



CITY OF TEXARKANA

PLANNING & ZONING COMMISSION

AGENDA • FEBRUARY 2, 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. CALL TO ORDER

II. AGENDA ITEMS

1. Please consider the final and Preliminary Plat for Richmond Square Shopping Center, Tract 14, George Brinlee HRS, A-18, Richmond Square, located at or near 2630 Richmond Road. Richmond Square Shopping Center LLC, owner, and Jeffrey Wood, MTG Engineers & Surveyors, agent.
2. Please consider the replat of Lot 4, Block 4, Urban Heights Addition, located at 3008/ Leopard Drive. Sandra Hudson, owner, and Jeffrey Wood, MTG Engineering and Surveyors, agent.
3. Z-26-03: the E 50' X 66' of Lot 12, Block 17, Rochelle Heights, located at 507 W 38th Street from Single Family-2 to Two Family-2. Jameson Titus, owner.

III. STAFF UPDATES

Mashell Daniel - Tiny Homes and container homes.

IV. MINUTES

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

2026.

V. ADJOURNMENT

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

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

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

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

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



CITY OF
TEXARKANA
 TEXAS

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

PRELIMINARY 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"/>
Name and address of (if applicable):	<input checked="" type="checkbox"/>
1. Developer	
2. Record Property Owner or Owners	
3. Planners	
4. Engineer	
5. Surveyor	
BOUNDARIES, ACREAGE, AND USES	
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"/>
EXISTING 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 checked="" 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

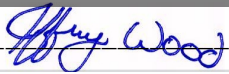
P.O. Box 1967
 Texarkana, TX 75504
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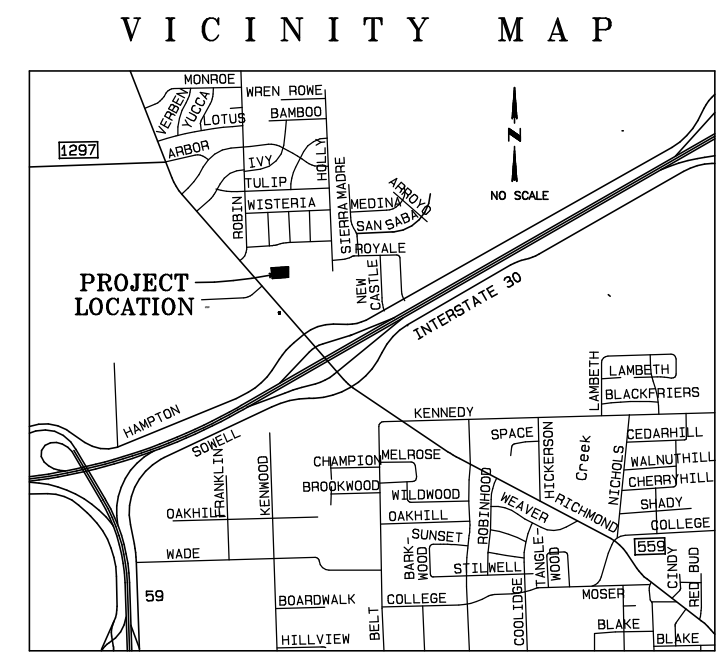
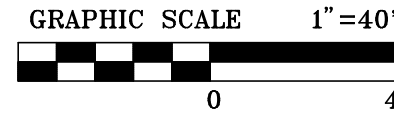
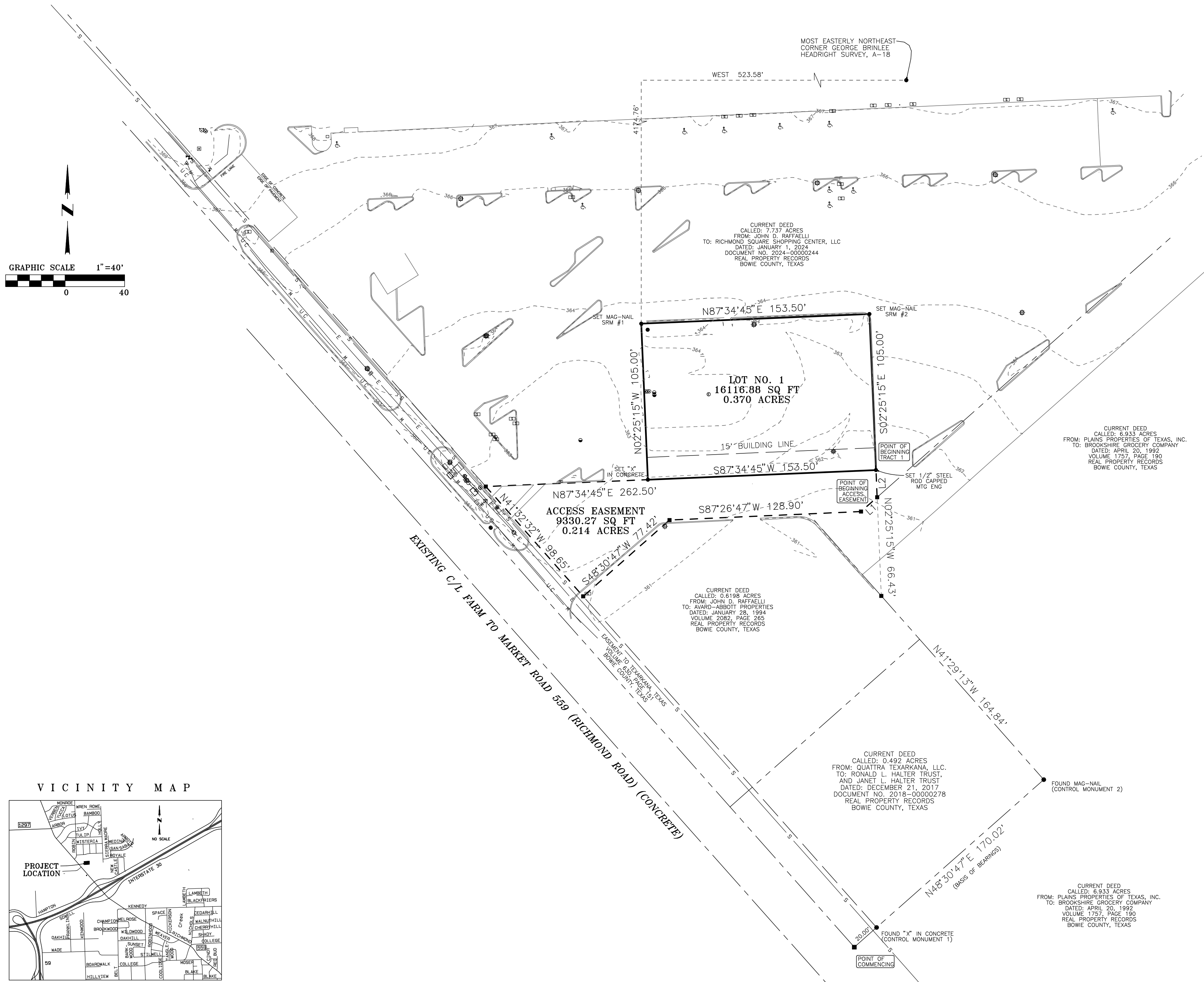
PROPOSED FEATURES

