exhibited will be operated in accordance with this Code and all state and federal laws.

(c) The chief of police or designee is hereby authorized to establish, modify, and publish designated application windows or time periods during which applications may be submitted; outside of such periods, applications shall not be accepted or considered; and this authorization includes the authority to determine the duration, frequency, and criteria for such windows, with the objective of ensuring orderly processing and efficient resource allocation.

(d) The city shall suspend the processing of an application upon a determination that the applicant or any owner is indebted to the city for any fee, costs, penalties, or delinquent taxes.

**Sec. 36-70. - Grounds for denial of application; effect.**

(a) The city shall deny an application and refuse to approve issuance of a permit for one or more of the following reasons:

- (1) Any failure or omission of information and documents required by the permit application as authorized by section 36-69 of this article;
- (2) A determination by the city that inaccurate, erroneous, or incomplete information has been submitted;
- (3) A determination that the coin-operated machine is intended to be exhibited in an area restricted by section 140-82 of this Code;
- (4) A false statement as to a material matter made in an application for a permit;
- (5) Revocation of a permit issued pursuant to this article within two years preceding the filing of the application, said permit either requested by Applicant or relating to any owner;
- (6) Refusal or failure to pay the occupation tax on any coin-operated machine;
- (7) Refusal or failure to pay any fees assessed by this article;
- (8) Applicant or any owner has, within the past three years, been convicted of any violation of this article or Ch. 28, art. V of this Code ; or
- (9) Applicant or any owner has, within the past ten years, been convicted of a crime involving moral turpitude.

(b) Denial of a permit shall be with prejudice for a period of six (6) months from the date of denial to refiling any new application for permitting any coin-operated machine by Applicant or

any owner disclosed in or otherwise associated with the denied application.

**Sec. 36-71 - Suspension or revocation of permit.**

(a) Power and authority. If any individual, company, corporation, or association who owns, operates, exhibits, or displays any coin-operated machine(s) in this city shall violate any provision of this article, the city shall have the power and authority to suspend or revoke the permit(s) issued hereunder to any of the foregoing by giving written notice, stating the reason justifying such suspension or revocation, and the permit shall be suspended or revoked ten days from date of such notice.

(b) Suspension. The chief of police or designee shall suspend a permit for a coin-operated machine for a period not to exceed 30 days if he or she determines any of the following:

- (1) Exhibition of the coin-operated machine violates or is not in compliance with any of the provisions of this Code;
- (2) Refusal to allow an inspection or interfering with an inspection of the coin-operated machine by the owner, occupier, or operator of any business where a coin-operated machine is exhibited;
- (3) Repeated calls for police service relating to the real property or business where a coin-operated machine is exhibited; or
- (4) Any change of Applicant or owner, unless such change was provided in writing to the chief of police, together with updated and accurate Applicant and owner information per section 36-69(b) of this article, not less than five business days following change of ownership.

(c) Effect of suspension. If the permit of any coin-operated machine is suspended, the City shall send to the Applicant, by certified mail, return receipt requested, written notice of such action. Applicant and owner, jointly and severally, shall be required to remove the machine from public access and shall not operate, display, or permit to be operated or displayed said machine unless and until the suspension is lifted.

(d) Revocation. The chief of police or designee shall revoke a permit for a coin-operated machine if he or she determines that:

- (1) Applicant gave false or misleading information in the material submitted to the city during the application process;
- (2) Applicant or owner, or the occupier or operator of any real property or business where a coin-operated machine is exhibited, knowingly allowed the possession, use, or sale of a controlled substance on the premises;
- (3) Applicant or owner, or the occupier or operator of any real property or business where a coin-operated machine is exhibited, knowingly operated a coin-operated machine during a period of time when the permit for such machine was suspended;
- (4) Applicant or owner, or the occupier or operator of any real property or business where a coin-operated machine is exhibited, knowingly allowed the operation of a coin-operated machine during a period of time when the permit for such machine was suspended; or
- (5) A cause of suspension under section 36-71(b) occurs and the permit for the coin-operated machine has been previously suspended within the preceding twelve months.

(e) Effect of revocation. If the permit of any coin-operated machine is revoked, the City shall send to the Applicant, by certified mail, return receipt requested, written notice of such action and notification of the right to appeal to the city manager or the city manager's designee pursuant to section 36-72 of this article. Applicant and owner, jointly and severally, shall be required to remove the machine from public access and shall not operate, display, or allow to be operated or displayed

said machine unless and until a new permit is granted. No permit shall be issued to any Applicant or owner who has had a coin-operated machine permit revoked within a period of one year of the date or revocation.

**Sec. 36-72. - Appeal from denial or revocation of permit.**

(a) If the chief of police or designee denies the issuance of a permit or revokes an issued permit, the action of the chief of police or designee shall be final unless the applicant or permittee (hereinafter, appellant) within ten (10) days after notice of such action, files with the chief of police or designee an appeal of such action and a written explanation of the basis for the appeal, together with any documentation the appellant contends supports reversal of the action.

(b) If such an appeal as prescribed by this section is timely filed, the appeal shall operate as a stay of a revocation; provided, however, that the Applicant and owner, jointly and severally, shall be required to remove the machine from public access and shall not operate, display, or permit to be operated or displayed said machine during the stay. The city manager or designee shall review and make a final decision of the matter within thirty (30) days after the date of the filing of such an appeal. The decision of the city manager or designee shall be the final decision of the City.

(c) This section shall not be construed to provide for an appeal of a suspension pursuant to section 36-71(b) of this article.

**Sec. 36-73. Coin-operated machines in certain areas prohibited; owner to be held criminally responsible.**

(a) It shall be an offense for any person to violate any provision of this article.

(b) It shall be an offense for any person to exhibit, maintain, display for patronage, or otherwise keep for operation by the patrons a coin-operated machine within three-hundred (300) feet of a church, school, or hospital. It shall be a defense to prosecution under this subsection that a coin-operated machine was permitted prior to August 11, 2025.

(c) It shall be an offense for any person to exhibit, maintain, display for patronage, or otherwise keep for operation by the patrons any coin-operated machine within any zoning district other than as authorized for amusements in section 140-179 [see Amusement, *commercial (indoor)*] of this Code.

(d) In addition to prohibiting certain conduct by a person, it is the intent of this chapter to hold an owner of a coin-operated machine criminally responsible for prohibited conduct performed by the owner or an agent acting on behalf of the owner and within the scope of the agent's office or employment.

**Sec. 36-74. - Penalty and enforcement.**

(a) Any person violating the provisions of this article shall, upon conviction, be deemed guilty of a misdemeanor and shall be punished as provided in section 1-5 of this Code.

(b) Each day an offense continues shall constitute a separate offense.

(c) The city may further enforce the provisions of this article by any action at law or in equity to enjoin any person from exhibiting any coin-operated machine in violation of this article.

(d) *Civil remedies.* Pursuant to Texas Local Government Code § 54.012(5), the provisions of subch. B of ch. 54 of the Texas Local Government Code are hereby implemented for any violation of this article, any such violation being classified by the Texas Penal Code as a Class C misdemeanor, so that the city may seek civil penalties and injunctive relief under the provisions of subch. B of ch. 54.

(e) The provisions of this section are cumulative of state law.

**Sec. 36-75. – Construction of article.**

In the event of any conflict between this article and any other provision of this Code, this article shall supersede and control. Nothing contained in this article shall be construed or have the effect to license, permit, authorize, or legalize any existing or future machine, device, table, gambling device, amusement redemption machine, or gaming machine, the keeping, exhibition, operation, display, or maintenance of which is illegal or in violation of any ordinance of the city, any section of the penal code of this state, or the constitution of this state.

**SECTION 2:** Chapter 28, “Offenses and Miscellaneous Provisions”, of the Code of Ordinances of the City of Texarkana, Texas, shall be amended by repealing in its entirety article V, “Curfew for Minors”, and replacing with new article V, “Gambling Devices and Certain Amusement Redemption Machines Prohibited”, as follows:

**ARTICLE V. Gambling Devices and Certain Amusement Redemption Machines Prohibited**

**Sec. 28-149. Definitions.**

For the purposes of this article, the following words and phrases shall have the meanings respectively ascribed to them by this section, except where the context clearly indicates a different meaning:

*Amusement redemption machine* means any electronic, electromechanical or mechanical contrivance, including sweepstakes machines, designed, made, and adapted solely for bona fide amusement purposes, and that by operation of chance or a combination of chance and skill, regardless of any proportion of chance as compared to skill, affords the user, in addition to any right of replay, an opportunity to receive exclusively noncash merchandise prizes, toys, or novelties, or a representation of a value redeemable for those items, that have a wholesale value available from a single play of the game or device of not more than 10 times the amount charged to play the game or device once or \$5, whichever is less. The term “amusement redemption machine”, as used in this Code, shall also include any device that is prohibited by the constitution or penal laws of this state.

