



# CITY OF TEXARKANA

## PLANNING & ZONING COMMISSION

**AGENDA • NOVEMBER 3, 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. Consider approval of Replat of Lots 7 and 8, Block 5, Richmond Development Fourth Addition, located at 3504 Arista Boulevard.
2. S-816: Specific Use Permit allowing the one additional use of a new/used auto sale outdoor display on Lot 56, Block 2, Wade & Kuhl Boulevard, located at 2801 Texas Boulevard. Perry Steitler, owner, and Sandra Wright, agent.
3. Z-25-18: rezoning on an approximate 0.77-acre tract of land (being Tract 58 & 59), J.A. Talbot HRS, A-564, located at 5817 Richmond Road from Single Family-1 to General Retail. Bun Leng Tann "Alex", owner.
4. Z-25-19: rezoning on the South part Lots 42 and 45, North Robison Courts, located at 210 E Midway Drive from Multiple Family-1 to Single Family-3. Brenda Woolridge, owner.
5. S-817: Specific Use Permit to allow the location of a HUD code manufactured home on the South part Lots 42 and 45, North Robison Courts, located at 210 E Midway Drive. Brenda Woolridge, owner.
6. Z-25-20: rezoning on an approximate 10.25-acre tract of land, Jacob Carsner HRS, A-116 and City PT BL W & X, located at 1003 S. Lelia from Agriculture to Industrial-2. Ryan Berry, owner, and Vance Liles, MTG Engineers and Surveyors, agent.

7. Z-25-21: rezoning on Lot 4, Block 6, Factory Heights, located at 606 S 8<sup>th</sup> Street from Commercial to Industrial-2. Ryan Berry, owner and Vance Liles, MTG Engineers and Surveyors, agent.
8. Z-25-22: rezoning on Lots 5-6, Block 6, Factory Heights, located at 608 S 8<sup>th</sup> Street from Commercial to Industrial-2. Ryan Berry, owner, and Vance Liles, MTG Engineers and Surveyors, agent.
9. Z-25-23: rezoning on Lots 7-12, Block 6, Factory Heights, located at 804 S Lelia Street from Commercial to Industrial-2. Ryan Berry, owner, and Vance Liles, MTG Engineers and Surveyors, agent.
10. Z-25-24: rezoning on the West 30' of Block 13, Factory Heights, located at 508 S 8<sup>th</sup> Street from Commercial to Industrial-2. Ryan Berry, owner, and Vance Liles, MTG Engineers and Surveyors, agent.
11. Z-25-25: rezoning on the East PT FR of Block 13, located in the 500 block of S 8<sup>th</sup> Street from Commercial to Industrial-2. Ryan Berry, owner, and Vance Liles, MTG Engineers and Surveyors, agent.
12. Z-25-14: [TABLED] rezoning on Lots 16-17, Block 1, Pleasant Grove Central, located at Briarwood Circle, from Single Family-1 to Two Family-1. Dong Thu Mgyuen, owner.

### **III. STAFF UPDATES**

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

1. Consider the minutes from the October 6, 2025 Planning and Zoning Commission meeting.

### **V. ADJOURNMENT**

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

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

that chapter.

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


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

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



## MEMORANDUM

**To:** Eugene Plunk

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

**Date:** October 15, 2025

**Subject:** **Consider approval of Replat of Lots 7 and 8, Block 5 Richmond Development Fourth Addition**

### Comments are as follows:

1. TxDOT – No response
2. Summit Utilities – No issues
3. Sparklight – No response
4. Windstream - No response
5. Conterra – No response
6. Ritter – No issues
7. Electric Companies
  - a. AEP/SWEPCO – No issues – see attached email
  - b. Bowie Cass – No issues
  - c. REA – No response
8. TWU - See Memo
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. For the utility easement being removed, please add the recording information to the plat and you must state “Utility Easement being removed and abandoned by this plat”, and hatch the easement being abandoned.
  - e. Staff can’t approve an abandonment so this will need to be done via Replat and require P&Z Approval. Please revise everything to reflect the change to a replat.
10. Fire Department – No issues

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

**From:** [Will Burris](#)  
**To:** [TEX-Henslee, Dustin](#)  
**Subject:** RE: Plat Review - Replat of Lots 7 and 8, Block 5 Richmond Development Fourth Addition  
**Date:** Monday, September 29, 2025 3:21:06 PM

---

**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.

BCEC has no comment or conflict.

Thanks,

William Burris  
Engineering Staking Coordinator  
Bowie-Cass Electric Cooperative  
P.O. Box 47 / 117 N. Street  
Douglassville, Texas 75560  
Desk: 903-846-8009

**From:** TEX-Henslee, Dustin <dustin.henslee@texarkanatexas.gov>  
**Sent:** Monday, September 29, 2025 1:29 PM  
**To:** [dwwiley@aep.com](mailto:dwwiley@aep.com); Zachary S Pianalto <zspianalto@aep.com>; Latham, Michael A <michael.a.latham@windstream.com>; chris.jackson@windstream.com; brandon.k.mccormick@windstream.com; TWU-Smith, Gary <gsmith@txkusa.org>; TEX-Daniel, Mashell <mhodges@texarkanatexas.gov>; Will Burris <willb@bcec.com>; TWU-Rogers, Terri <terri.rogers@txkusa.org>; joe.langley@sparklight.biz; TTFD-James, Heather <heather.james@texarkanatexas.gov>; mgross <mgross@bowieappraisal.org>; Tommy Bruce <Tommy.Bruce@txdot.gov>; Brandon Brooks <bbrooks@summitutilities.com>; GREG STRICKLAND <gstrickland@summitutilities.com>; Stephanie Green <sgreen@conterra.com>; Jeremy Lindsey <jlindsey@swrea.com>; dmcdowell@swrea.com; TX-Maxey, Shawn <s.maxey@texarkanatexas.gov>; Adam Keahey <akeahey@conterra.com>; Fisher, Jacob W <Jacob.Fisher@windstream.com>; OSPEngineering@rittercommunications.com; Andy Moss <andy.moss@rittercommunications.com>; Ritter Comm - Construction <construction@rittercommunications.com>  
**Cc:** TEX-Puckett, Laura <lpuckett@texarkanatexas.gov>  
**Subject:** [CAUTION EXTERNAL EMAIL] Plat Review - Replat of Lots 7 and 8, Block 5 Richmond Development Fourth Addition

All,

We have received a request for approval of the Replat of Lots 7 and 8, Block 5 Richmond Development Fourth Addition. This property is located on the east side of Arista Blvd. north of Galleria Oaks. I would also like to mention that the owner is proposing to abandon the existing utility easements between the original lots 7 and 8 on this plat. Please note the application and plat title state Amendment, but this will be done via replat.

Attached is the application, checklist, and plat. This plat will be on the **November 6, 2025 P&Z Agenda** so please review and provide any comments back to me via email by **12 PM, October 15, 2025** . 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.**

**From:** [Stacy Light](#)  
**To:** [TEX-Henslee, Dustin](#)  
**Cc:** [OSP Engineering](#); [Ritter Comm - Construction](#); [Scott Wolf](#)  
**Subject:** RE: Plat Review - Replat of Lots 7 and 8, Block 5 Richmond Development Fourth Addition  
**Date:** Wednesday, October 1, 2025 12:19:19 PM  
**Attachments:** [image001.png](#)

---

**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.

Dusty,

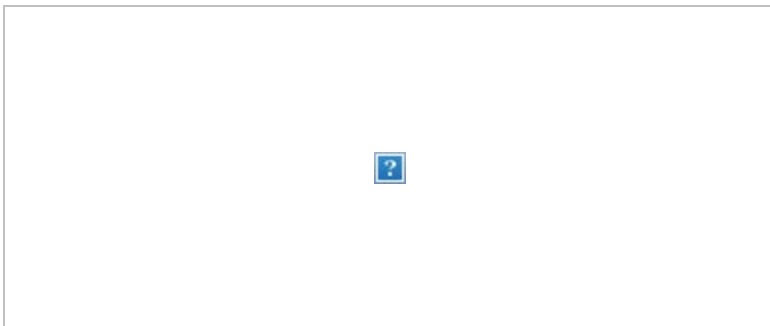
Thank you for the notice of the proposed replat and abandonment of utility easements. Ritter has reviewed this and has no objection to the replat or abandonment at this location.

Please let me know if you have any questions.

Thanks,  
Stacy Light

**Stacy Light, JD, PMP**

Permitting Manager  
900 S. Shackelford Rd, Suite 200  
Little Rock, AR 72211  
[stacy.light@rittercommunications.com](mailto:stacy.light@rittercommunications.com)  
Mobile: 501-580-9068



---

**From:** TEX-Henslee, Dustin <dustin.henslee@texarkanatexas.gov>  
**Sent:** Monday, September 29, 2025 1:29 PM  
**To:** [dwwiley@aep.com](mailto:dwwiley@aep.com); Zachary S Pianalto <zspianalto@aep.com>; Latham, Michael A <michael.a.latham@windstream.com>; [chris.jackson@windstream.com](mailto:chris.jackson@windstream.com); [brandon.k.mccormick@windstream.com](mailto:brandon.k.mccormick@windstream.com); TWU-Smith, Gary <gsmith@txkusa.org>; TEX-Daniel, Mashell <mhodges@texarkanatexas.gov>; [willb@bcec.com](mailto:willb@bcec.com); TWU-Rogers, Terri <terri.rogers@txkusa.org>; [joe.langley@sparklight.biz](mailto:joe.langley@sparklight.biz); TTFD-James, Heather <heather.james@texarkanatexas.gov>; [mgross@bowieappraisal.org](mailto:mgross@bowieappraisal.org); Tommy Bruce <Tommy.Bruce@txdot.gov>; Brandon Brooks <bbrooks@summitutilities.com>; GREG STRICKLAND <gstrickland@summitutilities.com>; Stephanie Green <sgreen@conterra.com>; Jeremy Lindsey

<jlindsey@swrea.com>; dmcdowell@swrea.com; TX-Maxey, Shawn <s.maxey@texarkanatexas.gov>; Adam Keahey <akeahey@conterra.com>; Fisher, Jacob W <Jacob.Fisher@windstream.com>; OSP Engineering <OSPEngineering@rittercommunications.com>; Andy Moss <Andy.Moss@rittercommunications.com>; Ritter Comm - Construction <construction@rittercommunications.com>

**Cc:** TEX-Puckett, Laura <lpuckett@texarkanatexas.gov>

**Subject:** Plat Review - Replat of Lots 7 and 8, Block 5 Richmond Development Fourth Addition

Some people who received this message don't often get email from [dustin.henslee@texarkanatexas.gov](mailto:dustin.henslee@texarkanatexas.gov). [Learn why this is important](#)

**CAUTION:** This is an external e-mail originating outside of Ritter Communications. Do not click on links or open any attachments unless you recognize the sender and know the content is safe. [Please contact IT](#) if you received this warning and the sender address appears to be an employee of Ritter Communications.

All,

We have received a request for approval of the Replat of Lots 7 and 8, Block 5 Richmond Development Fourth Addition. This property is located on the east side of Arista Blvd. north of Galleria Oaks. I would also like to mention that the owner is proposing to abandon the existing utility easements between the original lots 7 and 8 on this plat. Please note the application and plat title state Amendment, but this will be done via replat.

