



# CITY OF TEXARKANA

## PLANNING & ZONING COMMISSION

**AGENDA • OCTOBER 6, 2025**

---

**Council Chambers**

**Regular Meeting**

**6:00 PM**

---

**220 TEXAS BLVD., TEXARKANA, TX 75501**

**Chairperson**  
Gene Joyce III

**Commissioner**  
Wanda Northam

**Commissioner**  
Lee Kernek

**Vice Chairperson**  
Dianna Patterson Kinsey

**Commissioner**  
Casey Boyette

**Alternate Commissioner**  
Ross Sarine

**Commissioner**  
James Larkins

**Commissioner**  
Brad Bailey

**Alternate Commissioner**  
Kory Crews

### **I. CALL TO ORDER**

### **II. AGENDA ITEMS**

1. Z-25-17: rezoning on Lot 14, MC Wades Southwest GDN, located at 2121 Buchanan Road from Single Family-2 to Single Family-3. Prycetta and Norman Jones, owners.
2. S-819: Specific Use Permit allowing the location of a HUD code manufactured home on Lot 14, MC Wades Southwest GDN, located at 2121 Buchanan Road. Prycetta and Norman Jones, owners.
3. Amendment to PD-25-2 (O): site plan approval on an approximate 3.498-acre tract of land (being Tract 201), George Brinlee HRS, A-18, located at 3133 Pleasant Grove Road. David Potter, II, owner, and Kayla Wood, MTG Engineers and Surveyors, agent.
4. S-815: Specific Use Permit to allow the one additional use of tattooing/permanent cosmetics on an approximate 0.82-acre tract of land (being Tract 10), M.E.P.&P. RWY Co, A-428, located at 5604 Summerhill Road, Suite 3. Jason Nguyen, owner and Kayliana Kelley, agent.
5. Amendment to PD-15-2 (MF-2) for site plan approval on a 0.51-acre tract of land and 0.49-acre tract of land (being Tracts 58 & 59), F.V. Evans HRS, A-742, located at 6813 Richmond Road. Nick Hibbs, owner.
6. S-812 TABLED: Specific Use Permit to allow one additional use of permanent cosmetics on an approximate 0.82-acre tract of land being Tract 10), M.E.P.&P. RWY CO HRS, A-428, located at 5604 Summerhill Road, Suite 5. Jason Nguyen, owner,

and Bryanna Boone, agent.

7. Z-25-14 TABLED: rezoning on Lots 16-17, Block 1, Pleasant Grove Central, located at 0 Briarwood Circle and 26 Briarwood Circle from Single Family-1 to Two Family-1. Dong Thu Nguyen, owner.

### **III. STAFF UPDATES**

### **IV. CONSIDER APPROVAL OF THE MINUTES**

1. Consider the September 2, 2025, Planning and Zoning Commission meeting minutes.

### **V. ADJOURNMENT**

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

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

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

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

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

**Updates/History of Briefing:**

NOT APPLICABLE

**Executive Summary and Background Information:**

This is a request by Prycetta and Norman Jones, owners, to rezone Lot 14, M.C. Wades Southwest GDN, located at 2121 Buchanan Road from Single Family-2 to Single Family-3.

The Future Land Use Map designates this property as “Flood Plain”.

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

Staff recommend for approval of this request.

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

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

**Potential Options:**

Approve, deny or table

**Fiscal Implications:**

NOT APPLICABLE

**Staff Recommendation:**

Staff recommend approval of this request.

**Advisory Board/Committee Review:**

Planning and Zoning Commission

**Board/Committee Recommendation:**

NOT APPLICABLE

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

October 6, 2025

## NOTICE OF PUBLIC HEARINGS

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

PLANNING & ZONING COMMISSION:      Hearing Date: MONDAY, OCTOBER 6, 2025      Hearing Time: 6:00 pm  
 CITY COUNCIL:      Hearing Date: MONDAY, NOVEMBER 10, 2025      Hearing Time: 6:00 pm

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



OWNER: Prycetta and Norman Jones, owners

OWNER'S ADDRESS: 2121 Buchanan Road, Texarkana, Texas 75501

LOCATION OF REZONING: 2121 Buchanan Road, Texarkana, Texas 75501

PROPOSED CHANGE: to place a HUD code manufactured home

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

LEGAL DESCRIPTION: Lot 14, M.C. Wades Southwest GDN

CASE NUMBER: Z-25-17      DATE MAILED: September 22, 2025



# ZONING APPLICATION

CITY OF TEXARKANA TEXAS

Po Box 1967  
220 Texas Blvd  
Texarkana TX 75504  
(903) 798-3945  
[www.cityoftexarkana.tx.us.org](http://www.cityoftexarkana.tx.us.org)

Receipt No. \_\_\_\_\_

Case 2-25-17  
Date 9-4-2025

To: The Planning and Zoning Commission  
City of Texarkana Texas

Please consider this as my application to amend the Zoning Map of the City of Texarkana, Texas for the following described property.

Lot: 14 Block: \_\_\_\_\_ Addition: mc wades Southwest GDN  
(Or see attached legal description)

Location: 2121 Buchanan Rd

Present Zoning: SF-2

Proposed Zoning: SF-3

If the Zoning Classification is changed by the Commission, this property will be used as:  
mobile home

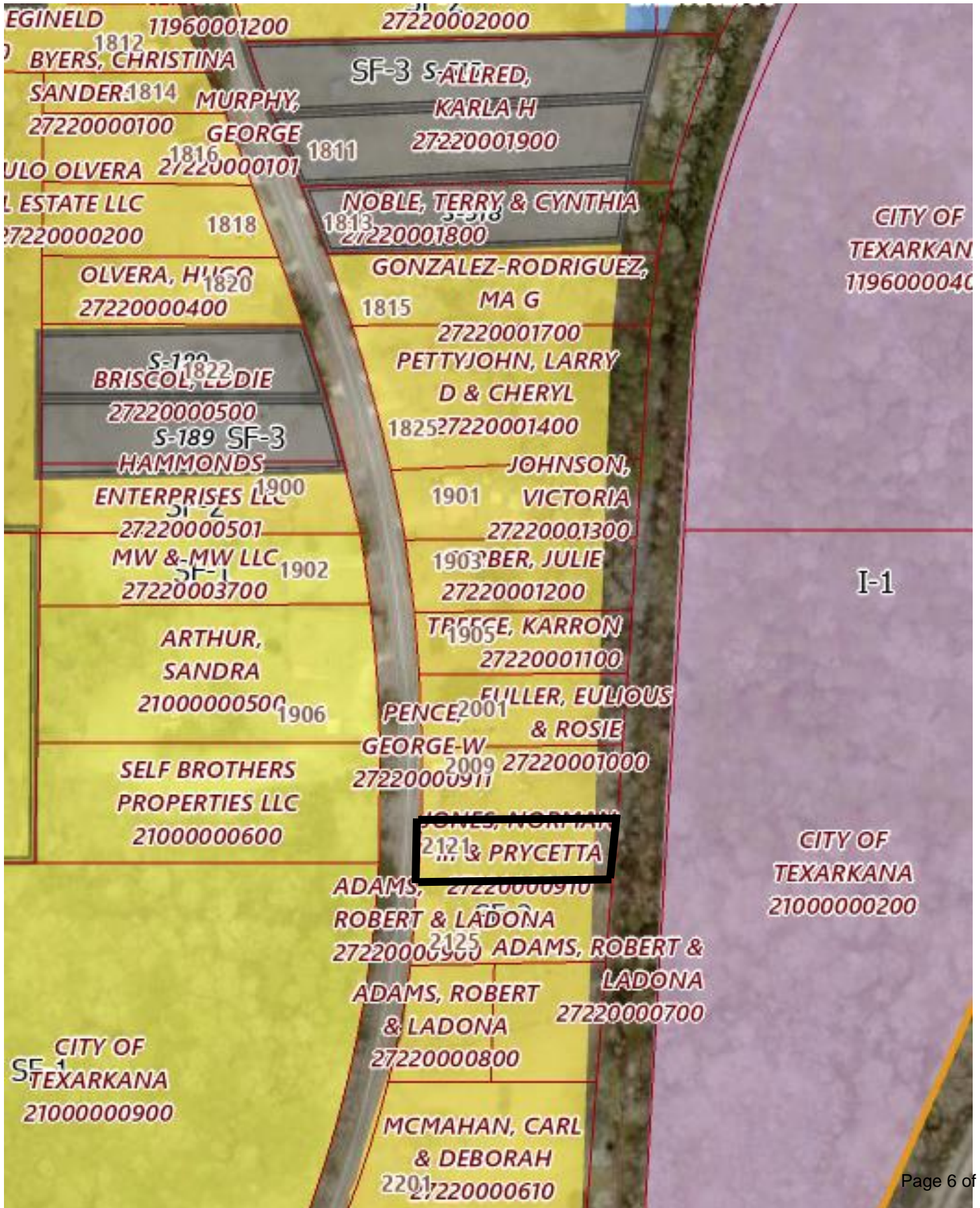
Describe the changed conditions, if any, occurring since the original zoning, which affect your property and which justify rezoning:  
UAcoust land need home to live

\_\_\_\_\_  
Attorney or Agent Signature  
Printed Name: \_\_\_\_\_  
\_\_\_\_\_  
Address  
\_\_\_\_\_  
City, State, Zip  
\_\_\_\_\_  
Home Phone & Cell Phone  
\_\_\_\_\_  
Email Address

Pryetta Jones / Norman Jones  
Property Owner Signature  
Printed Name: Pryetta Jones / NORMAN JONES  
2121 Buchanan Rd  
Address  
Texarkana Tx 75501  
City, State, Zip  
430-342-9929 / 430-342-9928  
Home Phone & Cell Phone  
pryettajones@gmail.com  
Email Address

BY SIGNING THIS APPLICATION, YOU HAVE AGREED TO ALLOW THE CITY TO PLACE A SIGN ON YOUR PROPERTY

# 2121 Buchanan Road



# 2121 Buchanan Road



**Updates/History of Briefing:**

NOT APPLICABLE

**Executive Summary and Background Information:**

This is a request by Prycetta and Norman Jones, owners, for a Specific Use Permit to allow the location of a HUD code manufactured home on Lot 14, M.C. Wades Southwest GDN, located at 2121 Buchanan Road. The property is zoned Single Family-2.

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

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

Staff recommend approval of this request with the following stipulations:

1. That one 2020 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. That 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:**

October 6, 2025

## NOTICE OF PUBLIC HEARINGS

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

PLANNING & ZONING COMMISSION:      Hearing Date: MONDAY, OCTOBER 6, 2025      Hearing Time: 6:00 pm

CITY COUNCIL:      Hearing Date: MONDAY, NOVEMBER 10, 2025      Hearing Time: 6:00 pm

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



OWNER: Prycetta and Norman Jones, owners

OWNER'S ADDRESS: 2121 Buchanan Road, Texarkana, Texas 75501

LOCATION OF REZONING: 2121 Buchanan Road, Texarkana, Texas 75501

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

LEGAL DESCRIPTION: Lot 14, M.C. Wades Southwest GDN

CASE NUMBER: S-819      DATE MAILED: September 22, 2025



# ZONING APPLICATION

CITY OF TEXARKANA TEXAS

220 Texas Blvd  
Texarkana TX 75501  
(903) 798-3945  
[www.ci.texarkana.tx.us.org](http://www.ci.texarkana.tx.us.org)

Receipt No. \_\_\_\_\_

Case S-819

Date 9-4-2025

To: The Planning and Zoning Commission  
City of Texarkana Texas

Please consider this as my application to amend the Zoning Map of the City of Texarkana, Texas for the following described property.

Lot: 14 Block: \_\_\_\_\_ Addition: MC Wades Southwest GDM  
(Or see attached legal description)

Location: 2121 Buchanan Rd

Present Zoning: SF-2

Requested: Specific Use Permit

The requested Specific Use Permit will be used for the following:

mobile home

Describe the changed conditions, if any, occurring since the original zoning, which affect your property and which justify rezoning:

VACANT LAND Need house to live

Attorney or Agent Signature

Printed Name: \_\_\_\_\_

Address

City, State, Zip

Home Phone & Cell Phone

Email Address

Priscilla Jones / Norman Jones  
Property Owner Signature

Printed Name: Priscilla Jones / NORMAN JONES

2121 Buchanan Rd  
Address

TEXARKANA TX 75501  
City, State, Zip

430-340-9929 / 430-342-9928  
Home Phone & Cell Phone

priscilla.jones@gmail.com  
Email Address

BY SIGNING THIS APPLICATION, YOU HAVE AGREED TO ALLOW THE CITY TO PLACE A SIGN ON YOUR PROPERTY

# 2121 Buchanan Road



# 2121 Buchanan Road



## Updates/History of Briefing:

NOT APPLICABLE

## Executive Summary and Background Information:

This is an amended request by David J. Potter, II, owner, and Kayla Wood with MTG Engineers and Surveyors, agent, for site plan approval on an approximate 3.498-acre tract of land (being Tract 201) George Brinlee HRS, located at 3133 Pleasant Grove. The current zoning is Planned Development-Office.

