CITY OF TEXARKANA

CITY COUNCIL

MINUTES ● APRIL 22, 2024

Council Chambers | **Regular Meeting** | **6:00 PM**

220 TEXAS BLVD., TEXARKANA, TX 75501

I. CALL TO ORDER, ROLL CALL, ESTABLISHMENT OF QUORUM

Attendee Name	Title	Status	Arrived
Bob Bruggeman	Mayor	Present	
Jean H. Matlock	Ward 1	Present	
Mary Hart	Ward 2	Present	
Betty Williams	Ward 3	Absent	
Christie Page	Ward 4	Present	
Cole Meador	Ward 5	Present	
Jay Davis	Ward 6	Present	

Staff Present: City Manager David Orr, Jennifer Evans, Kristin Peeples, Karey Parker, Chris Black, Mashell Daniel, Brooke Stone, Robby Robertson, Chiquita Burks, Vashil Fernandez, and Lisa Thompson.

Legal Counsel: Jeff Lewis.

II. INVOCATION AND PLEDGE LED BY COUNCIL MEMBER MARY HART

III. SPECIAL MEETING PRESENTATIONS

Annual Comprehensive Financial Report and Single Audit Report for Fiscal Year Ending - September 30, 2023 - by David Coleman, CPA, FORVIS, LLP

Mr. Coleman provided an overview of the financial highlights of the ACFR. He also discussed the audit scope and results for fiscal year 2023. Overall, the city's general fund unassigned fund balance was healthy for the year. TWU's operating revenues increased, approximately three million dollars, from fiscal year 2022 to fiscal year 2023.

The pension plans for police, fire, TWU, and general employees are all adequately funded. The city received unmodified "clean" opinions with no reportable matters. He was very happy to report the city is completely caught up with its federal and financial statement audits since the cyber ransomware attack the city experienced in 2020.

Texarkana ISD Student Spaceflight Experiments Program - by Morriss Elementary School Students

Morriss Elementary School Principal Lauren Pilgreen presented four fifth-grade students: Isaac Steele, Lynnley Galloway, Lizzy LaGrone, and Cooper Wood.

The students chose concrete for their experiment to test in microgravity. The experiment required them to work on formulas to test their hypothesis and figure out how much concrete, water, and sand would fit into a small test tube.

The purpose of their experiment is to support research on the possibility of building structures on the moon. They said this project taught them teamwork and perseverance. Starting over is common, but giving up is not an option. The Mayor thanked them for a presentation well done!

IV. MAYOR'S REMARKS AND ITEMS OF COMMUNITY INTEREST

Upcoming City Council Meetings
Monday, May 13, 2024, at 6:00 p.m.
Monday, June 10, 2024, at 6:00 p.m.

Parks & Recreation Activities
April Events:

April 27th	Community Yard Sale and Electronic Recycling - 8am to 3pm	Spring Lake Park
April 27th	TYSA Softball Tournament	Karrh Park
April 27th	Zumba in the Park - 10 to 11am	Spring Lake Park

May Events:

May 4th	Alzheimer's Alliance - 9th Annual Texarkana Wine Festival	Spring Lake Park
May 4th	1st Choice Pregnancy Center - Walk for Life	Spring Lake Park
May 11th	Hands on Texarkana - Dragon Boat Races	Bringle Lake Park West

Additional Parks & Recreation information can be found on the city's website at <http://www.texarkanatexas.gov>.

Other Spring Events

April 30th	Total Health & Wellness Expo - 9am to 6pm	Texarkana Texas Convention Center
May 3rd - 5th	Hobie Bass Open Series - Kayak Fishing Tournament	Lake Wright Patman

May 4th	Farmers Market Opening Day - 8am to 1pm	500 N. State Line Avenue, Texarkana, Texas

Joint City Regional Airport Meeting

The City Council will meet with the Texarkana Arkansas Board of Directors on Wednesday, April 24th to receive an update on matters related to the airport's new terminal construction progress, a preview of its upcoming budget cycle, and the Capital Improvement Plan.

The joint meeting will be held at the Ark-Tex Council of Governments building located at 4808 Elizabeth St., Texarkana, Texas. The meeting will begin at 3:00 p.m. and is open to the public.

V. OPEN FORUM: COMMENTS FROM THE PUBLIC

Per Council rules, comment time is limited to five minutes, or ten minutes if using a translator. Before comments are made, a speaker must complete an information sheet and give to the City Secretary. If your comment pertains to an agenda item with a scheduled public hearing or public comment, the Council requires that you make your comment at that time; you do not need to complete an information sheet.

Keith Cotton asked about partnering with the city to bring a forum to Spring Lake Park called "Music in the Park". Mr. Cotton said there is great interest in the community of residents who would enjoy some jazz music at the park. He also said it would be nice if more lighting was added to the entertainment area of the park, near the stage, to enhance that space for a music festival.

VI. APPOINTMENTS TO BOARDS, COMMISSIONS, AND COMMITTEES

Council made no appointments or reappointments to any board, commission, or committee.

VII. ITEMS FOR CONSIDERATION

Consent Items

(6:26 p.m.)

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jean H. Matlock, Ward 1
SECONDER:	Christie Page, Ward 4
AYES:	Bruggeman, Matlock, Hart, Page, Meador, Davis
ABSENT:	Williams

1. Consider approval of the minutes of the Regular Meeting of the City Council held on March 25, 2024 at 6:00 PM.

Action Items

2. Joint Resolution No. 2024-048, with the Board of Directors of the City of Texarkana, Arkansas, supporting the fiscal year 2024 Consolidated Rail Infrastructure and Safety Improvements (CRISI) grant application for Union Station Redevelopment.

   Public Hearing:
   Council Vote: April 22, 2024

   Vashil Fernandez briefed this agenda item.
   (6:28 p.m.)

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jay Davis, Ward 6
SECONDER:	Cole Meador, Ward 5
AYES:	Bruggeman, Matlock, Hart, Page, Meador, Davis
ABSENT:	Williams

3. Resolution No. 2024-049 approving the amendment of the CDBG 2023 Annual Action Plan.

   Public Hearing:
   Council Vote: April 22, 2024

   Vashil Fernandez briefed this agenda item.
   (6:31 p.m.)

RESULT:	**ADOPTED [5 TO 0]**
MOVER:	Mary Hart, Ward 2
SECONDER:	Jay Davis, Ward 6
AYES:	Bruggeman, Matlock, Hart, Meador, Davis
ABSENT:	Williams
AWAY:	Page

VIII. FIRST BRIEFINGS

1. Ordinance No. 2024-042 amending Section 12-3 of the Code of Ordinances to designate single polling locations for each city election precinct/ward to align with polling places utilized by Bowie County.

   Public Hearing: May 13, 2024
   Council Vote: May 13, 2024

   Jeff Lewis briefed this agenda item.

RESULT:	**MOVED FORWARD**	**Next: 5/13/2024 6:00 PM**

2. Ordinance No. 2024-043 rezoning the N 250' of Lots 7, 8, 9, and 10, Block 2, Carrie D. Harts 1st, located at 4001 New Boston Road from Commercial-Agriculture to Commercial. F.M. Slack, owner, and Clint Head, agent.

   Public Hearing: May 13, 2024
   Council Vote: May 13, 2024

   Mashell Daniel briefed this agenda item.

RESULT:	**MOVED FORWARD**	**Next: 5/13/2024 6:00 PM**

3. Ordinance No. 2024-044 amending PD-15-5 for site plan approval on Lot 6, Block 3, John T Spears First Addition, located at 3603 Texas Boulevard. Bradley and Sarah Berry, owners.

   Public Hearing: May 13, 2024
   Council Vote: May 13, 2024

   Mashell Daniel briefed this agenda item.

RESULT:	**MOVED FORWARD**	**Next: 5/13/2024 6:00 PM**

4. Ordinance No. 2024-045 approving a Specific Use Permit to allow one additional use of a daycare on Lot 32, Block 2, Oaklawn Subdivision, located 2201 N Akin Avenue. Tameka King, owner.

   Public Hearing: May 13, 2024
   Council Vote: May 13, 2024

   Mashell Daniel briefed this agenda item.

RESULT:	**WITHDRAWN**

5. Ordinance No. 2024-046 amending PD-23-4 for site plan approval on a 15.15-acre tract of land (being Tract 81) H.S. Janes HRS, A-306, located at 500 S Bishop Road. Russ Huckaby, owner, and Jess Griffin, agent.

   Public Hearing: May 13, 2024
   Council Vote: May 13, 2024

   Mashell Daniel briefed this agenda item.

RESULT:	**MOVED FORWARD**	**Next: 5/13/2024 6:00 PM**

6. Ordinance No. 2024-047 amending the Code of Ordinances by adding Article IX, "Door-to-Door Selling", to Chapter 28, of the Code of Ordinances.

   Public Hearing: May 13, 2024
   Council Vote: May 13, 2024

   Jeff Lewis briefed this agenda item.

RESULT:	**MOVED FORWARD**	**Next: 5/13/2024 6:00 PM**

IX. PUBLIC HEARINGS

1. Ordinance No. 2024-032 rezoning an approximate 0.17-acre tract of land (being Part of Tract 35), W. H. Ector, HRS, A-695, located at 1319 Richmond Road from Multiple Family-1/Planned Development-General Retail to Neighborhood Service. Sundar Adhikari, owner, and Rita Johnson-Williams, agent.

   Public Hearing: April 22, 2024
   Council Vote: April 22, 2024

   There were no public comments made at this hearing.
   (6:46 p.m.)

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Mary Hart, Ward 2
SECONDER:	Christie Page, Ward 4
AYES:	Bruggeman, Matlock, Hart, Page, Meador, Davis
ABSENT:	Williams

2. Ordinance No. 2024-033 granting a Specific Use Permit to allow the location of a daycare on the N 1/2 of Lots 9-12 and Part of the Alley, Block 55, Grandview, located at 1616 Iowa Street. Callie Donelson, owner, and Stephanie Thompson, agent.

   Public Hearing: April 22, 2024
   Council Vote: April 22, 2024

   Stephanie Thompson addressed council about doing some upgrades to the property.
   (6:48 p.m.)

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Mary Hart, Ward 2
SECONDER:	Jean H. Matlock, Ward 1
AYES:	Bruggeman, Matlock, Hart, Page, Meador, Davis
ABSENT:	Williams

3. Ordinance No. 2024-034 rezoning an approximate 20.70-acre tract of land (being part of Tracts 9-12, 13, 17, 18 and 19), R. E. Sevey HRS, A-523, located at 2300 Buchanan Road from Single Family-1 to Planned Development - Commercial. Jeff Wright, LEISD, owner, and Robert Sanderson, agent.

   Public Hearing: April 22, 2024
   Council Vote: April 22, 2024

   There were no public comments made at this hearing.
   (6:50 p.m.)

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jay Davis, Ward 6
SECONDER:	Christie Page, Ward 4
AYES:	Bruggeman, Matlock, Hart, Page, Meador, Davis
ABSENT:	Williams

4. Ordinance No. 2024-035 rezoning an approximate 4-acre tract of land (being Tract 64), J. A. Talbot HRS, A-564, located at 5613 Richmond Road from Single Family-1 to Planned Development General Retail. Josh Morriss, Morriss Family LP, owners, and Jason Bolling, Guggenheim Development Services LLC, agent.

   Public Hearing: April 22, 2024
   Council Vote: April 22, 2024

   There were no public comments made at this hearing.
   (6:52 p.m.)

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jay Davis, Ward 6
SECONDER:	Christie Page, Ward 4
AYES:	Bruggeman, Matlock, Hart, Page, Meador, Davis
ABSENT:	Williams

5. Ordinance No. 2024-036 amending PD-24-1(GR) for site plan approval on an approximate 4-acre tract of land (being Tract 64), J. A. Talbot HRS, A-564, located at 5613 Richmond Road. Josh Morriss, Morriss Family LP, owner, and Jason Bolling, Guggenheim Development Services LLC, agent.

   Public Hearing: April 22, 2024
   Council Vote: April 22, 2024

There were no public comments made at this hearing.
(6:53 p.m.)

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jay Davis, Ward 6
SECONDER:	Christie Page, Ward 4
AYES:	Bruggeman, Matlock, Hart, Page, Meador, Davis
ABSENT:	Williams

X. CITY MANAGER'S REPORT

Sales Tax Update
Sales tax receipts for the month of April (February sales) totaled $1,667,563.65, an increase of 0.25% compared to the same month in the prior year. Fiscal year-to-date collections totaled $8,616,147.98, a decrease of $324,214.84 (-3.63%) compared to last year.

Excluding the February adjustments related to an energy sector company, fiscal year-to-date collections would have totaled $9,033,892.98, an increase of $93,530.16 (1.05%) compared to last year.

FY 25 Budget Planning Update
Departmental budget meetings are underway in preparation for the FY 25 proposed budget. Staff anticipates finishing most of the departmental meetings within the next two weeks and have tentatively scheduled the following Budget Advisory Committee Meetings:

Wednesday, May 8th at noon
Wednesday, May 15th at noon
Wednesday, May 29th at noon (joint meeting with Council)

MyGOV Information
Each council member received a MyGOV flyer with information detailing the city's online reporting system that provides two-way communication for residents.

SAVE THE DATES
TML Region 15 Meeting in New Boston, April 23, 2024, 5:30-8pm

Joint City Airport Meeting Wednesday, April 24th at 3pm at the ATCOG Building located at 4808 Elizabeth St., Texarkana, Texas.

XI. ADMINISTRATIVE COMMENTS

1. City Council

   Mayor Bruggeman recognized attendee Kelly Mitchell, who was appointed by the Governor as the Sulphur River Basin Authority (SRBA) Board President. Mr. Mitchell is beginning his seventh year with the SRBA.

He also serves on the city's Budget Advisory Committee. He was thanked for his tireless service to and for the residents of Texarkana, Texas.

2. City Staff

   Staff had no administrative comments for council.

XII. ADJOURNMENT

A motion was made to adjourn the meeting.
(6:57 p.m.)

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jean H. Matlock, Ward 1
SECONDER:	Christie Page, Ward 4
AYES:	Bruggeman, Matlock, Hart, Page, Meador, Davis
ABSENT:	Williams

Jennifer Evans
City Secretary

Bob Bruggeman
Mayor

CITY OF TEXARKANA

CITY COUNCIL

MINUTES • MARCH 25, 2024

Council Chambers **Regular Meeting** **6:00 PM**

220 TEXAS BLVD., TEXARKANA, TX 75501

I. CALL TO ORDER, ROLL CALL, ESTABLISHMENT OF QUORUM

Attendee Name	Title	Status	Arrived
Bob Bruggeman	Mayor	Present	
Jean H. Matlock	Ward 1	Present	
Mary Hart	Ward 2	Present	
Betty Williams	Ward 3	Absent	
Christie Page	Ward 4	Present	
Cole Meador	Ward 5	Present	
Jay Davis	Ward 6	Present	

Staff Present: City Manager David Orr, Jennifer Evans, Robby Robertson, Mashell Daniel, Karey Parker, Chris Black, Vashil Fernandez, Lisa Thompson, Dusty Henslee, J.W. Bramlett, Chiqita Burks, Brooke Stone, Keith Beason, and Kristin Peeples.

Municipal Court: Judge Sherry Jackson Hawkins.

Legal Counsel: Jeff Lewis.

II. INVOCATION AND PLEDGE LED BY COUNCIL MEMBER JEAN MATLOCK

III. PROCLAMATION PRESENTATION - FINANCIAL LITERACY MONTH

Mayor Bruggeman read the proclamation and presented it to Council Member Davis, who is the Executive Director of Financial and Entrepreneurship Engagement at Texas A&M - Texarkana.

Mr. Davis thanked the Mayor and said the public is invited to a Wellness Remix. This expo includes several areas of wellness, including financial planning.

It will be held on April 30th, from 9:00 a.m. to 6:00 p.m. at the Texarkana Convention Center, 910 S Cowhorn Creek Loop, Texarkana, Texas.

Financial Literacy Month - April 2024

Minutes Acceptance: Minutes of Mar 25, 2024 6:00 PM (Consent Items)

RESULT:	CLOSE ACTION

IV. MAYOR'S REMARKS AND ITEMS OF COMMUNITY INTEREST

Upcoming City Council Meetings
Monday, April 22, 2024 at 6:00 p.m. (one meeting in April)
Monday, May 13, 2024 at 6:00 p.m. (one meeting in May)

Parks & Recreation Activities:

March 30th & 31st	NCS Baseball Tournament	Spring Lake Park/Swanger Complex
April 13th & 14th	NCS Softball Tournament	Grady T. Wallace Park
April 19th & 20th	Dixie Wood Bat Baseball Tourn.	Spring Lake Park/Swanger Complex

Additional Parks & Recreation information can be found on the city's website at <http://www.texarkanatexas.gov>.

Perot Theatre Events
March 26th at 7:00 p.m. - Janets Planet - A Tour of the Solar System - presented by TRAHC. Tickets are available at perottheatre.org.

April 6th at 7:00 p.m. - Texarkana Symphony Orchestra presents: Dark Side of the Moon - The Music of Pink Floyd.

Solarbration - Two States, Total Eclipse
The "Solarbration" celebration will be held April 5th - 8th. For a list of programs, activities, and events, please visit solarbrationtxk.com.

TOTAL ECLIPSE DAY - April 8th at 1:00 p.m. - Live music from "Emerald City" south of the downtown U.S. Federal Courthouse/Post Office on State Line Avenue.

TAMUT Big Event
The Big Event will be held on Saturday, April 13. It will be a day of community service projects from 8:00 a.m. to 12:00 p.m. Neighborhood and citywide projects can be submitted to Vashil.Fernandez@texarkanatexas.gov.

The Texarkana Urban Transit District is happy to announce T-Line will resume Saturday bus service beginning April 6th. For more information, citizens can call the main office at (903) 794.8883 or visit T-Line's website at t-linebus.org.

Sadly, one of the city's police officers was attacked by two dogs on Friday evening, March 22nd, which resulted in surgery. The Mayor went to the ER and found Officer Flores receiving outstanding care from the Wadley Hospital emergency room team.

The officer is doing well and prayers are with him and his family. The city wishes for a speedy recovery.

Minutes Acceptance: Minutes of Mar 25, 2024 6:00 PM (Consent Items)

V. OPEN FORUM: COMMENTS FROM THE PUBLIC

Per Council rules, comment time is limited to five minutes, or ten minutes if using a translator. Before comments are made, a speaker must complete an information sheet and give to the City Secretary. If your comment pertains to an agenda item with a scheduled public hearing or public comment, the Council requires that you make your comment at that time; you do not need to complete an information sheet.

Jon Trickey, of the 2024 Leadership Texarkana class, spoke about class project "Play TXK", with the idea of installing horseshoe stake mounting brackets at Spring Lake Park. The objective is to add density to the park and utilize available space to create more activities for families and friends to enjoy in the outdoors.

Sallie Moore spoke about the poor condition of various streets in the city and upgrades needed at some of the parks.

VI. APPOINTMENTS TO BOARDS, COMMISSIONS, AND COMMITTEES

Mayor Bruggeman reappointed Kevin Avery and Ben King to the TexAmericas Center Board, each having a two-year term and effective date of June 1, 2024.

Motion to confirm Mayoral reappointments to the TexAmericas Center Board of Directors.

(6:24 p.m.)

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jay Davis, Ward 6
SECONDER:	Mary Hart, Ward 2
AYES:	Bruggeman, Matlock, Hart, Page, Meador, Davis
ABSENT:	Williams

VII. ITEMS FOR CONSIDERATION

Consent Items

(6:25 p.m.)

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Mary Hart, Ward 2
SECONDER:	Jean H. Matlock, Ward 1
AYES:	Bruggeman, Matlock, Hart, Page, Meador, Davis
ABSENT:	Williams

1. Consider approval of the minutes of the Regular Meeting of the City Council held on March 11, 2024 at 6:00 PM.

2. Resolution No. 2024-039 approving the budget calendar for Fiscal Year 2025.

Minutes Acceptance: Minutes of Mar 25, 2024 6:00 PM (Consent Items)

Public Hearing:
Council Vote: March 25, 2024

3. Resolution No. 2024-040 authorizing the City Manager to execute a contract with Contech Contractors, Inc. of Texarkana, Texas, for an amount not to exceed $80,852.20, for the bus stop shelter project, with Community Development Block Grant (CDBG) funds.

   Public Hearing:
   Council Vote: March 25, 2024

4. Resolution No. 2024-041 authorizing the City Manager to execute an Advance Funding Agreement (AFA) with the Texas Department of Transportation for a Transportation Alternative Set-Aside (SA) Program for the Leopard Drive Shared Use Path and Pedestrian Improvement project.

   Public Hearing:
   Council Vote: March 25, 2024

Action Items

5. Resolution No. 2024-038 approving a bid from Contech Contractors, Inc. of Texarkana, Texas, to replace windows on the exterior north wall of City Hall, in an amount not to exceed $88,508.60, with budgeted funds from the General Fund (Fund 101).

   Public Hearing:
   Council Vote: March 25, 2024

   Keith Beason briefed this agenda item.
   (6:27 p.m.)

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Christie Page, Ward 4
SECONDER:	Jay Davis, Ward 6
AYES:	Bruggeman, Matlock, Hart, Page, Meador, Davis
ABSENT:	Williams

VIII. FIRST BRIEFINGS

Minutes Acceptance: Minutes of Mar 25, 2024 6:00 PM (Consent Items)

1. Ordinance No. 2024-032 rezoning an approximate 0.17-acre tract of land (being Part of Tract 35), W. H. Ector, HRS, A-695, located at 1319 Richmond Road from Multiple Family-1/Planned Development-General Retail to Neighborhood Service. Sundar Adhikari, owner, and Rita Johnson-Williams, agent.

   Public Hearing: April 22, 2024
   Council Vote: April 22, 2024

   Mashell Daniel briefed this agenda item.

RESULT:	MOVED FORWARD	Next: 4/22/2024 6:00 PM

2. Ordinance No. 2024-033 granting a Specific Use Permit to allow the location of a daycare on the N 1/2 of Lots 9-12 and Part of the Alley, Block 55, Grandview, located at 1616 Iowa Street. Callie Donelson, owner, and Stephanie Thompson, agent.

   Public Hearing: April 22, 2024
   Council Vote: April 22, 2024

   Mashell Daniel briefed this agenda item.

RESULT:	MOVED FORWARD	Next: 4/22/2024 6:00 PM

3. Ordinance No. 2024-034 rezoning an approximate 20.70-acre tract of land (being part of Tracts 9-12, 13, 17, 18 and 19), R. E. Sevey HRS, A-523, located at 2300 Buchanan Road from Single Family-1 to Planned Development - Commercial. Jeff Wright, LEISD, owner, and Robert Sanderson, agent.

   Public Hearing: April 22, 2024
   Council Vote: April 22, 2024

   Mashell Daniel briefed this agenda item.

RESULT:	MOVED FORWARD	Next: 4/22/2024 6:00 PM

4. Ordinance No. 2024-035 rezoning an approximate 4-acre tract of land (being Tract 64), J. A. Talbot HRS, A-564, located at 5613 Richmond Road from Single Family-1 to Planned Development General Retail. Josh Morriss, Morriss Family LP, owners, and Jason Bolling, Guggenheim Development Services LLC, agent.

   Public Hearing: April 22, 2024
   Council Vote: April 22, 2024

   Mashell Daniel briefed this agenda item.

Minutes Acceptance: Minutes of Mar 25, 2024 6:00 PM (Consent Items)

RESULT:	**MOVED FORWARD**	**Next: 4/22/2024 6:00 PM**

5. Ordinance No. 2024-036 amending PD-24-1(GR) for site plan approval on an approximate 4-acre tract of land (being Tract 64), J. A. Talbot HRS, A-564, located at 5613 Richmond Road. Josh Morriss, Morriss Family LP, owner, and Jason Bolling, Guggenheim Development Services LLC, agent.

Public Hearing: April 22, 2024
Council Vote: April 22, 2024

Mashell Daniel briefed this agenda item.

RESULT:	**MOVED FORWARD**	**Next: 4/22/2024 6:00 PM**

IX. PUBLIC HEARINGS

1. Ordinance No. 2024-021 amending the Zoning Code, Chapter 140, by adding Section 140-182, "Telecommunications Tower & Stealth Telecommunications Tower", adding corresponding definitions to Section 140-179 and corresponding uses to "Utility and Service Uses" in Section 140-81, and adding compliance provisions to Section 140-108, "Planned Development".

Public Hearing: March 25, 2024
Council Vote: March 25, 2024

There were no public comments made at this hearing.
(6:36 p.m.)

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Mary Hart, Ward 2
SECONDER:	Christie Page, Ward 4
AYES:	Bruggeman, Matlock, Hart, Page, Meador, Davis
ABSENT:	Williams

2. Ordinance No. 2024-028 amending the Zoning Code, Chapter 140, Article V - Special District Regulations, Section 140-111, "UPDD University Planned Development District", by amending subsections 140-111(e) and 140-111(h) to provide for "wayfinding guides" applicable for educational institutions.

Public Hearing: March 25, 2024
Council Vote: March 25, 2024

There were no public comments made at this hearing.
(6:38 p.m.)

Minutes Acceptance: Minutes of Mar 25, 2024 6:00 PM (Consent Items)

RESULT:	**ADOPTED [5 TO 0]**
MOVER:	Christie Page, Ward 4
SECONDER:	Mary Hart, Ward 2
AYES:	Bruggeman, Matlock, Hart, Page, Meador
ABSTAIN:	Davis
ABSENT:	Williams

3. Ordinance No. 2024-029 authorizing assignment pay for a Firefighter assigned to specialized duties of Building Maintenance and Repair, and setting conditions and rate of pay.

Public Hearing: March 25, 2024
Council Vote: March 25, 2024

There were no public comments made at this hearing.
(6:39 p.m.)

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jay Davis, Ward 6
SECONDER:	Cole Meador, Ward 5
AYES:	Bruggeman, Matlock, Hart, Page, Meador, Davis
ABSENT:	Williams

4. Ordinance No. 2024-030 authorizing assignment pay for a Firefighter assigned to the specialized duties of Deputy Emergency Management Coordinator, and setting conditions and rate of pay.

Public Hearing: March 25, 2024
Council Vote: March 25, 2024

There were no public comments made at this hearing.
(6:40 p.m.)

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jay Davis, Ward 6
SECONDER:	Cole Meador, Ward 5
AYES:	Bruggeman, Matlock, Hart, Page, Meador, Davis
ABSENT:	Williams

X. CITY MANAGER'S REPORT

Meeting with New Corps of Engineers Ft. Worth District Commander
Calvin Kroeger, the new US Army Corps of Engineers - Ft. Worth District Commander, visited Red River Army Depot and Riverbend offices last week. Staff had a chance to meet regarding the progress of the Lake Wright Patman Ultimate Rule Curve Project and the new Water Intake Application for the future Riverbend plant.

Minutes Acceptance: Minutes of Mar 25, 2024 6:00 PM (Consent Items)

Additionally, the City signed a memorandum of agreement with the Corps for the environmental work that needs to be completed on the intake structure. The City also received the funding request for the URC cultural study. These are two significant milestones that staff has been working on with Kyle Dooley for several years and staff is looking forward to those projects getting underway soon.

Public Meetings for proposal of new water intake system project at Wright Patman Lake
With the progress mentioned above, Riverbend Water Resources District will host public meetings for a proposal for a new water intake system project at Wright Patman Lake.

The first will take place Tuesday, March 26, 2024, at Texarkana City Hall, 220 Texas Blvd, Texarkana, TX 75501, from 6:00-7:00 p.m. in the Council Chambers.

The second meeting will take place Wednesday, March 27, 2024, in the Atlanta City Hall Council Chambers, 315 North Buckner Street, TX 75551, from 6:00-7:00 p.m.

The public is invited to hear more about the proposed project which will consist of dredging, a new water intake structure, raw water transmission main, raw water pump station, and a water treatment plant. For more information, please visit:
https://maps.papedawson.com/rwrdimages/USACE_PublicAnnouncement_240308.pdf

Staff and Council Member Davis met with representatives from MakeMyMove, which is part of an AR-TX REDI initiative. MakeMyMove is a remote work program that was budgeted in the city's current budget. An executive summary was provided to each council member.

SAVE THE DATES!
TML Region 15 Meeting in New Boston, at 415 County Road 2101, on April 23rd from 5:30-8:00 p.m.

Joint City Airport Meeting at 3:00 p.m. on Wednesday, April 24th at the Ark-Tex COG building, 4808 Elizabeth St., Texarkana, TX. Like last year, this will be a joint meeting of the Texarkana, TX City Council and Texarkana, AR Board of Directors.

The agenda will include an update on the new terminal construction progress, a preview of the upcoming budget cycle and the Capital Improvement Plan.

XI. ADMINISTRATIVE COMMENTS

1. City Council

   Council had no administrative comments for staff.

2. City Staff

   Staff had no administrative comments for council.

XII. ADJOURNMENT

Minutes Acceptance: Minutes of Mar 25, 2024 6:00 PM (Consent Items)

A motion was made to adjourn the meeting.
(6:44 p.m.)

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Christie Page, Ward 4
SECONDER:	Mary Hart, Ward 2
AYES:	Bruggeman, Matlock, Hart, Page, Meador, Davis
ABSENT:	Williams

Jennifer Evans
City Secretary

Bob Bruggeman
Mayor

Minutes Acceptance: Minutes of Mar 25, 2024 6:00 PM (Consent Items)

City of Texarkana, Texas

Version: A

Briefing Sheet

Update Date: 4/17/2024 2:15 PM

Lead Department: Planning and Community Development **Action Officer:** Vashil Fernandez, PCD Director

Subject: Joint Resolution No. 2024-048, with the Board of Directors of the City of Texarkana, Arkansas, supporting the fiscal year 2024 Consolidated Rail Infrastructure and Safety Improvements (CRISI) grant application for Union Station Redevelopment.

Briefing: 4/22/2024 **Public Hearing:** **Council Vote:** 4/22/2024

Item Schedule

Schedule 1: Brief twice - vote once (six weeks)

Updates/History of Briefing:

Executive Summary and Background Information:

The U.S. Department of Transportation Federal Railroad Administration Notice of Funding Opportunity for $2.4 billion in grant funding through the Consolidated Rail Infrastructure and Safety Improvements CRISI grant program Fiscal Year 2023 -2024.

Texarkana's Union Station redevelopment project sets a bold vision for future growth rail transportation within the twin cities of Texarkana, USA on the Texas and Arkansas border, a historically disadvantaged rural community. Originally established as a railroad and industrial center, Texarkana, USA has grown into a regional agriculture, retail, transportation, and wholesale service center. This phase of the project aims to acquire the site "as a capital project" and fund the preliminary engineering needed for redevelopment.

The site is currently an eye-sore and one of the only remaining non-renovated union station facilities along the Amtrak Texas Eagle Route. Additionally, the only operating portion of the site is in serious need of repair to make the site more ADA friendly for passengers. This site has been around since the founding of both cities and they realize that its restoration is vital to a successful downtown revitalization, which is part of the city's comprehensive plan. This project will preserve the building's rich history while contributing to the economic growth that has started in downtown Texarkana as well as improve passenger safety. With potential funds from the CRISI Grant program for building acquisition and preliminary engineering and other potential funds from Tax credits and Amtrak's improvement funds.

Working in close coordination with Amtrak officials, the redevelopment of Union Station redevelopment will include but not be limited to passenger station amenity improvements and ADA accessibility upgrades will lead to emissions reduction benefits, which leads to public health benefits, reduced pavement maintenance costs and other economic development benefits. The station would now become a multi-purpose building with passenger rail, offices, event space and an future business accelerator space and provide the opportunity for a multi-modal means of transportation such as rail along with a potential bus service route through the Texarkana Urban Transit Authority.

There is a 20% match requirement.

Potential Options:

- Approve
- Deny

Fiscal Implications:

(Insert Text Here)

Staff Recommendation:

Recommends Approval

Advisory Board/Committee Review:

NONE

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

NOT APPLICABLE

Attachments

a. 2024-048 JT. RES Supporting FY 2024 CRISI Grant Application (DOCX)
b. 2024-048 Goals & Perspectives (DOCX)
c. 2024-048 ATTH 02 CRISI 2023-2024 Application_draft (DOCX)
d. 2024-048 ATTH 01 Jt. Mayor's Letter for CRISI grant (DOCX)

Staff Coordination

Planning and Community Development		Vashil Fernandez	Department Head Review Completed	04/15/2024 11:42 AM
City Manager	David Orr	City Manager Review	Completed	04/17/2024 10:47 AM
City Council	Jennifer Evans	Meeting	Completed	04/22/2024 6:00 PM

Meeting History

Attachment: 2024-048 JT. RES Supporting FY 2024 CRISI Grant Application (4225 : 2024-048 Joint RES Support Texarkana's 2024 CRISI Grant

Texarkana, Texas: Resolution No. 2024-048

Texarkana, Arkansas: Resolution No. _____

A JOINT RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AND BOARD OF DIRECTORS OF THE CITY OF TEXARKANA, ARKANSAS, SUPPORTING THE FISCAL YEAR 2024 CONSOLIDATED RAIL INFRASTRUCTURE AND SAFETY IMPROVEMENTS (CRISI) GRANT APPLICATION FOR UNION STATION IMPROVMENTS; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the U.S. Department of Transportation's Federal Railroad Administration Notice of Funding Opportunity for $2.4 billion in grant funding through the CRISI grant program is open; and

WHEREAS, the Cities of Texarkana, Texas, and Texarkana, Arkansas, are applying for the CRISI grant. Texarkana's Union Station redevelopment project sets a bold vision for future growth rail transportation within the twin cities of Texarkana, USA on the Texas and Arkansas border, a historically disadvantaged rural community. Originally established as a railroad and industrial center, Texarkana, USA has grown into a regional agriculture, retail, transportation, and wholesale service center. This phase of the project aims to acquire the site "as a capital project" and fund the preliminary engineering needed for redevelopment; and

WHEREAS, the two cities have a shared interest. The site is currently an eye-sore and one of the only remaining non-renovated union station facilities along the Amtrak Texas Eagle Route. Additionally, the only operating portion of the site is in serious need of repair to make the site more ADA friendly for passengers. This site has been around since the founding of both cities and staff realizes that its restoration is vital to a successful downtown revitalization, which is part of the cities' comprehensive plan. This project will preserve the building's rich history while contributing to the economic growth that has started in downtown Texarkana as well as improve passenger safety. Potential funds from the CRISI Grant program, for building acquisition and preliminary engineering, along with other potential funds from tax credits and Amtrak's improvement funds, will allow for future redevelopment; and

WHEREAS, this project demonstrates a valuable contribution to both cities' continuing efforts toward the redevelopment of downtown Texarkana which will improve the multimodal transportation in Texarkana, USA. Working in close coordination with Amtrak officials, the redevelopment of Union Station will include, but not be limited to, passenger station amenity improvements and ADA accessibility. These upgrades will lead to emissions reduction and public health benefits, reduced pavement maintenance costs, and other economic development gains. The station

would become a viable multi-purpose building with passenger rail, offices, and event and future business accelerator space, providing the opportunity for a multi-modal means of rail transportation along with a potential bus service route through the Texarkana Urban Transit Authority.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AND THE BOARD OF DIRECTORS OF THE CITY OF TEXARKANA, ARKANSAS:

SECTION 1: The City Council of the City of Texarkana, Texas, and the Board of Directors of the City of Texarkana, Arkansas, hereby approve the support of the Texarkana CRISI Grant Application for Texarkana Union Station Redevelopment and authorize the City Managers, jointly, to partner with other entities for the acquisition of Texarkana Union Station.

SECTION 2: This Joint Resolution shall be in full force and effect from and after its passage and approval by both Cities.

Texarkana, Texas: PASSED AND APPROVED in Regular Council Session this **22nd day of April, 2024.**

Texarkana, Arkansas: PASSED AND APPROVED on this the _____ **day of _____, 2024.**

TEXARKANA, TEXAS	**TEXARKANA, ARKANSAS**
_____	_____
Bob Bruggeman, Mayor	Allen L. Brown, Mayor
ATTEST:	**ATTEST:**
_____	_____
Jennifer Evans, City Secretary	Heather Soyars, City Clerk
APPROVED:	**APPROVED:**
_____	_____
Jeffery C. Lewis, City Attorney	Joshua L. Potter, City Attorney

Attachment: 2024-048 JT. RES Supporting FY 2024 CRISI Grant Application (4225 : 2024-048 Joint RES Support Texarkana's 2024 CRISI Grant

City of Texarkana, Texas

Developing Perspectives and Goals Pending Approval by the City Council:

Perspectives		Goals
Serve the Community	☑	Promote an Environmentally Sensitive & Livable Community
	☐	Provide a Safe Community
	☑	Deliver Quality Services
	☐	Foster a Healthy Community
Run the Operations	☐	Enhance Community Preparedness & Responsiveness
	☐	Maximize Partnership Opportunities
	☐	Provide Courteous & Responsive Customer Service
	☑	Model a Positive City Image
	☑	Deliver Efficient Services
	☑	Cultivate Community Involvement & Access
Manage the Resources	☑	Maintain Fiscal Strength
	☑	Maximize Utilization & Resources
	☐	Invest in Infrastructure & Transportation
Develop Personnel	☐	Develop a Skilled & Diverse Workforce
	☐	Create a Positive & Rewarding Work Culture

Perspectives and Goals Additional Comments:

NONE

Resource Impact:

Staff time required if item is approved:	No Additional

Other Potential Impacts:

NONE APPLICABLE

Public Information Plan:

☑	Newspaper Notice (Required by Statute)	☑	Public Hearing (Required by Statute)
☐	Public Forum/Input Session	☐	Press Release
☐	E-News Distribution	☐	Website Notice
☐	Social Media (Twitter, Facebook, etc.)	☐	Special Mailing
☐	Flyers Posted	☐	Banners Posted
☐	Survey	☐	Automated Phone Call
☑	None Required	☐	

Other:

Attachment: 2024-048 Goals & Perspectives (4225 : 2024-048 Joint RES Support Texarkana's 2024 CRISI Grant Application)

Project Title	Union Station - Rails That Bring Two States Together
Applicant	City of Texarkana, Texas and City of Texarkana, Arkansas
Federal Funding Requested Under this NOFO	$1,232,400
Proposed Non-Federal Match	$246,480 In-Kind:
Does some or all of the proposed Non-Federal Match for the total project cost consist of preliminary engineering costs associated with a Highway-rail Grade Crossing Improvement Project or a trespassing prevention project incurred before project selection?	No
Other Sources of Federal funding, if applicable	Source: $:
Total Project Cost	$ 1,602,120

Was a Federal Grant Application Previously Submitted for this Project?	Yes

Attachment: 2024-048 ATTH 02 CRISI 2023-2024 Application_draft (4225 : 2024-048 Joint RES Support Texarkana's 2024 CRISI Grant

City(-ies), State(s) Where the Project is Located	City of Texarkana, Texas and City of Texarkana, Arkansas
Congressional District(s) Where the Project is Located	Texas US District 4 and Arkansas US District 1
Is this a project eligible under 49 U.S.C. 22907(c)(2) that supports the development of new intercity passenger rail service routes including alignments for existing routes?	No.
Is this a Rural Project? What percentage of the project cost is based in a Rural Area?	YES, Percentage of total project cost: 100%
Is this a project eligible under 49 U.S.C. 22907(c)(11) that supports the development and implementation of measures to prevent trespassing and reduce associated injuries and fatalities?	No
If YES to the previous question, is this project located in a county	If possible, quantify.

Attachment: 2024-048 ATTH 02 CRISI 2023-2024 Application_draft (4225 : 2024-048 Joint RES Support Texarkana's 2024 CRISI Grant

with the most pedestrian trespasser casualties as identified in the Federal Railroad Administration's National Strategy to Prevent Trespassing on Railroad Property?	
Is the application seeking consideration for funding under the Maglev Grants Program?	No
Is the project currently programmed in: State rail plan, State Freight Plan, TIP, STIP, MPO Long Range Transportation Plan, State Long Range Transportation Plan?	No, but it is included in the Comprehensive Plan

Attachment: 2024-048 ATTH 02 CRISI 2023-2024 Application_draft (4225 : 2024-048 Joint RES Support Texarkana's 2024 CRISI Grant

CRISI

Union Station – Rails That Brings Two States Together

2022 Federal Railroad Administration CRISI Grant Proposal

Presented to: The Federal Railroad Administration
Presented by: Partner Organizations:
City of Texarkana, Arkansas
City of Texarkana, Texas

Submitted May 28, 2024

Attachment: 2024-048 ATTH 02 CRISI 2023-2024 Application_draft (4225 : 2024-048 Joint RES Support Texarkana's 2024 CRISI Grant

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V. Detailed Project Description (See D.2a.vi) 8
VI. Project Location (See D.2a.vii) 10
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VIII. Project Implementation and Management (See D.2a.ix) 16
IX Environmental Readiness (See D.2a.xii) 16
X. Strategic Goals (See D.2a.xiii) 17
Appendix 18

Attachment: 2024-048 ATTH 02 CRISI 2023-2024 Application_draft (4225 : 2024-048 Joint RES Support Texarkana's 2024 CRISI Grant

I. Project Summary (See D.2a.ii)

Union Station- rails that bring to states together sets a bold vision for future growth of the twin cities in Texarkana, USA on the Texas and Arkansas border, a historically disadvantaged rural community. Originally established as a railroad and industrial center, Texarkana, USA has grown into a regional agriculture, retail, transportation, and wholesale service center. This phase of the project aims to acquire the site "capital project" and fund the preliminary engineering needed for redevelopment.

The site is currently an eye-sore and one of the only remaining non-renovated union station facilities along the Amtrak Texas Eagle Route. Additionally, the only operating portion of the site is in need of repairs to make the site more ADA friendly for passengers. This site has been around since the founding of both cities and they realize that its restoration is vital to a successful downtown revitalization, which is part of the city's comprehensive plan.

Both cities have conducted a number of preliminary planning efforts in close coordination with both the State of Texas and Arkansas Main Street organizations, the Texas Historic Commission, Leadership Texarkana, Texarkana Urban Transit District and the Texarkana Metropolitan Planning Organization. This project seeks to preserve its rich history while contributing to the economic growth that has started in downtown Texarkana as well as improve passenger safety and inclusion.

Attachment: 2024-048 ATTH 02 CRISI 2023-2024 Application_draft (4225 : 2024-048 Joint RES Support Texarkana's 2024 CRISI Grant

II. Project Funding (See D.2a.iii)

Program of Projects Phase 1 Expenses	Cost
Pre-liminary engineering/Design	$1,232,000
Site Acquisition	$400,000
Subtotal	**$1,232,400**
Local contribution (Match)	$246,480
Total Station Project Cost	**$1,602,120**

PROGRAM OF PROJECTS INCOME:
CRISI REQUEST --$1,232,400

	Revenue
CRISI REQUEST	**$1,232,400**
LOCAL FUNDING	$246,480
TOTAL COST	**$1,602,120**

This budget is based on projections developed in consultation with Herb Crumpton Architects[1], the cities of Texarkana, Arkansas and Texarkana, Texas. The budget includes funds for acquiring the building from its current owner and for the preliminary engineering process in order to be prepared for redevelopment of this historic structure. The local match that is included in this total budget will cover all contingencies that this phase of this project would incur.

Not included in the above budget is the $2,259,720 of potential Amtrak funding that could get invested in the redevelopment of Union Station, with an emphasis on the east wing when the current Amtrak passenger rail is located. There has been some funding already invested (over $12,000 of monetary donation and in-kind services) in this iconic building by young leaders within the community that would like to see union station redeveloped about become the economic driver of Texarkana USA.

[1] Herb Crumpton Architect established in 1983 provides quality architectural services for both residential and commercial customer in and around Texarkana.

Attachment: 2024-048 ATTH 02 CRISI 2023-2024 Application_draft (4225 : 2024-048 Joint RES Support Texarkana's 2024 CRISI Grant

III. Applicant Eligibility (See D.2a.iv)

As public agencies, the City of Texarkana, Texas and the City of Texarkana, Arkansas are eligible applicants. Both cities make up Texarkana, USA which is a transportation disadvantaged area as well as historically disadvantaged area and is also a rural area, with a combined population below 200,000. The current combined population is approximately 76,400. The City of Texarkana, Texas is the lead applicant and will take primary responsibility for implementing the CRISI portion of this project.

IV. Project Eligibility (See D.2a.v)

This application is seeking funding to acquire the site, which is Texarkana Union Station and also funding to help with the preliminary design process that is needed to aid in the redevelopment of the site. These falls under Tracks 2 and 3, Project Development and Final Design (FD)/Construction respectively. This project is the first phase of the redevelopment process.

V. Detailed Project Description (See D.2a.vi)

Union station- Rails that bring to states together sets a bold vision for future growth of the twin cities in Texarkana, USA on the Texas and Arkansas border, a historically disadvantaged rural community. Originally established as a railroad and industrial center, Texarkana, USA has grown into a regional agriculture, retail, transportation, and wholesale service center.

Texarkana recognizes the need for redevelopment downtown and more specifically for the Texarkana Union Station, because it offers more economic collaboration and growth between two cities in two states. Over the last 5 to 10 years there has been and continues to be major redevelopment downtown, from restaurants, to boutique, to event spaces and entertainment and most recently residential spaces that will be in operation as soon as January.

Texarkana Union Station was constructed and operated by Union Station Trust, a subsidiary organization created as a joint effort between the Missouri-Pacific, Texas & Pacific, Cotton Belt and Kansas City Southern railroads. E. M. Tucker, chief architect for Missouri Pacific, designed the building. The present structure replaced an earlier Texarkana station on the same site, and was opened for business on April 17, 1930, with a large celebration and dedication held on May 12, 1930, according to Missouri Pacific Lines Magazine, June 1930. The station was listed on the National Register of Historic Places in 1978. The imposing 44,000 square foot station features

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Renaissance revival architecture. Three large, arched windows flanked by decorative columns highlight its façade. This station was added to the National Register of Historic Places in 1978.Union Station is privately owned, while the track and the platform is owned by Union Pacific Railroad.

Today, Union Station's main waiting room remains dormant (see Appendix 2) as it has been since the last Missouri Pacific passenger train left in 1971. Majority of the building in substandard condition and Amtrak operates the only existing business in that building on the East end. Texarkana Union Station falls within an opportunity zone due to the demographics of the avenue, allowing for favorable circumstances for growth to aid local people. A redevelopment is in order to help reinstate Union Station as a prime economic driver of Texarkana, one that is safe, economically vital, and able to display the uniqueness of its bi-state status.

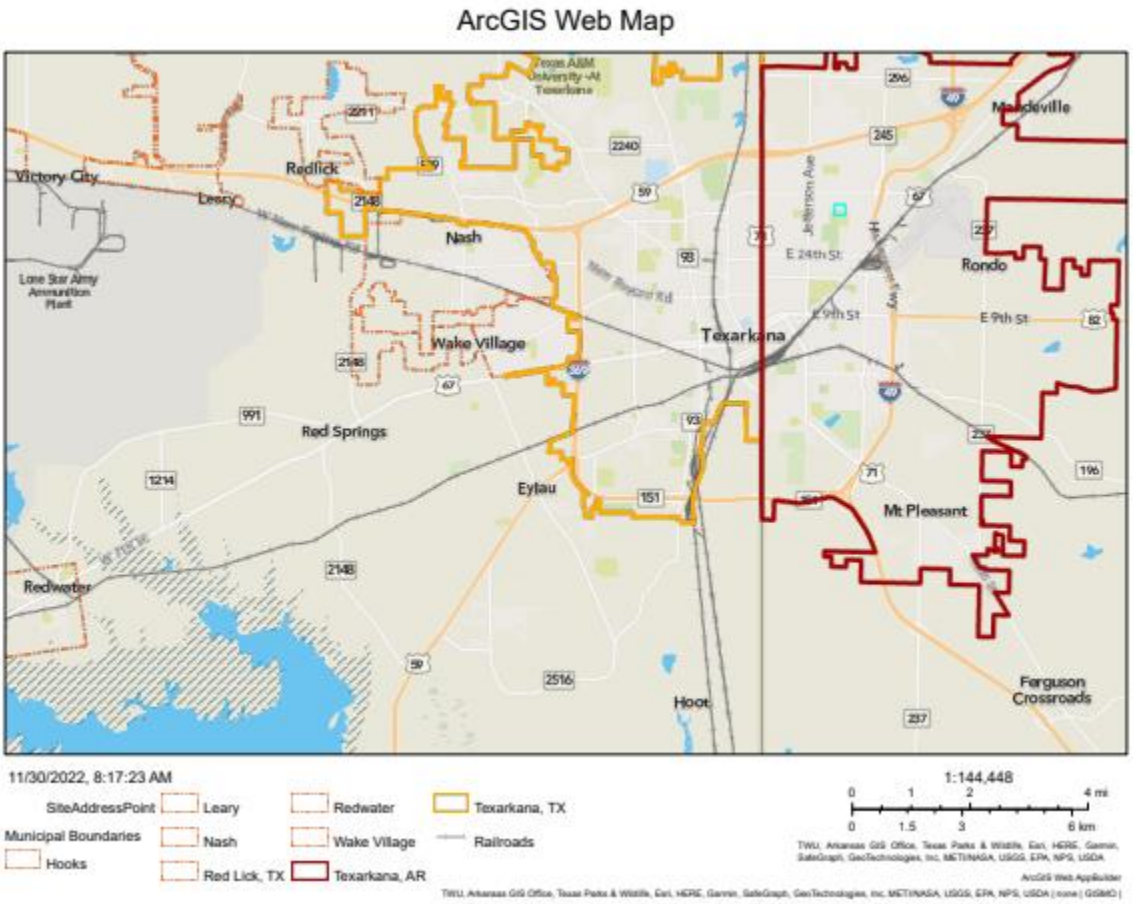
The population of both cities in the early 1900's grew immensely and rapidly because of the railroad. Downtown Texarkana and the surrounding areas quickly grew into a prosperous city that relied heavily on the railroad systems that came through the station. Texarkana Union Station was a big part of uniting both sides of the city in a fruitful and equally beneficial partnership (see Appendix 3).

This project will be completed in phase and this application is phase one, to acquire the build and funding for preliminary engineering to begin the development process. Currently the Amtrak averages 3,135 people per year. With redevelopment that will include but not limited to passenger station amenity improvements and ADA accessibility upgrades will lead to emissions reduction benefits, which leads to public health benefits, reduced pavement maintenance costs and other Economic development benefits.

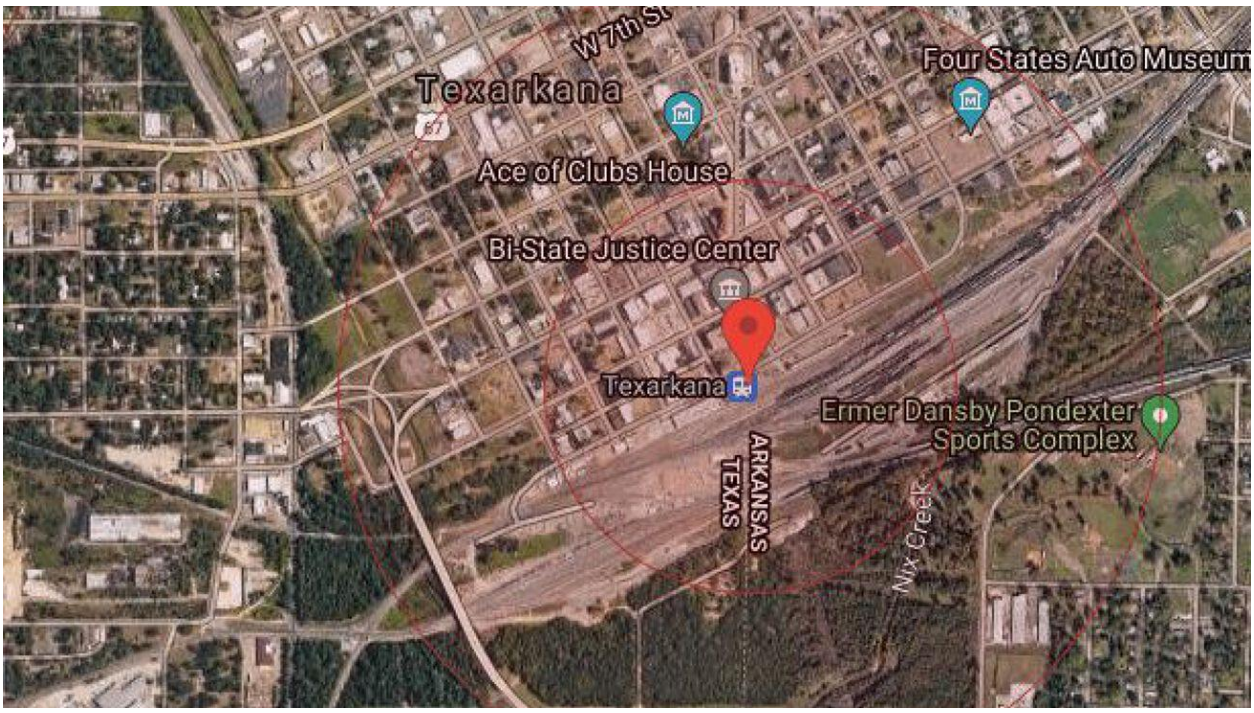
Attachment: 2024-048 ATTH 02 CRISI 2023-2024 Application_draft (4225 : 2024-048 Joint RES Support Texarkana's 2024 CRISI Grant

VI. Project Location (See D.2a.vii)

Figure 1: Texarkana Area Overview Map



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Attachment: 2024-048 ATTH 02 CRISI 2023-2024 Application_draft (4225 : 2024-048 Joint RES Support Texarkana's 2024 CRISI Grant

The proposed project is located at 100 E Front St, Texarkana, AR, but from the pictures above, you can see that half the building is in Texas and half in Arkansas. The Texas side in in Bowie County and the Arkansas side in in Miller county. The milepost is 490.35. This project located on the Stateline US Highway 71 is straight access to the Interstate 30, a +/- 3.25 mile from the Front Street Intersection to I-30. The Stateline is currently in progress to have some major redevelopment because become apparent that a connection between these two hotspots is in great need of repair which is why this project is necessary to the prosperity of Texarkana. By connecting the higher traffic counts near the freeway to the arts and historic district in downtown Texarkana, the projects already completed to enhance safety and efficiency for transportation will continue to have positive impacts on tourists and residents alike.

Over the last five years, private investment downtown has been approximately $48,650,000 and public investment over that same period has been $6,509,000. Texarkana, Texas has another 9,980,000 planned in public infrastructure through the Capital Improvement Plan over the next 5 years. Improving our infrastructure will has a cascading effect on property values and property taxes, giving the cities a stronger basis for maintenance in the future. Adding Union Station in these plans significantly increases the growth that is expected for all the parties involved.

Texarkana is considered an Opportunity Zone for economic development which makes the Union station project crucial need to aim in the development of the area and increased economic growth. Even more so, this project is able to reduce transportation costs by providing the opportunity for people to utilize rail transportation in a safer more comfortable manner, while improving the economic outcome of Texarkana.

In summary, momentum has been building for the renovation of Union Station for some time now and has consequently become a key factor in the success of bi-state, bi-city and regional development. Without redevelopment of this building, cross – state collaboration and growth will remain stagnant, and the work put into downtown Texarkana, USA will not be as fruitful.

VII. Evaluation and Selection Criteria (See D.2a.viii)

Project Benefits:

If permitted the funds from this application to begin phase one of this redevelopment process, the anticipated benefits include but are not limited to passenger station amenity improvements and ADA accessibility upgrades will lead to emissions reduction benefits, which leads to public health benefits, reduced pavement maintenance costs and other Economic development benefits.

The improvements to passenger amenities and getting the building up to ADA standard will increase the number of passengers taking the train and will reduce the greenhouse gas emission and decrease maintenance cost of roads both locally and state-wide. The more people use the train system, the less cars there are on the road. These benefits are not only for the existing passengers, but new ones as well and also Amtrak. The improved facilities will make loading and unload a lot more efficient and allow the train to stay on time or make up time it there has been delays.

Attachment: 2024-048 ATTH 02 CRISI 2023-2024 Application_draft (4225 : 2024-048 Joint RES Support Texarkana's 2024 CRISI Grant

As redevelopment is completed the busing has space to create a grocery market for a downtown that is in a food dessert as well as other retail space and coworking space to meet the needs of both states, al of which provides jobs and increase the tax base for both cities.

The Renew Texarkana Comprehensive Plan and Union station conceptual design used an innovative approach to create a plan focused on revitalizing downtown and creating activity centers with enhanced education and employment opportunities. Both cities have been successful in working through this approach in downtown. Using local, state, and federal resources to improve infrastructure has attracted private investment and generated partnership opportunities to further improve the area's economic competitiveness. The table below displays the combined private investments, totaling almost $80 million, these improvements have generated:

Table 1: Texarkana Downtown Development Activity - 5 Previous Years

New Business Name	*TX/AR*	*Investment (approx.)*
Silvermoon on Broad	TX	$4,500,000
Burman Pharr Phase II	AR	$10,000,000
1894 City Market Lofts	AR	$4,500,000
Brim Healthcare of Texas	TX	$26,800,000
Collom & Carney - Pine St	TX	$1,300,000
Pecan Point Brewing	TX	$350,000
Berridge Bikes	TX	$200,000
The Grim Hotel	TX	$30, 000,000
Mother Kelly's	TX	$50,000
Beauty Barr	TX	Information Not Available
Red Bone Brewing	TX	Information Not Available
Bubblecraft Soap Works	TX	$200,000
Court House square	TX	$1,600,000
Stone Studio	TX	Information Not Available
Hide Out bar	AR	Information Not Available
TLC	AR	Information Not Available
Verona Italian Restaurant	AR	$150,000
Joes' Pizza & Italian	AR	$150,000
Johnny B's	AR	$150,000
Kayla Brint Photography	AR	Information Not Available
Crossties	AR	Information Not Available
Joseph Raymond Gallery	AR	Information Not Available
Kingdom Coffee & Antiques	TX	In progress
Third Street Motors	TX	In progress
Jason Horton Law Firm	TX	$50,000
Tejas Traders Boutique	TX	$50,000
Total Investment (5 Years)	**$**	

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Benefit Cost Analysis.

If the project is unable to be funded, the Union Station will only continue, creating adverse effects for the local community and Texarkana as a whole as the once iconic economic center for both cities falls apart.

Union Station has a unique position as a bi-state building as it also functions as the state line for Texas and Arkansas. It plays a major role in the naming of Texarkana and therefore should be a focal point of the city; after all the city has touted it is "Twice as Nice." However, as growth spreads outwards, Union Station has been left in limbo; with only Amtrak keeping the building open and lack of investment to create the eyesore we see today. It should be the heart of historic downtown Texarkana, a hub of culture and unity for the area. Instead, it is an old historic structure that is slowly falling apart with a dwindling of its great potential and no accessibility for visitors. Union Station is in desperate need of an overhaul to become a main point of bi-state economic development, growth hot spot, and cultural center that it should be.

Cost Benefits

In order to perform a Cost-Benefit Analysis the costs of the proposed project must be outlined as well as the benefits. The costs of the proposed project are listed in Table 1 and the benefits in Table 2. The costs involve the acquisition of the building /property, and the preliminary engineering needed to start the redevelopment process. The benefits showcase how these costs will have a positive effect on Texarkana economically, culturally, and aid in prosperity.

Table 1. Costs of phase 1 of Proposed Project

Pre-liminary engineering/Design	$1,232,000
Site Acquisition	$400,000
Subtotal	**$1,232,400**

Table 2. Benefits with Values

Benefits	Value
Safety Benefits	$388,573,650.60
Emission Reduction	$90,096.00
Reliability	Qualitative*
Local Businesses	Qualitative*
Planned Development	$9,980,000.00
Total	$398,643,746.60

Attachment: 2024-048 ATTH 02 CRISI 2023-2024 Application_draft (4225 : 2024-048 Joint RES Support Texarkana's 2024 CRISI Grant

*Some of the benefits are not able to be measured and instead tend to be better described qualitatively. This causes a hole in the quantified benefits to which every person will assign meaning to differently.