The term “*Amusement redemption machine*” does not include:

- (1) A machine that awards the user non-cash merchandise prizes, toys, or novelties solely and directly from the machine, including claw, crane, or other similar machines;
- (2) A machine from which the opportunity to receive non-cash merchandise prizes, toys or novelties, or a representation of value redeemable for those items, varies depending on the user’s ability to throw, roll, flip, toss, hit, or drop a ball or other physical objects into the machine or a part thereof, including basketball, golf, bowling, or similar machines. A representation of value means cash paid under authority of sweepstakes contestants as provided by the Texas Business and Commerce Code Section 43, or a gift certificate or gift card that is presented to a merchant in exchange for merchandise.

*City official* includes a police officer, code enforcement officer, fire marshal, or building official of the City.

*Gambling device* shall have the same meaning as defined in Texas Penal Code section 47.01(4).

*Owner* shall have the same meaning as defined in Texas Penal Code 1.07(a)(35); and, for purposes

of this chapter,

(A) with respect to a foreign or domestic for-profit corporation or real estate investment trust, a shareholder;

(B) with respect to a foreign or domestic partnership, a partner;

(C) with respect to a foreign or domestic limited liability company or professional association, a member; and

(D) with respect to another foreign or domestic entity, an owner of an equity interest in that entity.

*Prohibited game room* means a building, facility, or other place where a gambling device or amusement redemption machine is exhibited.

*Person* shall have the same meaning as defined in Texas Penal Code 1.07(a)(38).

*Public amusements* as defined in section 36-1 shall also include operation of coin-operated machines or coin-operated amusement machines.

**Sec. 28-150. Gambling devices and amusement redemption machines prohibited; owner to be held criminally responsible.**

(a) It shall be an offense for any person to exhibit, maintain, display for patronage, or otherwise keep for operation by patrons any gambling device or amusement redemption machine.

(b) It shall be an offense for any person to operate a prohibited game room within the City limits.

(c) In addition to prohibiting certain conduct by a person, it is the intent of this article to hold an owner of a gambling device or amusement redemption machine criminally responsible for prohibited conduct performed by the owner or an agent acting on behalf of the owner and within the scope of the agent's office or employment.

**Sec. 28-151. Penalty and enforcement.**

(a) Any person violating the provisions of this article shall, upon conviction, be deemed guilty of a misdemeanor and shall be punished as provided in section 1-5 of this Code.

(b) Each day an offense continues shall constitute a separate offense.

(c) The city may further enforce the provisions of this article by any action at law or in equity to enjoin any person from conducting any business in violation of this chapter.

(d) The Municipal Court of Record of the City of Texarkana, Texas, shall have the power to issue to the city official or designee search warrants or other process allowed by law, where necessary to aid in enforcing this article.

(e) In addition to the criminal offenses and penalties prescribed in this chapter, the City may pursue other remedies such as abatement of nuisances, administrative adjudication, revocation of permits, or any action at law or in equity to enjoin any person from conducting any business in violation of this article.

(f) Any person held in violation of this article shall be obligated to compensate the City for all expenses, losses, or damages directly arising from the City's efforts to remedy the effects of the violation.

(g) It shall not be a defense to prosecution under this article that a coin-operated machine permit or coin-operated amusement machine permit had been issued under Chapter 36 of this Code for a device or machine determined to be in violation of section 28-150.

(h) *Civil remedies.* Pursuant to Texas Local Government Code § 54.012(5), the provisions of subch. B of ch. 54 of the Texas Local Government Code are hereby implemented for any violation of this article, any such violation being classified by the Texas Penal Code as a Class C misdemeanor, so that the city may seek civil penalties and injunctive relief under the provisions of subch. B of ch. 54.

(i) The provisions of this section are cumulative of state law.

**Sec. 28-152—28-180. - Reserved.**

**SECTION 3:** Chapter 140, “Zoning”, of the Code of Ordinances / Land Development Code of the City of Texarkana, Texas, shall be amended by adding to article IV, “District Use Regulations”, new Section 140-82, “Restriction in all zoning districts on exhibition of coin-operated machines or coin-operated amusement machines”, as follows:

**Sec. 140-82. – Restriction in all zoning districts on exhibition of coin-operated machines or coin-operated amusement machines.**

The exhibition of a coin-operated machine or coin-operated amusement machine (as defined in chapter 36, article IV of this Code) within 300 feet of a church, school, or hospital is prohibited in all zoning districts.

**Secs. 140-83—140-105. – Reserved.**

**SECTION 4:** The changes to Code Chapter 36 require the following transition provision. New Code section 36-69(d) authorizes the Chief of Police or designee to establish, modify, and publish designated application windows or time periods during which applications for a coin-operated machine permit may be submitted; and outside of such periods, applications shall not be accepted or considered. To provide adequate time for public awareness of the changes made by this Ordinance, promulgation of forms required by the adopted revisions, and police department readiness for receipt and processing of applications, the Council sets the first such application window to open Wednesday, September 4, 2025, from 8 a.m. to Noon and 1 p.m. to 4 p.m., for in-person submittal of applications at the department’s physical address, 100 N. State Line Ave., # 16, Texarkana, Texas, 75501.

**SECTION 5:** If any section, subsection, sentence, clause, or phrase of this Ordinance is, for any reason, held to be unconstitutional or invalid, such holding shall not affect the validity of the remaining portions of this Ordinance.

**SECTION 6:** In the event a section, clause, sentence, or part of this Ordinance shall be deemed or adjudged by a court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair, or invalidate the remainder of this Ordinance.

**SECTION 7:** In the event of any conflict between this Ordinance and any other ordinances or parts of ordinances, this Ordinance shall supersede and control.

**SECTION 8:** The Recitals set out in this Ordinance are true and correct and are incorporated herein and made a part hereof as legislative findings of the City Council for all purposes.

**SECTION 9:** The City Secretary shall give notice of the passage of this Ordinance as provided in Article XI, Section 3, of the Charter of the City of Texarkana, Texas.

**SECTION 10:** This Ordinance shall be in full force and effect from and after its passage and approval; provided that the penalty provisions in the Code revisions set out in Sections 1 and 2 of this Ordinance (respectively, Code sections 36-73 and 28-151) shall be in full force and effect ten (10) days after passage and approval of this Ordinance.

**PASSED AND APPROVED** in Regular Council Session on this the **11<sup>th</sup> day of August, 2025.**

ATTEST:

\_\_\_\_\_  
JENNIFER EVANS, CITY SECRETARY

\_\_\_\_\_  
BOB BRUGGEMAN, MAYOR

Attachment: 2025-100 ORD amending Code Ch 36 v07012025 (4552 : 2025-100 ORD Code Ch 28, 36, 140 amendments [coin-operated

City of Texarkana, Texas

**Developing Perspectives and Goals Pending Approval by the City Council:**

Perspectives	Goals
Serve the Community	<input type="checkbox"/> Promote an Environmentally Sensitive & Livable Community <input checked="" type="checkbox"/> Provide a Safe Community <input checked="" type="checkbox"/> Deliver Quality Services <input checked="" type="checkbox"/> Foster a Healthy Community
Run the Operations	<input type="checkbox"/> Enhance Community Preparedness & Responsiveness <input type="checkbox"/> Maximize Partnership Opportunities <input checked="" type="checkbox"/> Provide Courteous & Responsive Customer Service <input type="checkbox"/> Model a Positive City Image <input checked="" type="checkbox"/> Deliver Efficient Services <input checked="" type="checkbox"/> Cultivate Community Involvement & Access
Manage the Resources	<input type="checkbox"/> Maintain Fiscal Strength <input type="checkbox"/> Maximize Utilization & Resources <input type="checkbox"/> Invest in Infrastructure & Transportation
Develop Personnel	<input type="checkbox"/> Develop a Skilled & Diverse Workforce <input type="checkbox"/> Create a Positive & Rewarding Work Culture