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

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

The site plan consists of the following:

1. The original site plan was for the construction of a 24,415 sq ft building. The new site plan will consist of building a 37,684 sq ft building.
2. The access driveway will be off Pleasant Grove Road and McKnight Road.
3. There will be 126 parking spaces including 5 handicapped spaces. Parking spaces shall be a minimum of 180 sq. ft. in size.
4. A 6’ by 8’ monument style sign.
5. Screened dumpster site.
6. A fire lane is required, and an additional fire hydrant will need to be installed closer to the building.
7. McKnight and PG Road are owned and maintained by TxDOT. Driveway/ROW permits must be submitted to TxDOT for approval.
8. Development of property must meet all development codes (streets and sidewalks, drainage, floodplain, stormwater, etc.). Staff reserves the right to request additional modifications, easements, etc. based on review of construction plans for this development. A portion of this property is located within the FEMA designated floodplain and floodway. Floodplain Development Application will be required. Also, due to proposed work being in floodway, a No Rise Certification will be required including modeling showing there is no rise in BFE.
9. Property will have to be platted prior to issuing CO.
10. Privacy or screening landscape should be placed on the north and west sides of the property.
11. There is an existing eight-inch (8”) water main on the west side of Pleasant Grove Road and an existing twelve-inch (12”) water main on the north side of the East-West leg of Pleasant Grove Road.
12. There is an eight-inch (8’) sanitary sewer main along the East side of Pleasant Grove Road and an 8-inch (8”) sanitary sewer along the south side of the East-West leg of

Pleasant Grove road.

13. The Utility reserves the right to request additional utility easements upon review of the plans.
14. The size and location of the existing water and sanitary sewer mains have not been field verified. The developer's representative shall field verify the size and location of the existing utilities before designing or constructing extensions of the system.

Staff recommend for approval of the site plan with stipulations.

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

**Potential Options:**

Approve, deny or table

**Fiscal Implications:**

NOT APPLICABLE

**Staff Recommendation:**

Staff recommend for approval of the site plan with stipulations.

**Advisory Board/Committee Review:**

Planning and Zoning Commission

**Board/Committee Recommendation:**

NOT APPLICABLE

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

October 6, 2025





# SITE PLAN APPROVAL APPLICATION

CITY OF TEXARKANA TEXAS

Po Box 1967  
220 Texas Blvd  
Texarkana TX 75504  
(903) 798-3945  
[www.ci.texarkana.tx.us.org](http://www.ci.texarkana.tx.us.org)

Receipt No. 25-001836

Case Amendment to PD-25-2

Date 9-15-25

To: The Planning and Zoning Commission  
City of Texarkana Texas

Please consider this as my application for site plan approval in the City of Texarkana, Texas for the following described property.

LEGAL DESCRIPTION OF PROPERTY. (Lot and block numbers if in a subdivision; metes and bounds description if any portion of property does not have assigned lot and block numbers)

Lot: \_\_\_\_\_ Block: Tract 201 Addition: George Brinlee HRS, A-18  
(Or see attached metes and bounds legal description)

See attached Survey

Project location/address: 3133 Pleasant Grove Rd.

Present zoning: PD-O Proposed zoning (if applicable) PD-O

Proposed use: Medical Office & Surgery Center

Total square footage of proposed building: 24,445 SF- 1st  
13,239 SF- 2nd Number of parking spaces 127

Total- 37,684 SF  
Number of required parking spaces per Ordinance 126 Handicapped spaces 5

Material of building façade Faux Wood & Stone Metal Cladding (See Rendering)

SIGNAGE: Type (i.e. monument, pole) Monument

Size City allowed maximum monument size

Material to be used for structure (if monument style) will match building facade

Kayla R. Wood  
\_\_\_\_\_  
Attorney or Agent Signature

5930 Summerhill Road  
\_\_\_\_\_  
Address

Texarkana, TX 75503  
\_\_\_\_\_  
City, State, Zip

903-838-8533, 903-293-2924  
\_\_\_\_\_  
Home Phone & Cell Phone

kwood@mtgengineers.com  
\_\_\_\_\_  
Email Address

903-838-8533, 903-293-2924  
\_\_\_\_\_  
Home Phone & Cell Phone

903-838-8533, 903-293-2924  
\_\_\_\_\_  
Home Phone & Cell Phone

kwood@mtgengineers.com  
\_\_\_\_\_  
Email Address

kwood@mtgengineers.com  
\_\_\_\_\_  
Email Address

David J. Potter II  
\_\_\_\_\_  
Property Owner Signature

David J. Potter II  
\_\_\_\_\_  
Print Name

210 North State Line, Suite 507  
\_\_\_\_\_  
Address

Texarkana, AR 71854  
\_\_\_\_\_  
City, State, Zip

Office 870-216-1611 Cell 903-278-7448  
\_\_\_\_\_  
Home Phone & Cell Phone

Office 870-216-1611 Cell 903-278-7448  
\_\_\_\_\_  
Home Phone & Cell Phone

Office 870-216-1611 Cell 903-278-7448  
\_\_\_\_\_  
Home Phone & Cell Phone

clavid@potter-properties.com  
\_\_\_\_\_  
Email Address

clavid@potter-properties.com  
\_\_\_\_\_  
Email Address

BY SIGNING THIS APPLICATION, YOU HAVE AGREED TO ALLOW THE CITY TO PLACE A SIGN ON YOUR PROPERTY

Property Description  
3.502 Acres  
Bowie County, Texas

All that certain lot, tract or parcel of land lying and situated in the George Brinlee Headright Survey, Abstract 18, Bowie County, Texas, being all of that certain tract of land described as 3.498 acres in the deed from Angela Estill Melde to Texarkana Retail Holdings LLC., dated October 30, 2024, recorded in Document No. 2024-00010283 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 (control monument) found for a corner, capped AR1233 TX5080, lying in the West right-of-way line of Farm-to-Market Road No. 2878 (Pleasant Grove), the Northeast corner of the said 3.498 acre tract and the Southeast corner of that certain tract of land described as Tract 3, with 0.695 acres in the deed from David R. Grant, et ux to David R. Grant and Richie R. Stevens-Grant Living Trust, dated September 6, 2022, recorded in Document No. 2023-00000545 of the Real Property Records of Bowie County, Texas;

THENCE South 02 degrees 41 minutes 06 seconds East a distance of 270.84 feet along the East line of the said 3.498 acre tract and the West right-of-way line of the said Pleasant Grove Road to a Type I TxDOT right-of-way marker found for a corner, at the beginning of a circular curve to the right;

THENCE in a southwesterly direction along the arc of the said circular curve, a distance of 114.71 feet, with a delta angle of 83 degrees 27 minutes 37 seconds, a radius of 78.75 feet, and a chord bearing of South 39 degrees 27 minutes 52 seconds West, and a chord distance of 104.84 feet to a mag spike(control monument) found for a corner, at the end of the said circular curve;

THENCE South 80 degrees 24 minutes 33 seconds West, basis of bearings, a distance of 380.55 feet along the South line of the said 3.498 acre tract and the North right-of-way line of Farm-to-Market Road 2878 (McKnight Road) to a 1/2 inch steel rod (control monument) found for a corner, capped AR1233 TX5080, the Southwest corner of the said 3.498 acre tract and the Southeast corner of that certain tract of land described as 9.331 acres in the deed from Billy N. Hall, et ux to Jason Hensly, et ux, dated June 22, 2017, recorded in Document No. 2017-00007183 of the Real Property Records of Bowie County, Texas;

THENCE North 20 degrees 34 minutes 58 seconds West a distance of 57.21 feet along the West line of the said 3.498 acre tract and the East line of the said 9.331 acre tract to a mag nail found for a corner, at an angle point;

THENCE North 07 degrees 09 minutes 58 seconds West a distance of 58.92 feet along the West line of the said 3.498 acre tract and the East line of the said 9.331 acre tract to a mag nail found for a corner, at an angle point;

THENCE North 29 degrees 29 minutes 20 seconds East a distance of 30.94 feet along the West line of the said 3.498 acre tract and the East line of the said 9.331 acre tract to a 1/2 inch steel rod found for a corner, capped AR1233 TX5080, at an angle point;

THENCE North 51 degrees 55 minutes 26 seconds East a distance of 24.71 feet along the West line of the said 3.498 acre tract and the East line of the said 9.331 acre tract to a 1/2 inch steel rod found for a corner, capped AR1233 TX5080, at an angle point;

THENCE North 01 degrees 47 minutes 58 seconds West a distance of 17.00 feet along the West line of the said 3.498 acre tract and the East line of the said 9.331 acre tract to a 1/2 inch steel rod set for a corner, capped MTG ENG, at an angle point;

THENCE North 10 degrees 45 minutes 02 seconds East a distance of 40.00 feet along the West line of the said 3.498 acre tract and the East line of the said 9.331 acre tract to a mag nail found for a corner, at an angle point;

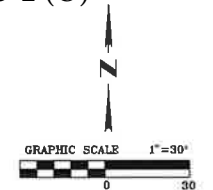
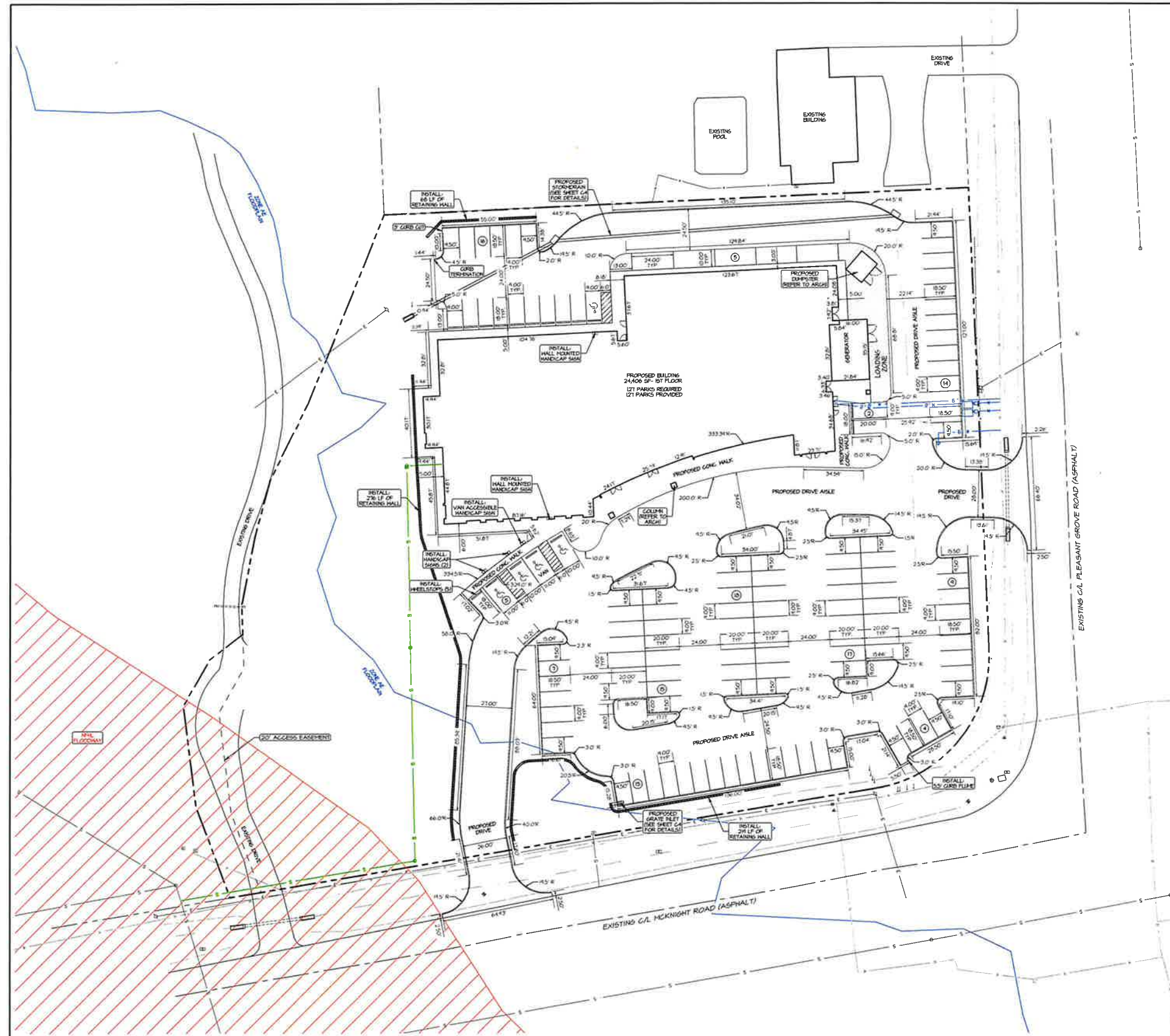
THENCE North 14 degrees 43 minutes 02 seconds East a distance of 35.00 feet along the West line of the said 3.498 acre tract and the East line of the said 9.331 acre tract to a mag nail found for a corner, at an angle point;

THENCE North 26 degrees 38 minutes 02 seconds East a distance of 50.00 feet along the West line of the said 3.498 acre tract and the East line of the said 9.331 acre tract to a 1/2 inch steel rod set for a corner, capped MTG ENG, at an angle point;

THENCE North 21 degrees 44 minutes 02 seconds East a distance of 118.50 feet along the West line of the said 3.498 acre tract and the East line of the said 9.331 acre tract to a fence corner post found for a corner, the Northwest corner of the said 3.498 acre tract, the Southwest corner of the said 0.695 acre tract, and an angle point in the East line of the said 9.331 acre tract;

THENCE North 87 degrees 20 minutes 29 seconds East a distance of 340.21 feet along the North line of the said 3.498 acre tract and the South line of the said 0.695 acre tract to the point of beginning and containing 3.502 acres of land, at the time of this survey.

