



CITY OF TEXARKANA

PLANNING & ZONING COMMISSION

AGENDA • MAY 4, 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
Kory Crews

Alternate Commissioner
Ross Sarine

Commissioner
James Larkins

Commissioner
Brad Bailey

Alternate Commissioner
Will Humphrey

I. CALL TO ORDER

II. AGENDA ITEMS

1. Consider approval of the Replat of Lot 1A, Block 1 for Lot 1, Block 1 Waggoner Creek Crossing South located at or near 1602 Walton Drive. Brian Bowman, MTG Engineers and Surveyors, agent.

2. Consider approval of the plat for Spin City Addition being a replat of part of Lots 1, 2, and 3, Block 2, Allen Addition located at or near 2511 N State Line Avenue. Jeffrey Wood, MTG Engineers and Surveyors, agent.

3. Consider approval of the plat for McBryde Addition being a replat of part of Blocks 13 and 14, Kenwood Park Addition, and Lot 6, Parkwood Addition located at or near 409 Wade Lane. Jeffrey Wood, MTG Engineers and Surveyors, agent.

4. S-825: Specific Use Permit to allow the location of a HUD code manufactured home on an approximate 0.69-acre tract of land (being Tract 19-19A) MEP&P RWY HRS, A-434, located at 1106 Hatton Street. QuanTerica Moss, owner.

5. Z-26-09: on Lot 1, Block 7, Richmond Hills Second Addition, located at 3202 Richmond Road, from Neighborhood Service to General Retail. Jay Castle, owner, and Farid Khan, agent.
6. Z-26-12: on Lot 22, and ½ of Lot 20, Block 6, H.S. Janes HRS, A-306, located at 4307 Gazola Street from Planned Development-Agriculture to Planned Development-Commercial. Inez Dixon, owner and Joe Thomas, agent.
7. S-828: Specific Use Permit to allow the one additional use of an outdoor off-premises advertising sign/billboard on Lot 22, and ½ of Lot 20, Block 6, H.S. Janes, located at 4307 Gazola Street. Inez Dixon, owner, and Joe Thomas, agent.
8. Amendment to PD-23-3 for site plan approval on Lot 22, and ½ of Lot 20, Block 6, H.S. Janes, located at 4307 Gazola Street. Inez Dixon, owner, and Joe Thomas, agent.
9. Z-26-10: rezoning on the West 164.6' of Lots 3-4, Block 4, Urban Heights, located in the 3900 block of Collom Street from Single Family-2 to Single Family-3. Randy Pitts, owner.
10. S-826: Specific Use Permit to allow the location of a HUD code manufactured home on the West 164.6' of Lots 3-4, Block 4, Urban Heights, located in the 3900 block of Collom Street. Randy Pitts, owner.
11. Z-26-11: on Lots 6-7, Block 5, New Town Addition, located at 2117 Stevenson Street from Single Family-2 to Single Family-3. Jorge Laguna, owner.
12. S-827: Specific Use Permit to allow the location of a HUD code manufactured home on Lots 6-7, Block 5, New Town Addition, located at 2117 Stevenson Street. Jorge Laguna, owner.
13. Z-26-13: on Lots 26, 27, and 28, North Robison Courts, located at 1318-1316-1314

North Robison Road from Multiple Family-1 to Planned Development-Single Family-3. Catherine Lamberg with the Housing Authority, owner, and Scott Hopkins, agent.

14. Z-26-14: on Lots 37 and 38, North Robison Courts, located at 322 and 314 West Midway Drive from Multiple Family-1 to Planned Development-Single Family-3. Catherine Lamberg with the Housing Authority, owner, and Scott Hopkins, agent.

15. Z-26-07: **TABLED** 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.

16. S-824: **TABLED** 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.

III. STAFF UPDATES

1. No update at this time.

IV. MINUTES

1. Consider the April 6, 2026 Planning and Zoning Commission meeting minutes.

V. ADJOURNMENT

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

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

Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law),


may not enter this property with a concealed handgun.

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

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

MEMORANDUM

To: Brian Bowman, MTG

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

Date: April 22, 2026

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

Comments are as follows: please refer to attached emails in the MyGOV Permit Review

1. TxDOT – No response
2. Summit Utilities – No issues with plat - **We do have a main on the North side of the property that is on a private easement just off Mall Dr.**
3. Sparklight – No issues
4. Windstream - No response
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. The southeast corner of Lot 1R / southwest corner of Lot 2R will have a primary conduit crossing Walton Dr for future electric extension. I am serving the new restaurant on Lot 3R from the SWEPCO switchgear on the north side of Walton Dr. Lot 4R has 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 - No issues
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

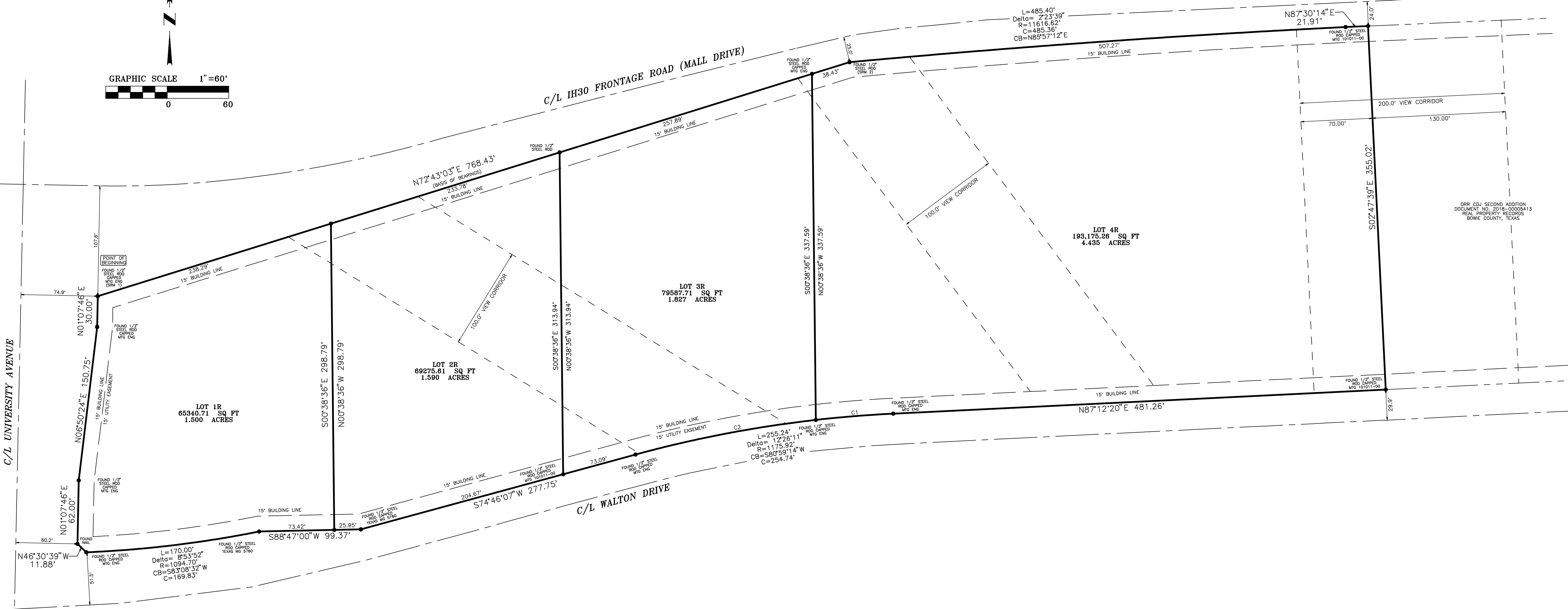
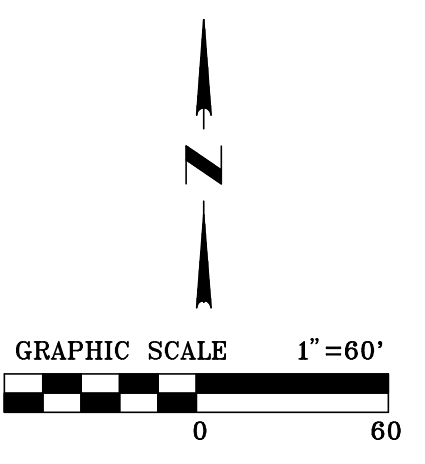
Staff recommends approval of the final plat pending any staff and utility changes mentioned above. Once the final plat is approved, it must be recorded within 121 days after approval by the Commission or the approval is void.



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>	April 10, 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. 192016-1342 of the Real Property Records, Bowie County, Texas, and filed in Plot Cabinet A, Sieve 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 said 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, with a delta angle of 02 degrees 23 minutes 39 seconds, a radius of 11,816.82 feet, a chord bearing of North 85 degrees 57 minutes 12 seconds East, and a chord distance of 485.36 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 Orr CDJ Second Addition 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 North line of the said Lot 1A and being the Northwest corner of 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 28 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 168.83 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.

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.

I-30 Holdings, LLC
a Texas limited liability company
xxx, Manager
Owner Lot 1R

Check Properties, LLC
a Texas limited liability company
Susan E. Naples, Manager
Owner Lot 2R

EJ Texarkana, LLC,
an Arkansas limited liability company
Jeff Kemp, Manager
Owner Lot 3R

Waggoner Creek Crossing, L.P.
Josh R. Morris III, Manager
Owner Lot 4R

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 Susan E. Naples (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 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 _____ Chairman
Expires on _____ Secretary

CERTIFICATE OF ENGINEER OR SURVEYOR

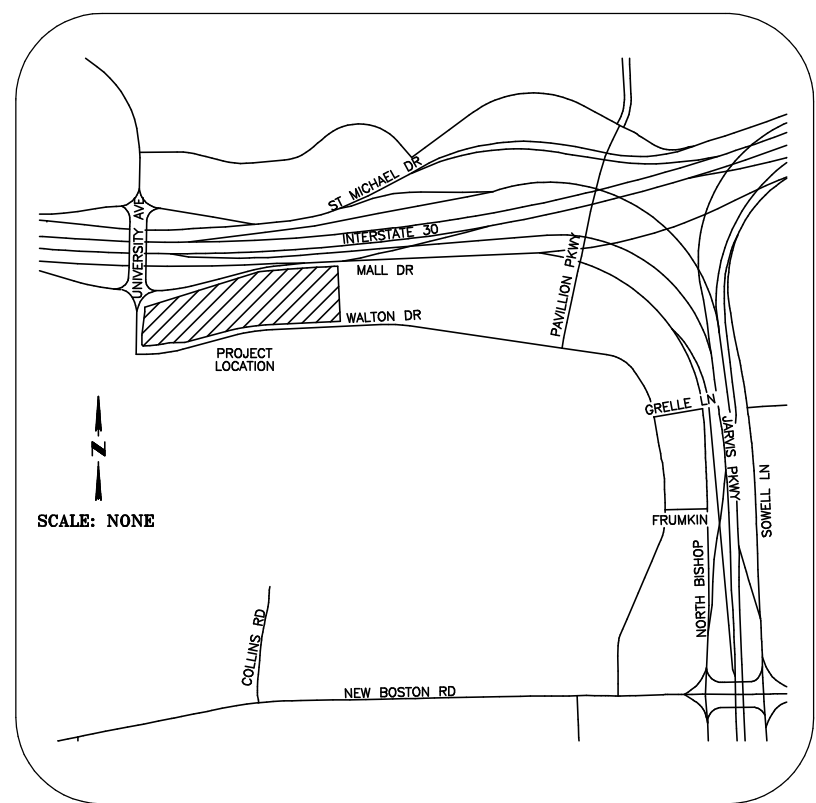
I, Brian L. Bowman, do hereby certify that I am a Registered Professional Land Surveyor in the State of Texas and that subdivision plat attached hereto correctly reflects the results of a survey made by me on the ground February 26, 2026, that the corner monuments are in place at points on the boundaries 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



LINE	LENGTH	DELTA	RADIUS	CHD BEAR	CHORD
C1	75.86'	3°41'4.7"	1175.92'	S85°21'26"W	75.85'
C2	179.38'	8°44'24"	1175.92'	S79°08'21"W	179.20'

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 4 LOTS OUT OF LOT 1A BLOCK 1 OF WAGGONER CREEK CROSSING SOUTH.
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		MTG ENGINEERS & SURVEYORS 5930 SUMMERHILL ROAD, TEXARKANA, TX P. 801.381.5515 WWW.MTGENGINEERS.COM TPE FIRM NO. F-354 AR COA NO. 125 © MTG 2026
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.
BLB	JW	252246
		Dwg. Date
		3/9/2026
File No.		Sheet No.

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, April 14, 2026 7:48:00 AM
Attachments: [PlatReview-Lot1ABlock1-WaggonerCreekCrossingSouth-04142026.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. Just as an FYI, you saw this plat review last month, but owners wanted to split this into 4 total lots instead of 3.

Attached is the application, checklist, and plat. This will be on the May 4, 2026 P& Z Agenda. Please review and provide any comments back to me via email by **12 PM, April 22, 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: Consider approval of the plat for Spin City Addition being a replat of part of Lots 1, 2, and 3, Block 2, Allen Addition located at or near 2511 N State Line Avenue. Jeffrey Wood, MTG Engineers and Surveyors, agent.

Briefing:

Public Hearing:

Council Vote:

Item Schedule:

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

See attached memorandum.

Potential Options:

Approve, deny or table.

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

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

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:


NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

May 4, 2026

MEMORANDUM

To: Jeffrey Wood, MTG

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

Date: April 22, 2026

Subject: Consider approval of the plat for Spin City Addition being a replat of part of Lots 1,2, and 3 Block 2 Allen Addition

Comments are as follows: please refer to attached emails in the MyGOV Permit Review

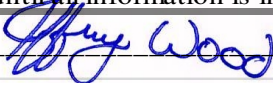
1. TxDOT – No response
2. Summit Utilities – No issues with plat - **We do have a main in the alley between Stateline and Magnolia.**
3. Sparklight – No issues
4. Windstream - No response
5. Conterra – No response
6. Ritter – No issues
7. Electric Companies
 - a. AEP – **SWEPCO has no objection to the Spin City Addition plat. The SWEPCO easement is shown wrapping around the south side of the property and front of the property to feed the streetlights on N State Line Ave. The electric line crosses the alley overhead to an existing pole on the Northwest corner of the lot to serve the new building.**
 - b. Bowie Cass – No issue
 - c. REA – No response
8. TWU - No issues
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)**
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10. Fire Department – No issues

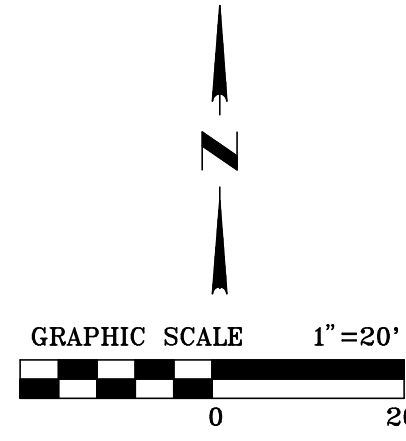
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Phone (903) 798-3900

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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.	
	4/10/26
Signature	Date
Jeffrey Wood	
Printed Name	



Property Description
364 Acres
Bowie County, Texas

All that certain lot, tract or parcel of land lying and situated in the William Jenks Headright Survey, Abstract 321, Bowie County, Texas, being a part of Lots 1-3, Block 2, Allen Addition according to the plat recorded in Volume 40, Page 19 of the Plat Records of Bowie County, Texas, same being all of that certain tract of land described as 0.364 acres in the deed from Healthcare Certifications, LLC to Moonracer Laundry 2, LLC, dated April 17, 2024, recorded in Document No. 2024-00003722 of the Real Property Records of Bowie County, Texas, and being more particularly described by metes and bounds as follows:

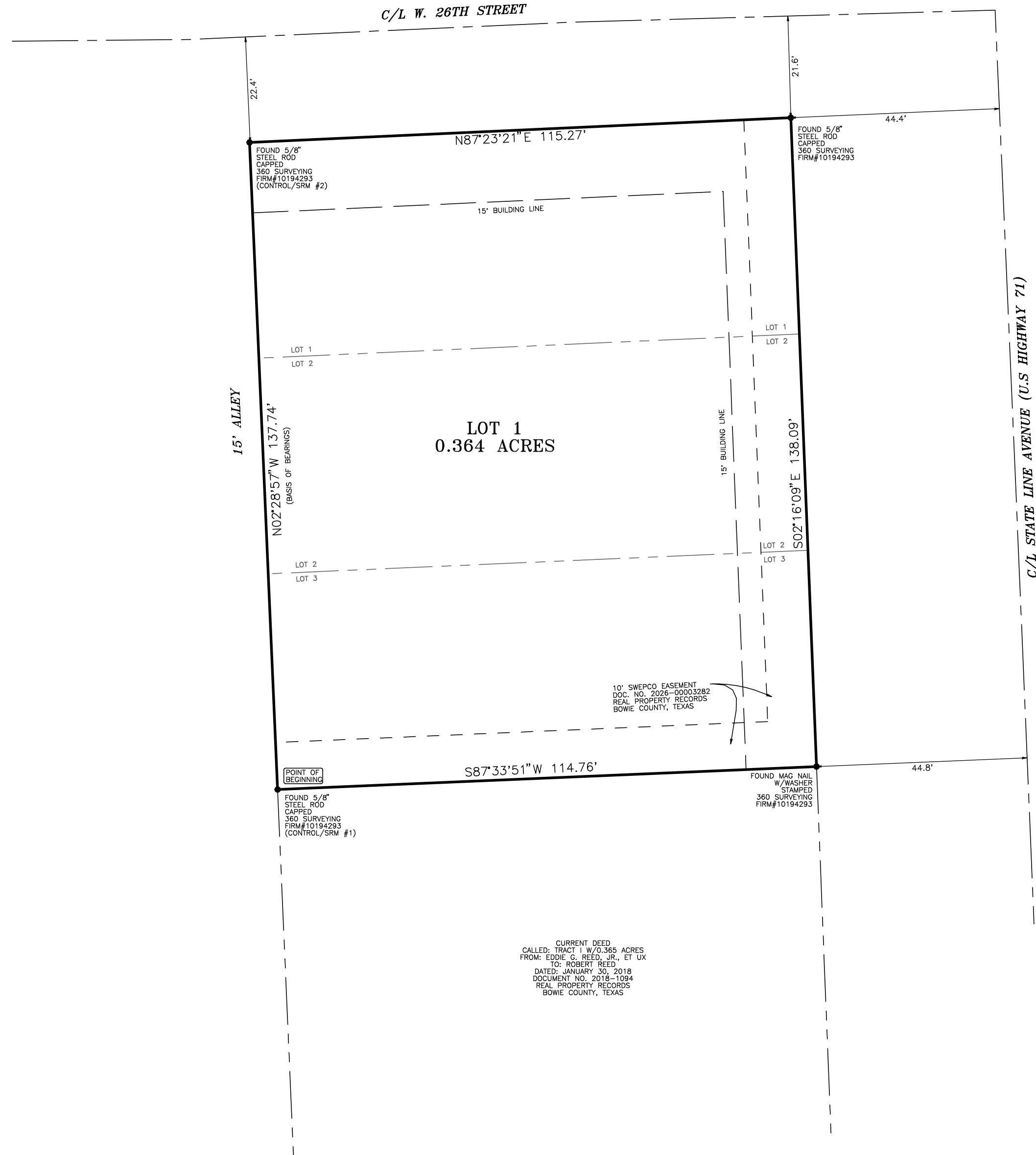
BEGINNING at a 5/8 inch steel rod (control monument) found for a corner, capped 360 SURVEYING FIRM#10194293, the Southwest corner of the said 0.364 acre tract, the Northwest corner of that certain tract of land described as Tract 1 with 0.365 acres in the deed from Eddie G. Reed, Jr., et ux to Robert Reed, dated January 30, 2018, recorded in Document No. 2018-1094 of the Real Property Records of Bowie County, Texas, and lying in the East line of a 15-foot alley;

THENCE North 02 degrees 28 minutes 57 seconds West, basis of bearings, a distance of 137.74 feet along the West line of the said 0.364 acre tract and the East line of the said 15-foot alley to a 5/8 inch steel rod (control monument) found for a corner, capped 360 SURVEYING FIRM#10194293, the Northwest corner of the said 0.364 acre tract and at the intersection of the East line of the said 15-foot alley and the South right-of-way line of West 26th Street;

THENCE North 87 degrees 23 minutes 21 seconds East a distance of 115.27 feet along the North line of the said 0.364 acre tract and the South right-of-way line of the said West 26th Street to a 5/8 inch steel rod found for a corner, capped 360 SURVEYING FIRM#10194293, the Northeast corner of the said 0.364 acre tract and at the intersection of the South right-of-way line of the said West 26th Street and the West right-of-way line of North State Line Avenue;

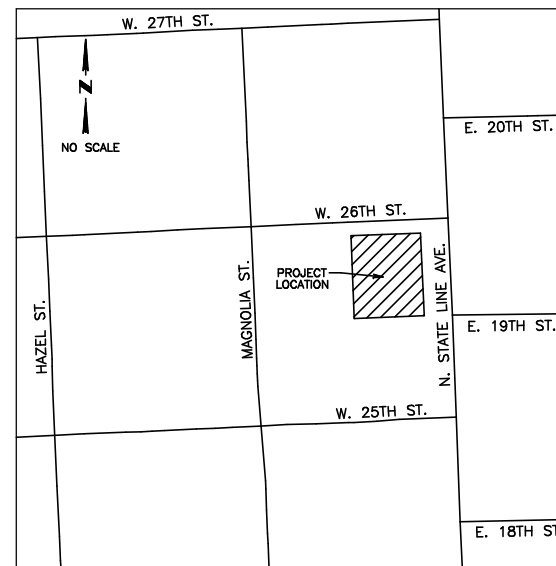
THENCE South 02 degrees 16 minutes 09 seconds East a distance of 138.09 feet along the East line of the said 0.364 acre tract and the West right-of-way line of the said State Line Avenue to a mag nail found for a corner, stamped 360 SURVEYING FIRM#10194293, the Southeast corner of the said 0.364 acre tract and the Northeast corner of the said 0.365 acre tract;

THENCE South 87 degrees 33 minutes 51 seconds West a distance of 114.76 feet along the South line of the said 0.364 acre tract and the North line of the said 0.365 acre tract to the point of beginning and containing 0.364 acres of land, at the time of this survey.



CURRENT DEED
CALLED: TRACT 1 0.365 ACRES
FROM: EDDIE G. REED, JR., ET UX
TO: ROBERT REED
DATED: JANUARY 30, 2018
DOCUMENT NO.: 2018-1094
REAL PROPERTY RECORDS
BOWIE COUNTY, TEXAS

VICINITY MAP



The bearings are based on Grid North within the Texas Coordinate System of 1983, North Central Zone, NAD83 (GCRS96, EPOCH2002.0), grid, with a bearing of North 02 degrees 28 minutes 57 seconds West. The following control monuments were used to establish the basis of bearings:

CONTROL MONUMENT #1
N=7236063.6219
E=3327451.9460

CONTROL MONUMENT #2
N=7236203.2317
E=3327445.9800

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

CERTIFICATE OF DEDICATION BY OWNER

We, Moonracer Laundry 2, LLC being the Owner of a tract of land as shown on the attached map or plat have caused the same to be surveyed, platted and subdivided as shown, and which subdivision shall hereafter be known as Spin City Addition, a subdivision of a part of the William Jenks Headright Survey, Abstract 321, Bowie County, Texas, and by these presents.