Emission Reduction

By increasing the speed of traffic, which reduces idling time, adding trees, and helping to better filter the stormwater runoff of Stateline, we will reduce the nitrogen oxides in the area by 12 short tons. The USDOT suggests that the monetized value for one short ton is $7,508 for Nitrogen Dioxides.
Nitrogen Dioxides Reduction Benefit = 12 short tons x 7,508/short tons Nitrogen Dioxides Reduction Benefit = $90,096

Planned Development

The city of Texarkana has four public investment projects in progress that could benefit from redevelopment of this iconic focal point that brings the cities together. The Courthouse, a historic icon of Texarkana that is built on the stateliness of Texas and Arkansas and serves both states, is getting a facelift in the square that surrounds it. This will enable the location to become even more of a destination, this project is$650,000 and is CIP funded 2017. Many of the street's downtown are one-way and have become hazardous because of visitors who may lack directional knowledge of the area and street smarts. The conversion to two-streets and on-street parking has been completed to provide a safer and more accessible downtown to everyone, this project is also CIP funded at $130,000. The historic Perot theatre is being renovated to better serve future generations, it one of the major symbols of Texarkana downtown and is essential to the preservation of cultural district. The Perot renovation is CIP funded at $4,600,00. Lastly, the Art Block, a new space for culture and innovation to be presented will increase activity downtown and create more an appealing space for visitors. This last is CIP and is also $4,600,000. Union Station is the focal point of unity for both cities and if left unfunded, it could dwindle the currently growing relationship between both cities and cause more competing that working together.
Total Planned Development = $650,000 +$130,000 + $4,600,000 +$4,600,000 =$9,980,000

Benefit-Cost Ratio

The total value of benefits that would be accrued if the proposals for Union Station were put in place is $398,643,746.60. The total sum costs were $19,232,000 (see Appendix 2 for calculation) By using the benefit-cost ratio we receive a ratio of $398,643,746.60/ $19,232,000= 21.The BCR is incredibly high, which means that the project has a plethora of benefits to outweigh the costs. This ratio representants that not only does the project have the potential to succeed to redeveloping into a more positive experience, but it could transform the area into a prized station. These analysis does not include the benefits that would come from operating multimodal

Attachment: 2024-048 ATTH 02 CRISI 2023-2024 Application_draft (4225 : 2024-048 Joint RES Support Texarkana's 2024 CRISI Grant

transportation, grocery market, event space or incubator space.

VIII. Project Implementation and Management (See D.2a.ix)

The City of Texarkana, Texas has the most capacity to manage the financial and contractual obligations of this phase of this project, including insuring that all federal grant requirements are met in a timely manner. Both cities manage approximately $40,000,000 per year. Texarkana, Texas maintains a larger staff and can bring more resources to this project to provide the financial, contractual, and reporting obligations.

IX Environmental Readiness (See D.2a.xii)

Texarkana, Texas and Texarkana, Arkansas to complete approvals of planning and funding documents, formal and relevant permits. Work on NEPA requirements will begin after CRISI grant award announcement.

Project Schedule

This project will be ready to begin expending funds. Texarkana expects to begin working on this project as soon as awards are announced following the schedule below:

- ✓ 2023: Complete EPA Phase 1 assessment
- ✓ 2023: Meet with current owner and finalize property acquisition.
- ✓ 2023: Meet with Amtrak about additional funds to help with redevelopment
- ✓ 2024: Begin preliminary engineering process.
- ✓ 2025: Close out processes initiated and completed.
- ✓ 2026: Begin phase 2 of this project.

Material Risks to the project include the following categories:

Risk Category	Most Significant Material Risks for This Project	Applicants' Strategy for Mitigation
Environmental Risk	Design changes require additional Environmental analysis	Produce environment analysis for current designs
External Risks	Permits or agency actions delayed or take longer than expected	Keep timeline up to date and provide a buffer for unforeseen circumstances
Design Risk	Incomplete quantity estimates	Ensure quantity estimates are done efficiently and effectively
Construction Risk	Inaccurate contract time estimates	Research and provide accurate contract time estimate and provide a time buffer

Attachment: 2024-048 ATTH 02 CRISI 2023-2024 Application_draft (4225 : 2024-048 Joint RES Support Texarkana's 2024 CRISI Grant

		before project end date
Project Management Risk	Unplanned work that must be accommodated	Utilize time buffer worked into timeline to accommodate new workload
Organizational Risks	Delays in getting approvals, decisions from State historic preservation governing bodies	Work efficiently and effectively towards finishing project, provide time buffer for unforeseen circumstances.

X. Strategic Goals (See D.2a.xiii)

The strategic goals includes a phased approach to the redevelopment process. Both city staffs are currently searching for and applying for various funding sources for the future redevelopment of the property. We are completing a EPA Phase 1 Assessment before final acquisition of the property takes place. We are also discussing with Amtrak their future plans for the current operations and the potential to access funds that they have available to do improvements, which are currently allocated for $2,259,720.

We have already completed a conceptual design process through Main Street Texas and Main Street Arkansas. Specifically, architects with the Texas Historic Preservation Office presented design renderings shown in the appendix this past July. We have also started the community engagement process with the design renderings showcased at the Leadership Texarkana event this past Fall.

The needs of both cities makes this space perfect for a multi-purpose building, with passenger rail to the east, there is space for a grocery making seeing that downtown Texarkana is in a food dessert and the residents downtown will be increasing significantly over the next year, with the Lofts at the Hotel Grim (93 apartments) and the Texarkana (60 apartments) estimated to be open in 2023 located nearby.

There plenty of space to have multi-modal transportation in the Union station with office space for the Texarkana Urban Transit District and the project will be in close coordination with the Texarkana Metropolitan Planning Organization regarding regional mobility that can be enhanced through the renovated station. Additional, bike racks are needed and will be planned on the exterior of the building.

From a community standpoint, there is a great need from both cities and the region to have a business incubator/ creator space. Since this requires significant capital, union station is the perfect location for both cities to collaborate with this venture. Currently there is a study group formed including Texas A&M – Texarkana University, Texarkana College, UACCHT, SWEPCO and both cities that have commissioned a feasibility study for the future incubator space.

Attachment: 2024-048 ATTH 02 CRISI 2023-2024 Application_draft (4225 : 2024-048 Joint RES Support Texarkana's 2024 CRISI Grant

Appendix

Texarkana union Station in the early 1900's



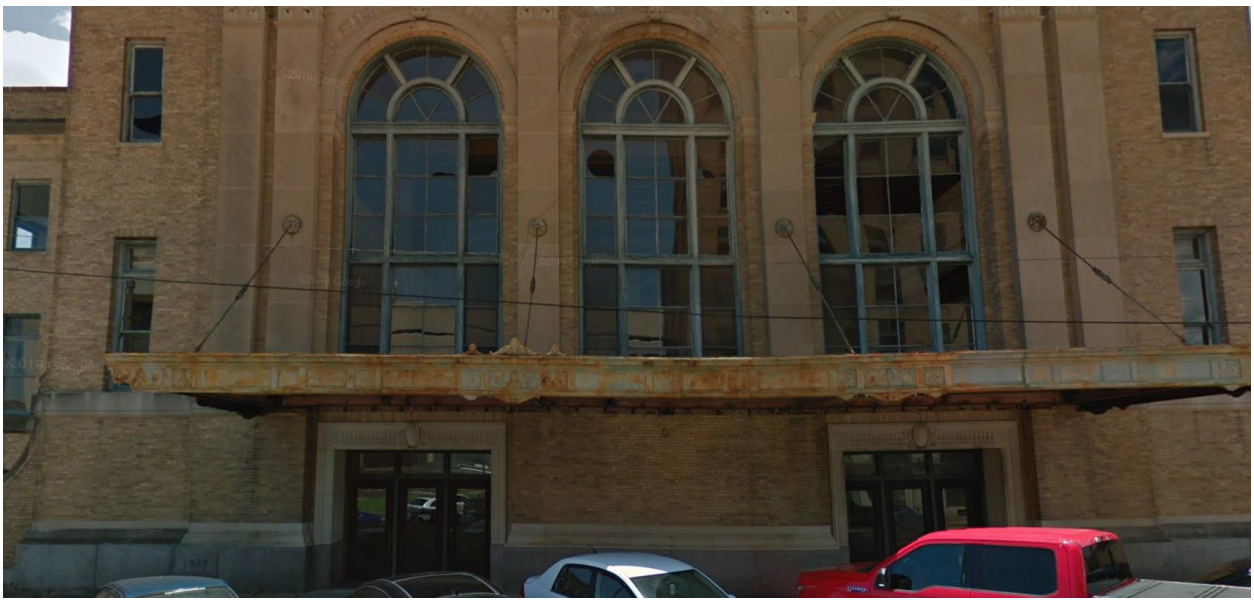
Texarkana Union Station current condition.

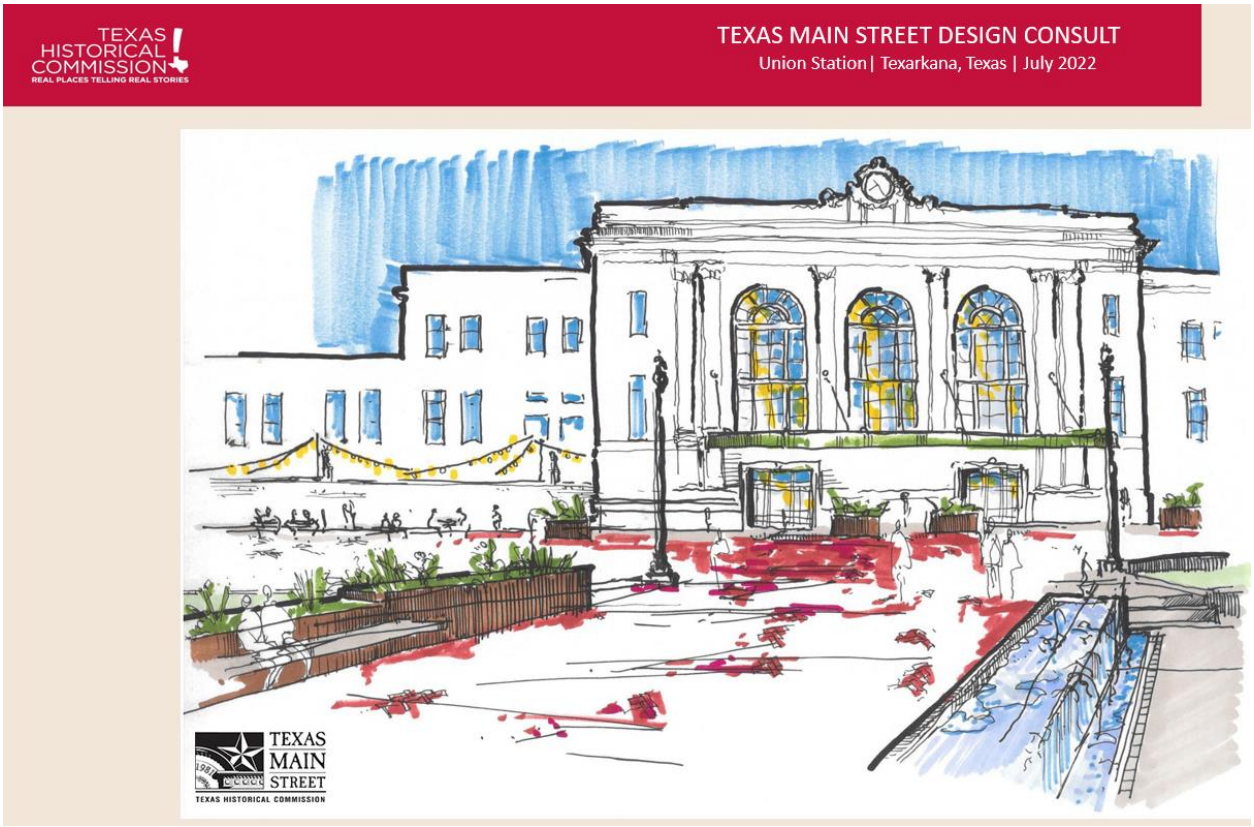
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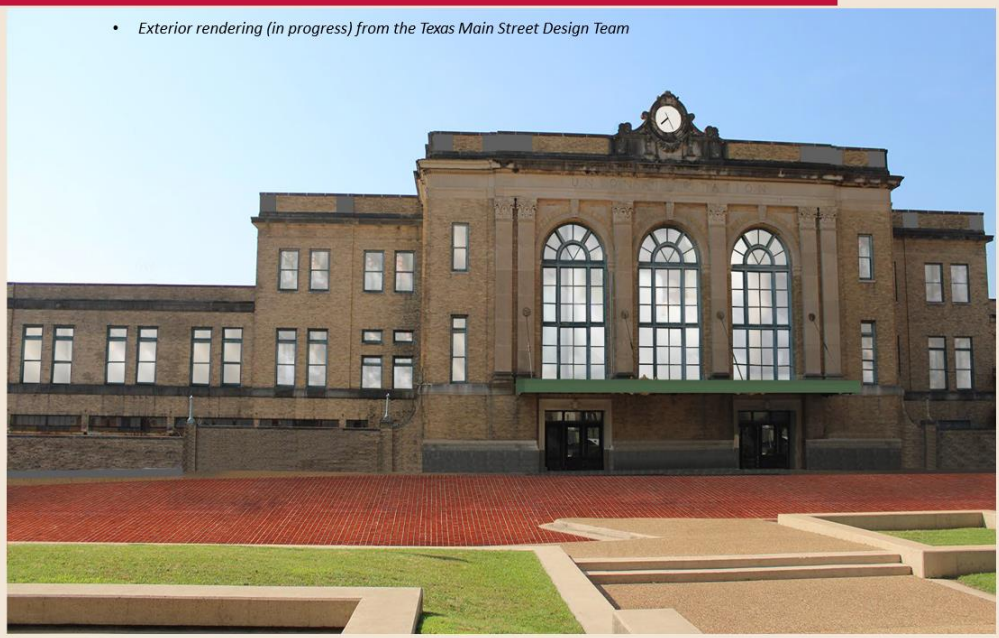


Attachment: 2024-048 ATTH 02 CRISI 2023-2024 Application_draft (4225 : 2024-048 Joint RES Support Texarkana's 2024 CRISI Grant

TEXAS HISTORICAL COMMISSION
REAL PLACES TELLING REAL STORIES

TEXAS MAIN STREET DESIGN CONSULT
Union Station | Texarkana, Texas | June 2022

- *Exterior rendering (in progress) from the Texas Main Street Design Team*



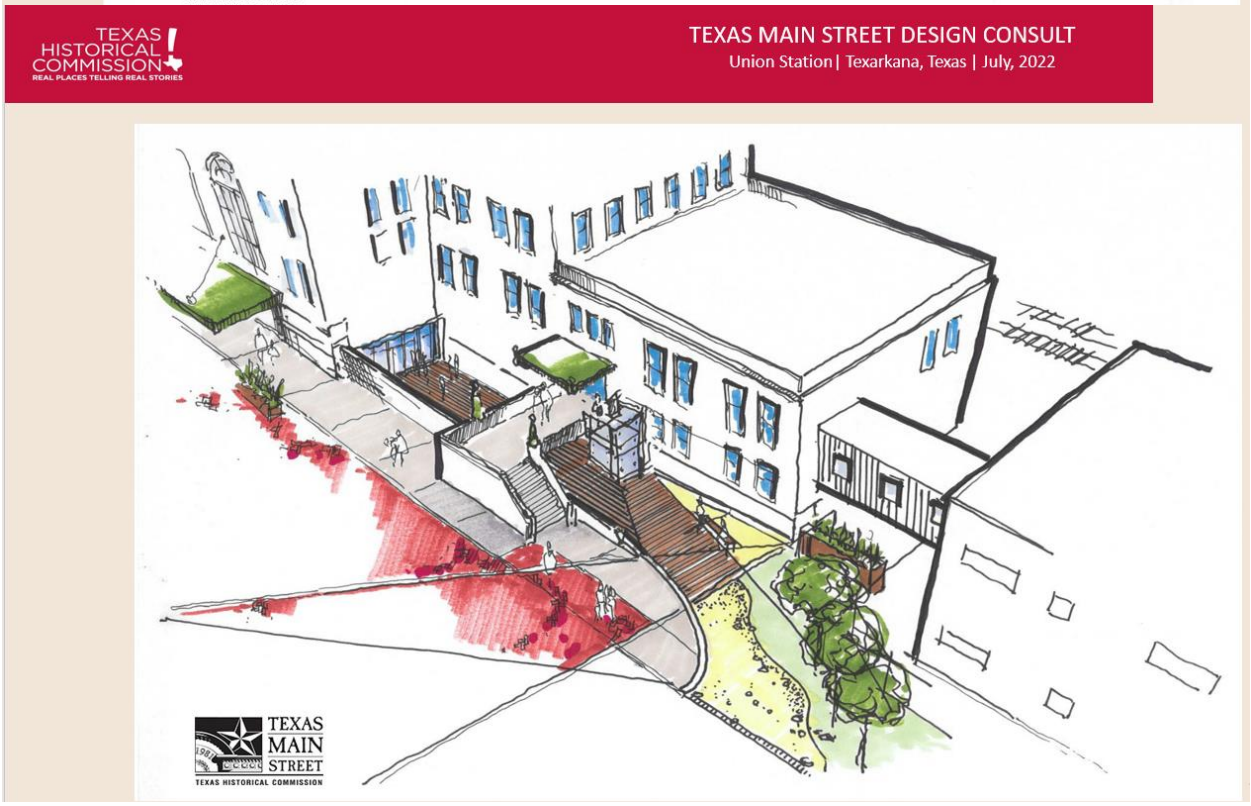
TEXAS HISTORICAL COMMISSION
REAL PLACES TELLING REAL STORIES

TEXAS MAIN STREET DESIGN CONSULT
Union Station | Texarkana, Texas | July, 2022



Attachment: 2024-048 ATTH 02 CRISI 2023-2024 Application_draft (4225 : 2024-048 Joint RES Support Texarkana's 2024 CRISI Grant





Attachment: 2024-048 ATTH 02 CRISI 2023-2024 Application_draft (4225 : 2024-048 Joint RES Support Texarkana's 2024 CRISI Grant

Union Station could receive $25,000 in grant funds for refurbishing

by Greg Bischof | October 23, 2021 at 10:00 p.m.



Members of a Main Street Texarkana Leadership Class are trying to secure a $25,000 grant to help refurbish Texarkana's downtown Union Station.The station, built in 1929 is now 92 years old.(Staff photo by Les Minor)

By Greg Bischof

Texarkana Gazette

TEXARKANA -- At age 92, Texarkana Union Station may be in for a facelift.

Presently, a Main Street Texarkana Leadership Class is trying to secure a $25,000 grant to help improve the 1929 station's exterior, said Main Street Texarkana Director Ina McDowell.

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Texarkana hoping to win contest to spruce up outside of Amtrak station

Your online votes could make $25,000 possible by Greg Bischof | October 27, 2021 at 10:00 p.m.



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LEADERSHIP TEXARKANA

100 East Front Street in downtown Texarkana serves both as an Amtrak station for rail riders and the viewing spot for rail fans in the Arklatex region. A team of the Leadership Texarkana Class of 2022 is working to beautify the exterior and surrounding area of the station in order to provide a clean, bright, safe and enjoyable experience for all. This area serves as the introduction to our city for travelers passing through and as the leisure destination for rail enthusiasts. As downtown Texarkana revitalization progresses, the train station is important in representing both our past and our future as a hub city in the southern United States.

We need your help! Several businesses have provided donations of supplies and services to cover portions of the project, but there are two remaining items that will allow for significant improvement and impact. Our overall plan includes updating and freshening *signage* and installation of an *awning over the platform* for protection from the elements. *Current photos of the existing signage and uncovered platform area follow.*



Would you consider sponsoring all or a portion of these two critically important parts of this beautification effort? Your contribution can be given through Leadership Texarkana, 501c3 non-profit organization and acknowledgement of your support can be made anonymously or publicly – your preference. If you choose to be publicly acknowledged, we would share your name and/or company name with the media, through social media and also through signage at the project site.



Appendix 2

The total sum costs of proposed project

The building is set to be 44,000 square feet and redevelopment cost for a commercial building this caliber averages at $400 per square feet which would be $17, 600,000. The funds requested in this application is 7% of the total cost of redevelopment and the acquisition cost. .07*17,600,00 = 1,232,000. This phase of the project $1,232,000 +$400,000 = $1,632,000. So total cost would be $17,600,000 +1$,632,000 = $19,232,000

Attachment: 2024-048 ATTH 02 CRISI 2023-2024 Application_draft (4225 : 2024-048 Joint RES Support Texarkana's 2024 CRISI Grant

TEXARKANA, USA

Twice as Nice





April 22, 2024

Secretary Pete Buttigieg and Administrator Amit Bose
US Department of Transportation
1200 New Jersey Avenue SE
Washington DC, 20590

Re: Texarkana 2024 CRISI Grant Application Texarkana Union Station Redevelopment

Dear Secretary Buttigieg and Administrator Amit Bose:

In response to the U.S. Department of Transportation's Federal Railroad Administration Notice of Funding Opportunity for $2.4 billion in grant funding through the Consolidated Rail Infrastructure and Safety Improvements CRISI grant program, we are writing to support for Texarkana's Union station Redevelopment project.

Texarkana's Union Station redevelopment project sets a bold vision for future growth rail transportation within the twin cities of Texarkana, USA on the Texas and Arkansas border, a historically disadvantaged rural community. Originally established as a railroad and industrial center, Texarkana, USA has grown into a regional agriculture, retail, transportation, and wholesale service center. This phase of the project aims to acquire the site "as a capital project" and fund the preliminary engineering needed for redevelopment.

The site is currently an eye-sore and one of the only remaining non-renovated union station facilities along the Amtrak Texas Eagle Route. Additionally, the only operating portion of the site is in serious need of repair to make the site more ADA friendly for passengers. This site has been around since the founding of both cities and they realize that its restoration is vital to a successful downtown revitalization, which is part of the city's comprehensive plan. This project will preserve the building's rich history while contributing to the economic growth that has started in downtown Texarkana as well as improve passenger safety. With potential funds from the CRISI Grant program for building acquisition and preliminary engineering and other potential funds from Tax credits and Amtrak's improvement funds.

Attachment: 2024-048 ATTH 01 Jt. Mayor's Letter for CRISI grant (4225 : 2024-048 Joint RES Support Texarkana's 2024 CRISI Grant Application)

Working in close coordination with Amtrak officials, the redevelopment of Union Station redevelopment will include but not be limited to passenger station amenity improvements and ADA accessibility upgrades will lead to emissions reduction benefits, which leads to public health benefits, reduced pavement maintenance costs and other economic development benefits. The station would now become a multi-purpose building with passenger rail, offices, event space and an future business accelerator space and provide the opportunity for a multi-modal means of transportation such as rail along with a potential bus service route through the Texarkana Urban Transit Authority.

Thank you for your consideration of funding for this project proposal.

Sincerely,

Bob Bruggeman
Mayor of Texarkana, Texas

Allen L. Brown
Mayor of Texarkana, Arkansas

Attachment: 2024-048 ATTH 01 Jt. Mayor's Letter for CRISI grant (4225 : 2024-048 Joint RES Support Texarkana's 2024 CRISI Grant Application)

City of Texarkana, Texas

Version: B

Briefing Sheet

Update Date: 4/17/2024 2:17 PM

Lead Department: Planning and Community Development **Action Officer:** Vashil Fernandez, PCD Director

Subject: Resolution No. 2024-049 approving the amendment of the CDBG 2023 Annual Action Plan.

Briefing: 4/22/2024 **Public Hearing:** **Council Vote:** 4/22/2024

Item Schedule

Schedule 1: Brief twice - vote once (six weeks)

Updates/History of Briefing:

"NOT APPLICABLE"

Executive Summary and Background Information:

The City of Texarkana, Texas is amending the 2023 Annual Action Plan for the period of October 1, 2023 to September 30, 2024.
The City plans to amend the budget as follows:

- Re-allocating $143,551 from Beverly Park Road & $42,500 from Sidewalks-Rosehill to:
  - $95,000 to Southwest Center HVAC
  - $40,000 to Bowie County Health Clinic Doors/Windows
  - $24,300 to Bowie County Health Clinic HVAC repair
  - $25,000 Randy Sams Outreach Shelter repairs
- Re-allocating $2,318 from Tree Planting to Community Gardens

As stated in the City's Citizen Participation Plan, a change in CDBG budget allocations of more than $50,000 in allocated funding constitutes the need for a substantial amendment and requires City Council approval and Public Notice for citizen input.
The Beverly park road funds were reallocated because HUD funds cannot be used to repair streets in a floodway (ATTH 03).

Potential Options:

- APPROVE
- DENY

Fiscal Implications:

None

Staff Recommendation:

Recommends approval

Advisory Board/Committee Review:

NONE

Board/Committee Recommendation:

"NOT APPLICABLE"

Advisory Board/Committee Meeting Date and Minutes:

"NOT APPLICABLE"

Attachments

a. 2024-049 RES Amending the CDBG 2023 Annual Action Plan (DOCX)
b. 2024-049 Goals & Perspectives (DOCX)
c. 2024-049 ATTH 02 Council Pres. CDBG PY2023 Amended AAP (PDF)
d. 2024-049 ATTH 01 Annual Action Plan Revision 04.07.24 (PDF)
e. 2024-049 ATTH 03 HUD Floodway Response (je) (PDF)
f. 2024-049 RES Amd. CDBG 2023 Ann. Action Plan signed (PDF)

Staff Coordination

Planning and Community Development		Vashil Fernandez	Department Head Review Completed	04/15/2024 11:02 AM
City Manager	David Orr	City Manager Review	Completed	04/15/2024 11:59 AM
City Council	Jennifer Evans	Meeting	Completed	04/22/2024 6:00 PM

Meeting History

RESOLUTION NO. 2024 – 049

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, ADOPTING THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM AMENDED 2023 AUNNUAL ACTION PLAN TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the U. S. Department of Housing and Urban Development has provided the City of Texarkana, Texas, with Community Development Block Grant (CDBG) funds; and

WHEREAS, public review of the amended draft 2023 Annual Action Plan became available April 7, 2024, and will continue through May 7, 2024; legal notice was published in the Texarkana Gazette, Amigo News, City's Facebook page and city website; and a public meeting was conducted on April 22, 2024, regarding the Amended 2023 Annual Action Plan; and

WHEREAS, the City Council has determined it to be appropriate to adopt the Amended 2023 Annual Action Plan for the Community Development Block Grant Funds.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS:

SECTION 1: The Amended 2023 Annual Action Plan for the Community Development Block Grant program utilizing CDBG funds is hereby accepted.

SECTION 2: The City Manager is hereby authorized to submit said Amended 2023 Annual Action Plan to the U. S. Department of Housing and Urban Development and is authorized to act in connection with the submission of the Amended 2023 Annual Action Plan and to provide such additional information as may be required.

SECTION 3: This Resolution shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED in Regular Council Session on this the **22nd day of April, 2024**.

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

Attachment: 2024-049 RES Amending the CDBG 2023 Annual Action Plan (4226 : 2024-049 RES Amending the CDBG 2023 Annual Action Plan)

City of Texarkana, Texas

Developing Perspectives and Goals Pending Approval by the City Council:

Perspectives		Goals
Serve the Community	☑	Promote an Environmentally Sensitive & Livable Community
	☐	Provide a Safe Community
	☑	Deliver Quality Services
	☐	Foster a Healthy Community
Run the Operations	☐	Enhance Community Preparedness & Responsiveness
	☐	Maximize Partnership Opportunities
	☐	Provide Courteous & Responsive Customer Service
	☑	Model a Positive City Image
	☑	Deliver Efficient Services
	☑	Cultivate Community Involvement & Access
Manage the Resources	☑	Maintain Fiscal Strength
	☑	Maximize Utilization & Resources
	☐	Invest in Infrastructure & Transportation
Develop Personnel	☐	Develop a Skilled & Diverse Workforce
	☐	Create a Positive & Rewarding Work Culture

Perspectives and Goals Additional Comments:

NONE

Resource Impact:

Staff time required if item is approved:	No Additional

Other Potential Impacts:

NONE APPLICABLE

Public Information Plan:

☑	Newspaper Notice (Required by Statute)	☑	Public Hearing (Required by Statute)
☐	Public Forum/Input Session	☐	Press Release
☐	E-News Distribution	☐	Website Notice
☐	Social Media (Twitter, Facebook, etc.)	☐	Special Mailing
☐	Flyers Posted	☐	Banners Posted
☐	Survey	☐	Automated Phone Call
☑	None Required	☐	

Other:

Attachment: 2024-049 Goals & Perspectives (4226 : 2024-049 RES Amending the CDBG 2023 Annual Action Plan)

CITY OF TEXARKANA TEXAS

CDBG 2023 Amended Annual Action Plan
Community Development Block Grant

Planning & Community Development
April 22, 2024

2024-049 ATTH 02

Attachment: 2024-049 ATTH 02 Council Pres. CDBG PY2023 Amended AAP (4226 : 2024-

Public Comment

PY2023 Amended Annual Action Plan

The City is in the process of amending the current year (2023) Annual Action Plan (AAP) for its CDBG program. Public input & comments are requested.

The City has posted information about the Amended AAP in the following manner:

*Information posted to city's website & social media page
*Texarkana Gazette & Amigo News
*Draft of Amended AAP available at City Hall

Public Comment Period: April 7th – May 7th, 2024
Comments may be submitted to:
City of Texarkana, Texas
Planning & Community Development Dept
Attn: Betsy Freeman
220 Texas Boulevard
Texarkana, TX 75501

Attachment: 2024-049 ATTH 02 Council Pres. CDBG PY2023 Amended AAP (4226 : 2024-

Texarkana 2023 HUD CDBG Amended Budget

Reallocating the following amounts identified in the PY2023 AAP from:
$143,551 Beverly Park Road
$42,500 Sidewalks-Rosehill
$2,318 Tree Planting

To:
$2,318 Community Gardens
$95,000 Southwest Center HVAC
$50,000 Bowie County Health Clinic Windows
$24,300 Bowie County Health Clinic HVAC repair
$25,000 Randy Sams Outreach Shelter repairs

Attachment: 2024-049 ATTH 02 Council Pres. CDBG PY2023 Amended AAP (4226 : 2024-

Attachment: 2024-049 ATTH 01 Annual Action Plan Revision 04.07.24 (4226 : 2024-049 RES Amending the CDBG 2023 Annual Action Plan)

City of Texarkana, Texas
2023 Annual Action Plan
(Amended May 7, 2024)

The Annual Action Plan for the City of Texarkana, Texas
Community Development Block Grant Program
Prepared in Accordance with the
United States Department of Housing & Urban
Development's Planning Requirements
For the Period of
October 1, 2023 through September 30, 2024
Program Year 2023

OMB Control No: 2506-0117 (exp. 09/30/2021)

Attachment: 2024-049 ATTH 01 Annual Action Plan Revision 04.07.24 (4226 : 2024-049 RES Amending the CDBG 2023 Annual Action Plan)

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The City of Texarkana, Texas receives direct assistance under the U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) Program as an entitlement community authorized under Title I of the Housing and Community Development Act of 1974. All CDBG funds must be expended within the City for participants who meet applicable eligibility criteria and for eligible activities as identified in program regulations and guidelines.

The Consolidated Plan is designed to help states and local jurisdictions assess market conditions, community development needs, and affordable housing needs to make a-driven, place-based investment decisions. The consolidated planning process serves as the framework for a community-wide dialogue to identify housing and community development priorities that align and focus funding from the CDBG program. The Consolidated Plan is carried out through the Annual Action Plan which provides a summary of actions, activities, and resources that will be used to address priority needs and goals identified in the Consolidated Plan.

This Consolidated Plan period starts on October 1, 2023, and ends on September 30, 2028. This plan includes a summary of consultation methods, citizen participation, an assessment of needs, market analysis, a strategic plan, and the first-year Annual Action Plan (2022).

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

During the development of the Consolidated Plan, several priority needs were identified. Guidelines for addressing these priority needs over the 2023-2027 timeframe are summarized below:

- **Housing Affordability**
  - Housing Affordability – Owner-Occupied Housing Rehabilitation
  - Housing Affordability – Homebuyer Assistance
  - Housing Affordability – Code Enforcement
- **Increase the Capacity of Public Services**
  - Youth Services
  - Homelessness Services
  - General Services Programs
- **Public Facility & Infrastructure Improvements**
  - Neighborhood Revitalization
  - Neighborhood Resilience

3. Evaluation of past performance

Each year, the City of Texarkana reports its progress in meeting the five-year and annual goals in the Consolidated Annual Performance Evaluation Report (CAPER). Listed below are some of the goals and accomplishments in the City's PY 2021 CAPER.

CDBG Major Initiatives and Highlights FY 2021:

The City partnered with non-profit service agencies and housing providers to provide affordable housing opportunities, improve community assets, and provide basic needs for the citizens of Texarkana, TX. In 2021, the City carried out the following activities during this reporting period:

- **Public Services**
  - **Vista One Stop Shop** – The City supported salaries to provide coordinated services for persons experiencing homelessness through THN Texarkana Homeless Coalition. The City expended $6,000 for Vista staff and HMIS Support.
  - **Community Gardens** – The City installed and improved community gardens in the Beverly and Rosehill neighborhoods. The gardens provide LMI families with access to fresh fruits and vegetables. The City expended $2,596 to install community gardens.
  - **Mission Texarkana Litter Program** – The City awarded funds to Mission Texarkana to operate its litter program for the downtown area. Program participants learned valuable job skills and were paid to clean the downtown area. The City expended $9,074 to provide job training.
  - **CV-Public Services** – The City expended $63,738 to provide food, supplies, personal protection equipment, care packages, testing, homeless shelter assistance & quarantine assistance for LMI or homeless persons affected by Covid-19. Mission Texarkana, Randy Sams Outreach Shelter, Texarkana Homeless Coalition, Salvation Army, and the Health Department Emergency Operations Center were each awarded CDBG-CV funds.
- **Affordable Housing**
  - One LMI homebuyer was assisted with $6,940 in Down Payment Assistance.
  - The City repaid its Section 108 Loan in the amount of $228,625. The Grim Lofts will create 93 low/mod housing units in Downtown Texarkana, TX.
- **Administration**
  - The City expended $34,928 for the Administration of the CDBG program in providing services to LMI &/or homeless individuals/families.
  - The City also expended $24,925 for the Administration of the CDBG-CV program in providing services to LMI &/or homeless individuals/families affected by COVID-19.

4. Summary of citizen participation process and consultation process

The City of Texarkana conducted significant consultations with the public, nonprofit leaders, elected officials, City Staff, homeless service providers, fair housing advocates, and leaders representing minority groups in preparing this plan. The Planning & Community Development Department staff hosted five needs assessment meetings before the development of the plan and two public hearings to review the

Attachment: 2024-049 ATTH 01 Annual Action Plan Revision 04.07.24 (4226 : 2024-049 RES Amending the CDBG 2023 Annual Action Plan)

draft priorities and proposed projects. The meetings are summarized in the Citizen Participation Section of this plan.

During the plan's development, the City of Texarkana met minimal citizen participation requirements by describing the City's methodology for involving citizens in the local program planning, project/activity implementation process, and providing a platform for citizens to provide input.

To solicit citizen input in the development of Consolidated Plan 2023-2027, the Planning & Community Development Department compiled a citizen/stakeholder mailing and email list, which was used to notify the public of proposed meetings and to inform the public of changes that may take place throughout the Consolidated Plan preparation. The City of Texarkana held five needs assessment meetings from Monday, May 1, 2023, through Thursday, May 4, 2023, to solicit public input on the proposed 2023-2027 Consolidated Plan and the 2023 Annual Action Plan. Additionally, the City solicited citizen input through surveys from Saturday, April 22, 2023, through Monday, May 22, 2023. 41 surveys were received, and the results are included in the Appendix.

5. Summary of public comments

All public comments will be included in the Appendix once the public comment period ends.

6. Summary of comments or views not accepted and the reasons for not accepting them

All comments and views were accepted and are included in the Appendix.

7. Summary

The Proposed Consolidated Plan 2023-2027 established strategic priorities as a product of extensive consultation with community stakeholders, combined with data from the U.S. Census and other sources, which indicate specific housing and community development needs in the City of Texarkana, TX. Combined with a needs assessment survey, under the Citizen Participation Plan, the City identified the following strategic priorities to address utilizing CDBG funds in conjunction with leveraging other public and private investments:

1. Affordable Housing
2. Increase Capacity of Public Services
3. Public Facility and Infrastructure Improvements
4. Administration

Over the next five years, the City will continue to focus on developing affordable housing opportunities for low-income families and supporting local efforts to address critical basic needs for families and individuals in need.

Attachment: 2024-049 ATTH 01 Annual Action Plan Revision 04.07.24 (4226 : 2024-049 RES Amending the CDBG 2023 Annual Action Plan)

Attachment: 2024-049 ATTH 01 Annual Action Plan Revision 04.07.24 (4226 : 2024-049 RES Amending the CDBG 2023 Annual Action Plan)

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for the administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for the administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	Texarkana, Texas	Planning & Community Development
CDBG Administrator	Betsy Freeman, Grant Administrator	Planning & Community Development

Table 1 – Responsible Agencies

Narrative

The City of Texarkana, Texas is the lead agency for developing, administering, and reviewing the 5-Year Consolidated Plan and Annual Action Plan. The City researched and prepared the Plan which provides a comprehensive strategy to address the City's housing and community development needs with CDBG Program funds. The Planning and Community Development Department ensures that the City of Texarkana, TX maximizes the use of its HUD funding to provide a suitable living environment, affordable housing, and expanded economic opportunities for its citizens. The City Council awards funding to qualified subrecipient agencies and City departments annually to carry out eligible activities.

Consolidated Plan Public Contact Information

Public concerns, issues, or comments regarding the 2023-2027 Consolidated Plan are to be directed to:

Vashil Fernandez, Director
Planning & Community Development
220 Texas Blvd., 4th Floor
Texarkana, Texas 75501
Office: (903)798-3904
Fax: (903) 798-3913
Email: vashil.fernandez@txkusa.org

Betsy Freeman, Grant Administrator
Planning & Community Development
220 Texas Blvd., 4th Floor
Texarkana, Texas 75501
Office: (903)798-1779
Fax: (903) 798-3913
Email: betsy.freeman@txkusa.org

Attachment: 2024-049 ATTH 01 Annual Action Plan Revision 04.07.24 (4226 : 2024-049 RES Amending the CDBG 2023 Annual Action Plan)

PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l)

1. Introduction

The City of Texarkana, Texas conducted significant consultation through interviews and focus groups with citizens, municipal officials, non-profit agencies, public housing agencies, private developers, governmental agencies, and the Continuum of Care in preparing this plan. The City also held public meetings prior to the development of the plan and two public meetings to review the draft priorities. These meetings are summarized in the Citizen Participation Section of this plan.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

Village Communities of Texarkana is the local public housing agency serving the Texarkana area and was consulted in the preparation of this plan. Village Communities provided data on tenant and housing choice voucher holder characteristics, waiting lists, and future plans for development. In addition to the public housing agency, the City consulted with other private and governmental agencies, mental health, and service agencies was instrumental in developing priorities and the preparation of this plan. These agencies also provided input during the process.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

Texarkana participates in the Texas Balance of State Continuum of Care that is managed by the Texas Homeless Network. The Texarkana Homeless Coalition holds monthly meetings to conduct case conferencing and strategize on ways to meet the needs of those experiencing homelessness. This method of coordination could be enhanced by other mechanisms that do not require an extensive meeting process to discuss individual client cases. The development of the Coordinated Entry system has streamlined the process for people experiencing homelessness to access resources.

Additionally, the Texas Homeless Network provides data from the Homeless Management Information System (HMIS), Point-In-Time Count (PIT), the Housing Inventory Count and the Annual Homeless Assessment Report (AHAR). This information is utilized to assist in determining the nature and extent of homelessness in Texarkana and identifying potential projects that will eliminate gaps in housing and services.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS.

The City of Texarkana does not receive ESG funds but coordinates with the Texas Homeless Network and Texarkana Homeless Coalition to provide supportive housing and programs that equip working families to regain and sustain permanent housing.

2. Describe Agencies, groups, organizations, and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

Representatives from the broad community, community councils, social service agencies, businesses, housing agencies, community development corporations and other government agencies took the online survey in April and May 2023. The Planning and Community Development Department also hosted stakeholder meetings that included representatives from the following organizations:

1	**Agency/Group/Organization**	**Village Communities of Texarkana, TX**
	Agency/Group/Organization Type	Public Housing Agencies
	What section of the Plan was addressed by Consultation?	Housing Needs Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Village Communities of Texarkana was consulted during the housing and public housing needs assessment process. The City will continue to work with the Housing Authority to ensure that mutual clients can access needed services. The City and the Housing Authority will also continue to collaborate on future affordable housing opportunities.
2	**Agency/Group/Organization**	**Rose Hill Neighborhood Association**
	Agency/Group/Organization Type	Non-Profit Agency
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was consulted during the public meeting for the non-housing community development needs assessment.
3	**Agency/Group/Organization**	**Mission Texarkana**
	Agency/Group/Organization Type	Non-Profit Agency
	What section of the Plan was addressed by Consultation?	Homeless Needs

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	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was consulted during the public meeting for the non-housing community development needs assessment.
4	Agency/Group/Organization	Amigo News
	Agency/Group/Organization Type	Private Agency
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was consulted during the public meeting for the non-housing community development needs assessment.
5	Agency/Group/Organization	TRAX Rural Transit District -- ArkTex COG
	Agency/Group/Organization Type	Private Agency
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was consulted by interview for the non-housing community development needs assessment.
6	Agency/Group/Organization	T-Line Paratransit -- ArkTexCOG
	Agency/Group/Organization Type	Private Agency
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was consulted by interview for the non-housing community development needs assessment.
7	Agency/Group/Organization	Randy Sams Outreach Shelter
	Agency/Group/Organization Type	Non-Profit Agency
	What section of the Plan was addressed by Consultation?	Homeless Needs

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	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was consulted by interview for the non-housing community development needs assessment.
8	**Agency/Group/Organization**	**Veros Latino Store**
	Agency/Group/Organization Type	Private Agency
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was consulted during the public meeting for the non-housing community development needs assessment.

Table 2 – Agencies, groups, and organizations that participated

Identify any Agency Types not consulted and provide rationale for not consulting.

The City did not exclude any agency type or agency during this process.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Renew Texarkana	Planning and Community Development	A central theme of the Renew Texarkana Plan is to renew connections and capitalize on opportunities to improve the quality of life in the city.

Table 3 – Other local/regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

The City of Texarkana, Texas is uniquely positioned in that it is a twin city to the City of Texarkana, Arkansas. The two cities share many things including infrastructure (roads, bridges, potable water systems, stormwater systems, and sewage systems), planning organizations (MPO, Ark-Tex Council of Governments), health care agencies (Wadley Regional Medical System, Christus St. Michael Health System), economic development (Chamber of Commerce) and other non-profit agencies (Randy Sams Outreach Shelter, Salvation Army, Harvest Texarkana, Volunteer Center, Literacy Council, unique bi-state

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Workforce Development efforts). Consequently, collaborative planning is a necessity for the City and common practice. These agencies collaborate continually with the City in all aspects of community planning, including this Consolidated Plan. Additionally, the City works closely with the Village Communities of Texarkana and has collaborated and provided funding to renovate existing public housing units.

As such and in accordance with 24 CFR 91.100(4), the City will notify adjacent local government of non-housing community development needs included in its Con Plan. The City will continue to interact with public entities at all levels to ensure coordination and cooperation in implementing the Con Plan and thereby maximize the benefits of the City's housing and community development activities for the residents being served.

I, state & local funding to activities that address priority needs.

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PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize the citizen participation process and how it impacted goal setting

A Community Needs Survey was conducted to solicit input from residents and workers in the City. Respondents were informed that the City was updating the Consolidated Plan for federal funds that primarily serve low- to moderate-income residents and areas. The questionnaire polled respondents about the level of need in their neighborhood for various types of improvements that can potentially be addressed by the use of Consolidated Plan funds. In order to give as many people as possible the chance to voice their opinion, emphasis was placed on making the survey widely available and gathering a large number of responses rather than administering the survey to a controlled, statistically representative pool. Therefore, the survey results should be viewed as an indicator of the opinions of the respondents, but not as representing the opinions of the City population as a group. The survey was distributed through a number of channels in order to gather responses from a broad sample. It was made available in hard copy format, as well as electronic format via Survey Monkey. Electronic responses were possible via smartphone, tablet, and web browsers. The survey was available online and offline in English and Spanish.

Public meetings were also held in order to provide forums for residents of the study area and other interested parties to contribute to this Consolidated Plan and Annual Action Plan. Morning and evening meetings were held in various locations across the City, providing a variety of options for residents and stakeholders to attend. Public notices of the meetings were displayed in local newspapers and through email notifications to stakeholder contacts. Meetings were held at the times and locations shown in the following table throughout the City. A summary of comments received at the meetings is included in the Appendix to this document and a list of meeting times and locations is shown on the next page.

Public Hearings, Public Input Meetings, and Nonprofit Stakeholder Meetings	
Nonprofit Stakeholder Meetings Tuesday, May 2, 2023 @ 10:00 am & Thursday, May 4, 2023 @ 2:00 pm Texarkana, TX City Hall	**Public Input Meeting #1** Monday, May 1, 2023 @ 6:00 PM Collins Center, 3000 Texas Boulevard
Public Input Meeting #2 Tuesday, May 2 @ 6:00 PM Vero's Latino Store, 2106 New Boston Rd	**Public Input Meeting #3** Thursday, May 4, 2023 @ 6:00 PM Village Communities of Texarkana
Public Hearing #1 Tuesday, June 20, 2023 @ 6:00 PM City Hall	**Public Hearing #2** Monday, July 10, 2023 @ 6:00 PM City Hall

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Public Input Meeting for Amendment **Monday, April 22, 2024 @ 6:00 PM** **City Hall Council Chambers**	

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting/Needs Assessment	Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	Five public meeting were held to receive citizen input from residents on community development, housing, and homeless needs.	The summary of comments is included in the narrative following this chart.	All comments were accepted.	N/A
2	Public Hearing	Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	Two public hearings will be held to receive citizen input on draft priorities from residents in community development, housing, and homeless needs.	All public comments will be included in the final plan at the close of the public comment period.	All public comments not accepted will be listed here in the final plan.	N/A
3	Newspaper Ad	Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	The public was notified of the public meetings via a newspaper ad in the Texarkana Gazette and Amigo News. The ad ran in both English and Spanish.	All public comments will be included in the final plan at the close of the public comment period.	All public comments not accepted will be listed here in the final plan.	N/A
4	Survey	Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	The survey received 21 responses.	The survey was used to capture comments. The survey analysis is attached.	All comments were accepted.	N/A

Table 4 – Citizen Participation Outreach

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Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The City of Texarkana, Texas receives $ 362,051 in PY 2023 CDBG entitlement funding to carry out activities outlined in its first-year Action Plan. Anticipated program income and prior year resources brings total funding to $414,551. The Planning and Community Development Department administers the funding for the City. Based on the FY2023 CDBG allocation, the City estimates that it will receive approximately $2,072,755 over the next 5 years and the duration of this Consolidated Plan.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Con Plan	Narrative Description
			Annual Allocation:	Program Income:	Prior Year Resources:	Total:		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	$ 362,051	$ 2,500	$ 50,000	$414,551	$2,072,755	The primary objective of the CDBG program is to provide decent housing, a suitable living environment, and expanded economic opportunities principally for low- and moderate-income persons and neighborhoods. All prior year funds are currently committed to active projects and the expected amount available for the Con Plan period is based on yearly allocation plus program income over 5-years

Table 53 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state, and local funds), including a description of how matching requirements will be satisfied

The City of Texarkana, Texas will use a combination of public and private funding to carry out activities identified in this Action Plan. During FY2023, the City will research opportunities to apply for additional funding streams consistent with the Consolidated Plan's goals. Currently, the City uses other grant resources to offset funding reductions through its HUD CPD program funding. The City also works with various non-profit organizations to encourage leveraging of available funding sources and strengthen organizational capacity.

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If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City will not use any publicly owned land or property to address the needs identified in the plan.

Discussion

CDBG funds will be used in conjunction with other funding resources to address needs identified in the Consolidated Plan.

- General Fund
- Texarkana Homeless Coalition

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Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing Affordability – Homeowner Housing Rehabilitation	2023	2024	Affordable Housing	Citywide	Housing Affordability	CDBG	Homeowner Units Rehabilitated: 2 Household Units
2	Housing Affordability – Homebuyer Assistance	2023	2024	Affordable Housing	Citywide	Housing Affordability	CDBG	1 Households Assisted
3	Housing Affordability – Code Enforcement	2023	2024	Affordable Housing	Citywide	Housing Affordability	CDBG	25 Households Assisted
4	Increase Capacity of Public Service – Youth Services	2023	2024	Non-Housing Community Development	Citywide	Increase Capacity of Public Services	CDBG	Public service activities other than Low/Moderate Income Housing Benefit: 50 Persons Assisted
5	Increase Capacity of Public Service – Homelessness Services	2023	2024	Homelessness	Citywide	Increase Capacity of Public Services	CDBG	Public service activities other than Low/Moderate Income Housing Benefit: 2 Persons Assisted
6	Increase Capacity of Public Service – General Services Programs	2023	2024	Non-Housing Community Development	Citywide	Increase Capacity of Public Services	CDBG	Public service activities other than Low/Moderate Income Housing Benefit: 20 Persons Assisted
7	Public Facility Improvements – Neighborhood Revitalization and Resilience	2023	2024	Non-Housing Community Development	Citywide	Public Facility & Infrastructure Improvements	CDBG	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 50 Persons Assisted
8	Public Infrastructure Improvements – Neighborhood Revitalization and Resilience	2023	2024	Non-Housing Community Development	Citywide	Public Facility & Infrastructure Improvements	CDBG	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 75 Persons Assisted
9	Planning & Administration	2023	2024	Planning and Admin	Citywide	Planning & Admin	CBDG	Other: 1 Other

Table 54 – Goals Summary

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Goal Descriptions

1	Goal Name	Housing Affordability – Homeowner Housing Rehabilitation
	Goal Description	To provide housing rehabilitation funding for income-eligible homeowners that occupy their home as a primary residence. Eligible costs include the cost of labor, supplies, and materials.
2	Goal Name	Housing Affordability – Homebuyer Assistance
	Goal Description	To provide first-time income-eligible homebuyers with down payment and closing costs.
3	Goal Name	Public Service – Youth Services
	Goal Description	Provides after-school and summer activities for low-income children and youth (ages 6-18. Youth participate in structured recreational, cultural, social, and life skill activities in an adult-supervised, safe, clean environment. Funds will be used to provide salary support, supplies & equipment needed to provide services.
4	Goal Name	Public Service – Homelessness Services
	Goal Description	Provides services for homeless individuals and families to support emergency shelter and permanent housing solutions.
5	Goal Name	Public Service – General Services Programs
	Goal Description	Fund projects that provide recreational activities, food support, educational opportunities, and job skills to youth; supportive services to low- and moderate-income households and persons with special needs; assistance to businesses to create and/or retain jobs for low- and moderate-income persons; and support for job training, continuing education, and employment services designed to assist low-and moderate-income persons obtain jobs.
6	Goal Name	Public Facility Improvements – Neighborhood Revitalization and Resilience
	Goal Description	The City will fund projects that improve neighborhood facilities to enable resilient design and withstand future community growth and investment.
7	Goal Name	Public Infrastructure & Public Improvements – Neighborhood Revitalization and Resilience
	Goal Description	The City will fund projects that improve drainage and infrastructure to enable resilient design and withstand future community growth and investment.
	Goal Name	Provide Administrative Structure

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8	**Goal Description**	Provide the administrative structure for the planning, implementation, and management of the CDBG grant program as well as other housing and community development.

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Projects

AP-35 Projects – 91.220(d)

Introduction

Projects planned for the 2023 program year are identified in the table below, with additional detail provided in AP-38. Over the next year, the City of Texarkana anticipates assisting low- and moderate-income homeowners with home rehabilitation and emergency repair. The City will also use CDBG funds for the provision of public services such as HMIS coordinated entry, job training, youth services, providing services for substance abuse, and services for the homeless.

Projects

#	Project Name
1	Down Payment Assistance
2	HMIS Fees – Coordinated Entry
3	Mission Texarkana – Job Training
4	Amachi – Youth Services
5	Haven Homes
6	The Scholars @ Rosehill Community Center
7	Housing Repairs
8	~~Beverly Park Road~~
9	Code Enforcement Officer
10	Community Gardens/Tree Planting – Beverly & Rose Hill
11	Administration & Planning
12	Southwest Center HVAC
13	Bowie County Health Clinic HVAC
14	Bowie County Health Clinic Doors
15	Randy Sams Outreach Shelter repairs

Table 55 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The projects were selected to meet identified needs in the community with the resources provided. Limited financial resources are the greatest obstacle to meeting the City's underserved needs. Texarkana will continue to estimate allocations for this Consolidated Plan period based on the final allocation amount and the priorities identified in the PY2023-2027 Consolidated Plan, community input, qualified requests for funding, and Department of Planning and Community Development, and City Council. The City recognizes there are multiple needs for low and moderate-income persons in the City that are met through the use of CDBG funds. These needs include access to affordable housing for low and moderate-income persons, services for homeless and at-risk populations, increased capacity for public services and addressing community development needs. The City prioritizes grant allocations by ensuring that all

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proposed projects will:

- Directly benefit low and moderate-income persons or households as defined by HUD's Income Limit Guidelines based on the Texarkana Metropolitan Statistical Area (MSA); or
- Take place in an area where more than 51% of the population is lower income according to HUD Income Limits.

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AP-38 Project Summary

Project Summary Information

1	**Project Name**	**Homeownership Assistance - Down Payment Assistance**
	Target Area	Citywide
	Goals Supported	Housing Affordability – Homebuyer Assistance
	Needs Addressed	Housing Affordability
	Funding	CDBG: $10,000.00
	Description	Down payment and closing costs assistance to low-moderate first-time homebuyers.
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 1 homebuyer.
	Location Description	The program will be offered city-wide to income-eligible first-time homebuyers.
	Planned Activities	City will fund up to 50% of the required down payment & all closing costs for LMI homebuyers.
2	**Project Name**	**HMIS Fees – Coordinated Entry**
	Target Area	Citywide
	Goals Supported	Increase Capacity of Public Service – Homelessness Services
	Needs Addressed	Increase Capacity of Public Services
	Funding	CDBG: $2,000.00
	Description	The city will support fees associated with the City's Homeless Management Information System.
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	The HMIS program will serve 1 person.
	Location Description	Citywide
	Planned Activities	Funds for HMIS fees to provide Coordinated Entry/Doorways Program
3	**Project Name**	**Mission Texarkana – Job Training (Litter Program)**
	Target Area	Downtown Area
	Goals Supported	Public Service – Homelessness Services
	Needs Addressed	Increase Capacity of Public Services
	Funding	CDBG: $16,000.00

	Description	The Litter Program is a job training program offered to clients seeking services at Mission Texarkana. The program provides basic job training skills and experience and also improves the appearance of the surrounding downtown area.
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	The litter job training program will serve 1 person,
	Location Description	620 W 4th St, Texarkana, TX 75501
	Planned Activities	Funds for agencies that provide services &/or housing to LMI residents.
4	**Project Name**	**Amachi – Youth Service**
	Target Area	Citywide
	Goals Supported	Public Service – Youth Services
	Needs Addressed	Increase Capacity of Public Services
	Funding	CDBG: $16,000.00
	Description	Funds for agencies that provide services to LMI youth residents. Services may include but are not limited to tutoring, robotics class, after-school meals.
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	The Amachi Youth Program will serve 25 persons.
	Location Description	P. O. Box 6901, Fort Worth, TX 76115, US
	Planned Activities	Funds for agencies that provide services to LMI youth residents. Services may include but are not limited to tutoring, robotics class, and after-school meals.
5	**Project Name**	**Haven Homes**
	Target Area	Citywide
	Goals Supported	Increase Capacity of Public Services – General Public Services
	Needs Addressed	Increase Capacity of Public Services
	Funding	CDBG: $10,000.00
	Description	Funds for agencies that provide services to LMI residents. Services may include but are not limited to housing, life skills, meals, job classes.
	Target Date	9/30/2024

	Estimate the number and type of families that will benefit from the proposed activities	The Haven Homes Program will serve 20 persons.
	Location Description	Citywide
	Planned Activities	Funds for agencies that provide services to LMI residents. Services may include but not limited to housing, life skills, job classes.
6	**Project Name**	**The Scholars at Rosehill Community Center**
	Target Area	Citywide
	Goals Supported	Public Service – General Services Programs
	Needs Addressed	Increase Capacity of Public Services
	Funding	CDBG: $10,000.00
	Description	Funds for agencies that provide services to LMI residents. Services may include but not limited to tutoring, life skills, meals, job classes, music classes, presentation classes.
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	The scholar's program will serve 25 persons.
	Location Description	Citywide
	Planned Activities	Funds for agencies that provide services to LMI residents. Services may include but not limited to tutoring, life skills, meals, job classes, music classes, presentation classes.
7	**Project Name**	**Housing Repairs**
	Target Area	Citywide
	Goals Supported	Housing Affordability – Owner-Occupied Rehabilitation
	Needs Addressed	Housing Affordability
	Funding	CDBG: $100,000.00
	Description	Funds for housing repairs of single-family homes for LMI homeowners in cooperation with Habitat of Texarkana.
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Two households will be assisted during the program year.
	Location Description	Citywide

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	Planned Activities	Funds for housing repairs of single-family homes for LMI homeowners in cooperation with Habitat of Texarkana.
8	~~**Project Name**~~	~~**Beverly Park Road**~~
	~~**Target Area**~~	~~Citywide~~
	~~**Goals Supported**~~	~~Public Infrastructure Improvements – Neighborhood Revitalization and Resilience~~
	~~**Needs Addressed**~~	~~Public Facility & Infrastructure Improvements~~
	~~**Funding**~~	~~CDBG: $143,551.00~~
	~~**Description**~~	~~Public Improvements could include but not limited to roads, sidewalks, accessibility improvements & beautification projects.~~
	~~**Target Date**~~	~~9/30/2024~~
	~~**Estimate the number and type of families that will benefit from the proposed activities**~~	~~The City estimates that approximately 50 residents who reside in the targeted neighborhoods will benefit from these activities.~~
	~~**Location Description**~~	~~Beverly Neighborhood~~
	~~**Planned Activities**~~	~~Public Improvements could include but not limited to roads, sidewalks, accessibility improvements & beautification projects.~~
9	**Project Name**	**Code Enforcement Officer**
	Target Area	Citywide
	Goals Supported	Housing Affordability
	Needs Addressed	Planning & Admin
	Funding	$25,000.00
	Description	Funds for Code Enforcement officer to serve in LMI areas.
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	The City estimates that 25 residents will benefit from the Code Enforcement program.
	Location Description	Citywide
	Planned Activities	Funds for Code Enforcement officer to serve in LMI areas.
10	**Project Name**	**Community Gardens/Tree Planting-Beverly & Rose Hill**
	Target Area	Citywide
	Goals Supported	Public Facility Improvements – Neighborhood Revitalization and Resilience
	Needs Addressed	Public Facility & Infrastructure Improvements
	Funding	$20,000.00

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	Description	Improvements to public facilities, parks, trails & public spaces in LMI areas.
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	The City estimates that 50 residents will benefit from this activity.
	Location Description	Beverly Neighborhood and Rosehill Neighborhood
	Planned Activities	Improvements to public facilities, parks, trails & public spaces in LMI areas.
11	**Project Name**	**Planning & Administration**
	Target Area	Citywide
	Goals Supported	Planning and Administration
	Needs Addressed	Planning and Administration
	Funding	$72,000.00
	Description	Program Administration & Fair Housing Activities
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	1
	Location Description	Citywide
	Planned Activities	Program Administration & Fair Housing Activities
12	**Project Name**	**Southwest Center HVAC**
	Target Area	Citywide
	Goals Supported	Public Facility Improvements
	Needs Addressed	Public Facility & Infrastructure Improvements
	Funding	$95,000
	Description	Improvements to public facilities in LMI areas.
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	The City estimates that 200 residents will benefit from this activity.
13	**Project Name**	**Bowie County Health Clinic HVAC**
	Target Area	Citywide
	Goals Supported	Public Facility Improvements
	Needs Addressed	Public Facility & Infrastructure Improvements

	Funding	$24,300
	Description	Improvements to public facilities serving LMI population
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	The City estimates that 1,000 residents will benefit from this activity.
14	**Project Name**	**Bowie County Health Clinic Windows**
	Target Area	Citywide
	Goals Supported	Public Facility Improvements
	Needs Addressed	Public Facility & Infrastructure Improvements
	Funding	$50,000
	Description	Improvements to public facilities serving LMI population
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	The City estimates that 1,000 residents will benefit from this activity.
15	**Project Name**	Randy Sams Outreach Shelter repairs
	Target Area	Citywide
	Goals Supported	Public Facility Improvements
	Needs Addressed	Public Facility & Infrastructure Improvements
	Funding	$25,000
	Description	Improvements to public facilities serving LMI population
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	100

Attachment: 2024-049 ATTH 01 Annual Action Plan Revision 04.07.24 (4226 : 2024-049 RES Amending the CDBG 2023 Annual Action Plan)

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Texarkana receives entitlement program funds directly from HUD. Program resources are allocated citywide based on low-mod areas which can coincide with areas of minority concentration. The City relies on widely accepted data such as American Community Survey (ACS), HUD low and moderate-income summary data, and Federal Financial Institutions Examinations Council (FFIEC) data to determine areas throughout the community with concentrations of low- and moderate-income communities. Over the next five years, the City intends to use its resources in the geographical boundaries of the City. The City has elected the geographic priority areas as described in detail in SP-10 Geographic Priorities:

- Beverly Neighborhood
- Downtown Area
- Citywide

Geographic Distribution

Target Area	Percentage of Funds
Beverly Community Revitalization	37%
Downtown Area	4%
Citywide	39%

Table 56 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

To generate the greatest impacts, the City will focus efforts on approved target areas in Beverly and the Downtown areas as well as Citywide for certain types of activities. The general priorities and needs are, public services, affordable housing and public facilities & infrastructure that meet the needs of the City's very low-, low- and moderate-income residents.