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.

	1/14/16
Signature	Date
Jeffrey Wood	
Printed Name	



The bearings are based on Grid North within the Texas Coordinate System of 1983, North Central Zone - NAD83 (CORNER, EPOCH2002.0), grid, with a bearing of North 02 degrees 28 minutes 12 seconds West. The following control monuments were used to establish the basis of bearings:

CONTROL MONUMENT #1
N=7251997.7890
E=3314932.7710

CONTROL MONUMENT #2
N=725874.8860
E=3314903.5640

SRM #1
N=7251997.7890
E=3314932.7710

SRM #2
N=725874.8860
E=3314903.5640

FLOOD STATEMENT:
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO INSURANCE RATE MAP, COMMUNITY - TEXARKANA, CITY OF, NUMBER - 480060, PANEL - 0355, SUFFIX - E, MAP NUMBER - 48037C0355E, WHICH BEARS AN EFFECTIVE DATE OF 12/21/2017.

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 January 12, 2026, 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 Richmond Square Shopping Center First Addition, a subdivision of a part of the George Brinlee Headright Survey, Abstract 218, Bowie County, Texas.

Jeffrey A. Wood
Jeffrey A. Wood
Registered Professional Land Surveyor
No. 6220, State of Texas
Firm Certificate No. 101011-00
Date: January 14, 2026

CERTIFICATE OF APPROVAL BY PLANNING COMMISSION

We, the undersigned, do hereby certify that the Richmond Square Shopping Center First Addition, a subdivision of a part of the George Brinlee Headright Survey, Abstract 218, 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 _____ day of _____, 2026.

Planning Commission Approval Expires on _____

Chairman _____
Secretary _____

Property Description
Tract 1
16116.88 Sq. Ft.
0.370 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 a portion of that certain tract of land described as 7.737 acres in the deed from John D. Raffaelli, to Richmond Square Shopping Center, LLC, dated January 1, 2024, recorded in Document No. 2024-0000244 of the Real Property Records of Bowie County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a point for the Southeast corner of the said 7.737 acre tract, some being the Southeast corner of that certain tract of land described as 0.492 acres in the deed from Quattro Texarkana, LLC, to Ronald L. Halter Trust, and Janet L. Halter Trust, dated December 21, 2017, recorded in Document No. 2018-0000278 of the Real Property Records of Bowie County, Texas, and being the Southwest corner of that certain tract of land described as 6.933 acres in the deed from Plains Properties of Texas, Inc., to Brookshire Grocery Company, dated April 20, 1992, recorded in Volume 1757, Page 180 of the Real Property Records of Bowie County, Texas, and lying in the East line of Richmond Road;