Brad Burris, Owner

STATE OF TEXAS
COUNTY OF BOWIE

Before me, the undersigned authority in and for said County and State, on this day personally appeared Brad Burris, 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

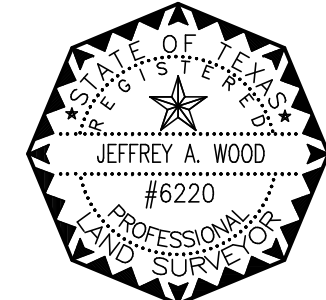
We, the undersigned, do hereby certify that the Spin City Addition, a subdivision of a part of the William Jenks Headright Survey, Abstract 321, Bowie County, Texas, together with the Owner's Certificate and Surveyor's Certificate of same were presented to the Planning Commission of the City of Texarkana, 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 _____ Chairman
Expires on _____ Secretary

CERTIFICATE OF ENGINEER OR SURVEYOR

I, Jeffrey A. Wood, do hereby certify that I am a Registered Professional Land Surveyor in the State of Texas and that subdivision plat attached hereto correctly reflects the results of a survey made by me on the ground December 9, 2024, 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 Spin City Addition, a subdivision of a part of the William Jenks Headright Survey, Abstract 321, Bowie County, Texas.

Jeffrey Wood
Jeffrey A. Wood
Registered Professional Land Surveyor
No. 6220, State of Texas
Firm Certificate No. 101011-00
Date: April 9, 2026



FLOOD STATEMENT:

By graphic plotting only, a portion of this property is in Zone "X" areas determined to be outside the 1% Annual Chance Flood. In Community of the City of Texarkana, Number 480060, Panel 0360, Suffix E, Map Number 48037C0360E, Dated December 21, 2017. No field surveying was performed to determine this zone and an elevation certification may be needed to verify this determination or apply for variance from the Federal Emergency Management Agency.

NOTES:

- 1) THE PURPOSE OF THE REPLAT IS TO COMBINE THE REMAINDER OF LOTS 1-3, BLOCK 2, ALLEN ADDITION INTO ONE LOT.
- 2) THIS PLAT IS NOT IN VIOLATION OF ANY RESTRICTIVE COVENANTS AFFECTING THE PROPERTIES.

SPIN CITY ADDITION		MTG ENGINEERS & SURVEYORS 5930 SUMMERHILL ROAD, TEXARKANA, TX P. 903.836.8553 WWW.MTGENGINEERS.COM TBP# FIRM NO. F-354 AR CO# NO. 125 © MTG 2026
BEING A REPLAT OF PART OF LOTS 1-3, BLOCK 2 ALLEN ADDITION		
Date	Revision/Description	
Drawn By DH	Checked By BLB	Project No. 246112
		Dwg. Date 4/9/26
		File No.
		Sheet No.

From: [TEX-Henslee, Dustin](#)
To: ["dwwiley@aep.com"](#); ["Zachary S Pianalto"](#); ["michael.a.latham@windstream.com"](#); [Chris Jackson](#); ["McCormick, Brandon K"](#); [TWU-Smith, Gary](#); [TEX-Daniel, Mashell](#); ["willb@bcec.com"](#); [TWU-Rogers, Terri](#); ["Langley, Joe"](#); [TTFD-James, Heather](#); ["mgross@bowieappraisal.org"](#); ["Tommy Bruce"](#); ["Brandon Brooks"](#); ["GREG STRICKLAND"](#); ["Stephanie Green"](#); ["Jeremy Lindsey"](#); ["dmcowell@swrea.com"](#); [TX-Maxey, Shawn](#); ["Adam Keahey"](#); ["Fisher, Jacob W"](#); ["OSPEngineering@rittercommunications.com"](#); ["Andy Moss"](#); ["Ritter Comm - Construction"](#)
Cc: [TEX-Puckett, Laura](#)
Subject: Plat Review - Spin City Addition
Date: Tuesday, April 14, 2026 7:58:00 AM
Attachments: [PlatReview-SpinCityAddition-04142026.pdf](#)

All,

We have received a request for approval of the plat for Spin City Addition being a replat of part of Lots 1 – 3, Block 2 Allen Addition. This property is located at the corner of W. 26th Street and State Line Avenue.

Attached is the application, checklist, and plat. This will be on the May 4, 2026 P& Z Agenda. Please review and provide any comments back to me via email by **12 PM, April 22, 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: Consider approval of the plat for McBryde Addtition being a replat of part of Blocks 13 and 14, Kenwood Park Addition, and Lot 6, Parkwood Addition located at or near 409 Wade Lane. Jeffrey Wood, MTG Engineers and Surveyors, agent.

Briefing:

Public Hearing:

Council Vote:

Item Schedule:

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

See attached memorandum.

Potential Options:

Approve, deny or table.

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

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

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:


NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

May 4, 2026

MEMORANDUM

To: Jeffrey Wood, MTG

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

Date: April 22, 2026

Subject: Consider approval of the plat for McBryde Addition being a replat of part of Blocks 13 and 14 Kenwood Park Addition and Lot 6 of Parkwood Addition

Comments are as follows: please refer to attached emails in the MyGOV Permit Review

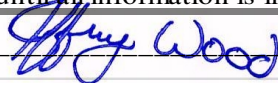
1. TxDOT – No response
2. Summit Utilities – No issues
3. Sparklight – No issues
4. Windstream - No response
5. Conterra – No response
6. Ritter – No issues
7. Electric Companies
 - a. AEP – SWEPCO has no objection to the McBryde Addition plat. There is a SWEPCO pad mount transformer and street light pole located at the southwest corner of 710 Boardwalk Ave. There is a SWEPCO overhead powerline on the west side of the driveway that goes to a pole in the middle of the property, from the entrance off Wade Ln.
 - b. Bowie Cass – No issue
 - c. REA – No response
8. TWU - No issues
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.

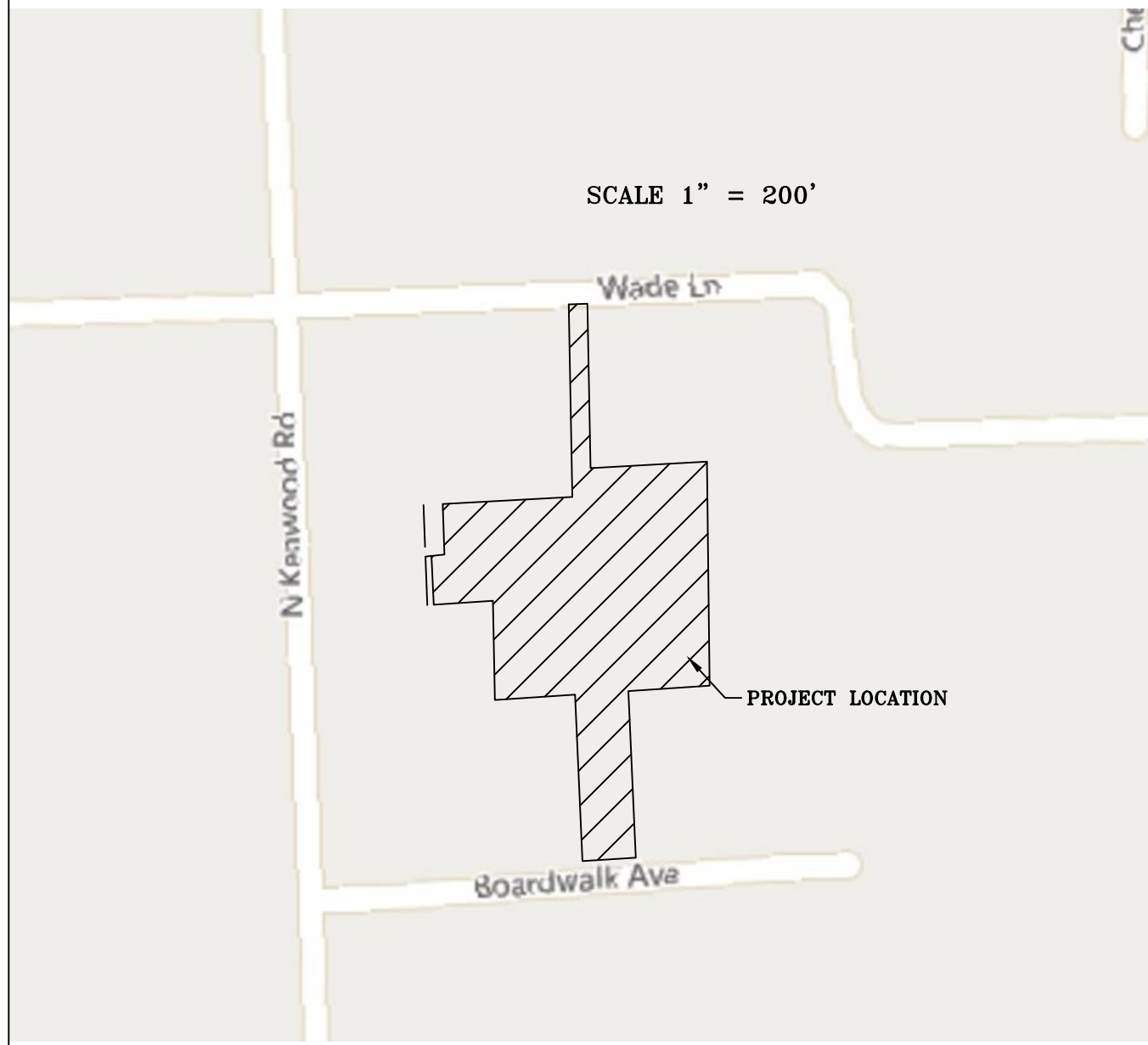


CITY OF
TEXARKANA
TEXAS

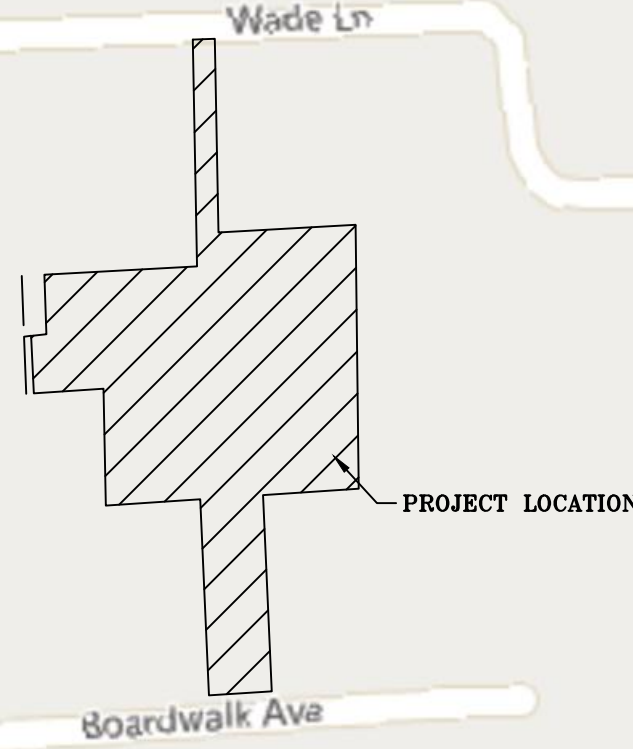
P.O. Box 1967
Texarkana, TX 75504
Phone (903) 798-3900

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.	
	4/13/26
Signature	Date
Jeffrey Wood	
Printed Name	

VICINITY MAP

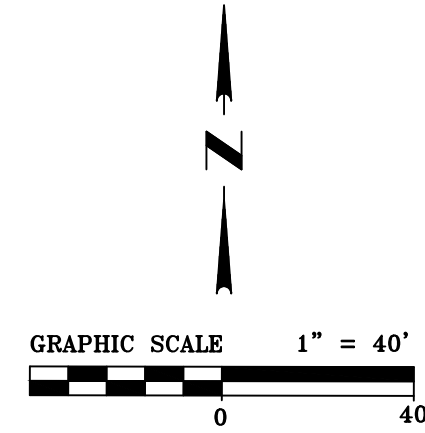


SCALE 1" = 200'



PROJECT LOCATION

LINE	BEARING	DISTANCE
L 1	N 87°38'31" E	152.80'
L 2	N 85°38'13" E	116.00'



CERTIFICATE OF ENGINEER OR SURVEYOR

I, Jeffrey A. Wood, do hereby certify that I am a Registered Professional Land Surveyor in the State of Texas and that subdivision plat attached hereto correctly reflects the results of a survey made by me on the ground February 15, 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 the McBryde Addition, a replat of Lot 6 Park Wood Addition, and a part of Blocks 13 and 14 of Kenwood Park, Bowie County, Texas.

Jeffrey Wood
 Jeffrey A. Wood
 Registered Professional Land Surveyor
 No. 6220, State of Texas
 Firm Certificate No. 101011-00
 Dated: April 13, 2026

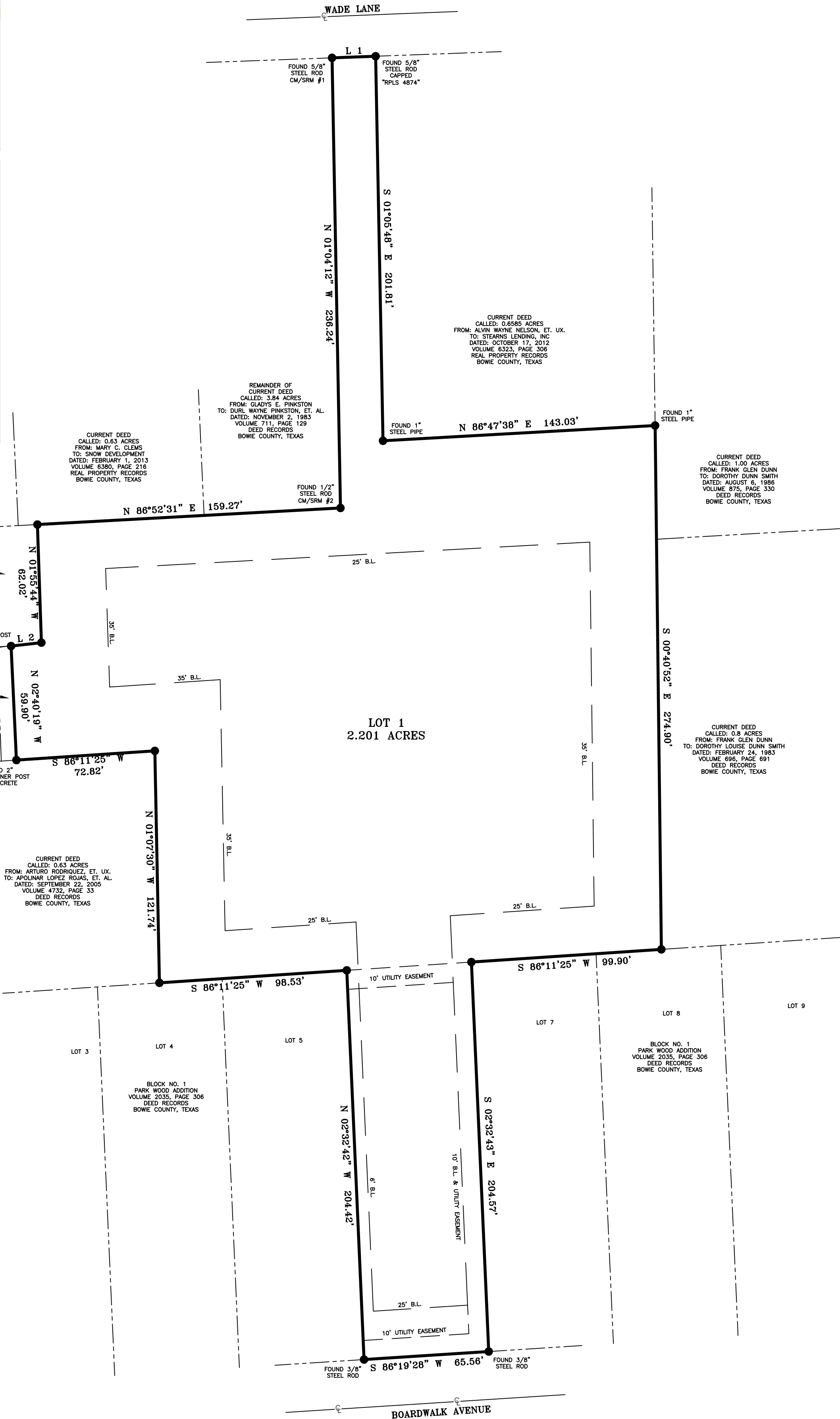


The bearings are based on Grid North within the Texas Coordinate System of 1983, North Central Zone, NAD83 (CORRSE, Epoch 2002.0), GRID, with a bearing of South 01 degrees 04 minutes 12 seconds East. The following Control Monuments were used to establish the basis of bearings:

CONTROL MONUMENT/SM #1: N=7338108.6100 E=4311668.0910
 CONTROL MONUMENT/SM #2: N=7337872.4160 E=4311666.5020

FLOOD STATEMENT:

By graphic plotting only, this property is in Zone "X" area determined to be outside the 1% Annual Chance Flood, in Community of the City of Texarkana, Number 480060, Panel 0350, Suffix E, Map Number 4803700350E, Dated December 21, 2017. No field surveying was performed to determine the zone and an elevation certification may be needed to verify this determination or apply for variance from the Federal Emergency Management Agency.



PROPERTY DESCRIPTION
 2.201 ACRES
 BOWIE COUNTY, TEXAS

All that certain lot, tract or parcel of land situated in the George Brinlee Headright Survey, Abstract No. 18, Bowie County, Texas, being all of Paulette C. McBryde to Jerry Wade McBryde, dated August 8, 1995, as recorded in Volume 3177, Page 263 of the Deed Records of Bowie County, Texas, being a part of that certain tract of land described as 1 acre in the deed from Paulette C. McBryde to Jerry Wade McBryde, dated August 8, 1995, as recorded in Volume 3177, Page 266 of the Deed Records of Bowie County, Texas, being all of that certain tract of land described in the deed from Paulette C. McBryde to Jerry Wade McBryde, dated May 1, 2008, Volume 5403, Page 111 of the Deed Records of Bowie County, Texas, being all of those certain tracts of land described as Tract One and Two in the deed from Paulette C. McBryde to Jerry Wade McBryde, dated August 8, 1995, Volume 3177, Page 269 of the Deed Records of Bowie County, Texas, being all of Lot No. 6, Block 1 of the Park Wood Addition, an addition to the City of Texarkana, Texas, Volume 2035, Page 306 of the Deed Records of Bowie County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch steel rod capped "RPLS4874" for a corner lying in the South line of Wade Lane, said corner being the Northeast corner being the Northeast corner of the said McBryde tract (3177/263), and the Northwest corner of that certain tract of land described as 0.6585 acres in the deed from Alvin Wayne Nelson, Et. Ux., to Stearns Lending, INC, dated October 17, 2012, as recorded in Volume 6323, Page 306 of the Real Property Records of Bowie County, Texas;

THENCE South 01 degrees 05 minutes 48 seconds East a distance of 201.81 feet along the East line of the said McBryde tract (3177/263) and the West line of the said 0.6585 acre tract to a 1 inch steel pipe found for a corner lying in the North line of the said 1 acre tract, said corner being the Southeast corner of the said McBryde tract (3177/263) and the Southwest corner of the said 0.6585 acre tract;

THENCE North 86 degrees 47 minutes 38 seconds East a distance of 143.03 feet along the North line of the said 1 acre tract and the South line of the said 0.6585 acre tract to a 1 inch steel pipe found for a corner lying in the West line of that certain tract of land described as 1.00 acres in the deed from Frank Glen Dunn to Dorothy Dunn Smith, dated August 6, 1986, as recorded in Volume 875, Page 330 of the Deed Records of Bowie County, Texas, said corner being the Northeast corner of the said 1 acre tract and the Southeast corner of the said 0.6585 acre tract;

THENCE South 00 degrees 40 minutes 52 seconds East a distance of 274.90 feet along the East line of the said 1 acre tract, the West line of the said 1.00 acre tract and west line of that certain tract of land described as 0.8 acre tract in the deed from Frank Glen Dunn to Dorothy Louise Dunn Smith, dated February 24, 1983, as recorded in Volume 696, Page 691 of the Deed Records of Bowie County, Texas, to a 1/2 inch steel rod capped "MTG ENG" set for a corner lying in the North line of Lot 8, Block of the said Park Wood Addition, said corner being the Southeast corner of the said 1 acre tract and the Southwest corner of the said 0.8 acre tract;

THENCE South 86 degrees 11 minutes 25 seconds West a distance of 99.90 feet along the South line of the said 1 acre tract and the North line of Lots 8 and 7, Block 1 of the said Park Wood Addition to a 1/2 inch steel rod capped "MTG ENG" set for a corner, said corner being the Northeast corner of the said Lot 6 and the Northwest corner of the said Lot 7;

THENCE South 02 degrees 32 minutes 43 seconds East a distance of 204.57 feet along the East line of the said Lot 6 and the West line of the said Lot 7 to a 3/8 inch steel rod found for a corner lying in the North line of Boardwalk Avenue, said corner being the Southeast corner of the said Lot 6 and the Southwest corner of the said Lot 7;

THENCE South 86 degrees 19 minutes 28 seconds West a distance of 65.56 feet along the North line of the said Boardwalk Avenue and the South line of Lot 6 to a 3/8 inch steel rod found for a corner, said corner being the Southwest corner of the said Lot 6 and the Southeast corner of Lot 5, Block 1 of the said Park Wood Addition;

THENCE North 02 degrees 32 minutes 42 seconds East a distance of 204.42 feet along the West line of the said Lot 6 and the East line of the said Lot 5 to a 1/2 inch steel rod capped "MTG ENG" set for a corner, said corner being the Northwest corner of the said Lot 6 and the Northeast corner of the said Lot 5, the Southeast corner of the said McBryde tract (5403/111) and the Southwest corner of the said 1 acre tract;

THENCE South 86 degrees 11 minutes 25 seconds West a distance of 98.53 feet along the South line of the said McBryde tract (5403/111) and the North line of Lots 5 and 4 of the said Park Wood Addition to a 1/2 inch steel rod capped "MTG ENG" set for a corner, said corner being the Southwest corner of the said McBryde tract (5403/111) and the Southeast corner of that certain tract of land described as 0.63 acres in the deed from Arturo Rodriguez, Et. Ux., to Apolinar Lopez Rojas, Et. Al., dated September 22, 2005, as recorded in Volume 4732, Page 33 of the Deed Records of Bowie County, Texas;

THENCE North 01 degrees 07 minutes 30 seconds West a distance of 121.74 feet along the West line of the said McBryde tract (5403/111) and the East line of the said 0.63 acre tract to a 1/2 inch steel rod capped "MTG ENG" set for a corner lying in the South line of the said Tract One, said corner being the Northwest corner of the said McBryde tract (5403/111) and the Northeast corner of the said 0.63 acre tract;

THENCE South 86 degrees 11 minutes 25 seconds West a distance of 72.82 feet along the South line of the said Tract One and the North line of the said 0.63 acre tract to a 2 inch fence corner post in concrete found for a corner, said corner being the Southwest corner of the said Tract One and the Southeast corner of the said Glenn Allensworth, Et. Al., to John F. Miller, Jr., dated May 14, 1982, as recorded in Volume 396, Page 480 of the Deed Records of Bowie County, Texas;

THENCE North 02 degrees 40 minutes 19 seconds West a distance of 59.90 feet along the West line of the said Tract One and the East line of the said Miller tract to a 2 inch fence corner post in concrete found for a corner lying in the South line of that certain tract of land described as 0.221 acres in the deed from George R. Ponder, Et. Ux., to Latonya Shantrell Lewis, dated February 28, 2022, as recorded in Document Number 2022-0002433 of the Real Property Records of Bowie County, Texas, said corner being the Northwest corner of the said Tract One and the Northeast corner of the said Miller tract;

THENCE North 83 degrees 36 minutes 13 seconds East a distance of 16.00 feet along the North line of the said Tract One and the Southeast corner of the said 0.221 acre tract to a 1/2 inch steel rod capped "MTG ENG" set for a corner, said corner being the Southeast corner of the said Tract Two and the Southeast corner of the said 0.221 acre tract;

THENCE North 01 degrees 55 minutes 44 seconds West a distance of 62.02 feet along the West line of the said Tract Two and the East line of the said 0.221 acre tract to a 1/2 inch steel rod capped "MTG ENG" set for a corner lying in the South line of that certain tract of land described as 0.63 acres in the deed from Mary C. Clems to Snow Development, dated February 1, 2013, as recorded in Volume 6308, Page 216 of the Real Property Records of Bowie County, Texas, said corner being the Northwest corner of the said Tract Two and the Northeast corner of the said 0.221 acre tract;

THENCE North 86 degrees 52 minutes 31 seconds East a distance of 159.27 feet along the North line of the said Tract Two, the South line of the said 0.63 acre tract and the South line of the said that certain tract of land described as 3.84 acres in the deed from Gladys E. Pinkston to Durl Wayne Pinkston, Et. Al., dated November 2, 1983, as recorded in Volume 711, Page 129 of the Deed Records of Bowie County, Texas, to a 1/2 inch steel rod found for a corner lying in the West line of the said 1 acre tract, said corner being the Northeast corner of the said Tract Two and the Southeast corner of the said Pinkston tract;

THENCE North 01 degrees 04 minutes 12 seconds West a distance of 236.24 feet along the West line of the said McBryde tract (3177/263) and the East line of the said 3.84 acre tract to a 5/8 inch steel rod found for a corner lying in the South line of the said Wade Lane, said corner being the Northwest corner of the said McBryde tract (3177/263) and the Northeast corner of the said 3.84 acre tract;

THENCE North 87 degrees 53 minutes 29 seconds East a distance of 22.89 feet along the South line of the said Wade Lane and the North line of the said McBryde tract (3177/263) to the POINT OF BEGINNING and containing 2.201 acres of land.

