



CITY OF TEXARKANA

PLANNING & ZONING COMMISSION

AGENDA • APRIL 6, 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 the Replat of Lot 1A, Block 1, for Lot 1, Block 1, Waggoner Creek Crossing South, located in the 1600/1700 block of Walton Drive at the intersection of University Avenue. i-30 Holdings LLC, owner.
2. S-823: Specific Use Permit to allow the one additional use of an off-premise, outdoor advertising sign (billboard) on Lot 1A, Arklatex Realty Subdivision, located at 4610 Guss Orr Drive. Joel Orr, owner, and Chad Shipp, agent.
3. Amendment to PD-15-9: for site plan approval on an approximate 1.2-acre tract of land (being Tract 66A), George Brinlee HRS, A-18, located at 4323 McKnight Road. Torin Marracino, owner, and Joe Crews, agent.
4. Z-26-06: rezoning on 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 Planned Development-Office. Jasper Howard Estate, owner, and Richard Reynolds, agent.

5. Amendment to PD-26-01: for site plan approval on Lot 2, (H&T Minor Plat), Block 111, George Brinlee HRS, A-18, located in the 4900 block of McKnight Road. Jasper Howard Estate, owner, and Richard Reynolds, Jr., agent.

6. Z-26-07: rezoning on Lot 6, Block 21, Avondale Addition, located at 515 Robbins Street from Single Family-2 to Single Family-3. Inez Dixon, owner, and Samuel Augustus, agent.

7. S-824: Specific Use Permit to allow the location of a HUD code manufactured home on Lot 6, Block 21, Avondale Addition, located at 515 Robbins Street. Inez Dixon, owner, and Samuel Augustus, agent.

8. Z-26-08: rezoning on an approximate 25.169-acre tract of land (being Tract 95), H.S. Janes HRS, A-306, located in the 1000 block of South Bishop from Planned Development-Commercial to Planned Development-Industrial-1. Russell Huckaby, owner, and Zac Mowery, agent.

9. Amendment to PD-23-4: for site plan approval on an approximate 25.169-acre tract of land (being Tract 95), H.S. Janes HRS, A-306, located in the 1000 block of South Bishop. Ruysell Huckaby, owner, and Zac Mowery, agent.

II. STAFF UPDATES

1. There are no staff updates

III. MINUTES

1. Please consider the March 2, 2026 minutes from the Planning and Zoning Commission meeting.

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.RELAY.TX (1.800.735.2989).

MEMORANDUM

To: Brian Bowman, MTG

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

Date: March 23, 2026

Subject: **Consider approval of the Replat of Lot1A, Block 1 for Lot 1, Block 1 Waggoner Creek Crossing South**

Comments are as follows:

1. TxDOT – No response
2. Summit Utilities – No issues
3. Sparklight – No response
4. Windstream - No issues
5. Conterra – No response
6. Ritter – No issues
7. Electric Companies
 - a. AEP – **SWEPCO has no objection to the replat of the property across from Academy. Lot 1R has a single-phase pad mount transformer at the intersection of Walton Dr and University with an underground service to the sign for Academy and Country Inn. I am working on a project to serve the new restaurant on Lot 2R from the SWEPCO switchgear on the north side of Walton Dr. Lot 3 R does have a SWEPCO switchgear near the middle of the property along the north side of Walton Dr.**
 - b. Bowie Cass – No issue
 - c. REA – No response
8. TWU - See Memo
9. PW/Planning Departments
 - a. **Tax certificate of the property for recording purposes from BCAD must be provided showing all taxes have been paid for entire property in order to be recorded at the County Courthouse (Texas State Legislature amendment 12.002 of the Texas Property Code)**
 - b. **Electronic copy of recorded plat submitted to PW**
 - c. **Development of property must meet all development codes (streets and sidewalks, drainage, floodplain, stormwater, etc.). Staff reserves right to request additional modifications, easements, etc. based on review of construction plans for the subdivision.**

10. Fire Department – No issues

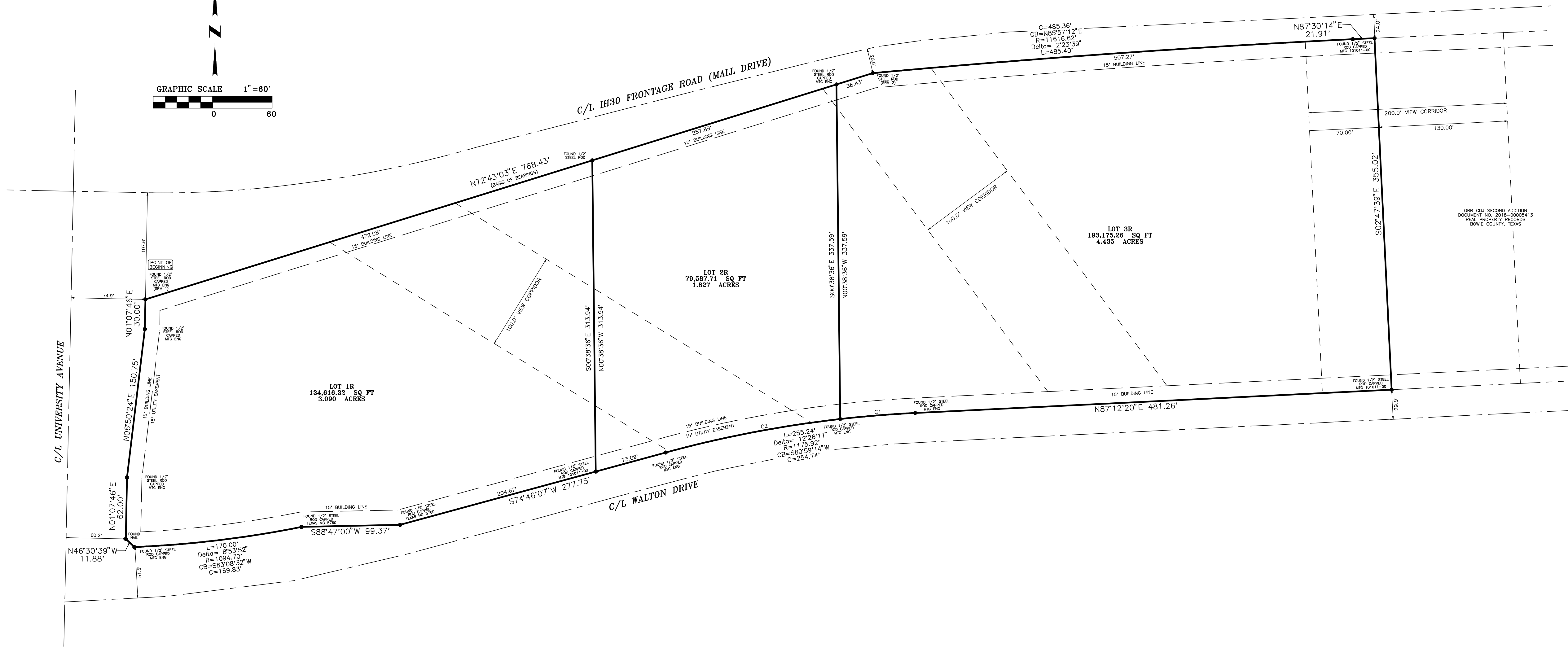
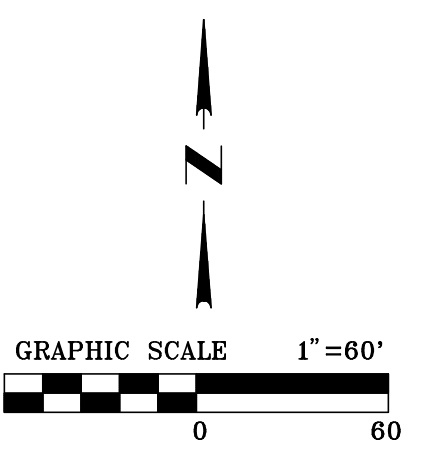
Staff recommends approval of the final plat pending any staff and utility changes mentioned above. Once the final plat is approved, it must be recorded within 121 days after approval by the Commission or the approval is void.



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.	
<i>Brian L. Bowman</i>	March 6, 2026
Signature	Date
Brian Bowman	
Printed Name	



Property Description
9.352 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 part of Lot 1A, Block 1 of the Replat of Lot 1, Block 1, Waggoner Creek Crossing South, according to the plat recorded in Document No. 2018-1342 of the Real Property Records, Bowie County, Texas, and filed in Plat Cabinet A, Sleeve 336 of the Plat Records of Bowie County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch steel rod (SRM 1), capped MTG ENG, found for a corner, lying in the South right-of-way line of Mall Drive (Interstate Highway 30 Frontage Road), lying in the East right-of-way line of University Avenue, and being the Northwest corner of the said Lot 1A;

THENCE North 72 degrees 43 minutes 03 seconds East (basis of bearings) a distance of 768.43 feet along the North line of the said Lot 1A and the South right-of-way line of the said Mall Drive to 1/2 inch steel rod (SRM 2), found for a corner, at the beginning of a circular curve, to the right;

THENCE in an Easterly direction along the arc of said circular curve a distance of 485.40 feet to a 1/2 inch steel rod, capped MTG 101011-00, found for a corner, at the end of said circular curve;

THENCE North 87 degrees 30 minutes 15 seconds East a distance of 21.92 feet along the North line of the said Lot 1A and the South right-of-way line of the said Mall Drive to a 1/2 inch steel rod, capped MTG 101011-00, found for a corner, lying in the North line of the said Lot 1A and being the Northwest corner of Orr CDJ Second Addition, according to the plat recorded in Document No. 2018-00005413 of the Real Property Records, Bowie County, Texas;

THENCE South 02 degrees 47 minutes 39 seconds East a distance of 355.02 feet along the West line of the said Orr CDJ Second Addition to a 1/2 inch steel rod, capped MTG 101011-00, found for a corner, lying in the South line of the said Lot 1A and being the Northwest corner of the said Orr CDJ Second Addition, and lying in the North right-of-way line of Walton Drive;

THENCE South 87 degrees 12 minutes 20 seconds West a distance of 481.26 feet along the South line of the said Lot 1A and the North right-of-way line of the said Walton Drive to a 1/2 inch steel rod, capped MTG ENG, found for a corner, at the beginning of a circular curve, to the left;

THENCE in a Westerly direction along the arc of said circular curve a distance of 255.24 feet, with a delta angle of 12 degrees 26 minutes 11 seconds, a radius of 1175.92 feet, a chord bearing of South 80 degrees 59 minutes 14 seconds West, and a chord distance of 254.74 feet to a 1/2 inch steel rod, capped MTG ENG, found for a corner, at the end of said circular curve;

THENCE South 74 degrees 46 minutes 07 seconds West tangent to said curve, a distance of 277.75 feet along the South line of the said Lot 1A and the North right-of-way line of the said Walton Drive to a 1/2 inch steel rod, capped TEXAS MG 5760, found for a corner, at an angle point;

THENCE South 88 degrees 47 minutes 00 seconds West a distance of 99.37 feet along the South line of the said Lot 1A and the North right-of-way line of the said Walton Drive to a 1/2 inch steel rod, capped TEXAS MG 5760, found for a corner, at the beginning of a circular curve, to the right;

THENCE in a Westerly direction along the arc of said circular curve a distance of 170.00 feet, with a delta angle of 08 degrees 53 minutes 52 seconds, a radius of 1094.70 feet, a chord bearing of South 83 degrees 08 minutes 32 seconds West, and a chord distance of 169.83 feet to a 1/2 inch steel rod, capped MTG ENG, found for a corner, the southernmost chamfer corner at the Southwest corner of the said Lot 1A;

THENCE North 46 degrees 30 minutes 39 seconds West a distance of 11.88 feet to a 60D Nail, found for a corner, the northernmost chamfer corner at the Southwest corner of the said Lot 1A, and lying in the East right-of-way line of the said University Avenue;

THENCE North 01 degrees 07 minutes 46 seconds East a distance of 62.00 feet along the West line of the said Lot 1A and the East right-of-way line of the said University Avenue to a 1/2 inch steel rod, capped MTG ENG, found for a corner at an angle point;

THENCE North 06 degrees 50 minutes 24 seconds East a distance of 150.75 feet along the West line of the said Lot 1A and the East right-of-way line of the said University Avenue to a 1/2 inch steel rod, capped MTG ENG, found for a corner at an angle point;

THENCE North 01 degrees 07 minutes 46 seconds East a distance of 30.00 feet along the West line of the said Lot 1A and the East right-of-way line of the said University Avenue to the Point of Beginning and containing 9.352 acres of land, at the time of this survey.

LINE	LENGTH	DELTA	RADIUS	CHD BEAR	CHORD
C1	75.86'	3'41"47"	1175.92'	S85°21'26"W	75.85'
C2	179.38'	8'44"24"	1175.92'	S79°08'21"W	179.20'

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 Replat No. 2 of Lot 1A, Block 1 of the Replat of Lot 1, Block 1, Waggoner Creek Crossing South, a subdivision of a part of the George Brinlee Headright Survey, Abstract 18, Bowie County, Texas, and by these presents.

xxx, Manager
Owner Lot 1R

Jeff Kemp, Manager
Owner Lot 2R

Josh R. Morris III, Manager
Owner Lot 3R

STATE OF TEXAS
COUNTY OF BOWIE

Before me, the undersigned authority in and for said County and State, on this day personally appeared xxx (Manager Lot 1R), 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

STATE OF TEXAS
COUNTY OF BOWIE

Before me, the undersigned authority in and for said County and State, on this day personally appeared Jeff Kemp (Manager Lot 2R), 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

STATE OF TEXAS
COUNTY OF BOWIE

Before me, the undersigned authority in and for said County and State, on this day personally appeared Josh R. Morris III (Manager Lot 3R), 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

CERTIFICATE OF APPROVAL BY PLANNING COMMISSION

We, the undersigned, do hereby certify that the Replat No. 2 of Lot 1A, Block 1 of the Replat of Lot 1, Block 1, Waggoner Creek Crossing South, a subdivision of a part of the George Brinlee Headright Survey, Abstract 18, 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 _____

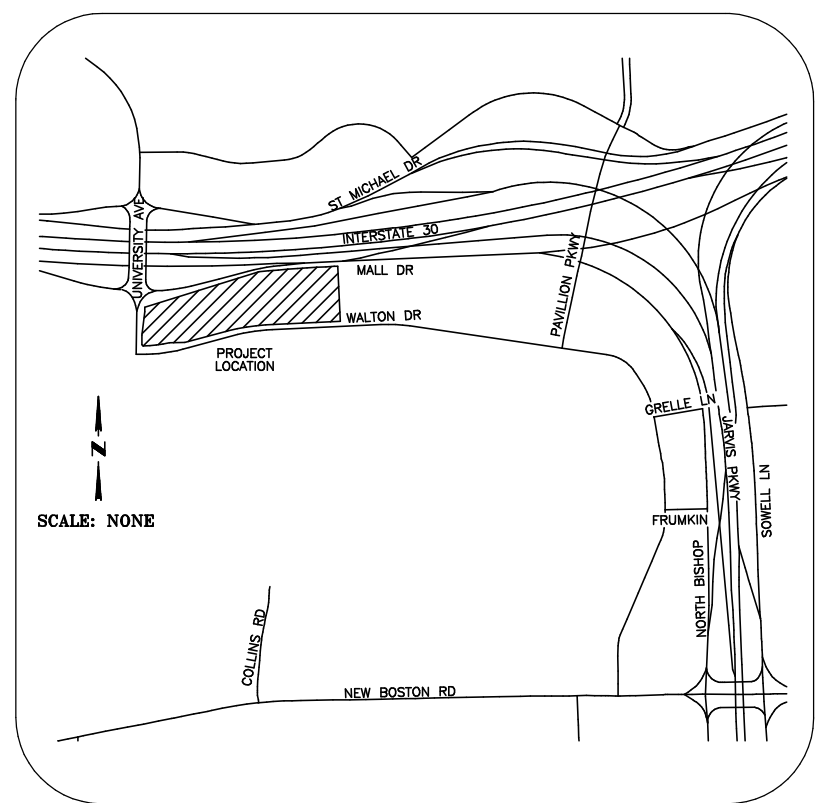
CERTIFICATE OF ENGINEER OR SURVEYOR

I, Brian L. Bowman, 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 February 26, 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 Replat No. 2 of Lot 1A, Block 1 of the Replat of Lot 1, Block 1, Waggoner Creek Crossing South, a subdivision of a part of the George Brinlee Headright Survey, Abstract 18, Bowie County, Texas.

Brian L. Bowman
Brian L. Bowman
Registered Professional Land Surveyor
No. 7108, State of Texas
Firm Certificate No. 101011-00
Date: March 9, 2026



VICINITY MAP



The bearings are based on Grid North within the Texas Coordinate System of 1983, North Central Zone, NAD83 (CORS96, EPOCH2002.0), grid, with a bearing of North 72 degrees 43 minutes 03 seconds East. The following control monuments were used to establish the basis of bearings:

SRM #1
N=7238684.7140
E=3307433.6661

SRM #2
N=7238913.0017
E=3308167.4027

SURVEYOR NOTE:
THE PURPOSE OF THE REPLAT IS TO CREATE 3 LOTS OUT OF LOT 1A BLOCK 1 OF WAGGONER CREEK CROSSING SOUTH.
1) THIS PLAT IS NOT IN VIOLATION OF THE TERMS AND CONDITIONS STATED IN THE RESTRICTIVE COVENANTS.
2) ALL MONUMENTS ARE FOUND 1/2" STEEL RODS CAPPED MTG ENG, UNLESS OTHERWISE INDICATED.

REPLAT NO. 2 OF LOT 1A, BLOCK 1 OF THE REPLAT OF LOT 1, BLOCK 1 WAGGONER CREEK CROSSING SOUTH

A PART OF LOT 1A, BLOCK 1 OF THE REPLAT OF LOT 1, BLOCK 1, WAGGONER CREEK CROSSING SOUTH

Date	Revision/Description

Drawn By	Checked By	Project No.	Dwg. Date	File No.	Sheet No.
BLB	JW	252246	3/9/2026		



From: [TEX-Henslee, Dustin](#)
To: ["dw Wiley@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 - Replat of Lot1A, Block 1 for Lot 1, Block 1 Waggoner Creek Crossing South
Date: Tuesday, March 10, 2026 8:59:00 AM
Attachments: [PlatReview-Lot1ABlock1-WaggonerCreekCrossingSouth-03102026.pdf](#)

All,

We have received a request for approval of the Replat of Lot1A, Block 1 for Lot 1, Block 1 Waggoner Creek Crossing South. This property is along Walton Drive across from Academy.