Attached is the application, checklist, and plat. This plat will be on the **November 6, 2025 P&Z Agenda** so please review and provide any comments back to me via email by **12 PM, October 15, 2025** . 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.**

**From:** [Brandon Brooks](#)  
**To:** [TEX-Henslee, Dustin](#)  
**Subject:** RE: [EXTERNAL EMAIL] Plat Review - Replat of Lots 7 and 8, Block 5 Richmond Development Fourth Addition  
**Date:** Monday, September 29, 2025 2:48:04 PM  
**Attachments:** [image001.jpg](#)

---

**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.

Our facilities will not be affected. Thanks



Brandon Brooks  
Operations Supervisor | Texarkana, Arkansas  
903.824.1304 c.  
[bbrooks@summitutilities.com](mailto:bbrooks@summitutilities.com)

---

**From:** TEX-Henslee, Dustin <dustin.henslee@texarkanatexas.gov>  
**Sent:** Monday, September 29, 2025 1:29 PM  
**To:** [dwwiley@aep.com](mailto:dwwiley@aep.com); Zachary S Pianalto <zspianalto@aep.com>; Latham, Michael A <michael.a.latham@windstream.com>; [chris.jackson@windstream.com](mailto:chris.jackson@windstream.com); [brandon.k.mccormick@windstream.com](mailto:brandon.k.mccormick@windstream.com); TWU-Smith, Gary <gsmith@txkusa.org>; TEX-Daniel, Mashell <mhodges@texarkanatexas.gov>; [willb@bcec.com](mailto:willb@bcec.com); TWU-Rogers, Terri <terri.rogers@txkusa.org>; [joe.langley@sparklight.biz](mailto:joe.langley@sparklight.biz); TTFD-James, Heather <heather.james@texarkanatexas.gov>; [mgross@bowieappraisal.org](mailto:mgross@bowieappraisal.org); Tommy Bruce <Tommy.Bruce@txdot.gov>; Brandon Brooks <[bbrooks@summitutilities.com](mailto:bbrooks@summitutilities.com)>; Greg Strickland <[gstrickland@summitutilities.com](mailto:gstrickland@summitutilities.com)>; Stephanie Green <[sgreen@conterra.com](mailto:sgreen@conterra.com)>; Jeremy Lindsey <[jlindsey@swrea.com](mailto:jlindsey@swrea.com)>; [dmc dowell@swrea.com](mailto:dmc dowell@swrea.com); TX-Maxey, Shawn <[s.maxey@texarkanatexas.gov](mailto:s.maxey@texarkanatexas.gov)>; Adam Keahey <[akeahey@conterra.com](mailto:akeahey@conterra.com)>; Fisher, Jacob W <[Jacob.Fisher@windstream.com](mailto:Jacob.Fisher@windstream.com)>; [OSPEngineering@rittercommunications.com](mailto:OSPEngineering@rittercommunications.com); Andy Moss <[andy.moss@rittercommunications.com](mailto:andy.moss@rittercommunications.com)>; Ritter Comm - Construction <[construction@rittercommunications.com](mailto:construction@rittercommunications.com)>  
**Cc:** TEX-Puckett, Laura <[lpuckett@texarkanatexas.gov](mailto:lpuckett@texarkanatexas.gov)>  
**Subject:** [EXTERNAL EMAIL] Plat Review - Replat of Lots 7 and 8, Block 5 Richmond Development Fourth Addition

All,

We have received a request for approval of the Replat of Lots 7 and 8, Block 5 Richmond Development Fourth Addition. This property is located on the east side of Arista Blvd. north of Galleria Oaks. I would also like to mention that the owner is proposing to abandon the existing utility easements between the original lots 7 and 8 on this plat. Please note the application and plat title state Amendment, but this will be done via replat.

Attached is the application, checklist, and plat. This plat will be on the **November 6, 2025 P&Z**

**Agenda** so please review and provide any comments back to me via email by **12 PM, October 15, 2025** . 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.**

*If you received this message in error, please do not read, copy, or share it. Instead, please notify the sender immediately and permanently delete all copies in your possession.*

**From:** [Zac Pinalto](#)  
**To:** [TEX-Henslee, Dustin](#); [Dusty Wiley](#)  
**Subject:** RE: Plat Review - Replat of Lots 7 and 8, Block 5 Richmond Development Fourth Addition  
**Date:** Tuesday, September 30, 2025 4:48:32 PM  
**Attachments:** [image001.png](#)

---

**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.

Dusty Henslee,

SWEPCO has no objections to the replat and removing the 10' utility easement between lots 7 and 8. SWEPCO does have an underground electric line, street light pole, and pad mount transformer along the east side of Arista Blvd in the front of the property.

Thank you,



**ZAC PIANALTO | ENGINEER**

[ZSPIANALTO@AEP.COM](mailto:ZSPIANALTO@AEP.COM) | C:903.826.5027  
3708 W 7TH ST, TEXARKANA, TX 75501-6324

---

**From:** TEX-Henslee, Dustin <dustin.henslee@texarkanatexas.gov>  
**Sent:** Monday, September 29, 2025 1:29 PM  
**To:** Dusty Wiley <dwwiley@aep.com>; Zac Pinalto <zspianalto@aep.com>; Latham, Michael A <michael.a.latham@windstream.com>; chris.jackson@windstream.com; brandon.k.mccormick@windstream.com; TWU-Smith, Gary <gsmith@txkusa.org>; TEX-Daniel, Mashell <mhodges@texarkanatexas.gov>; willb@bcec.com; TWU-Rogers, Terri <terri.rogers@txkusa.org>; joe.langley@sparklight.biz; TTFD-James, Heather <heather.james@texarkanatexas.gov>; mgross <mgross@bowieappraisal.org>; Tommy Bruce <Tommy.Bruce@txdot.gov>; Brandon Brooks <bbrooks@summitutilities.com>; GREG STRICKLAND <gstrickland@summitutilities.com>; Stephanie Green <sgreen@conterra.com>; Jeremy Lindsey <jlindsey@swrea.com>; dmcdowell@swrea.com; TX-Maxey, Shawn <s.maxey@texarkanatexas.gov>; Adam Keahey <akeahey@conterra.com>; Fisher, Jacob W <Jacob.Fisher@windstream.com>; OSPEngineering@rittercommunications.com; Andy Moss <andy.moss@rittercommunications.com>; Ritter Comm - Construction <construction@rittercommunications.com>  
**Cc:** TEX-Puckett, Laura <lpuckett@texarkanatexas.gov>  
**Subject:** [EXTERNAL] Plat Review - Replat of Lots 7 and 8, Block 5 Richmond Development Fourth Addition

All,

We have received a request for approval of the Replat of Lots 7 and 8, Block 5 Richmond Development Fourth Addition. This property is located on the east side of Arista Blvd. north of Galleria Oaks. I would also like to mention that the owner is proposing to abandon the existing utility

easements between the original lots 7 and 8 on this plat. Please note the application and plat title state Amendment, but this will be done via replat.

Attached is the application, checklist, and plat. This plat will be on the **November 6, 2025 P&Z Agenda** so please review and provide any comments back to me via email by **12 PM, October 15, 2025** . 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.**



# Texarkana Water Utilities

801 Wood Street, P.O. Box 2008, Texarkana, Texas 75504

(903) 798-3800 Phone  
711 TTY  
(903) 791-0724 Fax

## MEMORANDUM

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

**From:** Gary Smith, P.E., Director, TWU

**Date:** September 29, 2025

**Re:** **Amended Plat of Lots' No. 7 & 8, Block 5, of Richmond development Fourth Subdivision**

The Utility staff have reviewed the above amended plat and have the following comments:

1. There is an existing eight-inch (8") water main on the west side of Arista Boulevard and an existing eight-inch (8") sanitary sewer main on the east side of Arista Boulevard.
2. The Utility reserves the right to request additional utility easements upon review of the plans.
3. 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
4. The utility has no objections to the amended plat.

If you should have any questions or require further information, please do not hesitate to contact me. Thank you.

cc: Kenny Icenhower, P.E., Assistant Director - Operations, TWU  
Bill Moss, GIS Asset Management Administrator, TWU  
Teresa Akard, O & M Coordinator, TWU Michelle Warren, Executive Assistant, TWU

**Briefing Sheet**

---

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

**Subject:** S-816: Specific Use Permit allowing the one additional use of a new/used auto sale outdoor display on Lot 56, Block 2, Wade & Kuhl Boulevard, located at 2801 Texas Boulevard. Perry Steitler, owner, and Sandra Wright, agent.

**Briefing:** 11/10/2025      **Public Hearing:** 12/8/2025      **Council Vote:** 12/8/2025

**Item Schedule:**

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

**Executive Summary and Background Information:**

This is a request by Perry Steitler, owner and Sandra Wright, agent, for a Specific Use Permit to allow new and used car sales (outdoor lot) on Lot 56, Block 2, Wade & Kuhl Boulevard, located at 2801 Texas Boulevard. The property is zoned General Retail.

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

The adjacent zoning is Single Family-2 north and west, Neighborhood Service south, and Office east. The adjacent land usage is residential north and west, trophy shop south, and law office east.

A Specific Use Permit is required to allow a new or used auto sales outdoor lot in this zoning district.

Staff recommends 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 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

**Advisory Board/Committee Review:**

Planning and Zoning Commission

**Board/Committee Recommendation:**

NOT APPLICABLE

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

November 3, 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) 798-3535.

PLANNING & ZONING COMMISSION:      Hearing Date: MONDAY, NOVEMBER 3, 2025      Hearing Time: 6:00 pm

CITY COUNCIL:      Hearing Date: MONDAY, DECEMBER 8, 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: Perry Steitler, owner and Sandra Wright, agent

OWNER'S ADDRESS: 2501 East Street, Texarkana, Arkansas 71854

LOCATION OF REZONING: 2801 Texas Boulevard, Texarkana, Texas 75503

PROPOSED CHANGE: Specific Use Permit to allow the new and used auto sales (outdoor lot)

LEGAL DESCRIPTION: Lot 56, Block 2, Wade & Kuhl Boulevard

CASE NUMBER: S-816

DATE MAILED: October 21, 2025



# ZONING APPLICATION

CITY OF TEXARKANA TEXAS

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

Receipt No. 25-603032

Case S-816

Date 9-30-25

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: 56 Block: 2 Addition: Wlade + Kuhl Blvd  
(Or see attached legal description)

Location: 2801 Texas Blvd

Present Zoning: \_\_\_\_\_

Requested: Specific Use Permit

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

To display used vehicles for sale

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

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

Sandra Wright  
Attorney or Agent Signature

Printed Name: Sandra Wright

2501 East St.  
Address

Texarkana Ar 71854  
City, State, Zip

903.832.7808  
Home Phone & Cell Phone

sandra@steitlerproperties.com  
Email Address

Perry Steitler  
Property Owner Signature

Printed Name: Perry Steitler

2501 East St  
Address

Texarkana Ar 71854  
City, State, Zip

(903) 278.3344  
Home Phone & Cell Phone

perry@steitlerproperties.com  
Email Address

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

### 2801 Texas Boulevard



2801 Texas Boulevard



**Briefing Sheet**

---

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

**Subject:** Z-25-18: rezoning on an approximate 0.77-acre tract of land (being Tract 58 & 59), J.A. Talbot HRS, A-564, located at 5817 Richmond Road from Single Family-1 to General Retail. Bun Leng Tann "Alex", owner.