**Perspectives and Goals Additional Comments:**

**Resource Impact:**

Staff time required if item is approved:

**Other Potential Impacts:**

**Public Information Plan:**

<input type="checkbox"/> Newspaper Notice (Required by Statute)	<input type="checkbox"/> Public Hearing (Required by Statute)
<input type="checkbox"/> Public Forum/Input Session	<input type="checkbox"/> Press Release
<input type="checkbox"/> E-News Distribution	<input type="checkbox"/> Website Notice
<input type="checkbox"/> Social Media (Twitter, Facebook, etc.)	<input type="checkbox"/> Special Mailing
<input type="checkbox"/> Flyers Posted	<input type="checkbox"/> Banners Posted
<input type="checkbox"/> Survey	<input type="checkbox"/> Automated Phone Call
<input checked="" type="checkbox"/> None Required	<input type="checkbox"/>

Other:

Public hearing (not required by statute)

Attachment: 2025-100 Goals & Perspectives (4552 : 2025-100 ORD Code Ch 28, 36, 140 amendments [coin-operated machines])

## City of Texarkana, Texas

## Summary Sheet

Version:

Update Date: 7/1/2025 7:58 AM

**Lead Department:** Planning & Zoning Commission      **Action Officer:** Laura Puckett, Zoning Administrator  
Z-25-11: rezoning on an approximate 3.498-acre tract of land (being Tract 201), George Brinlee HRS, A-18, located at 3133 Pleasant Grove Road from Single Family-1 to Planned Development-Office. David Potter, II, owner, and Kayla Wood with MTG Engineers & Surveyors, agent.

**Subject:** Wood with MTG Engineers & Surveyors, agent.

**Meeting Date:** 7/7/2025

#### Attachments

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

#### Staff Coordination

Planning & Zoning Commission	Laura Puckett	Reviewer	Pending
Building Code Administration	Mashell Daniel	Reviewer	Pending
Planning & Zoning Commission	Laura Puckett	Meeting	Pending
07/07/2025 6:00 PM			

#### Updates/History of Briefing:

NOT APPLICABLE

#### Executive Summary and Background Information:

This is a request by David J. Potter, II, owner, and Kayla Wood with MTG Engineers and Surveyors, agent, to rezone on an approximate 3.498-acre tract of land (being Tract 201) George Brinlee HRS, located at 3133 Pleasant Grove Single Family-1 to Planned Development-Office.

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

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

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, deny or table

---

**Fiscal Implications:**

NOT APPLICABLE

**Staff Recommendation:**

Staff recommend approval of this request.

**Advisory Board/Committee Review:**

Planning and Zoning Commission

**Board/Committee Recommendation:**

NOT APPLICABLE

**Advisory Board/Committee Meeting Date and Minutes:**

July 7, 2025

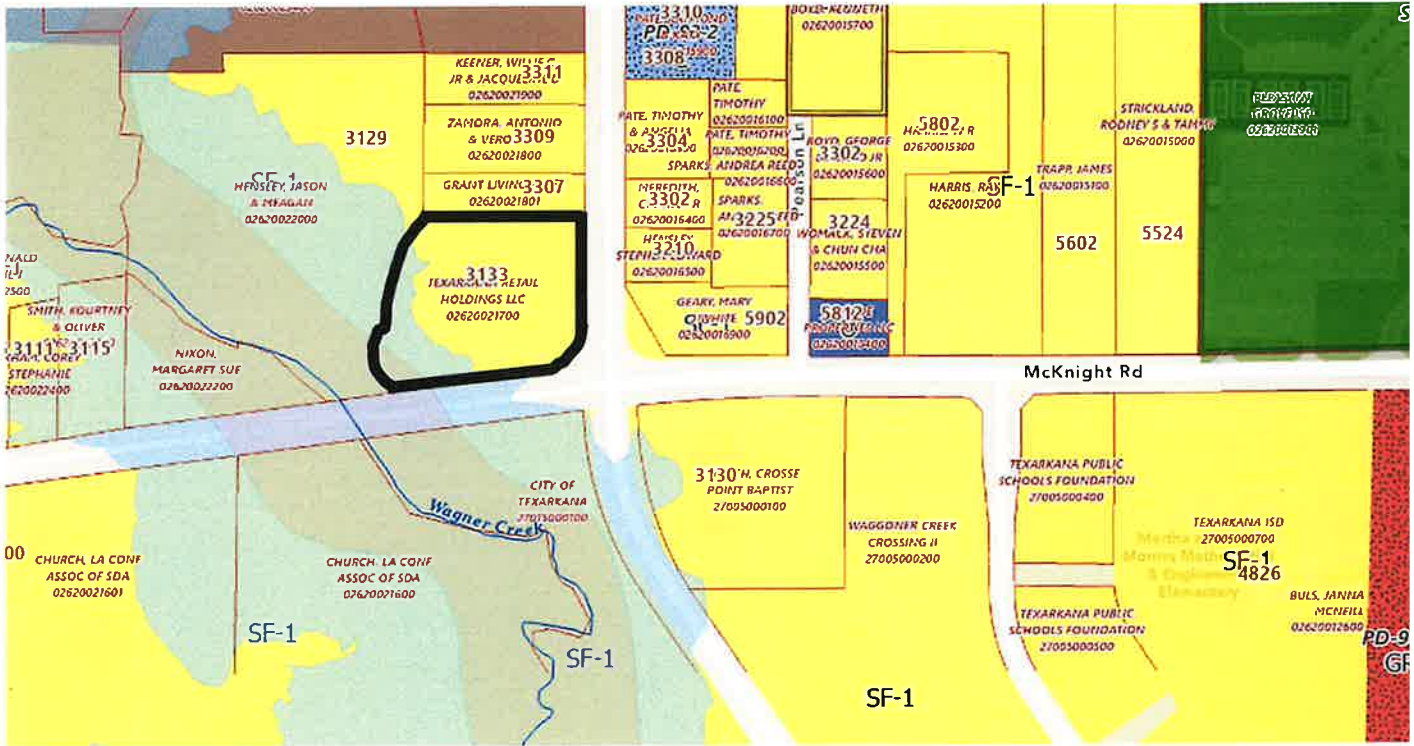
### NOTICE OF PUBLIC HEARINGS

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, (3<sup>rd</sup> & 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, July 7, 2025 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, August 11, 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 3/4<sup>th</sup> 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](mailto:lpuckett@txkusa.org)).



OWNER: David Potter, II, owner, and Kayla Wood with MTG Engineers & Surveyors, agent

OWNER'S ADDRESS: 210 N State Line Avenue, Suite 507, Texarkana, Arkansas 71854

LOCATION OF REZONING: 3133 Pleasant Grove Road, Texarkana, Texas 75503

PROPOSED CHANGE: surgery center

ZONING CHANGE FROM: Single Family-1 TO: Planned Development-Office

LEGAL DESCRIPTION: on an approximate 3.498-acre tract of land (being Tract 201), George Brinlee HRS, A-18

CASE NUMBER: Z-25-11

DATE MAILED: June 24, 2025

Attachment: Hearing Notice and Application (4547 : Z-25-11: rezoning SF-1 to PD-Office 3133 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](http://www.ci.texarkana.tx.us.org)

Receipt No. 25-001836 Case Z-25-11 Date 6-9-25

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: Tract 201 Addition: George Brinlee HRS A-18  
(Or see attached legal description) See attached Legal Description

Location: Northwest Corner of PG Road & McKnight

Present Zoning: SF-1

Proposed Zoning: PD-O

If the Zoning Classification is changed by the Commission, this property will be used as:  
Medical Office/Surgery Center

Describe the changed conditions occurring since the original zoning which affect your property and justify rezoning:  
Highly Trafficked corner that would be very suitable for office/commercial development