Federal CDBG funds are intended to provide low and moderate income (LMI) households with viable communities, including decent housing, a suitable living environment and expanded economic opportunities. Eligible activities include community facilities and improvements, housing rehabilitation and preservation, affordable housing development activities, public services, economic development, planning, and administration. The system for establishing the priority for the selection of these projects is

Attachment: 2024-049 ATTH 01 Annual Action Plan Revision 04.07.24 (4226 : 2024-049 RES Amending the CDBG 2023 Annual Action Plan)

predicated upon the following criteria:

- Meeting the statutory requirements of the CDBG program
- Meeting the needs of LMI residents
- Focusing on LMI areas or neighborhoods
- Coordination and leveraging of resources
- Response to expressed needs
- Sustainability and/or long-term impact
- The ability to demonstrate measurable progress and success

Public facility and infrastructure activities will be provided for areas where the percentage of LMI persons is 51% or higher. CDBG will also be used for beneficiaries that meet criteria under limited clientele beneficiary, such as the elderly, persons with disabilities, the homeless, etc. It is also expected that funding will be provided to assist low- and moderate- income homeowners. Public facilities and infrastructure activities will be based in the qualified census tracts according to the quartile method.

Attachment: 2024-049 ATTH 01 Annual Action Plan Revision 04.07.24 (4226 : 2024-049 RES Amending the CDBG 2023 Annual Action Plan)

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

During the next Consolidated Plan period, the City will address the needs of homeless, non-homeless and special-needs households. The City does not intend to acquire any affordable housing units. The city will continue to leverage grant funds for the homeowner rehabilitation program and the first-time homebuyer's program. The City will continue to partner with local organizations to provide emergency rental assistance to income eligible applicants who are at risk of becoming homeless.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	3
Special-Needs	0
Total	3

Table 57 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	2
Acquisition of Existing Units	1
Total	3

Table 58 - One Year Goals for Affordable Housing by Support Type

Attachment: 2024-049 ATTH 01 Annual Action Plan Revision 04.07.24 (4226 : 2024-049 RES Amending the CDBG 2023 Annual Action Plan)

AP-60 Public Housing – 91.220(h)

Introduction

Village Communities of Texarkana, Texas, formerly known as the Housing Authority of Texarkana, Texas (HATT) is located in Bowie County, Texas, in the Ark-La-Tex region. Texarkana, Texas is a twin city with neighboring Texarkana, Arkansas. The housing portfolio consists of more than 1,500 market rates, tax credits, and other affordable apartments.

These housing resources include VCTT-owned market-rate residential communities, VCTT-sponsored mixed-income, mixed-finance residential communities, Housing Choice vouchers, rental single-family homes, and homeownership opportunities. Most of the VCTT's programs are funded and regulated by the U.S. Department of Housing and Urban Development (HUD).

In 2019, Village Communities converted its entire low-income public housing to Section 8 project-based vouchers through the Rental Assistance Demonstration Program (RAD) way to stabilize, rehabilitate, or replace properties. The agency also provides affordable workforce housing by converting old public housing units to new affordable apartments and homes in the Rosehill Neighborhood. Additionally, Village Communities manages Housing Choice Vouchers.

The City will continue to support the efforts of the Housing Authority of the Village Communities of Texarkana, Texas in addressing the needs of public housing residents by offering collaborating with the agency to ensure that low-income residents, seniors, and disabled families can access services.

Actions planned during the next year to address the needs to public housing

The City does not have any plans to address the needs of public housing.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

The City does not have any actions to encourage public housing residents during the next consolidated plan period. The City will offer a down payment assistance program that is available to low-income families in Texarkana including public housing residents.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

According to HUD's Public Housing Agency Score (PHAS), the housing authority scored an 83 and is designated a high performer and is not considered by HUD to be troubled or poorly performing.

Attachment: 2024-049 ATTH 01 Annual Action Plan Revision 04.07.24 (4226 : 2024-049 RES Amending the CDBG 2023 Annual Action Plan)

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

This section describes the one-year goals and activities for the City of Texarkana, Texas in assessing and serving the needs for homeless persons and special needs populations. The City's homeless strategy collaboratively addresses the essential needs for homeless and other special needs populations. The goal is to invest in activities that lead people experiencing homelessness to permanent housing as quickly as possible while offering a variety of intervention options that provide options to address the different needs. Such interventions include rapid rehousing, permanent supportive housing, immediate access to low-barrier emergency shelter; intensive service-focused recovery housing programs; transitional housing options for special needs populations (especially households fleeing domestic violence, youth and youth adults, and people with substance use issues); diversion programs. The City of Texarkana, Texas collaborates with the Texarkana Homeless Coalition, its providers, and the Texas Homeless Network to strengthen the homeless governance structure and ensure services are provided to these populations.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including. Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City's police department serves as the de facto homeless outreach team in Texarkana since they often engage the homeless where they are sleeping, resting and panhandling. The police department has had to learn basic assessment skills to connect people with necessary resources. During the next year, the City will continue to collaborate with other City departments (including Police, Fire, Parks & Recreation, Property Management, Public Works and Sanitation) to ensure persons experiencing homelessness or may need assistance are provided essential resources.

Coordinated Entry is a consistent, streamlined process for people experiencing homelessness to access resources including housing. Through coordinated entry, the highest need, most vulnerable households in the community are prioritized for housing and services. The core elements of Coordinated Entry provide for one location for people in a housing crisis to apply for assistance and an assessment to determine vulnerability, needs, and check program eligibility. Through prioritization the people with the greatest need and vulnerability receive assistance.

While most homeless providers have some outreach services, there is not an agency that exclusively provides outreach services. Mission Texarkana provides limited outreach to unsheltered homeless through Church under the Bridge. This year, the City will support HMIS to ensure an accurate data is collected on sheltered and unsheltered homeless.

The city has supported the development the Doorways Home program which is the located at the Doorways Home campus (902 W. 12th Street). The campus is a fixed place where people wanting help can access professional, courteous support to leave the street behind. Program staff will complete an

Attachment: 2024-049 ATTH 01 Annual Action Plan Revision 04.07.24 (4226 : 2024-049 RES Amending the CDBG 2023 Annual Action Plan)

assessment to determine vulnerability, needs and check program eligibility, prioritize people with the greatest housing needs, and make referrals to housing and services based on need and prioritization.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City will continue to support organizations that address the emergency shelter and transitional housing needs of the homeless to establish a more robust social service system. The Texarkana Homeless Coalition is a local homeless coalition under the Texas Homeless Network (Texas Balance of State CoC), that is responsible for the oversight, planning and operations of the entire CoC. Randy Sams Outreach Shelter is a low-barrier homeless shelter providing emergency shelter in Texarkana. The shelter currently has 112 beds and also provides basic needs like food, showers, case management, and transportation access. The City needs a day shelter to provide resources for persons seeking to return to permanent housing.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The City will continue to support the Texas Homeless Coalition in reducing the amount of time that individuals and families (chronically homeless, families with children, veterans and their families, and unaccompanied youth) experience homelessness. The Texas Homeless Coalition implements a housing first model that works to connect people as quickly as possible to permanent housing and the care and support they need to stabilize and improve their quality of life. The primary goals are to help people obtain permanent housing as quickly as possible, increase their self-sufficiency, and remain stably housed.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The main need is to link people with available housing opportunities as quickly as possible and support them in accessing subsidies and increasing their income to help them sustain their housing long-term. The City's nonprofits coordinate with hospitals, courts and other institutions to coordinate and plan the discharge of persons experiencing homelessness. Additionally, the Texarkana Homeless Coalition also collaborates closely with a number of organizations which offer primary care, behavioral health, career and other services for persons experiencing homelessness.

Attachment: 2024-049 ATTH 01 Annual Action Plan Revision 04.07.24 (4226 : 2024-049 RES Amending the CDBG 2023 Annual Action Plan)

During the next year, the City will continue to:

- Improve coordination between mental health, physical health, and criminal justice systems to identify people at risk of homelessness and link them with supports to prevent them from becoming literally homeless after discharge.
- Work with the local and state Department of Children Services and support them in their effort to expand services for youth existing foster care.
- Assist in the identification of available prevention programs and development of a gaps analysis that allows us to create a homeless prevention plan in the coming years.

Attachment: 2024-049 ATTH 01 Annual Action Plan Revision 04.07.24 (4226 : 2024-049 RES Amending the CDBG 2023 Annual Action Plan)

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

This section of the plan explains whether the cost of housing or the incentives to develop, maintain, or improve affordable housing is affected by policies that may affect land and other property, zoning ordinances, building codes, growth limits, and policies that affect the return on residential investment. These issues are presented based on programmatic experience, previous analyses, and were explored as part of the City of Texarkana's Analysis of Impediments to Fair Housing Choice.

The City 's most recent Analysis of Impediments did not identify any institutional barriers to affordable housing in Texarkana, TX. The City is growing in population and the demand for more affordable units is increasing. The City is committed to maintaining and enhancing policies that increase equal opportunity for housing for low-income families and minorities.

During the needs assessment, stakeholders revealed that a barrier to affordable housing exists with property owners violating tenant's rights or the lack of knowledge of tenants' rights. Property owners have increased rent without notice, refuse to make repairs, or refuse to rent to potential tenants due to minor credit issues. This practice is predatory and further exacerbates the affordability and availability crisis. Stakeholders also revealed that many immigrants do not receive information in a culturally competent way leaving these residents to forgo services that they are indeed eligible for.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

To maintain the City's commitment to prevent barriers to affordable housing the City will continue to:

- Conduct public outreach regarding availability of housing & housing assistance including ensuring that programs are culturally competent and translation of housing application materials into Spanish & maintains bi-lingual staff to assist applicants & clients who are not English-proficient.
- Maintain flexibility in zoning & building requirements when appropriate to allow for infill housing development.
- Maintain an Affirmative Marketing Plan to directly market newly developed City-assisted housing units to minority groups least likely to apply to homeownership programs.
- Meet with local lenders & home builders to encourage the use of non-traditional client loan qualifying & loan products to better serve the needs of homebuyer households with challenges that preclude conventional qualification.
- Support local Continuum of Care efforts for homeless populations & provides ongoing support & technical assistance to the Texarkana Homeless Coalition.
- Work with local agencies that provide financial case management & credit counseling.

Attachment: 2024-049 ATTH 01 Annual Action Plan Revision 04.07.24 (4226 : 2024-049 RES Amending the CDBG 2023 Annual Action Plan)

- Review and, when applicable, revise the Fair Housing ordinance which ensures that fair housing options are available to its citizens.
- Monitor city-sponsored projects for equal access & compliance of the Fair Housing Act.
- Monitor code compliance to HQS and Fair Housing standards.
- Hold periodic Public Hearings providing information & requesting public comment on affordable and fair housing issues.
- Work with local housing service providers to conduct homebuyer & homeowner education.

Attachment: 2024-049 ATTH 01 Annual Action Plan Revision 04.07.24 (4226 : 2024-049 RES Amending the CDBG 2023 Annual Action Plan)

AP-85 Other Actions – 91.220(k)

Introduction:

This section details the City's actions planned to ensure safe and affordable housing for its residents, along with plans to meet underserved needs, reduce poverty, develop institutional structure, and enhance coordination between public and private sector housing and community development agencies.

Actions planned to address obstacles to meeting underserved needs

The City will work with its community partners to assist low- and moderate-income residents in meeting underserved needs consisting of employment services, childcare, health services, substance abuse counseling and treatment, education programs, services for senior citizens, services for people experiencing homelessness, and fair housing training.

Actions planned to foster and maintain affordable housing

The City will continue to foster and maintain the current affordable housing stock by utilizing CDBG for owner-occupied rehabilitation and first-time homebuyer programs. The City will also expand its efforts to actively pursue other funding mechanism and partnerships for the development of affordable housing to leverage limited public dollars.

Actions planned to reduce lead-based paint hazards

The City will continue to implement countermeasures to minimize exposure of lead-based paint hazards found in existing housing built prior to 1978 through its's City administered housing program. The City will provide all rehab clients and potential clients with the "Lead-Based Paint" pamphlet that describes hazards of lead-based paint. Pursuant to 24 CFR Part 35, all rental and homeowner dwelling units that wish to receive federal assistance and were built prior to 1978 are tested for lead-based paint. (These tests consist of visual inspections, lead screens, and full assessments. Additionally, when properties test positive for LPB hazards, interim controls are performed, and LBP clearances are provided.)

Actions planned to reduce the number of poverty-level families

There are a variety of actions the City undertakes throughout the year in an effort to reduce the number of poverty-level families and increase self-sufficiency. The programs funded through CDBG to address this goal include youth programs, senior assistance programs, and emergency services (i.e., rent, mortgage, and utility assistance programs). The City's anti-poverty strategy focuses on helping all low-income households improve their economic status and remain above poverty levels.

Actions planned to develop institutional structure

City staff works throughout the year to increase institutional structure, both within the City and throughout our partner agencies. This is accomplished through providing technical assistance on federal grant management requirements, such as growing their knowledge of Davis-Bacon requirements, financial management and other grant management procedures. Staff maintain contact with partner

Attachment: 2024-049 ATTH 01 Annual Action Plan Revision 04.07.24 (4226 : 2024-049 RES Amending the CDBG 2023 Annual Action Plan)

agencies throughout the year, offering referrals for funding and training opportunities where appropriate.

During the next Consolidated Plan period, the City's Planning and Community Development Department will continue to assist nonprofit/social service providers, Village Communities of Texarkana, Texas, and various other community-based organizations to provide training and technical assistance to subrecipients.

Actions planned to enhance coordination between public and private housing and social service agencies

The City is heavily invested in collaborations throughout the community and has successfully paired with multiple service providers to achieve its goals of providing affordable, safe, and decent housing. This collaboration has allowed the City, public agencies, and service providers of the Texarkana Homeless Coalition to better serve the needs of underserved residents. The City will also continue to further its initiative to leverage funding to increase opportunities for low- and moderate- income residents to receive necessary services and have access to affordable housing options.

Attachment: 2024-049 ATTH 01 Annual Action Plan Revision 04.07.24 (4226 : 2024-049 RES Amending the CDBG 2023 Annual Action Plan)

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction:

It is the City of Texarkana's policy that 70% of the CDBG funds will be used to benefit low-moderate income people residing within the city limits over a consecutive period of three years, including the year covered by this Annual Action Plan. The City sets aside 15% of the allocation to fund public services and 20% to be used for administration of the program.

Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	$0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	$0
3. The amount of surplus funds from urban renewal settlements	$0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	$0
5. The amount of income from float-funded activities	$0
Total Program Income	$0

Other CDBG Requirements

1. The amount of urgent need activities	$0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit – A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	70%

The City anticipates using 70% of CDBG funds for projects involving low- and moderate-income people or low and moderate areas over a consecutive period of three years, years 2023-2025, including the year covered by this Annual Action Plan.

Attachment: 2024-049 ATTH 01 Annual Action Plan Revision 04.07.24 (4226 : 2024-049 RES Amending the CDBG 2023 Annual Action Plan)

From: Myers, Laura L
To: TEX-Ryan, Daphnea
Cc: TEX-Fernandez, Vashil; TEX-Price, Megan; TEX-Freeman, Betsy; TX-Solomon, John; Storms, David A; Derinzy, John W; Hanks, Michelle W; Warner, Kelly S; Bray, Matthew J; Hathaway, Justin J
Subject: Question on Functionally Dependent Uses
Date: Wednesday, March 6, 2024 11:29:38 AM

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.

Hi Daphnea!

Unfortunately, we have no exception for streets in a floodway. Streets are not considered functionally dependent uses of the floodway. I even looked in our new floodplain regulations that are coming out this year and there is nothing that will allow it. HUD funds cannot be used to repair streets in a floodway.

Please let me know if you have any questions.

Respectfully,

Laura Myers
Field Environmental Officer
HUD Office of Environment and Energy
Fort Worth Regional Office
307 W. 7th Street, Unit 1000
Fort Worth, TX 76102
(817) 978-5947
Email: Laura.L.Myers@HUD.gov
Website: https://www.hudexchange.info/programs/environmental-review/
Subscribe to our Mailing List: https://www.hud.gov/subscribe/signup?listname=Region%20VI%20Environment&list=REGION-VI-ENVIRONMENT-L

From: TEX-Ryan, Daphnea <dryan@texarkanatexas.gov>
Sent: Wednesday, February 28, 2024 4:53 PM
To: Myers, Laura L <Laura.L.Myers@hud.gov>
Cc: TEX-Fernandez, Vashil <vashil.fernandez@texarkanatexas.gov>; TEX-Price, Megan <megan.price@texarkanatexas.gov>; TEX-Freeman, Betsy <betsy.freeman@texarkanatexas.gov>;

Attachment: 2024-049 ATTH 03 HUD Floodway Response (je) (4226 : 2024-049 RES Amending the CDBG 2023 Annual Action Plan)

TX-Solomon, John <john.solomon@texarkanatexas.gov>
Subject: <External Message> Question on Functionally Dependent Uses

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I started working on the 8-step process for an activity that I knew was in the flood plain. This activity is for road repairs in Beverly Park, located in one of our very low – low/mod communities. The road going through the park also leads to the Beverly Community Center. The road is in bad need of repair to provide safe access to the park and to the community center.

A good portion of that road is actually in the Floodway. The Incidental Floodway Exception allows an activity to continue if it falls under a functionally dependent use. HEROS on screen information describes that as meaning a land use that must necessarily be conducted in close proximity to water and offers examples such as dams, marina, port facility, water-front park and many types of bridges. A road would be needed to access these types of uses, but I don't want to assume a road meets the exception for using HUD funds, so I am reaching out to you for guidance. None of those example uses (dam, marina, bridges, etc.) are present on this site. There is a creek that runs north and south on the length of the property and is in close proximity to the road that leads through the park to the community center. The upper section of the road and the community center it leads to are in the 100 year flood plain.

For reference, the nearest address is the community center at 901 Lumpkin Street, Texarkana, Texas - Lat: 33.438560 Long: -94.074200

I have attached the FEMA Firmette and also a closeup of the firmette showing where the subject road comes off New Boston Road (US 82) and into the park to help identify the area that is located in the Floodway. At the north end of the park road is the area located in the 100 year flood plain around the Community Center and the park road joins Lumpkin Street on the north side of the community center.

Does this road qualify as a functionally dependent use? I appreciate your assistance and look forward to hearing from you.

Thank you,

Daphnea Ryan
Grants Administration Manager
220 Texas Blvd., 4th Floor
Texarkana, Texas 75501
Office: (903) 798-3934
Mobile: (903) 748-5031

Attachment: 2024-049 ATTH 03 HUD Floodway Response (je) (4226 : 2024-049 RES Amending the CDBG 2023 Annual Action Plan)

Email: dryan@texarkanatexas.gov

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

Attachment: 2024-049 ATTH 03 HUD Floodway Response (je) (4226 : 2024-049 RES Amending the CDBG 2023 Annual Action Plan)

RESOLUTION NO. 2024 – 049

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, ADOPTING THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM AMENDED 2023 AUNNUAL ACTION PLAN TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the U. S. Department of Housing and Urban Development has provided the City of Texarkana, Texas, with Community Development Block Grant (CDBG) funds; and

WHEREAS, public review of the amended draft 2023 Annual Action Plan became available April 7, 2024, and will continue through May 7, 2024; legal notice was published in the Texarkana Gazette, Amigo News, City's Facebook page and city website; and a public meeting was conducted on April 22, 2024, regarding the Amended 2023 Annual Action Plan; and

WHEREAS, the City Council has determined it to be appropriate to adopt the Amended 2023 Annual Action Plan for the Community Development Block Grant Funds.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS:

SECTION 1: The Amended 2023 Annual Action Plan for the Community Development Block Grant program utilizing CDBG funds is hereby accepted.

SECTION 2: The City Manager is hereby authorized to submit said Amended 2023 Annual Action Plan to the U. S. Department of Housing and Urban Development and is authorized to act in connection with the submission of the Amended 2023 Annual Action Plan and to provide such additional information as may be required.

SECTION 3: This Resolution shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED in Regular Council Session on this the **22nd day of April, 2024**.

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

6:31 p.m.

Attachment: 2024-049 RES Amd. CDBG 2023 Ann. Action Plan signed (4226 : 2024-049 RES Amending the CDBG 2023 Annual Action Plan)

City of Texarkana, Texas

Briefing Sheet

Version:
Update Date: 3/26/2024 4:26 PM

Lead Department: City Attorney **Action Officer:** Jeffery Lewis,

Subject: Ordinance No. 2024-042 amending Section 12-3 of the Code of Ordinances to designate single polling locations for each city election precinct/ward to align with polling places utilized by Bowie County.

Briefing: 5/13/2024 **Public Hearing:** 5/13/2024 **Council Vote:** 5/13/2024

Item Schedule

Schedule 2: Brief once - vote once (two weeks)

Updates/History of Briefing:

Not applicable.

Executive Summary and Background Information:

In 2015, the City Council established each of the six city wards as an election precinct and designated a single polling place within each election precinct for use when the City conducts a City-only election ordered by the City Council [Ord. No. 2015-001, adopted Jan. 6. 2015].

Beginning in 2022, Bowie County has been authorized to utilize, and has utilized successfully, the "Countywide Polling Place Program" for primary and general elections, providing county voters with a choice of over twenty "vote centers" strategically located across the county [see ATTH 01, 02, 03]. The county's site selection process for vote centers involved community input and included such factors as number of registered voters, voter familiarity with the polling place, ease of access (such as parking and ADA compliance), and space requirements (for staffing, equipment, and voter privacy). As an example, even though City Hall had been a polling place, it was determined that other locations would be better equipped for space and security of equipment together with increasing voter privacy. During the City Council's regular meeting held on July 11, 2022, the Elections Administrator for Bowie County, Pat McCoy, briefed the City Council on the program.

City staff recommends that the City Council amend Code Section 12-3 to designate a single polling place within each of the six City election precincts that align with specific polling places or "vote centers" utilized by Bowie County, as follows (* denotes City-owned building):

Ward	Current	County/Proposed Amendment
1	GOREE Academic Learning Ctr 3201 Lincoln Ave	Oak St. Baptist Church 401 Waterall St
2	Theron Jones Early Literacy Ctr 2600 West 15th St	*Southwest Center 3222 W. 7th St.
3	*City Hall	*Collins Senior Center

	220 Texas Blvd	3000 Texas Blvd
4	Sullivan Performing Arts Ctr 3941 Summerhill Rd	<< no change >>
5	Pleasant Grove High School 5406 McKnight Rd	Richmond Rd. Baptist Church 5805 Richmond Rd.
6	Pleasant Grove Middle School 5605 Cooks Ln	First Baptist Church 3015 Moores Ln

Potential Options:

Council discretion on designating polling places.

Fiscal Implications:

No immediate fiscal implications; anticipated reduction of election-related costs by aligning polling places.

Staff Recommendation:

Staff recommends approval.

Advisory Board/Committee Review:

Not applicable.

Board/Committee Recommendation:

Not applicable.

Advisory Board/Committee Meeting Date and Minutes:

Not applicable.

Attachments

a. 2024-042 ORD Code 12-3 polling places align with county (DOCX)
b. 2024-042 ATTH 01 Countywide notice (PDF)
c. 2024-042 ATTH 02 County polling locations (PDF)
d. 2024-042 ATTH 03 voting centers map (PDF)
e. 2024-042 Goals & Perspectives (DOCX)

Staff Coordination

City Attorney	Jeffery C. Lewis	Department Head Review	Completed	03/26/2024 4:26 PM
City Secretary	Jennifer Evans	Review	Completed	03/27/2024 10:25 AM
City Manager	David Orr	City Manager Review	Completed	04/17/2024 10:46 AM
City Council	Jennifer Evans	Meeting	Completed	04/22/2024 6:00 PM

Meeting History

PUBLISH

Attachment: 2024-042 ORD Code 12-3 polling places align with county (4220 : 2024-042 ORD amend Code 12-3 align polling places countywide)

ORDINANCE NO. 2024-042

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING SECTION 12-3 OF THE CODE OF ORDINANCES TO DESIGNATE SINGLE POLLING LOCATIONS FOR EACH CITY ELECTION PRECINCT TO ALIGN WITH POLLING PLACES UTILIZED BY BOWIE COUNTY; PROVIDING SEVERABILITY AND REPEALER CLAUSES; CONTAINING LEGISLATIVE FINDINGS; PROVIDING FOR PUBLICATION OF PUBLIC NOTICE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, Section 43.001 of the Texas Election Code states that each election precinct established for an election shall be served by a single polling place located within the boundary of the precinct; and

WHEREAS, Ordinance No. 2015-001 enacted revisions to Chapter 7 of the Code of Ordinances of the City of Texarkana, Texas, to establish each of the six city wards as an election precinct, and to designate a single polling place within each election precinct that will be used when the City conducts a City-only election ordered by the City Council (and Ordinance No. 2015-035 recodified the Code of Ordinances which included reorganizing and renumbering election provisions into Chapter 12 of the Code); and

WHEREAS, the County of Bowie, Texas, is authorized to utilize, and has utilized successfully, the “Countywide Polling Place Program” for primary and general elections, providing county voters with a choice of over twenty "vote centers" strategically located across the county; and

WHEREAS, by this ordinance, the City Council intends to amend Section 12-3 of the Code of Ordinances to designate a single polling place within each of the six City election precincts that align with specific polling places or “vote centers” utilized by Bowie County, for use when the City conducts a City-only election ordered by the City Council; and

WHEREAS, the City Council finds and determines that aligning polling places within the respective wards to specific “vote centers” utilized by Bowie County in the "Countywide Polling Place Program” will promote consistency and efficiency in the election process, will enable reduction of election-related costs, and will be in the best interests of the citizens of Texarkana, Texas.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS:

SECTION 1: Chapter 12, Section 12-3, of the Code of Ordinances of the City of Texarkana, Texas, is amended in its entirety to read as follows:

PUBLISH

Sec. 12-3. - City polling places designated.

Each of the City election precincts, as established in section 12-2 of the Code of Ordinances of the City of Texarkana, shall be designated to one (1) polling place as follows:

(1) The polling place for Election Precinct 1 (Ward 1) shall be the Oak St. Baptist Church located at 401 Waterall St.

(2) The polling place for Election Precinct 2 (Ward 2) shall be the Southwest Center located at 3222 W. 7th St.

(3) The polling place for Election Precinct 3 (Ward 3) shall be the Collins Senior Center located at 3000 Texas Blvd.

(4) The polling place for Election Precinct 4 (Ward 4) shall be the Sullivan Performing Arts Center located at 3941 Summerhill Road.

(5) The polling place for Election Precinct 5 (Ward 5) shall be the Richmond Rd. Baptist Church located at 5805 Richmond Rd.

(6) The polling place for Election Precinct 6 (Ward 6) shall be the First Baptist Church located at 3015 Moores Lane.

SECTION 2: In case a section, clause, sentence, or part of this Ordinance shall be deemed or adjudged by a Court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair, or invalidate the remainder of this Ordinance.

SECTION 3: All ordinances or parts of ordinances in conflict herewith are specifically repealed to the extent of such conflict.

SECTION 4: The Recitals set out in this Ordinance are true and correct and are incorporated herein and made a part hereof as legislative findings of the City Council for all purposes.

SECTION 5: The City Secretary shall give notice of the passage of this Ordinance as provided in Article XI, Section 3, of the Charter of the City of Texarkana, Texas.

SECTION 6: This Ordinance shall be in full force and effect ten (10) days after its passage and approval.

PASSED AND APPROVED in Regular Council Session on this the **13th day of May, 2024**.

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

Attachment: 2024-042 ORD Code 12-3 polling places align with county (4220 : 2024-042 ORD amend Code 12-3 align polling places countywide)

COUNTYWIDE VOTING NOTICE

Voters in Bowie County will now be able to vote at any polling location on Election Day.

Bowie County's Application to Participate in Countywide Voting has been approved by the Texas Secretary of State. The County submitted an Application on July 13, 2022, and received word of approval on Friday, August 12, 2022.

Voters have a choice of 22 Vote Centers strategically located across the county. On election day a registered voter can vote at any location from 7am to 7pm. A list of the locations are posted under the "Where to Vote" banner.

Countywide voting makes voting more convenient, more secure, potentially increases voter turnout, and prevents eligible voters from being turned away or given a provisional ballot because the voter is in the wrong voting precinct on election day.

Voters had their first opportunity to use the new program beginning with the November 8, 2022, General/Joint Elections. In the future, all elections, including general, special, joint, primaries, and runoffs will be eligible to use the countywide polling centers.

For more information on the program or Bowie County Elections please call 903.628.6810 or visit www.co.bowie.tx.us/page/bowie.Elections.

Attachment: 2024-042 ATTH 01 Countywide notice (4220 : 2024-042 ORD amend Code 12-3 align polling places countywide)

Bowie County Elections

710 James Bowie Drive
New Boston, TX 75550

903.628.6810
Fax 903.628.6811

ELECTION DAY LOCATIONS
March 5, 2024 – 7AM to 7PM

Vote Center #	Location	Room/Building	Address
1	Oak St. Baptist Church	Family Life Center	401 Waterall St, Texarkana, TX
2	St. Paul's Missionary Baptist Church	Family Life Center	2921 Norris Cooley Dr., Texarkana TX
3	Liberty Eylau Baptist Church	Family Life Center	5605 S. Lake Dr., Texarkana TX
4	Liberty Eylau School of Success	Cafeteria	766 Macedonia Rd, Texarkana, TX
5	Wake Village 1st Baptist Church	Fellowship Hall	820 Wake Ave, Wake Village, TX
6	Collins Senior Center	Meeting Room	3000 Texas Blvd, Texarkana, TX
7	Texarkana College	Levi Hall	2500 N Robison Rd, Texarkana, TX
8	New Zion Missionary Baptist	Family Room	1901 Charlestine St., Texarkana, TX
9	Sullivan Performing Arts Center	Foyer	3941 Summerhill Rd, Texarkana, TX
10	Nash 1st Baptist Church	Rm 117A	500 East New Boston Rd., Nash, TX
11	Texarkana 1st Baptist Church	Scout Center	3015 Moore's Ln., Texarkana, TX
12	Richmond Rd Baptist Church	Worship Center	5805 Richmond Rd, Texarkana, TX
13	Hardy Memorial Methodist Church	Youth Center	6203 N. Kings Hwy., Texarkana, TX
14	Hooks High School	Gym	401 E. Ave A, Hooks, TX
15	Simms Baptist Church	Fellowship Hall	105 CR 4216, Simms, TX
16	Old Salem Baptist Church	Fellowship Hall	6199 FM 1840, New Boston, TX
17	DeKalb High School	Gym	101 SW Maple St., DeKalb, TX
18	New Boston City Hall	Community Center	301 NE Front St, New Boston, TX
19	Leary City Hall	Council Chambers	9504 W. New Boston Rd, Texarkana, TX
20	1st Baptist Church Red Springs	Family Life Center	1101 FM 991 Texarkana, TX
21	Redwater 1st Baptist Church	Family Life Center	105 Redwater Blvd E, Redwater, TX
22	Maud Church of Christ	Family Life Center	414 Houston Dr., Maud, TX
23	Malta Baptist Church	Family Life Center	23 PR 27891, DeKalb, TX
24	Southwest Center	ABC Room	3222 W. 7th St., Texarkana, TX
25	Cross Pointe Texarkana	Gym	3130 University Ave, Texarkana, TX

Attachment: 2024-042 ATTH 02 County polling locations (4220 : 2024-042 ORD amend Code 12-3 align polling places countywide)

2024-042 ATTH 03

Bowie County Voting Centers

Election Day Voting Centers and Early Voting Centers

1. **Oak Street Baptist Church**
   Family Life Center
   401 Waterall St
   Texarkana, TX
2. **St. Paul's Missionary Baptist Church**
   Family Life Center
   2921 Norris Cooley
   Texarkana, TX
3. **Liberty Eylau Baptist Church**
   Family Life Center
   5605 S Lake Dr
   Texarkana, TX
4. **Liberty Eylau School of Success**
   Cafeteria
   766 Macedonia Rd
   Texarkana, TX
5. **Wake Village 1st Baptist Church**
   Fellowship Hall
   820 Wake Ave
   Wake Village, TX
6. **Collins Senior Center**
   Meeting Room
   3000 Texas Blvd
   Texarkana, TX
7. **Texarkana College**
   Levi Hall
   2500 N Robison Rd
   Texarkana, TX
8. **New Zion Missionary Baptist**
   Fellowship Hall
   1901 Charlestine St
   Texarkana, TX
9. **Sullivan Performing Arts Center**
   Foyer
   3941 Summerhill Rd
   Texarkana, TX
10. **Nash 1st Baptist Church**
    Rm A117
    500 E New Boston Rd
    Nash, TX
11. **First Baptist Church of Texarkana**
    Rm 102
    3015 Moores Ln
    Texarkana, TX
12. **Richmond Road Baptist Church**
    Worship Center
    5805 Richmond Rd
    Texarkana, TX
13. **Hardy Memorial Methodist Church**
    Youth Center
    6203 N Kings Hwy
    Texarkana, TX
14. **Hooks High School**
    Gym
    401 E Ave A
    Hooks, TX
15. **Simms Baptist Church**
    Fellowship Hall
    105 CR 4216
    Simms, TX
16. **Old Salem Baptist Church**
    Fellowship Hall
    6199 FM 1840
    New Boston, TX
17. **De Kalb High School**
    Gym
    101 SW Maple St
    De Kalb, TX
18. **New Boston City Hall**
    Community Center
    301 NE Front St
    New Boston, TX
19. **Leary City Hall**
    Council Chambers
    9504 W New Boston Rd
    Leary, TX
20. **First Baptist Church Red Springs**
    Family Life Center
    1101 FM 991
    Texarkana, TX
21. **First Baptist Church of Redwater**
    Family Life Center
    105 Redwater Blvd E
    Redwater, TX
22. **Maud Church of Christ**
    Family Life Center
    414 Houston St
    Maud, TX
23. **Malta Baptist Church**
    Family Life Center
    23 PR 27891
    De Kalb, TX
24. **Southwest Center**
    ABC Room
    3222 W 7th St
    Texarkana, TX
25. **Cross Pointe Texarkana**
    Gym
    3130 University Ave
    Texarkana, TX

EV1 **Bowie County Court House**
Elections Work Room
710 James Bowie Dr
New Boston, TX

EV2 **Southwest Center**
ABC Rm
3222 W 7th St
Texarkana, TX

EV3 **Walnut Church of Christ**
West Side Entrance
2720 Moores Ln
Texarkana, TX

Texarkana Water Utilities (TWU) maps are for display purposes only. TWU makes no guarantees, or warranties as to the accuracy, completeness, currency, or suitability of the information provided. TWU specifically disclaims any and all liability for any claims or damages that may result from providing GIS data.

Attachment: 2024-042 ATTH 03 voting centers map (4220 : 2024-042 ORD amend Code 12-3 align polling places countywide)

City of Texarkana, Texas

Developing Perspectives and Goals Pending Approval by the City Council:

Perspectives	Goals
Serve the Community	☐ Promote an Environmentally Sensitive & Livable Community ☐ Provide a Safe Community ☑ Deliver Quality Services ☐ Foster a Healthy Community
Run the Operations	☐ Enhance Community Preparedness & Responsiveness ☑ Maximize Partnership Opportunities ☐ Provide Courteous & Responsive Customer Service ☐ Model a Positive City Image ☐ Deliver Efficient Services ☑ Cultivate Community Involvement & Access
Manage the Resources	☐ Maintain Fiscal Strength ☐ Maximize Utilization & Resources ☐ Invest in Infrastructure & Transportation
Develop Personnel	☐ Develop a Skilled & Diverse Workforce ☐ Create a Positive & Rewarding Work Culture

Perspectives and Goals Additional Comments:

Resource Impact:

Staff time required if item is approved:	No Additional

Other Potential Impacts:

Public Information Plan:

☐	Newspaper Notice (Required by Statute)	☐	Public Hearing (Required by Statute)
☐	Public Forum/Input Session	☐	Press Release
☐	E-News Distribution	☐	Website Notice
☐	Social Media (Twitter, Facebook, etc.)	☐	Special Mailing
☐	Flyers Posted	☐	Banners Posted
☐	Survey	☐	Automated Phone Call
☐	None Required	☐	

Other:

Attachment: 2024-042 Goals & Perspectives (4220 : 2024-042 ORD amend Code 12-3 align polling places countywide)

City of Texarkana, Texas

Version:

Briefing Sheet

Update Date: 4/15/2024 8:43 AM

Lead Department:	Planning & Zoning Commission	**Action Officer:**	Laura Puckett, Zoning Administrator
Subject:	Ordinance No. 2024-043 rezoning the N 250' of Lots 7, 8, 9, and 10, Block 2, Carrie D. Harts 1st, located at 4001 New Boston Road from Commercial-Agriculture to Commercial. F.M. Slack, owner, and Clint Head, agent.		

Briefing: 5/13/2024 **Public Hearing:** 5/13/2024 **Council Vote:** 5/13/2024

Item Schedule

Schedule 2: Brief once - vote once (two weeks)

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by F. M. Slack, owner, and Clint Head, agent to rezone on the N 250' of Lots 7-10, Block 2, Carrie D. Harts 1st, located at 4001 New Boston Road from Commercial/Agriculture to Commercial. The intended use is a service station.

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

The adjacent zoning is Commercial to the north, and east, Agriculture to the west and south. The adjacent land use is grocery store north, veterinary clinic east, vacant lot west and residence south.

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 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:

Approved

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends for approval of this request.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

The Planning and Zoning Commission unanimously recommended for approval of this request.

Advisory Board/Committee Meeting Date and Minutes:

Tabled on March 4, 2024
April 2, 2024

Attachments

a. 2024-043 ORD Rezoning 4001 New Boston Rd (DOCX)
b. 2024-043 ATTH 01 (Maps) (PDF)
c. 2024-043 Goals & Perspectives (DOCX)

Staff Coordination

Building Code Administration		Mashell Daniel	Reviewer	Completed
	04/17/2024 9:29 AM			
Public Works Department		Dusty Henslee	Reviewer	Completed
	04/17/2024 9:44 AM			
City Manager	David Orr	Reviewer	Completed	04/17/2024 10:46 AM
City Council	Jennifer Evans	Meeting	Completed	04/22/2024 6:00 PM

Meeting History

Z-24-3

ORDINANCE NO. 2024-043

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY OF TEXARKANA, TEXAS, BY REZONING ON THE NORTH 250' OF LOTS 7-10, BLOCK 2, CARRIE D. HARTS 1ST, LOCATED AT 4001 NEW BOSTON ROAD, IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, FROM COMMERCIAL/AGRICULTURE TO COMMERCIAL; CONTAINING A REPEALER CLAUSE; CONTAINING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, an application has been filed requesting an amendment to the Zoning Ordinance of the City of Texarkana, Texas, to rezone on the **N 250' of Lots 7-10, Block 2, Carrie D. Harts 1st, located at 4001 New Boston Road,** in the City of Texarkana, Bowie County, Texas, from **Commercial/Agriculture to Commercial**; and

WHEREAS, the Planning and Zoning Commission of the City of Texarkana, Texas, and the City Council of the City of Texarkana, Texas, in compliance with the laws of the State of Texas with reference to the granting of zoning classifications and changes, have given the requisite notices by publication and otherwise, and have afforded and held full and fair hearings to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof; and

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Texarkana, Texas, **voted five (5) to zero (0) to recommend for approval of the application for rezoning from Commercial/Agriculture to Commercial on the N 250' of Lots 7-10, Block 2, Carrie D. Harts 1st, located at 4001 New Boston Road** to the City Council of Texarkana, Texas; and

WHEREAS, after consideration of said application and the recommendation of the Planning and Zoning Commission, applicant agreed to amend the application from **Commercial/Agriculture to Commercial**; and

WHEREAS, after consideration of said application and the recommendation of the Planning and Zoning Commission, the City Council of the City of Texarkana, Texas, does hereby find that rezoning the property from **Commercial/Agriculture to Commercial** is in the best interest of the public health, safety, morals and general welfare of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS:

SECTION 1: That the Zoning Ordinance of the City of Texarkana, Texas, Ordinance No. 127-70, passed and approved on September 14, 1970, be and is hereby further amended to rezone on

Attachment: 2024-043 ORD Rezoning 4001 New Boston Rd (4221 : 2024-043 ORD rezoning C/A to C at 4001 New Boston Road)

the **N 250' of Lots 7-10, Block 2, Carrie D. Harts 1st, located at 4001 New Boston Road** in the City of Texarkana, Bowie County, Texas, from **Commercial/Agriculture to Commercial.**

SECTION 2: It is further provided that in case a section, clause, sentence or part of this ordinance shall be deemed or adjudged by a court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair, or invalidate the remainder of this ordinance.

SECTION 3: All ordinances or parts of ordinances in conflict herewith are specifically repealed to the extent of such conflict.

SECTION 4: This ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED in Regular Council Session on this the **13th of May, 2024.**

ATTEST:

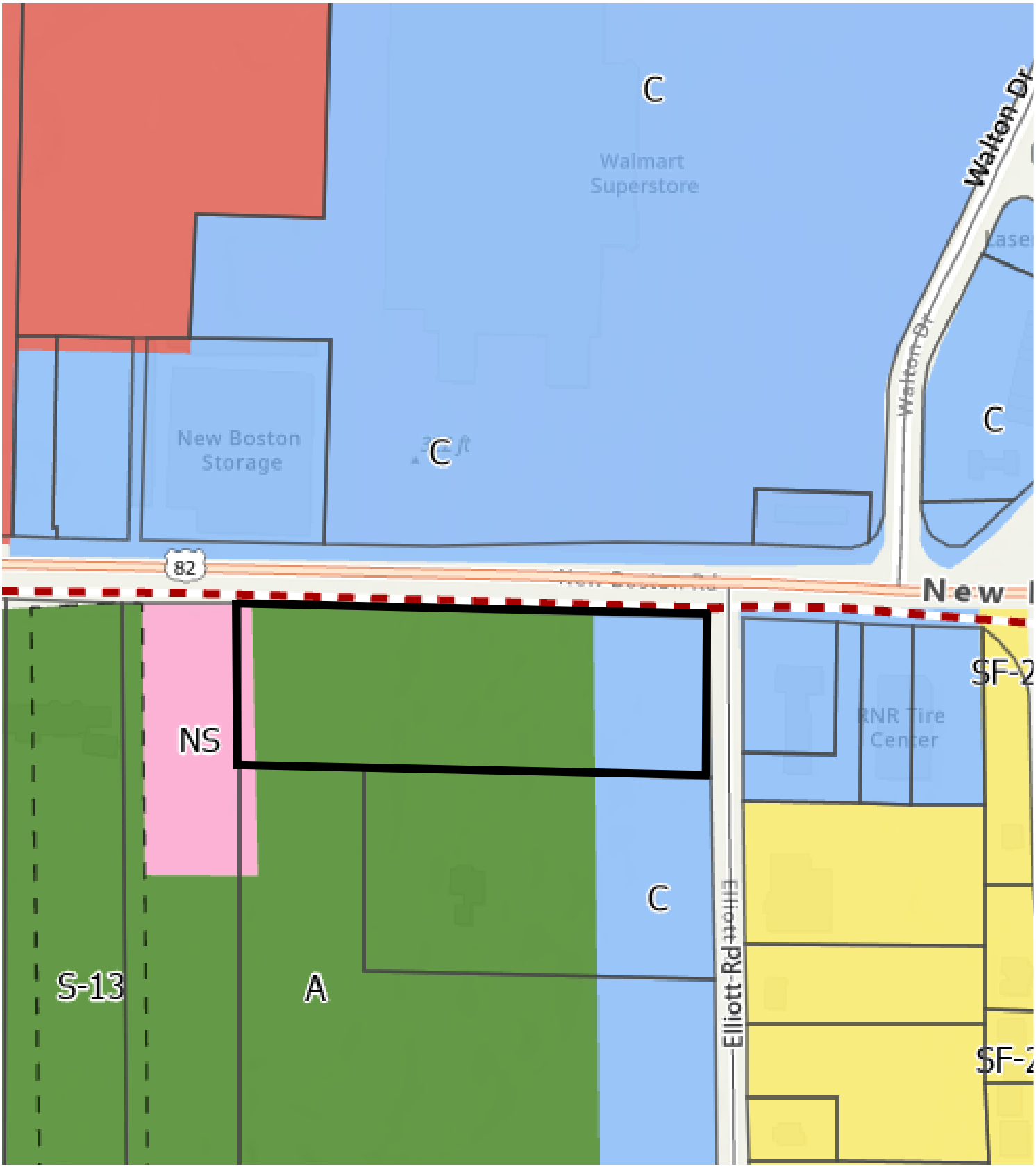
_____ _____

JENNIFER EVANS, CITY SECRETARY BOB BRUGGEMAN, MAYOR

Attachment: 2024-043 ORD Rezoning 4001 New Boston Rd (4221 : 2024-043 ORD rezoning C/A to C at 4001 New Boston Road)

2024-043 ATTH 01
Z-24-3

4001 New Boston Road



Attachment: 2024-043 ATTH 01 (Maps) (4221 : 2024-043 ORD rezoning C/A to C at 4001 New Boston Road)

2024-043 ATTH 01
Z-24-3

4001 New Boston Road



Attachment: 2024-043 ATTH 01 (Maps) (4221 : 2024-043 ORD rezoning C/A to C at 4001 New Boston Road)

City of Texarkana, Texas

Developing Perspectives and Goals Pending Approval by the City Council:	
Perspectives	**Goals**
Serve the Community	☐ Promote an Environmentally Sensitive & Livable Community ☐ Provide a Safe Community ☑ Deliver Quality Services ☐ Foster a Healthy Community
Run the Operations	☐ Enhance Community Preparedness & Responsiveness ☐ Maximize Partnership Opportunities ☐ Provide Courteous & Responsive Customer Service ☐ Model a Positive City Image ☑ Deliver Efficient Services ☐ Cultivate Community Involvement & Access
Manage the Resources	☐ Maintain Fiscal Strength ☐ Maximize Utilization & Resources ☐ Invest in Infrastructure & Transportation
Develop Personnel	☐ Develop a Skilled & Diverse Workforce ☐ Create a Positive & Rewarding Work Culture
Perspectives and Goals Additional Comments:	

Resource Impact:	
Staff time required if item is approved:	No Additional
Other Potential Impacts:	

Public Information Plan:			
☑	Newspaper Notice (Required by Statute)	☑	Public Hearing (Required by Statute)
☐	Public Forum/Input Session	☐	Press Release
☐	E-News Distribution	☐	Website Notice
☐	Social Media (Twitter, Facebook, etc.)	☐	Special Mailing
☐	Flyers Posted	☐	Banners Posted
☐	Survey	☐	Automated Phone Call
☐	None Required	☐	
Other:			

Attachment: 2024-043 Goals & Perspectives (4221 : 2024-043 ORD rezoning C/A to C at 4001 New Boston Road)

City of Texarkana, Texas

Version:

Briefing Sheet

Update Date: 4/15/2024 8:33 AM

Lead Department:	Planning & Zoning Commission	**Action Officer:**	Laura Puckett, Zoning Administrator
Subject:	Ordinance No. 2024-044 amending PD-15-5 for site plan approval on Lot 6, Block 3, John T Spears First Addition, located at 3603 Texas Boulevard. Bradley and Sarah Berry, owners.		

Briefing: 5/13/2024 **Public Hearing:** 5/13/2024 **Council Vote:** 5/13/2024

Item Schedule

Schedule 2: Brief once - vote once (two weeks)

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Bradley and Sarah Berry, owners, for site plan approval on Lot 6, Block 3, John T. Spears First Addition, located at 3603 Texas Boulevard. The current zoning is Planned Development-General Retail. The property is currently vacant property. The proposed use is a Certified Public Accounting office.

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

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

The site plan consists of the following:

1. The construction of a 6,891 sq ft building.
2. The access driveway will be off Texas Boulevard. Any changes to the driveway on Texas Boulevard will require TXDOT approval.
3. There will be 27 parking spaces and includes 2 handicapped spaces. All parking spaces shall be a minimum of 180 sq. ft. in size.
4. A 5’X6’ monument style sign. No Electronic messaging will be allowed.
5. Development must meet Drainage Ordinance and Stormwater Manual Design Standards.
6. Must meet Ordinance regarding sidewalk along Texas Boulevard. Need TXDOT approval for Texas Boulevard right-of-way. Contact Tommy Bruce.
7. Screened dumpster site.
8. See attached Texarkana Water Utilities comments.

Staff recommends for approval of the site plan with stipulations.

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

Potential Options:

Approved

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends for approval of the site plan with stipulations.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

The Planning and Zoning Commission unanimously recommended for approval of this request with stipulations.

Advisory Board/Committee Meeting Date and Minutes:

April 1, 2024

Attachments

a. 2024-044 ORD site plan approval 3603 Texas Blv (DOCX)
b. 2024-044 EXH 'A' (Site Plan)(PDF)
c. 2024-044 ATTH 01 (Maps) (PDF)
d. 2024-044 ATTH 02 (Elevations) (PDF)
e. 2024-044 ATTH 03 (Floorplans) (PDF)
f. 2024-044 Goals & Perspectives (DOCX)

Staff Coordination

Building Code Administration	Mashell Daniel	Reviewer	Completed	04/17/2024 9:30 AM
Public Works Department	Dusty Henslee	Reviewer	Completed	04/17/2024 9:43 AM
City Manager	David Orr	Reviewer	Completed	04/17/2024 10:46 AM
City Council	Jennifer Evans	Meeting	Completed	04/22/2024 6:00 PM

Meeting History

ORDINANCE NO. 2024-044

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING PD-15-5(GR) FOR SITE PLAN APPROVAL ON LOT 6, BLOCK 3, JOHN T. SPEARS FIRST ADDITION, LOCTED AT 3603 TEXAS BOULEVARD, IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, CONTAINING A REPEALER CLAUSE; CONTAINING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, an application has been filed requesting the approval of a **site plan (Exhibit 'A') on Lot 6, Block 3, John T. Spears First Addition, located at 3603 Texas Boulevard** in the City of Texarkana, Bowie County, Texas; and

WHEREAS, the subject property is zoned Planned Development-General Retail [PD-15-5(GR)], and approval of the site plan **(Exhibit 'A')** would constitute an amendment to PD-15-5(GR); and

WHEREAS, the proposed use is consistent with the listed uses in the Land Development Code for the zoning classification of Planned Development-General Retail; and

WHEREAS, the Planning and Zoning Commission of the City of Texarkana, Texas, and the City Council of the City of Texarkana, Texas, in compliance with the laws of the State of Texas with reference to the granting of this amendment, have given the requisite notices by publication and otherwise, and have afforded and held full and fair hearings to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof; and

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Texarkana, Texas, **voted unanimously by a vote of five (5) to zero (0) to recommend for approval of the petition for a site plan (Exhibit 'A')** to the City Council of the City of Texarkana, Texas; and

WHEREAS, after consideration of said application and the recommendation of the Planning and Zoning Commission, the City Council of the City of Texarkana, Texas, does hereby find that the approval of the site plan for the above-described property is in the best interest of the public health, safety, morals, and general welfare of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS:

SECTION 1: That the site plan **(Exhibit 'A') on Lot 6, Block 3, John T. Spears First Addition, located at 3603 Texas Boulevard** in the City of Texarkana, Texas, Bowie County, Texas, is hereby approved and hereby amends PD-15-5(GR).

Attachment: 2024-044 ORD site plan approval 3603 Texas Blv (4222 : 2024-044 ORD Amendment to PD-15-5 Site Plan approval 3603 Texas Blvd)

SECTION 2: PD-15-5(GR) is hereby amended by approval of the site plan (**Exhibit 'A'**), incorporated herein by reference for all purposes and includes the following:

1. The construction of a 6,891 sq. ft. building.
2. The access driveway will be off Texas Boulevard. Any changes to the driveway on Texas Boulevard will require TxDOT approval.
3. There will be 27 parking spaces and includes two (2) handicapped spaces. All parking spaces shall be a minimum of 180 sq. ft. in size.
4. A 5'X6' monument style sign. No Electronic messaging will be allowed.
5. Development must meet Drainage Ordinance and Stormwater Manual Design Standards.
6. Must meet Ordinance regarding sidewalk along Texas Boulevard. Need TxDOT approval for Texas Boulevard right-of-way. Contact Tommy Bruce.
7. Screened dumpster site.
8. There is a 16 in. water main along the west side of Texas Blvd. along the property and a 6 in. water main along the east side of Texas Blvd.
9. There is a 6 in. sewer main on the east side of Texas Blvd.
10. The Utility reserves the right to request additional utility easements upon review of the plans.
11. The Utility has no objections to the site plan location.

SECTION 3: It is further provided that in case a section, clause, sentence, or part of this ordinance shall be deemed or adjudged by a court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair, or invalidate the remainder of this ordinance.

SECTION 4: All ordinances or parts of ordinances in conflict herewith are specifically repealed to the extent of such conflict.

SECTION 5: This ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED in Regular Council Session on this the **13th day of May, 2024.**

ATTEST:

_____ _____

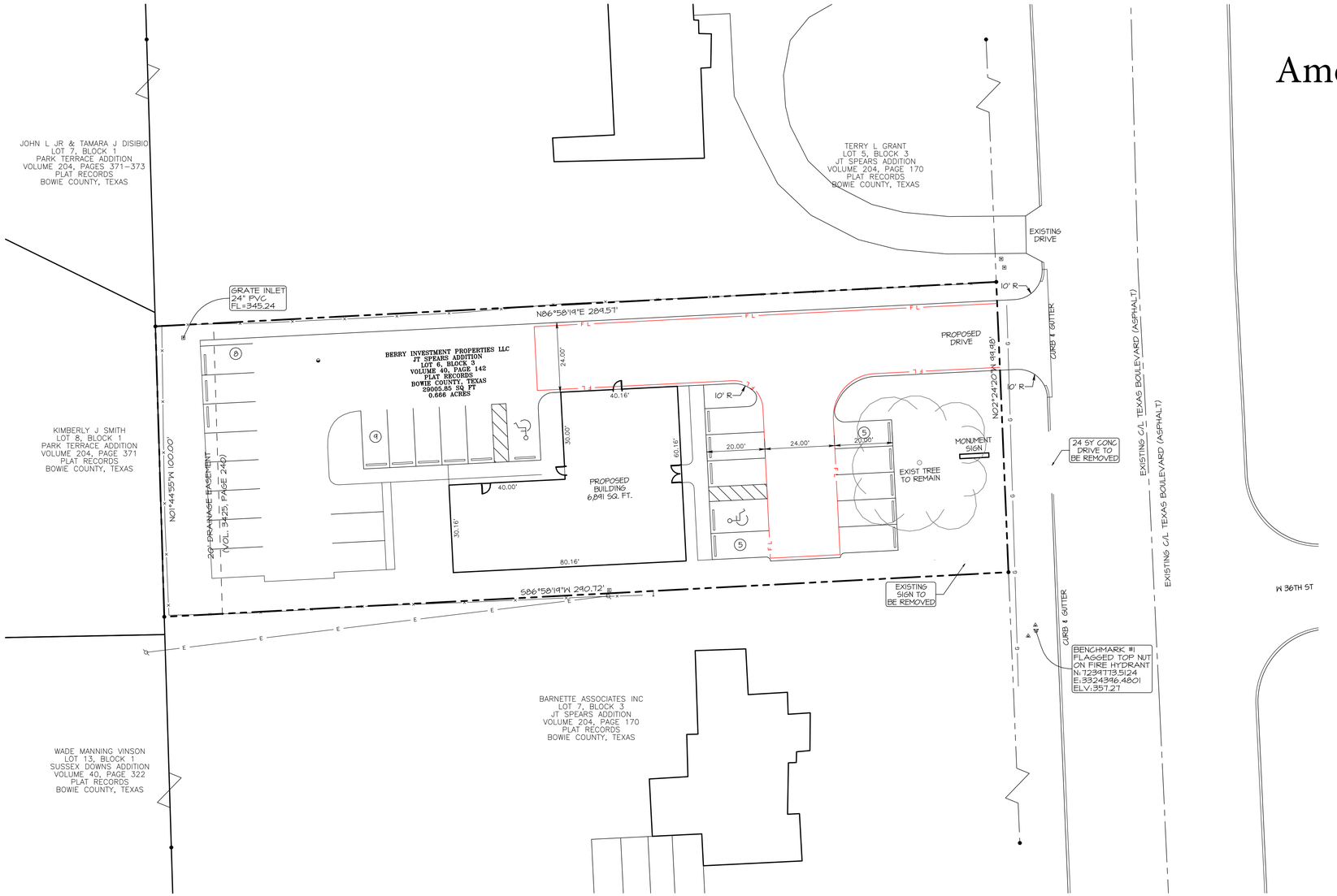
JENNIFER EVANS, CITY SECRETARY BOB BRUGGEMAN, MAYOR

Attachment: 2024-044 ORD site plan approval 3603 Texas Blv (4222 : 2024-044 ORD Amendment to PD-15-5 Site Plan approval 3603 Texas Blvd)

2024-044 EXH 'A'

Amendment to PD-15-5

GRAPHIC SCALE 1"=20'
0 20



LEGEND

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

SITE PLAN DATA:

LOT SIZE: 0.67 ACRES
BLDG SIZE: 6,841 SF
PARKING: 1 SPACE/ 300 SF
REQ'D: 23 SPACES
PROVIDED: 21 SPACES
(2 ADA SPACES)

NO PROP DUMPSTER

GENERAL SITE NOTES

1. CONTRACTOR SHALL FIELD VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING AND PLANNED UTILITIES BEFORE CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING UTILITIES (SHOWN OR NOT SHOWN) WITHIN SCOPE OF CONSTRUCTION. IF ANY EXISTING UTILITIES ARE DAMAGED, THE CONTRACTOR SHALL REPLACE THEM AT HIS OWN EXPENSE.
2. CONTRACTOR SHALL NOTIFY THE APPROPRIATE AGENCY A MINIMUM OF 2 WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION WITHIN RIGHT-OF-WAY. ALL WORK WITHIN THE RIGHT OF WAY SHALL BE IN COMPLIANCE WITH APPROVED PERMIT.
3. BUILDING DIMENSIONS SHOWN ON THESE PLANS ARE OUTSIDE FOUNDATION/SLAB LINES. CONTRACTOR SHALL COORDINATE AND VERIFY DIMENSIONS WITH ARCHITECTURAL PLANS. IN THE EVENT OF ANY DISCREPANCIES BETWEEN THE SITE PLANS AND ARCHITECTURAL PLANS, THE ENGINEER AND ARCHITECT SHALL BE NOTIFIED.
4. DIMENSIONS SHOWN ARE FROM BACK OF CURB AS APPLICABLE, UNLESS OTHERWISE NOTED.
5. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ANY OBSTRUCTIONS SUCH AS EXISTING STRUCTURES, FENCES, DEBRIS, OR TREES ON SITE, AND SHALL COORDINATE ALL REMOVAL WITH THE GENERAL CONTRACTOR. NO TREES OR OTHER ITEMS SHALL BE REMOVED WITHOUT THE APPROVAL OF THE ARCHITECT, ENGINEER, AND OWNER.
6. THE CONTRACTOR SHALL PROTECT ALL EXISTING POWER POLES, SIGNS, MANHOLES, TELEPHONE RISERS, WATER VALVES, ETC. DURING ALL CONSTRUCTION PHASES.

No.	Revision/Description	Date

5930 SUMMERHILL ROAD
TEXARKANA, TEXAS
P 903.838.8533
www.mtgengineers.com
TBPE FIRM NO. F-354
AR COA NO. 125
© MTG 2024

MTG ENGINEERS & SURVEYORS

PRELIMINARY ~ FOR REVIEW ONLY, NOT INTENDED FOR BIDDING, CONSTRUCTION OR PERMIT PURPOSED
3/14/2024
VANCE F. LILES
P.E. #131529

Scale	Drawn By	Checked By	File No.
AS SHOWN	A.M.G.	V.F.L.	

