



CITY OF TEXARKANA

PLANNING & ZONING COMMISSION

AGENDA • JANUARY 5, 2026

Council Chambers

Regular Meeting

6:00 PM

220 TEXAS BLVD., TEXARKANA, TX 75501

Chairperson
Gene Joyce III

Commissioner
Wanda Northam

Commissioner
Lee Kernek

Vice Chairperson
Dianna Patterson Kinsey

Commissioner
Casey Boyette

Alternate Commissioner
Ross Sarine

Commissioner
James Larkins

Commissioner
Brad Bailey

Alternate Commissioner
Kory Crews

I. AGENDA ITEMS

1. Consider approval of replat of Lots 6 and 7, Wellsford Addition, located at 3122 Norton Street. Huddelston Investments, LLC, owner, and Jeffrey Wood, MTG Engineers and Surveyors, agent.
2. Consider approval of replat of Lot 1, Block1, Healthcare Express Subdivision located in the 3500 block of Galleria Oaks Drive. RATT Management, LTD, owner, and Jeffrey Wood, MTG Engineers and Surveyors, agent.
3. Z-26-01: on Lot 2, Block 3, West Beverly, located at 1009 Blanton Street from Single Family-2 to Single Family-3. Bernardino Gabriel, owner.
4. S-820: Specific Use Permit to allow the location of a HUD code manufactured home on Lot 2, Block 3, West Beverly, located at 1009 Blanton Street. Bernardino Gabriel, owner.
5. Amendment to PD-02-13 (GR): for site plan approval on Lot 1, Block 1, Healthcare Express Subdivision, located at 4302 Galleria Oaks Drive. Josh & Ashley Talley, owners, and Vance Liles, MTG Engineers and Surveyors, agent.

6. Z-26-02: on an approximate 0.972-acre tract of land (being Tract 3), J.M. Goffe HRS, A-244, located at 3506 Moores Lane from Agriculture to Planned Development-General Retail. Raymond Jordan, owner, and Jason Eppinette, agent.

II. STAFF UPDATES

III. MINUTES

1. Consider the Planning and Zoning Commission December 1, 2025 meeting minutes.

IV. ADJOURNMENT

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

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


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

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

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

MEMORANDUM

To: Jeffrey Wood, MTG

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

Date: December 23, 2025

Subject: Consider approval of Replat of Lots 6 and 7, Wellsford Addition

Comments are as follows:

1. TxDOT – No response
2. Summit Utilities – No issues
3. Sparklight – No issues
4. Windstream - No response
5. Conterra – No response
6. Ritter – No issues
7. Electric Companies
 - a. AEP/SWEPCO – No issues
 - b. Bowie Cass – No issues
 - 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.
 - d. See attached recording information for the alley abandonment.
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.



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 6, 7, and the abandoned alley into one lot

Plat Title: Replat of Lots 6 & 7 Wellsford Subdivision

Current Legal Description: Lots 6 & 7 Wellsford Subdivision

Total Acreage: 1.522 ac **Number of Lots:** 1 **Zoning:** SF-3

Owner/Developer Information:

Name: Huddelston Investments, LLC

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:

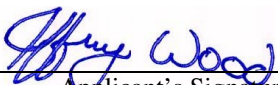
- 1 Electronic Copy of Plat
- 1 Fullsize Copy of Plat (24"x36")
- 1 Halfsize Copy of Plat (11"x17")
- Most Current Recorded Subdivision Plat for Replat or Amendment

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

12/15/25
Date

Application Fee: _____

Received by: _____



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

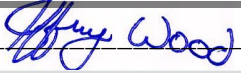
Names or designations of all adjoining subdivisions or properties	<input checked="" type="checkbox"/>
Adjacent dedicated streets, alleys, and easements	<input checked="" type="checkbox"/>
Outline of proposed tract (shall stand out compared to other boundary lines)	<input checked="" type="checkbox"/>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

 _____ 12/15/25 _____
 Signature Date
 Jeffrey Wood _____
 Printed Name

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](#); [Fisher, Jacob W](#); [OSPEngineering@rittercommunications.com](#); [Andy Moss](#); [Ritter Comm - Construction](#)
Cc: [TEX-Puckett, Laura](#)
Subject: Plat Review - Replat Lots 6 and 7 Wellsford Addition
Date: Tuesday, December 16, 2025 1:33:00 PM
Attachments: [PlatReview-ReplatLots6and7Wellsford-12162025.pdf](#)

All,

We have received a request for approval of the Amended Plat for Silver Oaks Fourth Addition. This property is located at 3122 Norton Street.

Attached is the application, checklist, and plat. This will be on the January 5, 2026 P& Z Agenda. Please review and provide any comments back to me via email by **12 PM, December 23, 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: [Will Burris](#)
To: [TEX-Henslee, Dustin](#)
Subject: RE: Plat Review - Replat Lots 6 and & Wellsford Addition
Date: Thursday, December 18, 2025 11:15:42 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 comment or conflict,.

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: Tuesday, December 16, 2025 1:32 PM
To: dwwiley@aep.com; Zachary S Pianalto <zspianalto@aep.com>; Latham, Michael A <michael.a.latham@windstream.com>; chris.jackson@windstream.com; brandon.k.mccormick@windstream.com; TWU-Smith, Gary <gsmith@txkusa.org>; TEX-Daniel, Mashell <mhodges@texarkanatexas.gov>; Will Burris <willb@bcec.com>; TWU-Rogers, Terri <terri.rogers@txkusa.org>; joe.langley@sparklight.biz; TTFD-James, Heather <heather.james@texarkanatexas.gov>; mgross <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>; Fisher, Jacob W <Jacob.Fisher@windstream.com>; OSPEngineering@rittercommunications.com; Andy Moss <andy.moss@rittercommunications.com>; Ritter Comm - Construction <construction@rittercommunications.com>
Cc: TEX-Puckett, Laura <lpuckett@texarkanatexas.gov>
Subject: [CAUTION EXTERNAL EMAIL] Plat Review - Replat Lots 6 and & Wellsford Addition

All,

We have received a request for approval of the Amended Plat for Silver Oaks Fourth Addition. This property is located at 3122 Norton Street.

Attached is the application, checklist, and plat. This will be on the January 5, 2026 P& Z Agenda. Please review and provide any comments back to me via email by **12 PM, December 23, 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.

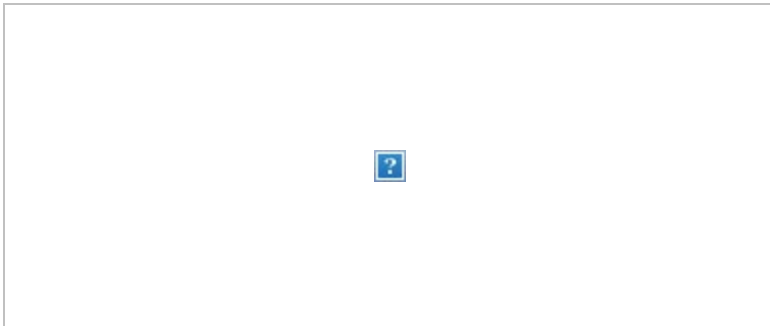
From: [Stacy Light](#)
To: [TEX-Henslee, Dustin](#)
Cc: [Andy Moss](#); [OSP Engineering](#); [Ritter Comm - Construction](#)
Subject: RE: Plat Review - Replat Lots 6 and & Wellsford Addition
Date: Friday, December 19, 2025 9:08:34 AM
Attachments: [image001.png](#)

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.

Ritter Communications has no objection to this replat request.

Stacy Majors Light, JD, PMP

Permitting Manager
900 S. Shackleford Rd, Suite 200
Little Rock, AR 72211
stacy.light@rittercommunications.com
Mobile: 501-580-9068



From: TEX-Henslee, Dustin <dustin.henslee@texarkanatexas.gov>
Sent: Tuesday, December 16, 2025 1:32 PM
To: dwwiley@aep.com; Zachary S Pianalto <zspianalto@aep.com>; Latham, Michael A <michael.a.latham@windstream.com>; chris.jackson@windstream.com; brandon.k.mccormick@windstream.com; TWU-Smith, Gary <gsmith@txkusa.org>; TEX-Daniel, Mashell <mhodges@texarkanatexas.gov>; 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>; Fisher, Jacob W <Jacob.Fisher@windstream.com>; OSP Engineering <OSPEngineering@rittercommunications.com>; Andy Moss <Andy.Moss@rittercommunications.com>; Ritter Comm - Construction <construction@rittercommunications.com>
Cc: TEX-Puckett, Laura <lpuckett@texarkanatexas.gov>

Subject: Plat Review - Replat Lots 6 and & Wellsford Addition

Some people who received this message don't often get email from dustin.henslee@texarkanatexas.gov. [Learn why this is important](#)

CAUTION: This is an external e-mail originating outside of Ritter Communications. Do not click on links or open any attachments unless you recognize the sender and know the content is safe. [Please contact IT](#) if you received this warning and the sender address appears to be an employee of Ritter Communications.