THENCE North 48 degrees 30 minutes 47 seconds East (basis of bearings), at a distance of 20.00 feet passing an "X" in concrete (control monument), found for reference corner, continuing a distance of 150.02 feet for a total distance of 170.02 feet along the South line of said 0.492 acre tract, and the North line of said 6.933 acre tract to a mag-nail (control monument), found for a corner, the Southeast corner of said 0.492 acre tract, and an inside ell corner of said 6.933 acre tract;

THENCE North 41 degrees 29 minutes 13 seconds West a distance of 164.84 feet along the East line of said 0.492 acre tract, and the East line of that certain tract of land described as 0.6198 acres in the deed from John D. Raffaelli, to Avaré-Abbott Properties, dated January 28, 1994, and records in Volume 2082, Page 265 of the Real Property Records of Bowie County, Texas, and the West line of said 6.933 acre tract to a point;

THENCE North 02 degrees 25 minutes 15 seconds West a distance 66.43 feet across the said 6.933 acre tract to a point, lying in the North line of the said 6.933 acre tract and the South line of the said 7.737 acre tract;

THENCE North 02 degrees 25 minutes 15 seconds West a distance of 18.32 feet across the said 7.737 acre tract to a 1/2 inch steel rod set for a corner, capped MTG ENG, the POINT OF BEGINNING of the herein described tract of land;

THENCE South 87 degrees 34 minutes 45 seconds West a distance of 153.50 feet across said 7.737 acre tract to an "X" in concrete, set for corner;

THENCE North 02 degrees 25 minutes 15 seconds West a distance of 105.00 feet across said 7.737 acre tract to a point, lying in the North line of the said 6.933 acre tract and the South line of the said 7.737 acre tract;

THENCE North 87 degrees 34 minutes 45 seconds East a distance of 153.50 feet across said 7.737 acre tract to a mag-nail, set for corner;

THENCE South 02 degrees 25 minutes 15 seconds East a distance of 105.00 feet across said 7.737 acre tract to a mag-nail, set for corner to the point of beginning and containing 0.370 acres of land, at the time of this survey.

Property Description
Access Easement
9330.27 Sq. Ft.
0.214 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 a portion of that certain tract of land described as 7.737 acres in the deed from John D. Raffaelli, to Richmond Square Shopping Center, LLC, dated January 1, 2024, recorded in Document No. 2024-0000244 of the Real Property Records of Bowie County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a point for the Southeast corner of the said 7.737 acre tract, some being the Southeast corner of that certain tract of land described as 0.492 acres in the deed from Quattro Texarkana, LLC, to Ronald L. Halter Trust, and Janet L. Halter Trust, dated December 21, 2017, recorded in Document No. 2018-0000278 of the Real Property Records of Bowie County, Texas, and being the Southwest corner of that certain tract of land described as 6.933 acres in the deed from Plains Properties of Texas, Inc., to Brookshire Grocery Company, dated April 20, 1992, recorded in Volume 1757, Page 180 of the Real Property Records of Bowie County, Texas, and lying in the East line of Richmond Road;

THENCE North 48 degrees 30 minutes 47 seconds East (basis of bearings), at a distance of 20.00 feet passing an "X" in concrete (control monument), found for reference corner, continuing a distance of 150.02 feet for a total distance of 170.02 feet along the South line of said 0.492 acre tract, and the North line of said 6.933 acre tract to a mag-nail (control monument), found for a corner, the Southeast corner of said 0.492 acre tract, and an inside ell corner of said 6.933 acre tract;

THENCE North 41 degrees 29 minutes 13 seconds West a distance of 164.84 feet along the East line of said 0.492 acre tract, and the East line of that certain tract of land described as 0.6198 acres in the deed from John D. Raffaelli, to Avaré-Abbott Properties, dated January 28, 1994, and records in Volume 2082, Page 265 of the Real Property Records of Bowie County, Texas, and the West line of said 6.933 acre tract to a point;

THENCE North 02 degrees 25 minutes 15 seconds West a distance 66.43 feet across the said 6.933 acre tract to a point, lying in the North line of the said 6.933 acre tract and the South line of the said 7.737 acre tract, the POINT OF BEGINNING of the herein described tract of land;

THENCE South 87 degrees 30 minutes 47 seconds West a distance of 14.47 feet along the South line of said 7.737 acre tract, and the North line of said 6.933 acre tract to a point for corner;

THENCE South 87 degrees 26 minutes 47 seconds West a distance of 128.90 feet along the South line of said 7.737 acre tract, and the North line of said 6.933 acre tract, and the North line of said 0.6198 acre tract to a point for corner, at an angle point;

THENCE South 48 degrees 30 minutes 47 seconds West a distance of 77.42 feet along the South line of said 7.737 acre tract, and the North line of said 0.6198 acre tract to a point for corner, lying in the East right-of-way line of the said Richmond Road;

THENCE North 41 degrees 32 minutes 32 seconds West a distance of 98.65 feet along the East right-of-way line of the said Richmond Road to a point for corner;

THENCE North 87 degrees 34 minutes 45 seconds East passing at a distance of 109 feet, on "X" in concrete set for the Southwest corner of tract 1, and continuing a distance of 153.50 feet for a total distance of 262.50 feet across said 7.737 acre tract to a 1/2 inch steel rod set for a corner, capped MTG ENG, the Southeast corner of tract 1;

THENCE South 02 degrees 25 minutes 15 seconds East a distance of 18.32 feet across the said 7.737 acre tract to the point of beginning and containing 0.214 acres of land, at the time of this survey.

