



# CITY OF TEXARKANA

## PLANNING & ZONING COMMISSION

**AGENDA • JUNE 1, 2026**

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**Council Chambers**

**Regular Meeting**

**6:00 PM**

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**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 plat for the Summerhill Grove Addition being a replat of Lot 1A, Block 2, of the Amended Plat of Lot 2, Block 1 and Block 2 of Northwood 2nd Addition, located at or near the north-west corner of Moores Lane and Summerhill Road. Jeffrey Wood, MTG Engineers and Surveyors.
2. S-829: Specific Use Permit to allow the one additional use of a skating rink on an approximate 25.334-acre tract of land (being Tracts 10A5, 10A6, 10B), Block 10A3, Eli Moore HRS, A-401, located at 2729 New Boston Road # 90. John O'Shaughnessy, owner and Quinn Jefferson, agent.
3. Z-26-15: rezoning on an approximate 7.497-acre tract of land (being Tract 98B), M.H. Janes HRS, A-305, located at 8000 Hampton Road from Single Family-2 to Industrial-2. Gary Henderson, MetalMax, LLC, owner.
4. Z-26-16: rezoning an approximate 1.18-acre tract of land (being Tract 7A), City Improvement Co Annex, GPM Store #LB22, located at 4102 W 7<sup>th</sup> Street from Single Family-2 to Industrial-1. Mark Wilson, SVP, owner, and Michael Scarbrough, agent.

5. Z-26-17: rezoning on Lots 9-10, Block 19, West Texarkana, located at 2308 W 11<sup>th</sup> Street from Single Family-2 to Single Family-3. Tiffany Holt, owner.
6. S-830: Specific Use Permit to allow the location of a HUD code manufactured home on Lots 9-10, Block 19, West Texarkana, located at 2308 W 11<sup>th</sup> Street. Tiffany Holt, owner.
7. Z-26-18: rezoning on Part of Lots 1-7, All of 8-14, Part of 5 & 6 Cowtown Materials Inc., an approximate 1.87-acre tract of land (being Tract 3 4), Krouse 1<sup>st</sup> (TXKA), located at 1521 Beaumont Street from Single Family-2 to Industrial-2. Robert Torrans, owner, and Vance Liles, MTG Engineers and Surveyors, agent.
8. Z-26-19: rezoning on a 1.18-acre tract of land, Jacob Carsner HRS, A-116, located at 1015 S Lelia Street from Agriculture to Industrial-2. Robert Torrans, owner, and Vance Liles, MTG Engineers and Surveyors, agent.

### **III. STAFF UPDATES**

No staff updates

### **IV. MINUTES**

1. Consider the minutes from the May 4, 2026 Planning and Zoning Commission meeting.

### **V. ADJOURNMENT**

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

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

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

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

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

**Briefing Sheet**

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

**Subject:** Consider approval of the plat for the Summerhill Grove Addition being a replat of Lot 1A, Block 2, of the Amended Plat of Lot 2, Block 1 and Block 2 of Northwood 2nd Addition, located at or near the north-west corner of Moores Lane and Summerhill Road. Jeffrey Wood, MTG Engineers and Surveyors.

**Briefing:** 6/8/2026      **Public Hearing:** 7/13/2026      **Council Vote:** 7/13/2026

**Item Schedule:**

**Updates/History of Briefing:**

NOT APPLICABLE

**Executive Summary and Background Information:**

Please see attached memorandum.

**Potential Options:**

Approve or deny

**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

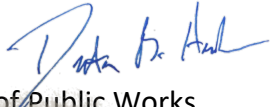
**Advisory Board/Committee Meeting Date and Minutes:**

June 1, 2026



## MEMORANDUM

**To:** Jeffrey Wood, MTG

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

**Date:** May 20, 2026

**Subject:** **Consider approval of the plat for the Summerhill Grove Addition being a replat of Lot 1A, Block 2 of the Amended Plat of Lot 2 Block 1 and Block 2 of Northwood 2<sup>nd</sup> 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 response
4. Windstream - No response
5. Conterra – No response
6. Ritter – No response
7. Electric Companies
  - a. AEP – No issues
  - 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.
  - d. Please clarify ownership and maintenance of driveway in Lot 6
  - e. Setbacks are not required along private driveways. Setbacks shown are at the request of owner.
  - f. Label main easement on Lot 1

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.

**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](#); [dmcdowell@swrea.com](#); [TX-Maxey, Shawn](#); [Adam Keahey](#); [Fisher, Jacob W](#); [OSPEngineering@rittercommunications.com](#); [Andy Moss](#); [Ritter Comm - Construction](#)  
**Cc:** [TEX-Puckett, Laura](#)  
**Subject:** Plat Review - Summerhill Grove Addition  
**Date:** Monday, May 11, 2026 10:06:00 AM  
**Attachments:** [PlatReview-SummerhillGrove-05112026.pdf](#)

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All,

We have received a request for approval of the plat for the Summerhill Grove Addition being a replat of Lot 1A Block 2 of the Amended Plat of Lot 2 Block 1 and Block 2 of Northwood 2<sup>nd</sup> Addition. This property is located at the NW corner of Moores Lane and Summerhill Road.

Attached is the application, checklist, and plat. This will be on the June 1, 2026 P& Z Agenda. Please review and provide any comments back to me via email by **12 PM, May 20, 2026**. If you have any questions, please let me know.

Thanks,

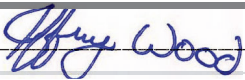
***Dusty Henslee, P.E., CFM, CPM***  
***Assistant City Manager/Director of Public Works***  
***City of Texarkana, Texas***  
Office: (903)-798-3953  
Cell: (903)-908-1808

**Email communications through this office may be subject to Texas Public Records laws and may be shared with others.**



CITY OF  
**TEXARKANA**  
TEXAS

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

<b>REPLAT CHECKLIST</b>	
<b>GENERAL INFORMATION / PROJECT DESCRIPTION</b>	
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	
<b>SPECIFIC PLAT INFORMATION</b>	
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 checked="" 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"/>
<b>CERTIFICATION STATEMENT</b>	
I have reviewed the checklist and submittals for completeness and accuracy. I understand this plat will not be reviewed until all information is included.	
	5/8/26
Signature	Date
Jeffrey Wood	
Printed Name	



**Briefing Sheet**

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

**Subject:** S-829: Specific Use Permit to allow the one additional use of a skating rink on an approximate 25.334-acre tract of land (being Tracts 10A5, 10A6, 10B), Block 10A3, Eli Moore HRS, A-401, located at 2729 New Boston Road # 90. John O'Shaughnessy, owner and Quinn Jefferson, agent.

**Briefing:** 6/8/2026      **Public Hearing:** 7/13/2026      **Council Vote:** 7/13/2026

**Item Schedule:**

Brief once.

**Updates/History of Briefing:**

NOT APPLICABLE

**Executive Summary and Background Information:**

This is a request by John O'Shaughnessy, owner, and Quinn Jefferson, agent, for a Specific Use Permit to allow one additional use of a skating rink on an approximate 25.334-acre tract of land (being Tracts 10A5, 10A6, 10B), Block 10A3, Eli Moore HRS, A-401, located at 2729 New Boston Road # 90. This property is multi-tenant facility.

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

The adjacent zoning is General Retail to the north, south, east, and west. The adjacent land use is general retail.

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.
3. Hours of operation?

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 with stipulations.