Attached is the application, checklist, and plat. This will be on the April 6, 2026 P& Z Agenda. Please review and provide any comments back to me via email by **12 PM, March 24, 2026** . 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 of Lot1A, Block 1 for Lot 1, Block 1 Waggoner Creek Crossing South
Date: Wednesday, March 11, 2026 8:51:26 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, March 10, 2026 8:59 AM
To: dwwiley@aep.com; Zachary S Pianalto <zspianalto@aep.com>; Latham, Michael A <michael.a.latham@windstream.com>; chris.jackson@windstream.com; brandon.k.mccormick@windstream.com; TWU-Smith, Gary <gsmith@txkusa.org>; TEX-Daniel, Mashell <mhodges@texarkanatexas.gov>; Will Burris <willb@bcec.com>; TWU-Rogers, Terri <terri.rogers@txkusa.org>; joe.langley@sparklight.biz; TTFD-James, Heather <heather.james@texarkanatexas.gov>; mgross@bowieappraisal.org; Tommy Bruce <Tommy.Bruce@txdot.gov>; Brandon Brooks <bbrooks@summitutilities.com>; GREG STRICKLAND <gstrickland@summitutilities.com>; Stephanie Green <sgreen@conterra.com>; Jeremy Lindsey <jlindsey@swrea.com>; dmcdownell@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 of Lot1A, Block 1 for Lot 1, Block 1 Waggoner Creek Crossing South

All,

We have received a request for approval of the Replat of Lot1A, Block 1 for Lot 1, Block 1 Waggoner Creek Crossing South. This property is along Walton Drive across from Academy.

Attached is the application, checklist, and plat. This will be on the April 6, 2026 P& Z Agenda. Please review and provide any comments back to me via email by **12 PM, March 24, 2026** . If you have any questions, please let me know.

Thanks,

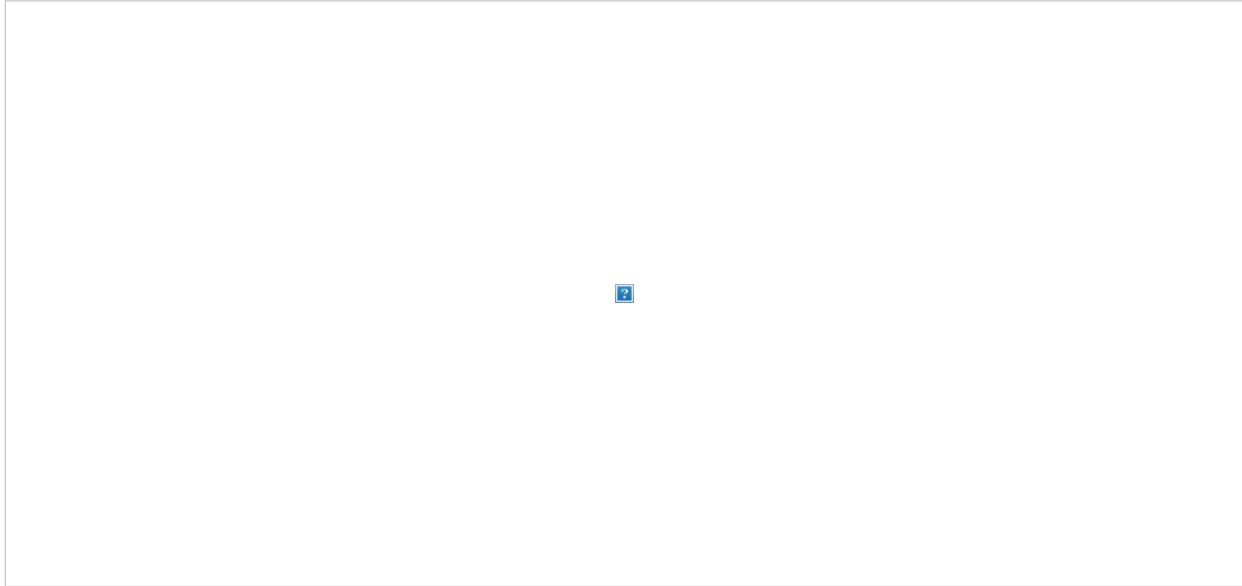
Dusty Henslee, P.E., CFM, CPM
Assistant City Manager/Director of Public Works
City of Texarkana, Texas
Office: (903)-798-3953
Cell: (903)-908-1808

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From: [Brandon Brooks](#)
To: [TEX-Henslee, Dustin](#)
Cc: [Ronnie Watkins](#)
Subject: RE: Plat Review - Replat of Lot1A, Block 1 for Lot 1, Block 1 Waggoner Creek Crossing South
Date: Tuesday, March 10, 2026 9:43:11 AM
Attachments: [image001.png](#)
[image002.jpg](#)

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We have a High Pressure gas main that runs in the back. Just FYI. The blue dots are the GPS locations on the main., The map is off on scale. Thanks



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

From: TEX-Henslee, Dustin <dustin.henslee@texarkanatexas.gov>
Sent: Tuesday, March 10, 2026 8:59 AM
To: dwwiley@aep.com; Zachary S Pianalto <zspianalto@aep.com>; Latham, Michael A <michael.a.latham@windstream.com>; chris.jackson@windstream.com; brandon.k.mccormick@windstream.com; TWU-Smith, Gary <gsmith@txkusa.org>; TEX-Daniel, Mashell <mhodges@texarkanatexas.gov>; willb@bcec.com; TWU-Rogers, Terri <terri.rogers@txkusa.org>; 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>; 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: Plat Review - Replat of Lot1A, Block 1 for Lot 1, Block 1 Waggoner Creek Crossing South

[EXTERNAL EMAIL]

All,

We have received a request for approval of the Replat of Lot1A, Block 1 for Lot 1, Block 1 Waggoner Creek Crossing South. This property is along Walton Drive across from Academy.

Attached is the application, checklist, and plat. This will be on the April 6, 2026 P& Z Agenda. Please review and provide any comments back to me via email by **12 PM, March 24, 2026** . If you have any questions, please let me know.

Thanks,

Dusty Henslee, P.E., CFM, CPM
Assistant City Manager/Director of Public Works
City of Texarkana, Texas
Office: (903)-798-3953

Cell: (903)-908-1808

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From: [Zac Pianalto](#)
To: [TEX-Henslee, Dustin](#); [Dusty Wiley](#)
Subject: RE: Plat Review - Replat of Lot1A, Block 1 for Lot 1, Block 1 Waggoner Creek Crossing South
Date: Tuesday, March 10, 2026 2:46:16 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.

Good afternoon, Dusty Henslee.

SWEPCO has no objection to the replat of the property across from Academy.

Lot 1R has a single-phase pad mount transformer at the intersection of Walton Dr and University with an underground service to the sign for Academy and Country Inn. I am working on a project to serve the new restaurant on Lot 2R from the SWEPCO switchgear on the north side of Walton Dr. Lot 3 R does have a SWEPCO switchgear near the middle of the property along the north side of Walton Dr.

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, March 10, 2026 8:59 AM
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 of Lot1A, Block 1 for Lot 1, Block 1 Waggoner Creek Crossing South

All,

We have received a request for approval of the Replat of Lot1A, Block 1 for Lot 1, Block 1 Waggoner Creek Crossing South. This property is along Walton Drive across from Academy.

Attached is the application, checklist, and plat. This will be on the April 6, 2026 P& Z Agenda. Please review and provide any comments back to me via email by **12 PM, March 24, 2026** . 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: March 11, 2026

Re: **Replat No. 2 of Lot 1A, Block 1 of the Replat of Lot 1, Block 1, Waggoner Creek Crossing South**

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 north side of Walton Drive parallel and adjacent to the south boundary line of Lots 2R, 3R and a portion of 1R. There is an existing eight-inch (8") sanitary sewer main on the north side of Walton Drive.
2. The Utility reserves the right to request additional utility easements upon review of the plans.
3. 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
4. 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
Michelle Warren, Executive Assistant, TWU

From: [Jackson, Chris L](#)
To: [TEX-Henslee, Dustin](#)
Cc: [Latham, Michael A](#)
Subject: RE: Plat Review - Replat of Lot1A, Block 1 for Lot 1, Block 1 Waggoner Creek Crossing South
Date: Tuesday, March 10, 2026 2:17:53 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.

Kinetic has no issues.

Thank you,

Chris Jackson
OPT/Engineer Texarkana
Outside Plant Engineering
C: 903-748-3042 | GoKinetic.com



Sensitivity: Internal

From: TEX-Henslee, Dustin <dustin.henslee@texarkanatexas.gov>
Sent: Tuesday, March 10, 2026 8:59 AM
To: dwwiley@aep.com; Zachary S Pianalto <zspianalto@aep.com>; Latham, Michael A <Michael.A.Latham@uniti.com>; Jackson, Chris L <Chris.Jackson@uniti.com>; McCormick, Brandon K <Brandon.K.Mccormick@uniti.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@uniti.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 of Lot1A, Block 1 for Lot 1, Block 1 Waggoner Creek Crossing South

All,

We have received a request for approval of the Replat of Lot1A, Block 1 for Lot 1, Block 1 Waggoner Creek Crossing South. This property is along Walton Drive across from Academy.

Attached is the application, checklist, and plat. This will be on the April 6, 2026 P& Z Agenda. Please review and provide any comments back to me via email by **12 PM, March 24, 2026** . 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.

Briefing Sheet

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

Subject: S-823: Specific Use Permit to allow the one additional use of an off-premise, outdoor advertising sign (billboard) on Lot 1A, Arklatex Realty Subdivision, located at 4610 Guss Orr Drive. Joel Orr, owner, and Chad Shipp, agent.

Briefing: 4/13/2026 **Public Hearing:** 5/11/2026 **Council Vote:** 5/11/2026

Item Schedule:

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Joel Orr, Guss Orr Drive, LLC, owner, and Chad Shipp, agent, for a Specific Use Permit to allow an additional use for an off-premises billboard on Lot 1A, Arklatex Realty Subdivision, located in the 4610 Guss Orr Drive. The property is zoned General Retail. The applicant would like to move the billboard from Lot 1B, Replat of Lots 1 & 2, Arklatex Realty Subdivision.

The Future Land Use Map has designated this property as “Regional Commercial”.

The adjacent zoning is General Retail to the north, west, and east, Interstate 30 to the south. The adjacent land usage is parking to the north, vacant property west, I-30 south, car lot to the east.

A Specific Use Permit is required to allow the off-premises billboard in the General Retail zoning district.

Staff recommends approval of this request with the following stipulations:

1. That all City codes be met as to permits, setbacks, height and square footage of the signage.

2. That the sign cannot be placed inside of a public right of way or public utility easement.

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 recommends approval of this application with stipulations.

Advisory Board/Committee Review:

Planning and Zoning Commission

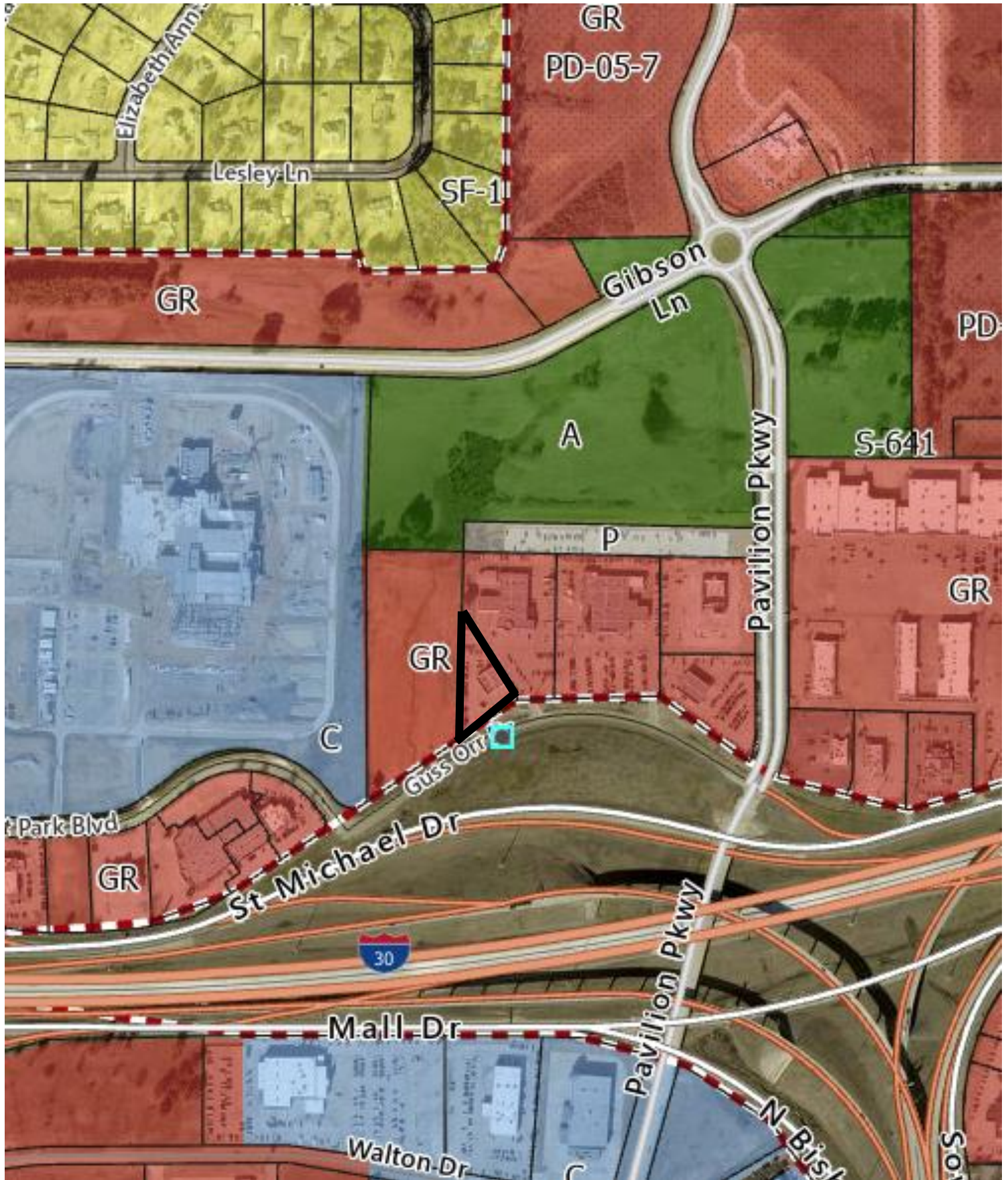
Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

April 6, 2026

4610 Guss Orr Drive



4610 Guss Orr Drive



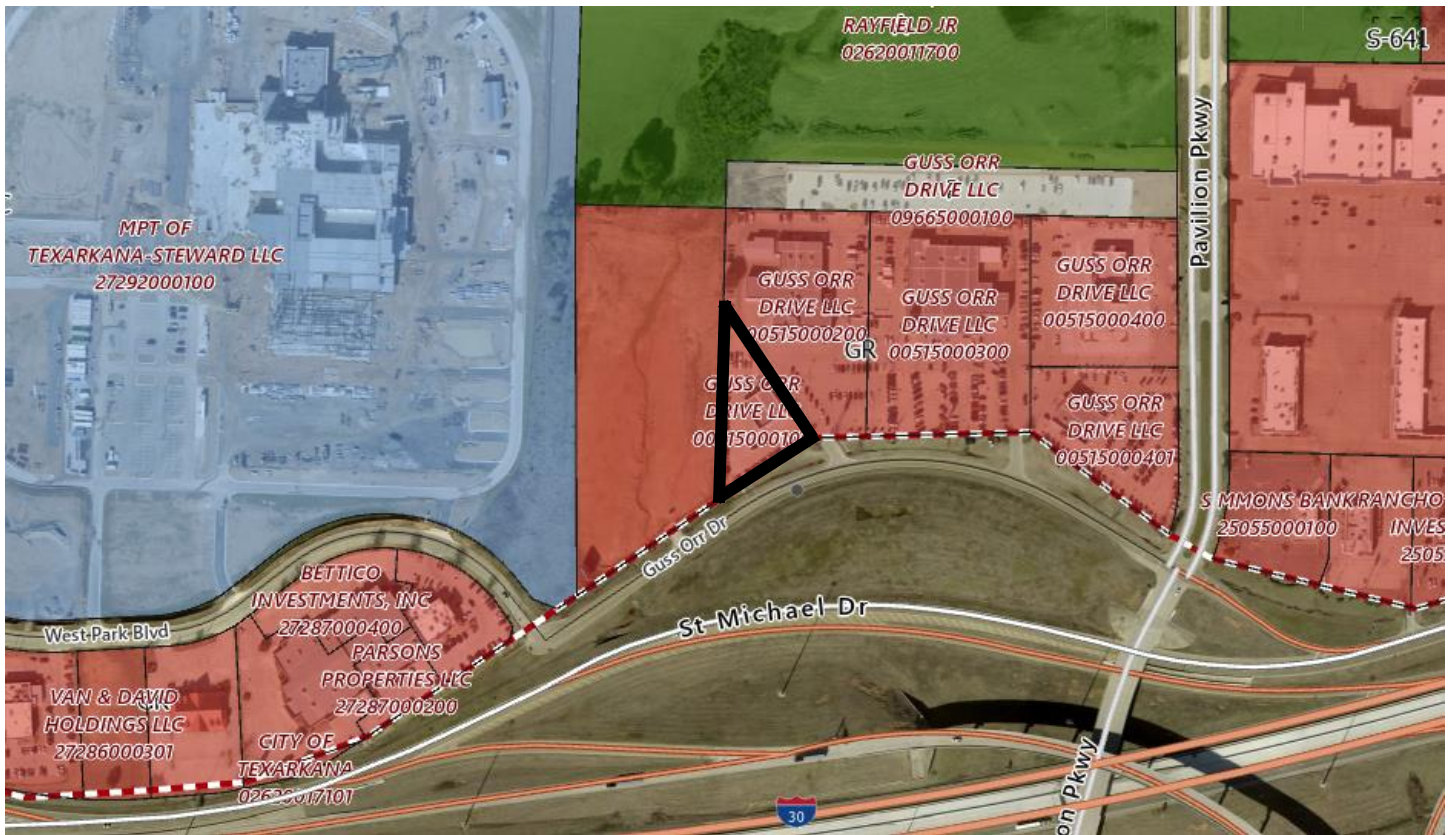
NOTICE OF PUBLIC HEARINGS

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, April 6, 2026 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, May 11, 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: Joel Orr, owner, and, Chad Shipp, agent

OWNER'S ADDRESS: [REDACTED]

LOCATION OF REZONING: 4610 Guss Orr Drive, Texarkana, Texas 75501

PROPOSED CHANGE: to allow one additional use of an off-premises outdoor advertising sign (billboard)

LEGAL DESCRIPTION: on Lot 1A, Replat of Lots 1&2, of Arklatex Realty Subdivision

CASE NUMBER: S-823 DATE MAILED: March 23, 2026

Briefing Sheet

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

Subject: Amendment to PD-15-9: for site plan approval on an approximate 1.2-acre tract of land (being Tract 66A), George Brinlee HRS, A-18, located at 4323 McKnight Road. Torin Marracino, owner, and Joe Crews, agent.