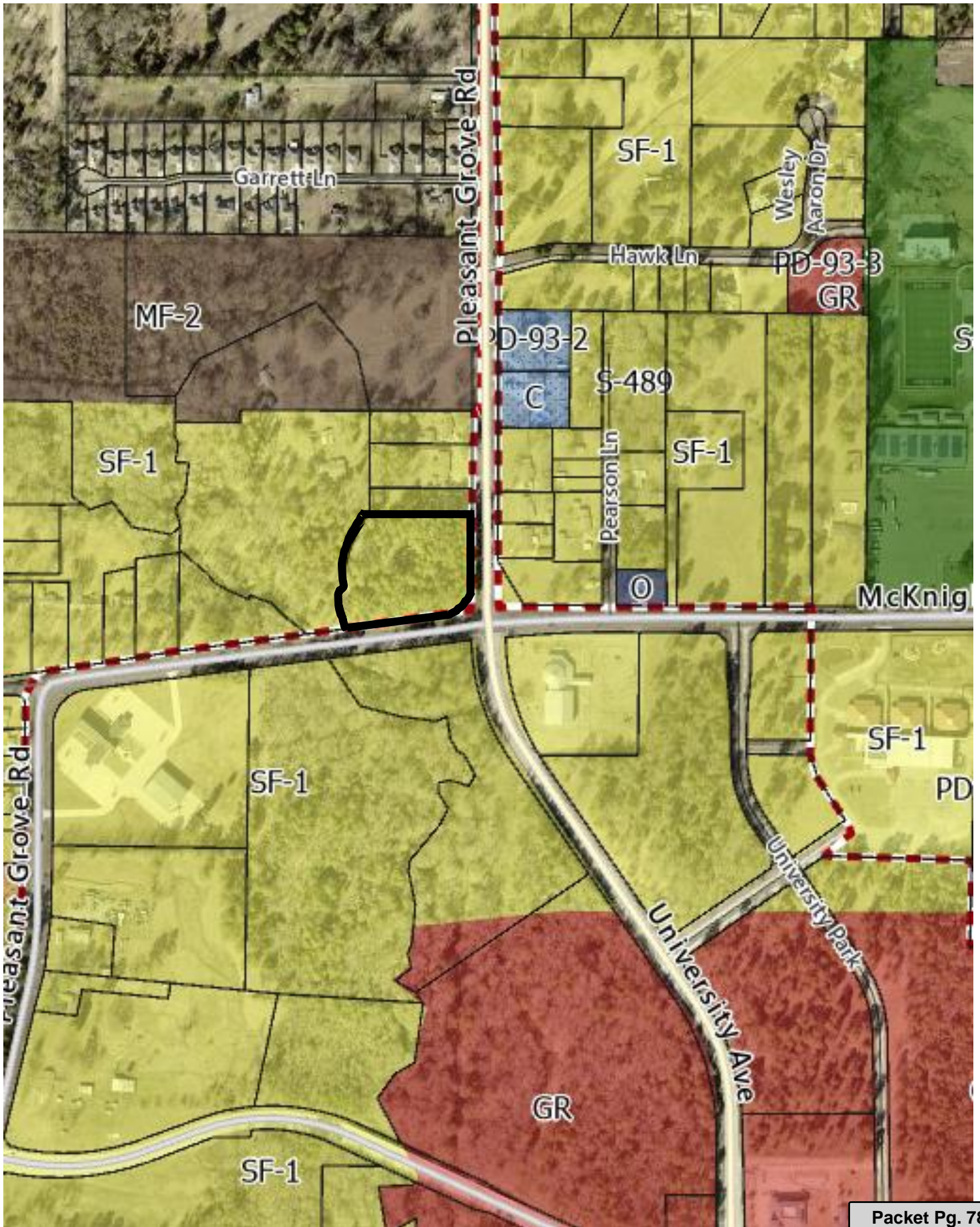
Kayla R. Wood  
Attorney or Agent Signature  
Kayla Wood  
Print Name  
5930 Summerhill Road  
Address  
Texarkana, TX 75503  
City, State, Zip  
903-838-8533, 903-293-2924  
Home Phone & Cell Phone  
kwood@mtgengineers.com  
Email Address

David J. Potter II  
Property Owner Signature  
David J. Potter II  
Print Name  
210 North State Lane, Suite 507  
Address  
Texarkana, AR 71854  
City, State, Zip  
Office 870-216-1611 Cell 903-278-7448  
Home Phone & Cell Phone  
clavid@potter-properties.com  
Email Address

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

Attachment: Hearing Notice and Application (4547 : Z-25-11: rezoning SF-1 to PD-Office 3133 Pleasant Grove Rd)

# 3133 Pleasant Grove Road



Attachment: Maps (4547 : Z-25-11: rezoning SF-1 to PD-Office 3133 Pleasant Grove Rd)

# 3133 Pleasant Grove Road



Attachment: Maps (4547 : Z-25-11: rezoning SF-1 to PD-Office 3133 Pleasant Grove Rd)

## City of Texarkana, Texas

## Summary Sheet

Version:  
Update Date: 7/1/2025 8:06 AM

**Lead Department:** Planning & Zoning Commission **Action Officer:** Laura Puckett, Zoning Administrator  
Amendment to PD-25-2(O) for site plan approval on an approximate 3.498-acre tract of land (being Tract 201), George Brinlee HRS, A-18, located at 3133 Pleasant Grove Road. David Potter, II, owner, and Kayla Wood, MTG Engineers & Surveyors, agent.

**Subject:** Engineers & Surveyors, agent.

**Meeting Date:** 7/7/2025

## Attachments

- a. Hearing Notice and Application (PDF)
- b. Legal Description (PDF)
- c. Site Plan (PDF)
- d. Maps (PDF)
- e. Elevations (PDF)
- f. Preliminary Floor Plan (PDF)

## Staff Coordination

Planning & Zoning Commission	Laura Puckett	Reviewer	Pending
Building Code Administration	Mashell Daniel	Reviewer	Pending
Planning & Zoning Commission	Laura Puckett	Meeting	Pending
07/07/2025 6:00 PM			

## Updates/History of Briefing:

NOT APPLICABLE

## Executive Summary and Background Information:

This is a request by David J. Potter, II, owner, and Kayla Wood with MTG Engineers and Surveyors, agent, for site plan approval on an approximate 3.498-acre tract of land (being Tract 201) George Brinlee HRS, located at 3133 Pleasant Grove. The current zoning is Single Family-1.

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

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

The site plan consists of the following:

## City of Texarkana, Texas

1. The construction of a 24,415 sq ft building.
2. The access driveway will be off Pleasant Grove Road and McKnight Road.
3. There will be 103 parking spaces including 6 handicapped spaces. Parking spaces shall be a minimum of 180 sq. ft. in size.
4. A 6' by 8' monument style sign.
5. Screened dumpster site.
6. A fire lane is required, and an additional fire hydrant will need to be installed closer to the building.
7. McKnight and PG Road are owned and maintained by TxDOT. Driveway/ROW permits must be submitted to TxDOT for approval.
8. Development of property must meet all development codes (streets and sidewalks, drainage, floodplain, stormwater, etc.). Staff reserves the right to request additional modifications, easements, etc. based on review of construction plans for this development. A portion of this property is located within the FEMA designated floodplain and floodway. Floodplain Development Application will be required. Also, due to proposed work being in floodway, a No Rise Certification will be required including modeling showing there is no rise in BFE.
9. Property will have to be platted prior to issuing CO.
10. Privacy or screening landscape should be placed on the north and west sides of the property.
11. There is an existing eight-inch (8") water main on the west side of Pleasant Grove Road and an existing twelve-inch (12") water main on the north side of the East-West leg of Pleasant Grove Road.
12. There is an eight-inch (8') sanitary sewer main along the East side of Pleasant Grove Road and an 8-inch (8") sanitary sewer along the south side of the East-West leg of Pleasant Grove Road.
13. The Utility reserves the right to request additional utility easements upon review of the plans.
14. The size and location of the existing water and sanitary sewer mains have not been field verified. The developer's representative shall field verify the size and location of the existing utilities before designing or constructing extensions of the system.

Staff recommend for approval of the site plan with stipulations.