**Advisory Board/Committee Review:**

Planning and Zoning Commission

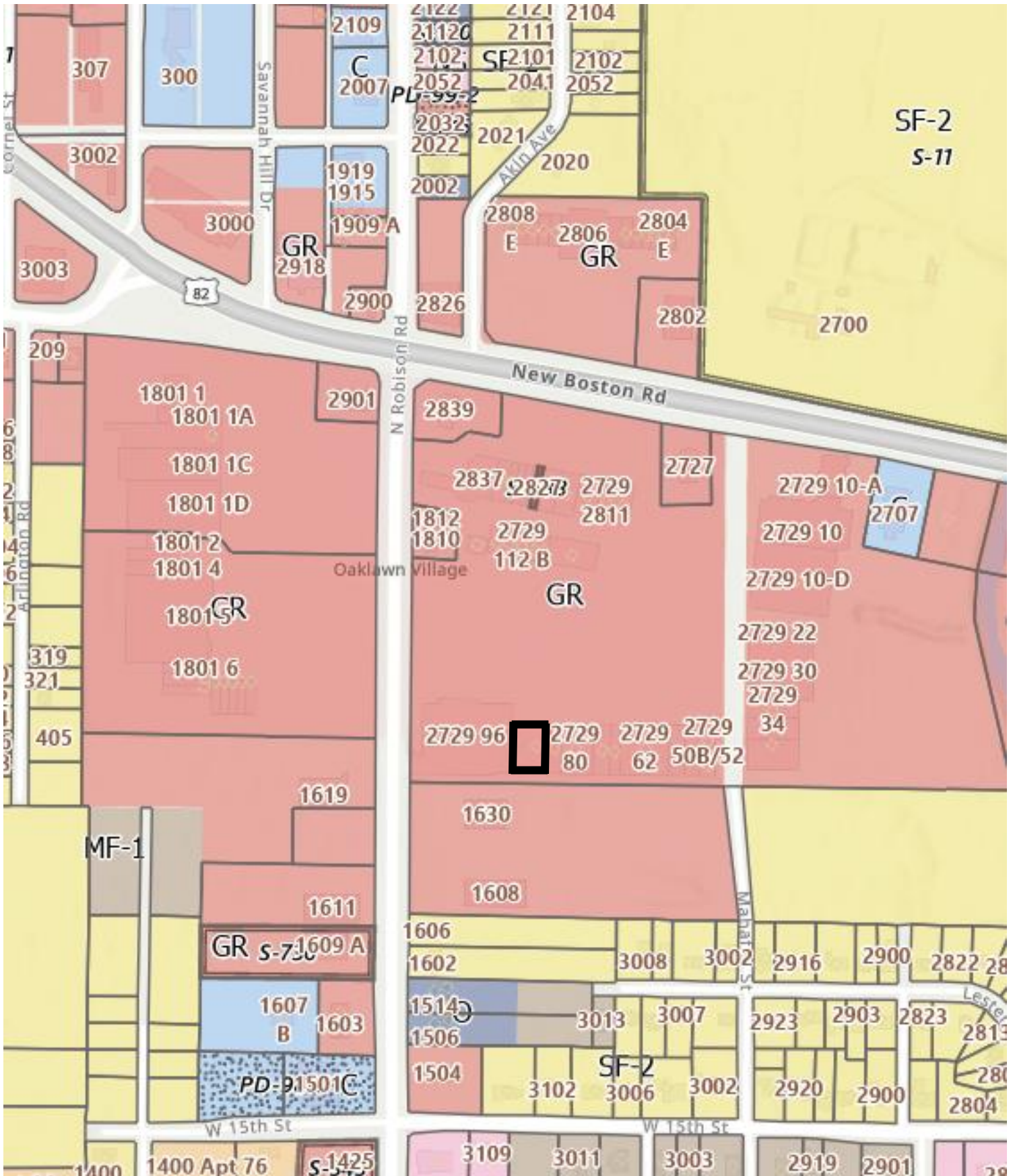
**Board/Committee Recommendation:**

NOT APPLICABLE

**Advisory Board/Committee Meeting Date and Minutes:**

June 1, 2026

# 2729 New Boston Road #90





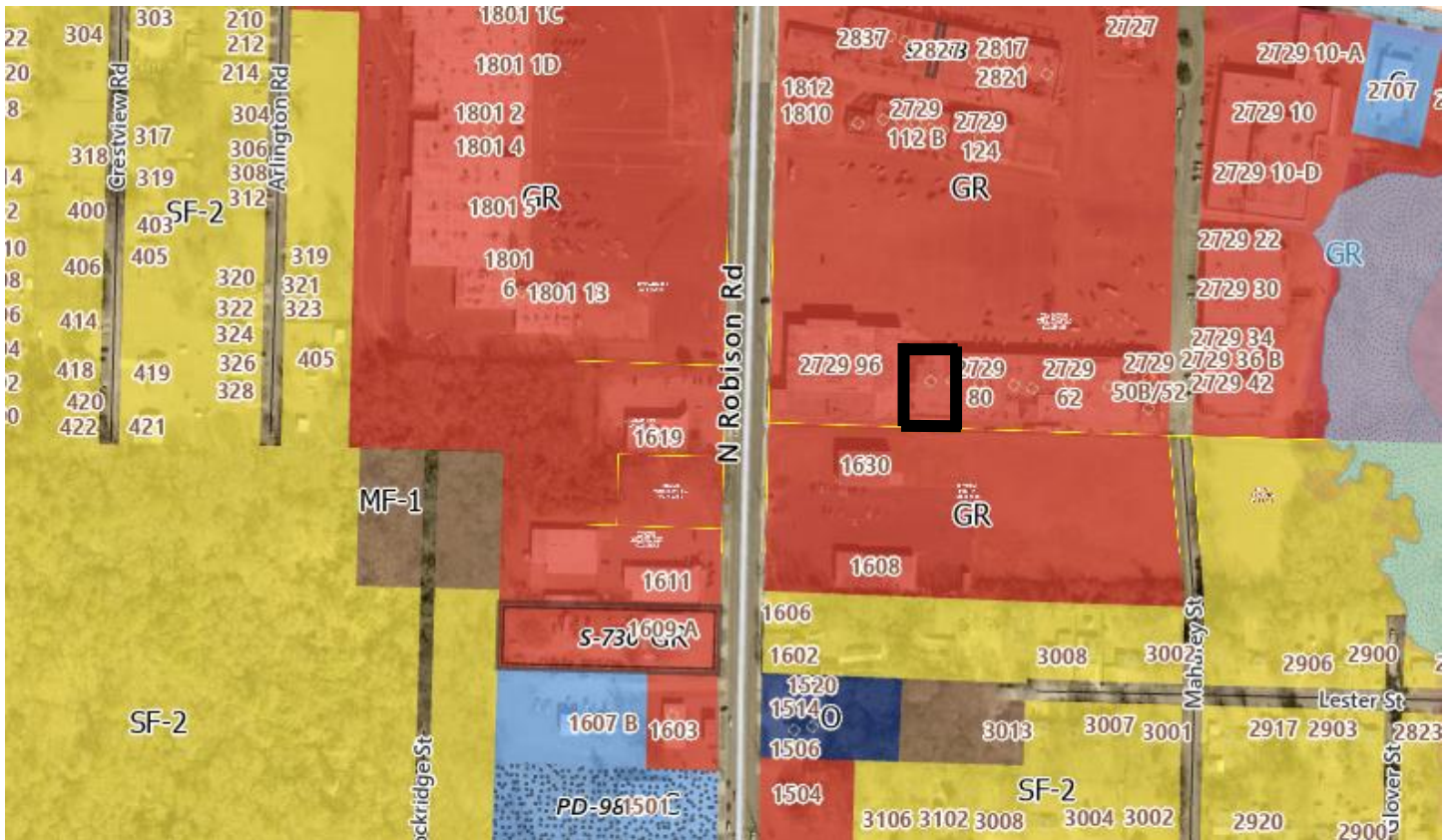
## NOTICE OF PUBLIC HEARINGS

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, (3<sup>rd</sup> & 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, June 1, 2026      Hearing Time: 6:00 pm

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

- ◆ If they desire, persons concerned with the proposed change can present a letter in opposition to or in favor of the proposed change. If a written protest in opposition to a proposed change contains the signatures of persons who own twenty (20) percent or more of the land within 200 feet of the proposed change, a 3/4<sup>th</sup> 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](mailto:lpuckett@texarkanatexas.gov)).



OWNER: John O'Shaughnessy, owner, and Quinn Jefferson, agent

OWNER'S ADDRESS: [REDACTED] Texarkana, Texas 75501

LOCATION OF REZONING: 2729 New Boston Road #90, Texarkana, Texas 75501

PROPOSED CHANGE: to allow one additional use of a skating rink

LEGAL DESCRIPTION: on an approximate 25.334-acre tract of land (being Tracts 10A5, 10A6, 10B), Block 10A3, Eli Moore HRS, A-401

CASE NUMBER: S-829

DATE MAILED: May 19, 2026

**Briefing Sheet**

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**Department:** Development Services      **Action Officer:** Laura Puckett, Zoning Administrator  
**Subject:** Z-26-15: rezoning on an approximate 7.497-acre tract of land (being Tract 98B), M.H. Janes HRS, A-305, located at 8000 Hampton Road from Single Family-2 to Industrial-2. Gary Henderson, MetalMax, LLC, owner.

**Briefing:** 6/8/2026      **Public Hearing:** 7/13/2026      **Council Vote:** 7/13/2026

**Item Schedule:**  
Brief once.

**Updates/History of Briefing:**  
NOT APPLICABLE

**Executive Summary and Background Information:**  
This is a request by Gary Henderson MetalMax, LLC, owner, to rezone on an approximate 7.497-acre tract of land (being Tract 98B), M.H. Janes HRS, A-305, located at 8000 Hampton Road from Single Family-2 to Industrial-2. This parcel was annexed as Single Family-2 and was not changed to meet the use.

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

The adjacent zoning is Commercial to the east and west, Single Family-2 to the east and north, Interstate 30 is south. The adjacent land use is vacant land to the north, and west trucking company east and I-30 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:**

June 1, 2026

**Notice of confidentiality rights: If you are a natural person, you may remove or strike any of the following information from this instrument before it is filed for record in the public records: your Social Security number or your driver's license number.**

**General Warranty Deed**

Date: November 14, 2012

Grantor: Texarkana Metal Building Supply, Inc., a corporation

Grantor's Mailing Address: 8000 Hampton Road, Texarkana, Texas 75503

Grantee: Metalmax, LLC, a limited liability company *126046 MS*

Grantee's Mailing Address: P.O. Box 331973, Murfreesboro ~~Rutherford~~ county, Tennessee 37133

Consideration: Ten Dollars (\$10.00) and other valuable consideration

Property (including any improvements):

Real Property:

All that certain tract or parcel of land situated in the M. H. JANES HEADRIGHT SURVEY, A-305, Bowie County, Texas, being a portion of a certain 23.727 acre tract of land designated as Tract Two in a Warranty deed from Joann Norton to the Texarkana Chamber of Commerce, dated October 26, 1987, of record in Volume 1098, Page 171, Real Property Records of Bowie County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron pin found at the Southwest corner of a certain 14.072 acre tract of land conveyed by Aven C. Williamson to Murray, Thomas & Griffin, Inc., said point being on the North line of a certain 1.1444 acre tract designated as Tract Two in a Deed from the Texarkana Chamber of Commerce to Bowie County Texas, dated August 11, 1997 of record in Volume 2722 Page 149, Real Property Records, Bowie County, Texas;

THENCE N 84 deg. 03' 58" W., with the North line of said 1.1444 acre tract, 240.07 feet to a 1/2" iron pin set at the beginning of a curve to the left;

THENCE Northwesterly, along the arc of a curve having a radius of 984.93 feet, a central angle of 2 deg. 18' 09" an arc distance of 39.58, chord N 85 deg. 13' 03" W., 39.58 feet to a 1/2" iron pin set at the end of said curve;

THENCE N 86 deg. 22' 08" W., 86.85 feet to a 1/2" iron pin set at the Northwest corner of said 1.1444 acre tract, said point being on the East right-of-way line of a railroad spur tract owned by Texarkana Industries, Inc. of record in Volume 354, Page 517, Deed Records, Bowie County, Texas, said point also being on the West line of said 23.727 acre tract;

THENCE N 03 deg. 43' 30" E., with the East right-of-way line of said railroad spur, same being the West line of said 23.727 acre tract, 192.68 feet to a 1/2" iron pin set at the

beginning of a curve to the left;  
THENCE Northwesterly, with the West line of said 23.727 acre tract, same being the East right-of-way line of said spur tract, same being along the arc of a curve having a radius of 1945.08 feet a central angle of 21 deg. 13' 43", an arc distance of 720.67 feet, chord N 06 deg. 54' 58" W., 716.56 feet to a 1/2" iron pin set at the Northwest corner of said 23.727 acre tract;  
THENCE S 88 deg. 10' 37" E., with the North line of said 23.727 acre tract, 510.89 feet to a 1/2" iron pin found at the Northwest corner of said Murray, Thomas & Griffin, Inc., 14.072 acre tract;  
THENCE S 04 deg. 28' 08" W., with the West line of said 14.072 acre tract, 923.79 feet to the PLACE OF BEGINNING, containing 8.497 acres of land, more or less.

SAVE AND EXCEPT 1.000 acre of land, more or less, as fully described in Deed dated February 27, 2007, executed by Texarkana Metal Building Supply, Inc., to Ronald W. Dawson and wife, Gwen S. Dawson of record in Volume 5117, Page 264, Real Property Records of Bowie County, Texas.

Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty: None.