SITE PLAN

SARAH BERRY
CPA OFFICE
3603 TEXAS BLVD
TEXARKANA, TEXAS
SARAH BERRY

Drawing Date
3/14/2024

Project Number
246009

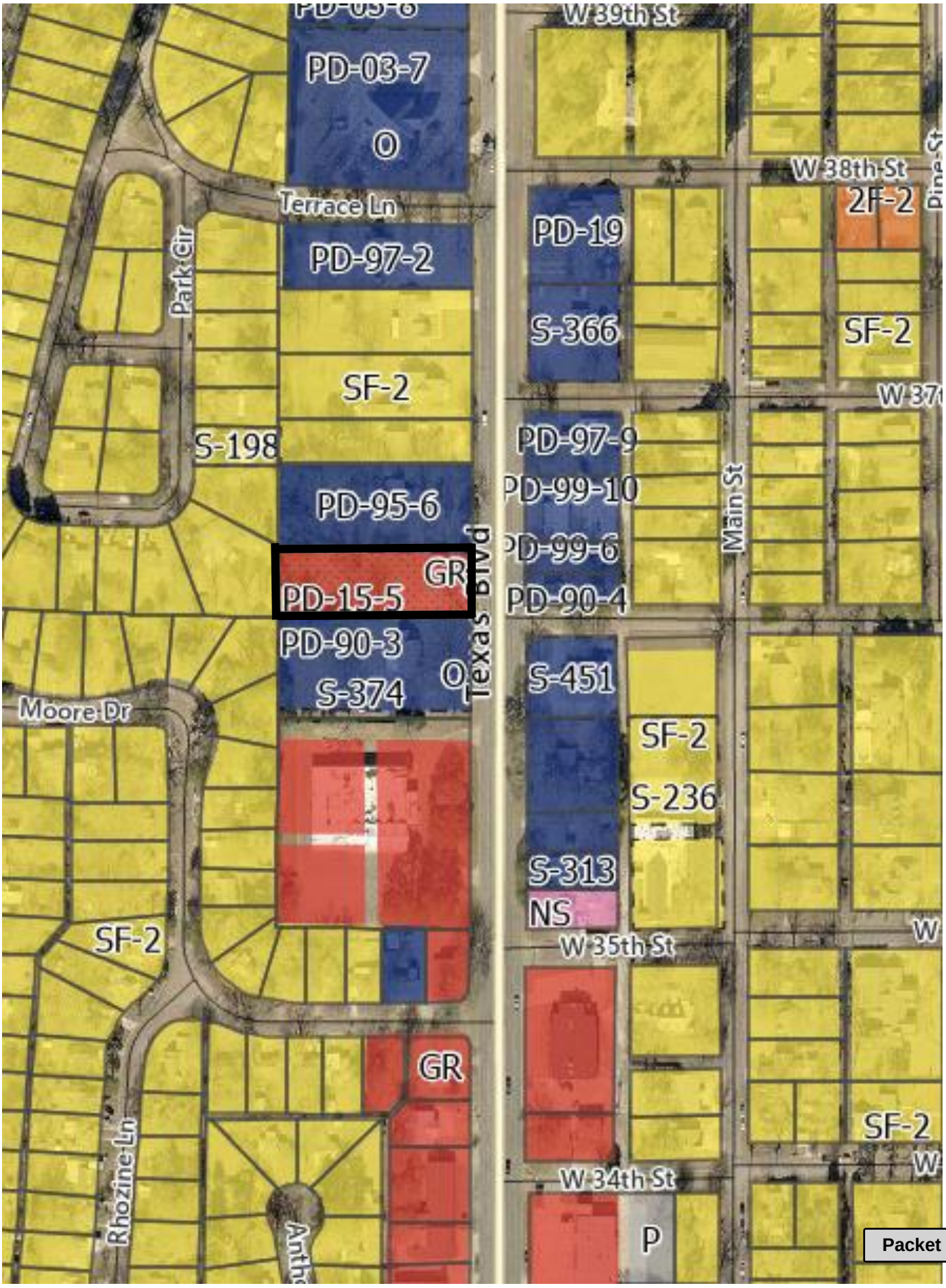
Sheet Number
C2

Attachment: 2024-044 EXH 'A' (Site Plan) (4222 : 2024-044 ORD Amendment to PD-15-5 Site Plan approval 3603 Texas Blvd)

X:\2024 Projects\246009 Sarah Berry CPA Office\05 Engineering Design\Design\Design_02.pro
Thu Mar 14, 2024 2:49PM

2024-044 ATTH 01
Amendment to PD-15-5

3603 Texas Boulevard



Attachment: 2024-044 ATTH 01 (Maps) (4222 : 2024-044 ORD Amendment to PD-15-5 Site Plan approval 3603 Texas Blvd)

2024-044 ATTH 01
Amendment to PD-15-5

3603 Texas Boulevard



Attachment: 2024-044 ATTH 01 (Maps) (4222 : 2024-044 ORD Amendment to PD-15-5 Site Plan approval 3603 Texas Blvd)

ELEVATIONS

SCALE 1/4"=1'

2024-044 ATTH 02

Amendment to PD-15-5



front elevation

scale 1/4 in = 1 ft



rear elevation

scale 1/4 in = 1 ft

Lynlee Harvey At Home, LLC is not held responsible for any structural, mechanical, plumbing or electrical misdesign. This set of drawings is provided to guide contractors and subcontractors with conceptual design intent only.

lynlee builds at home + work

PROJECT DESCRIPTION:
SARAH BERRY, CPA

DATE:
3/11/24

SCALE:
SCALE 1/4"=1'

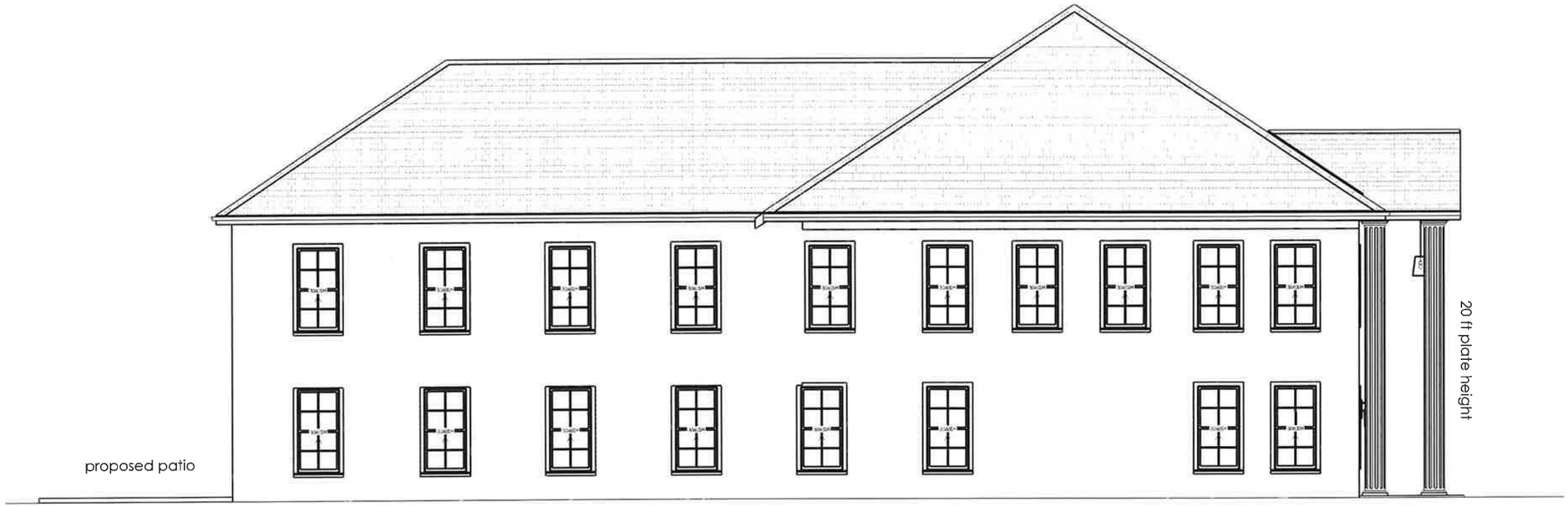
SHEET:
A-06

Attachment: 2024-044 ATTH 02 (Elevations) (4222 : 2024-044 ORD Amendment to PD-15-5 Site Plan approval 3603 Texas Blvd)

ELEVATIONS

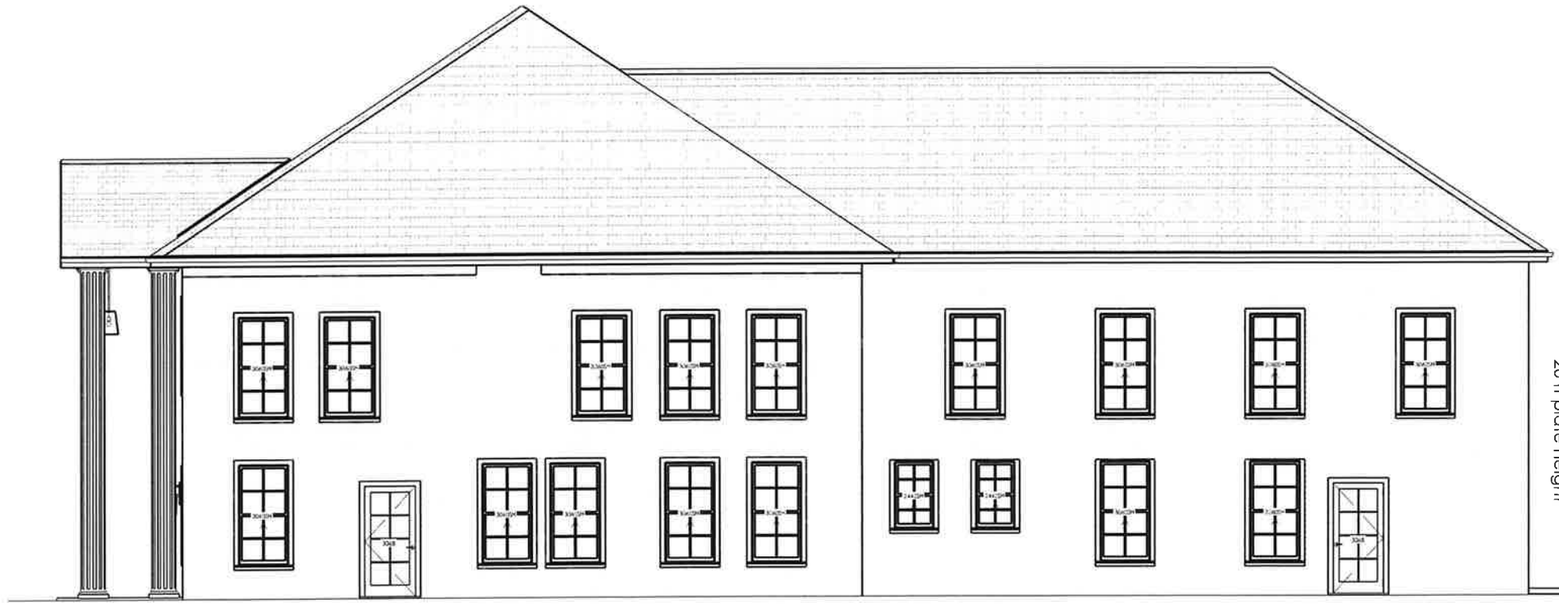
SCALE 3/16"=1'

2024-044 ATTH 02



left elevation

scale 1/4 in = 1 ft



right elevation

scale 1/4 in = 1 ft

Lynlee Harvey At Home, LLC is not held responsible for any structural, mechanical, plumbing or electrical misdesign. This set of drawings is provided to guide contractors and subcontractors with conceptual design intent only.

lynlee builds at home + work

PROJECT DESCRIPTION:
SARAH BERRY, CPA

DATE: 3/11/24

SCALE: SCALE 1/4"=1'

SHEET: A-07

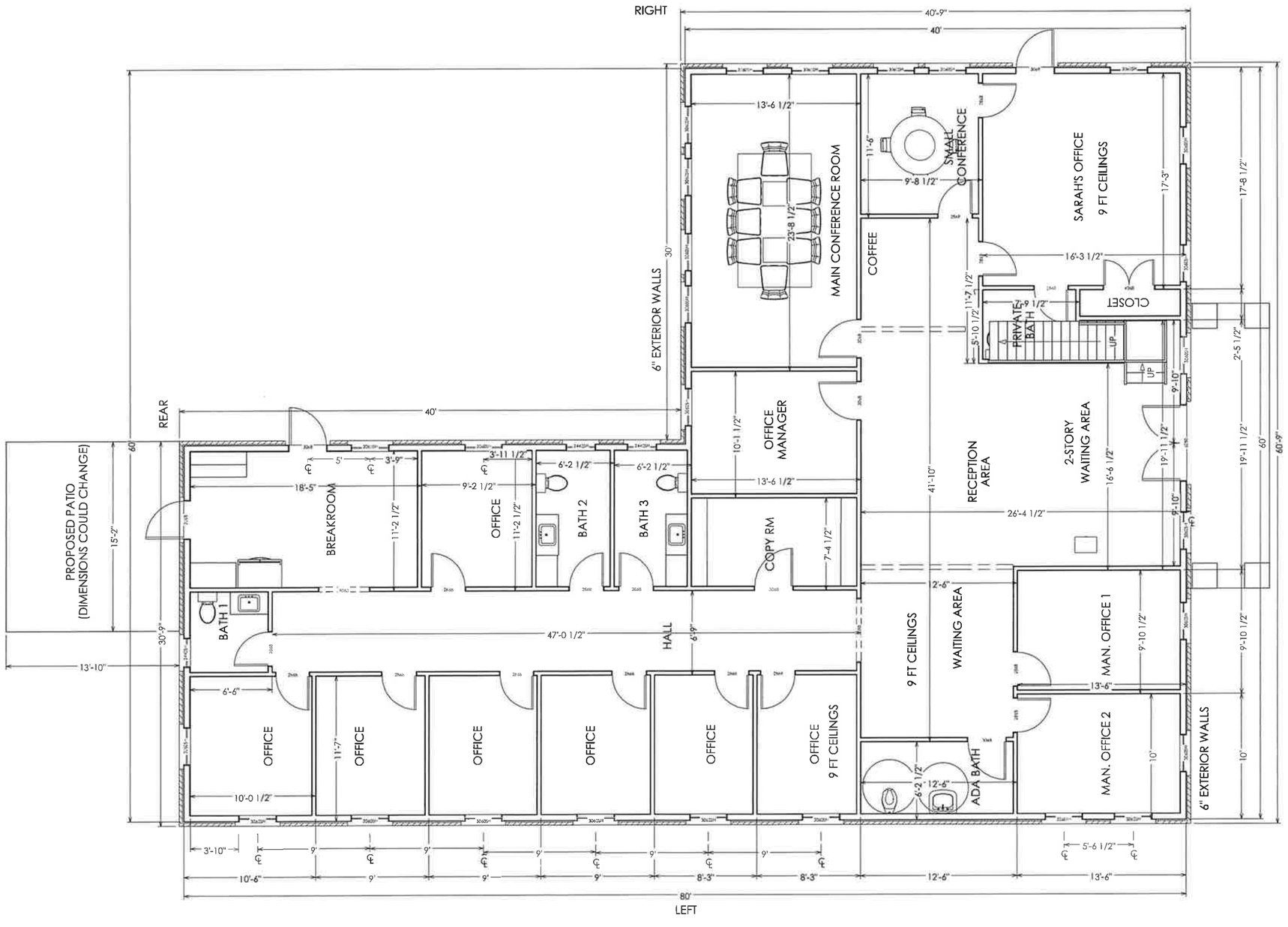
Attachment: 2024-044 ATTH 02 (Elevations) (4222 : 2024-044 ORD Amendment to PD-15-5 Site Plan approval 3603 Texas Blvd)

FLOOR PLAN

SCALE 1/4"=1'

2024-044 ATTH 03

Amendment to PD-15-5



Lynlee Harvey At Home, LLC is not held responsible for any structural, mechanical, plumbing or electrical misdesign. This set of drawings is provided to guide contractors and subcontractors with conceptual design intent only.

lynleebuilds at home + work

PROJECT DESCRIPTION:
SARAH BERRY, CPA

DATE:
3/11/24

SCALE:
SCALE 1/4"=1'

SHEET:
A-04

Attachment: 2024-044 ATTH 03 (Floorplans) (4222 : 2024-044 ORD Amendment to PD-15-5 Site Plan approval 3603 Texas Blvd)

SECOND FLOOR

SCALE 1/4"=1'

2024-044 ATTH 03

Amendment to PD-15-5

Lynlee Harvey At Home, LLC is not held responsible for any structural, mechanical, plumbing or electrical misdesign. This set of drawings is provided to guide contractors and subcontractors with conceptual design intent only.

lynleebuilds at home + work

PROJECT DESCRIPTION:
SARAH BERRY, CPA

DATE:
3/11/24

SCALE:
SCALE 1/4"=1'

SHEET:
A-04

Attachment: 2024-044 ATTH 03 (Floorplans) (4222 : 2024-044 ORD Amendment to PD-15-5 Site Plan approval 3603 Texas Blvd)

City of Texarkana, Texas

Developing Perspectives and Goals Pending Approval by the City Council:	
Perspectives	**Goals**
Serve the Community	☐ Promote an Environmentally Sensitive & Livable Community ☐ Provide a Safe Community ☑ Deliver Quality Services ☐ Foster a Healthy Community
Run the Operations	☐ Enhance Community Preparedness & Responsiveness ☐ Maximize Partnership Opportunities ☐ Provide Courteous & Responsive Customer Service ☐ Model a Positive City Image ☑ Deliver Efficient Services ☐ Cultivate Community Involvement & Access
Manage the Resources	☐ Maintain Fiscal Strength ☐ Maximize Utilization & Resources ☐ Invest in Infrastructure & Transportation
Develop Personnel	☐ Develop a Skilled & Diverse Workforce ☐ Create a Positive & Rewarding Work Culture
Perspectives and Goals Additional Comments:	

Resource Impact:	
Staff time required if item is approved:	No Additional
Other Potential Impacts:	

Public Information Plan:			
☑	Newspaper Notice (Required by Statute)	☑	Public Hearing (Required by Statute)
☐	Public Forum/Input Session	☐	Press Release
☐	E-News Distribution	☐	Website Notice
☐	Social Media (Twitter, Facebook, etc.)	☐	Special Mailing
☐	Flyers Posted	☐	Banners Posted
☐	Survey	☐	Automated Phone Call
☐	None Required	☐	
Other:			

Attachment: 2024-044 Goals & Perspectives (4222 : 2024-044 ORD Amendment to PD-15-5 Site Plan approval 3603 Texas Blvd)

City of Texarkana, Texas

Version:

Briefing Sheet

Update Date: 4/11/2024 12:44 PM

Lead Department:	Planning & Zoning Commission	**Action Officer:**	Laura Puckett, Zoning Administrator
Subject:	Ordinance No. 2024-045 approving a Specific Use Permit to allow one additional use of a daycare on Lot 32, Block 2, Oaklawn Subdivision, located 2201 N Akin Avenue. Tameka King, owner.		

Briefing: 4/22/2024 **Public Hearing:** 5/13/2024 **Council Vote:** 5/13/2024

Item Schedule

Schedule 2: Brief once - vote once (two weeks)

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Tameka King, owner, for a Specific Use Permit to allow one additional use for daycare/preschool on Lot 32, Block 2, Oaklawn Subdivision, located at 2201 N Akin Avenue. The property is zoned Single Family-2.

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

The adjacent zoning is Single Family-2 to the north, east, and south, and Office to the west. The adjacent land usage is residential to the north, east, and south, and pest control office to the west.

A Specific Use Permit is required to allow daycare use 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:

Approved

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends for approval of this request.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

The Planning and Zoning Commission unanimously recommended for approval of this request.

Advisory Board/Committee Meeting Date and Minutes:

April 1, 2024

Attachments

a. 2024-045 ORD granting SUP for daycare at 2201 N Akin (DOCX)
b. 2024-045 ATTH 01 (Maps) (PDF)
c. 2024-045 ATTH 02 (Elevation) (PDF)
d. 2024-045 ATTH 03 (Letter Opposition and Letter of Approval) (PDF)
e. 2024-045 Goals & Perspectives (DOCX)

Staff Coordination

Building Code Administration	Mashell Daniel	Reviewer	Completed	04/17/2024 9:30 AM
Public Works Department	Dusty Henslee	Reviewer	Completed	04/17/2024 9:43 AM
City Manager	David Orr	Reviewer	Completed	04/17/2024 10:46 AM
City Council	Jennifer Evans	Meeting	Completed	04/22/2024 6:00 PM

Meeting History

ORDINANCE NO. 2024-045 S-787

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING THE ZONING MAP SHOWING THE LOCATION, BOUNDARY, AND USE OF CERTAIN PROPERTY BY THE GRANTING OF SPECIFIC USE PERMIT NO. S-787 TO ALLOW ONE ADDITIONAL USE OF A DAYCARE ON LOT 32, BLOCK 2, OAKLAWN SUBDIVISION, LOCATED AT 2201 NORTH AKIN AVENUE, IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS; CONTAINING A REPEALER CLAUSE; CONTAINING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, an application has been filed with the City of Texarkana, Texas, requesting an amendment to the Zoning Ordinance to grant a **Specific Use Permit** to allow one additional use of a daycare on **Lot 32, Block 2, Oaklawn Subdivision, located at 2201 North Akin Avenue,** in the City of Texarkana, Bowie County, Texas; and

WHEREAS, the Planning and Zoning Commission of the City of Texarkana, Texas, and the City Council of the City of Texarkana, Texas, in compliance with the laws of the State of Texas with reference to the granting of zoning classifications and changes, have given the requisite notices by publication and otherwise, and have afforded and held full and fair hearings to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof; and

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Texarkana, Texas, voted **unanimously five (5) to zero (0) to recommend** to the City Council of Texarkana, Texas, that a **Specific Use Permit be granted to allow one additional use of a daycare** on said property; and

WHEREAS, after consideration of said application and the recommendation of the Planning and Zoning Commission, the City Council of the City of Texarkana, Texas, does hereby find that granting the **Specific Use Permit** is in the best interest of the public health, safety, morals and general welfare of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS:

SECTION 1: That the Zoning Ordinance of the City of Texarkana, Texas, Ordinance No. 127-70, passed and approved on September 14, 1970, be further amended to grant **Specific Use Permit Numbered S-787 to allow one additional use of a daycare on Lot 32, Block 2, Oaklawn Subdivision, located at 2201 North Akin Avenue**, in the City of Texarkana, Bowie County, Texas.

Attachment: 2024-045 ORD granting SUP for daycare at 2201 N Akin (4223 : 2024-045 ORD SUP daycare 2201 N Akin)

SECTION 2: That the following stipulations are hereby imposed and made a part of this ordinance:

1. The daycare will continue to be licensed and regulated by the State of Texas.
2. The Specific Use Permit will be in effect beginning at the date of this Ordinance.
3. The daycare will house the number of children allowed by the State of Texas.

SECTION 3: All ordinances or parts of ordinances in conflict herewith are specifically repealed to the extent of such conflict.

SECTION 4: It is further provided that in case a section, clause, sentence or part of this ordinance shall be deemed or adjudged by a court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair, or invalidate the remainder of this ordinance.

SECTION 5: That this ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED in Regular Council Session on this the **13th day of May, 2024.**

ATTEST:

JENNIFER EVANS, CITY SECRETARY	BOB BRUGGEMAN, MAYOR

Attachment: 2024-045 ORD granting SUP for daycare at 2201 N Akin (4223 : 2024-045 ORD SUP daycare 2201 N Akin)

2201 N Akin Street



Attachment: 2024-045 ATTH 01 (Maps) (4223 : 2024-045 ORD SUP daycare 2201 N Akin)

2024-045 ATTH 01
S-787

2201 N Akin Street



Attachment: 2024-045 ATTH 01 (Maps) (4223 : 2024-045 ORD SUP daycare 2201 N Akin)



Attachment: 2024-

2024-045 ATT

3/28/2024

To: Texarkana Planning & Zoning

From: Patrick Hill- Tier 413 Land Holdings LLC

RE: 2201 N Akin St Texarkana, Texas

To whom this may concern;

My name is Patrick A Hill and I own the property at 2211 N Akin which is next to the above mentioned property and I strongly object to this property being turned into a daycare facility. I have just started a massive renovation to my property which includes a total gut out and replace with new electric, plumbing, hvac, roof, windows, sheetrock, cabinets, flooring, appliances, paint etc. If this house is allowed to be rezoned for anything other than a single family home it would kill my value and render me unable to sell my property causing serious financial harm. I consider myself a progressive when it comes to new businesses being opened by entrepreneurs but this home is in a residential neighborhood that does NOT border a main city street for other commercial considerations. This neighborhood has seen substantial activity with existing homes being remodeled in the last 10 years, 2 others by myself which is 2442 N Akin St. and 2431 Oaklawn and many others. The additional noise and traffic would almost guarantee that a person who works shift work who would probably be my target customer would no longer consider my house as their new residence. I believe the proposed owner would be served much better by selecting another location without disrupting a residential neighborhood that is showing strong revitalization. I thank you in advance for your time in this matter, if you have any additional questions or concerns in this matter please do not hesitate to contact me at 903-490-1527.

Respectfully Submitted,

Patrick A Hill- President

Attachment: 2024-045 ATTH 03 (Letter Opposition and Letter of Approval) (4223 : 2024-045 ORD SUP daycare 2201 N Akin)

Mr. & Mrs Anthony and Rosie Page,
2102 South Akin St
Texarkana, Tx 75501.

We are writing on Behalf of Jameka King, who just happens to be our Daughter. Jameka is a graduate of Texas Heights, and has a Associate degree at Texarkana College. As a Home Owner in this area, it would help build up the Community by adding another business. We do not oppose her putting a Day Care Center in the Neighborhood, as a matter fact, it would be a great thing.

Sincerely, Anthony & Rosie Page
Pastor of Friendship Baptist,
Redwater, Texas.

Attachment: 2024-045 ATTH 03 (Letter Opposition and Letter of Approval) (4223 : 2024-045 ORD SUP daycare 2201 N Akin)

City of Texarkana, Texas

Developing Perspectives and Goals Pending Approval by the City Council:	
Perspectives	**Goals**
Serve the Community	☐ Promote an Environmentally Sensitive & Livable Community ☐ Provide a Safe Community ☑ Deliver Quality Services ☐ Foster a Healthy Community
Run the Operations	☐ Enhance Community Preparedness & Responsiveness ☐ Maximize Partnership Opportunities ☐ Provide Courteous & Responsive Customer Service ☐ Model a Positive City Image ☑ Deliver Efficient Services ☐ Cultivate Community Involvement & Access
Manage the Resources	☐ Maintain Fiscal Strength ☐ Maximize Utilization & Resources ☐ Invest in Infrastructure & Transportation
Develop Personnel	☐ Develop a Skilled & Diverse Workforce ☐ Create a Positive & Rewarding Work Culture
Perspectives and Goals Additional Comments:	

Resource Impact:	
Staff time required if item is approved:	No Additional
Other Potential Impacts:	

Public Information Plan:			
☑	Newspaper Notice (Required by Statute)	☑	Public Hearing (Required by Statute)
☐	Public Forum/Input Session	☐	Press Release
☐	E-News Distribution	☐	Website Notice
☐	Social Media (Twitter, Facebook, etc.)	☐	Special Mailing
☐	Flyers Posted	☐	Banners Posted
☐	Survey	☐	Automated Phone Call
☐	None Required	☐	
Other:			

Attachment: 2024-045 Goals & Perspectives (4223 : 2024-045 ORD SUP daycare 2201 N Akin)

City of Texarkana, Texas

Version:

Briefing Sheet

Update Date: 4/15/2024 8:34 AM

Lead Department:	Planning & Zoning Commission	**Action Officer:**	Laura Puckett, Zoning Administrator
Subject:	Ordinance No. 2024-046 amending PD-23-4 for site plan approval on a 15.15-acre tract of land (being Tract 81) H.S. Janes HRS, A-306, located at 500 S Bishop Road. Russ Huckaby, owner, and Jess Griffin, agent.		

Briefing: 5/13/2024 **Public Hearing:** 5/13/2024 **Council Vote:** 5/13/2024

Item Schedule

Schedule 2: Brief once - vote once (two weeks)

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Russ Huckaby, owner and Jess Griffin, agent, for site plan approval on an approximate 15.15-acre tract of land (being Tract 81) H.S. Janes HRS, A-306, located south of 1000 South Bishop Road and north of Findley Street. The current zoning is Planned Development-Industrial-1. The property is currently vacant property. The proposed use is a warehouse and manufacturing plant.

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

The adjacent zoning is Planned Development-Industrial-1 to the north, west and east, and outside the city limits to the south. The adjacent land use is vacant land to the north, west, east, and south.

The site plan consists of the following:

1. The construction of an 86,272 sq ft building.
2. The access driveway will be off South Bishop Road. Any changes to driveway on South Bishop Road will require TXDOT approval.
3. There will be 102 parking spaces and includes 6 handicapped spaces. All parking spaces shall be a minimum of 180 sq. ft. in size.
4. A 5’X8’ monument style sign. No Electronic messaging will be allowed.
5. Must be platted prior to issuance of CO.
6. Fire lane required.
7. Screened dumpster site.
8. There is no water or sewer service to this area. It will be the owner’s responsibility to extend services to the area.
9. The water and sewer mains and lift station shown on the site plan are not approved. More information is required for review.

10. The Utility reserves the right to request additional utility easements upon review of the plans.
11. The Utility has no objections to the site plan location.

Staff recommends for approval of the site plan with stipulations.

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

Potential Options:

Approved

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends for approval of the site plan with stipulations.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

The Planning and Zoning Commission unanimously recommended for approval of this request with stipulations.

Advisory Board/Committee Meeting Date and Minutes:

April 1, 2024

Attachments

a. 2024-046 ORD site plan approval 500 S Bishop (DOCX)
b. 2024-046 EXH 'A' (Site Plan)(PDF)
c. 2024-046 EXH 'B' (Legal Description) (PDF)
d. 2024-046 ATTH 01 (Maps) (PDF)
e. 2024-046 ATTH 02 (Elevations) (PDF)
f. 2024-046 Goals & Perspectives (DOCX)

Staff Coordination

Building Code Administration	Mashell Daniel	Reviewer	Completed
04/17/2024 9:30 AM			
Public Works Department	Dusty Henslee	Reviewer	Completed
04/17/2024 9:41 AM			

City Manager 10:46 AM	David Orr	Reviewer	Completed	04/17/2024
City Council 6:00 PM	Jennifer Evans	Meeting	Completed	04/22/2024

Meeting History

ORDINANCE NO. 2024-046

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING PD-23-4(I1) FOR SITE PLAN APPROVAL ON AN APPROXIMATE 15.15-ACRE TRACT OF LAND (BEING TRACT 81) H.S. JANES HRS, A-306, LOCATED AT 500 SOUTH BISHOP ROAD, IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, CONTAINING A REPEALER CLAUSE; CONTAINING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, an application has been filed requesting the approval of a **site plan (Exhibit 'A') on an approximate 15.15-acre tract of land (being Tract 81), H.S. Janes HRS, A-306, located at 500 South Bishop Road (Exhibit 'B')** in the City of Texarkana, Bowie County, Texas; and

WHEREAS, the subject property is zoned Planned Development-General Retail [PD-23-4(I1)], and approval of the site plan **(Exhibit 'A')** would constitute an amendment to PD-23-4(I1); and

WHEREAS, the proposed use is consistent with the listed uses in the Land Development Code for the zoning classification of Planned Development-General Retail; and

WHEREAS, the Planning and Zoning Commission of the City of Texarkana, Texas, and the City Council of the City of Texarkana, Texas, in compliance with the laws of the State of Texas with reference to the granting of this amendment, have given the requisite notices by publication and otherwise, and have afforded and held full and fair hearings to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof; and

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Texarkana, Texas, **voted unanimously by a vote of five (5) to zero (0) to recommend for approval of the petition for a site plan (Exhibit 'A')** to the City Council of the City of Texarkana, Texas; and

WHEREAS, after consideration of said application and the recommendation of the Planning and Zoning Commission, the City Council of the City of Texarkana, Texas, does hereby find that the approval of the site plan for the above-described property is in the best interest of the public health, safety, morals, and general welfare of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS:

SECTION 1: The site plan **(Exhibit 'A') on an approximate 15.15-acre tract of land (being Tract 81), H.S. Janes HRS, A-306, located at 500 South Bishop Road (Exhibit 'B')** in the City of Texarkana, Texas, Bowie County, Texas, is hereby approved and hereby amends PD-23-4(I1).

Attachment: 2024-046 ORD site plan approval 500 S Bishop (4224 : 2024-046 ORD Amendment to PD-23-4 site plan approval 500 S Bishop

SECTION 2: PD-23-4(I1) is hereby amended by approval of the site plan (**Exhibit 'A'**), incorporated herein by reference for all purposes and includes the following:

1. The construction of an 86,272 sq ft building.
2. The access driveway will be off South Bishop Road. Any changes to driveway on South Bishop Road will require TxDOT approval.
3. There will be 102 parking spaces and that includes six (6) handicapped spaces. All parking spaces shall be a minimum of 180 sq. ft. in size.
4. A 5'X8' monument style sign. No Electronic messaging will be allowed.
5. Must be platted prior to issuance of CO.
6. Fire lane required.
7. Screened dumpster site.
8. There is no water or sewer service to this area. It will be the owner's responsibility to extend services to the area.
9. The water and sewer mains and lift station shown on the site plan are not approved. More information is required for review.
10. The Utility reserves the right to request additional utility easements upon review of the plans.
11. The Utility has no objections to the site plan location.

SECTION 3: It is further provided that in case a section, clause, sentence, or part of this ordinance shall be deemed or adjudged by a court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair, or invalidate the remainder of this ordinance.

SECTION 4: All ordinances or parts of ordinances in conflict herewith are specifically repealed to the extent of such conflict.

SECTION 5: This ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED in Regular Council Session on this the **13th day of May, 2024.**

ATTEST:

_____ _____

JENNIFER EVANS, CITY SECRETARY BOB BRUGGEMAN, MAYOR

Attachment: 2024-046 ORD site plan approval 500 S Bishop (4224 : 2024-046 ORD Amendment to PD-23-4 site plan approval 500 S Bishop

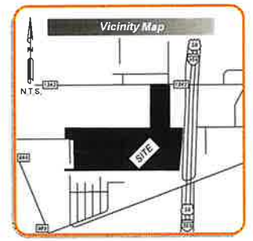
LEGEND

- CONSTRUCT SF LANDSCAPE AREA
- CONSTRUCT PAVEMENT
- CONSTRUCT SIDEWALK
- CONSTRUCT BUILDING FOOTPRINT

SITE DATA
TOTAL SITE AREA = 128.07 ACRES
CURRENT ZONING I-1
PARKING PROVIDED = 102
BUILDING HEIGHT = 60'
BUILDING MATERIALS = METAL, GLASS, CONCRETE

2024-046 EXH 'A'

Amendment to PD-23-4



Resortments by Russell Gray
4514 COLE AVENUE
DALLAS, TX 75205
TEL (501) 690-3456
JESS@RESORTMENTS.COM

S BISHOP RD

WATER TO TIE INTO MULTIFAMILY DEVELOPMENT TO NORTH OFF TERRY ST

Tract 4
Total Area:
659995.08 Sq. Feet ±
15.15 Acres ±

Tract 5
Total Area:
479458.76 Sq. Feet ±
11.01 Acres ±

ZONING: I-1
ZONING: C

100 YR FLOODPLAIN

24" CMP FL: 290.41
24" CMP FL: 290.68

Drainage Channel

INTERS
Exit Ramp
Variable Wi

DMH
Rim: 299.65
18" RCP N: 293.37
36" RCP S: 293.37

DMH
Rim: 300.62
36" RCP N: 290.60
(Pipe Terminales in Box Culvert)

6 x 4' Box Culvert
6 x 4' Box Culvert
6 x 4' Box Culvert
6 x 4' Box Culvert
7 x 7' Box Culvert

SEWER TO TIE INTO MULTIFAMILY DEVELOPMENT TO NORTH OFF TERRY ST

DETENTION AREA

Tract 6
Total Area:
1097222.55 Sq. Feet ±
25.19 Acres ±

WAREHOUSE / MANUFACTURING BUILDING
86,272 S.F.

SEWER PUMP STATION

SIGN

PROPOSED RAILROAD SPUR (EXACT LOCATION TBD)

ZONING: I-1

ZONING: NOT IN CITY LIMITS

1/2" Rebar w/ Cap

P.O.B. Tract 4 & Tract 6
1/2" Rebar w/ Cap

T-Post

PARCEL 11690008606
L.F. MANUFACTURING LLC, INC
C/O DANNY COOK
7150 LINEFERRY RD
TEXARKANA, AR 71854
DEED VOL. 6597, PG. 320

PARCEL 11690008607
L.F. MANUFACTURING LLC, INC
C/O DANNY COOK
7150 LINEFERRY RD
TEXARKANA, AR 71854
DEED VOL. 6597, PG. 320

PARCEL 11690008608
L.F. MANUFACTURING LLC, INC
C/O DANNY COOK
7150 LINEFERRY RD
TEXARKANA, AR 71854
DEED VOL. 6597, PG. 320

PARCEL 11690008602
JORDAN, EUREKA
3302 SMITH ST
TEXARKANA, TX 755019000
DEED VOL. 3785, PG. 165

PARCEL 11680010390
MILLER BOWIE FARMERS ASSN
PO BOX 1110
TEXARKANA, TX 755041110
DEED UNAVAILABLE

S BISHOP RD

59
369

REV.	DATE	DESCRIPTION	BY

TEXARKANA INDUSTRIAL PLANT
RESORTMENTS, LLC
TEXARKANA, BOWIE COUNTY, TEXAS

SITE PLAN REVIEW

N
W E
S

60 30 0 60

DATE: 3/13/24
DRAWN BY: JGG
SHEET NUMBER:
C1

Attachment: 2024-046 EXH 'A' (Site Plan) (4224 : 2024-046 ORD Amendment to PD-23-4 site plan approval 500 S Bishop Road)

LEGAL DESCRIPTIONS

TRACT TWO:
ALL THAT CERTAIN 76.70 ACRE TRACT OF LAND IN THE H.S. JANES HEADRIGHT SURVEY, A-306, BOWIE COUNTY, TEXAS, BEING THE REMAINDER OF A CALLED 106.519 ACRE TRACT DESCRIBED AS TRACT TWENTY-FOUR IN VOLUME 635, PAGE 113, BOWIE COUNTY DEED RECORDS; SAID 76.70 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT A 3/8" REBAR FOUND FOR THE SOUTHEAST CORNER OF THE DORSEY BLACKWELL CALLED 5.40 ACRE TRACT, THE SOUTHWEST CORNER OF A CALLED 15.60 ACRE TRACT DESCRIBED IN VOLUME 2105, PAGE 211 AND THE NORTHWEST CORNER OF THIS TRACT; A 1" ANGLE IRON FOUND FOR THE SOUTHWEST CORNER OF THE SAID CALLED 5.40 ACRE TRACT AND THE SOUTHEAST CORNER OF A CALLED 10.00 ACRE TRACT DESCRIBED IN VOLUME 514, PAGE 7, LIES N 89° 47' 52" W, 175.65 FEET;
THENCE: S 89° 47' 52" E (BEARINGS BASED ON TRUE NORTH MERIDIAN DERIVED VIA SOLAR OBSERVATIONS), 3492.36 FEET, TO A 1/2" REBAR WITH CAP SET FOR THE NORTHWEST CORNER OF THE H.J. TRAMMELL CALLED 25.30 ACRE TRACT AND THE NORTHEAST CORNER OF THIS TRACT; A 1/2" REBAR FOUND ON THE WEST SIDE OF A SERVICE ROAD FOR THE NORTHEAST CORNER OF THE SAID CALLED 25.30 ACRE TRACT LINES S 89° 47' 52" E, 574.84 FEET;
THENCE: S 00° 14' 11" W, ALONG THE WEST LINE OF THE SAID CALLED 25.30 ACRE TRACT, 405.26 FEET, TO A 1/2" REBAR WITH CAP SET FOR THE NORTHEAST CORNER OF A CALLED 10.00 ACRE TRACT DESCRIBED IN VOLUME 461, PAGE 288 AND THE MOST EASTERN SOUTHEAST CORNER OF THIS TRACT;
THENCE: S 89° 54' 24" W, ALONG THE NORTH LINE OF THE SAID CALLED 10.00 ACRE TRACT, 777.48 FEET, TO A 1/2" REBAR WITH CAP SET ON THE EAST LINE OF A CALLED 15.00 ACRE TRACT DESCRIBED IN VOLUME 396, PAGE 320, FOR THE NORTHWEST CORNER OF THE SAID CALLED 10.00 ACRE TRACT AND A CORNER OF THIS TRACT;
THENCE: N 00° 13' 38" W, ALONG THE EAST LINE OF THE SAID CALLED 15.00 ACRE TRACT, 45.19 FEET TO A 1/2" REBAR WITH CAP SET FOR THE NORTHEAST CORNER OF THE SAID CALLED 15.00 ACRE TRACT AND AN ELL CORNER OF THIS TRACT;
THENCE: S 89° 54' 24" W, ALONG THE NORTH LINE OF THE SAID CALLED 15.00 ACRE TRACT, 600.00 FEET (DEED CALL) TO A 1/2" REBAR WITH CAP SET FOR THE NORTHWEST CORNER OF THE SAID CALLED 15.00 ACRE TRACT AND AN ELL CORNER OF THIS TRACT;
THENCE: S 00° 13' 36" E, ALONG THE WEST LINE OF THE SAID CALLED 15.00 ACRE TRACT, 1100.00 FEET (DEED CALL) TO A 1/2" REBAR WITH CAP SET FOR THE SOUTHWEST CORNER OF THE SAID CALLED 15.00 ACRE TRACT, THE NORTHEAST CORNER OF THE JAMES E. ANDERSON CALLED 2.00 ACRE TRACT, THE NORTHWEST CORNER OF THE MELVIN HARRIS CALLED 7.80 ACRE TRACT AND THE MOST SOUTHERN SOUTHEAST CORNER OF THIS TRACT;
THENCE: S 89° 54' 24" W, 2140.86 FEET, TO A 1/2" IRON PIPE FOUND FOR THE SOUTHEAST CORNER OF THE GERALDINE PAYNE CALLED 7.83 ACRE TRACT, THE NORTHWEST CORNER OF THE CONNOR HEIGHTS SUBDIVISION AND THE SOUTHWEST CORNER OF THIS TRACT;
THENCE: N 00° 54' 38" E, ALONG THE EAST LINE OF THE SAID CALLED 7.83 ACRE TRACT, 46.74 FEET TO A 1/2" REBAR WITH CAP SET FOR THE SOUTHWEST CORNER OF A CALLED 0.483 ACRE TRACT DESCRIBED IN VOLUME 580, PAGE 72 AND A CORNER OF THIS TRACT;
THENCE: N 89° 58' 55" E, 323.95 FEET TO A 1/2" REBAR WITH CAP SET FOR THE SOUTHEAST CORNER OF A CALLED 1.045 ACRE TRACT DESCRIBED IN VOLUME 573, PAGE 290 AND AN ELL CORNER OF THIS TRACT;
THENCE: N 00° 34' 55" W, 1024.24 FEET TO A 1/2" IRON PIPE FOUND FOR THE NORTHEAST CORNER OF A CALLED 1.25 ACRE TRACT DESCRIBED AS TRACT 1 THRU 6 IN VOLUME 1443, PAGE 179, AND AN ELL CORNER OF THIS TRACT;
THENCE: N 89° 47' 52" W, 130.00 FEET (DEED CALL) TO A 1/2" REBAR WITH CAP SET ON THE EAST SIDE OF A PUBLIC ROAD FOR THE NORTHWEST CORNER OF THE SAID CALLED 1.25 ACRE TRACT AND A CORNER OF THIS TRACT;
THENCE: N 00° 54' 38" E, 50.00 FEET TO A 1/2" REBAR WITH CAP SET ON THE NORTH SIDE OF BOWIE COUNTY ROAD NO. 1344 (GIBBS AVENUE) FOR AN ELL CORNER OF THIS TRACT;
THENCE: N 89° 50' 24" W, ALONG THE NORTH SIDE OF THE SAID COUNTY ROAD, 167.25 FEET TO A 1/2" REBAR WITH CAP SET ON THE EAST LINE OF THE GIBBS SUBDIVISION FOR A CORNER OF THIS TRACT; A 5/8" IRON ROD FOUND ON THE EAST SIDE OF KINGS HIGHWAY AND THE NORTH LINE OF THE SAID COUNTY ROAD, LIES N 89° 50' 24" W, 1867.36 FEET;
THENCE: N 00° 54' 38" E, ALONG THE EAST LINE OF THE SAID GIBBS SUBDIVISION, 356.23 FEET TO THE PLACE OF BEGINNING, CONTAINING 76.70 ACRES OF LAND, MORE OR LESS.

TRACT FOUR:
ALL THAT CERTAIN 15.15 ACRE TRACT OF LAND IN THE CITY OF TEXARKANA, H.S. JANES HEADRIGHT SURVEY, A-306, BOWIE COUNTY, TEXAS, BEING ALL OF A CALLED 15.00 ACRE TRACT DESCRIBED IN VOLUME 396, PAGE 320, BOWIE COUNTY DEED RECORDS; SAID 15.15 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT A 1/2" REBAR WITH CAP SET FOR THE NORTHWEST CORNER OF THE MELVIN HARRIS CALLED 7.80 ACRE TRACT, THE NORTHEAST CORNER OF THE JAMES E. ANDERSON CALLED 2.00 ACRE TRACT, THE MOST SOUTHERN SOUTHEAST CORNER OF A CALLED 76.70 ACRE TRACT SURVEYED BY EAST TEXAS SURVEYING CO. ON JANUARY 8, 1997 AND THE SOUTHWEST CORNER OF THIS TRACT;
THENCE: N 00° 13' 36" W, (BEARINGS BASED ON TRUE NORTH MERIDIAN DERIVED VIA SOLAR OBSERVATION) ALONG THE SOUTHERN EAST LINE OF THE SAID CALLED 76.70 ACRE TRACT, 1100.00 FEET TO A 1/2" REBAR WITH CAP SET FOR AN ELL CORNER OF THE SAID CALLED 76.70 ACRE TRACT AND THE NORTHWEST CORNER OF THIS TRACT;
THENCE: N 89° 54' 24" E, ALONG THE SOUTH LINE OF THE SAID CALLED 76.70 ACRE TRACT, 600.00 FEET TO A 1/2" REBAR WITH CAP SET FOR AN ELL CORNER OF THE SAID CALLED 76.70 ACRE TRACT AND THE NORTHEAST CORNER OF THIS TRACT;
THENCE: S 00° 13' 36" E, PASSING A 1/2" REBAR WITH CAP SET FOR A CORNER OF THE SAID CALLED 76.70 ACRE TRACT AND THE NORTH WEST CORNER OF A CALLED 10.00 ACRE TRACT DESCRIBED IN VOLUME 461, PAGE 288, AT 45.19 FEET AND CONTINUING

Attachment: 2024-046 EXH 'B' (Legal Description) (4224 : 2024-046 ORD Amendment to PD-23-4 site plan approval 500 S Bishop Road)

ALONG THE WEST LINE OF THE SAID CALLED 10.00 ACRE TRACT, IN ALL, 1100.00 FEET TO A 1/2" REBAR WITH CAP SET ON THE NORTH LINE OF THE SAID CALLED 7.80 ACRE TRACT FOR THE SOUTHWEST CORNER OF THE SAID CALLED 10.00 ACRE TRACT AND THE SOUTHEAST CORNER OF THIS TRACT;
THENCE: S 89° 54' 24" W, ALONG THE NORTH LINE OF THE SAID CALLED 7.80 ACRE TRACT, 600.00 FEET TO THE PLACE OF BEGINNING, CONTAINING 15.15 ACRES OF LAND, MORE OR LESS.

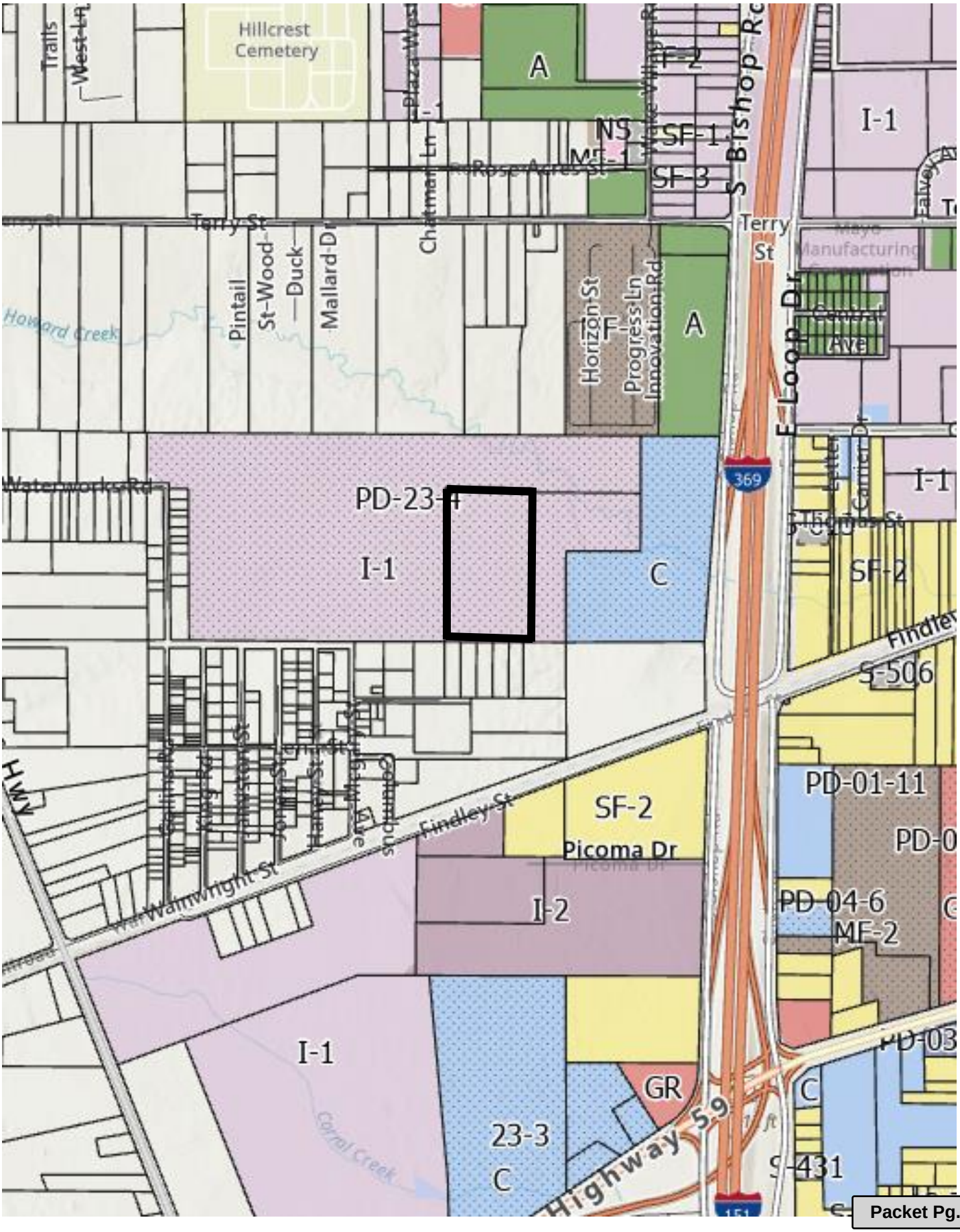
TRACT FIVE:
ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE COUNTY OF BOWIE, STATE OF TEXAS AND BEING A PART OF BLOCKS NUMBERED SEVEN (7) AND EIGHT (8) OF THE SUBDIVISION OF THE H. S. JANES HEADRIGHT SURVEY, A-306, BOWIE COUNTY, TEXAS AND DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:
BEGINNING AT A STAKE, THE COMMON CORNERS OF BLOCKS NUMBERED SEVEN (7), EIGHT (8), THIRTEEN (13) AND FOURTEEN (14) OF THE SUBDIVISION OF THE SAID H.S. JANES SURVEY;
THENCE: NORTHERLY WITH THE EAST BOUNDARY LINE OF SAID BLOCK NUMBERED EIGHT (8), THE WEST BOUNDARY LINE OF BLOCK NUMBERED SEVEN (7), A DISTANCE OF APPROXIMATELY 660 FEET TO A STAKE;
THENCE: EAST, A DISTANCE OF 457.5 FEET TO A STAKE;
THENCE: NORTH 400 FEET TO A STAKE;
THENCE: WEST, 457.5 FEET, CROSSING THE WEST BOUNDARY LINE OF BLOCK NUMBERED SEVEN (7) THE EAST BOUNDARY LINE OF BLOCK NUMBERED EIGHT (8) AND CONTINUING WEST INTO BLOCK NUMBERED EIGHT (8) FOR 250 FEET TO THE EAST BOUNDARY LINE OF A 15 ACRE TRACT HERETOFORE CONVEYED BY US IN A DEED TO LADONIA GREEN PAYTON;
THENCE: SOUTH, WITH HER EAST LINE, TO THE SOUTH LINE OF BLOCK NUMBERED EIGHT (8);
THENCE: EAST, 250 FEET ALONG THE SOUTH LINE OF BLOCK NUMBERED EIGHT (8) TO THE PLACE OF BEGINNING AND CONTAINING TEN (10) ACRES OF LAND.

TRACT SIX:
ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN BLOCK 7 OF THE SUBDIVISION OF THE H.S. JANES HEADRIGHT SURVEY, A-306, BOWIE COUNTY, TEXAS AND BEING ALL THAT CERTAIN CALLED 10 ACRE TRACT CONVEYED TO H.J. TRAMMELL BY DEED RECORDED IN VOLUME 325, PAGES 145-149, DEED RECORDS, BOWIE COUNTY, TEXAS AND THE RESIDUAL OF THAT CERTAIN CALLED 30 ACRE TRACT CONVEYED TO H.J. TRAMMELL BY DEED RECORDED IN VOLUME 332, PAGES 445-446; SAID DEED RECORDS, SUBJECT TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT A 1/2" REBAR SET FOR THE SOUTHWEST CORNER; SAID POINT BEING THE SOUTHWEST CORNER OF SAID 10 ACRE TRACT AND ALSO BEING THE SOUTHWEST CORNER OF SAID BLOCK 7, A CROSS-TIE FENCE CORNER BEARS S 02° 01' 13" E, A DISTANCE OF 22.10 FEET;
THENCE: N 00° 26' 06" W, ALONG THE WEST LINE OF SAID BLOCK 7, 660.00 FEET TO A 1/2" REBAR SET FOR THE WESTERLY NORTHWEST CORNER; SAID POINT BEING THE NORTHWEST CORNER OF SAID 10 ACRE TRACT;
THENCE: N 88° 37' 00" E, ALONG THE NORTH LINE OF SAID 10 ACRE TRACT, AT 45.69 FEET, PASSING A CROSS-TIE FENCE CORNER, 2.37 FEET, RIGHT AND CONTINUING FOR A TOTAL DISTANCE OF 507.57 FEET, TO A POINT FOR INTERIOR CORNER; SAID POINT BEING THE WESTERLY SOUTHWEST CORNER OF SAID 30 ACRE TRACT, 1/2" REBAR REFERENCE S 88° 37' 40" W;
THENCE: N 01° 53' 47" W, ALONG THE WEST LINE OF SAID 30 ACRE TRACT, 803.13 FEET TO A 1/2" REBAR SET FOR THE NORTHWEST CORNER; SAID POINT BEING THE NORTHWEST CORNER OF SAID 30 ACRE TRACT AND ALSO BEING IN THE OCCUPIED NORTH LINE OF SAID BLOCK 7;
THENCE: N 88° 02' 08" E, ALONG SAID NORTH LINE; SAME BEING THE NORTH LINE OF SAID 30 ACRE TRACT, AT 353.68 FEET, PASSING A 1/2" REBAR AND CONTINUING FOR A TOTAL DISTANCE OF 575.84 FEET, TO A POINT FOR THE NORTHEAST CORNER IN THE WEST RIGHT-OF-WAY LINE OF US HIGHWAY 59 (LOOP 151), A 1/2" REBAR FOUND BEARS N 88° 02' 08" E, A DISTANCE OF 0.32 FEET;
THENCE: S 01° 48' 43" W, ALONG SAID ROW LINE, 401.63 FEET TO A 1/2" REBAR SET AT AN ANGLE POINT;
THENCE: S 03° 41' 00" W, ALONG SAID ROW LINE, AT 15.54 FEET, PASSING A ROW MONUMENT 1.39 FEET LEFT AND CONTINUING FOR A TOTAL DISTANCE OF 1001.80 FEET TO A 1/2" REBAR SET AT AN ANGLE POINT;
THENCE: S 04° 04' E, ALONG SAID ROW LINE, 70.04 FEET TO A T-POST SET FOR THE SOUTHEAST CORNER; SAID POINT BEING IN THE SOUTH LINE OF SAID 30 ACRE TRACT; SAME BEING THE OCCUPIED SOUTH LINE OF SAID BLOCK 7;
THENCE: S 88° 37' W, ALONG SAID SOUTH LINE, AT 319.50 FEET, PASSING THE SOUTHEAST CORNER OF AFOREMENTIONED 10 ACRE TRACT AND CONTINUING FOR A TOTAL DISTANCE OF 979.50 FEET TO THE POINT OF BEGINNING AND CONTAINING 25.169 ACRES OF LAND, MORE OR LESS.

Attachment: 2024-046 EXH 'B' (Legal Description) (4224 : 2024-046 ORD Amendment to PD-23-4 site plan approval 500 S Bishop Road)

2024-046 ATTH 01
Amendment to Pd-23-4

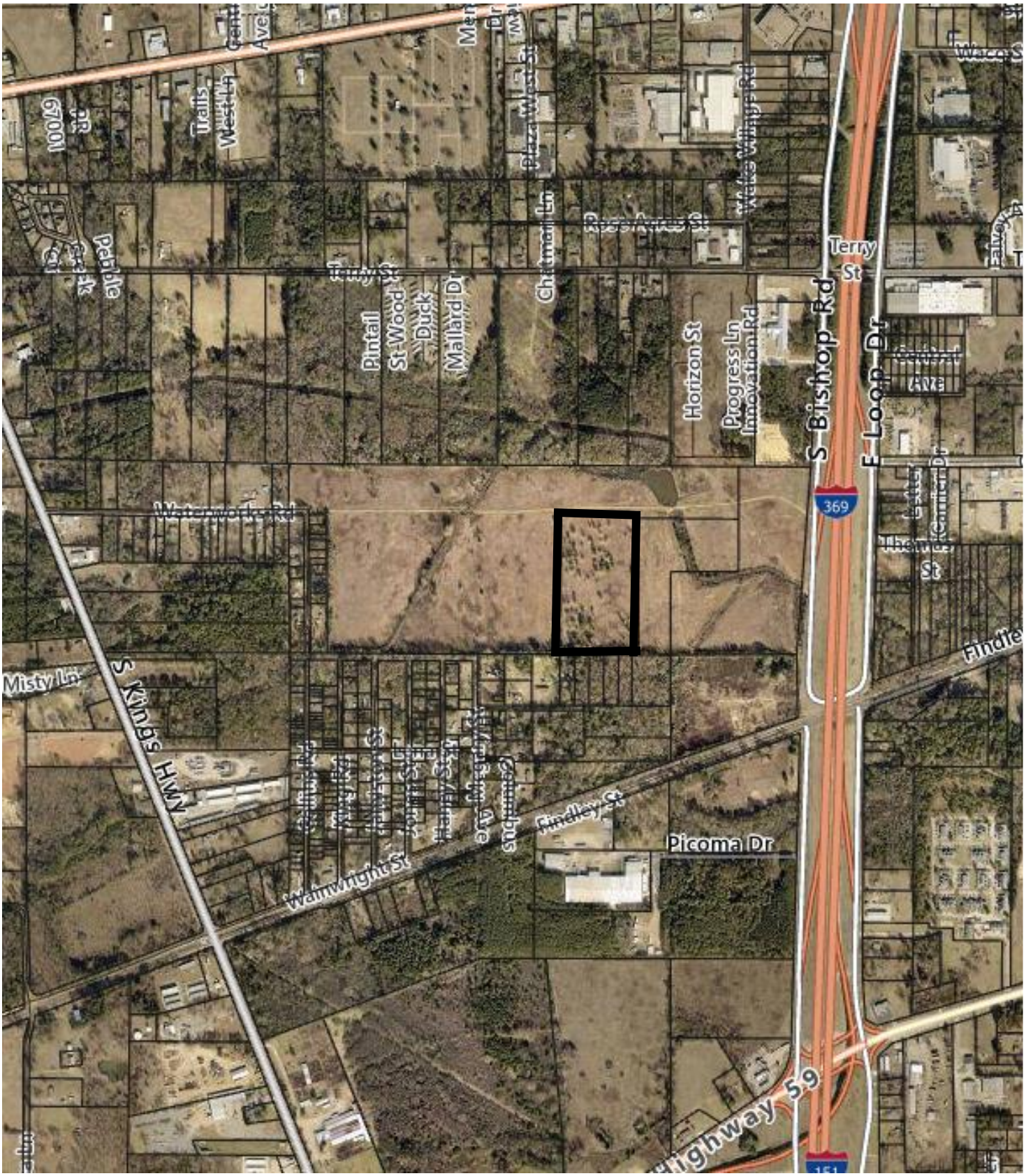
South of 1000 S Bishop & north of Findley St.