CERTIFICATE OF DEDICATION

I, Jerry McBryde, being the Owner of a tract of land as shown on the attached map or plat have caused the same to be surveyed, plotted and subdivided as shown, and which subdivision shall hereafter be known as McBryde Addition, a replat of Lot 6 Park Wood Addition, and a part of Blocks 13 and 14 of Kenwood Park, Bowie County, Texas.

Jerry McBryde

STATE OF TEXAS
 COUNTY OF _____

BEFORE ME, the undersigned authority, a Notary Public, in and for the State of Texas, on this day personally appeared Jerry McBryde whose name is subscribed to the foregoing instrument, and they acknowledged same for the purposes and considerations therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2026

Notary Public

CERTIFICATE OF APPROVAL BY PLANNING COMMISSION

I, the undersigned, do hereby certify that the McBryde Addition, a replat of Lot 6 Park Wood Addition, and a part of Blocks 13 and 14 of Kenwood Park, 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 all requirements in all respects, are in all things approved

on this the _____ day of _____, 2026

Planning Commission Approval Expires On _____

Chairman

Secretary

- NOTES:
- 1) THE PURPOSE OF THIS PLAT IS TO CREATE A 1 LOT SUBDIVISION PLAT
 - 2) ALL CORNERS ARE 1/2" STEEL ROD CAPPED "MTG ENG" SET UNLESS OTHERWISE NOTED.
 - 3) THIS PLAT IS NOT IN VIOLATION OF ANY RESTRICTIVE COVENANTS AFFECTING THE PROPERTY.

McBRYDE ADDITION		MTG ENGINEERS & SURVEYORS
BEING A REPLAT OF LOT 6 OF PARKWOOD ADDITION, AND A PART OF BLOCKS 13 AND 14 OF KENWOOD PARK		
2.201 ACRES IN THE GEORGE BRINLEE HEADRIGHT SURVEY ABSTRACT NO. 18 BOWIE COUNTY, TEXAS		
Drawn By JB	Checked By JW	Project No. 262053
		Dwg. Date 04/13/2026
		File No. 1 OF 1

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 - McBryde Addition
Date: Tuesday, April 14, 2026 8:06:00 AM
Attachments: [PlatReview-McBrydeAddition-04142026.pdf](#)

All,

We have received a request for approval of the plat for McBryde Addition being a replat of part of block 13 and 14 Kenwood Park Addition and Lot 6 of Parkwood Addition. This property is located between Wade Lane and Boardwalk Avenue.

Attached is the application, checklist, and plat. This will be on the May 4, 2026 P& Z Agenda. Please review and provide any comments back to me via email by **12 PM, April 22, 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-825: Specific Use Permit to allow the location of a HUD code manufactured home on an approximate 0.69-acre tract of land (being Tract 19-19A) MEP&P RWY HRS, A-434, located at 1106 Hatton Street. QuanTerica Moss, owner.

Briefing: 5/11/2026 **Public Hearing:** 6/8/2026 **Council Vote:** 6/8/2026

Item Schedule:

Brief once.

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request from Quanterica Moss, owner, for a Specific Use Permit to allow the location of a HUD code manufactured home on an approximate 0.69-acre tract of land being Trac 19-19A, MEP&P RWY HRS, A-434, located at 1106 Hatton Street. This parcel is currently zoned Single Family-3.

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

The adjacent zoning is Industrial-1 to the south and west and Single Family-2 to the north, and east. The adjacent land use is vacant lots to the south, west, north, and east.

Staff recommend approval of this request with the following stipulations:

1. That one 1998 or newer HUD code manufactured home be allowed on this property.
2. That the outside of the home and shutters be freshly painted.
3. That the home have new underpinning placed.
4. That new front porch be installed.
5. That the HUD code manufactured home be tied down/skirted/underpinned.
6. That the HUD code manufactured home be used for dwelling purposes only, human occupancy only.
7. 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.

8. 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.
9. That all driveways, parking, building codes/setbacks, engineered foundation, platting and flood plain requirements must be in accordance with the City of Texarkana, Texas codes.

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

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

Potential Options:

Approve, deny or table.

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommend approval with stipulations.

Advisory Board/Committee Review:

Planning and Zoning Commission

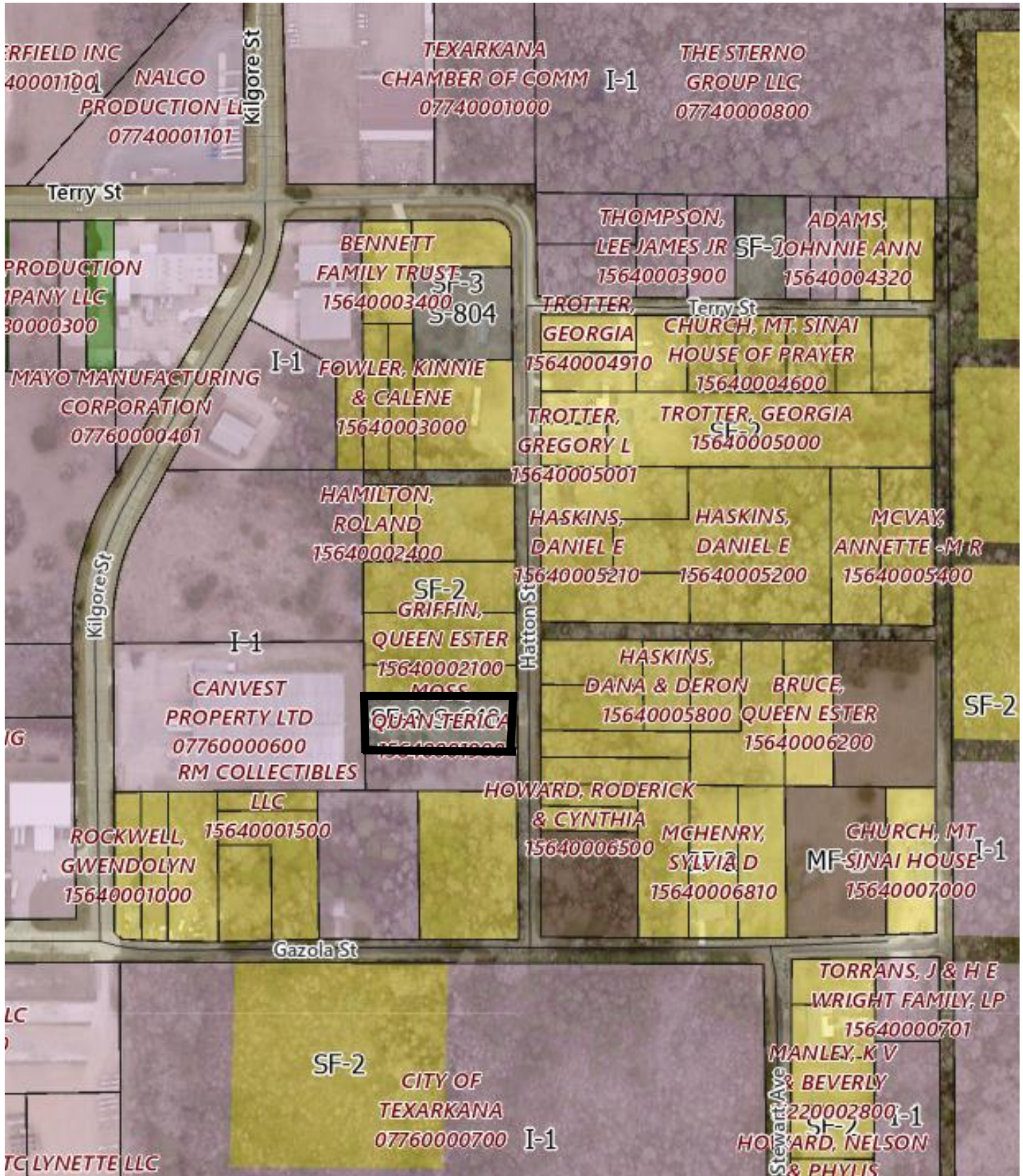
Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

May 4, 2026

1106 Hatton Street



1106 Hatton Street

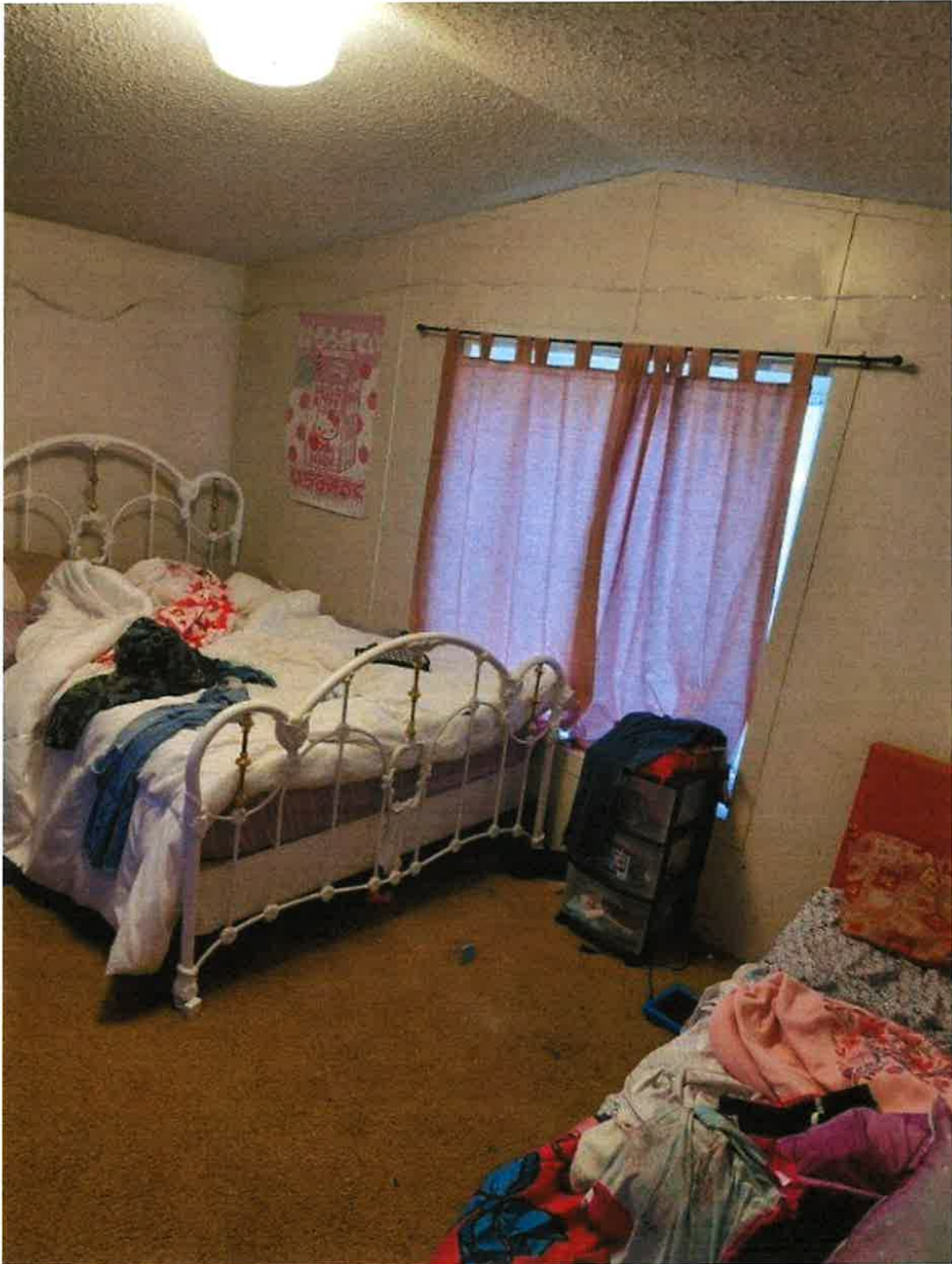


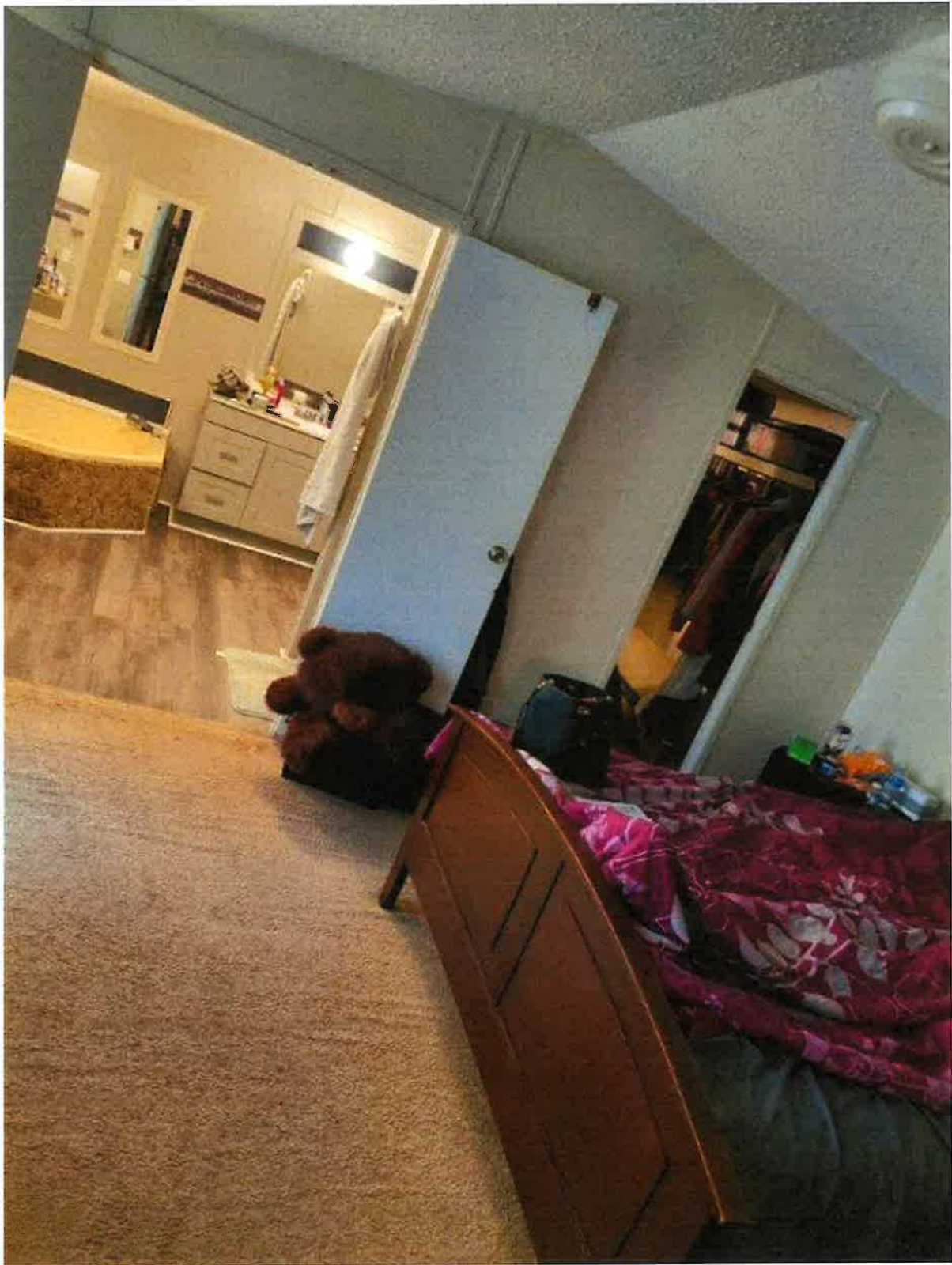




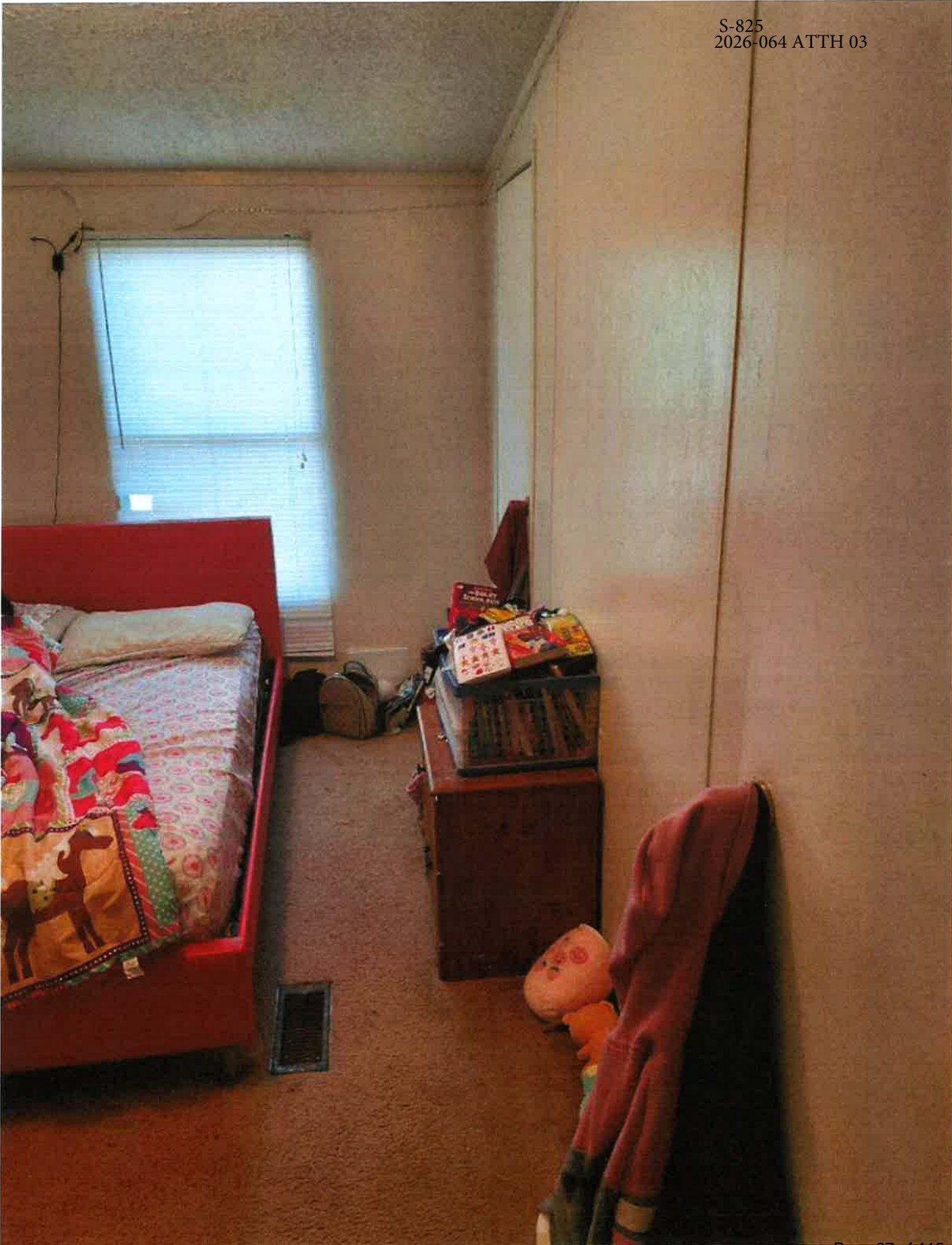
















2023-00018381 DEED Total Pages: 3

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.

WARRANTY DEED

KNOW ALL BY THESE PRESENTS:

THAT AUTHOR RAY JAMES, II, GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, does hereby grant, bargain, sell and convey unto QUANTERICA MOSS, GRANTEE, and unto Grantee's heirs and assigns forever, subject to the reservations from and exceptions to the conveyance and warranty, the following described lands located in the County of Bowie, State of Texas:

All that certain tract or parcel of land situated in Bowie County, Texas, a part of a certain 95.95 acre tract, a part of the M.E.P. & P. RY. CO. SURVEY, Abstract No. 434, that was conveyed by C.A. Wheeler to Bob Phillips tract hereby conveyed being described as follows:

BEGINNING at a point on the West boundary line of a 50 foot road that runs through said 95.95 acre tract, said point being 798.1 feet East and 390 feet North of the Southwest corner of said 95.95 acre tract, said point of being 798.1 feet East and 390 feet North of the Southwest corner of said 95.95 acre tract;

THENCE West 300 feet to a stake for corner;

THENCE North 50 feet to a stake for corner;

THENCE East 300 feet to a stake for corner on the West boundary line of said 50 foot road;

THENCE South with said road 50 feet to the Place of Beginning.