Amendment to PD-25-2 (O)



**LEGEND**

---	PROPERTY LINE
---	CURB AND GUTTER
---	BUILDING EDGE
---	EDGE OF PAVEMENT
---	EASEMENT
---	BUILDING LINE OFFSET
---	TOE OF DITCH/SLOPE
---	TOP OF BANK
---	OVERHEAD POWER LINE
---	WATER MAIN
---	SANITARY SEWER MAIN
---	TELEPHONE LINE
---	PROPOSED CONTOUR INT.
---	EXISTING CONTOUR INT.
---	SILT FENCE
---	STORM DRAIN
---	FIRE LANE
---	SPOT ELEVATION
---	POWER POLE
---	WATER METER
---	WATER VALVE
---	CLEAN OUT
---	SANITARY SEWER MANHOLE
---	STORM DRAIN MANHOLE
---	SIGN (TYPICAL)
---	HANDICAP PARKING SYMBOL (PAINTED)
---	FIRE HYDRANT
---	LIGHT POLE
---	GAS REGULATOR
---	IRRIGATION CONTROL VALVE
---	SPRINKLER HEAD
---	ROOF DRAIN
---	TELEPHONE JUNCTION BOX
---	ELECTRIC JUNCTION BOX
---	GUY WIRE
---	TREE

5830 SUMMERHILL ROAD  
 TEXARKANA, TEXAS  
 P 903.838.8533  
 www.mtgengineers.com  
 TBP# FIRM NO. F-364  
 AR CO# NO. 126  
 © MTG 2025

**MTG**  
 ENGINEERS  
 & SURVEYORS

PRELIMINARY - FOR  
 REVIEW ONLY, NOT  
 INTENDED FOR  
 BIDDING,  
 CONSTRUCTION OR  
 PERMIT PURPOSES  
 9/12/2025  
 KAYLA R. WOOD  
 P.E. #104859

Scale	AS SHOWN
Drawn By	BH
Checked By	CCB
File No	

OVERALL  
 SITE PLAN

SURGERY CENTER  
 TEXARKANA, TEXAS  
 PROJECT CLIENT

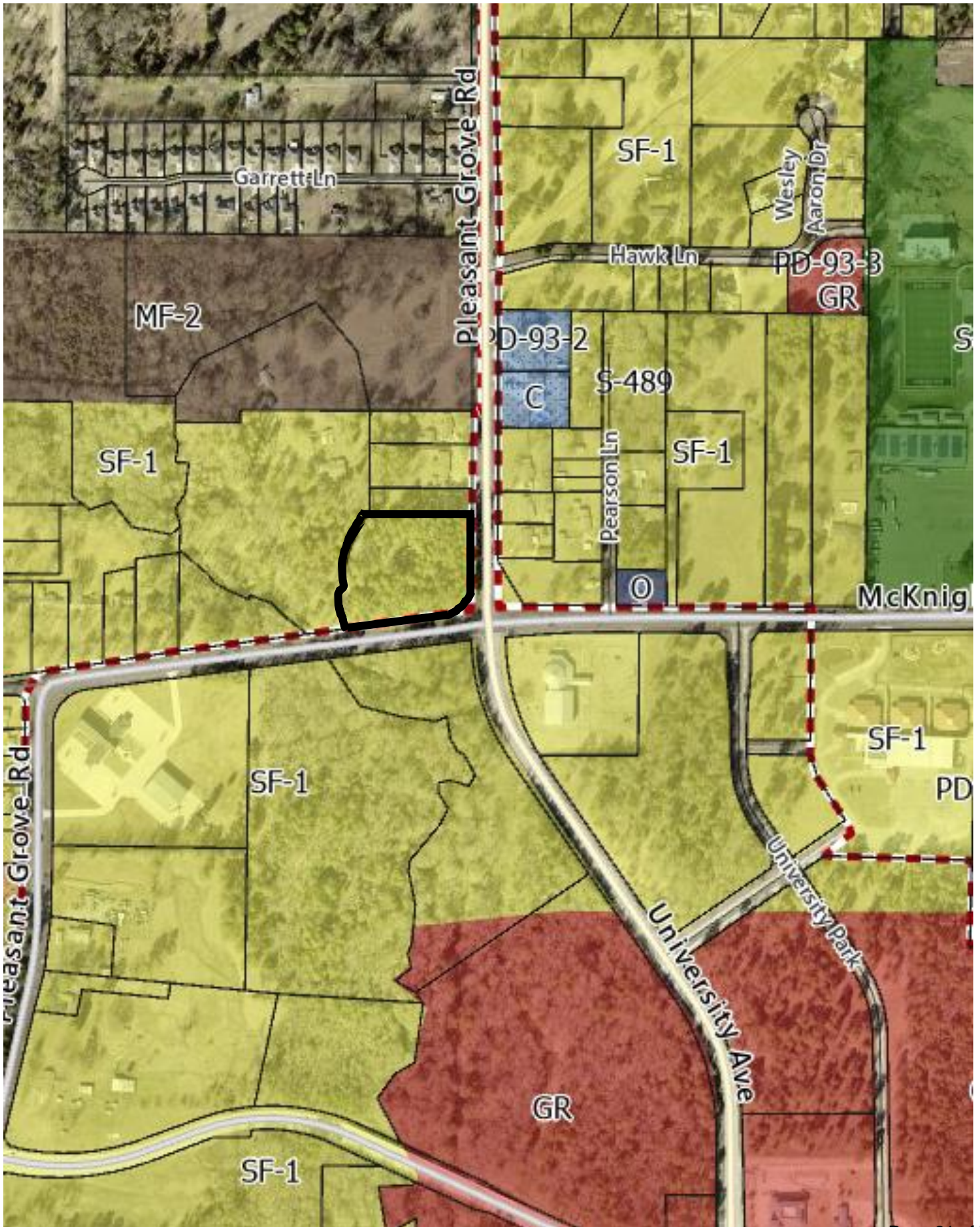
Drawing Date	9/12/2025
Project Number	256004
Sheet Number	C2

GENERAL SITE NOTES

- CONTRACTOR SHALL FIELD VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING AND PLANNED UTILITIES BEFORE CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING UTILITIES (SHOWN OR NOT SHOWN) WITHIN SCOPE OF CONSTRUCTION. IF ANY EXISTING UTILITIES ARE DAMAGED, THE CONTRACTOR SHALL REPLACE THEM AT HIS OWN EXPENSE.
- CONTRACTOR SHALL NOTIFY THE APPROPRIATE AGENCY A MINIMUM OF 3 WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION WITHIN RIGHT-OF-WAY. ALL WORK WITHIN THE RIGHT OF WAY SHALL BE IN COMPLIANCE WITH APPROVED PERMIT.
- BUILDING DIMENSIONS SHOWN ON THESE PLANS ARE OUTSIDE FOUNDATION/SLAB LINES. CONTRACTOR SHALL COORDINATE AND VERIFY DIMENSIONS WITH ARCHITECTURAL PLANS. IN THE EVENT OF ANY DISCREPANCIES BETWEEN THE SITE PLANS AND ARCHITECTURAL PLANS, THE ENGINEER AND ARCHITECT SHALL BE NOTIFIED.
- DIMENSIONS SHOWN ARE FROM BACK OF CURB AS APPLICABLE, UNLESS OTHERWISE NOTED.
- THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ANY OBSTRUCTIONS SUCH AS EXISTING STRUCTURES, FENCES, DEBRIS, OR TREES ON SITE, AND SHALL COORDINATE ALL REMOVAL WITH THE GENERAL CONTRACTOR. NO TREES OR OTHER ITEMS SHALL BE REMOVED WITHOUT THE APPROVAL OF THE ARCHITECT, ENGINEER, AND OWNER.
- THE CONTRACTOR SHALL PROTECT ALL EXISTING POWER POLES, SIGNS, MANHOLES, TELEPHONE RISERS, WATER VALVES, ETC. DURING ALL CONSTRUCTION PHASES.

21, 2025 8:25:15 PM 256004 Surgery Center McKnight and Pleasant Grove Engineering Design/Design/Design\_Dr.pro  
 2025-09-12 10:00:00 AM

# 3133 Pleasant Grove Road



# 3133 Pleasant Grove Road



**Updates/History of Briefing:**

NOT APPLICABLE

**Executive Summary and Background Information:**

This is a request by Jason Nguyen, owner, and Kayliana Kelley, agent for a Specific Use Permit to allow one additional use for tattooing/permanent cosmetics on an approximate 0.82-acre tract of land (being Tract 10) M.E.P.&P. RWY CO HRS, A-428, located at 5604 Summerhill Road, Suite 3. The property is zoned Commercial.

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

The adjacent zoning is Commercial to the north, Neighborhood Service south, General Retail west, and Single Family-2 to the east. The adjacent land usage is businesses to the north and south, residential east and vacant land to the west.

A Specific Use Permit is required to allow tattooing/permanent cosmetics in the Commercial zoning 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. That 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 recommends approval of this request with stipulations.