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

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

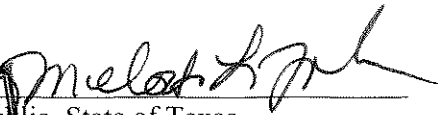
EXECUTED this 14 day of Nov, 2012

**Texarkana Metal Building Supply, Inc.**

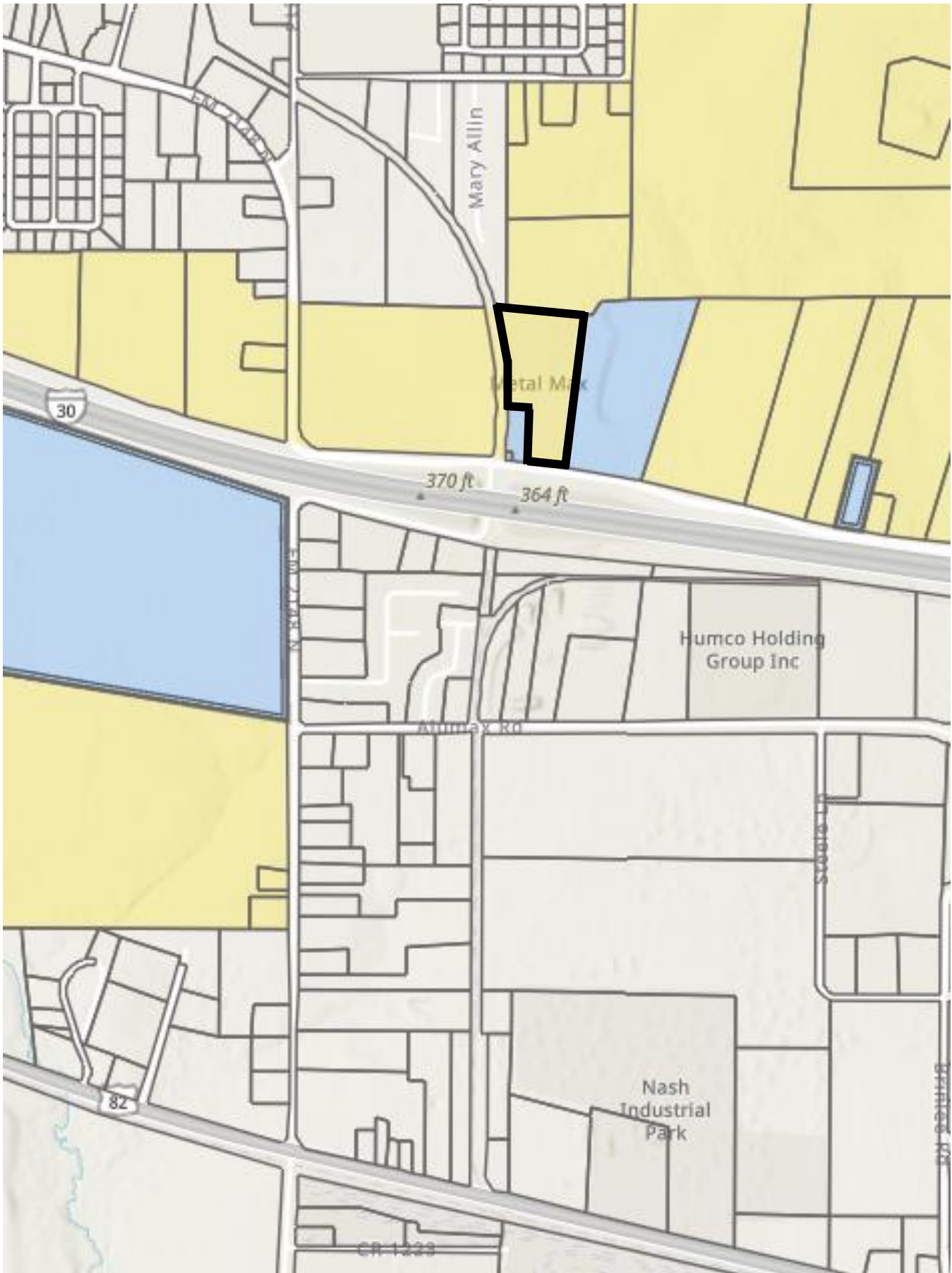
By: \_\_\_\_\_  
Name: Ronald W. Dawson  
Title: President

THE STATE OF TEXAS §  
§  
COUNTY OF BOWIE §

This instrument was acknowledged before me on the 14 day of November, 2012, by Ronald Dawson, as President of Texarkana Metal Building Supply, Inc., a Texas corporation, on behalf of said Texas corporation.

  
MELODY L. JOHNSON, Notary Public, State of Texas  
Notary Public  
STATE OF TEXAS  
My Comm. Expires 06/2014  
Notary's name (printed):  
Notary's commission expires:

# 8000 Hampton Road



### 8000 Hampton Road



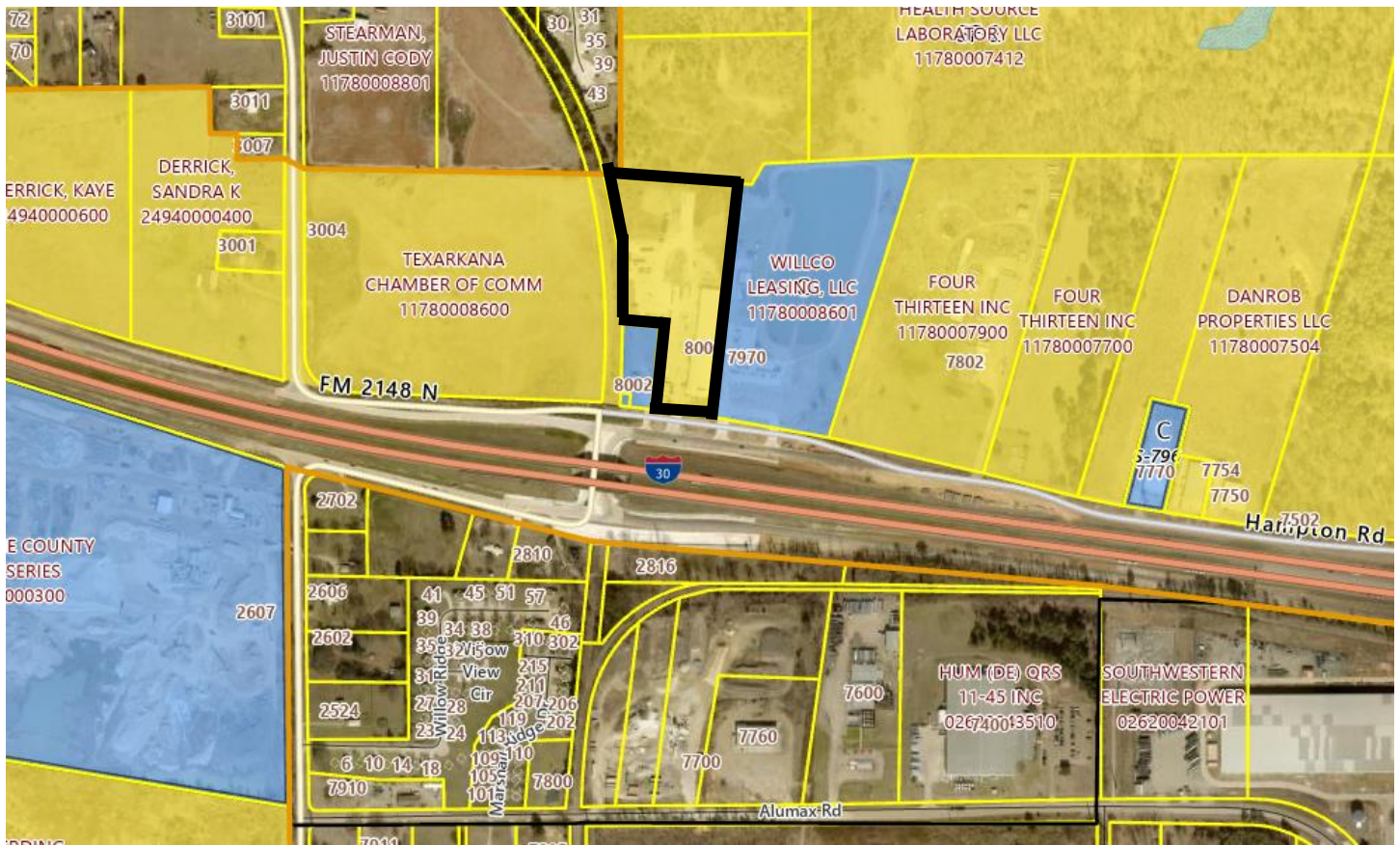
# NOTICE OF PUBLIC HEARINGS

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PLANNING & ZONING COMMISSION: Hearing Date: MONDAY, June 1, 2026 Hearing Time: 6:00 pm

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

- ◆ If they desire, persons concerned with the proposed change can present a letter in opposition to or in favor of the proposed change. If a written protest in opposition to a proposed change contains the signatures of persons who own twenty (20) percent or more of the land within 200 feet of the proposed change, a 3/4<sup>th</sup> 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](mailto:lpuckett@texarkanatexas.gov)).



OWNER: Gary Henderson, MetalMax, LLC, owner

OWNER'S ADDRESS: [REDACTED]

LOCATION OF REZONING: 8000 Hampton Road, Texarkana, Texas 75501

PROPOSED CHANGE: obtaining the zoning to match the use due to annexation in the past

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

LEGAL DESCRIPTION: on an approximate 7.497-acre tract of land (being Tract 98B), M.H. Janes HRS, A-305

CASE NUMBER: Z-26-15 DATE MAILED: May 19, 2026

**Briefing Sheet**

---

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

**Subject:** Z-26-16: rezoning an approximate 1.18-acre tract of land (being Tract 7A), City Improvement Co Annex, GPM Store #LB22, located at 4102 W 7<sup>th</sup> Street from Single Family-2 to Industrial-1. Mark Wilson, SVP, owner, and Michael Scarbrough, agent.

**Briefing:** 6/8/2026      **Public Hearing:** 7/13/2026      **Council Vote:** 7/13/2026

**Item Schedule:**

Brief once.

**Updates/History of Briefing:**

NOT APPLICABLE

**Executive Summary and Background Information:**

This is a request by Mark Wilson, SVP, owner, and Michael Scarbrough, agent to rezone on an approximate 1.18-acre tract of land (being Tract 7A), City Improvement Co Annex, GPM Store #LB22, located at 4102 W 7<sup>th</sup> Street from Single Family-2 to Industrial-1. This parcel was annexed as Single Family-2 and was not changed to meet the use.

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

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

June 1, 2026

## Exhibit A

## Rezoning Description

The following is not to be used for transfer of property, it is only intended to describe Parcel ID 03900000800 for Rezoning purposes. Being a tract of land within the Railway Company Headright Survey, Abstract 435 and a part of the property described as Tract 3 in Deed 2018-00007200;

Beginning at the Northwest corner of said Tract 3; Thence North 88°45'43" East along the south line of Archie C. Lashford and Kirk Patton as described in Volume 1778 Page 278, a distance of 144.84 feet; Thence South 03°42'59" East, along the west line of Dunbar Addition Block 1 and Block 2 as described in Volume 40 Page 204, a distance of 332.29 feet; Thence South 78°37'50" West along the northerly right-of-way line of W. 7<sup>th</sup> Street (U.S. Hwy 67), a distance of 152.70 feet; Thence North 02°39'30" West along the east line of said Lashford/Patton, a distance of 358.96 feet to the Point of Beginning.

Containing 1.174 Acres, more or less.