This conveyance is made subject to the following reservations from and exceptions to the conveyance:

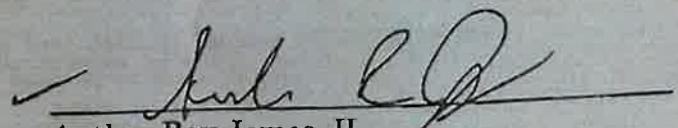
Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements; homestead or

2137552

community property or survivorship rights, if any, of any spouse of Grantee; any titles or rights asserted by anyone, including, but not limited to, persons, the public, corporations, governments or other entities to: (a) tidelands, or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs, or oceans; (b) lands beyond the line of the harbor or bulkhead lines as established or changed by any government; (c) filled-in lands, or artificial islands; (d) statutory water rights, including riparian rights; (e) the area extending from the line of mean low tide to the line of vegetation, or the rights of access to that area or easement along and across that area; standby fees, taxes and assessments by any taxing authority for the year 2023 and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, but not those taxes or assessments for prior years because of an exemption granted to a previous owner of the property under Section 11.13, Texas Tax Code, or because of improvements not assessed for a previous tax year. but not those taxes or assessments for prior years because of an exemption granted to a previous owner of the property under Section 11.13, Texas Tax Code, or because of improvements not assessed for a previous tax year; rights of parties in possession; visible and apparent roadways and/or easements; rights of parties in possession; visible and apparent roadways and/or easements; rights vested in and to the public for road right-of-way; any and all items, including but not limited to, any shortages in area and/or discrepancies in boundaries, the existence of which would be shown by a current and accurate survey of the property; all leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the public record.

Grantor, for the consideration and subject to the reservations from and 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 wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

WITNESS my hand this 19 day of October, 2023.



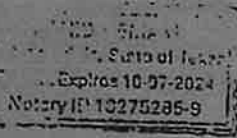
Author Ray James, II

State of Texas

County of Bowie

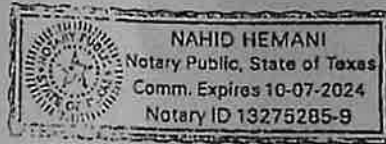
On this day before the undersigned Notary Public, personally appeared Author Ray James, II, satisfactorily proven to be the person whose name appears as Grantor in the foregoing instrument and stated that he executed the same for the consideration, uses and purposes therein stated.

In witness whereof, I hereunto set my hand and seal on this 19th day of October 2023.



Nahid H
Notary Public in and for the State of Texas

My commission expires: 10-07-2024



Document prepared by:
Unger Law Firm
Michael R. Unger, Attorney
4608 Summerhill Road
Texarkana, TX 75503

Grantee's Address:
Quan'Terica Moss
1106 Hatton St.
Texarkana, TX 75501

THE STATE OF TEXAS
COUNTY OF BOWIE

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

2023-00010381 DEED
10/23/2023 02:52:16 PM Total Fees: \$34.00

Tina Petty, County Clerk
Bowie County, Texas



2137552

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, May 4, 2026 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, June 8, 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: Quanterica Moss, owner

OWNER'S ADDRESS:

LOCATION OF REZONING: 1106 Hatton Street, Texarkana, Texas 75501

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

LEGAL DESCRIPTION: on an approximate 0.69-acre tract of land (being Tract 19-19A), MEP&P RWY HRS, A-434

CASE NUMBER: S-825 DATE MAILED: April 21, 2026, 2026

Briefing Sheet

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

Subject: Z-26-09: on Lot 1, Block 7, Richmond Hills Second Addition, located at 3202 Richmond Road, from Neighborhood Service to General Retail. Jay Castle, owner, and Farid Khan, agent.

Briefing: 5/11/2026 **Public Hearing:** 6/8/2026 **Council Vote:** 6/8/2026

Item Schedule:

Brief once.

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Jay Castle, owner, and Farid Khan, agent, to rezone on Part of Lots 1-2, Block 7, Richmond Hills Second Addition, located at 3202 Richmond Road from Neighborhood Service to General Retail.

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

The adjacent zoning is Neighborhood Service to the west, Office north, General Retail south, and Single Family-2 to the east. The adjacent land use is a retail to the west, dentist office north, retail south, and residential 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:

May 4, 2026

3202 Richmond Road



3202 Richmond 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, May 4, 2026 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, June 8, 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: Jay Castle, owner, and Farid Khan, agent

OWNER'S ADDRESS:

LOCATION OF REZONING: 3202 Richmond Road, Texarkana, Texas 75503

PROPOSED CHANGE: would like a drive-thru window for service

ZONING CHANGE FROM: Neighborhood Service TO: General Retail

LEGAL DESCRIPTION: Part of Lots 1-2, Block 7, Richmond Hill Second Addition

CASE NUMBER: Z-26-09

DATE MAILED: April 21, 2026

Briefing Sheet

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

Subject: Z-26-12: on Lot 22, and ½ of Lot 20, Block 6, H.S. Janes HRS, A-306, located at 4307 Gazola Street from Planned Development-Agriculture to Planned Development-Commercial. Inez Dixon, owner and Joe Thomas, agent.

Briefing: 5/11/2026 **Public Hearing:** 6/8/2026 **Council Vote:** 6/8/2026

Item Schedule:

Brief once.

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Inez Dixon, owner, and Joe Thomas, agent, to rezone on a portion of Lot 22 and ½ of Lot 20, Block 6, H.S. Janes HRS, A-306, located at 4307 Gazola Street from Planned Development-Agriculture to Planned Development-Commercial.

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

The adjacent zoning is Industrial-1 to the north, I-369 west, Single Family-2 south and Commercial to the east. The adjacent land use is equipment service north, I-369 west, vacant lot south, and residential 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

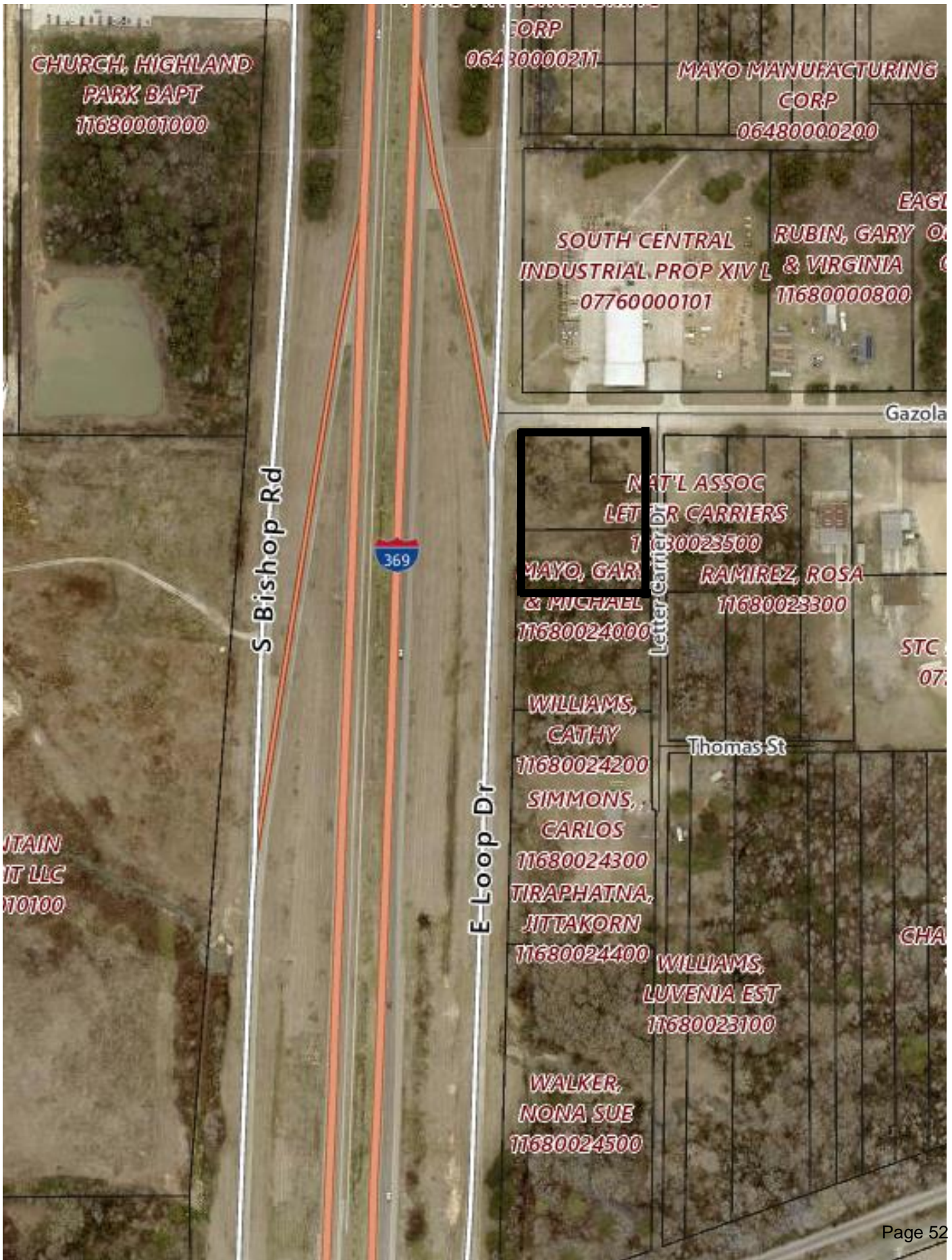
Advisory Board/Committee Meeting Date and Minutes:

May 4, 2026

4307 Gazola Street

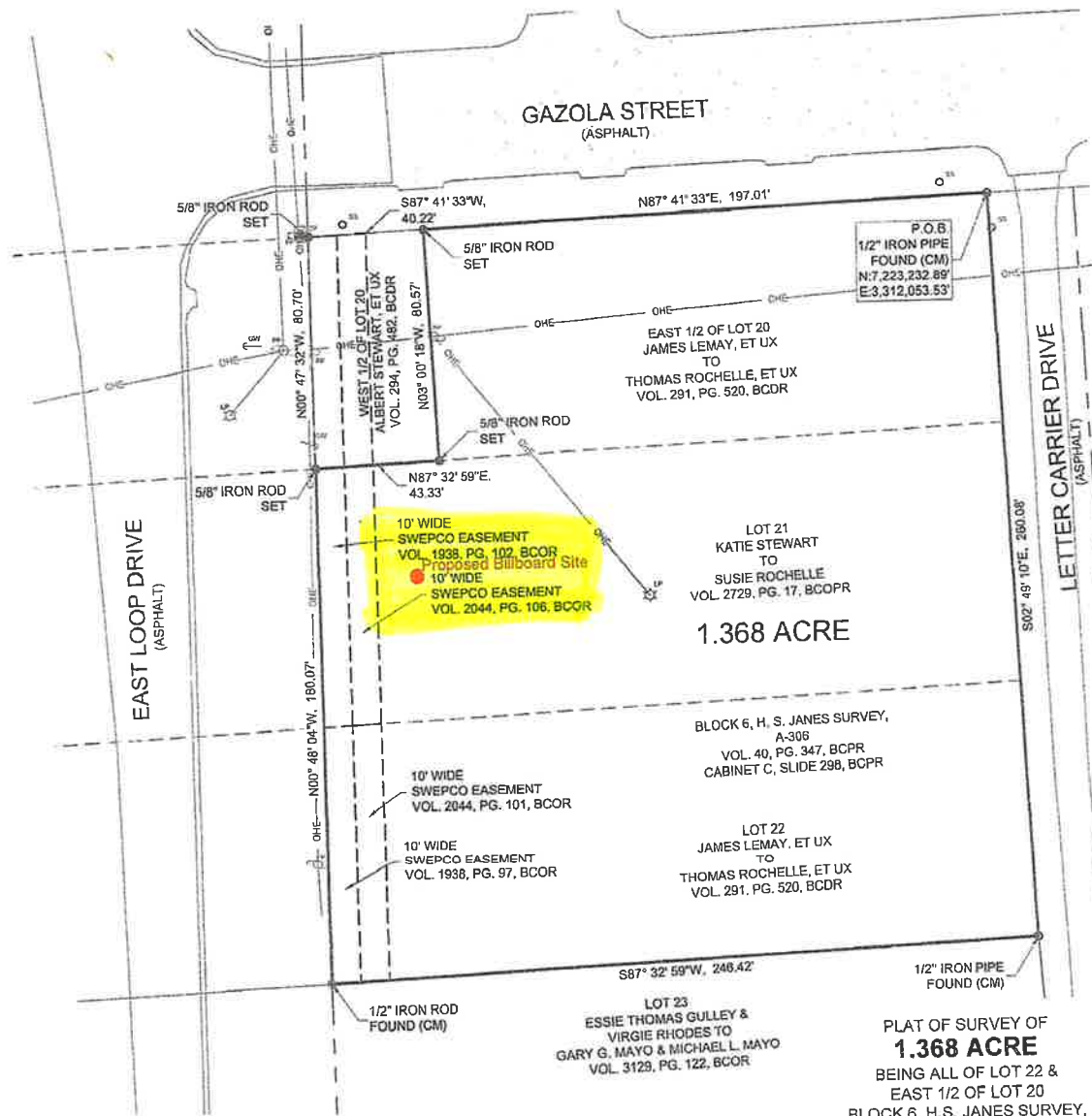
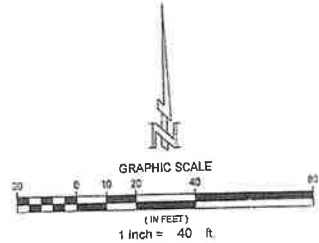


4307 Gazola Street



NOTES

1. BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), NORTH CENTRAL ZONE.
2. A CERTIFIED METES AND BOUNDS DESCRIPTION HAS BEEN PREPARED UNDER THE SAME JOB NUMBER AS A PART OF THIS PROFESSIONAL SERVICE.
3. THIS PROFESSIONAL SERVICE WAS PERFORMED WITHOUT BENEFIT OF HAVING BEEN FURNISHED A TITLE COMMITMENT. EASEMENTS AND/OR OTHER MATTERS AND/OR ISSUES RELATING TO TITLE COULD AND MAY EXIST.
4. ACCORDING TO TEXAS LOCAL GOVERNMENT CODE, CHAPTER 212.004 AND 212.005, DIVIDING ANY TRACT OR LOT INTO TWO OR MORE PARTS WITHOUT BENEFIT OF A SUBDIVISION PLAT APPROVED AND RECORDED WITH THE COUNTY CLERK, IS A VIOLATION OF CITY ORDINANCE AND/OR STATE LAW, SUBJECTING THE VIOLATOR TO FINES AND/OR THE WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
5. THERE ARE NO VISIBLE EASEMENTS, ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.



SURVEYORS CERTIFICATION

I HEREBY CERTIFY THIS PLAT AS A REPRESENTATION OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, THAT IT REFLECTS THE FACTS AS FOUND AT THE TIME OF SAID SURVEY, AND THAT IT SUBSTANTIALLY CONFORMS TO THE CURRENT GENERAL RULES OF PROCEDURES AND PRACTICES, ESTABLISHED BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.



Nicholas Northcutt
 APRIL 02, 2026
 DATE
 NICHOLAS NORTHCUTT
 PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 6884

LEGEND	
	POWER POLE
	LIGHT POLE
	GUY WIRE
	TELEPHONE PEDESTAL
	SANITARY SEWER MANHOLE
	CONTROLLING MONUMENT
	OVERHEAD ELECTRIC

PLAT OF SURVEY OF
1.368 ACRE
 BEING ALL OF LOT 22 &
 EAST 1/2 OF LOT 20
 BLOCK 6, H. S. JAMES SURVEY,
 VOLUME 40, PAGE 357, BCPR
 CABINET C, SLIDE 298, BCPR
 JAMES LEMAY, ET UX TO
 THOMAS ROCHELLE, ET UX
 VOLUME 291, PAGE 520, BCDR
 BEING ALL OF LOT 21
 KATIE STEWART
 TO SUSIE ROCHELLE
 VOLUME 2729, PAGE 17, BCOPR
 IN THE H. S. JAMES SURVEY, A-306
 BOWIE COUNTY, TEXAS

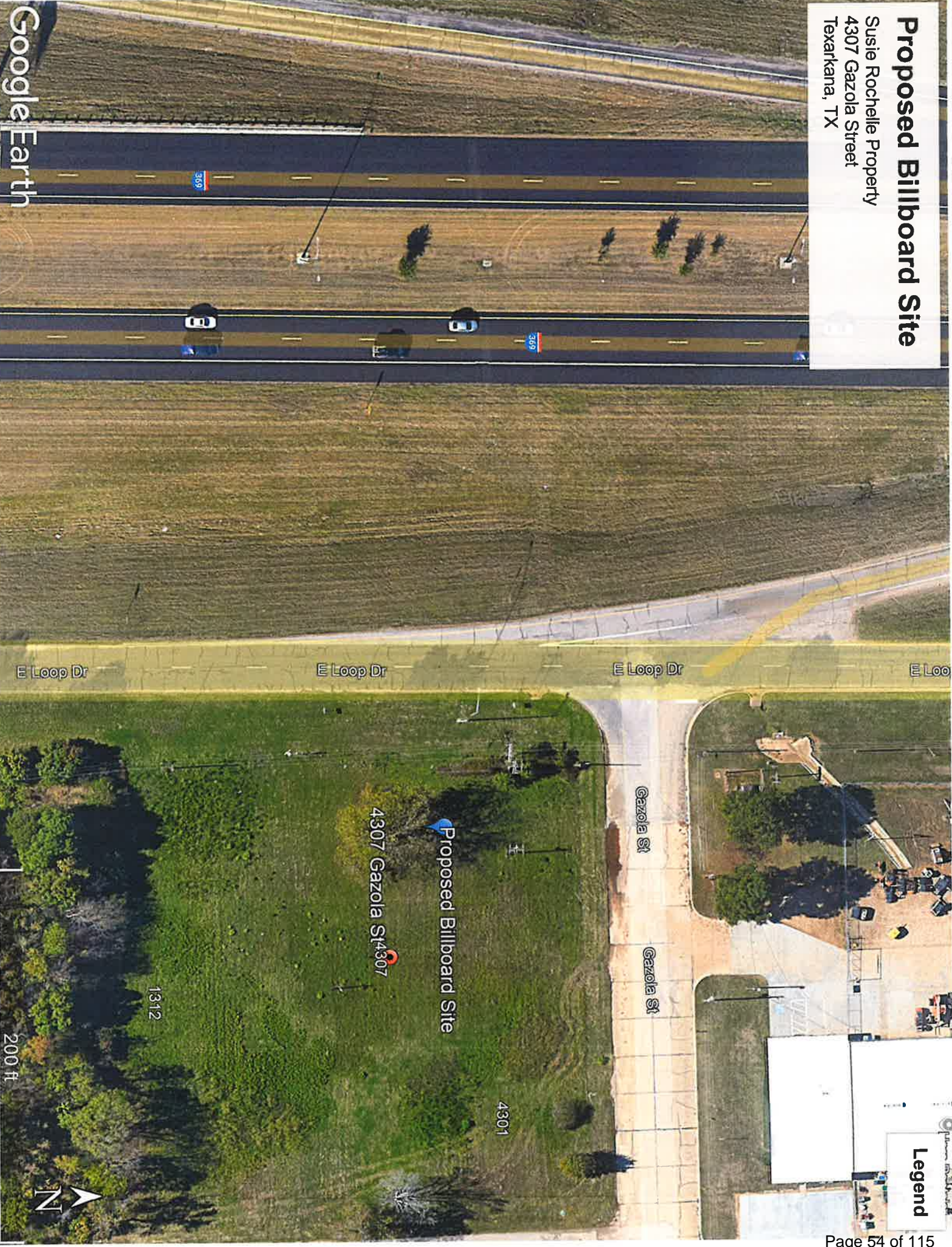
Northcutt
 Land Surveying
 8725 FM 1972, GALMER, TEXAS 75645
 WWW.NORTHCUTTSURVEYING.COM
 PH: 803-371-8833 TEXELS: 1614706
 EMAIL: NICH@NORTHCUTTSURVEYING.COM

APRIL 3, 2026 DRAWN BY: NWN JOB #1108-004

Proposed Billboard Site

Susie Rochelle Property
4307 Gazola Street
Texarkana, TX

Google Earth



Legend

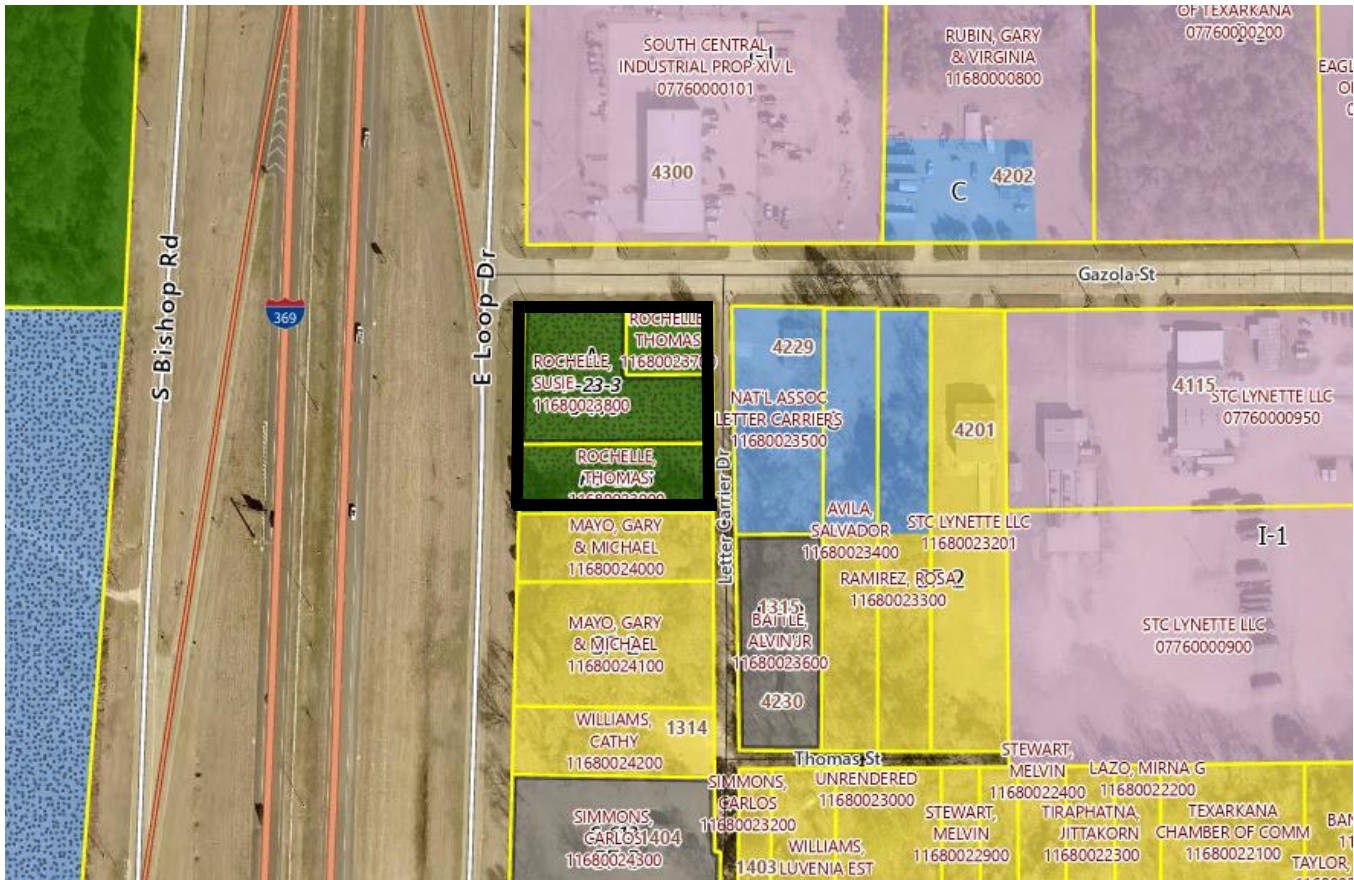
NOTICE OF PUBLIC HEARINGS

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PLANNING & ZONING COMMISSION: Hearing Date: MONDAY, May 4, 2026 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, June 8, 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 Joe Thomas, agent

OWNER'S ADDRESS: [REDACTED]

LOCATION OF REZONING: 4307 Gazola Street, Texarkana, Texas 75501

PROPOSED CHANGE: construction of an off-premises billboard

ZONING CHANGE FROM: Planned Development-Agriculture TO: Planned Development-Commercial

LEGAL DESCRIPTION: Lot 22 and 1/2 of Lot 20, Block 6, H.S. Janes

CASE NUMBER: Z-26-12

DATE MAILED: April 21, 2026

Briefing Sheet

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

Subject: S-828: Specific Use Permit to allow the one additional use of an outdoor off-premises advertising sign/billboard on Lot 22, and ½ of Lot 20, Block 6, H.S. Janes, located at 4307 Gazola Street. Inez Dixon, owner, and Joe Thomas, agent.