Briefing: 4/13/2026 **Public Hearing:** 5/11/2026 **Council Vote:** 5/11/2026

Item Schedule:

Brief once.

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is an amended request by Torin Marracino, owner, and Joe Crews, agent, for site plan approval on an approximate 1.2-acre tract of land (being Tract 66A), George Brinlee HRS, A-18, located at 4323 McKnight Road. The current zoning is Planned Development-General Retail.

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

The adjacent zoning is Planned Development-General Retail to the north, south, and west, Office to the east. The adjacent land use is vacant land to the north, south, west, and an office to the east.

The site plan consists of the following:

1. The construction of a 4,354 sq ft building.
2. The access driveway will be off McKnight Road and Pavilion Parkway.
3. McKnight driveway/ROW permits must be submitted to TxDOT for approval.
4. There will be 31 parking spaces including 2 handicapped spaces. Parking spaces shall be a minimum of 180 sq. ft. in size.
5. A 6’ by 8’ monument style sign. No CEVMS are allowed.
6. Screened dumpster site in the northeast corner.
7. The development must comply with all applicable codes and ordinances, including subdivision, drainage/stormwater, floodplain, and any other relevant requirements.

Property will need to be platted prior to CO.

8. McKnight Road is maintained by TxDOT. The developer will need to coordinate with TxDOT regarding driveway locations and permitting along this road.
9. Full set of civil design plans will be required for building permit review.

10. There is a 12 in water main along McKnight Road and on the North Side of roadway.
11. There is an 8in water main along Pavilion Parkway on the East Side of the roadway.
12. There is an 8in sewer main located along Pavilion Parkway on the West side of the roadway.
13. There is an 8in sewer located near the Northeast corner of the property. This sewer terminates on the adjacent property. If the customer decided to connect to this sewer, the sewer main would have to be extended by the customer. An easement would be required from the adjacent property owner. A set of Civil Engineering drawings signed and sealed by a Professional Engineer would be required.
14. The Utility reserves the right to request additional utility easements upon review of the plans.
15. The Utility has no objections to the site plan location.

Staff recommend for approval of the site plan with stipulations.

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

Potential Options:

Approve, deny or table.

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends 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:

April 6, 2026

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

2229028 MJ

Warranty Deed with Vendor's Lien

Date: April 8, 2022

Grantor: EAST McKNIGHT, LLC, a Texas limited liability company

Grantor's Mailing Address:

EAST McKNIGHT, LLC
5940 Summerhill Road
Texarkana, TX 75503
Bowie County

Grantee: RUBICON 18 INVESTMENTS, LLC, a Texas limited liability company

Grantee's Mailing Address:

RUBICON 18 INVESTMENTS, LLC
4330 McKnight RD
Texarkana, TX 75503
Bowie County

Consideration:

Cash and a note of even date executed by Grantee and referred to as the first-lien note and payable to the order of STATE BANK OF DEKALB in the principal amount of THREE HUNDRED THOUSAND AND NO/100 DOLLARS (\$300,000.00). The first-lien note is secured by the first and superior vendor's lien against, and superior title to, the Property retained in this deed in favor of STATE BANK OF DEKALB and is also secured by a first-lien deed of trust of even date from Grantee to Joe Nichols trustee.

Property (including any improvements):

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 Tract Two, with 1.3 acres in the deed from Kellie Joanne McDonald to East McKnight, LLC, dated September 30, 2015, recorded in Document No. 2015-11270 of the Real Property Records, Bowie County, Texas; also being a portion of that certain tract of land described as 9.24 acres in the deed from Meloney Diane Oliver Graham, et al to East McKnight, LLC, dated September 30, 2015, recorded in Document No. 2015-11269 of the Real Property Records of

Bowie County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1 inch square pipe (control monument) found for a corner, lying in the South right-of-way line of an asphalt road designated as McKnight Road, lying in the North line of the said 9.24 acre tract and the Northwest corner of that certain tract of land described as 0.998 acres in the deed from Amy E. Doyle to Mt. Kirby Investments, LLC, dated August 12, 2015, recorded in Document No. 2015-8877 of the Real Property Records, Bowie County, Texas;

THENCE: South 01 degrees 50 minutes 11 seconds East, a distance of 214.43 feet along the West line of the said 0.998 acre tract, to a 1/2 inch steel rod capped MTG 101011-00 set for a corner; said corner bears South 01 degrees 50 minutes 11 seconds East, a distance of 67.05 feet to a 5/8 inch rod (control monument) found for the Southwest corner of the said 0.998 acre tract;

THENCE: South 88 degrees 46 minutes 38 seconds West, a distance of 254.42 feet, across the said 9.24 acre tract and the 1.3 acre tract, to a 1/2 inch steel rod capped MTG 101011-00 set for a corner, lying in the East right-of-way line of a concrete street designated as Pavilion Parkway;

THENCE: North 01 degrees 13 minutes 22 seconds West, a distance of 172.86 feet along the East right-of-way line of said Pavilion Parkway, to a 1/2 inch steel rod capped MTG 101011-00, set for a corner at an angle point;

THENCE: North 38 degrees 46 minutes 38 seconds East, a distance of 31.30 feet, along the East right-of-way line of the said Pavilion Parkway, to a 1/2 inch steel rod capped MTG 101011-00 set for a corner lying in the East right-of-way line of the said Pavilion Parkway;

THENCE: North 85 degrees 56 minutes 56 seconds East, a distance of 10.01 feet, along the South right-of-way line of the said McKnight Road, to a TxDot Type I right-of-way monument found for a corner at an angle point;

THENCE: North 81 degrees 08 minutes 02 seconds East, a distance of 101.41 feet along the South right-of-way line of the said McKnight Road, to a TxDot Type II right-of-way monument found for a corner at an angle point;

THENCE: North 87 degrees 04 minutes 54 seconds East, a distance of 121.56 feet along the South right-of-way line of the said McKnight Road, to the POINT OF BEGINNING and containing 1.200 acres of land.

Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty:

Right of Way Easement dated October 18, 1965 in favor of General Telephone Company of the Southwest, recorded in Volume 460, Page 330, Deed Records of Bowie County, Texas.

Any and all matters as disclosed by the examination of a survey prepared by Jeffrey A. Wood, RPLS Texas No. 6220, dated February 11, 2022, including but not limited to: (a) an electrical power line along the Northerly & Northeasterly portions of the subject property.

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests, and water interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing 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; and Grantee assumes real estate taxes for 2022 and subsequent years, subject to proration for the current year of closing, but not for subsequent assessments for a change in land usage or ownership, or both, by Grantor prior to the date of closing, the payment of which Grantor assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

STATE BANK OF DEKALB at Grantee's request, has paid in cash to Grantors that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of STATE BANK OF DEKALB are transferred to STATE BANK OF DEKALB without recourse against Grantors.

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

When the context requires, singular nouns and pronouns include the plural.

East McKnight LLC, a Texas limited liability company

BY: Gibson Heights LLC, a Texas limited liability company, its Member

BY: Pruettt Realty, LLC and IDOC Properties LLC, its Member

BY: WILLIAM C. PRUETT, Authorized Signer

STATE OF TEXAS }

COUNTY OF BOWIE }

Before me, a Notary Public, on this day personally appeared WILLIAM C. PRUETT, known to me, or proved to me through (description of identity card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the Member of Pruettt Realty, LLC and IDOC Properties LLC, its Member, and Gibson Heights LLC, a Texas limited liability company, its Member in its capacity as Authorized Signer of East McKnight LLC, a Texas limited liability company, for the purposes and consideration therein expressed.

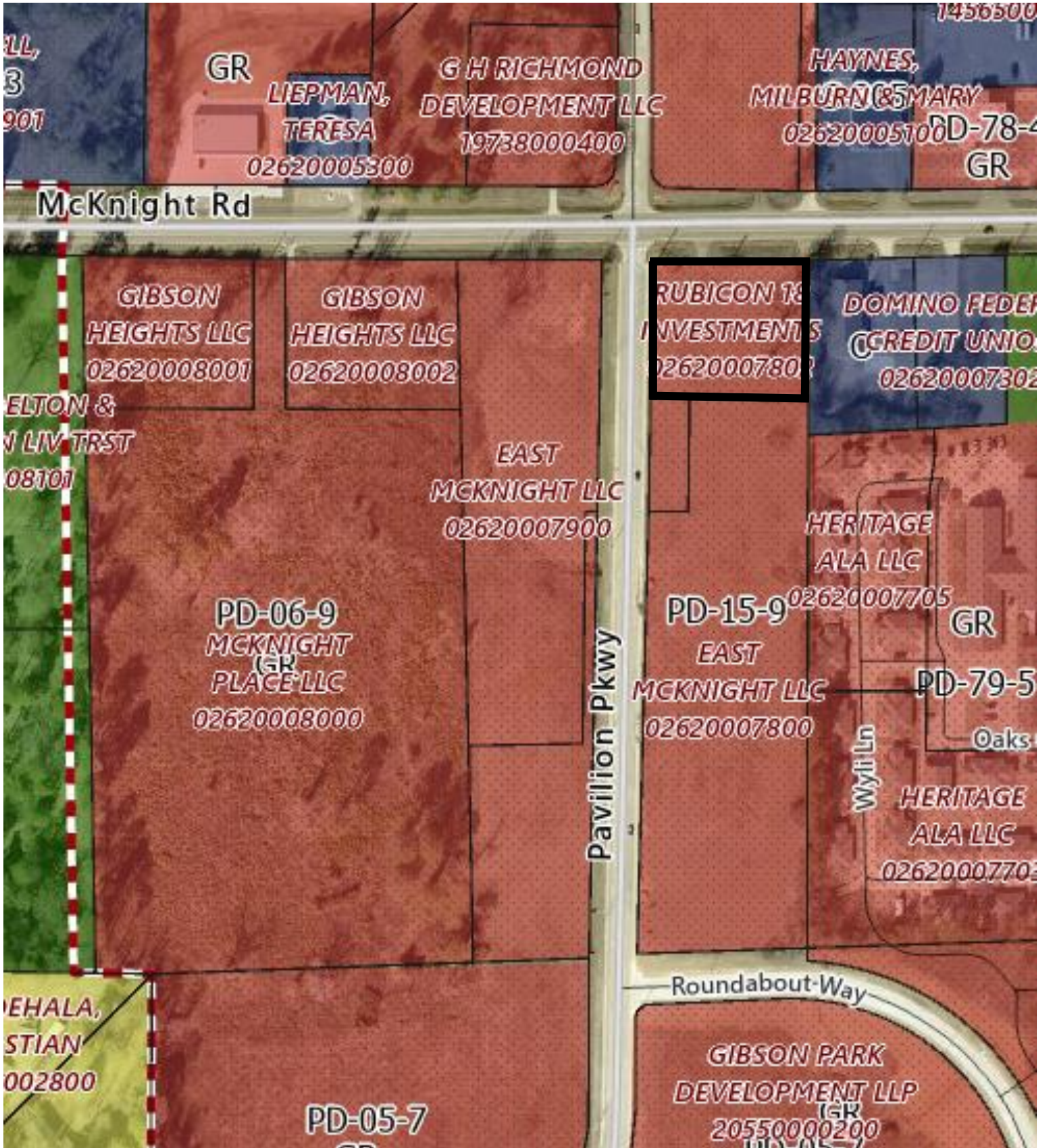
Given under my hand and seal of office this 8th day of April, 2022.

MELODY C. DAVIS
NOTARY PUBLIC
STATE OF TEXAS
My commission expires: 06-2022

PREPARED IN THE OFFICE OF:
LANGDON ★ DAVIS
Attorneys at Law
625 Sam Houston
New Boston, TX 75570

AFTER RECORDING, RETURN TO:
TWIN CITY TITLE
3310 Arista Blvd
Texarkana, Texas 75503