CERTIFICATE OF DEDICATION BY OWNER

We, being the Owners 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 Richmond Square Shopping Center First Addition, a subdivision of a part of the George Brinlee Headright Survey, Abstract 218, Bowie County, Texas, and by these presents. We hereby dedicate to the public in fee simple, the streets and roads as shown on this plat, and by this instrument. We hereby dedicate the easements shown on this plat for drainage purposes.

RICHMOND SQUARE SHOPPING CENTER, LLC

STATE OF TEXAS
COUNTY OF BOWIE

Before me, the undersigned authority in and for said County and State, on this day personally appeared John D. Raffaelli, 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 _____, 2026.

Notary Public _____ Commission Expires: _____
State of Texas

CURRENT & PROPOSED ZONING:
GENERAL RETAIL
DEVELOPER: RICHMOND SQUARE SHOPPING CENTER, LLC
5002 COWHORN CREEK ROAD
SUITE 4
TEXARKANA, TX

PRELIMINARY PLAT
RICHMOND SQUARE SHOPPING CENTER FIRST ADDITION

0.370 ACRES IN THE GEORGE BRINLEE HEADRIGHT SURVEY, ABSTRACT 18 BOWIE COUNTY, TEXAS

Date	Revision/Description



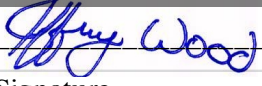
5930 SUMNERHILL ROAD, TEXARKANA, TX
P. 903.836.8533 WWW.MTGENGINEERS.COM
TBP# FIRM NO. F-354 AR COA NO. 125
© MTG 2026

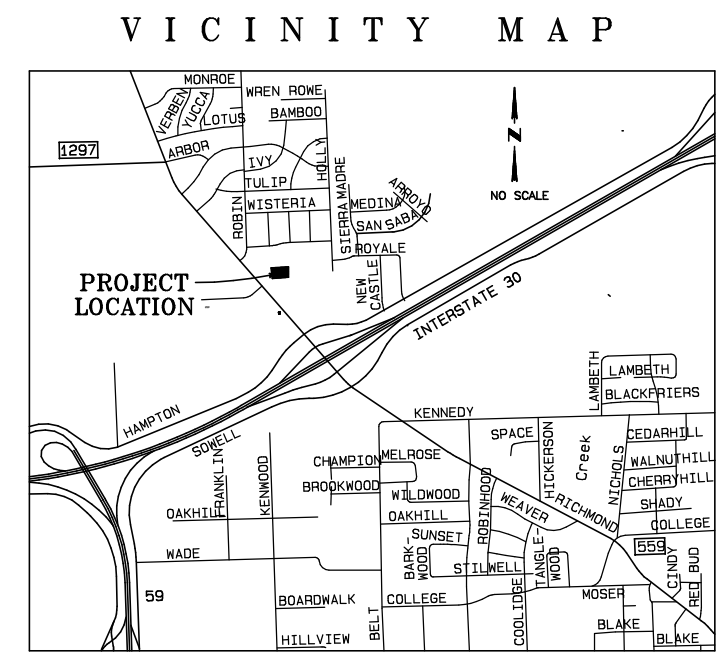
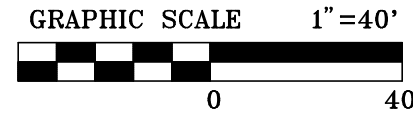
Drawn By	Checked By	Project No.	Dwg. Date	File No.	Sheet No.
BW	JW	262013	1/14/2026		



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 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.	
	1/14/26
Signature	Date
Jeffrey Wood	
Printed Name	



The bearings are based on Grid North within the Texas Coordinate System of 1983, North Central Zone, NAD83 (CORSEB, EPOCH=2002.0), grid, with a bearing of North 02 degrees 28 minutes 12 seconds West. The following control monuments were used to establish the basis of bearings:

CONTROL MONUMENT #1
N=7251987.7580
E=3314932.7710

CONTROL MONUMENT #2
N=7252674.8860
E=3314903.5640

SRM #1
N=7251987.7580
E=3314932.7710

SRM #2
N=7252674.8860
E=3314903.5640

FLOOD STATEMENT:
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO INSURANCE RATE MAP, COMMUNITY - TEXARKANA, CITY OF, NUMBER - 480060, PANEL - 0355, SUFFIX - E, MAP NUMBER - 48037C355E, WHICH BEARS AN EFFECTIVE DATE OF 12/21/2017.