All,

We have received a request for approval of the Amended Plat for Silver Oaks Fourth Addition. This property is located at 3122 Norton Street.

Attached is the application, checklist, and plat. This will be on the January 5, 2026 P& Z Agenda. Please review and provide any comments back to me via email by **12 PM, December 23, 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: [Langley, Joe](#)
To: [TEX-Henslee, Dustin](#)
Subject: RE: Plat Review - Replat Lots 6 and & Wellsford Addition
Date: Tuesday, December 16, 2025 1:47:33 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.

I see no issue as long as it doesn't change the power easement along the road.

From: TEX-Henslee, Dustin <dustin.henslee@texarkanatexas.gov>
Sent: Tuesday, December 16, 2025 1:32 PM
To: dwwiley@aep.com; Zachary S Pianalto <zspianalto@aep.com>; Latham, Michael A <michael.a.latham@windstream.com>; chris.jackson@windstream.com; brandon.k.mccormick@windstream.com; TWU-Smith, Gary <gsmith@txkusa.org>; TEX-Daniel, Mashell <mhodges@texarkanatexas.gov>; 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>; Fisher, Jacob W <Jacob.Fisher@windstream.com>; OSPEngineering@rittercommunications.com; Andy Moss <andy.moss@rittercommunications.com>; Ritter Comm - Construction <construction@rittercommunications.com>
Cc: TEX-Puckett, Laura <lpuckett@texarkanatexas.gov>
Subject: Plat Review - Replat Lots 6 and & Wellsford Addition

All,

We have received a request for approval of the Amended Plat for Silver Oaks Fourth Addition. This property is located at 3122 Norton Street.

Attached is the application, checklist, and plat. This will be on the January 5, 2026 P& Z Agenda. Please review and provide any comments back to me via email by **12 PM, December 23, 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 - Replat Lots 6 and & Wellsford Addition
Date: Tuesday, December 16, 2025 2:35:50 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 do not have any facilities that will be affected. Thanks



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

From: TEX-Henslee, Dustin <dustin.henslee@texarkanatexas.gov>
Sent: Tuesday, December 16, 2025 1:32 PM
To: dwwiley@aep.com; Zachary S Pianalto <zspianalto@aep.com>; Latham, Michael A <michael.a.latham@windstream.com>; chris.jackson@windstream.com; brandon.k.mccormick@windstream.com; TWU-Smith, Gary <gsmith@txkusa.org>; TEX-Daniel, Mashell <mhodges@texarkanatexas.gov>; willb@bcec.com; TWU-Rogers, Terri <terri.rogers@txkusa.org>; joe.langley@sparklight.biz; TTFD-James, Heather <heather.james@texarkanatexas.gov>; mgross@bowieappraisal.org; Tommy Bruce <Tommy.Bruce@txdot.gov>; Brandon Brooks <bbrooks@summitutilities.com>; Greg Strickland <gstrickland@summitutilities.com>; Stephanie Green <sgreen@conterra.com>; Jeremy Lindsey <jlindsey@swrea.com>; dmc dowell@swrea.com; TX-Maxey, Shawn <s.maxey@texarkanatexas.gov>; Adam Keahey <akeahey@conterra.com>; Fisher, Jacob W <Jacob.Fisher@windstream.com>; OSPEngineering@rittercommunications.com; Andy Moss <andy.moss@rittercommunications.com>; Ritter Comm - Construction <construction@rittercommunications.com>
Cc: TEX-Puckett, Laura <lpuckett@texarkanatexas.gov>
Subject: [EXTERNAL EMAIL] Plat Review - Replat Lots 6 and & Wellsford Addition

All,

We have received a request for approval of the Amended Plat for Silver Oaks Fourth Addition. This property is located at 3122 Norton Street.

Attached is the application, checklist, and plat. This will be on the January 5, 2026 P& Z Agenda. Please review and provide any comments back to me via email by **12 PM, December 23, 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 - Replat Lots 6 and & Wellsford Addition
Date: Tuesday, December 16, 2025 1:53:56 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 Henslee,

SWEPSCO has no objection to the replat combining lots 6 & 7 and alley abandonment. SWEPSCO does have a single-phase overhead power line along the east side of Norton St along the front of the property.

Thank you,



ZAC PIANALTO | ENGINEER SR

ZSPIANALTO@AEP.COM | C:903.826.5027

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

From: TEX-Henslee, Dustin <dustin.henslee@texarkanatexas.gov>
Sent: Tuesday, December 16, 2025 1:32 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>; Fisher, Jacob W <Jacob.Fisher@windstream.com>; OSPEngineering@rittercommunications.com; Andy Moss <andy.moss@rittercommunications.com>; Ritter Comm - Construction <construction@rittercommunications.com>
Cc: TEX-Puckett, Laura <lpuckett@texarkanatexas.gov>
Subject: [EXTERNAL] Plat Review - Replat Lots 6 and & Wellsford Addition

All,

We have received a request for approval of the Amended Plat for Silver Oaks Fourth Addition. This property is located at 3122 Norton Street.

Attached is the application, checklist, and plat. This will be on the January 5, 2026 P& Z Agenda.

Please review and provide any comments back to me via email by **12 PM, December 23, 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.



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: Kenneth L. Icenhower, P.E., Asst Director - Operations, TWU

Date: December 16, 2025

Re: **Replat of Lots' No. 6 & 7 of Wellsford Subdivision
Project # 25-002829**

The Utility staff have reviewed the above amended plat and have the following comments:

1. There is an existing 6in water main and an existing 6in sewer main along Norton Street.
2. The utility has no objections to the amended plat.

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



ORDINANCE NO. 2025-161

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, CLOSING AND ABANDONING A TWENTY-FOOT (20') ALLEY LOCATED EAST OF NORTON STREET AND SOUTH OF COLLEGE DRIVE, LOCATED BETWEEN LOTS 6 AND 7 OF THE WELLSFORD SUBDIVISION, IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS; PROVIDING FOR A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, an application has been received requesting the City to close and abandon a twenty-foot (20') alley located east of Norton Street and south of College Drive and located between lots 6 and 7 of the Wellsford Subdivision in the City of Texarkana, Bowie County, Texas, as shown on the attached location map hereto and incorporated herein as **Exhibit 'A'**; and

WHEREAS, the City has notified all adjacent landowners, interested utilities, and city departments requesting their comments; and

WHEREAS, based on the responses from all notified parties, the City finds it to be in the best interest of the City to close and abandon the twenty-foot (20') alley located between lots 6 and 7 of the Wellsford Subdivision, east of Norton Street and south of College Drive, as shown on the attached property description and incorporated herein as **Exhibit 'A'**; and

WHEREAS, all adjacent landowners shall receive ownership of half of the abandoned alley along their property.

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

SECTION 1: The twenty-foot (20') alley right-of-way located east of Norton Street and south of College Drive, located between lots 6 and 7 of the Wellsford Subdivision in the City of Texarkana, Bowie County, Texas, as shown on the map and described in the Alley Abandonment Request (**ATTH 01**) hereto and incorporated herein as **Exhibit "A"**, be and is hereby abandoned as a street or public thoroughfare of any kind or character.

SECTION 2: The above-described property is hereby declared surplus and abandoned and the responsibility of the City to maintain said property is hereby terminated.

SECTION 3: In case 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 4: All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 5: This Ordinance shall be in full force and effect from and after its passage and

approval.

PASSED AND APPROVED in Regular Council Session on this the **10th day of November, 2025.**

ATTEST:



JENNIFER EVANS, CITY SECRETARY



BOB BRUGGEMAN, MAYOR

9:20 p.m.

THE STATE OF TEXAS

COUNTY OF BOWIE

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Records of Bowie County, Texas.

2025-00012033 ORDN
12/08/2025 11:13:59 AM Total Fees: \$33.00

Tina Petty, County Clerk
Bowie County, Texas





Bowie County
Tina Petty, County Clerk
710 James Bowie Drive
New Boston, Texas 75570
(903) 628-6740

Receipt: 25-15000

Product	Name	Extended
ORDN	ORDINANCE	\$33.00
	# Pages	4
	Document #	2025-00012033
	Document Info:	CITY OF TEXARKANA
Total		\$33.00
Tender (Credit Card)		\$33.00
Paid By	CITY OF TEXARKANA	
Approval Code	100342166509	

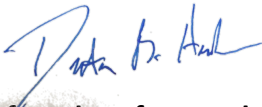
Thank You

1

MEMORANDUM

To: Jeffrey Wood, MTG

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

Date: December 23, 2025 

Subject: Consider approval of Replat of Lot 1 Block 1 Healthcare Express Subdivision

Comments are as follows:

1. TxDOT – No response
2. Summit Utilities – No issues
3. Sparklight – No issues
4. Windstream - No response
5. Conterra – No response
6. Ritter – No issues
7. Electric Companies
 - a. AEP/SWEPCO – No issues
 - b. Bowie Cass – No issues
 - 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.



