CITY OF TEXARKANA

CITY COUNCIL

MINUTES ● JUNE 20, 2023

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	Present	
Christie Page	Ward 4	Present	
Libby White	Ward 5	Present	
Jay Davis	Ward 6	Present	

Staff Present: City Manager David Orr, Vicky Coopwood, Aaron Wolford, Dustin Henslee, J. W. Bramlett, Chiquita Burks, Reed Russell, Kristin Peeples, Brooke Stone, Keith Beason, Gary Smith, Vashil Fernandez, and Mashell Daniel.

Municipal Court: Judge Sherry Jackson Hawkins.

Legal Counsel: Jeff Lewis.

II. INVOCATION AND PLEDGE LED BY COUNCIL MEMBER BETTY WILLIAMS

III. MAYOR'S REMARKS AND ITEMS OF COMMUNITY INTEREST

Upcoming City Council Meetings
Monday, July 10, 2023 at 6:00 p.m. **(Only one meeting in July)**
Monday, August 14, 2023, at 6:00 p.m.
Monday, August 28, 2023 at 6:00 p.m.

Farmers Market
Farmers Market continues each Saturday from 7:00 a.m. until 12:00 noon at 500 N. State Line Avenue, Texarkana, Texas, between the Courthouse/Post Office and Sheppard Park.

Summer Camp
Summer Camp began on June 12th and will continue to June 30th, taking a break the week of July 4th, and start back July 10th through July 28th.

Upcoming Shows at the Perot Theatre

June 24th - Shawn Klush: Ultimate Elvis

Parks & Recreation Activities

June 20 - 23	Cub Scout Day Camps	Spring Lake Park - Pavilion #1

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

Bremily Estes was recognized at the meeting. She is an educator in the community and a student at A&M Texarkana. She is shadowing the Mayor as part of her course study.

The Juneteenth Celebration was this past Saturday and was held downtown. There was a very large turnout including councilmembers Jean Matlock, Mary Hart, and Christie Page. Also in attendance were City Manager Orr, Brooke Stone, Keith Beason, and other staff representing the City. The Mayor was in attendance and read a proclamation for the event. The Scholar's Program, a local youth group in our community, was thanked for sponsoring the successful event as well as everyone involved.

Congratulations was expressed to Pleasant Grove Superintendent Chad Pirtle for being named the Region 8 Superintindent of the Year.

IV. PROCLAMATION PRESENTATION - ELDER ABUSE AWARENESS MONTH

Elder Abuse Awareness Month - June 2023

The Mayor read the proclamation and emphasized the need to keep elder abuse in mind not only in the month of June but on a continuous basis.

Council Member Matlock spoke of participating June 15th in the World Abuse Day by wearing purple and hanging purple ribbons in observance. She stated one in ten elderly people are abused and that figure reflects only instances that are reported.

RESULT:	**CLOSE ACTION**

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.

There were no public comments made at Open Forum.

VI. APPOINTMENTS TO BOARDS, COMMISSIONS, AND COMMITTEES

Council Member Jay Davis recommended the appointment of Colton Langford to the Building and Standards Commission.

Council Member Libby White recommended the appointment of Todd Marshall to the Building and Standards Commission.

Motion to confirm recommendations to the Boards & Commission.
(6:10 p.m.)

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Betty Williams, Ward 3
SECONDER:	Libby White, Ward 5
AYES:	Matlock, Hart, Williams, Page, White, Davis
EXCUSED:	Bruggeman

VII. ITEMS FOR CONSIDERATION

Consent Items

(6:20 p.m.)

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

1. Consider approval of the minutes of the Regular Meeting of the City Council held on May 8, 2023 at 6:00 PM.

2. Consider approval of the minutes of the Budget Workshop Meeting of the City Council held on May 23, 2023 at 12:00 PM.

3. Resolution No. 2023-080 authorizing the City Manager to execute a contract with Holistic Utility Solutions for the Perot Theatre's new HVAC and Controls, Tip cooperative purchasing agreement. Funds for purchase are from the Conservation Revolving Loan Fund and the Perot Building Maintenance Fund.

   Public Hearing:
   Council Vote: June 20, 2023

4. Resolution No. 2023-081 authorizing the City Manager to execute a contract with IBIS, LLC of Texarkana, Arkansas, for the Replace Sewer Main at I-30 and Cowhorn Creek Project in an amount not to exceed $654,977.40. Funds are available in the Utility's 2022-2023 Budget in the Texas Capital Infrastructure Fund.

   Public Hearing:
   Council Vote: June 20, 2023

Action Items

5. Resolution No. 2023-077 supporting a grant application to the Texas Department of Transportation for the 2023 Transportation Set-Aside (TASA) Call for Projects for North Richmond Road.

   Public Hearing:
   Council Vote: June 20, 2023

   Vashil Fernandez briefed this agenda item.
   (6:24 p.m.)

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Libby White, Ward 5
SECONDER:	Jay Davis, Ward 6
AYES:	Matlock, Hart, Williams, Page, White, Davis
EXCUSED:	Bruggeman

6. Resolution No. 2023-078 supporting a grant application to the Texas Department of Transportation for the 2023 Transportation Set-Aside (TASA) Call for Projects for Leopard Drive.

   Public Hearing:
   Council Vote: June 20, 2023

   Vashil Fernandez briefed this agenda item.
   (6:25 p.m.)

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jay Davis, Ward 6
SECONDER:	Betty Williams, Ward 3
AYES:	Matlock, Hart, Williams, Page, White, Davis
EXCUSED:	Bruggeman

7. Resolution No. 2023-079 supporting a grant application to the Texas Department of Transportation for the 2023 Transportation Set-Aside (TASA) Call for Projects for Texas Boulevard.

   Public Hearing:
   Council Vote: June 20, 2023

   Vashil Fernandez briefed this item.
   (6:27 p.m.)

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Mary Hart, Ward 2
SECONDER:	Betty Williams, Ward 3
AYES:	Matlock, Hart, Williams, Page, White, Davis
EXCUSED:	Bruggeman

8. Resolution No. 2023-090 proposing full-purpose annexation of certain commercial Limited Purpose Property (and contiguous, discrete portion of US HWY 59) described in the Strategic Partnership Agreement with Macedonia-Eylau Municipal Utility District No. 1 of Bowie County, and municipal services to be provided.

   Public Hearing:
   Council Vote: June 20, 2023

   Jeff Lewis briefed this agenda item.
   (6:31 p.m.)

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

9. A procedual motion to remove Ordinance No. 2023-061 from tabled.

   (6:27 p.m.)

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

10. Ordinance No. 2023-061 granting a Specific Use Permit to allow the location of a cellular tower on an approximate 7.13-acre tract of land (being Tract 44A), J M Goffe, HRS, A-244, located at 2718 Moores Lane. Patrick Cannon, representing Walnut Church of Christ, owner, and Wayne Barnett, agent. (A 3/4 vote of the Council is required to adopt this ordinance). [Tabled at the May 8, 2023 Council meeting]

    Public Hearing: May 8, 2023
    Council Vote: June 20, 2023

    David Orr briefed this agenda item.
    (6:47 p.m.)

RESULT:	**ADOPTED [5 TO 1]**
MOVER:	Christie Page, Ward 4
SECONDER:	Mary Hart, Ward 2
AYES:	Matlock, Hart, Williams, Page, Davis
NAYS:	White
EXCUSED:	Bruggeman

VIII. FIRST BRIEFINGS

1. Resolution No. 2023-076 adopting the Community Development Block Grant (CDBG) Consolidated Plan, Citizen Participation Plan and Annual Action Plan.

   Public Hearing: July 10, 2023
   Council Vote: July 10, 2023

   Vashil Fernandez briefed this agenda item and introduced Eryca Fambro, Director of Consulting for WFN Consulting, who presented a power point presentation.

RESULT:	**MOVED FORWARD**	**Next: 7/10/2023 6:00 PM**

2. Resolution No. 2023-082 establishing a Youth Advisory Committee appointed by the City Council.

   Public Hearing: July 10, 2023
   Council Vote: July 10, 2023

   Chiquita Burks briefed this agenda item.

RESULT:	**MOVED FORWARD**	**Next: 7/10/2023 6:00 PM**

3. Ordinance No. 2023-068 granting a Specific Use Permit to allow one additional use of permanent cosmetics on Lot 1, Richmond Acres Subdivision, located at 5822 Richmond Road. John & Kenzie Bullock, owners, and Jordan Johnson, agent.

   Public Hearing: July 10, 2023
   Council Vote: July 10, 2023

   Mashell Daniel briefed this agenda item.

RESULT:	**MOVED FORWARD**	**Next: 7/10/2023 6:00 PM**

4. Ordinance No. 2023-069 granting a Specific Use Permit to allow an assisted living facility on an approximate 11.25-acre tract of land (being Tract 21), Willis Oldham HRS, A-458, located at 5902 North Park Road. (Due to written protest, a 3/4 vote of the Council is required to adopt this ordinance.) C. Jack Smith, owner, and Steve McKee, agent.

   Public Hearing: July 10, 2023
   Council Vote: July 10, 2023

   Mashell Daniel briefed this agenda item.

RESULT:	**MOVED FORWARD**	**Next: 7/10/2023 6:00 PM**

5. Ordinance No. 2023-075 amending PD-23-2 for site plan approval on an approximate 11.25-acre tract of land (being Tract 21), Willis Oldham HRS, A-458, located at 5902 North Park Road. (Due to written protest, a 3/4 vote of the Council is required to adopt this ordinance.) C. Jack Smith, owner and Steve McKee, agent.

   Public Hearing: July 10, 2023
   Council Vote: July 10, 2023

   Mashell Daniel briefed this agenda item.

RESULT:	**MOVED FORWARD**	**Next: 7/10/2023 6:00 PM**

6. Ordinance No. 2023-071 rezoning WPT Lot 20 All 21, Block 6, H.S. Janes HRS, A-306, located at 4307 Gazola Street. Single Family-2 to agriculture. Inez Dixon, owner, and Charles Griffin Jr., agent.

   Public Hearing: July 10, 2023
   Council Vote: July 10, 2023

   Mashell Daniel briefed this agenda item.

RESULT:	**MOVED FORWARD**	**Next: 7/10/2023 6:00 PM**

7. Ordinance No. 2023-072 rezoning EPT Lot 20, Block 6, H.S. Janes HRS, A-306, located at 4301 Gazola Street. Single Family-2 to Agriculture. Inez Dixon, owner, and Charles Griffin, Jr., agent.

   Public Hearing: July 10, 2023
   Council Vote: July 10, 2023

Mashell Daniel briefed this agenda item.

RESULT:	**MOVED FORWARD**	**Next: 7/10/2023 6:00 PM**

8. Ordinance No. 2023-073 rezoning Lot 22, Block 6, H.S. Janes HRS, A-306, located at 1312 Letter Carrier Drive. Single Family-2 to Agriculture. Inez Dixon, owner, and Charles Griffin, Jr., agent.

   Public Hearing: July 10, 2023
   Council Vote: July 10, 2023

   Mashell Daniel briefed this agenda item.

RESULT:	**MOVED FORWARD**	**Next: 7/10/2023 6:00 PM**

9. Ordinance No. 2023-083 granting a Specific Use Permit to allow an RV Park on the WPT Lot 20 All 21, Block 6, H.S. Janes HRS, A-306, located at 4307 Gazola Street. Inez Dixon, owner and Charles Griffin Jr., agent.

   Public Hearing: July 10, 2023
   Council Vote: July 10, 2023

   Mashell Daniel briefed this agenda item.

RESULT:	**MOVED FORWARD**	**Next: 7/10/2023 6:00 PM**

10. Ordinance No. 2023-084 granting a Specific Use Permit to allow an RV Park on the EPT Lot 20, Block 6, H.S. Janes HRS, A-306, located at 4301 Gazola Street. Inez Dixon, owner and Charles Griffin Jr., agent.

    Public Hearing: July 10, 2023
    Council Vote: July 10, 2023

    Mashell Daniel briefed this agenda item.

RESULT:	**MOVED FORWARD**	**Next: 7/10/2023 6:00 PM**

11. Ordinance No. 2023-085 granting a Specific Use Permit to allow an RV Park on the Lot 22, Block 6, H.S. Janes HRS, A-306, located at 1312 Letter Carrier Drive. Inez Dixon, owner and Charles Griffin Jr., agent.

    Public Hearing: July 10, 2023
    Council Vote: July 10, 2023

    Mashell Daniel briefed this agenda item.

RESULT:	**MOVED FORWARD**	**Next: 7/10/2023 6:00 PM**

12. Ordinance No. 2023-086 amending PD-23-3(A) for site plan approval on WPT Lot 20 All 21, Block 6, H. S. Janes HRS, A-306, located at 4307 Gazola Street. Inez Dixon, owner, and Charles Griffin Jr., agent.

    Public Hearing: July 10, 2023
    Council Vote: July 10, 2023

    Mashell Daniel briefed this agenda item.

RESULT:	**MOVED FORWARD**	**Next: 7/10/2023 6:00 PM**

13. Ordinance No. 2023-087 amending PD-23-4(A) for site plan approval on EPT Lot 20, Block 6, H.S. Janes HRS, A-306, located at 4301 Gazola Street. Inez Dixon, owner, and Charles Griffin Jr., agent.

    Public Hearing: July 10, 2023
    Council Vote: July 10, 2023

    Mashell Daniel briefed this agenda item.

RESULT:	**MOVED FORWARD**	**Next: 7/10/2023 6:00 PM**

14. Ordinance No. 2023-088 amending PD-23-5(A) for site plan approval on Lot 22, Block 6, H.S. Janes HRS, A-306, located at 1312 Letter Carrier Drive. Inez Dixon, owner, and Charles Griffin Jr., agent.

    Public Hearing: July 10, 2023
    Council Vote: July 10, 2023

    Mashell Daniel briefed this agenda item.

RESULT:	**MOVED FORWARD**	**Next: 7/10/2023 6:00 PM**

IX. PUBLIC HEARINGS

1. Ordinance No. 2023-065 approving the voluntary annexation of approximately 27.346 acres in the George Brinlee HRS A-18 (3313 Pleasant Grove Rd.) to the city limits of Texarkana, Bowie County, Texas, and specifying a Planned Development / Multiple-Family 2 zoning district classification. First Church of Nazarene, owner.

    Public Hearing: June 20, 2023
    Council Vote: June 20, 2023

Richard Reynolds spoke on behalf of the First Church of the Nazarene regarding the property.
(7:32 p.m.)

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

2. Ordinance No. 2023-067 amending PD-20-4 (General Retail) for site plan approval on Lot 1, The Grove at Amesdale, located at 5714 Richmond Road. Johnny Gibbs, owner and Kayla Wood, MTG Engineers and Surveyors, agent.

Public Hearing: June 20, 2023
Council Vote: June 20, 2023

Kayla Wood, of MTG Engineers and Surveyors, spoke about the property.
(7:34 p.m.)

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Libby White, Ward 5
SECONDER:	Mary Hart, Ward 2
AYES:	Matlock, Hart, Williams, Page, White, Davis
EXCUSED:	Bruggeman

3. Resolution No. 2023-091 approving the City Manager to authorize an agreement with Paddle TXK LLC.

Public Hearing: June 20, 2023
Council Vote: June 20, 2023

Keith Beason introduced Cheyenne Adams who presented a power point presentation on Paddle TXK.
(7:42 p.m.)

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Mary Hart, Ward 2
SECONDER:	Betty Williams, Ward 3
AYES:	Matlock, Hart, Williams, Page, White, Davis
EXCUSED:	Bruggeman

X. CITY MANAGER'S REPORT

Sales Tax Update

Sales tax receipts for the month of June (April sales) totaled $1,633,982 an increase of $7,762 (0.48%) compared to the same month in the prior year. Fiscal year-to-date collections totaled $12,607,386, an increase of $689,661 (5.79%) compared to last year.

