



CITY OF TEXARKANA

PLANNING & ZONING COMMISSION

AGENDA • MARCH 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. S-821: Specific Use Permit to allow the one additional use of a daycare on Lot 4, Block 9, Sherwood Addition, located at 2907 Sunset Road. Bobby Collins, owner, and Kayla Gails, agent.
2. Z-26-04: on an approximate 0.62-acre tract of land (being Tract 65), J.W. Johnson HRS, A-308, located at 2610 Page Street from Single Family-2 to Single Family-3. Sharita Young and Trishae Hoskins, owners, and Connie Young, agent.
3. S-822: Specific Use Permit to allow the location of a HUD code manufactured home on an approximate 0.62-acre tract of land (being Tract 65), J.W. Johnson HRS, A-308, located at 2610 Page Street. Sharita Young and Trishae Hoskins, owners, and Connie Young, agent.
4. Z-26-05: Lot 2, (H&T Minor Plat), Block 111, George Brinlee HRS, A-18, located in the 4900 block of McKnight Road from Single Family-1 to Office. Jasper Howard, owner, and Richard Reynolds, Jr., agent.

5. Ordinance No. 2026-023 amending the Code of Ordinances, Ch 140 - Zoning, Article VII, Supplemental Regulations, Sections 140-179, and adding Section 140-183, "Storage shipping containers," and Section 140-184, "Shipping container homes and tiny homes," and amending Chapter 105, Buildings and Construction, Article II, Division 3 - Residential Code by adding section 105-101, "Construction with Certain Zoning Regulations."

Public Hearing: 3/9/2026
Council Vote: 3/9/2026

III. STAFF UPDATES

IV. MINUTES

1. Consider the Planning and Zoning Commission meeting minutes from February 2, 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).

Briefing Sheet

Department: Development Services **Action Officer:**
Subject: S-821: Specific Use Permit to allow the one additional use of a daycare on Lot 4, Block 9, Sherwood Addition, located at 2907 Sunset Road. Bobby Collins, owner, and Kayla Gails, agent.

Briefing: 3/9/2026 **Public Hearing:** 4/13/2026 **Council Vote:** 4/13/2026

Item Schedule:

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Bobby Collins, owner, and Kayla Gails, agent, for a Specific Use Permit to allow a daycare on Lot 4, Block 9, Sherwood Addition, located at 2907 Sunset Road. The property is zoned Single Family-2.

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

The adjacent zoning is Single Family-2 to the north, south, east, and west. The adjacent land usage are residences to the north, south, east, and west.

A Specific Use Permit is required to allow daycare use in this zoning district. Staff recommends for approval of this request.

The following stipulations shall apply:

1. That the daycare will continue to be licensed and regulated by the State of Texas.
2. The Specific Use Permit will be in effect beginning at the date of this Ordinance.
3. That the daycare will house the number of children allowed by the State of Texas.

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

All notifications 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:

March 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, MARCH 2, 2026 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, APRIL 13, 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: Bobby Collins, owner, and Kayla Gails, agent

OWNER'S ADDRESS: [REDACTED]

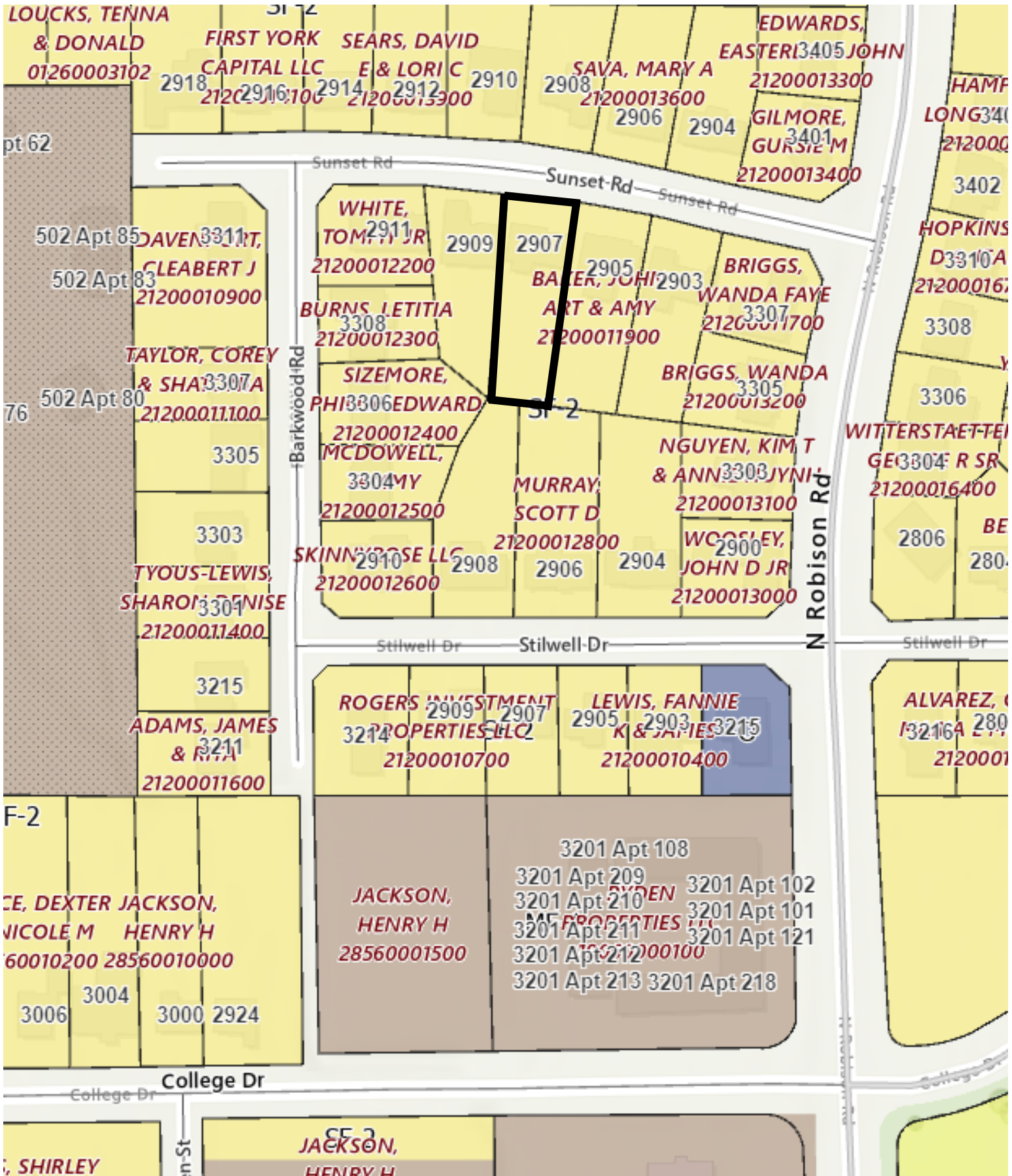
LOCATION OF REZONING: 2907 Sunset Road, Texarkana, Texas 75501

PROPOSED CHANGE: to allow the one additional use of a daycare

LEGAL DESCRIPTION: Lot 4, Block 9, Sherwood Addition

CASE NUMBER: S-821 DATE MAILED: February 17, 2025

2907 Sunset Road



2907 Sunset Road



Briefing Sheet

Department: Development Services **Action Officer:**
Subject: Z-26-04: on an approximate 0.62-acre tract of land (being Tract 65), J.W. Johnson HRS, A-308, located at 2610 Page Street from Single Family-2 to Single Family-3. Sharita Young and Trishae Hoskins, owners, and Connie Young, agent.

Briefing: 3/9/2026 **Public Hearing:** 4/13/2026 **Council Vote:** 4/13/2026

Item Schedule:

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Sharita Young and Trishae Hoskins, owners, and Connie Young, agent to rezone on an approximate 0.62-acre tract of land (being Tract 65), J.W. Johnson HRS, A-308, located at 2610 Page Street from Single Family-2 to Single Family-3. Proposed HUD code manufactured home.