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 subdivide Lot 1 Block 1 Healthcare Express Subdivision into 2 lots

Plat Title: Replat of Healthcare Express Subdivision

Current Legal Description: Lot 1 Block 1 Healthcare Express Subdivision

Total Acreage: 2.799 ac **Number of Lots:** 2 **Zoning:** PD-GR

Owner/Developer Information:

Name: RATT Management LTD

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

12/16/25

Date


Application Fee: _____

Received by: _____



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.	
	12/16/25
Signature	Date
Jeffrey Wood	
Printed Name	

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](#); [dmcowell@swrea.com](#); [TX-Maxey, Shawn](#); [Adam Keahey](#); [Fisher, Jacob W](#); [OSPEngineering@rittercommunications.com](#); [Andy Moss](#); [Ritter Comm - Construction](#)
Cc: [TEX-Puckett, Laura](#)
Subject: Plat Review - Healthcare Express Subdivision
Date: Tuesday, December 16, 2025 3:50:00 PM
Attachments: [PlatReview-ReplatHealthcareExpressSubdivision-12162025.pdf](#)

All,

We have received a request for approval of the Replat for Healthcare Express Subdivision. This property is located off Richmond Road and Galleria Oaks.

Attached is the application, checklist, and plat. This will be on the January 5, 2026 P& Z Agenda. Please review and provide any comments back to me via email by **12 PM, December 23, 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: [Will Burris](#)
To: [TEX-Henslee, Dustin](#)
Subject: RE: Plat Review - Healthcare Express Subdivision
Date: Thursday, December 18, 2025 11:21:09 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: Tuesday, December 16, 2025 3:50 PM
To: dwwiley@aep.com; Zachary S Pianalto <zspianalto@aep.com>; Latham, Michael A <michael.a.latham@windstream.com>; chris.jackson@windstream.com; brandon.k.mccormick@windstream.com; TWU-Smith, Gary <gsmith@txkusa.org>; TEX-Daniel, Mashell <mhodges@texarkanatexas.gov>; Will Burris <willb@bcec.com>; TWU-Rogers, Terri <terri.rogers@txkusa.org>; joe.langley@sparklight.biz; TTFD-James, Heather <heather.james@texarkanatexas.gov>; mgross <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>; Fisher, Jacob W <Jacob.Fisher@windstream.com>; OSPEngineering@rittercommunications.com; Andy Moss <andy.moss@rittercommunications.com>; Ritter Comm - Construction <construction@rittercommunications.com>
Cc: TEX-Puckett, Laura <lpuckett@texarkanatexas.gov>
Subject: [CAUTION EXTERNAL EMAIL] Plat Review - Healthcare Express Subdivision

All,

We have received a request for approval of the Replat for Healthcare Express Subdivision. This property is located off Richmond Road and Galleria Oaks.

Attached is the application, checklist, and plat. This will be on the January 5, 2026 P& Z Agenda. Please review and provide any comments back to me via email by **12 PM, December 23, 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.

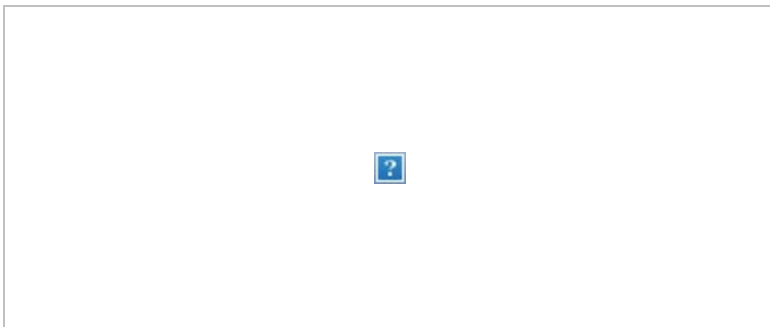
From: [Stacy Light](#)
To: [TEX-Henslee, Dustin](#)
Cc: [Andy Moss](#); [OSP Engineering](#); [Ritter Comm - OSP Planning](#)
Subject: RE: Plat Review - Healthcare Express Subdivision
Date: Friday, December 19, 2025 9:08:32 AM
Attachments: [image001.png](#)

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.

Ritter Communications has no objection to this replat request.

Stacy Majors Light, JD, PMP

Permitting Manager
900 S. Shackleford Rd, Suite 200
Little Rock, AR 72211
stacy.light@rittercommunications.com
Mobile: 501-580-9068



From: TEX-Henslee, Dustin <dustin.henslee@texarkanatexas.gov>
Sent: Tuesday, December 16, 2025 3:50 PM
To: dwwiley@aep.com; Zachary S Pianalto <zspianalto@aep.com>; Latham, Michael A <michael.a.latham@windstream.com>; chris.jackson@windstream.com; brandon.k.mccormick@windstream.com; TWU-Smith, Gary <gsmith@txkusa.org>; TEX-Daniel, Mashell <mhodges@texarkanatexas.gov>; 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>; Fisher, Jacob W <Jacob.Fisher@windstream.com>; OSP Engineering <OSPEngineering@rittercommunications.com>; Andy Moss <Andy.Moss@rittercommunications.com>; Ritter Comm - Construction <construction@rittercommunications.com>
Cc: TEX-Puckett, Laura <lpuckett@texarkanatexas.gov>
Subject: Plat Review - Healthcare Express Subdivision

Some people who received this message don't often get email from dustin.henslee@texarkanatexas.gov. [Learn why this is important](#)

CAUTION: This is an external e-mail originating outside of Ritter Communications. Do not click on links or open any attachments unless you recognize the sender and know the content is safe. [Please contact IT](#) if you received this warning and the sender address appears to be an employee of Ritter Communications.

All,

We have received a request for approval of the Replat for Healthcare Express Subdivision. This property is located off Richmond Road and Galleria Oaks.

Attached is the application, checklist, and plat. This will be on the January 5, 2026 P& Z Agenda. Please review and provide any comments back to me via email by **12 PM, December 23, 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: [Langley, Joe](#)
To: [TEX-Henslee, Dustin](#)
Subject: RE: Plat Review - Healthcare Express Subdivision
Date: Tuesday, December 16, 2025 4:51:06 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.

From what I can see this seems to be fine. Don't see an issue at this time.

From: TEX-Henslee, Dustin <dustin.henslee@texarkanatexas.gov>
Sent: Tuesday, December 16, 2025 3:50 PM
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>; Fisher, Jacob W <Jacob.Fisher@windstream.com>; OSPEngineering@rittercommunications.com; Andy Moss <andy.moss@rittercommunications.com>; Ritter Comm - Construction <construction@rittercommunications.com>
Cc: TEX-Puckett, Laura <lpuckett@texarkanatexas.gov>
Subject: Plat Review - Healthcare Express Subdivision

All,

We have received a request for approval of the Replat for Healthcare Express Subdivision. This property is located off Richmond Road and Galleria Oaks.

Attached is the application, checklist, and plat. This will be on the January 5, 2026 P& Z Agenda. Please review and provide any comments back to me via email by **12 PM, December 23, 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](#)
Cc: [Ronnie Watkins](#)
Subject: RE: [EXTERNAL EMAIL] Plat Review - Healthcare Express Subdivision
Date: Tuesday, December 16, 2025 3:54:21 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.

Summits facilities will not be affected. Thanks



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

From: TEX-Henslee, Dustin <dustin.henslee@texarkanatexas.gov>
Sent: Tuesday, December 16, 2025 3:50 PM
To: dwwiley@aep.com; Zachary S Pianalto <zspianalto@aep.com>; Latham, Michael A <michael.a.latham@windstream.com>; chris.jackson@windstream.com; brandon.k.mccormick@windstream.com; TWU-Smith, Gary <gsmith@txkusa.org>; TEX-Daniel, Mashell <mhodges@texarkanatexas.gov>; willb@bcec.com; TWU-Rogers, Terri <terri.rogers@txkusa.org>; joe.langley@sparklight.biz; TTFD-James, Heather <heather.james@texarkanatexas.gov>; mgross@bowieappraisal.org; Tommy Bruce <Tommy.Bruce@txdot.gov>; 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@texarkanatexas.gov>; Adam Keahey <akeahey@conterra.com>; Fisher, Jacob W <Jacob.Fisher@windstream.com>; OSPEngineering@rittercommunications.com; Andy Moss <andy.moss@rittercommunications.com>; Ritter Comm - Construction <construction@rittercommunications.com>
Cc: TEX-Puckett, Laura <lpuckett@texarkanatexas.gov>
Subject: [EXTERNAL EMAIL] Plat Review - Healthcare Express Subdivision

All,

We have received a request for approval of the Replat for Healthcare Express Subdivision. This property is located off Richmond Road and Galleria Oaks.