Briefing: 5/11/2026 **Public Hearing:** 6/8/2026 **Council Vote:** 6/8/2026

Item Schedule:

Brief once.

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Inez Dixon, owner, and Joe Thomas, agent, for a Specific Use Permit to allow one additional use for an off-premise advertising billboard on a portion of Lot 22 and ½ of Lot 20, Block 6, H.S. Janes HRS, A-306, located at 4307 Gazola Street. This property is vacant land. The Future Land Use Map has designated this property as “Industrial”.

The adjacent zoning is Industrial-1 to the north, I-369 west, Single Family-2 south and Commercial to the east. The adjacent land use is equipment service north, I-369 west, vacant lot south, and residential to the east.

A Specific Use Permit is required to allow the off-premises billboard in the Planned Development-Commercial zoning district.

Staff recommends approval of this request. Staff would like to stipulate 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 recommend approval of this request.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

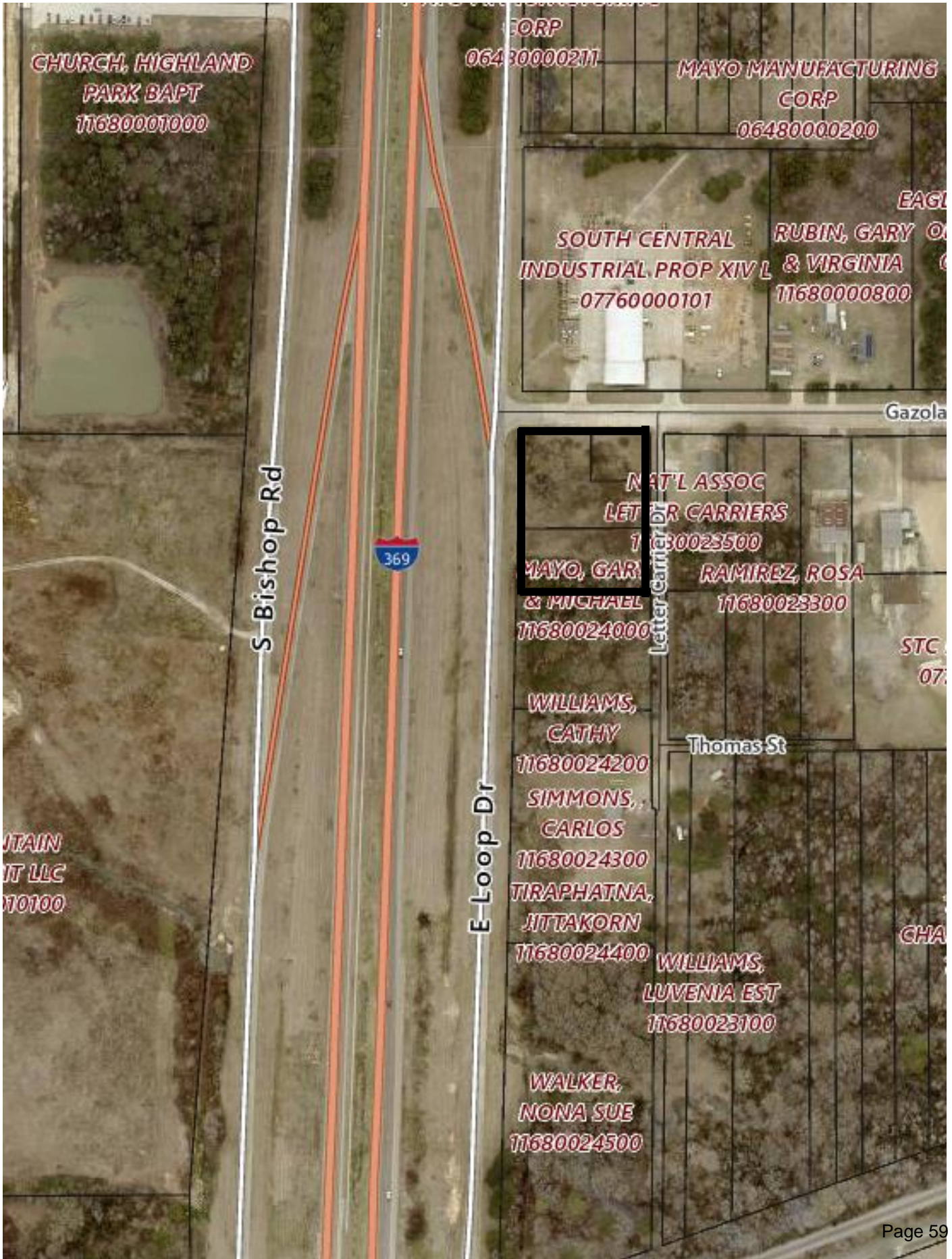
Advisory Board/Committee Meeting Date and Minutes:

May 4, 2026

4307 Gazola Street



4307 Gazola Street



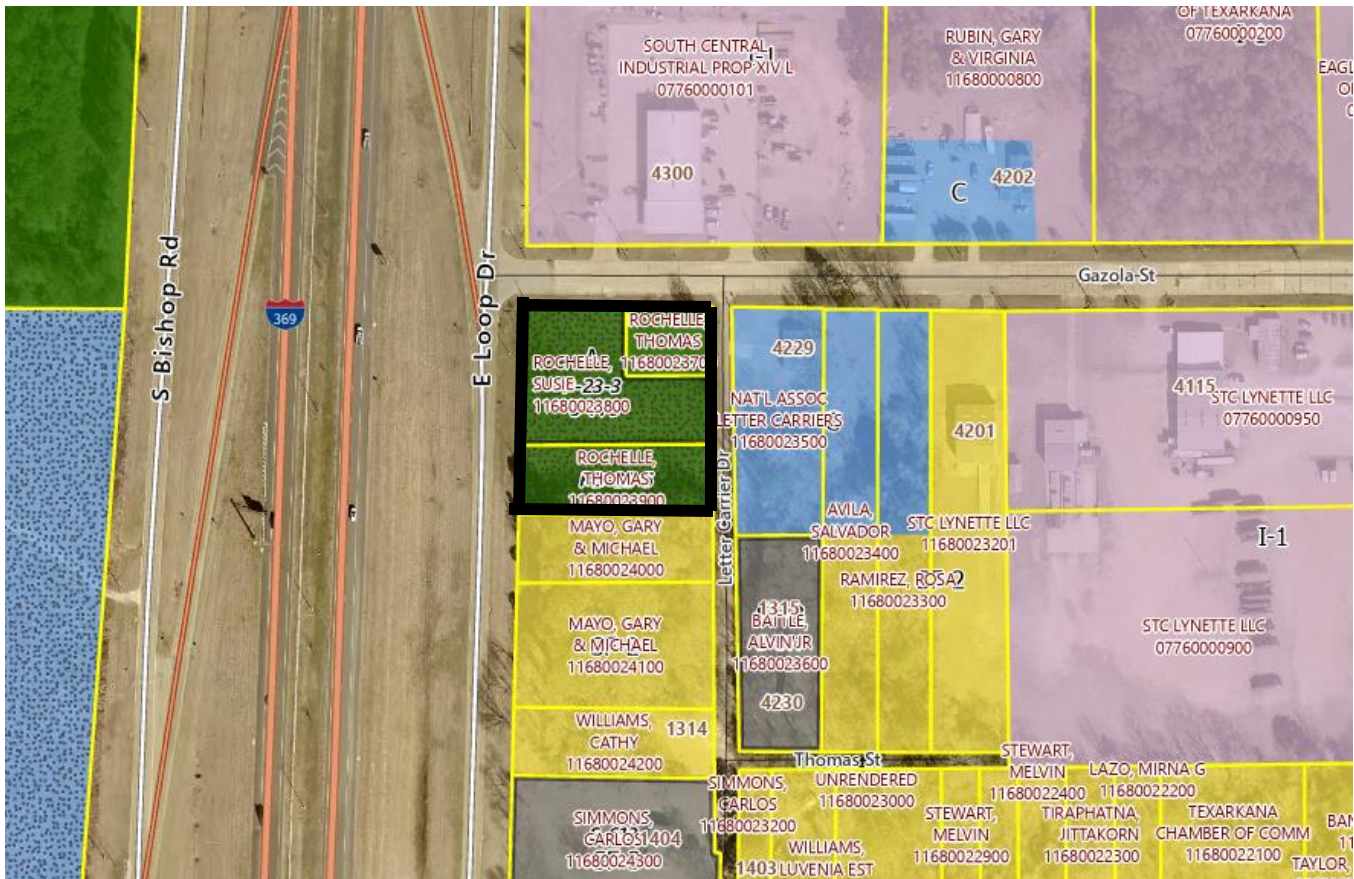
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PLANNING & ZONING COMMISSION: Hearing Date: MONDAY, May 4, 2026 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, June 8, 2026 Hearing Time: 6:00 pm

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OWNER: Inez Dixon, owner, and Joe Thomas, agent

OWNER'S ADDRESS: [REDACTED]

LOCATION OF REZONING: 4307 Gazola Street, Texarkana, Texas 75501

PROPOSED CHANGE: to allow the location and one additional use of an off-premises billboard

LEGAL DESCRIPTION: Lot 22 and 1/2 of Lot 20, Block 6, H.S. Janes

CASE NUMBER: S-828 DATE MAILED: April 21, 2026, 2026

Briefing Sheet

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

Subject: Amendment to PD-23-3 for site plan approval on Lot 22, and ½ of Lot 20, Block 6, H.S. Janes, located at 4307 Gazola Street. Inez Dixon, owner, and Joe Thomas, agent.

Briefing: 5/11/2026 **Public Hearing:** 6/8/2026 **Council Vote:** 6/8/2026

Item Schedule:

Brief once.

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is an amended request by Inez Dixon, owner, and Joe Thomas, agent, for site plan approval on Lot 22, and ½ of Lot 20, Block 6, H.S. Janes HRS, A-306, located at 4307 Gazola Street. The current zoning is Planned Development-Agriculture being rezoned to Planned Development-Commercial.

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

The adjacent zoning is Industrial-1 to the north, I-369 west, Single Family-2 south and Commercial to the east. The adjacent land use is equipment service north, I-369 west, vacant lot south, and residential to the east.

The site plan consists of the following:

1. The construction of a 14-foot by 48-foot, 672 sq ft billboard.
2. The access driveway will be off Gazola Street.
3. Any access driveway from East Loop Drive must be submitted to TxDOT for approval.
4. There will be 1 parking space for maintenance crew.
5. Civil review and stormwater permit required.
6. There is a six-inch (6”) sanitary sewer main along the south side of Gazola Street in the area specified.

7. There is an eight-inch (8") sanitary sewer main and a six-inch water main along the West side of Letter Carrier Drive.
8. The Utility reserves the right to request additional utility easements upon review of the plans.
9. The size and location of the existing water and sanitary sewer mains have not been field verified. The developer's representative shall field verify the size and location of the existing utilities before designing or constructing extensions of the system.

Staff recommend for approval of the site plan with stipulations.

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

Potential Options:

Approve, deny or table.

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommend approval of this request with stipulations.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

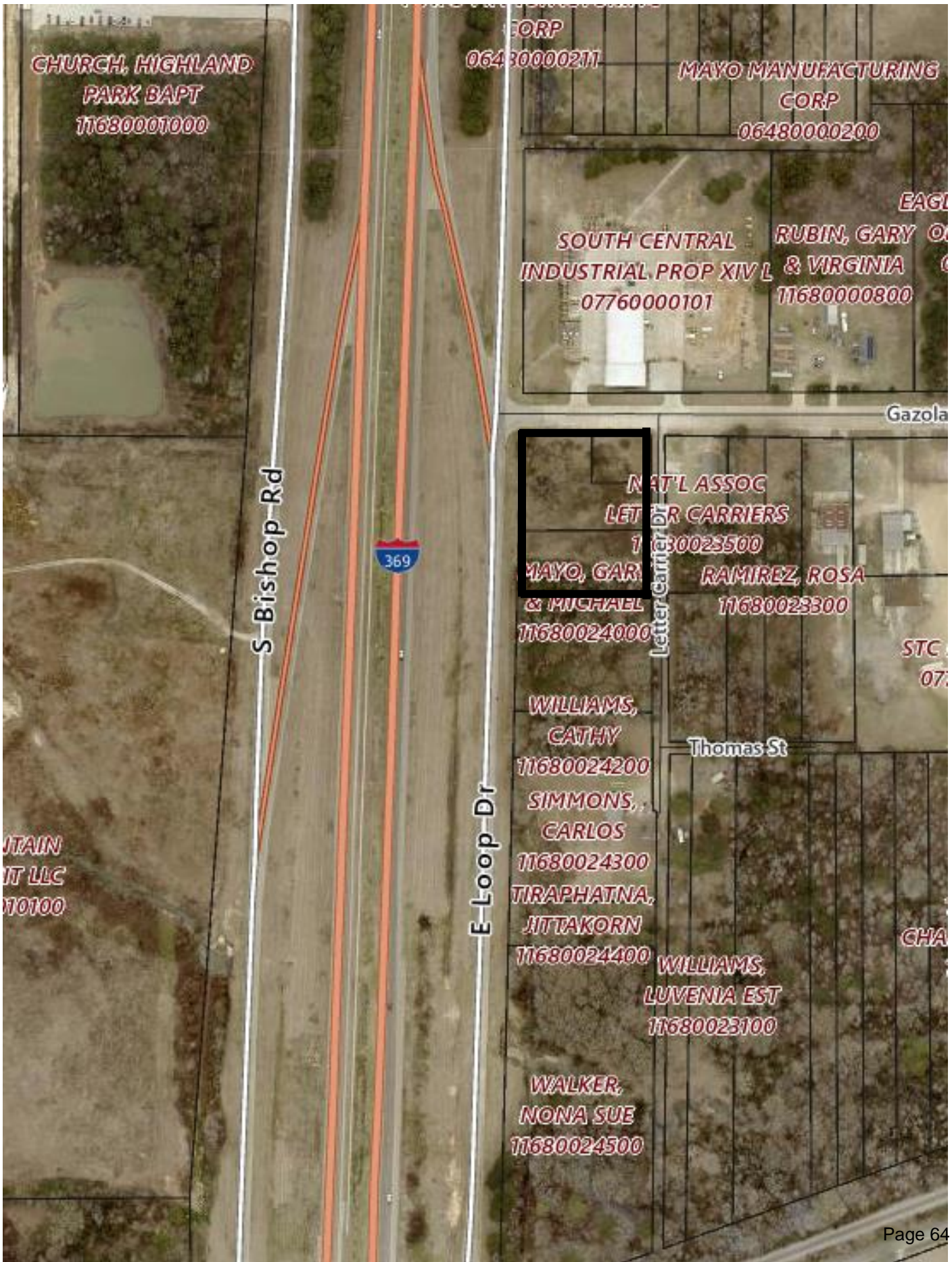
Advisory Board/Committee Meeting Date and Minutes:

May 4, 2026

4307 Gazola Street

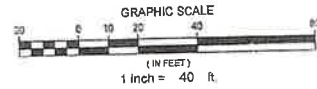


4307 Gazola Street



NOTES

1. BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), NORTH CENTRAL ZONE.
2. A CERTIFIED METES AND BOUNDS DESCRIPTION HAS BEEN PREPARED UNDER THE SAME JOB NUMBER AS A PART OF THIS PROFESSIONAL SERVICE.
3. THIS PROFESSIONAL SERVICE WAS PERFORMED WITHOUT BENEFIT OF HAVING BEEN FURNISHED A TITLE COMMITMENT. EASEMENTS AND/OR OTHER MATTERS AND/OR ISSUES RELATING TO TITLE COULD AND MAY EXIST.
4. ACCORDING TO TEXAS LOCAL GOVERNMENT CODE, CHAPTER 212.004 AND 212.005, DIVIDING ANY TRACT OR LOT INTO TWO OR MORE PARTS WITHOUT BENEFIT OF A SUBDIVISION PLAT APPROVED AND RECORDED WITH THE COUNTY CLERK, IS A VIOLATION OF CITY ORDINANCE AND/OR STATE LAW, SUBJECTING THE VIOLATOR TO FINES AND/OR THE WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
5. THERE ARE NO VISIBLE EASEMENTS, ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.



SURVEYORS CERTIFICATION

I HEREBY CERTIFY THIS PLAT AS A REPRESENTATION OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, THAT IT REFLECTS THE FACTS AS FOUND AT THE TIME OF SAID SURVEY, AND THAT IT SUBSTANTIALLY CONFORMS TO THE CURRENT GENERAL RULES OF PROCEDURES AND PRACTICES, ESTABLISHED BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.



Nicholas Northcutt
 APRIL 02, 2026
 DATE
 NICHOLAS NORTHCUTT
 PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 6884

LEGEND	
	POWER POLE
	LIGHT POLE
	GUY WIRE
	TELEPHONE PEDESTAL
	SANITARY SEWER MANHOLE
	CONTROLLING MONUMENT
	OVERHEAD ELECTRIC

PLAT OF SURVEY OF
1.368 ACRE
 BEING ALL OF LOT 22 &
 EAST 1/2 OF LOT 20
 BLOCK 6, H. S. JANES SURVEY,
 VOLUME 40, PAGE 357, BCPR
 CABINET C, SLIDE 298, BCPR
 JAMES LEMAY, ET UX TO
 THOMAS ROCHELLE, ET UX
 VOLUME 291, PAGE 520, BCOR
 BEING ALL OF LOT 21
 KATIE STEWART
 TO SUSIE ROCHELLE
 VOLUME 2729, PAGE 17, BCOPR
 IN THE H. S. JANES SURVEY, A-308
 BOWIE COUNTY, TEXAS

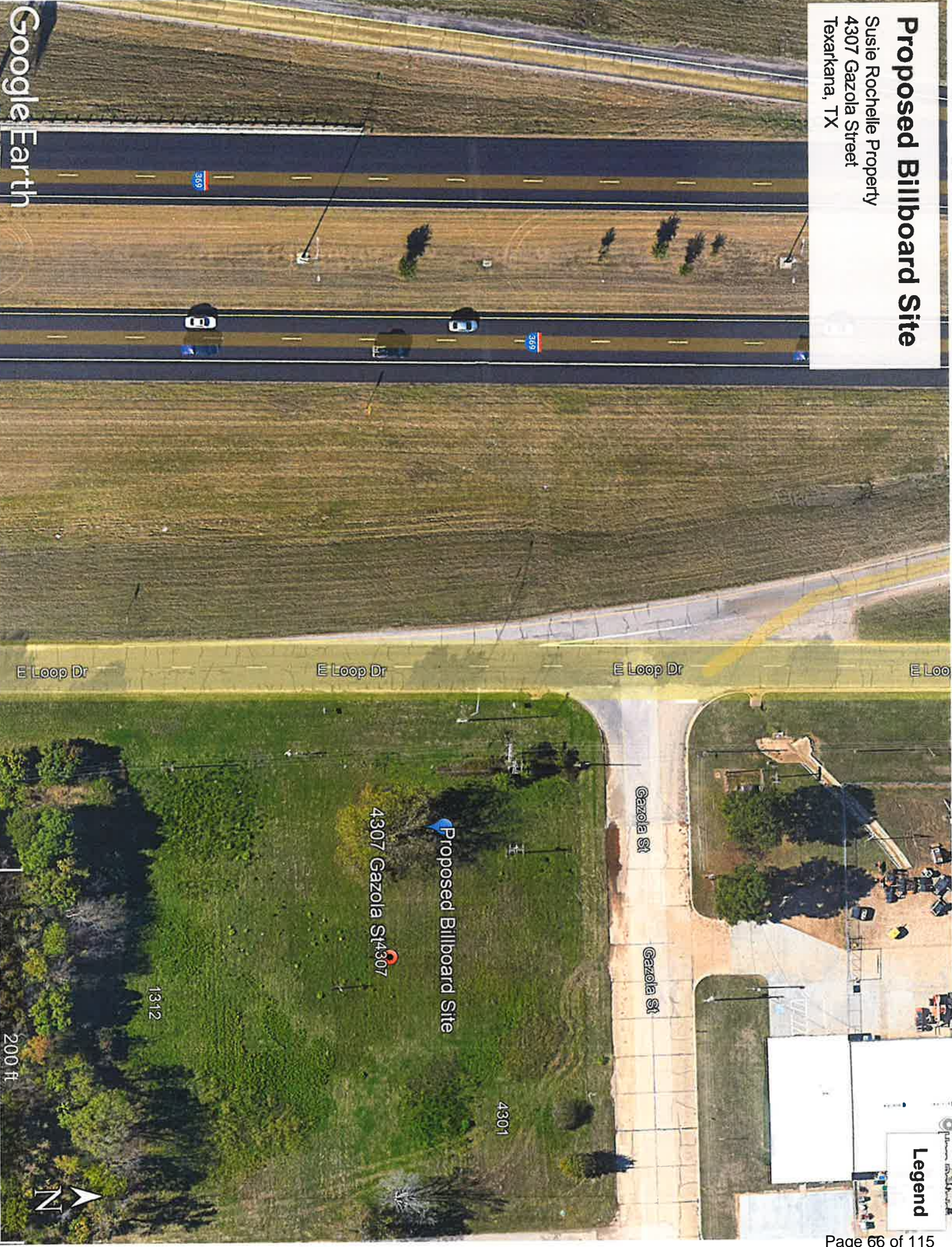
Northcutt
 Land Surveying
 8725 FM 1972, GALMER, TEXAS 75645
 WWW.NORTHCUTTSURVEYING.COM
 PH: 803-371-8833 TEXELS 1614706
 EMAIL: NICH@NORTHCUTTSURVEYING.COM

