



CITY OF TEXARKANA

PLANNING & ZONING COMMISSION

AGENDA • AUGUST 3, 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 reapproval of Replat of Healthcare express Subdivision, located at or near 4302 Galleria Oaks Drive. RATT Management, LTD and Joshua Talley, owners, and Jeffrey Wood, MTG Engineers and Surveyors, agent.
2. Consider approval of the plat for Ironhard Addition, located at or near 907 New Boston Road. Hunter McCarver and Sandra Spades, owners.
3. Z-26-22: **TABLED** 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.
4. S-834: **TABLED** 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.
5. S-835: Specific Use Permit to allow one additional use of a cellular tower on an approximate 1.02-acre tract of land (being Tract 71B), George Brinlee HRS, A-18,

located in the 4300 block of Gibson Lane. Kirk Patton and others, owners, and Gregory Ferris, agent.

6. S-837: granting a Specific Use Permit to allow the one additional use of permanent cosmetics on an approximate 4.6-acre tract of land (being Tract 19), J.W. Lane HRS, A-345, located at 6500 Summerhill Road. Jessica Davis, owner, and Tammy Wroten, agent.
7. S-838: Specific Use Permit to allow the one additional use of an off-premise multi-tenant sign on an approximate 4.635-acre tract of land (being Tracts 332-333), Thomas Price HRS, A-466, located at 3701 New Boston Road. Curt Green, owner.
8. Z-26-23: rezoning on Lot 15A, Block 2, Cowhorn Plaza, located in the 5500 block of Christus Drive from Planned Development-Office to Planned Development-General Retail. Alan Schimming, owner, and Kayla Wood, MTG Engineering and Surveyors, agent.
9. Amendment to PD-16-2: for site plan approval on Lot 15A, Block 2, Cowhorn Plaza, located in the 5500 block of Christus Drive. Alan Schimming, owner, and Kayla Wood, MTG Engineers and Surveyors, agent.

III. STAFF UPDATES

IV. MINUTES

1. Consider the minutes from the July 6, 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 a 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 a 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 a license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly.

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

Briefing Sheet

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

Subject: Consider reapproval of Replat of Healthcare express Subdivision, located at or near 4302 Galleria Oaks Drive. RATT Management, LTD and Joshua Talley, owners, and Jeffrey Wood, MTG Engineers and Surveyors, agent.

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

Item Schedule:

NOT APPLICABLE

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 recommend 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:

August 3, 2026

MEMORANDUM

To: Planning and Zoning Commission

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



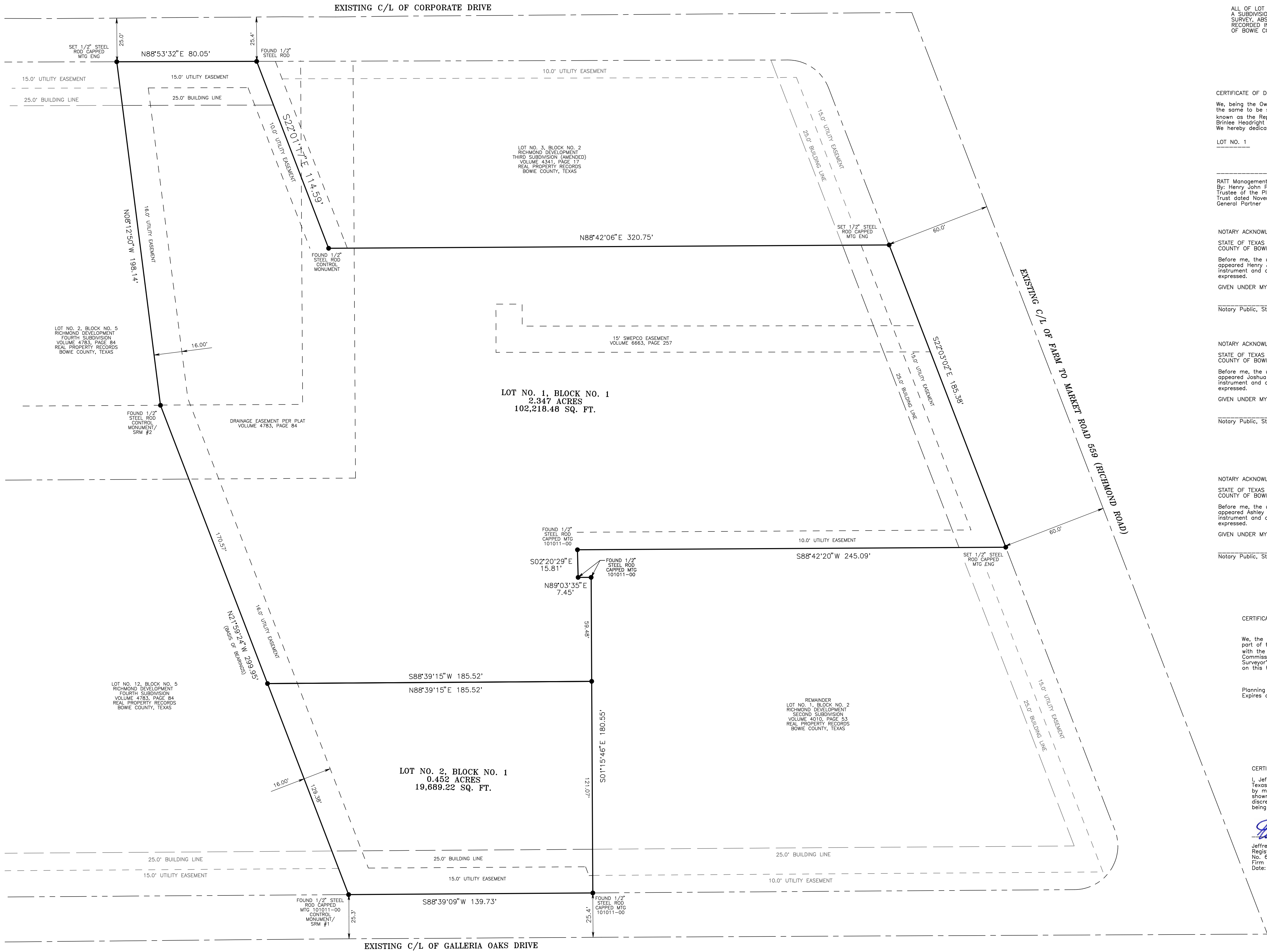
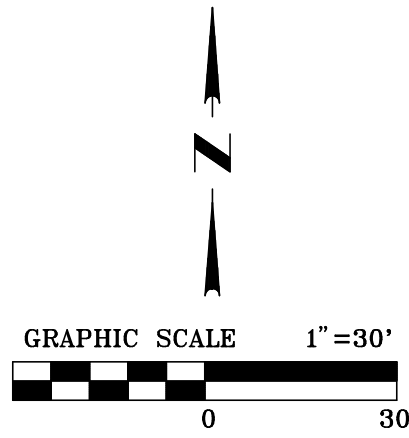
Date: July 13, 2026

Subject: **Consider reapproval of Replat of Healthcare Express Subdivision**

This is a request by RATT Management, LTD and Joshua Talley, owners, and Jeffrey Wood, MTG Engineers and Surveyors, agent to consider re-approval of the **Replat of Healthcare Express Subdivision**. The purpose of this plat is to split lot 1 into 2 lots.

This plat was originally approved in January 2026 meeting. Plat was not recorded withing the 121 day timeframe from January 2026 approval. They are just asking for reapproval.

All previous comments have been addressed and Staff recommends reapproval 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.



PROPERTY DESCRIPTION

ALL OF LOT NO. 1, BLOCK NO. 1 OF HEALTHCARE EXPRESS SUBDIVISION, A SUBDIVISION OF A PART OF THE GEORGE BRINLEE HEADRIGHT SURVEY, ABSTRACT 18, BOWIE COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 6494, PAGE 88 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS.

CERTIFICATE OF DEDICATION BY OWNER

We, being the Owners of a tract of land as shown on the attached map or plat have caused the same to be surveyed, platted and subdivided as shown, and which subdivision shall hereafter be known as the Replat of HealthCare Express Subdivision, being a part of the George Brinlee Headright Survey, Abstract 18, Bowie County, Texas, and by this instrument, We hereby dedicate the easements shown on this plat for utility purposes.

LOT NO. 1

LOT NO. 2

RATT Management, LTD
By: Henry John Platt, Successor
Trustee of the Platt Family Irrevocable
Trust dated November 19, 2005, its
General Partner

JOSHUA TALLEY

ASHLEY TALLEY

NOTARY ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF BOWIE

Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Henry John Platt, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

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

Notary Public, State of _____

Commission Expires: _____

NOTARY ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF BOWIE

Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Joshua Talley, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

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

Notary Public, State of _____

Commission Expires: _____

NOTARY ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF BOWIE

Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Ashley Talley, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

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

Notary Public, State of _____

Commission Expires: _____

CERTIFICATE OF APPROVAL BY PLANNING COMMISSION

We, the undersigned, do hereby certify that the Replat of HealthCare Express Subdivision, being a part of the George Brinlee Headright Survey, Abstract 18, Bowie County, Texas, together with the Owner's Certificate and Surveyor's Certificate of same were presented to the Planning Commission of the City of Texarkana, 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 the Plat of the herein described subdivision correctly reflects the results of a survey made by me on the ground December 16, 2025, that the corner monuments are in place at points on the boundaries as shown on the attached map, that there are no visible encroachments (other than shown on the map) or discrepancies, and that the subdivision is to be known as the Replat of HealthCare Express Subdivision, being a part of the George Brinlee Headright Survey, Abstract 18, Bowie County, Texas.

Jeffrey A. Wood
Jeffrey A. Wood
Registered Professional Land Surveyor
No. 6220, State of Texas
Firm Certificate No. 101011-00
Date: December 16, 2025



NOTE:
1) THE PURPOSE OF THIS REPLAT IS TO DIVIDE LOT NO. 1 INTO TWO LOTS
2) THIS REPLAT IS NOT IN VIOLATION OF ANY RESTRICTIVE COVENANTS AFFECTING THE PROPERTY.