# 4102 W 7<sup>th</sup> Street



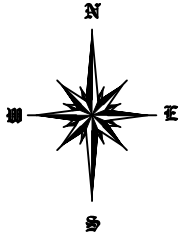
# 4102 W 7<sup>th</sup> Street



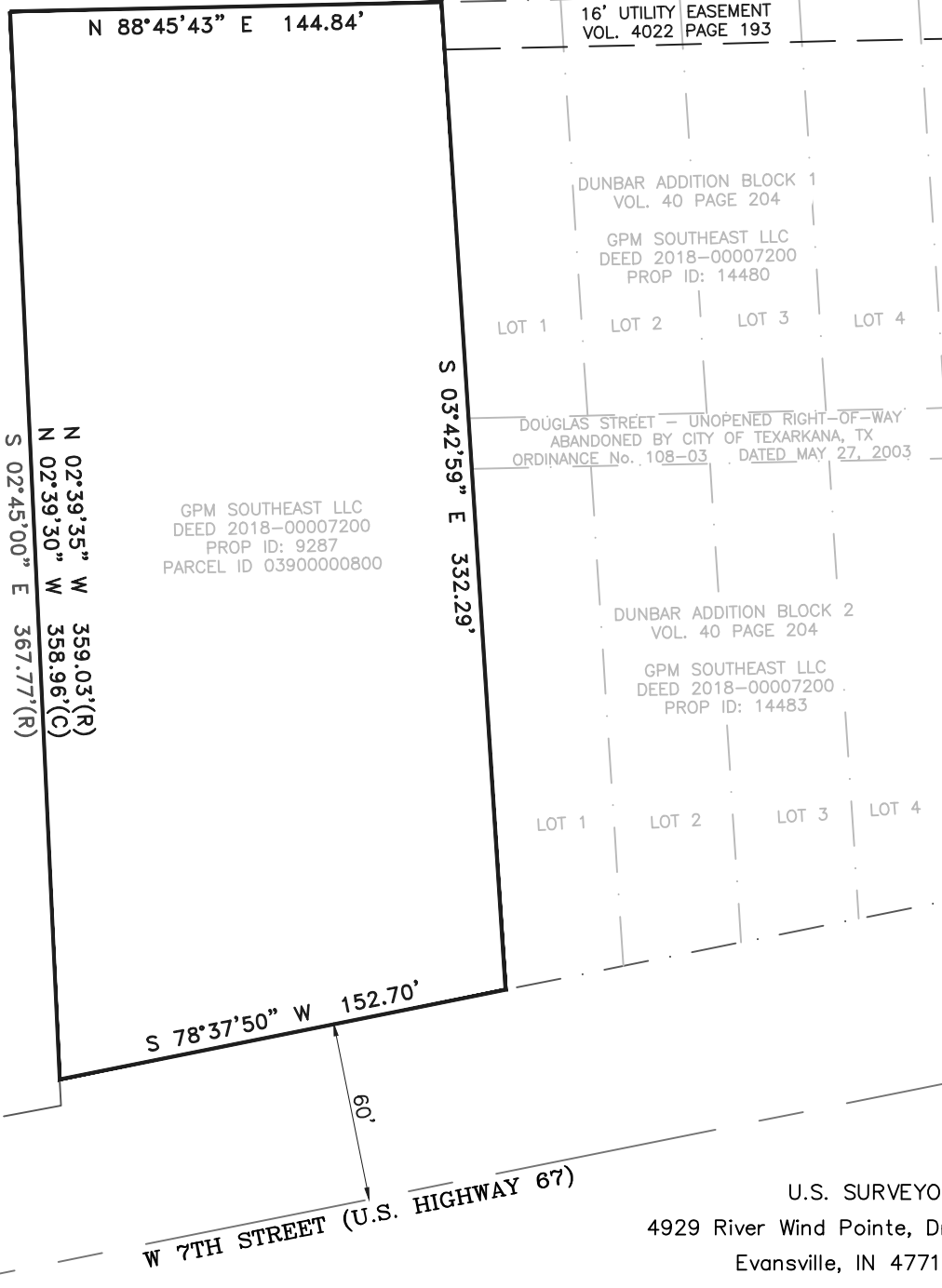


# ILLUSTRATION FOR EXHIBIT 'B-2'

ARCHIE C. LASHFORD  
KIRK PATTON  
VOL. 1778 PAGE 278  
PROP ID: 35203



SCALE 1"=60'



ARCHIE C. LASHFORD  
KIRK PATTON  
VOL. 1778 PAGE 278  
PROP ID: 9288

GPM SOUTHEAST LLC  
DEED 2018-00007200  
PROP ID: 9287  
PARCEL ID 03900000800

16' UTILITY EASEMENT  
VOL. 4022 PAGE 193

DUNBAR ADDITION BLOCK 1  
VOL. 40 PAGE 204

GPM SOUTHEAST LLC  
DEED 2018-00007200  
PROP ID: 14480

LOT 1 LOT 2 LOT 3 LOT 4

DOUGLAS STREET - UNOPENED RIGHT-OF-WAY  
ABANDONED BY CITY OF TEXARKANA, TX  
ORDINANCE No. 108-03 DATED MAY 27, 2003

DUNBAR ADDITION BLOCK 2  
VOL. 40 PAGE 204

GPM SOUTHEAST LLC  
DEED 2018-00007200  
PROP ID: 14483

LOT 1 LOT 2 LOT 3 LOT 4

PARCEL EXHIBIT FOR  
REZONING, THIS IS NOT  
A BOUNDARY SURVEY

W 7TH STREET (U.S. HIGHWAY 67)

U.S. SURVEYOR  
4929 River Wind Pointe, Dr.  
Evansville, IN 47715  
(800) 867-8783

TEXARKANA, BOWIE COUNTY, TEXAS

EXHIBIT "A-2"  
GRAPHICAL DISPLAY TO  
ACCOMPANY REZONING DESCRIPTION

DRAWN BY:  
MJF

SCALE:  
1" = 60'

SHEET:  
1 OF 1

CHECKED BY:  
MJF

DATE:  
05/11/2026

JOB NUMBER:  
ss57402

**Briefing Sheet**

---

**Department:** Development Services      **Action Officer:** Laura Puckett, Zoning Administrator  
**Subject:** Z-26-17: rezoning on Lots 9-10, Block 19, West Texarkana, located at 2308 W 11<sup>th</sup> Street from Single Family-2 to Single Family-3. Tiffany Holt, owner.  
**Briefing:** 6/8/2026      **Public Hearing:** 7/13/2026      **Council Vote:** 7/13/2026

**Item Schedule:**

Brief once.

**Updates/History of Briefing:**

NOT APPLICABLE

**Executive Summary and Background Information:**

This is a request by Tiffany Holt, owner, to rezone Lots 9-10, Block 19, West Texarkana, located at 2308 W 11<sup>th</sup> Street from Single Family-2 to Single Family-3. This parcel is vacant land.

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 land to the north, and residences to the 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:**

June 1, 2026

# NOTICE OF PUBLIC HEARINGS

Public hearings will be held by the Planning and Zoning Commission and the City Council of the City of Texarkana, Texas at the below stated date and time. The Public Hearings will be held in the Council Chambers, Municipal Building, 220 Texas Blvd, (3<sup>rd</sup> & 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, June 1, 2026      Hearing Time: 6:00 pm

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

- ◆ If they desire, persons concerned with the proposed change can present a letter in opposition to or in favor of the proposed change. If a written protest in opposition to a proposed change contains the signatures of persons who own twenty (20) percent or more of the land within 200 feet of the proposed change, a 3/4<sup>th</sup> 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](mailto:lpuckett@texarkanatexas.gov)).



OWNER: Tiffany Holt, owner

OWNER'S ADDRESS: [REDACTED]

LOCATION OF REZONING: 2308 W 11<sup>th</sup> Street, Texarkana, Texas 75501

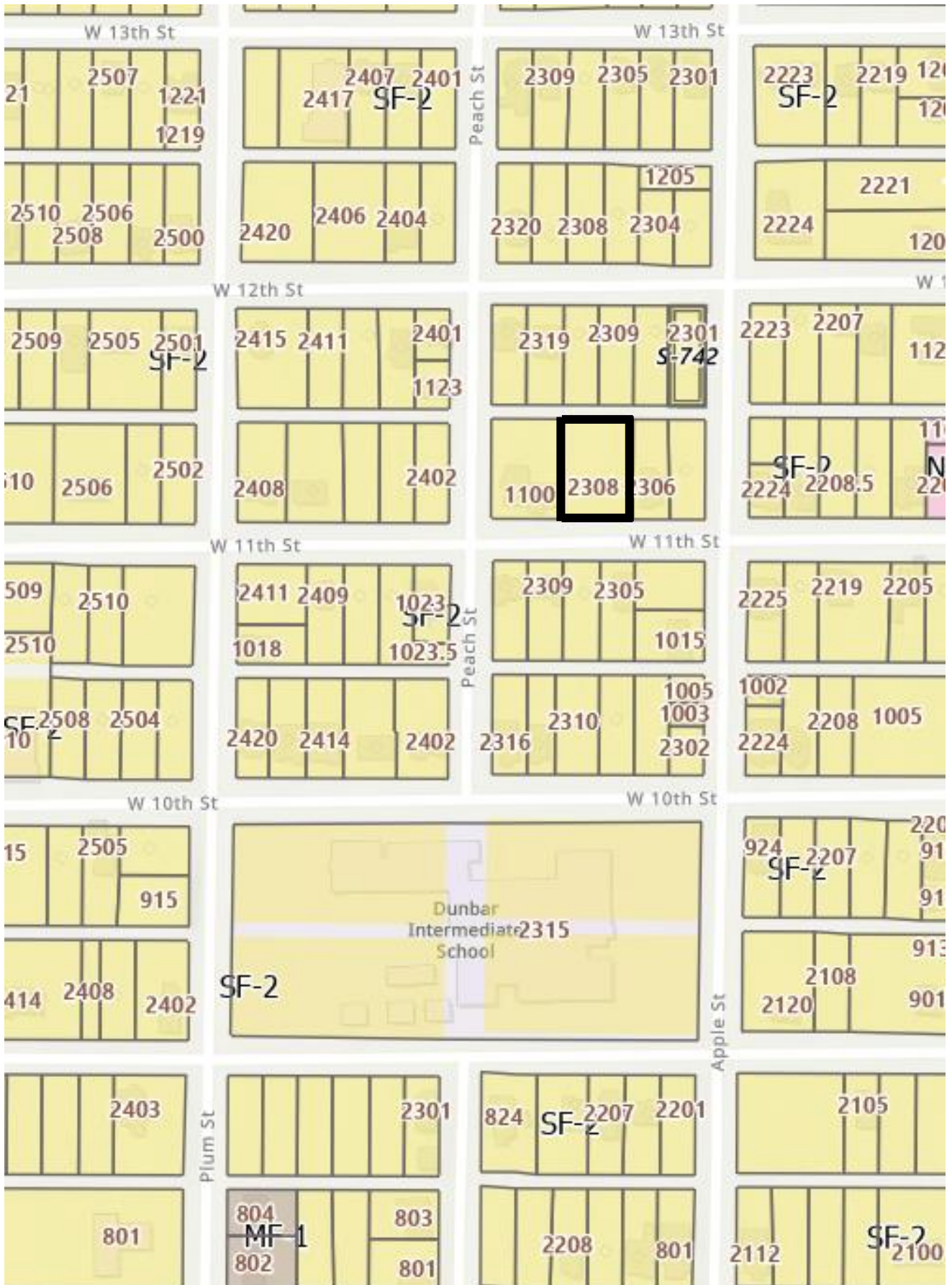
PROPOSED CHANGE: placing a HUD code manufactured home

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

LEGAL DESCRIPTION: on Lots 9-10, Block 19, West Texarkana

CASE NUMBER: Z-26-17      DATE MAILED: May 19, 2026

# 2308 W 11<sup>th</sup> Street



# 2308 W 11<sup>th</sup> Street



**Briefing Sheet**

---

**Department:** Development Services      **Action Officer:** Laura Puckett, Zoning Administrator  
**Subject:** S-830: Specific Use Permit to allow the location of a HUD code manufactured home on Lots 9-10, Block 19, West Texarkana, located at 2308 W 11<sup>th</sup> Street. Tiffany Holt, owner.  
**Briefing:** 6/8/2026      **Public Hearing:** 7/13/2026      **Council Vote:** 7/13/2026

**Item Schedule:**  
Brief once.

**Updates/History of Briefing:**  
NOT APPLICABLE

**Executive Summary and Background Information:**  
This is a request from Tiffany Holt, owner, for a Specific Use Permit to allow the location of a HUD code manufactured home on Lots 9-10, Block 19, West Texarkana, located at 2308 W 11<sup>th</sup> Street.

The Future Land Use Map designates 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 land to the north, and residences to the east and west. Staff recommend approval of this request with the following stipulations:

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

Texas codes.

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

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

**Potential Options:**

Approve, deny or table.