New Economic Development Quarterly Report
The just released quarterly report includes information on new developments that are planned, new retail announced/recently opened, commercial construction permits, residential construction permits and much more. The quarterly report will be used for new business prospects and disseminated to local business leaders. The highlight from this report shows in the last six months over $302,000,000 of new commercial construction has been announced with another $209,000,000 slated for fiscal year 2023-2024.

Texarkana Arts & Historic District Economic Impact Study
The Texarkana Arts & Historic District Economic Impact Study was also recently released that found a total economic impact of $9.1 million in direct and indirect expenditures due to the efforts of the Texarkana Arts & Historic District organizations.

Save the Date:
Officer Jason Sprague Bridge Dedication, Monday, June 26th at 9am at the Gibson Lane Bridge.

Texarkana Sesquicentennial Commemorative Ball, Texarkana Country Club, Saturday, July 8th 7 p.m.
<https://www.eventbrite.com/e/texarkanas-sesquicentennial-ball-tickets-626297150637>

Jamison Building & Kansas State University Technical Assistance to Brownfields (KSU TAB) Visit, Thursday July 27th at the Texarkana Public Library David Nelson Meeting Room.

Citizen Recognition
City Manager Orr recognized Reed Russell who is a public service intern this summer. Reed attends the Bush School of Public Service at Texas A&M in College Station.

Also recognized were Chiquita Burks and Rhonda Dolberry, along with the Scholars Organization, for their work with the Juneteenth Celebration and the Parks and Recreation Department for providing the stage.

XI. ADMINISTRATIVE COMMENTS

1. City Council

   Council had no administrative comments for staff.

2. City Staff

   Staff had no administrative comments for council.

XII. CLOSED SESSION

The City Council convened into closed session pursuant to Texas Government Code Section 551.087 (Economic Development Negotiations) to discuss or deliberate offers of financial or other incentives to business prospects [Project X].

XIII. RECONVENED INTO OPEN SESSION

XIV. ADJOURNMENT

A motion was made to adjourn the meeting.
(8:00 p.m.)

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jay Davis, Ward 6
SECONDER:	Jean H. Matlock, Ward 1
AYES:	Matlock, Hart, Williams, Page, White, Davis
EXCUSED:	Bruggeman

Vicky Coopwood
Asst. City Secretary

Bob Bruggeman
Mayor

Version:

Briefing Sheet

Update Date: 5/12/2023 12:44 PM

Lead Department: City Manager **Action Officer:** Jennifer Evans, City Secretary

Subject: Elder Abuse Awareness Month - June 2023

Updates/History of Briefing:

(Insert Date Here):
(Insert Text Here) or Select, Delete this and all text with parentheses and say "NOT APPLICABLE"

Executive Summary and Background Information:

Potential Options:

- List or "None"
-

Fiscal Implications:
(Insert Text Here)

Staff Recommendation:
(Insert Text Here)

Advisory Board/Committee Review:
(Advisory Board/Committee Name OR say "NONE")

Board/Committee Recommendation:
(Insert Date Here):
(Insert Text Here or say "NOT APPLICABLE")

Advisory Board/Committee Meeting Date and Minutes:
(Insert Minutes Here) or Select, Delete this and all text in this area and say "NOT APPLICABLE"

Attachments

a. Elder Abuse June 2023 Proc. (PDF)

PROCLAMATION

Whereas, older adults and people with disabilities of diverse backgrounds contribute to the wellbeing of this city by working, caregiving, volunteering, and actively preserving customs, rituals, and traditions; and

Whereas, as we age, we build momentum by accumulating knowledge, experience, insight, and wisdom that can be shared to enrich our community; and

Whereas, abuse of older adults and people with disabilities is a community concern, affecting thousands of people across Texas; and

Whereas, abuse affected more than 118,208 older adults and people with disabilities in Texas in 2021; and

WHEREAS, abuse against older adults and people with disabilities is grossly underreported because of social stigma, embarrassment, and fear; and

WHEREAS, adult abuse effects men and women of all income and ability levels, all cultural and ethnic backgrounds, in all communities; and

WHEREAS, elder abuse is everyone's business; it's important to strengthen our efforts to prevent, report and address elder abuse.

NOW, THEREFORE, I, Bob Bruggeman, Mayor of the City of Texarkana, Texas, in recognition thereof, do hereby proclaim the month of June 2023 to be

"ELDER ABUSE AWARENESS MONTH"

in the **City of Texarkana, Texas,** and urge all residents to work together to reduce abuse and neglect of older adults and people with disabilities.

IN WITNESS WHEREOF, I have hereunto set my hand and have caused the Official Seal of the City of Texarkana, Texas, to be affixed this 20th day of June, 2023.

_____

Bob Bruggeman, Mayor

_____

Jennifer Evans, TRMC, City Secretary

Attachment: Elder Abuse June 2023 Proc. (4013 : Elder Abuse Awareness Month (June 2023))

CITY OF TEXARKANA

CITY COUNCIL

MINUTES ● MAY 8, 2023

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	Present	
Christie Page	Ward 4	Present	
Libby White	Ward 5	Present	
Jay Davis	Ward 6	Present	

Staff Present: City Manager David Orr, Jennifer Evans, Kristin Peeples, Kevin Schutte, Karey Parker, Chuck Weerts, Chris Black, Lisa Thompson, Dusty Henslee, Robby Robertson, Gary Smith, Vashil Fernandez, Brooke Stone, Mashell Daniel, and J.W. Bramlett.

Municipal Court: Judge Sherry Jackson Hawkins.

Legal Counsel: Jeff Lewis.

II. INVOCATION AND PLEDGE LED BY MAYOR BOB BRUGGEMAN

III. LIFENET SPECIAL RECOGNITION & CITIZEN LIFESAVING AWARDS - BY FIRE DEPARTMENT

Dave Snavely, Chief Executive Officer of LifeNet, shared a successful CPR-related incident that occurred on September 3rd, 2022.

Donna Ford and her daughter Candiss Gandy were shopping at Hobby Lobby. While there, Ms. Ford collapsed and was unresponsive. Immediately, Candiss and James Davenport, a store manager, administered CPR until LifeNet responded a few minutes later.

After receiving full medical care, Ms. Ford is completely recovered and has full neurological recovery.

Mr. Snavely, accompanied by Darren Higgs, Area Director of LifeNet and Medical Director Dr. Matt Young, presented Candiss and James each with a Special Recognition Award.

Minutes Acceptance: Minutes of May 8, 2023 6:00 PM (Consent Items)

Interim Fire Chief Chris Black also gave Candiss and James a Citizen Lifesaving Award on behalf of the city.

Mayor Bruggeman said it's so refreshing to share such a great story and recognize those who touch the community.

Learning CPR is a wonderful way to ***serve*** a fellow citizen, neighbor, or any person in need.

IV. MAYOR'S REMARKS AND ITEMS OF COMMUNITY INTEREST

Upcoming City Council Meetings

Tuesday, May 23, 2023 at 12:00 p.m. **(Budget Advisory Committee and City Council)**
Tuesday, June 20, 2023 at 6:00 p.m. (Rescheduled from June 12th per Resolution No. 2022-113)
Monday, July 10, 2023 at 6:00 p.m. **(Only one meeting in July)**

Cycle Through History Bicycle Tours

The Cycle Through History Bicycle Tours will be on Friday May 12th, 19th and, 26th, starting at 5:30 p.m. at the Museum of Regional History, 219 N. State Line Avenue, Texarkana, Texas. Please check the Parks and Recreation Facebook page for more information.

Walk Through History Tours

Walk Through History Tours at Spring Lake Park began May 3rd at 10:00 a.m. and will continue every Wednesday morning through May 24th. There will be special tours on Saturday, May 13th and Saturday, May 27th that require registration. Please check the Parks and Recreation Facebook page for more information.

Parks & Recreation Events

May Listings:

May 13	Back to the 80's 5K	Spring Lake Park
May 13	Dragon Boat Races	Bringle Lake Park
May 19 - 21	TYSA Softball Tournament	Karrh/Wallace Parks
May 20 - 21	P2A USSSA Tournament	Spring Lake Park
May 25	Movies in the Park: "Top Gun, Maverick"	Spring Lak Park

June Listings:

June 1	Movies in the Park: "Lyle, Lyle Crocodile"	Spring Lake Park
June 2 - 3	Kevin Guy Memorial Tournament	Spring Lake Park
June 8	Movies in the Park - "Black Adam"	Spring Lake Park
June 9 - 10	TYSA Softball Tournament	Karrh/Wallace Parks
June 10 - 11	NCS Tournament	Spring Lake Park
June 12	Summer Camp Begins	Southwest Center

All Movies in the Park will start at dusk and concessions will be available.

Minutes Acceptance: Minutes of May 8, 2023 6:00 PM (Consent Items)

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

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.

Cameron B. Quinn addressed council concerning a burned-out structure at 4002 Canadian Avenue and its dilapidated and unkempt condition in his neighborhood.

Terrie Arnold and Gary Gathwright, Executive Director and Operations Director, respectively, of the Alzheimer's Alliance, reported the May 6th Wine Fest was an outstanding success. It is the primary fundraiser of the year for the Alzheimer's Alliance and Respite Center. With over 15,000 attendees, this past weekend, the Alliance should net at least $270,000. All of the dollars from the event stay in Texarkana.

Terrie Arnold said when she became the Executive Director, nine years ago, she envisioned this project and shared it with the City Manager at that time. He approved it and nine years later, the Alliance is "rollin & goin" with providing all types of resources, education, and support for the families in this community. She attributes this achievement to the full support of the City of Texarkana, Texas.

They thanked the City Council for its unwavering partnership of the event each year. A special thanks was given to Robby Robertson and his Parks staff for the tremendous amount of work spent in readying, maintaining, and beautifying Spring Lake Park for this year's 70 merchants, 29 wineries, and ten food trucks. It was very much appreciated!

Barbara Stoker and Gerard Billingsly addressed council about urgent road repairs needed on Gazola Street and the idea of possibly posting signs restricting 18-wheelers from going down Gazola towards the church. They operate a food pantry serving hundreds of people a week from the Mt. Sinai House of Prayer Ministries Church.

Ms. Stoker proposed the city routing large trucks to access businesses, in that industrial area, from West 7th Street and Kilgore Street.

VI. APPOINTMENTS TO BOARDS, COMMISSIONS, AND COMMITTEES

Council Member Matlock recommended the appointment of Linda Hooks to the Community Healthcore Board.

Motion to make an appointment to the Community Healthcore Board.

(6:29 p.m.)

Minutes Acceptance: Minutes of May 8, 2023 6:00 PM (Consent Items)

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Mary Hart, Ward 2
SECONDER:	Betty Williams, Ward 3
AYES:	Matlock, Hart, Williams, Page, White, Davis
EXCUSED:	Bruggeman

VII. ITEMS FOR CONSIDERATION

Consent Items

(6:32 p.m.)

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Betty Williams, Ward 3
SECONDER:	Jay Davis, Ward 6
AYES:	Matlock, Hart, Williams, Page, White, Davis
EXCUSED:	Bruggeman

1. Consider approval of the minutes of the Regular Meeting of the City Council held on April 24, 2023 at 6:00 PM.

2. Consider approval of the minutes of the Joint City Committee Meeting of the City Council and Texarkana Arkansas Board of Directors, hosted by the Texarkana Airport Authority, held on April 27, 2023 at 3:00 PM.

3. Resolution No. 2023-064 authorizing the City Manager to execute a contract with RBIS, LLC of Texarkana, Arkansas, for the Macedonia-Eylau/TWU Water and Sewer Improvements Project in an amount not to exceed $674,114. Funds are available in the Utility's 2022-2023 budget in the Texas Capital Improvement Fund at $680,000.

   Public Hearing:
   Council Vote: May 8, 2023

4. Ordinance No. 2023-074 amending the Police Department's budget for the fiscal year ending September 30, 2023, in the amount of $135,000, for changes to incentive pay for officers funded through department reorganization with budgeted funds [recommendation of the Budget Advisory Committee].

   Public Hearing:
   Council Vote: May 8, 2023

Minutes Acceptance: Minutes of May 8, 2023 6:00 PM (Consent Items)

Request for a consent item to be moved to action.

Council Member Davis asked for Resolution No. 2023-066 to be pulled from the consent agenda and placed under Action Items.

Motion to move Resolution No. 2023-066 from the consent agenda to action items.

(6:32 p.m.)

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Mary Hart, Ward 2
SECONDER:	Libby White, Ward 5
AYES:	Matlock, Hart, Williams, Page, White, Davis
EXCUSED:	Bruggeman

Action Items

1. Resolution No. 2023-066 approving the request of the Texarkana Airport Authority to execute an agreement with Yates Foundation LLC for naming rights of the new airport terminal.

   Public Hearing:
   Council Vote: May 8, 2023

   Mayor Bruggeman recognized Sonja Yates Hubbard, in the audience, as she is the daughter of the late **Jim E. Yates,** in whose name the new airport terminal will proudly display and honor.

   Mr. Yates, along with his wife FaEllen, was the founder of the E-Z Mart Corporation in Texarkana, an outstanding businessman, an avid aviator, and he was very active in the community. His daughters Sonja and Stacy also were also an intrical part of the family company for many years.

   Many thanks to the Yates Foundation in support of the Texarkana Regional Airport!
   (6:34 p.m.)

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Libby White, Ward 5
SECONDER:	Jay Davis, Ward 6
AYES:	Matlock, Hart, Williams, Page, White, Davis
EXCUSED:	Bruggeman

VIII. FIRST BRIEFINGS

Minutes Acceptance: Minutes of May 8, 2023 6:00 PM (Consent Items)

1. Ordinance No. 2023-065 approving the voluntary annexation of approximately 27.346 acres in the George Brinlee HRS A-18 (3313 Pleasant Grove Rd.) to the city limits of Texarkana, Bowie County, Texas, and specifying a Planned Development / Multiple-Family 2 zoning district classification. First Church of Nazarene, owner.

   Public Hearing: June 20, 2023
   Council Vote: June 20, 2023

   Mashell Daniel briefed this agenda item.

RESULT:	**MOVED FORWARD**	**Next: 6/20/2023 6:00 PM**

2. Ordinance No. 2023-067 amending PD-20-4 (General Retail) for site plan approval on Lot 1, The Grove at Amesdale, located at 5714 Richmond Road. Johnny Gibbs, owner and Kayla Wood, MTG Engineers and Surveyors, agent.

   Public Hearing: June 20, 2023
   Council Vote: June 20, 2023

   Mashell Daniel briefed this agenda item.

RESULT:	**MOVED FORWARD**	**Next: 6/20/2023 6:00 PM**

IX. PUBLIC HEARINGS

1. Resolution No. 2023-046 authorizing use of additional EPA cleanup funds to any person or entity allying with Texarkana Grim Housing Partners, LP for the Hotel Grim project, and authorizing the City Manager to execute any and all loan documents or other documents necessary for the project.

   Public Hearing: May 8, 2023
   Council Vote: May 8, 2023

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

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

2. Resolution No. 2023-052 authorizing the City Manager to amend the Texarkana Golf Ranch lease agreement.

Minutes Acceptance: Minutes of May 8, 2023 6:00 PM (Consent Items)

Public Hearing: May 8, 2023
Council Vote: May 8, 2023

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

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jay Davis, Ward 6
SECONDER:	Betty Williams, Ward 3
AYES:	Matlock, Hart, Williams, Page, White, Davis
EXCUSED:	Bruggeman

3. Ordinance No. 2023-055 rezoning an approximate 9.37-acre tract of land (being Tracts 173, 173A, 174, & 175), H.S. Janes HRS, A-306, located at 3811 S. Lake Drive. Single Family-2 to Commercial. Michael Petty, owner and Kyle Davis, attorney.