NOTE:

IN PROVIDING THIS BOUNDARY SURVEY, NO ATTEMPT HAS BEEN MADE TO OBTAIN OR SHOW DATA CONCERNING DISTANCE, SIZE, DEPTH, CONDITION, CAPACITY OR LOCATION OF ANY UTILITY EXISTING ON THE SITE, WHETHER PRIVATE, MUNICIPAL OR PUBLIC OWNED. SUBSURFACE AND ENVIRONMENTAL CONDITIONS HERE, NOT SURVEYED OR EXAMINED, NOR IS STATEMENT MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY. UTILITY EASEMENT RESEARCH WAS NOT DONE FOR THIS PROPERTY BY THE SURVEYOR.

FLOOD STATEMENT:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN OF THE FLOOD INSURANCE RATE MAP, COMMUNITY OF TEXARKANA, CITY OF, NUMBER 481194, PANEL 0366, SUFFIX E, MAP NO. 480370302E 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 THIS ZONE, AND A ELEVATION CERTIFICATION MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

THE BEARINGS ARE BASED ON GRID NORTH WITHIN THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, NAD83 (GCRS96, EPOCH 2002.0), GRID, WITH A BEARING OF NORTH 21 DEGREES 59 MINUTES 24 SECONDS EAST. THE FOLLOWING CONTROL MONUMENTS WERE USED TO ESTABLISH THE BASIS OF BEARINGS:

CONTROL MONUMENT/
SRM #1
N=7245437.3509
E=3310550.1365

CONTROL MONUMENT/
SRM #2
N=7245715.4807
E=3310437.7109

REPLAT OF HEALTHCARE EXPRESS SUBDIVISION

2.799 ACRES IN THE GEORGE BRINLEE HEADRIGHT SURVEY, ABSTRACT 18

Date _____ Revision/Description _____

Drawn By JW Checked By BB Project No. 256069 Dwg. Date 12/16/25

MTG
ENGINEERS & SURVEYORS

5930 SUMMERHILL ROAD TEXARKANA, TX 75403-8533
P 903.836.8533 www.mtgengineers.com
TBE FROM NO. 7-354 AT COR. NO. 125
© MTG 2025

File No. _____ Sheet No. _____

Briefing Sheet

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

Subject: Consider approval of the plat for Ironhard Addition, located at or near 907 New Boston Road. Hunter McCarver and Sandra Spades, owners.

Briefing:

Public Hearing:

Council Vote:

Item Schedule:

NOT APPLICABLE

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 recommend 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:

August 3, 2026

MEMORANDUM

To: Jeffrey Wood, MTG

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

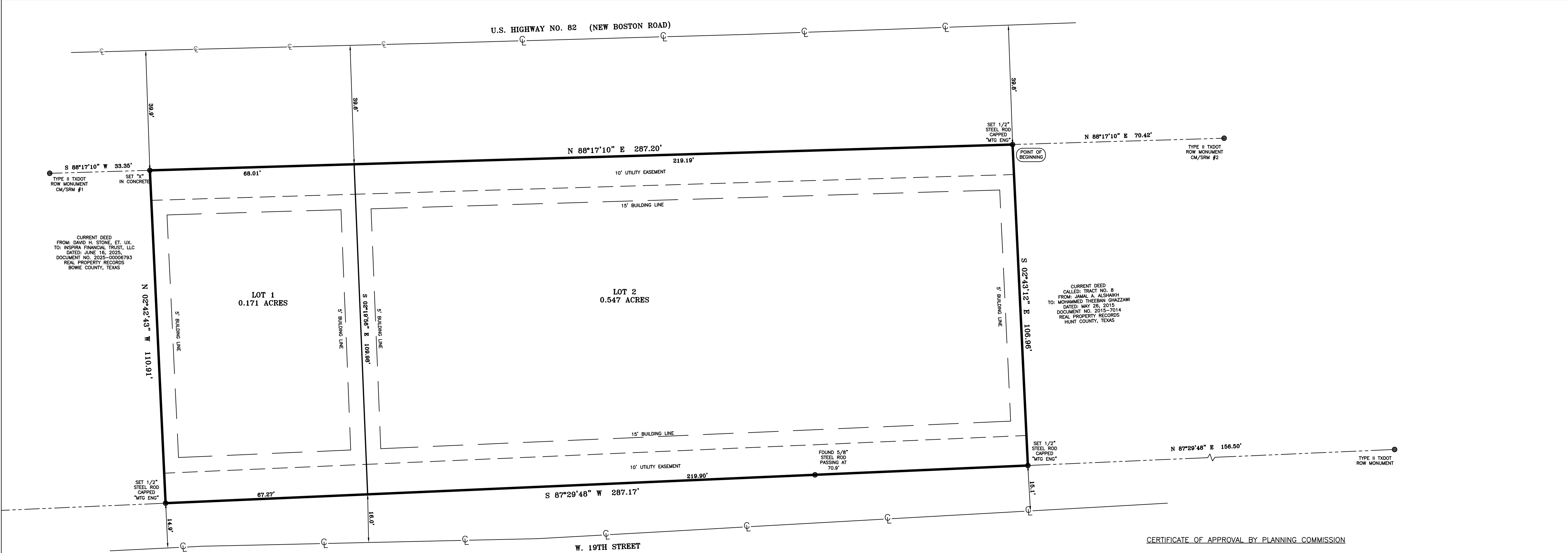
Date: July 22 , 2026

Subject: Consider approval of the plat for Ironhard 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. Provide aerial overlay on proposed plat for review purposes only
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.



PROPERTY DESCRIPTION
0.718 ACRES
BOWIE COUNTY, TEXAS

All that certain lot, tract or parcel of land situated in the I. M. Ball Headright Survey, Abstract No. 92, Bowie County, Texas, being a part of Lots 18, 19, 20, and 21 of the Thomas Moores Addition to the City of Texarkana, according to the plat recorded in Volume 40, Page 132, of the Plat Records of Bowie County, Texas, being a part of Lots 1 and 2, Block 3 of the Estes Addition to the City of Texarkana, according to the plat recorded in Volume 40, Page 132 of the Plat Records of Bowie County, Texas, some being all of those certain tracts of land described as Tracts 1, 2, 3 and 4 as described in the deed from Sandra Spades to Ironhard Holdings LLC, dated January 17, 2019, recorded in Document Number 2019-00001109 of the Real Property Records of Bowie County, Texas, all that certain tract of land described in the deed from Ironhard Holdings, LLC to Hunter McCarver, dated September 30, 2024, as recorded in Document Number 2024-00009142 of the Real Property Records of Bowie County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch steel rod capped "MTG ENG" set for a corner lying in the South line of U.S. Highway No. 82 (New Boston Road), said corner being the Northeast corner of the said Tract 3, the Northwest corner of that certain tract of land described as Tract No. 8 in the deed from Jamal A. Alshaiikh to Mohammed Theeban Ghazzawi, dated May 26, 2015, recorded in Document Number 2015-7014 of the Real Property Records of Bowie County, Texas, and from which a Type II TxDOT ROW monument found for the Northeast corner of the said Tract No. 8 bears North 88 degrees 17 minutes 10 minutes seconds East a distance of 70.42 feet;

THENCE South 02 degrees 43 minutes 12 seconds East a distance of 106.96 feet along the East line of the said Tract 3 and the West line of the said Tract 8 to a 1/2 inch steel rod capped "MTG ENG" set for a corner, lying in the North line of West 19th Street, said corner being the Southeast corner of the said Tract 3, the Southwest corner of the said Tract 8, and from which a Type II TxDOT ROW monument found for the Southeast corner of the said Tract 8 bears North 87 degrees 29 minutes 48 seconds East a distance of 156.50 feet;

THENCE South 87 degrees 29 minutes 48 seconds West at a distance of 70.9 feet passing a 5/8 inch steel rod found for the Southeast corner of the said Tract 1 and continuing in all a total distance of 287.17 feet along the North line of the said 19th Street, the South line of the said Tract 3, the South line of the said Tract 1, the South line of the said Tract 2, the South line of the said Tract 4, and the South line of the said McCarver tract to a 1/2 inch steel rod capped "MTG ENG" set for a corner, said corner being the Southwest corner of the said Tract 4, the Southwest corner of the said McCarver tract, and the Southeast corner of that certain tract of land described in the deed from David H. Stone, Et. Ux., to Inspira Financial Trust, LLC, dated June 16, 2025, as recorded in Document Number 2025-00008793 of the Real Property Records of Bowie County, Texas of the said Thomas Morris Addition;

THENCE North 02 degrees 42 minutes 43 seconds West a distance of 110.91 feet along the West line of the said Tract 4, the West line of the said McCarver tract and the East line of the said Inspira Financial Trust to a "X" set in concrete for a corner lying in the South line of the said New Boston Road, said corner being the Northwest corner of the said Tract 4, the Northwest corner of the said McCarver tract, the Northeast corner of the said Inspira Financial Trust tract, and from which a Type II TxDOT ROW monument found for a corner bears South 88 degrees 17 minutes 10 seconds West a distance of 33.35 feet;

THENCE North 88 degrees 17 minutes 10 seconds East a distance of 287.20 feet along the South line of the said New Boston Road, the North line of the said Tract 4, the North line of the said McCarver tract, the North line of the said Tract 2, the North line of the said Tract 1, and the North line of the said Tract 3 to the POINT OF BEGINNING and containing 0.718 acres of land.

CERTIFICATE OF DEDICATION

I, Ironhard Holdings, LLC and Hunter McCarver, being the Owners of a tract of land as shown on the attached map or plat have caused the same to be surveyed, platted and subdivided as shown, and which subdivision shall hereafter be known as Ironhard Addition, a replat of a part of a part of Lots 18, 19, 20, and 21 of Thomas Moore Addition and a part of Lots 1, 2 and 3 of the Estes Addition, Bowie County, Texas.