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

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

Staff recommend for approval of this request.

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

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

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:

March 2, 2026

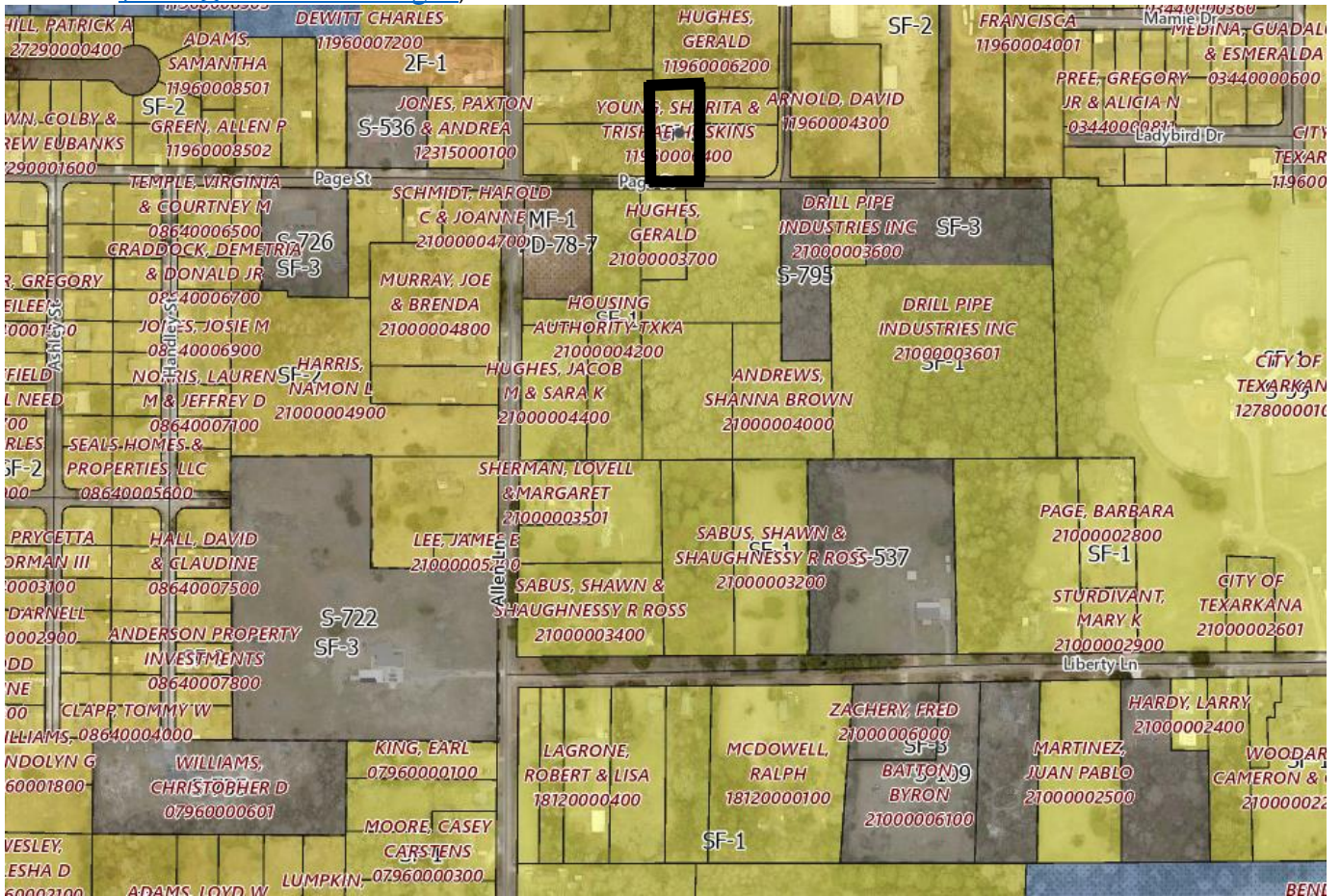
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PLANNING & ZONING COMMISSION: Hearing Date: MONDAY, MARCH 2, 2026 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, APRIL 13, 2026 Hearing Time: 6:00 pm

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OWNER: Sharita Young and Trishae Hoskins, owners, and Connie Young, agent

OWNER'S ADDRESS: [REDACTED]

LOCATION OF REZONING: 2610 Page Street, Texarkana, Texas 75501

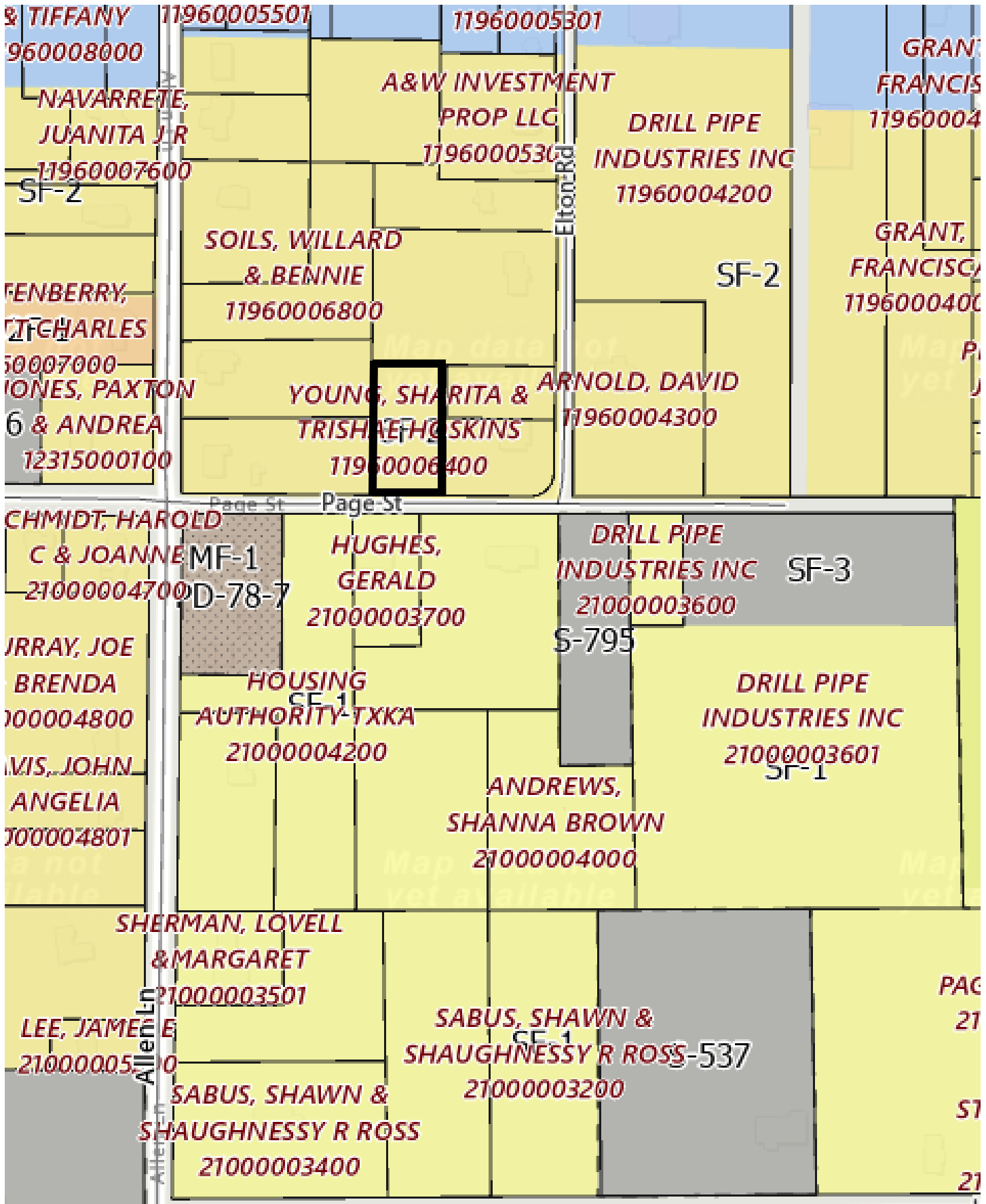
PROPOSED CHANGE: to place a HUD code manufactured home

