



CITY OF TEXARKANA

PLANNING & ZONING COMMISSION

AGENDA • JULY 6, 2026

Council Chambers

Regular Meeting

6:00 PM

220 TEXAS BLVD., TEXARKANA, TX 75501

Chairperson
Gene Joyce III

Commissioner
Wanda Northam

Commissioner
Lee Kernek

Vice Chairperson
Dianna Patterson Kinsey

Commissioner
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 GPM Southeast Addition, located at or near 4102 W 7th Street. GPM Southeast, LLC, owner.
2. Consider the approval of final and preliminary plat for Piney Road Addition, located at or near 902 Piney Road. Green, Bunn, Herrington, LLC & Bunn-Green Investments, owners.
3. S-829: **TABLED** Specific Use Permit to allow the 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'Shoughnessy, owner, and Quinn Jefferson, agent.
4. Z-26-20: on an approximate 2.83-acre tract of land (being Tract 97B), H.S. Janes HRS, A-306, located in the 4200 block of Findley Street from Single Family-2 to Single Family-3. Stefanie Tardy, owner.
5. S-831: granting a Specific Use Permit for the location of a HUD code manufactured home on an approximate 2.83-acre tract of land (being Tract 97B), H.S. Janes HRS, A-

306, located in the 4200 block of Findley Street. Stefanie Tardy, owner.

6. Z-26-21: rezoning on Lots 8-10, Block 8, Red Cut Heights, located at 2506 Liggett Street from Single Family-2 to Single Family-3. Shakia Williams, owner.
7. S-832: granting a Specific Use Permit for the location of a HUD code manufactured home on Lots 8-10, Block 8, Red Cut Heights, located at 2506 Liggett Street. Shakia Williams, owner.
8. Z-26-22: rezoning on Lot 12, Block 26, City Improvement Co West Side, located at 1724 Nolthenius Street from Multiple Family-1 to Single Family-3. Willie Washington, owner, and Cerwin Coleman, agent.
9. S-834: granting a Specific Use Permit to allow the location of a HUD code manufactured home on Lot 12, Block 26, City Improvement Co West Side, located at 1724 Nolthenius Street. Willie Washington, owner, and Cerwin Coleman, agent.
10. S-833: granting a Specific User Permit to allow the one additional use of an electrical substation on an approximate 3-acre tract of land (being Tracts 63A & 63B), J.A. Talbot HRS, A-564, located in the 5700 block of Gin Road. Molly Crowe, AEP/Southwestern Electric Power Company, owner, and William Sellard, TTL USA, agent.
11. Amendment to PD-23-4 for site plan approval on an approximate 22.73-acre tract of land (being Tracts 11, 11A, 12, 12A) H.S. Janes HRS, A-306, located at 1047 Terry Street. Zachary Mowery, Resortments Representative, owner.

III. STAFF UPDATES

No updates.

IV. MINUTES

1. Consider the minutes from the June 1, 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 GPM Southeast Addition, located at or near 4102 W 7th Street. GPM Southeast, LLC, owner.

Briefing: **Public Hearing:** **Council Vote:**

Item Schedule:

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

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:

July 6, 2026

MEMORANDUM

To: Jeffrey Wood, MTG

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



Date: June 15, 2026

Subject: Consider approval of the plat for GPM Southeast 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. Kinetic - No issue
5. Conterra – No response
6. Ritter – No issue
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. Add note stating No Restrictive Covenants are affected by this replat.
 - e. Revise plat title and descriptions to include replat of lot/tract 7A in the City Improvement Co Annex in referenced deed 2018-00007200
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	☒
Location Map for proposed development	☒
Title and Name of Subdivision	☒
Legal Description and identification of tract being subdivided or resubdivided	☒

1. Legal description shall be referenced to a previous recorded subdivision

SPECIFIC PLAT INFORMATION

Names or designations of all adjoining subdivisions or properties	☒
Adjacent dedicated streets, alleys, and easements	☒
Outline of proposed tract (shall stand out compared to other boundary lines)	☒
Location and designation of all streets, alleys, and other areas with dimensions that are intended for public use	☒
All block, lot and street boundary lines	☒

1. Blocks and lots shall be numbered

2. Building lines and easements are shown

a. Commercial (15')

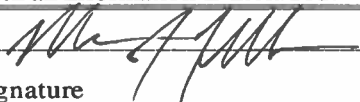
b. Residential (25')

c. In PUR, building line is not less than 15'

Surveyor Note explaining purpose of Replat	☒
100 Year FEMA Flood Zones	☒
Finish Floor Elevations (lots adjacent to flood zones and drainage facilities)	☒
Shown all necessary dimensions	☒
Supplemental Survey Reference Markers	☒
Certificate of ownership	☒
Certificate of surveyor	☒
Certificate of approval by planning and zoning commission	☒

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.


Signature

5/19/2020
Date

MICHAEL S. FELDBUSCH

Printed Name

GPM SOUTHEAST ADDITION
LOT 1 & LOT 2, BLOCK 1

REPLAT OF DUNBAR ADDITION, LOT No. 1-7 and THE WEST 13 FEET OF
LOT 8, BLOCK 1 AND LOT No. 1-7 and THE WEST 13 FEET OF LOT 8,
BLOCK 2 AND ABANDONED DOUGLAS STREET ACCORDING THE PLAT
RECORDED IN VOLUME 40, PAGE 204 OF THE PLAT RECORDS OF BOWIE
COUNTY, TEXAS, ALSO BEING A PART OF THE RAILWAY COMPANY
HEADRIGHT SURVEY, ABSTRACT 435, BOWIE COUNTY, TEXAS

OWNER'S CERTIFICATE:

STATE OF TEXAS
COUNTY OF JEFFERSON

GPM SOUTHEAST, LLC, BEING THE OWNER(S) OF THE HEREON DESCRIBED TRACT OF LAND
HAVE CAUSED THE SAME TO BE SURVEYED, PLATTED, AND SUBDIVIDED AS SHOWN HEREON
AND WHICH ADDITION SHALL HEREAFTER BE KNOW AS GPM SOUTHEAST ADDITION, A
SUBDIVISION IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, AND BY THESE
PRESENTS, THE UNDERSIGNED HEREBY DEDICATED TO THE PUBLIC IN FEE SIMPLE, THE
STREET, ROADS AND ALLEYS, IF ANY, SHOWN ON THIS PLAT AND BY THIS INSTRUMENT.

OWNER GPM SOUTHEAST, LLC

NOTARY ACKNOWLEDGEMENT
STATE OF _____
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THE DAY PERSONALLY APPEARED
KNOWN TO ME TO BE THE PERSON OR PERSONS
WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT, AND ACKNOWLEDGED TO
ME THAT THE UNDERSIGNED EXECUTED THE SAME FOR THE PURPOSES AND
CONSIDERATION THEREIN SET FORTH AND IN THE CAPACITY HEREIN STATED
GIVEN MY HAND AN SEAL OF OFFICE, THIS _____ DAY OF _____, A.D.,
20____.

NOTARY PUBLIC IN AND FOR _____ COUNTY, _____

MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATION:

I, MICHAEL J. FELDBUSCH DO HEREBY CERTIFY THAT THI SURVEY WAS THIS DAY MADE ON
THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON AND IS CORRECT, AND THAT
ANY DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS,
ENCROACHMENTS OF IMPROVEMENTS, APPARENT OR VISIBLE EASEMENTS OR
RIGHTS-OF-WAY ARE SHOWN HEREON AND/OR DESCRIBED HEREIN AS BEST CAN BE
DETERMINED BY DOCUMENTS PROVIDED AND AS PER THE GROUND SURVEY, AND THAT
SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.

MICHAEL J. FELDBUSCH
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 7020

CERTIFICATE OF APPROVAL BY THE PLANNING AND ZONING
COMMISSION:

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE **GPM SOUTHEAST ADDITION** BEING A
REPLAT OF DUNBAR ADDITION, LOT No. 1-7 and THE WEST 13 FEET OF LOT 8, BLOCK 1 AND
LOT No. 1-7 and THE WEST 13 FEET OF LOT 8, BLOCK 2 AND ABANDONED DOUGLAS STREET
ACCORDING THE PLAT RECORDED IN VOLUME 40, PAGE 204 OF THE PLAT RECORDS OF
BOWIE COUNTY, TEXAS, ALSO BEING A PART OF THE RAILWAY COMPANY HEADRIGHT
SURVEY, ABSTRACT 435, TOGETHER WITH THE OWNER'S CERTIFICATE AND THE
SURVEYOR'S CERTIFICATE ON THE SAME, WAS PRESENTED TO THE PLANNING & ZONING
COMMISSION OF THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, FOR ITS APPROVAL
THAT SAID PLAT, OWNER'S CERTIFICATE AND SURVEYOR'S CERTIFICATE BEING FOUND TO
CONFORM TO THE PLATTING REQUIREMENTS IN ALL RESPECTS ARE IN ALL THINGS
APPROVED ON THE ____ DAY OF _____, 2026.

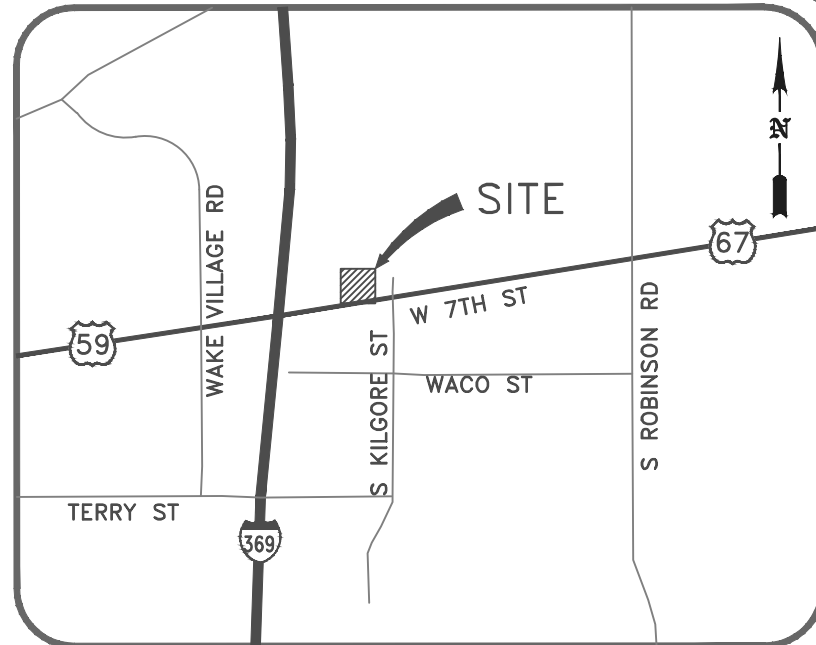
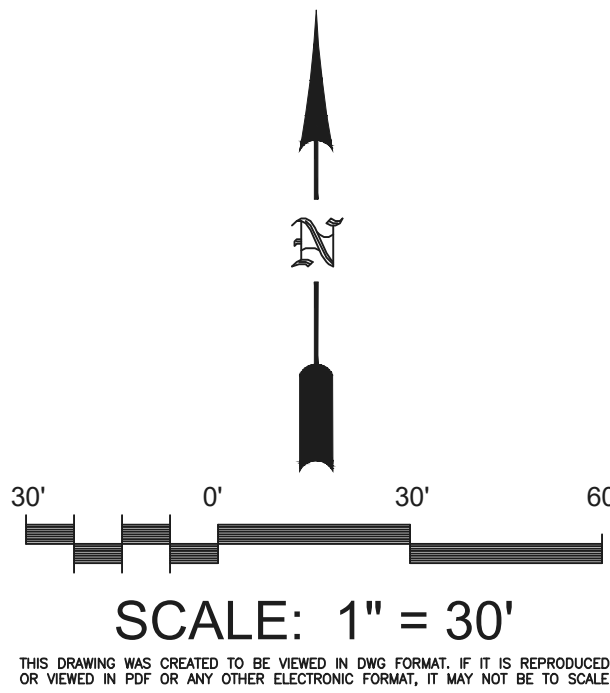
CHAIRMAN
PLANNING & ZONING COMMISSION

SECRETARY

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



PROPERTY OWNER(S):
GPM SOUTHEAST, LLC
8565 MACCELLAN PARKWAY, STE. 400
RICHMOND, VIRGINIA 23227



VICINITY MAP

NOT TO SCALE

LEGEND

- MONUMENT FOUND AS NOTED
- 5/8" REBAR W/ RPLS 7020 CAP TO BE SET UPON APPROVAL
- BOUNDARY LINE
- ADJACENT/PREVIOUS LOT LINE
- EASEMENT LINE
- SETBACK LINE
- (R) RECORD DATA PER RESPECTIVE DOCUMENT
- (M) MEASURED DATA

DESCRIPTION OF PROPERTY

DESCRIPTION OF A CERTAIN TRACT OR PARCEL OF LAND COVERING DUNBAR
ADDITION, LOT NO. 1-7 AND THE WEST 13 FEET OF LOT 8, BLOCK 1 AND LOT NO. 1-7
AND THE WEST 13 FEET OF LOT 8, BLOCK 2 AND ABANDONED DOUGLAS STREET
ACCORDING THE PLAT RECORDED IN VOLUME 40, PAGE 204 OF THE PLAT RECORDS
OF BOWIE COUNTY, TEXAS, ALSO BEING A PART OF THE RAILWAY COMPANY
HEADRIGHT SURVEY, ABSTRACT 435, ALL OF WHICH IS DESCRIBED AS TRACT 3
DEED 2018-00007200 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1/2" REBAR WITH "ROY 2107" CAP AT THE SOUTHWEST
CORNER OF FLOWERS BAKERY ADDITION, LOT 1, BLOCK 1, ACCORDING TO PLAT
RECORDED IN VOLUME 5773 PAGE 295 OF THE REAL PROPERTY RECORDS OF
BOWIE COUNTY, TEXAS, BEING THE EAST LINE OF THE WEST 13 FEET OF LOT 8 OF
SAID DUNBAR ADDITION;

THENCE SOUTH 78 DEGREES 37 MINUTES 50 SECONDS WEST, ALONG THE
NORTHERLY RIGHT-OF-WAY LINE OF WEST 7TH STREET, ALSO KNOWN AS U.S.
HIGHWAY 67, A DISTANCE OF 447.96 FEET TO A FOUND 1/2" REBAR;

THENCE NORTH 02 DEGREES 39 MINUTES 30 SECONDS WEST, ALONG THE
WESTERLY LINE OF PROPERTY OWNED BY ARCHIE C. LASHFORD AND KIRK
PATTON, ACCORDING TO THE DEED RECORDED IN VOLUME 1778 PAGE 278 OF THE
REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS A DISTANCE OF 358.96 FEET
TO A FOUND 3/4" SQUARE PIPE;

THENCE NORTH 88 DEGREES 45 MINUTES 43 SECONDS EAST, ALONG THE
SOUTHERLY LINE OF SAID PROPERTY OWNED BY ARCHIE C. LASHFORD AND KIRK
PATTON, A DISTANCE OF 437.55 FEET TO A FOUND 1/2" REBAR;

THENCE SOUTH 03 DEGREES 45 MINUTES 30 SECONDS EAST, ALONG THE
WESTERLY LINE OF SAID FLOWERS BAKERY ADDITION, LOT 1, BLOCK 1, A DISTANCE
OF 280.31 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.231 ACRES, MORE OR LESS.

FOUND 1/2" REBAR
W/"ROY 2107" CAP

S 78°43'04" W 329.67'(R)
S 78°37'06" W 329.82'(M)

P.O.B.
FOUND 1/2" REBAR
W/"ROY 2107" CAP

NOTE:

1. THE PURPOSE OF THIS REPLAT IS TO CREATE A 2 LOT SUBDIVISION UNDER A SINGLE
PROPERTY OWNER.

2. TEXAS 811 CALL SHOULD BE DONE PRIOR TO ANY DIGGING OR CONSTRUCTION IN CASE OF
UNDERGROUND PIPELINES OR UTILITIES.

3. FLOOD DATA: THIS PROPERTY IS IN ZONE X AND IS WITHIN THE FLOOD INSURANCE RATE MAP,
COMMUNITY PANEL No. 48037C0365E, WHICH HAS AN EFFECTIVE DATE OF 12/21/2017. FIELD
SURVEYING WAS NOT PERFORMED TO DETERMINE THIS ZONE.

For inquiries, questions or concerns about this survey contact mjfeldbusch@ussurveyor.com or call 1-800-867-8783 ext. 201

U.S. SURVEYOR®
4929 Riverwind Pointe Drive
Evansville, Indiana 47715
TX, L.S. FIRM
#1000642-00

NATIONWIDE REAL ESTATE DUE DILIGENCE
1-800- TO SURVEY

Briefing Sheet

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

Subject: Consider the approval of final and preliminary plat for Piney Road Addition, located at or near 902 Piney Road. Green, Bunn, Herrington, LLC & Bunn-Green Investments, owners.