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 January 12, 2026, 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 Richmond Square Shopping Center First Addition, a subdivision of a part of the George Brinlee Headright Survey, Abstract 218, Bowie County, Texas.

Jeffrey A. Wood
Jeffrey A. Wood
Registered Professional Land Surveyor
No. 6220, State of Texas
Firm Certificate No. 101011-00
Date: January 14, 2026

CERTIFICATE OF APPROVAL BY PLANNING COMMISSION
We, the undersigned, do hereby certify that the Richmond Square Shopping Center First Addition, a subdivision of a part of the George Brinlee Headright Survey, Abstract 218, 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 _____, 2026.

Planning Commission Approval Expires on _____

Chairman _____
Secretary _____

CERTIFICATE OF DEDICATION BY OWNER

We, being the Owners 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 Richmond Square Shopping Center First Addition, a subdivision of a part of the George Brinlee Headright Survey, Abstract 218, Bowie County, Texas, and by these presents, We hereby dedicate to the public in fee simple, the streets and roads as shown on this plat, and by this instrument, We hereby dedicate the easements shown on this plat for drainage purposes.

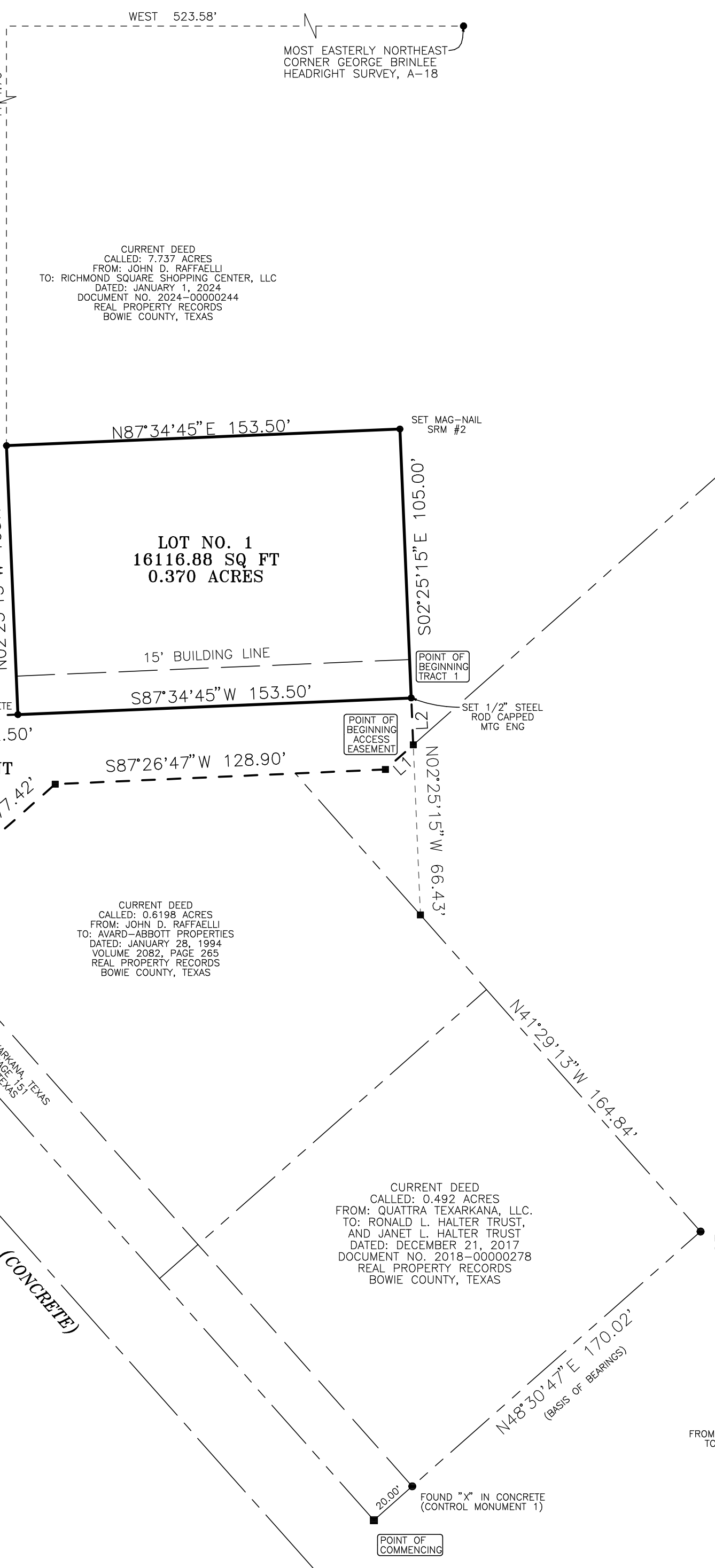
RICHMOND SQUARE SHOPPING CENTER, LLC

STATE OF TEXAS
COUNTY OF BOWIE

Before me, the undersigned authority in and for said County and State, on this day personally appeared John D. Raffaelli, 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 _____, 2026.