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

LEGAL DESCRIPTION: on an approximate 0.62-acre tract of land (being Tract 65), J.W. Johnson HRS, A-308

CASE NUMBER: Z-26-04 DATE MAILED: February 17, 2026

2610 Page Street



2610 Page Street



2021-00013125 DEED Total Pages: 2

SPECIAL WARRANTY DEED

NOTICE OF CONFIDENTIALITY RIGHTS IF YOU ARE A NATURAL PERSON YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS A FILE FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Date: 4/6/2021

Grantor: Earl Holloway & Yogesh Pagar

Grantor's Mailing Address (include county): P.O. Box 1382 Allen, TX 75013 (Collin County)

Grantee: Sharita Young **AND TRISHAE LASHUN DEANDRE HOSKINS**

Grantee's mailing address (include county): 1619 W 6th St., Texarkana, TX 75501 (Bowie County)

Consideration:

\$10.00

Property (including any improvements)

0.62 Acres, more or less, out of Abstract 308 of the J.W. Johnson Survey (Bowie CAD Tract #65), City of Texarkana, Bowie County, Texas (Volume 4828, Page 117, and Volume 1018, Page 236, Deed Records, Bowie County, Texas), 2610 Page, Texarkana, Texas; Account # 12800000500.

Reservations from and Exceptions to Conveyance and Warranty:

Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property; rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; all rights, obligations, and taxes for 2021 payment which grantee assumes.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and appurtenances there to in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, and successors, or assign forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomever lawfully claiming to or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty, when the claim is by, through, or under Grantor but not otherwise.

Executes this 5th of April, DATE

Earl Holloway
Earl Holloway

Yogesh Pagar
Yogesh Pagar

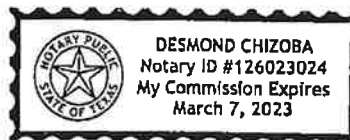
THE STATE OF TEXAS §
COUNTY OF Collin §

This instrument was acknowledged before me on the 5th day of April DATE 2021
by DESMOND CHIZOBA

Desmond Chizoba Texas
Notary Public State of Texas

Notary's Public Signature

AFTER RECORDING RETURN TO:
Sharita Young & Trishae Lashun Deandre Hoskins
1619 W 6th St., Texarkana
TX 75501 (Bowie County)



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.

2021-00013125 DEED
11/01/2021 01:06:13 PM Total Fees: \$30.00

Tina Petty, County Clerk
Bowie County, Texas



Briefing Sheet

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

Subject: S-822: Specific Use Permit to allow the location of a HUD code manufactured home on an approximate 0.62-acre tract of land (being Tract 65), J.W. Johnson HRS, A-308, located at 2610 Page Street. Sharita Young and Trishae Hoskins, owners, and Connie Young, agent.

Briefing: 3/9/2026 **Public Hearing:** 4/13/2026 **Council Vote:** 4/13/2026

Item Schedule:

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request Sharita Young and Trishae Haskins, owners, and Connie Young, agent, for a Specific Use Permit to allow the location of a HUD code manufactured home on an approximate 0.62-acre tract of land (being Tract 65), J.W. Johnson HRS, A-308, located at 2610 Page Street.

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

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

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:

March 2, 2026

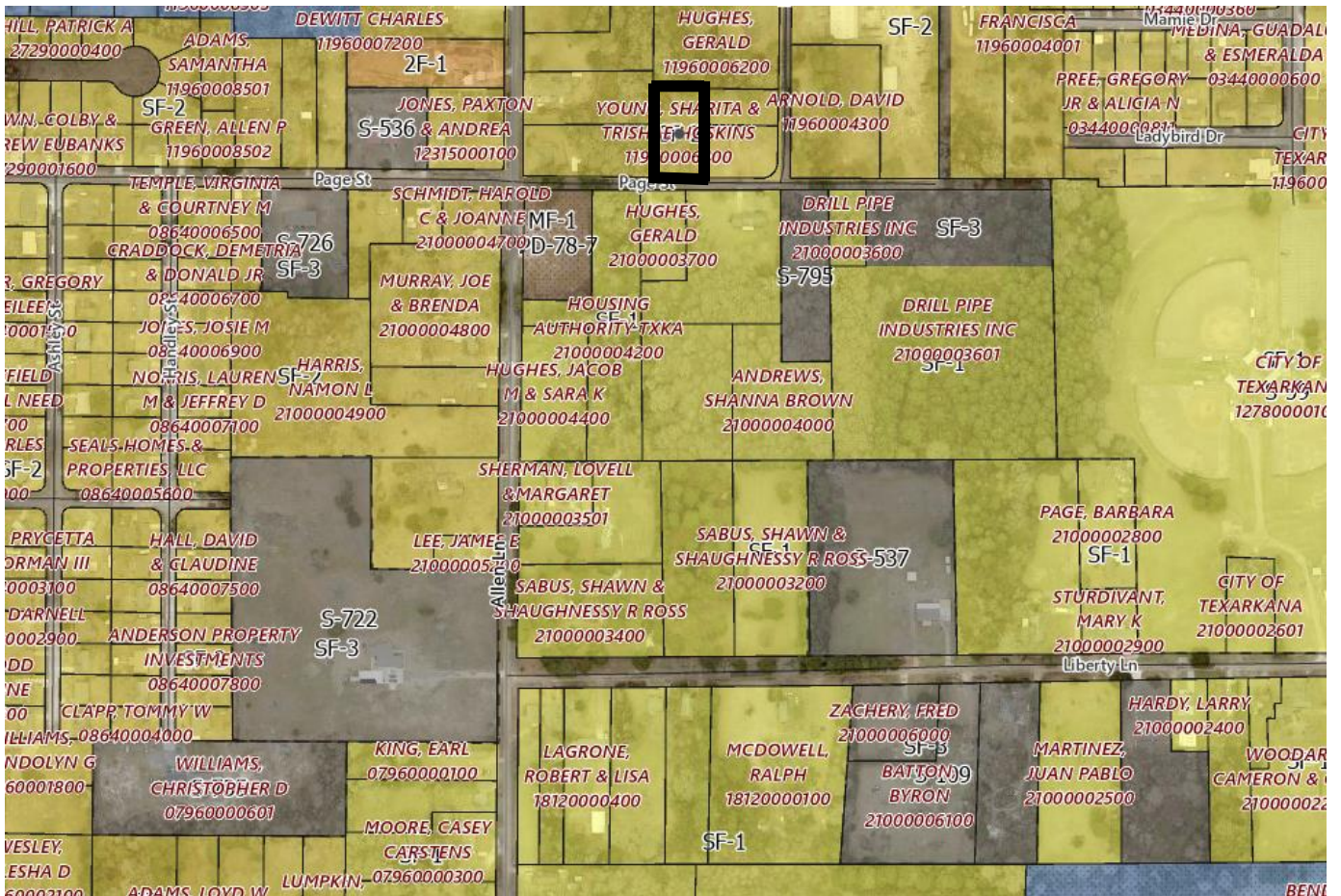
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PLANNING & ZONING COMMISSION: Hearing Date: MONDAY, MARCH 2, 2026 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, APRIL 13, 2026 Hearing Time: 6:00 pm

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OWNER: Sharita Young and Trishae Hoskins, owners, and Connie Young, agent