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

### Potential Options:

Approve, deny or table

---

### Fiscal Implications:

NOT APPLICABLE

**City of Texarkana, Texas****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:**

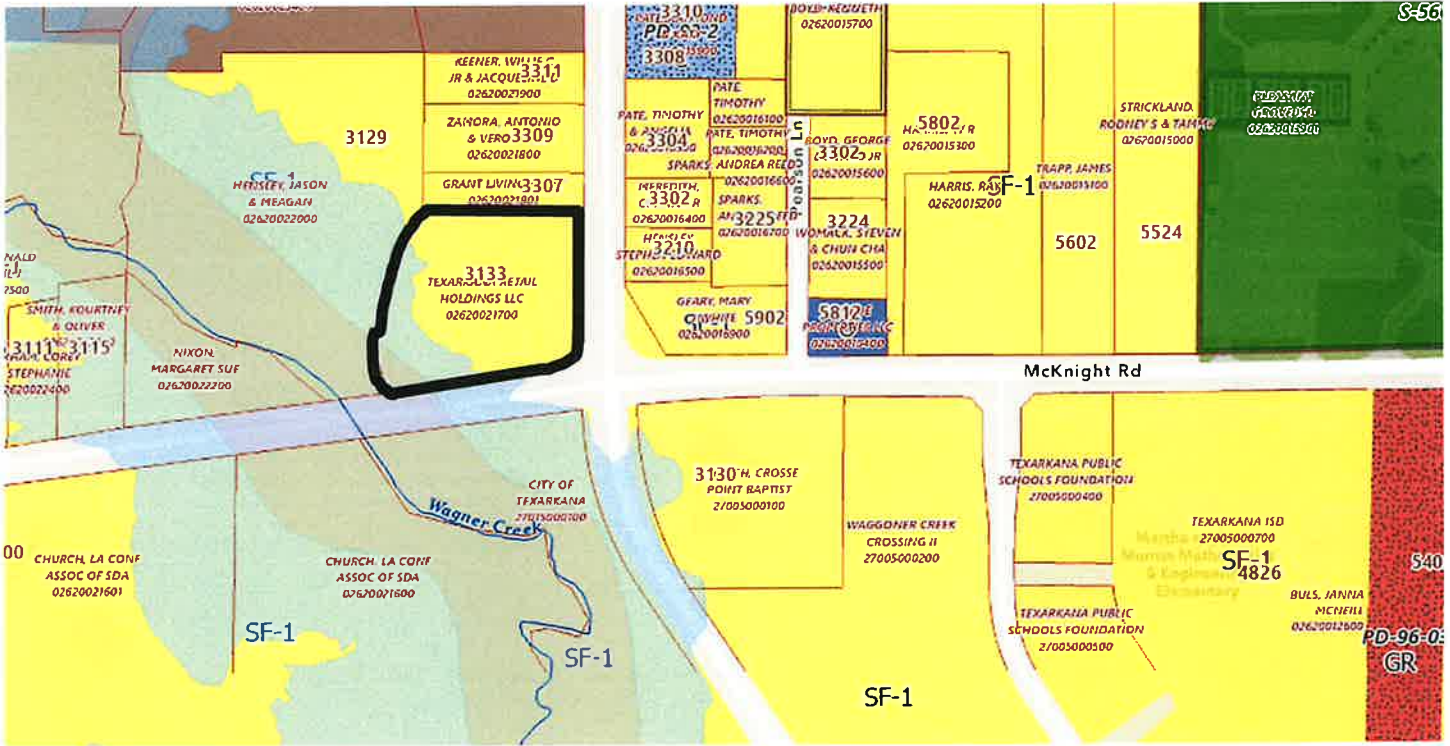
July 7, 2025

### 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, (3<sup>rd</sup> & 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, July 7, 2025 Hearing Time: 6:00 pm  
CITY COUNCIL: Hearing Date: MONDAY, August 11, 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 3/4<sup>th</sup> 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@texarkanatexas.gov](mailto:lpuckett@texarkanatexas.gov)).



OWNER: David Potter, II, owner, and Kayla Wood with MTG Engineers & Surveyors, agent

OWNER'S ADDRESS: 210 N State Line Avenue, Suite 507, Texarkana, Arkansas 71854

LOCATION OF REZONING: 3133 Pleasant Grove Road, Texarkana, Texas 75503

PROPOSED CHANGE: site plan approval for the construction of a surgery center

LEGAL DESCRIPTION: on an approximate 3.498-acre tract of land (being Tract 201), George Brinlee HRS, A-18

CASE NUMBER: Amendment-PD-25-2

DATE MAILED: June 24, 2025

Attachment: Hearing Notice and Application (4548 : Amendment to PD-25-2(O) site plan approval 3133 Pleasant Grove Road.)



# SITE PLAN APPROVAL APPLICATION

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

CITY OF TEXARKANA TEXAS

Receipt No. 25-001836

Case PD-25-2(0)

Date 6-9-25

To: The Planning and Zoning Commission  
City of Texarkana Texas

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

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

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

Project location/address: See attached Survey

Present zoning: SF-1 Proposed zoning (if applicable) PD-O

Proposed use: Medical Office & Surgery Center

Total square footage of proposed building: 24,415 SF Number of parking spaces 103

Number of required parking spaces per Ordinance 76 Handicapped spaces 6

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

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

Size City allowed maximum monument size

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

Kayla R. Wood  
Attorney or Agent Signature

5930 Summerhill Road  
Address

Texarkana, TX 75503  
City, State, Zip

903-838-8533, 903-293-2924  
Home Phone & Cell Phone

kwood@mtgengineers.com  
Email Address

903-838-8533, 903-293-2924  
Home Phone & Cell Phone

kwood@mtgengineers.com  
Email Address

kwood@mtgengineers.com  
Email Address

David J. Potter II  
Property Owner Signature

David J. Potter II  
Print Name

210 North Stato Line, Suite 507  
Address

Texarkana, AR 71854  
City, State, Zip

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

David@potter-properties.com  
Email Address

David@potter-properties.com  
Email Address

David@potter-properties.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 (4548 : Amendment to PD-25-2(O) site plan approval 3133 Pleasant Grove Road.)

Property Description  
3.502 Acres  
Bowie County, Texas

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

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

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

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

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

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

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

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

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

## Amendment to PD-25-2(O)

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

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

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

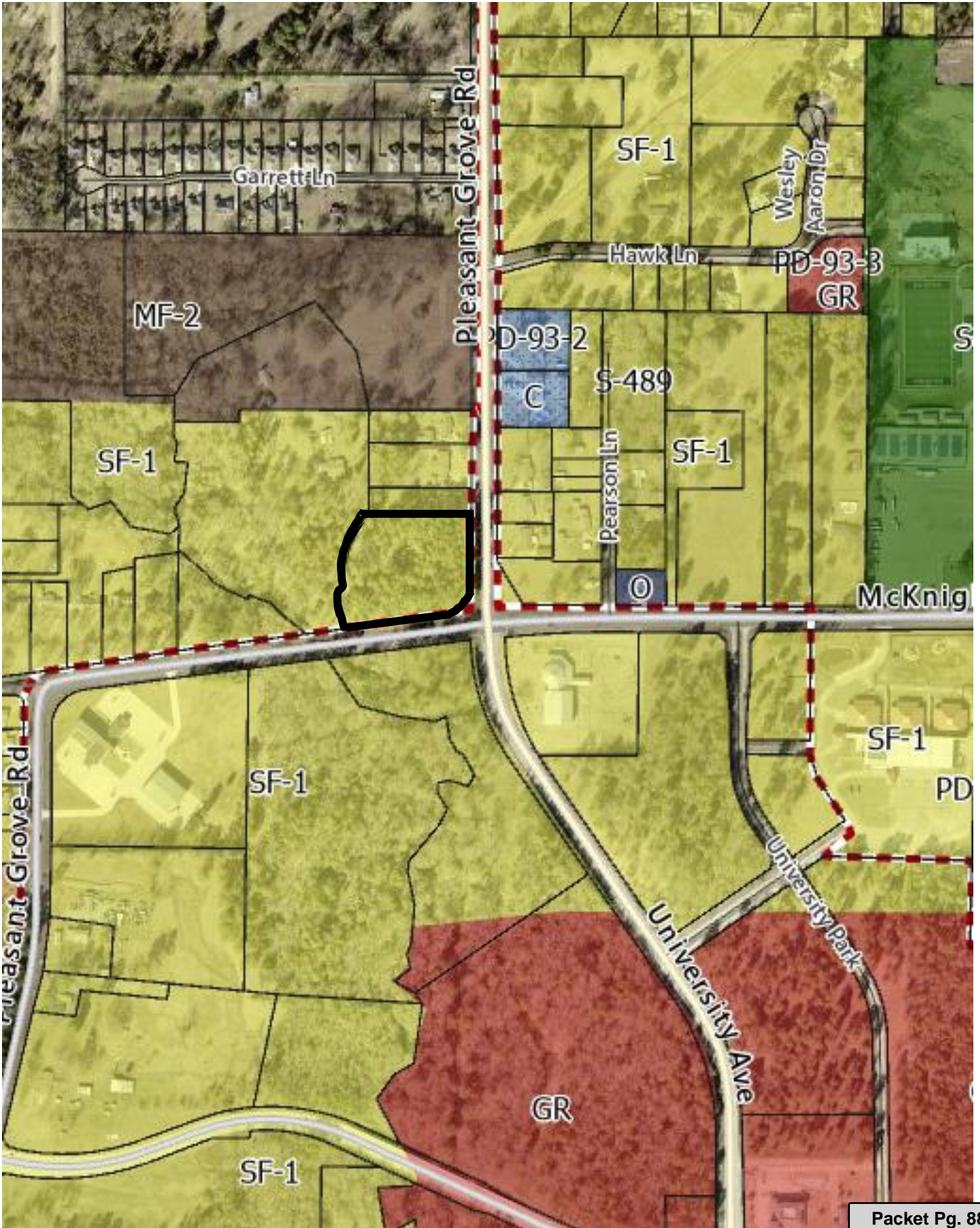
THENCE North 26 degrees 38 minutes 02 seconds East a distance of 50.00 feet along the West line of the said 3.498 acre tract and the East line of the said 9.331 acre tract to a 1/2 inch steel rod set for a corner, capped MTG ENG, at an angle point;