APRIL 3, 2026 DRAWN BY: NWN JOB #1108-004

Proposed Billboard Site

Susie Rochelle Property
4307 Gazola Street
Texarkana, TX

Google Earth



Legend

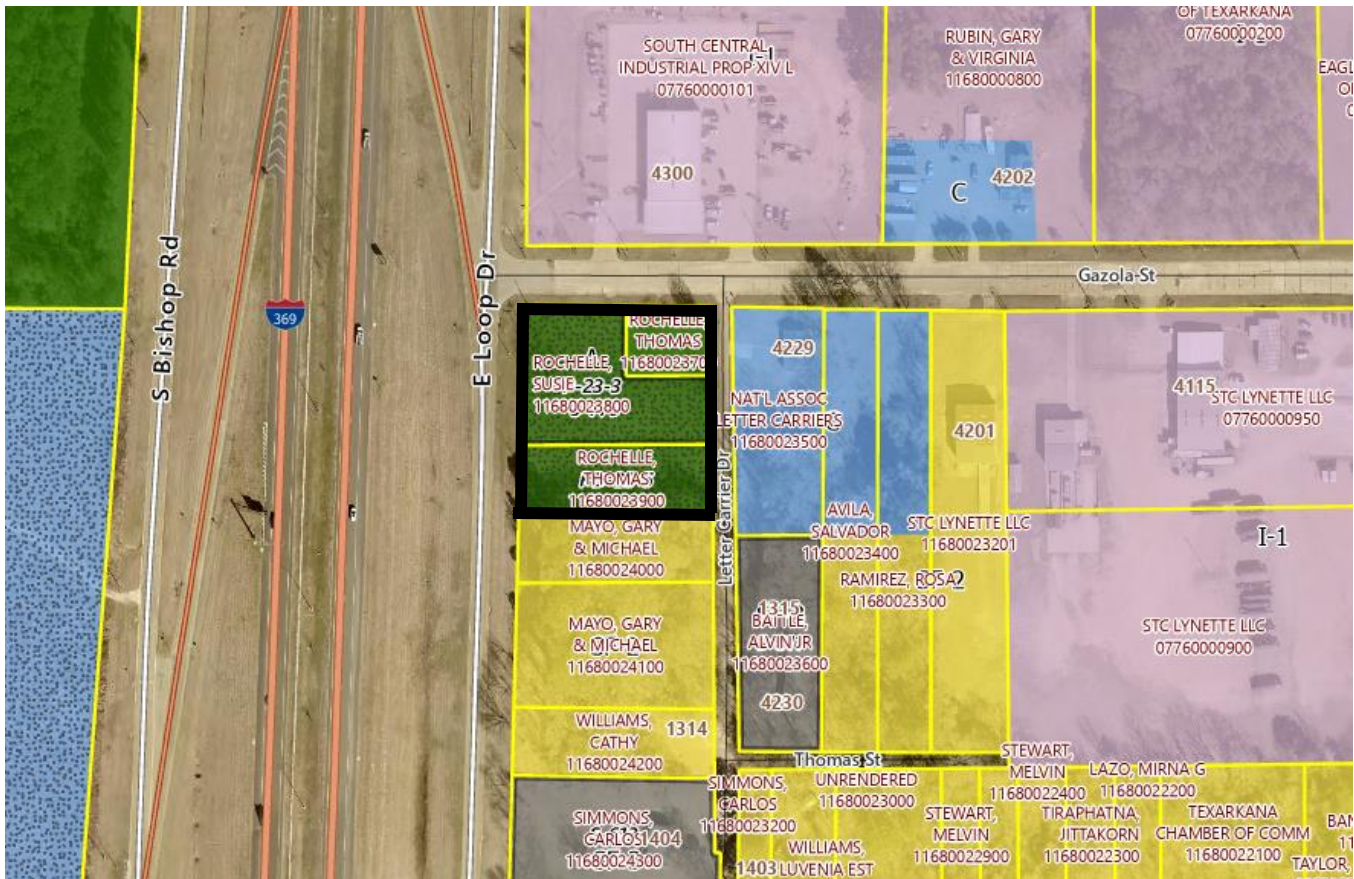
NOTICE OF PUBLIC HEARINGS

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PLANNING & ZONING COMMISSION: Hearing Date: MONDAY, May 4, 2026 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, June 8, 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 Joe Thomas

OWNER'S ADDRESS: [REDACTED]

LOCATION OF REZONING: 4307 Gazola Street, Texarkana, Texas 75503

PROPOSED CHANGE: site plan approval for the construction of an off-premise billboard

LEGAL DESCRIPTION: Lot 22 and ½ of Lot 20, Block 6, H.S. Janes

CASE NUMBER: Amendment-PD-23-3 DATE MAILED: April 21, 2026

Briefing Sheet

Department: Development Services **Action Officer:** Laura Puckett, Zoning Administrator
Subject: Z-26-10: rezoning on the West 164.6’ of Lots 3-4, Block 4, Urban Heights, located in the 3900 block of Collom Street from Single Family-2 to Single Family-3. Randy Pitts, owner.

Briefing: 5/11/2026 **Public Hearing:** 6/8/2026 **Council Vote:** 6/8/2026

Item Schedule:

Brief once.

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Randy Pitts, owner, to rezone on the west 164.6’ of Lots 3-4, Block 4, Urban Heights, located in the 3900 block of Collom Street from Single Family-2 to Single Family-3.

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

The adjacent zoning is Single Family-2 to the north, south, west and SingleFamily-3 and Single Family-2 to the east. The adjacent land use is vacant property to the north, and south, residential to the west, and HUD code manufactured home and residence 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:

May 4, 2026

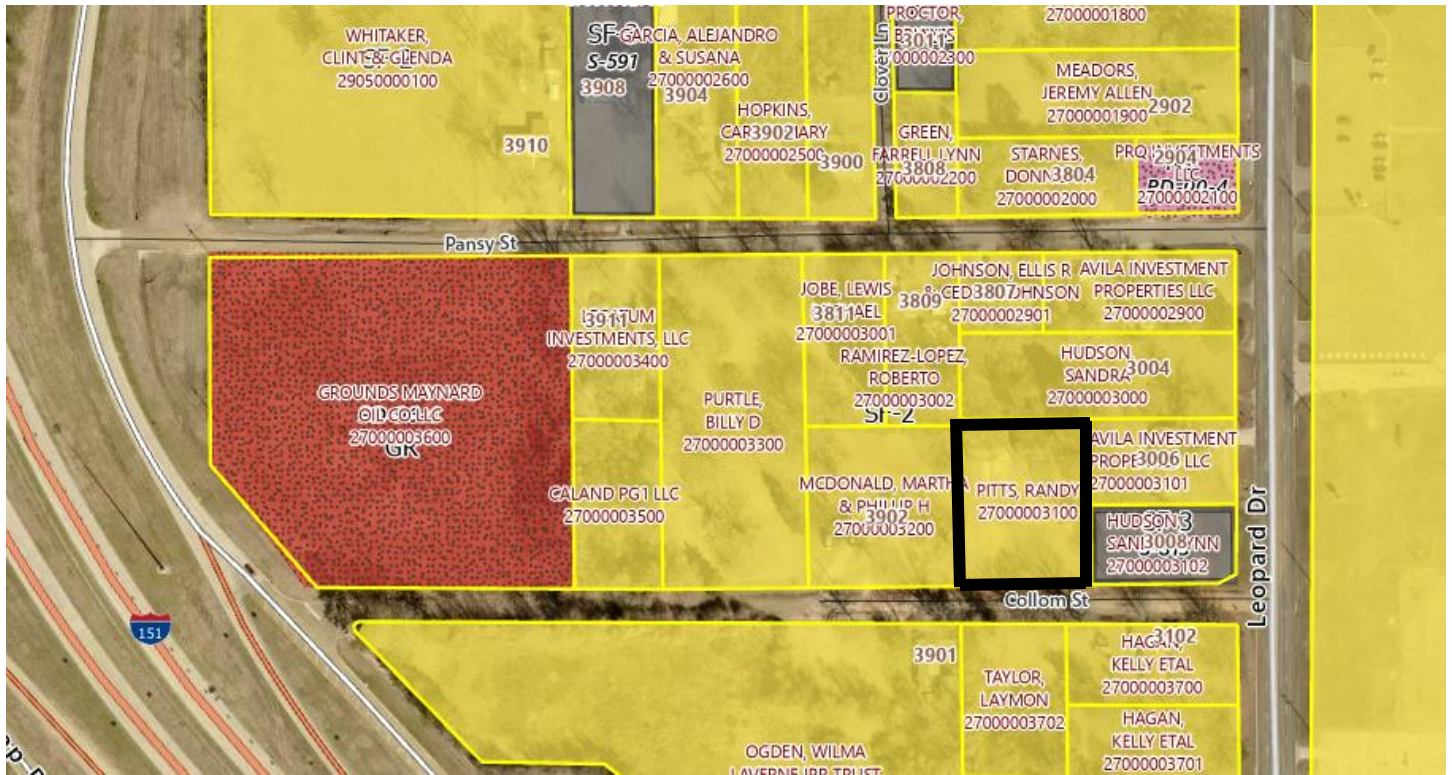
NOTICE OF PUBLIC HEARINGS

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PLANNING & ZONING COMMISSION: Hearing Date: MONDAY, May 4, 2026 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, June 8, 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: Randy Pitts, owner

OWNER'S ADDRESS: [REDACTED]

LOCATION OF REZONING: 3900 block of Collom Street, Texarkana, Texas 75501

PROPOSED CHANGE: placing a HUD code manufactured home on the property

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

LEGAL DESCRIPTION: W 164.6' of Lots 3-4, Block 4, Urban Heights

CASE NUMBER: Z-26-10 DATE MAILED: April 21, 2026

Briefing Sheet

Department: Development Services **Action Officer:** Laura Puckett, Zoning Administrator
Subject: S-826: Specific Use Permit to allow the location of a HUD code manufactured home on the West 164.6’ of Lots 3-4, Block 4, Urban Heights, located in the 3900 block of Collom Street. Randy Pitts, owner.

Briefing: 5/11/2026 **Public Hearing:** 6/8/2026 **Council Vote:** 6/8/2026

Item Schedule:

Brief once.

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request from Randy Pitts, owner, for a Specific Use Permit to allow the location of a HUD code manufactured home on west 164.6’ of Lots 3-4, Block 4, Urban Heights, located in the 3900 block of Collom Street.

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

The adjacent zoning is Single Family-2 to the north, south, west and SingleFamily-3 and Single Family-2 to the east. The adjacent land use is vacant property to the north, and south, residential to the west, and HUD code manufactured home and residence to the east.

Staff recommend approval of this request with the following stipulations:

1. That one 2021 or newer HUD code manufactured home be allowed on this property.
2. That the HUD code manufactured home be tied down/skirted/underpinned.
3. That the HUD code manufactured home be used for dwelling purposes only, human occupancy only.
4. That the Specific Use Permit be in effect for a period of three (3) years, beginning at the date of this Ordinance. It is the owner’s responsibility to renew this permit.
5. If the HUD code manufactured home is not placed on the property within the three (3) year period, the Specific Use Permit will automatically be revoked.
6. That all driveways, parking, building codes/setbacks, engineered foundation, platting

and flood plain requirements must be in accordance with the City of Texarkana, Texas codes.

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

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

Potential Options:

Approve, deny or table.

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommend approval with stipulations.

Advisory Board/Committee Review:

Planning and Zoning Commission

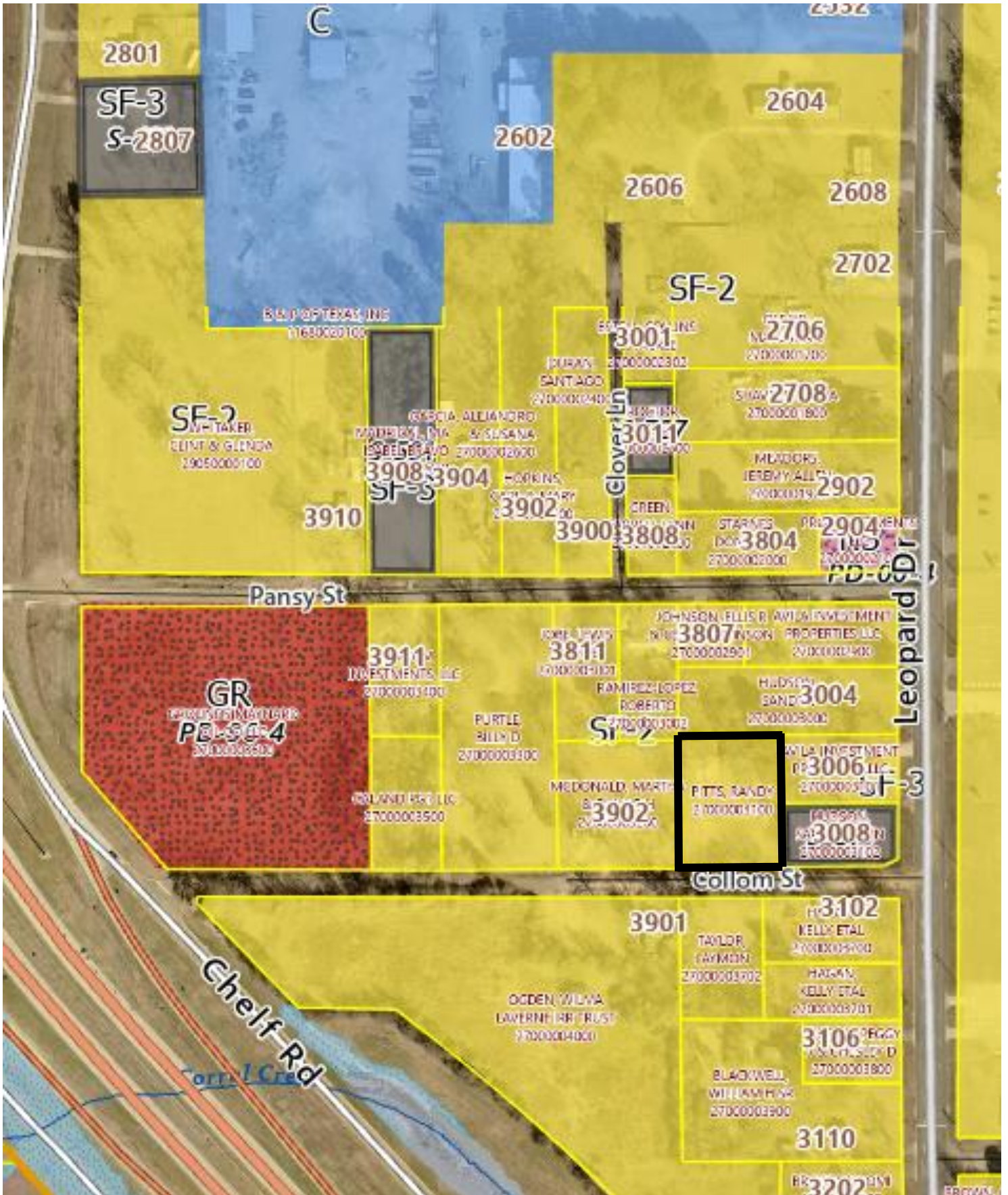
Board/Committee Recommendation:

NOT APPLICABLE

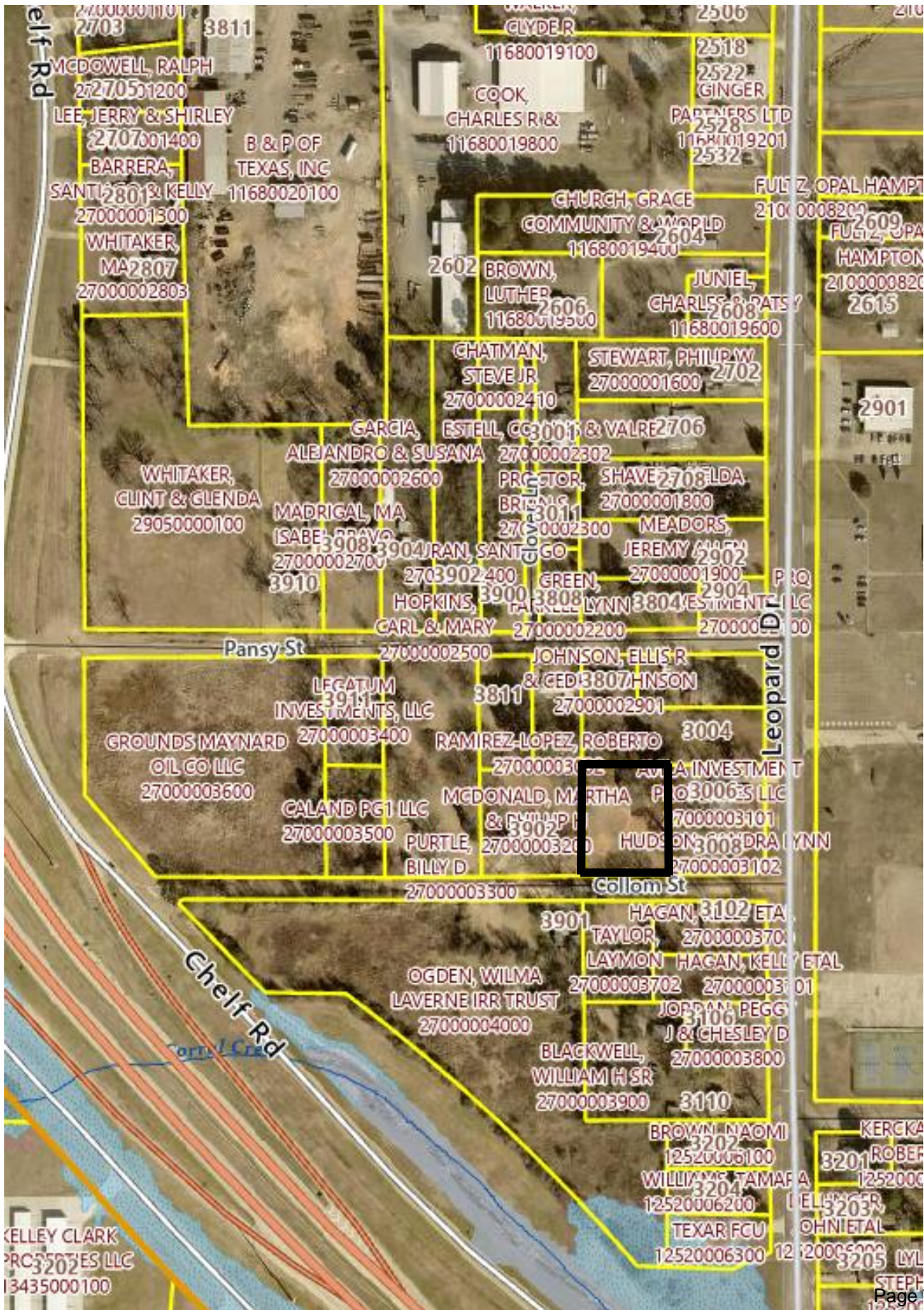
Advisory Board/Committee Meeting Date and Minutes:

May 4, 2026

3900 block of Collom Street



3900 block of Collom Street



NOTICE OF PUBLIC HEARINGS

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PLANNING & ZONING COMMISSION: Hearing Date: MONDAY, May 4, 2026 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, June 8, 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: Randy Pitts, owner

OWNER'S ADDRESS: [REDACTED]

LOCATION OF REZONING: 3900 block of Collom Street, Texarkana, Texas 75501

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

LEGAL DESCRIPTION: W 164.6' of Lots 3-4, Block 4, Urban Heights

CASE NUMBER: S-826 DATE MAILED: April 21, 2026

Briefing Sheet

Department: Development Services **Action Officer:** Laura Puckett, Zoning Administrator
Subject: Z-26-11: on Lots 6-7, Block 5, New Town Addition, located at 2117 Stevenson Street from Single Family-2 to Single Family-3. Jorge Laguna, owner.

Briefing: 5/11/2026 **Public Hearing:** 6/8/2026 **Council Vote:** 6/8/2026

Item Schedule:

Brief once.

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Jorge Laguna, owner, to rezone Lots 6-7, Block 5, New Town Addition, located at 2117 Stevenson Street from Single Family-2 to Single Family-3.

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

The adjacent zoning is Single Family-2 to the north, and west, SingleFamily-3 east, Commercial south. The adjacent land use is residential to the north, west, and east, and commercial retail to the south.

Staff recommend for approval of this request.

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

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

Potential Options:

Approve, deny or table.