Attachment: 2024-046 ATTH 01 (Maps) (4224 : 2024-046 ORD Amendment to PD-23-4 site plan approval 500 S Bishop Road)

2024-046 ATTH 01
Amendment to Pd-23-4

South of 1000 S Bishop & north of Findley St.



Attachment: 2024-046 ATTH 01 (Maps) (4224 : 2024-046 ORD Amendment to PD-23-4 site plan approval 500 S Bishop Road)



Attachment: 2024-046 ATTH 02 (Elevations) (4224 : 2024-046 ORD Amendment to PD-23-4 site plan approval 500 S Bishop Road)



Attachment: 2024-046 ATTH 02 (Elevations) (4224 : 2024-046 ORD Amendment to PD-23-4 site plan approval 500 S Bishop Road)

2024-046 ATTH 02



Attachment: 2024-046 ATTH 02 (Elevations) (4224 : 2024-046 ORD Amendment to PD-23-4 site plan approval 500 S Bishop Road)

2024-046 ATTH 02



Attachment: 2024-046 ATTH 02 (Elevations) (4224 : 2024-046 ORD Amendment to PD-23-4 site plan approval 500 S Bishop Road)

2024-046 ATTH 02



Attachment: 2024-046 ATTH 02 (Elevations) (4224 : 2024-046 ORD Amendment to PD-23-4 site plan approval 500 S Bishop Road)

2024-046 ATTH 02



Attachment: 2024-046 ATTH 02 (Elevations) (4224 : 2024-046 ORD Amendment to PD-23-4 site plan approval 500 S Bishop Road)

City of Texarkana, Texas

Developing Perspectives and Goals Pending Approval by the City Council:	
Perspectives	**Goals**
Serve the Community	☐ Promote an Environmentally Sensitive & Livable Community ☐ Provide a Safe Community ☑ Deliver Quality Services ☐ Foster a Healthy Community
Run the Operations	☐ Enhance Community Preparedness & Responsiveness ☐ Maximize Partnership Opportunities ☐ Provide Courteous & Responsive Customer Service ☐ Model a Positive City Image ☑ Deliver Efficient Services ☐ Cultivate Community Involvement & Access
Manage the Resources	☐ Maintain Fiscal Strength ☐ Maximize Utilization & Resources ☐ Invest in Infrastructure & Transportation
Develop Personnel	☐ Develop a Skilled & Diverse Workforce ☐ Create a Positive & Rewarding Work Culture
Perspectives and Goals Additional Comments:	

Resource Impact:	
Staff time required if item is approved:	No Additional
Other Potential Impacts:	

Public Information Plan:			
☑	Newspaper Notice (Required by Statute)	☑	Public Hearing (Required by Statute)
☐	Public Forum/Input Session	☐	Press Release
☐	E-News Distribution	☐	Website Notice
☐	Social Media (Twitter, Facebook, etc.)	☐	Special Mailing
☐	Flyers Posted	☐	Banners Posted
☐	Survey	☐	Automated Phone Call
☐	None Required	☐	
Other:			

Attachment: 2024-046 Goals & Perspectives (4224 : 2024-046 ORD Amendment to PD-23-4 site plan approval 500 S Bishop Road)

City of Texarkana, Texas

Version: A

Briefing Sheet

Update Date: 5/6/2024 12:31 PM

Lead Department: City Attorney **Action Officer:** Jeffery Lewis,

Subject: Ordinance No. 2024-047 amending the Code of Ordinances by adding Article IX, "Door-to-Door Selling", to Chapter 28, of the Code of Ordinances.

Briefing: 5/13/2024 **Public Hearing:** 5/13/2024 **Council Vote:** 5/13/2024

Item Schedule
Schedule 2: Brief once - vote once (two weeks)

Updates/History of Briefing:

Referencing the inquiry on alarm companies from the last City Council meeting, case law holds that a city cannot require a license or a license fee for a vendor who is already licensed by the state; and Chapter 1702 of the Texas Occupations Code specifically exempts a state-licensed alarm company from local requirements to obtain a permit or license or pay a fee to engage in business or perform a service regulated under the chapter. However, the proposed ordinance does not require a permit, license, or a fee; rather, the proposed ordinance only requires registration ... **at no cost**. Given the public safety interest in keeping individuals from posing as alarm salespersons and going door-to-door to evaluate the security capabilities of homes within the city limits, it is reasoned that the legislative intent behind the Occupations Code exemption neither limits nor restricts the City's application of this no-fee registration ordinance.

Additional special rights to consumers for certain door-to-door sales are summarized by the Texas Attorney General, accessed at https://www.texasattorneygeneral.gov/consumer-protection/home-real-estate-and-travel/door-door-sales-3-day-right-rescission.

If a person becomes aware of a potential violation of Chapter 1702 of the Texas Occupations Code, the Texas Department of Public Safety has an online complaint submission: https://www.dps.texas.gov/section/private-security/consumer-complaints.

Executive Summary and Background Information:

This proposed ordinance adds a new Article IX – "Door-to-Door Selling" – to Code Chapter 28, "Offenses and Miscellaneous Provisions".

Current City Code provisions governing itinerant merchants or vendors at Chapter 34, Article IV, Sections 34-88 through 34-101, date back to the late 1980s. City staff has developed a new vendor ordinance for door-to-door selling, together with regulations pertaining to required registration, exceptions to registration, and a residential prerogative for "no solicitation".

The proposed ordinance (section 28-270) details the following exceptions:

- the ordinance only applies to residential door-to-door selling for commercial purposes;

- the ordinance does not apply to persons going door-to-door for non-commercial purposes, such as expressing religious, political, civic, or philosophical messages or requesting donations for such non-profit organizations;

- the ordinance does not apply to door-to-door selling for a school sponsored event or program, or a non-profit sporting or cultural organization created specifically to benefit the youth of the community; and

- the ordinance does not apply to salespersons calling upon or dealing with manufacturers, wholesalers, distributors, brokers, or retailers at their place of business and in the usual course of their business.

Note that by operation of Section 2 of the ordinance, adoption of this ordinance would also repeal Code Sections 34-88 through 34-101.

Potential Options:

Approve (or decline to approve) the proposed ordinance.

Fiscal Implications:

None.

Staff Recommendation:

Staff recommends approval.

Advisory Board/Committee Review:

None.

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

NOT APPLICABLE

Attachments

a. 2024-047 ORD Door-to-Door Ch 28 art IX (DOCX)
b. 2024-047 Goals & Perspectives (DOCX)

Staff Coordination

City Attorney	Jeffery C. Lewis 04/15/2024 1:41 PM	Department Head Review	Completed
Municipal Prosecutor	Deborah Jones 04/16/2024 8:25 AM	Asst. City Attorney Review	Completed
Building Code Administration	Mashell Daniel 04/17/2024 9:30 AM	Review	Completed

City Secretary	Jennifer Evans	Review	Completed	04/17/2024 9:51 AM
City Attorney	Jeffery C. Lewis	City Attorney Review	Skipped	04/12/2024 2:33 PM
City Manager	David Orr	City Manager Review	Completed	04/17/2024 10:47 AM
City Council	Jennifer Evans	Meeting	Completed	04/22/2024 6:00 PM

Meeting History

PUBLISH

ORDINANCE NO. 2024-047

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF TEXARKANA, TEXAS BY ADDING ARTICLE IX – "DOOR-TO-DOOR SELLING" – TO CHAPTER 28, "OFFENSES AND MISCELLANEOUS PROVISIONS"; CONTAINING REPEALER, SEVERABILITY, AND SUPERSEDING CLAUSES; CONTAINING LEGISLATIVE FINDINGS; PROVIDING FOR PUBLICATION; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, current City Code provisions governing itinerant merchants or vendors at Chapter 34, Article IV, Sections 34-88 through 34-101, date back to the late 1980s; and

WHEREAS, City staff has developed a new vendor ordinance for door-to-door selling, together with regulations pertaining to required registration, exceptions to registration, and a residential prerogative for "no solicitation"; and

WHEREAS, the new ordinance is proposed to be located at Chapter 28, "Offenses and Miscellaneous Provisions", adding new Article IX – "Door-to-Door Selling"; and

WHEREAS, the City Council finds and determines that this ordinance is necessary to protect health, life, and property and to preserve the good government, order, and security of the municipality and its inhabitants; and is in the best interests of the citizens of **the City of Texarkana, Texas.**

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS:

SECTION 1: The Code of Ordinances of the City of Texarkana, Texas, is hereby amended to add Article IX – "Door-to-Door Selling" – to Chapter 28, "Offenses and Miscellaneous Provisions", as follows:

ARTICLE IX. DOOR-TO-DOOR SELLING

Sec. 28-260. – Definitions.

"Door-to-Door Selling" shall mean going to one or more residences within the City in person for the purpose of soliciting, selling, or taking orders for merchandise or services.

"Merchandise" is used in its broadest sense and shall include property of every kind.

"Services" is used in its broadest sense and shall include any work done for the benefit of another person.

Attachment: 2024-047 ORD Door-to-Door Ch 28 art IX (4227 : 2024-047 ORD Door-to-door selling Ch 28 art IX)

PUBLISH

Sec. 28-261- Registration Required.

It is an offense for any person to engage in door-to-door selling in the City without registering as provided in this article.

Sec. 28-262. – Registration Form.

Any person desiring to engage in door-to-door selling shall complete a registration form provided by the City, verified by affidavit as to the truthfulness of its contents, and containing the following information:

(1) Name of applicant and the company represented, if not the applicant.

(2) The represented company's address, telephone numbers, internet web address, and the name of the contact person of such business, such person's email address, and valid Texas sales tax permit number.

(3) The applicant's date of birth, race, height, weight, hair color, eye color, state issued driver's license number or state identification card number, home address and telephone number.

(4) A full and complete description of the merchandise or services which the applicant desires to sell.

(5) A statement that the applicant has not been convicted of a felony in the past 10 years, has not been convicted of an aggravated felony offense, is not currently on felony probation or parole, is not currently a registered sex offender or subject to such registration; and does not have an affiliation, membership, or associate with a known street gang or criminal enterprise.

Sec. 28-263. – Term.

A registration issued under this article shall be valid for 30 days from the date of issuance.

Sec. 28-264. – Fee.

There will be no fee for registration under this article.

Sec. 28-265. – Registration to be Carried.

It shall be offense for any person to engage in door-to-door selling unless the person is carrying such registration on their person.

Sec. 28-266. - No Solicitation Without Invitation During Certain Time Periods.

It is an offense under this article for any person while engaged in door-to-door selling to go to a private residence in the City for such purpose before 10:00 a.m. or after 7:00 p.m. or anytime on a federally designated holiday, without a prior invitation from the occupants of said private residence.

Sec. 28-267. - No Solicitation Sign.

It is an offense under this article for any person to ring the doorbell, knock upon the door, or create any sound for purpose of attracting the attention of the occupants of the residence if there is a sign bearing the words "No Solicitation" or "No Soliciting" located on such premises in a conspicuous place. The letters

Attachment: 2024-047 ORD Door-to-Door Ch 28 art IX (4227 : 2024-047 ORD Door-to-door selling Ch 28 art IX)

on such a sign shall be at least two inches in height.

Sec. 28-268. - Refusing to Leave Upon Request.

It is an offense under this article for any person while engaged in door-to-door selling to remain in a private residence or on the premises thereof after the owner or occupant has requested such person to leave.

Sec. 28-269. – Disqualification.

It is an offense for a person to engage in door-to-door selling if the person provided false information on the registration form; had a felony conviction within the past 10 years; has been convicted of an aggravated felony offense, is currently on felony probation or parole, is currently a registered sex offender or is subject to such registration; or has an affiliation, membership, or associates with a known street gang or criminal enterprise.

Sec. 28-270. – Exceptions.

(a) The provisions of this article only apply to residential door-to-door selling for commercial purposes.

(b) The requirements of this article do not apply to persons going door-to-door for non-commercial purposes, such as expressing religious, political, civic, or philosophical messages or requesting donations for such non-profit organizations.

(c) The provisions of this article do not apply to door-to-door selling for a school sponsored event or program, or a non-profit sporting or cultural organization created specifically to benefit the youth of the community.

(d) The provisions of this article shall not be applicable to salespersons calling upon or dealing with manufacturers, wholesalers, distributors, brokers, or retailers at their place of business and in the usual course of their business.

Sec.28-271. - Police Power.

This article is and shall be deemed to be an exercise of the police power of the State of Texas and of the City for the public safety, comfort, convenience and protection of the City and the health, life and property of its citizens and each provision contained herein shall be construed for the accomplishment of that purpose.

Sec. 28-272. – Disclaimer.

Registration in accordance with this article does not constitute any guarantee, warranty, endorsement, or assurance of the honesty or legitimacy of any individual or group, or the value, quantity, or other character of the goods or services offered for sale.

Sec.28-273. – Penalty.

An offense under any provision of this article is a Class C misdemeanor punishable by a fine not to exceed five hundred dollars ($500).

Attachment: 2024-047 ORD Door-to-Door Ch 28 art IX (4227 : 2024-047 ORD Door-to-door selling Ch 28 art IX)

PUBLISH

SECTION 2: All ordinances or parts of ordinances (including Sections 34-88 through 34-101, inclusive, of the Code of Ordinances) and resolutions or parts of resolutions in conflict herewith are specifically repealed to the extent of such conflict.

SECTION 3: In the event a section, clause, sentence, or part of this Ordinance shall be deemed or adjudged by a court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair or invalidate the remainder of this Ordinance.

SECTION 4: In the event of any conflict between this Ordinance and any other ordinances or parts of ordinances, this Ordinance shall supersede and control.

SECTION 5: The Recitals set out in this Ordinance are true and correct and are incorporated herein and made a part hereof as legislative findings of the City Council for all purposes.

SECTION 6: The City Secretary shall give notice of the passage of this Ordinance as provided in Article XI, Section 3, of the Charter of the City of Texarkana, Texas.

SECTION 7: This Ordinance shall be in full force and effect ten (10) days after its passage and approval.

PASSED AND APPROVED in Regular Council Session on this the **13th day of May, 2024**.

ATTEST:

JENNIFER EVANS, CITY SECRETARY	BOB BRUGGEMAN, MAYOR

Attachment: 2024-047 ORD Door-to-Door Ch 28 art IX (4227 : 2024-047 ORD Door-to-door selling Ch 28 art IX)

City of Texarkana, Texas

Developing Perspectives and Goals Pending Approval by the City Council:	
Perspectives	**Goals**
Serve the Community	☐ Promote an Environmentally Sensitive & Livable Community ☑ Provide a Safe Community ☑ Deliver Quality Services ☐ Foster a Healthy Community
Run the Operations	☐ Enhance Community Preparedness & Responsiveness ☐ Maximize Partnership Opportunities ☐ Provide Courteous & Responsive Customer Service ☐ Model a Positive City Image ☐ Deliver Efficient Services ☐ Cultivate Community Involvement & Access
Manage the Resources	☐ Maintain Fiscal Strength ☐ Maximize Utilization & Resources ☐ Invest in Infrastructure & Transportation
Develop Personnel	☐ Develop a Skilled & Diverse Workforce ☐ Create a Positive & Rewarding Work Culture
Perspectives and Goals Additional Comments:	

Resource Impact:	
Staff time required if item is approved:	No Additional
Other Potential Impacts:	

Public Information Plan:			
☐	Newspaper Notice (Required by Statute)	☐	Public Hearing (Required by Statute)
☐	Public Forum/Input Session	☐	Press Release
☐	E-News Distribution	☐	Website Notice
☐	Social Media (Twitter, Facebook, etc.)	☐	Special Mailing
☐	Flyers Posted	☐	Banners Posted
☐	Survey	☐	Automated Phone Call
☑	None Required	☐	
Other:			

Attachment: 2024-047 Goals & Perspectives (4227 : 2024-047 ORD Door-to-door selling Ch 28 art IX)

City of Texarkana, Texas

Version:

Briefing Sheet

Update Date: 3/21/2024 8:45 AM

Lead Department:	Planning & Zoning Commission	**Action Officer:**	Laura Puckett, Zoning Administrator
Subject:	Ordinance No. 2024-032 rezoning an approximate 0.17-acre tract of land (being Part of Tract 35), W. H. Ector, HRS, A-695, located at 1319 Richmond Road from Multiple Family-1/Planned Development-General Retail to Neighborhood Service. Sundar Adhikari, owner, and Rita Johnson-Williams, agent.		

Briefing: 4/22/2024 **Public Hearing:** 4/22/2024 **Council Vote:** 4/22/2024

Item Schedule

Schedule 2: Brief once - vote once (two weeks)

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Sundar Adhikari, owner, and Rita Johnson-Williams, agent to rezone on an approximate 0.17-acre tract of land (being part of Tract 35), W.H. Ector HRS, A-695, located at 1319 Richmond Road from Multiple Family-1/Planned Development-General Retail to Neighborhood Service. The intention is to expand on current business at 1317 Richmond Road.

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

The adjacent zoning is Office to the north, Multiple Family-1 to the west, Neighborhood Service to the south, and Single Family-2 to the east. The adjacent land use is an office to the north, apartments to the west, business to the south, and residences to the east.

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 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:

Approved

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends for approval of this request

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

The Planning and Zoning Commission unanimously recommended for approval of this request.

Advisory Board/Committee Meeting Date and Minutes:

March 4, 2024

Attachments

a. 2024-032 ORD Rezoning 1319 Richmond Rd (DOCX)
b. 2024-032 EXH 'A' (Legal Description) (PDF)
c. 2024-032 ATTH 01 (Maps) (PDF)
d. 2024-032 Goals & Perspectives (DOCX)
e. 2024-032 ORD rez 1319 Richmond Rd signed (PDF)

Staff Coordination

Building Code Administration	Mashell Daniel	Reviewer	Completed	03/21/2024 8:53 AM
Public Works Department	Dusty Henslee	Reviewer	Completed	03/21/2024 9:04 AM
City Manager	David Orr	Reviewer	Completed	03/22/2024 3:45 PM
City Council	Jennifer Evans	Meeting	Completed	03/25/2024 6:00 PM

Meeting History

03/25/24 City Council MOVED FORWARD Next: 04/22/24
Mashell Daniel briefed this agenda item.

Z-24-1

ORDINANCE NO. 2024-032

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY OF TEXARKANA, TEXAS, BY REZONING ON AN APPROXIMATE 0.17-ACRE TRACT OF LAND (BEING PART OF TRACT 35), W. H. ECTOR HRS, A-695, LOCATED AT 1319 RICHMOND ROAD, IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, FROM MULTIPLE FAMILY-1/PLANNED DEVELOPMENT-GENERAL RETAIL TO NEIGHBORHOOD SERVICE; CONTAINING A REPEALER CLAUSE; CONTAINING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, an application has been filed requesting an amendment to the Zoning Ordinance of the City of Texarkana, Texas, to rezone on an **approximate 0.17-acre tract of land (being Part of Tract 35), W. H. Ector HRS, A-695 (Exhibit 'A'), located at 1319 Richmond Road,** in the City of Texarkana, Bowie County, Texas, from **Multiple Family-1/Planned Development-General Retail to Neighborhood Service**; and

WHEREAS, the Planning and Zoning Commission of the City of Texarkana, Texas, and the City Council of the City of Texarkana, Texas, in compliance with the laws of the State of Texas with reference to the granting of zoning classifications and changes, have given the requisite notices by publication and otherwise, and have afforded and held full and fair hearings to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof; and

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Texarkana, Texas, **voted five (5) to zero (0) to recommend for approval of the application for rezoning from Multiple Family-1/Planned Development-General Retail to Neighborhood Service on an approximate 0.17-acre tract of land (being Part of Tract 35), W. H. Ector HRS, A-695 (Exhibit 'A'), located at 1319 Richmond Road** to the City Council of Texarkana, Texas; and

WHEREAS, after consideration of said application and the recommendation of the Planning and Zoning Commission, applicant agreed to amend the application from **Multiple Family-1/Planned Development-General Retail to Neighborhood Service**; and

WHEREAS, after consideration of said application and the recommendation of the Planning and Zoning Commission, the City Council of the City of Texarkana, Texas, does hereby find that rezoning the property from **Multiple Family-1/Planned Development-General Retail to Neighborhood Service** is in the best interest of the public health, safety, morals and general welfare of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS:

Attachment: 2024-032 ORD Rezoning 1319 Richmond Rd (4205 : 2024-032 ORD rezoning MF-1/PD-GR to NS at 1319 Richmond Rd)

SECTION 1: That the Zoning Ordinance of the City of Texarkana, Texas, Ordinance No. 127-70, passed and approved on September 14, 1970, be and is hereby further amended to rezone on an **approximate 0.17-acre tract of land (being Part of Tract 35), W. H. Ector HRS, A-695 (Exhibit 'A'), located at 1319 Richmond Road** in the City of Texarkana, Bowie County, Texas, from **Multiple Family-1/Planned Development-General Retail to Neighborhood Service.**

SECTION 2: It is further provided that in case a section, clause, sentence or part of this ordinance shall be deemed or adjudged by a court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair, or invalidate the remainder of this ordinance.

SECTION 3: All ordinances or parts of ordinances in conflict herewith are specifically repealed to the extent of such conflict.

SECTION 4: This ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED in Regular Council Session on this the **22nd of April, 2024.**

ATTEST:

_____	_____
JENNIFER EVANS, CITY SECRETARY	BOB BRUGGEMAN, MAYOR

Attachment: 2024-032 ORD Rezoning 1319 Richmond Rd (4205 : 2024-032 ORD rezoning MF-1/PD-GR to NS at 1319 Richmond Rd)

Warranty Deed with Vendor's Lien

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

Date: **February 2, 2023**

Grantor: **Reginal G. Reid Sr. aka Reginald G. Reid Sr., a married man as his sole and separate property**

Grantor's Mailing Address: 106 Melrose Dr., Texarkana, TX 75501

Grantee: **Ratna International, Inc**

Grantee's Mailing Address: 6005 Beacon Hill Dr., Texarkana TX 75503

Consideration:

Cash and other good and valuable consideration along with a note of even date executed by Grantee and payable to the order of Guaranty Bank & Trust, N.A. in the principal amount of $30,400.00 (Thirty Thousand Four Hundred and 00/100 Dollars). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of Guaranty Bank & Trust, N.A. and by a first-lien deed of trust of even date from Grantee to Kirk L. Lee, trustee.

Property (including any improvements):

All that certain tract or parcel of land being a part of the W. H. ECTOR HEADRIGHT SURVEY, Abstract No. 695, Bowie County, and being a part of that certain 0.256 acre tract conveyed to Patricia Hirsch by Warranty Deed recorded in Volume 615, Page 735 of the Deed Records of Bowie County, Texas, and the subject tract of land being more particularly described by metes and bounds as follows:

Beginning at a 1/2" iron pin set for corner at the Southeast corner of said 0.256 acre tract, being called South, 872.2 feet from the Northeast corner of the Hoskins and Smelser Headright Survey, Abstract No. 718, Bowie County, Texas;
THENCE: N 01°01'07" W, 55.00 feet with the West line of said 0.256 acre tract to a right-of-way marker found for corner on the West right-of-way line of Richmond Road (F. M. Highway No. 559);
THENCE: N 51°48'04" E, 63.90 feet with said right-of-way line to a right-of-way marker found corner at the beginning of a curve to the left having a radius of 1689.36 feet;
THENCE: Southeasterly, with said right-of-way line and said curve for a distance of 124.05 feet through a central angle of 04°12'26" (having a chord of S 49°39'49" E, 124.02 feet) to a 1/2" iron pin found for corner on the South line of said 0.256 acre tract of land;
THENCE: S 84°20'53" W, 144.48 feet with the South line of said 0.256 acre tract of land to the Point of Beginning and containing 0.135 acres of land, more or less.
Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

This conveyance, however, is made and accepted subject to any and all restrictions, encumbrances, easements, covenants, and conditions, if any, relating to the hereinabove described property as the same are filed for record in County Clerk's Office of Bowie County, Texas.

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

Attachment: 2024-032 EXH 'A' (Legal Description) (4205 : 2024-032 ORD rezoning MF-1/PD-GR to NS at 1319 Richmond Rd)

BEGINNING at a 1/2" iron pin found for corner on the East right-of-way line of Pierre Street, being the Northwest corner of said Pree tract, and also being the Southwest corner of a certain 0.135 acre tract of land as conveyed to Reginald G. Reid, Sr. by Substitute Administrator's Deed recorded in Volume 6079, Page 299 of the Real Property Records of Bowie County, Texas;
THENCE N 84 deg. 29' 04" E., 144.93 feet with the North line of said Pree tract, same being the South line of said Reid tract, to a 1/2" iron pin found for corner at the Northeast corner of said Pree tract and the Southeast corner of said Reid tract, said corner being located on the West right-of-way line of Richmond Road, being a curve to the left having a radius of 1689.36 feet;
THENCE Southeasterly, with said curve and right-of-way line for a distance of 5.71 feet (chord is S 51 deg. 51' 59" E., 5.71 feet) through a central angle of 00 deg. 11' 37" to a right-of-way marker found at the end of said curve;
THENCE S 51 deg. 57' 48" E., 79.08 feet with the West right-of-way line of Richmond Road for a right-of-way marker found for corner;
THENCE S 38 deg. 02' 12" W., 35.22 feet with the West right-of-way line of Richmond Road to a right-of-way marker found for corner on the North right-of-way line of a street known as Short Pierre Street;
THENCE S 88 deg. 14' 05" W., 187.50 feet along the North right-of-way line of Short Pierre Street to a nail set for corner at the edge of Pierre Street;
THENCE N 01 deg. 31' 49" W., 71.86 feet along the East right-of-way line of Pierre Street to the Point of Beginning and containing 0.329 acres of land, more or less.

Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty:

Concrete parking and driveway partially lies outside property lines as shown on survey dated September 5, 2016, by Johnny E. Plunk, Jr., RPLS, Texas No. 5080.

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests, and water interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; and taxes for 2016, which Grantee assumes and agrees to pay, but not subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantor assumes.

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

Attachment: 2024-032 EXH 'A' (Legal Description) (4205 : 2024-032 ORD rezoning MF-1/PD-GR to NS at 1319 Richmond Rd)

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Warranty Deed with Vendor's Lien

Date: Sept 28, 2016

Grantor: DEBORAH N. PREE, dba BRITE BEGINNINGS DAY CARE and husband, JAMES PREE

1614697 MS

Grantor's Mailing Address:

DEBORAH N. PREE and JAMES PREE
3108 Keller Avenue
Texarkana, TX 75503
Bowie County

Grantee: SUNDAR BABU ADHIKARI and wife, KRISHNA ADHIKARI SHRESTHA

Grantee's Mailing Address:

SUNDAR BABU ADHIKARI and KRISHNA ADHIKARI SHRESTHA
3306 Westridge Avenue
Texarkana, TX 75503
Bowe County

Consideration:

Cash and a note of even date executed by Grantee and payable to the order of GUARANTY BANK & TRUST, N.A. in the principal amount of FIFTY THOUSAND NINE HUNDRED AND NO/100 DOLLARS ($50,900.00). The first-lien note is secured by the first and superior vendor's lien against, and superior title to, the Property retained in this deed in favor of GUARANTY BANK & TRUST, N.A. and is also secured by a first-lien deed of trust of even date from Grantee to Kirk L. Lee, trustee.

Property (including any improvements):

All that certain tract or parcel of land being a part of the W. H. ECTOR HEADRIGHT SURVEY, Abstract No. 695, Bowie County, Texas, and being a part of a 0.554 acre tract of land as conveyed to P. M. Brown and Helen Asimos by Deed recorded in Volume 619, Page 311 of the Deed Records of Bowie County, Texas, and being the same tract of land as conveyed to Deborah N. Pree dba Brite Beginnings Day Care by Third Party Deed recorded in Volume 4310, Page 99 of the Real Property Records of Bowie County, Texas, and the subject tract of land being more particularly described by metes and bounds as follows:

Attachment: 2024-032 EXH 'A' (Legal Description) (4205 : 2024-032 ORD rezoning MF-1/PD-GR to NS at 1319 Richmond Rd)



Bowie
Tina Petty
County Clerk
New Boston, Texas 75570

Instrument Number: 2016-11567
As
Recording

Recorded On: September 30, 2016

Parties: PREE DEBORAH N DBA ETVIR
To ADHIKARI SUNDAR BABU ETUX

Billable Pages: 3
Number of Pages:

Comment: WARRANTY DEED

(Parties listed above are for Clerks reference only)

** THIS IS NOT A BILL **

Recording	34.00
Total Recording:	34.00

********** DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT **********

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:
Document Number: 2016-11567
Receipt Number: 337664
Recorded Date/Time: September 30, 2016 01:52:57P

User / Station: A Thompson - Scan Station #3

Record and Return To:
TWIN CITY TITLE COMPANY
3615 RICHMOND ROAD
TEXARKANA TX 75503

Attachment: 2024-032 EXH 'A' (Legal Description) (4205 : 2024-032 ORD rezoning MF-1/PD-GR to NS at 1319 Richmond Rd)

whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

The Vendor's Lien against and Superior Title to the Property are retained until the Note described is fully paid according to its terms, at which time this Deed will become absolute. The Vendor's Lien and Superior Title herein retained are hereby transferred, assigned, sold, and conveyed to the payee of the Note, and the successors and assigns of the payee.

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

EXECUTED this 2nd day of February, 2023.

Reginal G. Reid Sr. aka Reginald G. Reid Sr.

THE STATE OF Texas §
§
COUNTY OF Bowie §

Before me, a Notary Public, the foregoing instrument was acknowledged on 2nd day of February, 2023 by Reginal G. Reid Sr. aka Reginald G. Reid Sr. who personally appeared before me, and who is known to me through DL to be the person(s) who executed it for the purposes and consideration expressed therein, and in the capacity stated.

NOTARY PUBLIC, STATE OF Texas

AFTER RECORDING, RETURN TO:

CapitalTitle℠
3615 Richmond Road Office: (903) 716-5959
Texarkana, TX 75503 Fax # 833-972-1055
GF # 23-718614-TX

PREPARED IN THE LAW OFFICE OF
Shaddock & Associates, P. C.
2400 N. Dallas Parkway, Ste. 560
Plano, Texas 75093

THE STATE OF TEXAS
COUNTY OF BOWIE

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

2023-00001013 DEED
02/03/2023 01:09:31 PM Total Fees: $30.00

Tina Petty, County Clerk
Bowie County, Texas

Attachment: 2024-032 EXH 'A' (Legal Description) (4205 : 2024-032 ORD rezoning MF-1/PD-GR to NS at 1319 Richmond Rd)

Conveyance and Warranty.

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

GUARANTY BANK & TRUST, N.A., at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of GUARANTY BANK & TRUST, N.A. and are transferred to GUARANTY BANK & TRUST, N.A. without recourse against Grantor.

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

Deborah Pree
DEBORAH N. PREE

JAMES PREE

STATE OF TEXAS }

COUNTY OF BOWIE }

Before me, a Notary Public, on this day personally appeared DEBORAH N. PREE and husband, JAMES PREE, known to me, or proved to me through Driver License (description of identity card or other document) to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 28 day of September, 2016.

MELODY L. JOHNSON
NOTARY PUBLIC
STATE OF TEXAS
COMM. EXP. 08-08-2019

Melody L. Johnson
Notary Public, State of Texas
My Commission Expires: _____

PREPARED IN THE OFFICE OF:
LANGDON★DAVIS
Attorneys at Law
625 Sam Houston
New Boston, TX 75570

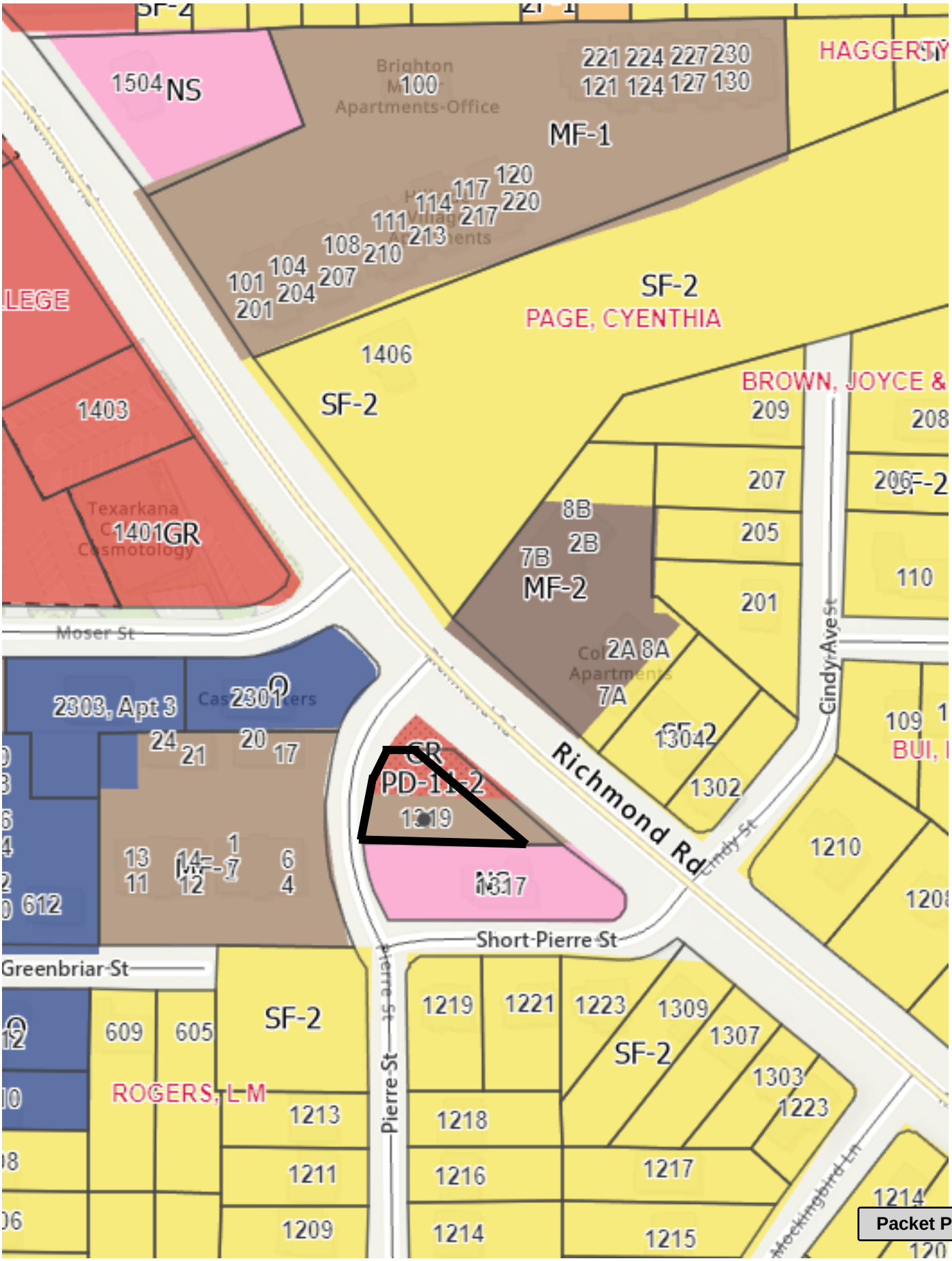
AFTER RECORDING, RETURN TO:
TWIN CITY TITLE
3615 Richmond Road
Texarkana, TX 75503

When recorded return to
Twin City Title Company
3615 Richmond Rd
Texarkana, TX 75503

Attachment: 2024-032 EXH 'A' (Legal Description) (4205 : 2024-032 ORD rezoning MF-1/PD-GR to NS at 1319 Richmond Rd)

2024-032 ATTH 01
Z-24-1

1319 Richmond Rd



Attachment: 2024-032 ATTH 01 (Maps) (4205 : 2024-032 ORD rezoning MF-1/PD-GR to NS at 1319 Richmond Rd)

2024-032 ATTH 01
Z-24-1

1319 Richmond Rd



Attachment: 2024-032 ATTH 01 (Maps) (4205 : 2024-032 ORD rezoning MF-1/PD-GR to NS at 1319 Richmond Rd)

City of Texarkana, Texas

Developing Perspectives and Goals Pending Approval by the City Council:	
Perspectives	**Goals**
Serve the Community	☐ Promote an Environmentally Sensitive & Livable Community ☐ Provide a Safe Community ☑ Deliver Quality Services ☐ Foster a Healthy Community
Run the Operations	☐ Enhance Community Preparedness & Responsiveness ☐ Maximize Partnership Opportunities ☑ Provide Courteous & Responsive Customer Service ☐ Model a Positive City Image ☐ Deliver Efficient Services ☐ Cultivate Community Involvement & Access
Manage the Resources	☐ Maintain Fiscal Strength ☐ Maximize Utilization & Resources ☐ Invest in Infrastructure & Transportation
Develop Personnel	☐ Develop a Skilled & Diverse Workforce ☐ Create a Positive & Rewarding Work Culture
Perspectives and Goals Additional Comments:	

Resource Impact:	
Staff time required if item is approved:	No Additional
Other Potential Impacts:	

Public Information Plan:			
☑	Newspaper Notice (Required by Statute)	☑	Public Hearing (Required by Statute)
☐	Public Forum/Input Session	☐	Press Release
☐	E-News Distribution	☐	Website Notice
☐	Social Media (Twitter, Facebook, etc.)	☐	Special Mailing
☐	Flyers Posted	☐	Banners Posted
☐	Survey	☐	Automated Phone Call
☐	None Required	☐	
Other:			

Attachment: 2024-032 Goals & Perspectives (4205 : 2024-032 ORD rezoning MF-1/PD-GR to NS at 1319 Richmond Rd)

Z-24-1

ORDINANCE NO. 2024-032

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY OF TEXARKANA, TEXAS, BY REZONING ON AN APPROXIMATE 0.17-ACRE TRACT OF LAND (BEING PART OF TRACT 35), W. H. ECTOR HRS, A-695, LOCATED AT 1319 RICHMOND ROAD, IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, FROM MULTIPLE FAMILY-1/PLANNED DEVELOPMENT-GENERAL RETAIL TO NEIGHBORHOOD SERVICE; CONTAINING A REPEALER CLAUSE; CONTAINING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, an application has been filed requesting an amendment to the Zoning Ordinance of the City of Texarkana, Texas, to rezone on an **approximate 0.17-acre tract of land (being Part of Tract 35), W. H. Ector HRS, A-695 (Exhibit 'A'), located at 1319 Richmond Road,** in the City of Texarkana, Bowie County, Texas, from **Multiple Family-1/Planned Development-General Retail to Neighborhood Service**; and

WHEREAS, the Planning and Zoning Commission of the City of Texarkana, Texas, and the City Council of the City of Texarkana, Texas, in compliance with the laws of the State of Texas with reference to the granting of zoning classifications and changes, have given the requisite notices by publication and otherwise, and have afforded and held full and fair hearings to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof; and

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Texarkana, Texas, **voted five (5) to zero (0) to recommend for approval of the application for rezoning from Multiple Family-1/Planned Development-General Retail to Neighborhood Service on an approximate 0.17-acre tract of land (being Part of Tract 35), W. H. Ector HRS, A-695 (Exhibit 'A'), located at 1319 Richmond Road** to the City Council of Texarkana, Texas; and

WHEREAS, after consideration of said application and the recommendation of the Planning and Zoning Commission, applicant agreed to amend the application from **Multiple Family-1/Planned Development-General Retail to Neighborhood Service**; and

WHEREAS, after consideration of said application and the recommendation of the Planning and Zoning Commission, the City Council of the City of Texarkana, Texas, does hereby find that rezoning the property from **Multiple Family-1/Planned Development-General Retail to Neighborhood Service** is in the best interest of the public health, safety, morals and general welfare of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS:

Attachment: 2024-032 ORD rez 1319 Richmond Rd signed (4205 : 2024-032 ORD rezoning MF-1/PD-GR to NS at 1319 Richmond Rd)

SECTION 1: That the Zoning Ordinance of the City of Texarkana, Texas, Ordinance No. 127-70, passed and approved on September 14, 1970, be and is hereby further amended to rezone on an **approximate 0.17-acre tract of land (being Part of Tract 35), W. H. Ector HRS, A-695 (Exhibit 'A'), located at 1319 Richmond Road** in the City of Texarkana, Bowie County, Texas, from **Multiple Family-1/Planned Development-General Retail to Neighborhood Service.**

SECTION 2: It is further provided that in case a section, clause, sentence or part of this ordinance shall be deemed or adjudged by a court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair, or invalidate the remainder of this ordinance.

SECTION 3: All ordinances or parts of ordinances in conflict herewith are specifically repealed to the extent of such conflict.

SECTION 4: This ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED in Regular Council Session on this the **22nd of April, 2024.**

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

6:46 p.m.

Attachment: 2024-032 ORD rez 1319 Richmond Rd signed (4205 : 2024-032 ORD rezoning MF-1/PD-GR to NS at 1319 Richmond Rd)

2023-00001013 DEED Total Pages: 2



Warranty Deed with Vendor's Lien

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

Date: **February 2, 2023**

Grantor: **Reginal G. Reid Sr. aka Reginald G. Reid Sr., a married man as his sole and separate property**

Grantor's Mailing Address: 106 Melrose Dr., Texarkana, TX 75501

Grantee: **Ratna International,Inc**

Grantee's Mailing Address: 6005 Beacon Hill Dr., Texarkana TX 75503

Consideration:

Cash and other good and valuable consideration along with a note of even date executed by Grantee and payable to the order of Guaranty Bank & Trust, N.A. in the principal amount of $30,400.00 (Thirty Thousand Four Hundred and 00/100 Dollars). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of Guaranty Bank & Trust, N.A. and by a first-lien deed of trust of even date from Grantee to Kirk L. Lee, trustee.

Property (including any improvements):

All that certain tract or parcel of land being a part of the W. H. ECTOR HEADRIGHT SURVEY, Abstract No. 695, Bowie County, and being a part of that certain 0.256 acre tract conveyed to Patricia Hirsch by Warranty Deed recorded in Volume 615, Page 735 of the Deed Records of Bowie County, Texas, and the subject tract of land being more particularly described by metes and bounds as follows:

Beginning at a 1/2" iron pin set for corner at the Southeast corner of said 0.256 acre tract, being called South, 872.2 feet from the Northeast corner of the Hoskins and Smelser Headright Survey, Abstract No. 718, Bowie County, Texas;
THENCE: N 01°01'07" W, 55.00 feet with the West line of said 0.256 acre tract to a right-of-way marker found for corner on the West right-of-way line of Richmond Road (F. M. Highway No. 559);
THENCE: N 51°48'04" E, 63.90 feet with said right-of-way line to a right-of-way marker found corner at the beginning of a curve to the left having a radius of 1689.36 feet;
THENCE: Southeasterly, with said right-of-way line and said curve for a distance of 124.05 feet through a central angle of 04°12'26" (having a chord of S 49°39'49" E, 124.02 feet) to a 1/2" iron pin found for corner on the South line of said 0.256 acre tract of land;
THENCE: S 84°20'53" W, 144.48 feet with the South line of said 0.256 acre tract of land to the Point of Beginning and containing 0.135 acres of land, more or less.
Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

This conveyance, however, is made and accepted subject to any and all restrictions, encumbrances, easements, covenants, and conditions, if any, relating to the hereinabove described property as the same are filed for record in County Clerk's Office of Bowie County, Texas.

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

Attachment: 2024-032 ORD rez 1319 Richmond Rd signed (4205 : 2024-032 ORD rezoning MF-1/PD-GR to NS at 1319 Richmond Rd)

BEGINNING at a 1/2" iron pin found for corner on the East right-of-way line of Pierre Street, being the Northwest corner of said Pree tract, and also being the Southwest corner of a certain 0.135 acre tract of land as conveyed to Reginald G. Reid, Sr. by Substitute Administrator's Deed recorded in Volume 6079, Page 299 of the Real Property Records of Bowie County, Texas;
THENCE N 84 deg. 29' 04" E., 144.93 feet with the North line of said Pree tract, same being the South line of said Reid tract, to a 1/2" iron pin found for corner at the Northeast corner of said Pree tract and the Southeast corner of said Reid tract, said corner being located on the West right-of-way line of Richmond Road, being a curve to the left having a radius of 1689.36 feet;
THENCE Southeasterly, with said curve and right-of-way line for a distance of 5.71 feet (chord is S 51 deg. 51' 59" E., 5.71 feet) through a central angle of 00 deg. 11' 37" to a right-of-way marker found at the end of said curve;
THENCE S 51 deg. 57' 48" E., 79.08 feet with the West right-of-way line of Richmond Road for a right-of-way marker found for corner;
THENCE S 38 deg. 02' 12" W., 35.22 feet with the West right-of-way line of Richmond Road to a right-of-way marker found for corner on the North right-of-way line of a street known as Short Pierre Street;
THENCE S 88 deg. 14' 05" W., 187.50 feet along the North right-of-way line of Short Pierre Street to a nail set for corner at the edge of Pierre Street;
THENCE N 01 deg. 31' 49" W., 71.86 feet along the East right-of-way line of Pierre Street to the Point of Beginning and containing 0.329 acres of land, more or less.

Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty:

Concrete parking and driveway partially lies outside property lines as shown on survey dated September 5, 2016, by Johnny E. Plunk, Jr., RPLS, Texas No. 5080.

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests, and water interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; and taxes for 2016, which Grantee assumes and agrees to pay, but not subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantor assumes.

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

Attachment: 2024-032 ORD rez 1319 Richmond Rd signed (4205 : 2024-032 ORD rezoning MF-1/PD-GR to NS at 1319 Richmond Rd)

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Warranty Deed with Vendor's Lien

Date: Sept 28, 2016

Grantor: DEBORAH N. PREE, dba BRITE BEGINNINGS DAY CARE and husband, JAMES PREE

161497

Grantor's Mailing Address:

DEBORAH N. PREE and JAMES PREE
3108 Keller Avenue
Texarkana, TX 75503
Bowie County

Grantee: SUNDAR BABU ADHIKARI and wife, KRISHNA ADHIKARI SHRESTHA

Grantee's Mailing Address:

SUNDAR BABU ADHIKARI and KRISHNA ADHIKARI SHRESTHA
3306 Westridge Avenue
Texarkana, TX 75503
Bowe County

Consideration:

Cash and a note of even date executed by Grantee and payable to the order of GUARANTY BANK & TRUST, N.A. in the principal amount of FIFTY THOUSAND NINE HUNDRED AND NO/100 DOLLARS ($50,900.00). The first-lien note is secured by the first and superior vendor's lien against, and superior title to, the Property retained in this deed in favor of GUARANTY BANK & TRUST, N.A. and is also secured by a first-lien deed of trust of even date from Grantee to Kirk L. Lee, trustee.

Property (including any improvements):

All that certain tract or parcel of land being a part of the W. H. ECTOR HEADRIGHT SURVEY, Abstract No. 695, Bowie County, Texas, and being a part of a 0.554 acre tract of land as conveyed to P. M. Brown and Helen Asimos by Deed recorded in Volume 619, Page 311 of the Deed Records of Bowie County, Texas, and being the same tract of land as conveyed to Deborah N. Pree dba Brite Beginnings Day Care by Third Party Deed recorded in Volume 4310, Page 99 of the Real Property Records of Bowie County, Texas, and the subject tract of land being more particularly described by metes and bounds as follows:

Attachment: 2024-032 ORD rez 1319 Richmond Rd signed (4205 : 2024-032 ORD rezoning MF-1/PD-GR to NS at 1319 Richmond Rd)

2024-032 EXH 'A
Z-24-1

Bowie
Tina Petty
County Clerk
New Boston, Texas 75570

70 2016 00011567

Instrument Number: 2016-11567
As
Recording

Recorded On: September 30, 2016

Parties: PREE DEBORAH N DBA ETVIR

To ADHIKARI SUNDAR BABU ETUX

Billable Pages: 3

Number of Pages:

Comment: WARRANTY DEED

(Parties listed above are for Clerks reference only)

** THIS IS NOT A BILL **

Recording	34.00
Total Recording:	34.00

********** DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT **********

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2016-11567
Receipt Number: 337664
Recorded Date/Time: September 30, 2016 01:52:57P

User / Station: A Thompson - Scan Station #3

Record and Return To:

TWIN CITY TITLE COMPANY
3615 RICHMOND ROAD
TEXARKANA TX 75503

Attachment: 2024-032 ORD rez 1319 Richmond Rd signed (4205 : 2024-032 ORD rezoning MF-1/PD-GR to NS at 1319 Richmond Rd)

whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

The Vendor's Lien against and Superior Title to the Property are retained until the Note described is fully paid according to its terms, at which time this Deed will become absolute. The Vendor's Lien and Superior Title herein retained are hereby transferred, assigned, sold, and conveyed to the payee of the Note, and the successors and assigns of the payee.

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

EXECUTED this 2nd day of February, 2023.

Reginal G. Reid Sr. aka Reginald G. Reid Sr.

THE STATE OF Texas §
§
COUNTY OF Bowie §

Before me, a Notary Public, the foregoing instrument was acknowledged on 2nd day of February, 2023 by Reginal G. Reid Sr. aka Reginald G. Reid Sr. who personally appeared before me, and who is known to me through DL to be the person(s) who executed it for the purposes and consideration expressed therein, and in the capacity stated.

NOTARY PUBLIC, STATE OF Texas

AFTER RECORDING, RETURN TO:

CapitalTitle SM

3615 Richmond Road Office: (903) 716-5959
Texarkana, TX 75503 Fax # 833-972-1055
GF # 23-718614-TX

PREPARED IN THE LAW OFFICE OF
Shaddock & Associates, P. C.
2400 N. Dallas Parkway, Ste. 560
Plano, Texas 75093

THE STATE OF TEXAS

COUNTY OF BOWIE

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

2023-00001013 DEED
02/03/2023 01:09:31 PM Total Fees: $30.00

Tina Petty, County Clerk
Bowie County, Texas

Attachment: 2024-032 ORD rez 1319 Richmond Rd signed (4205 : 2024-032 ORD rezoning MF-1/PD-GR to NS at 1319 Richmond Rd)

Conveyance and Warranty.

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

GUARANTY BANK & TRUST, N.A., at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of GUARANTY BANK & TRUST, N.A. and are transferred to GUARANTY BANK & TRUST, N.A. without recourse against Grantor.

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

Deborah Pree
DEBORAH N. PREE

James Pree
JAMES PREE

STATE OF TEXAS }

COUNTY OF BOWIE }

Before me, a Notary Public, on this day personally appeared DEBORAH N. PREE and husband, JAMES PREE, known to me, or proved to me through Driver License (description of identity card or other document) to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 28 day of September, 2016.

Melody
Notary Public, State of Texas
My Commission Expires: _____

MELODY L JOHNSON

PREPARED IN THE OFFICE OF
LANGDON★DAVIS
Attorneys at Law
625 Sam Houston
New Boston, TX 75570

AFTER RECORDING, RETURN TO:
TWIN CITY TITLE
3615 Richmond Road
Texarkana, TX 75503

When recorded return to

Twin City Title Company
3615 Richmond Rd
Texarkana, TX 75503

Attachment: 2024-032 ORD rez 1319 Richmond Rd signed (4205 : 2024-032 ORD rezoning MF-1/PD-GR to NS at 1319 Richmond Rd)

City of Texarkana, Texas

Version:

Briefing Sheet

Update Date: 3/22/2024 9:55 AM

Lead Department:	Planning & Zoning Commission	**Action Officer:**	Laura Puckett, Zoning Administrator
Subject:	Ordinance No. 2024-033 granting a Specific Use Permit to allow the location of a daycare on the N 1/2 of Lots 9-12 and Part of the Alley, Block 55, Grandview, located at 1616 Iowa Street. Callie Donelson, owner, and Stephanie Thompson, agent.		

Briefing: 4/22/2024 **Public Hearing:** 4/22/2024 **Council Vote:** 4/22/2024

Item Schedule

Schedule 2: Brief once - vote once (two weeks)

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Callie Donelson, owner, and Stephanie Thompson, agent for a Specific Use Permit to allow a daycare/preschool on the N ½ of Lots 9-12, Block 55, Grandview, located at 1616 Iowa Street. The property is zoned Single Family-3 and was previously a daycare.

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

The adjacent zoning is Single Family-3 to the north, west and south, and Single Family-2 to the east. The adjacent land usage is residential to the north, west, south, and east.

A Specific Use Permit is required to allow daycare use 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:

Approved

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends for approval of this request.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

The Planning and Zoning Commission unanimously recommended for approval of this request.

Advisory Board/Committee Meeting Date and Minutes:

March 4, 2024

Attachments

a. 2024-033 ORD granting SUP for daycare at 1616 Iowa St (DOCX)
b. 2024-033 ATTH 01 (Maps) (PDF)
c. 2024-033 Goals & Perspectives (DOCX)
d. 2024-033 ORD SUP daycare 1616 Iowa signed (PDF)

Staff Coordination

Building Code Administration	Completed	Mashell Daniel 03/21/2024 8:52 AM	Department Head Review	
Public Works Department	03/21/2024 9:03 AM	Dusty Henslee	Reviewer	Completed
City Manager	David Orr	Reviewer	Completed	03/22/2024 3:45 PM
City Council	Jennifer Evans	Meeting	Completed	03/25/2024 6:00 PM

Meeting History

03/25/24 City Council MOVED FORWARD Next: 04/22/24
Mashell Daniel briefed this agenda item.

ORDINANCE NO. 2024-033 S-786

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING THE ZONING MAP SHOWING THE LOCATION, BOUNDARY, AND USE OF CERTAIN PROPERTY BY THE GRANTING OF SPECIFIC USE PERMIT NO. S-786 TO ALLOW ONE ADDITIONAL USE OF A DAYCARE ON THE NORTH ½ OF LOTS 9-12 AND PART OF THE ALLEY, BLOCK 55, GRANDVIEW, LOCATED AT 1616 IOWA STREET, IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS; CONTAINING A REPEALER CLAUSE; CONTAINING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, an application has been filed with the City of Texarkana, Texas, requesting an amendment to the Zoning Ordinance to grant a **Specific Use Permit** to allow one additional use of a daycare on the **N ½ of Lots 9-12 and Part of the Alley, Block 55, Grandview, located at 1616 Iowa Street,** in the City of Texarkana, Bowie County, Texas; and

WHEREAS, the Planning and Zoning Commission of the City of Texarkana, Texas, and the City Council of the City of Texarkana, Texas, in compliance with the laws of the State of Texas with reference to the granting of zoning classifications and changes, have given the requisite notices by publication and otherwise, and have afforded and held full and fair hearings to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof; and

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Texarkana, Texas, voted **unanimously five (5) to zero (0) to recommend** to the City Council of Texarkana, Texas, that a **Specific Use Permit be granted to allow one additional use of a daycare** on said property; and

WHEREAS, after consideration of said application and the recommendation of the Planning and Zoning Commission, the City Council of the City of Texarkana, Texas, does hereby find that granting the **Specific Use Permit** is in the best interest of the public health, safety, morals and general welfare of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS:

SECTION 1: That the Zoning Ordinance of the City of Texarkana, Texas, Ordinance No. 127-70, passed and approved on September 14, 1970, be further amended to grant **Specific Use Permit Numbered S-786 to allow one additional use of a daycare on the N ½ of Lots 9-12 and Part of the Alley, Block 55, Grandview, located at 1616 Iowa Street**, in the City of Texarkana, Bowie County, Texas.

Attachment: 2024-033 ORD granting SUP for daycare at 1616 Iowa St [Revision 1] (4206 : 2024-033 ORD SUP for daycare at 1616 Iowa Street)

SECTION 2: That the following stipulations are hereby imposed and made a part of this ordinance:

1. The daycare will continue to be licensed and regulated by the State of Texas.
2. The Specific Use Permit will be in effect beginning at the date of this Ordinance.
3. The daycare will house the number of children allowed by the State of Texas.

SECTION 3: All ordinances or parts of ordinances in conflict herewith are specifically repealed to the extent of such conflict.

SECTION 4: It is further provided that in case a section, clause, sentence or part of this ordinance shall be deemed or adjudged by a court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair, or invalidate the remainder of this ordinance.

SECTION 5: That this ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED in Regular Council Session on this the **22nd day of April, 2024.**

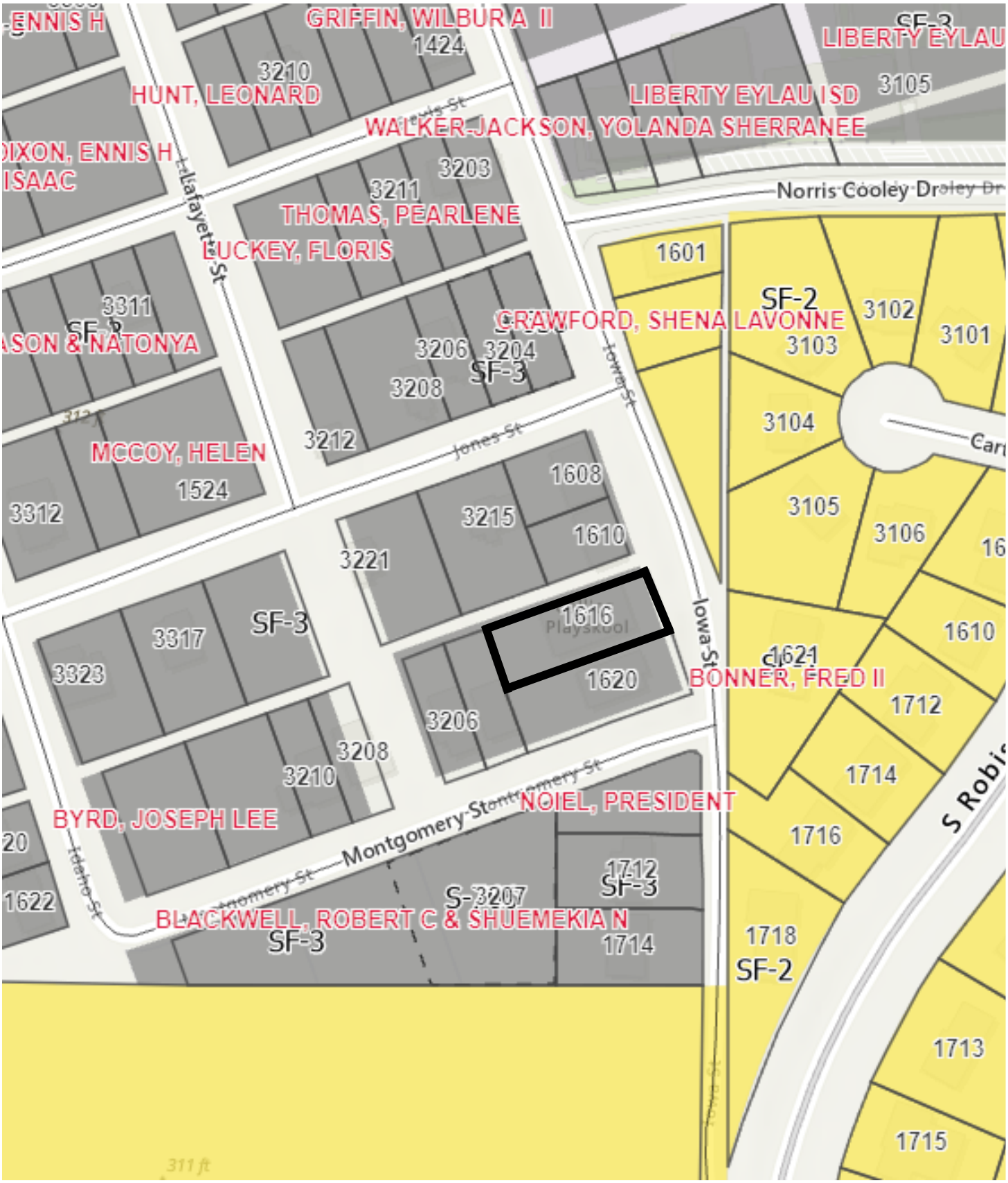
ATTEST:

JENNIFER EVANS, CITY SECRETARY	BOB BRUGGEMAN, MAYOR

Attachment: 2024-033 ORD granting SUP for daycare at 1616 Iowa St [Revision 1] (4206 : 2024-033 ORD SUP for daycare at 1616 Iowa Street)

2024-033 ATTH 01
S-786

1616 Iowa Street



Attachment: 2024-033 ATTH 01 (Maps) (4206 : 2024-033 ORD SUP for daycare at 1616 Iowa Street)

2024-033 ATTH 01
S-786

1616 Iowa Street



Attachment: 2024-033 ATTH 01 (Maps) (4206 : 2024-033 ORD SUP for daycare at 1616 Iowa Street)

City of Texarkana, Texas

Developing Perspectives and Goals Pending Approval by the City Council:	
Perspectives	**Goals**
Serve the Community	☐ Promote an Environmentally Sensitive & Livable Community ☐ Provide a Safe Community ☑ Deliver Quality Services ☐ Foster a Healthy Community
Run the Operations	☐ Enhance Community Preparedness & Responsiveness ☐ Maximize Partnership Opportunities ☑ Provide Courteous & Responsive Customer Service ☐ Model a Positive City Image ☐ Deliver Efficient Services ☐ Cultivate Community Involvement & Access
Manage the Resources	☐ Maintain Fiscal Strength ☐ Maximize Utilization & Resources ☐ Invest in Infrastructure & Transportation
Develop Personnel	☐ Develop a Skilled & Diverse Workforce ☐ Create a Positive & Rewarding Work Culture
Perspectives and Goals Additional Comments:	

Resource Impact:	
Staff time required if item is approved:	No Additional
Other Potential Impacts:	

Public Information Plan:			
☑	Newspaper Notice (Required by Statute)	☑	Public Hearing (Required by Statute)
☐	Public Forum/Input Session	☐	Press Release
☐	E-News Distribution	☐	Website Notice
☐	Social Media (Twitter, Facebook, etc.)	☐	Special Mailing
☐	Flyers Posted	☐	Banners Posted
☐	Survey	☐	Automated Phone Call
☐	None Required	☐	
Other:			

Attachment: 2024-033 Goals & Perspectives (4206 : 2024-033 ORD SUP for daycare at 1616 Iowa Street)

ORDINANCE NO. 2024-033 S-786

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING THE ZONING MAP SHOWING THE LOCATION, BOUNDARY, AND USE OF CERTAIN PROPERTY BY THE GRANTING OF SPECIFIC USE PERMIT NO. S-786 TO ALLOW ONE ADDITIONAL USE OF A DAYCARE ON THE NORTH ½ OF LOTS 9-12 AND PART OF THE ALLEY, BLOCK 55, GRANDVIEW, LOCATED AT 1616 IOWA STREET, IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS; CONTAINING A REPEALER CLAUSE; CONTAINING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, an application has been filed with the City of Texarkana, Texas, requesting an amendment to the Zoning Ordinance to grant a **Specific Use Permit** to allow one additional use of a daycare on the **N ½ of Lots 9-12 and Part of the Alley, Block 55, Grandview, located at 1616 Iowa Street,** in the City of Texarkana, Bowie County, Texas; and

WHEREAS, the Planning and Zoning Commission of the City of Texarkana, Texas, and the City Council of the City of Texarkana, Texas, in compliance with the laws of the State of Texas with reference to the granting of zoning classifications and changes, have given the requisite notices by publication and otherwise, and have afforded and held full and fair hearings to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof; and

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Texarkana, Texas, voted **unanimously five (5) to zero (0) to recommend** to the City Council of Texarkana, Texas, that a **Specific Use Permit be granted to allow one additional use of a daycare** on said property; and

WHEREAS, after consideration of said application and the recommendation of the Planning and Zoning Commission, the City Council of the City of Texarkana, Texas, does hereby find that granting the **Specific Use Permit** is in the best interest of the public health, safety, morals and general welfare of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS:

SECTION 1: That the Zoning Ordinance of the City of Texarkana, Texas, Ordinance No. 127-70, passed and approved on September 14, 1970, be further amended to grant **Specific Use Permit Numbered S-786 to allow one additional use of a daycare on the N ½ of Lots 9-12 and Part of the Alley, Block 55, Grandview, located at 1616 Iowa Street**, in the City of Texarkana, Bowie County, Texas.