Hunter McCarver
Lot 1

Sandra Spades
Ironhard Holdings, LLC
Lot 2

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 Hunter McCarver 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

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 Sandra Spades 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 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 June 23, 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 Ironhard Addition, a replat of a part of a part of Lots 18, 19, 20, and 21 of Thomas Moore Addition and a part of Lots 1, 2 and 3 of the Estes Addition, Bowie County, Texas.

Jeffrey A. Wood

Jeffrey A. Wood
Registered Professional Land Surveyor
No. 6220, State of Texas
Firm Certificate No. 101011-00
Dated: July 9, 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) SUBJECT PROPERTY IS ZONED COMMERCIAL.

IRONHARD ADDITION
BEING A REPLAT OF A PART OF LOTS 18, 19, 20, AND 21 OF THOMAS MOORE ADDITION AND A PART OF LOTS 1, 2 AND 3 OF THE ESTES ADDITION 0.718 ACRES IN THE I. M. BALL HEADRIGHT SURVEY ABSTRACT NO. 92 BOWIE COUNTY, TEXAS

MTG
ENGINEERS & SURVEYORS
5930 Summerhill Road 903.838.8533 telephone
Texarkana, TX 75503 903.832.4700 facsimile

Drawn By: JB
Checked By: JW
Project No.: 262127
Date: 7/9/2026

Sheet No.: 1 OF 1

VICINITY MAP



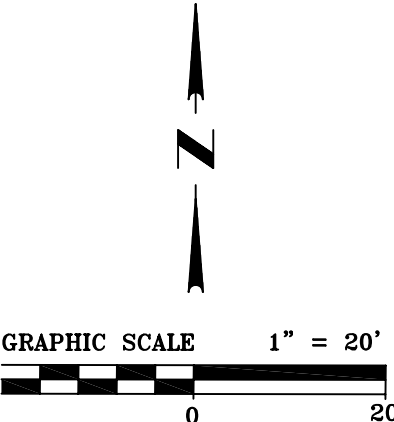
The bearings are based on Grid North within the "Texas Coordinate System of 1983, North Central Zone", NAD83 (CORS96, Epoch 2002.0), GRID, with a bearing of North 88 degrees 17 minutes 10 seconds East. The following Control Monuments were used to establish the basis of bearings:

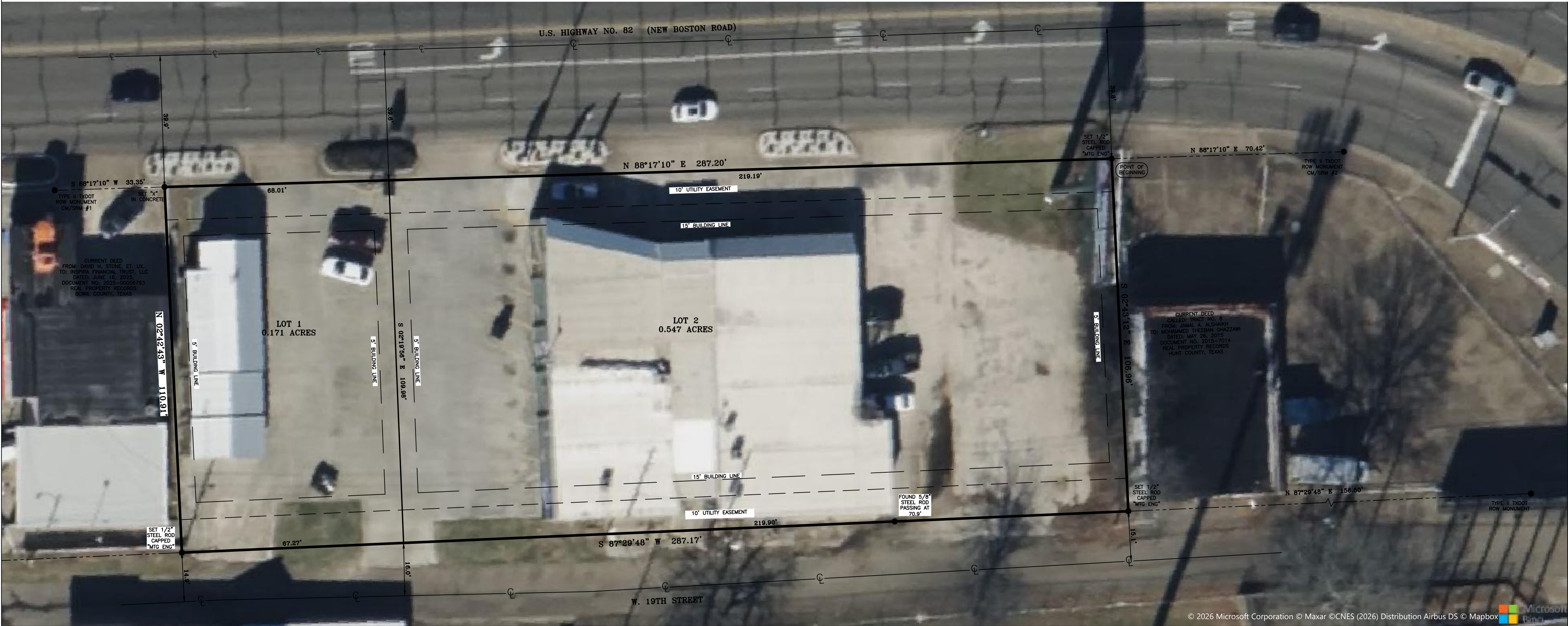
CONTROL MONUMENT/SRM #1
N=7232677.3070
E=4334101.5110

CONTROL MONUMENT/SRM #2
N=7233689.0000
E=4334492.0860

FLOOD STATEMENT:

By graphic platting only, this property is in Zone "X" area determined to be outside the 1% Annual Chance Flood in Community of the City of Texarkana, Number 480060, Panel 0355, Suffin E, Map Number 4803700370E, Dated December 21, 2017. No field surveying was performed to determine the zone and an elevation certification may be needed to verify this determination or apply for variance from the Federal Emergency Management Agency.





PROPERTY DESCRIPTION
0.718 ACRES
BOWIE COUNTY, TEXAS

All that certain lot, tract or parcel of land situated in the I. M. Ball Headright Survey, Abstract No. 92, Bowie County, Texas, being a part of Lots 18, 19, 20, and 21 of the Thomas Moores Addition to the City of Texarkana, according to the plat recorded in Volume 40, Page 132, of the Plat Records of Bowie County, Texas, being a part of Lots 1 and 2, Block 3 of the Estes Addition to the City of Texarkana, according to the plat recorded in Volume 40, Page 132 of the Plat Records of Bowie County, Texas, some being all of those certain tracts of land described as Tracts 1, 2, 3 and 4 as described in the deed from Sandra Spades to Ironhard Holdings LLC, dated January 17, 2019, recorded in Document Number 2019-00001109 of the Real Property Records of Bowie County, Texas, all that certain tract of land described in the deed from Ironhard Holdings, LLC to Hunter McCarver, dated September 30, 2024, as recorded in Document Number 2024-00009142 of the Real Property Records of Bowie County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch steel rod capped "MTG ENG" set for a corner lying in the South line of U.S. Highway No. 82 (New Boston Road), said corner being the Northeast corner of the said Tract 3, the Northwest corner of that certain tract of land described as Tract No. 8 in the deed from Jamal A. Alshaikh to Mohammed Theeban Ghazzawi, dated May 26, 2015, recorded in Document Number 2015-7014 of the Real Property Records of Bowie County, Texas, and from which a Type II TxDot ROW monument found for the Northeast corner of the said Tract No. 8 bears North 88 degrees 17 minutes 10 minutes seconds East a distance of 70.42 feet;

THENCE South 02 degrees 43 minutes 12 seconds East a distance of 106.96 feet along the East line of the said Tract 3 and the West line of the said Tract 8 to a 1/2 inch steel rod capped "MTG ENG" set for a corner, lying in the North line of West 19th Street, said corner being the Southeast corner of the said Tract 3, the Southwest corner of the said Tract 8, and from which a Type II TxDot ROW monument found for the Southeast corner of the said Tract 8 bears North 87 degrees 29 minutes 48 seconds East a distance of 156.50 feet;

THENCE South 87 degrees 29 minutes 48 seconds West at a distance of 70.9 feet passing a 5/8 inch steel rod found for the Southeast corner of the said Tract 1 and continuing in all a total distance of 287.17 feet along the North line of the said 19th Street, the South line of the said Tract 3, the South line of the said Tract 1, the South line of the said Tract 2, the South line of the said Tract 4, and the South line of the said McCarver tract to a 1/2 inch steel rod capped "MTG ENG" set for a corner, said corner being the Southwest corner of the said Tract 4, the Southwest corner of the said McCarver tract, and the Southeast corner of that certain tract of land described in the deed from David H. Stone, Et Ux., to Inspira Financial Trust, LLC, dated June 16, 2025, as recorded in Document Number 2025-00006793 of the Real Property Records of Bowie County, Texas of the said Thomas Morres Addition;

THENCE North 02 degrees 42 minutes 43 seconds West a distance of 110.91 feet along the West line of the said Tract 4, the West line of the said McCarver tract and the East line of the said Inspira Financial Trust to a "X" set in concrete for a corner lying in the South line of the said New Boston Road, said corner being the Northwest corner of the said Tract 4, the Northwest corner of the said McCarver tract, the Northeast corner of the said Inspira Financial Trust tract, and from which a Type II TxDot ROW monument found for a corner bears South 88 degrees 17 minutes 10 seconds West a distance of 33.35 feet;

THENCE North 88 degrees 17 minutes 10 seconds East a distance of 287.20 feet along the South line of the said New Boston Road, the North line of the said Tract 4, the North line of the said McCarver tract, the North line of the said Tract 2, the North line of the said Tract 1, and the North line of the said Tract 3 to the POINT OF BEGINNING and containing 0.718 acres of land.