**Briefing:** 11/10/2025      **Public Hearing:** 12/8/2025      **Council Vote:** 12/8/2025

**Item Schedule:**

**Updates/History of Briefing:**

NOT APPLICABLE

**Executive Summary and Background Information:**

This is a request by Bunn Leng Tann "Alex", owner, to rezone on an approximate 0.77-acre tract of land (being Tracts 58 & 59) J.A. Talbot HRS, A-564, located at 5817 Richmond Road from Single Family-1 to General Retail.

The Future Land Use Map designates this property as "Suburban Residential".

The adjacent zoning is Single Family-1 north, south, and west and Planned Development office east. The adjacent land use are Churches north, south, and west and vacant lot to the east.

Staff recommend for approval of this request.

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

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

**Potential Options:**

Approve, deny, or table

**Fiscal Implications:**

NOT APPLICABLE

**Staff Recommendation:**

Staff recommends approval of this request.

**Advisory Board/Committee Review:**

Planning and Zoning Commission

**Board/Committee Recommendation:**

NOT APPLICABLE

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

November 3, 2025

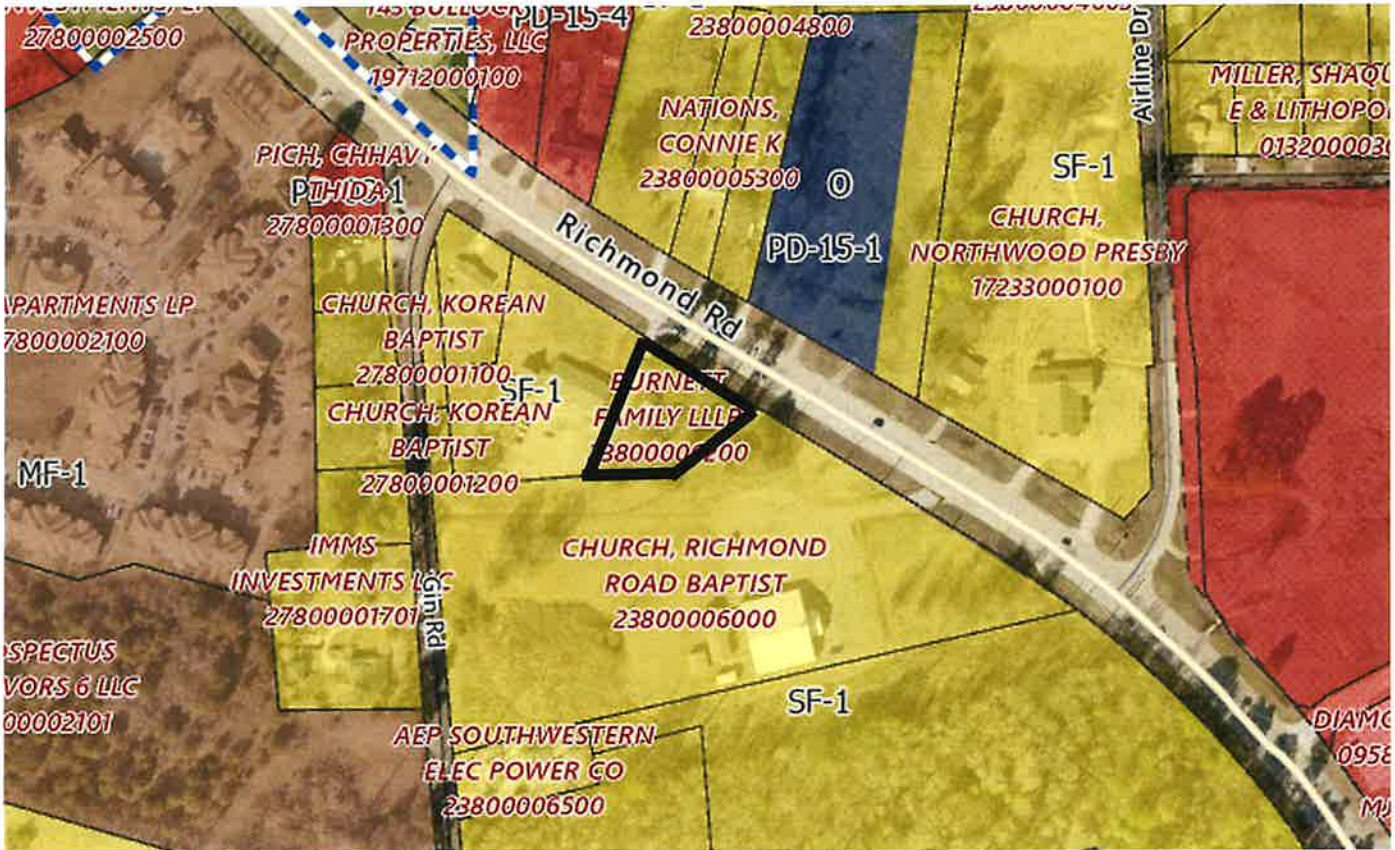
# NOTICE OF PUBLIC HEARINGS

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, NOVEMBER 3, 2025      Hearing Time: 6:00 pm

CITY COUNCIL:      Hearing Date: MONDAY, DECEMBER 8, 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: Bun Leng Tann "Alex", owner

OWNER'S ADDRESS: 301 Sirmans Blvd., Queen City, Texas 75572

LOCATION OF REZONING: 5817 Richmond Road, Texarkana, Texas 75501

PROPOSED CHANGE: to construct a 3 unit strip center

ZONING CHANGE FROM: Single Family-1 TO: General Retail

LEGAL DESCRIPTION: an approximate 0.77-acre tract of land (being Tract 58 & 59), J.A. Talbot HRS, A-564

CASE NUMBER: Z-25-18      DATE MAILED: October 21, 2025



# ZONING APPLICATION

CITY OF TEXARKANA TEXAS

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

Receipt No. 25-00 3122

Case Z-25-18

Date 10-8-25

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: \_\_\_\_\_ Addition: \_\_\_\_\_  
(Or see attached legal description)

Location: 5817 Richmond rd Texarkana Tx

Present Zoning: SF-1

Proposed Zoning: GR

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

3 unit strip center

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

Old house will be demolished or moved

Attorney or Agent Signature

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

Address

City, State, Zip

Home Phone & Cell Phone

Email Address

Property Owner Signature

Printed Name: BUN LENG TANN

Address

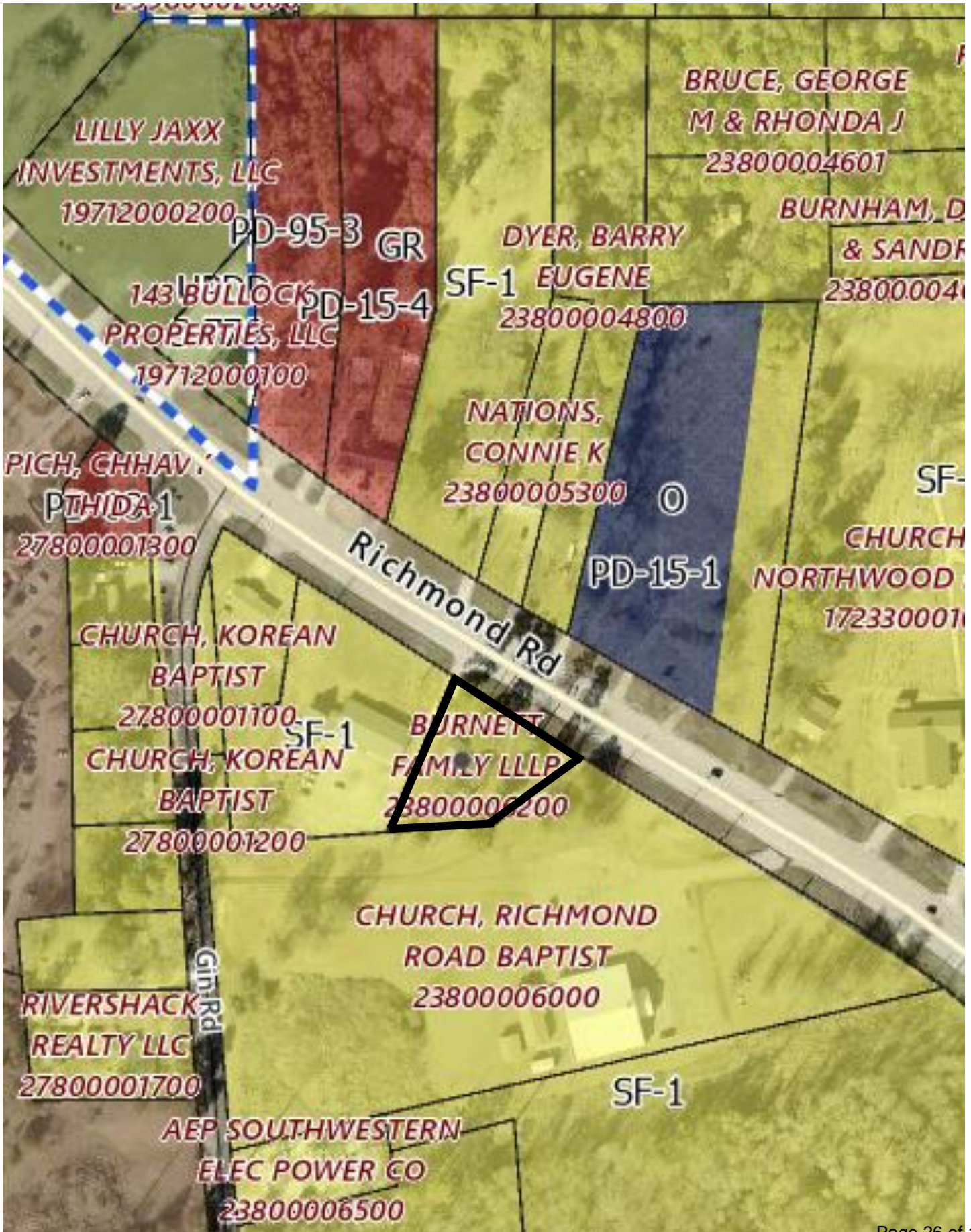
City, State, Zip

Home Phone & Cell Phone

Email Address

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

# 5817 Richmond Road



# 5817 Richmond Road



**Briefing Sheet**

---

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

**Subject:** Z-25-19: rezoning on the South part Lots 42 and 45, North Robison Courts, located at 210 E Midway Drive from Multiple Family-1 to Single Family-3. Brenda Woolridge, owner.

**Briefing:** 11/10/2025      **Public Hearing:** 12/8/2025      **Council Vote:** 12/8/2025

**Item Schedule:**

**Updates/History of Briefing:**

NOT APPLICABLE

**Executive Summary and Background Information:**

This is a request by Brenda Woolridge, owner, to rezone on the South Part of Lots 42 and 45, North Robison Courts, located at 210 East Midway Drive from Multiple Family-1 to Single Family-3.

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

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

Staff recommend for approval of this request.

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

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

**Potential Options:**

Approve, deny or table.