OWNER'S ADDRESS: [REDACTED]

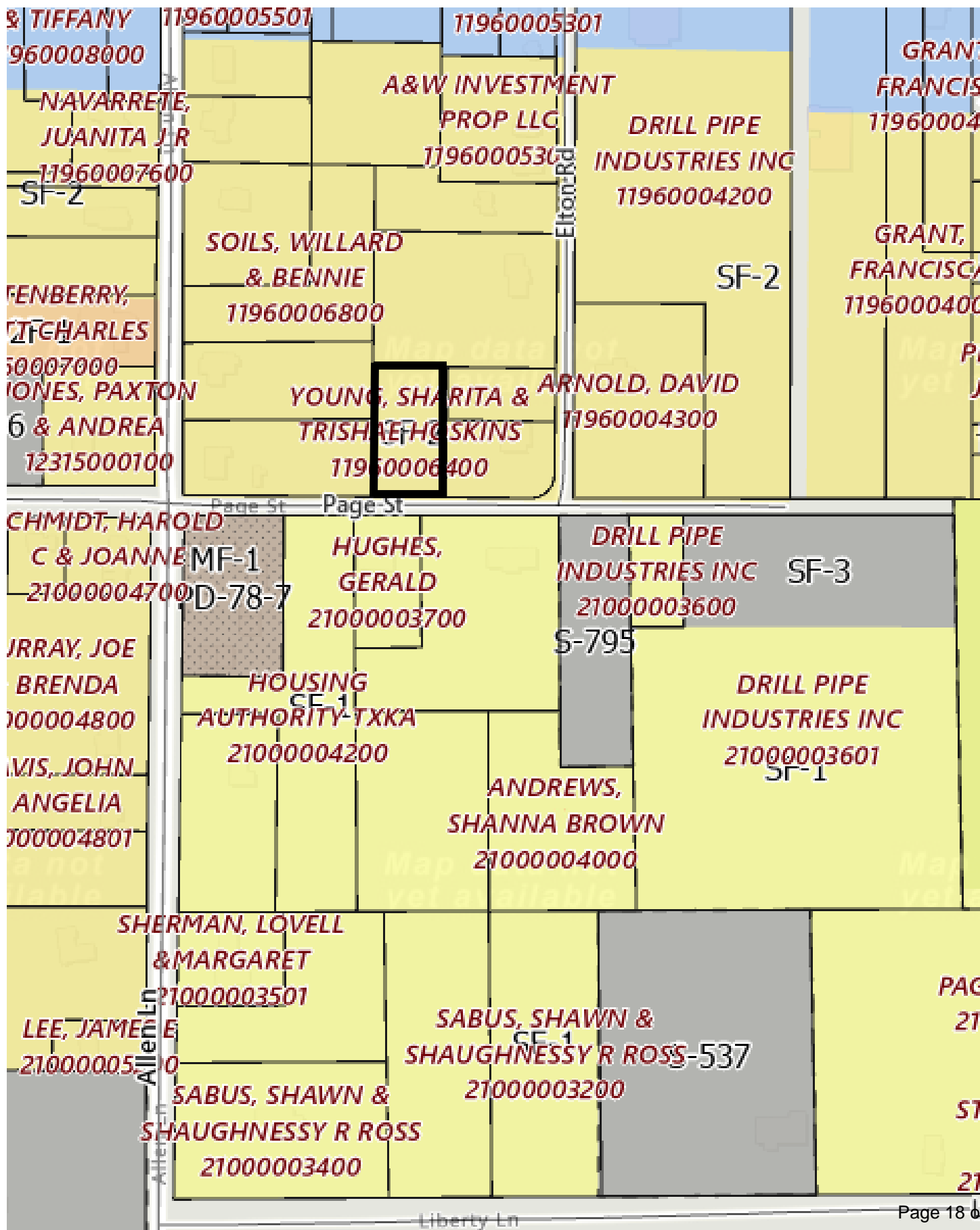
LOCATION OF REZONING: 2610 Page Street, Texarkana, Texas 75501

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

LEGAL DESCRIPTION: on an approximate 0.62-acre tract of land (being Tract 65), J.W. Johnson HRS, A-308

CASE NUMBER: S-822 DATE MAILED: February 17, 2025

2610 Page Street



2610 Page Street



2021-00013125 DEED Total Pages: 2

SPECIAL WARRANTY DEED

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Date: 4/6/2021

Grantor: Earl Holloway & Yogesh Pagar

Grantor's Mailing Address (include county): P.O. Box 1382 Allen, TX 75013 (Collin County)

Grantee: Sharita Young AND TRISHAE LASHUN DEANDRE HOSKINS

Grantee's mailing address (include county): 1619 W 6th St., Texarkana, TX 75501 (Bowie County)

Consideration:

\$10.00

Property (including any improvements)

0.62 Acres, more or less, out of Abstract 308 of the J.W. Johnson Survey (Bowie CAD Tract #65), City of Texarkana, Bowie County, Texas (Volume 4828, Page 117, and Volume 1018, Page 236, Deed Records, Bowie County, Texas), 2610 Page, Texarkana, Texas; Account # 12800000500.

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Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property; rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; all rights, obligations, and taxes for 2021 payment which grantee assumes.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and appurtenances there to in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, and successors, or assign forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomever lawfully claiming to or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty, when the claim is by, through, or under Grantor but not otherwise.

Executes this 5th of April, DATE

Earl Holloway
Earl Holloway

Yogesh Pagar
Yogesh Pagar

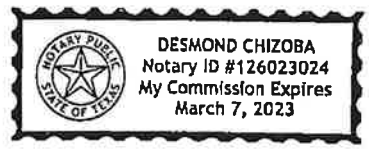
THE STATE OF TEXAS §
COUNTY OF Collin §

This instrument was acknowledged before me on the 5th day of April DATE 2021
by DESMOND CHIZOBA

Desmond Chizoba Texas
Notary Public State of Texas

Notary's Public Signature

AFTER RECORDING RETURN TO:
Sharita Young & Trishae Lashun Deandre Hoskins
1619 W 6th St., Texarkana
TX 75501 (Bowie County)



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.
2021-00013125 DEED
11/01/2021 01:06:13 PM Total Fees: \$30.00

Tina Petty, County Clerk
Bowie County, Texas



Briefing Sheet

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

Subject: Z-26-05: Lot 2, (H&T Minor Plat), Block 111, George Brinlee HRS, A-18, located in the 4900 block of McKnight Road from Single Family-1 to Office. Jasper Howard, owner, and Richard Reynolds, Jr., agent.

Briefing: 3/9/2026 **Public Hearing:** 4/13/2026 **Council Vote:** 4/13/2026

Item Schedule:

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Jasper Howard, owner, and Richard Reynolds Jr., agent to rezone on Lot 2, Block 111, George Brinlee, HRS, A-18, located in the 4900 block of McKnight Road from Single Family-1 to Office. Proposed offices.

The Future Land Use Map has designated this property as “Neighborhood Retail”.