**Advisory Board/Committee Review:**

Planning and Zoning Commission

**Board/Committee Recommendation:**

NOT APPLICABLE

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

October 6, 2025

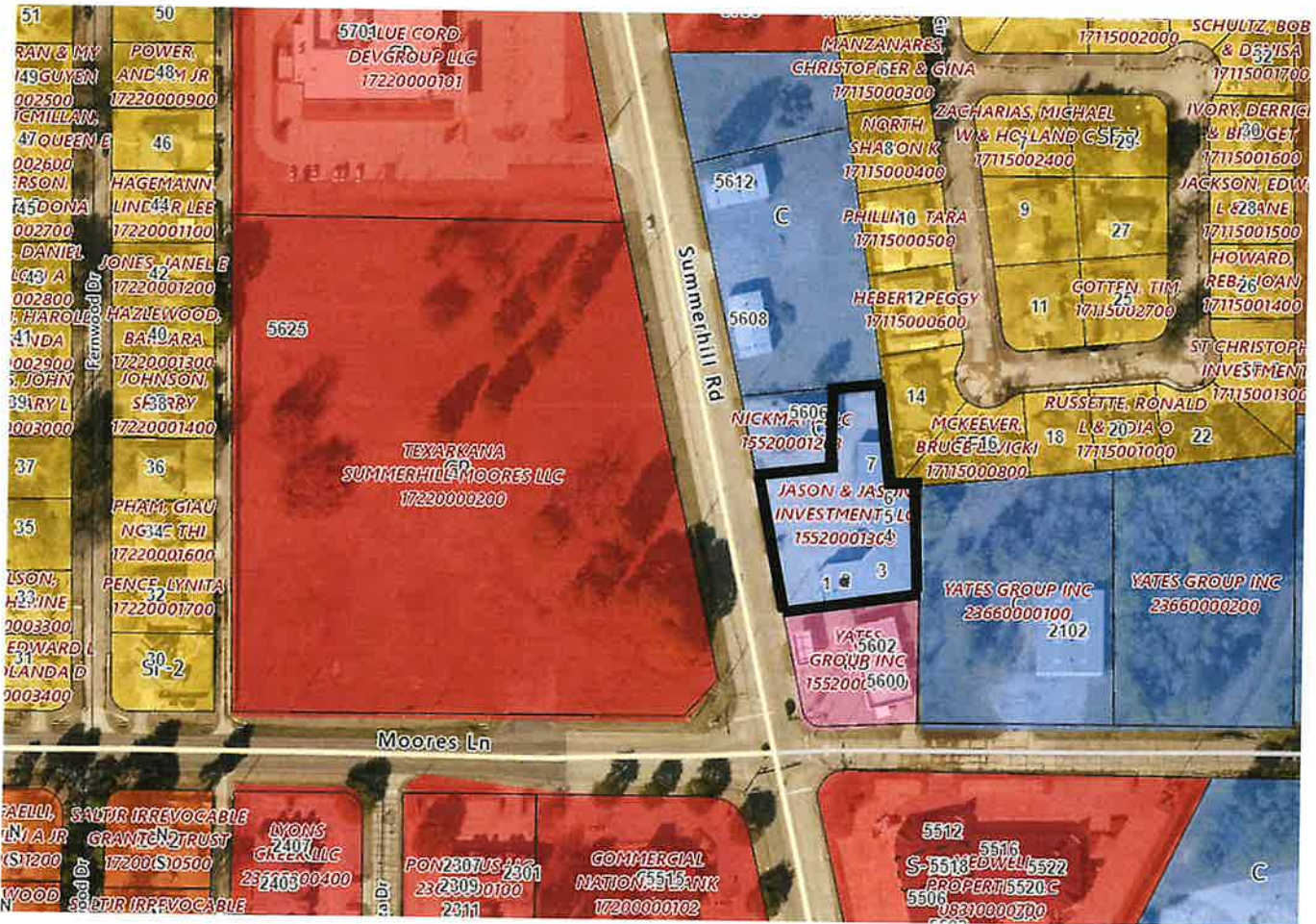
## NOTICE OF PUBLIC HEARINGS

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

PLANNING & ZONING COMMISSION:      Hearing Date: TUESDAY, OCTOBER 6, 2025      Hearing Time: 6:00 pm

CITY COUNCIL:      Hearing Date: MONDAY, NOVEMBER 10, 2025      Hearing Time: 6:00 pm

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



OWNER: Jason Nguyen, owner, and Kayliana Kelley, agent

OWNER'S ADDRESS: 3704 Sylvia Drive, Texarkana, Texas 75503

LOCATION OF REZONING: 5604 Summerhill Road, Suite 3, Texarkana, Texas 75503

PROPOSED CHANGE: to allow the one additional use of tattooing

LEGAL DESCRIPTION: on an approximate 0.82-acre tract of land (being Tract 10), M.E.P.&P. RWY CO HRS, A-428

CASE NUMBER: S-815

DATE MAILED: September 22, 2025



# ZONING APPLICATION

CITY OF TEXARKANA TEXAS

Po Box 1967  
220 Texas Blvd  
Texarkana TX 75504  
(903) 790-3845  
[www.cityoftexarkana.tx.us](http://www.cityoftexarkana.tx.us)

Receipt No \_\_\_\_\_

Case S-815

Date 9-15-2025

To The Planning and Zoning Commission  
City of Texarkana Texas

Please consider this as my application to amend the Zoning Map of the City of Texarkana, Texas for the following described property.

MEP & PRWY CO A-428

Lot \_\_\_\_\_ Block: 10 Addition: ~~Block tract~~  
(Or see attached legal description)

Location 5604 Summerhill rd. Suite #3 Texarkana, TX, 75503

Present Zoning Retail

Requested Specific Use Permit Tattoo services

The requested Specific Use Permit will be used for the following:  
Tattoo services

Describe the changed conditions, if any, occurring since the original zoning, which affect your property and which justify rezoning:

This location is already zoned for retail and we would like to add tattoo services.

*Kayliana Kelley*

Attorney or Agent Signature

Printed Name: Kayliana Kelley

3515 Arista Blvd Apt. 2212

Address

Texarkana, TX, 75503

City, State, Zip

330-696-5002

Home Phone & Cell Phone

kkelleyartist@gmail.com

Email Address

DocuSigned by:  
*Jason Nguyen*  
60AA62F678864DD

Property Owner Signature

Printed Name: Jason Nguyen

3321 Richmond Rd

Address

Texarkana, TX 75503

City, State, Zip

972.800.4750

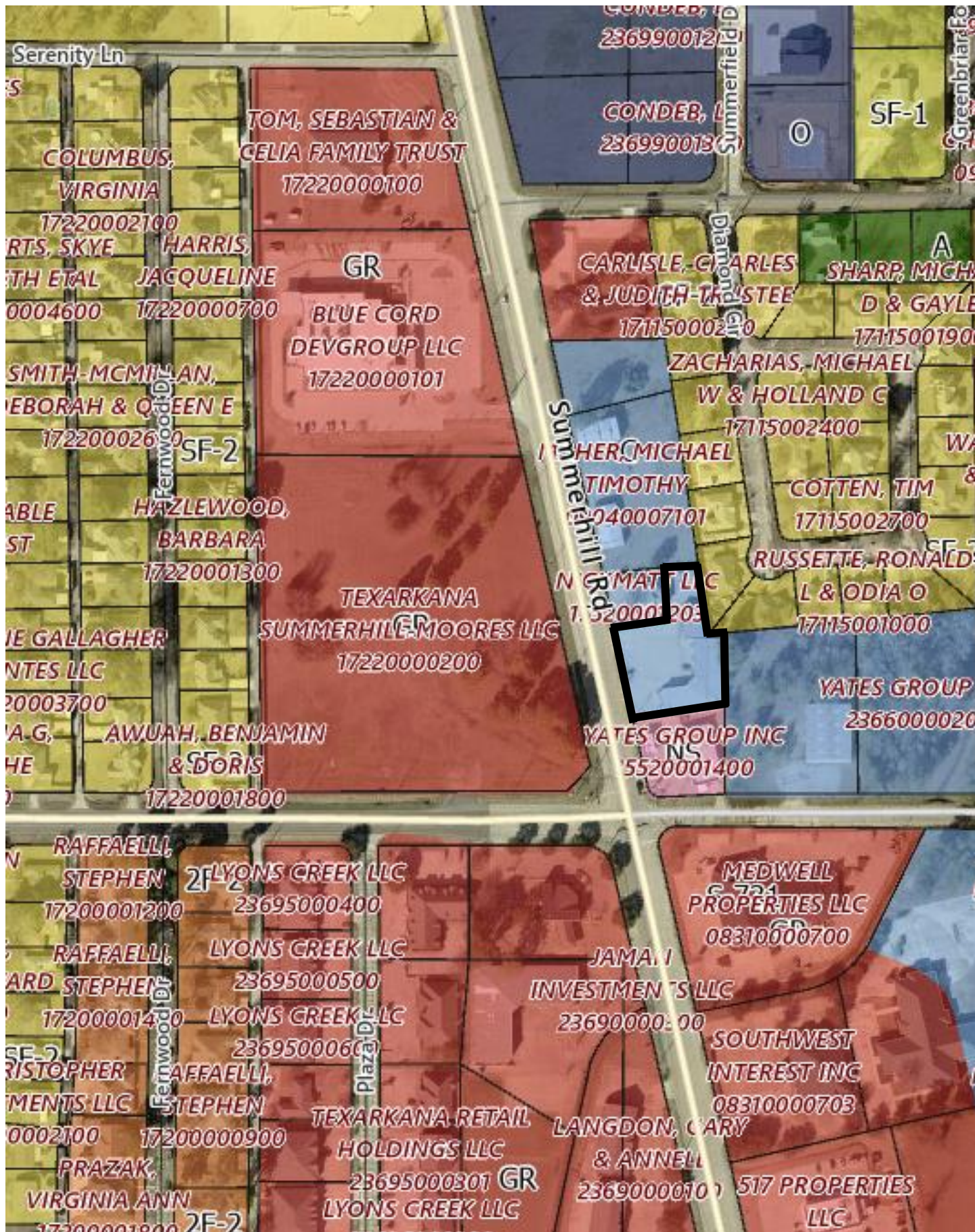
Home Phone & Cell Phone

Jason.N1010@yahoo.com

Email Address

BY SIGNING THIS APPLICATION, YOU HAVE AGREED TO ALLOW THE CITY TO PLACE A SIGN ON YOUR PROPERTY

# 5604 Summerhill Road, Suite 3



# 5604 Summerhill Road, Suite 3



**Updates/History of Briefing:**

NOT APPLICABLE

**Executive Summary and Background Information:**

Amendment to PD-15-2(MF-2): This is an amended request by Nick Hibbs, owner for site plan approval on an approximate 0.51-acre tract of land and a 0.49-acre tract of land (being Tracts 58 & 59) F.V. Evans HRS, A-742, located at 6813 Richmond Road. The current zoning is Planned Development-Multiple Family-2.

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

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

The site plan consists of the following:

1. The original site plan was for the construction of three 4,300 sq ft buildings.
2. The access driveway will be off Richmond Road and Jones Lane.
3. Richmond Road driveway/ROW permits must be submitted to TxDOT for approval.
4. There will be 27 parking spaces including 1 handicapped space. Parking spaces shall be a minimum of 180 sq. ft. in size.
5. A 6’ by 8’ monument style sign.
6. Screened dumpster site.
7. Property will have to be platted prior to issuing CO.
8. Privacy or screening landscape should be placed on the south side of the property.

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:**

October 6, 2025

## NOTICE OF PUBLIC HEARINGS

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

PLANNING & ZONING COMMISSION:      Hearing Date: MONDAY, OCTOBER 6, 2025      Hearing Time: 6:00 pm

CITY COUNCIL:      Hearing Date: MONDAY, NOVEMBER 10, 2025      Hearing Time: 6:00 pm

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



OWNER: Nick Hibbs, owner

OWNER'S ADDRESS: 6815 Mapleview Lane, Texarkana, Texas 75503

LOCATION OF REZONING: Jones Lane and Richmond Rd., Texarkana, Texas 75503

PROPOSED CHANGE: site plan approval for the construction of as multiple family dwelling

LEGAL DESCRIPTION: on an approximate 0.51-acre tract of land (being Tract 58 & 59) FV Evans HRS, A-742

CASE NUMBER: Amendment-PD-15-2      DATE MAILED: September 22, 2025



# SITE PLAN APPROVAL APPLICATION

220 Texas Blvd  
Texarkana TX 75501  
(903) 798-3945  
[www.texarkanatexas.gov](http://www.texarkanatexas.gov)

CITY OF TEXARKANA TEXAS

Receipt No. 25-002792

Case Amendment to PD-15-2

Date 9-17-25

To: The Planning and Zoning Commission  
City of Texarkana Texas

Please consider this as my application for site plan approval in the City of Texarkana, Texas for the following described property.

LEGAL DESCRIPTION OF PROPERTY. (Lot and block numbers if in a subdivision; metes and bounds description if any portion of property does not have assigned lot and block numbers)

Lot: 1 & 2 Block: 58 & 59 Addition: F V EVANS A-742  
(Or see attached metes and bounds legal description)

Project location/address: 0 JONES LANE

Present zoning: MF-2 Proposed zoning (if applicable) \_\_\_\_\_

Proposed use: (3) 4 unit quduplexes

Total square footage of proposed building: 4300 sf/building Number of parking spaces 27

Number of required parking spaces per Ordinance 24 Handicapped spaces 1

Material of building façade brick

SIGNAGE: Type (i.e. monument, pole) monument

Size tbd

Material to be used for structure (if monument style) Masonry products

Attorney or Agent Signature \_\_\_\_\_

Printed Name: \_\_\_\_\_

Address \_\_\_\_\_

City, State, Zip \_\_\_\_\_

Home Phone & Cell Phone \_\_\_\_\_

Email Address \_\_\_\_\_

Property Owner Signature \_\_\_\_\_

Printed Name: Nick Hibbs

6815 Mapleview Lane

Address \_\_\_\_\_

Texarkana, TX 75503

City, State, Zip \_\_\_\_\_

870-703-4275

Home Phone & Cell Phone \_\_\_\_\_

nrhibbs@yahoo.com

Email Address \_\_\_\_\_

BY SIGNING THIS APPLICATION, YOU HAVE AGREED TO ALLOW THE CITY TO PLACE A SIGN ON YOUR PROPERTY

**PROPOSED PROPERTY  
TEXARKANA, TEXAS**





# Intersection Jones Lane and Richmond Road





**Updates/History of Briefing:**

NOT APPLICABLE

**Executive Summary and Background Information:**

This is a request by Jason Nguyen, owner, and Bryanna Boone, agent for a Specific Use Permit to allow one additional use for permanent cosmetics on an approximate 0.82-acre tract of land (being Tract 10) M.E.P.&P. RWY CO HRS, A-428, located at 5604 Summerhill Road. The property is zoned Commercial.