**Fiscal Implications:**

NOT APPLICABLE

**Staff Recommendation:**

Staff recommends approval of this request

**Advisory Board/Committee Review:**

Planning and Zoning Commission

**Board/Committee Recommendation:**

NOT APPLICABLE

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

November 3, 2025

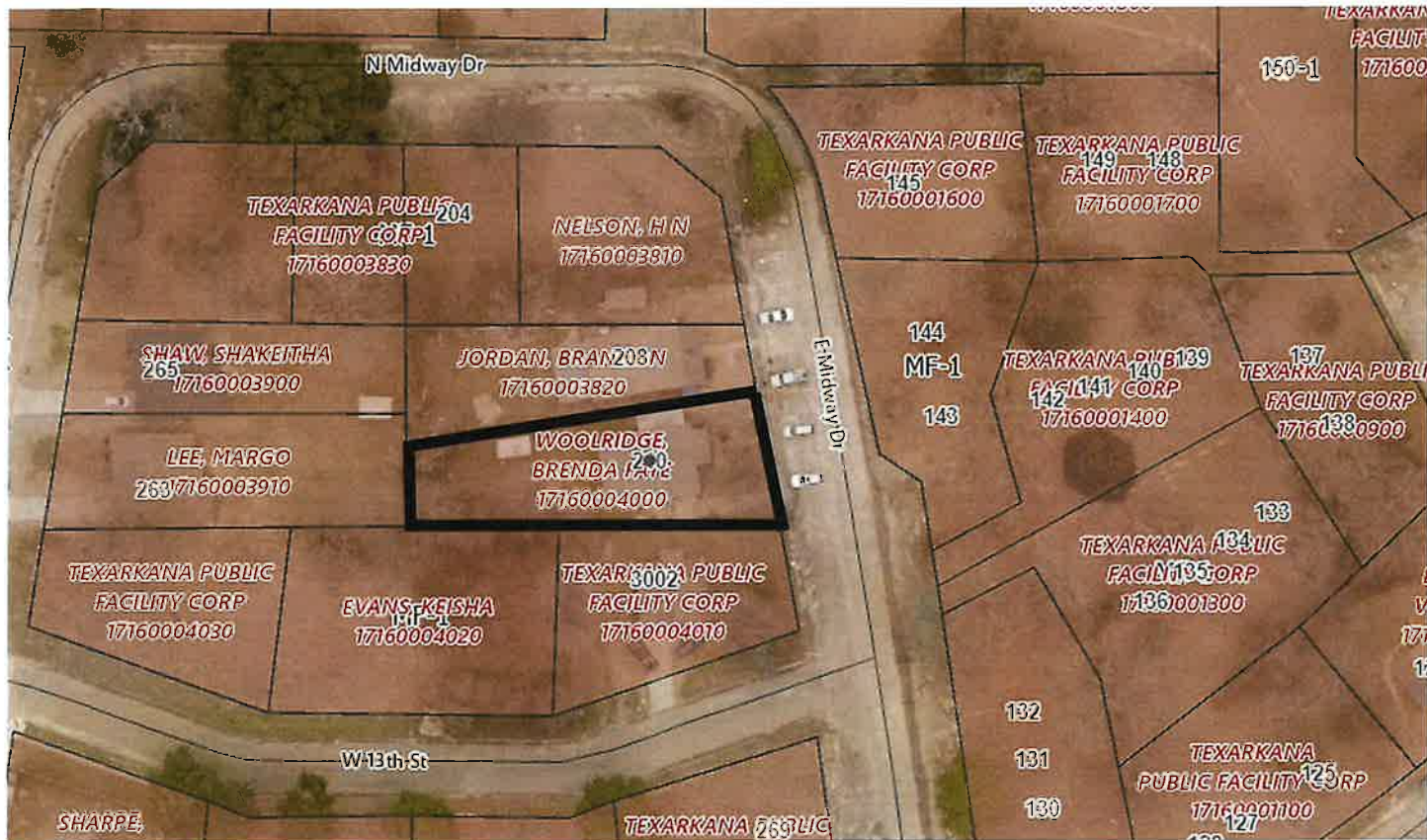
## NOTICE OF PUBLIC HEARINGS

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, NOVEMBER 3, 2025      Hearing Time: 6:00 pm

CITY COUNCIL:      Hearing Date: MONDAY, DECEMBER 8, 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: Brenda Woolridge, owner

OWNER'S ADDRESS: 210 E Midway Drive, Texarkana, Texas 75501

LOCATION OF REZONING: 210 E Midway Drive, Texarkana, Texas 75501

PROPOSED CHANGE: to place a HUD code manufactured home

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

LEGAL DESCRIPTION: on the South part of Lots 42 and 45, North Robison Courts

CASE NUMBER: Z-25-19      DATE MAILED: October 21, 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. 25-003200

Case 2-25-19

Date 10-15-20

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.

Lots <sup>SPT</sup> 42 45 Block: \_\_\_\_\_ Addition: North Robison Courts  
(Or see attached legal description)

Location 210 E. Midway Drive 210 Robison Pl

Present Zoning: MF-1

Proposed Zoning: SF-3

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

HUD Code manufactured home

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

current home deteriorated

Attorney or Agent Signature

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

Address

City, State, Zip

Home Phone & Cell Phone

Email Address

Brenda Woolridge  
Property Owner Signature

Printed Name: Brenda Woolridge

210 E. Midway dr  
Address

Texarkana, TX  
City, State, Zip

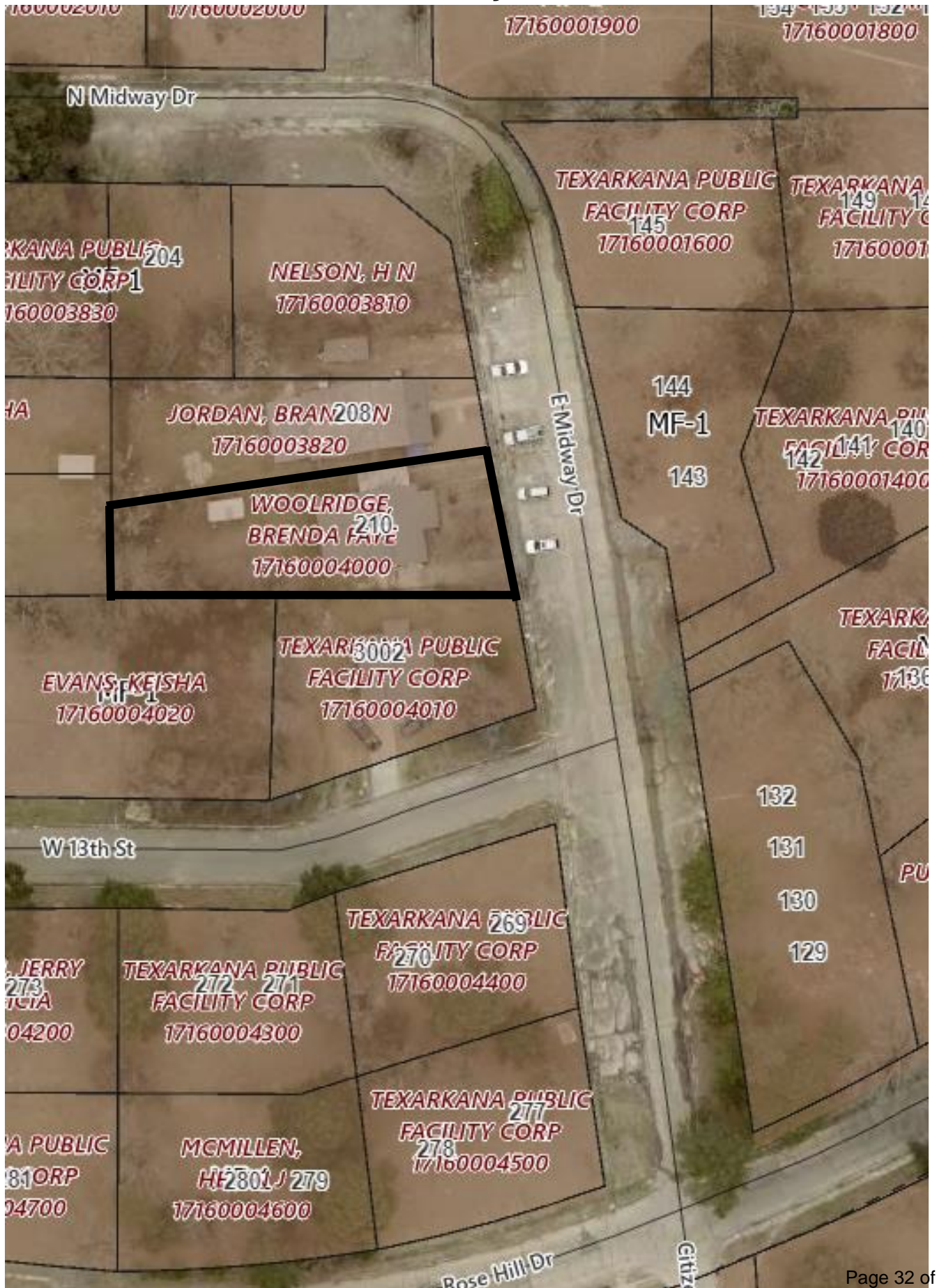
903-334-9959 Home  
Home Phone & Cell Phone

Email Address

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

430-455-8972

# 210 E Midway Drive



# 210 E Midway Drive



**Briefing Sheet**

---

**Department:** Development Services      **Action Officer:** Laura Puckett, Zoning Administrator  
**Subject:** S-817: Specific Use Permit to allow the location of a HUD code manufactured home on the South part Lots 42 and 45, North Robison Courts, located at 210 E Midway Drive. Brenda Woolridge, owner.  
**Briefing:** 11/10/2025      **Public Hearing:** 12/8/2025      **Council Vote:** 12/8/2025

**Item Schedule:**

**Updates/History of Briefing:**

NOT APPLICABLE

**Executive Summary and Background Information:**

This is a request by Brenda Woolridge, owner, for a Specific Use Permit to allow the location of a HUD code manufactured home on the South part of Lots 42 and 45, North Robison Courts, located at 210 East Midway Drive. The property is zoned Multiple Family-1.

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

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

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 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:**

November 3, 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) 798-3535.

PLANNING & ZONING COMMISSION:      Hearing Date: MONDAY, NOVEMBER 3, 2025      Hearing Time: 6:00 pm

CITY COUNCIL:      Hearing Date: MONDAY, DECEMBER 8, 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: Brenda Woolridge, owner

OWNER'S ADDRESS: 210 East Midway Drive, Texarkana, Texas 75501

LOCATION OF REZONING: 210 East Midway Drive, Texarkana, Texas 75501

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

LEGAL DESCRIPTION: South part of Lots 42 and 45, North Robison Courts

CASE NUMBER: S-817

DATE MAILED: October 21, 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. 25-003200

Case S-817

Date 10-15-25

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.

S. Pt 42 45 Block: \_\_\_\_\_ Addition: North Robison Court  
Lots (Or see attached legal description)

Location: 210 E. Midway Drive 210 Robison Pl

Present Zoning: MF-1

Requested: Specific Use Permit

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

HUD Code Manufactured home

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

current home is deteriorated

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

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

\_\_\_\_\_  
Address

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

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

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

Brenda Woolridge  
Property Owner Signature

Printed Name: Brenda Woolridge

210 Robinson Pls  
Address

Texarkana Tx  
City, State, Zip

903-334-9958  
Home Phone & Cell Phone

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

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

430-455-8972



# 210 E Midway Drive



**Briefing Sheet**

---

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

**Subject:** Z-25-20: rezoning on an approximate 10.25-acre tract of land, Jacob Carsner HRS, A-116 and City PT BL W & X, located at 1003 S. Lelia from Agriculture to Industrial-2. Ryan Berry, owner, and Vance Liles, MTG Engineers and Surveyors, agent.