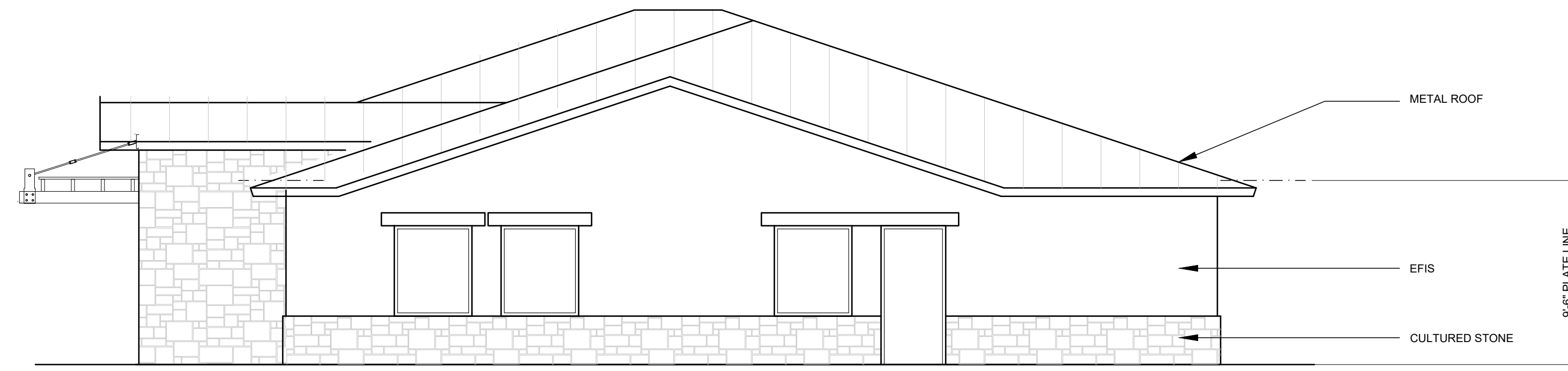
4323 McKnight Road



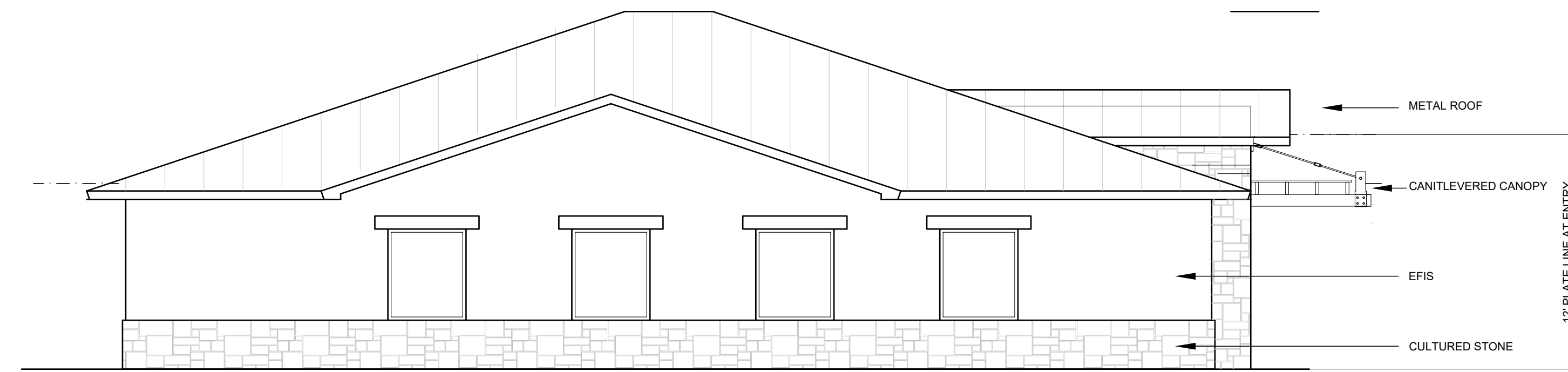
4323 McKnight Road



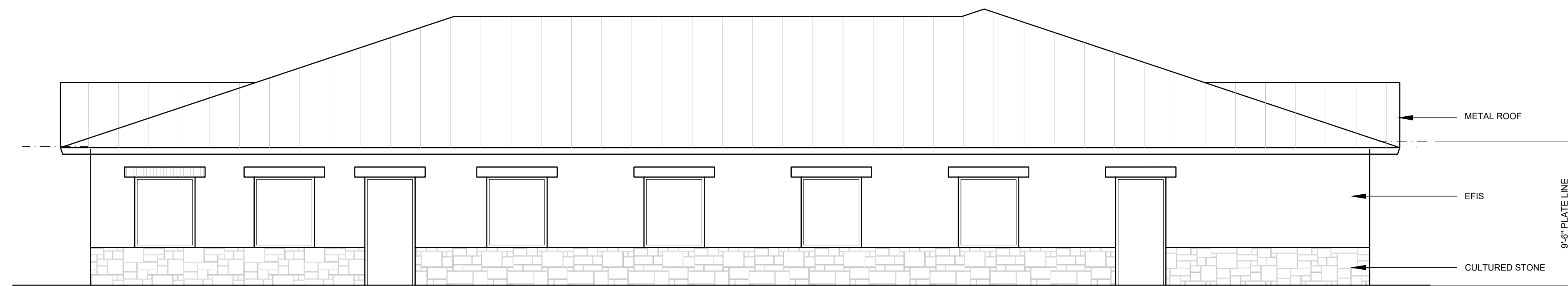
Amendment to Pd-15-9



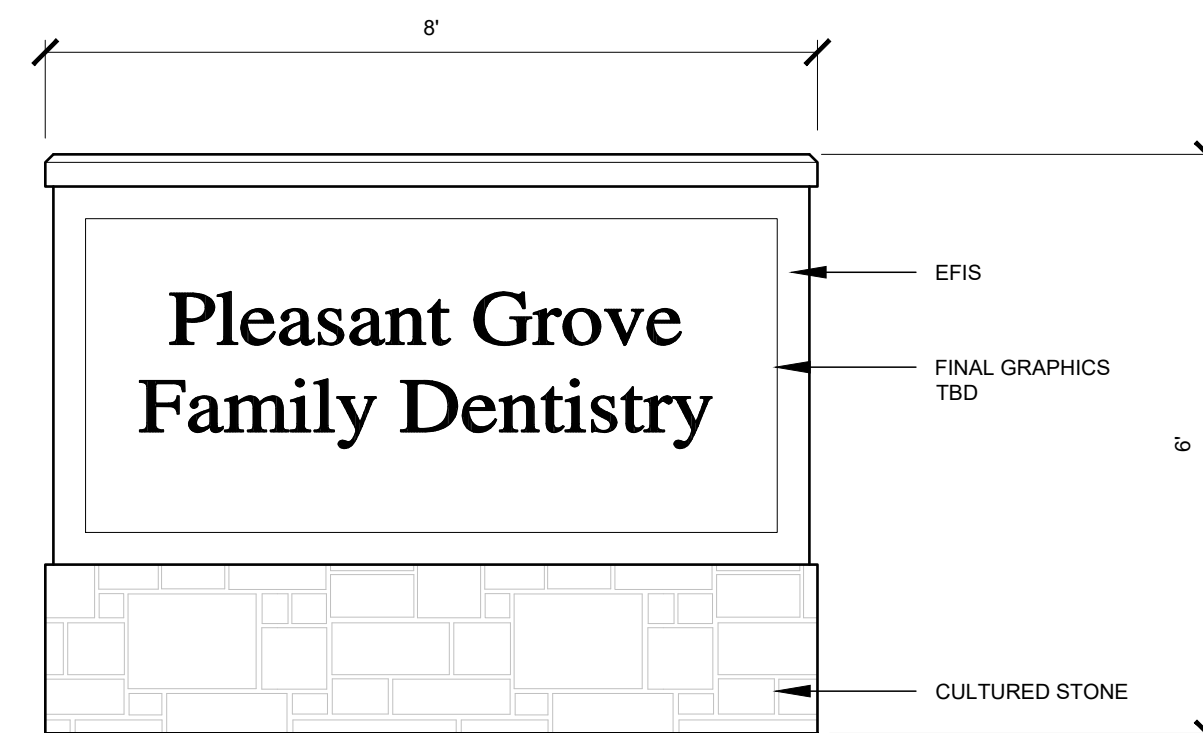
South Exterior Elevation



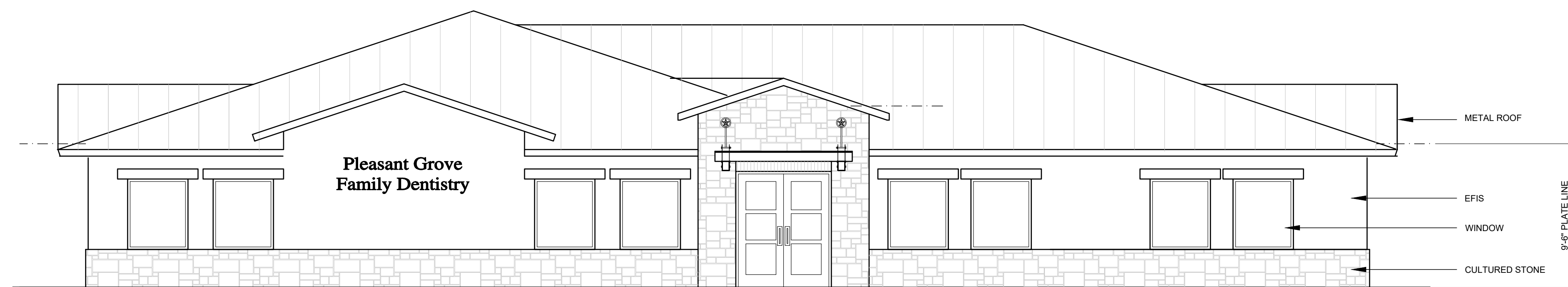
North Exterior Elevation



East Exterior Elevation



Monument Sign



West Exterior Elevation

4:12 ROOF PITCH TYPICAL

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constitute an original work by the
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Pleasant Grove Family Dentistry
Pavilion Parkway
Texarkana, Texas 75503

Joe Crews
Architect, LLC

Architecture
Interiors
Planning
Accessibility
Specialist

6500 Summerhill Road
Building One, Ste. 211
Texarkana, Texas
75503
T. 903.748.9050
joe@jocrews.com



3.16.2016
Project No. 2025-09
Drawn By: jc
Date: 3.16.2026

Sheet Title:
Proposed
Elevations
& Sign

Drawing No.
A1.0

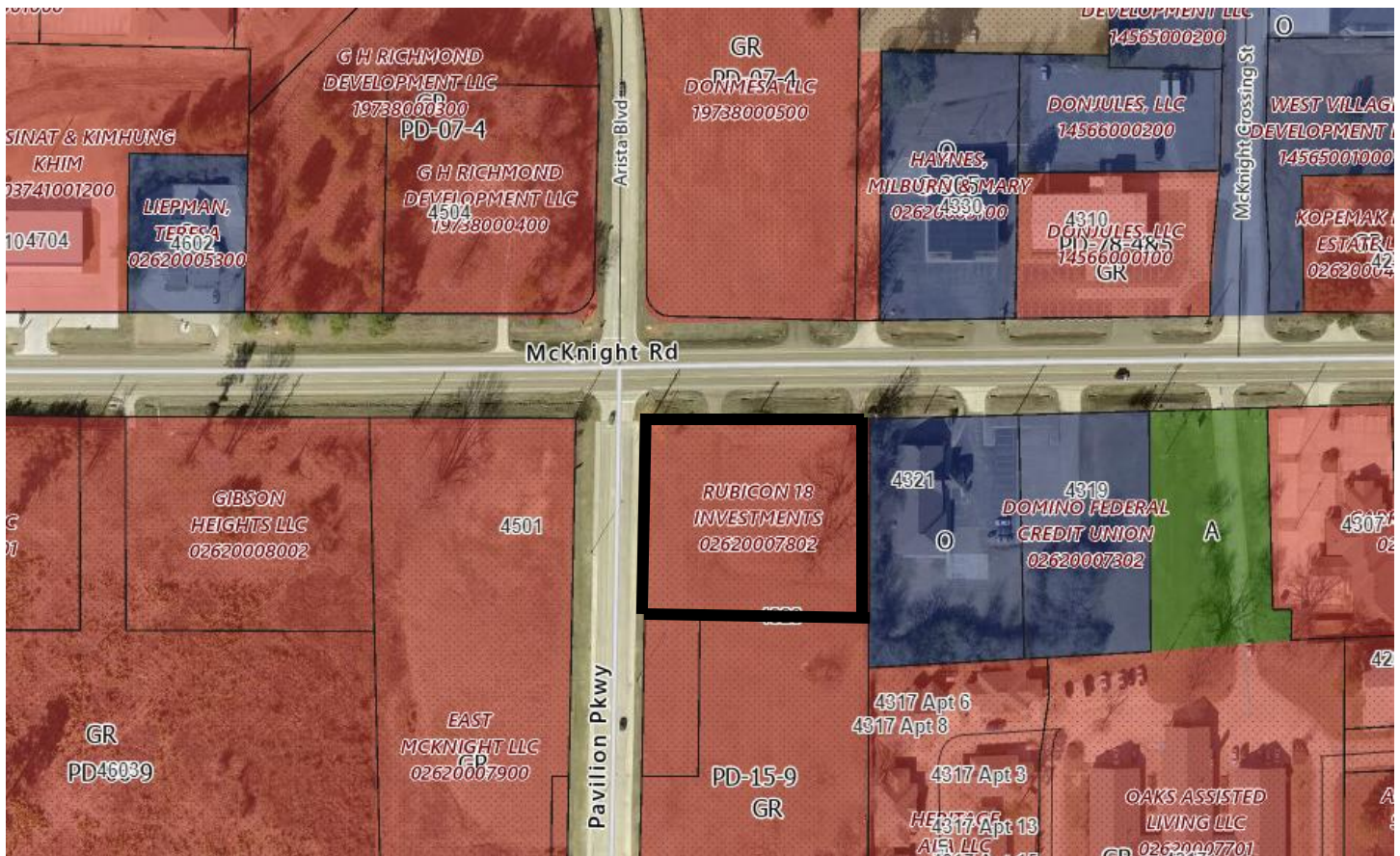
NOTICE OF PUBLIC HEARINGS

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, April 6, 2026 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, May 11, 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: Torin Marracino, owner, and Joe Crews, agent

OWNER'S ADDRESS: [REDACTED]

LOCATION OF REZONING: 4323 McKnight Road, Texarkana, Texas 75503

PROPOSED CHANGE: site plan approval for the construction of a dental facility

LEGAL DESCRIPTION: on an approximate 1.2-acre tract of land (being Tract 66A), George Brinlee HRS, A-18

CASE NUMBER: Amendment-PD-15-9

DATE MAILED: March 23, 2026

Briefing Sheet

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

Subject: Z-26-06: rezoning on 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 Planned Development-Office. Jasper Howard Estate, owner, and Richard Reynolds, agent.

Briefing: 4/13/2026 **Public Hearing:** 5/11/2026 **Council Vote:** 5/11/2026

Item Schedule:

Brief once.

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Jasper Howard Estate, 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 recommends for approval of this request.

Advisory Board/Committee Review:

Planning and Zoning Commission

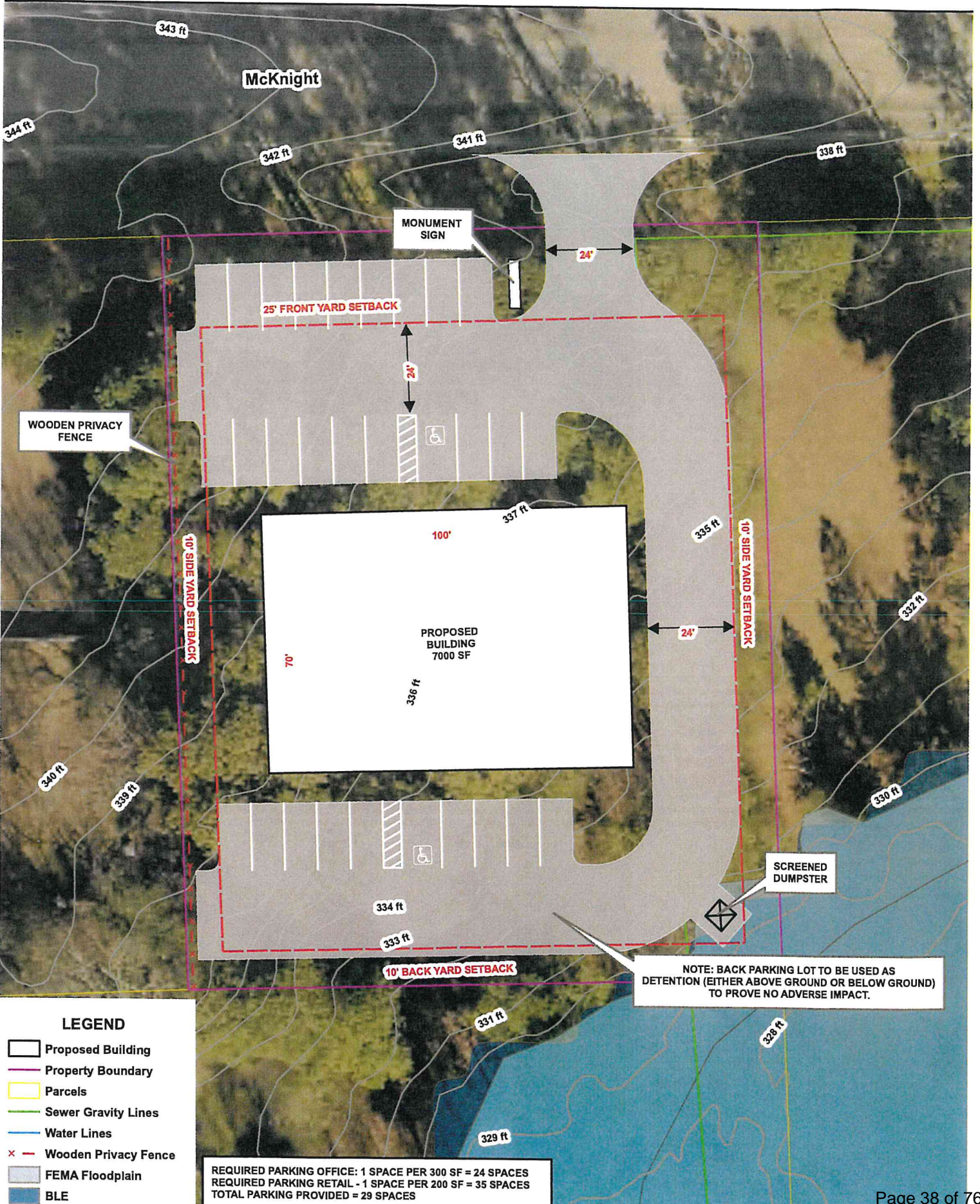
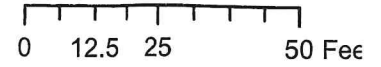
Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

April 6, 2026

4901 MCKNIGHT ROAD TEXARKANA, TEXAS



WOODEN PRIVACY FENCE

MONUMENT SIGN

25' FRONT YARD SETBACK

10' SIDE YARD SETBACK

10' SIDE YARD SETBACK

PROPOSED BUILDING
7000 SF

SCREENED DUMPSTER

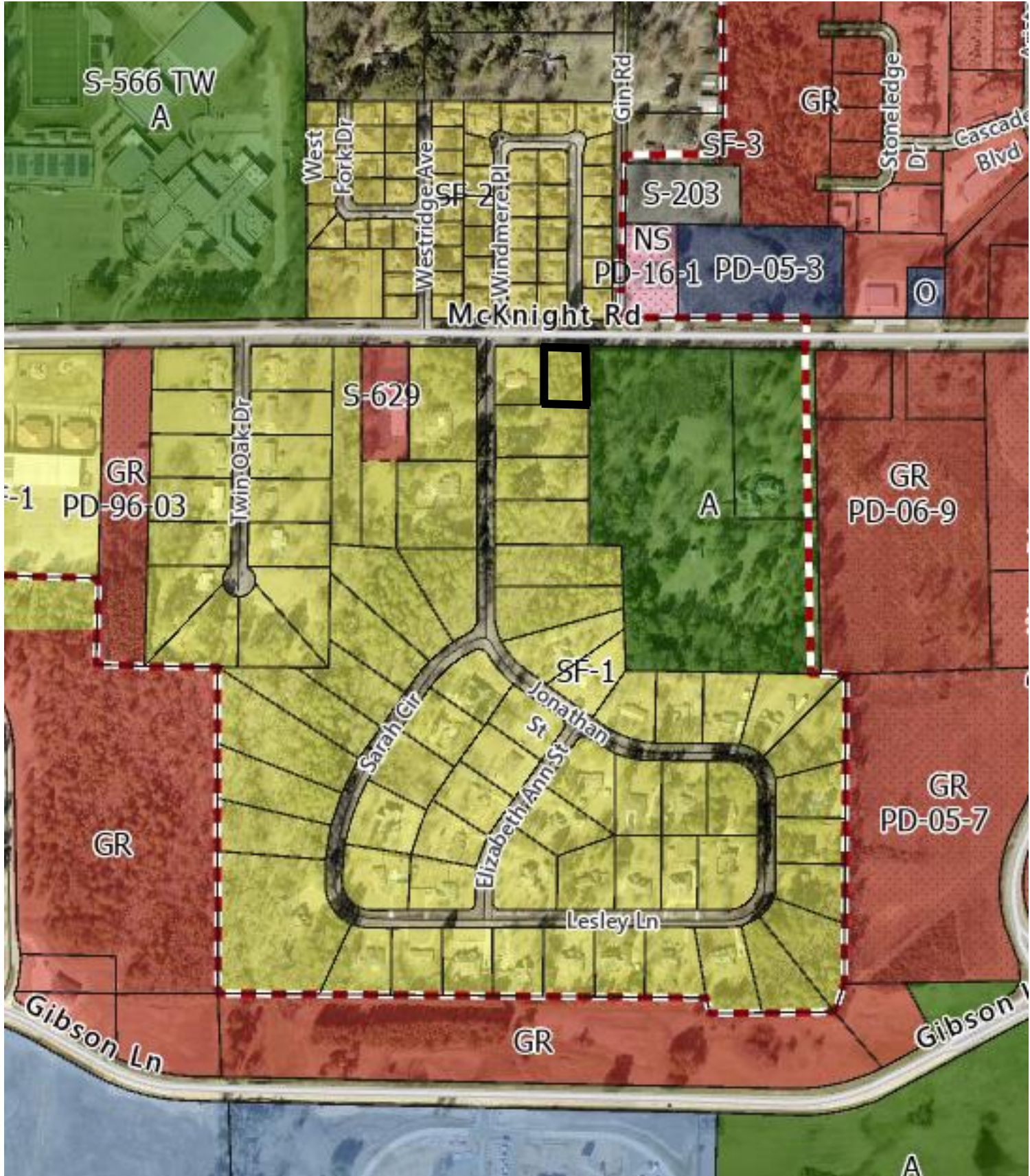
NOTE: BACK PARKING LOT TO BE USED AS DETENTION (EITHER ABOVE GROUND OR BELOW GROUND) TO PROVE NO ADVERSE IMPACT.