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

The adjacent zoning is Commercial to the north, Neighborhood Service south, General Retail west, and Single Family-2 to the east. The adjacent land usage is businesses to the north and south, residential east and vacant land to the west

A Specific Use Permit is required to allow permanent cosmetics in the Commercial zoning district.

Staff recommends 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. That 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 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:**

October 6, 2025

## NOTICE OF PUBLIC HEARINGS

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

PLANNING & ZONING COMMISSION:      Hearing Date: MONDAY, OCTOBER 6, 2025      Hearing Time: 6:00 pm

CITY COUNCIL:      Hearing Date: MONDAY, NOVEMBER 10, 2025      Hearing Time: 6:00 pm

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



OWNER: Jason Nguyen, owner, and Bryanna Boone, agent

OWNER'S ADDRESS: 3321 Richmond Road, Texarkana, Texas 75503

LOCATION OF REZONING: 5604 Summerhill Road, Suite #5, Texarkana, Texas 75501

PROPOSED CHANGE: to allow one additional use of permanent cosmetics

LEGAL DESCRIPTION: on an approximate 0.82-acre tract of land (being Tract 10), M.E.P.&P. RWY CO HRS, A-428

CASE NUMBER: S-812

DATE MAILED: September 22, 2025



# ZONING APPLICATION

CITY OF TEXARKANA TEXAS

220 Texas Blvd  
Texarkana TX 75501  
(903) 798-3945

[www.ci.texarkana.tx.us.org](http://www.ci.texarkana.tx.us.org)

Receipt No. 25-002466

Case S-812

Date 8-4-25

To: The Planning and Zoning Commission  
City of Texarkana Texas

Please consider this as my application to amend the Zoning Map of the City of Texarkana, Texas for the following described property.

Lot: \_\_\_\_\_ Block: 10 Addition: MEP & P RWY CO A-428  
(Or see attached legal description)

Location: 5604 Summerhill Road, Suite 5

Present Zoning: F1 Real Commercial

Requested: Specific Use Permit

The requested Specific Use Permit will be used for the following:

Cosmetic tattoo

Describe the changed conditions, if any, occurring since the original zoning, which affect your property and which justify rezoning:

Common social practice for people to tattoo on their eyebrows now.

Bryanna Boone  
Attorney or Agent Signature

Printed Name: Bryanna Boone

Address: 915 S FM 2148

City, State, Zip: TXK, TX 75501

Home Phone & Cell Phone: 682-209-9006

Email Address: BryannaNB8@gmail.com

DocuSigned by:  
Jason Nguyen  
Property Owner Signature

Printed Name: Jason Nguyen

Address: 3321 Richmond Rd

City, State, Zip: TXK, TX 75503

Home Phone & Cell Phone: 977 800.4750

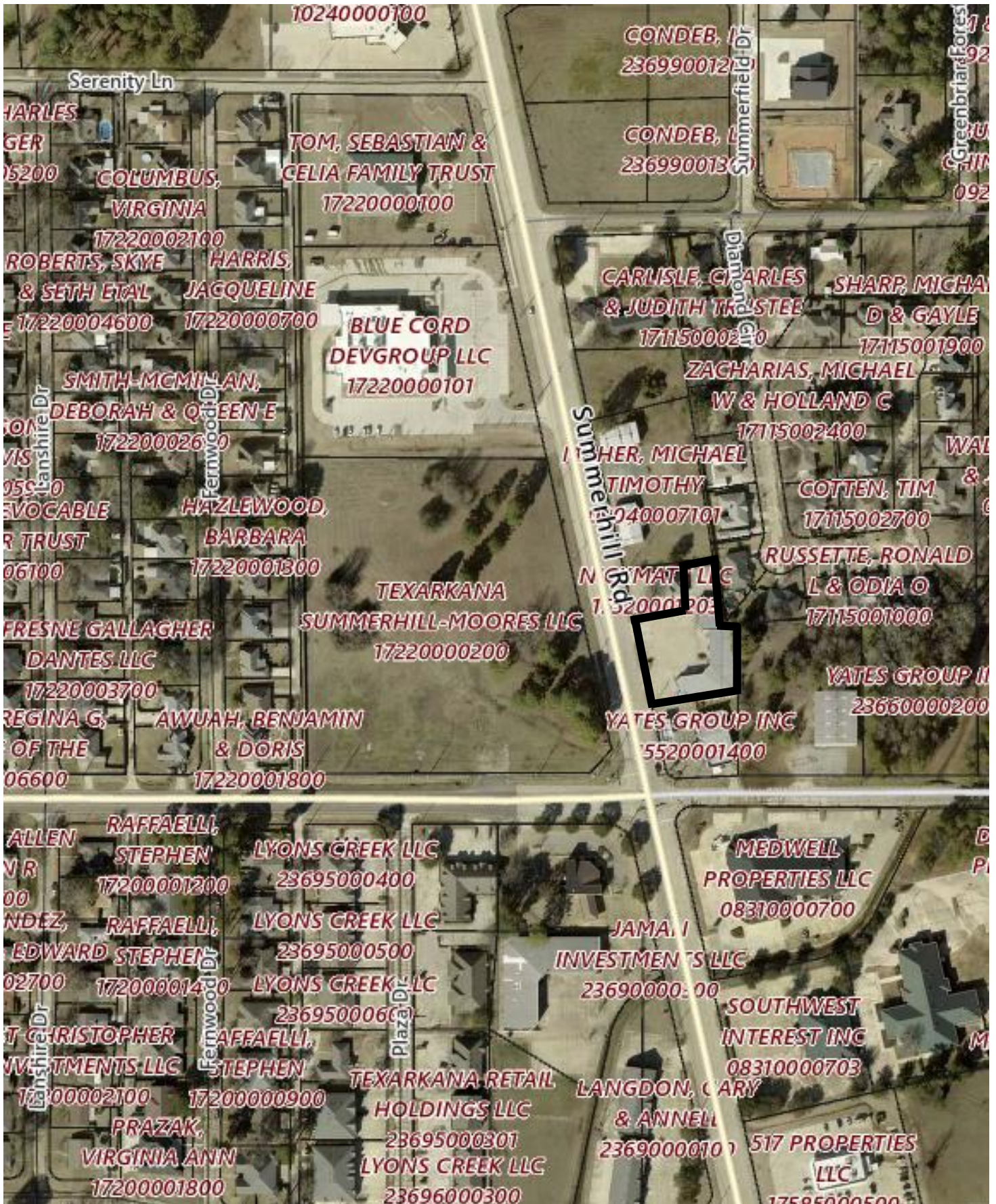
Email Address: Jason.N1010@yahoo.com

BY SIGNING THIS APPLICATION, YOU HAVE AGREED TO ALLOW THE CITY TO PLACE A SIGN ON YOUR PROPERTY

# 5604 Summerhill Road, Suite 5



# 5604 Summerhill Road, Suite 5



August 24, 2025  
Planning & Zoning Commission and City Council  
City of Texarkana, Texas  
220 Texas Blvd.  
Texarkana, TX 75501

**Re: Opposition to request to allow “tattooing” as an additional use  
(Summerhill/Moores corridor)**

Dear Commissioners and Council Members:

On behalf of Texarkana Summerhill-Moores, LLC (the “Owner”), I submit this letter in formal opposition to the application to allow “tattooing” as an additional use at the subject property along the Summerhill Road/Moores Lane corridor. The Owner is the fee owner of approximately 7.5 acres directly across the street that is being positioned for Class A/A+ professional development. In addition, the Owner operates a professional office approximately one-quarter mile north of the subject site.

**1) Incompatible with the corridor’s professional character and planned A/A+ investment**

This segment of Summerhill Road functions as a professional office and institutional corridor. Introducing a personal-services use of this nature undercuts the professional image and predictability that current investors, owners, lenders, and tenants rely upon. It also undermines the market positioning of the Owner’s across-the-street 7.5-acre tract, whose business case depends on a cohesive, up-market environment to attract medical, legal, financial, and other professional users.

**2) Value and Fiscal Risk to Adjacent Land and the City’s Tax Base (External Obsolescence)**

For adjacent and facing properties, value is tied to **conformity** and brand consistency. A use with late hours, higher customer turnover, and retail-oriented storefront/signage aesthetics will be read by the market as a shift from a professional corridor toward a mixed retail strip. That perception widens cap rates and compresses achievable rents, reduces the anchor-tenant pool, and increases investor discounting for external obsolescence—**effects that delay or down-scope the Owner’s A/A+ plan and reduce the site’s highest-and-best-use**. When the site underbuilds or is deferred, the **City’s fiscal base is harmed**: lower assessed values and lower-intensity development

permanently shrink **ad valorem property-tax revenue**, diminish permit/impact-fee collections, and reduce the employment and daytime population the corridor would otherwise support. In short, the requested use would not only damage the development feasibility and value of the Owner's acreage, it would also **depress the City's long-run tax base** for this corridor.

### **3) Operating characteristics that conflict with a Class A/A+ environment**

Tattoo studios typically involve:

- Later evening hours and weekend activity;
- Walk-in/short-stay turnover rather than scheduled professional appointments;
- Distinctive window treatments/signage incongruent with professional standards;
- Potential loitering between appointments and increased off-peak parking demand.

Even with good operators, these characteristics are not aligned with the aesthetics, security expectations, and branding standards necessary for A/A+ office development and leasing.

### **4) Addressing existing non-office tenants (donut shop & CrossFit)**

We recognize there is a corner donut shop and a CrossFit in the center. Those are limited, exception uses—an end-cap food-service tenant with a drive-through and primarily morning traffic, and a membership-based fitness use with scheduled class bursts. By contrast, a tattoo studio is a late-hour, walk-in personal-services use with distinctive storefront and signage characteristics that shift the center's identity toward a retail strip. With two non-office uses already present, approving a third would create a cumulative change in character that materially undermines the corridor's professional identity and the feasibility of Class A/A+ development on the Owner's 7.5 acres directly across the street.

### **5) Precedent and cumulative effects**

Approving this application will set a precedent for additional personal-services or retail-type uses seeking similar treatment. The cumulative effect is a step-down of the corridor's professional identity, which would irreversibly impair the marketability of Class A/A+ projects across the street and nearby.

**Request**

For these reasons, the Owner respectfully requests that the Planning & Zoning Commission recommend denial and that the City Council deny the request.

If, notwithstanding neighborhood concerns, the City is inclined to approve, we request approval be limited by strict conditions consistent with a professional corridor, including at minimum:

- Specific Use Permit limited to appointment-only operations;
- Hours not later than 6:00 p.m. on weekdays; closed Sundays;
- Professional-standard signage only
- No outdoor waiting; no amplified music; anti-loitering policy posted and enforced;
- Parking plan prohibiting spillover to neighboring lots and the right-of-way;
- Compliance with all health/biohazard handling and disposal requirements;
- One-year review clause with revocation upon violations.

**Formal written protest**

Please accept this letter as a formal written protest of the proposed change. We ask that this protest be included in the official record and that any applicable supermajority voting standard be observed.