Public Hearing: May 8, 2023
Council Vote: May 8, 2023

There were no public comments made at this hearing.
(6:41 p.m.)

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Libby White, Ward 5
SECONDER:	Christie Page, Ward 4
AYES:	Matlock, Hart, Williams, Page, White, Davis
EXCUSED:	Bruggeman

4. Ordinance No. 2023-056 rezoning on an approximate 1.24-acre tract of land (being the north part of Tracts 9 and 10), Flower Acres, located at 3327 S. Lake Drive. General Retail to Commercial. Phil Hadaway, owner.

Public Hearing: May 8, 2023
Council Vote: May 8, 2023

There were no public comments made at this hearing.
(6:42 p.m.)

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Betty Williams, Ward 3
SECONDER:	Christie Page, Ward 4
AYES:	Matlock, Hart, Williams, Page, White, Davis
EXCUSED:	Bruggeman

5. Ordinance No. 2023-057 rezoning on an approximate 0.71-acre tract of land (being south 150’ of Tracts 9 and 10), Flower Acres, located at 2107 Flower Acres Road. General Retail to Commercial. Phil Hadaway, owner.

Public Hearing: May 8, 2023
Council Vote: May 8, 2023

There were no public comments made at this hearing.
(6:43 p.m.)

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Libby White, Ward 5
SECONDER:	Christie Page, Ward 4
AYES:	Matlock, Hart, Williams, Page, White, Davis
EXCUSED:	Bruggeman

6. Ordinance No. 2023-058 granting a Specific Use Permit to allow permanent cosmetics (facial tattooing) on an approximate 5.65-acre tract of land (being Tracts 388 and 388A), George Brinlee HRS, A-18, located at 4115 N. Kings Highway, Suite 109. Carter Floyd, owner, and Tammy Wroten, agent.

Public Hearing: May 8, 2023
Council Vote: May 8, 2023

Tammy Wroten presented herself for questions related to this proposed ordinance.
(6:45 p.m.)

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jay Davis, Ward 6
SECONDER:	Libby White, Ward 5
AYES:	Matlock, Hart, Williams, Page, White, Davis
EXCUSED:	Bruggeman

7. Ordinance No. 2023-059 rezoning on an approximate 3.36-acre tract of land (being Tract 4D), West Texarkana GDN, located at 700 Elliott Road. Single Family-2 to Single Family-3. Katherine McGee, owner and Austin Edwards, agent.

Public Hearing: May 8, 2023
Council Vote: May 8, 2023

Austin Edwards presented himself for questions related to this proposed ordinance.
(6:47 p.m.)

Minutes Acceptance: Minutes of May 8, 2023 6:00 PM (Consent Items)

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Libby White, Ward 5
SECONDER:	Betty Williams, Ward 3
AYES:	Matlock, Hart, Williams, Page, White, Davis
EXCUSED:	Bruggeman

8. Ordinance No. 2023-060 granting a Specific Use Permit allowing the location of a double wide HUD code manufactured home on an approximate 3.36-acre tract of land (being Tract 4D), West Texarkana GDN, located at 700 Elliott Road. Katherine McGee, owner, and Austin Edwards, agent.

   Public Hearing: May 8, 2023
   Council Vote: May 8, 2023

   There were no public comments made at this hearing.
   (6:49 p.m.)

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

9. Ordinance No. 2023-061 granting a Specific Use Permit to allow the location of a cellular tower on an approximate 7.13-acre tract of land (being Tract 44A), J M Goffe, HRS, A-244, located at 2718 Moores Lane. Patrick Cannon, representing Walnut Church of Christ, owner, and Wayne Barnett, agent. (A 3/4 vote of the Council is required to adopt this ordinance). [Tabled at the May 8, 2023 Council meeting]

   Public Hearing: May 8, 2023
   Council Vote: June 20, 2023

   AT&T Representatives Wayne Barnett and Daniel Albritton gave an overview of research, technical considerations, and reasons for the chosen cell tower location.

   Teresa Liepman, Mike Wilson, Jerry Duvall, Angie Riekert, and Craig Forand spoke against the proposed cell tower location.

   Jay Johnston, Marcelino Rodriguez, and Steve Mitchell spoke in favor of the proposed cell tower location.

   Andrew Clark expressed concern that the city has no plans or ability to regulate cell towers. The city needs a to come up with clear guidelines as to the aesthetics and location of cell towers within the city.

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Andrew Venable provided general comments about safety concerns and his work experience as a law enforcement official. He encouraged the council to consider what's in the best interest of the city as it grows.

After listening to those who participated in the public hearing, Council Members also expressed their various thoughts.

Mayor Bruggeman warmly thanked everyone who spoke respectfully and courteously in voicing their differing opinions. He also thanked those in the audience who listened attentively.

Mayor Bruggeman asked the City Secretary for a roll call vote.
(8:04 p.m.)

RESULT:	**TABLED [5 TO 1]**	**Next: 6/20/2023 6:00 PM**
MOVER:	Jay Davis, Ward 6	
SECONDER:	Mary Hart, Ward 2	
AYES:	Hart, Williams, Page, White, Davis	
NAYS:	Matlock	
EXCUSED:	Bruggeman	

10. Ordinance No. 2023-062 approving the voluntary annexation of six adjoining tracts, approximately 150 acres, in the H. S. Janes HRS A-306 (Terry St./S. Bishop Rd. vicinity) to the city limits of Texarkana, Bowie County, Texas, zoning district classifications, and site plan for Tracts One and Three. Resortments, Inc, owner.

Public Hearing: May 8, 2023
Council Vote: May 8, 2023

David Williams presented himself for questions related to this proposed ordinance. Tracy Spellmeyer presented herself for questions related to this proposed ordinance.
(8:08 p.m.)

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

11. Resolution No. 2023-063 authorizing the City Manager to apply for the Texas Department of Housing and Community TDHCA HOME Homeowner Reconstruction Assistance (HRA) Reservation System.

Public Hearing: May 8, 2023
Council Vote: May 8, 2023

There were no public comments made at this hearing.
(8:08 p.m.)

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jay Davis, Ward 6
SECONDER:	Jean H. Matlock, Ward 1
AYES:	Matlock, Hart, Williams, Page, White, Davis
EXCUSED:	Bruggeman

12. Resolution No. 2023-050 authorizing the City Manager to execute a contract with KBB Consulting, LLC of Texarkana, Texas, for the City's HOME Homeowners Reconstruction Assistance (HRA) Program.

Public Hearing: May 8, 2023
Council Vote: May 8, 2023

There were no public comments made at this hearing.
(8:09 p.m.)

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Mary Hart, Ward 2
SECONDER:	Betty Williams, Ward 3
AYES:	Matlock, Hart, Williams, Page, White, Davis
EXCUSED:	Bruggeman

X. CITY MANAGER'S REPORT

Sales Tax Update
Sales tax receipts for the month of April (February sales) totaled $1,663,329, an increase of $216,506 (14.96%) compared to the same month in the prior year. Fiscal year-to-date collections totaled $8,940,363, an increase of $666,184 (8.05%) compared to last year.

First Budget Advisory Committee (BAC) Meeting Recap
The first BAC meeting for the preparation of the fiscal year 2024 budget was held on May 3rd. The meeting went well, and the next BAC meeting is scheduled for Wednesday, May 10th at noon. Most of the meeting's discussion will be related to TWU's budget. Council members should mark their calendars for Tuesday, May 23rd at noon. Staff plans to hold a joint meeting of the BAC and City Council.

TWU Customer Service Update
After Gary Smith's update at the last city council meeting, the city had another 915 residents register for on-line accounts. Now, TWU has nearly 2,500 customers signed up for on-line accounts since starting the simplified payment process the first week of April.

XI. ADMINISTRATIVE COMMENTS

1. City Council

Minutes Acceptance: Minutes of May 8, 2023 6:00 PM (Consent Items)

Council Member Davis said the new portal on the city's website to report code enforcement issues is very user friendly and he appreciates staff's effort in launching the new feature.

2. City Staff

Staff had no administrative comments for council.

XII. ADJOURNMENT

A motion was made to adjourn the meeting.
(8:11 p.m.)

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

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CITY OF TEXARKANA

CITY COUNCIL

MINUTES • MAY 23, 2023

Council Chambers | **Budget Workshop Meeting** | **12:00 PM**

220 TEXAS BLVD., TEXARKANA, TX 75501

I. CALL TO ORDER

City Council	Budget Advisory Committee	City Staff
Mayor Bob Bruggeman (Present)	Van Alexander (Present)	City Manager David Orr
Ward 1 - Jean Matlock (Present)	Derrick McGary (Absent)	Jennifer Evans
Ward 2 - Mary Hart (Present)	Melva Flowers (Absent)	Kristin Peeples
Ward 3 - Betty Williams (Present)	Eric Cain (Present)	Dusty Henslee
Ward 4 - Christie Page (Absent)	Pam Hamilton (Present)	Lisa Thompson
Ward 5 - Libby White (Absent)	Kelly Mitchell (Present)	
Ward 6 - Jay Davis (Absent)	Steve Mayo (Present)	

II. WELCOME & OPENING COMMENTS

Chairperson Van Alexander welcomed everyone to the meeting and gave the floor to City Manager Orr to introduce the budget presentation.

III. ITEM FOR DISCUSSION - PROPOSED FY 2024 CITY BUDGET

Kristin Peeples shared a budget presentation providing revenue projections of estimated sales tax collections and additional property tax revenue based on estimated property valuations from the Bowie Central Appraisal District. The no-new revenue and voter-approval tax rate calculation will maintain its overall current tax rate of $0.65.

Expenditure projections included percentage-based salary increases for non-civil service and Police department personnel and annual allocations for capital & equipment, neighborhood & community, and some city partnerships to include the public library, T-Line bus system, and the airport.

As at last year's budget workshop, Council Member Matlock again asked how does an employee advance to get from one level to another or make more money. City Manager Orr said civil service employees' monetary advancement is based on grades and steps. Ms. Matlock asked if civil service employees have to accomplish certain requirements at each step to advance. City Manager Orr said it's typically tenure with civil service. However, there are testing requirements for civil service employees to advance within the grade to the next level.

He said as for non-civil service employees, the compensation plan, completed two years ago, included monetary increases for some, coaching reviews, similar to performance evaluations,

Minutes Acceptance: Minutes of May 23, 2023 12:00 PM (Consent Items)

are considered for each employee, and the new NeoGov training will help employees who obtain certificates to advance. Employees normally progress within the department as they gain more skills.

If an employee is in a position without a compensation adjustment or no across the board base salary percentage increase is given, there typically is no additional compensation included.

The city's plan for FY '24 is as follows:

Planned personnel increases:

- 3% for all non-civil service employees (City - $375,000 and TWU $274,000)
- 6-8% for base pay and additional incentive pay for civil service police officers with departmental reorganization ($555,000)
- Currently engaged in the process of Interest Based Bargaining for civil service firefighters
- Restore the City's rating with S&P

Prepare bond package for FY 2024:

- TWU Revenue Bond - approximately $20 million in bond proceeds
- City Certificates of Obligation - approximately $18.7 million in bond proceeds

FY 2024 Budget Presentation

RESULT:	**CLOSE ACTION**

IV. CLOSING COMMENTS

Mr. Alexander congratulated the new city administrative team for running the city "like a business". Staff shows forward thinking and good planning in working to meet the long-term needs of the city. This fresh method enhances the city to progress and move forward.

Mayor Bruggeman also thanked the council for its input to help shape the FY '24 budget.

V. ADJOURNMENT

The workshop adjourned at 1:08 p.m.

Jennifer Evans
City Secretary

Bob Bruggeman
Mayor

Minutes Acceptance: Minutes of May 23, 2023 12:00 PM (Consent Items)

City of Texarkana, Texas

Briefing Sheet

Version:
Update Date: 6/12/2023 8:41 AM

Lead Department: Public Works Department **Action Officer:** Amanda Freeland,

Subject: Resolution No. 2023-080 authorizing the City Manager to execute a contract with Holistic Utility Solutions for the Perot Theatre's new HVAC and Controls, Tip cooperative purchasing agreement. Funds for purchase are from the Conservation Revolving Loan Fund and the Perot Building Maintenance Fund.

Briefing: 6/20/2023 **Public Hearing:** **Council Vote:** 6/20/2023

Item Schedule

Schedule 3: No briefing required (one week)

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

The Perot Theatre is needing a new and upgraded heating and air system throughout the theatre. It was determined that the most cost-effective purchase would be to utilize TIPS Cooperative Purchasing Program at $99,692.00. The TIP program is a local government purchasing cooperative approved by the State of Texas. The City has purchased from the TIPS on previous occasions. Purchase from TIPS meets all bidding requirements.

Potential Options:

- Approve CM to enter into contract
- Not approve CM to enter into contract
-

Fiscal Implications:

Funds are available in the Conservation Revolving Loan Fund and the Perot Building Maintenance Fund.

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. 2023-080 RES Contract with Holistic Utility Solutions (DOC)
b. 2023-080 EXH 'A' Proposal (PDF)
c. 2023-080 Goals & Perspectives (DOCX)
d. 2023-080 RES contract Holistic Utility Solutions hvac and controls Perot signed (PDF)

Staff Coordination

Public Works Department	Amanda Freeland	Reviewer	Completed	05/31/2023 11:56 AM
Public Works Department	Dusty Henslee	Department Head Review	Completed	06/05/2023 10:23 AM
Finance Department	Kristin Peeples	Review	Completed	06/05/2023 10:30 AM
City Manager	David Orr	City Manager Review	Completed	06/05/2023 4:00 PM
City Council	Jennifer Evans	Meeting	Completed	06/20/2023 6:00 PM

Meeting History

RESOLUTION NO. 2023-080

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT WITH HOLISTIC UTILITY SOLUTIONS OF GRAPEVINE, TEXAS, FOR THE PEROT THEATRE'S HVAC AND CONTROLS AGREEMENT; IN AN AMOUNT NOT TO EXCEED NINETY-NINE THOUSAND SIX HUNDRED NINETY-TWO DOLLARS ($99,692); AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Texarkana, Texas, is creating enhancements to the Perot Theatre's heating and air system, by installation of a new system and controls; and

WHEREAS, Holistic Utility Solution is to provide service and equipment to replace the current system, available through the City's membership in the TIPS Cooperative Purchasing Program, with Texas law authorizing the City to participate in cooperative purchasing program **(Exhibit 'A')**; and

WHEREAS, funds are available from the Conservation Revolving Loan Fund and the Perot Building Maintenance Fund.

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

SECTION 1: The City Council authorizes and approves Holistic Utility Solutions through the TIPS Cooperative Purchasing Program with the submitted pricing for the heating and air system and installation not to exceed **Ninety-Nine Thousand Six Hundred Ninety-Two Dollars ($99,692**); and

SECTION 2: 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 **20th day of June, 2023**.

ATTEST:

VICKY COOPWOOD, ASST. CITY SECRETARY

BOB BRUGGEMAN, MAYOR

Attachment: 2023-080 RES Contract with Holistic Utility Solutions (4034 : 2023-080 RES contract with Holistic Utility Solutions for the Perot

HOLISTIC UTILITY SOLUTIONS

Proposal #10005323-01
Perot Theatre HVAC & Controls
May 23, 2023

Mr. David Orr
City Manager
City of Texarkana Texas
220 Texas Boulevard
Texarkana, TX 75501

May 23, 2023

Dear Mr. Orr;

Please see the attached proposal for the HVAC and Control improvements at the Perot Theatre. These improvements will provide two primary benefits:

1. Increased Energy Efficiency
2. Decreased Humidity Issues

The existing air handler design and associated controls is based on technology from 20-50 years ago. While the control system *software* was recently upgraded, the hardware itself and the "logic" (sequence of operations) is still of an older vintage.