LEGEND

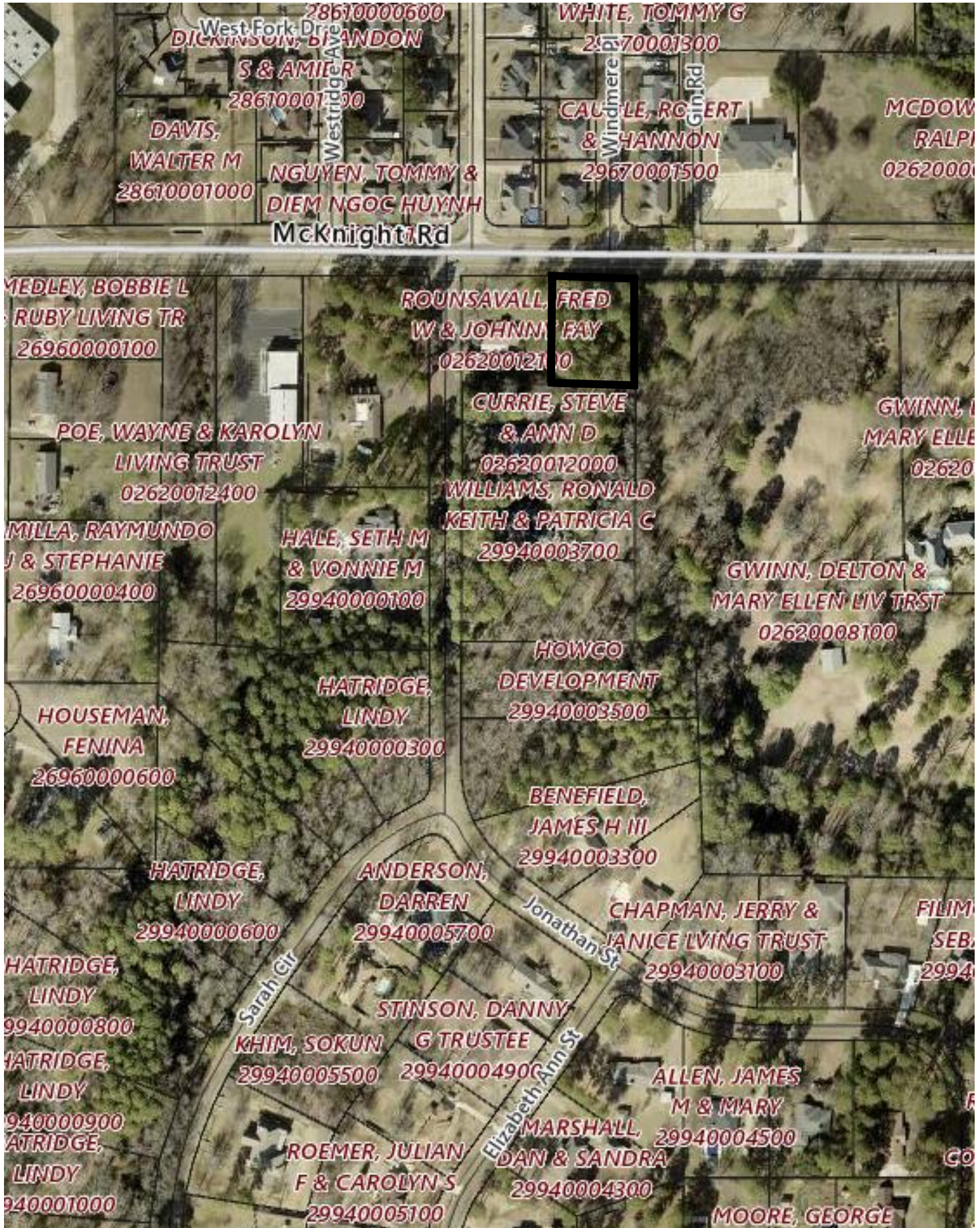
- Proposed Building
- Property Boundary
- Parcels
- Sewer Gravity Lines
- Water Lines
- Wooden Privacy Fence
- FEMA Floodplain
- BLE

REQUIRED PARKING OFFICE: 1 SPACE PER 300 SF = 24 SPACES
 REQUIRED PARKING RETAIL - 1 SPACE PER 200 SF = 35 SPACES
 TOTAL PARKING PROVIDED = 29 SPACES

4900 block of McKnight Road



4900 block of McKnight Road



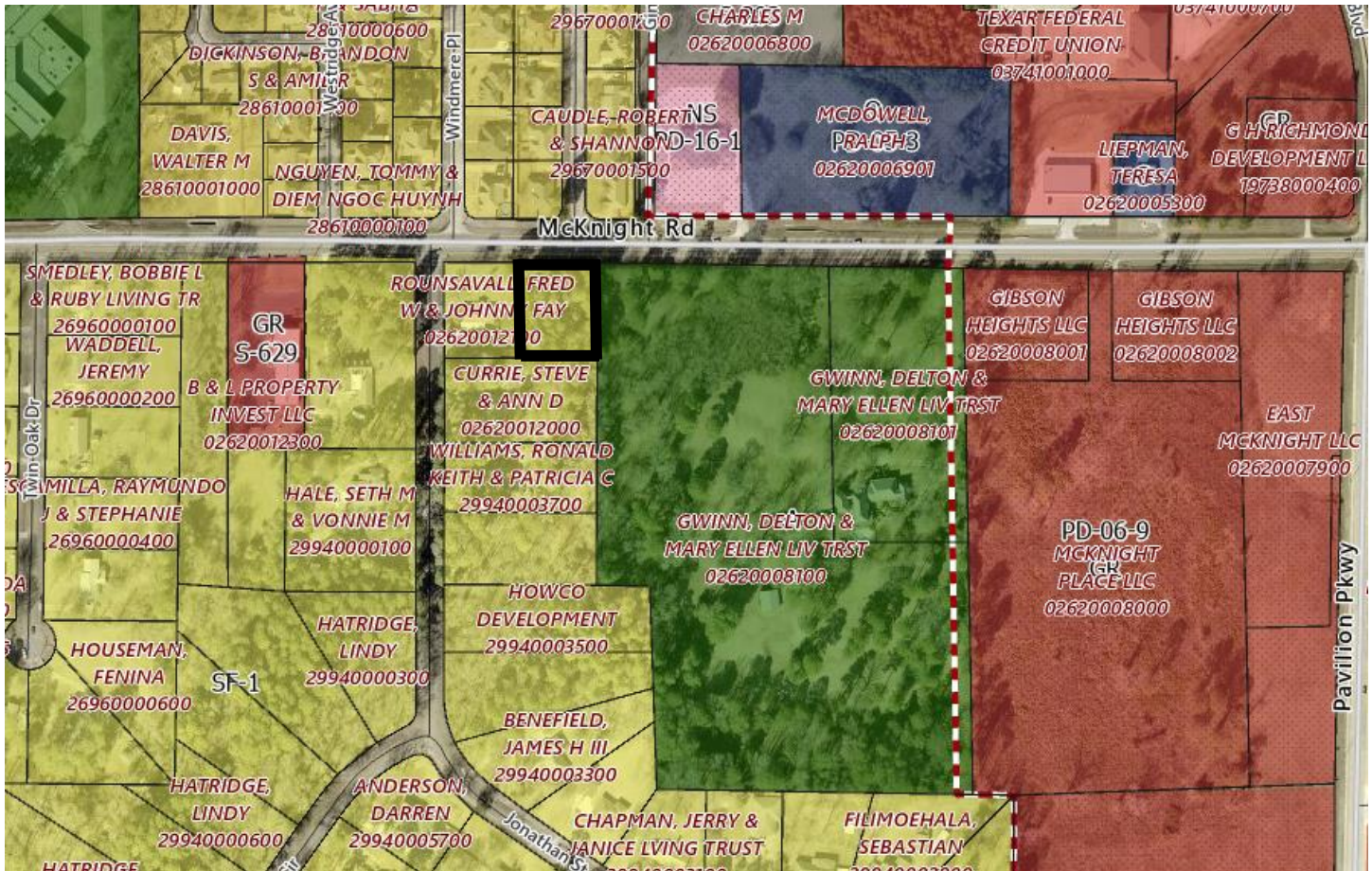
NOTICE OF PUBLIC HEARINGS

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, April 6, 2026 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, May 11, 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: Jasper Howard Estate, owner, and Richard Reynolds, Jr., agent

OWNER'S ADDRESS:

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

PROPOSED CHANGE: to construct a Class-A office

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

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

CASE NUMBER: Z-26-06

DATE MAILED: March 23, 2026

Briefing Sheet

Department: Development Services **Action Officer:** Laura Puckett, Zoning Administrator
Subject: Amendment to PD-26-01: for site plan approval on Lot 2, (H&T Minor Plat), Block 111, George Brinlee HRS, A-18, located in the 4900 block of McKnight Road. Jasper Howard Estate, owner, and Richard Reynolds, Jr., agent.

Briefing: 4/13/2026 **Public Hearing:** 5/11/2026 **Council Vote:** 5/11/2026

Item Schedule:

Brief once.

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Jasper Howard Estate, owner, and Richard Reynolds, agent for site plan approval on an approximate Lot 2, (H&T Minor Plat), Block 111, George Brinlee HRS, A-18, located in the 4900 block of McKnight Road. The current zoning is Single Family-1. The proposed use is Class A office building.

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.

The site plan consists of the following:

1. The construction of 7,000 square foot building.
2. The access driveway will be off McKnight Road. Any changes to driveway on Richmond Road will require TXDOT approval.
3. There will be 29 parking spaces including 4 handicapped spaces. All parking spaces shall be at a minimum of 180 sq. ft. in size.
4. The screened dumpster site will be in the southeast corner of the property in the rear.
5. Screening fence will be installed to the south, west and east on this parcel.
6. Any lighting should be downward facing and not reflect onto the residential properties and either side of this parcel.
7. There will be a 6’ by 8’ monument style sign. No CEVMS are allowed.

8. A fire lane is required with an approved turnaround area that is large enough to accommodate a 40 foot wheelbase vehicle.
9. Full set of civil plans will be required for this development for permitting requirements.
10. Development must be all codes (subdivision, stormwater/drainage, floodplain, etc.).
11. Will need final clarification on use of building. Site plan shows parking for 2 uses and provided parking does not meet retail requirements.
12. There is a 12 in water main along McKnight Road and on the north side of roadway.
13. There is a 12in sewer main located along the east property line and approximately 35ft inside the property. Looking at the layout provided, the proposed parking lot is on top of the sewer main and the proposed building is either on top of the sewer main or very close. No permanent structure can be built over the sewer line. The owner may relocate the sewer main if preferred. If this option is pursued, the customer would have to submit civil plans showing the relocation signed and sealed by a professional engineer.
14. The Utility reserves the right to request additional utility easements upon review of the plans.
15. The Utility has no objections to the site plan location.

Staff recommend for approval of the site plan with stipulations.

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

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 for approval of this request with stipulations.

Advisory Board/Committee Review:

Planning and Zoning Commission

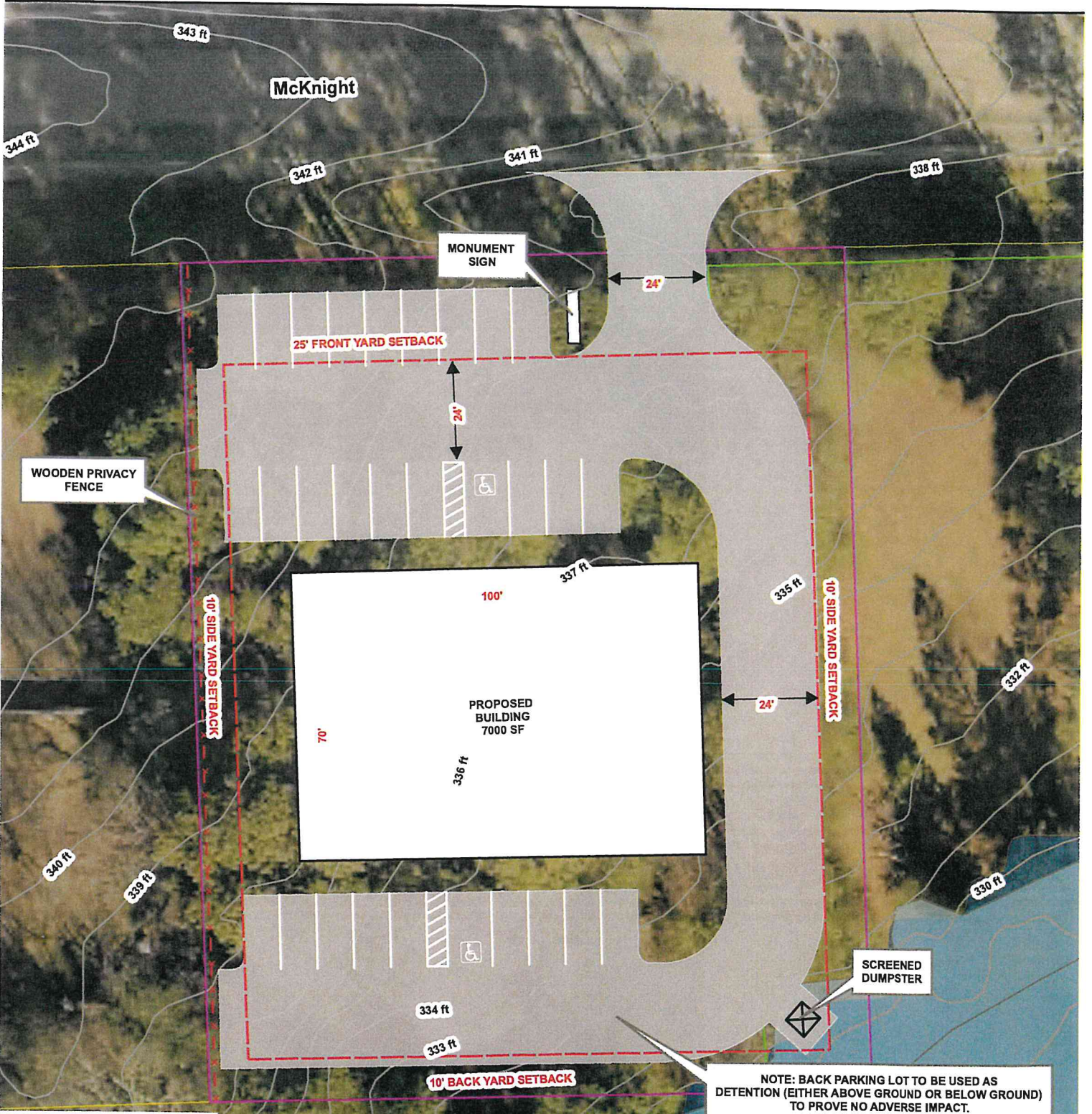
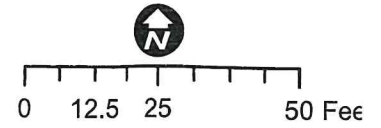
Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