**Briefing:** 11/10/2025      **Public Hearing:** 12/8/2025      **Council Vote:** 12/8/2025

**Item Schedule:**

**Updates/History of Briefing:**

NOT APPLICABLE

**Executive Summary and Background Information:**

This is a request by Ryan Berry, owner, and Vance Liles, MTG Engineers and Surveyors, to rezone on an approximate 10.25-acre tract of land, Jacob Carsner HRS, A-116 and City PT BL W&X, located at 1003 S Lelia Street from Agriculture to Industrial-2.

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

The adjacent zoning is Industrial-1 west, Commercial north, Single Family-2 south, and rail yard outside city limits. The adjacent land use is businesses to the west, north and south and rail yard to the east.

Staff recommend for approval of this request.

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

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

**Potential Options:**

Approve, deny or table

**Fiscal Implications:**

NOT APPLICABLE

**Staff Recommendation:**

Staff recommends approval of this request.

**Advisory Board/Committee Review:**

Planning and Zoning Commission

**Board/Committee Recommendation:**

NOT APPLICABLE

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

November 3, 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, NOVEMBER 3, 2025                      Hearing Time: 6:00 pm  
 CITY COUNCIL:                                      Hearing Date: MONDAY, DECEMBER 8, 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: Ryan Berry, owner and Vance Liles, MTG Engineers & Surveyors, agent

OWNER'S ADDRESS: 7970 Hampton Road, Texarkana, Texas 75503

LOCATION OF REZONING: 1003 S Lelia Street, Texarkana, Texas 75501

PROPOSED CHANGE: construction of a Rail to 18-wheeler Transload facility and yard

ZONING CHANGE FROM: Agriculture TO: Industrial-2

LEGAL DESCRIPTION: on an approximate 10.25-acre tract of land, Jacob Carsner HRS, A-116 and City PT BL W & X

CASE NUMBER: Z-25-20                                      DATE MAILED: October 21, 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. 25-003241

Case Z-25-20

Date 10-15-25

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: \_\_\_\_\_ Addition: JACOB CARSNER A-116 , CITY PT BL W & X  
(Or see attached legal description) 2024-10315 10/31/24, 10.25 ACRES,

Location: 1003 S Lelia, PID 03660000400

Present Zoning: Agriculture/ SF-2

Proposed Zoning: Industrial - 2

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

Rail to 18-Wheeler Transload facility and associated Yard

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

Abandoned Cattle Auction Facility has been torn down, existing

zoning doesn't allow for redevelopment

Vana Lela MTG Engineers &  
Attorney or Agent Signature Surveyors

5930 Summerhill Rd  
Address

Texarkana, TX 75503  
City, State, Zip

903-838-8533  
Home Phone & Cell Phone

\_\_\_\_\_  
Fax Number

Ryan B...  
Property Owner Signature

7970 Hamton Ad.  
Address

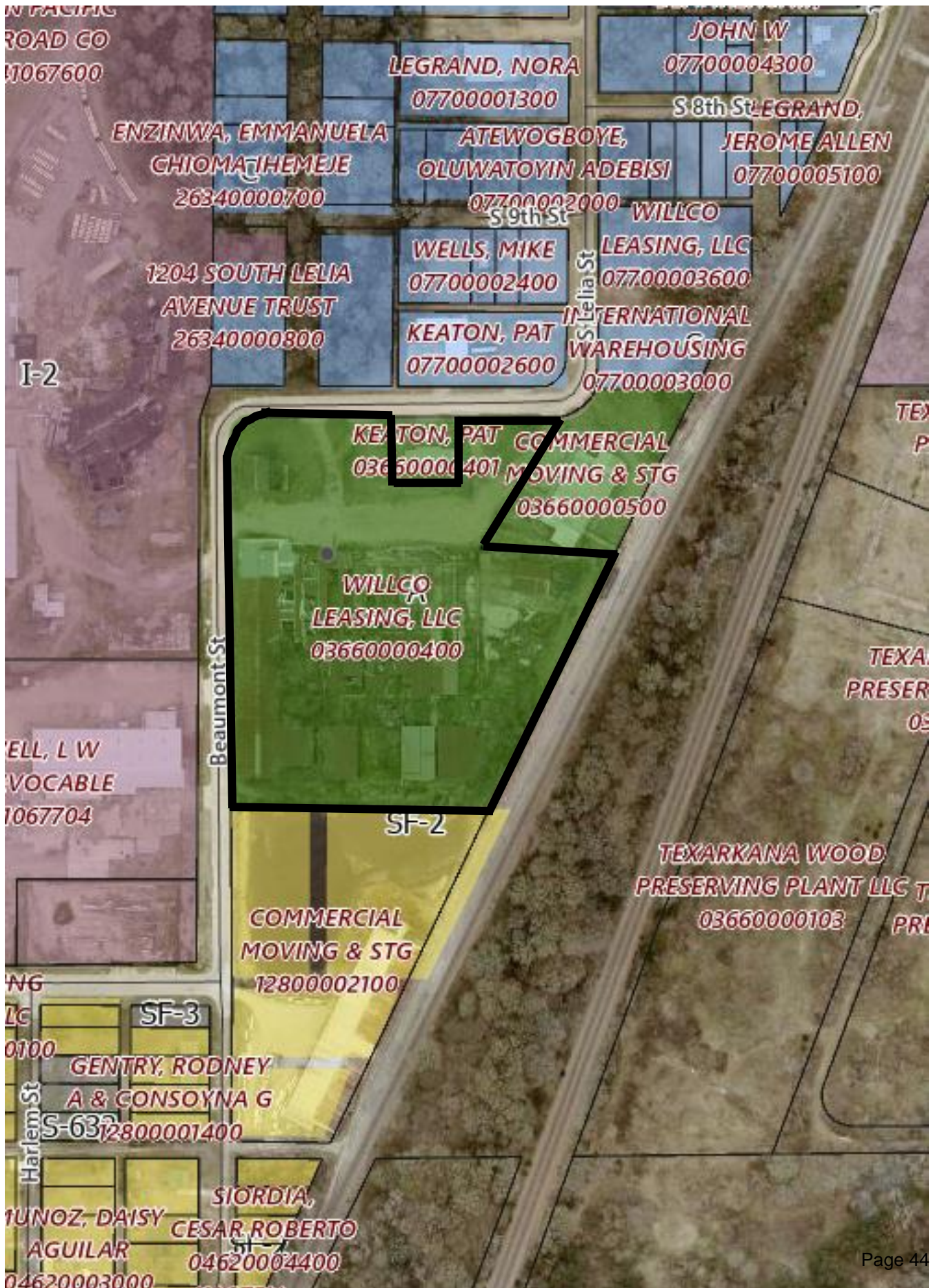
Texarkana TX 75503  
City, State, Zip

903-276-0505  
Home Phone & Cell Phone

\_\_\_\_\_  
Fax Number

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

# 1003 S. Lelia Street



# 1003 S. Lelia Street



Property Description  
Tract 1 - 2.696 Acres  
Bowie County, Texas

All that certain lot, tract or parcel of land lying and situated in the Jacob Corsner Headright Survey, Abstract 118, Bowie County, Texas, being all of that certain tract of land described as Tract One with 2.68 acres in the deed from Sandra Mauldin Coleman to Mark Coleman, dated September 13, 2023, recorded in Document No. 2023-00009142 of the Real Property Records of Bowie County, Texas, same being a part of Krouse First Addition, according to the plat recorded in Volume 40, Page 138 of the Plat Records of Bowie County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch steel rod, capped MTG ENG, set for a corner, lying in the East line of Beaumont Street, the Southwest corner of the said 2.68 acre tract, and the Northwest corner of that certain tract of land described as 1.87 acres in the deed from Robert Terrans to International Warehouse and Distribution Co., Inc., dated March 7, 1997, recorded in Volume 2632, Page 138 of the Real Property Records of Bowie County, Texas, said corner bears South 02 degrees 43 minutes 31 seconds East a distance of 265.96 feet to the Southwest corner of Block No. 3 of said Krouse First Addition;

THENCE North 02 degrees 43 minutes 31 seconds West a distance of 314.04 feet along the West line of the said 2.68 acre tract and the East right-of-way line of Beaumont Street to a 1/2 inch steel rod, capped MTG ENG, set for a corner, an outside ell corner in the West line of the said 2.68 acre tract;

THENCE North 87 degrees 16 minutes 29 seconds East a distance of 5.00 feet along the West line of the said 2.68 acre tract to a 1/2 inch steel rod, capped MTG ENG, set for a corner, an inside ell corner in the West line of the said 2.68 acre tract;

THENCE North 02 degrees 43 minutes 31 seconds West a distance of 27.00 feet along the West line of the said 2.68 acre tract to a 1/2 inch steel rod, capped MTG ENG, set for a corner, the Northwest corner of the said 2.68 acre tract, and lying in the South line of that certain tract of land described as 0.759 acres in the deed from Texarkana Stock Yards Company, Inc. to Texarkana and Fort Smith Railway Co., dated January 17, 1940, recorded in Volume 175, Page 439 of the Deed Records of Bowie County, Texas;

THENCE North 88 degrees 00 minutes 39 seconds East a distance of 472.37 feet along the North line of the said 2.68 acre tract and the South line of the said 0.759 acre tract to a 1/2 inch steel rod, capped MTG ENG, set for a corner, the Northeast corner of the said 2.68 acre tract, the Southeast corner of the said 0.759 acre tract, and lying in the West line of a Kansas City Southern Railway Company Railroad;

THENCE South 23 degrees 44 minutes 30 seconds West a distance of 256.41 feet along the East line of the said 2.68 acre tract and the West right-of-way line of said railroad to a scribed X set in concrete for a corner, at a fence corner, the Southeast corner of the said 2.68 acre tract, and the Northeast corner of the said 1.87 acre tract;

THENCE North 66 degrees 02 minutes 28 seconds West a distance of 121.73 feet generally along a fence line, the South line of the said 2.68 acre tract and the North line of the said 1.87 acre tract to a 1/2 inch steel rod, capped MTG ENG, set for a corner, at a fence corner, an inside ell corner in the South line of the said 2.68 acre tract, and an outside ell corner in the North line of the said 1.87 acre tract;

THENCE South 23 degrees 25 minutes 23 seconds West a distance of 205.08 feet generally along a fence line, the South line of the said 2.68 acre tract, and the North line of the said 1.87 acre tract to a 1/2 inch steel rod, capped MTG ENG, set for a corner, an outside ell corner in the South line of the said 2.68 acre tract, and an inside ell corner in the North line of the said 1.87 acre tract;

THENCE North 84 degrees 24 minutes 01 seconds West a distance of 165.65 feet generally along a fence line, the South line of the said 2.68 acre tract and the North line of the said 1.87 acre tract to the Point of Beginning and containing 2.696 acres of land, at the time of this survey.