Since the HVAC system is designed for events with 1,500+ people, the majority of time the facility is operating at a small fraction of its capacity. The challenge with the current design is that Outside Air and other parameters are not appropriated adjusted for this partial load. This results in humidity issues and inefficient operation. Staff has indicated that the humidity issue contributes to degradation of the plaster and the associated repair and painting cost.

As part of this project, we will replace the existing control system hardware, add or replace sensors, and write a new Sequence of Operations. These improvements will better regulate the system during times of partial occupancy. The new control system will use non-proprietary hardware and software, allowing it to be serviced by firms local to East Texas.

We will also change the Chilled Water Valves on Air Handlers 1 – 5 coils to 3-way valves. We will close the existing bypass damper, which is currently allowing unconditioned air to enter the space and modulate the new 3-way valves to better control temperature and humidity in the space. The existing 3-way HW valve will also be replaced with a controlled valve.

We estimate that the changes above will reduce energy cost at the site by approximately 13%, or $5,500/yr. We've included more detail on the existing systems, energy spend, and energy savings in Appendix A – Utility Analysis.

We look forward to working with the City of Texarkana to improve this historic property and continue to see it benefit your community for another 100 years!

Sincerely,

Ira Nicodemus
President
Holistic Utility Solutions
ira@holisus.com

Attachment: 2023-080 EXH 'A' Proposal (4034 : 2023-080 RES contract with Holistic Utility Solutions for the Perot Theatre's new HVAC and

Proposal #10005323-01
TIPS Contract #23010402

From: **Holistic Utility Solutions**
129 S. Main St. Suite 260
Grapevine, TX 76051
Website: www.holisus.com

Contact: Ira Nicodemus
Phone: 214-384-3819
Email: ira@holisus.com

To: **David Orr**
City of Texarkana
220 Texas Blvd
Texarkana, TX 75501

Date: May 23, 2023
Project: Perot Theatre HVAC & Controls

Remit to: Holisus LLC (d.b.a. Holistic Utility Solutions), Tax EIN 88-4198985

We propose to furnish the labor and material to perform the work described below for the fixed price listed.

HVAC & Control Improvements.....$99,692

- Replace the existing Delta Control system with new Niagara-4 with BACnet field controllers.
  - Install a new Niagara-4 JACE.
  - Existing Delta field controllers on AHU 1-7 shall be replaced by BACnet compatible controllers
  - Replace existing sensors on AHU 1-7
- Run new wire for chiller control that allow the new BMS to remotely enable/disable the unit and also reset the CHW temperature setpoint.
- Provide new graphical front end and documented Sequence of Operation submittals
- Install CO2 sensors on the return air for demand-controlled ventilation on AHU units with Outside Air intakes
- Develop new control program and graphic for BMS system:
  - Optimal start/stop of the AHUs
  - Implement supply air temperature reset
- Install 3-way control valve for AC 1-5 for cooling coil control. permanently close the bypass damper for each unit.
- Install new 3-way control valve for HW system and implement reset for HW loop
- Up to $5,000 of Owner Directed Allowance (ODA) for repairs found during the project that are not included in the agreed upon scope of work. Examples include repair or replacement of ductwork, dampers, existing actuators, etc. Any unused ODA will not be billed.

Attachment: 2023-080 EXH 'A' Proposal (4034 : 2023-080 RES contract with Holistic Utility Solutions for the Perot Theatre's new HVAC and

HOLISTIC UTILITY SOLUTIONS

Proposal #10005323-01
Perot Theatre HVAC & Controls
May 23, 2023

Payment Terms

- Prices valid for 30 days
- Payment per upon Schedule of Values (SOV) to be provided within 1 week of contract approval
- Terms are net ten days from the invoice date, and past due after thirty days

This proposal includes:

- One-year workmanship warranty
- Upon completion of the project, City of Texarkana will receive all administrative level credentials and ownership of all programming, graphics, and databases
- Up to 4-hours of on-site training of control system operation

This proposal DOES NOT include:

- Overtime, double time, or any additional labor. Services assumed to be performed during normal business hours (8AM-5PM, Monday through Friday) unless explicitly expressed otherwise.
- IP and IT support needed for upgrade. Assumed to be provided by City IT staff
- Any engineering or other items considered licensed Professional Services
- Providing work outside what is listed
- Repair of existing issues outside this scope of work beyond approved ODA
- Holistic Utility Solutions assumes that all fire/smoke dampers and interlocks are in proper working order
- We will reuse existing conduit, control wiring, and control boxes where applicable
- Guarantee of energy savings
- Any environmental remediation
- Taxes, titles, bonds and engineered drawings

Proposal Acceptance

_____ Signature

_____ Date

_____ Printed Name

_____ Title

Attachment: 2023-080 EXH 'A' Proposal (4034 : 2023-080 RES contract with Holistic Utility Solutions for the Perot Theatre's new HVAC and

HOLISTIC UTILITY SOLUTIONS

Proposal #10005323-01
Perot Theatre HVAC & Controls
May 23, 2023

("Proposal") is conditioned upon the following terms and conditions, which are incorporated by reference and, together with the Proposal, form the Contract between the parties:

1. Warranty. Holistic Utility Solutions shall furnish to Customer all manufacturers' parts and equipment warranties received by Holistic Utility Solutions. For a period of one (1) year from the date of the respective work, repair or installation performed by Holistic Utility Solutions, Holistic Utility Solutions agrees to repair, replace or otherwise make good to the satisfaction of Customer, any defects in parts or materials supplied by Holistic Utility Solutions that are not covered under a manufacturer's warranty and that are adversely affecting the performance of the equipment installed by Holistic Utility Solutions, if any. Holistic Utility Solutions warrants to Customer that all labor performed or provided shall be performed by licensed personnel, if required by applicable law, and will be performed in a good workman like manner. For a period of ninety (90) days from the date of the respective work, repair or installation performed by Holistic Utility Solutions, Holistic Utility Solutions agrees to repair, replace or otherwise make good to the satisfaction of Customer, any defects in workmanship that is adversely affecting the performance of the equipment installed by Holistic Utility Solutions, if any.

2. Insurance. So long as any of the Work remains to be completed, Holistic Utility Solutions shall, at Holistic Utility Solutions' sole cost and expense, carry and maintain in full force and effect, the following insurance coverages:
   a. Workers' compensation insurance coverage on all individuals employed upon or about the Property according to the requirements of the laws of the State of Texas;
   b. General liability insurance coverage with the limits maintained by Holistic Utility Solutions at the time of this Proposal (which are: $1M each occurrence; $1M personal/advertising injury; $2M general aggregate; $2M products/completed operations aggregate; $5,000 medical expense (any one person)).

   The policies will be issued by companies reasonably acceptable to Customer. In the event of any covered loss, or upon Customer's reasonable request, Holistic Utility Solutions shall deliver to Customer copies of the insurance policies. Holistic Utility Solutions and Customer mutually agree to a waiver by their respective insurer(s) of any and all rights to subrogation.

3. General Limitations on Scope of Work. Notwithstanding any other provision to the contrary in this Contract, including the incorporated Proposal, the Mechanical Service scope excludes:
   a. Maintenance or repair of Equipment cabinets;
   b. Ductwork and air distribution devices;
   c. Water supply or drain beyond the Equipment;
   d. Repair or replacement of heat exchangers in gas fired furnaces and duct heaters;
   e. Repair or replacement of metal tubes in condensers, chiller, boilers or any other heat exchanger;
   f. Moving or relocation of the subject equipment;
   g. Repairs due to freezing;
   h. Work made necessary by the enforcement of government codes, building and union regulations or as recommended by insurance companies;
   i. Damage of any kind due to corrosion, erosion, electrolytic actions, acts of God, power failure, vandalism, or any other cause whatsoever beyond the control of Holistic Utility Solutions;
   j. Electrical components associated with the Equipment including: disconnect switches, fuses, circuit breakers, and electrical wiring not specifically identified within the scope of work;
   k. Water treatment; and
   l. Piping systems of any nature.

4. Hoisting/Rigging Operations. Prior to the use of heavy commercial hoisting or rigging equipment that could potentially cause damage to the Property or injury, Holistic Utility Solutions will notify Customer in writing and shall not proceed without Customer's prior written consent. While all precautions will be exercised to protect Customer's Property, Holistic Utility Solutions will not accept any responsibility for damage to parking lots, driveways, or landscaping that may occur as a result of normal hoisting and rigging operations, except to the extent that the damage is caused by Holistic Utility Solutions' gross negligence or willful misconduct.
5. Work Hours. Unless indicated otherwise, all pricing is based upon work being performed during regular working hours of 8:00 am to 5:00 pm, Monday through Friday, except holidays. If work is required at times other than normal working hours, Customer agrees to pay the Holistic Utility Solutions' standard overtime charge rates.
6. Payments. Customer agrees to pay Holistic Utility Solutions all sums due with respect to this Proposal in accordance with the terms specified. Payments are due upon receipt of invoice. In the event payment is not received by Holistic Utility Solutions within thirty (30) days following billing, such payment shall be considered past due. Beginning with the thirty-first (31st) day following billing, such payment shall bear interest at the maximum rate allowable by law until payment is received. If default is made in the payment of any sums due hereunder and it becomes necessary that this Contract be placed in the hands of an attorney for collection, Customer agrees to pay to Holistic Utility Solutions all costs of collection, including reasonable attorney's fee. Holistic Utility Solutions shall have the right to cancel this Contract at any time, upon five (5) business days' written notice, if payments as called for herein are not made.
7. Cancellation. This Contract may be cancelled by either party upon thirty (30) day written notice. In the event of cancellation by the Customer, Holistic Utility Solutions reserves the right to invoice and be paid for work performed thru cancellation date.
8. No Liability from System Design or Existing Equipment Installation. Unless Holistic Utility Solutions was the engineer of record for the existing system design under a prior and separate construction/design-build contract or system design is expressly included within the scope of the Proposal (and, in either case, to the extent of that design), Customer acknowledges and stipulates that Holistic Utility Solutions did not select, advise Customer regarding, engineer, design or install the system, equipment or any component part thereof to be maintained under this Contract. Accordingly, Holistic Utility Solutions shall not be liable in any capacity, under any theory of recovery for any claims or damages related to or originating from prior or existing defects, deficiencies, injuries, or damage (whether to the system, equipment or Property) associated therewith or as a result of prior ineffective maintenance. Holistic Utility Solutions agrees, however, to advise the Customer about the existence of such conditions upon discovery in accordance with the terms of the Contract.

Accepted by Customer: _____ Holistic Utility Solutions: IN

Attachment: 2023-080 EXH 'A' Proposal (4034 : 2023-080 RES contract with Holistic Utility Solutions for the Perot Theatre's new HVAC and

HOLISTIC UTILITY SOLUTIONS

Proposal #10005323-01
Perot Theatre HVAC & Controls
May 23, 2023

9. No Liability for Incidental Microbiological Growth/Mold. Customer acknowledges that the Heating, Ventilation, and Air-Conditioning equipment and systems repaired or serviced as a part of this Contract may, under certain conditions, become conducive to or incidentally support microbiological growth. Holistic Utility Solutions assumes no liability for nor warrants its work to protect against, eliminate or inhibit any type of incidental microbiological growth including, but not limited to, molds, fungi and other related matter, in or around duct systems, HVAC and related equipment or areas. Holistic Utility Solutions agrees, however, to advise the Customer about the existence of such conditions upon discovery and to take measures to discourage such growth as required and in accordance with the terms of the Contract.
10. Limitation of Damages for Breach of Contract. The full extent of Holistic Utility Solutions' liability and Customer's exclusive remedy for damages from any breach of this Contract, including, but not limited to, nonperformance or misrepresentation, and regardless of the form of action, shall be limited to the annual Contract fee of the current year.
11. Mutual Waiver of Consequential and Punitive Damages. Notwithstanding any other provision to the contrary, Holistic Utility Solutions and Customer mutually waive all claims against each other for any and all consequential/special/indirect/incidental and, to the extent allowable by law, all punitive/exemplary damages arising out of or relating to this Contract. This mutual waiver includes, but is not limited to, damages incurred for rental expenses, loss of use, lost revenue or profit, lost opportunity, loss of goodwill, loss of management or employee productivity, cost of capital, and cost of substitute facilities, services or goods regardless of the foreseeability of such damages. If Customer is a property manager or other legal agent or representative of the property owner, Customer represents and warrants that it has the express requisite authority to waive claims for and recovery of such damages on behalf of the property owner as well as for itself.
12. Indemnity. To the fullest extent permitted by law, to the PROPORTIONATE extent OF CUSTOMER'S AND HOLISTIC UTILITY SOLUTIONS' RESPECTIVE negligence and except as otherwise limited herein, CUSTOMER AND HOLISTIC UTILITY SOLUTIONS agree to indemnify, defend, and hold ONE ANOTHER AND THEIR RESPECTIVE officers, directors, agents, assigns, successors and employees HARMLESS against all claims and damages, losses and expenses (including, but not limited to, REASONABLE attorney's fees) arising out of OR RELATED TO the performance of this contract. NOTWITHSTANDING THE FOREGOING PROVISION, THIS INDEMNITY IS SUBJECT TO THE LIMITATIONS OF LIABILITY IN SECTIONS 8-11 ABOVE.
13. Hazardous Materials. If Holistic Utility Solutions encounters asbestos, polychlorinated biphenyl (PCB) or other hazardous materials on the Property, Holistic Utility Solutions will immediately stop work and report in writing the evidence of such to Customer. Holistic Utility Solutions will not resume work in the affected area until the hazardous material has been removed or determined harmless by a qualified laboratory at Customer's expense.
14. Dispute Resolution and Governing Law. This Contract shall be interpreted and construed according to the laws of the State of Texas. Any disputes arising out of or related to this Contract will be resolved by agreement through a meeting of executive representatives of each party. If no resolution can be reached, the dispute will be resolved through binding arbitration before an arbitrator experienced in construction law and according to the rules promulgated by the American Arbitration Association. The parties agree that the arbitration will be commenced within sixty (60) days of occurrence of the meeting of executive representatives. This Contract shall be governed by the laws of the State of Texas without regard to conflicts of laws principles.
15. Property Manager. If Customer is a property manager or other legal agent or representative of the property owner, Customer represents and warrants that it has the express requisite authority to enter into all of the terms of this Contract including, without limitation, the authority to waive claims for and recovery of consequential (special/indirect/incidental) and punitive damages on behalf of the property owner as well as for itself.
16. Entire Agreement. This Contract constitutes the entire agreement and is not assignable by either party without the express written consent of the other party. This Contract may be modified or amended only by written agreement of both parties.

Accepted by Customer: _____

Holistic Utility Solutions: IN

Attachment: 2023-080 EXH 'A' Proposal (4034 : 2023-080 RES contract with Holistic Utility Solutions for the Perot Theatre's new HVAC and

The Interlocal Purchasing System
Purchasing Made Personal

AWARDED VENDOR

Printed 31 May 2023

2023-080 EXH 'A' HOLISTIC UTILITY SOLUTIONS

www.holisus.com

Holistic Utility Solutions

EMAIL PO & VENDOR QUOTE TO: TIPSPO@TIPS-USA.COM PO AND QUOTE MUST REFERENCE VENDOR TIPS CONTRACT NUMBER ATTACH PO AS A PDF - ONLY ONE PO (WITH QUOTE) PER ATTACHMENT

PAYMENT TO		TIPS CONTACT	
ADDRESS	129 S. Main Street, Suite 260	NAME	Charlie Martin
CITY	Grapevine	PHONE	(866) 839-8477
STATE	TX	FAX	(866) 839-8472
ZIP	76051	EMAIL	tips@tips-usa.com

DISADVANTAGED/MINORITY/WOMAN BUSINESS ENTERPRISE: N **HUB: N**

SERVING STATES

AL | AK | AZ | AR | CA | CO | CT | DE | DC | FL | GA | HI | ID | IL | IN | IA | KS | KY | LA | ME | MD | MA | MI | MN | MS | MO | MT | NE | NV | NH | NJ | NM | NY | NC | ND | OH | OK | OR | PA | RI | SC | SD | TN | TX | UT | VT | VA | WA | WI | WY | PR

Overview

Holistic Utility Solutions is an integrated energy services company that focuses on delivering best value solutions to public sector clients. We offer a wide range of strategies, products, and services designed to help public sector customers reduce their utility spend and reduce long term risk.