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

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



# 3133 Pleasant Grove Road



Attachment: Maps (4548 : Amendment to PD-25-2(O) site plan approval 3133 Pleasant Grove Road.)

# 3133 Pleasant Grove Road



Attachment: Maps (4548 : Amendment to PD-25-2(O) site plan approval 3133 Pleasant Grove Road.)

# Pleasant Grove MOB

Potter Properties

Design Team:

Namer Kaim (Kaim Architecture)

Samantha Loyman



Attachment: Elevations (4548 : Amendment to PD-25-2(O) site plan approval 3133 Pleasant



Attachment: Elevations (4548 : Amendment to PD-25-2(O) site plan approval 3133 Pleasant

Overall Corner View



Attachment: Elevations (4548 : Amendment to PD-25-2(O) site plan approval 3133 Pleasant



Attachment: Elevations (4548 : Amendment to PD-25-2(O) site plan approval 3133 Pleasant

East Corner View



Attachment: Elevations (4548 : Amendment to PD-25-2(O) site plan approval 3133 Pleasant

Southeast Corner View



Attachment: Elevations (4548 : Amendment to PD-25-2(O) site plan approval 3133 Pleasant

Main Entrance Canopy View



Attachment: Elevations (4548 : Amendment to PD-25-2(O) site plan approval 3133 Pleasant



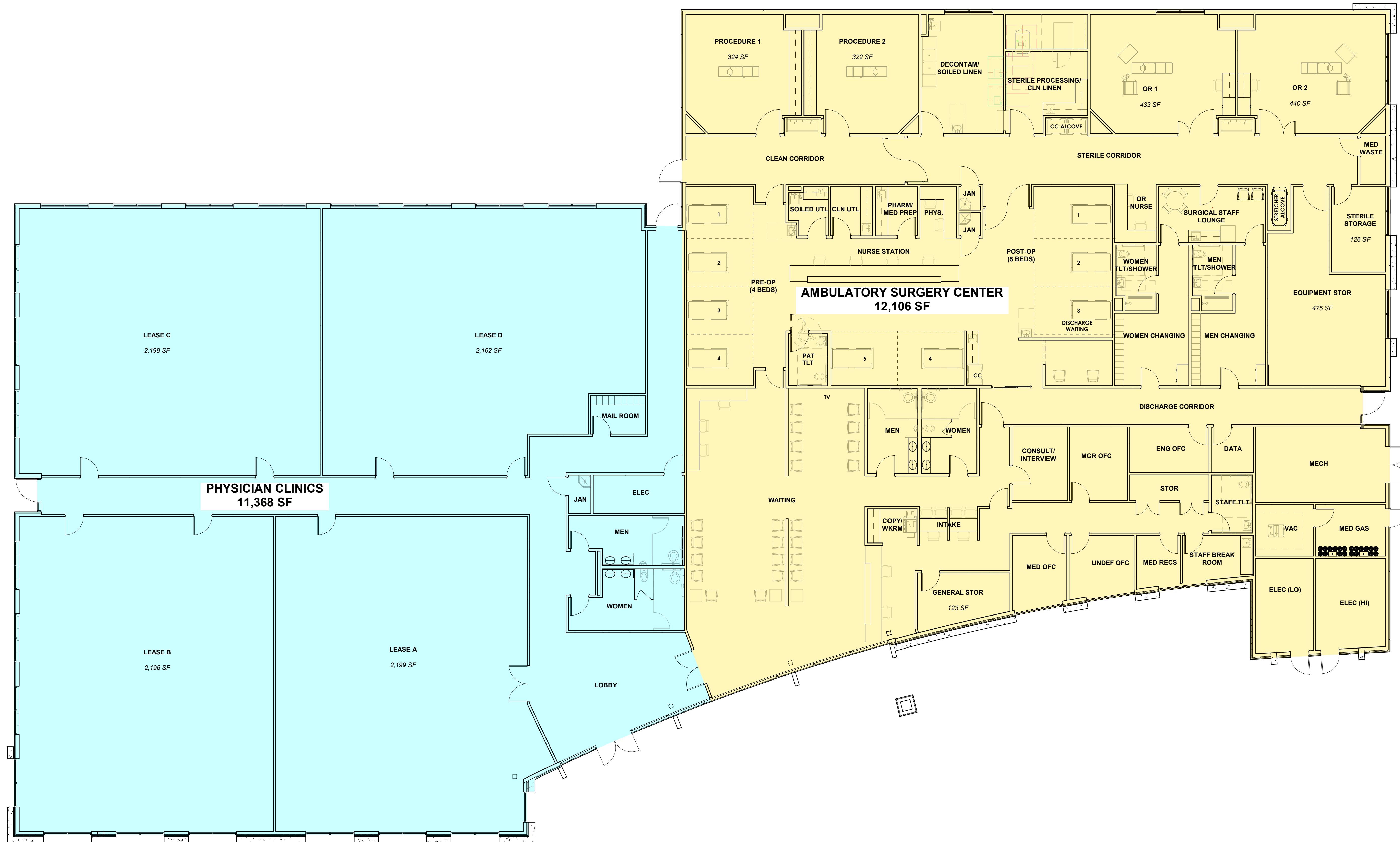
Attachment: Elevations (4548 : Amendment to PD-25-2(O) site plan approval 3133 Pleasant



Attachment: Elevations (4548 : Amendment to PD-25-2(O) site plan approval 3133 Pleasant

South Elevation Night View

# Amendment to PD-25-2 (O)



City of Texarkana, Texas

Version:

Update Date: 6/30/2025 2:06 PM

# Summary Sheet

**Lead Department:** Planning & Zoning Commission      **Action Officer:** Laura Puckett, Zoning Administrator  
**Subject:** S-810: Specific Use to allow a HUD code manufactured home on Lots 1-2, Block 17, Grandview Addition, located at 3909 Alexander Avenue. Jonathan Hamilton, owner.  
**Meeting Date:** 7/7/2025

### Attachments

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

### Staff Coordination

Planning & Zoning Commission	Laura Puckett	Reviewer	Pending
Building Code Administration	Mashell Daniel	Reviewer	Pending
Planning & Zoning Commission	Laura Puckett	Meeting	Pending
07/07/2025 6:00 PM			

### Updates/History of Briefing:

NOT APPLICABLE

### Executive Summary and Background Information:

This is a request by Jonathan Hamilton, owner, for a Specific Use Permit to allow the location of a HUD code manufactured home on Lots 1-2, Grandview Addition, located at 3909 Alexander Avenue. The property is zoned Single Family-3.

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

The adjacent zoning is Single Family-3 to the north, south, east, and west. The adjacent land usage is residential to the north, south, and west and vacant land to the east.

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, deny or table

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### 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:

July 7, 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, (3<sup>rd</sup> & 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, July 7, 2025 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, August 11, 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 3/4<sup>th</sup> 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](mailto:lpuckett@texarkanatexas.gov)).