CERTIFICATE OF DEDICATION

I, Ironhard Holdings, LLC and Hunter McCarver, being the Owners of a tract of land as shown on the attached map or plat have caused the same to be surveyed, platted and subdivided as shown, and which subdivision shall hereafter be known as Ironhard Addition, a replat of a part of a part of Lots 18, 19, 20, and 21 of Thomas Moore Addition and a part of Lots 1, 2 and 3 of the Estes Addition, Bowie County, Texas.

Hunter McCarver
Lot 1

Sandra Spades
Ironhard Holdings, LLC
Lot 2

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 Hunter McCarver 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

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 Sandra Spades 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 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 June 23, 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 Ironhard Addition, a replat of a part of a part of Lots 18, 19, 20, and 21 of Thomas Moore Addition and a part of Lots 1, 2 and 3 of the Estes Addition, Bowie County, Texas.

Jeffrey A. Wood
Registered Professional Land Surveyor
No. 6220, State of Texas
Firm Certificate No. 101011-00
Dated: July 9, 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) SUBJECT PROPERTY IS ZONED COMMERCIAL.

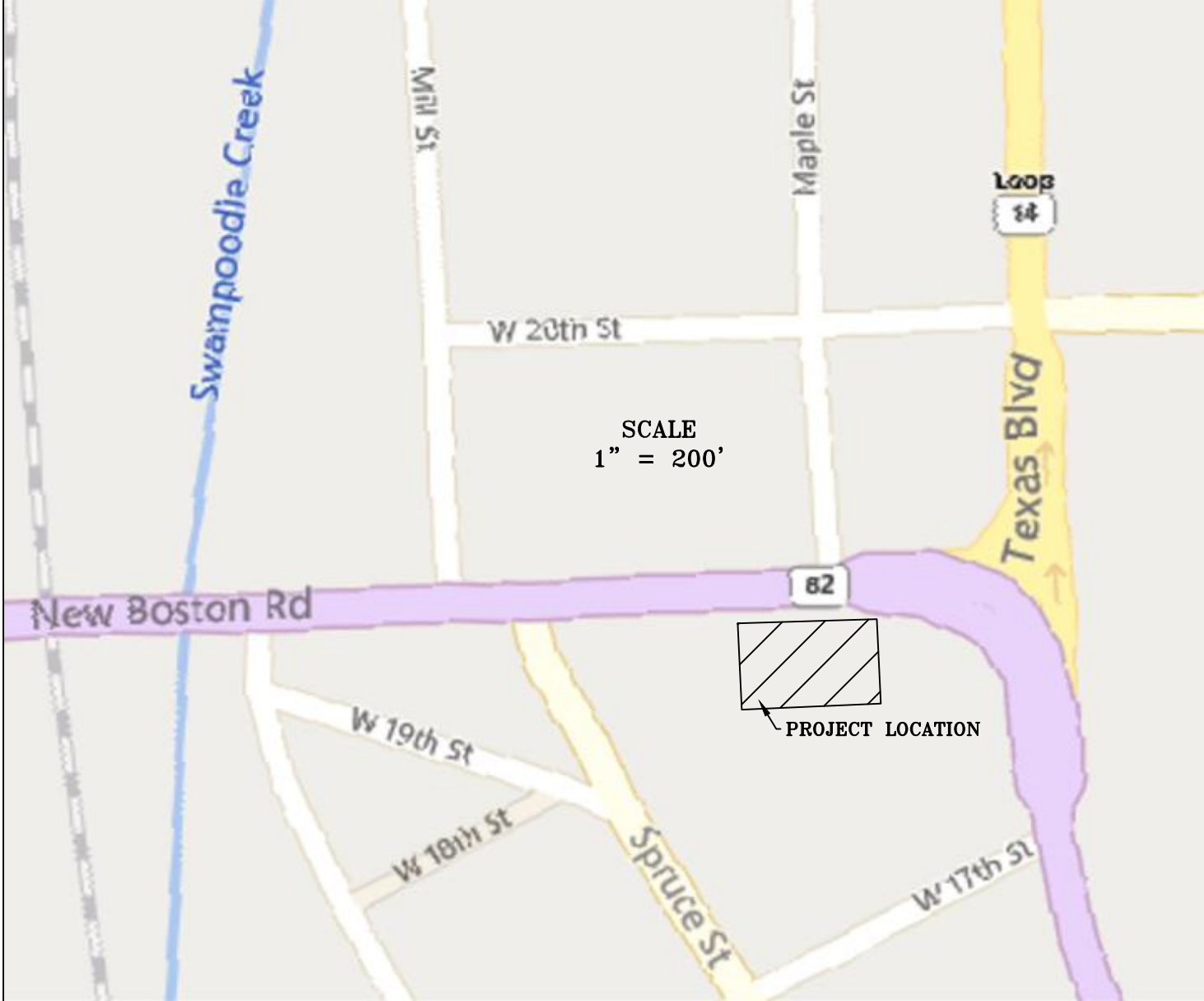
IRONHARD ADDITION
BEING A REPLAT OF A PART OF LOTS 18, 19, 20, AND 21 OF THOMAS MOORE ADDITION AND A PART OF LOTS 1, 2 AND 3 OF THE ESTES ADDITION
0.718 ACRES IN THE I. M. BALL HEADRIGHT SURVEY
ABSTRACT NO. 92
BOWIE COUNTY, TEXAS

MTG ENGINEERS & SURVEYORS
5930 Summerhill Road 903.838.8533 telephone
Texarkana, TX 75503 903.832.4700 facsimile

Drawn By: JB
Checked By: JW
Project No.: 262127
Date: 7/9/2026

File No.:
Sheet No.: 1 OF 1

VICINITY MAP



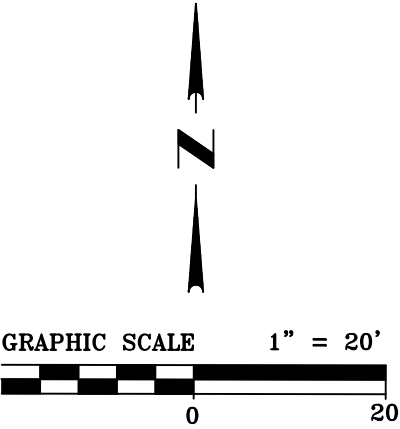
The bearings are based on Grid North within the "Texas Coordinate System of 1983, North Central Zone", NAD83 (CORS96, Epoch 2002.0), GRID, with a bearing of North 88 degrees 17 minutes 10 seconds East. The following Control Monuments were used to establish the basis of bearings:

CONTROL MONUMENT/SRW #1
N=7232677.3070
E=5324101.5110

CONTROL MONUMENT/SRW #2
N=7232689.0000
E=5324102.0860

FLOOD STATEMENT:

By graphic platting only, this property is in Zone "X" area determined to be outside the 1% Annual Chance Flood in Community of the City of Texarkana, Number 480060, Panel 0355, Suffix E, Map Number 4803700370E, Dated December 21, 2017. No field surveying was performed to determine the zone and an elevation certification may be needed to verify this determination or apply for variance from the Federal Emergency Management Agency.



TEX-Henslee, Dustin

From: TEX-Henslee, Dustin
Sent: Monday, July 13, 2026 10:15 AM
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 -Ironhard Addition
Attachments: PlatPacket-IronhardAddition-07132026.pdf

All,

We have received a request for approval of the plat for the Ironhard Addition being a replat of part of Lots 18 to 21 of the Thomas Moore Addition and part of lots 1 to 3 of the Estes Addition. This property is located at 907 New Boston Road

Attached is the application, checklist, and plat. This will be on the July 6, 2026 P& Z Agenda. Please review and provide any comments back to me via email by **12 PM, July 22, 2026** . If you have any questions, please let me know.

Thanks,

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

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

Briefing Sheet

Department:	Development Services	Action Officer:	Laura Puckett, Zoning Administrator
Subject:	Z-26-22: TABLED 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: 8/10/2026 **Public Hearing:** 9/14/2026 **Council Vote:** 9/14/2026

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:

August 3, 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, August 3, 2026 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, September 14, 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: July 21, 2026

Briefing Sheet

Department:	Development Services	Action Officer:	Laura Puckett, Zoning Administrator
Subject:	S-834: TABLED 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: 8/10/2026 **Public Hearing:** 9/14/2026 **Council Vote:** 9/14/2026

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 for approval of this request with stipulations.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

August 3, 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, August 3, 2026 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, September 14, 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:

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: July 21, 2026

Briefing Sheet

Department:	Development Services	Action Officer:	Laura Puckett, Zoning Administrator
Subject:	S-835: Specific Use Permit to allow one additional use of a cellular tower on an approximate 1.02-acre tract of land (being Tract 71B), George Brinlee HRS, A-18, located in the 4300 block of Gibson Lane. Kirk Patton and others, owners, and Gregory Ferris, agent.		

Briefing: 8/10/2026 **Public Hearing:** 9/14/2026 **Council Vote:** 9/14/2026

Item Schedule:

Brief once.

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Kirk Patton and others, owners, and Gregory Ferris, agent, for Specific Use Permit to allow the location a self-support 105' telecommunications tower on an approximate 1.02-acre tract of land (being Tract 71B), George Brinlee HRS, A-18, located in the 4300 block of Gibson Lane. This property is currently zoned Agriculture and is vacant land.

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

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

Staff recommend for approval of this request.

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

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

Potential Options:

Approve, deny or table.