April 6, 2026

4901 MCKNIGHT ROAD TEXARKANA, TEXAS

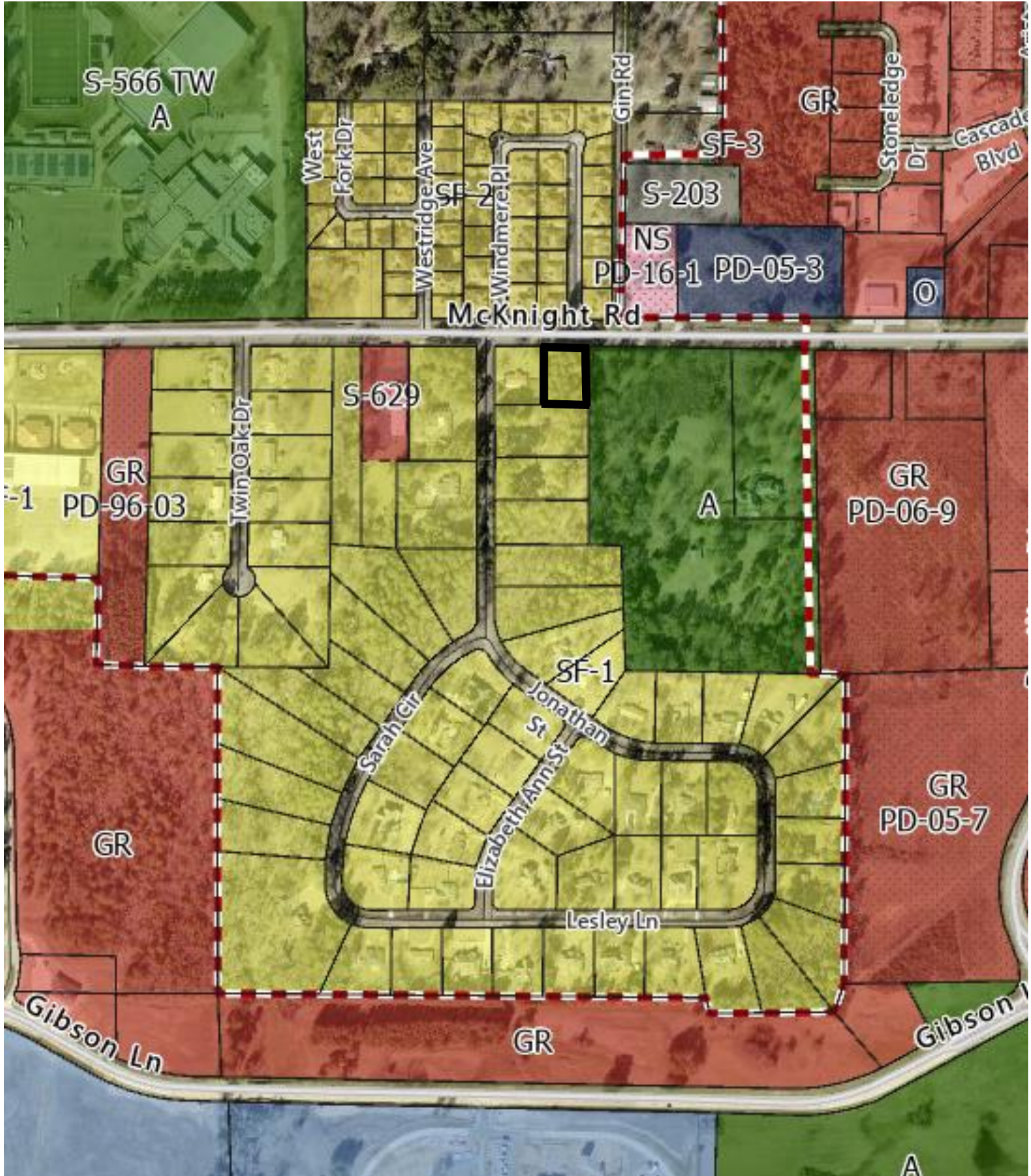


LEGEND

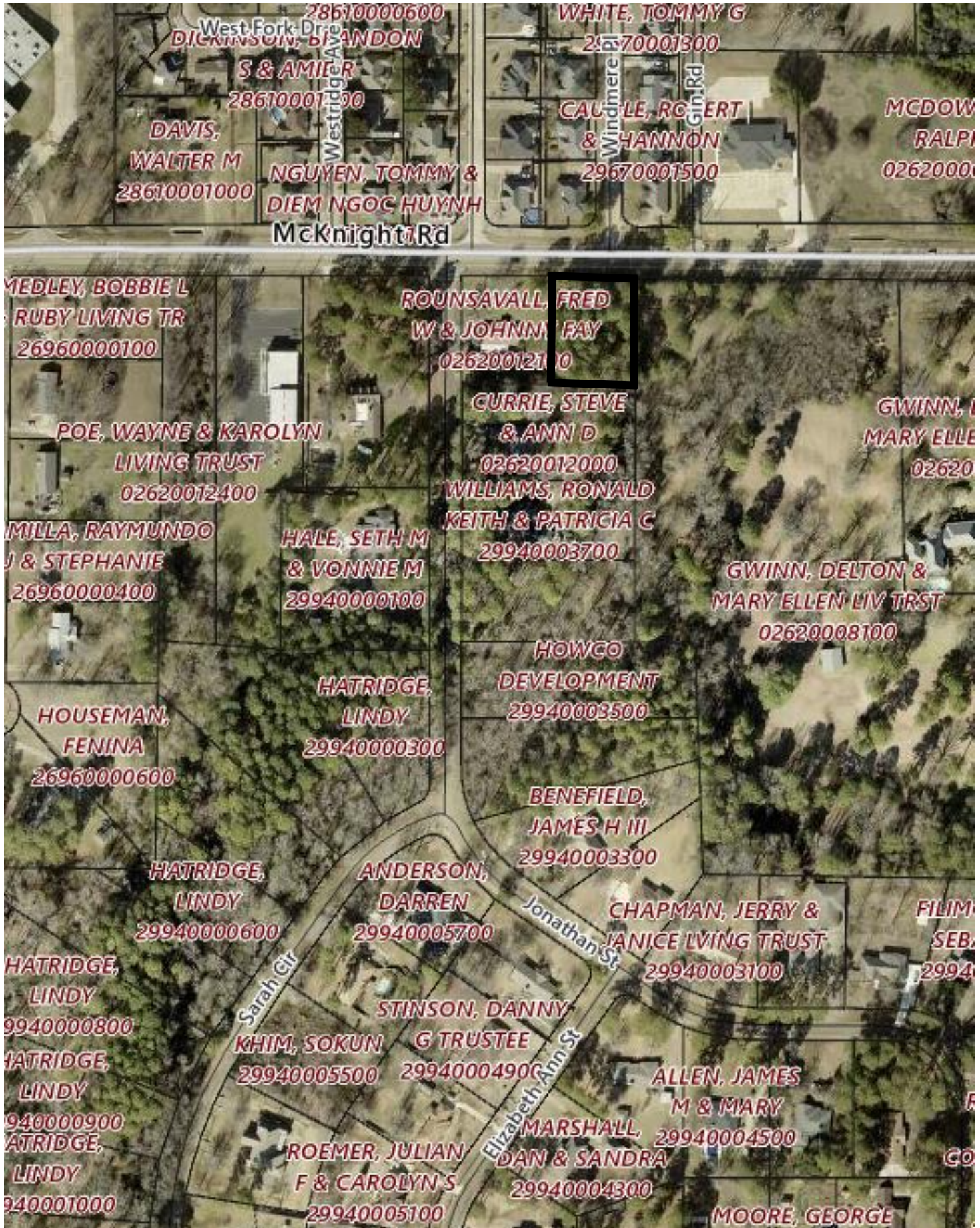
- Proposed Building
- Property Boundary
- Parcels
- Sewer Gravity Lines
- Water Lines
- Wooden Privacy Fence
- FEMA Floodplain
- BLE

REQUIRED PARKING OFFICE: 1 SPACE PER 300 SF = 24 SPACES
 REQUIRED PARKING RETAIL - 1 SPACE PER 200 SF = 35 SPACES
 TOTAL PARKING PROVIDED = 29 SPACES

4900 block of McKnight Road



4900 block of McKnight Road



NOTICE OF PUBLIC HEARINGS

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

CITY COUNCIL: Hearing Date: MONDAY, May 11, 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: Jasper Howard Estate, owner, Richard Reynolds, Jr., agent

OWNER'S ADDRESS: [REDACTED]

LOCATION OF REZONING: 4900 block of McKnight Road, Texarkana, Texas 75501

PROPOSED CHANGE: construction of a Class-A office

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

CASE NUMBER: Amendment to PD-26-01(O) DATE MAILED: March 30, 2026

Briefing Sheet

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

Subject: Z-26-07: rezoning on Lot 6, Block 21, Avondale Addition, located at 515 Robbins Street from Single Family-2 to Single Family-3. Inez Dixon, owner, and Samuel Augustus, agent.

Briefing: 4/13/2026 **Public Hearing:** 5/11/2026 **Council Vote:** 5/11/2026

Item Schedule:

Brief once.

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Inez Dixon, owner, and Samuel Augustus, agent to rezone on Lot 6, Block 21, Avondale Addition, located at 515 Robbins Street from Single Family-2 to Single Family-3.

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 vacant lots 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:

April 6, 2026

515 Robbins



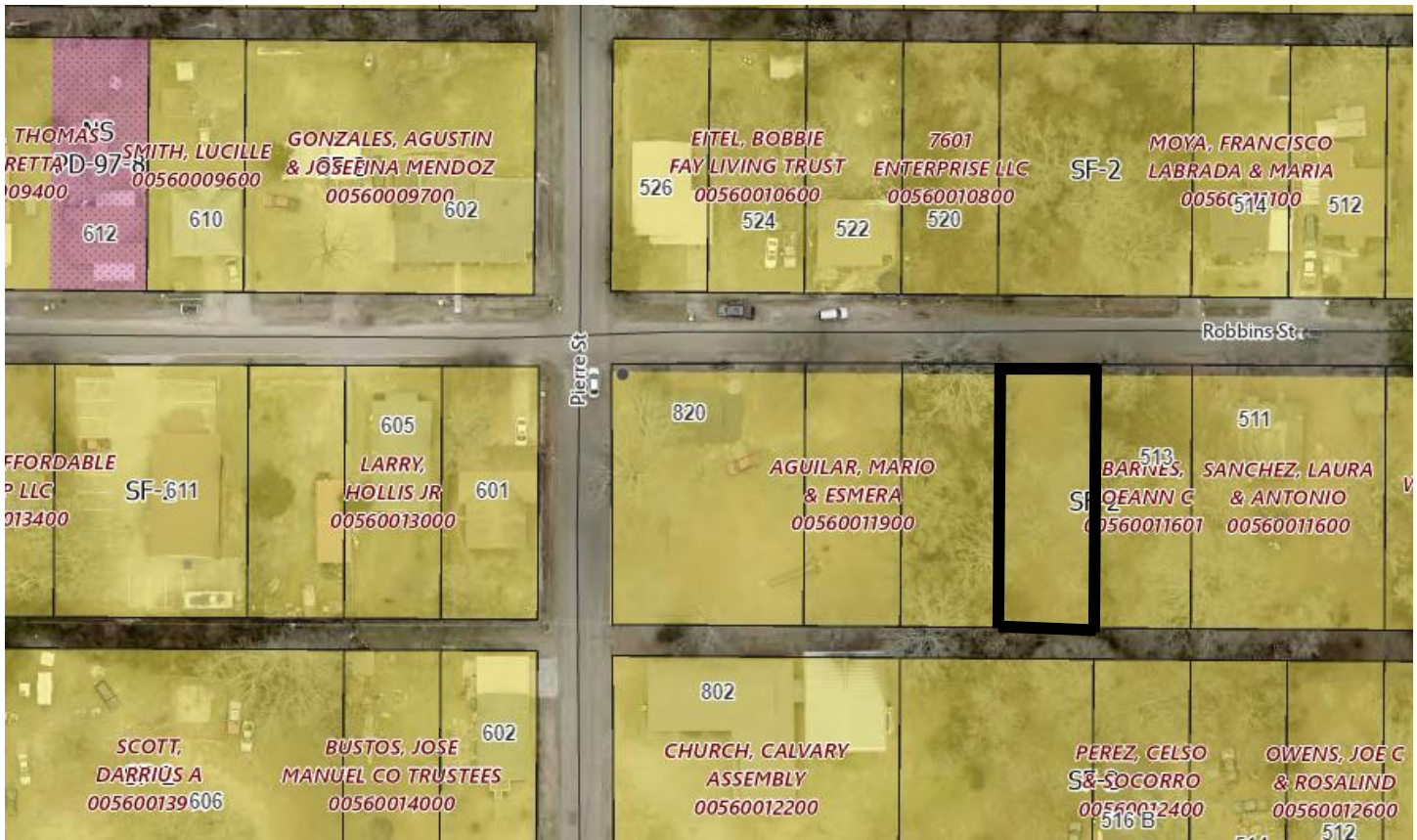
NOTICE OF PUBLIC HEARINGS

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

CITY COUNCIL: Hearing Date: MONDAY, May 11, 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: Inez Dixon, owner, and Samuel Augustus, agent

OWNER'S ADDRESS:

LOCATION OF REZONING: 515 Robbins 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 Lot 6, Block 21, Avondale Addition

CASE NUMBER: Z-26-07 DATE MAILED: March 23, 2026

Briefing Sheet

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

Subject: S-824: Specific Use Permit to allow the location of a HUD code manufactured home on Lot 6, Block 21, Avondale Addition, located at 515 Robbins Street. Inez Dixon, owner, and Samuel Augustus, agent.

Briefing: 4/13/2026 **Public Hearing:** 5/11/2026 **Council Vote:** 5/11/2026

Item Schedule:

Brief once.

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request from Inez Dixon, owner, and Samuel Augustus, agent, for a Specific Use Permit to allow the location of a HUD code manufactured home on Lot 6, Block 21, Avondale Addition, located at 515 Robbins Street.

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 vacant lots to the north, south, west, 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 for approval with stipulations.

Advisory Board/Committee Review:

Planning and Zoning Commission

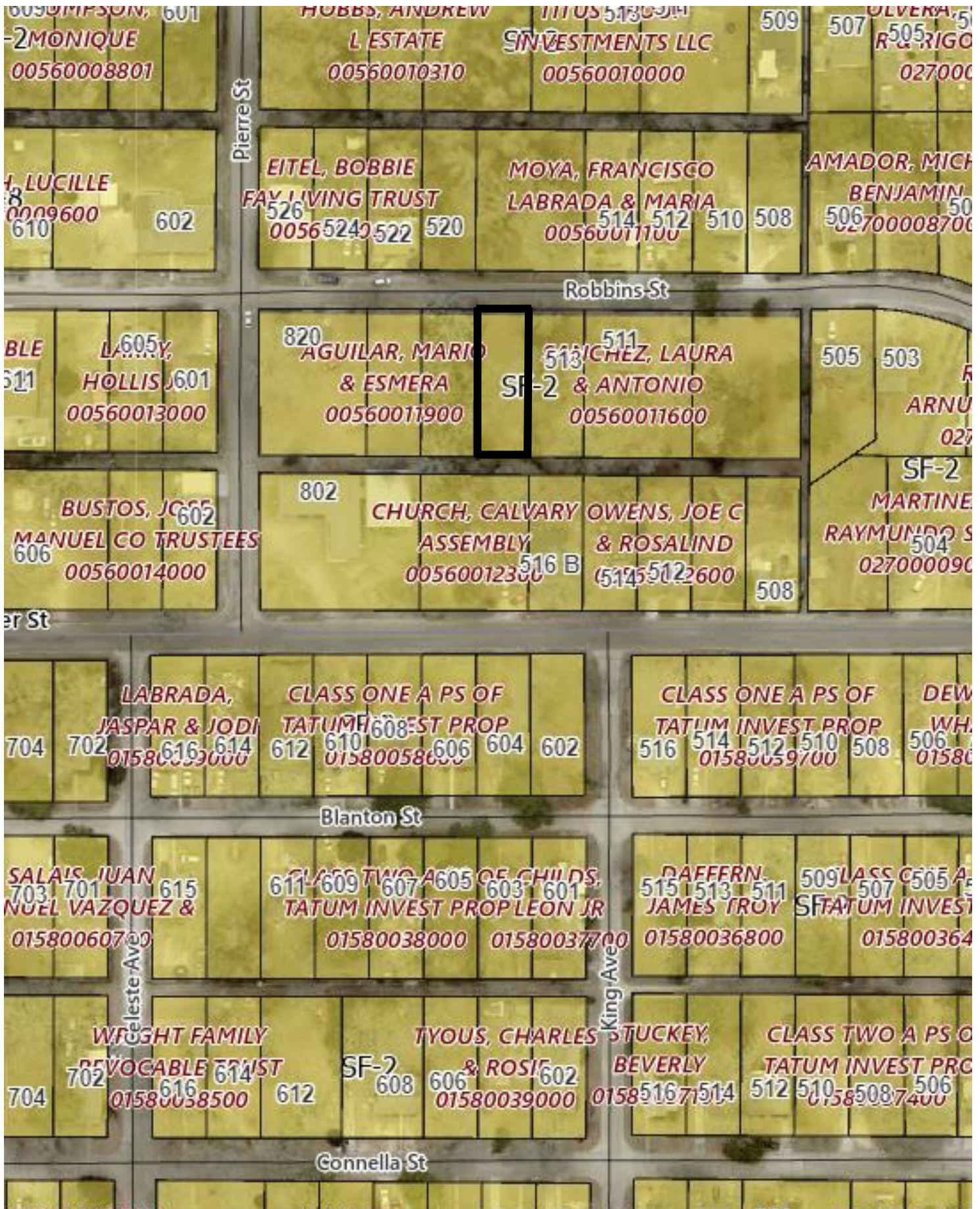
Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

April 6, 2026

515 Robbins



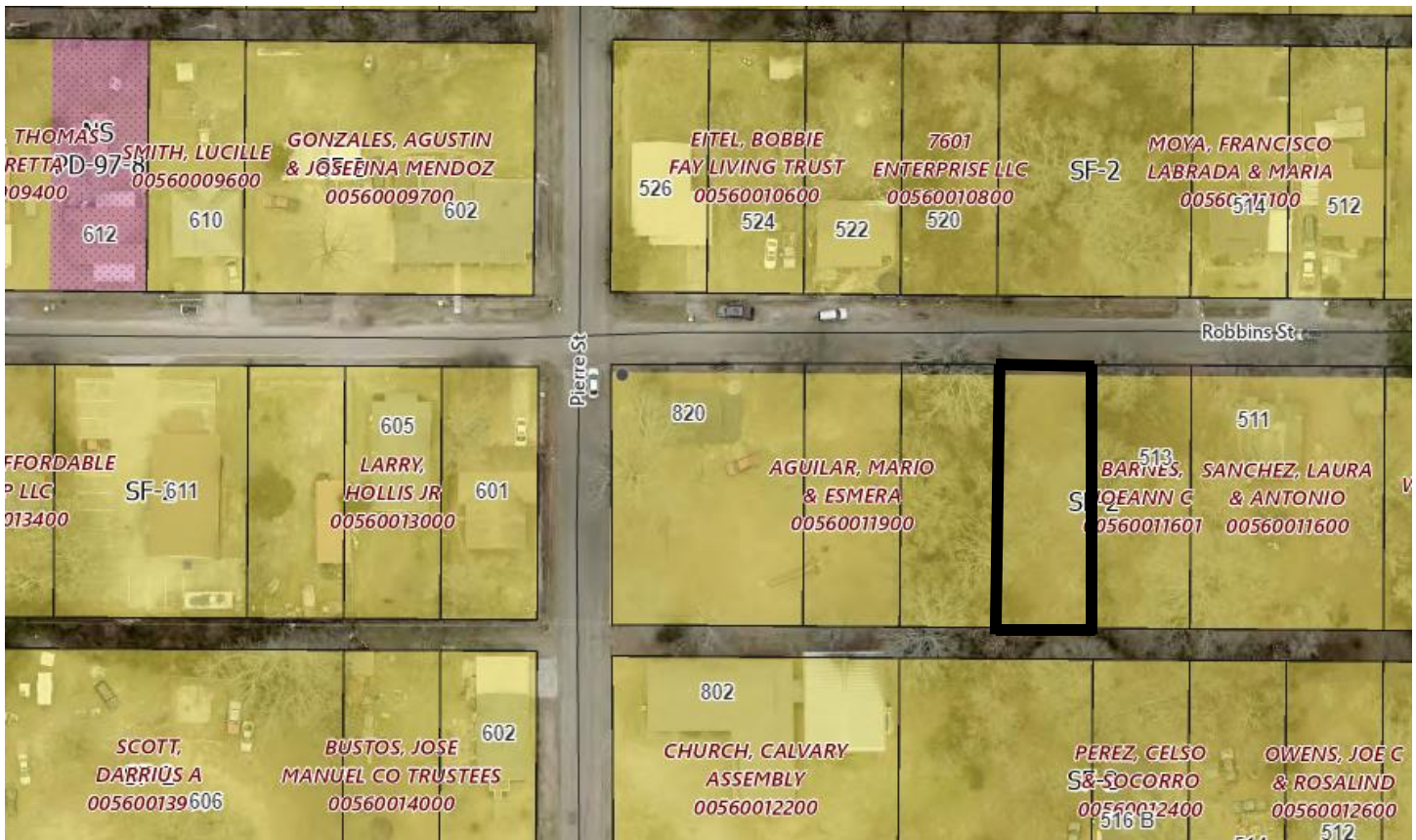
NOTICE OF PUBLIC HEARINGS

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

CITY COUNCIL: Hearing Date: MONDAY, May 11, 2026 Hearing Time: 6:00 pm

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OWNER: Inez Dixon, owner, and Samuel Augustus, agent

OWNER'S ADDRESS:

LOCATION OF REZONING: 515 Robbins Street, Texarkana, Texas 75501

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

LEGAL DESCRIPTION: on Lot 6, Block 21, Avondale Addition

CASE NUMBER: S-824 DATE MAILED: March 23, 2026

Briefing Sheet

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

Subject: Z-26-08: rezoning on an approximate 25.169-acre tract of land (being Tract 95), H.S. Janes HRS, A-306, located in the 1000 block of South Bishop from Planned Development-Commercial to Planned Development-Industrial-1. Russell Huckaby, owner, and Zac Mowery, agent.