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommend approval of this request.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

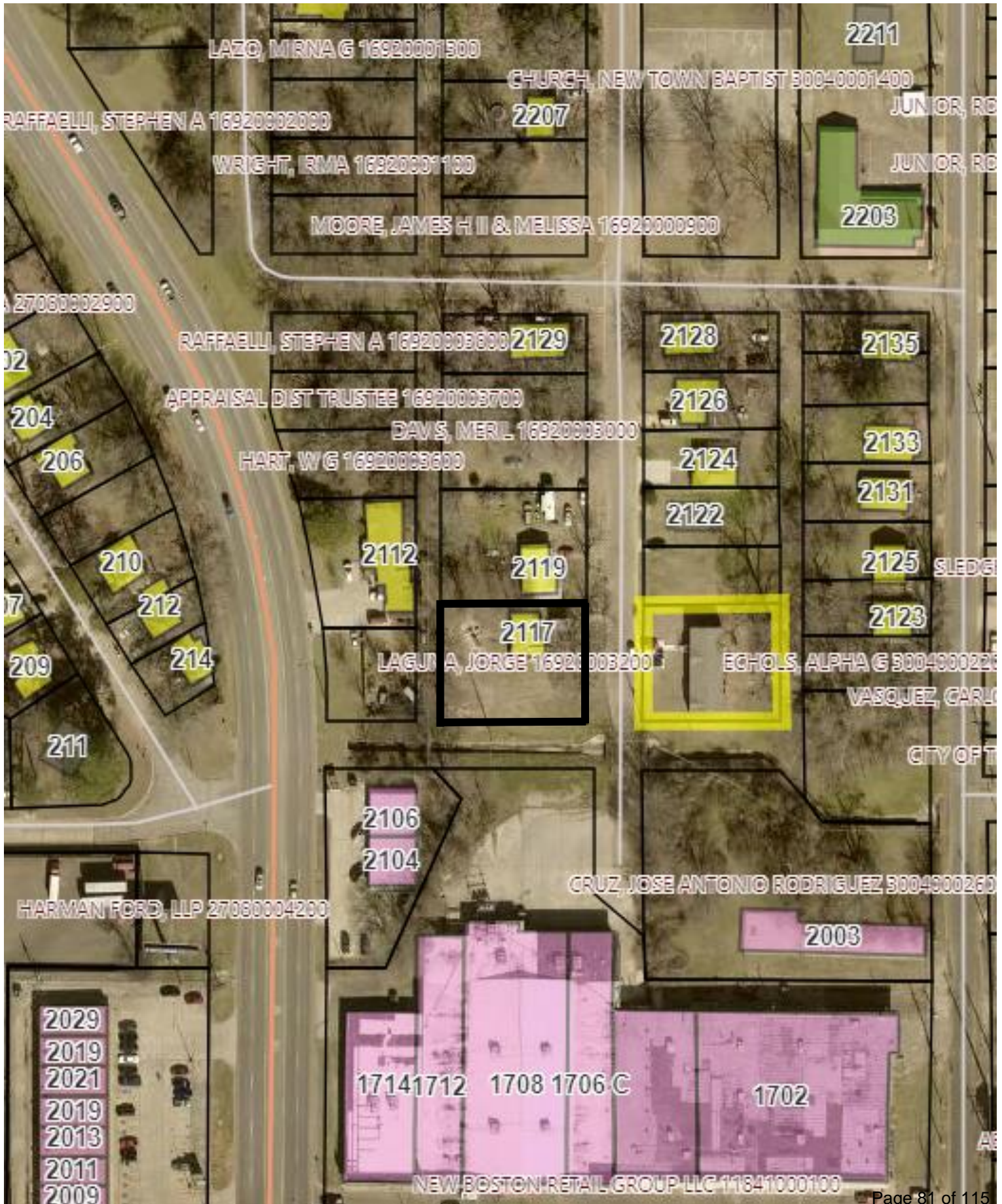
Advisory Board/Committee Meeting Date and Minutes:

May 4, 2026

2117 Stevenson Street



2117 Stevenson Street



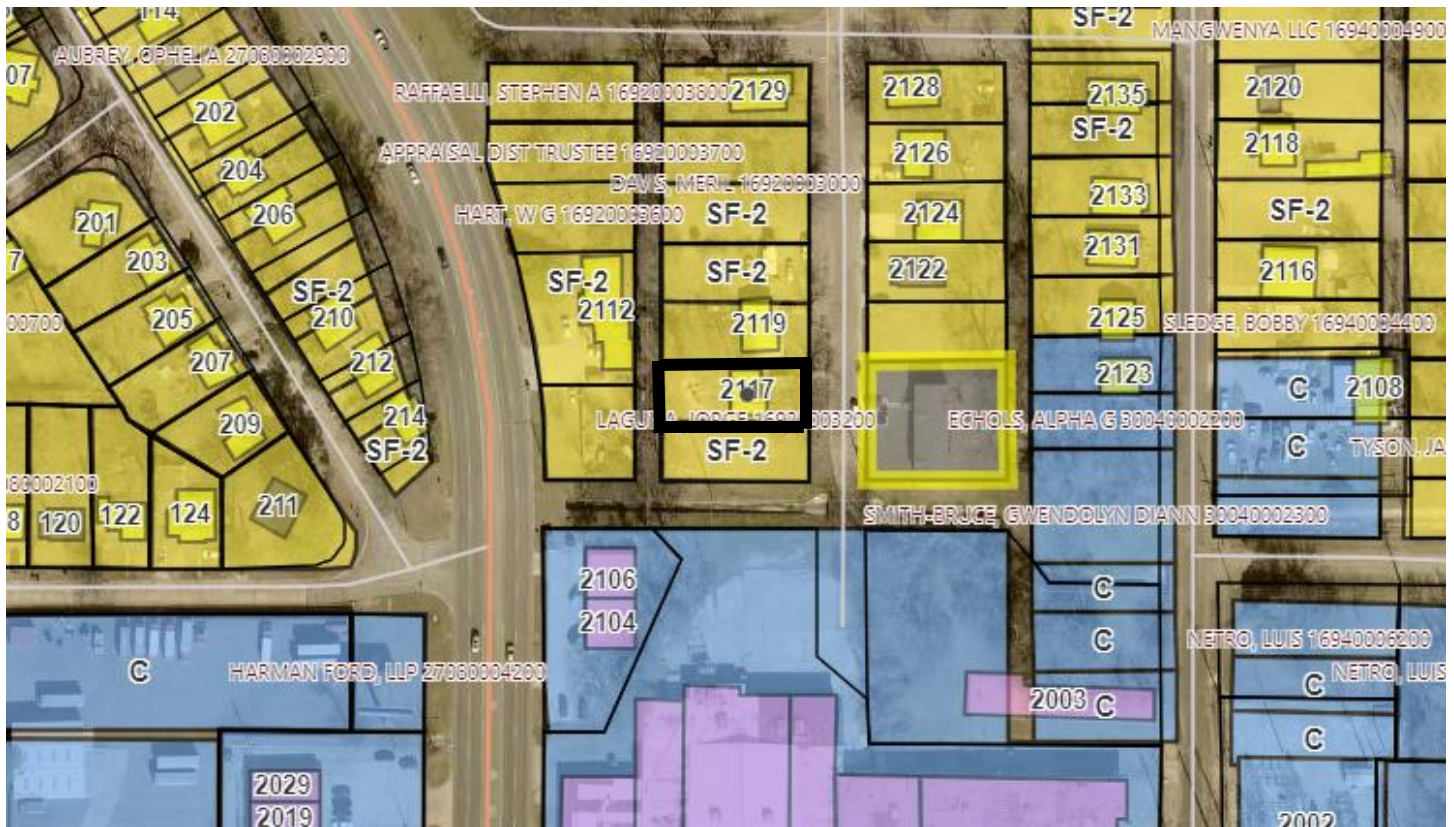
NOTICE OF PUBLIC HEARINGS

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PLANNING & ZONING COMMISSION: Hearing Date: MONDAY, May 4, 2026 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, June 8, 2026 Hearing Time: 6:00 pm

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OWNER: Jorge Laguna, owner

OWNER'S ADDRESS: [Redacted]

LOCATION OF REZONING: 2117 Stevenston Street, Texarkana, Texas 75501

PROPOSED CHANGE: placing a HUD code manufactured home on the property

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

LEGAL DESCRIPTION: Lots 6-7, Block 5, New Town Addition

CASE NUMBER: Z-26-11 DATE MAILED: April 21, 2026

Briefing Sheet

Department: Development Services **Action Officer:** Laura Puckett, Zoning Administrator
Subject: S-827: Specific Use Permit to allow the location of a HUD code manufactured home on Lots 6-7, Block 5, New Town Addition, located at 2117 Stevenson Street. Jorge Laguna, owner.

Briefing: 5/11/2026 **Public Hearing:** 6/8/2026 **Council Vote:** 6/8/2026

Item Schedule:

Brief once.

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request from Jorge Laguna, owner, for a Specific Use Permit to allow the location of a HUD code manufactured home on Lots 6-7, Block 5, New Town Addition, located at 2117 Stevenson Street.

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

The adjacent zoning is Single Family-2 to the north, and west, SingleFamily-3 east, Commercial south. The adjacent land use is residential to the north, west, and east, and commercial retail to the south.

Staff recommend approval of this request with the following stipulations:

1. That one 2021 or newer HUD code manufactured home be allowed on this property.
2. That the HUD code manufactured home be tied down/skirted/underpinned.
3. That the HUD code manufactured home be used for dwelling purposes only, human occupancy only.
4. That the Specific Use Permit be in effect for a period of three (3) years, beginning at the date of this Ordinance. It is the owner’s responsibility to renew this permit.
5. If the HUD code manufactured home is not placed on the property within the three (3) year period, the Specific Use Permit will automatically be revoked.
6. That all driveways, parking, building codes/setbacks, engineered foundation, platting

and flood plain requirements must be in accordance with the City of Texarkana, Texas codes.

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

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

Potential Options:

Approve, deny or table

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommend approval of this application with stipulations.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

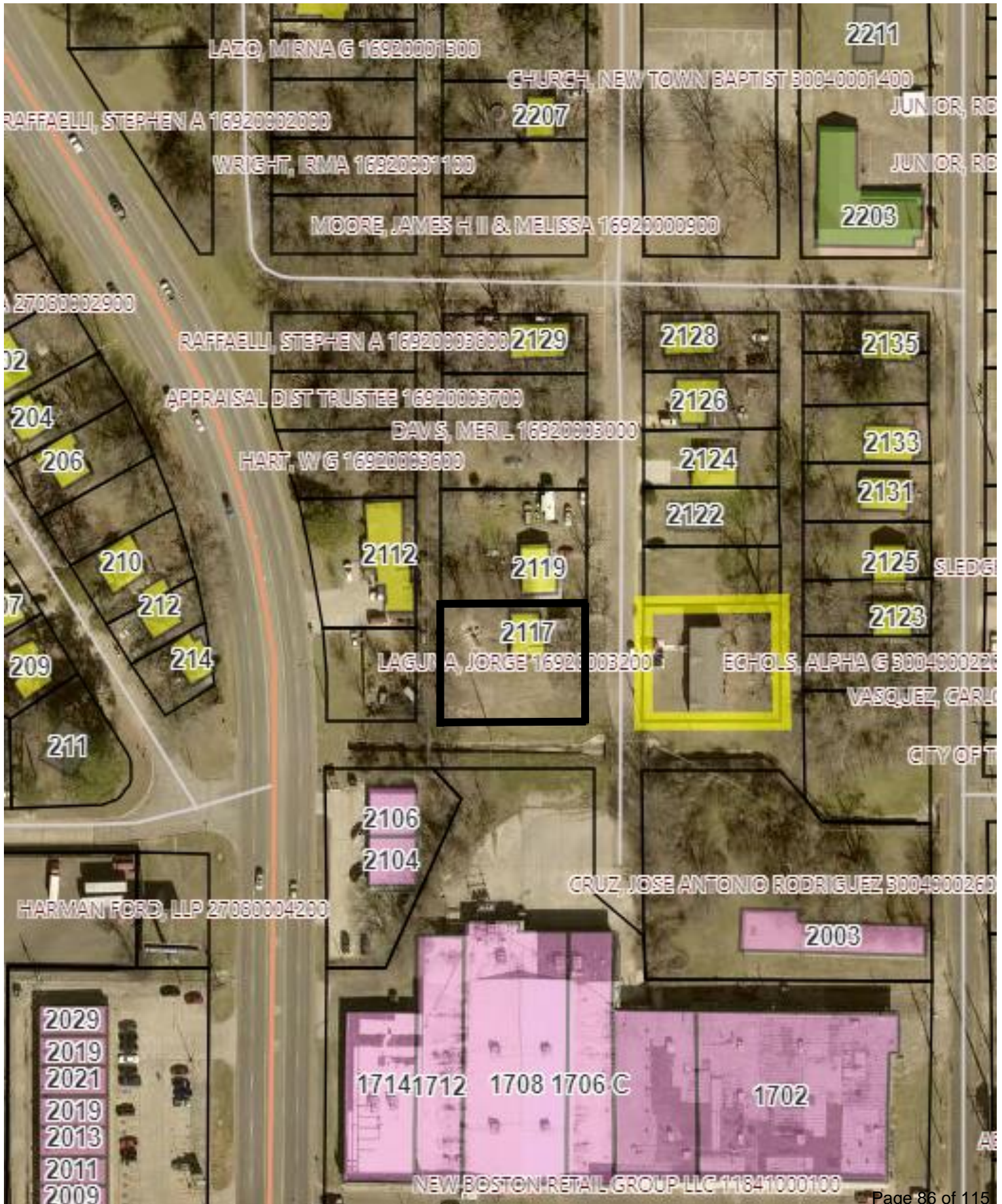
Advisory Board/Committee Meeting Date and Minutes:

May 4, 2026

2117 Stevenson Street



2117 Stevenson Street



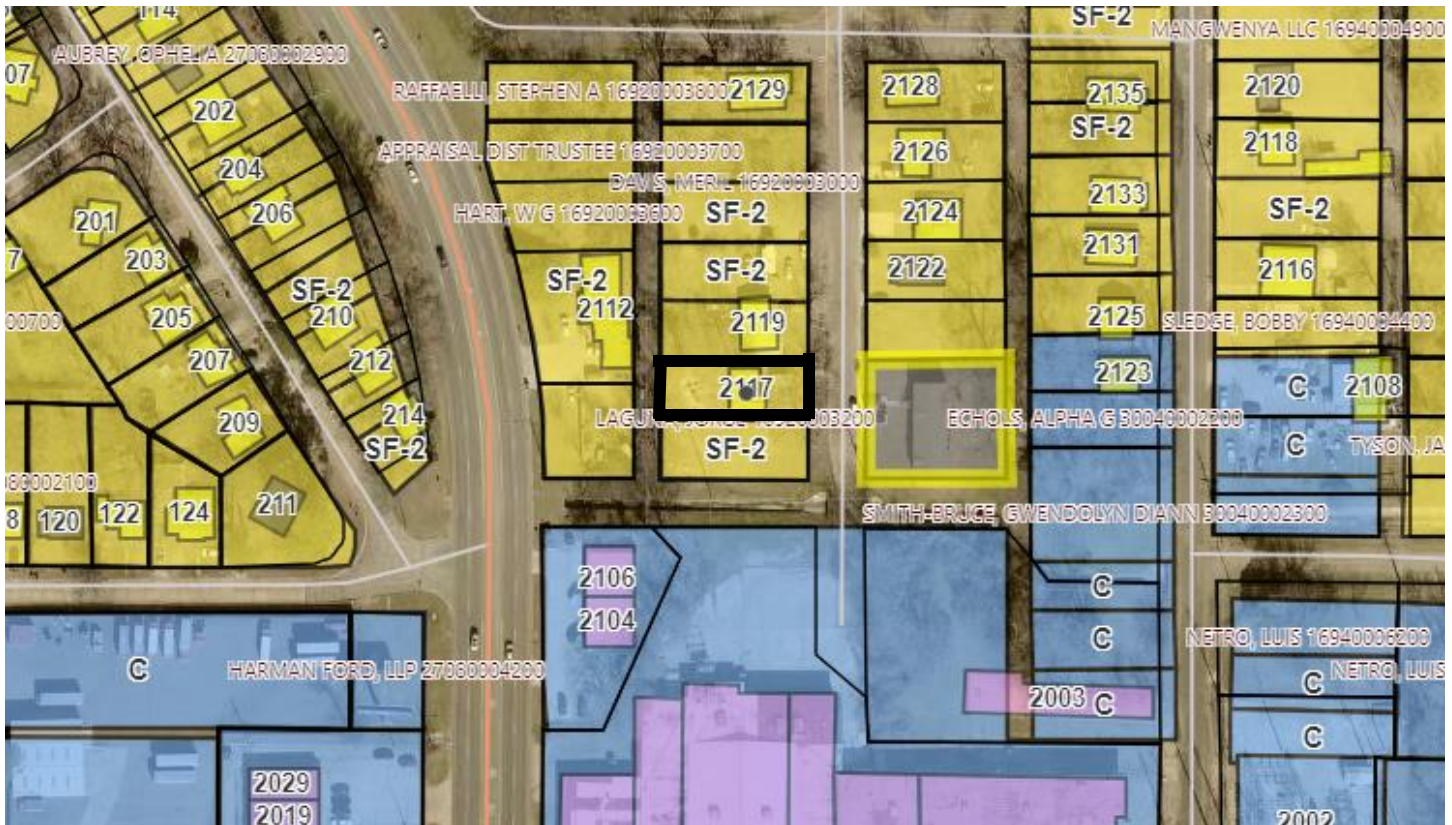
NOTICE OF PUBLIC HEARINGS

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PLANNING & ZONING COMMISSION: Hearing Date: MONDAY, May 4, 2026 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, June 8, 2026 Hearing Time: 6:00 pm

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OWNER: Jorge Laguna, owner

OWNER'S ADDRESS: [REDACTED]

LOCATION OF REZONING: 2117 Stevenston Street, Texarkana, Texas 75501

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

LEGAL DESCRIPTION: Lots 6-7, Block 5, New Town Addition

CASE NUMBER: S-827 DATE MAILED: April 21, 2026,

Briefing Sheet

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

Subject: Z-26-13: on Lots 26, 27, and 28, North Robison Courts, located at 1318-1316-1314 North Robison Road from Multiple Family-1 to Planned Development-Single Family-3. Catherine Lamberg with the Housing Authority, owner, and Scott Hopkins, agent.

Briefing: 5/11/2026 **Public Hearing:** 6/8/2026 **Council Vote:** 6/8/2026

Item Schedule:

Brief once.

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Catherine Lamberg with Housing Authority, owner, and Scott Hopkins, agent, to rezone on Lot 26, 27, and 28, North Robison Courts, located at 1314-1316-1318 North Robison Road from Multiple Family-1 to Planned Development-Single Family-3.

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

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

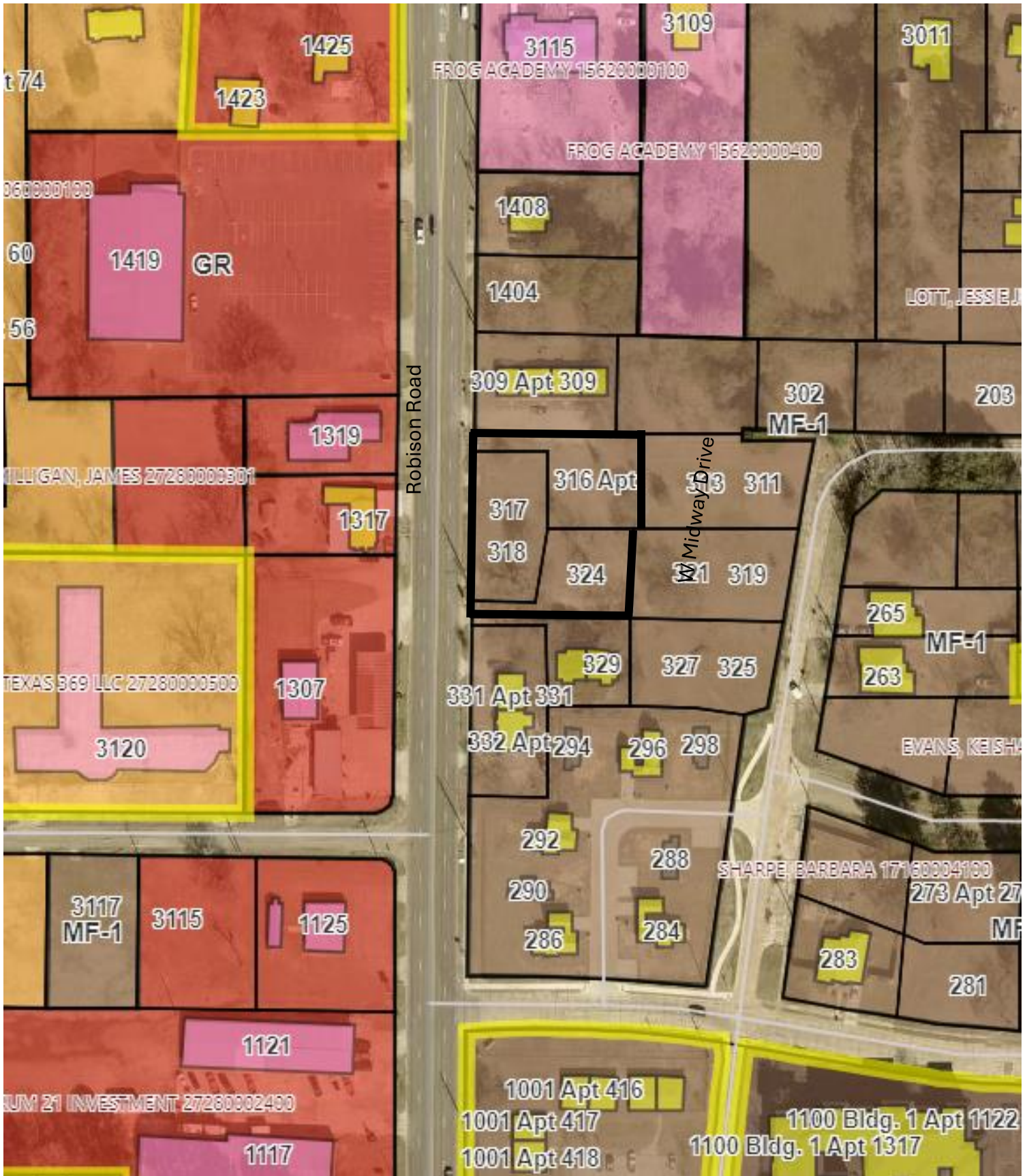
Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

May 4, 2026

1318-1316-1314 N Robison Road



1318-1316-1314 N Robison Road



NOTICE OF PUBLIC HEARINGS

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PLANNING & ZONING COMMISSION: Hearing Date: MONDAY, May 4, 2026 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, June 8, 2026 Hearing Time: 6:00 pm

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OWNER: Catherine Lamberg with the Housing Authority, owner, and Scott Hopkins, agent

OWNER'S ADDRESS: [REDACTED]

LOCATION OF REZONING: 1318-1316-1314 N Robison Road, Texarkana, Texas 75501

PROPOSED CHANGE: construction of container homes

ZONING CHANGE FROM: Multiple Family-1 TO: Planned Development-Single Family-3

LEGAL DESCRIPTION: Lots 26, 27, and 28, North Robison Courts

CASE NUMBER: Z-26-13 DATE MAILED: April 21, 2026

Briefing Sheet

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

Subject: Z-26-14: on Lots 37 and 38, North Robison Courts, located at 322 and 314 West Midway Drive from Multiple Family-1 to Planned Development-Single Family-3. Catherine Lamberg with the Housing Authority, owner, and Scott Hopkins, agent.

Briefing: 5/11/2026 **Public Hearing:** 6/8/2026 **Council Vote:** 6/8/2026

Item Schedule:

Brief once.

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Catherine Lamberg with Housing Authority, owner, and Scott Hopkins, agent, to rezone on Lots 37, and 38, North Robison Courts, located at 322 & 314 W Midway Drive from Multiple Family-1 to Planned Development-Single Family-3.

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

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

Staff recommend for approval of this request.

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

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

Potential Options:

Approve, deny, or table.

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommend for approval of this request.