Briefing:

Public Hearing:

Council Vote:

Item Schedule:

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

See attached memorandum.

Potential Options:

Approve or deny.

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends approval of the plat/replat pending any staff or utility changes.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

July 6, 2026

MEMORANDUM

To: Jeffrey Woods, MTG

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

Date: June 25, 2026

Subject: Consider approval of final and preliminary plat for the Piney Road Addition

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

1. TxDOT – No response
2. Summit Utilities – No response
3. Sparklight – No response
4. Windstream - No response
5. Conterra – No response
6. Ritter – No issues
7. Electric Companies
 - a. AEP – No issues
 - b. Bowie Cass – No response
 - 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. Recording information will need to be added for Access Easement prior to recording plat.
 - e. Drainage Easement running south of this property will need to be dedicated as private and recording information added prior to recording plat.
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

PRELIMINARY PLAT CHECKLIST	
GENERAL INFORMATION / PROJECT DESCRIPTION	
Date, written and graphic scale (100 scale or smaller) and north arrow	☒
Location Map for proposed development	☒
Name and address of (if applicable):	☒
1. Developer	
2. Record Property Owner or Owners	
3. Planners	
4. Engineer	
5. Surveyor	
BOUNDARIES, ACREAGE, AND USES	
Names or designations of all adjoining subdivisions or properties	☒
Any city or extraterritorial lines traversing or on the boundary of the development	☒
Outline of proposed tract (shall stand out compared to other boundary lines)	☒
Total Acreage in development	☒
Existing and Proposed Land Uses and Acreage	☒
Existing and Proposed Zoning	☒
EXISTING FEATURES	
Streets, roads, alleys	☒
Utilities	☒
1. Water	
2. Sewer	
3. Gas	
4. Electric	
5. Cable, Phone, Etc.	
Survey Information	☒
1. Lot Information	
2. Easements	
3. Building Lines	
4. Street Names	
5. Setbacks	
Parks	☒
Drainage Facilities	☒
1. Watercourses (rivers, creeks, ravines, channels, etc.)	
2. Bridges	
3. Culverts	
4. Underground drainage systems	
5. Ponds (Retention/Detention)	
6. FEMA Flood Zones	
Contour Lines (not greater than 3' intervals)	☒



CITY OF
TEXARKANA
TEXAS

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

PROPOSED FEATURES

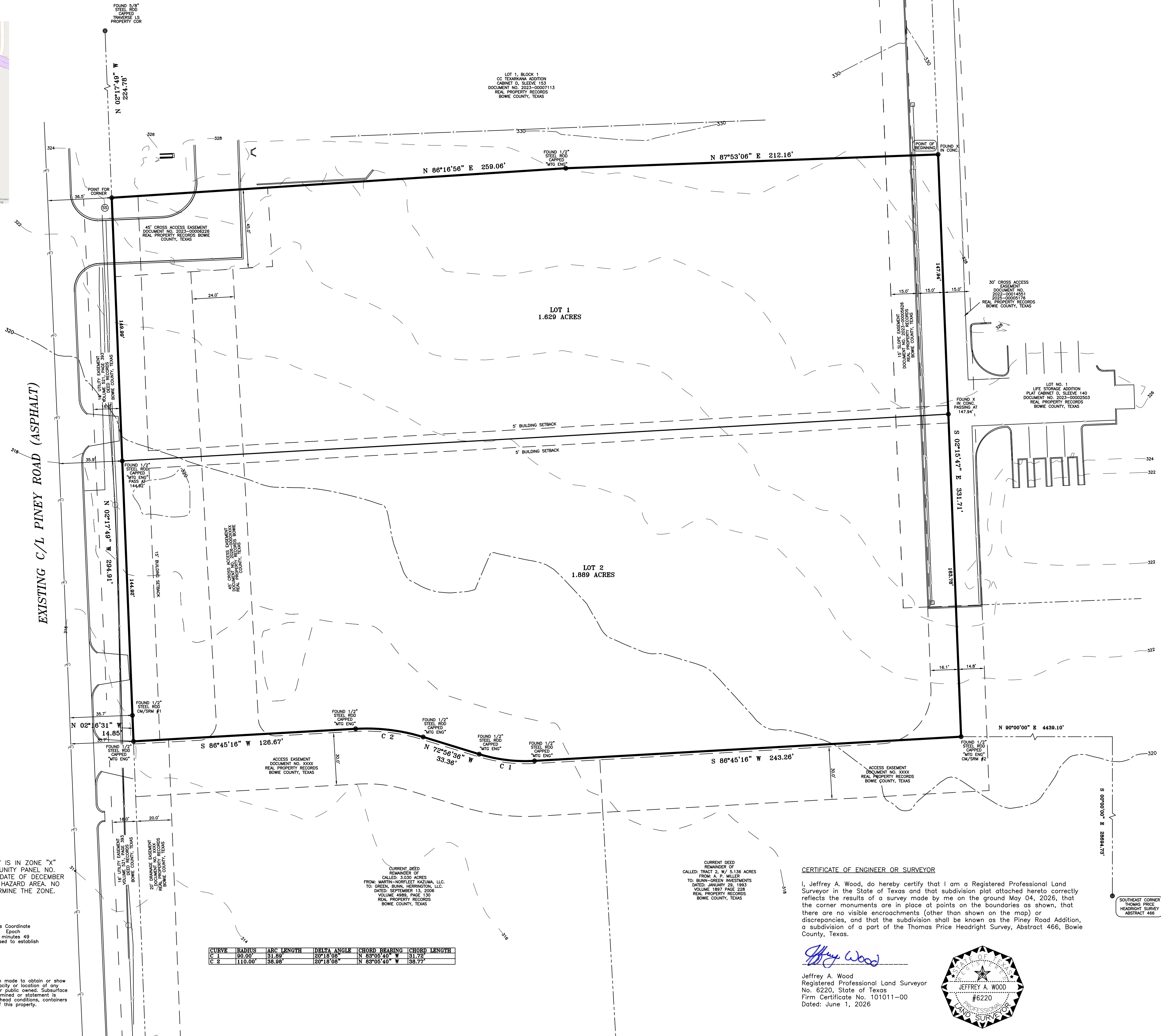
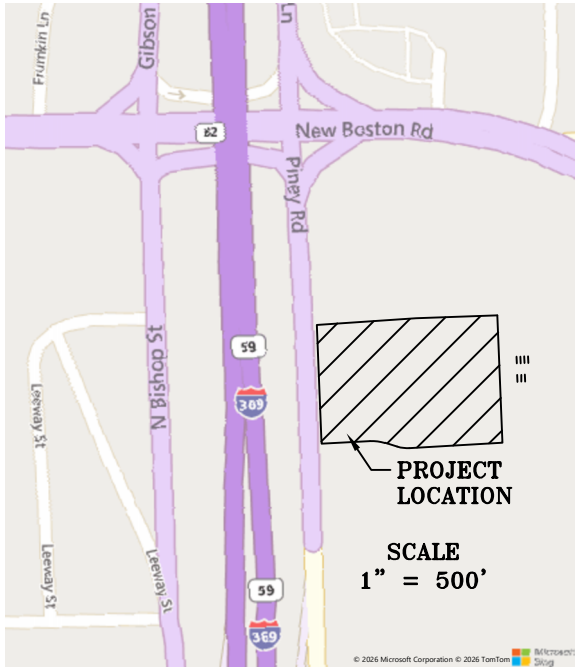
Streets, roads, alleys	☒
Utilities	☒
1. Water	
2. Sewer	
3. Gas	
4. Electric	
5. Cable, Phone, Etc.	
Survey Information	☒
1. Lot Information	
2. Easements	
3. Building Lines	
4. Street Names	
5. Setbacks	
Parks	☒
Drainage Facilities	☒
1. Watercourses (rivers, creeks, ravines, channels, etc.)	
2. Bridges	
3. Culverts	
4. Underground drainage systems	
5. Ponds (Retention/Detention)	
6. FEMA Flood Zones	
Contour Lines (not greater than 3' intervals)	☒
Registered Professional Land Surveyor Seal	☒

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.

	6/15/26
Signature	Date
Jeffrey Wood	
Printed Name	

VICINITY MAP



PROPERTY DESCRIPTION
3.517 ACRES
BOWIE COUNTY, TEXAS

All that certain lot, tract or parcel of land situated in the Thomas Price Headright Survey, Abstract No. 466, Bowie County, Texas, being all of that certain tract of land described as 1.769 acres in the deed from Jana Louise Jones to Green, Bunn, Herrington, LLC, dated December 16, 2005, as recorded in Volume 4790, Page 291 of the Real Property Records of Bowie County, Texas, being a part of that certain tract of land described as 3.030 acres in the deed from Martin-Norfeet Kazuma, LLC to Green, Bunn, Herrington, LLC, dated September 13, 2006, as recorded in Volume 4969, Page 130 of the Real Property Records of Bowie County, Texas, being a part of that certain tract of land described as Tract 2 with 5.136 acres in the deed from A. P. Miller to Bunn-Green Investments, dated January 29, 1993, as recorded in Volume 1897, Page 228 of the Real Property Records of Bowie County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a "X" found in concrete for a corner in the West line of Lot No. 1 of the Life Storage Addition, as recorded in Plat Cabinet D, Sleeve 140 and Document Number 2023-00002503 of the Real Property Records of Bowie County, Texas, said corner being the Northeast corner of the said 5.136 acre tract and the Southeast corner of that certain tract of land described as Lot 1, Block 1 of the CC Texarkana Addition, as recorded in Cabinet D, Sleeve 153 and Document Number 2023-00007113 of the Real Property Records of Bowie County, Texas;

THENCE S. 02 deg. 15 min. 47 sec. E. at a distance of 147.94 feet passing a "X" found in concrete found for a reference and continuing in all a total distance of 331.71 feet along the East line of the said 5.136 acre tract, the West line of the said Lot No. 1 of the said Life Storage Addition, and continuing across the said 5.136 acre tract to a 1/2 inch steel rod capped "MTG ENG" found for a corner;

THENCE S. 86 deg. 45 min. 16 sec. W. a distance of 243.26 feet across and through the said 5.136 acre tract and continuing across the said 3.030 acre tract to a 1/2 inch steel rod capped "MTG ENG" found for a corner;

THENCE in a Westerly direction along the arc of the said circular curve to the right a distance of 31.89 feet, with a radius of 90.00 feet, a central angle of 20 deg. 18 min. 08 sec., a chord bearing of N. 83 deg. 05 min. 40 sec. W., and a chord distance of 31.72 feet across the said 3.030 acre tract to a 1/2 inch steel rod capped "MTG ENG" found for a corner;

THENCE N. 72 deg. 56 min. 36 sec. W. a distance of 33.36 feet across the said 3.030 acre tract to a 1/2 inch steel rod capped "MTG ENG" found for a corner;

THENCE in a Westerly direction along the arc of the said circular curve to the left a distance of 38.98 feet, with a radius of 110.00 feet, a central angle of 20 deg. 18 min. 08 sec., a chord bearing of N. 83 deg. 05 min. 40 sec. W., and a chord distance of 38.77 feet across the said 3.030 acre tract to a 1/2 inch steel rod capped "MTG ENG" found for a corner;

THENCE S. 86 deg. 45 min. 16 sec. W. a distance of 126.67 feet across and through the said 3.030 acre tract to a 1/2 inch steel rod capped "MTG ENG" found for a corner lying in the East line of Piney Road and the West line of the said 3.030 acre tract;

THENCE N. 02 deg. 16 min. 31 sec. W. a distance of 14.85 feet along the East line of the said Piney Road and the West line of the said 3.030 acre tract to a 1/2 inch steel rod found for a corner, said corner being the Northwest corner of the said 3.030 acre tract and the Southwest corner of the said 1.769 acre tract;

THENCE N. 02 deg. 17 min. 49 sec. W. a distance of 294.91 feet along the East line of the said Piney Road and the West line of the said Lot 1, Block 1 of the said CC Texarkana Addition to a 1/2 inch steel rod capped "MTG ENG" found for a corner, said corner being the Northeast corner of the said 1.769 acre tract and the Southwest corner of the said Lot 1, Block 1 of the said CC Texarkana Addition, and from which a 5/8 inch steel rod capped "TRAVERSE LS PROPERTY COR" found for corner bears N. 02 deg. 17 min. 49 sec. W. a distance of 224.78 feet;

THENCE N. 86 deg. 16 min. 56 sec. E. a distance of 259.06 feet along the North line of the said 1.769 acre tract and the South line of the said Lot 1, Block 1 of the said CC Texarkana Addition to a 1/2 inch steel rod capped "MTG ENG" found for a corner, said corner being the Northeast corner of the said 1.769 acre tract and the Northwest corner of the said 5.136 acre tract;

THENCE N. 87 deg. 53 min. 06 sec. E. a distance of 212.16 feet along the North line of the said 1.769 acre tract and the South line of the said Lot 1, Block 1 of the said CC Texarkana Addition to the POINT OF BEGINNING and containing 3.517 acres of land.

CERTIFICATE OF DEDICATION

We, 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 Piney Road Addition, a subdivision of a part of the Thomas Price Headright Survey, Abstract 466, Bowie County, Texas.

Curtis R. Green, Jr.,
Managing Principal — Green, Bunn, Herrington, LLC
Managing Principal — Bunn-Green Investments, L.L.C.

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

We, the undersigned, do hereby certify that the Piney Road Addition, a subdivision of a part of the Thomas Price Headright Survey, Abstract 466, Bowie County, Texas together with the Owner's Certificate and Surveyor's Certificate of some were presented to the Planning Commission of the City of Texarkana, Bowie County, Texas, for its approval, and that said plat, Owner's Certificate and Surveyor's Certificate being found to conform to the requirements in all respects, are in all things approved

on this the _____ day of _____, 2026

Planning Commission Approval Expires On _____

Chairman _____

Secretary _____

CERTIFICATE OF ENGINEER OR SURVEYOR

I, 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 May 04, 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 Piney Road Addition, a subdivision of a part of the Thomas Price Headright Survey, Abstract 466, Bowie County, Texas.

Jeffrey A. Wood
Registered Professional Land Surveyor
No. 6220, State of Texas
Firm Certificate No. 101011-00
Dated: June 1, 2026



- NOTES:
- 1) THE PURPOSE OF THIS PLAT IS TO CREATE A 2 LOT SUBDIVISION PLAT
 - 2) THIS PLAT IS NOT IN VIOLATION OF ANY RESTRICTIVE COVENANTS AFFECTING THE PROPERTY.
 - 3) CURRENT ZONING: C — FUTURE ZONING: C
 - 4) DEVELOPER: GREEN, BUNN, HERRINGTON, LLC
8209 SUMMERHILL RD., SUITE 2 E
TEXARKANA, TX

PINEY ROAD ADDITION
PRELIMINARY PLAT

A 3.517 ACRE SUBDIVISION OF THE
THOMAS PRICE HEADRIGHT SURVEY
ABSTRACT 466
BOWIE COUNTY, TEXAS

MTG
ENGINEERS
& SURVEYORS

5930 Summerhill Road 903.838.8533 Telephone
Texarkana, TX 75003 903.832.4700 facsimile

Drawn By JB	Checked By JW	Project No. 266010	Dwg. Date 6/1/2026	File No.	Sheet No. 1 OF 1
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FLOOD STATEMENT:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48037C0355E, WHICH BEARS AN EFFECTIVE DATE OF DECEMBER 21, 2017, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THE ZONE.

The bearings are based on Grid North within the "Texas Coordinate System of 1983, North Central Zone", NAD83 (CORS96, Epoch 2002.0), GRID, with a bearing of North 02 degrees 17 minutes 49 seconds West. The following Control Monuments were used to establish the basis of bearings:

CONTROL MONUMENT #1
N=7333385.1220
E=5311463.9660

CONTROL MONUMENT #2
N=7333372.9950
E=5311435.7729

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.