Attachment: 2024-033 ORD SUP daycare 1616 Iowa signed (4206 : 2024-033 ORD SUP for daycare at 1616 Iowa Street)

SECTION 2: That the following stipulations are hereby imposed and made a part of this ordinance:

1. The daycare will continue to be licensed and regulated by the State of Texas.
2. The Specific Use Permit will be in effect beginning at the date of this Ordinance.
3. The daycare will house the number of children allowed by the State of Texas.

SECTION 3: All ordinances or parts of ordinances in conflict herewith are specifically repealed to the extent of such conflict.

SECTION 4: It is further provided that in case a section, clause, sentence or part of this ordinance shall be deemed or adjudged by a court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair, or invalidate the remainder of this ordinance.

SECTION 5: That this ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED in Regular Council Session on this the **22nd day of April, 2024.**

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

6:48p.m.

Attachment: 2024-033 ORD SUP daycare 1616 Iowa signed (4206 : 2024-033 ORD SUP for daycare at 1616 Iowa Street)

City of Texarkana, Texas

Version: B

Briefing Sheet

Update Date: 3/21/2024 9:47 AM

Lead Department:	Planning & Zoning Commission	**Action Officer:**	Laura Puckett, Zoning Administrator
Subject:	Ordinance No. 2024-034 rezoning an approximate 20.70-acre tract of land (being part of Tracts 9-12, 13, 17, 18 and 19), R. E. Sevey HRS, A-523, located at 2300 Buchanan Road from Single Family-1 to Planned Development - Commercial. Jeff Wright, LEISD, owner, and Robert Sanderson, agent.		

Briefing: 4/22/2024 **Public Hearing:** 4/22/2024 **Council Vote:** 4/22/2024

Item Schedule

Schedule 2: Brief once - vote once (two weeks)

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Jeff Wright, LEISD, owner, and Robert Sanderson, agent to rezone on an approximate 20.70-acre tract of land (being part of Tracts 9-12, 13, 17, 18, and 19), R.E. Sevey HRS, A-523, located at 2300 Buchanan Road from Single Family-1 to Planned Development - Commercial. The intention is multiple uses.

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

The adjacent zoning is Single Family-1 to the north, west and south, and Industrial-2 to the east. The adjacent land use is City Park to the north, residences to the west and south, and railroad yard to the east.

Staff recommends for approval 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:

Approved

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends for approval of this request.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

The Planning and Zoning Commission unanimously recommended for approval of this request.

Advisory Board/Committee Meeting Date and Minutes:

March 4, 2024

Attachments

a. 2024-034 ORD Rezoning 2300 Buchanan Rd (DOCX)
b. 2024-034 EXH 'A' (Legal Description) (PDF)
c. 2024-034 ATTH 01 (Maps) (PDF)
d. 2024-034 Goals & Perspectives (DOCX)
e. 2024-034 ORD rez 2300 Buchanan signed (PDF)

Staff Coordination

Building Code Administration	Mashell Daniel	Reviewer	Completed	03/21/2024 9:47 AM
Public Works Department	Dusty Henslee	Reviewer	Completed	03/21/2024 9:49 AM
City Manager	David Orr	Reviewer	Completed	03/22/2024 8:03 AM
City Council	Jennifer Evans	Meeting	Completed	03/25/2024 6:00 PM

Meeting History

03/25/24 City Council MOVED FORWARD Next: 04/22/24
Mashell Daniel briefed this agenda item.

Z-24-2

ORDINANCE NO. 2024-034

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY OF TEXARKANA, TEXAS, BY REZONING ON AN APPROXIMATE 20.70-ACRE TRACT OF LAND (BEING PART OF TRACTS 9-12, 13, 17, 18, AND 19), R. E. SEVEY HRS, A-523, LOCATED AT 2300 BUCHANAN ROAD, IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, FROM SINGLE FAMILY-1 TO PLANNED DEVELOPMENT COMMERCIAL; CONTAINING A REPEALER CLAUSE; CONTAINING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, an application has been filed requesting an amendment to the Zoning Ordinance of the City of Texarkana, Texas, to rezone on an **approximate 20.70-acre tract of land (being Part of Tracts 9-12, 13, 17, 18, and 19), R. E. Sevey HRS, A-523 (Exhibit 'A'), located at 2300 Buchanan Road,** in the City of Texarkana, Bowie County, Texas, from **Single Family-1 to Planned Development-Commercial**; and

WHEREAS, the Planning and Zoning Commission of the City of Texarkana, Texas, and the City Council of the City of Texarkana, Texas, in compliance with the laws of the State of Texas with reference to the granting of zoning classifications and changes, have given the requisite notices by publication and otherwise, and have afforded and held full and fair hearings to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof; and

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Texarkana, Texas, **voted five (5) to zero (0) to recommend for approval of the application for rezoning from Single Family-1 to Planned Development-Commercial on an approximate 20.70-acre tract of land (being Part of Tracts 9-12, 13, 17, 18, and 19), R. E. Sevey HRS, A-523 (Exhibit 'A'), located at 2300 Buchanan Road** to the City Council of Texarkana, Texas; and

WHEREAS, after consideration of said application and the recommendation of the Planning and Zoning Commission, applicant agreed to amend the application from **Single Family-1 to Planned Development-Commercial**; and

WHEREAS, after consideration of said application and the recommendation of the Planning and Zoning Commission, the City Council of the City of Texarkana, Texas, does hereby find that rezoning the property from **Single Family-1 to Planned Development-Commercial** is in the best interest of the public health, safety, morals and general welfare of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS:

Attachment: 2024-034 ORD Rezoning 2300 Buchanan Rd (4207 : 2024-034 ORD rezoning SF-1 to PD C at 2300 Buchanan Road)

SECTION 1: That the Zoning Ordinance of the City of Texarkana, Texas, Ordinance No. 127-70, passed and approved on September 14, 1970, be and is hereby further amended to rezone on an **approximate 20.70-acre tract of land (being Part of Tracts 9-12, 13, 17, 18, and 19), R. E. Sevey HRS, A-523 (Exhibit 'A'), located at 2300 Buchanan Road** in the City of Texarkana, Bowie County, Texas, from **Single Family-1 to Planned Development-Commercial.**

SECTION 2: It is further provided that in case a section, clause, sentence or part of this ordinance shall be deemed or adjudged by a court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair, or invalidate the remainder of this ordinance.

SECTION 3: All ordinances or parts of ordinances in conflict herewith are specifically repealed to the extent of such conflict.

SECTION 4: This ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED in Regular Council Session on this the **22nd of April, 2024.**

ATTEST:

_____	_____
JENNIFER EVANS, CITY SECRETARY	BOB BRUGGEMAN, MAYOR

Attachment: 2024-034 ORD Rezoning 2300 Buchanan Rd (4207 : 2024-034 ORD rezoning SF-1 to PD C at 2300 Buchanan Road)

Tax Certificate

Account: 21000002100 (45290/5825)

Year: 2023 Certificate No.: 910

Z-24-2

Prepared By:
TAX ASSESSOR-COLLECTOR
PO BOX 6527
TEXARKANA, TEXAS 75505

Legal Description
R E SEVEY A-523
190/496, 286/104
BLK/TRACT 18 19
2.85 ACRES

Owner:
LIBERTY EYLAU ISD
2901 LEOPARD RD
TEXARKANA TX 755017817

Situs Address:
2400 BUCHANAN LP RD
TEXARKANA

Date: 2/08/2024
Description:

This is to certify that after a careful check of the tax records of this office, the following current/delinquent taxes, penalties and interest are due on the described property for the following taxing units:

There Are No Taxes Due At This Time

If this property received SPECIAL USE considerations, it could be subject to a rollback tax. If this property was exempt from taxation, this property may be subject to a prorata portion of the current year tax if this property does not qualify for an exemption from taxation after a change in ownership. Please contact your Tax Office.

Tax Year 2023

Value								
Land-HS	Land-Other	Ag-Mkt	Ag-Use	Imp-HS	Imp-Other	HS-Cap	Appraised	Assessed
0	22,800	0	0	0	0	0	22,800	22,800

Jurisdiction Name	Exemption Codes	Exempt Amount	Taxable	Rate/100	Tax Levy
BOWIE COUNTY	ABSO	22,800	0	.396934	.00
LIBERTY EYLAU ISD	ABSO	22,800	0	.957600	.00
TEXARKANA CITY	ABSO	22,800	0	.650000	.00
TEXARKANA COLLEGE	ABSO	22,800	0	.109639	.00
Total					.00

Signed and Executed on this 8th day of FEBRUARY, 2024

Suzanne K. Linder

Signature of Authorized Officer of Collecting Office

Issued To:

TWIN CITY TITLE COMPANY INC.
3310 ARISTA BLVD
TEXARKANA TX 75503

Attachment: 2024-034 EXH 'A' (Legal Description) (4207 : 2024-034 ORD rezoning SF-1 to PD C at 2300 Buchanan Road)

Names of Purported Owners: R. T. Pierce and Merta Lee Pierce.
Address of Purported Owners: Hooks, Texas.
Estimated Compensation: $310.00.

In fee simple, subject, however, to all existing easements for railroads and public utilities, light beacon stations and for water supply purposes, vested in the United States of America upon the filing of said Declaration of Taking and the depositing in the Registry of this Court of the said sum of $5,956.00, as hereinabove recited, that said lands are deemed to have been condemned and taken for the use of the United States of America and the right to just compensation for the property taken, upon the filing of the Declaration of Taking, vested in the persons entitled thereto, and the amount of compensation shall be ascertained and awarded in this proceeding and established by judgment herein pursuant to law, and

IT IS FURTHER ADJUDGED, ORDERED AND DECREED that the possession of the above-described property has been delivered to the United States of America on the 7th day of July, 1941, and this cause is held open for such other and further orders, judgments and decrees as may be necessary in the premises.

By the Court.

/s/ Randolph Bryant
JUDGE PRESIDING
United States District Court for the Eastern District of Texas.

Filed for Record on the 30th day of June A. D. 1942. at 10 o'clock A. M.
Recorded on the 2nd day of July A. D. 1942, at 1:30 o'clock P. M.

By Helen Rackley Deputy — Sam Minnick, County Clerk

$3389 — WARRANTY DEED — 1.00

J. A. Martin & Wife -to- W. A. Smith et al, Trustees Liberty Consolidated Sch. Dist.

THE STATE OF TEXAS))
KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF BOWIE))

THAT I, J. A. Martin joined by my wife Maymie Martin of the County of Bowie State of Texas for and in consideration of the sum of Seven Hundred & No/100 Dollars, to us paid and secured to be paid by Emmett Moore W. A. Smith and Ollie Warren, Trustees of the Liberty Consolidated School District, as follows:

$700.00 Cash in hand paid the receipt of which is hereby acknowledged and confessed.

have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY, unto the said Emmett Moore W. A. Smith and Ollie Warren; Trustees of the Liberty Consolidated School District, and their successors in office of the County of Bowie State of Texas, all that certain

Tract or parcel of land situated in Bowie County Texas, and being a part of a 3 acre tract out of the H. E. Sevey H. R. Survey, and lying just West of the Liberty School 5 acre tract of land, and also including a 50 foot strip heretofore designated as a street or road lying on the East side of said 3 acre tract of land, and described as follows:

BEGINNING 126 feet South from the N. W. corner of the Liberty High School 5 acre tract of land to a point of beginning; THENCE WEST across said 50 ft street or road, and on West 100 feet to a stake for corner---same being 150 feet feet west of the West line of said 5 acre tract; THENCE South 339 feet to the S. E. line of the said 3 acre tract; THENCE East 150 feet to the S. W. corner of said school 5 acre tract; THENCE North 339 feet to place of beginning; containing 1-15/100 acre of land.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Emmett Moore; W. A. Smith and Ollie Warren, Trustees of the Liberty Consolidated School District, and their successors if office assigns forever, and we do hereby bind ourselves, our heirs, executors and administrators, to WARRANT AND FOREVER DEFEND, all and singular the said premises unto the said

Emmett Moore; W. A. Smith and Ollie Warren, Trustees of the Liberty Consolidated School District, and to their successors in office. and assigns against every-person whomsoever lawfully claiming, or to claim the same , or any part thereof.

WITNESS our hand at Texarkana this 17 day of June A. D. 1942

WITNESS AT REQUEST OF GRANTOR: J. A. Martin
Maymie Martin

1.10 Revenue Stamps Duly Cancelled:

THE STATE OF TEXAS)) Joint Acknowledgment
COUNTY OF --------))

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared J. A. Martin and Maymie Martin, his wife, both known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they each executed the same for the purposes and consideration therein expressed, and the said Maymie Martin, wife of the said J. A. Martin having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said Maymie Martin acknowledged such instrument to be her act and deed, and she declared that she had

Attachment: 2024-034 EXH 'A' (Legal Description) (4207 : 2024-034 ORD rezoning SF-1 to PD C at 2300 Buchanan Road)

willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 17th day of June A. D. 1942.

L.S.

L. C. Boswell
Notary Public in and for Bowie County, Texas.
L. C. Boswell
Notary Public Bowie County, Texas

Filed for Record on the 1st day of July A. D. 1942 at 10 o'clock A. M.
Recorded on the 6th day of July A. D. 1942 at 9 o'clock A. M.

By Helen Pickard Deputy

Sam Minnick, County Clerk

#3390
D. V. Davis

Assignment of Oil and Gas Lease
-to-
C. W. Robinson

1.00

Whereas, On the 13th day of January, 1942, a certain oil and gas mining lease was made and entered into by and between J. T. Barrett, Lessor and D. V. Davis, Lessee covering the following described land in the county of Bowie and State of Texas, to-wit:

Being 130 acres off the North end of a 190 acre tract of land, in Bowie County, Texas, which 190 acre tract of land is more particularly described by meter and bounds in the record of said original lease,

Said lease being recorded in the office of the County Clerk in and for said County in book 125, page 430-31-32, to which lease and record reference is here made for all purposes; and Whereas, The said lease and all rights thereunder or incident thereto are now owned by D. V. Davis;

Now, Therefore, for and in consideration of One Dollar (and other good and valuable considerations), the receipt of which is hereby acknowledged, the undersigned, the present owner of the said lease and all rights thereunder or incident thereto, does hereby bargain, sell, transfer, assign and convey, an undivided one-half (1/2) interest in and to all rights, title and interest of the original lessee and present owner in and to said lease and rights thereunder, insofar as it covers the lands described in said original lease, and covered thereby,

together with all personal property used or obtained in connection therewith to C. W. Robinson Shreveport, Louisiana and his heirs, successors and assigns,

And for the same considerations, the undersigned for myself and my heirs, successors and representatives, do covenant with the said assignee, his heirs, successors, or assigns, that I am the lawful owner of the said lease and rights and interest thereunder and of the personal property thereon or used in connection therewith; that the undersigned has good right and authority to sell and convey the same, and that said rights, interest and property are free and clear from all liens and incumbrances, and that all rentals and royalties due and payable thereunder have been duly paid.

In Witness Whereof, The undersigned owner and assignor has signed and sealed this instrument the 19th day of June, 1942.

D. V. Davis

.55¢ REVENUE STAMPS DULY CANCELLED

SINGLE ACKNOWLEDGMENT

THE STATE OF TEXAS))

COUNTY OF CASS))

BEFORE ME, the undersigned, a Notary Public, in and for said County, Texas, on this day personally appeared D. V. Davis, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, This 19th day of June, A. D. 1942.

L.S.

Tom J. Mays,
Tom J. Mays, Notary Public, Cass County, Texas.

Filed for Record on the 1st day of July A. D. 1942 at 10 o'clock A. M.
Recorded on the 6th day of July A. D. 1942 at 9:30 o'clock A. M.

By Helen Pickard Deputy

Sam Minnick, County Clerk

Attachment: 2024-034 EXH 'A' (Legal Description) (4207 : 2024-034 ORD rezoning SF-1 to PD C at 2300 Buchanan Road)

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104

Vol 286 Page 104

nature and extent of the injury sustained, shall be abated until the premises shall have been fully repaired and restored by the lessor, or, in case the said premises shall be substantially destroyed, then at the election of the lessee the estate hereby created may thereupon be determined.

In witness whereof the said parties hereto and to another instrument of like tenor have hereunto set their hands and seals this 15th day of April, 1952.

John Q. Crow (Seal)
Lessor

Mrs. Dorothy Crow (Seal)
Wife of Lessor

T D Bolton (Seal)
Lessee

Lala Bolton (Seal)
Wife of Lessee

THE STATE OF TEXAS,
COUNTY OF BOWIE

BEFORE ME, A Notary Public in and for Bowie County, Texas, on this day personally appeared John Q. Crow & T. D. Bolton and Dorothy Crow and Lala Bolton their wife, both known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they each executed the same for the purposes and consideration therein expressed, and the said Dorothy Crow and Lala Bolton wives of the said John Q. Crow and T. D. Bolton having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said Dorothy Crow and Lala Bolton acknowledged such instrument to be her act and deed, and she declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 15th day of April, A. D. 1952

(L. S.)

S. H. Lee
NOTARY PUBLIC IN AND FOR BOWIE COUNTY, TEXAS

Filed for Record on the 17 day of April A. D. 1952 at 10 o'clock A.M.
Duly Recorded this the 24 day of April A. D. 1952 at 10 o'clock A.M.
Instrument No. 2012

O. E. COOPER, County Clerk
Bowie County, Texas.
By _____ Deputy

D-1151—WARRANTY DEED—Single, Separate and Joint Acknowledgment. Clarke & Courts, Houston-Dallas-Galveston

The State of Texas,
COUNTY OF BOWIE

Know all Men by These Presents:
#2013----$1.00

That We, Lyle V. P. Strubhar and wife, Verna Strubhar, of the County of Bowie State of Texas for and in consideration of the sum of Fifteen Hundred and No/100 - - - - - - - - - - - - - - - - - - DOLLARS to us in hand paid by W. A. Smith, E. J. Kennedy and W. H. Gentry, Trustees Liberty School District No. 12, Bowie County, Texas, as follows:

Cash, the receipt of which is hereby acknowledged,

D/R Vol. 286

Attachment: 2024-034 EXH 'A' (Legal Description) (4207 : 2024-034 ORD rezoning SF-1 to PD C at 2300 Buchanan Road)

have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey, unto the said W. A. Smith, E. J. Kennedy, and W. H. Gentry, Trustees Liberty School District No. 12, Bowie County, Texas, or to their successors in office,

of the County of Bowie State of Texas all that certain lot, tract or parcel of land, about one mile Southwesterly of the South end of Buchanan Avenue in Texarkana, Texas, a part of the R. E. Sevey Headright Survey, the land herein described being out of the Northeast corner of the 12-acre tract of land now owned by Lyle V. P. Strubhar, as more particularly described in that certain warranty deed dated June 19, 1942, from Robert D. Caldwell and Ruth G. Caldwell, his wife, to Lyle V. P. Strubhar and Verna Strubhar, his wife, duly recorded and now appearing of record in Vol. 192, Page 181, of the Deed Records of Bowie County, Texas, to which said deed and the record of which, together with the deeds and record thereof referred to therein, reference is hereby made for greater certainty as to description:

BEGINNING at the Northeast corner of said 12-acre tract of land;
THENCE South with the East boundary line of said 12-acre tract of land, 240.5 feet to a stake in the North boundary line of a 25-foot street;

THENCE West with the street, 313 feet to a stake;
THENCE North parallel to the East boundary line of said 12-acre tract, 240.5 feet to a stake in the North boundary line of said tract;
THENCE East 313 feet to the place of beginning, containing approximately 1.7 acres of land.

(Field Notes by Paul Blocker, Feb. 20, 1952.)

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said W. A. Smith, E. J. Kennedy and W. H. Gentry, Trustees Liberty School District Number 12, Bowie County, Texas, or to their successors in office,

heirs and assigns forever and we do hereby bind ourselves, our heirs, executors and administrators, to Warrant and Forever Defend, all and singular the said premises unto the said W. A. Smith, E. J. Kennedy and W. H. Gentry, Trustees Liberty School District Number 12, Bowie County, Texas, or to their successors in office, heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

WITNESS our hand s at Texarkana, Texas, this 12th day of April, A. D. 1952.

Lyle V. P. Strubhar
Verna Strubhar

Witness at request of Grantor:

JOINT ACKNOWLEDGMENT

THE STATE OF TEXAS,
COUNTY OF Bowie

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared LYLE V. P. STRUBHAR and VERNA STRUBHAR, his wife, both known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they each executed the same for the purposes and consideration therein expressed, and the said VERNA STRUBHAR, wife of the said LYLE V. P. STRUBHAR having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said VERNA STRUBHAR acknowledged such instrument to be her act and deed, and she declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 12th day of April, A. D. 1952.

(L. S.) HERBERT LING
By Comm. Expires June 1st 1953

Herbert Ling
Notary Public in and for Bowie County, Texas

Filed for Record on the 17 day of April A. D. 1952 at 10 o'clock A M.
Duly Recorded this the 24 day of April A. D. 1952 at 10 o'clock A M.
Instrument No. 2013

O. E. COOPER, County Clerk
Bowie County, Texas
By Annie Mae Lidwell Deputy

D/R Vol. 286

Attachment: 2024-034 EXH 'A' (Legal Description) (4207 : 2024-034 ORD rezoning SF-1 to PD C at 2300 Buchanan Road)

Tax Certificate

Account: 21000002000 (45288/5825)

Year: 2023 Certificate No.: 908

Prepared By:
TAX ASSESSOR-COLLECTOR
PO BOX 6527
TEXARKANA, TEXAS 75505

Legal Description
R E SEVEY A-523
751/100
BLK/TRACT 17
1 ACRES

Owner:
LIBERTY EYLAU ISD
2901 LEOPARD RD
TEXARKANA TX 755017817

Situs Address:
2502 BUCHANAN LP RD
TEXARKANA

Date: 2/08/2024
Description:

This is to certify that after a careful check of the tax records of this office, the following current/delinquent taxes, penalties and interest are due on the described property for the following taxing units:

There Are No Taxes Due At This Time

If this property received SPECIAL USE considerations, it could be subject to a rollback tax. If this property was exempt from taxation, this property may be subject to a prorata portion of the current year tax if this property does not qualify for an exemption from taxation after a change in ownership. Please contact your Tax Office.

Tax Year 2023								
Value								
Land-HS	Land-Other	Ag-Mkt	Ag-Use	Imp-HS	Imp-Other	HS-Cap	Appraised	Assessed
0	7,000	0	0	0	0	0	7,000	7,000

Jurisdiction Name	Exemption Codes	Exempt Amount	Taxable	Rate/100	Tax Levy
BOWIE COUNTY	ABSO	7,000	0	.396934	.00
LIBERTY EYLAU ISD	ABSO	7,000	0	.957600	.00
TEXARKANA CITY	ABSO	7,000	0	.650000	.00
TEXARKANA COLLEGE	ABSO	7,000	0	.109639	.00
Total					.00

Signed and Executed on this 8th day of FEBRUARY, 2024

Suzanne K. Kinder

Signature of Authorized Officer of Collecting Office

Issued To:

TWIN CITY TITLE COMPANY INC.
3310 ARISTA BLVD
TEXARKANA TX 75503

Attachment: 2024-034 EXH 'A' (Legal Description) (4207 : 2024-034 ORD rezoning SF-1 to PD C at 2300 Buchanan Road)

Tax Certificate

Account: 21000002001 (45289/5825)

Year: 2023 Certificate No.: 909

Prepared By:
TAX ASSESSOR-COLLECTOR
PO BOX 6527
TEXARKANA, TEXAS 75505

Legal Description
R E SEVEY A-523
751/100
BLK/TRACT 17
9.3 ACRES

Owner:
LIBERTY EYLAU ISD
2901 LEOPARD RD
TEXARKANA TX 755017817

Situs Address:
TEXARKANA

Date: 2/08/2024
Description:

This is to certify that after a careful check of the tax records of this office, the following current/delinquent taxes, penalties and interest are due on the described property for the following taxing units:

There Are No Taxes Due At This Time

If this property received SPECIAL USE considerations, it could be subject to a rollback tax. If this property was exempt from taxation, this property may be subject to a prorata portion of the current year tax if this property does not qualify for an exemption from taxation after a change in ownership. Please contact your Tax Office.

Tax Year 2023								
Value								
Land-HS	Land-Other	Ag-Mkt	Ag-Use	Imp-HS	Imp-Other	HS-Cap	Appraised	Assessed
0	65,100	0	0	0	0	0	65,100	65,100

Jurisdiction Name	Exemption Codes	Exempt Amount	Taxable	Rate/100	Tax Levy
BOWIE COUNTY	ABSO	65,100	0	.396934	.00
LIBERTY EYLAU ISD	ABSO	65,100	0	.957600	.00
TEXARKANA CITY	ABSO	65,100	0	.650000	.00
TEXARKANA COLLEGE	ABSO	65,100	0	.109639	.00
Total					.00

Signed and Executed on this 8th day of FEBRUARY, 2024

Suzanne K. Kinder

Signature of Authorized Officer of Collecting Office

Issued To:

TWIN CITY TITLE COMPANY INC.
3310 ARISTA BLVD
TEXARKANA TX 75503

Attachment: 2024-034 EXH 'A' (Legal Description) (4207 : 2024-034 ORD rezoning SF-1 to PD C at 2300 Buchanan Road)

Attachment: 2024-034 EXH 'A' (Legal Description) (4207 : 2024-034 ORD rezoning SF-1 to PD C at 2300 Buchanan Road)

GWD-WARRANTY DEED - With Vendor's and Corporation Acknowledgment — Form Software by Rev...

VOL. 751 PAGE 103

THE STATE OF TEXAS, } KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF

1387

That MALCOLM STRUBHAR and LEAH STRUBHAR DUNBAR, each of the County of Dallas, State of Texas, and VERNA STRUBHAR acting herein by and through her attorneys-in-fact, LEAH DUNBAR and MALCOLM STRUBHAR, in accordance with that certain Power-of-Attorney dated February 1st, A.D., 1985, from said VERNA STRUBHAR to them duly filed for record in the office of the County Clerk of Bowie County, Texas, on the 11th day of February, A.D., 1985, under Clerk's File No. 1385 of the County of Dallas State of Texas, for and in consideration of

the sum of - - - - - - - Ten and No/100 ($10.00) - - - - - - -

2024-034 EXH 'A'

Z-24-2

VOL 751 PAGE 101

All that certain lot, tract or parcel of land lying and being situated in the County of Bowie and State of Texas, described as follows, to-wit: Twelve (12) acres of land out of the R. E. Sevey Headright Survey, Abst. No. 523 in Bowie County, Texas, described by metes and bounds as follows:

BEGINNING at a stake five hundred forty-nine (549) feet West and four hundred seventy (470) feet South from the Northeast corner of the Liberty High School tract;
THENCE West nine hundred fifty (950) feet a stake;
THENCE South five hundred forty (540) feet a stake;
THENCE East nine hundred fifty (950) feet a stake;
THENCE North five hundred forty (540) feet to the place of beginning,
CONTAINING twelve (12) acres of land, more or less,
AND being the same lands conveyed to J. W. Thornton by A. S. Watlington, et al., by Deed dated March 12, 1926 and recorded in Volume 121, Page 161 of the Deed Records of Bowie County, Texas.

SAVE AND EXCEPT all that certain tract or parcel of land, being a part of the above described 12 acre tract, conveyed to W. A. Smith, E. J. Kennedy, and W. H. Gentry, Trustees Liberty School District No. 12, by that certain Deed dated April 12, 1952 and recorded in Volume 286, Page 104 of the Deed Records of Bowie County, Texas, said tract being described by metes and bounds as follows:
BEGINNING at the Northeast corner of said 12 acre tract of land;
THENCE South with the East boundary line of said 12 acre tract of land, 240.5 feet to a stake in the North boundary line of a 25 foot street;
THENCE West with the street, 313 feet to a stake;
THENCE North parallel to the East boundary line of said 12 acre tract, 240.5 feet to a stake in the North boundary line of said tract;
THENCE East 313 feet to the place of beginning,
CONTAINING approximately 1.7 acres of land.

SIGNED FOR IDENTIFICATION PURPOSES this the 8th day of February, A.D., 1985.

Malcolm Strubhar
MALCOLM STRUBHAR

Leah Strubhar Dunbar
LEAH STRUBHAR DUNBAR

VERNA STRUBHAR

By: Malcolm Strubhar
MALCOLM STRUBHAR

By: Leah Dunbar
LEAH DUNBAR

Her Attorneys-in-Fact

Attachment: 2024-034 EXH 'A' (Legal Description) (4207 : 2024-034 ORD rezoning SF-1 to PD C at 2300 Buchanan Road)

2024-034 EXH 'A'

Z-24-2

VOL. 751 PAGE 102

TO HAVE AND TO HOLD the above described premises, together with all and singular, the rights and appurtenances thereto in anywise belonging unto the said LIBERTY-EYLAU INDEPENDENT SCHOOL DISTRICT, its successors ~~heirs~~ and assigns forever; and we do hereby bind ourselves, our heirs, executors and administrators, to Warrant and Forever Defend all and singular the said premises unto the said LIBERTY-EYLAU INDEPENDENT SCHOOL DISTRICT, its successors ~~heirs~~ and assigns, against every person whomsoever lawfully claiming, or to claim the same or any part thereof.

Witness our hands at Texarkana, Bowie County, Texas, this 8th day of FEBRUARY, A. D. 19 85.

~~Witnesses at Request of Grantor:~~

Correct Mailing Address of Grantee:
Liberty-Eylau Independent School District
2901 F. C. I. Road
Texarkana, Texas 75501

Malcolm Strubhar
Leah Strubhar Dunbar
VERNA STRUBHAR
By: Malcolm Strubhar
By: Leah Strubhar Dunbar

Attachment: 2024-034 EXH 'A' (Legal Description) (4207 : 2024-034 ORD rezoning SF-1 to PD C at 2300 Buchanan Road)

VOL 751 PAGE 103

ACKNOWLEDGMENT

THE STATE OF TEXAS,
COUNTY OF BOWIE

BEFORE ME, the undersigned authority, on this day personally appeared MALCOLM STRUBHAR and LEAH STRUBHAR DUNBAR, both known to me to be the person s whose name s are subscribed to the foregoing instrument, and acknowledged to me that each t he y executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, This 8th day of February, A.D. 19 85.

(L.S.)

Carolyn S. King
Notary Public, in and for the State of Texas.
My Commission Expires 10/21/86

ACKNOWLEDGMENT

THE STATE OF TEXAS,
COUNTY OF BOWIE

BEFORE ME, the undersigned authority, on this day personally appeared MALCOM STRUBHAR and LEAH DUNBAR, as Attorneys-in-Fact for VERNA STRUBHAR, known to me to be the persons whose name s are subscribed to the foregoing instrument, and acknowledged to me that each t he y executed the same for the purposes and consideration therein expressed, and in the capacity therein stated; GIVEN UNDER MY HAND AND SEAL OF OFFICE, This 8th day of February, A.D. 19 85.

(L.S.)

Carolyn S. King
Notary Public, in and for the State of Texas.
My Commission Expires 10/21/86

CORPORATION ACKNOWLEDGMENT

THE STATE OF TEXAS,
COUNTY OF

BEFORE ME, the undersigned authority, on this day personally appeared known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said a corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, This day of, A.D. 19

(L.S.)

Notary Public, in and for the State of Texas.
My Commission Expires

COMPARED

1387

No.

WARRANTY DEED

FROM Malcolm Strubhar et ux

TO Robert Eglan Andrews et ux

FILED FOR RECORD this 8 day of Feb A. D. 19 85 at 2:55 o'clock P. M.

County Clerk, Bowie County, Texas
By Deputy.

RECORDED in Book 751, Page 103

'85 FEB 11 PM 12 32

Recording Fee $ 3.00

MARYLENE MEGASON
BOWIE COUNTY, TEXAS

This instrument should be filed immediately with the County Clerk for record.

MARTIN Stationery Co., Dallas

FILED FOR RECORD ____ DAY OF ____ A.D. 1985, AT ____ A.M.
RECORDED ____ DAY OF ____ A.D. 1985.
MARYLENE MEGASON, COUNTY CLERK, BOWIE COUNTY, TEXAS.
BY Lucille Murdock DEPUTY INST. # ____

Attachment: 2024-034 EXH 'A' (Legal Description) (4207 : 2024-034 ORD rezoning SF-1 to PD C at 2300 Buchanan Road)

Tax Certificate

Z-24-2

Account: 21000001000 (45282/5825)

Year: 2023 Certificate No.: 906

Prepared By:
TAX ASSESSOR-COLLECTOR
PO BOX 6527
TEXARKANA, TEXAS 75505

Legal Description
R E SEVEY A-523
73/188
BLK/TRACT 9 10 11 12
6.55 ACRES

24335540
AH/SC
2-12-24
KBK

Owner:
LIBERTY EYLAU ISD
2901 LEOPARD RD
TEXARKANA TX 755017817

Situs Address:
2300 BUCHANAN RD
TEXARKANA

Date: 2/08/2024
Description:

This is to certify that after a careful check of the tax records of this office, the following current/delinquent taxes, penalties and interest are due on the described property for the following taxing units:

There Are No Taxes Due At This Time

If this property received SPECIAL USE considerations, it could be subject to a rollback tax. If this property was exempt from taxation, this property may be subject to a prorata portion of the current year tax if this property does not qualify for an exemption from taxation after a change in ownership. Please contact your Tax Office.

Tax Year 2023								
Value								
Land-HS	Land-Other	Ag-Mkt	Ag-Use	Imp-HS	Imp-Other	HS-Cap	Appraised	Assessed
0	78,600	0	0	0	11,670,000	0	11,748,600	11,748,600

Jurisdiction Name	Exemption Codes	Exempt Amount	Taxable	Rate/100	Tax Levy
BOWIE COUNTY	ABSO	11,748,600	0	.396934	.00
LIBERTY EYLAU ISD	ABSO	11,748,600	0	.957600	.00
TEXARKANA CITY	ABSO	11,748,600	0	.650000	.00
TEXARKANA COLLEGE	ABSO	11,748,600	0	.109639	.00
Total					.00

Signed and Executed on this 8th day of FEBRUARY, 2024

Suzanne K. Kinder

Signature of Authorized Officer of Collecting Office

Issued To:

TWIN CITY TITLE COMPANY INC.
3310 ARISTA BLVD
TEXARKANA TX 75503

Attachment: 2024-034 EXH 'A' (Legal Description) (4207 : 2024-034 ORD rezoning SF-1 to PD C at 2300 Buchanan Road)

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continued

(Seal) Given under my hand and seal of office, this 28th. day of June, A.D.,1915.
Jno. W. Wheeler, Notary Public,
Bowie County, Texas.

State of Texas, }
County of Bowie. } Before me, Jno.W.Wheeler, a Notary Public, in and for said County and State, on this day personally appeared Mrs.Lida Neill, wife of C.F.Neill, known to me to be the person whose name is subscribed to the foregoing instrument, and having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said Mrs. Lida Neill, acknowledged such instrument to be her act and deed, and declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

(Seal) Given under my hand and seal of office, this 28th day of June, A.D.,1915.
Jno.W.Wheeler, Notary Public,
Bowie County, Texas.

(This instrument (from some cause) bears One dollars ($1.00) in Internal Revenue Stamp and same being duly cancelled according to law.)

Filed for record on the 29th day of June 1915 at 2 O'Clock P.M.Recorded on same day at 8 O'Clock P.M.

Joe White, Clerk, County Court.
By [signature] Deputy. (JPL)

Jas.Gould - - - - - - - to C A Myrick,D Leuchauer Trustees & Lee Tidwell Co Judge

DEED BY JAMES GOULD TO LEE TIDWELL, COUNTY JUDGE OF BOWIE COUNTY, TEXAS, AND HIS SUCCESSORS IN OFFICE IN TRUST FOR COMMON SCHOOL DISTRICT NO.12 BOWIE COUNTY, TEXAS.

State of Texas, }
County of Bowie. } KNOW ALL MEN BY THESE PRESENTS: That I, James Gould, of the County of Jefferson, and state of Arkansas, for and in consideration of Seven hundred fifty dollars ($750.00) to me in hand paid by C.A.Myrick, and D.Leuchauer in their official capacity as trustees of Common School District No. 12, of Bowie County, Texas, have granted, sold and conveyed, and by these presents do grant, sell and convey, unto the said Lee Tidwell, County Judge of Bowie county, Texas, and his successors in office in trust for Common School District No.12, Bowie County, Texas, all that certain five (5) acres of land in the B P Sevey Headright survey in Bowie County, Texas, the same being five acres out of the northeast corner of the following tract of land;(The tract being the " Neill Tract" and conveyed by C F Neill and wife Lida Neill, to James Gould by general warranty deed dated May 16, 1914, and recorded in Volume 71, page 114 deed records of Bowie county, Texas,),to-wit:

Beginning at a point on the south line of the B P Sevey survey the southeast corner of this tract of land and the northeast corner of the L T King survey, from which a maple bears N 12-30 west 11.1 feet and a pine north 48-30 west 88.8 feet; Thence North 8-15 west 804.5 feet to a point; Thence North 81-45 east 602 feet to a point the west side of the public road from Texarkana to Sulphur River; Thence with the meanders of the road,-north 7-30 west 344 feet; North 2-05 east 171 feet; North 18-45 east 348 feet;North 1-45 East 127 feet; North 1-45 west 420 feet; North 00-30 west 727 feet, to a point the north east corner of this tract;-- Thence with the lane south 81-30 west 2788 feet to the northwest corner of this tract; Thence South 8-05 east 1301 feet; thence south 82-30 west 459 feet; Thence south 8-30 east 1745 feet to the southeast corner of this tract on the south line of the B P Sevey Survey; Thence North 81-30 east with the south line of said Sevey survey 2267 feet to the point of beginning. Containing 171.2 acres.

The five (5) acres of land herein conveyed being described by metes and bounds as follows,to-wit:

Beginning at the northeast corner of the "Neill Tract" on the west side of the Sulphur road; thence south with the west side of the Sulphur road, south 8 degrees west 470 feet, a stake; thence south 89-1/2 degrees west 433-7/10 feet; Thence North 1/2 degrees west 466-7/10 feet to a stake on the north boundary line of said " Neill tract" Thence North 89-1/2 degrees east 498-7/10 feet, to place of beginning, containing five (5) acres of land.

To have and to hold the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Lee Tidwell, County Judge of Bowie county, Texas, and his successors in office, and I do hereby bind myself, my heirs, executors, and administrators, to warrant and forever defend, all and singular the said premises unto the said Lee Tidwell, County Judge of Bowie County, Texas, and his successors in office against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness my hand at Pine Bluff, Arkansas, this the 26th. day of June, A.D.1915.

Jas. Gould

State of Arkansas, }
County of Jefferson. } Before me, Fred T. Goode, a Notary Public, in and for Jefferson county, Arkansas, on this day personally appeared, James Gould, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he had executed the same for the purposes and consideration therein expressed.

(Seal) Given under my hand and seal of office, this the 28th day of June, A.D., 1915.

Fred T.Goode, Notary Public,
Jefferson County, Arkansas.

My Commission expires the 30th day of December, A.D.,1916.

(This Deed bears one dollar in Internal Revenue Stamps and same is duly cancelled according to law.)

Filed for record on the 29th day of June, 1915 at 2 O'Clock P.M.And recorded on the 30th day of June 1915 at 8 O'Clock A.M.

Joe White, Clerk, County Court.
By [signature] Deputy. (JPL)

Attachment: 2024-034 EXH 'A' (Legal Description) (4207 : 2024-034 ORD rezoning SF-1 to PD C at 2300 Buchanan Road)

J. W. Farrier and wife - - - - -to - - - Rufus S.Farrier, - - Warranty Deed.-

The state of Texas,)
County of Bowie.) KNOW ALL MEN BY THESE PRESENTS:That we, Joseph W. Farrier, and his wife, Roberta L.Farrier, of the county of Bowie and state of Texas, for and in consideration of the sum of one ($1.00) Xp/100 dollars, paid and the further consideration of love and affection existing between the said Joseph W.Farrier and his wife Roberta L.Farrier; and their son Rufus S. Farrier; (This deed bears 50 Cents in Internal Revenue Stamps and are duly cancelled)(Clerk's Note) have granted, sold and conveyed, and by these presents do grant, sell and convey, unto the said Rufus S.Farrier, of the County of Red River, and state of Texas, all that certain tract and parcel of land lying in the county of Bowie, state of Texas, about eighteen miles S W of Boston, being a part of the B B Survey of W K Dalby for four hundred eighty acres and more particularly described as follows, beginning at the N W corner of the B B survey of Benjamin Booth, a stake, thence a red oak bears S.-50°W. 7 varas off. Thence W. with Ellis to the N E corner of J D Lumpkin's land; thence south thence east, thence south with the said J D Lumpkin's line to the S line of W K Dalby B B Survey; thence E. with said line to a corner a stake, on the W. boundary line of B Booth's survey, whence a red oak bears N 43 1/2 W 14 varas, a Do.N.80 W.18 vrs a post oak bears S 42o W 9 Vrs a post oak marked W K D Thence N 1896 varas to beginnine. —

Less one (1) acre of land heretofore deeded to the M E Church South now known as the School House lot; also the several lots, known as the Flood, Cox, Tisdale and others, heretofore sold from a plat located in the south east corner of above described property the said property to be known as the Dalby Springs property

Also that certain parcel of land lying and being situated in said county and being in the town of Dalby Springs and described as follows,to-wit:

Beginning at a stake on the N boundary line of J W Whitecotton's survey N of S R Barry's N W Corner; thence south passing S R Barry's N corner and running with said S R Barry's west line to a stake on said line, 50 feet from beginning; thence west to the W boundary line of said Whitecottons survey a stake; thence N.50,feet to the Whitecotton N W corner a stake Thence E with said Whitecotton's N boundary line to beginning;

Also all that certain parcel of land lying and being situated in the town of Dalby Springs in Bowie county, Texas, and described as follows,to-wit:

Beginning at the S W corner of a lot owned by J D Welch, on the south line of Montgomery's survey; a stake the same beine N of S R Barry's N W corner;thence north with Welches' west passing his corner and at 50 feet a stake; thence west to the west boundary line of the Montgomery survey; the same beine the dividing line between the W K Dalby and B Booth B R Surveys, a stake on said line; thence south with said original W K Dalby line to the S W corner of the Montgomery survey the same being the N W corner of the Whitecotton survey thence east with the Montgomery south line to the beginning; the same being a part of the survey of land, surveyed in the name of Wm. Montgomery a part of the B.Booth B.R.Survey.

To have and to hold the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Joseph W.Farrier, and his wife, Roberta L.Farrier heirs and assigns forever; and we do hereby bind ourselves, heirs, executors and administrators, to warrant and forever defend, all and singular, the said premises unto the said Rufus S.Farrier, heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same or any part thereof.

Witness----------hand --at----------this---day of------A.D.191--

J. W. Farrier
R. L. Farrier

The state of Texas,)
County of Bowie.) Before me, U. U. Shaw, Notary Public, in and for Bowie County, Texas, on this day personally appeared J.W.Farrier, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

(Seal) Given under my hand and seal of office, this 30th day of June, A.D. 1915. U.U.Shaw,Notary Public, Bowie Co., Tex.

The state of Texas,)
County of Bowie.) Before me, U.U.Shaw, Notary Public in and for Bowie county, Texas, on this day personally appeared R.L.Farrier, and - - - wife of J.W.Farrier, known to me to be the persons whose names- is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed; and the said R.L. Farrier, wife of said J.W.Farrier, having been examined by me, privily and apart from her husband, and having the same by me fully explained to her, she, the said R.L.Farrier, acknowledged such instrument to be her act and deed, and she declared she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

(Seal) Given under my hand and seal of office, this 30th day of June, A.D.,1915. U.U.Shaw, Notary Public, Bowie Co., Tex.

Filed for record July 1st 1915 at 9 O'Clock A.M.Recorded on the same day.at 3 O'Clock P.M.

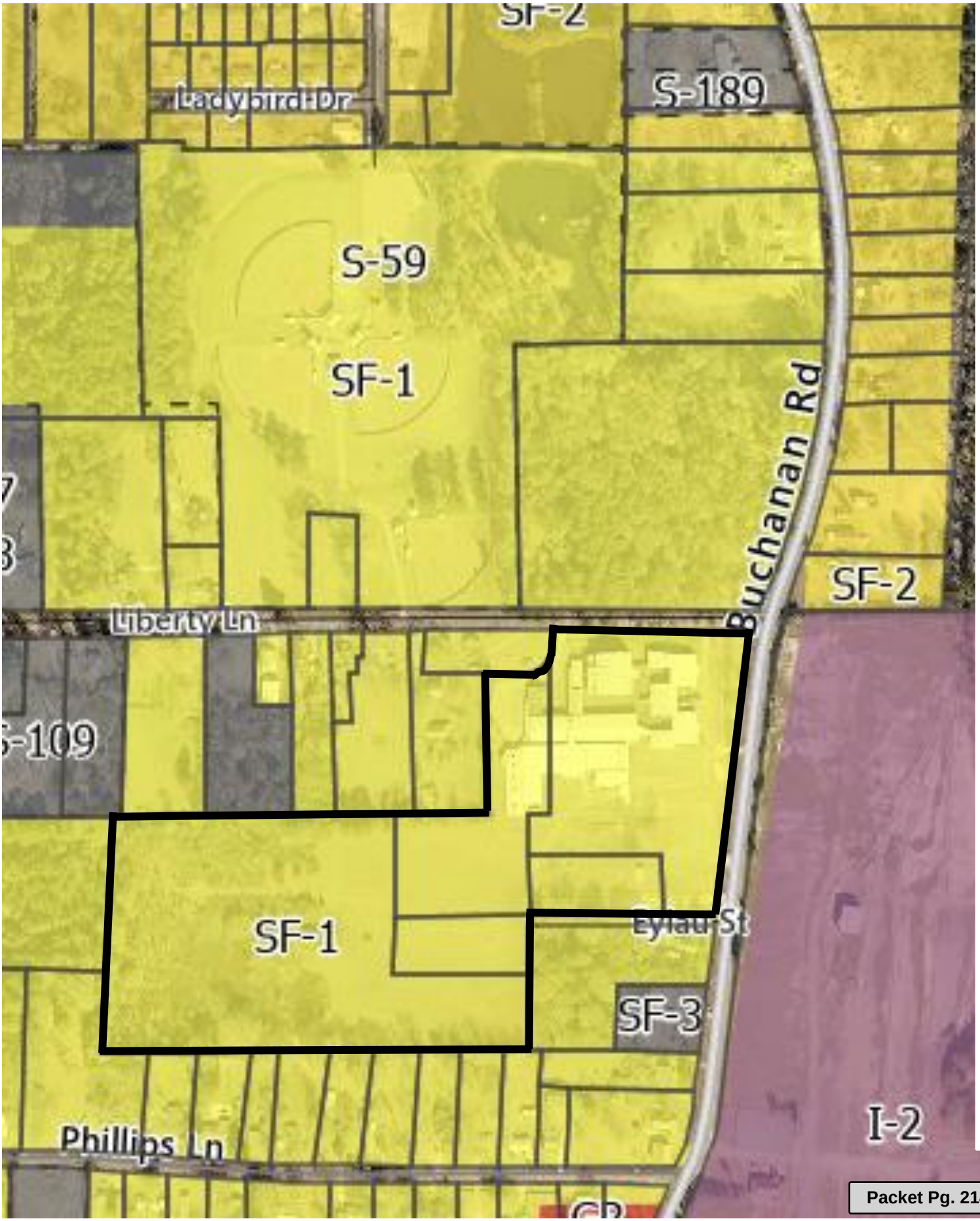
Joe White, Clerk, County Court.

By [signature] Deputy.(JPL).

Attachment: 2024-034 EXH 'A' (Legal Description) (4207 : 2024-034 ORD rezoning SF-1 to PD C at 2300 Buchanan Road)

2024-034 ATTH 01
Z-24-2

2300 Buchanan Road



Attachment: 2024-034 ATTH 01 (Maps) (4207 : 2024-034 ORD rezoning SF-1 to PD C at 2300 Buchanan Road)

2024-034 ATTH 01
Z-24-2

2300 Buchanan Road



Attachment: 2024-034 ATTH 01 (Maps) (4207 : 2024-034 ORD rezoning SF-1 to PD C at 2300 Buchanan Road)

City of Texarkana, Texas

Developing Perspectives and Goals Pending Approval by the City Council:	
Perspectives	**Goals**
Serve the Community	☐ Promote an Environmentally Sensitive & Livable Community ☐ Provide a Safe Community ☑ Deliver Quality Services ☐ Foster a Healthy Community
Run the Operations	☐ Enhance Community Preparedness & Responsiveness ☐ Maximize Partnership Opportunities ☑ Provide Courteous & Responsive Customer Service ☐ Model a Positive City Image ☐ Deliver Efficient Services ☐ Cultivate Community Involvement & Access
Manage the Resources	☐ Maintain Fiscal Strength ☐ Maximize Utilization & Resources ☐ Invest in Infrastructure & Transportation
Develop Personnel	☐ Develop a Skilled & Diverse Workforce ☐ Create a Positive & Rewarding Work Culture
Perspectives and Goals Additional Comments:	

Resource Impact:	
Staff time required if item is approved:	No Additional
Other Potential Impacts:	

Public Information Plan:			
☑	Newspaper Notice (Required by Statute)	☑	Public Hearing (Required by Statute)
☐	Public Forum/Input Session	☐	Press Release
☐	E-News Distribution	☐	Website Notice
☐	Social Media (Twitter, Facebook, etc.)	☐	Special Mailing
☐	Flyers Posted	☐	Banners Posted
☐	Survey	☐	Automated Phone Call
☐	None Required	☐	
Other:			

Attachment: 2024-034 Goals & Perspectives (4207 : 2024-034 ORD rezoning SF-1 to PD C at 2300 Buchanan Road)

Z-24-2

ORDINANCE NO. 2024-034

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY OF TEXARKANA, TEXAS, BY REZONING ON AN APPROXIMATE 20.70-ACRE TRACT OF LAND (BEING PART OF TRACTS 9-12, 13, 17, 18, AND 19), R. E. SEVEY HRS, A-523, LOCATED AT 2300 BUCHANAN ROAD, IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, FROM SINGLE FAMILY-1 TO PLANNED DEVELOPMENT COMMERCIAL; CONTAINING A REPEALER CLAUSE; CONTAINING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, an application has been filed requesting an amendment to the Zoning Ordinance of the City of Texarkana, Texas, to rezone on an **approximate 20.70-acre tract of land (being Part of Tracts 9-12, 13, 17, 18, and 19), R. E. Sevey HRS, A-523 (Exhibit 'A'), located at 2300 Buchanan Road,** in the City of Texarkana, Bowie County, Texas, from **Single Family-1 to Planned Development-Commercial**; and

WHEREAS, the Planning and Zoning Commission of the City of Texarkana, Texas, and the City Council of the City of Texarkana, Texas, in compliance with the laws of the State of Texas with reference to the granting of zoning classifications and changes, have given the requisite notices by publication and otherwise, and have afforded and held full and fair hearings to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof; and

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Texarkana, Texas, **voted five (5) to zero (0) to recommend for approval of the application for rezoning from Single Family-1 to Planned Development-Commercial on an approximate 20.70-acre tract of land (being Part of Tracts 9-12, 13, 17, 18, and 19), R. E. Sevey HRS, A-523 (Exhibit 'A'), located at 2300 Buchanan Road** to the City Council of Texarkana, Texas; and

WHEREAS, after consideration of said application and the recommendation of the Planning and Zoning Commission, applicant agreed to amend the application from **Single Family-1 to Planned Development-Commercial**; and

WHEREAS, after consideration of said application and the recommendation of the Planning and Zoning Commission, the City Council of the City of Texarkana, Texas, does hereby find that rezoning the property from **Single Family-1 to Planned Development-Commercial** is in the best interest of the public health, safety, morals and general welfare of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS:

Attachment: 2024-034 ORD rez 2300 Buchanan signed (4207 : 2024-034 ORD rezoning SF-1 to PD C at 2300 Buchanan Road)

SECTION 1: That the Zoning Ordinance of the City of Texarkana, Texas, Ordinance No. 127-70, passed and approved on September 14, 1970, be and is hereby further amended to rezone on an **approximate 20.70-acre tract of land (being Part of Tracts 9-12, 13, 17, 18, and 19), R. E. Sevey HRS, A-523 (Exhibit 'A'), located at 2300 Buchanan Road** in the City of Texarkana, Bowie County, Texas, from **Single Family-1 to Planned Development-Commercial.**

SECTION 2: It is further provided that in case a section, clause, sentence or part of this ordinance shall be deemed or adjudged by a court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair, or invalidate the remainder of this ordinance.

SECTION 3: All ordinances or parts of ordinances in conflict herewith are specifically repealed to the extent of such conflict.

SECTION 4: This ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED in Regular Council Session on this the **22nd of April, 2024.**

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

6:50p.m.

Attachment: 2024-034 ORD rez 2300 Buchanan signed (4207 : 2024-034 ORD rezoning SF-1 to PD C at 2300 Buchanan Road)

2024-034 EXH 'A'

Tax Certificate

Account: 21000002100 (45290/5825)

Year: 2023 Certificate No.: 910

Z-24-2

Prepared By:
TAX ASSESSOR-COLLECTOR
PO BOX 6527
TEXARKANA, TEXAS 75505

Legal Description
R E SEVEY A-523
190/496, 286/104
BLK/TRACT 18 19
2.85 ACRES

Owner:
LIBERTY EYLAU ISD
2901 LEOPARD RD
TEXARKANA TX 755017817

Situs Address:
2400 BUCHANAN LP RD
TEXARKANA

Date: 2/08/2024
Description:

This is to certify that after a careful check of the tax records of this office, the following current/delinquent taxes, penalties and interest are due on the described property for the following taxing units:

There Are No Taxes Due At This Time

If this property received SPECIAL USE considerations, it could be subject to a rollback tax. If this property was exempt from taxation, this property may be subject to a prorata portion of the current year tax if this property does not qualify for an exemption from taxation after a change in ownership. Please contact your Tax Office.

Tax Year 2023								
Value								
Land-HS	Land-Other	Ag-Mkt	Ag-Use	Imp-HS	Imp-Other	HS-Cap	Appraised	Assessed
0	22,800	0	0	0	0	0	22,800	22,800

Jurisdiction Name	Exemption Codes	Exempt Amount	Taxable	Rate/100	Tax Levy
BOWIE COUNTY	ABSO	22,800	0	.396934	.00
LIBERTY EYLAU ISD	ABSO	22,800	0	.957600	.00
TEXARKANA CITY	ABSO	22,800	0	.650000	.00
TEXARKANA COLLEGE	ABSO	22,800	0	.109639	.00
Total					.00

Signed and Executed on this 8th day of FEBRUARY, 2024

Suzanne K. Kinder

Signature of Authorized Officer of Collecting Office

Issued To:

TWIN CITY TITLE COMPANY INC.
3310 ARISTA BLVD
TEXARKANA TX 75503

Attachment: 2024-034 ORD rez 2300 Buchanan signed (4207 : 2024-034 ORD rezoning SF-1 to PD C at 2300 Buchanan Road)

2024-034 EXH 'A'

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Names of Purported Owners: H. T. Pierce and Merta Lee Pierce.
Address of Purported Owners: Hooks, Texas.
Estimated Compensation: $310.00.

In fee simple, subject, however, to all existing easements for railroads and public utilities, light beacon stations and for water supply purposes, vested in the United States of America upon the filing of said Declaration of Taking and the depositing in the Registry of this Court of the said sum of $5,956.00, as hereinabove recited, that said lands are deemed to have been condemned and taken for the use of the United States of America and the right to just compensation for the property taken, upon the filing of the Declaration of Taking, vested in the persons entitled thereto, and the amount of compensation shall be ascertained and awarded in this proceeding and established by judgment herein pursuant to law, and.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the possession of the above-described property has been delivered to the United States of America on the 7th day of July, 1941, and this cause is held open for such other and further orders, judgments and decrees as may be necessary in the premises.

By the Court.

/s/ Randolph Bryant
JUDGE PRESIDING
United States District Court for the Eastern District of Texas.

Filed for Record on the 30th day of June A. D. 1942, at 10 o'clock A. M.
Recorded on the 2nd day of July A. D. 1942, at 1:30 o'clock P. M.