The adjacent zoning is Single Family-2 to the north, Single Family-1 west and south, and Agriculture to the east. The adjacent land use is residential to the north, south, west, 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:

March 2, 2026

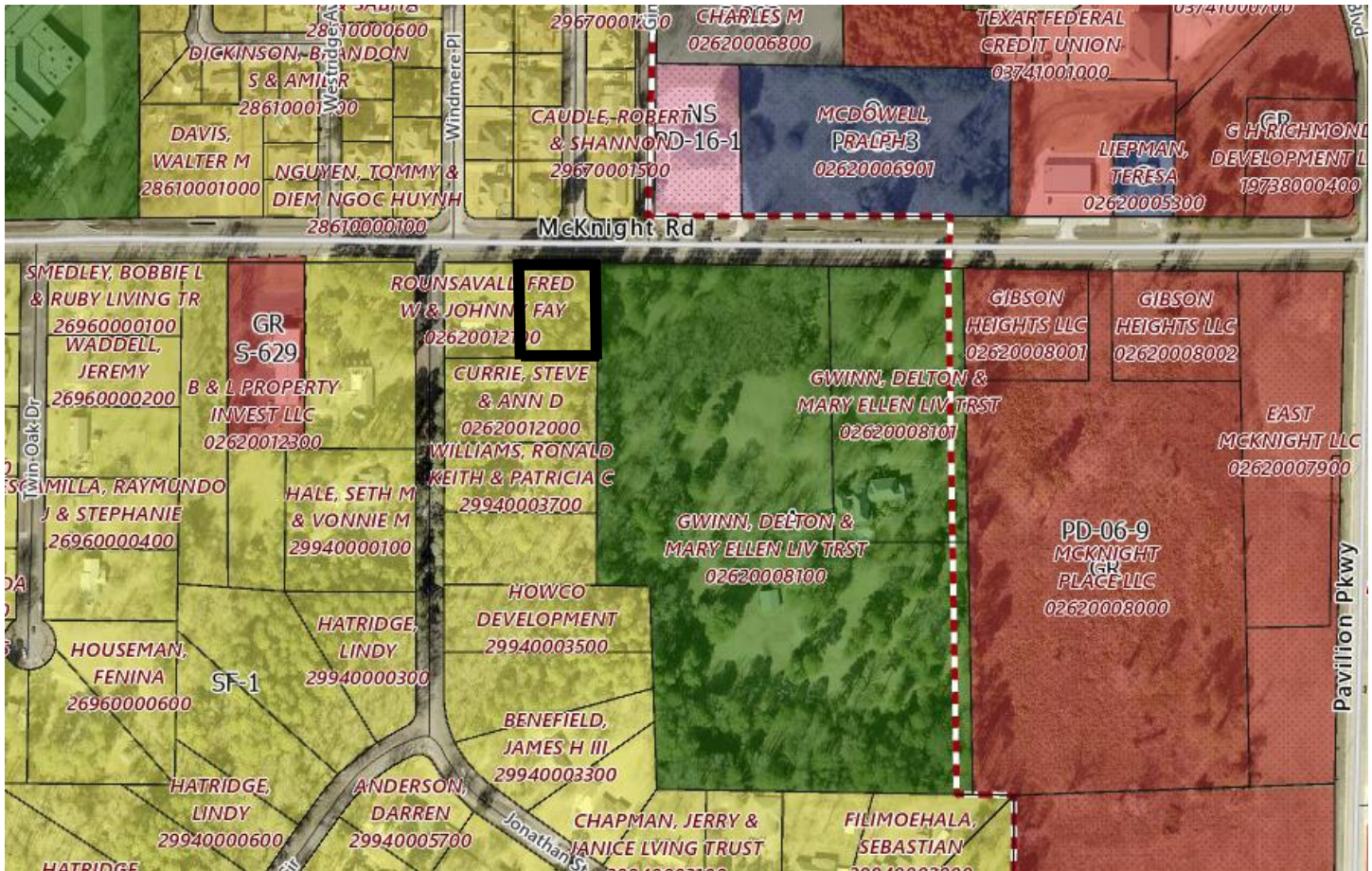
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OWNER: Jasper Howard, owner, and Richard Reynolds, Jr., agent

OWNER'S ADDRESS: [REDACTED]

LOCATION OF REZONING: 4900 block of McKnight Road, Texarkana, Texas 75503

PROPOSED CHANGE: to construct an office

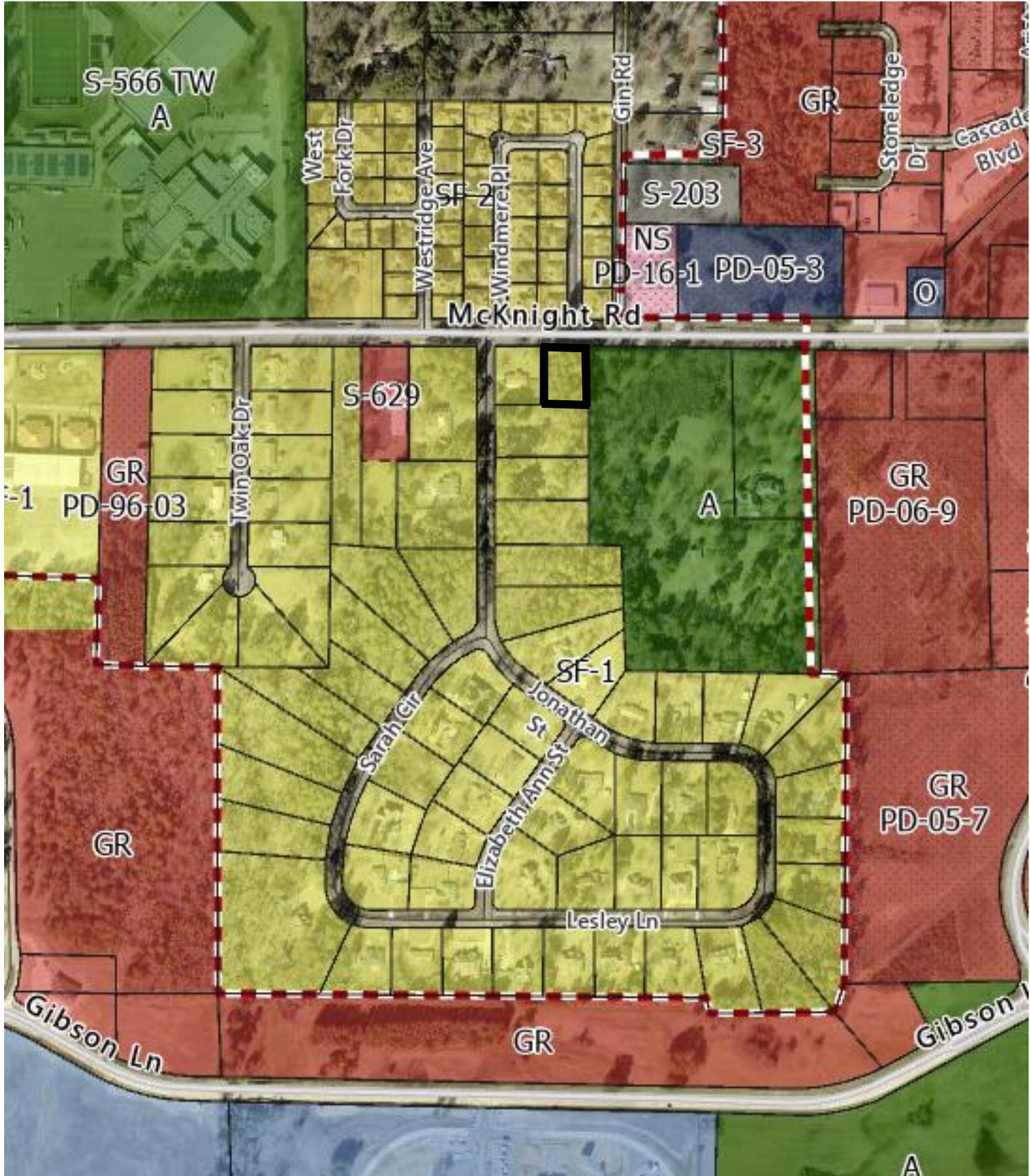
ZONING CHANGE FROM: Single Family-1 TO: Office