Attached is the application, checklist, and plat. This will be on the January 5, 2026 P& Z Agenda. Please review and provide any comments back to me via email by **12 PM, December 23, 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 - Healthcare Express Subdivision
Date: Wednesday, December 17, 2025 11:15:12 AM
Attachments: [image001.png](#)
[Healthcare Express Subdivision.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,

SWEPCO has no objections to the replat. Attached is a sketch showing the location of SWEPCO electric lines in red.

Thank you,



ZAC PIANALTO | ENGINEER SR

ZSPIANALTO@AEP.COM | C:903.826.5027

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

From: TEX-Henslee, Dustin <dustin.henslee@texarkanatexas.gov>
Sent: Tuesday, December 16, 2025 3:50 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>; Fisher, Jacob W <Jacob.Fisher@windstream.com>; OSPEngineering@rittercommunications.com; Andy Moss <andy.moss@rittercommunications.com>; Ritter Comm - Construction <construction@rittercommunications.com>
Cc: TEX-Puckett, Laura <lpuckett@texarkanatexas.gov>
Subject: [EXTERNAL] Plat Review - Healthcare Express Subdivision

All,

We have received a request for approval of the Replat for Healthcare Express Subdivision. This property is located off Richmond Road and Galleria Oaks.

Attached is the application, checklist, and plat. This will be on the January 5, 2026 P& Z Agenda.

Please review and provide any comments back to me via email by **12 PM, December 23, 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.



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 Smith, P.E., Director, TWU

Date: December 20, 2025

Re: **Replat of Healthcare Express Subdivision**

The Utility staff has reviewed the above replat and has the following comments:

1. There is an existing eight-inch (8") water main on the west side of Richmond Road and an existing six-inch (6") water main on the south side of Galleria Oaks Drive.
2. There is an existing eight-inch (8") sanitary sewer main on the west side of Richmond Road. There is also an existing eight-inch (8") sanitary sewer main on the north side of Galleria Oaks Drive beginning approximately 18 feet east of the southwest corner of Lot No. 2, Block No. 1 and running west parallel with Galleria Oaks Drive.
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
5. The utility has no objections to the replat.

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

Briefing Sheet

Department: Development Services **Action Officer:** Laura Puckett, Zoning Administrator
Subject: Z-26-01: on Lot 2, Block 3, West Beverly, located at 1009 Blanton Street from Single Family-2 to Single Family-3. Bernardino Gabriel, owner.
Briefing: 1/12/2026 **Public Hearing:** 2/9/2026 **Council Vote:** 2/9/2026

Item Schedule:

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Bernardino Gabriel, owner, to rezone on Lot 2, Block 3, West Beverly, located at 1009 Blanton Street from Single Family-2 to Single Family-3.

The Future Land Use Map has designated this property as “Flood Plain”.

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

Staff recommend for approval of this request.

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

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

Potential Options:

Approve, deny or table.

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommend approval of this request.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

January 5, 2026

NOTICE OF PUBLIC HEARINGS

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

PLANNING & ZONING COMMISSION: Hearing Date: MONDAY, JANUARY 5, 2026 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, FEBRUARY 9, 2026 Hearing Time: 6:00 pm

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



OWNER: Bernardino Gabriel, owner

OWNER'S ADDRESS: 329 Tomahawk, Texarkana, Texas 75501

LOCATION OF REZONING: 1009 Blanton Street, Texarkana, Texas 75501

PROPOSED CHANGE: placement of a HUD code manufactured home

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

LEGAL DESCRIPTION: on Lot 2, Block 3, West Beverly

CASE NUMBER: Z-26-01 DATE MAILED: December 18, 2025



ZONING APPLICATION

CITY OF TEXARKANA TEXAS

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

Receipt No. 25-003675

Case Z-26-01

Date December 1st, 2025

To: The Planning and Zoning Commission
City of Texarkana Texas

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

Lot: 2 Block: 3 Addition: West Beverly
(Or see attached legal description)

Location: 1009 Blanton St Texarkana TX 75501

Present Zoning: SF-2

Proposed Zoning: SF-3

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

home to live in

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: Bernardine Gabriel

3201 Tomahawk
Address

Texarkana TX 75501
City, State, Zip

(903)-809-3859
Home Phone & Cell Phone

gabrie.bernardine748@gmail.com
Email Address

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

1009 Blanton Street



1009 Blanton Street



Briefing Sheet

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

Subject: S-820: Specific Use Permit to allow the location of a HUD code manufactured home on Lot 2, Block 3, West Beverly, located at 1009 Blanton Street. Bernardino Gabriel, owner.

Briefing: 1/12/2026 **Public Hearing:** 2/9/2026 **Council Vote:** 2/9/2026

Item Schedule:

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Bernardino Gabriel, owner, for a Specific Use Permit to allow the location of a HUD code manufactured home on Lot 2, Block 3, West Beverly, located at 1009 Blanton Street. The property is zoned Single Family-2.

The Future Land Use Map has designated this property as “Flood Plain”.

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

Staff recommend approval of this request with the following stipulations:

1. That one 2021 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.
5. 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.

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:

January 5, 2026

NOTICE OF PUBLIC HEARINGS

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

PLANNING & ZONING COMMISSION: Hearing Date: MONDAY, JANUARY 5, 2026 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, FEBRUARY 9, 2026 Hearing Time: 6:00 pm

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



OWNER: Bernardino Gabriel, owner

OWNER'S ADDRESS: 329 Tomohawk, Texarkana, Texas 75501

LOCATION OF REZONING: 1009 Blanton Street, Texarkana, Texas 75501

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

LEGAL DESCRIPTION: Lot 2, Block 3, West Beverly

CASE NUMBER: S-820 DATE MAILED: December 18, 2025



ZONING APPLICATION

CITY OF TEXARKANA TEXAS

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

Receipt No. 25-003675

Case S-820

Date December 1st, 2025

To: The Planning and Zoning Commission
City of Texarkana Texas

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

Lot: 2 Block: 3 Addition: WEST BEVERLY
(Or see attached legal description)

Location: 1009 Blanton St Texarkana TX 75501

Present Zoning: SF-2

Requested: Specific Use Permit

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

Home to live in

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

Bernardino

Property Owner Signature

Printed Name: Bernardino Gabriel

329 Tomahawk Rd

Address

Texarkana TX 75501

City, State, Zip

(903)-809-3859

Home Phone & Cell Phone

gabrielbernardino748@gmail.com

Email Address

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

1009 Blanton Street



1009 Blanton Street



Briefing Sheet

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

Subject: Amendment to PD-02-13 (GR): for site plan approval on Lot 1, Block 1, Healthcare Express Subdivision, located at 4302 Galleria Oaks Drive. Josh & Ashley Talley, owners, and Vance Liles, MTG Engineers and Surveyors, agent.

Briefing: 1/12/2026 **Public Hearing:** 2/9/2026 **Council Vote:** 2/9/2026

Item Schedule:

Updates/History of Briefing:
NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Josh & Ashley Talley, owners, and Vance Liles, MTG Engineers and Surveyors, agent, for site plan approval on Lot 1, Block 1, Healthcare Express Subdivision, located at 4302 Galleria Oaks Drive. The current zoning is Planned Development-General Retail.

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

The adjacent zoning is Planned Development-General Retail to the north, south, east, and west. The adjacent land use is vacant property to the north, real estate to the south, a restaurant east and apartments west.

The site plan consists of the following:

1. The construction of a 3,048 square foot dental office.
2. The access driveway will be off Galleria Oaks Drive.
3. There will be 20 parking spaces and 1 handicapped space. All parking spaces shall be at a minimum of 180 sq. ft. in size.
4. A 6-foot by 8-foot monument-style sign.
5. Screened dumpster site.
6. If the most remote part of the building is more than 150 feet from the centerline of the public street, a fire lane will be required.

7. TIA will be required for this project.
8. Label island width between drives. Per staff calculation, road frontage is approximately 145 feet, so minimum island width is 24 feet.
9. Development of property must meet all development codes (streets and sidewalks, drainage, floodplain, stormwater, etc.). Staff reserves right to request additional modifications, easements, etc. based on review of construction plans for this development.
10. The property will have to be platted prior to issuing a CO.

Staff recommend for approval of this request.

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

Potential Options:

Approve, deny or table.