Briefing: 4/13/2026 **Public Hearing:** 5/11/2026 **Council Vote:** 5/11/2026

Item Schedule:

Brief once.

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Russell Huckaby, owner, and Zac Mowery, agent, to rezone on an approximate 25.169-acre tract of land (being Tract 95), H.S. Janes HRS, A-306, located in the 1000 block of South Bishop from Planned Development-Commercial to Planned Development-Industrial-1.

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

The adjacent zoning is Agriculture and Multiple Family-1 to the north, outside the city limits to the south, Industrial-1 to the west and I/369 to the east. The adjacent land use is a church to the north, vacant lots to the south, and west, and I/369 to the 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

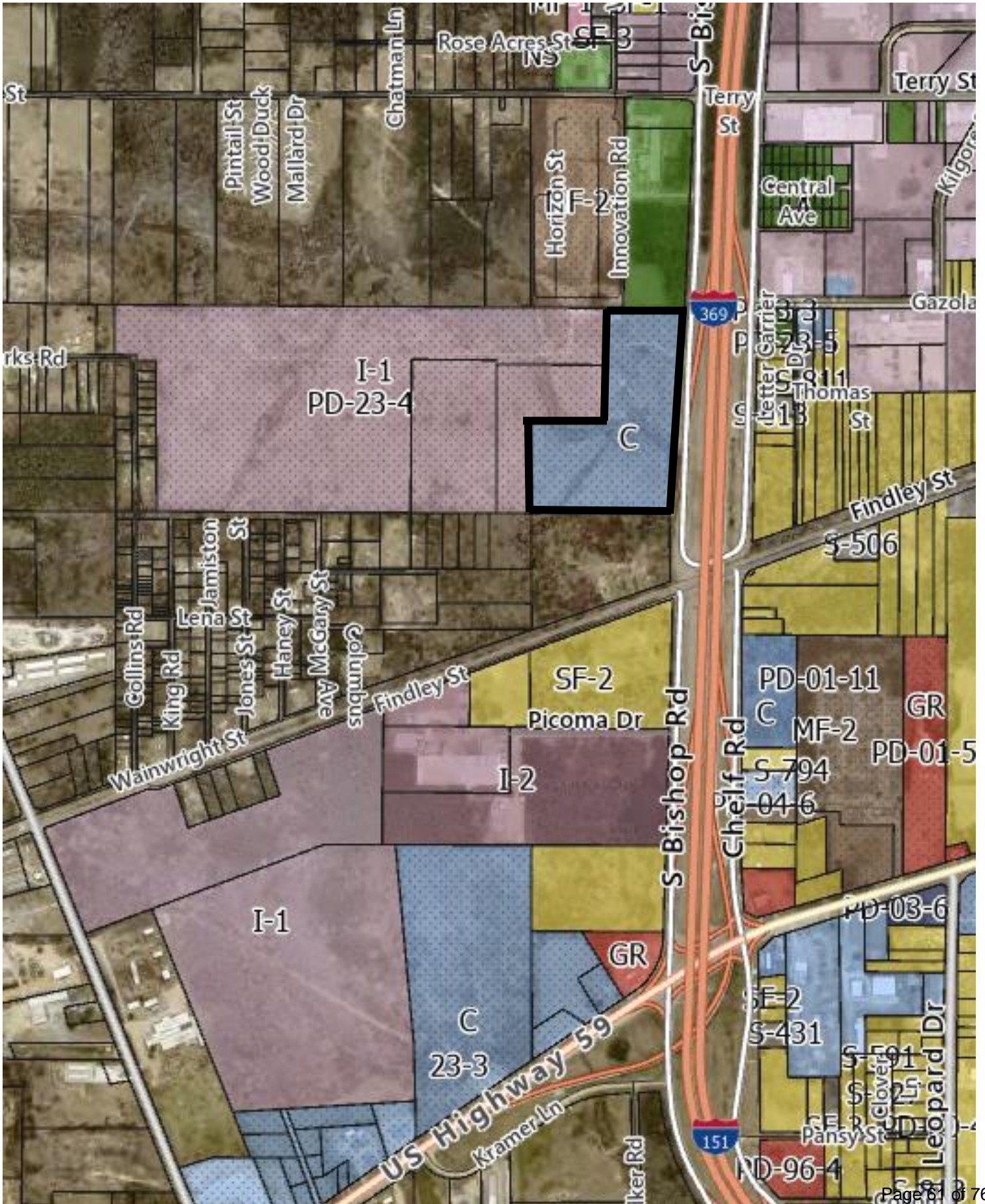
Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

April 6, 2026

South Bishop



South Bishop



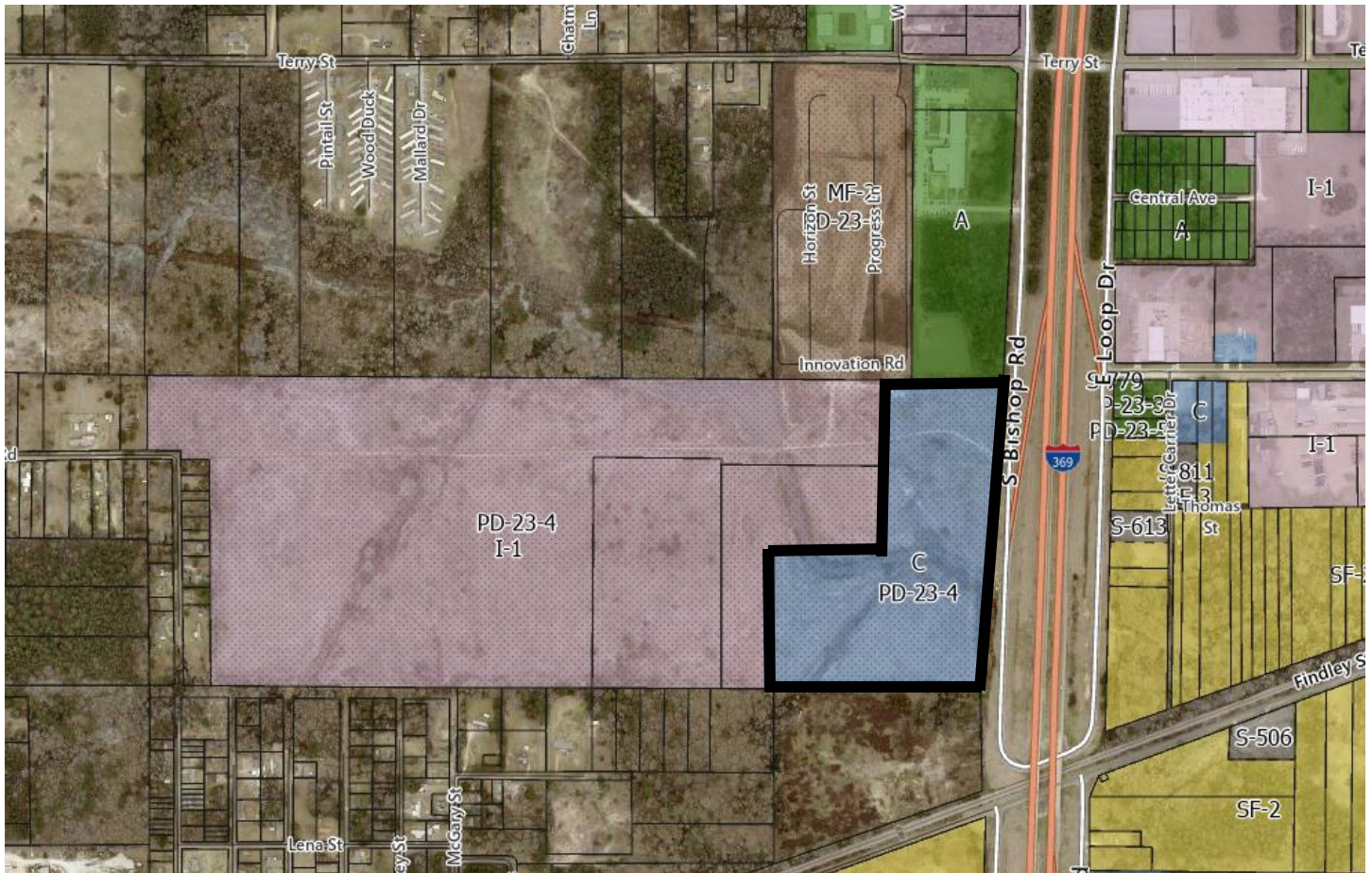
NOTICE OF PUBLIC HEARINGS

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, April 6, 2026 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, May 11, 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: Russell Huckaby, owner, and Zac Mowery, agent

OWNER'S ADDRESS: [Redacted]

LOCATION OF REZONING: South Bishop near Terry Street, Texarkana, Texas 75501

PROPOSED CHANGE: construction of a modular housing manufacturing plant (81,800 sq ft)

ZONING CHANGE FROM: Planned Development-Commercial TO: Planned Development-Industrial-1

LEGAL DESCRIPTION: on an approximate 25.169-acre tract of land (being Tract 95), H.S. Janes HRS, A-306

CASE NUMBER: Z-26-08

DATE MAILED: March 23, 2026

Briefing Sheet

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

Subject: Amendment to PD-23-4: for site plan approval on an approximate 25.169-acre tract of land (being Tract 95), H.S. Janes HRS, A-306, located in the 1000 block of South Bishop. Ruysell Huckaby, owner, and Zac Mowery, agent.

Briefing: 4/13/2026 **Public Hearing:** 5/11/2026 **Council Vote:** 5/11/2026

Item Schedule:

Brief once.

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Russell Huckaby, owner, and Zac Mowery, agent for site plan approval on an approximate 25.169-acre tract of land (being Tract 95), H.S. Janes HRS, A-306, located in the 1000 block of South Bishop. The current zoning is Planned Development-Commercial and Planned Development Industrial-1. The proposed use is the manufacturing of modular housing products.

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

The adjacent zoning is Planned Development-Multiple Family-2 and Agriculture to the north, outside the city limits to the south and west and I-369 to the east. The adjacent land use is vacant land to the north and church to the north, residential to the west, and south, and I-369 to the east.

The site plan consists of the following:

1. The construction of 81,800 square foot building.
2. The access driveway will be off South Bishop Road. Any changes to driveway will require TXDOT approval.
3. There will be 204 parking spaces including handicapped spaces. All parking spaces shall be at a minimum of 180 sq. ft. in size.
4. Screened dumpster location will be west of the delivery yard.
5. Any lighting should be downward facing and not reflect onto the residential properties

and either side of this parcel.

6. There will be a 6' by 8' monument style sign. No CEVMS are allowed.
7. Screening will be required between nonresidential zoning and residential zoning.
8. There is no water or sewer service to this area. It will be the owner's responsibility to extend services to the area.
9. The water and sewer mains and lift station shown on the site plan are not approved. More information is required for a Civil Review.
10. The proposed Force Main connects to a Lift Station that has not been designed at this time. The Utility will need to see this design prior to approving this Force Main.
11. There is a 33in raw water main on the property that crosses diagonally across the Southeast corner. It appears the proposed building and parking lot are on top of this main. The utility main would need to be relocated or the building relocated. No permanent structure can be placed over this raw water main. See attachments for more details. Please note: The location of the 33in raw water main shown on the maps is approximate. This main should be located by a surveyor and placed on the plan sheet.
12. The Utility reserves the right to request additional utility easements upon review of the plans.
13. The Utility has objections to the site plan location as shown.
14. A fire hydrant shall be located within 400 feet of the most remote portion of each commercial building. A fire lane is required. If the building is equipped with a fire sprinkler system, the Fire Department Connection (FDC) must be within 100 feet of the nearest hydrant.
15. The development must comply with all applicable codes and ordinances, including subdivision, drainage/stormwater, floodplain, and any other relevant requirements.
16. S. Bishop Road is maintained by TxDOT. The developer will need to coordinate with TxDOT regarding driveway locations and access.
17. A flood study will be required for this development. Any alterations to the existing channel or stream will also require permitting from FEMA and the U.S. Army Corps of Engineers.
18. Manufacturing parking: 1 space per 1,000 sq. ft. of floor area per ordinance – 81,800 sq. ft. will require 82 spaces and must be all weather surface (concrete or asphalt material).
19. If the R units are residential then 2 spaces per unit are required per ordinance – 112 units will require 224 spaces must be all weather surface (concrete or asphalt material). Please provide parking table calculations on the site plan (required versus provided). All required parking spaces must be an all-weather surface (concrete or asphalt material).

Staff recommend for approval of the site plan with stipulations.

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

Potential Options:

Approve, deny or table.

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommend for approval of this request with stipulations.

Advisory Board/Committee Review:

Planning and Zoning Commission

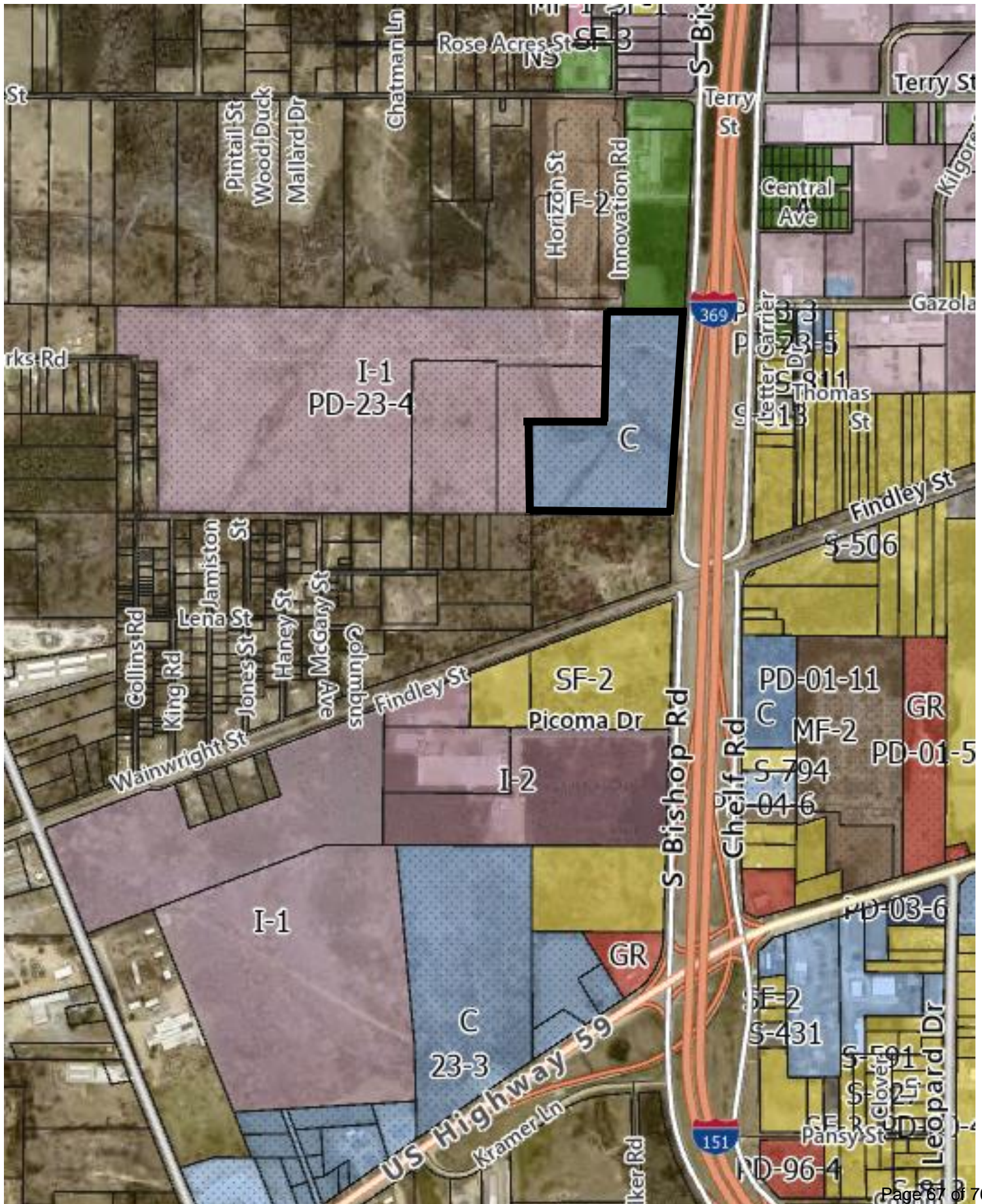
Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