LEGAL DESCRIPTION: Lot 2 H&T Minor Plat, Block 111, George Brinlee HRS, A-18

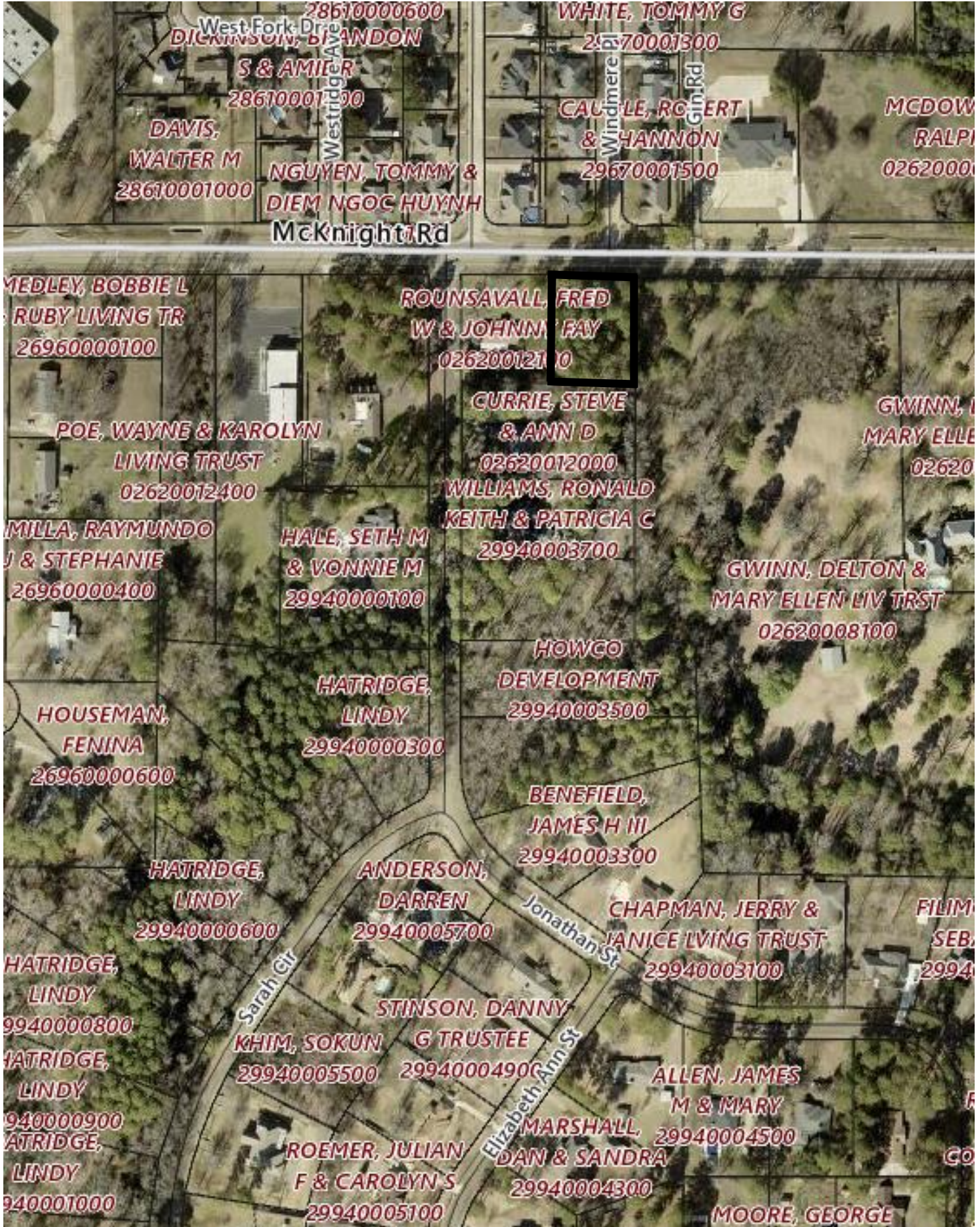
CASE NUMBER: Z-26-05

DATE MAILED: February 17, 2026

4900 block of McKnight Road



4900 block of McKnight Road



Briefing Sheet

Department: Development Services **Action Officer:** Mashell Daniel, Director of Development Services

Subject: Ordinance No. 2026-023 amending the Code of Ordinances, Ch 140 - Zoning, Article VII, Supplemental Regulations, Sections 140-179, and adding Section 140-183, "Storage shipping containers," and Section 140-184, "Shipping container homes and tiny homes," and amending Chapter 105, Buildings and Construction, Article II, Division 3 - Residential Code by adding section 105-101, "Construction with Certain Zoning Regulations."

Briefing: 3/9/2026 **Public Hearing:** 3/9/2026 **Council Vote:** 3/9/2026

Item Schedule:

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

City staff has received multiple inquiries regarding the allowance of tiny homes and shipping container homes within the city limits. With the adoption of the 2024 International Residential Code, tiny homes are now permitted as dwelling units. Additionally, several municipalities across Texas have adopted regulations allowing for both tiny homes and shipping container homes.

Accordingly, staff has determined it is necessary to incorporate specific provisions governing tiny homes and shipping container homes into the City’s Code of Ordinances. In preparation for this proposed update, staff conducted a workshop with the Planning and Zoning Commission on September 2, 2025. The workshop outlined the distinctions between various housing types and construction methods.

The session provided Commission members with an opportunity to engage in discussion and ask questions regarding the different housing options. The Chief Building Official and city staff were present to address and respond to all questions and concerns raised during the workshop.

Potential Options:

Approve or deny.

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommend approval of this request.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

March 2, 2026



TINY HOMES

DEFINITIONS

- ◆ **TINY HOUSE-** A *dwelling* that is 400 square feet (37 m²) or less in floor area excluding *lofts*
- ◆ **Park model RV, or recreational park trailer-** A type of towable recreational vehicle under 400 square feet designed for long-term, semi-permanent use in a single location like an RV park or campground. Unlike typical RVs used for frequent travel, park models are built for seasonal or vacation living, featuring residential amenities such as full kitchens and bathrooms, requiring hookups for utilities. They are a blend of a cabin's comfort and a tiny home's efficiency, built to RV industry standards for safety and compliance.
- ◆ **HABITABLE SPACE-** A space in a *building* for living, sleeping, eating or cooking. Bathrooms, toilet rooms, *closets*, halls, storage or utility spaces and similar areas are not considered *habitable spaces*.
- ◆ **EGRESS ROOF ACCESS WINDOW-** A *skylight* or roof window designed and installed to satisfy the *emergency escape and rescue opening* requirements of [Section R319.2](#).
- ◆ **LOFT-** A floor level located more than 30 inches (762 mm) above the main floor, open to the main floor on one or more sides with a *ceiling height* of less than 6 feet 8 inches (2032 mm) and used as a living or sleeping space.

Comparison

Conventional Home

- ◆ Min of 1 Habitable space- not less than 70sq ft, kitchen 40 sq ft, a separate bathroom 40 sq ft.
- ◆ Roughly 150 sq ft minimum size that can be built
- ◆ Habitable space- not less than 7 ft in any horizontal direction
- ◆ Min ceiling height 7 ft for habitable space and 6'8" for bath, toilets, and laundry.
- ◆ Stairs required for upper floors
- ◆ Rescue openings required in bedrooms

◆ Tiny Home

- ◆ Same requirements as conventional
- ◆ Maximum 400 sq ft to be considered “tiny”
- ◆ Lofts- not less than 5 ft in any horizontal direction and min size of 35 sq ft
- ◆ Min ceiling height 6' 8" for habitable space and 6' 4" for bath and toilets. Lofts have a min height of 3ft to be considered usable
- ◆ Ladders can be used for lofts
- ◆ Some skylights can be used as egress windows