Advisory Board/Committee Review:

Planning and Zoning Commission

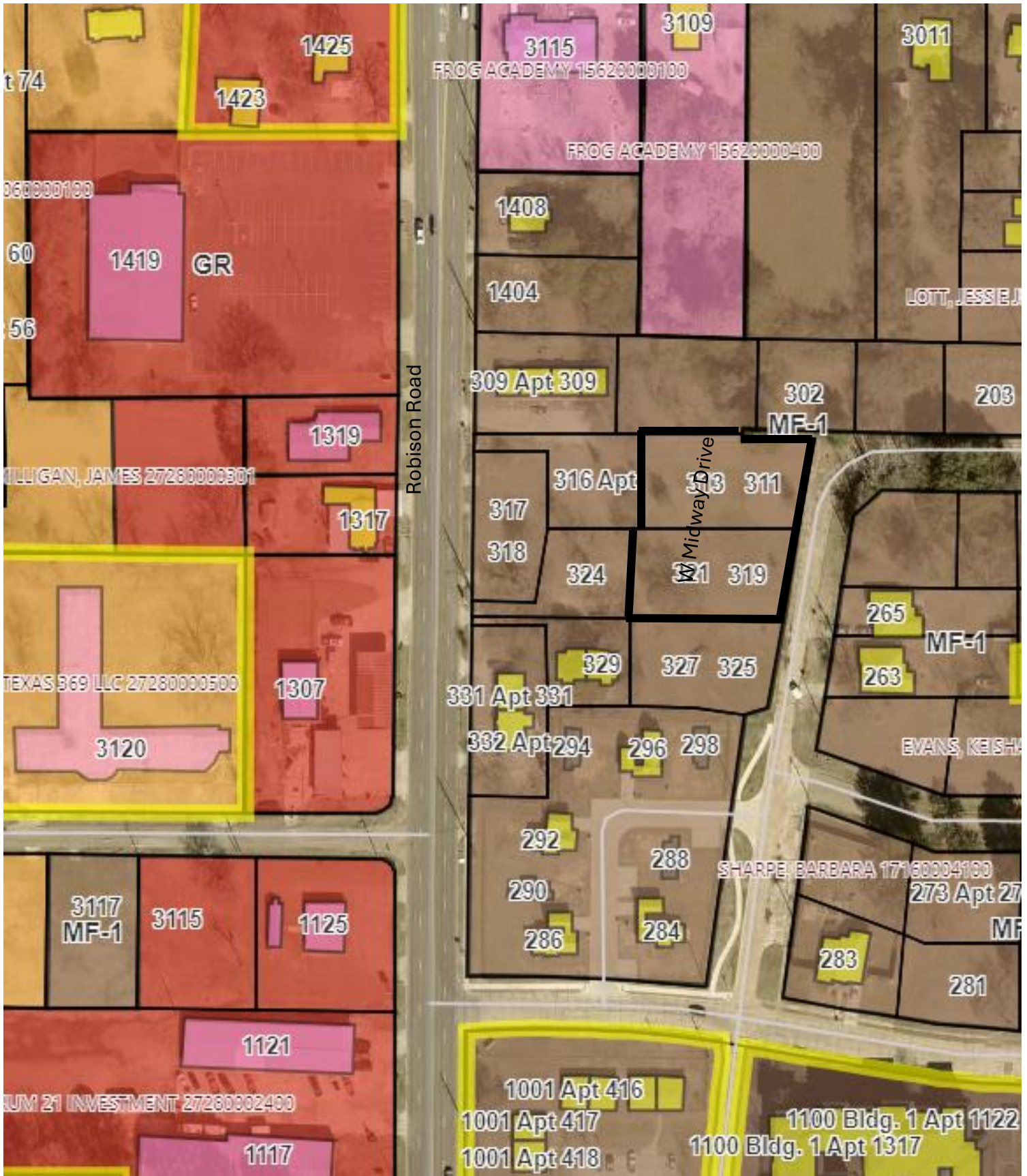
Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

May 4, 2026

322 W Midway Dr. & 314 W Midway Dr.



322 W Midway Dr. & 314 W Midway Dr.



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, May 4, 2026 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, June 8, 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: Catherine Lamberg with the Housing Authority, owner, and Scott Hopkins, agent

OWNER'S ADDRESS: [REDACTED]

LOCATION OF REZONING: 322 and 314 W Midway Drive, Texarkana, Texas 75501

PROPOSED CHANGE: construction of container homes

ZONING CHANGE FROM: Multiple Family-1 TO: Planned Development-Single Family-3

LEGAL DESCRIPTION: Lots 37, and 38, North Robison Courts

CASE NUMBER: Z-26-14 DATE MAILED: April 21, 2026

Briefing Sheet

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

Subject: Z-26-07: **TABLED** 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: 5/4/2026 **Public Hearing:** 6/8/2026 **Council Vote:** 6/8/2026

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



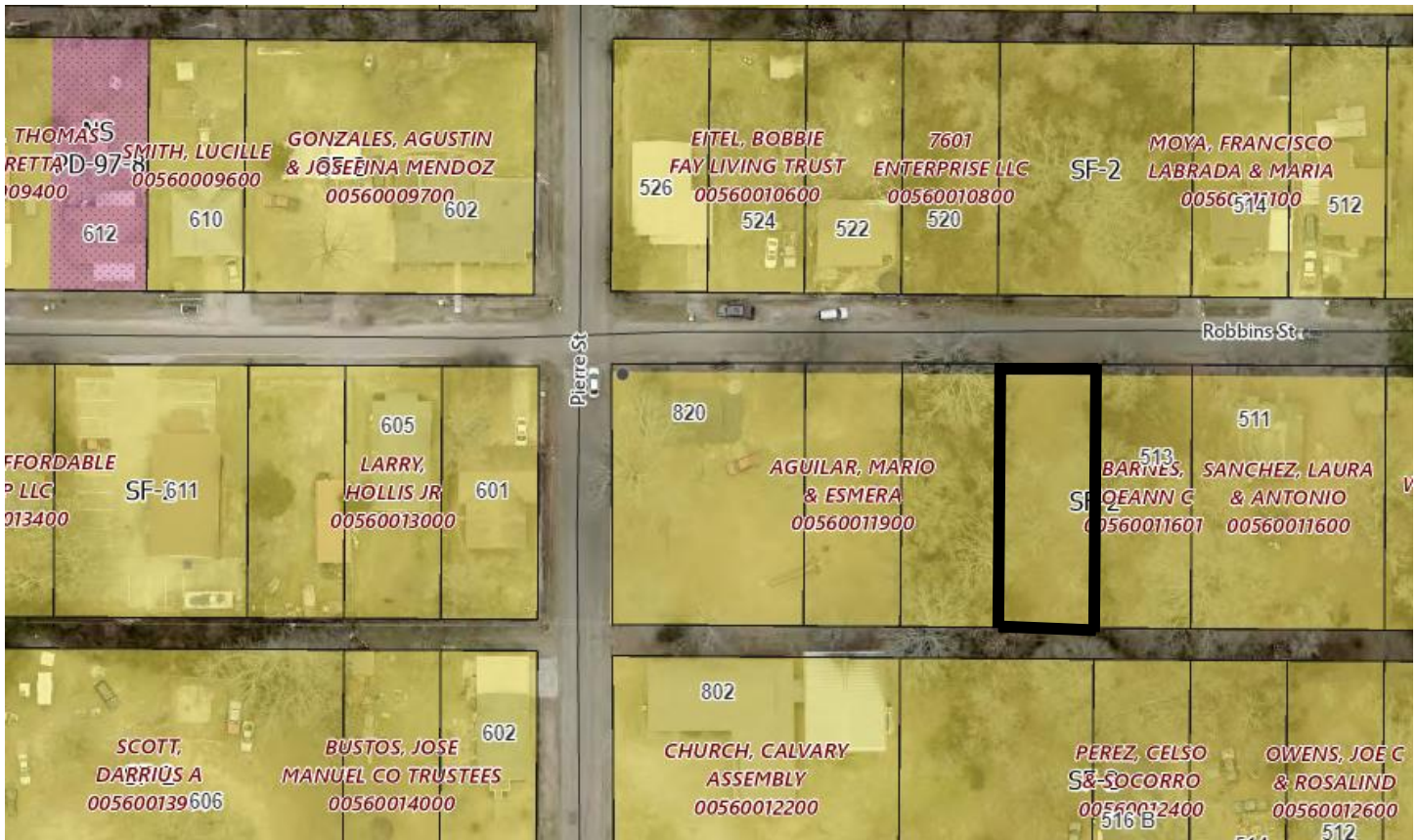
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PLANNING & ZONING COMMISSION: Hearing Date: MONDAY, May 4, 2026 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, June 8, 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 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: April 21, 2026

Briefing Sheet

Department: Development Services **Action Officer:** Laura Puckett, Zoning Administrator
Subject: S-824: **TABLED** 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: 5/11/2026 **Public Hearing:** 6/8/2026 **Council Vote:** 6/8/2026

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

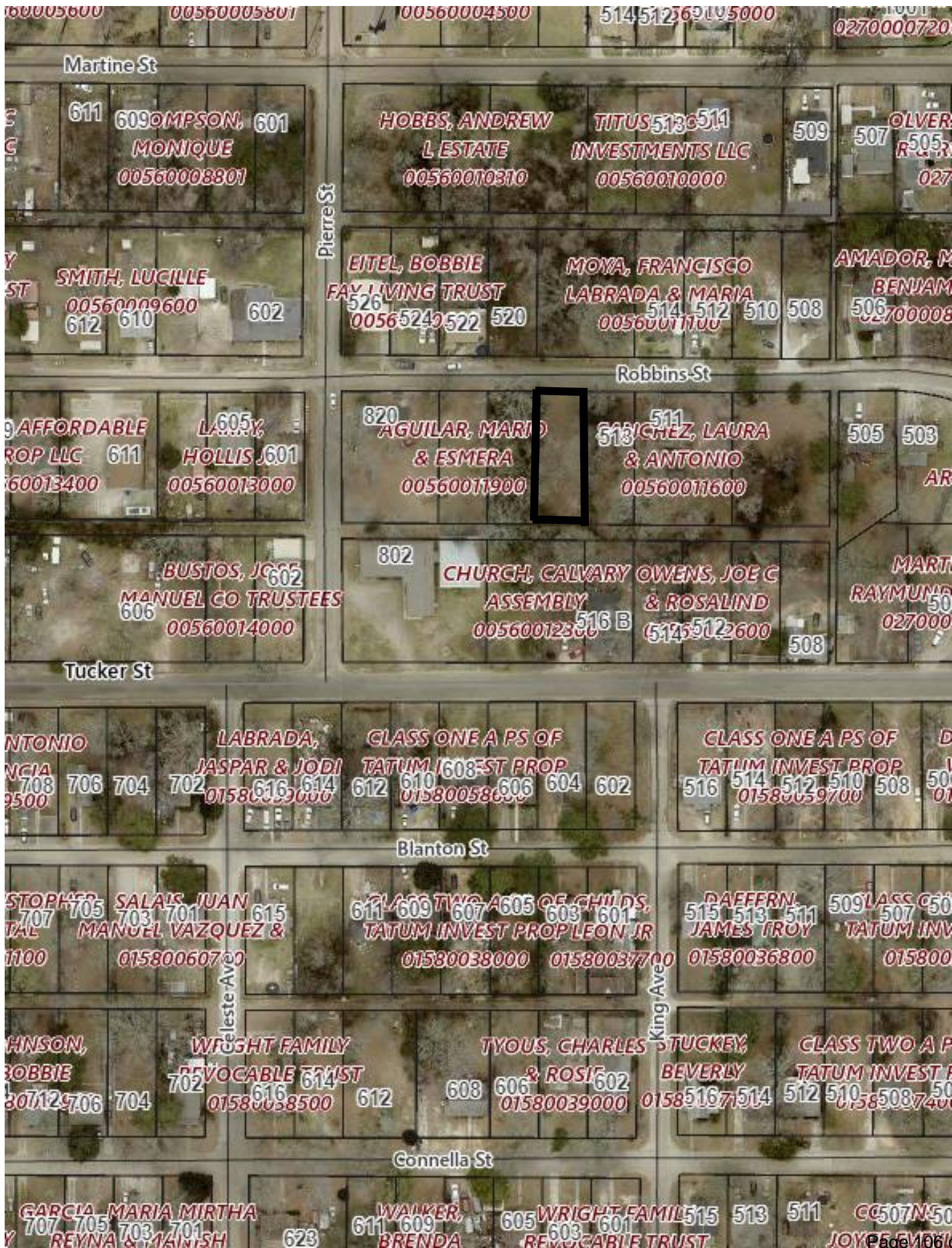
Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

April 6, 2026

515 Robbins



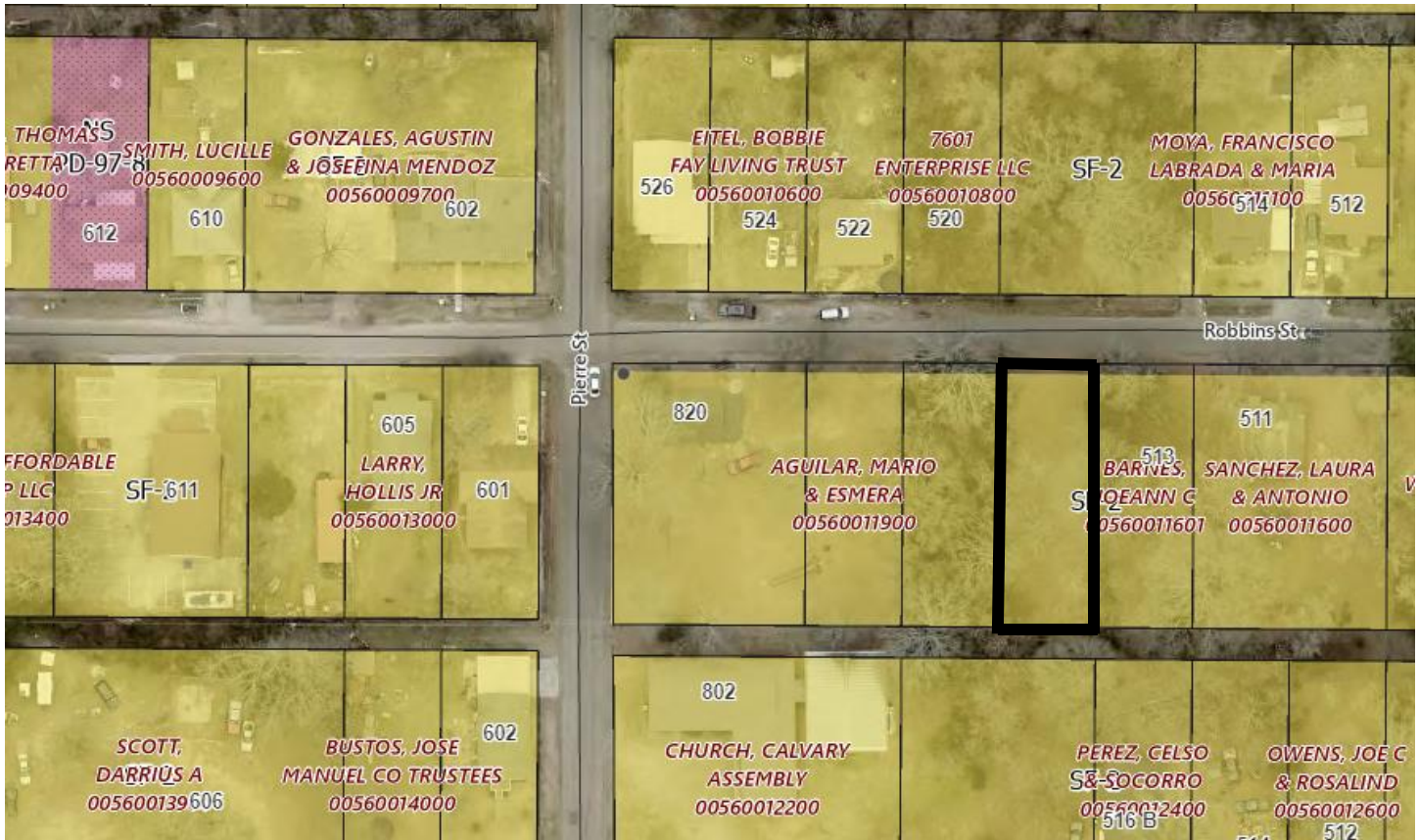
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OWNER: Inez Dixon, owner, and Samuel Augustus, agent

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: April 21, 2026



CITY OF TEXARKANA

PLANNING & ZONING COMMISSION

MINUTES • APRIL 6, 2026

Council Chambers

Regular Meeting

6:00 PM

220 TEXAS BLVD., TEXARKANA, TX 75501

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.

Bryan Bowman with MTG Engineers and Surveyors appeared and said that they were making the one lot into three separate lots.

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

APPROVED

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.

Staff advised the Commission that the Plan is to move the current billboard on to Joel Orr's property.

Mr. Humphrey made the motion to approve and seconded by Mr. Larkins.

APPROVED

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.

Joe Crews and Jeff Whitten appeared and stated plans to build a new dentist's office. The site plan consisted of the construction of a 4,354 SF building, access driveways off McKnight Rd and Pavilion Parkway, and a 6'x8' monument style sign.

Mr. Humphrey made a motion to approve and was seconded by Ms. Kernek.

APPROVED

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.

Mr. Richard Reynolds, came back this month with a more restrictive zoning by adding a Planned Development (PD) to the zoning request which will require site plan approval if the zoning request is approved. There are many letters of opposition from the surrounding property owners, therefore a $\frac{3}{4}$ vote from council will be required for the request to be approved. The applicant stated there would be a monument style sign, there would be no adverse impact from the drainage, and the tenant of the new building would be a physical therapy office with no after hours or heavy traffic.

There were several people in the audience in opposition to this request.

Commission member and chair, Ms. Dianna Kinsey, said she would allow 5 people to speak, and then if there was anyone who wanted to say anything different than what had already been said, they would have that opportunity.

Mr. Dunbar (4909 Lesley Ln) presented a power point to the commission and the public in attendance. He stated that the request being heard tonight is the same as what was denied at last month's meeting. His power point presentation showed that residential properties and the flood plain surround this property. He stated that within $\frac{1}{2}$ mile from this lot [as the crow flies] there is 150 acres of commercial vacant land that is not developed, and within 1 mile from this lot [as the crow flies] there is a little over 400 acres of vacant commercial land that is not developed. He stated there are dozens of vacant offices within the city/ surrounding areas that could be used instead of developing this property. He stated from the Northwest corner to the bottom right corner (Southwest corner) there is a 14' elevation difference. He calculated that 300-400 loads of dirt would have to be hauled in potentially tearing up McKnight Rd and/or a 14' retaining wall will have to be built to have a level piece of property to develop which would cause more drainage problems downstream. He stated this is spot zoning with no transition area. He showed the commission a video of the area and this lot flooding from the 2 $\frac{1}{2}$ inch rain we received last weekend.

Ms. Pat Williams (3002 Jonathan St) stated they built their house 40 years ago because of the quiet area. She said traffic has increased so much on McKnight that cars are using the center lane as a passing lane. She said it will be dangerous for people to have an office building entrance/exit on a hill, especially for 29 additional cars which is the number of parking spaces shown in the site plan.

Mr. George Moore stated this is a private community that is secluded from the busyness of town. He said if this is allowed to happen, he will be able to see this 'ugly building' from his back yard. He stated that if the applicant lived in this neighborhood, he would be speaking in opposition as he and his neighbors are.

Keith Williams (3002 Jonathan St) stated there are 77 names on the petition,

and at least 50-55 names are concerned about traffic because they already have trouble getting their kids to school and McKnight is dangerous. He said his back yard is 150 ft behind the property at 4900 McKnight which is only ½ acre surrounded by residential property. He stated this would be isolated zoning if approved and would set a precedence for further encroachment. He stated there is not 1 person here other than maybe the applicant that would benefit from this rezoning. He said part of this lot is in the floodplain, and a 7,000 SF building with 29 cars parked there will impact the floodplain. He requests a FEMA no-rise study/certification be completed.

Ms. Ann Curry (3004 Jonathan) stated she feels blindsided by this request. She said they bought their house 4 years ago in a residential area because the lot was private, had trees, and animals. She said she was not told and did not know anything about the possibility or potential of a commercial property being next door, and she and her husband would not have bought this property if they had known this was a possibility.

Mr. James Chapman (2806 Jonathan) stated the applicant owns vacant property on Gibson Lane, University, and by the school, so he has access to plenty of commercial property to develop without using this ½ acre property. He stated that he and the owner of 4900 McKnight [executor of Jasper Howard estate] agreed on a sale price on 2/25/2026 and made arrangements to make payment on the agreed price on 2/28/2025. On 2/28/2025, the owner rescinded her offer and said it was under contract so she could not sell it.

The applicant, Mr. Reynolds, stated that he does control about 600 acres of commercial property, but he is representing the J. Howard Estate in this matter. He said he did not accept other offers on the property such as duplexes because he wanted the ‘use to be right’ for the area. He said he is at the mercy of the planning & zoning commission about what is decided to be done with this lot. He stated this lot would be too expensive for a residential property, so it needs to be commercial. He said he is responsible for making this a good development because of his reputation, and it is coming between him and friends in this neighborhood.

P&Z Commission chair Ms. Kinsey asked staff if a ¾ vote would be needed by council in order for this to pass whether or not P&Z passed the item. Staff confirmed a ¾ vote by city council is required since we have statements of opposition with signatures. She then called for a motion to approve or deny. Commission member Mr. Will Humprey made a motion to approve.

Commission member Mr. Ross Sarine asked staff if this development would meet all city ordinances. Staff explained that if approved, staff would ensure all city ordinances are met during the plan review process. He then explained that he thinks the purpose of the P&Z Commission is just to make sure the development meets city ordinances and then council can decide whether to pass/ approve it. Commission Member Lee Kernick disagreed with Mr. Sarine and stated that in the past and as it is, P&Z is supposed to vote on items as to what each member believes is best for the city, citizens, and the surrounding area of the zoning change, and the impact that the change will have on the neighbors of the property.

Commission member Mr. Larkins stated the purpose of P&Z is to decide what is best and what impact the zoning change will have on the people who live there.

P&Z denied the request. Therefore, the site plan approval for this property was not heard.

FAILED

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.

P&Z denied the request for zoning change. Therefore, the site plan approval for this property was not heard.

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.

The applicant was not present for these items, so these requests were tabled until the next meeting.

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

TABLED

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.

The applicant was not present for these items, so these requests were tabled until the next meeting.

Motion to table made by Ms. Kernek.

TABLED

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.

The applicant plans to build a 81,000 SF building for the manufacturing of modular homes and install multiple-family housing (Quad/ 8-plexes). A 6'x8' monument style sign is allowed.

Motion to approve was made by Ms. Kernek and seconded by Mr. Humphrey.

APPROVED

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.

The applicant plans to build a 81,000 SF building for the manufacturing of modular homes and install multiple-family housing (Quad/ 8-plexes). A 6’x8’ monument style sign is allowed. Staff advised that parking does not meet ordinance and applicant will have to obtain a variance for the residential buildings.

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

APPROVED

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.

Motion to approve the minutes made by Mr. Larkins and seconded by Mr. Sarine.

APPROVED

IV. ADJOURNMENT

Motion to adjourn made by Mr. Sarine and seconded by Mr. Humphrey.

Members Present: Dianna Patterson Kinsey
James Larkins
Will Humphrey
Lee Kernek
James Larkins

Not Present: Gene Joyce, III
Brad Bailey
Kory Crews