OWNER: Jonathan Hamilton, owner

OWNER'S ADDRESS: 4002 Alexander Avenue, Texarkana, Texas 75501

LOCATION OF REZONING: 3909 Alexander Avenue, Texarkana, Texas 75501

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

LEGAL DESCRIPTION: on Lots 1-2, Block 17, Grandview Addition

CASE NUMBER: S-810

DATE MAILED: June 24, 2025

Attachment: Hearing Notice and Application (4549 : S-810: SUP for HUD code mnfctrd home at 3909 Alexander Ave.)



# ZONING APPLICATION

CITY OF TEXARKANA TEXAS

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

Receipt No 25-061629

Case S-810

Date 5-29-25

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: 102 Block: 17 Addition: Grandview  
(Or see attached legal description)

Location 3909 Alexander Ave, Texarkana Tx 75501

Present Zoning \_\_\_\_\_

Requested Specific Use Permit

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

For a manufactured or Modular Home

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

none

Attorney or Agent Signature

Printed Name:

Address

City, State, Zip

Home Phone & Cell Phone

Email Address

Jonathan Hamilton  
Property Owner Signature

Printed Name: Jonathan Hamilton

4002 Alexander Ave  
Address

Texarkana Tx 75501  
City, State, Zip

19037306-2147 or 2147-299-3111  
Home Phone & Cell Phone

jonathan.hamilton493@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 (4549 : S-810: SUP for HUD code mnfctrd home at 3909 Alexander Ave.)

# 3909 Alexander Avenue



Attachment: Maps (4549 : S-810: SUP for HUD code mnfctrd home at 3909 Alexander Ave.)



City of Texarkana, Texas

Version:

Update Date: 7/1/2025 8:11 AM

# Summary Sheet

**Lead Department:** Planning & Zoning Commission      **Action Officer:** Laura Puckett, Zoning Administrator  
Z-25-12: rezoning on N 1/2 of Lots 9-12 and Part of Alley, Block 55, Grandview Addition, located at 1616 Iowa Street from Single Family-3 to Two Family-2. Ceretha Brown, owner.

**Subject:** Family-2. Ceretha Brown, owner.

**Meeting Date:** 7/7/2025

### Attachments

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

### Staff Coordination

Planning & Zoning Commission	Laura Puckett	Reviewer	Pending
Building Code Administration	Mashell Daniel	Reviewer	Pending
Planning & Zoning Commission	Laura Puckett	Meeting	Pending
07/07/2025 6:00 PM			

### Updates/History of Briefing:

NOT APPLICABLE

### Executive Summary and Background Information:

This is a request by Ceretha Brown, owner, to rezone on the N ½ of Lots 9-12 and Part of Alley, Block 55, Grandview Addition located at 1616 Iowa Street from Single Family-3 to Two Family-2.

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

The adjacent zoning is Single Family-3 to the north, south, and west, and Single Family-2 to the east. The adjacent land use is residential to the north, east and west, and vacant land 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, deny or table

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**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:**

July 7, 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, (3<sup>rd</sup> & 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, July 7, 2025 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, August 11, 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 3/4<sup>th</sup> 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](mailto:lpuckett@txkusa.org)).



OWNER: Ceretha Brown, owner

OWNER'S ADDRESS: 6 Overcup Street, Texarkana, Texas 75503

LOCATION OF REZONING: 1616 Iowa Street, Texarkana, Texas 75501

PROPOSED CHANGE: to remodel existing building into a duplex

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

LEGAL DESCRIPTION: N 1/2 of Lots 9-12 and PT of Alley, Block 55, Grandview Addition

CASE NUMBER: Z-25-12 DATE MAILED: June 24, 2025

Attachment: Hearing Notice and Application (4550 : Z-25-12: rezoning SF-3 to TF-2 at 1616 Iowa)



# ZONING APPLICATION

CITY OF TEXARKANA TEXAS

220 Texas Blvd  
Texarkana TX 75501  
(903) 798-3945  
[www.texarkanatexas.gov](http://www.texarkanatexas.gov)

Receipt No. 25-001767

Case Z-25-12

Date 6-17-25

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: N 1/2 Lots part of 9-12 Alley Block: 55 Addition: Grandview Addition  
(Or see attached legal description)

Location: 1416 Iowa

Present Zoning: SF-3

Proposed Zoning: Two Family-2

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

Remodeling existing building to duplex

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

Attorney or Agent Signature

Printed Name:

Address

City, State, Zip

Home Phone & Cell Phone

Email Address

Property Owner Signature

Printed Name:

Address

City, State, Zip

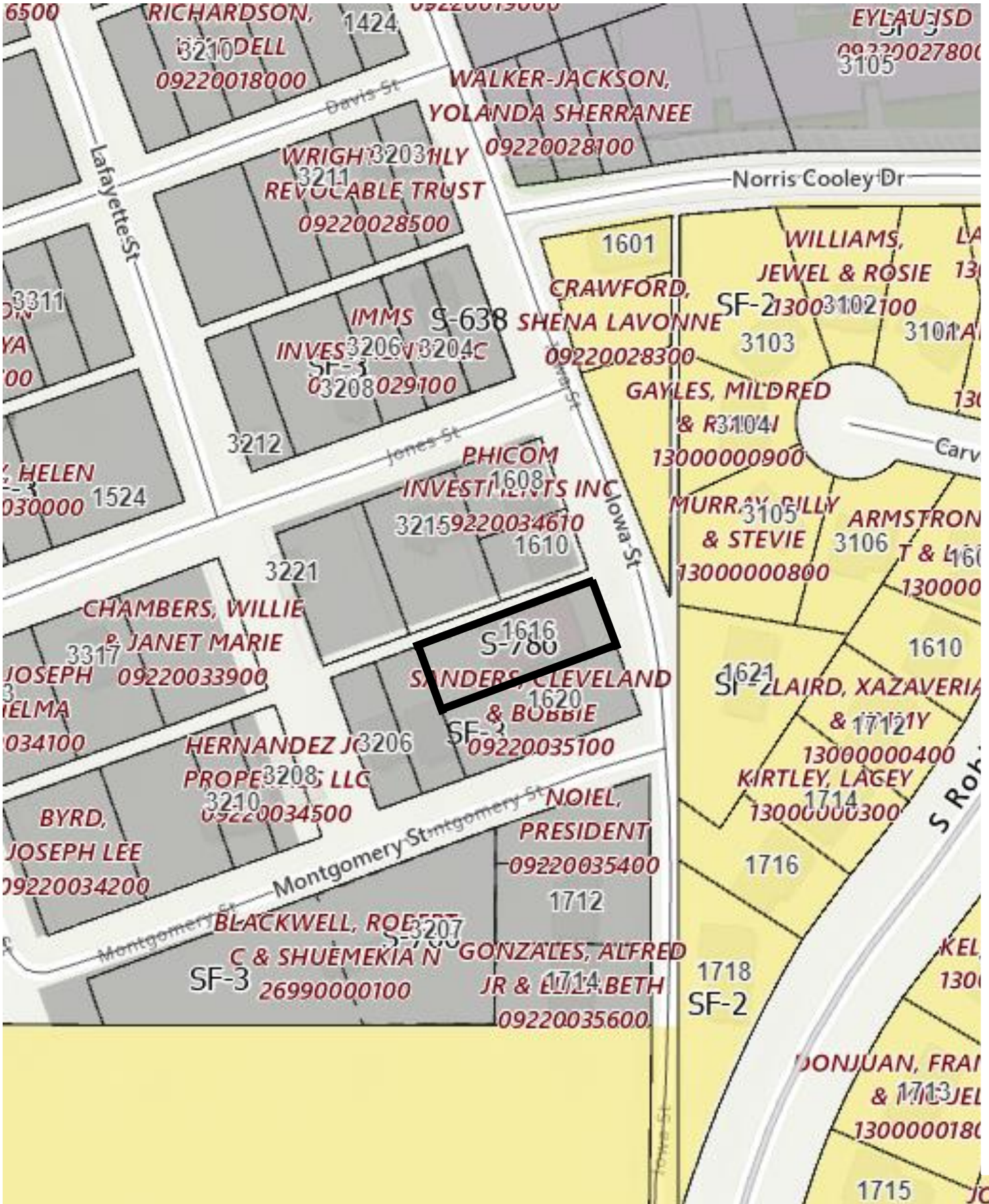
Home Phone & Cell Phone

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 (4550 : Z-25-12: rezoning SF-3 to TF-2 at 1616 Iowa)