Notary Public _____ Commission Expires: _____
State of Texas



Property Description
Tract 1
16116.88 Sq. Ft.
0.370 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 a portion of that certain tract of land described as 7.737 acres in the deed from John D. Raffaelli, to Richmond Square Shopping Center, LLC, dated January 1, 2024, recorded in Document No. 2024-0000244 of the Real Property Records of Bowie County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a point for the Southeast corner of the said 7.737 acre tract, some being the Southeast corner of that certain tract of land described as 0.492 acres in the deed from Quattro Texarkana, LLC, to Ronald L. Halter Trust, and Janet L. Halter Trust, dated December 21, 2017, recorded in Document No. 2018-0000278 of the Real Property Records of Bowie County, Texas, and being the Southwest corner of that certain tract of land described as 6.933 acres in the deed from Plains Properties of Texas, Inc., to Brookshire Grocery Company, dated April 20, 1992, recorded in Volume 1757, Page 180 of the Real Property Records of Bowie County, Texas, and lying in the East line of Richmond Road;

THENCE North 48 degrees 30 minutes 47 seconds East (basis of bearings), at a distance of 20.00 feet passing an "X" in concrete (control monument), found for reference corner, continuing a distance of 150.02 feet for a total distance of 170.02 feet along the South line of said 0.492 acre tract, and the North line of said 6.933 acre tract to a mag-nail (control monument), found for a corner, the Southeast corner of said 0.492 acre tract, and an inside ell corner of said 6.933 acre tract;

THENCE North 41 degrees 29 minutes 13 seconds West a distance of 164.84 feet along the East line of said 0.492 acre tract, and the East line of that certain tract of land described as 0.6198 acres in the deed from John D. Raffaelli, to Avaré-Abbott Properties, dated January 28, 1994, and records in Volume 2082, Page 285 of the Real Property Records of Bowie County, Texas, and the West line of said 6.933 acre tract to a point;

THENCE North 02 degrees 25 minutes 15 seconds West a distance 66.43 feet across the said 6.933 acre tract to a point, lying in the North line of the said 6.933 acre tract and the South line of the said 7.737 acre tract;

THENCE North 02 degrees 25 minutes 15 seconds West a distance of 18.32 feet across the said 7.737 acre tract to a 1/2 inch steel rod set for a corner, capped MTG ENG, the POINT OF BEGINNING of the herein described tract of land;

THENCE South 87 degrees 34 minutes 45 seconds West a distance of 153.50 feet across said 7.737 acre tract to a mag-nail, set for corner;

THENCE North 02 degrees 25 minutes 15 seconds West a distance of 105.00 feet across said 7.737 acre tract to a mag-nail, set for corner;

THENCE North 87 degrees 34 minutes 45 seconds East a distance of 153.50 feet across said 7.737 acre tract to a mag-nail, set for corner;

THENCE South 02 degrees 25 minutes 15 seconds East a distance of 105.00 feet across said 7.737 acre tract to a mag-nail, set for corner to the point of beginning and containing 0.370 acres of land, at the time of this survey.

Property Description
Access Easement
9330.27 Sq. Ft.
0.214 Acres
Bowie County, Texas

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COMMENCING at a point for the Southeast corner of the said 7.737 acre tract, some being the Southeast corner of that certain tract of land described as 0.492 acres in the deed from Quattro Texarkana, LLC, to Ronald L. Halter Trust, and Janet L. Halter Trust, dated December 21, 2017, recorded in Document No. 2018-0000278 of the Real Property Records of Bowie County, Texas, and being the Southwest corner of that certain tract of land described as 6.933 acres in the deed from Plains Properties of Texas, Inc., to Brookshire Grocery Company, dated April 20, 1992, recorded in Volume 1757, Page 180 of the Real Property Records of Bowie County, Texas, and lying in the East line of Richmond Road;

THENCE North 48 degrees 30 minutes 47 seconds East (basis of bearings), at a distance of 20.00 feet passing an "X" in concrete (control monument), found for reference corner, continuing a distance of 150.02 feet for a total distance of 170.02 feet along the South line of said 0.492 acre tract, and the North line of said 6.933 acre tract to a mag-nail (control monument), found for a corner, the Southeast corner of said 0.492 acre tract, and an inside ell corner of said 6.933 acre tract;

THENCE North 41 degrees 29 minutes 13 seconds West a distance of 164.84 feet along the East line of said 0.492 acre tract, and the East line of that certain tract of land described as 0.6198 acres in the deed from John D. Raffaelli, to Avaré-Abbott Properties, dated January 28, 1994, and records in Volume 2082, Page 285 of the Real Property Records of Bowie County, Texas, and the West line of said 6.933 acre tract to a point;

THENCE North 02 degrees 25 minutes 15 seconds West a distance 66.43 feet across the said 6.933 acre tract to a point, lying in the North line of the said 6.933 acre tract and the South line of the said 7.737 acre tract;