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommend approval of this request.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

August 3, 2026

4300 block of Gibson Lane



4300 block of Gibson Lane



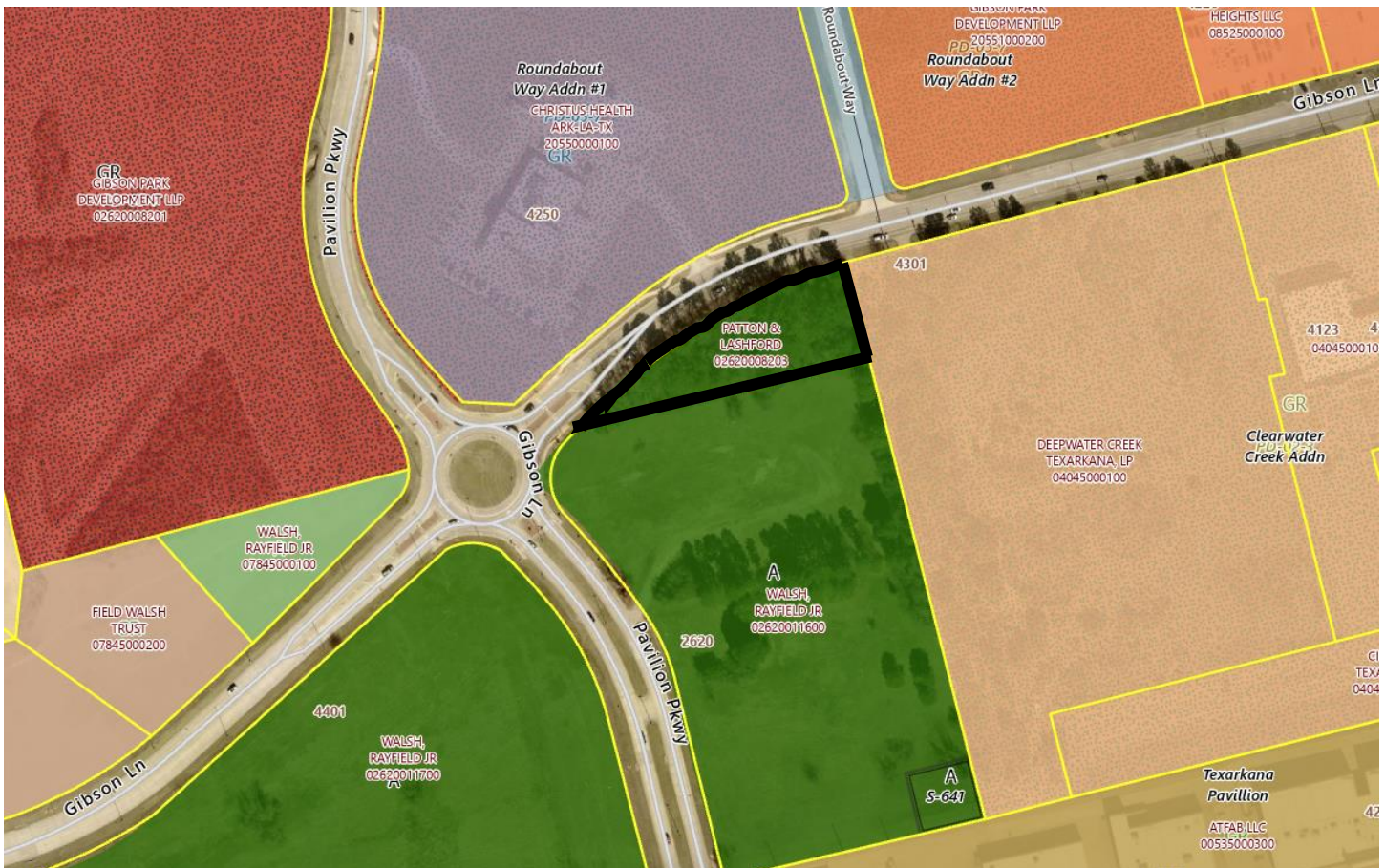
NOTICE OF PUBLIC HEARINGS

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) 798-3535.

PLANNING & ZONING COMMISSION: Hearing Date: MONDAY, August 3, 2026 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, September 14, 2026 Hearing Time: 6:00 pm

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



OWNER: Kirk Patton and others, owners, Gregory Ferris, agent

OWNER'S ADDRESS: [REDACTED]

LOCATION OF REZONING: 4300 block of Gibson Lane, Texarkana, Texas 75503

PROPOSED CHANGE: one additional use of a cellular tower

LEGAL DESCRIPTION: on an approximate 1.02-acre tract of land (being Tract 71B), George Brinlee HRS, A-18

CASE NUMBER: S-835

DATE MAILED: 07/21/2026

Briefing Sheet

Department:	Development Services	Action Officer:	Laura Puckett, Zoning Administrator
Subject:	S-837: granting a Specific Use Permit to allow the one additional use of permanent cosmetics on an approximate 4.6-acre tract of land (being Tract 19), J.W. Lane HRS, A-345, located at 6500 Summerhill Road. Jessica Davis, owner, and Tammy Wroten, agent.		

Briefing: 8/10/2026 **Public Hearing:** 9/14/2026 **Council Vote:** 9/14/2026

Item Schedule:

Brief once.

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Jessica Davis, owner, and Tammy Wroten, agent, for a Specific Use Permit to allow additional use of permanent cosmetics on an approximate 4.6-acre tract of land (being tract 19), J.W. lane HRS, A-345, located at 6500 Summerhill Road. The property is zoned Office.

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

The adjacent zoning is Multiple Family-2 north, Office east, Agriculture south, and Single Family-1 to the west. The adjacent land use is Townhouses north, gym east, cemetery south, and residential west.

A Specific Use Permit is required to allow permanent cosmetics in this Office District

Staff recommends for approval of this request with the following stipulations:

1. That the owner/or any employee performing the application of tattooing procedures be currently licensed by the State and meet all Federal, State and City licensing laws and health regulations. (A copy of the current license must be provided to the city prior to the opening of the business).
2. If any complaints concerning minors or any violations of the regulations listed

above occur, the City has the right to revoke the Specific Use Permit.

3. If this use ever ceases at this location, the city may revoke the Specific Use Permit that allows a tattoo studio.
4. That the sale of tobacco products or drug paraphernalia is prohibited.
5. That any remodeling of the current building must meet all city codes and require licensed contractors.
6. That no painting of the windows or the building with advertisement or graphic art.

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:

August 3, 2026

EXHIBIT "A"

TRACT ONE

All that certain tract or parcel of land situated in the JOHN W. LANE HEADRIGHT SURVEY, Abstract No. 345, Bowie County, Texas, and also being part of that certain 34.758 acre tract conveyed from Herbert Lane and wife, Clara R. Lane to Gerald G. Haire and wife, Helen Haire, by Correction Deed dated January 18, 1973 and recorded in Volume 526, Page 638 of the Deed Records of Bowie County, Texas and subject tract being more particularly described as follows:

COMMENCING at the iron pipe at the most Southerly Southwest corner of said 34.758 acre Haire Tract, same being: THENCE N 00 deg. 53' 22" W, 212.70 feet along the West boundary line of said Haire tract, same being along the East boundary line of the Red Springs Cemetery to an iron pipe for corner at the Northeast corner of the said Red Springs Cemetery, and being the POINT OF BEGINNING for the herein described tract of land; THENCE S 88 deg. 58' 53" W, 241.64 feet along an existing fence line, being the South line of said Haire tract and the North boundary line of the Red Springs Cemetery, to a right-of-way marker found for corner in the East right-of-way line of F.M. Road No. 1597 (Summerhill Road); THENCE N 14 deg. 17' 12" W, 512.53 feet along the East right-of-way line of Summerhill Road, being a line 40.00 feet from and parallel to the centerline of said Road, to a 1/2 inch reinforcing steel rod found for corner; THENCE N 75 deg. 32' 29" E, 20.00 feet to a 1/2 inch reinforcing steel rod found for corner at the Southwest corner of Lot No. 1 in Block No. 3 of Dogwood Lake Estates Second Addition according to the map or plat of said Addition recorded in Volume 532, Page 736 of the Plat Records of Bowie County, Texas; THENCE N 79 deg. 16' 20" E, 416.97 feet along the South boundary line of said Block No. 3 to a 1/2 inch reinforcing steel rod found for corner at the Southeast corner of Lot No. 2 in Block No. 3 of Dogwood Lake Estates Second Addition; THENCE N 88 deg. 34' 45" E, 260.53 feet along the South boundary line of Block No. 3 of Dogwood Lake Estates Second Addition to a 1/2 inch reinforcing steel rod set for corner; THENCE S 00 deg. 48' 11" E, 129.27 feet, a new line, along an extension of an existing fence line and with said fence line to a 1/2 inch reinforcing steel rod set for corner at an existing corner; THENCE N 88 deg. 34' 45" E, 132.87 feet, a new line, along an existing fence line and with an extension of said fence line, to a 1/2 inch reinforcing steel rod set for corner in the West right-of-way line of a street designated as Oakridge Circle; THENCE S 01 deg. 25' 15" E, 33.04 feet along the West right-of-way line of Oakridge Circle to an iron pipe found for corner, from which corner the radius point of a curve bears S 18 deg. 52' 09" E, 50.00 feet to a distance of 77.85 feet, through a central angle of 80 deg. 12' 37" (chord being S 25 deg. 31' 03" W) 70.22 feet to a 1/2 inch reinforcing steel rod set for corner; THENCE S 23 deg. 55' 49" W, 368.77 feet along a line being 0.5 feet at right angles from and parallel with an existing fence line and with the West boundary line of a certain tract recorded in Volume 2427, Pages 212-216 of the Real Property Records of Bowie County, Texas, to the POINT OF BEGINNING and containing 3.393 acres of land, more or less.