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C 1	90.00'	51.89'	20°18'08"	N 85°05'40" W	31.72'
C 2	1110.00'	38.98'	20°18'08"	N 85°05'40" W	38.77'

CURRENT DEED
REMANINDER OF
CALLED: TRACT 2, W/ 5.136 ACRES
FROM: A. P. MILLER
TO: BUNN-GREEN INVESTMENTS
DATED: JANUARY 29, 1993
VOLUME 1897, PAGE 228
REAL PROPERTY RECORDS
BOWIE COUNTY, TEXAS

CURRENT DEED
REMANINDER OF
CALLED: TRACT 2, W/ 5.136 ACRES
FROM: A. P. MILLER
TO: BUNN-GREEN INVESTMENTS
DATED: JANUARY 29, 1993
VOLUME 1897, PAGE 228
REAL PROPERTY RECORDS
BOWIE COUNTY, TEXAS



CITY OF
TEXARKANA
TEXAS

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

FINAL PLAT CHECKLIST

GENERAL INFORMATION / PROJECT DESCRIPTION

Date, written and graphic scale (100 scale or smaller) and north arrow	☒
Location Map for proposed development	☒
Title and Name of Subdivision	☒
Legal Description and identification of tract being subdivided or resubdivided	☒

1. Legal description shall be referenced to a corner of an original headright survey

SPECIFIC PLAT INFORMATION

Names or designations of all adjoining subdivisions or properties	☒
Adjacent dedicated streets, alleys, and easements	☒
Outline of proposed tract (shall stand out compared to other boundary lines)	☒
Location and designation of all streets, alleys, and other areas with dimensions that are intended for public use	☒
All block, lot and street boundary lines	☒

1. Blocks and lots shall be numbered

2. Building lines and easements are shown

a. Commercial (15')

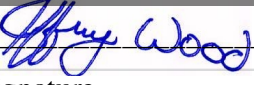
b. Residential (25')

c. In PUR, building line is not less than 15'

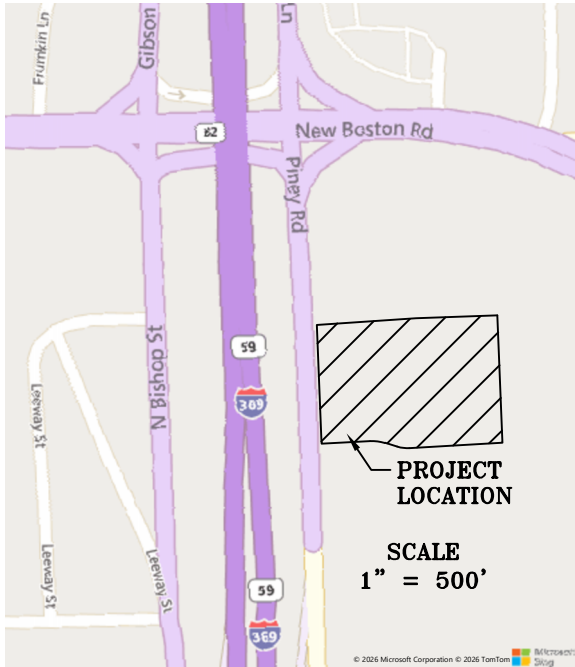
100 Year FEMA Flood Zones	☒
Finish Floor Elevations (lots adjacent to flood zones and drainage facilities)	☒
Shown all necessary dimensions	☒
Supplemental Survey Reference Markers	☒
Certificate of ownership	☒
Certificate of surveyor	☒
Certificate of approval by planning and zoning commission	☒

CERTIFICATION STATEMENT

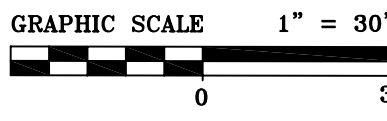
I have reviewed the checklist and submittals for completeness and accuracy. I understand this plat will not be reviewed until all information is included.

	6/15/26
Signature	Date
Jeffrey Wood	
Printed Name	

VICINITY MAP



EXISTING C/L PINEY ROAD (ASPHALT)



FLOOD STATEMENT:
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48037C0355E, WHICH BEARS AN EFFECTIVE DATE OF DECEMBER 21, 2017, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THE ZONE.

The bearings are based on Grid North within the "Texas Coordinate System of 1983, North Central Zone", NAD83 (CORS96, Epoch 2002.0), GRID, with a bearing of North 02 degrees 17 minutes 49 seconds West. The following Control Monuments were used to establish the basis of bearings:

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CONTROL MONUMENT #2
N=7333372.9950
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NOTE:
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CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C 1	90.00'	51.89'	20°18'08"	N 85°05'40" W	51.72'
C 2	1110.00'	58.98'	20°18'08"	N 85°05'40" W	58.77'

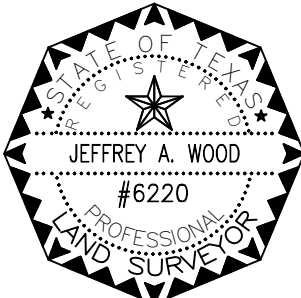
CURRENT DEED
REMANINDER OF
CALLED: 3.030 ACRES
FROM: A. P. MILLER
TO: GREEN, BUNN, HERRINGTON, LLC.
DATED: SEPTEMBER 13, 2006
VOLUME 4989, PAGE 130
REAL PROPERTY RECORDS
BOWIE COUNTY, TEXAS

CURRENT DEED
REMANINDER OF
CALLED: TRACT 2, W/ 5.136 ACRES
FROM: A. P. MILLER
TO: BUNN-GREEN INVESTMENTS
DATED: JANUARY 29, 1993
VOLUME 1897 PAGE 228
REAL PROPERTY RECORDS
BOWIE COUNTY, TEXAS

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 May 04, 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 Piney Road Addition, a subdivision of a part of the Thomas Price Headright Survey, Abstract 466, Bowie County, Texas.

Jeffrey A. Wood
Registered Professional Land Surveyor
No. 6220, State of Texas
Firm Certificate No. 101011-00
Dated: June 1, 2026



PROPERTY DESCRIPTION
3.517 ACRES
BOWIE COUNTY, TEXAS

All that certain lot, tract or parcel of land situated in the Thomas Price Headright Survey, Abstract No. 466, Bowie County, Texas, being all of that certain tract of land described as 1.769 acres in the deed from Jana Louise Jones to Green, Bunn, Herrington, LLC, dated December 16, 2005, as recorded in Volume 4790, Page 291 of the Real Property Records of Bowie County, Texas, being a part of that certain tract of land described as 3.030 acres in the deed from Martin-Norfeet Kazuma, LLC to Green, Bunn, Herrington, LLC, dated September 13, 2006, as recorded in Volume 4989, Page 130 of the Real Property Records of Bowie County, Texas, being a part of that certain tract of land described as Tract 2 with 5.136 acres in the deed from A. P. Miller to Bunn-Green Investments, dated January 29, 1993, as recorded in Volume 1897, Page 228 of the Real Property Records of Bowie County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a "X" found in concrete for a corner in the West line of Lot No. 1 of the Life Storage Addition, as recorded in Plat Cabinet D, Sleeve 140 and Document Number 2023-00002503 of the Real Property Records of Bowie County, Texas, said corner being the Northeast corner of the said 5.136 acre tract and the Southeast corner of that certain tract of land described as Lot 1, Block 1 of the CC Texarkana Addition, as recorded in Cabinet D, Sleeve 153 and Document Number 2023-00007113 of the Real Property Records of Bowie County, Texas;

THENCE S. 02 deg. 15 min. 47 sec. E. at a distance of 147.94 feet passing a "X" found in concrete found for a reference and continuing in all a total distance of 331.71 feet along the East line of the said 5.136 acre tract, the West line of the said Lot No. 1 of the said Life Storage Addition, and continuing across the said 5.136 acre tract to a 1/2 inch steel rod capped "MTG ENG" found for a corner;

THENCE S. 86 deg. 45 min. 16 sec. W. a distance of 243.26 feet across and through the said 5.136 acre tract and continuing across the said 3.030 acre tract to a 1/2 inch steel rod capped "MTG ENG" found for a corner;

THENCE in a Westerly direction along the arc of the said circular curve to the right a distance of 31.89 feet, with a radius of 90.00 feet, a central angle of 20 deg. 18 min. 08 sec., a chord bearing of N. 83 deg. 05 min. 40 sec. W., and a chord distance of 31.72 feet across the said 3.030 acre tract to a 1/2 inch steel rod capped "MTG ENG" found for a corner;

THENCE N. 72 deg. 56 min. 36 sec. W. a distance of 33.36 feet across the said 3.030 acre tract to a 1/2 inch steel rod capped "MTG ENG" found for a corner;

THENCE in a Westerly direction along the arc of the said circular curve to the left a distance of 38.98 feet, with a radius of 110.00 feet, a central angle of 20 deg. 18 min. 08 sec., a chord bearing of N. 83 deg. 05 min. 40 sec. W., and a chord distance of 38.77 feet across the said 3.030 acre tract to a 1/2 inch steel rod capped "MTG ENG" found for a corner;

THENCE S. 86 deg. 45 min. 16 sec. W. a distance of 126.67 feet across and through the said 3.030 acre tract to a 1/2 inch steel rod capped "MTG ENG" found for a corner lying in the East line of Piney Road and the West line of the said 3.030 acre tract;

THENCE N. 02 deg. 16 min. 31 sec. W. a distance of 14.85 feet along the East line of the said Piney Road and the West line of the said 3.030 acre tract to a 1/2 inch steel rod found for a corner, said corner being the Northwest corner of the said 3.030 acre tract and the Southwest corner of the said 1.769 acre tract;

THENCE N. 02 deg. 17 min. 49 sec. W. a distance of 294.91 feet along the East line of the said Piney Road and the West line of the said Lot 1, Block 1 of the said CC Texarkana Addition to a 1/2 inch steel rod capped "MTG ENG" found for a corner, said corner being the Northeast corner of the said Lot 1, Block 1 of the said CC Texarkana Addition, and from which a 5/8 inch steel rod capped "TRAVERSE LS PROPERTY COR" found for corner bears N. 02 deg. 17 min. 49 sec. W. a distance of 224.78 feet;

THENCE N. 86 deg. 16 min. 56 sec. E. a distance of 259.06 feet along the North line of the said 1.769 acre tract and the South line of the said Lot 1, Block 1 of the said CC Texarkana Addition to a 1/2 inch steel rod capped "MTG ENG" found for a corner, said corner being the Northeast corner of the said 1.769 acre tract and the Northwest corner of the said 5.136 acre tract;

THENCE N. 87 deg. 53 min. 06 sec. E. a distance of 212.16 feet along the North line of the said 1.769 acre tract and the South line of the said Lot 1, Block 1 of the said CC Texarkana Addition to the POINT OF BEGINNING and containing 3.517 acres of land.

CERTIFICATE OF DEDICATION

We, 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 Piney Road Addition, a subdivision of a part of the Thomas Price Headright Survey, Abstract 466, Bowie County, Texas.

Curtis R. Green, Jr.,
Managing Principal — Green, Bunn, Herrington, LLC
Managing Principal — Bunn-Green Investments, L.L.C.

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

We, the undersigned, do hereby certify that the Piney Road Addition, a subdivision of a part of the Thomas Price Headright Survey, Abstract 466, Bowie County, Texas together with the Owner's Certificate and Surveyor's Certificate of same were presented to the Planning Commission of the City of Texarkana, Bowie County, Texas, for its approval, and that said plat, Owner's Certificate and Surveyor's Certificate being found to conform to the requirements in all respects, are in all things approved

on this the _____ day of _____, 2026

Planning Commission Approval
Expires On _____

Chairman

Secretary

NOTES:
1) THE PURPOSE OF THIS PLAT IS TO CREATE A 2 LOT SUBDIVISION PLAT
2) THIS PLAT IS NOT IN VIOLATION OF ANY RESTRICTIVE COVENANTS AFFECTING THE PROPERTY.

PINEY ROAD ADDITION FINAL PLAT			
A 3.517 ACRE SUBDIVISION OF THE THOMAS PRICE HEADRIGHT SURVEY ABSTRACT 466 BOWIE COUNTY, TEXAS			
Drawn By JB	Checked By JW	Project No. 266010	Day Date 6/1/2026

MTG ENGINEERS & SURVEYORS	
5930 Summerhill Road 903.838 8533 Telephone Texarkana, TX 75503 903.832.4700 facsimile	
File No.	Sheet No. 1 OF 1

Briefing Sheet

Department:	Development Services	Action Officer:	Laura Puckett, Zoning Administrator
Subject:	S-829: TABLED Specific Use Permit to allow the 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'Shoughnessy, owner, and Quinn Jefferson, agent.		
Briefing:	7/13/2026	Public Hearing:	8/10/2026
		Council Vote:	8/10/2026

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. No Trespassing and No Loitering signs must be posted on exterior of business.
4. An adult must sign for responsibility of every minor under the age of 18, in person.

5. The hours of operation are from _____ to 8 PM Monday through Thursday and _____ to 10 PM Friday – Saturday.
6. A licensed security officer must be present when business is open/ occupied after 7 PM.

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

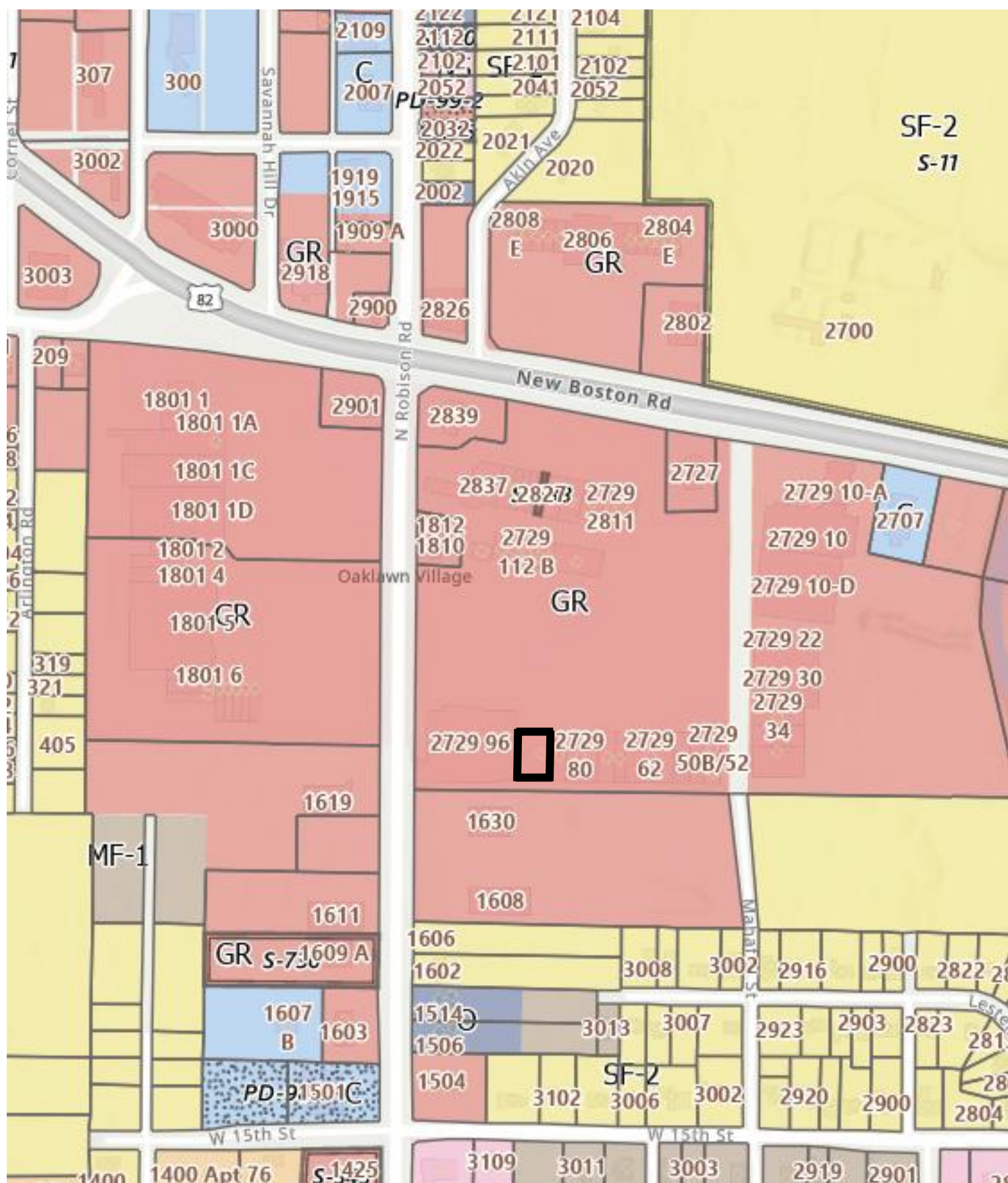
Board/Committee Recommendation:

NOT APPLICABLE

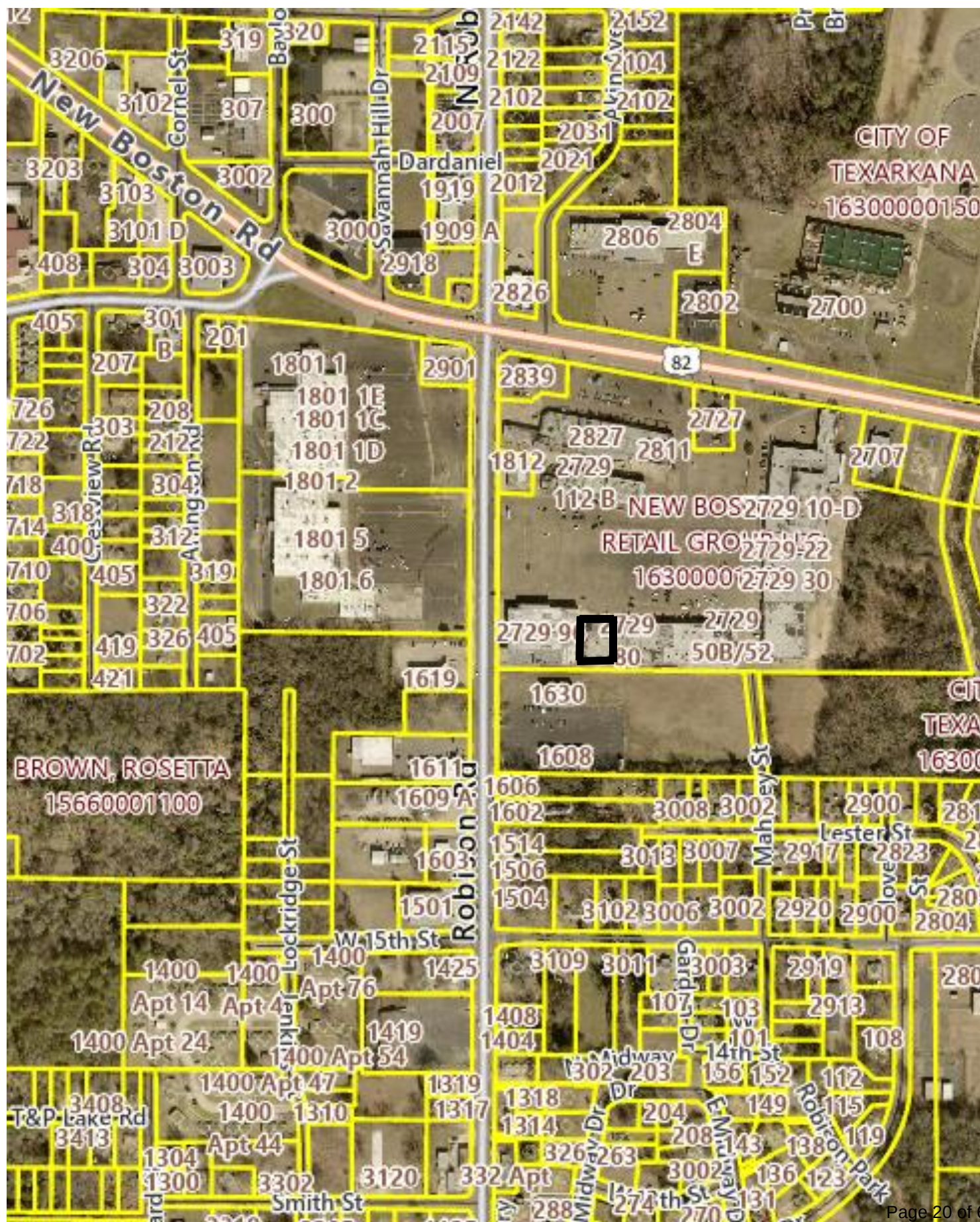
Advisory Board/Committee Meeting Date and Minutes:

July 6, 2026

2729 New Boston Road #90



2729 New Boston Road #90



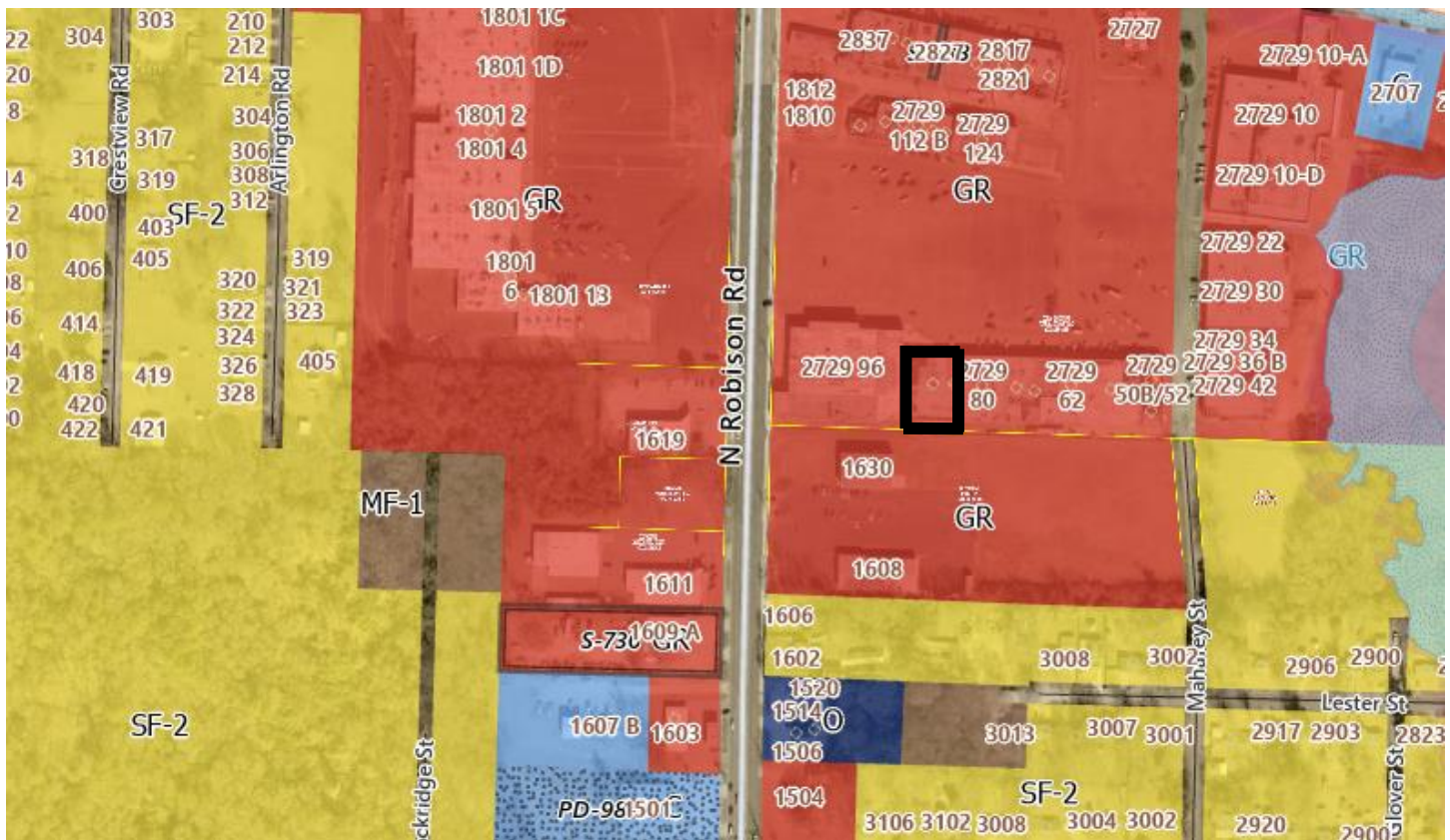
NOTICE OF PUBLIC HEARINGS

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, (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, July 6, 2026 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, August 10, 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: John O'Shaughnessy, owner, and Quinn Jefferson, agent

OWNER'S ADDRESS: [REDACTED]

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: June 22, 2026

Briefing Sheet

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

Subject: Z-26-20: on an approximate 2.83-acre tract of land (being Tract 97B), H.S. Janes HRS, A-306, located in the 4200 block of Findley Street from Single Family-2 to Single Family-3. Stefanie Tardy, owner.

Briefing: 7/13/2026 **Public Hearing:** 8/10/2026 **Council Vote:** 8/10/2026

Item Schedule:

Brief once.

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Stefanie Tardy, owner, to rezone on an approximate 2.83-acre tract of land (being Tract 97B), H.S. Janes HRS, located in the 4200 block of Findley Street from Single Family-2 to Single Family-3.

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

The adjacent zoning is Single Family-2 to the north, west, and east, Planned Development-General Retail to the south. The adjacent land use is vacant land to the north, west, east, and 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

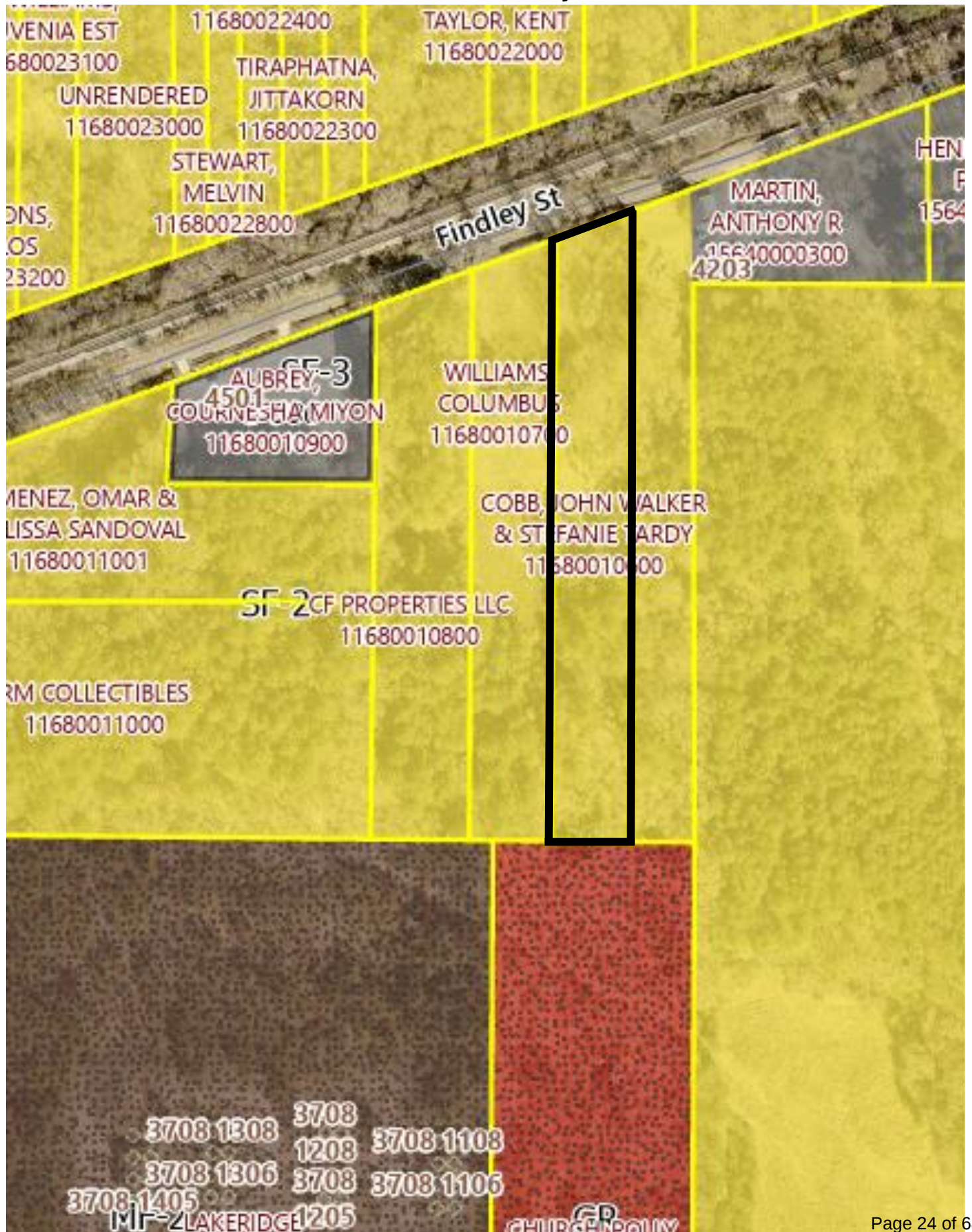
Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

July 6, 2026

4200 block of Findley Street



4200 block of Findley Street



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.

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CITY COUNCIL: Hearing Date: MONDAY, August 10, 2026 Hearing Time: 6:00 pm

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OWNER: Stefanie Tardy, owner

OWNER'S ADDRESS: [REDACTED]

LOCATION OF REZONING: 4200 block of Findley Street, Texarkana, Texas 75501

PROPOSED CHANGE: HUD code manufactured home

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

LEGAL DESCRIPTION: on an approximate 2.83-acre tract of land (being Tract 97B), HS Janes HRS, A-306

CASE NUMBER: Z-26-20 DATE MAILED: June 22, 2026

Briefing Sheet

Department:	Development Services	Action Officer:	Laura Puckett, Zoning Administrator
Subject:	S-831: granting a Specific Use Permit for the location of a HUD code manufactured home on an approximate 2.83-acre tract of land (being Tract 97B), H.S. Janes HRS, A-306, located in the 4200 block of Findley Street. Stefanie Tardy, owner.		

Briefing: 7/13/2026 **Public Hearing:** 8/10/2026 **Council Vote:** 8/10/2026

Item Schedule:

Brief once.

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request from Stefanie Tardy, owner, for a Specific Use Permit to allow the location of a HUD code manufactured home on an approximate 2.83-acre tract of land (being Tract 97B), H.S. Janes HRS, located in the 4200 block of Findley Street. This property is vacant land.

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

The adjacent zoning is Single Family-2 to the north, west, and east, Planned Development-General Retail to the south. The adjacent land use is vacant land to the north, west, east, and 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 request with stipulations.

Advisory Board/Committee Review:

Planning and Zoning Commission

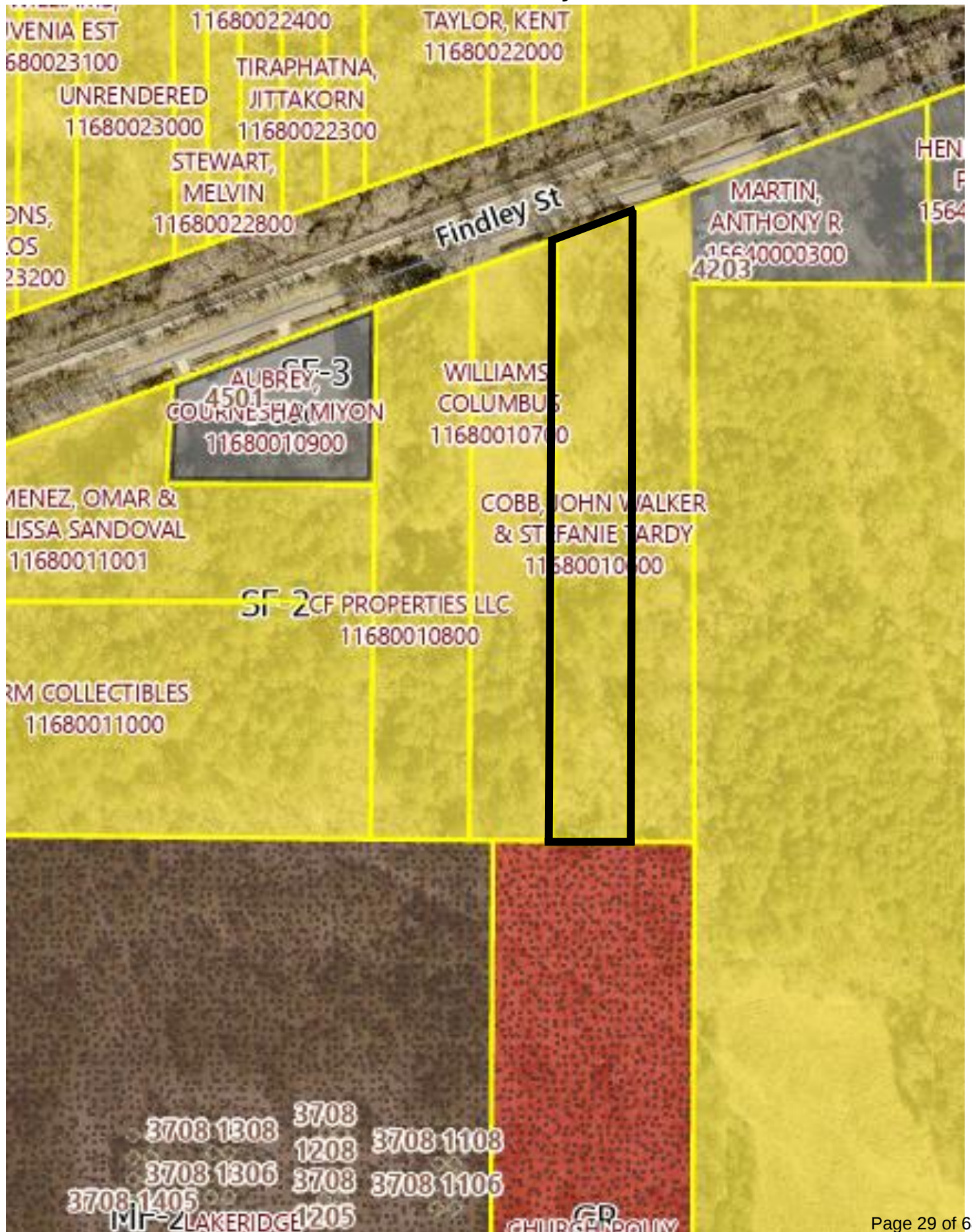
Board/Committee Recommendation:

NOT APPLICABLE

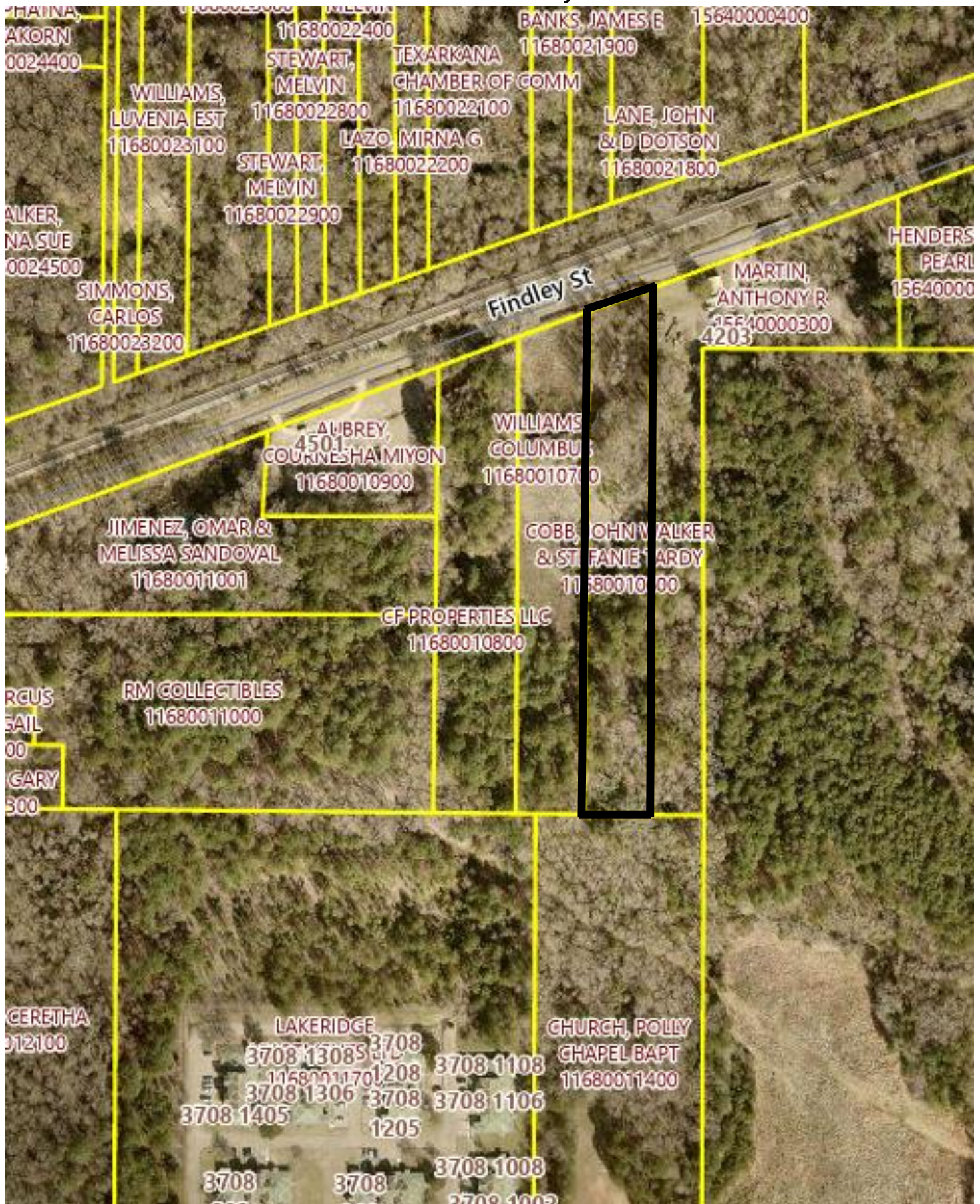
Advisory Board/Committee Meeting Date and Minutes:

July 6, 2026

4200 block of Findley Street



4200 block of Findley Street



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

CITY COUNCIL: Hearing Date: MONDAY, August 10, 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: Stefanie Tardy, owner

OWNER'S ADDRESS:

LOCATION OF REZONING: 4200 block of Findley Street, Texarkana, Texas 75501

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

LEGAL DESCRIPTION: on an approximate 2.83-acre tract of land (being Tract 97B), HS Janes HRS, A-306

CASE NUMBER: S-831

DATE MAILED: June 22, 2026

Briefing Sheet

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

Subject: Z-26-21: rezoning on Lots 8-10, Block 8, Red Cut Heights, located at 2506 Liggett Street from Single Family-2 to Single Family-3. Shakia Williams, owner.

Briefing: 7/13/2026 **Public Hearing:** 8/10/2026 **Council Vote:** 8/10/2026

Item Schedule:

Brief once.

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Shakia Williams, owner, to rezone on Lots 8-10, Block 8, Red Cut Heights, located at 2506 Liggett Street from Single Family-2 to Single Family-3.

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

The adjacent zoning is Single Family-3 to the north, single Family-2 to the west, east, and south. The adjacent land use is mobile home to the north, and vacant land to the east, and residence to the west and 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

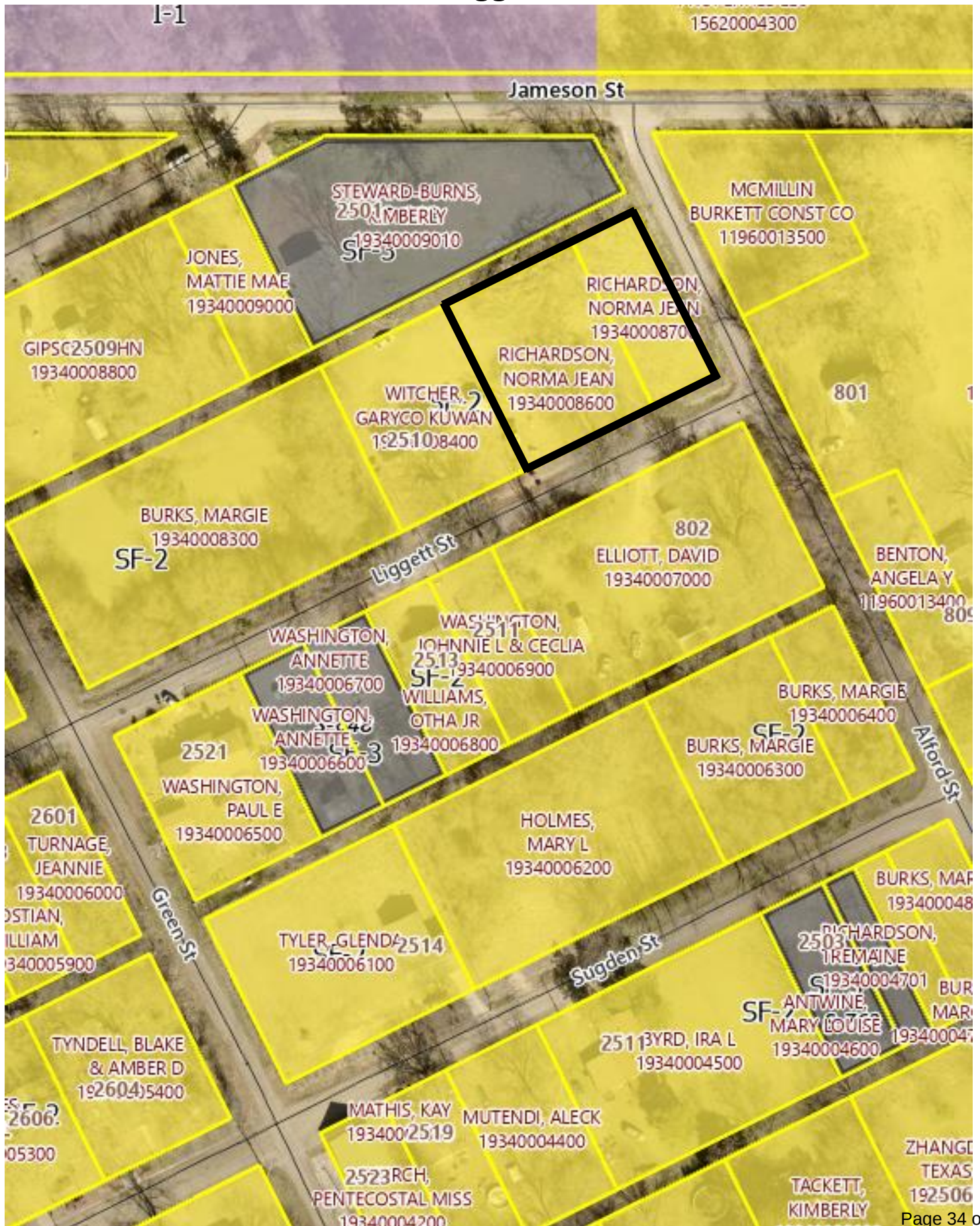
Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

July 6, 2026

2506 Liggett Street



2506 Liggett Street



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

CITY COUNCIL: Hearing Date: MONDAY, August 10, 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: Shakia Williams, owner

OWNER'S ADDRESS: [REDACTED]

LOCATION OF REZONING: 2506 Liggett Street, Texarkana, Texas 75501

PROPOSED CHANGE: HUD code manufactured home

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

LEGAL DESCRIPTION: on Lots 8-10, Block 8, Red Cut Heights

CASE NUMBER: Z-26-21

DATE MAILED: June 22, 2026

Briefing Sheet

Department:	Development Services	Action Officer:	Laura Puckett, Zoning Administrator
Subject:	S-832: granting a Specific Use Permit for the location of a HUD code manufactured home on Lots 8-10, Block 8, Red Cut Heights, located at 2506 Liggett Street. Shakia Williams, owner.		

Briefing: 7/13/2026 **Public Hearing:** 8/10/2026 **Council Vote:** 8/10/2026

Item Schedule:

Brief once.

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request from Shakia Williams, owner, for a Specific Use Permit to allow the location of a HUD code manufactured home on Lots 8-10, Block 8, Red Cut Heights, located at 2506 Liggett Street. This property is vacant land.

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

The adjacent zoning is Single Family-3 to the north, single Family-2 to the west, east, and south. The adjacent land use is mobile home to the north, and vacant land to the east, and residence to the west and 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 with stipulations.

Advisory Board/Committee Review:

Planning and Zoning Commission

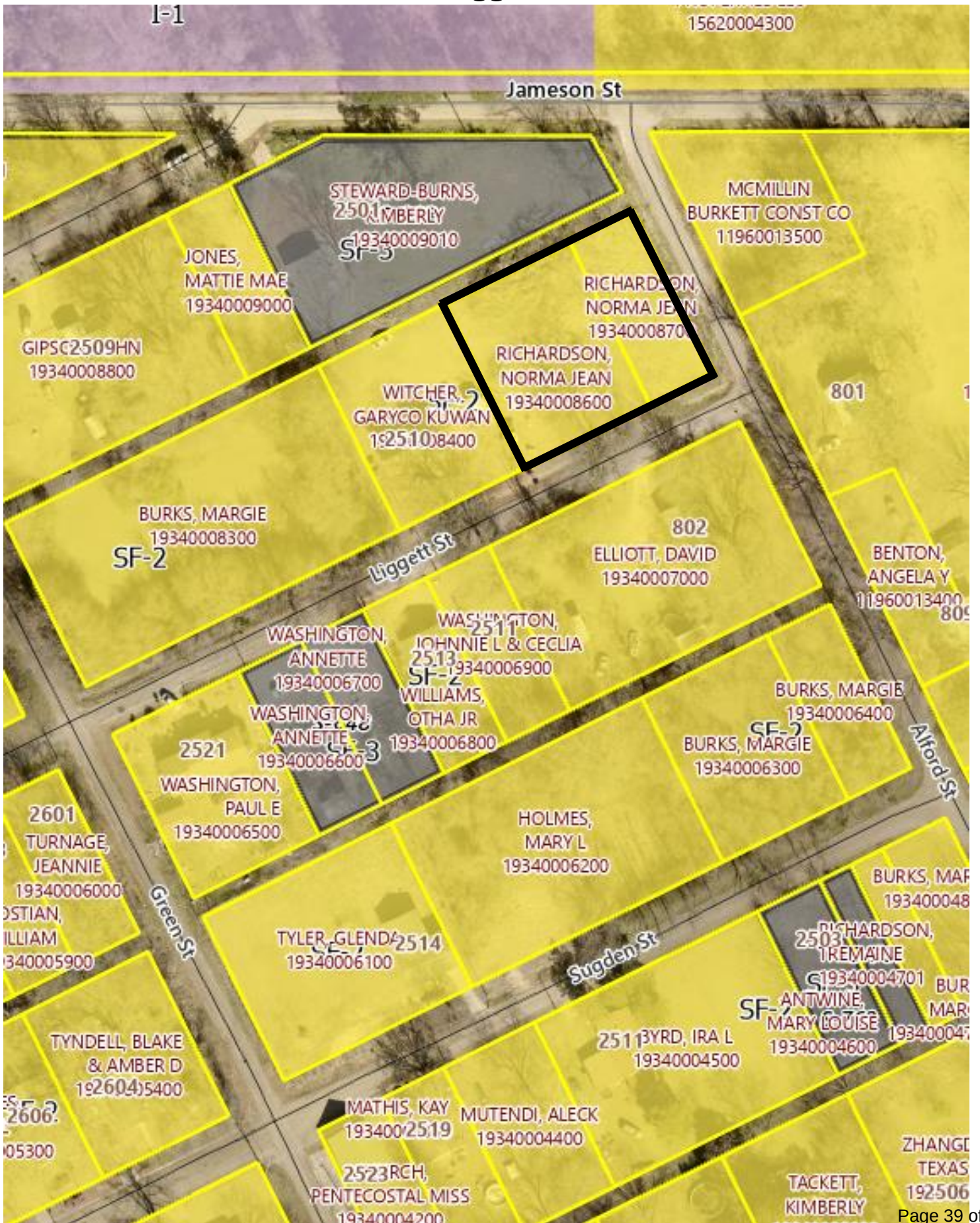
Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

July 6, 2026

2506 Liggett Street



2506 Liggett Street



NOTICE OF PUBLIC HEARINGS

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

CITY COUNCIL: Hearing Date: MONDAY, August 10, 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: Shakia Williams, owner

OWNER'S ADDRESS: [REDACTED]

LOCATION OF REZONING: 2506 Liggett Street, Texarkana, Texas 75501

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

LEGAL DESCRIPTION: on Lots 8-10, Block 8, Red Cut Heights

CASE NUMBER: S-832

DATE MAILED: June 22, 2026

Briefing Sheet

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

Subject: Z-26-22: rezoning on Lot 12, Block 26, City Improvement Co West Side, located at 1724 Nolthenius Street from Multiple Family-1 to Single Family-3. Willie Washington, owner, and Cerwin Coleman, agent.

Briefing: 7/13/2026 **Public Hearing:** 8/10/2026 **Council Vote:** 8/10/2026

Item Schedule:

Brief once.

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Willie Washington, owner, and Cerwin Coleman, agent to rezone Lot 12, Block 26, City Improvement Co West Side, located at 1724 Nolthenius Street from Multiple Family-1 to Single Family-3.