**Fiscal Implications:**

NOT APPLICABLE

**Staff Recommendation:**

Staff recommend approval of this request with stipulations.

**Advisory Board/Committee Review:**

Planning and Zoning Commission

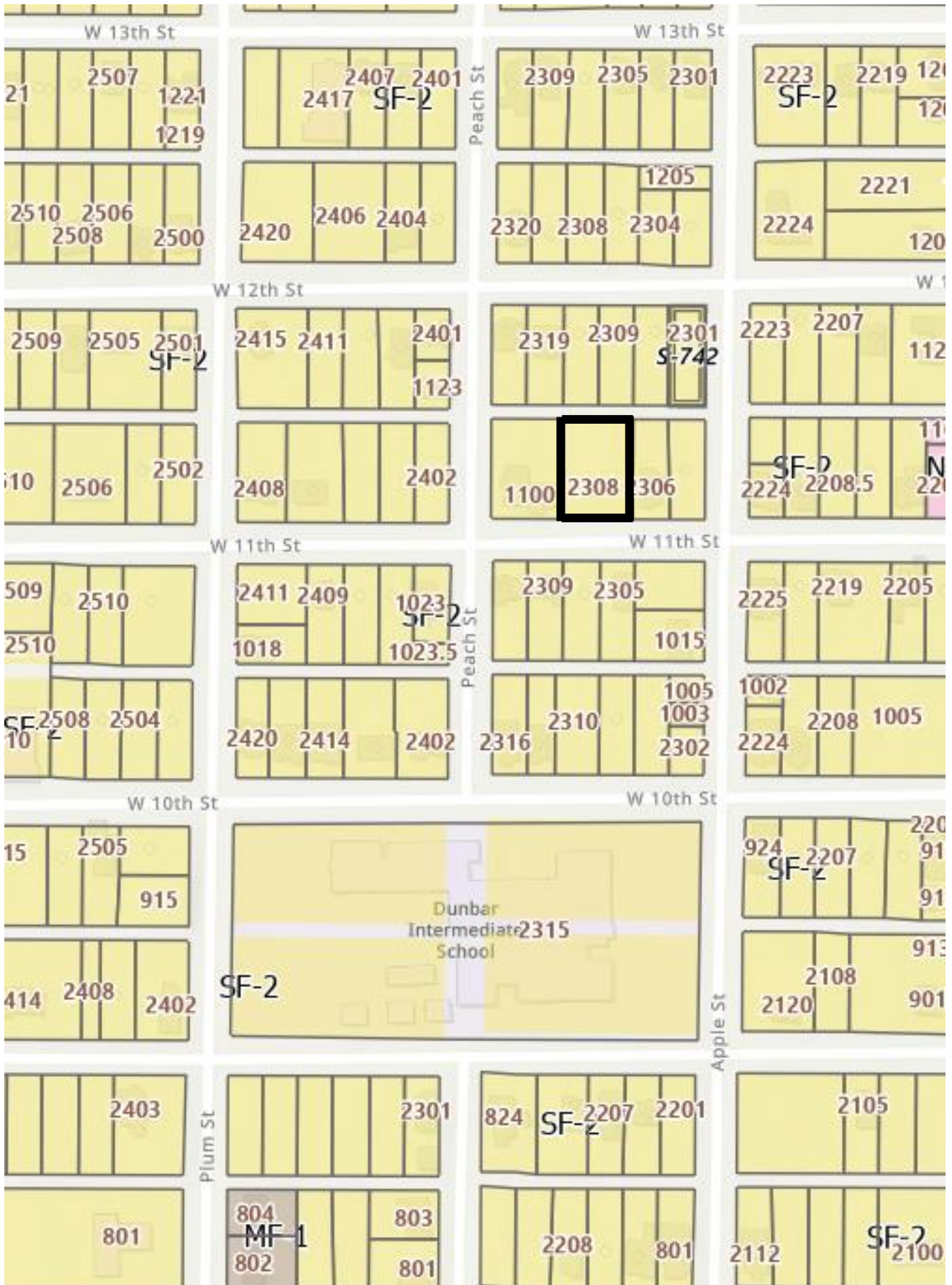
**Board/Committee Recommendation:**

NOT APPLICABLE

**Advisory Board/Committee Meeting Date and Minutes:**

June 1, 2026

# 2308 W 11<sup>th</sup> Street



# 2308 W 11<sup>th</sup> Street



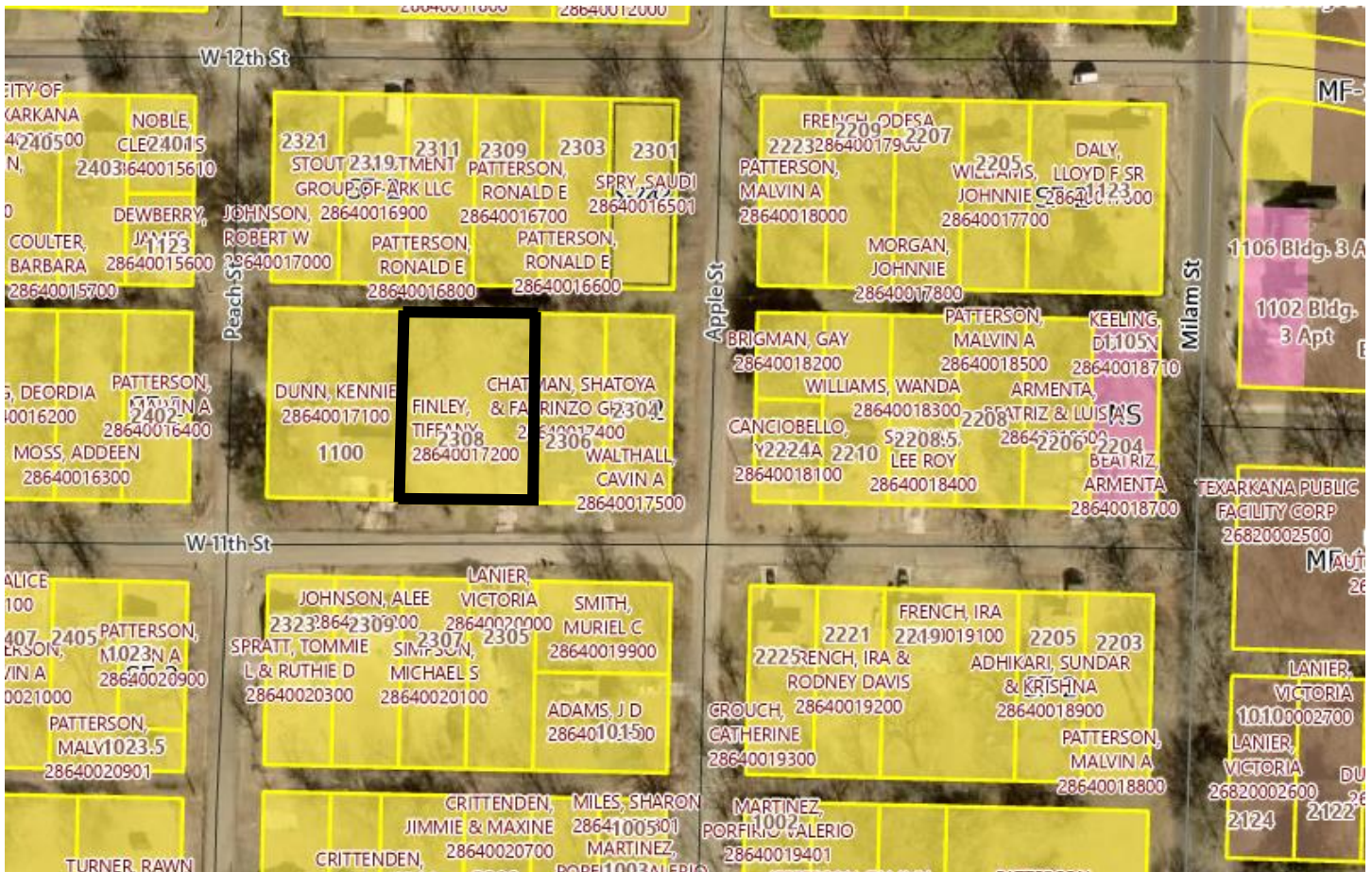
## NOTICE OF PUBLIC HEARINGS

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PLANNING & ZONING COMMISSION:      Hearing Date: MONDAY, June 1, 2026      Hearing Time: 6:00 pm

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

- ◆ If they desire, persons concerned with the proposed change can present a letter in opposition to or in favor of the proposed change. If a written protest in opposition to a proposed change contains the signatures of persons who own twenty (20) percent or more of the land within 200 feet of the proposed change, a 3/4<sup>th</sup> 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](mailto:lpuckett@texarkanatexas.gov)).



OWNER: Tiffany Holt, owner

OWNER'S ADDRESS: [REDACTED]

LOCATION OF REZONING: 2308 W. 11<sup>th</sup> Street, Texarkana, Texas 75501

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

LEGAL DESCRIPTION: on Lots 9-10, Block 19, West Texarkana

CASE NUMBER: S-830

DATE MAILED: May 19, 2026

**Briefing Sheet**

---

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

**Subject:** Z-26-18: rezoning on Part of Lots 1-7, All of 8-14, Part of 5 & 6 Cowtown Materials Inc., an approximate 1.87-acre tract of land (being Tract 3 4), Krouse 1<sup>st</sup> (TXKA), located at 1521 Beaumont Street from Single Family-2 to Industrial-2. Robert Torrans, owner, and Vance Liles, MTG Engineers and Surveyors, agent.

**Briefing:** 6/8/2026      **Public Hearing:** 7/13/2026      **Council Vote:** 7/13/2026

**Item Schedule:**  
Brief once.

**Updates/History of Briefing:**  
NOT APPLICABLE

**Executive Summary and Background Information:**  
This is a request by Robert Torrans, owner, and Vance Liles, MTG Engineers and Surveyors, agent, to rezone on Pt Lots 1-7, All of 8-14, Pt 5 & 6 Cowtown Materials Inc., an approximate 1.87-acre tract of land (being Tract 3 4), Krouse 1<sup>st</sup> (TXKA), located at 1521 Beaumont Street from Single Family-2 to Industrial-2.

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

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

June 1, 2026

Form A360

# WARRANTY DEED

THIS WARRANTY DEED executed this 31st day of March, 2025  
 by first party, International Warehousing & Distribution Co., Inc.  
 whose post office address is 3800 Picoma Drive, Texarkana, TX 75501  
 to second party, Commercial Moving & Storage Co., Inc.  
 whose post office address is 3800 Picoma Drive, Texarkana, TX 75501

**WITNESSETH**, That the said first party, for good consideration and for the sum of  
 Ten & No/100 Dollars (\$ 10.00 ) paid by the said second party, the receipt whereof is  
 hereby acknowledged, docs hereby remise, release and transfer unto the said second party forever with  
 warranty covenants, all the right, title, interest and claim which the said first party has in and to the  
 following described parcel of land and improvements and appurtenances thereto in the County of  
 Bowie, State of Texas, to wit: all that certain tract of parcel of land  
 situated in the City of Texarkana, Bowie County, Texas and being part of the Jacob Carsner Headright Survey, and  
 also a part of the Krouse First Addition, recorded in Volume 40 page 138 of the Deed Recbrds of Bowie County,  
 Texas and being more particularly described by metes and bounds as follows:  
 BEGINNING at a rail end set in the Southwest corner of Block 3 of Krouse 1st Addition in the East right off way line  
 of Beaumont Street, also being the North Boundary line of the Cotton Belt Roundhouse Addition,  
 THENCE: East with the South line of Block 3, same being in the North line of said Cotton Belt Roundhouse Addition  
 180.42 feet to an iron pipe for corner in said line, said point being in the West right of way line of the Kansas City  
 Southern Railway Co.; THENCE N 25~ 44'07" E, with the West right of way of said Railroad same being the East  
 line of Krouse 1st Addition 417.43 feet to an iron pipe for corner in said line;  
 THENCE: N 64~ 02'51" W, along a fence line, 121.73 feet to an iron pipe for corner;  
 THENCE: S 25~ 25' W, along a fence line 205.08 feet to an iron pipe for corner;  
 THENCE: N 82~ 24'24" W, 165.65 feet to an iron pipe for corner in the East right of way line of Beaumont Street;  
 THENCE: South with the East right of way line of Beaumont St. 265.98 feet to the PLACE OF BEGINNING and  
 containing 1.87 acre of land, more or less.