Tiny Home
Built to International Residential
Building Code

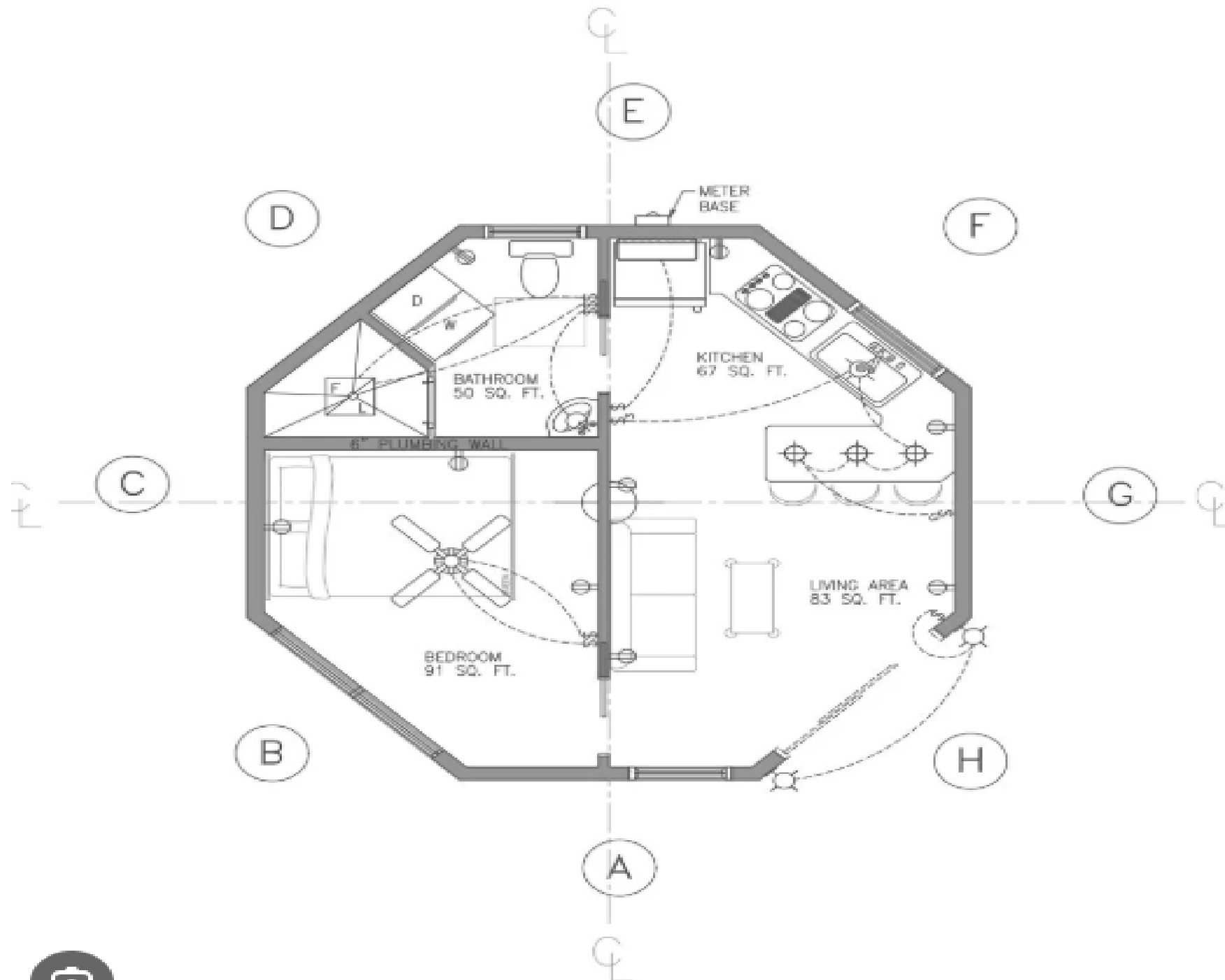


Park Model RV
Built to ANSI A119.5
standards for Recreation Park Trailers





1,518 × 1,200





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THE CARDINAL

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DETAILS

Introducing the Platinum Cottages Cardinal: This delightful dwelling offers 1 bedroom, 1 bath, and 399 sq. ft. of comfortable living space. Experience the spaciousness of the open concept layout, seamlessly integrating the living area, kitchen, and dining space. The kitchen features full-size appliances, catering to

3D TOUR

2020 Show House - Cardinal



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Modular Home

Off Frame

On Frame



Definition

Off Frame

- ◆ An off-frame modular home is built in a factory but, unlike on-frame modular homes (which are essentially mobile homes on a permanent steel chassis), it is removed from its temporary transportation frame by a crane at the building site and placed on a permanent, site-built foundation.

On Frame

- ◆ An on-frame modular home is a home built in sections in a factory, transported to a site, and assembled on-site, but it retains a permanent steel chassis or frame underneath the structure.

Comparison

Off Frame

- ◆ **No Permanent Frame:** The delivery chassis or steel frame is removed from the home at the building site.
- ◆ **Residential Code:** Must be built to local residential building codes (e.g., International Residential Code or IRC), just like site-built homes.
- ◆ **Permanent Installation:** Once placed on its permanent foundation, it is permanently fixed in place.
- ◆ **Financing:** Often easier to finance because their construction can be compared to traditional site-built homes.

On Frame

- ◆ **Permanent Frame:** These homes are built on a steel chassis that remains with the home after it's transported to the site.
- ◆ **HUD Code:** Construction adheres to the U.S. Department of Housing and Urban Development (HUD) code, which is the same code for manufactured homes
- ◆ **Mobility:** The attached steel frame allows the entire structure to be moved to a different location, making it a type of manufactured home.
- ◆ **Foundation:** Can be placed on a temporary platform or a permanent foundation, depending on local regulations.

ORDINANCE NO. 2026-023

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF TEXARKANA, TEXAS: AMENDING CHAPTER 140 – ZONING, ARTICLE VII, SUPPLEMENTAL REGULATIONS BY ADDING DEFINITIONS TO SECTION 140-179, “SPECIAL DEFINITIONS”, SECTION 140-183, “STORAGE SHIPPING CONTAINERS,” AND SECTION 140-184, “SHIPPING CONTAINER HOMES AND TINY HOMES”; AND AMENDING CHAPTER 105 - BUILDINGS AND CONSTRUCTION, ARTICLE II, BUILDING, RESIDENTIAL AND ENERGY TECHNICAL CODES, DIVISION 3 – RESIDENTIAL CODE, BY ADDING SECTION 105-101, “CONSTRUCTION WITH CERTAIN ZONING REGULATIONS”; PROVIDING FOR PUBLICATION; PROVIDING FOR SUPERSEDING AND SEVERABILITY CLAUSES; CONTAINING LEGISLATIVE FINDINGS; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, city staff has received requests for both tiny homes, shipping container homes, and shipping containers for use as an accessory building; and

WHEREAS, other cities in Texas allow shipping container homes and tiny homes as an alternative to new brick and mortar construction or HUD code manufactured homes, and for shipping container accessory buildings; and

WHEREAS, the 2024 International Residential Code (IRC), adopted by Ordinance No. 2026-010, allows for both shipping containers repurposed for use as buildings or structures and tiny homes; and

WHEREAS, regarding shipping containers, the IRC recognizes the increasing use of such in residential construction and provides a consistent regulatory path for their safe and uniform structural integration into buildings; the inclusion of IRC § R301.1.4 — “Intermodal shipping containers that are repurposed for use as buildings or structures, shall be designed in accordance with the structural provisions in Section 3115 of the International Building Code. — allowing for such containers reflects consensus among building safety professionals that these repurposed structures require engineered design and clear standards for structural performance; and the express reference to Section 3115 of the International Building Code ensures that container-based dwellings adhere to established load-path, foundation, and modification requirements while benefiting from a unified code framework; and

WHEREAS, regarding tiny homes used as permanent single-family dwellings, the IRC has responded to the growth of the tiny-home movement by incorporating Appendix BB to address core design characteristics of very small dwellings (typically ≤ 400 square feet) while maintaining broad compliance with the IRC’s residential safety requirements; Appendix BB was developed through the International Code Council’s consensus code process and provides adapted provisions

to ensure safety, habitability, and code compliance for dwellings of reduced footprint while maintaining consistency with the overall code objectives for residential construction; and

WHEREAS, the Planning and Zoning Commission recommended approval of amendments to the Zoning Ordinance in Sections 1, 2, and 3 of this ordinance to allow tiny homes, shipping container homes, and shipping container accessory buildings; and

WHEREAS, the City Council finds and determines that the adoption of said ordinance is necessary to preserve the good government, order, and security of the municipality and its inhabitants, and is in the best interests of the citizens of the City of Texarkana, Texas.