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

The adjacent zoning is Multiple Family-1 north, east, west, and railroad tracks south. The adjacent land use is vacant lots to the north and west, railroad track south, and residential mobile home to the north, and residential 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

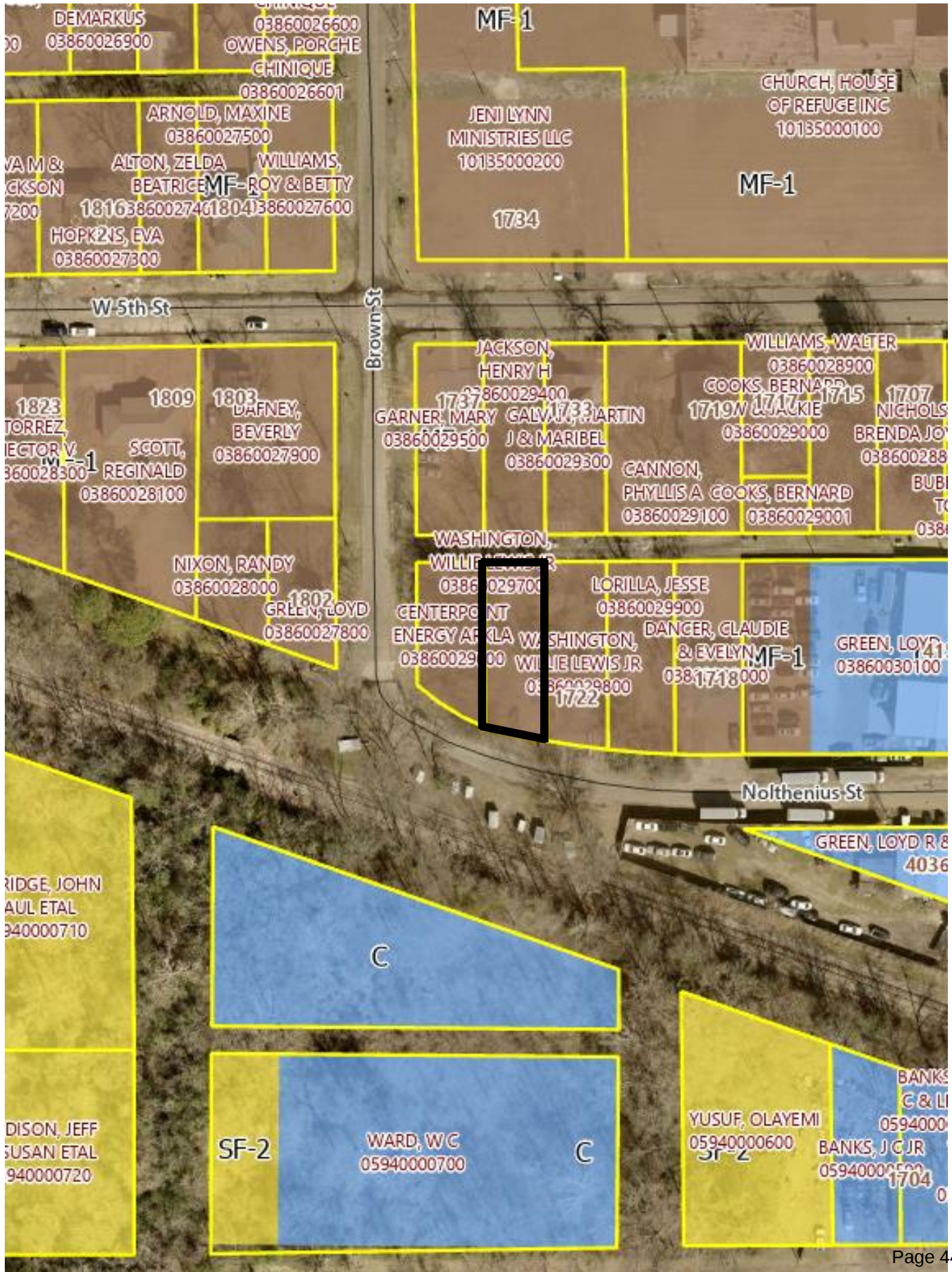
Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

July 6, 2026

1724 Nolthenius Street



1724 Nolthenius Street



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

CITY COUNCIL: Hearing Date: MONDAY, August 10, 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: Willie Washington, owner, and Cerwin Coleman, agent

OWNER'S ADDRESS: [REDACTED]

LOCATION OF REZONING: 1724 Nolthenius Street, Texarkana, Texas 75501

PROPOSED CHANGE: HUD code manufactured home

ZONING CHANGE FROM: Mutliple Family-1 TO: Single Family-3

LEGAL DESCRIPTION: on Lot 12, Block 26, City Improvement Co West Side

CASE NUMBER: Z-26-22 DATE MAILED: June 22, 2026

Briefing Sheet

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

Subject: S-834: granting a Specific Use Permit to allow the location of a HUD code manufactured home on Lot 12, Block 26, City Improvement Co West Side, located at 1724 Nolthenius Street. Willie Washington, owner, and Cerwin Coleman, agent.

Briefing: 7/13/2026 **Public Hearing:** 8/10/2026 **Council Vote:** 8/10/2026

Item Schedule:

Brief once.

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request from Willie Washington, owner, and Cerwin Coleman, agent, for a Specific Use Permit to allow the location of a HUD code manufactured home on Lot 12, Block 26, City Improvement Co West Side, located at 1724 Nolthenius Street. This property is vacant land. The Future Land Use Map has designated this property as “Neighborhood Residential”.

The adjacent zoning is Multiple Family-1 north, east, west, and railroad tracks south. The adjacent land use is vacant lots to the north and west, railroad track south, and residential mobile home to the north, and residential 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 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:

July 6, 2026

1724 Nolthenius Street



1724 Nolthenius Street



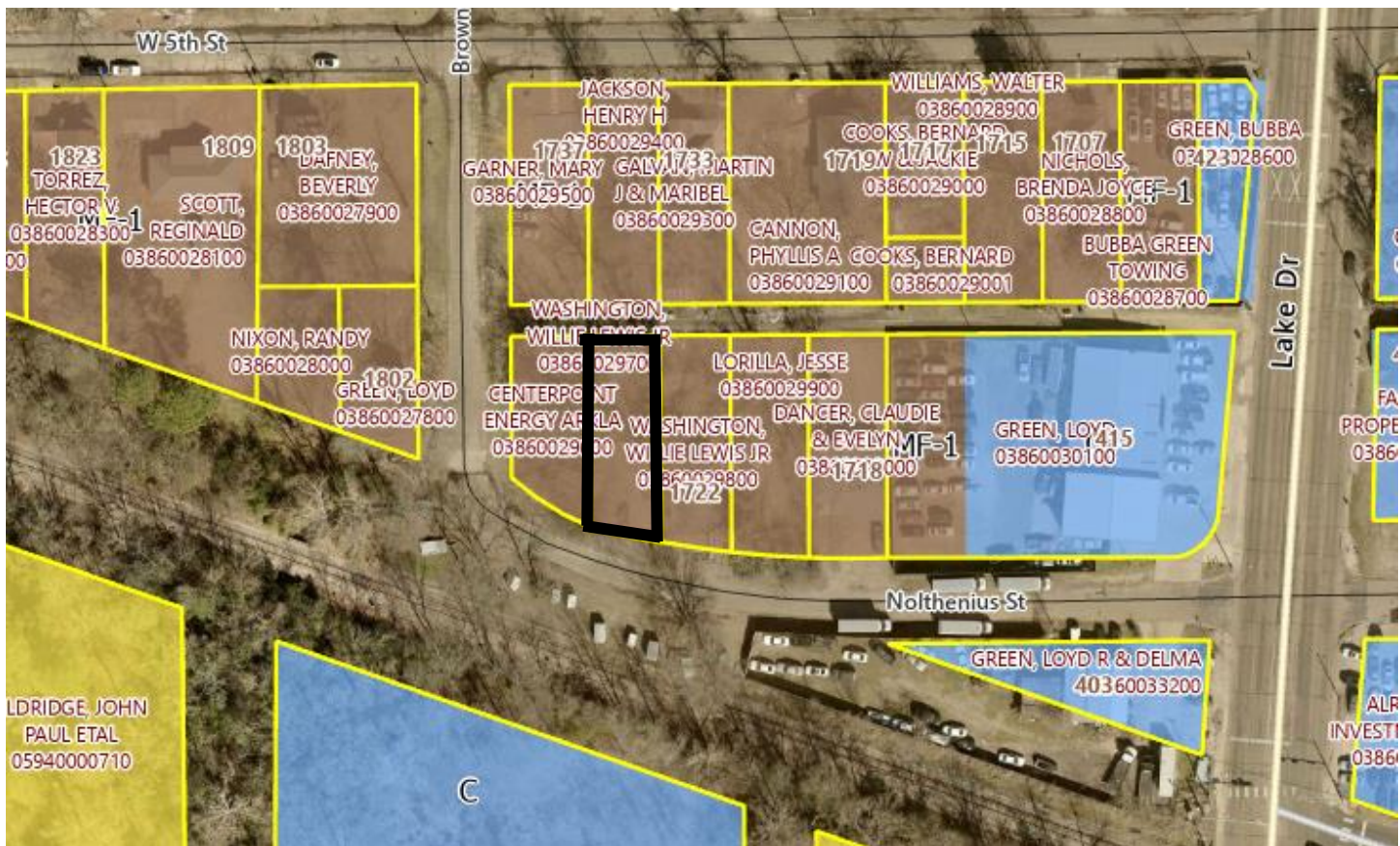
NOTICE OF PUBLIC HEARINGS

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

CITY COUNCIL: Hearing Date: MONDAY, August 10, 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: Willie Washington, owner, and Cerwin Coleman, agent

OWNER'S ADDRESS: [REDACTED]

LOCATION OF REZONING: 1724 Nolthenius Street, Texarkana, Texas 75501

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

LEGAL DESCRIPTION: on Lot 12, Block 26, City Improvement Co West Side

CASE NUMBER: S-834 DATE MAILED: June 22, 2026

Briefing Sheet

Department:	Development Services	Action Officer:	Laura Puckett, Zoning Administrator
Subject:	S-833: granting a Specific User Permit to allow the one additional use of an electrical substation on an approximate 3-acre tract of land (being Tracts 63A & 63B), J.A. Talbot HRS, A-564, located in the 5700 block of Gin Road. Molly Crowe, AEP/Southwestern Electric Power Company, owner, and William Sellard, TTL USA, agent.		

Briefing: 7/13/2026 **Public Hearing:** 8/10/2026 **Council Vote:** 8/10/2026

Item Schedule:

Brief once.

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request from Molly Crowe, AEP/Southwestern Electric Power Company, owner, and William Sellard, TTL USA, agent, for a Specific Use Permit to allow the one additional use of an electrical substation on an approximate 3-acre tract of land (being Tracts 63A & 63B), J.A. Talbot HRS, A-564, located in the 5700 block of Gin Road. This property is vacant land. The Future Land Use Map has designated this property as “Neighborhood Retail”.

The adjacent zoning is Single Family-1 north, east, and west and Office south. The adjacent land use is vacant land east, residential west, and vacant land east and south.

Staff recommend approval of this request with the following stipulations:

1. 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.
2. The is to be fenced from the public.

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:

July 6, 2026

BOUNDARY SURVEY
EXHIBIT "A"

2026-000 EXH 'A'
S-833

LEGAL DESCRIPTION

1.081 Acres
In the J.A. Talbot Survey
Abstract 564
Bowie County, Texas

BEING a 1.081 acre tract of land in the J.A. Talbot Survey Abstract 564, Bowie County, Texas, being a portion of a tract of land deeded to Josh R. Morriss, Jr. Family 4/5 interest, recorded in Volume 2772, Page 166; Thomas H. Arnold 1/10 interest, recorded in Volume 6120, Page 299; and Thomas Conor Stilwell & Meagan Rachel Stilwell Ingersoll 1/10 interest, recorded as Instrument No. 2022-00001331, all in the Bowie County Deed Records; same being more particularly described by metes and bounds as follows (bearings are based on the Texas North Central State Plane Coordinate System, NAD 83);

COMMENCING at Set Mag Nail w/shiner marked PSLs in the center of Gin Road;

THENCE North 73° 38' 49" East, a distance of 49.44 feet to a Set 5/8 inch Iron Rod with Cap marked PSLs for the POINT OF BEGINNING;

THENCE North 73° 38' 49" East a distance of 259.61 feet to a Number 5 Rebar;

THENCE North 07° 13' 34" West a distance of 314.15 feet to a Set 5/8 inch Iron Rod with Cap marked PSLs;

THENCE North 73° 47' 09" East a distance of 116.20 feet to a Set 5/8 inch Iron Rod with Cap marked PSLs;

THENCE South 07° 13' 34" East a distance of 373.48 feet to a Set 5/8 inch Iron Rod with Cap marked PSLs; and

THENCE South 82° 46' 26" West a distance of 371.10 feet to the POINT OF BEGINNING containing 1.081 acres of land.

SURVEY NOTES

- 1. THE PARCEL SHOWN HEREON LIES WITHIN ZONE X, AS AREA OF MINIMAL FLOOD HAZARD, AS PER FEMA MAP #48037C0355E REVISED DECEMBER 21, 2017.
- 2. SURVEYOR ADDRESSED , LABELED AND SHOWED ON PLAT HEREON, THOSE ITEMS LISTED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE, FILE NO. NCS-1193227-HOU1, EFFECTIVE DATE: SEPTEMBER 15, 2023 AT 2:00 P.M., ISSUED JUNE 11, 2024, AT 8:00 A.M., RECORD INFORMATION SHOWN HEREON IS BASED UPON PUBLIC RECORD PROVIDED BY AEP REAL ESTATE AND FROM INFORMATION RESEARCHED AND GATHERED BY PSLs, LLC. THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES, RIGHTS-OF-WAY OR RESTRICTIONS ARE SHOWN HEREON.
- 3. NO SUBSURFACE UTILITY INVESTIGATION WAS PERFORMED BY PSLs, LLC. ALL UTILITIES SHOWN HEREON ARE BASED UPON AN ON THE GROUND SURVEY OF THE MARKED AND VISIBLE UTILITIES. A TEXAS ONE CALL 811 TICKET WAS SUBMITTED FOR THIS SITE.
- 4. THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR THE PARTIES CERTIFIED TO HEREON. THIS SURVEY REMAINS THE PROPERTY OF THE SURVEYOR. UNAUTHORIZED USE IS NOT PERMITTED WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE SURVEYOR. THE USE OF THIS SURVEY BY ANYONE OTHER THAN THE CERTIFIED PARTIES OR FOR ANY UNINTENDED USE WILL NOT MAKE THE SURVEYOR LIABLE FOR ANY DAMAGES INCURRED.

CERTIFICATION

TO: FIRST AMERICAN TITLE INSURANCE COMPANY, SOUTHWESTERN ELECTRIC POWER COMPANY, A DELAWARE CORPORATION, AND JOSH R. MORRISS, JR. FAMILY LIMITED PARTNERSHIP, AS TO AN UNDIVIDED 4/5 INTEREST, .

- 1. THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 5, 8, 11, 13, & 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MAY 31, 2024.
- 2. THIS IS TO CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP OR PLAN IS THE RESULT OF A FIELD SURVEY COMPLETED ON MAY 31, 2024, BY ME OR UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE "STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS". THE INFORMATION DEPICTED HEREON, TO THE BEST OF MY KNOWLEDGE AND BELIEF, REPRESENTS THE CONDITIONS FOUND AT, AND AS OF THE DATE OF THE FIELD SURVEY, EXCEPT SUCH IMPROVEMENTS OR EASEMENTS, IF ANY BELOW THE SURFACE AND NOT VISIBLE. ACCORDINGLY THE UNDERSIGNED PROFESSIONAL IS NOT RESPONSIBLE FOR THE PRESENCE OF UNDERGROUND UTILITIES OR STRUCTURES, IF SAME ARE NOT VISIBLE OR OTHERWISE DISCLOSED BY ANY AFOREMENTIONED DATA LISTED ABOVE.
- 3. THIS SURVEY OR PLAN IS MADE FOR AND CERTIFIED TO THE PARTIES NAMED HEREON FOR THE PURPOSE(S) STATED. NO OTHER PURPOSE IS INTENDED NOR IMPLIED. THE UNDERSIGNED PROFESSIONAL IS NEITHER RESPONSIBLE NOR LIABLE FOR THE USE OF THIS PLAN BEYOND ITS INTENDED PURPOSE.
- 4. THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE UNDERSIGNED PROFESSIONAL'S KNOWLEDGE, INFORMATION AND BELIEF, AND IN ACCORDANCE WITH THE COMMONLY ACCEPTED PROCEDURE CONSISTENT WITH THE APPLICABLE STANDARDS OF PRACTICE, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE EITHER EXPRESSED OR IMPLIED.

Adam R. Maywhort

06-11-2024
Date



Registered Professional Land Surveyor No. 6341
Certificate of Authorization Number 10194605

PROJECT NAME: RICHMOND ROAD SUBSTATION
PROJECT #: TXAEP2307
TEXARKANA, TX

- 1. BEARINGS BASED ON TEXAS NORTH CENTRAL ZONE, TEXAS STATE PLANE COORDINATE SYSTEM, NAD83.
- 2. DISTANCES: U.S. SURVEY FEET (GRID).
- 3. DATE OF LAST FIELD VISIT: MAY 31, 2024.
- 4. SEE PAGE 1 OF 2 FOR SKETCH.