April 6, 2026



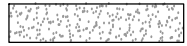

South Bishop



South Bishop



LEGEND

-  CONSTRUCT SF LANDSCAPE AREA
-  CONSTRUCT PAVEMENT
-  CONSTRUCT SIDEWALK
-  CONSTRUCT BUILDING FOOTPRINT

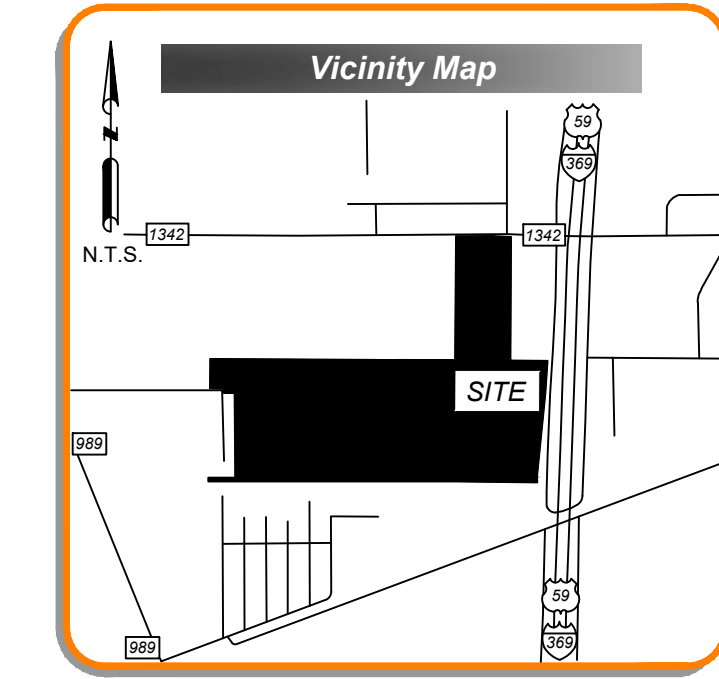
SITE DATA

TOTAL SITE AREA = Tract B - 25.19 AC
 CURRENT ZONING **C** / REQUESTED ZONING - **I1**
 PARKING PROVIDED = **204**
 BUILDING HEIGHT = **60'**
 BUILDING MATERIALS = METAL, GLASS, CONCRETE

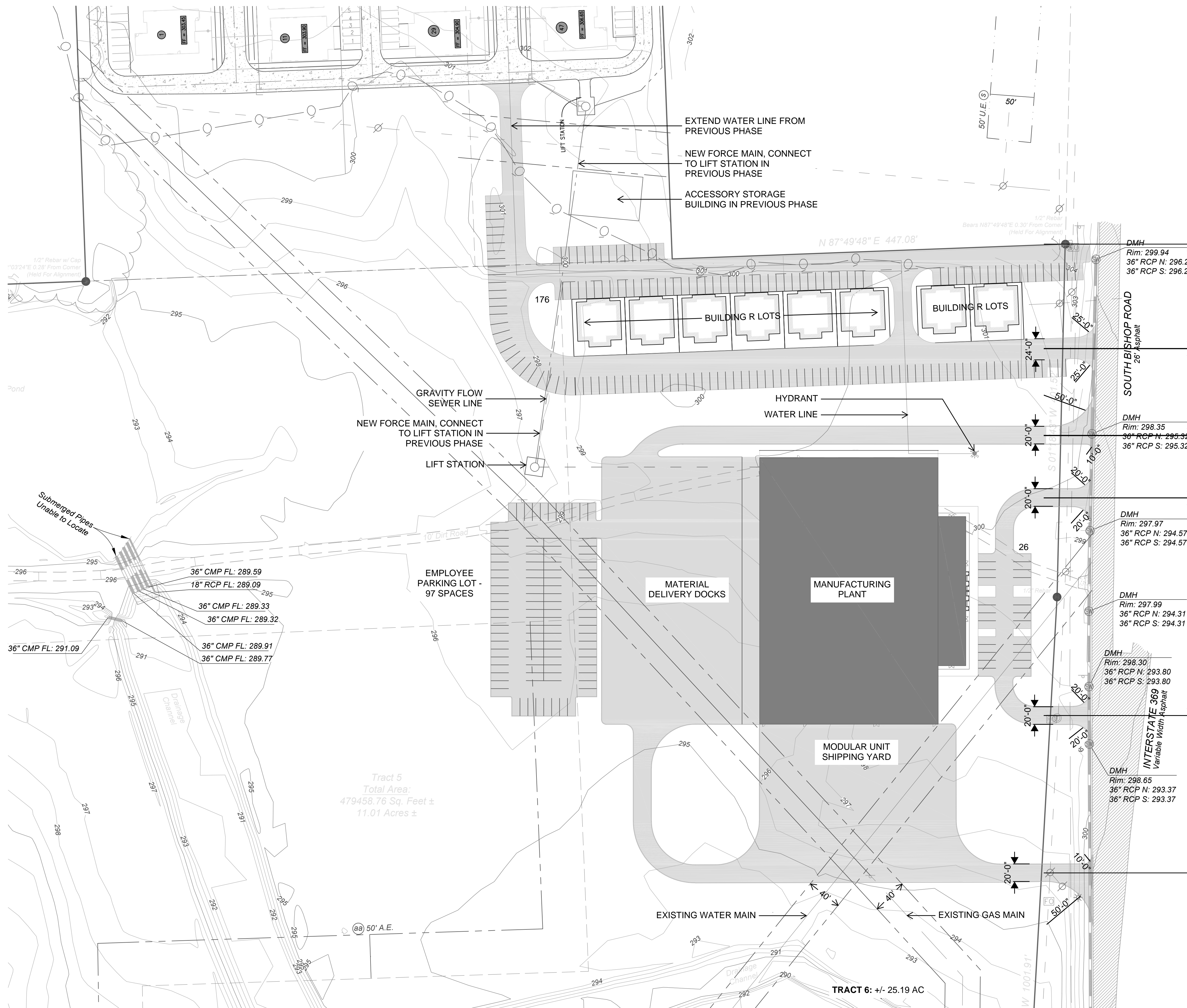
MANUFACTURING PLANT AREA - 66,800 SF
 PARKING PROVIDED - 123 SPACES

BUILDING R LOTS
 BUILDING COUNT - 8
 UNIT COUNT - 112
 PARKING PROVIDED - 168 SPACES

Amendment to PD-23-4



Resortments
by Russell Ray
 4514 COLE AVENUE
 DALLAS, TX 75205
 TEL (501) 690-3456
 JESS@RESORTMENTS.COM



REV.	DATE	DESCRIPTION

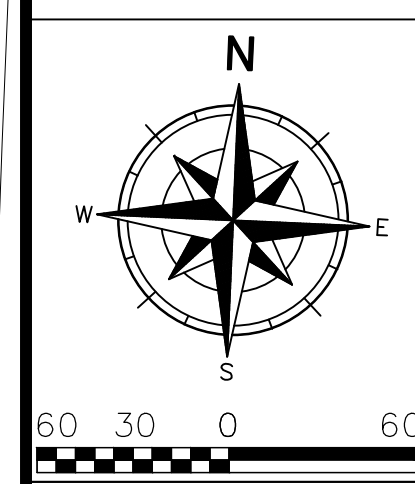
BY _____

DATE _____

DESCRIPTION _____

TEXARKANA INDUSTRIAL PLANT
 RESORTMENTS, LLC
 TEXARKANA, BOWIE COUNTY, TEXAS

SITE PLAN REVIEW



DATE: 3/13/24
 DRAWN BY: JGG
 SHEET NUMBER:

C1

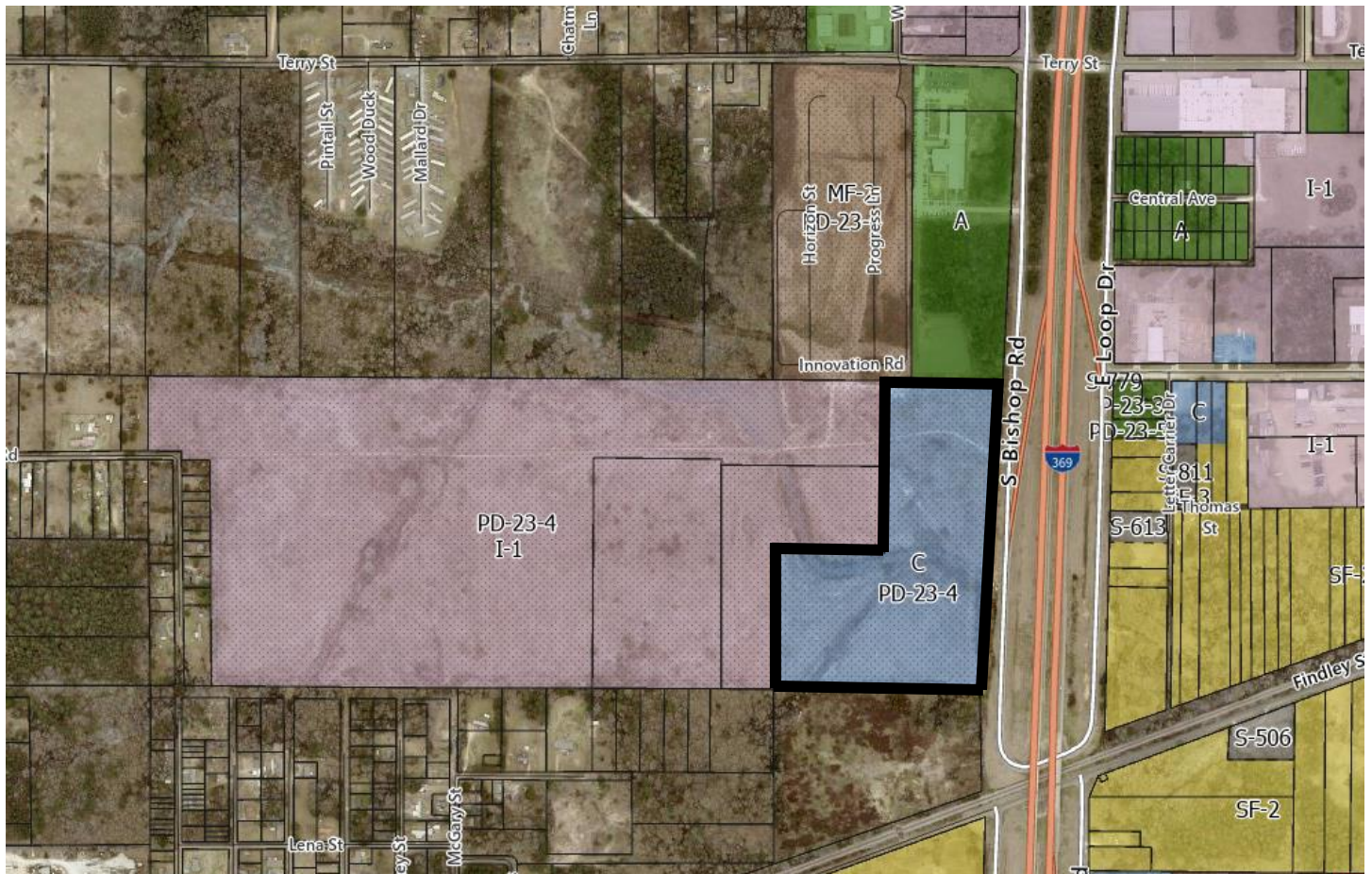
NOTICE OF PUBLIC HEARINGS

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, April 6, 2026 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, May 11, 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: Russell Huckaby, owner, and Zac Mowery, agent

OWNER'S ADDRESS: [REDACTED]

LOCATION OF REZONING: South Bishop near Terry Street, Texarkana, Texas 75501

PROPOSED CHANGE: construction of a modular housing manufacturing plant (81,800 sq ft)

LEGAL DESCRIPTION: on an approximate 25.169-acre tract of land (being Tract 95), H.S. Janes HRS, A-306

CASE NUMBER: Amendment-PD-23-4 DATE MAILED: March 23, 2026



CITY OF TEXARKANA

PLANNING & ZONING COMMISSION

MINUTES • MARCH 2, 2026

Council Chambers

Regular Meeting

6:00 PM

220 TEXAS BLVD., TEXARKANA, TX 75501

I. CALL TO ORDER

Members Present: Gene Joyce, III
Dianna Kinsey
James Larkins
Wanda Northam
Ross Sarine
Kory Crews

Members Not Present: Lee Kernek
Brad Bailey
Casey Boyette

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.

Kayla Gails appeared and stated that she would like to run a daycare from the home and care for 12 children. Prior to the meeting, staff received a petition for opposition.

Amy Baker appeared in opposition to the daycare advising that there is a daycare located 2.5 blocks away. Ms. Baker's concern is traffic and the safety of the children on such a busy street. Sunset Road has "no parking" signs down the entirety of the road. Parking for the daycare is also a concern for Ms. Baker.

Motion to deny made by Mr. Crews and seconded by Ms. Kinsey.

A 3/4 vote will be required by City Council.

DENIED

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.

The applicant was not present to present the application and no opposition showed. The Commission heard the application. Staff advised that there are other SF-3's in the area. No one else was present at the meeting to discuss this request.

Motion was made by Ms. Northam for approval and Mr. Larkins seconded the motion.

APPROVED

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.

The Specific Use Permit application was heard. The Commission confirmed the stipulations.

Motion to approve with stipulations was made by Mr. Larkins and seconded by Mr. Crews with stipulations.

APPROVED

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.

Richard Reynolds appeared and advised that he would like to build a Class A office building that will be conducive of the neighborhood. His site plan provided does not have a detention on it because it has not been engineered yet. He did explain that he would not be allowed to drain off any additional water to the neighbors because of the City Ordinances.

Butch Dunbar (4909 Leslie Ln) spoke that his biggest concern was that as you turn off McKnight Rd, you are in the country. Everyone comes there to walk from 5:30 AM – 8PM. All the surrounding areas are residents. To the East is a floodplain and McKnight Road floods. From McKnight to the south side of the lot is sloped over 12 feet. His opinion is that this project will take several loads of dirt – 300-500 truckloads of dirt all coming down McKnight Road.

Keith Williams – 3002 Jonathan- stated he is 150 feet from lot. He had pictures of Jonathan flooding that he showed the commission members. He said he has spent more than \$25K over the past years to build a berm to keep the water off of his property. He stated Jasper

Howard (owner of property – now deceased) opposed rezoning at 4900 McKnight. He said that Jasper Howard said there would never be any retail/ rezoning from here to the school. Mr. Williams had a petition with signatures. He said he can sit in his garage on McKnight when it rains and there are times when it is flooded and people can't get in or out, so no emergency vehicles can enter/exit.

James Hawkins at 4903 Leslie Lane and had video of water coming from east going west that he presented to the commission members.

Ann Curry at 3004 Jonathan St – moved back to Texarkana after being away for 50+ years. They have trees, deer, and wildlife because of the wooded lot and trees on their property. These trees serve as a buffer between their yards and McKnight Road. She said that when buying the property, they were all under the impression that this area would always be residential and were shocked to find out it could be of retail use.

Lindy Perry at 2701 Sara Circle- she grew up here and her family was the third one to build a house in this area and now her back yard is a hospital. She said the water is horrible; she owns 4 acres and bought the rest of it so it would not be developed. She said that because of erosions, she has lost numerous trees. She said there is retention behind Mr. Howard's, but all water from the cul-de-sac and Gibson, Richmond, etc goes through here. She said that her home will be under water if there is more development. The Twin Oaks neighborhood falls behind the creek and all their trees and trash go through her yard. She said she talked to engineers at the city and they said it is a problem but will cost millions to fix, so it's not a priority. Ms. Perry showed the commission members videos on her phone of the flooding/ water through her yard.

Fred Rounsavall at 4925 McKnight (property to West) said we need to keep residential property as residential. He bought this lot 50 years ago and Jasper Howard promised this property would always be residential, that this lot would never be for sale. He said there are big sink holes on this property, and all the trees will come down making more water go downhill.

Applicant, Reynolds – said that he has spent \$50K on detention and owns 600 acres of retail property south of the subject property. He said he went to the corps and took elevations up on lots so they could build on them. He again stated he will have to put a detention basin on this property so this development will not impact the water and if anything will help the situation. He said it's a much bigger problem than can be solved and this is not a property that someone would put a residential house on.

George Moore said that if Jasper Howard was still here, this would not be a problem because he knew how sacred a neighborhood is. He said he used to be able to walk to the store, now it is a 5 minute wait to turn on to McKnight because of all the traffic. He said in 2015 they widened McKnight Road and he was told there are sink holes on this property because of the possibility of water running under that lot.

Kory Crews, Commission Member, said in this area there is no way to keep water off of

your neighbor, but this is in a growing area.

Gene Joyce, Commission Member, said the issues are flooding, but doesn't believe this development will make the problem worse. There is a larger picture that we are not seeing that McKnight will develop eventually in our lifetime or the next.

Dianna Kinsey, Commission Member, said she grew up here and her heart goes out to the wildlife and habitats, but that is not a decision maker, but the water is. She advised the room that Richard Reynolds said he cannot add to the flood plain legally, but McKnight will grow. Ms. Kinsey advised that as a commission member, they are here to look at everything and what is best for the city, development, and the citizens. In her opinion, this area is residential and she thinks it should stay residential. She does not think an office is appropriate for this area.

Motion to deny made by Ms. Kinsey and Mr. Krews seconded the denial.

DENIED

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

Mashell Daniel presented a change of ordinance. She presented the ordinance for storage shipping containers, shipping container homes and tiny homes. The main points of the ordinance are: Shipping containers can be used for storage on a temporary basis (less than 2 months). Container Homes are only allowed in SF-3 with a Planned Development (PD). Container homes must be anchored, underpinned, and all mechanicals screened. Container homes must have a porch to cover the ingress/ egress. A roof and exterior skin is required. Tiny homes are only allowed on SF-3 with a PD.

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

APPROVED

III. STAFF UPDATES

No Staff updates.

IV. MINUTES

1. Consider the Planning and Zoning Commission meeting minutes from February 2, 2026.

Motion to approve minutes made by Ms. Kinsey and seconded by Mr. Crews.

APPROVED

V. ADJOURNMENT