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommend approval of this request with stipulations.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

January 5, 2026

NOTICE OF PUBLIC HEARINGS

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

PLANNING & ZONING COMMISSION: Hearing Date: MONDAY, JANUARY 5, 2026 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, FEBRUARY 9, 2026 Hearing Time: 6:00 pm

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



OWNER: Josh & Ashley Talley, owners and Vance Liles, MTG Engineers & Surveyors, agent

OWNER'S ADDRESS: 3508 Totter Lane, Texarkana, Texas 75503

LOCATION OF REZONING: 4302 Galleria Oaks Drive, Texarkana, Texas 75501

PROPOSED CHANGE: for the construction of a dental office

LEGAL DESCRIPTION: Lot 1, Block 1, Healthcare Express Subdivision

CASE NUMBER: Amendment to PD-02-13(GR) DATE MAILED: December 18, 2025



SITE PLAN APPROVAL APPLICATION

CITY OF TEXARKANA TEXAS

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

Receipt No. _____

Case Amendment to PD-02-13

Date 12-2-25

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: 1 Block: 1 Addition: Healthcare Express Subdivison
(Or see attached metes and bounds legal description)

Project location/address: 4302
Adjacent to 4312 Galleria Oaks Dr

Present zoning: PD-GR Proposed zoning (if applicable) _____

Proposed use: Dentist Office

Total square footage of proposed building: 3,048 SF Number of parking spaces 20

Number of required parking spaces per Ordinance 11 Handicapped spaces 1

Material of building façade Stucco & Stone

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

Size 6'x8'

Material to be used for structure (if monument style) Stucco & Stone

Vance Liles

Agency or Agent Signature

5930 Summerhill Rd

Address

Texarkana, TX 75503

City, State, Zip

W: 903-838-8533

Home Phone & Cell Phone

vanceliles@mtgengineers.com

Email Address

[Signature]

Property Owner Signature

3508 Trotter Lane

Address

Texarkana, TX 75503

City, State, Zip

(870)953-0473

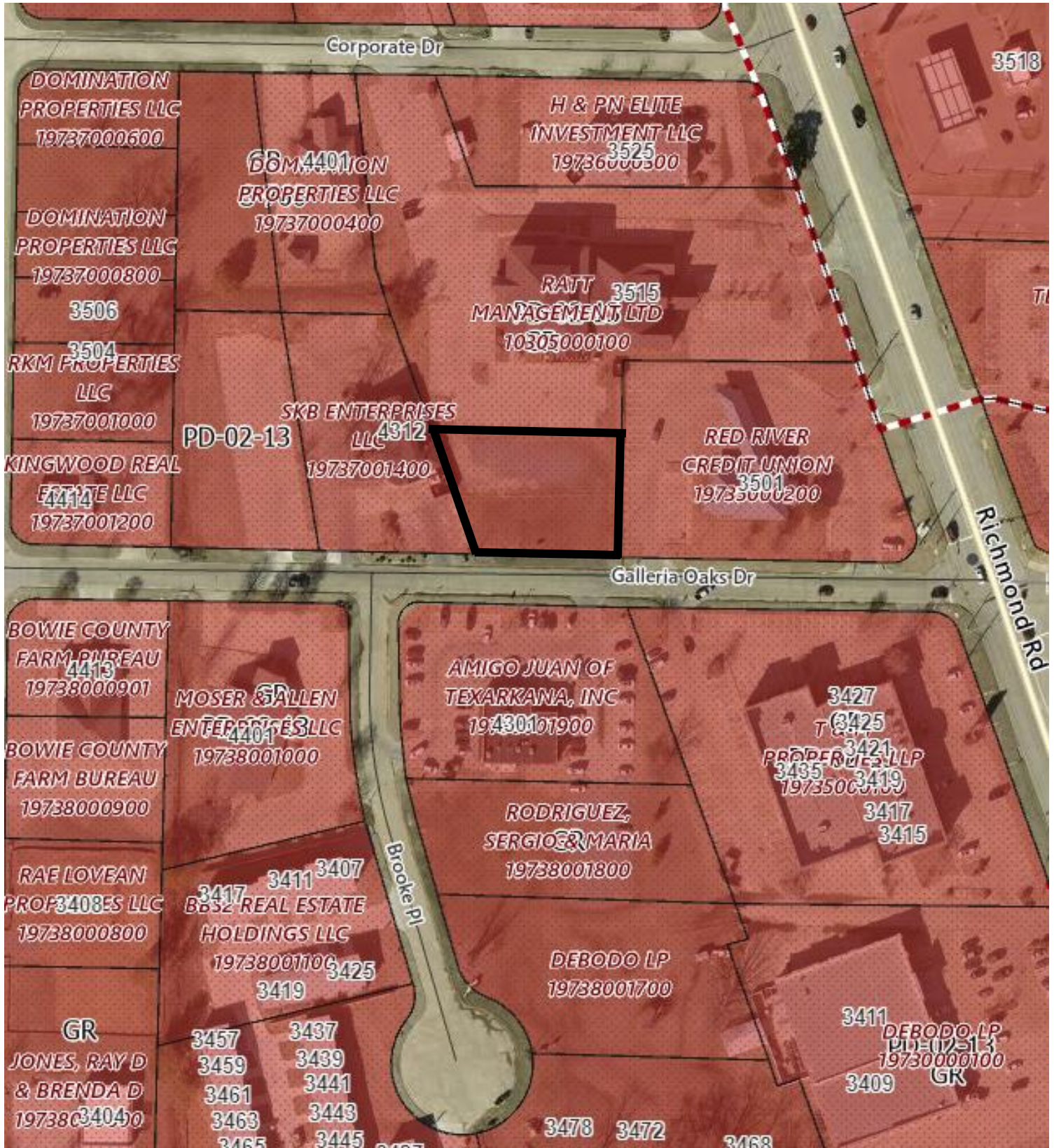
Home Phone & Cell Phone

jntalley09@yahoo.com

Email Address

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

4302 Galleria Oaks Drive



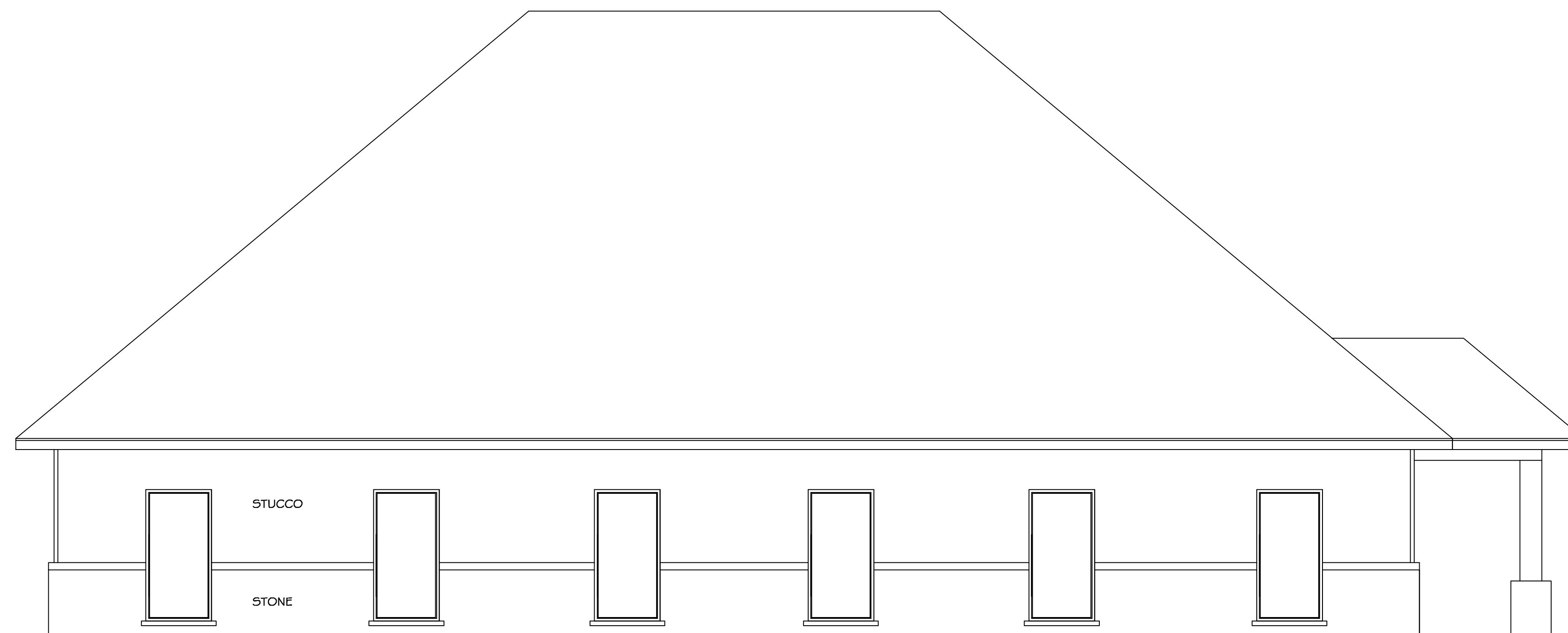
4302 Galleria Oaks Drive



2026-003 ATTH 02
 Amendment to PD-02-13(GR)

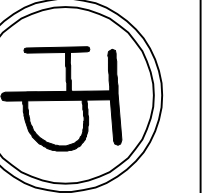


FRONT ELEVATION



REAR ELEVATION

General Notes



THOMPSON HOME DESIGN
 DESIGN & DRAFTING

DISCLAIMER: Thompson Home Design service operates solely as a drafting service and makes no claim or warranty either expressed or implied with respect to design criteria or structural integrity. We do not write specifications. Plans shown have been drawn from individual client's sketches. Any resemblance to copyrighted plans is coincidental and unintentional.