By Helen Rackley Deputy — Sam Mannick, County Clerk

$3389 WARRANTY DEED $1.00

J. A. Martin & Wife -to- W. A. Smith et al, Trustees Liberty Consolidated Sch. Dist.

THE STATE OF TEXAS))
KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF BOWIE))

THAT I, J. A. Martin joined by my wife Maymie Martin of the County of Bowie State of Texas for and in consideration of the sum of Seven Hundred & No/100 Dollars, to us paid and secured to be paid by Emmett Moore W. A. Smith and Ollie Warren, Trustees of the Liberty Consolidated School District, as follows:

$700.00 Cash in hand paid the receipt of which is hereby acknowledged and confessed.

have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY, unto the said Emmett Moore W. A. Smith and Ollie Warren; Trustees of the Liberty Consolidated School District, and their successors in office of the County of Bowie State of Texas, all that certain

Tract or parcel of land situated in Bowie County Texas, and being a part of a 3 acre tract out of the H. E. Savey H. R. Survey, and lying just West of the Liberty School 5 acre tract of land, and also including a 50 foot strip heretofore designated as a street or road lying on the East side of said 3 acre tract of land, and described as follows:

BEGINNING 126 feet South from the N. W. corner of the Liberty High School 5 acre tract of land to a point of beginning; THENCE West across said 50 ft street or road, and on West 100 feet to a stake for corner--same being 150 feet feet west of the West line of said 5 acre tract; THENCE South 339 feet to the S. E. line of the said 3 acre tract; THENCE East 150 feet to the S. W. corner of said school 5 acre tract; THENCE North 339 feet to place of beginning; containing 1-15/100 acre of land.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Emmett Moore; W. A. Smith and Ollie Warren, Trustees of the Liberty Consolidated School District, and their successors if office assigns forever, and we do hereby bind ourselves, our heirs, executors and administrators, to WARRANT AND FOREVER DEFEND, all and singular the said premises unto the said

Emmett Moore; W. A. Smith and Ollie Warren, Trustees of the Liberty Consolidated School District, and to their successors in office. and assigns against everyperson whomsoever lawfully claiming, or to claim the same , or any part thereof.

WITNESS our hand at Texarkana this 17 day of June A. D. 1942

WITNESS AT REQUEST OF GRANTOR: J. A. Martin
Maymie Martin

1.10 Revenue Stamps Duly Cancelled:

THE STATE OF TEXAS)) Joint Acknowledgment
COUNTY OF --------))

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared J. A. Martin and Maymie Martin, his wife, both known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they each executed the same for the purposes and consideration therein expressed, and the said Maymie Martin, wife of the said J. A. Martin having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said Maymie Martin acknowledged such instrument to be her act and deed, and she declared that she had

Attachment: 2024-034 ORD rez 2300 Buchanan signed (4207 : 2024-034 ORD rezoning SF-1 to PD C at 2300 Buchanan Road)

2024-034 EXH 'A'
2024-034 EXH 'A'

willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 17th day of June A. D. 1942.

L.S.

L. C. Boswell
Notary Public in and for Bowie County, Texas.
L. C. Boswell
Notary Public Bowie County, Texas

Filed for Record on the 1st day of July A. D. 1942 at 10 o'clock A. M.
Recorded on the 6th day of July A. D. 1942 at 9 o'clock A. M.

By Helen Pickard Deputy

Sam Minnick, County Clerk

1.00

#1390

Assignment of Oil and Gas Lease

D. V. Davis -to- C. W. Robinson

Whereas, On the 13th day of January, 1942, a certain oil and gas mining lease was made and entered into by and between J. T. Barrett, Lessor and D. V. Davis, Lessee covering the following described land in the County of Bowie and State of Texas, to-wit:

Being 130 acres off the North end of a 190 acre tract of land, in Bowie County, Texas, which 190 acre tract of land is more particularly described by meter and bounds in the record of said original lease,

said lease being recorded in the office of the County Clerk in and for said County in book 125, page 430-31-32, to which lease and record reference is here made for all purposes; and whereas, The said lease and all rights thereunder or incident thereto are now owned by D. V. Davis;

Now, Therefore, for and in consideration of One Dollar (and other good and valuable considerations), the receipt of which is hereby acknowledged, the undersigned, the present owner of the said lease and all rights thereunder or incident thereto, does hereby bargain, sell, transfer, assign and convey , an undivided one-half (1/2) interest in and to all rights, title and interest of the original lessee and present owner in and to said lease and rights thereunder, insofar as it covers the lands described in said original lease, and covered thereby,

together with all personal property used or obtained in connection therewith to C. W. Robinson Shreveport, Louisiana and his heirs, successors and assigns,

and for the same considerations, the undersigned for myself and my heirs, successors and representatives, do covenant with the said assignee, his heirs, successors, or assigns, that I am the lawful owner of the said lease and rights and interest thereunder and of the personal property thereon or used in connection therewith; that the undersigned has good right and authority to sell and convey the same, and that said rights, interest and property are free and clear from all liens and incumbrances, and that all rentals and royalties due and payable thereunder have been duly paid.

In Witness Whereof, The undersigned owner and assignor has signed and sealed this instrument the 19th day of June, 1942.

.55¢ REVENUE STAMPS DULY CANCELLED:

D. V. Davis

SINGLE ACKNOWLEDGMENT

THE STATE OF TEXAS))

COUNTY OF CASS))

BEFORE ME, the undersigned, a Notary Public, in and for said County, Texas, on this day personally appeared D. V. Davis, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, This 19th day of June, A. D. 1942.

L.S.

Tom J. Kays,
Tom J. Kays, Notary Public, Cass County, Texas.

Filed for Record on the 1st day of July A. D. 1942 at 10 o'clock A. M.
Recorded on the 6th day of July A. D. 1942 at 9:30 o'clock A. M.

By Helen Pickard Deputy

Sam Minnick, County Clerk

Attachment: 2024-034 ORD rez 2300 Buchanan signed (4207 : 2024-034 ORD rezoning SF-1 to PD C at 2300 Buchanan Road)

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nature and extent of the injury sustained, shall be abated until the premises shall have been fully repaired and restored by the lessor, or, in case the said premises shall be substantially destroyed, then at the election of the lessee the estate hereby created may thereupon be determined.

In witness whereof the said parties hereto and to another instrument of like tenor have hereunto set their hands and seals this 15th day of April, 1952.

John Q. Crow (Seal)
Lessor

Dorothy Crow (Seal)
Wife of Lessor

T. D. Bolton (Seal)
Lessee

Lala Bolton (Seal)
Wife of Lessee

THE STATE OF TEXAS,
COUNTY OF BOWIE

BEFORE ME, A Notary Public in and for Bowie County, Texas, on this day personally appeared John Q. Crow & T. D. Bolton and Lala Bolton and Dorothy Crow their wife, both known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they each executed the same for the purposes and consideration therein expressed, and the said Dorothy Crow and Lala Bolton wives of the said John Q. Crow and T. D. Bolton having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said Dorothy Crow and Lala Bolton acknowledged such instrument to be her act and deed, and she declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, This 15th day of April, A. D. 1952

NOTARY PUBLIC IN AND FOR BOWIE COUNTY, TEXAS

Filed for Record on the 17 day of April A. D. 1952, at 10 o'clock A.M.

Duly Recorded this the 24 day of April A. D. 1952 at 10 o'clock A.M.

Instrument No. 2012

O. E. COOPER, County Clerk
Bowie County, Texas

By _____ Deputy

D-1151—WARRANTY DEED—Single, Separate and Joint Acknowledgment. Clarke & Courts, Austin-Dallas-Galveston

The State of Texas,
COUNTY OF BOWIE

Know all Men by These Presents:
#2013----$1.00

That We, Lyle V. P. Strubhar and wife, Verna Strubhar, of the County of Bowie State of Texas for and in consideration of the sum of Fifteen Hundred and No/100 - - - - - - - - - - - - - - - - DOLLARS to us in hand paid by W. A. Smith, E. J. Kennedy and W. H. Gentry, Trustees Liberty School District No. 12, Bowie County, Texas, as follows:

Cash, the receipt of which is hereby acknowledged.

D/R Vol. 286

Attachment: 2024-034 ORD rez 2300 Buchanan signed (4207 : 2024-034 ORD rezoning SF-1 to PD C at 2300 Buchanan Road)

2024-034 EXH 'A'
Z-24-2

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have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey, unto the said W. A. Smith, E. J. Kennedy, and W. H. Gentry, Trustees Liberty School District No. 12, Bowie County, Texas, or to their successors in office,

of the County of Bowie State of Texas all that certain lot, tract or parcel of land, about one mile Southwesterly of the South end of Buchanan Avenue in Texarkana, Texas, a part of the R. E. Sevey Headright Survey, the land herein described being out of the Northeast corner of the 12-acre tract of land now owned by Lyle V. P. Strubhar, as more particularly described in that certain warranty deed dated June 19, 1942, from Robert D. Caldwell and Ruth G. Caldwell, his wife, to Lyle V. P. Strubhar and Verna Strubhar, his wife, duly recorded and now appearing of record in Vol. 192, Page 181, of the Deed Records of Bowie County, Texas, to which said deed and the record of which, together with the deeds and record thereof referred to therein, reference is hereby made for greater certainty as to description:

BEGINNING at the Northeast corner of said 12-acre tract of land;
THENCE South with the East boundary line of said 12-acre tract of land, 240.5 feet to a stake in the North boundary line of a 25-foot street;

THENCE West with the street, 313 feet to a stake;
THENCE North parallel to the East boundary line of said 12-acre tract, 240.5 feet to a stake in the North boundary line of said tract;
THENCE East 313 feet to the place of beginning, containing approximately 1.7 acres of land.

(Field Notes by Paul Blocker, Feb. 20, 1952.)

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said W. A. Smith, E. J. Kennedy and W. H. Gentry, Trustees Liberty School District Number 12, Bowie County, Texas, or to their successors in office,

heirs and assigns forever and We do hereby bind ourselves, our

heirs, executors and administrators, to Warrant and Forever Defend, all and singular the said premises unto the said W. A. Smith, E. J. Kennedy and W. H. Gentry, Trustees Liberty School District Number 12, Bowie County, Texas, or to their successors in office,

heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

WITNESS our hand s at Texarkana, Texas,

this 12th day of April, A. D. 1952.

Lyle V. P. Strubhar
Verna Strubhar

Witness at request of Grantor:

JOINT ACKNOWLEDGMENT

THE STATE OF TEXAS,
COUNTY OF Bowie

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared

LYLE V. P. STRUBHAR and

VERNA STRUBHAR, his wife, both

known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they each executed the same for the purposes and consideration therein expressed, and the said VERNA STRUBHAR, wife of the said LYLE V. P. STRUBHAR having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said VERNA STRUBHAR acknowledged such instrument to be her act and deed, and she declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 12th day of April, A. D. 19 52.

(SEAL) HERBERT LING
My Comm. Expires June 1st, 1953

Herbert Ling
Notary Public in and for Bowie County, Texas

Filed for Record on the 17 day of April A. D. 1952 at 10 o'clock A M.
Duly Recorded this the 24 day of April A. D. 1952 at 10 o'clock A M.
Instrument No. 2013

O. E. COOPER, County Clerk
Bowie County, Texas
By Annie Mae Linwell Deputy

D/R Vol. 286

Attachment: 2024-034 ORD rez 2300 Buchanan signed (4207 : 2024-034 ORD rezoning SF-1 to PD C at 2300 Buchanan Road)

2024-034 EXH 'A'

Z-24-2

Tax Certificate

Account: 21000002000 (45288/5825)

Year: 2023 Certificate No.: 908

Prepared By:
TAX ASSESSOR-COLLECTOR
PO BOX 6527
TEXARKANA, TEXAS 75505

Legal Description
R E SEVEY A-523
751/100
BLK/TRACT 17
1 ACRES

Owner:
LIBERTY EYLAU ISD
2901 LEOPARD RD
TEXARKANA TX 755017817

Situs Address:
2502 BUCHANAN LP RD
TEXARKANA

Date: 2/08/2024
Description:

This is to certify that after a careful check of the tax records of this office, the following current/delinquent taxes, penalties and interest are due on the described property for the following taxing units:

There Are No Taxes Due At This Time

If this property received SPECIAL USE considerations, it could be subject to a rollback tax. If this property was exempt from taxation, this property may be subject to a prorata portion of the current year tax if this property does not qualify for an exemption from taxation after a change in ownership. Please contact your Tax Office.

Tax Year 2023								
Value								
Land-HS	Land-Other	Ag-Mkt	Ag-Use	Imp-HS	Imp-Other	HS-Cap	Appraised	Assessed
0	7,000	0	0	0	0	0	7,000	7,000

Jurisdiction Name	Exemption Codes	Exempt Amount	Taxable	Rate/100	Tax Levy
BOWIE COUNTY	ABSO	7,000	0	.396934	.00
LIBERTY EYLAU ISD	ABSO	7,000	0	.957600	.00
TEXARKANA CITY	ABSO	7,000	0	.650000	.00
TEXARKANA COLLEGE	ABSO	7,000	0	.109639	.00
Total					.00

Signed and Executed on this 8th day of FEBRUARY, 2024

Suzanne K. Kinder

Signature of Authorized Officer of Collecting Office

Issued To:

TWIN CITY TITLE COMPANY INC.
3310 ARISTA BLVD
TEXARKANA TX 75503

Attachment: 2024-034 ORD rez 2300 Buchanan signed (4207 : 2024-034 ORD rezoning SF-1 to PD C at 2300 Buchanan Road)

2024-034 EXH 'A'
Z-24-2

Tax Certificate

Account: 21000002001 (45289/5825) Year: 2023 Certificate No.: 909

Prepared By:
TAX ASSESSOR-COLLECTOR
PO BOX 6527
TEXARKANA, TEXAS 75505

Legal Description
R E SEVEY A-523
751/100
BLK/TRACT 17
9.3 ACRES

Owner:
LIBERTY EYLAU ISD
2901 LEOPARD RD
TEXARKANA TX 755017817

Situs Address:
TEXARKANA

Date: 2/08/2024
Description:

This is to certify that after a careful check of the tax records of this office, the following current/delinquent taxes, penalties and interest are due on the described property for the following taxing units:

There Are No Taxes Due At This Time

If this property received SPECIAL USE considerations, it could be subject to a rollback tax. If this property was exempt from taxation, this property may be subject to a prorata portion of the current year tax if this property does not qualify for an exemption from taxation after a change in ownership. Please contact your Tax Office.

Tax Year 2023								
Value								
Land-HS	Land-Other	Ag-Mkt	Ag-Use	Imp-HS	Imp-Other	HS-Cap	Appraised	Assessed
0	65,100	0	0	0	0	0	65,100	65,100

Jurisdiction Name	Exemption Codes	Exempt Amount	Taxable	Rate/100	Tax Levy
BOWIE COUNTY	ABSO	65,100	0	.396934	.00
LIBERTY EYLAU ISD	ABSO	65,100	0	.957600	.00
TEXARKANA CITY	ABSO	65,100	0	.650000	.00
TEXARKANA COLLEGE	ABSO	65,100	0	.109639	.00
Total					.00

Signed and Executed on this 8th day of FEBRUARY, 2024

Suzanne K. Kinder

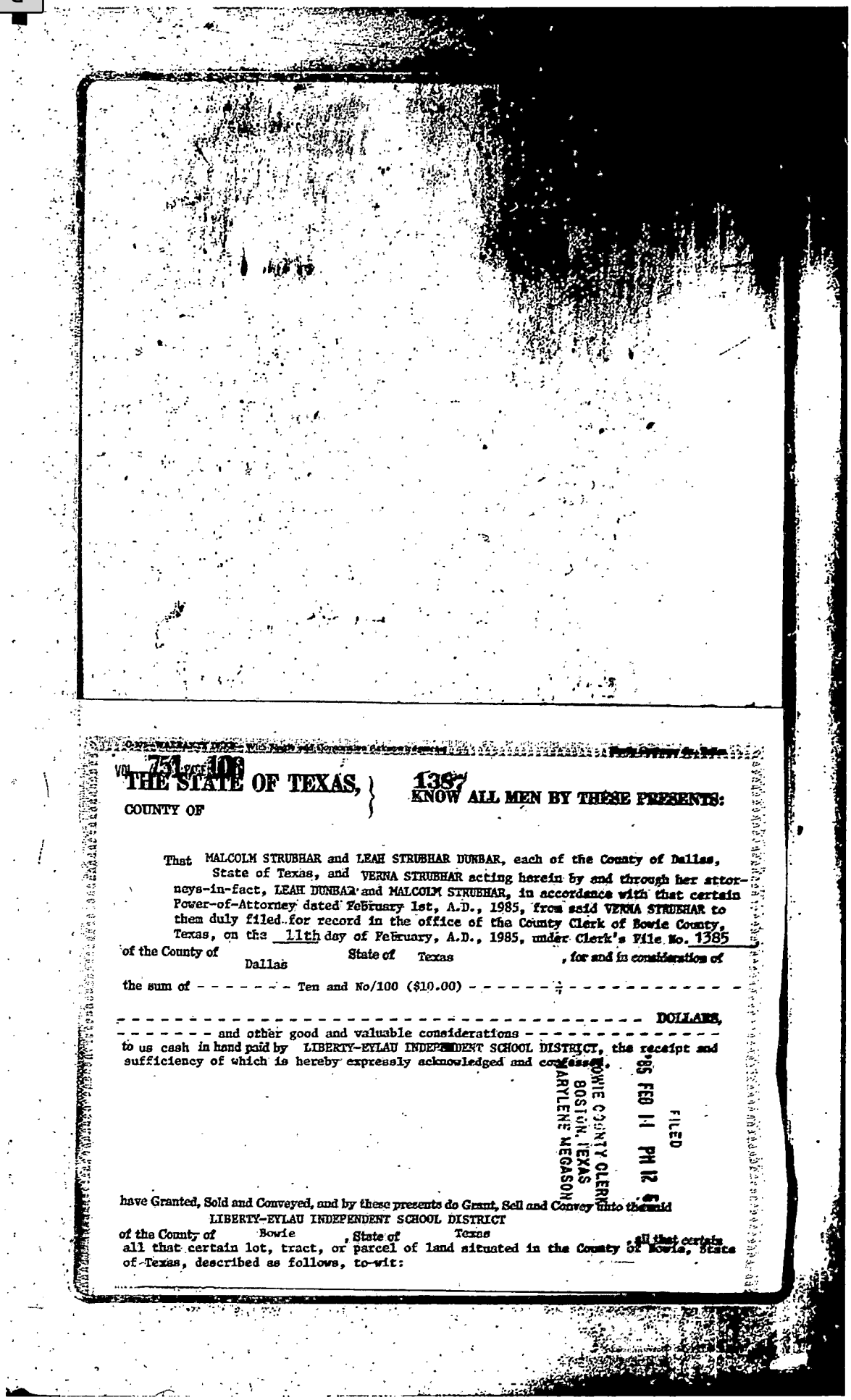
Signature of Authorized Officer of Collecting Office

Issued To:

TWIN CITY TITLE COMPANY INC.
3310 ARISTA BLVD
TEXARKANA TX 75503

Attachment: 2024-034 ORD rez 2300 Buchanan signed (4207 : 2024-034 ORD rezoning SF-1 to PD C at 2300 Buchanan Road)

Attachment: 2024-034 ORD rez 2300 Buchanan signed (4207 : 2024-034 ORD rezoning SF-1 to PD C at 2300 Buchanan Road)



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1387

THE STATE OF TEXAS, }
COUNTY OF }

KNOW ALL MEN BY THESE PRESENTS:

That MALCOLM STRUBHAR and LEAH STRUBHAR DUNBAR, each of the County of Dallas, State of Texas, and VERNA STRUBHAR acting herein by and through her attorneys-in-fact, LEAH DUNBAR and MALCOLM STRUBHAR, in accordance with that certain Power-of-Attorney dated February 1st, A.D., 1985, from said VERNA STRUBHAR to them duly filed for record in the office of the County Clerk of Bowie County, Texas, on the 11th day of February, A.D., 1985, under Clerk's File No. 1385 of the County of Dallas State of Texas, for and in consideration of the sum of - - - - - - - - Ten and No/100 ($10.00) - - - - - - - -

2024-034 EXH A

Z-24-2

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All that certain lot, tract or parcel of land lying and being situated in the County of Bowie and State of Texas, described as follows, to-wit: Twelve (12) acres of land out of the R. E. Sevey Headright Survey, Abst. No. 523 in Bowie County, Texas, described by metes and bounds as follows:

BEGINNING at a stake five hundred forty-nine (549) feet West and four hundred seventy (470) feet South from the Northeast corner of the Liberty High School tract;
THENCE West nine hundred fifty (950) feet a stake;
THENCE South five hundred forty (540) feet a stake;
THENCE East nine hundred fifty (950) feet a stake;
THENCE North five hundred forty (540) feet to the place of beginning,
CONTAINING twelve (12) acres of land, more or less,
AND being the same lands conveyed to J. W. Thornton by A. S. Watlington, et al., by Deed dated March 12, 1926 and recorded in Volume 121, Page 161 of the Deed Records of Bowie County, Texas.

SAVE AND EXCEPT all that certain tract or parcel of land, being a part of the above described 12 acre tract, conveyed to W. A. Smith, E. J. Kennedy, and W. H. Gentry, Trustees Liberty School District No. 12, by that certain Deed dated April 12, 1952 and recorded in Volume 286, Page 104 of the Deed Records of Bowie County, Texas, said tract being described by metes and bounds as follows:
BEGINNING at the Northeast corner of said 12 acre tract of land;
THENCE South with the East boundary line of said 12 acre tract of land, 240.5 feet to a stake in the North boundary line of a 25 foot street;
THENCE West with the street, 313 feet to a stake;
THENCE North parallel to the East boundary line of said 12 acre tract, 240.5 feet to a stake in the North boundary line of said tract;
THENCE East 313 feet to the place of beginning,
CONTAINING approximately 1.7 acres of land.

SIGNED FOR IDENTIFICATION PURPOSES this the 5th day of February, A.D., 1985.

Malcolm Strubhar
MALCOLM STRUBHAR

Leah Strubhar Dunbar
LEAH STRUBHAR DUNBAR

VERNA STRUBHAR

By: Malcolm Strubhar
MALCOLM STRUBHAR

By: Leah Dunbar
LEAH DUNBAR

Her Attorneys-in-Fact

Attachment: 2024-034 ORD rez 2300 Buchanan signed (4207 : 2024-034 ORD rezoning SF-1 to PD C at 2300 Buchanan Road)

2024-034 EXH 'A

Z-24-2

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TO HAVE AND TO HOLD the above described premises, together with all and singular, the rights and appurtenances thereto in anywise belonging unto the said LIBERTY-EYLAU INDEPENDENT SCHOOL DISTRICT, its successors heirs and assigns forever; and we do hereby bind ourselves, our heirs, executors and administrators, to Warrant and Forever Defend all and singular the said premises unto the said LIBERTY-EYLAU INDEPENDENT SCHOOL DISTRICT, its successors heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same or any part thereof.

Witness our hands at Texarkana, Bowie County, Texas, this 8th day of FEBRUARY, A.D. 19 85.

Malcolm Strubber
Malcolm Strubber

Leah Strubber Dunbar
Leah Strubber Dunbar

VERNA STRUBBER
By: Malcolm Strubber

By: Leah Strubber

Witnesses at Request of Grantor:

Correct Mailing Address of Grantee:
Liberty-Eylau Independent School District
2901 F. C. I. Road
Texarkana, Texas 75501

Attachment: 2024-034 ORD rez 2300 Buchanan signed (4207 : 2024-034 ORD rezoning SF-1 to PD C at 2300 Buchanan Road)

2024-034 EXH 'A'

Z-24-2

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ACKNOWLEDGMENT

THE STATE OF TEXAS,
COUNTY OF BOWIE

BEFORE ME, the undersigned authority, on this day personally appeared MALCOLM STRUBHAR and LEAH STRUBHAR DUNBAR, both known to me to be the person S whose name S are subscribed to the foregoing instrument, and acknowledged to me that they each executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, This 8th day of February A.D. 19 85.

(L.S.)

Carolyn S. King
Notary Public, in and for the State of Texas.
My Commission Expires 10/31/86

ACKNOWLEDGMENT

THE STATE OF TEXAS,
COUNTY OF BOWIE

BEFORE ME, the undersigned authority, on this day personally appeared MALCOM STRUBHAR and LEAH DUNBAR, as Attorneys-in-Fact for VERNA STRUBHAR, known to me to be the persons whose name S are subscribed to the foregoing instrument, and acknowledged to me that they each executed the same for the purposes and consideration therein expressed, and in the capacity therein stated. GIVEN UNDER MY HAND AND SEAL OF OFFICE, This 8th day of February, A.D. 19 85.

(L.S.)

Carolyn S. King
Notary Public, in and for the State of Texas.
My Commission Expires 10/31/86

CORPORATION ACKNOWLEDGMENT

THE STATE OF TEXAS,
COUNTY OF

BEFORE ME, the undersigned authority, on this day personally appeared known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said a corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, This day of , A.D. 19

(L.S.)

Notary Public, in and for the State of Texas.
My Commission Expires

No. 1387

COMPARED

WARRANTY DEED

FROM Malcolm Strubhar et al

TO Robert Eugene Shipp Jr. Select 2.8.85

FILED FOR RECORD this day of A. D. 19 at o'clock M.

County Clerk Co., Texas By Deputy.

RECORDED A. D. 19

'85 FEB 11 PM 12 52

In County Records, Book Page

MARYLENE MEGASON BOWIE COUNTY, TEXAS

Recording Fee $

This instrument should be filed immediately with the County Clerk for record.

MARTIN Stationers Co. Dallas

151 10-05

FILED FOR RECORD DAY OF A.D. 1985, AT A.M.
RECORDED DAY OF A.D. 1985.
MARYLENE MEGASON, COUNTY CLERK, BOWIE COUNTY, TEXAS.
BY Juanita Murdock DEPUTY INST. #

Attachment: 2024-034 ORD rez 2300 Buchanan signed (4207 : 2024-034 ORD rezoning SF-1 to PD C at 2300 Buchanan Road)

2024-034 EXH 'A'

Tax Certificate

Z-24-2

Account: 21000001000 (45282/5825) Year: 2023 Certificate No.: 906

Prepared By:
TAX ASSESSOR-COLLECTOR
PO BOX 6527
TEXARKANA, TEXAS 75505

Legal Description:
R E SEVEY A-523
73/188
BLK/TRACT 9 10 11 12
6.55 ACRES

Z4335540
Date: 2/08/2024 DH/SC
Description: 2-12-24
1834

Owner:
LIBERTY EYLAU ISD
2901 LEOPARD RD
TEXARKANA TX 755017817

Situs Address:
2300 BUCHANAN RD
TEXARKANA

This is to certify that after a careful check of the tax records of this office, the following current/delinquent taxes, penalties and interest are due on the described property for the following taxing units:

There Are No Taxes Due At This Time

If this property received SPECIAL USE considerations, it could be subject to a rollback tax. If this property was exempt from taxation, this property may be subject to a prorata portion of the current year tax if this property does not qualify for an exemption from taxation after a change in ownership. Please contact your Tax Office.

Tax Year 2023								
Value								
Land-HS	Land-Other	Ag-Mkt	Ag-Use	Imp-HS	Imp-Other	HS-Cap	Appraised	Assessed
0	78,600	0	0	0	11,670,000	0	11,748,600	11,748,600

Jurisdiction Name	Exemption Codes	Exempt Amount	Taxable	Rate/100	Tax Levy
BOWIE COUNTY	ABSO	11,748,600	0	.396934	.00
LIBERTY EYLAU ISD	ABSO	11,748,600	0	.957600	.00
TEXARKANA CITY	ABSO	11,748,600	0	.650000	.00
TEXARKANA COLLEGE	ABSO	11,748,600	0	.109639	.00
Total					.00

Signed and Executed on this 8th day of FEBRUARY, 2024

Suzanne K. Linder

Signature of Authorized Officer of Collecting Office

Issued To:

TWIN CITY TITLE COMPANY INC.
3310 ARISTA BLVD
TEXARKANA TX 75503

Attachment: 2024-034 ORD rez 2300 Buchanan signed (4207 : 2024-034 ORD rezoning SF-1 to PD C at 2300 Buchanan Road)

Vol 73 Page 188

continued

(Seal) Given under my hand and seal of office, this 28th. day of June, A.D.,1915.
Jno. W. Wheeler, Notary Public,
Bowie County, Texas.

State of Texas, }
County of Bowie. } Before me, Jno.W.Wheeler, a Notary Public, in and for said County and State, on this day personally appeared Mrs.Lida Neill, wife of C.E.Neill, known to me to be the person whose name is subscribed to the foregoing instrument, and having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said Mrs. Lida Neill, acknowledged such instrument to be her act and deed, and declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

(Seal) Given under my hand and seal of office, this 28th day of June, A.D.,1915.
Jno.W.Wheeler, Notary Public,
Bowie County, Texas.

(This instrument (from some cause) bears One dollars ($1.00) in Internal Revenue Stamp and same being duly cancelled according to law.)

Filed for record on the 20th day of June 1915 at 2 O'Clock P.M.Recorded on same day at 8 O'Clock P.M.

Joe White, Clerk, County Court.
By [signature] Deputy. (JPL)

Jas.Gould - - - - - - - to C A Myrick,D Leuchaner Trustees & Lee Tidwell Co Judge

DEED BY JAMES GOULD TO LEE TIDWELL, COUNTY JUDGE OF BOWIE COUNTY, TEXAS, AND HIS SUCCESSORS IN OFFICE IN TRUST FOR COMMON SCHOOL DISTRICT NO.12 BOWIE COUNTY, TEXAS.

State of Texas, }
County of Bowie. } KNOW ALL MEN BY THESE PRESENTS; That I, James Gould, of the County of Jefferson, and State of Arkansas, for and in consideration of Seven hundred fifty dollars ($750.00) to me in hand paid by C.A.Myrick, and D.Leuchaner in their official capacity as trustees of Common School District No. 12, of Bowie County, Texas, have granted, sold and conveyed, and by these presents do grant, sell and convey, unto the said Lee Tidwell, County Judge of Bowie county, Texas, and his successors in office in trust for Common School District No.12, Bowie County, Texas, all that certain five (5) acres of land in the B P Sevey Headright survey in Bowie County, Texas, the same being five acres out of the northeast corner of the following tract of land;(The tract being the " Neill Tract" and conveyed by C F Neill and wife Lida Neill, to James Gould by general warranty deed dated May 18, 1914, and recorded in Volume 71, page 114 deed records of Bowie county, Texas,),to-wit;

Beginning at a point on the south line of the B P Sevey survey the southeast corner of this tract of land and the northeast corner of the L T Kine survey, from which a maple bears N 12-30 west 11.2 feet and a pine north 48-30 west 68.8 feet; Thence North 8-15 west 804.4 feet to a point; Thence North 81-45 east 602 feet to a point the west side of the public road from Texarkana to Sulphur River; Thence with the meanders of the road,-north 7-30 west 344 feet; North 2-00 east 171 feet; North 18-45 east 248 feet;North 1-45 East 127 feet; North 1-45 west 420 feet; North 00-30 west 727 feet, to a point the north east corner of this tract;-- Thence with the lane south 81-30 west 2780 feet to the northwest corner of this tract; Thence with the lane east 1301 feet; thence south 82-30 west 459 feet; Thence south 8-00 east 1945 feet to the southeast corner of this tract on the south line of the B P Sevey Survey; Thence North 81-30 east with the South line of said Sevey survey 2267 feet to the point of beginning. Containing 171.2 acres.

The five (5) acres of land herein conveyed being described by metes and bounds as follows,to-wit;

Beginning at the northeast corner of the "Neill Tract" on the west side of the Sulphur road; thence south with the west side of the Sulphur road, south 8 degrees west 470 feet, a stake; thence south 80-1/2 degrees west 433-7/10 feet; Thence North 1/2 degrees west 466-7/10 feet to a stake on the north boundary line of said " Neill tract" Thence North 89-1/2 degrees east 499-7/10 feet, to place of beginning, containing five (5) acres of land.

To have and to hold the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Lee Tidwell, County Judge of Bowie county, Texas, and his successors in office, and I do hereby bind myself, my heirs, executors, and administrators, to warrant and forever defend, all and singular the said premises unto the said Lee Tidwell, County Judge of Bowie County, Texas, and his successors in office against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness my hand at Pine Bluff, Arkansas, this the 26th. day of June, A.D.1915.
Jas. Gould

State of Arkansas, }
County of Jefferson. } Before me, Fred T. Goode, a Notary Public, in and for Jefferson county, Arkansas, on this day personally appeared, James Gould, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he had executed the same for the purposes and considerations therein expressed.

(Seal) Given under my hand and seal of office, this the 28th day of June, A.D., 1915.
Fred T.Goode, Notary Public,
Jefferson County, Arkansas.

My Commission expires the 30th day of December, A.D.,1916.

(This Deed bears one dollar in Internal Revenue Stamps and same is duly cancelled according to law.)

Filed for record on the 20th day of June, 1915 at 2 O'Clock P.M.And recorded on the 30th day of June 1915 at 8 O'Clock A.M.

Joe White, Clerk, County Court.
By [signature] Deputy. (JPL)

Attachment: 2024-034 ORD rez 2300 Buchanan signed (4207 : 2024-034 ORD rezoning SF-1 to PD C at 2300 Buchanan Road)

2024-034 EXH 'A'

Z-24-2

J. W. Farrier and wife - - - - -.to - - - Rufus S.Farrier, - - Warranty Deed.-

The state of Texas,)
County of Bowie.) KNOW ALL MEN BY THESE PRESENTS:That we, Joseph W. Farrier, and his wife, Roberta L.Farrier, of the county of Bowie and state of Texas, for and in consideration of the sum of one ($1.00) Dollar/100 dollars, paid and the further consideration of love and affection existing between the said Joseph W.Farrier and his wife Roberta L.Farrier; and their son Rufus S. Farrier; (This deed bears 30 Cents in Internal Revenue Stamps and are duly cancelled) (Clerk's Note) have granted, sold and conveyed, and by these presents do grant, sell and convey, unto the said Rufus S.Farrier, of the County of Red River, and state of Texas, all that certain tract and parcel of land lying in the county of Bowie, state of Texas, about eighteen miles S W of Boston, being a part of the H R Survey of W K Dalby for four hundred eighty acres and more particularly described as follows, beginning at the N W corner of the H R survey of Benjamin Booth, a stake, thence a red oak bears S.°Hoov. 7 varas off. Thence W. with Ellis to the N E corner of J D Lumpkin's land; thence south Thence east, thence south with the said J D Lumpkin's line to the S line of W K Dalby H R Survey; thence E. with said line to a corner a stake, on the W. boundary line of B Booth's survey, whence a red oak bears S 43 1/2 W 14 varas, a Do.N.60 W.19 vrs a post oak bears S 120 W 9 Vrs a post oak marked W E D Thence N 1744 varas to beginning. —

Less one (1) acre of land heretofore deeded to the M E Church South now known as the School House lot; also the several lots, known as the Flood, Cox, Tindale and others, heretofore sold from a plat located in the south east corner of above described property the said property to be known as the Dalby Springs property

Also that certain parcel of land lying and being situated in said county and being in the town of Dalby Springs and described as follows, to-wit:

Beginning at a stake on the N boundary line of J W Whitecotton's survey N of S R Barry's N W Corner; thence south passing S R Barry's N " corner and running with said S R Barry's west line to a stake on said line, 40 feet from beginning; thence west to the W boundary line of said Whitecottons survey a stake; thence S.50 feet to the Whitecotton N W corner a stake Thence E with said Whitecotton's N boundary line to beginning;

Also all that certain parcel of land lying and being situated in the town of Dalby Springs in Bowie county, Texas, and described as follows, to-wit:

Beginning at the N W corner of a lot owned by J D Welch, on the south line of Montgomery's survey; a stake the same being N of S R Barry's N W corner; thence north with Welches' west passing his corner and at 50 feet a stake; thence west to the west boundary line of the Montgomery survey; the same being the dividing line between the W K Dalby and B Booth H R Surveys, a stake on said line; thence south with said original W K Dalby line to the S W corner of the Montgomery survey the same being the N W corner of the Whitecotton survey thence east with the Montgomery south line to the beginning; the same being a part of the survey of land, surveyed in the name of Wm. Montgomery a part of the B.Booth H.R.Survey.

To have and to hold the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Joseph W.Farrier, and his wife, Roberta L.Farrier heirs and assigns forever; and we do hereby bind ourselves, heirs, executors and administrators, to warrant and forever defend, all and singular, the said premises unto the said Rufus S.Farrier, heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same or any part thereof.

Witness---------hand --at----------this---day of------A.D.191--

J. W. Farrier
R. L. Farrier

The state of Texas,)
County of Bowie.) Before me, U. U. Shaw, Notary Public, in and for Bowie County, Texas, on this day personally appeared J.W.Farrier, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

(Seal) Given under my hand and seal of office, this 30th day of June, A.D. 1915. U.U.Shaw, Notary Public, Bowie Co., Tex.

The state of Texas,)
County of Bowie.) Before me, U.U.Shaw, Notary Public in and for Bowie county, Texas, on this day personally appeared R.L.Farrier, and - - - wife of J.W.Farrier, known to me to be the persons whose names- is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed; and the said R.L. Farrier, wife of said J.W.Farrier, having been examined by me, privily and apart from her husband, and having the same by me fully explained to her, she, the said R.L.Farrier, acknowledged such instrument to be her act and deed, and she declared she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

(Seal) Given under my hand and seal of office, this 30th day of June, A.D.,1915. U.U.Shaw, Notary Public, Bowie Co., Tex.

Filed for record July 1st 1915 at 9 O'Clock A.M.Recorded on the same day.at 3 O'Clock P.M.

Joe White, Clerk, County Court.

By [signature] Deputy.(JFL).

Attachment: 2024-034 ORD rez 2300 Buchanan signed (4207 : 2024-034 ORD rezoning SF-1 to PD C at 2300 Buchanan Road)

City of Texarkana, Texas

Version:

Briefing Sheet

Update Date: 3/22/2024 9:55 AM

Lead Department:	Planning & Zoning Commission	**Action Officer:**	Laura Puckett, Zoning Administrator
Subject:	Ordinance No. 2024-035 rezoning an approximate 4-acre tract of land (being Tract 64), J. A. Talbot HRS, A-564, located at 5613 Richmond Road from Single Family-1 to Planned Development General Retail. Josh Morriss, Morriss Family LP, owners, and Jason Bolling, Guggenheim Development Services LLC, agent.		

Briefing: 4/22/2024 **Public Hearing:** 4/22/2024 **Council Vote:** 4/22/2024

Item Schedule

Schedule 2: Brief once - vote once (two weeks)

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Josh Morriss, Morriss Family LP, owners, and Jason Bolling, Guggenheim Development Services LLC, agent, to rezone on an approximate 4-acre tract of land (being Tract 64), J.A. Talbot HRS, A-564, located at 5613 Richmond Road from Single Family-1 to Planned Development-General Retail. The intended use is a Jiffy Lube.

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

The adjacent zoning is Single Family-1 to the north, office to the west, Planned Development-General retail to the south, and General Retail to the east. The adjacent land use is vacant land north and west, car wash south and mixed uses east.

Staff recommends for approval 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:

Approved

Fiscal Implications:
NOT APPLICABLE

Staff Recommendation:
Staff recommends for approval of this request.

Advisory Board/Committee Review:
Planning and Zoning Commission

Board/Committee Recommendation:
The Planning and Zoning Commission unanimously recommended for approval of this request.

Advisory Board/Committee Meeting Date and Minutes:
March 4, 2024

Attachments

a. 2024-035 ORD Rezoning 5613 Richmond Rd (DOCX)
b. 2024-035 EXH 'A' (Legal Description) (PDF)
c. 2024-035 ATTH 01 (Maps) (PDF)
d. 2024-035 Goals & Perspectives (DOCX)
e. 2024-035 ORD rez 5613 Richmond Rd signed (PDF)

Staff Coordination

Building Code Administration	Mashell Daniel	Reviewer	Completed	03/21/2024 8:52 AM
Public Works Department	Dusty Henslee	Reviewer	Completed	03/21/2024 9:04 AM
City Manager	David Orr	Reviewer	Completed	03/22/2024 3:46 PM
City Council	Jennifer Evans	Meeting	Completed	03/25/2024 6:00 PM

Meeting History

03/25/24 City Council MOVED FORWARD Next: 04/22/24
Mashell Daniel briefed this agenda item.

Z-24-4

ORDINANCE NO. 2024-035

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY OF TEXARKANA, TEXAS, BY REZONING ON AN APPROXIMATE 4-ACRE TRACT OF LAND (BEING TRACT 64), J. A. TALBOT HRS, A-564, LOCATED AT 5613 RICHMOND ROAD, IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, FROM SINGLE FAMILY-1 TO PLANNED DEVELOPMENT-GENERAL RETAIL; CONTAINING A REPEALER CLAUSE; CONTAINING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, an application has been filed requesting an amendment to the Zoning Ordinance of the City of Texarkana, Texas, to rezone on an **approximate 4-acre tract of land (being Tract 64), J. A. Talbot HRS, A-564 (Exhibit 'A'), located at 5613 Richmond Road,** in the City of Texarkana, Bowie County, Texas, from **Single Family-1 to Planned Development-General Retail**; and

WHEREAS, the Planning and Zoning Commission of the City of Texarkana, Texas, and the City Council of the City of Texarkana, Texas, in compliance with the laws of the State of Texas with reference to the granting of zoning classifications and changes, have given the requisite notices by publication and otherwise, and have afforded and held full and fair hearings to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof; and

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Texarkana, Texas, **voted five (5) to zero (0) to recommend for approval of the application for rezoning from Single Family-1 to Planned Development-General Retail on an approximate 4-acre tract of land (being Tract 64), J. A. Talbot HRS, A-564 (Exhibit 'A'), located at 5613 Richmond Road** to the City Council of Texarkana, Texas; and

WHEREAS, after consideration of said application and the recommendation of the Planning and Zoning Commission, applicant agreed to amend the application from **Single Family-1 to Planned Development-General Retail**; and

WHEREAS, after consideration of said application and the recommendation of the Planning and Zoning Commission, the City Council of the City of Texarkana, Texas, does hereby find that rezoning the property from **Single Family-1 to Planned Development-General Retail** is in the best interest of the public health, safety, morals and general welfare of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS:

SECTION 1: That the Zoning Ordinance of the City of Texarkana, Texas, Ordinance No. 127-

Attachment: 2024-035 ORD Rezoning 5613 Richmond Rd (4210 : 2024-035 ORD rezoning SF-1 to PD-GR at 5613 Richmond Rd)

70, passed and approved on September 14, 1970, be and is hereby further amended to rezone on an **approximate 4-acre tract of land (being Tract 64), J. A. Talbot HRS, A-564 (Exhibit 'A'), located at 5613 Richmond Road** in the City of Texarkana, Bowie County, Texas, from **Single Family-1 to Planned Development-General Retail.**

SECTION 2: It is further provided that in case a section, clause, sentence or part of this ordinance shall be deemed or adjudged by a court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair, or invalidate the remainder of this ordinance.

SECTION 3: All ordinances or parts of ordinances in conflict herewith are specifically repealed to the extent of such conflict.

SECTION 4: This ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED in Regular Council Session on this the **22nd of April, 2024.**

ATTEST:

_____ _____

JENNIFER EVANS, CITY SECRETARY BOB BRUGGEMAN, MAYOR

Attachment: 2024-035 ORD Rezoning 5613 Richmond Rd (4210 : 2024-035 ORD rezoning SF-1 to PD-GR at 5613 Richmond Rd)

Property Description
0.839 Acres
Bowie County, Texas

All that certain lot, tract or parcel of land lying and situated in the J. A. Talbot Headright Survey, Abstract 564, Bowie County, Texas, being a part of that certain tract of land described as 58.95 acres (1/10 undivided interest) in the deed from Thomas Conor Stilwell, as Independent Executor of the Estate of Martha Louise Arnold Stilwell to Thomas Conor Stilwell and Meagan Rachel Stilwell Ingersoll, dated January 21, 2022, recorded in Document No. 2022-00001331 of the Real Property Records of Bowie County, Texas, same being that certain tract of land described as 58.95 acres (1/10 undivided interest) in the trustees deed from Regions Bank, F/K/A The State First National Bank of Texarkana to Thomas H. Arnold and Martha Louise Arnold Stilwell, dated July 27, 2011, recorded in Volume 6120, Page 299 of the Real Property Records of Bowie County, Texas, same being that certain tract of land described as 58.95 acres (1/10 undivided interest) in the deed from Thomas H. Arnold, as Independent Executor of the Estate of Martha Thomas Arnold to Thomas H. Arnold and Martha Louise Arnold Stilwell, dated July 21, 2011, recorded in Volume 6120, Page 302 of the Real Property Records of Bowie County, Texas, and same being that certain tract of land described as Tract No. 5 with 58.95 acres (4/5 undivided interest) in the deed from Josh R. Morriss and Martha W. Morriss to the Josh R. Morriss, Jr. Family Limited Partnership, dated December 29, 1997, recorded in Volume 2772, Page 166 of the Real Property Records of Bowie County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch steel rod, capped Lonnie Pace RPLS 1573 TX, found for a corner, lying in the intersection of the South line of the said 58.95 acre tract and the West right-of-way line of Richmond Road, and being the Northeast corner of Lot No. 2 of Richmond-Moores Subdivision, according to the plat recorded in Document No. 2021-00011060, and filed in Plat Cabinet D, Sleeve 102 of the Real Property Records of Bowie County, Texas;

THENCE North 89 degrees 08 minutes 16 seconds West a distance of 211.44 feet along the South line of the said 58.95 acre tract, and the North line of the said Lot No. 2 to a 1/2 inch steel rod set for a corner, capped MTG ENG, said corner bears North 89 degrees 08 minutes 16 seconds West a distance of 131.45 feet to a 1/2 inch steel rod, capped MTG 101011-00, found for a corner, being an angle point of the said 58.95 acre tract, and the Northwest corner of the said Lot No. 2;

THENCE North 30 degrees 15 minutes 43 seconds West a distance of 147.63 feet across the said 58.95 acre tract to a 1/2 inch steel rod set for a corner, capped MTG ENG;

THENCE North 59 degrees 44 minutes 17 seconds East, a distance of 161.00 feet across the said 58.95 acre tract to a 1/2 inch steel rod set for a corner, capped MTG ENG, at the beginning of a curve to the right, tangent to the said line;

THENCE in a Southeasterly direction along the arc of the said circular curve a distance of 31.42 feet, with a delta angle of 90 degrees 00 minutes 00 seconds, a radius of 20.00 feet, a chord bearing of South 75 degrees 15 minutes 43 seconds East, and a chord distance of 28.28 feet to a 1/2 inch steel rod set for a corner, capped MTG ENG, lying in the West right-of-way line of the said Richmond Road;

THENCE South 30 degrees 15 minutes 43 seconds East a distance of 236.92 feet along the West right-of-way line of the said Richmond Road to the point of beginning and containing 0.839 acres of land, at the time of this survey.

Attachment: 2024-035 EXH 'A' (Legal Description) (4210 : 2024-035 ORD rezoning SF-1 to PD-GR at 5613 Richmond Rd)

Property Description
0.253 Acres
Bowie County, Texas

All that certain lot, tract or parcel of land lying and situated in the J. A. Talbot Headright Survey, Abstract 564, Bowie County, Texas, being a part of that certain tract of land described as 58.95 acres (1/10 undivided interest) in the deed from Thomas Conor Stilwell, as Independent Executor of the Estate of Martha Louise Arnold Stilwell to Thomas Conor Stilwell and Meagan Rachel Stilwell Ingersoll, dated January 21, 2022, recorded in Document No. 2022-00001331 of the Real Property Records of Bowie County, Texas, same being that certain tract of land described as 58.95 acres (1/10 undivided interest) in the trustees deed from Regions Bank, F/K/A The State First National Bank of Texarkana to Thomas H. Arnold and Martha Louise Arnold Stilwell, dated July 27, 2011, recorded in Volume 6120, Page 299 of the Real Property Records of Bowie County, Texas, same being that certain tract of land described as 58.95 acres (1/10 undivided interest) in the deed from Thomas H. Arnold, as Independent Executor of the Estate of Martha Thomas Arnold to Thomas H. Arnold and Martha Louise Arnold Stilwell, dated July 21, 2011, recorded in Volume 6120, Page 302 of the Real Property Records of Bowie County, Texas, and same being that certain tract of land described as Tract No. 5 with 58.95 acres (4/5 undivided interest) in the deed from Josh R. Morriss and Martha W. Morriss to the Josh R. Morriss, Jr. Family Limited Partnership, dated December 29, 1997, recorded in Volume 2772, Page 166 of the Real Property Records of Bowie County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch steel rod set for a corner, capped MTG ENG, lying in the West right-of-way line of Richmond Road, at the beginning of a circular curve to the left, said corner bears South 30 degrees 15 minutes 43 seconds East a distance of 236.92 feet along the West right-of-way line of the said Richmond Road to a 5/8 inch steel rod, capped Lonnie Pace RPLS 1573 TX, found for a corner, lying in the intersection of the South line of the said 58.95 acre tract and the West right-of-way line of the said Richmond Road, and being the Northeast corner of Lot No. 2 of Richmond-Moores Subdivision, according to the plat recorded in Document No. 2021-00011060, and filed in Plat Cabinet D, Sleeve 102 of the Real Property Records of Bowie County, Texas;

THENCE in a Northwesterly direction along the arc of the said circular curve a distance of 31.42 feet, with a delta angle of 90 degrees 00 minutes 00 seconds, a radius of 20.00 feet, a chord bearing of North 75 degrees 15 minutes 43 seconds West, and a chord distance of 28.28 feet to a 1/2 inch steel rod set for a corner, capped MTG ENG, at the end of the said circular curve;

THENCE South 59 degrees 44 minutes 17 seconds West a distance of 161.00 feet across the said 58.95 acre tract to a 1/2 inch steel rod set for a corner, capped MTG ENG;

THENCE North 30 degrees 15 minutes 43 seconds West a distance of 60.00 feet across the said 58.95 acre tract to a 1/2 inch steel rod set for a corner, capped MTG ENG;

THENCE North 59 degrees 44 minutes 17 seconds East a distance of 161.00 feet across the said 58.95 acre tract to a 1/2 inch steel rod set for a corner, capped MTG ENG, at the beginning of a circular curve to the left, tangent to the said line;

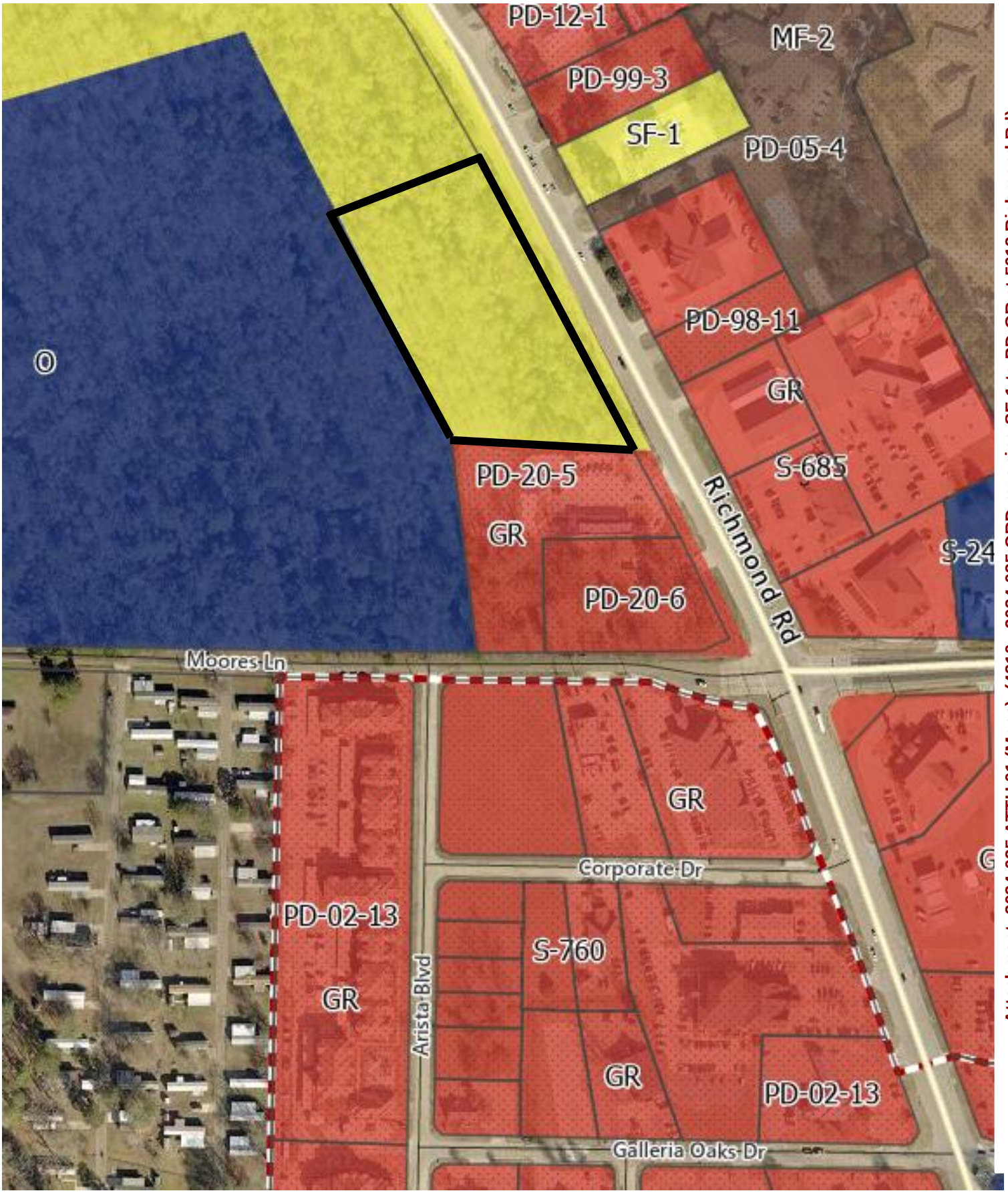
THENCE in a Northeasterly direction along the arc of the said circular curve a distance of 31.42 feet, with a delta angle of 90 degrees 00 minutes 00 seconds, a radius of 20.00 feet, a chord bearing of North 14 degrees 44 minutes 17 seconds East, and a chord distance of 28.28 feet to a 1/2 inch steel rod set for a corner, capped MTG ENG, at the end of the said circular curve, lying in the West right-of-way line of the said Richmond Road;

THENCE South 30 degrees 15 minutes 43 seconds East a distance of 100.00 feet along the West right-of-way line of the said Richmond Road to the point of beginning and containing 0.253 acres of land, at the time of this survey.

Attachment: 2024-035 EXH 'A' (Legal Description) (4210 : 2024-035 ORD rezoning SF-1 to PD-GR at 5613 Richmond Rd)

2024-035 ATTH 01
Z-24-4

5613 Richmond Road



Attachment: 2024-035 ATTH 01 (Maps) (4210 : 2024-035 ORD rezoning SF-1 to PD-GR at 5613 Richmond Rd)

2024-035 ATTH 01
Z-24-4

5613 Richmond Road



Attachment: 2024-035 ATTH 01 (Maps) (4210 : 2024-035 ORD rezoning SF-1 to PD-GR at 5613 Richmond Rd)

City of Texarkana, Texas

Developing Perspectives and Goals Pending Approval by the City Council:	
Perspectives	**Goals**
Serve the Community	☐ Promote an Environmentally Sensitive & Livable Community ☐ Provide a Safe Community ☑ Deliver Quality Services ☐ Foster a Healthy Community
Run the Operations	☐ Enhance Community Preparedness & Responsiveness ☐ Maximize Partnership Opportunities ☑ Provide Courteous & Responsive Customer Service ☐ Model a Positive City Image ☐ Deliver Efficient Services ☐ Cultivate Community Involvement & Access
Manage the Resources	☐ Maintain Fiscal Strength ☐ Maximize Utilization & Resources ☐ Invest in Infrastructure & Transportation
Develop Personnel	☐ Develop a Skilled & Diverse Workforce ☐ Create a Positive & Rewarding Work Culture
Perspectives and Goals Additional Comments:	

Resource Impact:	
Staff time required if item is approved:	No Additional
Other Potential Impacts:	

Public Information Plan:			
☑	Newspaper Notice (Required by Statute)	☑	Public Hearing (Required by Statute)
☐	Public Forum/Input Session	☐	Press Release
☐	E-News Distribution	☐	Website Notice
☐	Social Media (Twitter, Facebook, etc.)	☐	Special Mailing
☐	Flyers Posted	☐	Banners Posted
☐	Survey	☐	Automated Phone Call
☐	None Required	☐	
Other:			

Attachment: 2024-035 Goals & Perspectives (4210 : 2024-035 ORD rezoning SF-1 to PD-GR at 5613 Richmond Rd)

Z-24-4

ORDINANCE NO. 2024-035

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY OF TEXARKANA, TEXAS, BY REZONING ON AN APPROXIMATE 4-ACRE TRACT OF LAND (BEING TRACT 64), J. A. TALBOT HRS, A-564, LOCATED AT 5613 RICHMOND ROAD, IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, FROM SINGLE FAMILY-1 TO PLANNED DEVELOPMENT-GENERAL RETAIL; CONTAINING A REPEALER CLAUSE; CONTAINING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, an application has been filed requesting an amendment to the Zoning Ordinance of the City of Texarkana, Texas, to rezone on an **approximate 4-acre tract of land (being Tract 64), J. A. Talbot HRS, A-564 (Exhibit 'A'), located at 5613 Richmond Road,** in the City of Texarkana, Bowie County, Texas, from **Single Family-1 to Planned Development-General Retail**; and

WHEREAS, the Planning and Zoning Commission of the City of Texarkana, Texas, and the City Council of the City of Texarkana, Texas, in compliance with the laws of the State of Texas with reference to the granting of zoning classifications and changes, have given the requisite notices by publication and otherwise, and have afforded and held full and fair hearings to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof; and

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Texarkana, Texas, **voted five (5) to zero (0) to recommend for approval of the application for rezoning from Single Family-1 to Planned Development-General Retail on an approximate 4-acre tract of land (being Tract 64), J. A. Talbot HRS, A-564 (Exhibit 'A'), located at 5613 Richmond Road** to the City Council of Texarkana, Texas; and

WHEREAS, after consideration of said application and the recommendation of the Planning and Zoning Commission, applicant agreed to amend the application from **Single Family-1 to Planned Development-General Retail**; and

WHEREAS, after consideration of said application and the recommendation of the Planning and Zoning Commission, the City Council of the City of Texarkana, Texas, does hereby find that rezoning the property from **Single Family-1 to Planned Development-General Retail** is in the best interest of the public health, safety, morals and general welfare of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS:

SECTION 1: That the Zoning Ordinance of the City of Texarkana, Texas, Ordinance No. 127-

Attachment: 2024-035 ORD rez 5613 Richmond Rd signed (4210 : 2024-035 ORD rezoning SF-1 to PD-GR at 5613 Richmond Rd)

70, passed and approved on September 14, 1970, be and is hereby further amended to rezone on an **approximate 4-acre tract of land (being Tract 64), J. A. Talbot HRS, A-564 (Exhibit 'A'), located at 5613 Richmond Road** in the City of Texarkana, Bowie County, Texas, from **Single Family-1 to Planned Development-General Retail.**

SECTION 2: It is further provided that in case a section, clause, sentence or part of this ordinance shall be deemed or adjudged by a court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair, or invalidate the remainder of this ordinance.

SECTION 3: All ordinances or parts of ordinances in conflict herewith are specifically repealed to the extent of such conflict.

SECTION 4: This ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED in Regular Council Session on this the **22nd of April, 2024.**

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

6:52 p.m.

Attachment: 2024-035 ORD rez 5613 Richmond Rd signed (4210 : 2024-035 ORD rezoning SF-1 to PD-GR at 5613 Richmond Rd)

2024-035 EXH 'A'
Z-24-4

Property Description
0.839 Acres
Bowie County, Texas

All that certain lot, tract or parcel of land lying and situated in the J. A. Talbot Headright Survey, Abstract 564, Bowie County, Texas, being a part of that certain tract of land described as 58.95 acres (1/10 undivided interest) in the deed from Thomas Conor Stilwell, as Independent Executor of the Estate of Martha Louise Arnold Stilwell to Thomas Conor Stilwell and Meagan Rachel Stilwell Ingersoll, dated January 21, 2022, recorded in Document No. 2022-00001331 of the Real Property Records of Bowie County, Texas, same being that certain tract of land described as 58.95 acres (1/10 undivided interest) in the trustees deed from Regions Bank, F/K/A The State First National Bank of Texarkana to Thomas H. Arnold and Martha Louise Arnold Stilwell, dated July 27, 2011, recorded in Volume 6120, Page 299 of the Real Property Records of Bowie County, Texas, same being that certain tract of land described as 58.95 acres (1/10 undivided interest) in the deed from Thomas H. Arnold, as Independent Executor of the Estate of Martha Thomas Arnold to Thomas H. Arnold and Martha Louise Arnold Stilwell, dated July 21, 2011, recorded in Volume 6120, Page 302 of the Real Property Records of Bowie County, Texas, and same being that certain tract of land described as Tract No. 5 with 58.95 acres (4/5 undivided interest) in the deed from Josh R. Morriss and Martha W. Morriss to the Josh R. Morriss, Jr. Family Limited Partnership, dated December 29, 1997, recorded in Volume 2772, Page 166 of the Real Property Records of Bowie County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch steel rod, capped Lonnie Pace RPLS 1573 TX, found for a corner, lying in the intersection of the South line of the said 58.95 acre tract and the West right-of-way line of Richmond Road, and being the Northeast corner of Lot No. 2 of Richmond-Moores Subdivision, according to the plat recorded in Document No. 2021-00011060, and filed in Plat Cabinet D, Sleeve 102 of the Real Property Records of Bowie County, Texas;

THENCE North 89 degrees 08 minutes 16 seconds West a distance of 211.44 feet along the South line of the said 58.95 acre tract, and the North line of the said Lot No. 2 to a 1/2 inch steel rod set for a corner, capped MTG ENG, said corner bears North 89 degrees 08 minutes 16 seconds West a distance of 131.45 feet to a 1/2 inch steel rod, capped MTG 101011-00, found for a corner, being an angle point of the said 58.95 acre tract, and the Northwest corner of the said Lot No. 2;

THENCE North 30 degrees 15 minutes 43 seconds West a distance of 147.63 feet across the said 58.95 acre tract to a 1/2 inch steel rod set for a corner, capped MTG ENG;

THENCE North 59 degrees 44 minutes 17 seconds East, a distance of 161.00 feet across the said 58.95 acre tract to a 1/2 inch steel rod set for a corner, capped MTG ENG, at the beginning of a curve to the right, tangent to the said line;

THENCE in a Southeasterly direction along the arc of the said circular curve a distance of 31.42 feet, with a delta angle of 90 degrees 00 minutes 00 seconds, a radius of 20.00 feet, a chord bearing of South 75 degrees 15 minutes 43 seconds East, and a chord distance of 28.28 feet to a 1/2 inch steel rod set for a corner, capped MTG ENG, lying in the West right-of-way line of the said Richmond Road;

THENCE South 30 degrees 15 minutes 43 seconds East a distance of 236.92 feet along the West right-of-way line of the said Richmond Road to the point of beginning and containing 0.839 acres of land, at the time of this survey.