Property Description  
Tract 2 - 7.700 Acres  
Bowie County, Texas

All that certain lot, tract or parcel of land lying and situated in the Jacob Carsner Headright Survey, Abstract 116, Bowie County, Texas, being a part of that certain tract of land described as 10.00 acres in the deed from Sandra Mauldin Coleman to Mark Coleman, dated September 13, 2023, recorded in Document No. 2023-00009142 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 right-of-way line of South Lelia Avenue, lying in the North line of the said 10.00 acre tract, and being the Northwest corner of that certain tract of land described as Tract 1, with 1.188 acres in the deed from Roberts Torrans to International Warehousing & Distribution Co., Inc., dated March 7, 1997, recorded in Volume 2632, Page 140 of the Real Property Records of Bowie County, Texas;

THENCE South 26 degrees 51 minutes 42 seconds West a distance of 237.59 feet along the West line of the said 1.188 acre tract to a 1/2 inch steel rod, capped MTG ENG, set for a corner, at an angle point;

THENCE South 26 degrees 33 minutes 14 seconds West a distance of 33.98 feet along the West line of the said 1.188 acre tract to a scribed X set in concrete for a corner, the Southwest corner of the said 1.188 acre tract;

THENCE North 87 degrees 20 minutes 38 seconds East a distance of 225.30 feet along the South line of the said 1.188 acre tract to a 1/2 inch steel rod, capped MTG ENG, set for a corner, the Southeast corner of the said 1.188 acre tract, lying in the East line of the said 10.00 acre tract, and the West right-of-way line of the Kansas City Southern Railway Company Railroad;

THENCE South 23 degrees 44 minutes 30 seconds West a distance of 433.95 feet along the East line of the said 10.00 acre tract and the West right-of-way line of the said Railroad to a 1/2 inch steel rod, capped MTG ENG, set for a corner, the Northeast corner of that certain tract of land described as 0.759 acres in the deed from Texarkana Stock Yards Company, Inc. to Texarkana and Fort Smith Railway Company, dated January 17, 1940, recorded in Volume 175, Page 439 of the Deed Records of Bowie County, Texas;

THENCE South 88 degrees 00 minutes 39 seconds West a distance of 489.24 feet along the North line of the said 0.759 acre tract to a 1/2 inch steel rod, capped MTG ENG, set for a corner, lying in the East right-of-way line of Beaumont Street;

THENCE North 02 degrees 43 minutes 31 seconds West a distance of 616.27 feet along the East right-of-way line of Beaumont Street to a 1/2 inch steel rod, capped MTG ENG, set for a corner, lying in the North line of the said 10.00 acre tract, lying in the East right-of-way line of Beaumont Street, and lying in the South right-of-way line of South Lelia Avenue;

THENCE North 87 degrees 02 minutes 17 seconds East a distance of 286.48 feet along the North line of the said 10.00 acre tract and the South right-of-way line of South Lelia Avenue to a 1/2 inch steel rod, capped MTG ENG, set for a corner, the Northwest corner of that certain tract of land described as 0.286 acres conveyed to Bob Keaton, et ux, according to the deed recorded in Volume 275, Page 427 of the Deed Records of Bowie County, Texas;

THENCE South 04 degrees 01 minutes 50 seconds East a distance of 103.00 feet along the West line of the said 0.286 acre tract to a 1/2 inch steel rod, found for a corner, the Southwest corner of the said 0.286 acre tract;

THENCE North 85 degrees 37 minutes 49 seconds East a distance of 122.82 feet along the South line of the said 0.286 acre tract to a 1/2 inch steel rod, capped MTG ENG, set for a corner, the Southeast corner of the said 0.286 acre tract;

THENCE North 04 degrees 33 minutes 27 seconds West a distance of 100.00 feet along the East line of the said 0.286 acre tract to a 1/2 inch steel rod (control monument), found for a corner, the Northeast corner of the said 0.286 acre tract, lying in the North line of the said 10.00 acre tract, and lying in the South right-of-way line of South Lelia Avenue;

THENCE North 87 degrees 02 minutes 17 seconds East (basis of bearings) at a distance of 157.98 feet along the North line of the said 10.00 acre tract and the South right-of-way line of South Lelia Avenue passing a 1/2 inch steel rod, found for a reference, and continuing along said course at a distance of 24.85 feet for a total distance of 182.83 feet to the Point of

Beginning and containing 7.735 acres of land, at the time of this survey.

**Briefing Sheet**

---

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

**Subject:** Z-25-21: rezoning on Lot 4, Block 6, Factory Heights, located at 606 S 8<sup>th</sup> Street from Commercial to Industrial-2. Ryan Berry, owner and Vance Liles, MTG Engineers and Surveyors, agent.

**Briefing:** 11/10/2025      **Public Hearing:** 12/8/2025      **Council Vote:** 12/8/2025

**Item Schedule:**

**Updates/History of Briefing:**

NOT APPLICABLE

**Executive Summary and Background Information:**

This is a request by Ryan Berry, owner, and Vance Liles, MTG Engineers and Surveyors, to rezone on Lot 4, Block 6, Factory Heights, located at 606 S 8<sup>th</sup> Street from Commercial to Industrial-2.

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

The adjacent zoning is Commercial north, south, east, and west. The adjacent land use is vacant land to the north, south, east, and west.

Staff recommend for approval of this request.

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

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

**Potential Options:**

Approve, deny or table.

**Fiscal Implications:**

NOT APPLICABLE

**Staff Recommendation:**

Staff recommends approval of this request.

**Advisory Board/Committee Review:**

Planning and Zoning Commission

**Board/Committee Recommendation:**

NOT APPLICABLE

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

November 3, 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, NOVEMBER 3, 2025      Hearing Time: 6:00 pm

CITY COUNCIL:      Hearing Date: MONDAY, DECEMBER 8, 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: Ryan Berry, owner and Vance Liles, MTG Engineers & Surveyors, agent

OWNER'S ADDRESS: 7970 Hampton Road, Texarkana, Texas 75503

LOCATION OF REZONING: 606 S 8th Street, Texarkana, Texas 75501

PROPOSED CHANGE: construction of a Rail to 18-wheeler Transload facility and yard

ZONING CHANGE FROM: Commercial TO: Industrial-2

LEGAL DESCRIPTION: on Lot 4, Block 6, Factory Heights

CASE NUMBER: Z-25-21      DATE MAILED: October 21, 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. 25-003246

Case Z-25-21

Date 10-15-25

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: 4 Block: 6 Addition: Factory Heights  
(Or see attached legal description)

Location: 606 S 8th PID:07700003400

Present Zoning: Commercial

Proposed Zoning: Industrial - 2

If the Zoning Classification is changed by the Commission, this property will be used as:  
Rail to 18-Wheeler Transload facility and associated Yard

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

Undeveloped property to be part of the Transload Facility

Vana Luts MTG Engineers &  
Attorney or Agent Signature Surveyors

5930 Summerhill Rd  
Address

Texarkana, TX 75503  
City, State, Zip

903-838-8533  
Home Phone & Cell Phone

Fax Number

Rosen  
Property Owner Signature

7970 Hampton  
Address

TXK TX 75503  
City, State, Zip

903-276-0505  
Home Phone & Cell Phone

Fax Number

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

# 606 S. 8<sup>th</sup> Street



# 606 S. 8<sup>th</sup> Street



**Briefing Sheet**

---

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

**Subject:** Z-25-22: rezoning on Lots 5-6, Block 6, Factory Heights, located at 608 S 8<sup>th</sup> Street from Commercial to Industrial-2. Ryan Berry, owner, and Vance Liles, MTG Engineers and Surveyors, agent.

**Briefing:** 11/10/2025      **Public Hearing:** 12/8/2025      **Council Vote:** 12/8/2025

**Item Schedule:**

**Updates/History of Briefing:**

NOT APPLICABLE

**Executive Summary and Background Information:**

This is a request by Ryan Berry, owner, and Vance Liles, MTG Engineers and Surveyors, to rezone on Lot 5-6, Block 6, Factory Heights, located at 608 S 8<sup>th</sup> Street from Commercial to Industrial-2.

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

The adjacent zoning is Commercial north, south, east, and west. The adjacent land use is vacant land to the north, south, east, and west.

Staff recommend for approval of this request.

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

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

**Potential Options:**

Approve, deny or table.

**Fiscal Implications:**

NOT APPLICABLE

**Staff Recommendation:**

Staff recommends approval of this request.

**Advisory Board/Committee Review:**

Planning and Zoning Commission

**Board/Committee Recommendation:**

NOT APPLICABLE

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

November 3, 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, NOVEMBER 3, 2025      Hearing Time: 6:00 pm

CITY COUNCIL:      Hearing Date: MONDAY, DECEMBER 8, 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: Ryan Berry, owner and Vance Liles, MTG Engineers & Surveyors, agent

OWNER'S ADDRESS: 7970 Hampton Road, Texarkana, Texas 75503

LOCATION OF REZONING: 608 South 8th Street, Texarkana, Texas 75501

PROPOSED CHANGE: construction of a Rail to 18-wheeler Transload facility and yard

ZONING CHANGE FROM: Commercial TO: Industrial-2

LEGAL DESCRIPTION: on Lots 5-6, Block 6, Factory Heights

CASE NUMBER: Z-25-22      DATE MAILED: October 21, 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. \_\_\_\_\_

Case 2-25-22

Date 10-15-25

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: 5 & 6 Block: 6 Addition: Factory Heights  
(Or see attached legal description)

Location: 608 S 8th PIDs:07700003500

Present Zoning: Commercial

Proposed Zoning: Industrial - 2

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

Rail to 18-Wheeler Transload facility and associated Yard

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

Undeveloped property to be part of the Transload Facility

Vance Latta MTG Engineers &  
Attorney or Agent Signature Surveyors

5930 Summerhill Rd  
Address

Texarkana, TX 75503  
City, State, Zip

903-838-8533  
Home Phone & Cell Phone

\_\_\_\_\_  
Fax Number

[Signature]  
Property Owner Signature

\_\_\_\_\_  
Address

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

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

\_\_\_\_\_  
Fax Number

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

# 608 S. 8<sup>th</sup> Street





**Briefing Sheet**

---

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

**Subject:** Z-25-23: rezoning on Lots 7-12, Block 6, Factory Heights, located at 804 S Lelia Street from Commercial to Industrial-2. Ryan Berry, owner, and Vance Liles, MTG Engineers and Surveyors, agent.

**Briefing:** 11/10/2025      **Public Hearing:** 12/8/2025      **Council Vote:** 12/8/2025

**Item Schedule:**

**Updates/History of Briefing:**

NOT APPLICABLE

**Executive Summary and Background Information:**

This is a request by Ryan Berry, owner, and Vance Liles, MTG Engineers and Surveyors, to rezone on Lots 7-12, Block 6, Factory Heights, located at 804 S Lelia Street from Commercial to Industrial-2.

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

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

Staff recommend for approval of this request.

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

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

**Potential Options:**

Approve, deny or table.

**Fiscal Implications:**

NOT APPLICABLE

**Staff Recommendation:**

Staff recommend approval of this application.