THOMPSON HOME DESIGN
 DESIGN & DRAFTING

STEPHANIE THOMPSON

903-916-0675
 STHOMPSON2014@HOTMAIL.COM

TALLEY
 DENTIST
 OFFICE

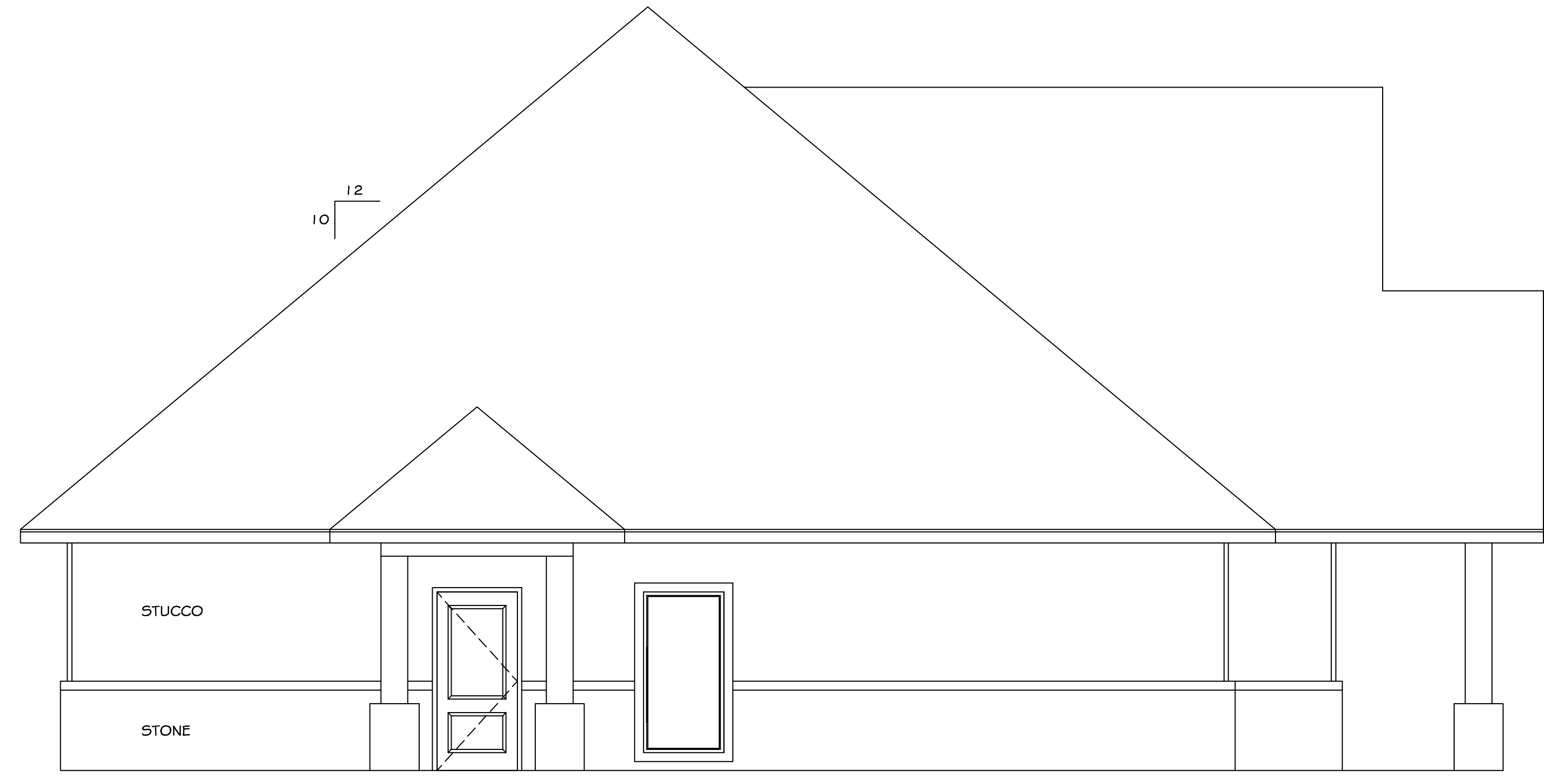
Date
 09.05.25

Scale
 1/4" = 1'-0"