Attachment: 2023-080 EXH 'A' Proposal (4034 : 2023-080 RES contract with Holistic Utility Solutions for the Perot Theatre's new HVAC and

AWARDED CONTRACTS "View EDGAR Doc" on Website

Contract	Comodity	Exp Date	EDGAR
221004	Commissioning and Testing Services for Facility Systems	01/31/2026	See EDGAR Certification Doc.
23010401	Trades, Labor, and Materials (NON-JOC)	04/30/2028	See EDGAR Certification Doc.
23010402	Trades, Labor, and Materials (JOC)	04/30/2025	See EDGAR Certification Doc.

CONTACTS BY CONTRACTS

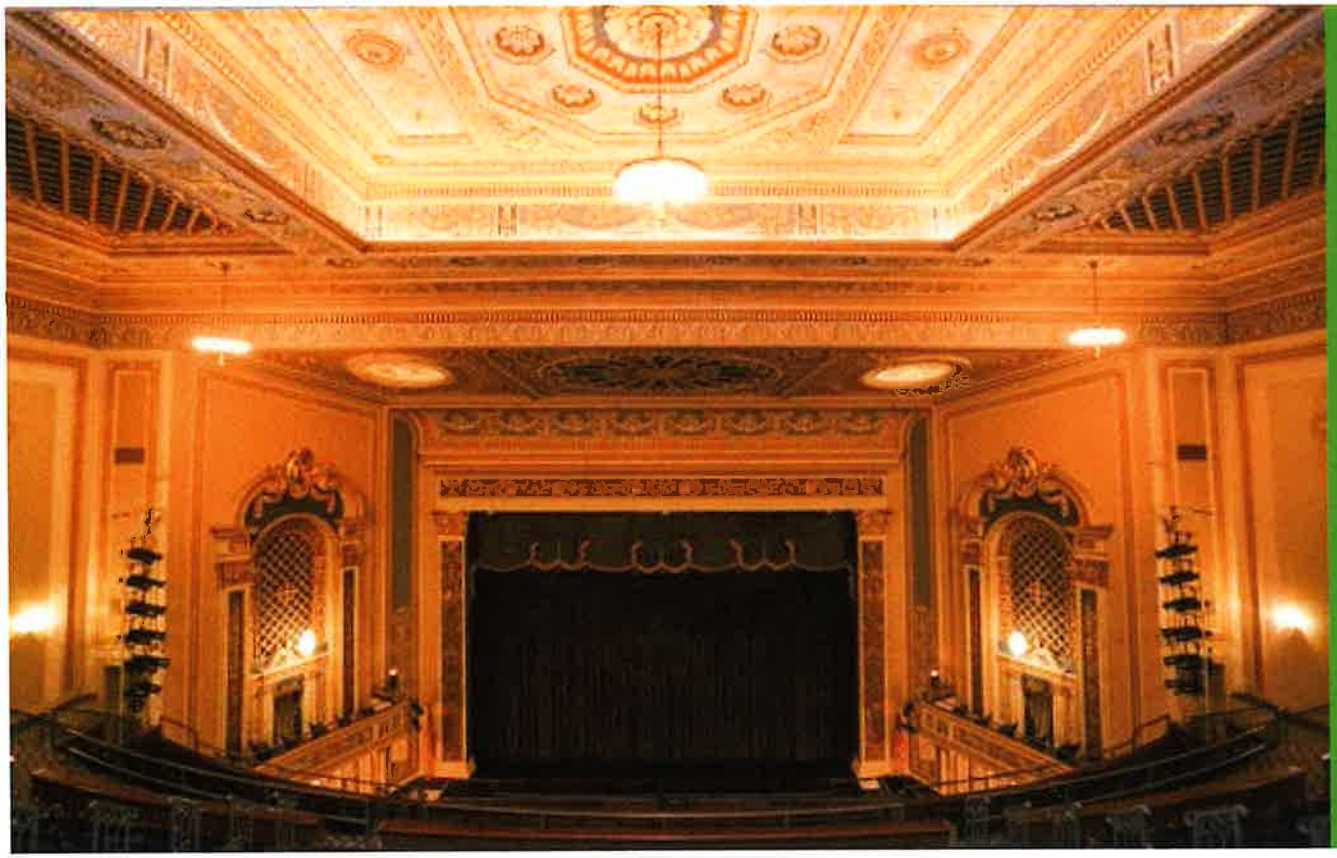
221004			
Ira Nicodemus	President	(214) 384-3819	ira@holisus.com
23010401			
Ira Nicodemus	President	(214) 384-3819	ira@holisus.com
23010402			
Ira Nicodemus	President	(214) 384-3819	ira@holisus.com
Emma Nicodemus	Finance Director	(817) 262-7586	emma@holisus.com

Attachment: 2023-080 EXH 'A' Proposal (4034 : 2023-080 RES contract with Holistic Utility Solutions for the Perot Theatre's new HVAC and

Attachment: 2023-080 EXH 'A' Proposal (4034 : 2023-080 RES contract with Holistic Utility Solutions for the Perot Theatre's new HVAC and

Appendix A

Utility Analysis



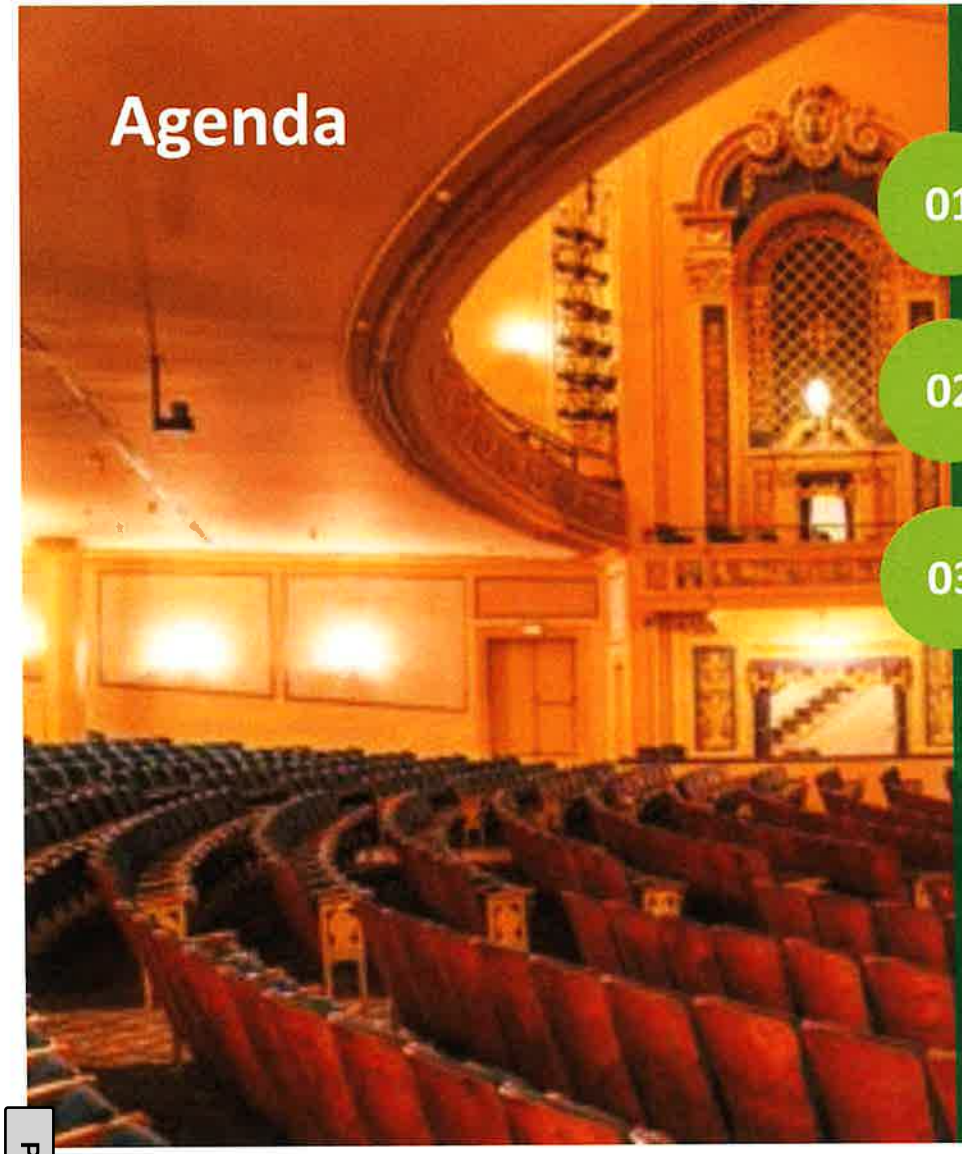
HOLISTIC UTILITY SOLUTIONS

City of Texarkana – Perot Theatre

Preliminary Utility Analysis

March 2023

2023-080 EXH 'A' HOLISTIC UTILITY SOLUTIONS



Agenda

01 Utility Data

02 Potential Improvements

03 Savings

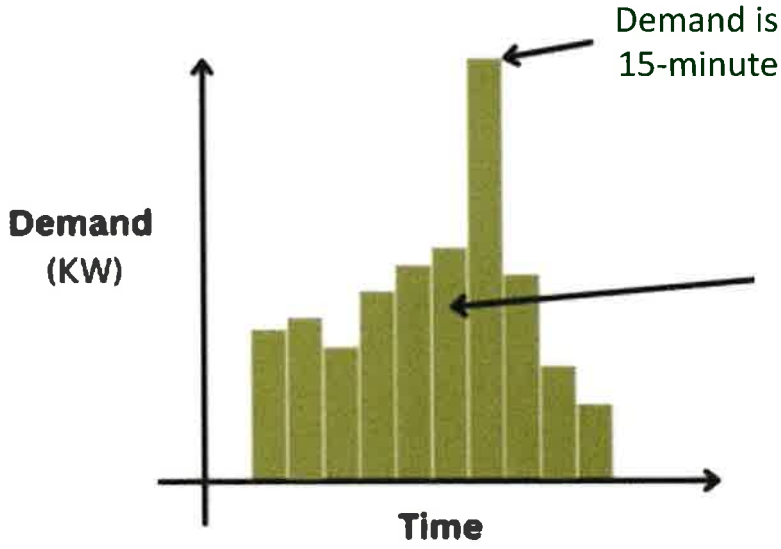
Utility Data

Rate Structure

This site is on the SWEPCO Lighting & Power Rate Tariff. This is billed on:

Demand @ $12.69/KW/Mo
+
Consumption @ ~$0.05/kWh

To accurately estimate savings, we need to consider how each improvement will impact both aspects of the tariff



2023-080 EXH 'A' HOLISTIC UTILITY SOLUTIONS

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7.3.b

Attachment: 2023-080 EXH 'A' Proposal (4034 : 2023-080 RES contract with Holistic Utility Solutions for the Perot Theatre's new HVAC and

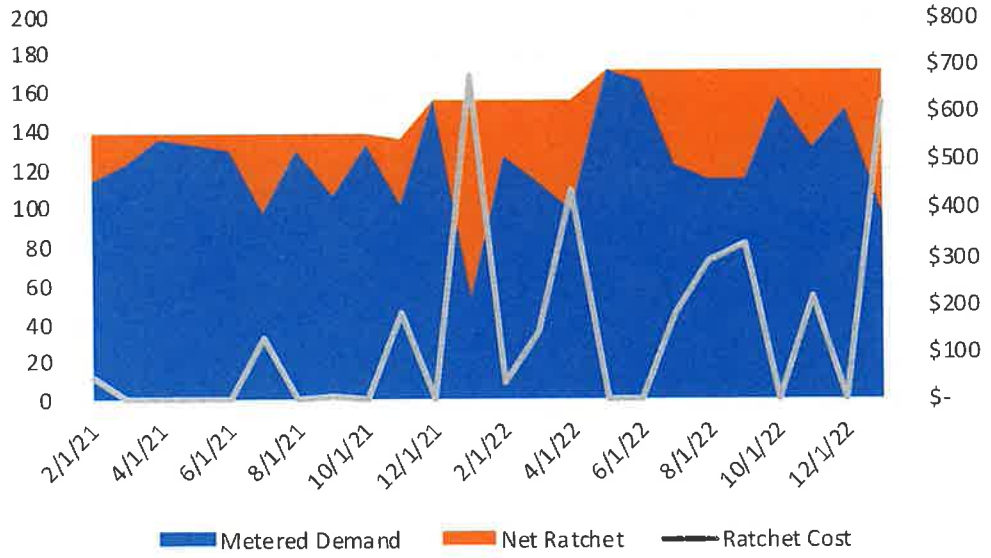
Utility Data

Rate Structure

SWEPCO also has a demand "ratchet".

This means the site will always pay at least the highest demand in any 15-minute period in the past 11 months.

This ratchet costs approximately $2,300/yr



2023-080 EXH 'A' HOLISTIC UTILITY SOLUTIONS

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7.3.b

Attachment: 2023-080 EXH 'A' Proposal (4034 : 2023-080 RES contract with Holistic Utility Solutions for the Perot Theatre's new HVAC and

Utility Data

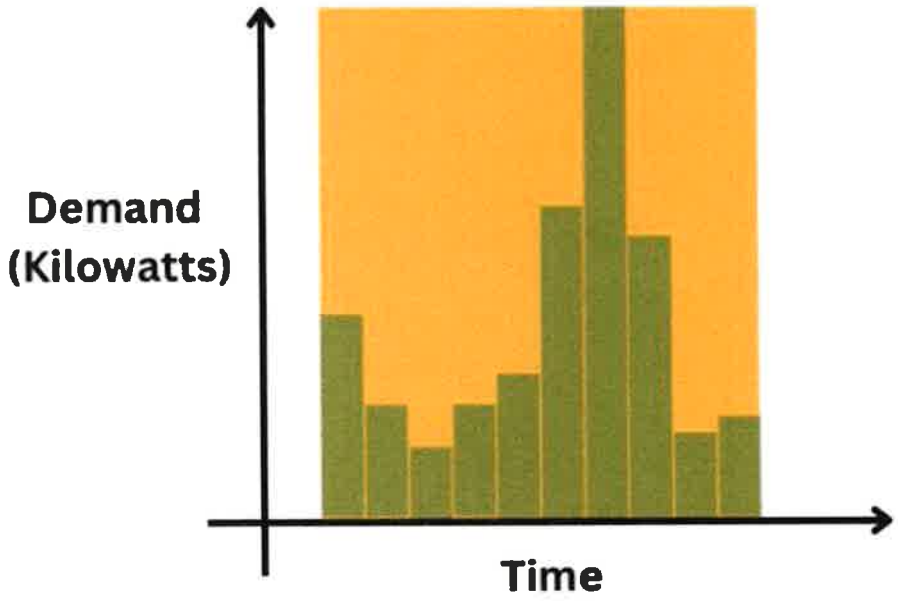
Rate Structure

The ratio of demand vs. consumption for a building is called “Load Factor.

This is calculated based on the consumption if the building always ran at peak demand vs. the actual consumption.

The Load Factor for the Perot Theatre averages about 25%. This is low, but expected due to the high wattage of the stage lights.