Respectfully submitted,



Bobby Cox  
Authorized Agent for Texarkana Summerhill-Moores, LLC  
5940 Summerhill Road  
Texarkana, TX 75503

email to Laura

### NOTICE OF PUBLIC HEARINGS

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

PLANNING & ZONING COMMISSION: Hearing Date: TUESDAY, SEPTEMBER 2, 2025 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: MONDAY, OCTOBER 13, 2025 Hearing Time: 6:00 pm

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



OWNER: Jason Nguyen, owner, and Bryanna Boone, agent

OWNER'S ADDRESS: 3321 Richmond Road, Texarkana, Texas 75503

LOCATION OF REZONING: 5604 Summerhill Road, Suite #5, Texarkana, Texas 75501

PROPOSED CHANGE: to allow one additional use of tattooing

LEGAL DESCRIPTION: on an approximate 0.82-acre tract of land (being Tract 10), M.E.P.&P. RWY CO HRS, A-428

CASE NUMBER: S-812

DATE MAILED: August 14, 2025



## Zoning District Definitions

Refer to chapter 140 of the City's Zoning Ordinance for complete definitions of districts and permitted uses. (Zoning setbacks are not building setbacks. Building setbacks are 5' minimum from any line)

A - Agriculture District – Single Family homes on 1 acre or more of land; ranches, farms, stables, public utility facilities, country clubs, schools, churches, green houses, and other agricultural related uses. (Side-15' – Front 25' – Rear-10')

SF-1 – Single Family Dwelling District 1 – Uses permitted in A district plus single family homes on lots of 12,000 square feet (SF) or more. (Side-10% Minimum 8' – Front -25' – Rear-10')

SF-2 – Single Family Dwelling District 2 – Uses permitted in SF-1 District plus single family homes on lots of 7,200 SF or more. (Side-10% Minimum 6' – Front -25' – Rear-10')

SF-3 – Single Family Dwelling District 3 – Uses permitted in SF-2 district plus single family homes on lots of 5,000 SF or more, modular or factory fabricated dwelling, HUD code manufactured homes subject to a specific location and specific use permit (SUP). (Side-10% Minimum 5' – Front -25' – Rear-10')

PUR – Planned Unit Residential – Single family homes on lots intended as Garden Homes, 3,750 SF or more, Zero lot line homes/ patio homes, 5,000-6,000 SF or more. Subdivision must note housing type. Not to exceed 6 homes per gross acre over 2 acres, 8 homes under 2 acres. (Side, Front, Rear – See approved site plan)

2F-1 - Two Family Dwelling District 1 – Uses permitted in SF-3 district plus two-family dwelling units (duplexes) on lots of 10,000 SF or more. (Side-10% Minimum 6' – Front -25' – Rear-10')

2F-2 – Two Family Dwelling District 2 – Uses permitted in 2F-1 district plus duplexes on lots of 6,000 SF or more. (Side-10% Minimum 6' – Front -25' – Rear-10')

TH – Townhouse Dwelling District – Uses permitted in 2F-2 district plus townhouses on lots of 2,000 SF or more; not to exceed 14 ½ dwelling units per gross acre. (Side-5' – Front 25' – Rear-10')

MF-1 - Multiple Family Dwelling District 1 – uses permitted in the TH district plus apartments are not to exceed 24 units per gross acre, row houses no to exceed 21 units per gross acre, hospitals, boarding, and rooming houses. (Side-10% Minimum 5' – Front -25' – Rear-10')

MF-2 - Multiple Family Dwelling District 2 – Uses permitted in MF-1 district plus apartments not to exceed 27 units per gross acre, fraternity or sorority houses, kindergarten, nursery or day school, nursing home, commercial parking lot with specific approval of City Council, high rise apartments. (Side-10% Minimum 5' – Front -25' – Rear-10')

(for side yard maximum requirements see table 140.141 \* Multi-family buildings have minimum 15' between buildings \* corner lots not less than 15' for street sides \* a garage entered from an alley shall have 15' minimum rear yard)

P – Parking District - Single family detached homes, parking lots (private and public), nursing homes, and schools. (Side-5' – Front 15'-- Rear-0)

O – Office District - Uses permitted in P district plus banks, savings, and loan offices, fraternity or sorority houses, museums or art galleries, kindergarten, day cares, medical offices, general business offices, hotels, and motels. (Side-5' – Front 15'-- Rear-0)

NS – Neighborhood Services - Uses permitted in MF-2 and O districts plus theater, antique shop, bakery, barber, beauty shop, camera shop, drug store, food store, hardware store, restaurant (no drive-in service), greenhouse or nursery. (Side-5' – Front 15'-- Rear-0)

GR – General Retail District – Uses permitted in NS district plus gas stations, new and used automobile sales, service and display, amusement parks, swim or tennis clubs, private club with specific approval of city council, bus stations, parking lots, auto parts sales (indoor), department store, general retail uses as specified in the zoning ordinance, per clinic. (Side-5' – Front 15'-- Rear-0)

LC – Limited Commercial District – Uses permitted in GR district plus auto glass or seat cover shop, commercial golf course, indoor pistol or rifle range, office/ warehouse (no outside storage), and plumbing shops (with a specific use permit). (Side-5' – Front 15'-- Rear-0)

CB – Central Business District - Uses permitted in LC District plus storage yards, dance hall or night club, commercial golf course, private club, roller skating ring, drive in theater, freight terminal, rail yards, muffler shop, auto repairing and painting, outdoor new and used auto sales lots, advertising signs, bakery, building material, cabinet shops, and other light manufacturing uses, warehouse. (Side-5' – Front 0-- Rear-0)

C – Commercial District – uses permitted in LC district plus hatchery, tire retreading plant, auto storage or auction, truck parking lot, private stables, contractors storage yard, manufacturing laboratory, open air sales, mobile home sales or rental, wholesale storage facilities, heavy machinery sales and storage. (Side-5' – Front 15'-- Rear-0)

I-1 - Industrial District 1 – all uses permitted in C district with the exception of Single Family homes, duplexes and attached single family housing plus outdoor sale and storage of auto parts and accessories, refinery, oil and gas well, light manufacturing. (Side-0 Lot Line – Front 15'-- Rear-0)

I-2 - Industrial District 2 – Any use except for housing in any form, not prohibited by any other laws or regulations of the Code of Ordinances of the City, County or State of Texas. (Side-0 Lot Line – Front 15'-- Rear-0)

PD - Planned Development District – any permitted use when approved as part of an overall project plan by the City council; subject to conditions as indicated in the City zoning ordinance. {See approved site plan}

SUP - Specific Use Permit – Allows certain specific uses as outlined in the city zoning ordinance, Section 140-81.

**Updates/History of Briefing:**

NOT APPLICABLE

**Executive Summary and Background Information:**

This is a request by Dong Thu Nguyen, owner, to rezone Lots 16-17, Block 1, Pleasant Grove Central, located at 0 Briarwood Circle and 26 Briarwood Circle from Single Family-1 to Two Family-1.

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

The adjacent zoning is Single Family-1 to the north, south, and west, and University Planned Development to the east. The adjacent land use is a vacant lot to the north and east (cell tower to the east), and residential to the south and west.

Staff recommend for approval of this request.

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

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

**Potential Options:**

Approve, deny or table.

**Fiscal Implications:**

NOT APPLICABLE

**Staff Recommendation:**

Staff recommend for approval of this request.

**Advisory Board/Committee Review:**

Planning and Zoning Commission

**Board/Committee Recommendation:**

NOT APPLICABLE

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

October 6,2025

## NOTICE OF PUBLIC HEARINGS

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

PLANNING & ZONING COMMISSION:      Hearing Date: MONDAY, OCTOBER 6, 2025      Hearing Time: 6:00 pm

CITY COUNCIL:      Hearing Date: MONDAY, NOVEMBER 10, 2025      Hearing Time: 6:00 pm

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



OWNER: Dong Thu Nguyen, owner

OWNER'S ADDRESS: 6608 Palisades, Texarkana, Texas 75503

LOCATION OF REZONING: 0 and 26 Briarwood Circle, Texarkana, Texas 75503

PROPOSED CHANGE: to build duplexes

ZONING CHANGE FROM: Single Family-1 TO: Two Family-1

LEGAL DESCRIPTION: Lots 16-17, Block 1, Pleasant Grove Central

CASE NUMBER: Z-25-14      DATE MAILED: September 22, 2025



# ZONING APPLICATION

CITY OF TEXARKANA TEXAS

Po Box 1967  
220 Texas Blvd  
Texarkana TX 75504  
(903) 798-3945  
[www.ci.texarkana.tx.us.org](http://www.ci.texarkana.tx.us.org)

Receipt No. 25-002397 Case Z-25-14 Date 7-30-25

To: The Planning and Zoning Commission  
City of Texarkana Texas

Please consider this as my application to amend the Zoning Map of the City of Texarkana, Texas for the following described property:

Lot: 16 3/17 Block: 1 Addition: Pleasant Grove Central  
(Or see attached legal description)

Location: 0 Briarwood Cir, Texarkana Tx 75503

Present Zoning: SF1

Proposed Zoning: Two Family-1

If the Zoning Classification is changed by the Commission, this property will be used as:

Duplex or Townhome

Describe the changed conditions occurring since the original zoning which affect your property and justify rezoning:

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_

Attorney or Agent Signature

Print Name

Address

City, State, Zip

Home Phone & Cell Phone

Email Address

Property Owner Signature

Dong Thu Nguyen

Print Name

6608 Palisades

Address

Texarkana, Tx 75503

City, State, Zip

469-288-1562

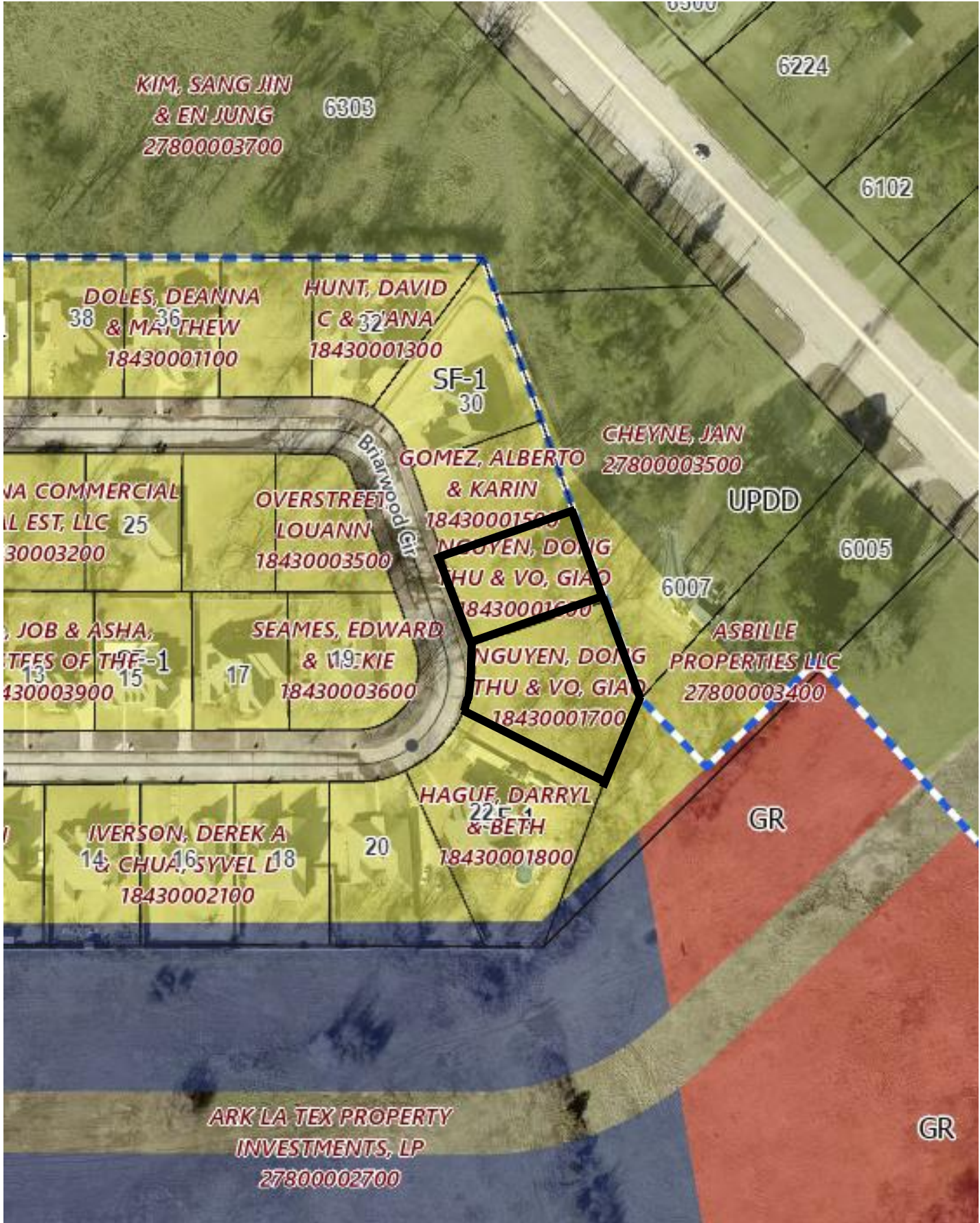
Home Phone & Cell Phone

Donn780@gmail.com

Email Address

**BY SIGNING THIS APPLICATION, YOU HAVE AGREED TO ALLOW THE CITY TO PLACE A SIGN ON YOUR PROPERTY**

# Briarwood Circle



# Briarwood Circle



**TX-Swanson, Jessica**

---

**From:** TEX-Puckett, Laura  
**Sent:** Thursday, August 21, 2025 7:00 AM  
**To:** TX-Swanson, Jessica  
**Subject:** Fwd: Opposition to Proposed Two-Family Zoning on Briarwood Circle

Can you print for me and put on my desk? Thanks

Sent from my iPhone

Begin forwarded message:

**From:** Shivali Sharma <shivali\_sharma1@yahoo.com>  
**Date:** August 20, 2025 at 2:06:23 PM CDT  
**To:** "TEX-Puckett, Laura" <lpuckett@texarkanatexas.gov>, melubbert@gmail.com, maluebbert@gmail.com, Jan Berrios <jan.berrios2010@gmail.com>  
**Subject: Opposition to Proposed Two-Family Zoning on Briarwood Circle**

**CAUTION:** This email originated from outside our email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Shivali Sharma  
6703 Springwood Circle  
Texarkana, Texas, 75503

Dear Texarkana Planning and Zoning Commission,

I am the owner 38 Briarwood Circle in Texarkana. I am writing to respectfully voice my strong opposition to the proposed zoning change that would permit two-family dwellings in our area, which is currently zoned for single-family homes. While I understand the need to address housing concerns in our community, I believe this particular change would create more challenges for all of the homeowners on our close-knit circle than housing solutions for our community.