TRACT TWO:

All that certain tract or parcel of land lying in and being a part of the JOHN W. LANE HEADRIGHT SURVEY, A-345, Bowie County, Texas, and more particularly described as follows:

BEGINNING at a 3/8" rein. steel found at the Southeast corner of a certain 4.182 acre tract being described on the plat of Dogwood Plaza, a subdivision of the John W. Lane Headright Survey, A-345, Bowie County, Texas, plat of said subdivision recorded in Volume 2274, Page 184 of the Real Property Records of Bowie County, Texas, said point also being on the West right-of-way line of a street designated as Oakridge Drive;

2022-00005171 Page 4 of 4

THENCE Generally W, 191.55 feet with the Southeast boundary line of said Dogwood Place Subdivision for corner;
 THENCE Generally E, 128.60 feet in a line parallel with the Westmost boundary line of that certain 0.262-acre tract conveyed by Enbridge L.L.C., et al, to Dogwood Place Subdivision/Dogwood Place Townhomes Association, Inc., by deed dated January 26, 2017 and filed for record in Bowie County, Texas on February 3, 2017 for corner;
 THENCE Generally, E 56.8 feet in a line parallel with the Southeast boundary line of said Dogwood Place Subdivision for corner;
 THENCE Generally, N 128.60 feet with the Westmost boundary line of the .0392 tract described hereinabove to a point in the Southeast boundary line of said Dogwood Place Subdivision to enclose the 0.178 acres of land, more or less.

TRACT THREE:

Ad that certain tract or parcel of land situated in the JOHN W. LANE HEADRIGHT SURVEY, Abstract Number 345, Bowie County, Texas and being a part of a certain 4.59 acre tract recorded in Volume 2414, Page 17 of the Real Property Records of Bowie County, Texas, and also being part of that certain 34.788 acre tract conveyed from Herbert Lee and wife, Clara R. Lee to Gerald G. Hale and wife, Helen Hale, by deed dated January 18, 1973 and recorded in Volume 654, Page 535 of the Deed Records of Bowie County, Texas, and the subject tract being more particularly described as follows:

COMMENCING at an iron pipe at the most Southerly Southeast corner of said 34.788 acre Hale tract;
 THENCE: N 01° 03' 22" W, 212.78 feet with a fence, along the West boundary line of said 34.788 acre Hale tract, same being along the East boundary line of the Red Springs Cemetery to an iron pipe for corner at the Northeast corner of said Red Springs Cemetery;
 THENCE: N 89° 25' 01" E, 332.24 feet to a point for corner;
 THENCE: N 01° 25' 18" W, 52.39 feet to an iron pipe for corner in the South line of a curve having a radius of 50.00 feet;
 THENCE: in a Northerly direction with said curve, being an arc to the right, a distance of 126.81 feet, through a central angle of 148° 05' 04" and a chord bearing N 01° 25' 18" W, 95.40 feet to an iron pipe for corner;
 THENCE: N 01° 25' 18" E, 33.04 feet along the West right-of-way line of a street designated as Oakridge Circle to a 1/2 inch reinforcing steel rod set for corner and being the POINT OF BEGINNING for the herein described tract of land;
 THENCE: S 89° 24' 45" W, 132.87 feet with a extension of an existing fence line with said fence line to a 1/2 inch reinforcing steel rod set for corner at an existing fence corner;
 THENCE: N 00° 46' 01" W, 128.27 feet along an existing fence line and an extension of said fence line, to a 1/2 inch reinforcing steel rod set for corner in an existing fence on the South boundary line of Block Numbered Three (3) of Dogwood Lake Estates Second Addition, according to the map or plat of said Addition, recorded in Volume 532, Page 736 of the Plat Records of Bowie County, Texas;
 THENCE: N 89° 34' 46" E, 121.47 feet along an existing fence line, being the South line of said Block No. 3 of said Dogwood Lake Estates Second Addition, to a 1/2 inch reinforcing steel rod set for corner at the Southeast corner of said Block No. 3;
 THENCE: S 01° 25' 18" E, 128.26 feet along the West right-of-way line of Oakridge Circle to the POINT OF BEGINNING and containing 0.262 acres of land, more or less.

AND

ALL OF LOT 1C, 1ST REPLAT OF LOT 1A, BLOCK 3, THE THIRD AMENDED REPLAT OF RICHMOND DEVELOPMENT FOURTH SUBDIVISION, A SUBDIVISION OF A PART OF THE GEORGE BRINLEE HEARIGHT SURVEY, ABSTRACT 18, BOWIE COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 6265, PAGE 76 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS.

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.

2022-00005171 DEED
 04/26/2022 11:33:15 AM Total Fees: \$38.00

Tina Petty, County Clerk
 Bowie County, Texas



6500 Summerhill Road



6500 Summerhill Road



NOTICE OF PUBLIC HEARINGS

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PLANNING & ZONING COMMISSION: Hearing Date: MONDAY, August 3, 2026 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, September 14, 2026 Hearing Time: 6:00 pm

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



OWNER: Jessica Davis, Owner, and Tammy Wroten, Agent

OWNER'S ADDRESS: [REDACTED]

LOCATION OF REZONING: 6500 Summerhill Rd. Texarkana, TX 75503

PROPOSED CHANGE: one additional use of permanent cosmetics

LEGAL DESCRIPTION: of an approximate 4.6-acre tract of land (being tract 19), J.W. lane HRS, A-345

CASE NUMBER: S-837

DATE MAILED: 07/21/2026

Briefing Sheet

Department:	Development Services	Action Officer:	Laura Puckett, Zoning Administrator
Subject:	S-838: Specific Use Permit to allow the one additional use of an off-premise multi-tenant sign on an approximate 4.635-acre tract of land (being Tracts 332-333), Thomas Price HRS, A-466, located at 3701 New Boston Road. Curt Green, owner.		

Briefing: 8/10/2026 **Public Hearing:** 9/14/2026 **Council Vote:** 9/14/2026

Item Schedule:

Brief once.

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request from Curt Green, owner for a Specific Use Permit to allow the one additional use of an off-premise multi-tenant sign on an approximate 4.635-acre tract of land (being Tracts 332-333), Thomas Price HRS, A-466, located at 3701 New Boston Road. This property is vacant land.

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

The adjacent zoning is Commercial north, south, east, and west. The adjacent land use is retail north, vehicle repair south, retail, east and convenient store west.

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. No additional pole signs will be allowed.

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:

August 3, 2026

Property Description
0.664 Acres
Bowie County, Texas

All that certain lot, tract or parcel of land lying and situated in the Thomas Price Headright Survey, Abstract 466, Bowie County, Texas, being a part of that certain tract of land described as Tract No. 1, with 5.546 acres in the deed from A. P. Miller to Larry D. Bunn and Curt Green, dated January 29, 1993, 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 1/2 inch steel rod set for a corner, capped MTG ENG, lying in the South right-of-way of U. S. Highway No. 82 (New Boston Road) and the North line of the said 5.546 acre tract, the Northeast corner of that certain tract of land described as Tract No. 2 with 0.43 acres in the deed from Bunn-Green Investments to Wend-XX, Inc., dated January 27, 2014, recorded in Volume 6579, Page 115 of the Real Property Records of Bowie County, Texas;

THENCE South 89 degrees 59 minutes 58 seconds East a distance of 13.97 feet along the North line of the said 5.546 acre tract and the South right-of-way of the said New Boston Road to a 1/2 inch steel rod found for a corner (control monument), at an angle point;

THENCE South 79 degrees 37 minutes 37 seconds East a distance of 150.09 feet along the North line of the said 5.546 acre tract and the South right-of-way line of the said New Boston Road to an "X" in concrete set for a corner, the Northwest corner of Lot 1 of Life Storage Addition, according to the plat recorded in Document No. 2023-00002503, and filed in Plat Cabinet D, Sleeve 140 of the Real Property Records of Bowie County, Texas, said corner bears South 79 degrees 37 minutes 37 seconds East, basis of bearings, a distance of 131.51 feet to a 1/2 inch steel rod found for a corner (control monument) lying in the South right-of-way line of the said New Boston Road, the Northeast corner of the said Lot 1 and the Northwest corner of that certain tract of land described as Tract No. 1 with 2.424 acres in the deed from Texarkana Tractor Company to TTC. Realty, LLC., dated March 19, 2012, recorded in Volume 6201, Page 90 of the Real Property Records of Bowie County, Texas;

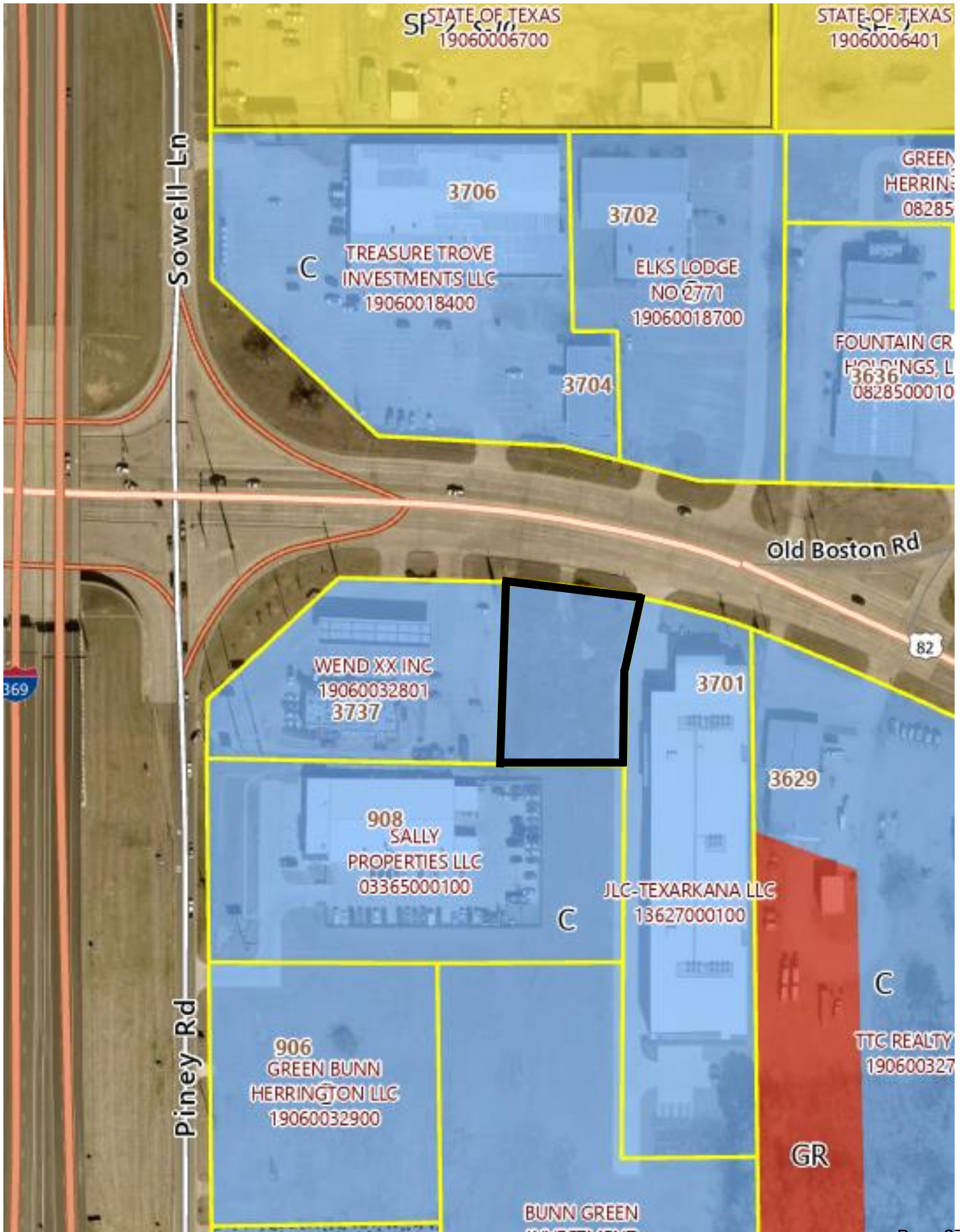
THENCE South 10 degrees 23 minutes 37 seconds West a distance of 87.30 feet along the West line of the said Lot 1 to an "X" in concrete set for a corner, an angle point;