A low load factor means Demand becomes a larger contributor to the bill.



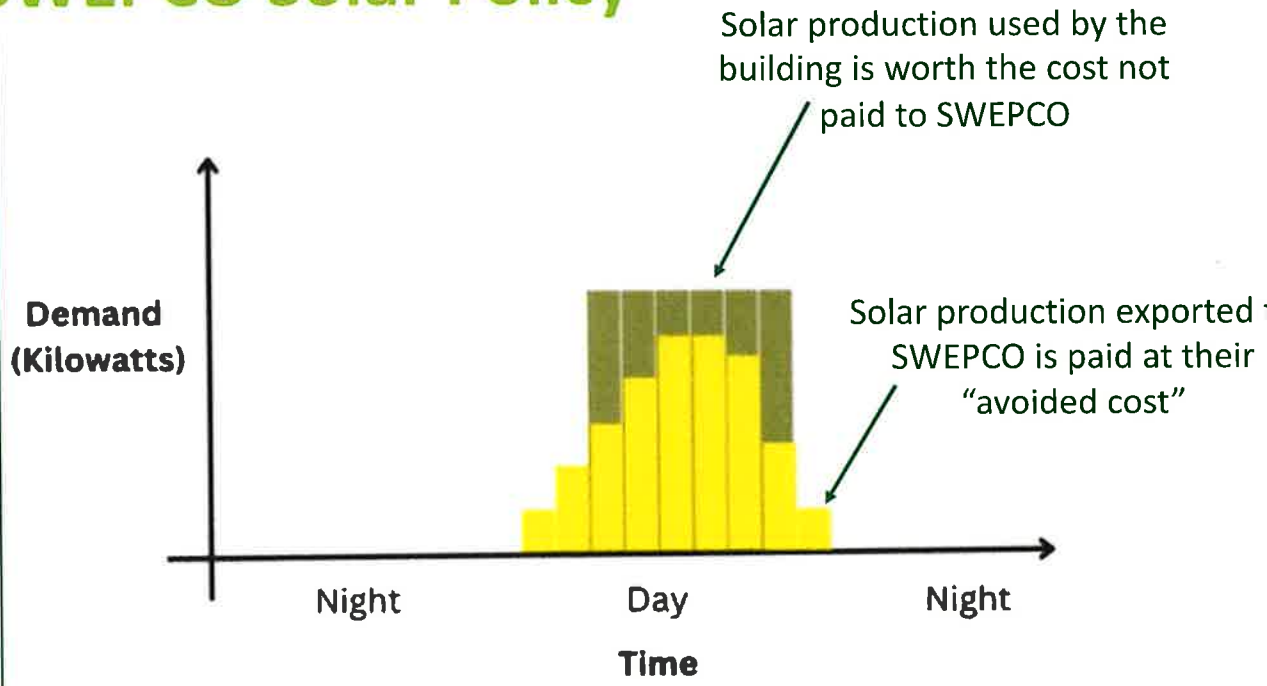
Utility Data

SWEPCO Solar Policy

SWEPCO does not have "net metering", which nets the production vs. consumption on a monthly basis. Therefore, we want to size systems by meter to use the power generated at any given time.

If we oversize a system, SWEPCO will buy the power at their "cost avoidance" rate. This is currently about $0.05/kWh, but may go back to only $0.02-0.03/kWh, which is more typical.

At this rate, it doesn't make sense to size systems larger than the building will use at any given time.



2023-080 EXH 'A' HOLISTIC UTILITY SOLUTIONS

Attachment: 2023-080 EXH 'A' Proposal (4034 : 2023-080 RES contract with Holistic Utility Solutions for the Perot Theatre's new HVAC and

Utility Data

Electric Bill History

Year	kWh	$
2022	265,080	$36,211
2021	217,440	$26,170



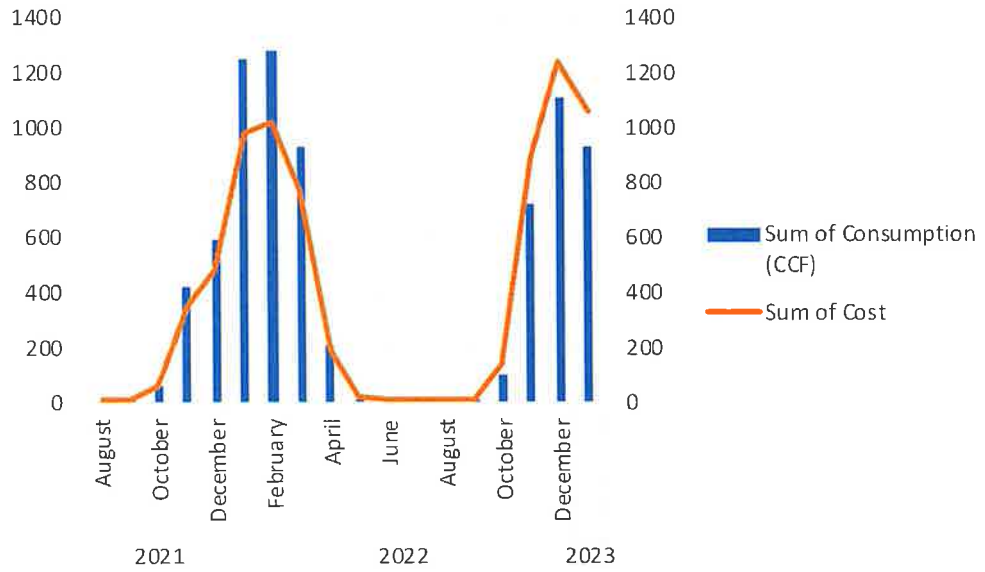
2023-080 EXH 'A' HOLISTIC UTILITY SOLUTIONS

Attachment: 2023-080 EXH 'A' Proposal (4034 : 2023-080 RES contract with Holistic Utility Solutions for the Perot Theatre's new HVAC and

Utility Data

Gas Bill History

Year	CCF	$
2022	5,612	$5,328



2023-080 EXH 'A' HOLISTIC UTILITY SOLUTIONS

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7.3.b

Attachment: 2023-080 EXH 'A' Proposal (4034 : 2023-080 RES contract with Holistic Utility Solutions for the Perot Theatre's new HVAC and

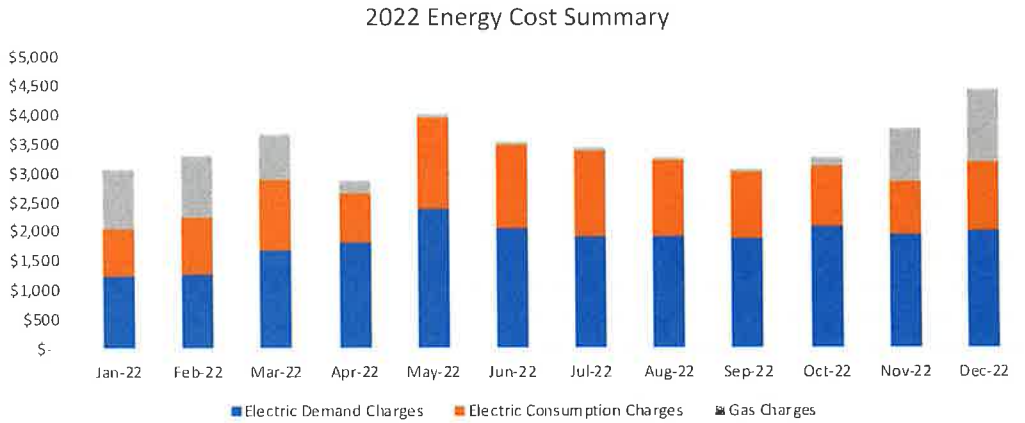
Utility Data

Summary

Electric demand constitutes approximately 50% of the overall cost because of SWEPCO's tariff and the type of loads in the building

Electric and gas consumption are the other 50% of cost

The nature of the rates and use of the building will dictate how much we can save through a project.



Electric Demand Charges [1]	Electric Consumption Charges [1]	Gas Charges	TOTAL
$22,306	$13,905	$5,328	$41,538

Demand & Consumption splits are approximations.

2023-080 EXH 'A'
HOLISTIC UTILITY SOLUTIONS

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7.3.b

Attachment: 2023-080 EXH 'A' Proposal (4034 : 2023-080 RES contract with Holistic Utility Solutions for the Perot Theatre's new HVAC and

Potential Improvements
Lighting

The main lighting load is from the house lights, work lights, and stage lights.

Because of the demand charges on the bill, there would be significant savings from changing the stage lights even though they don't run that many hours.

We do not recommend retrofit of the house lights to LED because of the aesthetic and dimming needs vs. nominal energy savings.

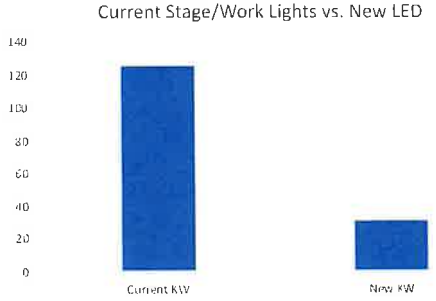












2023-080 EXH 'A' HOLISTIC UTILITY SOLUTIONS

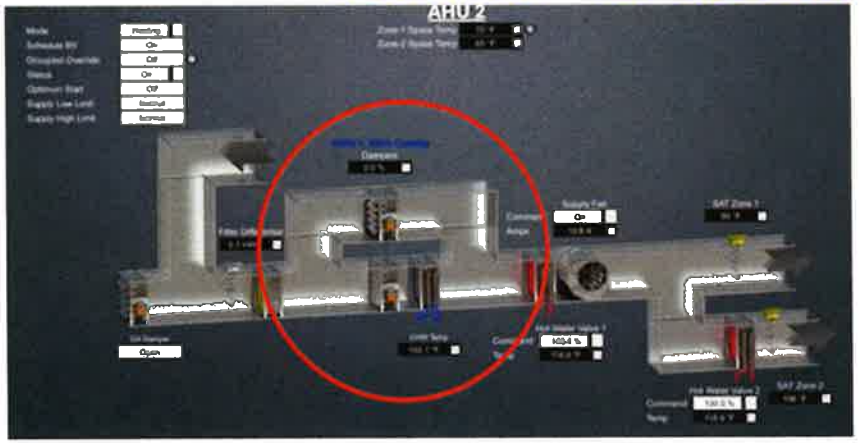
Packet Pg. 49

7.3.b

Attachment: 2023-080 EXH 'A' Proposal (4034 : 2023-080 RES contract with Holistic Utility Solutions for the Perot Theatre's new HVAC and

Potential Improvements

Controls & Commissioning





AC 1-5 are designed as constant volume systems with face bypass damper. There is no control valve on the cooling coil of each unit. A bypass damper is used to control the discharge temperature.
This is part of the reason the space suffers from humidity problems during the Summer.

We recommend implementing a chilled water reset and closing the bypass damper. The chiller is capable of doing this with improved controls. This will save electric consumption and improve the humidity in the space.

2023-080 EXH 'A'
HOLISTIC UTILITY SOLUTIONS

Attachment: 2023-080 EXH 'A' Proposal (4034 : 2023-080 RES contract with Holistic Utility Solutions for the Perot Theatre's new HVAC and

Potential Improvements
Controls & Commissioning

The hot water system uses a self-controlled three-way valve to maintain a fixed 140F supply HW temperature all year around. There is no reset in place.

The HW pump seems to be running constantly without control.

We recommend replacement with a controlled valve and a temperature reset based on the needs of the space.





Potential Improvements
Controls & Commissioning

The existing control system had a recent software upgrade, but field controllers are older.

The controls can be upgraded with several improved sequences that will save energy and improve the humidity issue. These include Demand Control Ventilation for AHU 1 & 2, Optimum Start Stop, and Supply Air Temperature Reset

Rather than try to make the improvements to the old control system, we recommend replacement with a new, open source system.

An added benefit of updating the controls system is local service. The new open protocol system can also be expanded over time to include other City facilities on one integrated system.





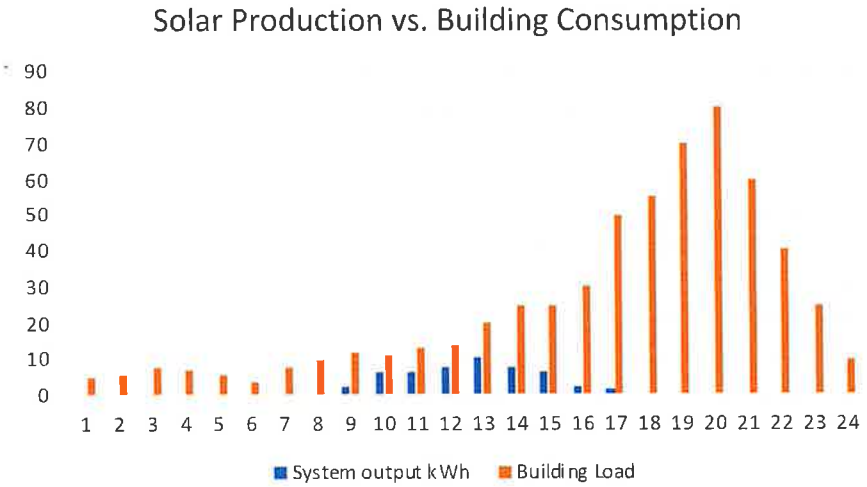
2023-080 EXH 'A' HOLISTIC UTILITY SOLUTIONS

Attachment: 2023-080 EXH 'A' Proposal (4034 : 2023-080 RES contract with Holistic Utility Solutions for the Perot Theatre's new HVAC and

Potential Improvements

Solar





We estimate the site could utilize a system of approximately 18KW without exporting to the grid. We could place this above the stage (as shown in graphic) or on the main auditorium roof.

However, due to the nature of the building's usage and the SWEPCO tariff, the only savings would be on electric consumption (~$1,200/yr), yielding a payback after incentives of 20-30 years.

Attachment: 2023-080 EXH 'A' Proposal (4034 : 2023-080 RES contract with Holistic Utility Solutions for the Perot Theatre's new HVAC and

Financials

Utility Spend Before vs. After [1]



[1] – Savings does not include estimated $8-12k from stage lighting LED conversion

2023-080 EXH 'A' HOLISTIC UTILITY SOLUTIONS

Packet Pg. 54

7.3.b

Attachment: 2023-080 EXH 'A' Proposal (4034 : 2023-080 RES contract with Holistic Utility Solutions for the Perot Theatre's new HVAC and

Questions

Ira Nicodemus
ira@Holisus.com
214.384.3819

HOLISTIC UTILITY SOLUTIONS

www.Holisus.com

Attachment: 2023-080 EXH 'A' Proposal (4034 : 2023-080 RES contract with Holistic Utility Solutions for the Perot Theatre's new HVAC and

2023-080 EXH 'A' HOLISTIC UTILITY SOLUTIONS

7.3.b

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: 2023-080 Goals & Perspectives (4034 : 2023-080 RES contract with Holistic Utility Solutions for the Perot Theatre's new HVAC and

RESOLUTION NO. 2023-080

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT WITH HOLISTIC UTILITY SOLUTIONS OF GRAPEVINE, TEXAS, FOR THE PEROT THEATRE'S HVAC AND CONTROLS AGREEMENT; IN AN AMOUNT NOT TO EXCEED NINETY-NINE THOUSAND SIX HUNDRED NINETY-TWO DOLLARS ($99,692); AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Texarkana, Texas, is creating enhancements to the Perot Theatre's heating and air system, by installation of a new system and controls; and

WHEREAS, Holistic Utility Solution is to provide service and equipment to replace the current system, available through the City's membership in the TIPS Cooperative Purchasing Program, with Texas law authorizing the City to participate in cooperative purchasing program **(Exhibit 'A')**; and

WHEREAS, funds are available from the Conservation Revolving Loan Fund and the Perot Building Maintenance Fund.