# 1616 Iowa Street



Attachment: Maps (4550 : Z-25-12: rezoning SF-3 to TF-2 at 1616 Iowa)

# 1616 Iowa Street



Attachment: Maps (4550 : Z-25-12: rezoning SF-3 to TF-2 at 1616 Iowa)

## City of Texarkana, Texas

## Summary Sheet

Version:  
Update Date: 6/30/2025 2:25 PM

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

**Subject:** Consider the Planning and Zoning Commission minutes from June 2, 2025.

**Meeting Date:** 7/7/2025

**Attachments**

- a. June 2, 2025 P&Z Agenda (PDF)

**Staff Coordination**

Planning & Zoning Commission	Laura Puckett	Reviewer	Pending
Building Code Administration	Mashell Daniel	Reviewer	Pending
Planning & Zoning Commission	Laura Puckett	Meeting	Pending
07/07/2025 6:00 PM			

**Updates/History of Briefing:**

NOT APPLICABLE

**Executive Summary and Background Information:**

See attached minutes.

**Potential Options:**

Approve, deny or table

**Fiscal Implications:**

NOT APPLICABLE

**Staff Recommendation:**

Staff recommend approval of the minutes from June 2, 2025.

**Advisory Board/Committee Review:**

Planning and Zoning Commission

**Board/Committee Recommendation:**

NOT APPLICABLE

**Advisory Board/Committee Meeting Date and Minutes:**

July 7, 2025



**CITY OF TEXARKANA**  
**PLANNING & ZONING COMMISSION**  
**MINUTES • JUNE 2, 2025**

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**Council Chambers**
**Regular Meeting**
**6:00 PM**


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**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.

Voted to table the item again.

<b>RESULT:</b>	<b>TABLED [UNANIMOUS]</b>	<b>Next: 7/7/2025 6:00 PM</b>
<b>MOVER:</b>	Lee Kernek, Commissioner	
<b>SECONDER:</b>	Wanda Northam, Commissioner	
<b>AYES:</b>	Joyce III, Larkins, Northam, Bailey, Kernek	
<b>ABSENT:</b>	Kinsey, Boyette, Sarine, Crews	

2. Z-25-10: rezoning on an approximate 6.11-acre tract of land (being Tract 2), F.W. Schiffilin 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.

Brad Meador presented that they want to build single family homes at this location.

Rob Hurley 5609 Pleasant Grove Road - Opposed - questioning the proper notice and posting a sign. He insisted that there was a discrepancy on the square footage of the definitions on the notice. He said the sign was posted at the fence line and not in the right-of-way. He says the sign is about 50 feet from the center of the road making it hard for others to see.

Josh Davitt 5711 Meadowland - Opposed - said that there would be an increase in traffic and was asking about where they would get water/sewer. He said that property values will decrease. He wants to keep the original zoning (SF-1). Mr. Davitt said that he wanted to clarify the assumption that he was making based on the current projects that 2B Builders has going and he apologized for any insult that he may have made based on his assumptions.

Attachment: June 2, 2025 P&amp;Z Agenda (4551 : Consider the P&amp;Z minutes from June 2, 2025)

Sherry Fomby 5905 Sunny Street - Ms. Fomby said that they want a neighborhood for kids riding their bikes. Bigger house not smaller houses.

Jonna Felps 5906 Sunny Street - She has lived there 27 years. She wants to keep the comparable type homes in the neighborhood. Her complaint is water drainage. She wants to keep the integrity of the largest investment that one makes purchasing a home.

Brandon Haynes 5710 Meadowland - He says that the land has served as open pasture for years and contributes to the peaceful rural feeling. He said that rezoning would permanently change the character of their community and not for the better. He said the environmental impact should be given pause. He said that it will remove the green space and will increase drainage issues due to removal of the vegetation. He said that he currently the area has flooding on the street in front of his house. He went on to say that the proposed rezoning would bring a burden on the current infrastructure including water, sewer and electrical because they were not designed to support the sudden influx of new homes. He said that traffic would increase and safety hazards would increase. He said that the increase of density will bring their property values down.

Debbie Hurley 5609 Pleasant Grove Road - Ms. Hurley stated that she has lived there for 22. She bought the house for the serenity and the beauty. She likes looking outside and seeing her birds, deer and her foxes. If the neighborhood is built, she said the deer will leave and she won't be able to see them anymore. She said that property values will go down tremendously. She said that they currently have flooding through their back yard. She wants to know where the other electricity is going to come from because they have a small transformer. She said that they had to buy a generator because of the power loss. She says that she is totally against this type of development. She said if you want to put beautiful houses that are like the ones on Meadowland that is fine with her. She doesn't want to put a privacy fence up.

Lori Kelley 5901 Sunny Street - She says that her house is on the dead end of the street. She said that her property value will diminish. She said that she has lived their 20 years. She said that she and her husband loved the neighborhood so much. She said her husband traveled all the time and she felt safe there. She lost her husband a month ago and she wanted to spend the rest of the year figuring out what she will do for the future. She is trying to decide if she wants to stay or go. She says it will depend on the property value that she worked so hard for to see her through her next adventure. She said that if you put cheaper houses in the neighborhood it will devastate her life. She said all that she has is memories and she is not sure what she will do yet, but having her hand forced doesn't help. She says if they build homes that are comparable then she is all for it.

Brad Meador said that the owner would like more density. He said that regarding water they would tie into the main with a lift water system. He said that their would not be and impact on the water that most likely it would help. Mr. Meador said that on most of their sites they build a retention/detention pond to alleviate the drainage issues and it will potentially be positive for the current flooding issues on the existing neighborhood. He said that new transformers would be brought in to the new development to power it. He said that the opposition's determination of the homes that would be built was made based on nothing that the builders have presented. Mr. Meador said that they do not build low

market houses and it is not their intention here. He said the square footage price would most likely be significantly higher than the homes that are currently there because of the current market. He went on to say that the look of the potential homes would look like the rest in the existing neighborhood. He said these will be custom built homes.

Ms. Northam asked Brad Meador if there was a minimum square footage that they would build and Mr. Meador answered with 1500 square feet. Ms. Northam made clear that this in not in the UPDD.

Gene Joyce said that he will confess that he thinks the SF-2 is non conforming in this situation. He said it would be nice to see the new properties remain the same (SF-1). He said the density would increase and not the intention or conforming to the area.

Brad Meador said that if they leave the property SF-1 then there is no approval process.

Request DENIED

APPLICANT WILL PROCEED TO CITY COUNCIL FOR A VOTE. 3/4 OF THE VOTE WILL BE REQUIRED TO OVERTURN P&Z'S DECISION

<b>RESULT:</b>	<b>DENIED [UNANIMOUS]</b>
<b>MOVER:</b>	Lee Kernek, Commissioner
<b>SECONDER:</b>	Brad Bailey, Commissioner
<b>AYES:</b>	Joyce III, Larkins, Northam, Bailey, Kernek
<b>ABSENT:</b>	Kinsey, Boyette, Sarine, Crews

- 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.

Motion from Kernek to untable Seconded by Northam to untable. Item removed from Table.

Aaron Gaylor said that he would like to continue to ask for Neighborhood Service. Mike and Patricia Beth approached and changed their mind. They do not wish to oppose what Aaron Gaylor is presenting. They do oppose to duplexes and apartment complexes. After much discussion about drainage and uses, Aaron Gaylor agreed to Amend his application and agreed to Planned Development-Neighborhood Service.

Aaron Gaylor will approach Planning & Zoning once he has created a site plan. Aaron Gaylor will bring a site plan to Planning and Zoning to approve the site plan and add restrictions.

Request APPROVED WITH PLANNED DEVELOPMENT

Attachment: June 2, 2025 P&Z Agenda (4551 : Consider the P&Z minutes from June 2, 2025)

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

**III. STAFF UPDATES**

**IV. CONSIDER APPROVAL OF MINUTES**

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

Minutes APPROVED.

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

**V. ADJOURNMENT**

Attachment: June 2, 2025 P&Z Agenda (4551 : Consider the P&Z minutes from June 2, 2025)