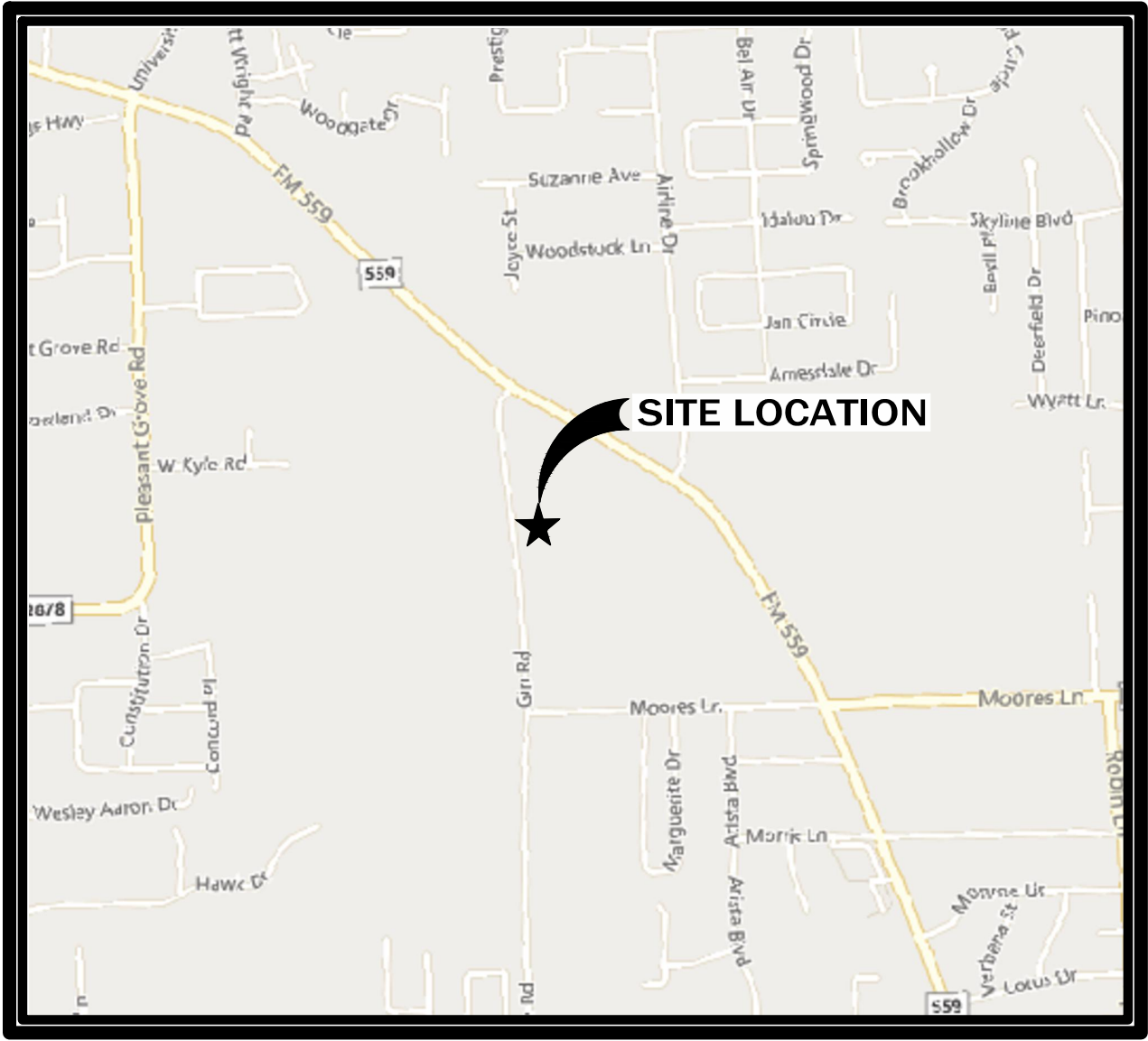
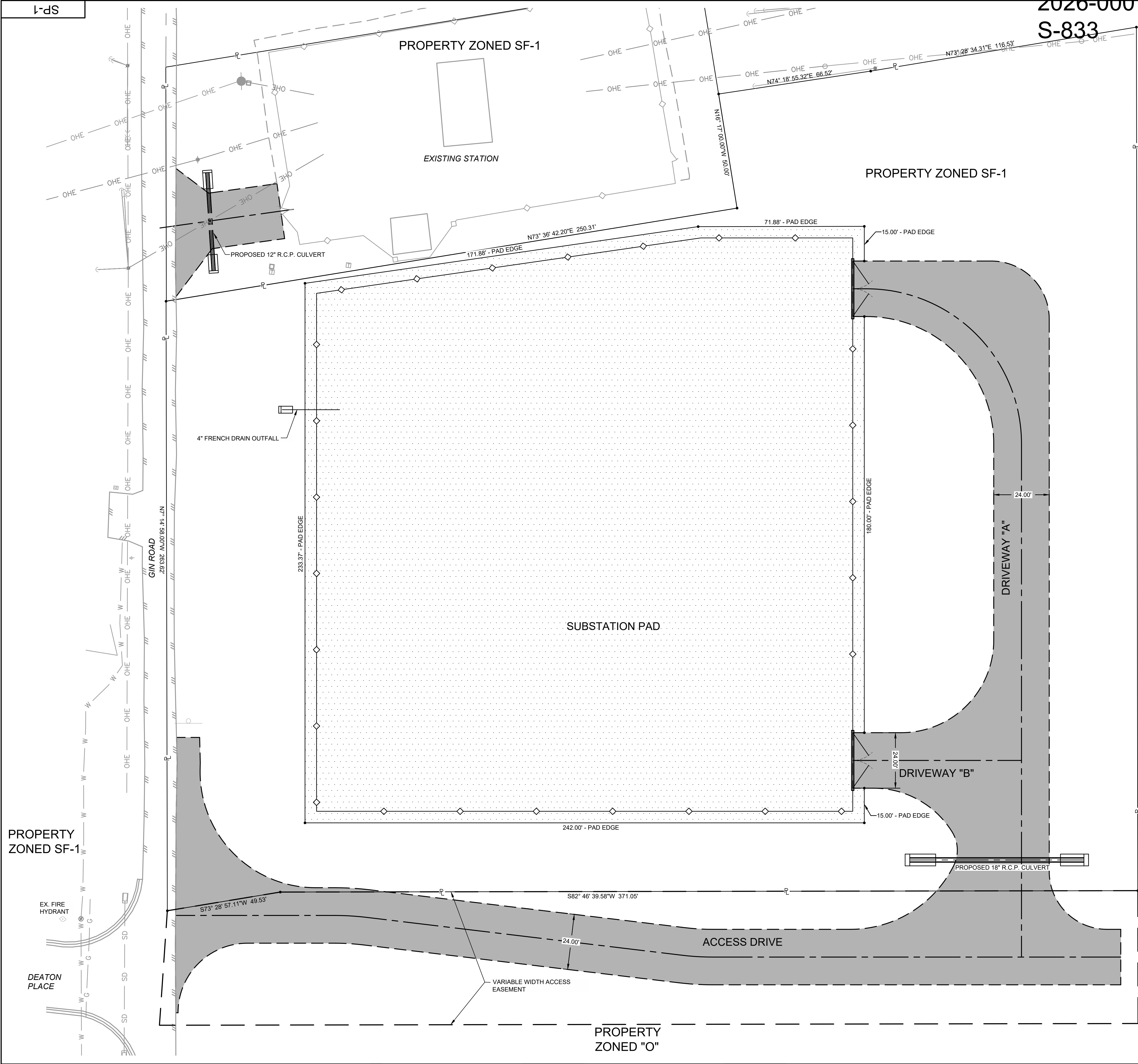
PART OF THE JOHN A. TALBOT HEADRIGHT SURVEY, A-564, BOWIE COUNTY, TEXAS

DRAWN BY	KBS	SCALE	N/A
APPROVED BY	ARM	SHEET	2 OF 2
DATE ISSUED	06/11/2024	SHEET SIZE	LEGAL

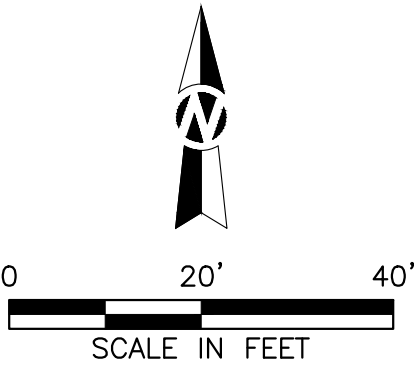
[illegible]

5700 block of Gin Road





SITE LOCATION MAP
N.T.S.



LEGEND:

- PROPERTY LINE
- EXISTING ASPHALT PAVEMENT
- EXISTING EDGE OF GRAVEL DRIVE
- EXISTING ROAD CENTERLINE
- EXISTING WIRE FENCE
- EXISTING OVERHEAD ELECTRIC LINES
- EXISTING GAS LINES
- EXISTING WATER LINES
- EXISTING POWER POLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- STATION FENCE
- 9" FLEXIBLE BASE WITH GEOGRID (DRIVEWAYS)
- 9" FLEXIBLE BASE (SUBSTATION PAD)
- FLEXIBLE GROWTH MEDIUM

OLD DWG:	REV:	STD DWG:	REV:
"THIS DRAWING IS THE PROPERTY OF AMERICAN ELECTRIC POWER AND IS LOANED UPON CONDITION THAT IT IS NOT TO BE COPIED OR REPRODUCED, IN WHOLE OR IN PART, OR USED FOR FURNISHING INFORMATION TO ANY PERSON WITHOUT THE WRITTEN CONSENT OF AMERICAN ELECTRIC POWER, OR FOR ANY PURPOSE DETRIMENTAL TO THEIR INTEREST, AND IS TO BE RETURNED UPON REQUEST"			
1 RIVERSIDE PLAZA COLUMBUS, OH 43215			
AEP TEXAS			
RICHMOND ROAD STATION NO. 910			
TEXARKANA TEXAS			
SITE PLAN			
D-STATION			
SCALE: SEE PLAN		VOLTAGE: 69kv	
INTERNAL REF:		DWG: SP-1	
ENERGY DELIVERY		R	

FOR PERMITTING PURPOSES ONLY

Briefing Sheet

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

Subject: Amendment to PD-23-4 for site plan approval on an approximate 22.73-acre tract of land (being Tracts 11, 11A, 12, 12A) H.S. Janes HRS, A-306, located at 1047 Terry Street. Zachary Mowery, Resortments Representative, owner.

Briefing: 7/13/2026 **Public Hearing:** 8/10/2026 **Council Vote:** 8/10/2026

Item Schedule:

Brief once.

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is an amended request by Zac Mowery, a representative for Resortments, owner, for site plan approval on an approximate 22.73-acre tract of land (being Tracts 11, 11A, 12, 12A) H.S. Janes HRS, A-306, located at 1047 Terry Street. The current zoning is Planned Development-Multiple Family-2.

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

The adjacent zoning is Agriculture north and east, outside the city limits west, and Industrial-1 south. The adjacent land use is lumber yard north and church east, outside city limits west, vacant lot south.

The site plan consists of the following:

1. The construction of 17 building total in Phase 1.
2. The access driveway will be off Terry Street.
3. Any access driveway from S Bishop must be submitted to TxDOT for approval.
4. There will be 370 parking spaces.
5. Screened dumpster site.
6. Wall/fence entrance sign.
7. Fire hydrants not shown on the plans. Hydrants shall be provided so that all portions of the exterior of each building are within 400 feet of hose lay distance from an approved fire hydrant, as measured along an approved fire apparatus access route.

8. Dedicated fire lanes, including all dimensions and turning radii.
9. A secondary means of access will also be required.
10. The development must comply with all applicable codes and ordinances, including subdivision, drainage/stormwater, floodplain, and any other relevant requirements.
11. Reapply for a new building permit and review for this development.
12. A parking variance was granted for the first submittal of 1.5 spaces per unit and that is what they show here.
13. A separate fire apparatus access is required regardless of sprinkling when there are over 200 units in this multifamily dwelling complex.
14. There is an 8in water main along Terry Street on the North Side of roadway. The main is in the Northeast corner of the property.
15. There is an 8in water main along the East Side of the property located on the adjacent lot.
16. There is an 8in sewer main and manhole located along the Northeast corner of the property.
17. Although this is not a Civil Review, please note that when civil plans are submitted, details and flows of the proposed lift station will need to be submitted to determine sewer availability.
18. The Utility reserves the right to request additional utility easements upon review of the plans.
19. The Utility has no objections to the site plan location.

Staff recommend for approval of the site plan with stipulations.

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

Potential Options:

Approve, deny or table.

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommend approval with stipulations.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

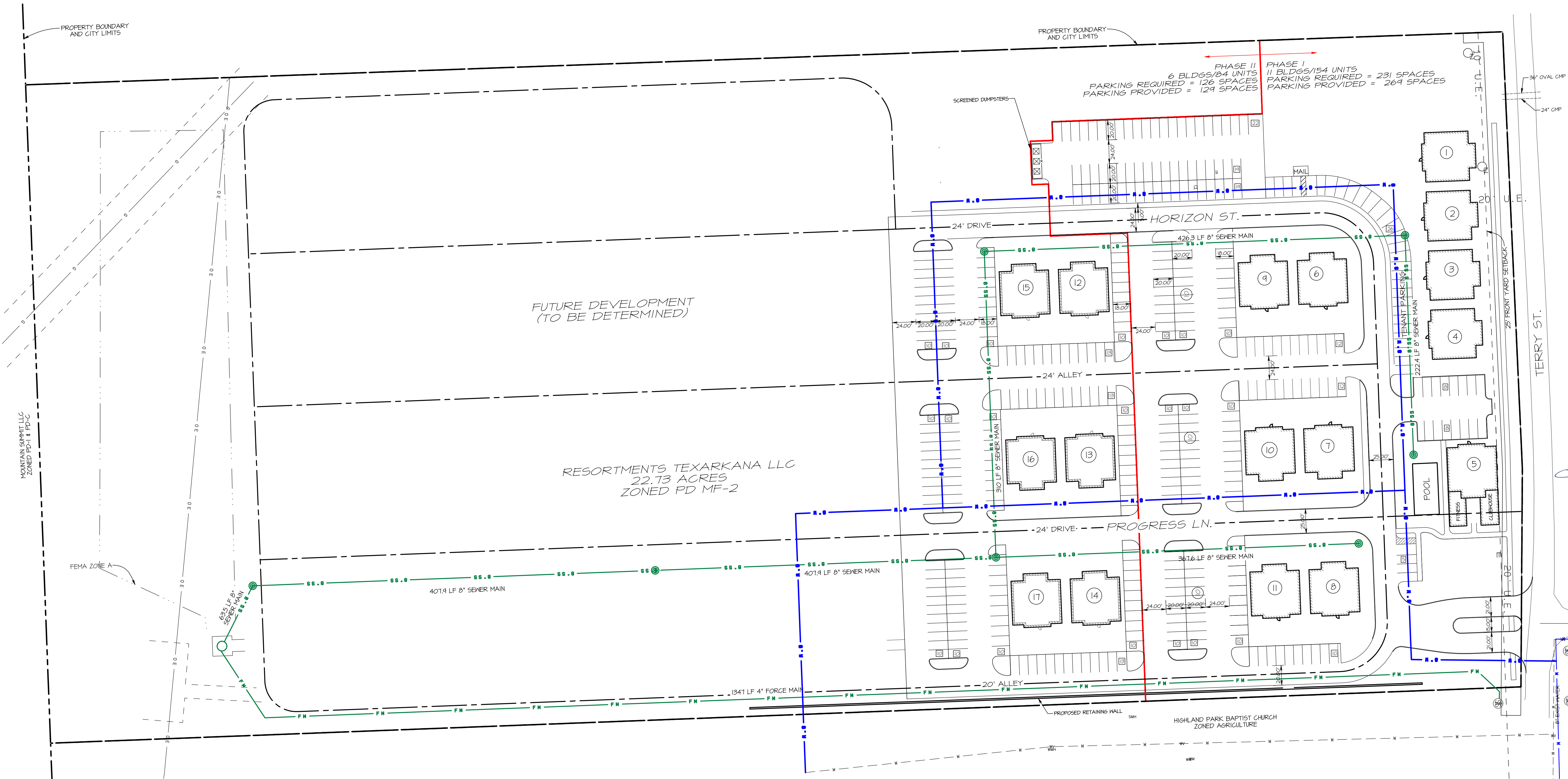
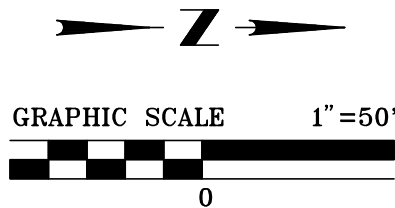
NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