AND the first party hereby covenants with said second party that it is lawfully seized of said land  
 in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully  
 warrants the title to said land and will defend the same against the adverse claims of all persons  
 whomsoever; and that said land is free of all encumbrances.

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and  
 year first above written.

Signed, sealed and delivered in presence of:

Witness

Witness

State of Texas }  
 County of Bowie }

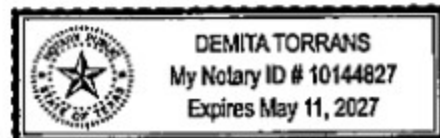
On 4/1/2025 before me, Robert Torrans  
 appeared

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s)  
 is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in  
 his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the  
 entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature

*Robert Torrans*  
 First Party Robert Torrans  
*Robert Torrans*  
 Second Party



Affiant  Known  Produced ID  
 Type of ID TX Driver's License  
 (Seal)

E-Z Legal Form A360

WARRANTY DEED

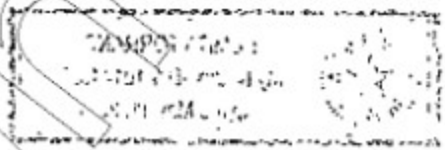
International Warehousing & Distribution Co., Inc.

TO

Commercial Moving & Storage Co., Inc.

DATED: 4/1/2025

Unofficial Copy



THE STATE OF TEXAS

COUNTY OF BOWIE

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

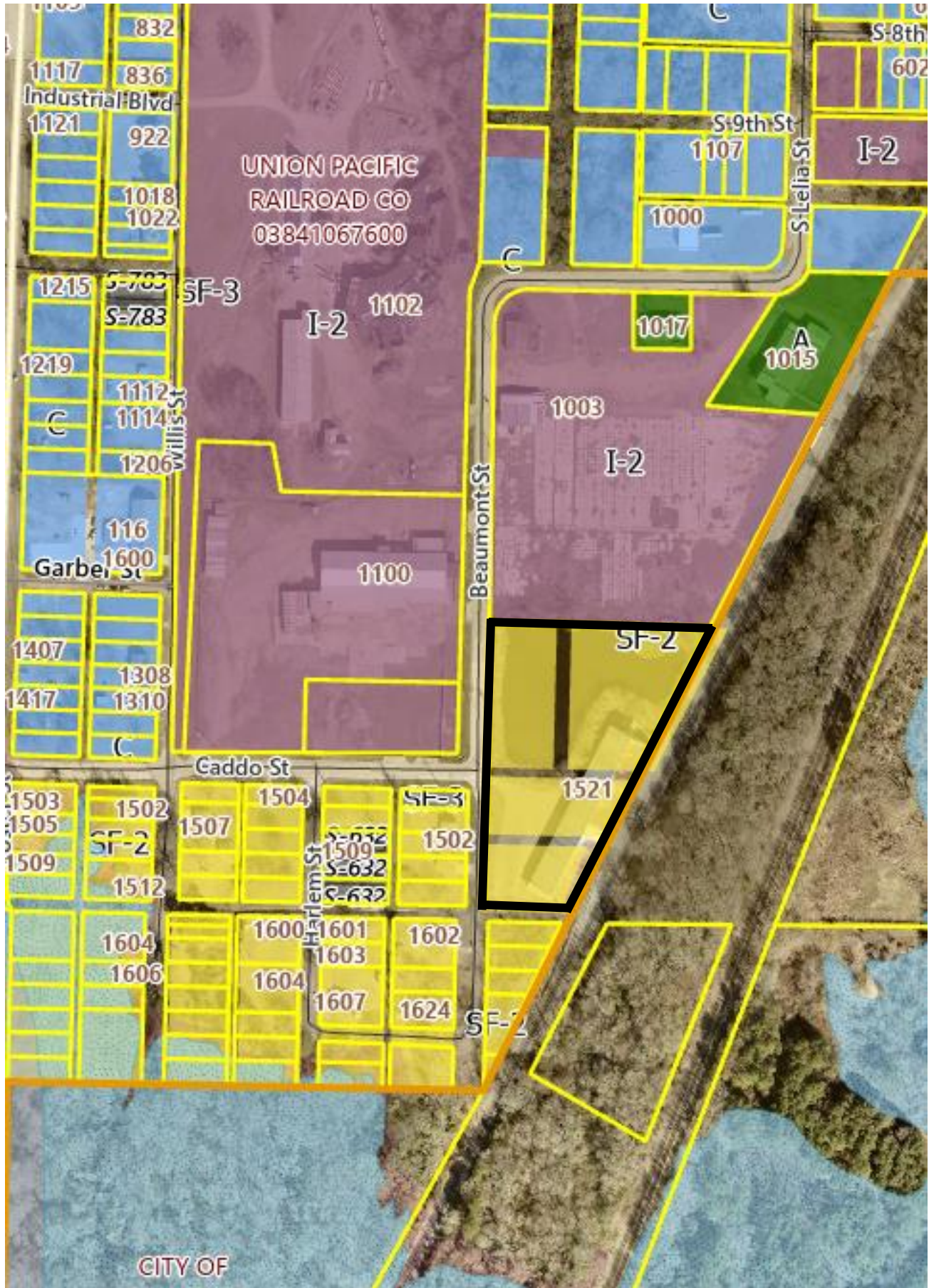
2025-00003188 DEED

04/04/2025 09:56:08 AM Total Fees: \$25.00

Tina Petty, County Clerk  
Bowie County, Texas



# 1521 Beaumont



# 1521 Beaumont



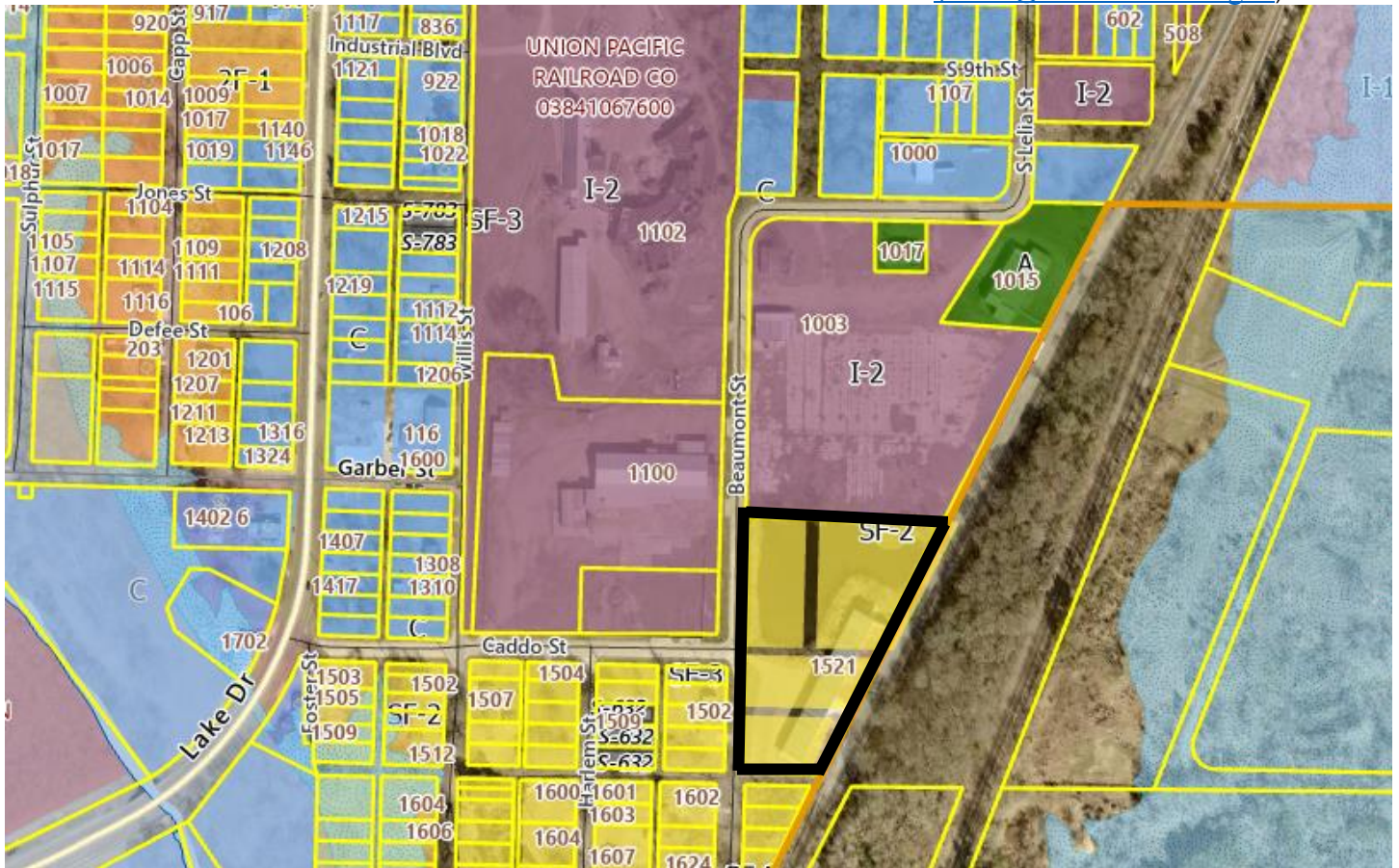
## NOTICE OF PUBLIC HEARINGS

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PLANNING & ZONING COMMISSION:      Hearing Date: MONDAY, June 1, 2026      Hearing Time: 6:00 pm

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

- ◆ If they desire, persons concerned with the proposed change can present a letter in opposition to or in favor of the proposed change. If a written protest in opposition to a proposed change contains the signatures of persons who own twenty (20) percent or more of the land within 200 feet of the proposed change, a 3/4<sup>th</sup> 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 [lpuckett@texarkanatexas.gov](mailto:lpuckett@texarkanatexas.gov)).