THENCE South 02 degrees 15 minutes 47 seconds East a distance of 89.96 feet along the West line of the said Lot 1 to an "X" in concrete found for a corner, the Northeast corner of Lot 1, Block 1 of the CC Texarkana Addition according to the plat recorded in Document No. 202300007113, and filed in Plat Cabinet D, Sleeve 153 of the Real Property Records of Bowie County, Texas;

THENCE South 87 degrees 53 minutes 27 seconds West a distance of 146.45 feet along the North line of the said Lot 1, Block 1 to a 5/8 inch steel rod found for a corner, the Southeast corner of the said 0.43 acre tract, an angle point in the North line of the said Lot 1, Block 1, said corner bears South 89 degrees 43 minutes 41 seconds West a distance of 325.01 feet to a 5/8 inch steel rod found for a corner, capped TRAVERSE LS PROPERTY COR, the Northwest corner of the said Lot 1, Block 1, the Southwest corner of that certain tract of land described as Tract No. 1, with 0.916 acres in the deed from Bunn-Green Investments to Wend-XX, Inc., dated January 27, 2014, recorded in Volume 6579, Page 115 of the Real Property Records of Bowie County, Texas;

THENCE North 00 degrees 50 minutes 29 seconds West a distance of 208.19 feet along the East line of the said 0.43 acre tract to the point of beginning and containing 0.664 acres of land, at the time of this survey.

3701 New Boston Road



3701 New Boston Road



NOTICE OF PUBLIC HEARINGS

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

PLANNING & ZONING COMMISSION: Hearing Date: MONDAY, August 3, 2026 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, September 14, 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: Curt Green, representative of the owners

OWNER'S ADDRESS: [REDACTED]

LOCATION OF REZONING: 3701 New Boston Road, Texarkana, Texas 75501

PROPOSED CHANGE: to allow the location and one additional use of an off-premise multi-tenant sign

LEGAL DESCRIPTION: on an approximate 4.635-acre tract of land (being Tracts 332-333), Thomas Price HRS, A-466

CASE NUMBER: S-838 DATE MAILED: July 21, 2026

EXHIBIT D

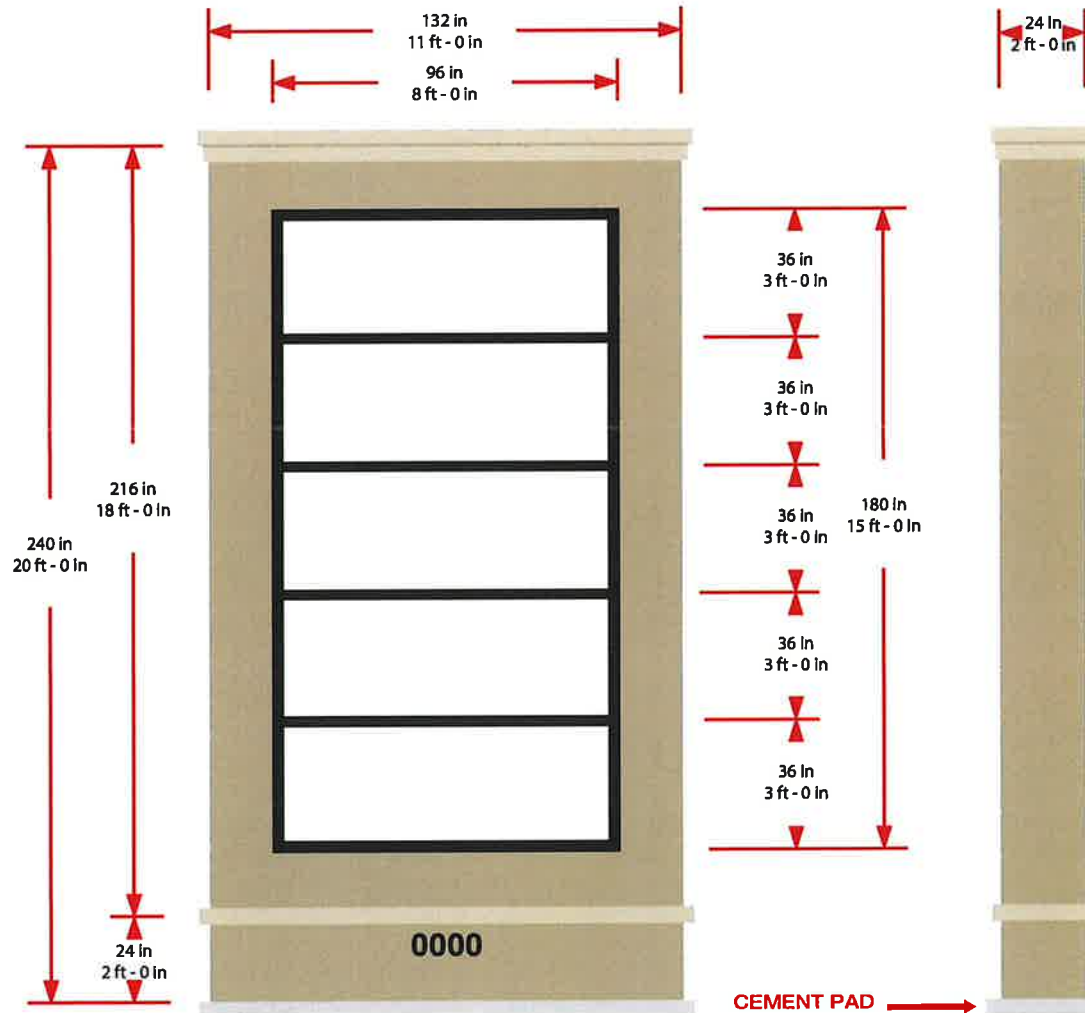
2026-140 ATTH 02
S-838



(817)-847-0571 / FAX (817)-847-0579

Exterior Signage

N-01



COLOR SPECIFICATIONS



BISCUIT

RETAINERS



BLACK

LED ILLUMINATED SIGN CABINET, DOUBLE SIDED

STUCCO FINISH

CEMENT MOW PAD- DONE BY INSTALLER

12" STANDARD WALL PIPE

(1) PIER 36" WIDE X 8' DEEP

1/2" ACRYLIC ADDRESS

NOTE TO CUSTOMER

Please prepare for the following prior to sign install.

1. Signs require 120 Volt primary power, run by a licensed electrician.
2. Signs include a disconnect switch for service only.
3. Final connection to primary electrical can only be made if power is available at the time of install, within 6' of sign & If local code allows.
4. You will need a Time Clock installed at the breaker panel by your electrician to manage the On/Off times of your sign.
5. Photo Cells are not included with your sign unless requested.

CONFIRM BEFORE MANUFACTURING

Pre-Survey ☒ Size Confirmed ☐

ELECTRICAL BOMBS MUST BE NED & UL COMPLAINT
Underwriters Laboratories Inc. LIMITED

WILLOW CREEK SIGNS
2633 Blue Mound Rd. West
Fort Worth, Texas 76052
T: (817) 847 - 0571 | F: (817) 847 - 0579

willow creek signs

By signing the acceptance field on this print I understand that I am accepting all aspects of this drawing. This artwork, specifications, dimensions, spelling and any other representations herein. I also understand that the color representations and scale of the sign(s) on this print are approximate and may not match manufacturers samples exactly.