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

SECTION 1: The City Council authorizes and approves Holistic Utility Solutions through the TIPS Cooperative Purchasing Program with the submitted pricing for the heating and air system and installation not to exceed **Ninety-Nine Thousand Six Hundred Ninety-Two Dollars ($99,692)**; and

SECTION 2: 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 **20th day of June, 2023**.

ATTEST:

VICKY COOPWOOD, ASST. CITY SECRETARY

6:20 p.m.

BOB BRUGGEMAN, MAYOR

Attachment: 2023-080 RES contract Holistic Utility Solutions hvac and controls Perot signed (4034 : 2023-080 RES contract with Holistic Utility

HOLISTIC UTILITY SOLUTIONS

Proposal #10005323-01
Perot Theatre HVAC & Controls
May 23, 2023

Mr. David Orr
City Manager
City of Texarkana Texas
220 Texas Boulevard
Texarkana, TX 75501

May 23, 2023

Dear Mr. Orr;

Please see the attached proposal for the HVAC and Control improvements at the Perot Theatre. These improvements will provide two primary benefits:

1. Increased Energy Efficiency
2. Decreased Humidity Issues

The existing air handler design and associated controls is based on technology from 20-50 years ago. While the control system *software* was recently upgraded, the hardware itself and the "logic" (sequence of operations) is still of an older vintage.

Since the HVAC system is designed for events with 1,500+ people, the majority of time the facility is operating at a small fraction of its capacity. The challenge with the current design is that Outside Air and other parameters are not appropriated adjusted for this partial load. This results in humidity issues and inefficient operation. Staff has indicated that the humidity issue contributes to degradation of the plaster and the associated repair and painting cost.

As part of this project, we will replace the existing control system hardware, add or replace sensors, and write a new Sequence of Operations. These improvements will better regulate the system during times of partial occupancy. The new control system will use non-proprietary hardware and software, allowing it to be serviced by firms local to East Texas.

We will also change the Chilled Water Valves on Air Handlers 1 – 5 coils to 3-way valves. We will close the existing bypass damper, which is currently allowing unconditioned air to enter the space and modulate the new 3-way valves to better control temperature and humidity in the space. The existing 3-way HW valve will also be replaced with a controlled valve.

We estimate that the changes above will reduce energy cost at the site by approximately 13%, or $5,500/yr. We've included more detail on the existing systems, energy spend, and energy savings in Appendix A – Utility Analysis.

We look forward to working with the City of Texarkana to improve this historic property and continue to see it benefit your community for another 100 years!

Sincerely,

Ira Nicodemus
President
Holistic Utility Solutions
ira@holisus.com

Attachment: 2023-080 RES contract Holistic Utility Solutions hvac and controls Perot signed (4034 : 2023-080 RES contract with Holistic Utility

Proposal #10005323-01
TIPS Contract #23010402

From: **Holistic Utility Solutions**
129 S. Main St. Suite 260
Grapevine, TX 76051
Website: www.holisus.com

Contact: Ira Nicodemus
Phone: 214-384-3819
Email: ira@holisus.com

To: **David Orr**
City of Texarkana
220 Texas Blvd
Texarkana, TX 75501

Date: May 23, 2023
Project: Perot Theatre HVAC & Controls

Remit to: Holisus LLC (d.b.a. Holistic Utility Solutions), Tax EIN 88-4198985

We propose to furnish the labor and material to perform the work described below for the fixed price listed.

HVAC & Control Improvements.....$99,692

- Replace the existing Delta Control system with new Niagara-4 with BACnet field controllers.
  - Install a new Niagara-4 JACE.
  - Existing Delta field controllers on AHU 1-7 shall be replaced by BACnet compatible controllers
  - Replace existing sensors on AHU 1-7
- Run new wire for chiller control that allow the new BMS to remotely enable/disable the unit and also reset the CHW temperature setpoint.
- Provide new graphical front end and documented Sequence of Operation submittals
- Install CO2 sensors on the return air for demand-controlled ventilation on AHU units with Outside Air intakes
- Develop new control program and graphic for BMS system:
  - Optimal start/stop of the AHUs
  - Implement supply air temperature reset
- Install 3-way control valve for AC 1-5 for cooling coil control. permanently close the bypass damper for each unit.
- Install new 3-way control valve for HW system and implement reset for HW loop
- Up to $5,000 of Owner Directed Allowance (ODA) for repairs found during the project that are not included in the agreed upon scope of work. Examples include repair or replacement of ductwork, dampers, existing actuators, etc. Any unused ODA will not be billed.

Attachment: 2023-080 RES contract Holistic Utility Solutions hvac and controls Perot signed (4034 : 2023-080 RES contract with Holistic Utility

HOLISTIC UTILITY SOLUTIONS

Proposal #10005323-01
Perot Theatre HVAC & Controls
May 23, 2023

Payment Terms

- Prices valid for 30 days
- Payment per upon Schedule of Values (SOV) to be provided within 1 week of contract approval
- Terms are net ten days from the invoice date, and past due after thirty days

This proposal includes:

- One-year workmanship warranty
- Upon completion of the project, City of Texarkana will receive all administrative level credentials and ownership of all programming, graphics, and databases
- Up to 4-hours of on-site training of control system operation

This proposal DOES NOT include:

- Overtime, double time, or any additional labor. Services assumed to be performed during normal business hours (8AM-5PM, Monday through Friday) unless explicitly expressed otherwise.
- IP and IT support needed for upgrade. Assumed to be provided by City IT staff
- Any engineering or other items considered licensed Professional Services
- Providing work outside what is listed
- Repair of existing issues outside this scope of work beyond approved ODA
- Holistic Utility Solutions assumes that all fire/smoke dampers and interlocks are in proper working order
- We will reuse existing conduit, control wiring, and control boxes where applicable
- Guarantee of energy savings
- Any environmental remediation
- Taxes, titles, bonds and engineered drawings

Proposal Acceptance

_____ Signature

_____ Date

_____ Printed Name

_____ Title

Attachment: 2023-080 RES contract Holistic Utility Solutions hvac and controls Perot signed (4034 : 2023-080 RES contract with Holistic Utility

HOLISTIC UTILITY SOLUTIONS

Proposal #10005323-01
Perot Theatre HVAC & Controls
May 23, 2023

("Proposal") is conditioned upon the following terms and conditions, which are incorporated by reference and, together with the Proposal, form the Contract between the parties:

1. Warranty. Holistic Utility Solutions shall furnish to Customer all manufacturers' parts and equipment warranties received by Holistic Utility Solutions. For a period of one (1) year from the date of the respective work, repair or installation performed by Holistic Utility Solutions, Holistic Utility Solutions agrees to repair, replace or otherwise make good to the satisfaction of Customer, any defects in parts or materials supplied by Holistic Utility Solutions that are not covered under a manufacturer's warranty and that are adversely affecting the performance of the equipment installed by Holistic Utility Solutions, if any. Holistic Utility Solutions warrants to Customer that all labor performed or provided shall be performed by licensed personnel, if required by applicable law, and will be performed in a good workman like manner. For a period of ninety (90) days from the date of the respective work, repair or installation performed by Holistic Utility Solutions, Holistic Utility Solutions agrees to repair, replace or otherwise make good to the satisfaction of Customer, any defects in workmanship that is adversely affecting the performance of the equipment installed by Holistic Utility Solutions, if any.

2. Insurance. So long as any of the Work remains to be completed, Holistic Utility Solutions shall, at Holistic Utility Solutions' sole cost and expense, carry and maintain in full force and effect, the following insurance coverages:
   a. Workers' compensation insurance coverage on all individuals employed upon or about the Property according to the requirements of the laws of the State of Texas;
   b. General liability insurance coverage with the limits maintained by Holistic Utility Solutions at the time of this Proposal (which are: $1M each occurrence; $1M personal/advertising injury; $2M general aggregate; $2M products/completed operations aggregate; $5,000 medical expense (any one person)).

   The policies will be issued by companies reasonably acceptable to Customer. In the event of any covered loss, or upon Customer's reasonable request, Holistic Utility Solutions shall deliver to Customer copies of the insurance policies. Holistic Utility Solutions and Customer mutually agree to a waiver by their respective insurer(s) of any and all rights to subrogation.

3. General Limitations on Scope of Work. Notwithstanding any other provision to the contrary in this Contract, including the incorporated Proposal, the Mechanical Service scope excludes:
   a. Maintenance or repair of Equipment cabinets;
   b. Ductwork and air distribution devices;
   c. Water supply or drain beyond the Equipment;
   d. Repair or replacement of heat exchangers in gas fired furnaces and duct heaters;
   e. Repair or replacement of metal tubes in condensers, chiller, boilers or any other heat exchanger;
   f. Moving or relocation of the subject equipment;
   g. Repairs due to freezing;
   h. Work made necessary by the enforcement of government codes, building and union regulations or as recommended by insurance companies;
   i. Damage of any kind due to corrosion, erosion, electrolytic actions, acts of God, power failure, vandalism, or any other cause whatsoever beyond the control of Holistic Utility Solutions;
   j. Electrical components associated with the Equipment including: disconnect switches, fuses, circuit breakers, and electrical wiring not specifically identified within the scope of work;
   k. Water treatment; and
   l. Piping systems of any nature.

4. Hoisting/Rigging Operations. Prior to the use of heavy commercial hoisting or rigging equipment that could potentially cause damage to the Property or injury, Holistic Utility Solutions will notify Customer in writing and shall not proceed without Customer's prior written consent. While all precautions will be exercised to protect Customer's Property, Holistic Utility Solutions will not accept any responsibility for damage to parking lots, driveways, or landscaping that may occur as a result of normal hoisting and rigging operations, except to the extent that the damage is caused by Holistic Utility Solutions' gross negligence or willful misconduct.
5. Work Hours. Unless indicated otherwise, all pricing is based upon work being performed during regular working hours of 8:00 am to 5:00 pm, Monday through Friday, except holidays. If work is required at times other than normal working hours, Customer agrees to pay the Holistic Utility Solutions' standard overtime charge rates.
6. Payments. Customer agrees to pay Holistic Utility Solutions all sums due with respect to this Proposal in accordance with the terms specified. Payments are due upon receipt of invoice. In the event payment is not received by Holistic Utility Solutions within thirty (30) days following billing, such payment shall be considered past due. Beginning with the thirty-first (31st) day following billing, such payment shall bear interest at the maximum rate allowable by law until payment is received. If default is made in the payment of any sums due hereunder and it becomes necessary that this Contract be placed in the hands of an attorney for collection, Customer agrees to pay to Holistic Utility Solutions all costs of collection, including reasonable attorney's fee. Holistic Utility Solutions shall have the right to cancel this Contract at any time, upon five (5) business days' written notice, if payments as called for herein are not made.
7. Cancellation. This Contract may be cancelled by either party upon thirty (30) day written notice. In the event of cancellation by the Customer, Holistic Utility Solutions reserves the right to invoice and be paid for work performed thru cancellation date.
8. No Liability from System Design or Existing Equipment Installation. Unless Holistic Utility Solutions was the engineer of record for the existing system design under a prior and separate construction/design-build contract or system design is expressly included within the scope of the Proposal (and, in either case, to the extent of that design), Customer acknowledges and stipulates that Holistic Utility Solutions did not select, advise Customer regarding, engineer, design or install the system, equipment or any component part thereof to be maintained under this Contract. Accordingly, Holistic Utility Solutions shall not be liable in any capacity, under any theory of recovery for any claims or damages related to or originating from prior or existing defects, deficiencies, injuries, or damage (whether to the system, equipment or Property) associated therewith or as a result of prior ineffective maintenance. Holistic Utility Solutions agrees, however, to advise the Customer about the existence of such conditions upon discovery in accordance with the terms of the Contract.

Accepted by Customer: _____ Holistic Utility Solutions: IN

Attachment: 2023-080 RES contract Holistic Utility Solutions hvac and controls Perot signed (4034 : 2023-080 RES contract with Holistic Utility

HOLISTIC UTILITY SOLUTIONS

Proposal #10005323-01
Perot Theatre HVAC & Controls
May 23, 2023

9. No Liability for Incidental Microbiological Growth/Mold. Customer acknowledges that the Heating, Ventilation, and Air-Conditioning equipment and systems repaired or serviced as a part of this Contract may, under certain conditions, become conducive to or incidentally support microbiological growth. Holistic Utility Solutions assumes no liability for nor warrants its work to protect against, eliminate or inhibit any type of incidental microbiological growth including, but not limited to, molds, fungi and other related matter, in or around duct systems, HVAC and related equipment or areas. Holistic Utility Solutions agrees, however, to advise the Customer about the existence of such conditions upon discovery and to take measures to discourage such growth as required and in accordance with the terms of the Contract.
10. Limitation of Damages for Breach of Contract. The full extent of Holistic Utility Solutions' liability and Customer's exclusive remedy for damages from any breach of this Contract, including, but not limited to, nonperformance or misrepresentation, and regardless of the form of action, shall be limited to the annual Contract fee of the current year.
11. Mutual Waiver of Consequential and Punitive Damages. Notwithstanding any other provision to the contrary, Holistic Utility Solutions and Customer mutually waive all claims against each other for any and all consequential/special/indirect/incidental and, to the extent allowable by law, all punitive/exemplary damages arising out of or relating to this Contract. This mutual waiver includes, but is not limited to, damages incurred for rental expenses, loss of use, lost revenue or profit, lost opportunity, loss of goodwill, loss of management or employee productivity, cost of capital, and cost of substitute facilities, services or goods regardless of the foreseeability of such damages. If Customer is a property manager or other legal agent or representative of the property owner, Customer represents and warrants that it has the express requisite authority to waive claims for and recovery of such damages on behalf of the property owner as well as for itself.
12. Indemnity. To the fullest extent permitted by law, to the PROPORTIONATE extent OF CUSTOMER'S AND HOLISTIC UTILITY SOLUTIONS' RESPECTIVE negligence and except as otherwise limited herein, CUSTOMER AND HOLISTIC UTILITY SOLUTIONS agree to indemnify, defend, and hold ONE ANOTHER AND THEIR RESPECTIVE officers, directors, agents, assigns, successors and employees HARMLESS against all claims and damages, losses and expenses (including, but not limited to, REASONABLE attorney's fees) arising out of OR RELATED TO the performance of this contract. NOTWITHSTANDING THE FOREGOING PROVISION, THIS INDEMNITY IS SUBJECT TO THE LIMITATIONS OF LIABILITY IN SECTIONS 8-11 ABOVE.
13. Hazardous Materials. If Holistic Utility Solutions encounters asbestos, polychlorinated biphenyl (PCB) or other hazardous materials on the Property, Holistic Utility Solutions will immediately stop work and report in writing the evidence of such to Customer. Holistic Utility Solutions will not resume work in the affected area until the hazardous material has been removed or determined harmless by a qualified laboratory at Customer's expense.
14. Dispute Resolution and Governing Law. This Contract shall be interpreted and construed according to the laws of the State of Texas. Any disputes arising out of or related to this Contract will be resolved by agreement through a meeting of executive representatives of each party. If no resolution can be reached, the dispute will be resolved through binding arbitration before an arbitrator experienced in construction law and according to the rules promulgated by the American Arbitration Association. The parties agree that the arbitration will be commenced within sixty (60) days of occurrence of the meeting of executive representatives. This Contract shall be governed by the laws of the State of Texas without regard to conflicts of laws principles.
15. Property Manager. If Customer is a property manager or other legal agent or representative of the property owner, Customer represents and warrants that it has the express requisite authority to enter into all of the terms of this Contract including, without limitation, the authority to waive claims for and recovery of consequential (special/indirect/incidental) and punitive damages on behalf of the property owner as well as for itself.
16. Entire Agreement. This Contract constitutes the entire agreement and is not assignable by either party without the express written consent of the other party. This Contract may be modified or amended only by written agreement of both parties.