OWNER: Robert Torrans, owner and Vance Liles, MTG Engineering and Surveyors, agent

OWNER'S ADDRESS: [REDACTED]

LOCATION OF REZONING: 1521 Beaumont Street, Texarkana, Texas 75501

PROPOSED CHANGE: manufacturing of soy beans for fuel

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

LEGAL DESCRIPTION: on Pt Lots 1-7, All of 8-14, Pt 5 & 6 Cowtown Materials Inc., an approximate 1.87-acre tract of land (being Tract 3 4), Krouse 1<sup>st</sup> (TXKA)

CASE NUMBER: Z-26-18

DATE MAILED: May 19, 2026

**Briefing Sheet**

---

**Department:** Development Services      **Action Officer:** Laura Puckett, Zoning Administrator  
**Subject:** Z-26-19: rezoning on a 1.18-acre tract of land, Jacob Carsner HRS, A-116, located at 1015 S Lelia Street from Agriculture to Industrial-2. Robert Torrans, owner, and Vance Liles, MTG Engineers and Surveyors, agent.

**Briefing:** 6/8/2026      **Public Hearing:** 7/13/2026      **Council Vote:** 7/13/2026

**Item Schedule:**  
Brief once.

**Updates/History of Briefing:**  
NOT APPLICABLE

**Executive Summary and Background Information:**  
This is a request by Robert Torrans, owner, and Vance Liles, MTG Engineers and Surveyors, agent, to rezone on a 1.18-acre tract of land, Jacob Carsner HRS, A-116, located at 1015 S Lelia Street from Agriculture to Industrial-2.

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

The adjacent zoning is Industrial-2 to the west, and south, Commercial north, and railroad to the east. The adjacent land use is vacant land to the north, west and south, and railroad 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:**

June 1, 2026

Form A360

# WARRANTY DEED

THIS WARRANTY DEED executed this 31st day of March, 2025, 19  
 by first party, International Warehousing & Distribution Co., Inc.  
 whose post office address is 3800 Picoma Drive, Texarkana, TX 75501  
 to second party, Commercial Moving & Storage Co., Inc.  
 whose post office address is 3800 Picoma Drive, Texarkana, TX 75501

**WITNESSETH**, That the said first party, for good consideration and for the sum of  
 Ten & No/100 Dollars (\$ 10.00 ) paid by the said second party, the receipt whereof is  
 hereby acknowledged, does hereby remise, release and transfer unto the said second party forever with  
 warranty covenants, all the right, title, interest and claim which the said first party has in and to the  
 following described parcel of land and improvements and appurtenances thereto in the County of  
 Bowie, State of Texas, to wit: All those certain tracts or parcels of land  
 situated in Bowie County, Texas being out of a ten acre tract in the Jacob Carsner Headright Survey, and  
 being a portion of the three tracts of land conveyed from Commercial Investment Company to Harrel H.  
 Whiseant, Sr. and wife, Patsy A. Whiseant by Special Warranty Deed dated November 29, 1990, and being particularly described  
 as follows: TRACT ONE: BEGINNING at a set 1/2" rebar 35 feet South and South 89  
 deg. 56' 25" East 307.70 feet from the Northwest corner of Block W in the Jacob Carsner Headright Survey,  
 said Point of Beginning also being on the South RAW of Lella Street. THENCE: South 29deg. 21'17" West,  
 237.59 feet to a set 1/2" rebar for corner; THENCE South 28 deg. 53'04" West 33.98 feet to a hole in a  
 concrete slab for corner; THENCE South 89 deg. 32'00" East, 225.30 feet to a set 1/2" rebar on the West boundary line of the  
 Texarkana and Fort Smith Railroad; THENCE North 26 deg. 15'00" East, 265.18 feet with the West boundary line of the Texarkana  
 and Fort Smith Railroad to a set 1/2" rebar on the South RAW of Lella Street. THENCE North 89 deg. 56'25" West, 209.56 feet with  
 the South RAW of Lella St. to the POINT OF  
 BEGINNING, CONTAINING 1.188 acres, more or less and being a portion of the same land surveyed by  
 E.G. Bradham and John Barnett et ux to Southern Packing Company.  
 TRACT TWO: Lots Numbered One (1), Two (2), Three (3) and Four (4) in Block Numbered Five (5) of FACTORY HEIGHTS  
 ADDITION to the City of Texarkana, Texas. SAVE AND EXCEPT: The West 5.00 feet of Lot 4 to the City of Texarkana, Texas  
 dated November 8, 1990, and recorded in Volume 1552, Pages 107-109, Real Property Records of Bowie County, Texas.

AND the first party hereby covenants with said second party that it is lawfully seized of said land  
 in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully  
 warrants the title to said land and will defend the same against the adverse claims of all persons  
 whomsoever; and that said land is free of all encumbrances.

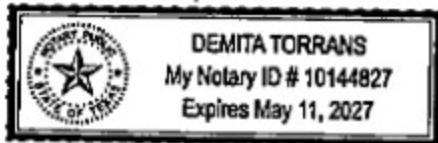
IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and  
 year first above written.

Signed, sealed and delivered in presence of:

*[Handwritten Signature]*  
 Witness  
*[Handwritten Signature]*  
 Witness

*[Handwritten Signature]*  
 First Party Robert Torrans  
*[Handwritten Signature]*  
 Second Party Robert Torrans

State of Texas }  
 County of Bowie }  
 On 4/1/2025 before me,  
 appeared Robert Torrans



personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s)  
 is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in  
 his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the  
 entity upon behalf of which the person(s) acted, executed the instrument.  
 WITNESS my hand and official seal.

Signature: *[Handwritten Signature]*

Affiant  Known  Produced ID  
 Type of ID TX Driver's License  
 (Seal)

E-Z Legal Form A360

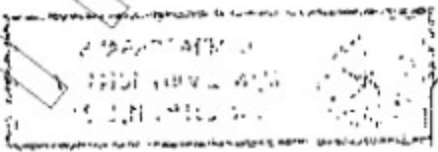
**WARRANTY DEED**

International Warehousing  
& Distribution Co., Inc.

To  
Commercial Moving &  
Storage Co., Inc.

DATED: 4/1/2025

Unofficial Copy



THE STATE OF TEXAS  
COUNTY OF BOWIE

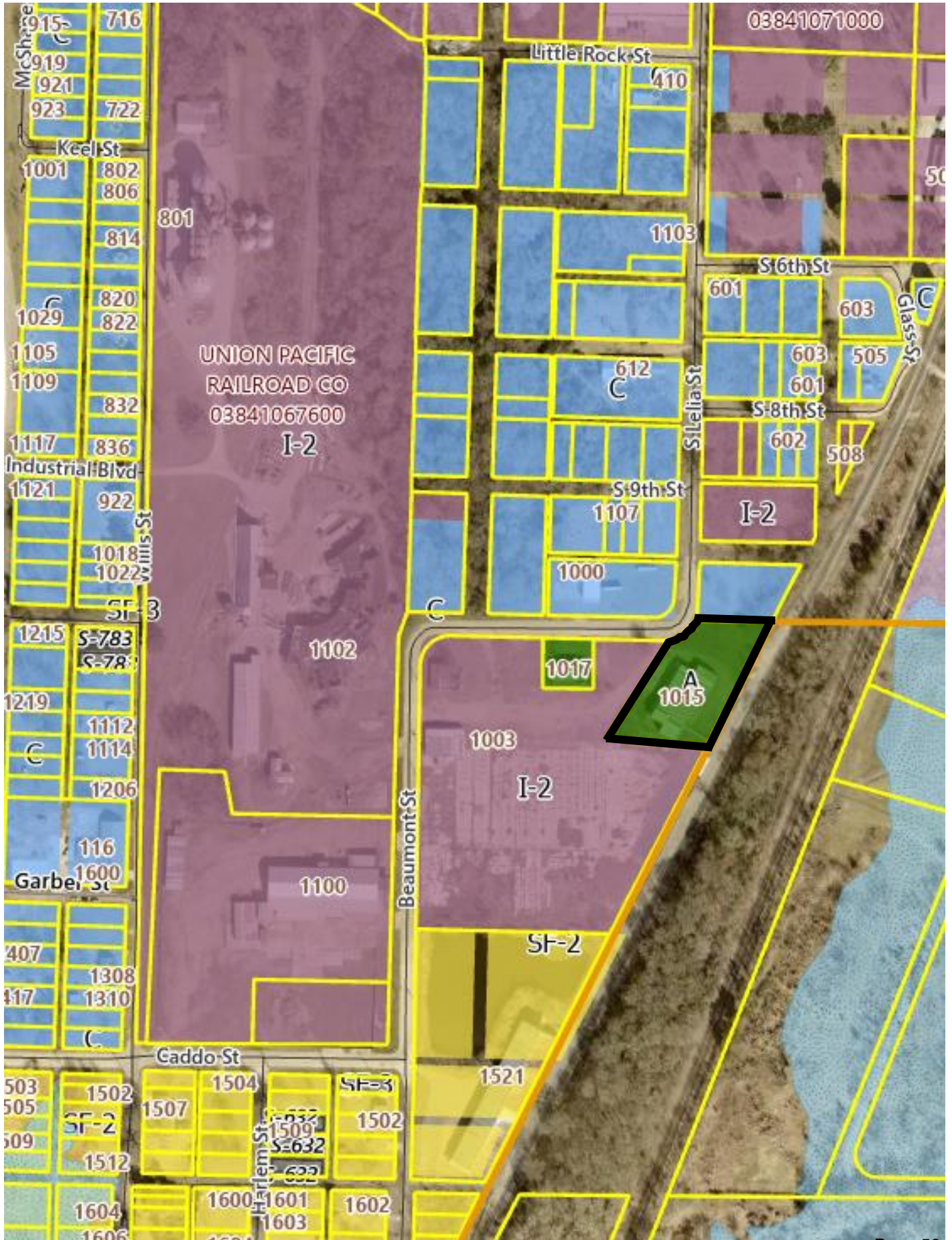
I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Records of Bowie County, Texas.