First, our small neighborhood was designed and developed with single-family zoning in mind, and this has long provided its residents with valued peace in the Circle, stability and predictability of home value, and a sense of character that all the residents value deeply. I remember choosing my home on Briarwood Circle because of how quiet and calm it is. Allowing two-family homes would fundamentally alter that balance. Increased density will lead to additional noise and traffic, which is dangerous for the children who play on the streets of our isolated Circle, and will damage our existing infrastructure, which has experienced strain on our water and sewer systems during nearby construction in the past.

Additionally, all our residents have worked very hard to obtain homes in this coveted, single-family area in Pleasant Grove. Increased density would likely change the scale and feel of our community, creating conflicts with the expectations of homeowners who made significant financial and personal investments based on the current zoning protections. In the long term, a change to two-family zoning will undoubtedly diminish property values and erode the very qualities that make our Circle an attractive place to live.

Rather than blanket rezoning, I urge you to pursue targeted, thoughtful solutions to address housing needs—such as encouraging development in areas already suited for greater density, incentivizing the rehabilitation of existing housing stock, or expanding mixed-use zoning in commercial corridors. These approaches can add needed housing while protecting the residential character of neighborhoods that were never intended to accommodate multi-family dwellings, such as our small Circle.

Because the cost-benefit analysis is simply not in favor of altering our community's zoning, I respectfully ask that you reject the proposed two-family zoning change. I appreciate your careful consideration of our community's concerns, and I strongly urge you to make the decision that will support our Circle's future growth instead of inhibiting it.

Thank you for your time and service.

Sincerely,  
Shivali Sharma

2025 - 137  
ATTN03

**TEX-Puckett, Laura**

---

**From:** Mel Luebbert <maluebbert@gmail.com>  
**Sent:** Wednesday, August 20, 2025 5:43 PM  
**To:** TEX-Puckett, Laura  
**Cc:** Shivali Sharma  
**Subject:** Opposition to Proposed Two-Family Zoning on Briarwood Circle

**CAUTION:** This email originated from outside our email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Opposition to Proposed Two-Family Zoning on Briarwood Circle

Marlaina A Luebbert  
50 Briarwood Circle  
Texarkana, Texas 75503

Dear Texarkana Planning and Zoning Commission,

I am the owner of 50 Briarwood Circle. I am writing to respectfully voice my strong opposition to the proposed zoning change that would permit two-family dwellings in our area, which is currently zoned for single-family homes. It has come to my attention that Lots 16 and 17 have been on the market for a lengthy time and have thus far failed to sell. It has also come to my attention that the owner of said properties is pursuing a change in zoning to benefit himself and not the community of Briarwood Circle.

The 30 year Covenant that we all signed upon purchase of our homes were put in place to maintain the character and quality of our neighborhood, which can positively impact property values. With the suggested proposed changes in zoning, Briarwood Circle will most definately have an altered feel and appeal which will potentially impact its charm. Many of us have experienced the quaintness and uniqueness of this one entrance and exit community, from its manicured lawns to its well maintained homes that are a Texas A and M professors dream location for a short commute to the University. In closing, if a failed sale in a certain zoning category is enough justification to keep rezoning on the whim of a parcel owner, one could infinitely extend that reasoning to other parcels are eventually zoned haphazardly. Somewhere the line has to be drawn and maintained there. Continuing to suggest rezoning our neighborhood does not serve in the best interests of those residing in Briarwood Circle or in Pleasant Grove Central.

Sincerely,  
Marlaina A Luebbert

Mel Luebbert

**TX-Swanson, Jessica**

---

**From:** TEX-Puckett, Laura  
**Sent:** Thursday, August 21, 2025 4:26 PM  
**To:** TX-Swanson, Jessica  
**Subject:** Fwd: OPPOSITION TO ZONING CHANGE REQUEST

Can you print out on my desk  
 Sent from my iPhone

Begin forwarded message:

**From:** Beth Hague <dbhague2005@gmail.com>  
**Date:** August 21, 2025 at 3:38:08 PM CDT  
**To:** "TEX-Puckett, Laura" <lpuckett@texarkanatexas.gov>, "TEXCC-Meador, Cole (Personal)" <colemeadorward5@gmail.com>  
**Cc:** Beth Hague <dbhague2005@gmail.com>  
**Subject: OPPOSITION TO ZONING CHANGE REQUEST**

**CAUTION:** This email originated from outside our email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To the Texarkana Planning and Zoning Commission,

We are the owners of 22 BRIARWOOD CIRCLE in PLEASANT GROVE CENTRAL, WARD 5. Our neighborhood has a single entrance/exit into the circle, and we pride ourselves in keeping our neighborhood pleasant, with manicured lawns and pleasing curb appeal.

We are writing to respectfully voice our strong opposition to the "Zoning Change Request" that would permit multi-family dwellings on Briarwood Circle, which is currently zoned for single-family dwellings.

Lots 16 and 17, the lots being requested for re-zoning, are right next door to our property. It is our concern that any multi-family dwelling constructed on those lots would critically impact our property values, as well as those of the entire neighborhood of Briarwood Circle. In addition, there are other vacant lots available for purchase on the Circle. If the rezoning requests for lots 16 & 17 are approved, that opens the floodgates for others to potentially add multi-family dwellings throughout the neighborhood.

As property owners in Pleasant Grove Central, we are highly concerned that our lovely, close knit Circle, could fall victim to the pitfalls and hazards that could potentially come with multi-family dwellings/rentals.

We invite each of you to visit the lots in question in order to put eyes on the proposed re-zoning properties, so that you might better understand our concerns.

Please accept this as formal notification of our OPPOSITION to re-zoning lots on Briarwood Circle for multi-family housing.

Thank you in advance for your consideration.

Darryl & Beth Hague  
Central.

22 Briarwood Circle  
Texarkana, TX 75503

Pleasant Grove  
903-277-8199

August 24, 2025

To the Planning and Zoning Commission,

This letter is to address Case Z-25-14, the proposed rezoning of the addresses known as 25 and 26 Briarwood Circle, Texarkana, Texas, 75503 (also known as lots 16-17, Block 1, Pleasant Grove Central) from Single Family - 1 to Two Family - 1.

My name is Vickie Seames my husband Ed and I live at 19 Briarwood Circle, across the street - only 60 yards - from the lots being petitioned for rezoning. We are the second owners of our home which was built in 2000. My understanding is that the restrictions of the neighborhood covenant indicate that homes must be built to a minimum of 2200 square feet. The only exceptions to this are 3 lots on which homes must be built to a minimum of 1800 square feet. Obviously this was (and is) a planned neighborhood with every landowner agreeing to the mutually beneficial restrictions concerning housing.

There are some obviously adverse affects of rezoning property on Briarwood Circle.

Rezoning would lower the property value of not only the houses like mine that are within 200 feet of the lots but, due to the nature of the the subdivision being a circle with one entrance and exit, it will affect all 34 existing homes.

Rezoning of these 2 lots would open the door to multifamily dwellings (duplexes or apartments) on the other 6 vacant lots. So instead a total of 42 families, our Circle would have to absorb an increase of nearly twenty percent - or more - beyond what was originally planned for the neighborhood. Because we do not have sidewalks, the increase in traffic alone will compromise the safety of residents who moved to Briarwood Circle to enjoy walking on a quiet street where their children can ride a bicycle.

The neighborhood covenant has been honored for 25 years. Rezoning makes sense on streets and neighborhoods that have the potential for increased traffic and accessibility. This does not apply to us. With the one entrance and exit, the nature of our circle prohibits this.

Please weigh the financial gain of a few people against the investments of all the owners and the negative impact - particularly the safety on our one street - this move will make on our contained neighborhood.

Respectfully,



Vickie Seames  
19 Briarwood Circle  
Texarkana, TX 75503

**TEX-Puckett, Laura**

---

**From:** David Hunt <davhun52@yahoo.com>  
**Sent:** Monday, August 25, 2025 9:41 AM  
**To:** TEX-Puckett, Laura  
**Subject:** Public Hearing - Zone change request CASE NUMBER Z-25-14

**CAUTION:** This email originated from outside our email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To Ms. Puckett: We (David C Hunt and Diana C Hunt) are current owners of Lot 13, whose address is 32 Briarwood Circle Texarkana, Texas 75503. In 2005 we purchased our home due to its convenient location and the curb appeal of the single-family homes on the circle. The homeowners on the circle have been very attentive to the appearance of their homes and yards for the 20 years that we have lived in the area.

The request to rezone lots 16 and 17 on Briarwood Circle from Single Family to Two Family homes is a slap in the face to us who have lived on this circle since it was created. We **EMPHATICALLY OPPOSE** the zone change request identified in CASE NUMBER Z-25-14.

Our home is well within 200 feet of the property identified as lots 16-17 Block1, Pleasant Grove Central. We oppose this request because our property and all property on the Circle will see a **SIGNIFICANT** value **DECREASE** if we seek to sell with our homes with Duplexes', Modular, or manufactured buildings next door or anywhere on Briarwood Circle.

**Please note that we are against any zone change request as it may apply to Briarwood Circle now and in the future.**

Thank you for hearing our concerns.

David C. Hunt and Diana C. Hunt  
Residents of 32 Briarwood Circle Texarkana, Texas 75503

To The planning and Zoning Commission:

Dear Sir/ Madam,

We live on 13, Briarwood Circle, Texarkana, TX-75503. We have been residents of this community since 2004.

I am writing this letter with great concern of the proposed change in Zoning for 25 and 26 Case# Z-25-14.

Currently, as you know our neighborhood is a single-family dwelling. We live in a safe, quiet, and peaceful neighborhood. Children can ride their bikes and play on the streets with no fear of unexpected traffic. Adults can do their morning and evening walks on the streets as there is no side walk. So, also the people on their bikes.

This change in zoning is going to adversely affect the residents living in this circle.

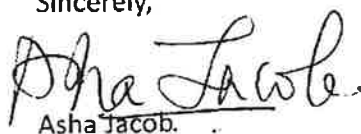
1. The value of our houses will drop dramatically.
2. Increase in Traffic flow will cause safety concerns. Please keep in mind that there is only one entry and exit.
3. This will change the face of Briarwood Circle from single dwelling homes to multifamily homes.
4. The peace and quiet of our neighborhood will be lost; which is the main reason many of us chose to live in this neighborhood.
5. Changing the zoning will also result in coming up of more multi family units in the other vacant lots of Briarwood Circle. Thereby, increasing the number of residents in this neighborhood and more traffic. With only one entry and exit, it would be impossible for people to get to work on time and kids to their schools.

When we brought this home in 2004, we were convinced by our realtor and the builder that future homes coming here will be single family units. Our neighborhood covenant has been honored for 25 years.

We would appreciate if the committee would understand our concerns and make a favorable decision.

Please weigh the financial gain of a few people over the investment of all the residents in this circle.

Sincerely,

  
Asha Jacob.

August 27, 2025

Laura Puckett, Zoning Administrator  
Planning and Zoning Commission  
City of Texarkana, Texas

Ms. Puckett,

We the undersigned received the Notice of Public Hearings for the proposed zoning change of Lots 16-17, Block 1, Pleasant Grove Central, case number: Z-25-14.

Please consider this letter a written protest of opposition by owners of the land that is within 200 feet of the proposed change.