Attachment: 2024-035 ORD rez 5613 Richmond Rd signed (4210 : 2024-035 ORD rezoning SF-1 to PD-GR at 5613 Richmond Rd)

Property Description
0.253 Acres
Bowie County, Texas

All that certain lot, tract or parcel of land lying and situated in the J. A. Talbot Headright Survey, Abstract 564, Bowie County, Texas, being a part of that certain tract of land described as 58.95 acres (1/10 undivided interest) in the deed from Thomas Conor Stilwell, as Independent Executor of the Estate of Martha Louise Arnold Stilwell to Thomas Conor Stilwell and Meagan Rachel Stilwell Ingersoll, dated January 21, 2022, recorded in Document No. 2022-00001331 of the Real Property Records of Bowie County, Texas; same being that certain tract of land described as 58.95 acres (1/10 undivided interest) in the trustees deed from Regions Bank, F/K/A The State First National Bank of Texarkana to Thomas H. Arnold and Martha Louise Arnold Stilwell, dated July 27, 2011, recorded in Volume 6120, Page 299 of the Real Property Records of Bowie County, Texas, same being that certain tract of land described as 58.95 acres (1/10 undivided interest) in the deed from Thomas H. Arnold, as Independent Executor of the Estate of Martha Thomas Arnold to Thomas H. Arnold and Martha Louise Arnold Stilwell, dated July 21, 2011, recorded in Volume 6120, Page 302 of the Real Property Records of Bowie County, Texas, and same being that certain tract of land described as Tract No. 5 with 58.95 acres (4/5 undivided interest) in the deed from Josh R. Morriss and Martha W. Morriss to the Josh R. Morriss, Jr. Family Limited Partnership, dated December 29, 1997, recorded in Volume 2772, Page 166 of the Real Property Records of Bowie County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch steel rod set for a corner, capped MTG ENG, lying in the West right-of-way line of Richmond Road, at the beginning of a circular curve to the left, said corner bears South 30 degrees 15 minutes 43 seconds East a distance of 236.92 feet along the West right-of-way line of the said Richmond Road to a 5/8 inch steel rod, capped Lonnie Pace RPLS 1573 TX, found for a corner, lying in the intersection of the South line of the said 58.95 acre tract and the West right-of-way line of the said Richmond Road, and being the Northeast corner of Lot No. 2 of Richmond-Moores Subdivision, according to the plat recorded in Document No. 2021-00011060, and filed in Plat Cabinet D, Sleeve 102 of the Real Property Records of Bowie County, Texas;

THENCE in a Northwesterly direction along the arc of the said circular curve a distance of 31.42 feet, with a delta angle of 90 degrees 00 minutes 00 seconds, a radius of 20.00 feet, a chord bearing of North 75 degrees 15 minutes 43 seconds West, and a chord distance of 28.28 feet to a 1/2 inch steel rod set for a corner, capped MTG ENG, at the end of the said circular curve;

THENCE South 59 degrees 44 minutes 17 seconds West a distance of 161.00 feet across the said 58.95 acre tract to a 1/2 inch steel rod set for a corner, capped MTG ENG;

THENCE North 30 degrees 15 minutes 43 seconds West a distance of 60.00 feet across the said 58.95 acre tract to a 1/2 inch steel rod set for a corner, capped MTG ENG;

THENCE North 59 degrees 44 minutes 17 seconds East a distance of 161.00 feet across the said 58.95 acre tract to a 1/2 inch steel rod set for a corner, capped MTG ENG, at the beginning of a circular curve to the left, tangent to the said line;

THENCE in a Northeasterly direction along the arc of the said circular curve a distance of 31.42 feet, with a delta angle of 90 degrees 00 minutes 00 seconds, a radius of 20.00 feet, a chord bearing of North 14 degrees 44 minutes 17 seconds East, and a chord distance of 28.28 feet to a 1/2 inch steel rod set for a corner, capped MTG ENG, at the end of the said circular curve, lying in the West right-of-way line of the said Richmond Road;

THENCE South 30 degrees 15 minutes 43 seconds East a distance of 100.00 feet along the West right-of-way line of the said Richmond Road to the point of beginning and containing 0.253 acres of land, at the time of this survey.

Attachment: 2024-035 ORD rez 5613 Richmond Rd signed (4210 : 2024-035 ORD rezoning SF-1 to PD-GR at 5613 Richmond Rd)

City of Texarkana, Texas

Version:

Briefing Sheet

Update Date: 3/21/2024 8:44 AM

Lead Department:	Planning & Zoning Commission	**Action Officer:**	Laura Puckett, Zoning Administrator
Subject:	Ordinance No. 2024-036 amending PD-24-1(GR) for site plan approval on an approximate 4-acre tract of land (being Tract 64), J. A. Talbot HRS, A-564, located at 5613 Richmond Road. Josh Morriss, Morriss Family LP, owner, and Jason Bolling, Guggenheim Development Services LLC, agent.		

Briefing: 4/22/2024 **Public Hearing:** 4/22/2024 **Council Vote:** 4/22/2024

Item Schedule

Schedule 2: Brief once - vote once (two weeks)

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Josh Morriss, Morriss Family LP, owners, and Josh Bolling, Guggenheim Development Services LLC, agent for site plan approval on an approximate 4-acre tract of land (being Tract 64) J.A. Talbot HRS, A-564 located at 5613 Richmond Road. The current zoning is Planned Development-General Retail. The property is currently vacant property. The proposed use is a Jiffy Lube.

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

The adjacent zoning is Single Family-1 to the north, office to the west, Planned Development-General retail to the south, and General Retail to the east. The adjacent land use is vacant land north and west, car wash south and mixed uses east.

The site plan consists of the following:

1. The construction of 3,052 sq ft building.
2. The access driveway will be off Richmond Road.
3. There will be 11 parking spaces and includes 1 handicapped space. All parking spaces shall be a minimum of 180 sq. ft. in size.
4. A 6’X8’ monument style sign. No Electronic messaging will be allowed.
5. Development must meet Drainage Ordinance and Stormwater Manual Design Standards.
6. Meet Ordinance regarding sidewalk along Richmond Road.
7. A Fire Lane may be required due to the most remote part of the building being more than 150 feet away from the public street.
8. Screened dumpster site.

Staff recommends for approval of the site plan with stipulations.

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

Potential Options:

Approved

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:

The Planning and Zoning Commission unanimously recommended for approval of this request with stipulations.

Advisory Board/Committee Meeting Date and Minutes:

March 4, 2024

Attachments

a. 2024-036 -ORD site plan approval 5613 Richmond Rd (DOCX)
b. 2024-036 EXH 'A' (Site Plan)(PDF)
c. 2024-036 EXH 'B' (Legal Description) (PDF)
d. 2024-036 ATTH 01 (Maps) (PDF)
e. 2024-036 ATTH 02 (Elevations) (PDF)
f. 2024-036 ATTH 03 (Floorplan) (PDF)
g. 2024-036 Goals & Perspectives (DOCX)
h. 2024-036 ORD amd PD 5613 Richmond Rd signed (PDF)

Staff Coordination

Building Code Administration	Mashell Daniel	Reviewer	Completed	03/21/2024 8:52 AM
Public Works Department	Dusty Henslee	Reviewer	Completed	03/21/2024 8:55 AM
City Manager	David Orr	Reviewer	Completed	03/22/2024 3:45 PM
City Council	Jennifer Evans	Meeting	Completed	03/25/2024 6:00 PM

Meeting History

03/25/24 City Council MOVED FORWARD Next: 04/22/24

Mashell Daniel briefed this agenda item.

ORDINANCE NO. 2024-036

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING PD-24-1 (GR) FOR SITE PLAN APPROVAL ON A 4-ACRE TRACT OF LAND (BEING TRACT 64), J. A. TALBOT HRS, A-564 (EXHIBIT 'A'), LOCATED AT 5613 RICHMOND ROAD, IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, CONTAINING A REPEALER CLAUSE; CONTAINING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, an application has been filed requesting the approval of a **site plan (Exhibit 'A') on an approximate 4-acre tract of land (being Tract 64), J. A. Talbot HRS, A-564 (Exhibit 'B'), located at 5613 Richmond Road** in the City of Texarkana, Bowie County, Texas; and

WHEREAS, the subject property is zoned Planned Development-Commercial [PD-24-1 (GR)], and approval of the site plan **(Exhibit 'A')** would constitute an amendment to PD-24-1 (GR); and

WHEREAS, the proposed use is consistent with the listed uses in the Land Development Code for the zoning classification of Planned Development-General Retail; and

WHEREAS, the Planning and Zoning Commission of the City of Texarkana, Texas, and the City Council of the City of Texarkana, Texas, in compliance with the laws of the State of Texas with reference to the granting of this amendment, have given the requisite notices by publication and otherwise, and have afforded and held full and fair hearings to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof; and

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Texarkana, Texas, **voted unanimously by a vote of five (5) to zero (0) to recommend for approval of the petition for a site plan (Exhibit 'A')** to the City Council of the City of Texarkana, Texas; and

WHEREAS, after consideration of said application and the recommendation of the Planning and Zoning Commission, the City Council of the City of Texarkana, Texas, does hereby find that the approval of the site plan for the above described property is in the best interest of the public health, safety, morals and general welfare of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS:

SECTION 1: That the site plan **(Exhibit 'A') on a 4-acre tract of land (being Tract 64), J. A. Talbot HRS, A-564 (Exhibit 'B'), located at 5613 Richmond Road** in the City of Texarkana, Texas, Bowie County, Texas, is hereby approved and hereby amends PD-24-1 (GR).

Attachment: 2024-036 -ORD site plan approval 5613 Richmond Rd (4209 : 2024-036 ORD Amendment to PD-24-1 site plan approval 5613

SECTION 2: PD-24-1 (GR) is hereby amended by approval of the site plan (**Exhibit 'A'**), incorporated herein by reference for all purposes and includes the following:

1. The construction of 3,052 sq ft building.
2. The access driveway will be off Richmond Road.
3. There will be 11 parking spaces and includes one (1) handicapped space. All parking spaces shall be a minimum of 180 sq. ft. in size.
4. A 6'X8' monument style sign. No Electronic messaging will be allowed.
5. Development must meet Drainage Ordinance and Stormwater Manual Design Standards.
6. Meet ordinance regarding sidewalk along Richmond Road.
7. A fire lane may be required due to the most remote part of the building being more than 150 feet away from the public street.
8. Screened dumpster site.

SECTION 3: It is further provided that in case a section, clause, sentence or part of this ordinance shall be deemed or adjudged by a court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair, or invalidate the remainder of this ordinance.

SECTION 4: All ordinances or parts of ordinances in conflict herewith are specifically repealed to the extent of such conflict.

SECTION 5: This ordinance shall be in full force and effect from and after its passage and approval.

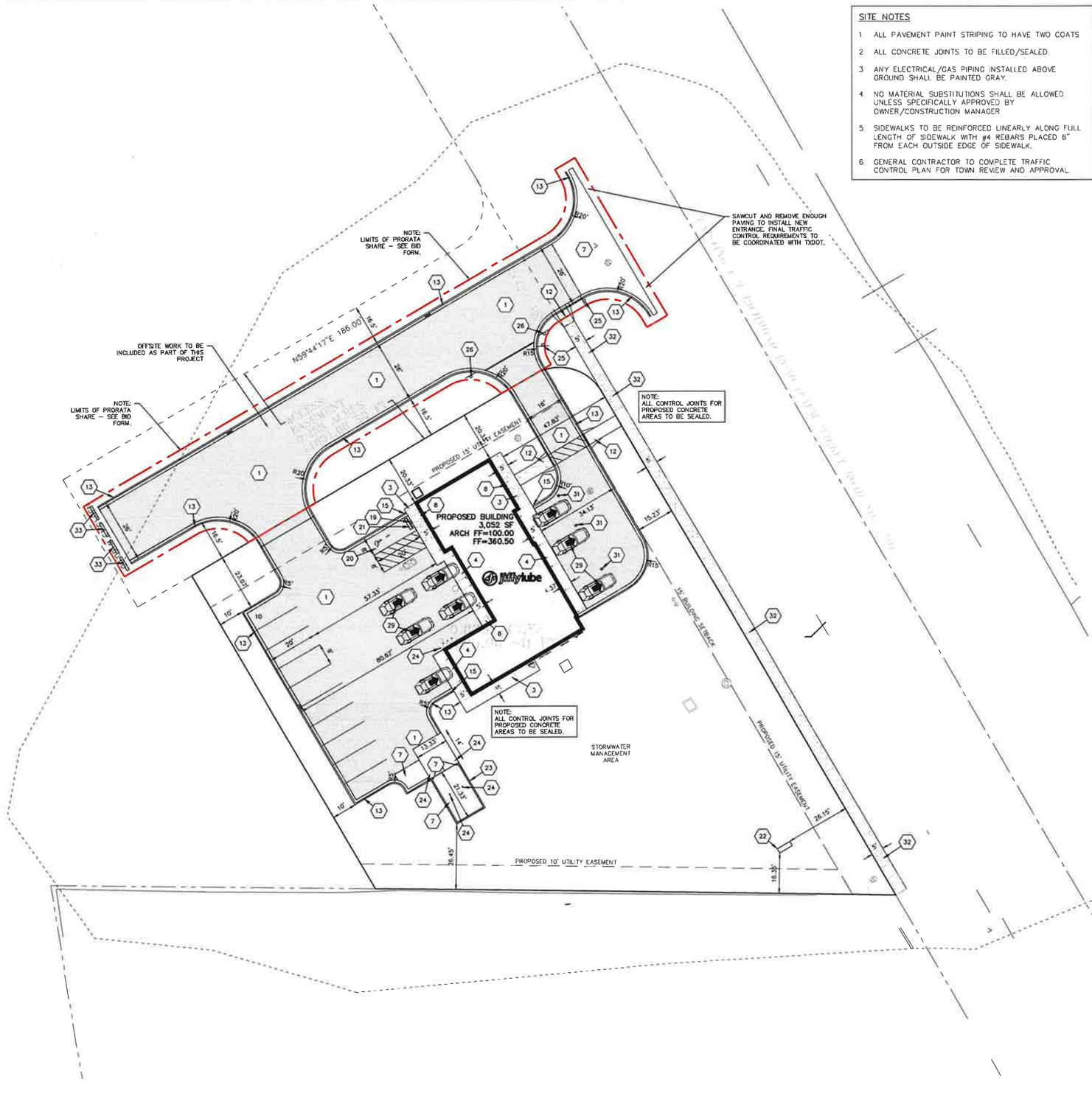
PASSED AND APPROVED in Regular Council Session on this the **22nd day of April, 2024.**

ATTEST:

_____ _____

JENNIFER EVANS, CITY SECRETARY BOB BRUGGEMAN, MAYOR

Attachment: 2024-036 -ORD site plan approval 5613 Richmond Rd (4209 : 2024-036 ORD Amendment to PD-24-1 site plan approval 5613



SITE NOTES

1. ALL PAVEMENT PAINT STRIPING TO HAVE TWO COATS
2. ALL CONCRETE JOINTS TO BE FILLED/SEALED.
3. ANY ELECTRICAL/GAS PIPING INSTALLED ABOVE GROUND SHALL BE PAINTED GRAY.
4. NO MATERIAL SUBSTITUTIONS SHALL BE ALLOWED UNLESS SPECIFICALLY APPROVED BY OWNER/CONSTRUCTION MANAGER
5. SIDEWALKS TO BE REINFORCED LINEARLY ALONG FULL LENGTH OF SIDEWALK WITH #4 REBARS PLACED 6" FROM EACH OUTSIDE EDGE OF SIDEWALK.
6. GENERAL CONTRACTOR TO COMPLETE TRAFFIC CONTROL PLAN FOR TOWN REVIEW AND APPROVAL.

SITE INFORMATION:

PROPERTY AREA:	AREA = 36,526 S.F. (0.84 ACRES).
EXISTING ZONING:	SF-1 SINGLE FAMILY DWELLING
PROPOSED ZONING:	GR-PD GENERAL RETAIL WITH PLANED DEVELOPMENT
PROPOSED USE:	AUTOMOBILE SERVICE SHOP
AREA OF SITE DISTURBANCE:	1.31 ACRES
SETBACKS: BUILDING:	FRONT = 15' SIDE = 0' REAR = 0'
PAVEMENT:	FRONT = N/A SIDE = N/A REAR = N/A

PROPOSED BUILDING HEIGHT: 21' (MAX. HEIGHT ALLOWED: 3 STORIES)

PARKING REQUIRED: 1 SPACE PER 200 S.F (EXCLUDING SERVICE BAYS)
1069 / 200 = 6 STALLS REQUIRED

PARKING PROVIDED: 11 SPACES (1 H.C. ACCESSIBLE)

HANDICAP STALLS REQUIRED: 1, HANDICAP STALLS PROVIDED: 1

MAXIMUM LOT COVERAGE – BUILDING ONLY: 40%

SITE PLAN KEYNOTES

1	STANDARD ASPHALT SECTION (TYP.)
3	CONCRETE SIDEWALK (TYP.)
4	STANDARD DUTY CONCRETE (TYP)
7	DUMPSTER PAD/APRON/HEAVY DUTY CONCRETE (TYP.)
8	CONCRETE STOOP (TYP.) SEE ARCH. PLANS FOR DETAILS.
12	CURB RAMP (TYP.)
13	18" CURB & GUTTER (TYP.)
15	CURB TAPER (TYP.)
19	HANDICAP SIGN (TYP.)
20	HANDICAP STALL & STRIPING PER STATE CODES
21	PRECAST CONCRETE WHEEL STOP (TYP.)
22	FREE STANDING SIGN (DETAILS, FINAL LOCATION, & APPROVAL BY SIGN VENDOR)
23	DUMPSTER ENCLOSURE (SEE ARCH PLANS FOR DETAILS)
24	BOLLARDS (SEE DETAIL ON ARCH. PLAN)
25	STOP SIGN (MUTCD R1-1). (TYP)
26	DO NOT ENTER SIGN (MUTCD R5-1). (TYP)
29	TRAFFIC FLOW ARROWS. COLOR TO MATCH PARKING STALL STRIPING
31	SAFETY SQUARE PAINT MARKING (TYP)
32	REINFORCED CONCRETE SIDEWALK WITH #3 REBAR REINFORCING (18" O.C. BOTH WAYS) PER TXDOT SPECIFICATIONS (TYP). EXPANSION JOINTS TO BE 1" ASPHALT BOARD. SEE DETAIL ON C2.1.
33	(4) TYPE III ROADWAY BARRICADES WITH BOTTOM CAST IN 4' WIDE (6" THICK) CONCRETE APRON. SEE DETAIL ON SHEET C2.2 (TYP)

EXISTING SITE DATA

	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	1.13	49,048	
BUILDING FLOOR AREA	0.00	0	0.0%
PAVEMENT (ASP. & CONC.)	0.00	0	0.0%
TOTAL IMPERVIOUS	0.00	0	0.0%
LANDSCAPE/ OPEN SPACE	1.13	49,048	100.0%

PROPOSED SITE DATA

	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	1.13	49,048	
BUILDING FLOOR AREA	0.08	3,303	6.7%
PAVEMENT (ASP. & CONC.)	0.40	17,468	35.6%
TOTAL IMPERVIOUS	0.48	20,771	42.3%
LANDSCAPE/ OPEN SPACE	0.65	28,277	57.7%

PAVEMENT HATCH KEY:

- STANDARD ASPHALT
- CONCRETE
- CONCRETE SIDEWALK

NORTH

1" = 20' SCALE — 20' 0 20' 40' FEET

CIVIL SITE PLAN

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Always a **Better Plan**
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Phone: (920) 926-9800
www.EXCELENGINEER.com

ANY CONSTRUCTION OR BUILDING PERMIT ISSUED BY THE CITY OF TEXARKANA, TEXAS PERTAINING TO THE PROJECT DESCRIBED IN THESE PLANS AND SPECIFICATIONS SHALL BE SUBJECT TO THE TERMS AND CONDITIONS OF THIS AGREEMENT. ANY CONSTRUCTION OR BUILDING PERMIT ISSUED BY THE CITY OF TEXARKANA, TEXAS PERTAINING TO THE PROJECT DESCRIBED IN THESE PLANS AND SPECIFICATIONS SHALL BE SUBJECT TO THE TERMS AND CONDITIONS OF THIS AGREEMENT. ANY CONSTRUCTION OR BUILDING PERMIT ISSUED BY THE CITY OF TEXARKANA, TEXAS PERTAINING TO THE PROJECT DESCRIBED IN THESE PLANS AND SPECIFICATIONS SHALL BE SUBJECT TO THE TERMS AND CONDITIONS OF THIS AGREEMENT. ANY CONSTRUCTION OR BUILDING PERMIT ISSUED BY THE CITY OF TEXARKANA, TEXAS PERTAINING TO THE PROJECT DESCRIBED IN THESE PLANS AND SPECIFICATIONS SHALL BE SUBJECT TO THE TERMS AND CONDITIONS OF THIS AGREEMENT.

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MULTI-CARE SERVICES
CRITERIA V2020.10-1X4
TEXARKANA, TX

REVISIONS

PROFESSIONAL OF RECORD

Drawn /Checked By:	-
Project Number	2230320
Owner Date	2/9/2024
Permit Date	2/14/2024
Bid Date	

C1.1

Attachment: 2024-036 EXH 'A' (Site Plan) (4209 : 2024-036 ORD Amendment to PD-24-1 site plan approval 5613 Richmond Rd)

Property Description
0.839 Acres
Bowie County, Texas

All that certain lot, tract or parcel of land lying and situated in the J. A. Talbot Headright Survey, Abstract 564, Bowie County, Texas, being a part of that certain tract of land described as 58.95 acres (1/10 undivided interest) in the deed from Thomas Conor Stilwell, as Independent Executor of the Estate of Martha Louise Arnold Stilwell to Thomas Conor Stilwell and Meagan Rachel Stilwell Ingersoll, dated January 21, 2022, recorded in Document No. 2022-00001331 of the Real Property Records of Bowie County, Texas, same being that certain tract of land described as 58.95 acres (1/10 undivided interest) in the trustees deed from Regions Bank, F/K/A The State First National Bank of Texarkana to Thomas H. Arnold and Martha Louise Arnold Stilwell, dated July 27, 2011, recorded in Volume 6120, Page 299 of the Real Property Records of Bowie County, Texas, same being that certain tract of land described as 58.95 acres (1/10 undivided interest) in the deed from Thomas H. Arnold, as Independent Executor of the Estate of Martha Thomas Arnold to Thomas H. Arnold and Martha Louise Arnold Stilwell, dated July 21, 2011, recorded in Volume 6120, Page 302 of the Real Property Records of Bowie County, Texas, and same being that certain tract of land described as Tract No. 5 with 58.95 acres (4/5 undivided interest) in the deed from Josh R. Morriss and Martha W. Morriss to the Josh R. Morriss, Jr. Family Limited Partnership, dated December 29, 1997, recorded in Volume 2772, Page 166 of the Real Property Records of Bowie County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch steel rod, capped Lonnie Pace RPLS 1573 TX, found for a corner, lying in the intersection of the South line of the said 58.95 acre tract and the West right-of-way line of Richmond Road, and being the Northeast corner of Lot No. 2 of Richmond-Moores Subdivision, according to the plat recorded in Document No. 2021-00011060, and filed in Plat Cabinet D, Sleeve 102 of the Real Property Records of Bowie County, Texas;

THENCE North 89 degrees 08 minutes 16 seconds West a distance of 211.44 feet along the South line of the said 58.95 acre tract, and the North line of the said Lot No. 2 to a 1/2 inch steel rod set for a corner, capped MTG ENG, said corner bears North 89 degrees 08 minutes 16 seconds West a distance of 131.45 feet to a 1/2 inch steel rod, capped MTG 101011-00, found for a corner, being an angle point of the said 58.95 acre tract, and the Northwest corner of the said Lot No. 2;

THENCE North 30 degrees 15 minutes 43 seconds West a distance of 147.63 feet across the said 58.95 acre tract to a 1/2 inch steel rod set for a corner, capped MTG ENG;

THENCE North 59 degrees 44 minutes 17 seconds East, a distance of 161.00 feet across the said 58.95 acre tract to a 1/2 inch steel rod set for a corner, capped MTG ENG, at the beginning of a curve to the right, tangent to the said line;

THENCE in a Southeasterly direction along the arc of the said circular curve a distance of 31.42 feet, with a delta angle of 90 degrees 00 minutes 00 seconds, a radius of 20.00 feet, a chord bearing of South 75 degrees 15 minutes 43 seconds East, and a chord distance of 28.28 feet to a 1/2 inch steel rod set for a corner, capped MTG ENG, lying in the West right-of-way line of the said Richmond Road;

THENCE South 30 degrees 15 minutes 43 seconds East a distance of 236.92 feet along the West right-of-way line of the said Richmond Road to the point of beginning and containing 0.839 acres of land, at the time of this survey.

Attachment: 2024-036 EXH 'B' (Legal Description) (4209 : 2024-036 ORD Amendment to PD-24-1 site plan approval 5613 Richmond Rd)

Property Description
0.253 Acres
Bowie County, Texas

All that certain lot, tract or parcel of land lying and situated in the J. A. Talbot Headright Survey, Abstract 564, Bowie County, Texas, being a part of that certain tract of land described as 58.95 acres (1/10 undivided interest) in the deed from Thomas Conor Stilwell, as Independent Executor of the Estate of Martha Louise Arnold Stilwell to Thomas Conor Stilwell and Meagan Rachel Stilwell Ingersoll, dated January 21, 2022, recorded in Document No. 2022–00001331 of the Real Property Records of Bowie County, Texas, same being that certain tract of land described as 58.95 acres (1/10 undivided interest) in the trustees deed from Regions Bank, F/K/A The State First National Bank of Texarkana to Thomas H. Arnold and Martha Louise Arnold Stilwell, dated July 27, 2011, recorded in Volume 6120, Page 299 of the Real Property Records of Bowie County, Texas, same being that certain tract of land described as 58.95 acres (1/10 undivided interest) in the deed from Thomas H. Arnold, as Independent Executor of the Estate of Martha Thomas Arnold to Thomas H. Arnold and Martha Louise Arnold Stilwell, dated July 21, 2011, recorded in Volume 6120, Page 302 of the Real Property Records of Bowie County, Texas, and same being that certain tract of land described as Tract No. 5 with 58.95 acres (4/5 undivided interest) in the deed from Josh R. Morriss and Martha W. Morriss to the Josh R. Morriss, Jr. Family Limited Partnership, dated December 29, 1997, recorded in Volume 2772, Page 166 of the Real Property Records of Bowie County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch steel rod set for a corner, capped MTG ENG, lying in the West right–of–way line of Richmond Road, at the beginning of a circular curve to the left, said corner bears South 30 degrees 15 minutes 43 seconds East a distance of 236.92 feet along the West right–of–way line of the said Richmond Road to a 5/8 inch steel rod, capped Lonnie Pace RPLS 1573 TX, found for a corner, lying in the intersection of the South line of the said 58.95 acre tract and the West right–of–way line of the said Richmond Road, and being the Northeast corner of Lot No. 2 of Richmond–Moores Subdivision, according to the plat recorded in Document No. 2021–00011060, and filed in Plat Cabinet D, Sleeve 102 of the Real Property Records of Bowie County, Texas;

THENCE in a Northwesterly direction along the arc of the said circular curve a distance of 31.42 feet, with a delta angle of 90 degrees 00 minutes 00 seconds, a radius of 20.00 feet, a chord bearing of North 75 degrees 15 minutes 43 seconds West, and a chord distance of 28.28 feet to a 1/2 inch steel rod set for a corner, capped MTG ENG, at the end of the said circular curve;

THENCE South 59 degrees 44 minutes 17 seconds West a distance of 161.00 feet across the said 58.95 acre tract to a 1/2 inch steel rod set for a corner, capped MTG ENG;

THENCE North 30 degrees 15 minutes 43 seconds West a distance of 60.00 feet across the said 58.95 acre tract to a 1/2 inch steel rod set for a corner, capped MTG ENG;

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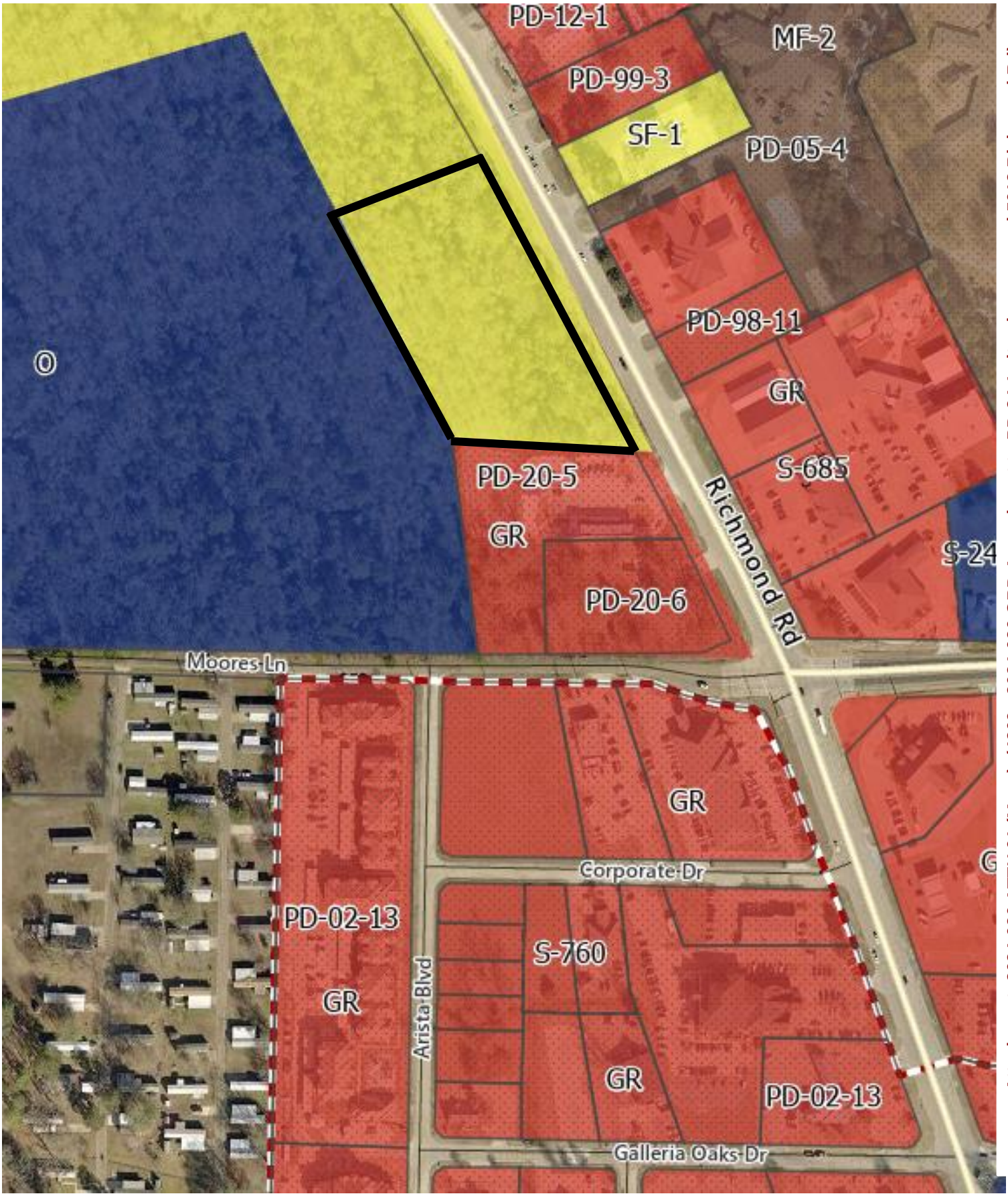
THENCE in a Northeasterly direction along the arc of the said circular curve a distance of 31.42 feet, with a delta angle of 90 degrees 00 minutes 00 seconds, a radius of 20.00 feet, a chord bearing of North 14 degrees 44 minutes 17 seconds East, and a chord distance of 28.28 feet to a 1/2 inch steel rod set for a corner, capped MTG ENG, at the end of the said circular curve, lying in the West right–of–way line of the said Richmond Road;

THENCE South 30 degrees 15 minutes 43 seconds East a distance of 100.00 feet along the West right–of–way line of the said Richmond Road to the point of beginning and containing 0.253 acres of land, at the time of this survey.

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2024-036 ATTH 01
Amendment to PD-24-4

5613 Richmond Road



Attachment: 2024-036 ATTH 01 (Maps) (4209 : 2024-036 ORD Amendment to PD-24-1 site plan approval 5613 Richmond Rd)

2024-036 ATTH 01
Amendment to PD-24-4

5613 Richmond Road



Attachment: 2024-036 ATTH 01 (Maps) (4209 : 2024-036 ORD Amendment to PD-24-1 site plan approval 5613 Richmond Rd)



ENTRY PERSPECTIVE

ARCHITECTURAL DESIGN GUILD
2710 Sutton Boulevard
St. Louis, Missouri 63143
www.adg-stl.com
P:: 314.644.1234
F:: 314.644.4373

jiffy lube multicare℠

GUGGENHEIM

Design Development Plans

Proposed Jiffy Lube Multicare
NWQ Richmond Rd. & Moores Ln.
Texarkana, TX

2/13/2024

Attachment: 2024-036 ATTH 02 (Elevations) (4209 : 2024-036 ORD Amendment to PD-24-1 site plan approval 5613 Richmond Rd)

Amendment to PD-24-1



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Amendment to PD-24-1



REAR PERSPECTIVE

ARCHITECTURAL DESIGN • GUILD

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jiffy lube multicare

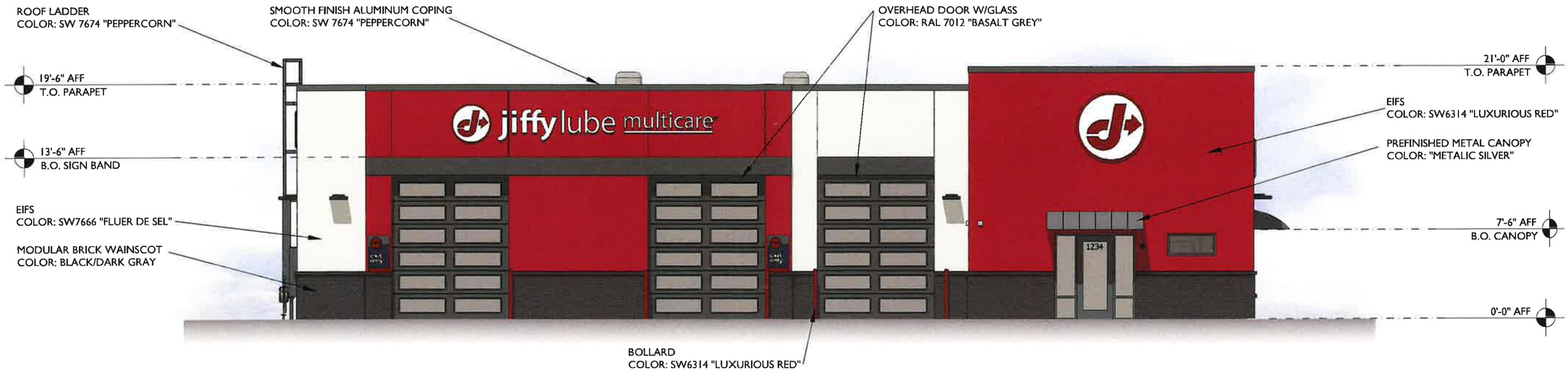
GUGGENHEIM

Design Development Plans

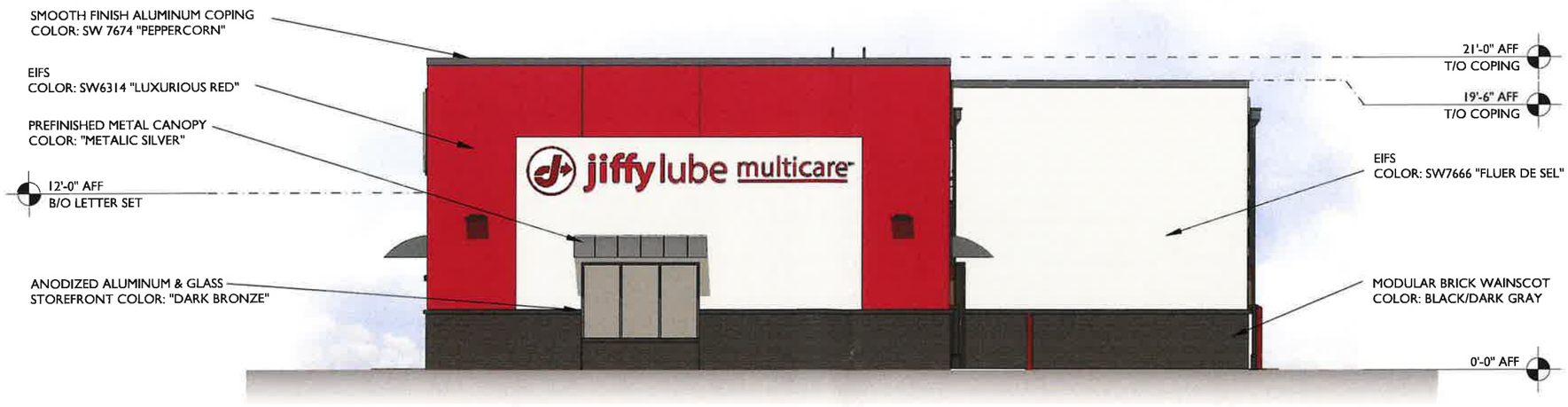
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Texarkana, TX

2/13/2024

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FRONT ELEVATION



LEFT ELEVATION

ARCHITECTURAL DESIGN GUILD

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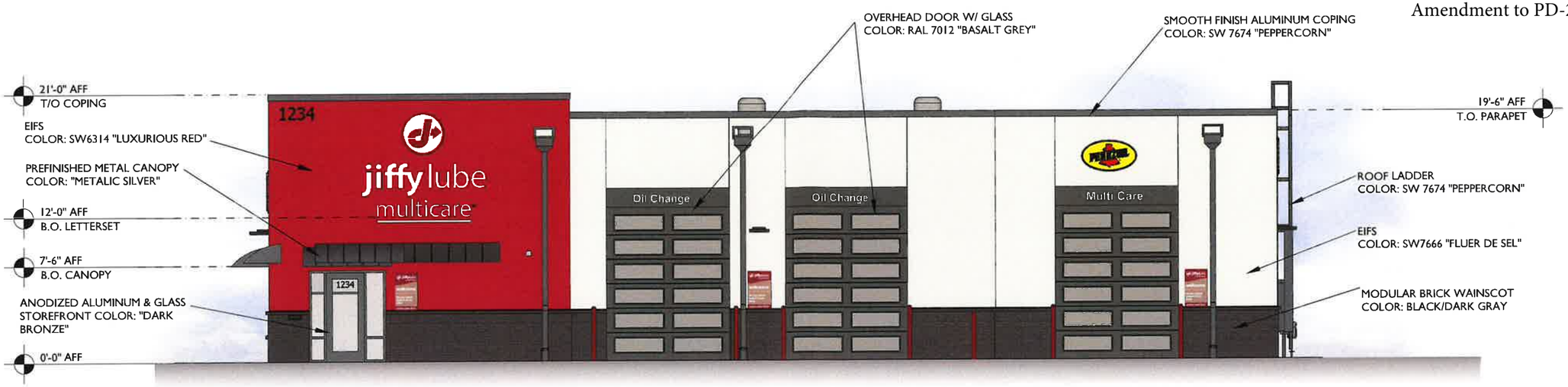
GUGGENHEIM

Design Development Plans

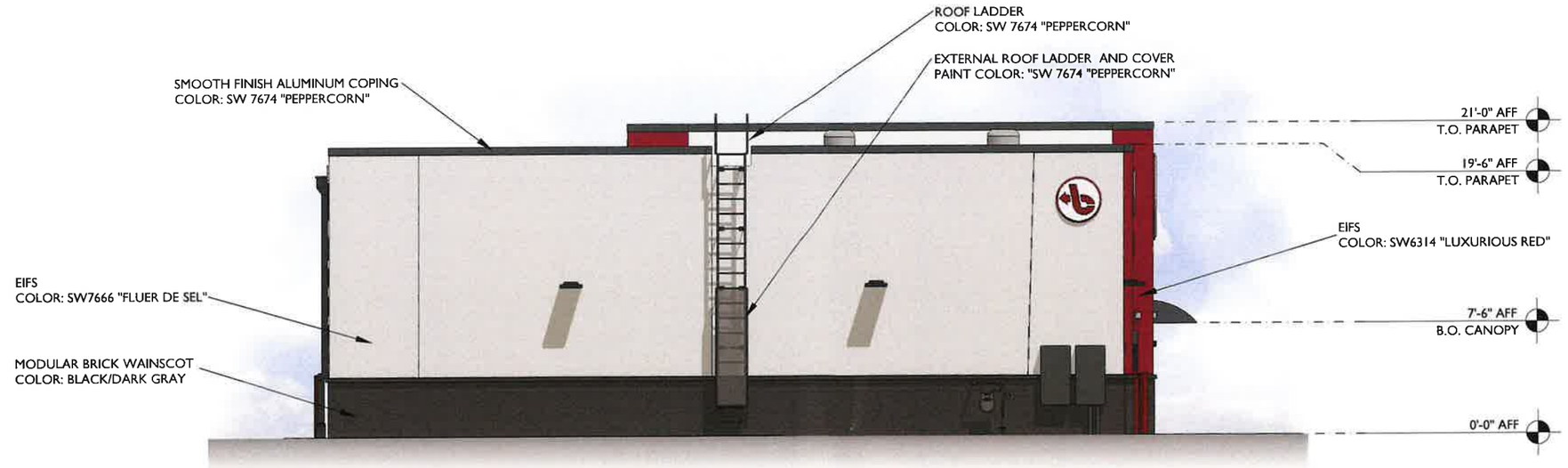
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NWQ Richmond Rd. & Moores Ln.
Texarkana, TX

2/13/2024

Attachment: 2024-036 ATTH 02 (Elevations) (4209 : 2024-036 ORD Amendment to PD-24-1 site plan approval 5613 Richmond Rd)



REAR ELEVATION



RIGHT ELEVATION

ARCHITECTURAL DESIGN • GUILD
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GUGGENHEIM

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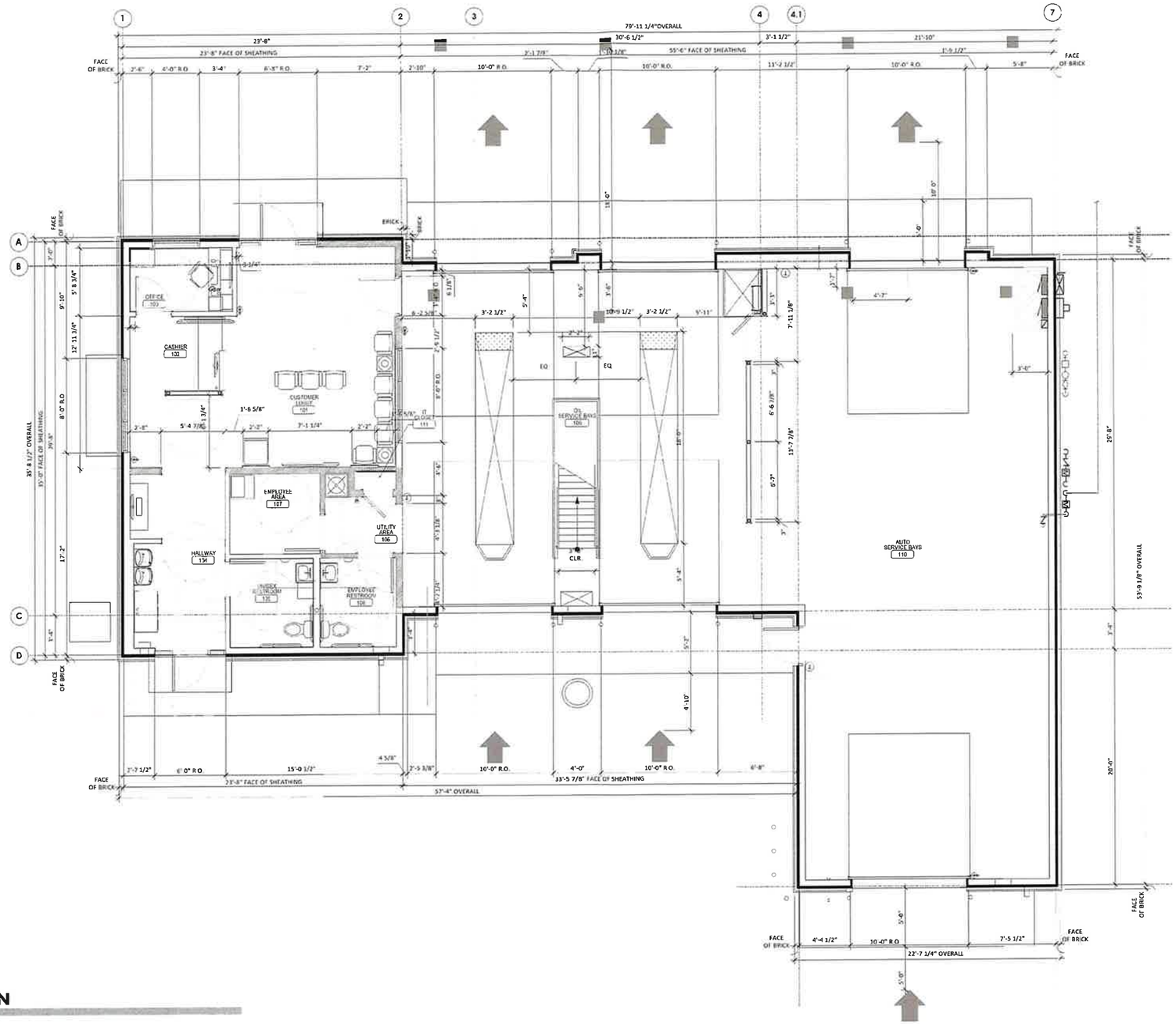
Proposed Jiffy Lube Multicare
NWQ Richmond Rd. & Moores Ln.
Texarkana, TX

2/13/2024

Attachment: 2024-036 ATTH 02 (Elevations) (4209 : 2024-036 ORD Amendment to PD-24-1 site plan approval 5613 Richmond Rd)

2024-036 ATTH 03

Amendment to PD-24-1



FLOOR PLAN

ARCHITECTURAL DESIGN GUILD
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St. Louis, Missouri 63143
www.adg-stl.com
P:: 314.644.1234
F:: 314.644.4373

jiffy lube multicare℠

GUGGENHEIM

Design Development Plans

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Texarkana, TX

2/13/2024

Attachment: 2024-036 ATTH 03 (Floorplan) (4209 : 2024-036 ORD Amendment to PD-24-1 site plan approval 5613 Richmond Rd)

City of Texarkana, Texas

Developing Perspectives and Goals Pending Approval by the City Council:	
Perspectives	**Goals**
Serve the Community	☐ Promote an Environmentally Sensitive & Livable Community ☐ Provide a Safe Community ☑ Deliver Quality Services ☐ Foster a Healthy Community
Run the Operations	☐ Enhance Community Preparedness & Responsiveness ☐ Maximize Partnership Opportunities ☑ Provide Courteous & Responsive Customer Service ☐ Model a Positive City Image ☐ Deliver Efficient Services ☐ Cultivate Community Involvement & Access
Manage the Resources	☐ Maintain Fiscal Strength ☐ Maximize Utilization & Resources ☐ Invest in Infrastructure & Transportation
Develop Personnel	☐ Develop a Skilled & Diverse Workforce ☐ Create a Positive & Rewarding Work Culture
Perspectives and Goals Additional Comments:	

Resource Impact:	
Staff time required if item is approved:	No Additional
Other Potential Impacts:	

Public Information Plan:			
☑	Newspaper Notice (Required by Statute)	☑	Public Hearing (Required by Statute)
☐	Public Forum/Input Session	☐	Press Release
☐	E-News Distribution	☐	Website Notice
☐	Social Media (Twitter, Facebook, etc.)	☐	Special Mailing
☐	Flyers Posted	☐	Banners Posted
☐	Survey	☐	Automated Phone Call
☐	None Required	☐	
Other:			

Attachment: 2024-036 Goals & Perspectives (4209 : 2024-036 ORD Amendment to PD-24-1 site plan approval 5613 Richmond Rd)

ORDINANCE NO. 2024-036

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING PD-24-1 (GR) FOR SITE PLAN APPROVAL ON A 4-ACRE TRACT OF LAND (BEING TRACT 64), J. A. TALBOT HRS, A-564 (EXHIBIT 'A'), LOCATED AT 5613 RICHMOND ROAD, IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, CONTAINING A REPEALER CLAUSE; CONTAINING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, an application has been filed requesting the approval of a **site plan (Exhibit 'A') on an approximate 4-acre tract of land (being Tract 64), J. A. Talbot HRS, A-564 (Exhibit 'B'), located at 5613 Richmond Road** in the City of Texarkana, Bowie County, Texas; and

WHEREAS, the subject property is zoned Planned Development-Commercial [PD-24-1 (GR)], and approval of the site plan **(Exhibit 'A')** would constitute an amendment to PD-24-1 (GR); and

WHEREAS, the proposed use is consistent with the listed uses in the Land Development Code for the zoning classification of Planned Development-General Retail; and

WHEREAS, the Planning and Zoning Commission of the City of Texarkana, Texas, and the City Council of the City of Texarkana, Texas, in compliance with the laws of the State of Texas with reference to the granting of this amendment, have given the requisite notices by publication and otherwise, and have afforded and held full and fair hearings to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof; and

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Texarkana, Texas, **voted unanimously by a vote of five (5) to zero (0) to recommend for approval of the petition for a site plan (Exhibit 'A')** to the City Council of the City of Texarkana, Texas; and

WHEREAS, after consideration of said application and the recommendation of the Planning and Zoning Commission, the City Council of the City of Texarkana, Texas, does hereby find that the approval of the site plan for the above described property is in the best interest of the public health, safety, morals and general welfare of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS:

SECTION 1: That the site plan **(Exhibit 'A') on a 4-acre tract of land (being Tract 64), J. A. Talbot HRS, A-564 (Exhibit 'B'), located at 5613 Richmond Road** in the City of Texarkana, Texas, Bowie County, Texas, is hereby approved and hereby amends PD-24-1 (GR).

Attachment: 2024-036 ORD amd PD 5613 Richmond Rd signed (4209 : 2024-036 ORD Amendment to PD-24-1 site plan approval 5613

SECTION 2: PD-24-1 (GR) is hereby amended by approval of the site plan (**Exhibit 'A'**), incorporated herein by reference for all purposes and includes the following:

1. The construction of 3,052 sq ft building.
2. The access driveway will be off Richmond Road.
3. There will be 11 parking spaces and includes one (1) handicapped space. All parking spaces shall be a minimum of 180 sq. ft. in size.
4. A 6'X8' monument style sign. No Electronic messaging will be allowed.
5. Development must meet Drainage Ordinance and Stormwater Manual Design Standards.
6. Meet ordinance regarding sidewalk along Richmond Road.
7. A fire lane may be required due to the most remote part of the building being more than 150 feet away from the public street.
8. Screened dumpster site.

SECTION 3: It is further provided that in case a section, clause, sentence or part of this ordinance shall be deemed or adjudged by a court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair, or invalidate the remainder of this ordinance.

SECTION 4: All ordinances or parts of ordinances in conflict herewith are specifically repealed to the extent of such conflict.

SECTION 5: This ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED in Regular Council Session on this the **22nd day of April, 2024.**

ATTEST:

JENNIFER EVANS, CITY SECRETARY

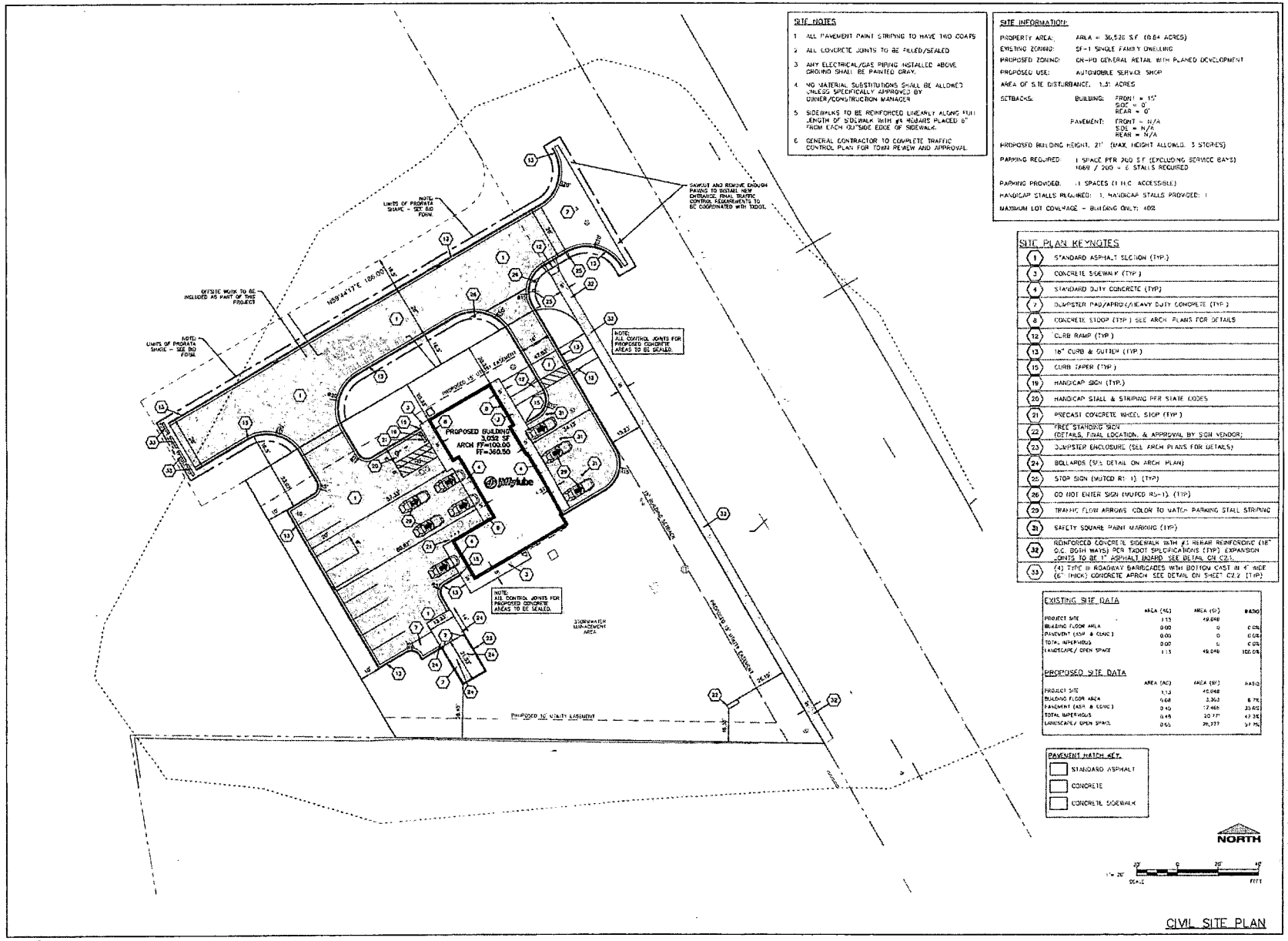
BOB BRUGGEMAN, MAYOR

6:53 p.m.

Attachment: 2024-036 ORD amd PD 5613 Richmond Rd signed (4209 : 2024-036 ORD Amendment to PD-24-1 site plan approval 5613

Amendment to PD-24-1

2024-036 EXH'A'



Attachment: 2024-036 ORD amd PD 5613 Richmond Rd signed (4209 : 2024-036 ORD Amendment to PD-

Property Description
0.839 Acres
Bowie County, Texas

All that certain lot, tract or parcel of land lying and situated in the J. A. Talbot Headright Survey, Abstract 564, Bowie County, Texas, being a part of that certain tract of land described as 58.95 acres (1/10 undivided interest) in the deed from Thomas Conor Stilwell, as Independent Executor of the Estate of Martha Louise Arnold Stilwell to Thomas Conor Stilwell and Meagan Rachel Stilwell Ingersoll, dated January 21, 2022, recorded in Document No. 2022-00001331 of the Real Property Records of Bowie County, Texas, same being that certain tract of land described as 58.95 acres (1/10 undivided interest) in the trustees deed from Regions Bank, F/K/A The State First National Bank of Texarkana to Thomas H. Arnold and Martha Louise Arnold Stilwell, dated July 27, 2011, recorded in Volume 6120, Page 299 of the Real Property Records of Bowie County, Texas, same being that certain tract of land described as 58.95 acres (1/10 undivided interest) in the deed from Thomas H. Arnold, as Independent Executor of the Estate of Martha Thomas Arnold to Thomas H. Arnold and Martha Louise Arnold Stilwell, dated July 21, 2011, recorded in Volume 6120, Page 302 of the Real Property Records of Bowie County, Texas, and same being that certain tract of land described as Tract No. 5 with 58.95 acres (4/5 undivided interest) in the deed from Josh R. Morriss and Martha W. Morriss to the Josh R. Morriss, Jr. Family Limited Partnership, dated December 29, 1997, recorded in Volume 2772, Page 166 of the Real Property Records of Bowie County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch steel rod, capped Lonnie Pace RPLS 1573 TX, found for a corner, lying in the intersection of the South line of the said 58.95 acre tract and the West right-of-way line of Richmond Road, and being the Northeast corner of Lot No. 2 of Richmond-Moores Subdivision, according to the plat recorded in Document No. 2021-00011060, and filed in Plat Cabinet D, Sleeve 102 of the Real Property Records of Bowie County, Texas;

THENCE North 89 degrees 08 minutes 16 seconds West a distance of 211.44 feet along the South line of the said 58.95 acre tract, and the North line of the said Lot No. 2 to a 1/2 inch steel rod set for a corner, capped MTG ENG, said corner bears North 89 degrees 08 minutes 16 seconds West a distance of 131.45 feet to a 1/2 inch steel rod, capped MTG 101011-00, found for a corner, being an angle point of the said 58.95 acre tract, and the Northwest corner of the said Lot No. 2;

THENCE North 30 degrees 15 minutes 43 seconds West a distance of 147.63 feet across the said 58.95 acre tract to a 1/2 inch steel rod set for a corner, capped MTG ENG;

THENCE North 59 degrees 44 minutes 17 seconds East, a distance of 161.00 feet across the said 58.95 acre tract to a 1/2 inch steel rod set for a corner, capped MTG ENG, at the beginning of a curve to the right, tangent to the said line;

THENCE in a Southeasterly direction along the arc of the said circular curve a distance of 31.42 feet, with a delta angle of 90 degrees 00 minutes 00 seconds, a radius of 20.00 feet, a chord bearing of South 75 degrees 15 minutes 43 seconds East, and a chord distance of 28.28 feet to a 1/2 inch steel rod set for a corner, capped MTG ENG, lying in the West right-of-way line of the said Richmond Road;

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