2025-00003189 DEED  
04/04/2025 09:56:08 AM Total Fees: \$25.00

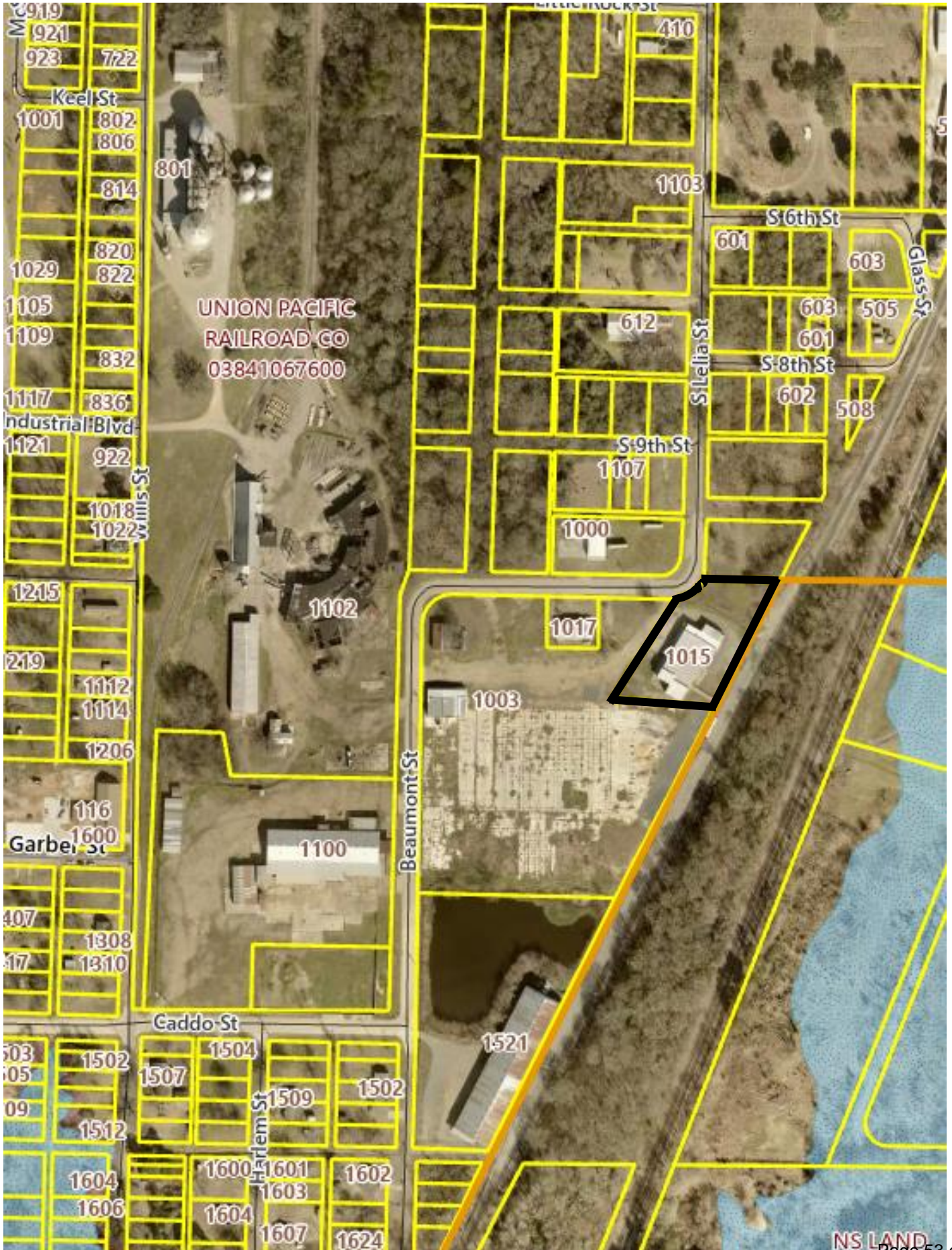
Tina Petty, County Clerk  
Bowie County, Texas



# 1015 S Lelia



# 1015 S Lelia



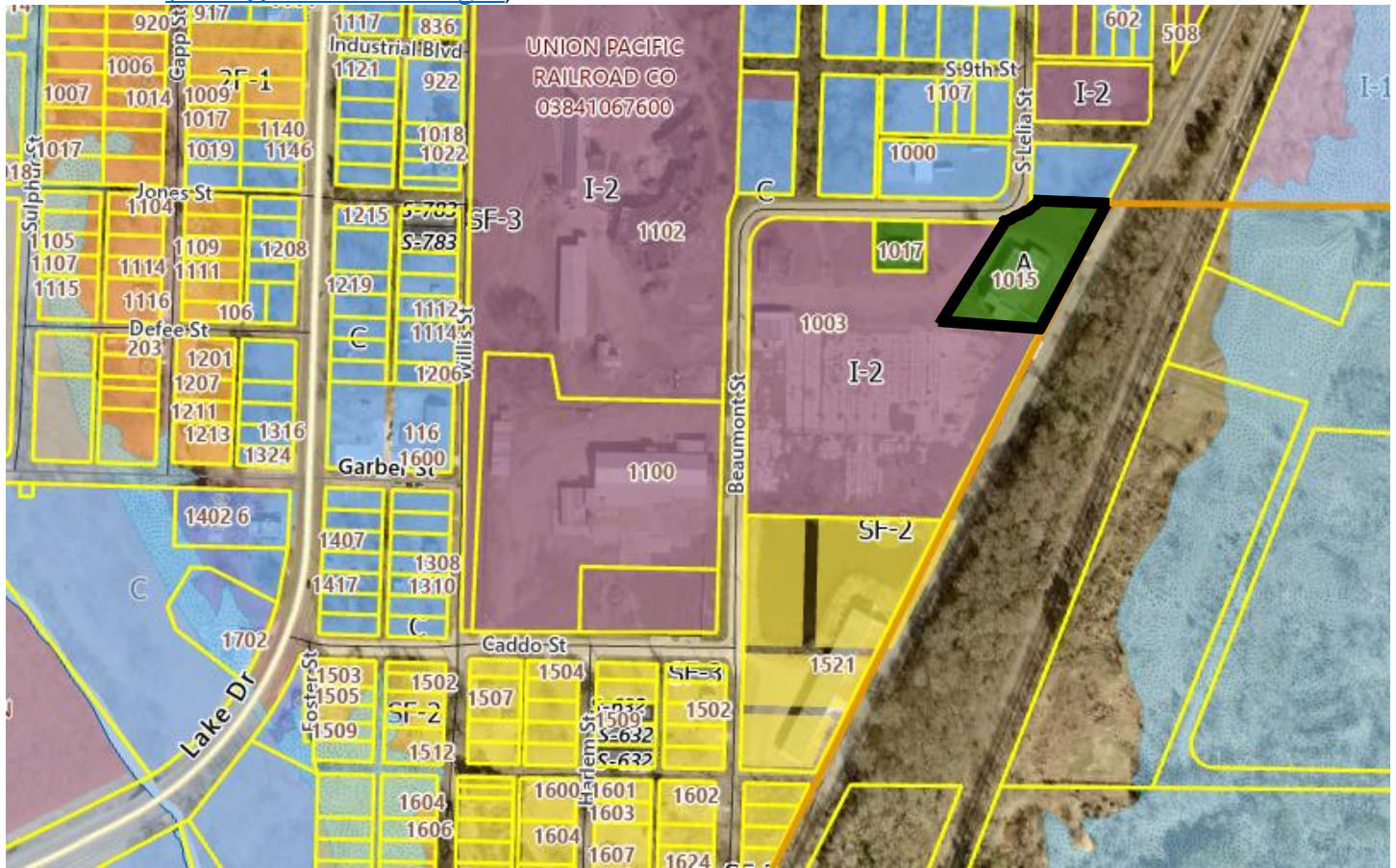
## NOTICE OF PUBLIC HEARINGS

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, (3<sup>rd</sup> & 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, June 1, 2026      Hearing Time: 6:00 pm

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

- ◆ If they desire, persons concerned with the proposed change can present a letter in opposition to or in favor of the proposed change. If a written protest in opposition to a proposed change contains the signatures of persons who own twenty (20) percent or more of the land within 200 feet of the proposed change, a 3/4<sup>th</sup> 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](mailto:lpuckett@texarkanatexas.gov)).



OWNER: Robert Torrans, owner and Vance Liles, MTG Engineering and Surveyors, agent

OWNER'S ADDRESS: [REDACTED]

LOCATION OF REZONING: 1015 S Lelia Street, Texarkana, Texas 75501

PROPOSED CHANGE: manufacturing of soy beans for fuel

ZONING CHANGE FROM: Agriculture TO: Industrial-2

LEGAL DESCRIPTION: on a 1.18-acre tract of land, Jacob Carsner HRS, A-116

CASE NUMBER: Z-26-19      DATE MAILED: May 19, 2026





# CITY OF TEXARKANA

## PLANNING & ZONING COMMISSION

MINUTES • MAY 4, 2026

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Council Chambers

Regular Meeting

6:00 PM

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220 TEXAS BLVD., TEXARKANA, TX 75501

### I. CALL TO ORDER

Commission members present:

Gener Joyce, III  
Dianna Patterson-Kinsey  
James Larkins  
Wanda Northam  
Lee Kernek  
Will Humphrey

Commission members NOT present:

Kory Crews  
Brad Bailey  
Ross Sarine

### 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.

Bryan Bowman appeared for MTG Engineers.

A motion for approval was made by Ms. Kinsey and seconded by Mr. Northam.

#### APPROVED

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.

Bryan Bowman appeared for MTG Engineers. He said that this one is platting 3 lots into

now lot and removing the right-of-way.

A motion was made by Ms. Kinsey for approval and seconded by Mr. Larkins.

**APPROVED**

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.

Bryan Bowman appeared for MTG Engineers. He said the owner bought 4 tracks and wants to plat them into one lot.

A Motion to approve was made by Ms. Kinsey and seconded by Ms. Kernek.

**APPROVED**

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.

Ms. Moss appeared and requested a Specific Use Permit to allow a HUD code manufactured home at 1106 Hatton Street. The property is already zoned Single Family-3. The owner currently owns the home and will be moving it to her property at 1106 Hatton. She plans to paint the outside of the home and have a new skirt installed when it is moved.

P&Z unanimously approved this request.

**APPROVED**

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.

The Planning and Zoning Commission tabled this request after the applicant advised that he wants a drive-thru window installed. This property abuts a residential district. Applicant agreed to amend his application to Planned Development General Retail and will come back when he has his site plan ready.

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

**TABLED**

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.

The applicant appeared and stated that he is rezoning a portion of this property to construct a billboard. In the past, a PD was put on this property for a proposed RV park that never developed. The current owner wants to market this property as commercial. This property is located off of 369 and E Loop Dr. A Specific Use Permit is required to install an off-premise billboard at this location and a site plan approval is required since this property is PD.

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

P&Z unanimously approved this request.

**APPROVED**

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.

Applicant requested a Specific Use Permit to allow an off-premise billboard on this lot.

Motion for approval made by Mr. Humphrey and seconded by Ms. Northam.

**APPROVED**

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.

Applicant provided a site plan for approval. In the past, a Planned Development was put on this property for a proposed RV park that never developed. The current owner wants to market this property as commercial. This property is located off of 369 and E Loop Dr.

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

P&Z unanimously approved this request.

**APPROVED**

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.

The applicant requested to rezone 3900 block of Collom Street from Single Family-2 to Single Family-3 and a Specific Use Permit for a HUD code manufactured home.

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

P&Z unanimously approved this request.

**APPROVED**

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.

The applicant requested a Specific Use Permit to place a HUD code manufactured home on this property.

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

P&Z unanimously approved this request.

**APPROVED**

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.

The applicant requested to rezone 2117 Stevenson Street from Single Family-2 to Single Family-3 for a HUD code manufactured home.

Motion to approve made by Mr. Kinsey and seconded by Mr. Humphrey.

P&Z unanimously approved this request.

**APPROVED**

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.

The applicant requested a Specific Use Permit to allow the location of a HUD code manufactured home. The owner also owns the property to the Northwest and West of this property.

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

P&Z unanimously approved this request.

**APPROVEDD**

13. **WITHDREW BEFORE THE MEETING** 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. **WITHDREW BEFORE THE MEETING:** 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.

A motion to remove this item from the table was made by Ms. Northam and seconded by Ms. Kinsey.

The applicant requested to rezone 515 Robbins Street from Single Family-2 to Single Family-3. There is another mobile home in the area.

A motion to approve was made by Mr. Larkins and was seconded by Ms. Kinsey.

P&Z unanimously approved this request.

**APPROVED**

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.

A motion to remove this item from the table was made by Ms. Kernek and seconded by Ms. Kinsey.

The applicant requested a Specific Use Permit for a HUD code manufactured home.

A motion to approve was made by Ms. Kernek with stipulations and seconded by Ms.

Kinsey with stipulations.

P&Z unanimously approved this request.

**APPROVED**

**III. STAFF UPDATES**

1. No update at this time.

**IV. MINUTES**

1. Consider the April 6, 2026 Planning and Zoning Commission meeting minutes.  
Motion to approve the minutes was made by Ms. Northam and seconded by Mr. Larkins.

**V. ADJOURNMENT**