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

SECTION 1: Section 140-179 of the Code of Ordinances of the City of Texarkana, Texas, is hereby amended to add the following special definitions:

Engineered/Engineer approval means reviewed, and plans or specifications approved and stamped by a registered professional engineer in the state of Texas.

Shipping container means an all-steel container with strength to withstand shipment, storage and handling. Such containers include reusable steel boxes, freight containers and bulk shipping containers; originally a standardized reusable vessel that was designed for and used in the parking, shipping, movement, transportation or storage of freight, articles or goods or commodities; generally capable of being mounted or moved on a rail car, truck trailer or loaded ship.

Shipping container home means shipping container that is converted to a dwelling place for living purposes and contains water, sewer, and electrical services, and is over 200 square feet in size.

Storage shipping container means a temporary shipping container that is used for storage of goods or materials for less than two (2) months.

Tiny home means a home that is between 100 and 400 square feet in size, built from new construction as a permanent structure, or as a shipping container home, which must comply with all local permitting and building codes.

SECTION 2: Chapter 140 – Zoning, Article VII, Supplemental Regulations, of the Code of Ordinances of the City of Texarkana, Texas, is hereby amended to add Section 140-183, *Storage Shipping containers*, to read as follows:

Sec. 140-183. – Storage shipping containers

- (a) No person shall install, store, maintain or otherwise keep a storage shipping container within the city without first having obtained an active building permit

issued by the city, and a permit for the placement of the shipping container.

- (b) Storage shipping containers must abide by the current building and zoning codes including but not limited to the following:
 - (1) The storage shipping container must be on a property owned or leased by the applicant. The property owner must approve the use of a storage shipping container.
 - (2) Storage shipping containers cannot be stacked vertically.
 - (3) No storage shipping container shall be used for human habitation or commercial business purposes.
 - (4) No storage shipping container can be used to store hazardous materials, refuse, or debris in, against, on or under the container.
 - (5) No storage shipping containers are allowed on a vacant lot.
 - (6) A storage shipping container shall not be provided with refrigeration, heating, electricity, or plumbing.
 - (7) Tie-downs and engineered slabs are not required for storage shipping containers.
- (c) Permanent storage shipping containers are not allowed.

SECTION 3: Chapter 140 – Zoning, Article VII, Supplemental Regulations, of the Code of Ordinances of the City of Texarkana, Texas, is hereby amended to add Section 140-184, *Shipping container homes and tiny homes*, to read as follows:

Sec. 140-184. – Shipping container homes and tiny homes.

- (a) Shipping container homes as a residential structure.
 - (1) No person shall install, store, maintain or otherwise keep a shipping container home within the city without first having obtained an active building permit issued by the city, and a permit for the placement of the shipping container home.
 - (2) Shipping containers must abide by the current building and zoning codes including but not limited to the following:
 - a. The lot or property on which the shipping container home is located must be a Single Family – 3 zoning and requires a planned development (PD) designation. A PD designation requires site plan approval including (but not limited to) a landscape plan, layout of all driveways and parking areas, elevation details including details on the roof and finishing colors, and a floorplan of the home.
 - b. The lot or property on which the shipping container home is located must be owned or leased by the applicant of the permit. The property owner must approve the use of a shipping container home.
 - c. The shipping container home shall be anchored, underpinned, and all outside mechanicals must be screened.
 - d. An engineered foundation is required.

- e. An engineer must approve of any structural changes to the shipping container home, ie. doors or windows cut out.
- f. A porch covering over the access and egress landing is required.
- g. No more than two (2) shipping containers may be stacked vertically for dwelling purposes. An engineer's approval is required for stacked shipping container homes.
- h. Shipping containers used as a residence must be one-trip containers with a log of the materials/ substances hauled in said container.
- i. A roof and approved exterior skin is required on the exterior of the shipping container home.

(b) Tiny homes as a residential structure

- (1) No person shall install or build a tiny home within the city without first having obtained an active building permit issued by the city.
- (2) Tiny home must abide by the current building and zoning codes including but not limited to the following:
 - a. The lot or property on which the tiny home is located must be a Single Family – 3 zoning and requires a planned development (PD) designation. A PD designation requires site plan approval including a landscape plan, layout of all driveways and parking areas, elevation details including details on the roof and finishing colors, and a floorplan of the home.
- (3) The lot or property on which the tiny home is located must be owned by the applicant.
- (4) A tiny home may be used as a single-family dwelling only.

SECTION 4: Chapter 105 - Buildings and Construction, Article II, - Building, Residential and Energy Technical Codes, Division 3 – Residential Code, of the Code of Ordinances of the City of Texarkana, Texas, is hereby amended to add Section 105-101, “Construction with certain zoning regulations”, to read as follows:

Sec. 105-181. – Construction with certain zoning regulations.

Sections 140-183 and 140-184 of this Code shall supersede and control in the event of any conflict with the International Residential Code provisions adopted by Section 105-98 or appendices adopted by Section 105-100(a).

SECTION 5: The City Secretary be and is hereby directed to publish the caption of this ordinance for three (3) successive days in the Texarkana Gazette within ten (10) days of the passage of this ordinance, as provided in Article XI, Section 3 of the Charter of the City of Texarkana, Texas.

SECTION 6: In the event of any conflict between this Ordinance and any other ordinances or parts of ordinances, this Ordinance shall supersede and control.

SECTION 7: 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,

Shipping container / tiny homes

impair or invalidate the remainder of this ordinance.

SECTION 8: The recitals set out in this ordinance are true and correct and are incorporated herein and made a part hereof as legislative findings of the city council for all purposes.

SECTION 9: That this ordinance shall be in full force and effect ten (10) days after its passage and approval.

PASSED AND APPROVED in Regular Council Session on this the **13th day of April, 2026.**

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR



CITY OF TEXARKANA

PLANNING & ZONING COMMISSION

MINUTES • FEBRUARY 2, 2026

Council Chambers

Regular Meeting

6:00 PM

220 TEXAS BLVD., TEXARKANA, TX 75501

I. CALL TO ORDER

Members Present: Gene Joyce, III, Chairperson
Dianna Kinsey
James Larkins
Wanda Northam
Casey Boyette
Brad Bailey
Kory Crews

Members Not Present: Ross Sarine

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.

Jeffrey Wood appeared and stated that their plan was to plat out 7Brew Coffee so that it clears up ownership and creates a legal description for the parcel.

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

APPROVED

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.

Jeffrey Wood appeared and explained that the legal description changed because the road was widened in the past which changed the description.

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

APPROVED

3. Z-26-03 rezoning the East 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.

Marcus Glessman appeared for the applicant, Jameson Titus, and explained that Mr. Titus bought the property and it was already a duplex and therefore wants the zoning to reflect the use.

Motion to approve was made by Ms. Kinsey and seconded by Ms. Northam.

APPROVED

III. STAFF UPDATES

Mashell Daniel briefed the Planning and Zoning Commission with regard to shipping containers and tiny homes. She advise them to give their comments and or corrections to the language she provided for the Ordinance. She told them that we would be bringing them the Ordinance for the meeting in March.

IV. MINUTES

1. Consider the Planning and Zoning Commission meeting minutes from January 5, 2026.

Motion to approve by Ms. Northam and seconded by Ms. Kinsey.

APPROVED

V. ADJOURNMENT