**Advisory Board/Committee Review:**

Planning and Zoning Commission

**Board/Committee Recommendation:**

NOT APPLICABLE

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

November 3, 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, NOVEMBER 3, 2025      Hearing Time: 6:00 pm

CITY COUNCIL:      Hearing Date: MONDAY, DECEMBER 8, 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: Ryan Berry, owner and Vance Liles, MTG Engineers & Surveyors, agent

OWNER'S ADDRESS: 7970 Hampton Road, Texarkana, Texas 75503

LOCATION OF REZONING: 804 South Lelia Street, Texarkana, Texas 75501

PROPOSED CHANGE: construction of a Rail to 18-wheeler Transload facility and yard

ZONING CHANGE FROM: Commercial TO: Industrial-2

LEGAL DESCRIPTION: on Lots 7-12, Block 6, Factory Heights

CASE NUMBER: Z-25-23

DATE MAILED: October 21, 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. 25-002238

Case Z-25-23

Date 10-15-25

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: 7 thru 12 Block: 6 Addition: Factory Heights  
(Or see attached legal description)

Location: 804 S Lelia PIDs:07700003600

Present Zoning: Commercial

Proposed Zoning: Industrial - 2

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

Rail to 18-Wheeler Transload facility and associated Yard

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

Undeveloped property to be part of the Transload Facility

Vana Lela MTG Engineers &  
Attorney or Agent Signature Surveyors

5930 Summerhill Rd  
Address

Texarkana, TX 75503  
City, State, Zip

903-838-8533  
Home Phone & Cell Phone

Fax Number

[Signature]  
Property Owner Signature

Address

City, State, Zip

Home Phone & Cell Phone

Fax Number

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

# 804 S. Lelia Street



# 804 S. Lelia Street



**Briefing Sheet**

---

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

**Subject:** Z-25-24: rezoning on the West 30’ of Block 13, Factory Heights, located at 508 S 8<sup>th</sup> Street from Commercial to Industrial-2. Ryan Berry, owner, and Vance Liles, MTG Engineers and Surveyors, agent.

**Briefing:** 11/10/2025      **Public Hearing:** 12/8/2025      **Council Vote:** 12/8/2025

**Item Schedule:**

**Updates/History of Briefing:**

NOT APPLICABLE

**Executive Summary and Background Information:**

This is a request by Ryan Berry, owner, and Vance Liles, MTG Engineers and Surveyors, to rezone on Lots 7-12, Block 6, Factory Heights, located at 804 S Lelia Street from Commercial to Industrial-2.

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

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

Staff recommend for approval of this request.

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

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

**Potential Options:**

Approve, deny or table.

**Fiscal Implications:**

NOT APPLICABLE

**Staff Recommendation:**

Staff recommends approval of this request.

**Advisory Board/Committee Review:**

Planning and Zoning Commission

**Board/Committee Recommendation:**

NOT APPLICABLE

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

November 3, 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, NOVEMBER 3, 2025      Hearing Time: 6:00 pm  
 CITY COUNCIL:      Hearing Date: MONDAY, DECEMBER 8, 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: Ryan Berry, owner and Vance Liles, MTG Engineers & Surveyors, agent

OWNER'S ADDRESS: 7970 Hampton Road, Texarkana, Texas 75503

LOCATION OF REZONING: 508 South 8th Street, Texarkana, Texas 75501

PROPOSED CHANGE: construction of a Rail to 18-wheeler Transload facility and yard

ZONING CHANGE FROM: Commercial TO: Industrial-2

LEGAL DESCRIPTION: West 30' of Block 13, Factory Heights

CASE NUMBER: Z-25-24      DATE MAILED: October 21, 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. 20-008239

Case Z-25-24

Date 10-15-25

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: West 30' Block: 13 Addition: Factory Heights  
(Or see attached legal description)

Location: 508 S 8th PIDs:07700005200

Present Zoning: Commercial

Proposed Zoning: Industrial - 2

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

Rail to 18-Wheeler Transload facility and associated Yard

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

Undeveloped property to be part of the Transload Facility

Vana Lila MTG Engineers &  
Attorney or Agent Signature Surveyors

5930 Summerhill Rd  
Address

Texarkana, TX 75503  
City, State, Zip

903-838-8533  
Home Phone & Cell Phone

Fax Number

Robert B...  
Property Owner Signature

Address

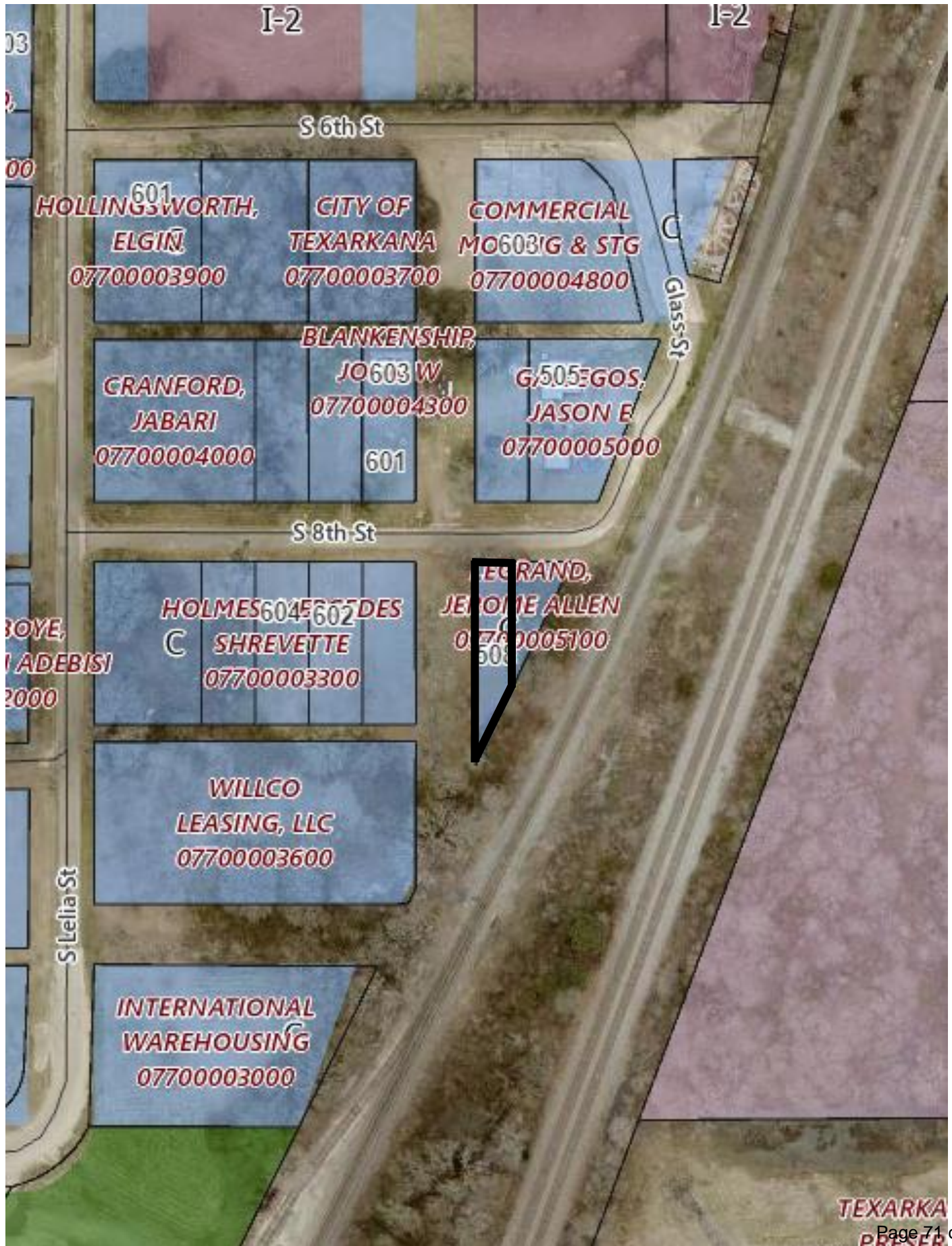
City, State, Zip

Home Phone & Cell Phone

Fax Number

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

# 508 S. 8th Street



# 508 S. 8th Street



**Briefing Sheet**

---

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

**Subject:** Z-25-25: rezoning on the East PT FR of Block 13, located in the 500 block of S 8<sup>th</sup> Street from Commercial to Industrial-2. Ryan Berry, owner, and Vance Liles, MTG Engineers and Surveyors, agent.

**Briefing:** 11/10/2025      **Public Hearing:** 12/8/2025      **Council Vote:** 12/8/2025

**Item Schedule:**

**Updates/History of Briefing:**

NOT APPLICABLE

**Executive Summary and Background Information:**

This is a request by Ryan Berry, owner, and Vance Liles, MTG Engineers and Surveyors, to rezone on the E PT FR of Block 13, Factory Heights, located in the 500 block of S 8th Street from Commercial to Industrial-2.

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

The adjacent zoning is Commercial north, south, and west, and Industrial-1 to the east. The adjacent land use is vacant land to the south, and west, residential to the north and the rail yard to the east.

Staff recommend for approval of this request.

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

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

**Potential Options:**

Approve, deny or table.

**Fiscal Implications:**

NOT APPLICABLE

**Staff Recommendation:**

Staff recommends approval of this request.

**Advisory Board/Committee Review:**

Planning and Zoning Commission

**Board/Committee Recommendation:**

NOT APPLICABLE

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

November 3, 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, NOVEMBER 3, 2025      Hearing Time: 6:00 pm

CITY COUNCIL:      Hearing Date: MONDAY, DECEMBER 8, 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: Ryan Berry, owner and Vance Liles, MTG Engineers & Surveyors, agent

OWNER'S ADDRESS: 7970 Hampton Road, Texarkana, Texas 75503

LOCATION OF REZONING: 500 Block of South 8th Street, Texarkana, Texas 75501

PROPOSED CHANGE: construction of a Rail to 18-wheeler Transload facility and yard

ZONING CHANGE FROM: Commercial TO: Industrial-2

LEGAL DESCRIPTION: E PT FR of Block 13, Factory Heights

CASE NUMBER: Z-25-25

DATE MAILED: October 21, 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. 25-003237

Case Z-25-25

Date 6-15-25

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: E PT FR Block: 13 Addition: Factory Heights  
(Or see attached legal description)

Location: S 8th PIDs:07700005100

Present Zoning: Commercial

Proposed Zoning: Industrial - 2

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

Rail to 18-Wheeler Transload facility and associated Yard

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

Undeveloped property to be part of the Transload Facility

Vana Lela MTG Engineers &  
Attorney or Agent Signature Surveyors

5930 Summerhill Rd  
Address

Texarkana, TX 75503  
City, State, Zip

903-838-8533  
Home Phone & Cell Phone

Fax Number

Ryan B...  
Property Owner Signature

7970 Hampton Rd.  
Address

TEX TX 75503  
City, State, Zip

903 276 0505  
Home Phone & Cell Phone

Fax Number

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

# S. 8th Street



# S. 8th Street



**Briefing Sheet**

---

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

**Subject:** Z-25-14: [TABLED] rezoning on Lots 16-17, Block 1, Pleasant Grove Central, located at Briarwood Circle, from Single Family-1 to Two Family-1. Dong Thu Mgyuen, owner.