Thank you,

Paula Dangerfield Paula Dangerfield, 30 Briarwood Circle, Texarkana, TX

Ellen Dy Ellen Dy, 20 Briarwood Circle, Texarkana, TX

Katherine E. Dy Katherine E. Dy, 20 Briarwood Circle, Texarkana, TX

Darryl Hague Darryl Hague, 22 Briarwood Circle, Texarkana, TX

Beth Hague Beth Hague, 22 Briarwood Circle, Texarkana, TX

David Hunt David Hunt, 32 Briarwood Circle, Texarkana, TX

Diana Hunt Diana Hunt, 32 Briarwood Circle, Texarkana, TX

Michelle Rogers Michelle Rogers, 18 Briarwood Circle, Texarkana, TX

Steve Rogers Steve Rogers, 18 Briarwood Circle, Texarkana, TX

Vickie Seames Vickie Seames, 19 Briarwood Circle, Texarkana, TX

Ed Seames Ed Seames, 19 Briarwood Circle, Texarkana, TX

September 2, 2025

Planning and Zoning Commission

Texarkana, Texas

Request of Residents of Briarwood Circle

Texarkana, Texas

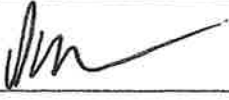

We are writing to express our opposition regarding the application for rezoning Briarwood Circle from single family housing to dual family housing affecting the addresses of residences listed below, which are in proximity of the property proposed for development.

If this zoning is changed to dual family housing, it will be inconsistent with the character of the neighborhood. The design of this neighborhood circle is for single housing development. Increasing density of the population with dual housing will increase traffic flow and increase in the number of vehicles. This area has families with children and adults walk, ride bicycles, and push babies in strollers. A safety concern with increased traffic.

Our property values will decrease due to less expensive housing in proximity to our homes. Briarwood Circle is a closed circle, one way in and one way out from Pleasant Grove Road.

We respectfully ask the Planning and Zoning Commission to grant our request opposing this change.

<u>Print Name</u>	<u>Signature</u>	<u>Address</u>
JAMES J TURCHI	<i>James J. Turchi</i>	44 BRIARWOOD CIRCLE TEXARKANA, TX 75503
CAROLYN Y. TURCHI	<i>Carolyn Y. Turchi</i>	44 BRIARWOOD CIRCLE TEXARKANA, TX 75503-9605
DAWN P. BONE	<i>Dawn P. Bone</i>	42 Briarwood Circle Texarkana, TX 75503

Print Name	Signature	Address
Jeffrey L. Bone	Jeffrey L. Bone	42 Briarwood Circle Texarkana, TX, 75503
Melanie Melson	Melanie Melson	33 Briarwood Circle Texarkana, TX 75503
David Melson		33 Briarwood Circle Texarkana, TX 75503
Martina A. Luehert	Martina Luehert	50 Briarwood Cir Texarkana, TX 75503
Kotarra Pone	Kotarra Pone	31 Briarwood Circle Texarkana TX 75503
Ny BRYN KUCH	Ny	14 Briarwood 75503
She M Haggue	DARREY HAGUE	22 Briarwood Cir
Beth Haggue	Beth Haggue	22 Briarwood Cir
Steven Rogers	Sten Rogers	18 Briarwood Cir
Michelle Rogers	Michelle Rogers	18 Briarwood Cir.
Taron Bartlett	Ann Bartlett	1 Briarwood Cir
Kathy Chandler	Kathy Chandler	3 Briarwood Cir
EARL PARKS	Earl Parks	52 Briarwood CR
Odessa PARKS	Odessa Parks	52 Briarwood CR
Jared Johnson		46 Briarwood Cir
Shaunte Johnson	Shaunte Johnson	46 Briarwood Cir.
Damm Icehower	Dam Ice	48 Briarwood Cir
Paige Icehower	Paige Icehower	48 Briarwood Cir.

Print Name

Signature

Address

Nickie Seamer

*Nickie Seamer*

19 Briarwood Circle

Edward Seamer

*Edward Seamer*

19 Briarwood Circle

Print Name

Signature

Address

ASHA JACOB Asha Jacob 13 Briarwood Cir

SYVEL IVERSEN [Signature] 16 Briarwood Cir

DEREK IVERSEN [Signature] 16 Briarwood Cir

Amy High Amy High 6 Briarwood Cir

Brooks High Brooks High 6 Briarwood Cir

Joel Iglesia [Signature] 2 Briarwood Cir

DeAnna Doles [Signature] 36 Briarwood Cir

David Hunt David Hunt 32 Briarwood Cir

Diana Hunt Diana Hunt 32 Briarwood Cir

Kathrine Dy Kathrine Jan t. Dy 20 Briarwood Circle

ELLEN DY Ellen Dy 20 BRIARWOOD CIRCLE

LLWIA HODDE [Signature] 17 BRIARWOOD CIRCLE

Patrick Eihe [Signature] 15 Briarwood Circle

MARY ANN TAYLOR Mary Ann Taylor 7 BRIARWOOD CIR

Bryan Wilhite Bryan Wilhite 40 Biltwood Cir.

Jon Cunningham [Signature] 10 Briarwood Cir.

Amy Tankersley Amy Tankersley 4 Briarwood Cir.

Paula Dannerfield Paula Dannerfield 30 Briarwood Cir

**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 recommends approval of the minutes.

**Advisory Board/Committee Review:**

Planning and Zoning Commission

**Board/Committee Recommendation:**

NOT APPLICABLE

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

October 6, 2025



**CITY OF TEXARKANA  
PLANNING & ZONING COMMISSION  
MINUTES • SEPTEMBER 2, 2025**

---

**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 COTR Addition being replat of Part of Lots 1, and 2, Block 3, Replat of Block No. 3 Waggoner Creek Crossing One located at or near the intersection of University Avenue and West Park Boulevard. Church on the Rock Texarkana, owner, and Jeffrey Wood, MTG Engineers and Surveyors, agent.

Jeffrey Wood appeared and stated that the church is adding additional land to the north.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Lee Kernek, Commissioner
<b>SECONDER:</b>	James Larkins, Commissioner
<b>AYES:</b>	Larkins, Northam, Bailey, Kernek, Crews
<b>ABSENT:</b>	Joyce III, Boyette, Sarine
<b>EXCUSED:</b>	Kinsey

2. Consider approval of the replat of Lots 16-18, Block 1, Red Cut Heights Addition, located at or near 2501 Neff Street. Kimberly Steward Burns, owner, and Jeffrey Wood, MTG Engineers and Surveyors, agent.

Jeffrey Wood stated that they were combining three lots into one lot.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Brad Bailey, Commissioner
<b>SECONDER:</b>	Wanda Northam, Commissioner
<b>AYES:</b>	Larkins, Northam, Bailey, Kernek, Crews
<b>ABSENT:</b>	Joyce III, Boyette, Sarine
<b>EXCUSED:</b>	Kinsey

3. Consider approval of the replat of part of Lots 9-12, Block 55, Grandview Addition, located or near at 1616 Iowa Street. CA Brown Holding LLC, owner, and Jeffrey Wood, MTG Engineers and Surveyors, agent.

Jeffrey Wood stated that three lots would be combined into one lot.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	James Larkins, Commissioner
<b>SECONDER:</b>	Lee Kernek, Commissioner
<b>AYES:</b>	Larkins, Northam, Bailey, Kernek, Crews
<b>ABSENT:</b>	Joyce III, Boyette, Sarine
<b>EXCUSED:</b>	Kinsey

4. Consider approval of Replat of Lots 22-24, Block J, Tilson and Pitchers Addition, located at or near S. Lake Drive and Industrial Avenue. Sharita Foster, owner, and Jeffrey Wood, MTG Engineers and Surveyors, agent.

Jeffrey Wood stated that the three lots would be combined into one lot.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Lee Kernek, Commissioner
<b>SECONDER:</b>	Kory Crews, Alternate Commissioner
<b>AYES:</b>	Larkins, Northam, Bailey, Kernek, Crews
<b>ABSENT:</b>	Joyce III, Boyette, Sarine
<b>EXCUSED:</b>	Kinsey

5. Z-25-14: rezoning on Lots 16-17, Block 1, Pleasant Grove Central, located at 0 Briarwood Circle and 26 Briarwood Circle from Single Family-1 to Two Family-1. Dong Thu Nguyen, owner.

The Commission agreed to Table this item until October 2025 meeting.

<b>RESULT:</b>	<b>TABLED [UNANIMOUS]</b>	<b>Next: 10/6/2025 6:00 PM</b>
<b>MOVER:</b>	Lee Kernek, Commissioner	
<b>SECONDER:</b>	Wanda Northam, Commissioner	
<b>AYES:</b>	Larkins, Northam, Bailey, Kernek, Crews	
<b>ABSENT:</b>	Joyce III, Boyette, Sarine	
<b>EXCUSED:</b>	Kinsey	

6. S-812: Specific Use Permit to allow the one additional use of tattooing/permanent cosmetics on an approximate 0.82-acre tract of land (being Tract 10) M.E.P.&P. RWY CO HRS, A-428, located at 5604 Summerhill Road, Suite 5. Jason Nguyen owner, and Bryanna Boone, agent.

The Commission tabled this item because applicant was not present.

<b>RESULT:</b>	<b>TABLED [UNANIMOUS]</b>	<b>Next: 10/6/2025 6:00 PM</b>
<b>MOVER:</b>	Lee Kernek, Commissioner	
<b>SECONDER:</b>	Wanda Northam, Commissioner	
<b>AYES:</b>	Larkins, Northam, Bailey, Kernek, Crews	
<b>ABSENT:</b>	Joyce III, Boyette, Sarine	
<b>EXCUSED:</b>	Kinsey	

- 7. Z-25-15: rezoning on the E 192’ of Lot 4, Block 4, Urban Heights, located at 3008 Leopard Drive from Single Family-2 to Single Family-3. Sandra Hudson, owner.

Sandra Hudson appeared and stated that she wanted to put a mobile home on the property to live in.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	James Larkins, Commissioner
<b>SECONDER:</b>	Lee Kernek, Commissioner
<b>AYES:</b>	Larkins, Northam, Bailey, Kernek, Crews
<b>ABSENT:</b>	Joyce III, Boyette, Sarine
<b>EXCUSED:</b>	Kinsey

- 8. S-813: Specific Use Permit to allow the location of a HUD code manufactured home on the E 192’ of Lot 4, Block 4, Urban Heights, located at 3008 Leopard Drive. Sandra Hudson, owner.

Sandra Hudson explained that she understood the stipulations.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Brad Bailey, Commissioner
<b>SECONDER:</b>	Wanda Northam, Commissioner
<b>AYES:</b>	Larkins, Northam, Bailey, Kernek, Crews
<b>ABSENT:</b>	Joyce III, Boyette, Sarine
<b>EXCUSED:</b>	Kinsey

- 9. Z-25-6: rezoning on Lot 8, Block 8, Washington Heights, located at 1805 Plant Street from Single Family-2 to Single Family-3. Patricia Henderson Wade, owner.

Ms. Wade appeared and said that she would like to place a mobile home on the place. She said that her relative had once lived on that property years ago and she would like to see the area revitalized.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Lee Kernek, Commissioner
<b>SECONDER:</b>	James Larkins, Commissioner
<b>AYES:</b>	Larkins, Northam, Bailey, Kernek, Crews
<b>ABSENT:</b>	Joyce III, Boyette, Sarine
<b>EXCUSED:</b>	Kinsey

- 10. S-814: granting a Specific Use Permit to allow the location of a HUD code manufactured home on Lot 8, Block 8, Washington Heights, located at 1805 Plant Street. Patricia Henderson Wade, owner.

Ms. Wade said that she understood the stipulations and has no problem with them.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Brad Bailey, Commissioner
<b>SECONDER:</b>	Kory Crews, Alternate Commissioner
<b>AYES:</b>	Larkins, Northam, Bailey, Kernek, Crews
<b>ABSENT:</b>	Joyce III, Boyette, Sarine
<b>EXCUSED:</b>	Kinsey

- 11. S-815: granting a Specific Use Permit to allow one additional use for tattooing/Permanent Cosmetics on Lot 2, Block 1, Richmond Road Development and J.A. Talbot HRS, A-564, located at 5602 Richmond Road. Michael Minuk, owner, and Kayliana Kelley, agent.

Kayliana Kelley said that she would like to do therapeutic tattooing offering a little something extra for a peace of mind.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Lee Kernek, Commissioner
<b>SECONDER:</b>	Brad Bailey, Commissioner
<b>AYES:</b>	Larkins, Northam, Bailey, Kernek, Crews
<b>ABSENT:</b>	Joyce III, Boyette, Sarine
<b>EXCUSED:</b>	Kinsey

**III. STAFF UPDATES**

**IV. CONSIDER APPROVAL OF MINUTES**

- 1. Consider the Planning and Zoning Commission meeting minutes from August 4, 2025.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Kory Crews, Alternate Commissioner
<b>SECONDER:</b>	James Larkins, Commissioner
<b>AYES:</b>	Larkins, Northam, Bailey, Kernek, Crews
<b>ABSENT:</b>	Joyce III, Boyette, Sarine
<b>EXCUSED:</b>	Kinsey

**V. ADJOURNMENT**