July 6, 2026

2026-000 EXH 'A'

Amendment to PD-23-4 (MF-2)



- LEGEND
- (X) BUILDING NUMBER
 - (XX) NUMBER OF PARKING SPACES

SITE DATA

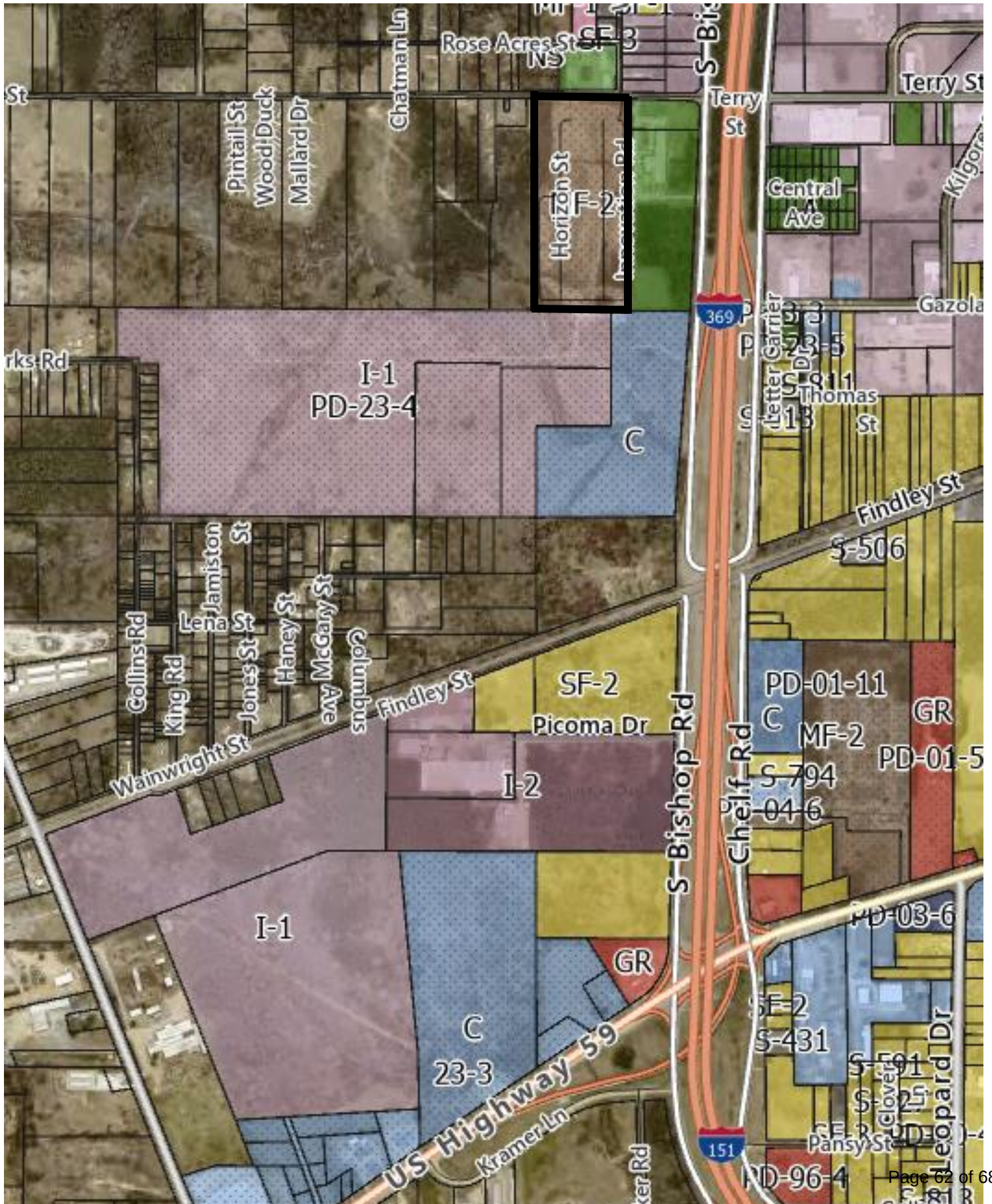
17 BUILDINGS TOTAL (14 UNITS/BUILDING)

PARKING REQUIRED = 351 SPACES (1.5 SPACES/UNIT)

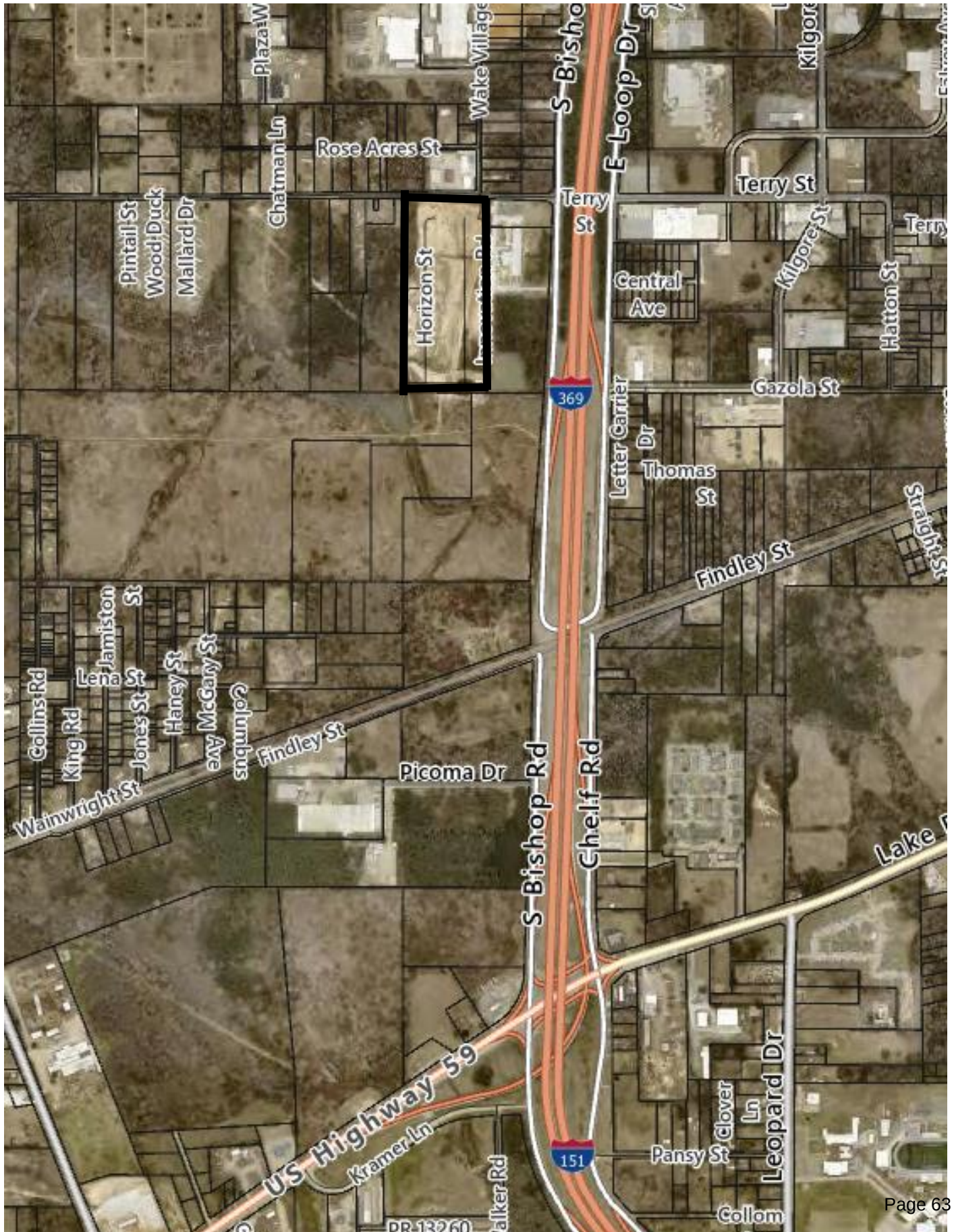
PARKING PROVIDED = 370 SPACES

5830 SUMMERHILL ROAD TEXARKANA, TEXAS P 903.838.6533 www.mtgengineers.com TBPFE FIRM NO. F-354 AR COA NO. 125 © MTG 2025	
MTG ENGINEERS & SURVEYORS	
Scale AS SHOWN	Drawn By D.M.C.
Checked By D.A.W.	File No.
PD SITE PLAN	
PROVENCE IN TEXARKANA TEXARKANA, TEXAS RESORTMENTS TEXARKANA, LLC	
Drawing Date 6/15/2026	Project Number 226097
Sheet Number PDI	

South Bishop



South Bishop



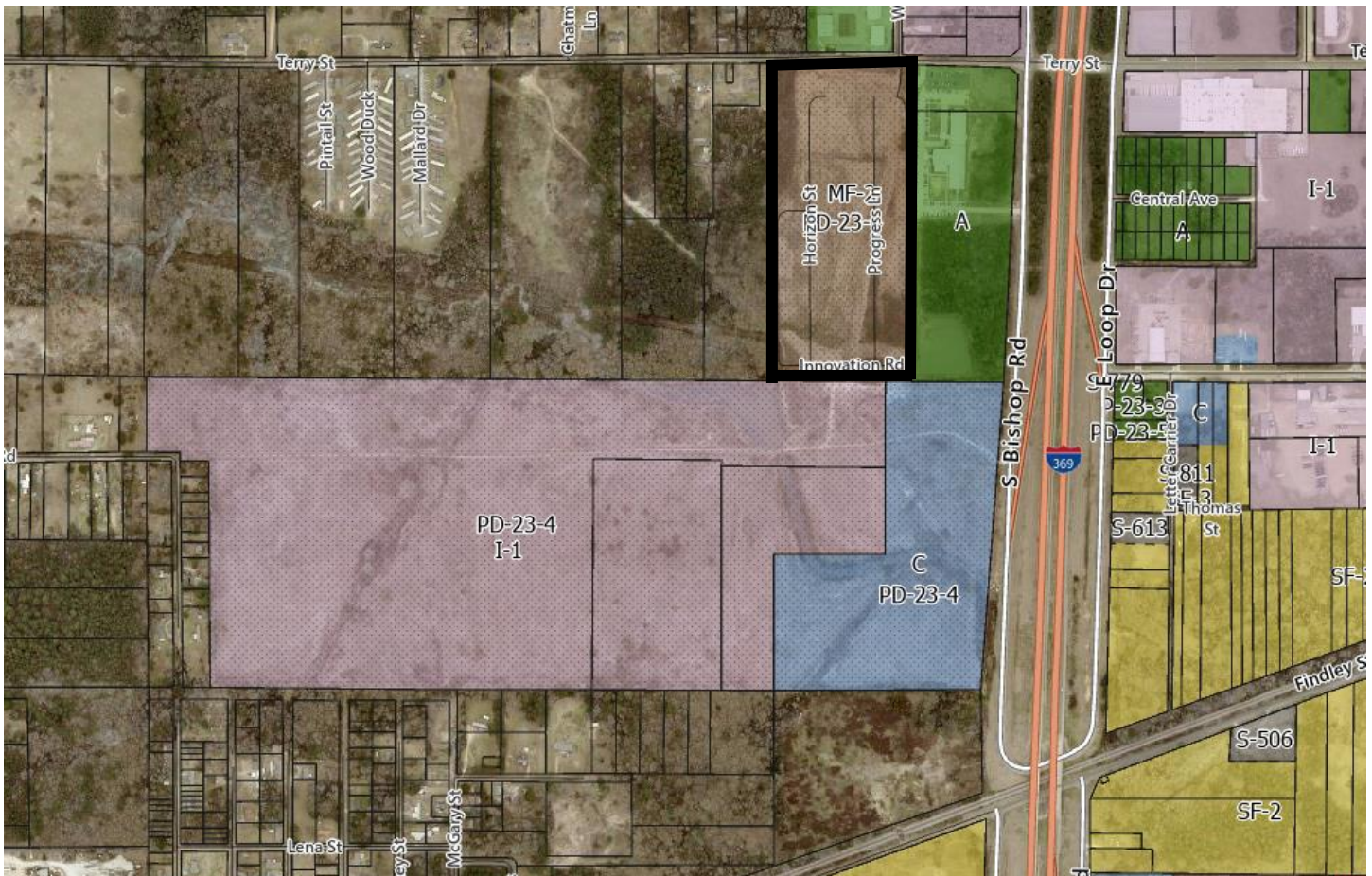
NOTICE OF PUBLIC HEARINGS

Public hearings will be held by the Planning and Zoning Commission and the City Council of the City of Texarkana, Texas at the below stated date and time. The Public Hearings will be held in the Council Chambers, Municipal Building, 220 Texas Blvd, (3rd & Texas) Texarkana, Texas to consider a proposed change in zoning classification as indicated below. According to the Tax Records, you are the owner of property within the area of the proposed change or within 200 feet of that property. THIS IS NOT A SUMMONS TO APPEAR AT THE HEARINGS. If you care to attend, you will be given an opportunity to be heard. If additional information is desired, please contact the Planning Department at (903) 798-3945.

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

CITY COUNCIL: Hearing Date: MONDAY, August 10, 2026 Hearing Time: 6:00 pm

- ♦ If they desire, persons concerned with the proposed change can present a letter in opposition to or in favor of the proposed change. If a written protest in opposition to a proposed change contains the signatures of persons who own twenty (20) percent or more of the land within 200 feet of the proposed change, a 3/4th vote of the City Council will be required. In order to be considered, the letter must be received and filed before or at the Planning and Zoning Commission Meeting. (The letter can be emailed to lpuckett@texarkanatexas.gov).



OWNER: Russell Huckaby, owner, and Zac Mowery, agent

OWNER'S ADDRESS: [REDACTED]

LOCATION OF REZONING: 1047 Terry Street (South Bishop near Terry Street), Texarkana, Texas 75501

PROPOSED CHANGE: construction of a modular housing

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

CASE NUMBER: Amendment-PD-23-4

DATE MAILED: June 22, 2026

Briefing Sheet

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

Subject: Consider the minutes from the June 1, 2026 Planning and Zoning Commission meeting.

Briefing: **Public Hearing:** **Council Vote:**

Item Schedule:

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

See attached minutes from the June 1, 2026 Planning and Zoning Commission meeting.

Potential Options:

Approve or deny.

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommend approval of the minutes.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

July 6, 2026



CITY OF TEXARKANA

PLANNING & ZONING COMMISSION

MINUTES • JUNE 1, 2026

Council Chambers

Regular Meeting

6:00 PM

220 TEXAS BLVD., TEXARKANA, TX 75501

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.

Kayla Wood with MTG Surveyors and Engineers append and said that they would plat out a lot for building.

Motion to approve was made by Ms. Kernek and Seconded by Mr. Crews. Will Humphrey abstained from voting.

APPROVED

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.

This location is the space next to the old Big Lots in the Oaklawn Shopping Center off of New Boston Rd. A SUP is required to have a skating rink use in general retail zoning. The applicant did not show up at the meeting, so the item was tabled.

Motion made by Ms. Kernek to table the item and seconded by Mr. Humphrey.

TABLED

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.

Tyler with MetalMax LLC appeared and said this is the existing Metal Max that was annexed in as SF-2. They are expanding their business and need a building permit; therefore they are updating their zoning to match their use.

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

APPROVED

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 7th Street from Single Family-2 to Industrial-1. Mark Wilson, SVP, owner, and Michael Scarbrough, agent.

Michael Scarbrough appeared and said that this location for unmanned fuel pumps for fleet services. There will not be a convenience store. The lots to the west and east are already Industrial, and this lot is in the middle. They will be replating the 3 lots into 1 in the future.

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

APPROVED

5. Z-26-17: rezoning on Lots 9-10, Block 19, West Texarkana, located at 2308 W 11th Street from Single Family-2 to Single Family-3. Tiffany Holt, owner.

Tiffany Holt, the owner, wants to make this her permanent residence. There are other SF-3's, multi-family, and Neighborhood Services in the area.

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

APPROVED

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 11th Street. Tiffany Holt, owner.

Tiffany Holt, owner, wants to place a HUD code manufactured home and make this her permanent residence. There are other SF-3's, multi-family, and Neighborhood Services in the area.

She understands the stipulations.

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

APPROVED

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 1st (TXKA), located at 1521 Beaumont Street from Single Family-2 to Industrial-2. Robert Torrans, owner, and Vance Liles, MTG Engineers and Surveyors, agent.

Terry Wall appeared and said that this location would be used by TSD Logistics and would be part of the soy bean processing plant.

Motion to approve was made by Mr. Crews and seconded by Mr. Humphrey.

APPROVED

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

IV. MINUTES

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

No objections or corrections made.

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

V. ADJOURNMENT