THENCE North 02 degrees 25 minutes 15 seconds West a distance of 18.32 feet across the said 7.737 acre tract, and the North line of said 6.933 acre tract to a point for corner;

THENCE South 87 degrees 34 minutes 45 seconds West a distance of 153.50 feet across the said 7.737 acre tract, and the North line of said 6.933 acre tract, at an angle point;

THENCE North 87 degrees 34 minutes 45 seconds East a distance of 153.50 feet along the South line of said 7.737 acre tract, and the North line of said 0.6198 acre tract, to a point for corner, lying in the East right-of-way line of the said Richmond Road;

THENCE South 02 degrees 25 minutes 15 seconds East a distance of 105.00 feet across said 7.737 acre tract to a point for corner to the point of beginning and containing 0.214 acres of land, at the time of this survey.

THENCE North 87 degrees 34 minutes 45 seconds East passing at a distance of 109 feet, on "X" in concrete set for the Southwest corner of Tract 1, and continuing a distance of 153.50 feet for a total distance of 262.50 feet across said 7.737 acre tract to a 1/2 inch steel rod set for a corner, capped MTG ENG, the Southeast corner of Tract 1;

THENCE South 02 degrees 25 minutes 15 seconds East a distance of 18.32 feet across the said 7.737 acre tract to the point of beginning and containing 0.214 acres of land, at the time of this survey.

FINAL PLAT
RICHMOND SQUARE SHOPPING CENTER FIRST ADDITION

0.370 ACRES IN THE GEORGE BRINLEE HEADRIGHT SURVEY, ABSTRACT 18 BOWIE COUNTY, TEXAS



5930 SUMMERHILL ROAD, TEXARKANA, TX
P. 903.836.8533 www.mtgengineers.com
TBP# FIRM NO. F-354 AR CO# NO. 125
© MTG 2026

Date	Revision/Description

Drawn By	Checked By	Project No.	Dwg. Date	File No.	Sheet No.
BW	JW	262013	1/14/2026		

Briefing Sheet

Department: Development Services **Action Officer:** Laura Puckett, Zoning Administrator
Subject: Z-26-03: the E 50' X 66' of Lot 12, Block 17, Rochelle Heights, located at 507 W 38th Street from Single Family-2 to Two Family-2. Jameson Titus, owner.
Briefing: 2/9/2026 **Public Hearing:** 3/9/2026 **Council Vote:** 3/9/2026

Item Schedule:

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Jameson Titus, owner, to rezone on the E 50' X 66' of Lot 12, Block 17, Rochelle Heights, located at 507 W 38th Street from Single Family-2 to Two Family-2.

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

The adjacent zoning is Single Family-2 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.

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:

February 2, 2026

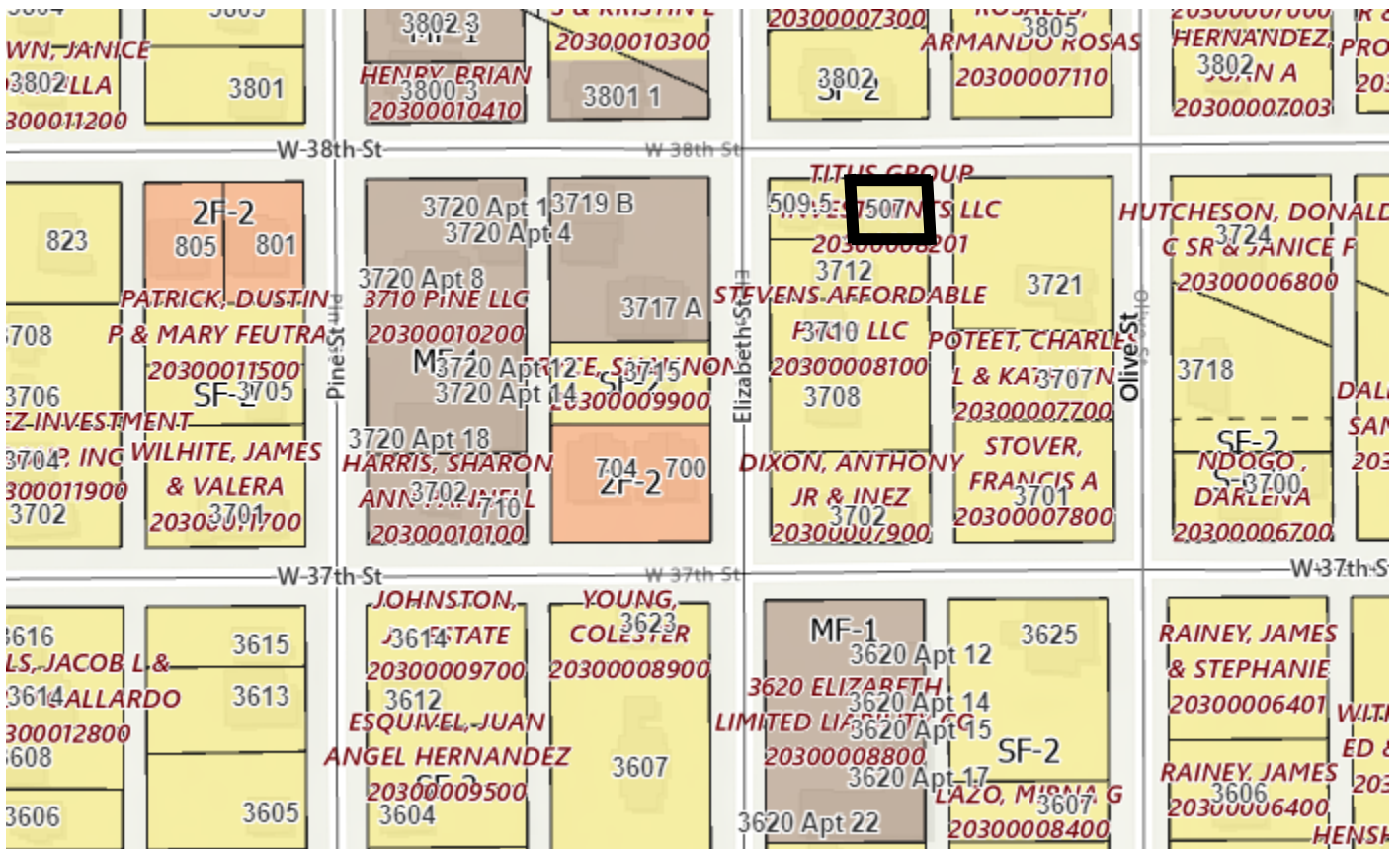
NOTICE OF PUBLIC HEARINGS

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, FEBRUARY 2, 2026 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, MARCH 2, 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@texarkanatexas.gov).



OWNER: Jameson Titus, owner, and Marcus Clessman, agent

OWNER'S ADDRESS: _____

LOCATION OF REZONING: 507 W 38th Street, Texarkana, Texas

75503 PROPOSED CHANGE: to have the zoning match the use as a

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

LEGAL DESCRIPTION: E 50' X 66' of Lot 12, Block 17, Rochelle Heights

CASE NUMBER: Z-26-03

DATE MAILED: January 20, 2026

507 W 38th Street



507 W 38th Street





CITY OF TEXARKANA

PLANNING & ZONING COMMISSION

MINUTES • JANUARY 5, 2026

Council Chambers

Regular Meeting

6:00 PM

220 TEXAS BLVD., TEXARKANA, TX 75501

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.

Vance Liles with MTG Engineers and Surveyors advised that this is a couple of lots that they are making into one lot.

Motion to approve by Ms. Kerneck and seconded by Mr. Crews.

APPROVED

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.

Vance Liles with MTG Engineering and Surveyors explained that they are platting out the portion of the parcel for building the dental office.

Motion to approve made by Mr. Boyette and seconded Mr. Larkins.

APPROVED

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.

The applicants daughter Ms. Gabriel appeared to translate for her parents. She said that they would like to change the zoning because they want to place a home on the property to live in.

Motion to approve made by Mr. Larkins and seconded by Ms. Kernek.

APPROVED

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.

The daughter of the applicant, Ms. Gabriel translates for her parents. She says that they would like to place a HUD code manufactured home on the property to live in.

Motion to approve made by Mr. Bailey and seconded by Mr. Boyette.

APPROVED

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.

Vance Liles and Josh Talley advise that they want to build a dental office at this location and that they meet all the requirements or will meet all the requirements made by the city.

Motion to approve site plan made by Mr. Boyette and seconded by Ms. Kernek.

APPROVED

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.

Jason Eppinette advises that he wants to build a two-unit strip center for a salon and yoga studio/personal training center at this location. After some conversation, Mr. Eppinette advised that he would like the Commission to go ahead and hear the site plan that he brought with him.

The motion to approve zoning was made by Mr. Larkins and seconded by Ms. Kernek.

APPROVED

The site plan was submitted, listing stipulations as: construction of a 5,143 square foot building; downward-facing lighting; will meet parking requirements (actually over parked) - all parking spaces will be at a minimum of 180 square feet; 6'X8' monument style sign; privacy fence to protect the residential area; trash service will be by individual tenant cans

(no dumpster); access driveway will be off of Moores Lane and any changes to the driveway will need TXDOT approval. No one showed in opposition.

Motion to approve the site plan with stipulations made by Mr. Larkins and seconded by Ms. Kernek with stipulations.

APPROVED

II. STAFF UPDATES

III. MINUTES

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

Motion to approve minutes made by Mr. Boyette and seconded by Mr. Crews.

APPROVED

IV. ADJOURNMENT

Members present at the meeting: Dianna Kinsey; James Larkins; Casey Boyette; Brad Bailey; Lee Kernek; Kory Crews.

Member not present at the meeting: Gene Joyce, III; Wanda Northam; Ross Sarine.