**Briefing:** 11/10/2025      **Public Hearing:** 12/8/2025      **Council Vote:** 12/8/2025

**Item Schedule:**

**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 recommends approval of this request.

**Advisory Board/Committee Review:**

Planning and Zoning Commission

**Board/Committee Recommendation:**

NOT APPLICABLE

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

November 3, 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, NOVEMBER 3, 2025      Hearing Time: 6:00 pm

CITY COUNCIL:      Hearing Date: MONDAY, DECEMBER 8, 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: October 21, 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 Brianwood 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

Property Owner Signature

Print Name

Dong Thu Nguyen  
Print Name

Address

6608 Palisades  
Address

City, State, Zip

Texarkana, Tx 75503  
City, State, Zip

Home Phone & Cell Phone

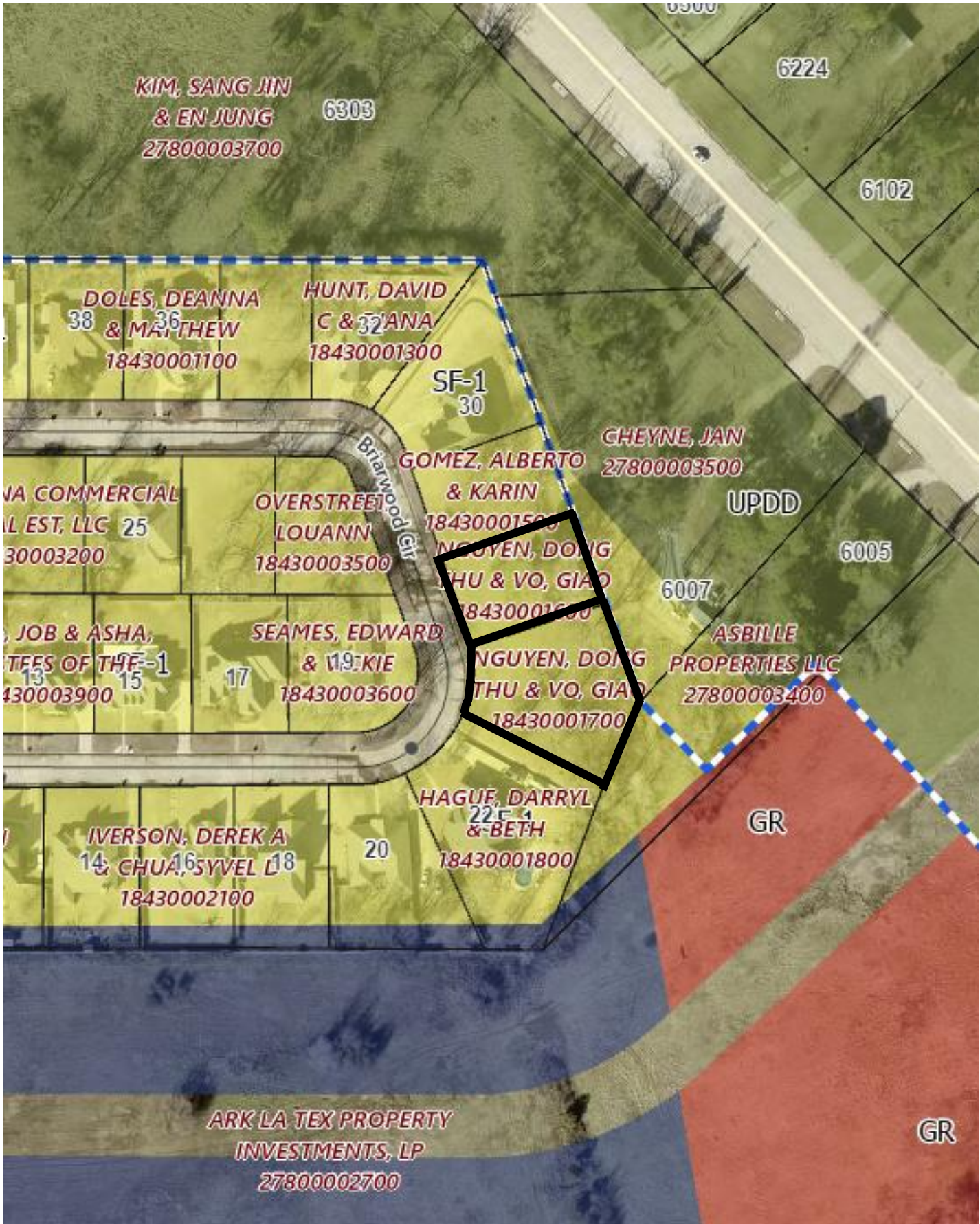
469-288-1562  
Home Phone & Cell Phone

Email Address

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



August 27, 2025

2025-137  
ATT# 08  
(Opposition 7)

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

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.

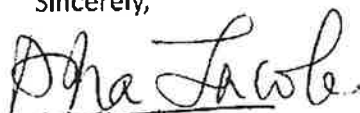
1. The value of our houses will drop dramatically.
2. Increase in Traffic flow will cause safety concerns. Please keep in mind that there is only one entry and exit.
3. This will change the face of Briarwood Circle from single dwelling homes to multifamily homes.
4. The peace and quiet of our neighborhood 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.

## 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

Swanson, Jessica

---

TEX-Puckett, Laura  
Thursday, August 21, 2025 7:01 AM  
TX-Swanson, Jessica  
Fwd: Opposition to Proposed Two-Family Zoning on Briarwood Circle

Can you print this one too?

Forwarded from my iPhone

Forwarded message:

**From:** Mel Luebbert <maluebbert@gmail.com>  
**Date:** August 20, 2025 at 5:43:34 PM CDT  
**To:** "TEX-Puckett, Laura" <lpuckett@texarkanatexas.gov>  
**Cc:** Shivali Sharma <shivali\_sharma1@yahoo.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.

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 definitely 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 effects 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 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

September 2, 2025

Planning and Zoning Commission

Texarkana, Texas

Request of Residents of Briarwood Circle

Texarkana, Texas

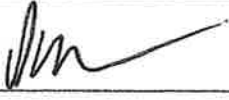

We are writing to express our opposition regarding the application for rezoning Briarwood Circle from single family housing to dual family housing affecting the addresses of residences listed below, which are in proximity of the property proposed for development.

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 A. 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
Marleina A Luehbert	Marleina Luehbert	50 Briarwood Cir Texarkana TX 75503
Hotarra Pone	Hotarra Pone	31 Briarwood Circle Texarkana TX 75503
Ny BORN KYCH	Ny	14 Briarwood 75503
She M Hae	DARREY HAGUE	22 Briarwood Cir
Beth Hague	Beth Hague	22 Briarwood Cir
Steven Rogers	Sten Rogers	18 Briarwood Cir
Michelle Rogers	Michelle Rogers	18 Briarwood Cir.
Jaron Burkett	Am Burkett	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

Print Name	Signature	Address
ASHA JACOB	Asha Jacob	13 Briarwood Cir
SYVEL IVERSEN	Syvel Iversen	16 Briarwood Cir
DEREK IVERSEN	Derek Iversen	16 Briarwood Cir
Amy High	Amy High	6 Briarwood Cir
Brooks High	Brooks High	6 Briarwood Cir
Joel Iglesia	Joel Iglesia	2 Briarwood Cir
DeAnna Doles	DeAnna Doles	36 Briarwood Cir
David Hunt	David Hunt	32 Briarwood Cir
Diana Hunt	Diana Hunt	32 Briarwood Cir
Kathrine Dy	Kathrine Dy	20 Briarwood Circle
ELLEN DY	Ellen Dy	20 BRIARWOOD CIRCLE
LLUVIA HORDE	Lluvia Horde	17 BRIARWOOD CIRCLE
Patrick Eihe	Patrick Eihe	15 Briarwood Circle
MARY ANN TAYLOR	Mary Ann Taylor	7 BRIARWOOD CIR
Bryan Wilhite	Bryan Wilhite	40 Briarwood Cir.
Jon Cunningham	Jon Cunningham	10 Briarwood Cir.
Amy Tankersley	Amy Tankersley	4 Briarwood Cir.
Paula Dannerfield	Paula Dannerfield	30 Briarwood Cir



# CITY OF TEXARKANA

## PLANNING & ZONING COMMISSION

MINUTES • 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

ATTENDING: Mr. Gene Joyce, III, Chairman  
Ms. Dianna Kinsey  
Mr. James Larkins  
Ms. Wanda Northam  
Mr. Brad Bailey  
Ms. Lee Kernek  
Mr. Kory Crews

ABSENT: Mr. Casey Boyette  
Mr. Ross Sarine

### 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.

Prycetta and Norman Jones appeared and stated that they would like to place a HUD code manufactured home on the parcel.

Motion by Ms. Kinsey  
Seconded by Mr. Larkins

Members voted unanimously for approval

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.

Prycetta and Norman Jones appeared and stated that they understand the stipulations from the city.

Motion by Ms. Kinsey

Seconded by Ms. Northam

Members unanimously recommended for approval with stipulations.

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.

Kayla Wood appeared and stated that the builder decided to add additional square footage to the site plan for future expansion. Ms. Wood said the additional square footage will be a second story. Additional parking was added to the site plan to coincide with the ordinance for parking requirements.

Jeffrey Bell approached and wanted to clear up that tonight was about the approval of the extra square footage. He also asked if the builder has requested approval from the building department. Laura Puckett explained to Mr. Bell that the Building department would review the site plan once it was approved by the Planning and Zoning Commission and that it will go through lengthy reviews.

Motion by Ms. Kinsey

Seconded by Mr. Crews

Members unanimously recommended for approval with stipulations.

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.

Kayliana Kelley appeared and stated that she will be doing tattooing at this location.

Motion by Mr. Bailey

Seconded by Ms. Kinsey

Members unanimously recommended for approval with stipulations.

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.

Nick Hibbs and Kyle Page appeared and stated that they would like to build apartments at this location. They explained that they have not received approval from TXDOT regarding a drive on Richmond Road.

Brian Hendrix appeared and asked the builders if they were aware of the water well that was on the property. He said that the well is in the southeast corner of the lot bordering his parcel. He had no complaints regarding the site plan.

Motion by Ms. Kinsey

Seconded by Ms. Kernek

Members unanimously recommended for approval with stipulations.

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.

Bryanna Boone appeared and stated that she would be doing permanent cosmetics.

Motion by Ms. Kinsey

Seconded by Ms. Kernek

Members unanimously recommended for approval with stipulations

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.

Gene Joyce, the Chairperson, explained that this item would be table again. He went on to say that this would be on next month's agenda and that the applicant will have to appear to be heard or withdraw. The vote was to table this item at this time.

Motion by Ms. Kinsey to table

Seconded by Mr. Larkins

Members unanimously recommended to table this item.

### **III. STAFF UPDATES**

Mashell Daniel handed the Commission members a leaflet that explains the difference in modular homes, factory fabricated, and panelized homes for future ordinance corrections and additions. Ms. Daniel explained that we would be working on an ordinance for tiny homes to present to the members in the near future. Ms. Daniel also advised the Commission members that the city was recently approached regarding container homes.

Ms. Puckett advised the Commission that the ordinance would change with regard to HUD code manufactured homes and that the Specific Use Permits will no longer be required on HUD code manufactured homes. Ms. Puckett advised the Commission members that this new law may require the Commission to revoke the existing Specific Use Permits with regard to HUD code

manufactured homes.

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

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

Motion to approve by Ms. Northam and Seconded by Ms. Kinsey. Members unanimously recommended for approval.

#### **V. ADJOURNMENT**