Customers Approval: _____

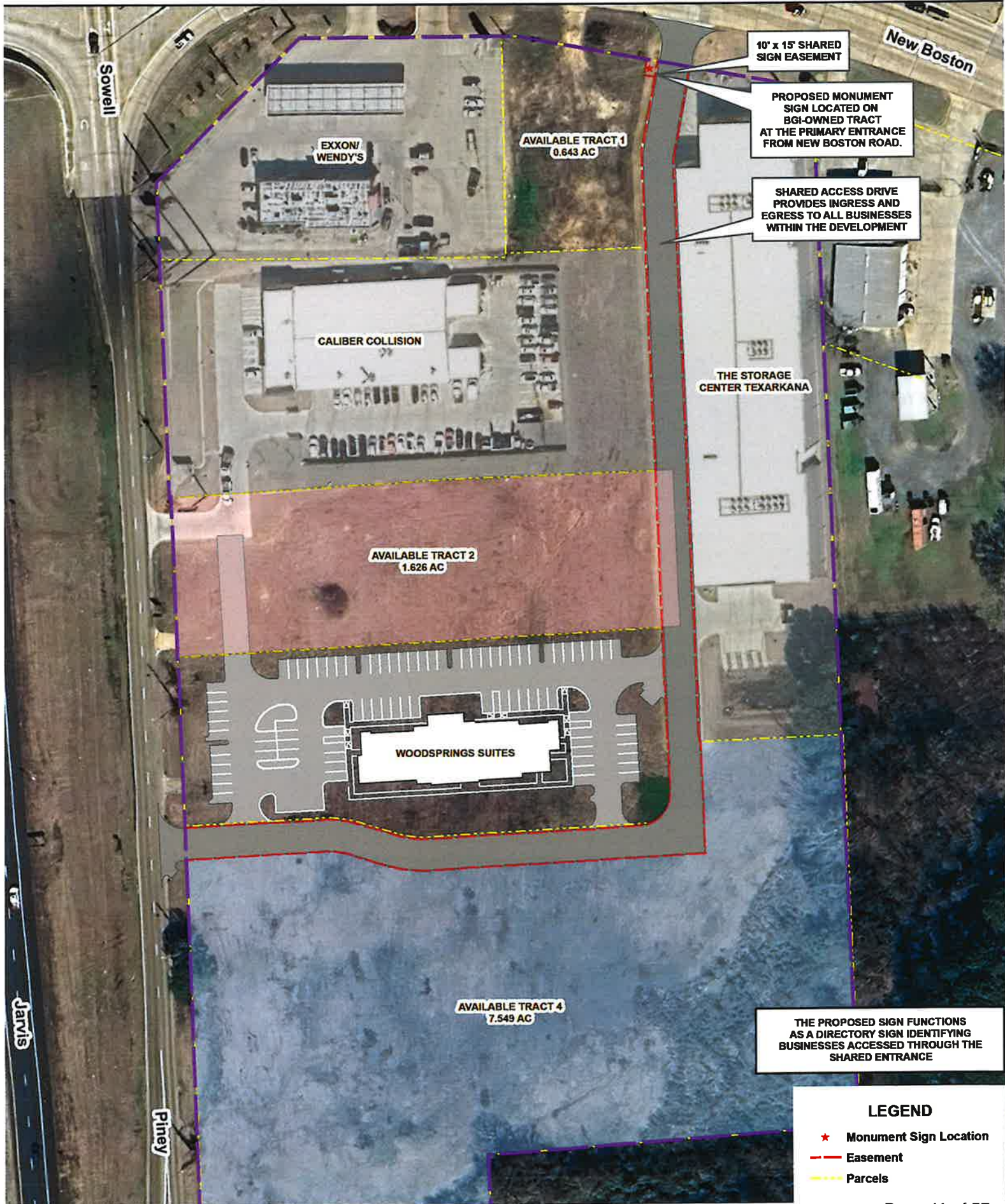
Client:	Piney Rd & New Boston Rd Development	Drawn by:	KP
Site Location:	Piney Rd & New Boston Texarkana, TX	Revision:	1
Date:	05/06/2026	Page:	1 of 1

EXHIBIT A
PROPOSED MULTI-TENANT MONUMENT SIGN
TEXARKANA, TEXAS
and POTENTIAL SITE PLAN



2026-140 ATTH 03

0 50 100 200 Feet



Briefing Sheet

Department:	Development Services	Action Officer:	Laura Puckett, Zoning Administrator
Subject:	Z-26-23: rezoning on Lot 15A, Block 2, Cowhorn Plaza, located in the 5500 block of Christus Drive from Planned Development-Office to Planned Development-General Retail. Alan Schimming, owner, and Kayla Wood, MTG Engineering and Surveyors, agent.		

Briefing: 8/10/2026 **Public Hearing:** 9/14/2026 **Council Vote:** 9/14/2026

Item Schedule:

Brief once.

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Alan Schimming, owner, to rezone Lot 15A, Block 2, Cowhorn Plaza, located in the 5500 block of Christus Drive from Planned Development-Office to Planned Development-General Retail.

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

The adjacent zoning is Single Family-2 north, east, west, and Planned Development-Office south. The adjacent land use is parking lot north, residential east, school west and office 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 for this request.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

August 3, 2026

5500 block of Christus Drive



NOTICE OF PUBLIC HEARINGS

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PLANNING & ZONING COMMISSION: Hearing Date: MONDAY, August 3, 2026 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, September 14, 2026 Hearing Time: 6:00 pm

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



OWNER: Alan Schimming, owner, and Kayla Wood, MTG Engineers & Surveyors

OWNER'S ADDRESS: [REDACTED]

LOCATION OF REZONING: 5500 block of Christus Drive, Texarkana, Texas 75503

PROPOSED CHANGE: site plan approval for the construction of a 4500sq ft building for fitness training

ZONING CHANGE FROM: Planned Development -Office TO: Planned Development-General Retail

LEGAL DESCRIPTION: Lot 15A, Block 2, Cowhorn Plaza

CASE NUMBER: Z-26-23 DATE MAILED: July 21, 2026

Briefing Sheet

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

Subject: Amendment to PD-16-2: for site plan approval on Lot 15A, Block 2, Cowhorn Plaza, located in the 5500 block of Christus Drive. Alan Schimming, owner, and Kayla Wood, MTG Engineers and Surveyors, agent.

Briefing: 8/10/2026 **Public Hearing:** 9/14/2026 **Council Vote:** 9/14/2026

Item Schedule:

Brief once.

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Alan Schimming, owner, and Kayla Wood, MTG Engineers and Surveyors, agent, for site plan approval on Lot 15A, Block 2, Cowhorn Plaza, located in the 5500 block of Christus Drive. The current zoning is Planned Development-Office. The proposed use is a gym. The Future Land Use Map designates this property as "Office Institutional".

The adjacent zoning is Single Family-2 to the north, west and east, and Planned Development-Office south. The adjacent land use is a parking lot to the north, residential west, school to the east and an office south.

The site plan consists of the following:

1. The construction of a 4,500 sq ft building.
2. The access driveway will be off Christus Drive.
3. There will be 22 parking spaces and will include 1 handicapped space. All parking spaces shall be at a minimum of 180 sq. ft. in size (9'x20' or 10'x18').
4. A 4'X8' monument style sign. No Electronic messaging will be allowed.
5. Trash bins will be used for refuse.
6. Full set of Civil Plans (Site plan, grading/drainage, utility, erosion control, and all details) stamped by engineer will be required for permitting.
7. There is an 8in water main along the West side of the property parallel to Christus Drive.
8. There is a 6in sewer main on the East side of the property located in the alley.
9. The Utility reserves the right to request additional utility easements upon review of the plans.
10. 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 of this request with stipulations.

Advisory Board/Committee Review:

Planning and Zoning Commission

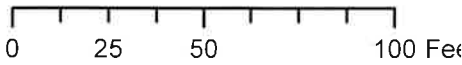
Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

August 3, 2026

**PROPOSED PROPERTY
TEXARKANA, TEXAS**



LEGEND

- Property Boundary
- Adjoiners
- Sewer Gravity Line
- Water Line
- Fire Hydrant

5500 block of Christus Drive



5500 block of Christus Drive





Briefing Sheet

Department:	Development Services	Action Officer:	Laura Puckett, Zoning Administrator
Subject:	Consider the minutes from the July 6, 2026 Planning and Zoning Commission meeting.		
Briefing:	Public Hearing:	Council Vote:	

Item Schedule:

NOT APPLICABLE

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

See attached minutes.

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:

August 3, 2026



CITY OF TEXARKANA

PLANNING & ZONING COMMISSION

MINUTES • JULY 6, 2026

Council Chambers

Regular Meeting

6:00 PM

220 TEXAS BLVD., TEXARKANA, TX 75501

I. CALL TO ORDER

Present at the meeting is: Dianna Patterson Kinsey, James Larkins, Kory Crews, Lee Kernek and Will Humphrey.

Not present: Gene Joyce, Wanda Northam, Brad Bailey and Ross Sarine.

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.

Dusty Henslee advised that this is the plat for the unmanned fueling station on W 7th Street.

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

APPROVED

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.

David Williams, MTG Engineers, appeared and stated that they are making 2 lots.

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

APPROVED

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.

Motion to remove item from table made by Mr. Larkins and seconded by Mr. Crews.

The property manager appeared and said that this Specific Use Permit is to allow a skating rink at 2729 New Boston Rd, #90, which is the retail space next to the old Big Lots on New Boston Rd.

Mr. Humphrey made a motion to approve this request with stipulations and was seconded by Mr. Crews with stipulations.

APPROVED

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.

Stefany Tardy and her husband appeared and stated that they want to place a HUD code manufactured home on the property and need to rezone.

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

APPROVED

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.

Stephanie Tardy and her husband appeared and said that they would like to place a HUD code manufactured home on their property. They said that they understand the stipulations.

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

APPROVED

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.

Shakia Williams appeared and stated that she needs to rezone in order to put a HUD code manufactured home on her property.

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

APPROVED

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.

Shakia Williams stated that she understands the stipulations.

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

APPROVED

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.

This item was tabled.

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

TABLED

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.

This item was tabled.

Motion made by Mr. Crews and seconded by Mr. Larkins.

TABLED

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.

Mr. sellard appeared and stated that they need to build a new substation because the old one is at its end life and there have been brown outs in the area.

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

APPROVED

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.

David Williams appeared and stated that Resortments is intending to do their build in phases and he is here to have phase one approved. There will be 14 units per building and they are three stories tall.

Motion to approved made by Mr. Humphrey and seconded by Mr. Larkins.

APPROVED

III. STAFF UPDATES

IV. MINUTES

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

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

V. ADJOURNMENT