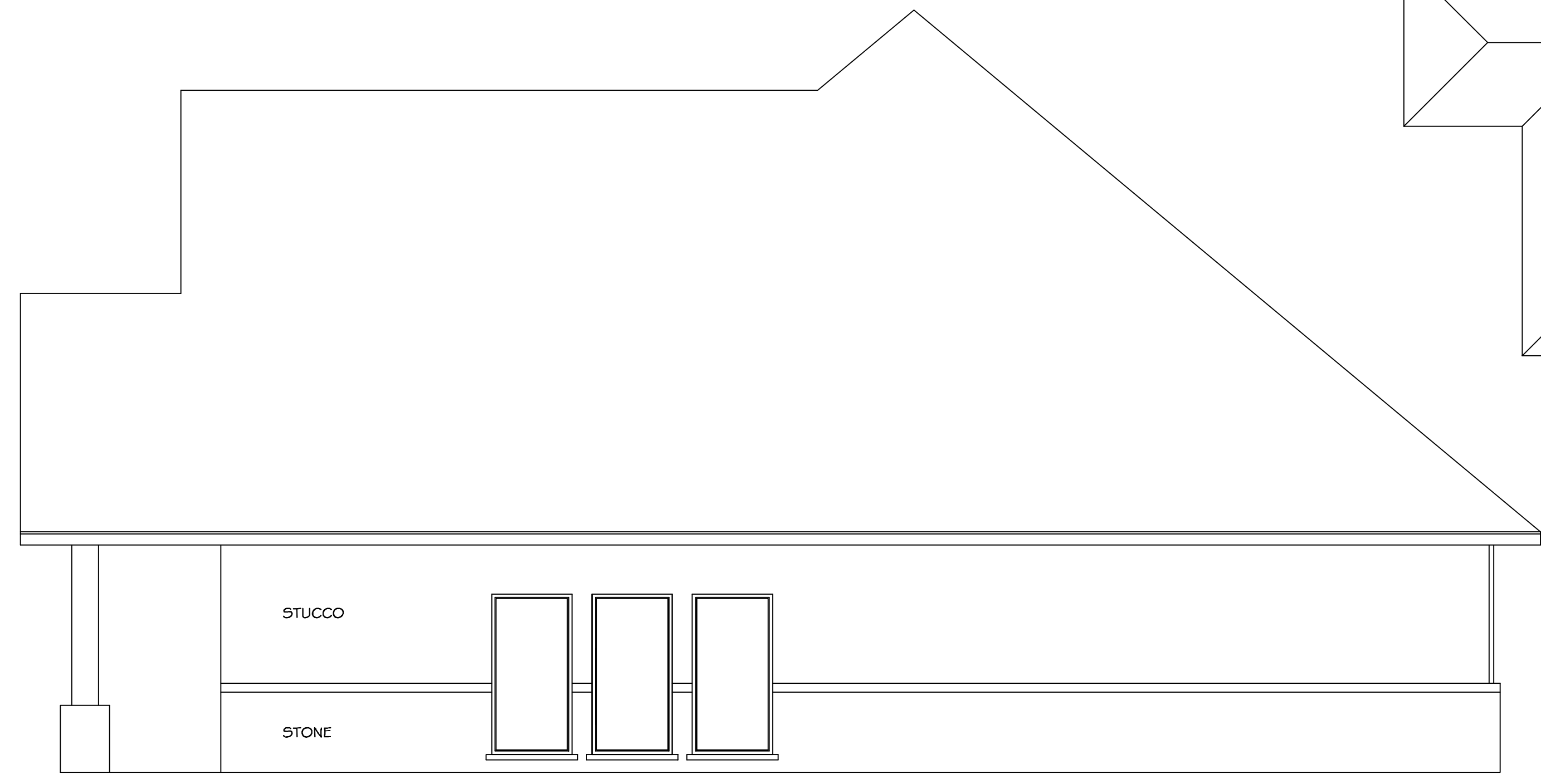
Sheet

3

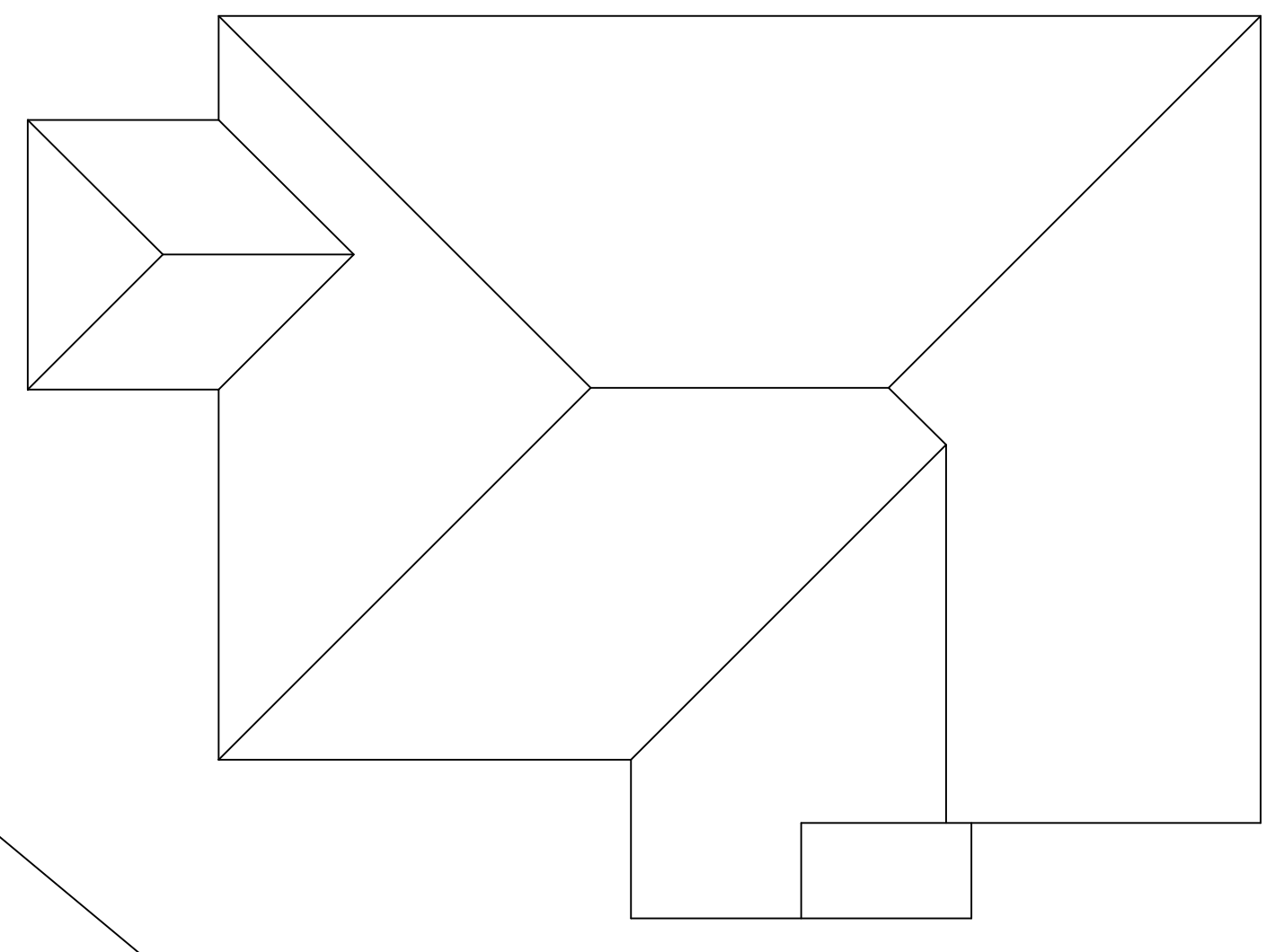
2026-003 ATTH 02
 Amendment to PD-02-13(GR)



LEFT ELEVATION



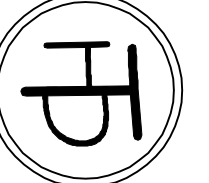
RIGHT ELEVATION



ROOF PLAN

NO SCALE

General Notes



THOMPSON HOME DESIGN
 DESIGN & DRAFTING

DISCLAIMER: Thompson Home Design service operates solely as a drafting service and makes no claim or warranty either expressed or implied with respect to design criteria or structural integrity. We do not write specifications. Plans shown have been drawn from individual client's sketches. Any resemblance to copyrighted plans is coincidental and unintentional.



THOMPSON HOME DESIGN
 DESIGN & DRAFTING

STEPHANIE THOMPSON

903-916-0675
 STHOMPSON2014@HOTMAIL.COM

TALLEY
 DENTIST
 OFFICE

Date
 09.05.25

Scale
 1/4" = 1'-0"

Sheet

4

Briefing Sheet

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

Subject: Z-26-02: on an approximate 0.972-acre tract of land (being Tract 3), J.M. Goffe HRS, A-244, located at 3506 Moores Lane from Agriculture to Planned Development-General Retail. Raymond Jordan, owner, and Jason Eppinette, agent.

Briefing: 1/12/2026 **Public Hearing:** 2/9/2026 **Council Vote:** 2/9/2026

Item Schedule:

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Raymond Jordon, owner, and Jason Eppinette, agent, to rezone on an approximate 0.972-acre tract of land (being Tract 3), J.M. Goffe HRS, A-244, located at 3506 Moores Lane from Agriculture to Planned Development-General Retail.

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

The adjacent zoning is Agriculture to the west and east and Single Family-2 to the north, and south. The adjacent land use is residential to the west, east, and south, and a school to the north.

Staff recommend for approval of this request.

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

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

Potential Options:

Approve, deny or table.

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommend approval of this request.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

January 5, 2026

NOTICE OF PUBLIC HEARINGS

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

PLANNING & ZONING COMMISSION: Hearing Date: MONDAY, JANUARY 5, 2026 Hearing Time: 6:00 pm
 CITY COUNCIL: Hearing Date: MONDAY, FEBRUARY 9, 2026 Hearing Time: 6:00 pm

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



OWNER: Raymond Jordan, owner, and Jason Eppinette, agent

OWNER'S ADDRESS: 4 Woodmont Crossing, Texarkana, Texas 75503

LOCATION OF REZONING: 3506 Moores Lane, Texarkana, Texas 75503

PROPOSED CHANGE: placement of a HUD code manufactured home

ZONING CHANGE FROM: Agriculture TO: Planned Development-General Retail

LEGAL DESCRIPTION: an approximate 0.972-acre tract of land (being Tract 3), J.M. Goffe HRS, A-244

CASE NUMBER: Z-26-02 DATE MAILED: December 18, 2025



ZONING APPLICATION

CITY OF TEXARKANA TEXAS

Po Box 1987
220 Texas Blvd
Texarkana TX 75504
(903) 798-3945
www.ci.texarkana.tx.us.org

Receipt No. 25-003823 Case Z-26-02 Date 12-15-25

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: 3 Addition: JM GOFFE A-244 .972 AC.
(Or see attached legal description)

Location: 3506 MOORES LANE, TEXARKANA, TX

Present Zoning: Agriculture
Planned Development
Proposed Zoning: HAIR SALON & YOGA STUDIO IN SHARED BUILDING

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

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

WE NEED A COMMERCIAL BUILDING THAT WILL ALLOW A HAIR SALON
TO OCCUPY 1/2 & A YOGA STUDIO TO OCCUPY 1/2 OF THE BUILDING - TEAR
DOWN EXISTING HOME. WE NEED 50 SPOT PARKING LOT FOR CLIENTS.

Attorney or Agent Signature

JASON EPPINETTE
Print Name

2215 BEECH ST
Address

TEXARKANA, AR 71854
City, State, Zip

903-908-1044
Home Phone & Cell Phone

jasoneconstruction@gmail.com
Email Address

Raymond Jordan
Property Owner Signature

Raymond Jordan
Print Name

4 Woodmont Crossing
Address

Texarkana, TX 75503
City, State, Zip

903-831-6656/903-277-8489
Home Phone & Cell Phone

wes@jordanlawfirm.com
Email Address

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

THIS IS TO CERTIFY: that this plat and field notes correctly reflect the results of a survey made by us on the ground covering all that certain tract or parcel of land situated in and being a part of the J. M. GOFFE HEADRIGHT SURVEY, Abstract No. 244, Bowie County, Texas, and the subject tract being more particularly described by metes and bounds as follows:
 COMMENCING at a 1 inch pipe found for corner at the Southwest corner of a certain tract conveyed to the City of Texarkana, Texas, by deed dated April 19, 1989, and recorded in Volume 1317, Page 213 of the Real Property Records of Bowie County, Texas, and at the Northwest corner of a certain tract conveyed to Tommy Barfield by deed dated June 2, 1997, and recorded in Volume 2673, Page 317 of the Real Property Records of Bowie County, Texas, and the said Point of Commencing being South, 1271.06 feet and West, 0.73 feet from the Northwest corner of said J. M. Goffe Headright Survey;
 THENCE: S 89° 42' 46" E, 155.02 feet to a ½ inch reinforcing steel rod found for corner at the Northeast corner of said Barfield tract and being the POINT OF BEGINNING for the herein described tract of land;
 THENCE: S 89° 33' 14" E, 154.57 feet with the South boundary line of the City of Texarkana tract to a ½ inch reinforcing steel rod found for corner at the Northwest corner of a certain tract conveyed to Tommy L. McDonald by deed dated October 17, 1991, and recorded in Volume 1678, Page 36 of the Real Property Records of Bowie County, Texas;
 THENCE: S 14° 21' 27" E, 263.27 feet with the West boundary line of said McDonald tract to a ¼ inch pipe found for corner in the North right-of-way line of F. M. Road No. 2240 (Moores Lane);
 THENCE: S 75° 22' 33" W, 149.45 feet with the North right-of-way line of F. M. Road No. 2240 to a 1 inch pipe found for corner at the Southeast corner of said Barfield tract;
 THENCE: N 14° 21' 19" W, 303.46 feet with the East boundary line of said Barfield tract to the POINT OF BEGINNING and containing 0.972 acres of land, more or less.

The above described tract of land being that certain tract conveyed from Tamar Moores Clay to J. W. Leggett and Juanita M. Leggett by that incorrect deed dated July 8, 1969, and recorded in Volume 508, Page 606 of the of the Deed Records of Bowie County, Texas, and that certain tract conveyed from Tamar Moores Clay to J. W. Leggett and Juanita M. Leggett by that incorrect deed dated July 8, 1969, and recorded in Volume 508, Page 608 of the Deed Records of Bowie County, Texas.

TO THE LIENHOLDERS AND/OR THE OWNERS OF THE PREMISES SURVEYED AND TO THE TITLE COMPANY: The undersigned does hereby certify that this survey was this day made on the ground of the property legally described hereon and is correct, and that any discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments of improvements, apparent or visible easements or rights-of-way are as shown hereon and/or described herein as best can be determined by documents provided and as per on the ground survey, and that said property has access to and from a dedicated roadway.

According to the Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel No. 480060 0005 B, effective date September 3, 1992, the herein described tract of land does not appear to lie within a Special Flood Hazard Area.

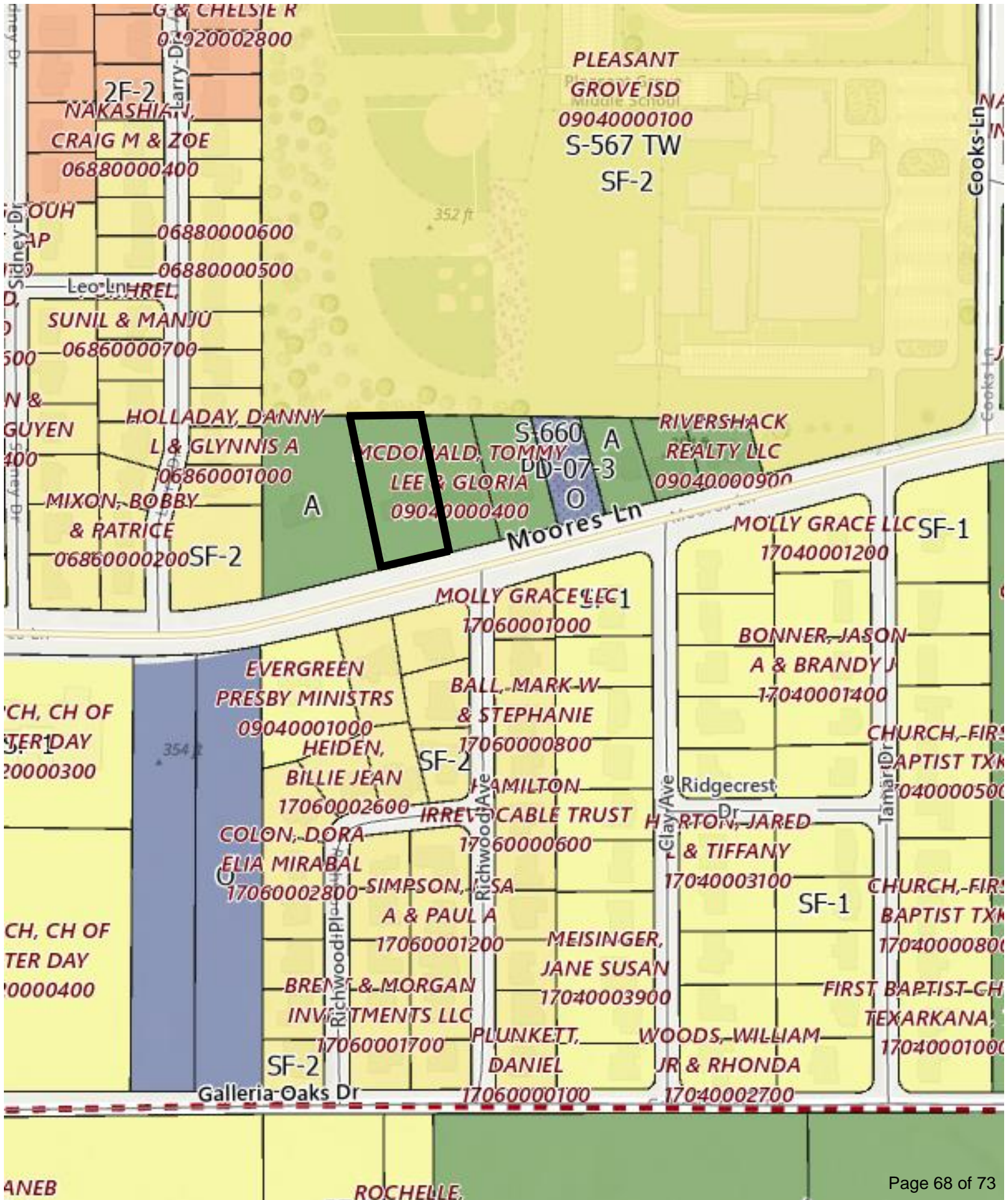


Wallace D. Roy
 WALLACE D. ROY
 REGISTERED PROFESSIONAL
 LAND SURVEYOR
 TEXAS NO. 2107

3506 Moores Lane

J. M. GOFFE HEADRIGHT SURVEY, A-244 0.972 Acres Bowie County, Texas		
SCALE: 1" = 30'	APPROVED BY:	DRAWN BY:
DATE: 4-3-2000		REVISED:
ROY SURVEYING 4134 MCKNIGHT ROAD TEXARKANA, TEXAS 75503 (903) 832-3451		
JOB NUMBER: 00-3-87	DRAWING NUMBER G 0005	

3506 Moores Lane



3506 Moores Lane



Briefing Sheet

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

Subject: Consider the Planning and Zoning Commission December 1, 2025 meeting minutes.

Briefing:

Public Hearing:

Council Vote:

Item Schedule:

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

See attached minutes.

Potential Options:

Approve or deny.

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommend approval of the December 1, 2025 minutes.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

January 5, 2026



CITY OF TEXARKANA

PLANNING & ZONING COMMISSION

MINUTES • DECEMBER 1, 2025

Council Chambers

Regular Meeting

12:00 PM

220 TEXAS BLVD., TEXARKANA, TX 75501

I. AGENDA ITEMS

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

The applicant explained that he has a site plan and that he would be putting up the privacy fence.

Motion made by Ms. Kernek with stipulations and Seconded by M. Kinsey with Stipulations

APPROVED

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

Chad Hager approched and explained that they are a small billboard company with approximately 2000 billboards across the southwest. They do not advertize alcohol, vapes, tobacco, gambling and anything sexual in nature.

Staff explained that they are requesting for denial because in less than a quarter of a mile there are already 8 billboards standing on that part of New Boston Road. Dusty Henslee also explained that if the billboard is approved of, the permit will be on hold until the property owner can finish their replat.

Motion to deny made by Mr. Boyette and Seconded by Mr. Crews for denial

DENIED

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

Kayla Wood appeared and explained that in the past the zoning was changed to accommodate duplexes. However, the applicant does not wish to build a road. Therefore, the applicant is requesting Multiple Family so that they may have a private drive for the duplexes.

Motion made by Mr. Boyette and seconded by Ms. Kernek.

APPROVED

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

Kayla Wood introduced the site plan with six units and a circle drive for the fire department to turn around.

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

APPROVED

5. 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 and Surveyors, agent.

Steven Wang and Walter Marks approached and advised that pretty much the only thing that changed with the site is taking a few parking spots away and the square footage minimized a little. The change to the use is now a surgery center and micro hospital. Mr. Marks advised that the hospital would have six beds total and that it would be regulated by HHSC. Mr. Potter advised that food service was added and that an ambulance at this site would be rare. He did explain further that there would be three shifts because it would be open 24hours. Mr. Orr said that they have a silent medical partner and it is their intention to bring the local doctors back to town after one of the main hospitals bankrupted.

The commission questioned if notice went out and it was explained to them that the notice did go out to the 200' area property owners and that it was in the newspaper.

Motion made by Mr. Boyette and seconded by Mr. Crews.

APPROVED

II. STAFF UPDATES

1. No Staff updates

III. CONSIDER APPROVAL OF THE MINUTES

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

Motion to approved made by Ms. Northam and Seconded by Mr. Crews.

IV. ADJOURNMENT