Accepted by Customer: _____

Holistic Utility Solutions: IN

Attachment: 2023-080 RES contract Holistic Utility Solutions hvac and controls Perot signed (4034 : 2023-080 RES contract with Holistic Utility

The Interlocal Purchasing System
Purchasing Made Personal

AWARDED VENDOR

Printed 31 May 2023

2023-080 EXH 'A' HOLISTIC UTILITY SOLUTIONS

www.holisus.com

Holistic Utility Solutions

EMAIL PO & VENDOR QUOTE TO: TIPSPO@TIPS-USA.COM PO AND QUOTE MUST REFERENCE VENDOR TIPS CONTRACT NUMBER ATTACH PO AS A PDF - ONLY ONE PO (WITH QUOTE) PER ATTACHMENT

PAYMENT TO		TIPS CONTACT	
ADDRESS	129 S. Main Street, Suite 260	NAME	Charlie Martin
CITY	Grapevine	PHONE	(866) 839-8477
STATE	TX	FAX	(866) 839-8472
ZIP	76051	EMAIL	tips@tips-usa.com

DISADVANTAGED/MINORITY/WOMAN BUSINESS ENTERPRISE: N **HUB: N**

SERVING STATES

AL | AK | AZ | AR | CA | CO | CT | DE | DC | FL | GA | HI | ID | IL | IN | IA | KS | KY | LA | ME | MD | MA | MI | MN | MS | MO | MT | NE | NV | NH | NJ | NM | NY | NC | ND | OH | OK | OR | PA | RI | SC | SD | TN | TX | UT | VT | VA | WA | WI | WY | PR

Overview

Holistic Utility Solutions is an integrated energy services company that focuses on delivering best value solutions to public sector clients. We offer a wide range of strategies, products, and services designed to help public sector customers reduce their utility spend and reduce long term risk.

Attachment: 2023-080 RES contract Holistic Utility Solutions hvac and controls Perot signed (4034 : 2023-080 RES contract with Holistic Utility

AWARDED CONTRACTS "View EDGAR Doc" on Website

Contract	Comodity	Exp Date	EDGAR
221004	Commissioning and Testing Services for Facility Systems	01/31/2026	See EDGAR Certification Doc.
23010401	Trades, Labor, and Materials (NON-JOC)	04/30/2028	See EDGAR Certification Doc.
23010402	Trades, Labor, and Materials (JOC)	04/30/2025	See EDGAR Certification Doc.

CONTACTS BY CONTRACTS

221004

Ira Nicodemus	President	(214) 384-3819	ira@holisus.com

23010401

Ira Nicodemus	President	(214) 384-3819	ira@holisus.com

23010402

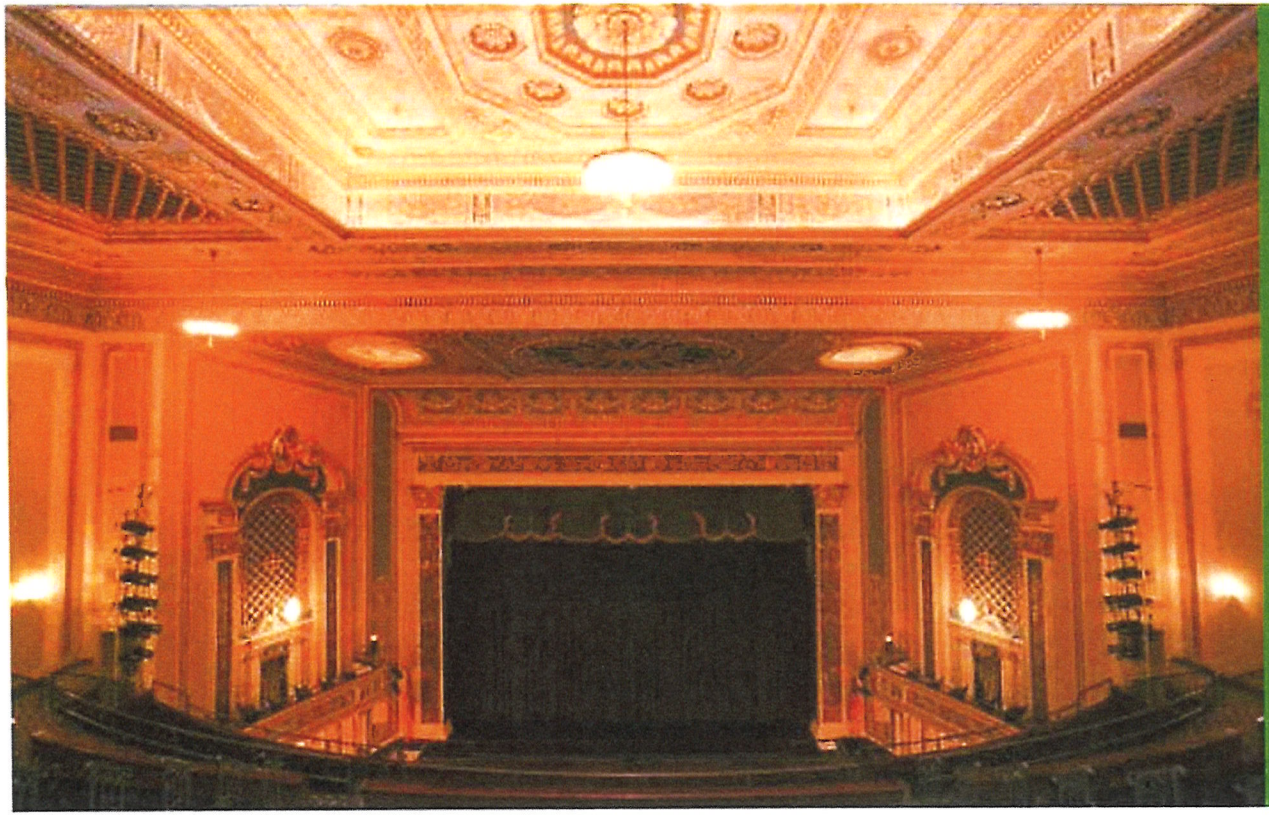
Ira Nicodemus	President	(214) 384-3819	ira@holisus.com
Emma Nicodemus	Finance Director	(817) 262-7586	emma@holisus.com

Attachment: 2023-080 RES contract Holistic Utility Solutions hvac and controls Perot signed (4034 : 2023-080 RES contract with Holistic Utility

Appendix A

Utility Analysis

Attachment: 2023-080 RES contract Holistic Utility Solutions hvac and controls Perot signed (4034 : 2023-080 RES contract with Holistic Utility



HOLISTIC UTILITY SOLUTIONS

City of Texarkana – Perot Theatre

Preliminary Utility Analysis

March 2023

2023-080 EXH 'A' HOLISTIC UTILITY SOLUTIONS

Attachment: 2023-080 RES contract Holistic Utility Solutions hvac and controls Perot signed (4034 : 2023-080 RES contract with Holistic Utility



Agenda

01 Utility Data

02 Potential Improvements

03 Savings

2023-080
EXH 'A'
HOLISTIC
UTILITY

Attachment: 2023-080 RES contract Holistic Utility Solutions hvac and controls Perot signed (4034 : 2023-080 RES contract with Holistic Utility

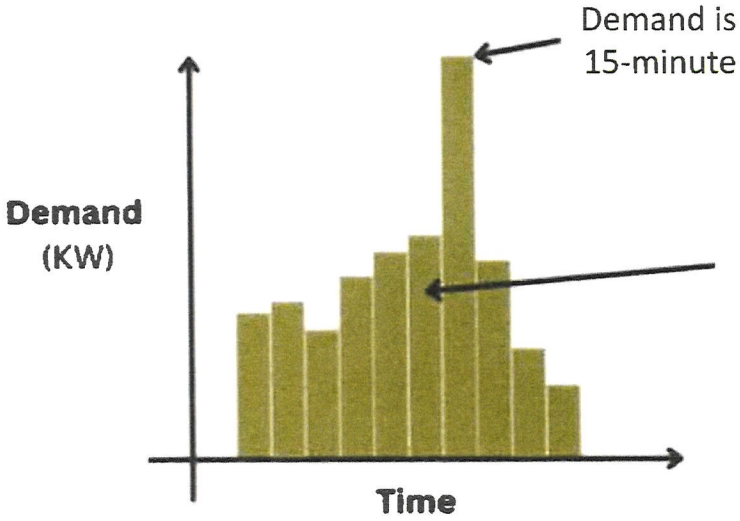
Utility Data

Rate Structure

This site is on the SWEPCO Lighting & Power Rate Tariff. This is billed on:

Demand @ $12.69/KW/Mo
+
Consumption @ ~$0.05/kWh

To accurately estimate savings, we need to consider how each improvement will impact both aspects of the tariff



2023-080 EXH 'A' HOLISTIC UTILITY SOLUTIONS

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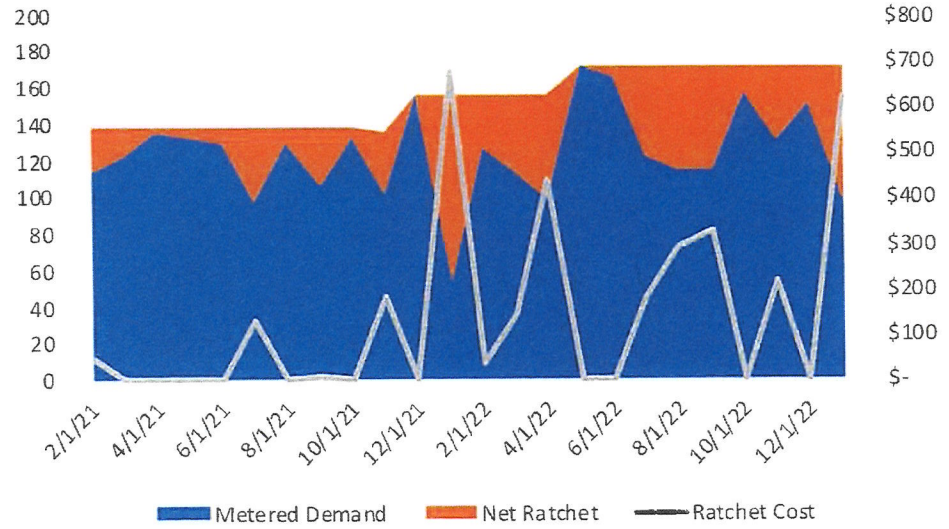
Utility Data

Rate Structure

SWEPCO also has a demand "ratchet".

This means the site will always pay at least the highest demand in any 15-minute period in the past 11 months.

This ratchet costs approximately $2,300/yr



2023-080 EXH 'A' HOLISTIC UTILITY SOLUTIONS

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Utility Data

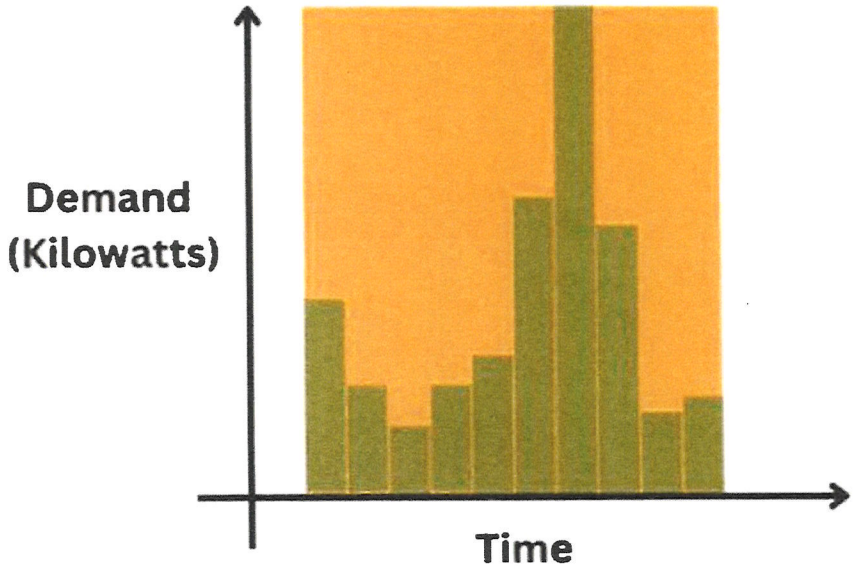
Rate Structure

The ratio of demand vs. consumption for a building is called "Load Factor.

This is calculated based on the consumption if the building always ran at peak demand vs. the actual consumption.

The Load Factor for the Perot Theatre averages about 25%. This is low, but expected due to the high wattage of the stage lights.

A low load factor means Demand becomes a larger contributor to the bill.



2023-080 EXH 'A' HOLISTIC
UTILITY SOLUTIONS

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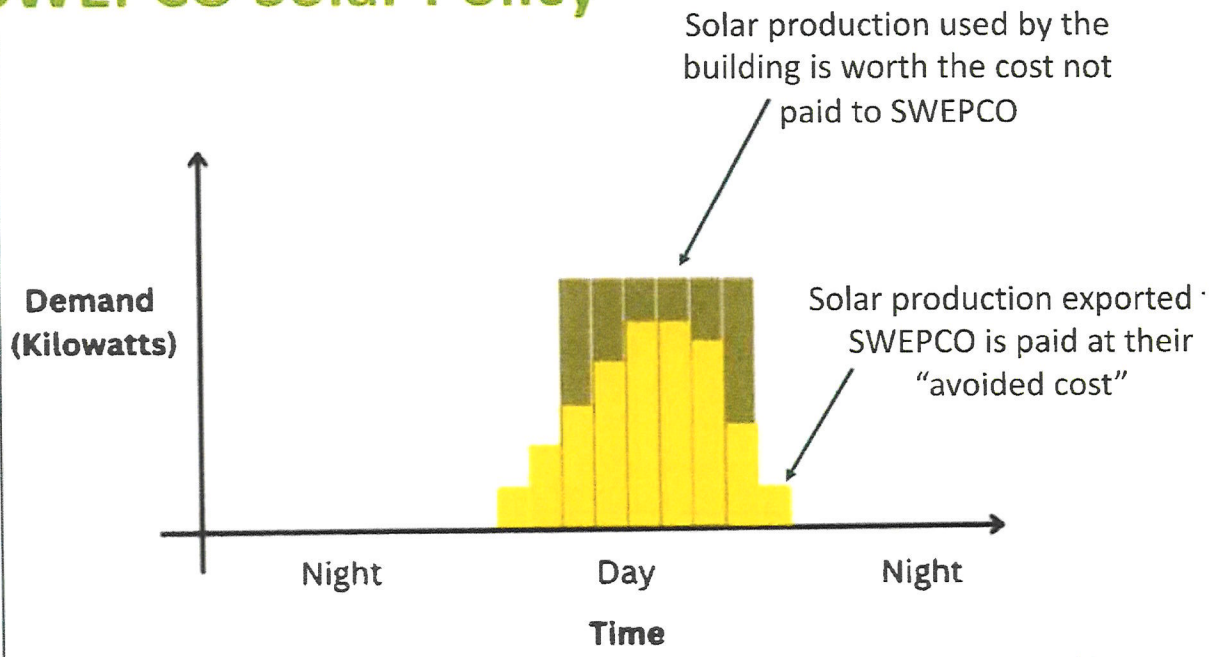
Utility Data

SWEPCO Solar Policy

SWEPCO does not have "net metering", which nets the production vs. consumption on a monthly basis. Therefore, we want to size systems by meter to use the power generated at any given time.

If we oversize a system, SWEPCO will buy the power at their "cost avoidance" rate. This is currently about $0.05/kWh, but may go back to only $0.02-0.03/kWh, which is more typical.

At this rate, it doesn't make sense to size systems larger than the building will use at any given time.



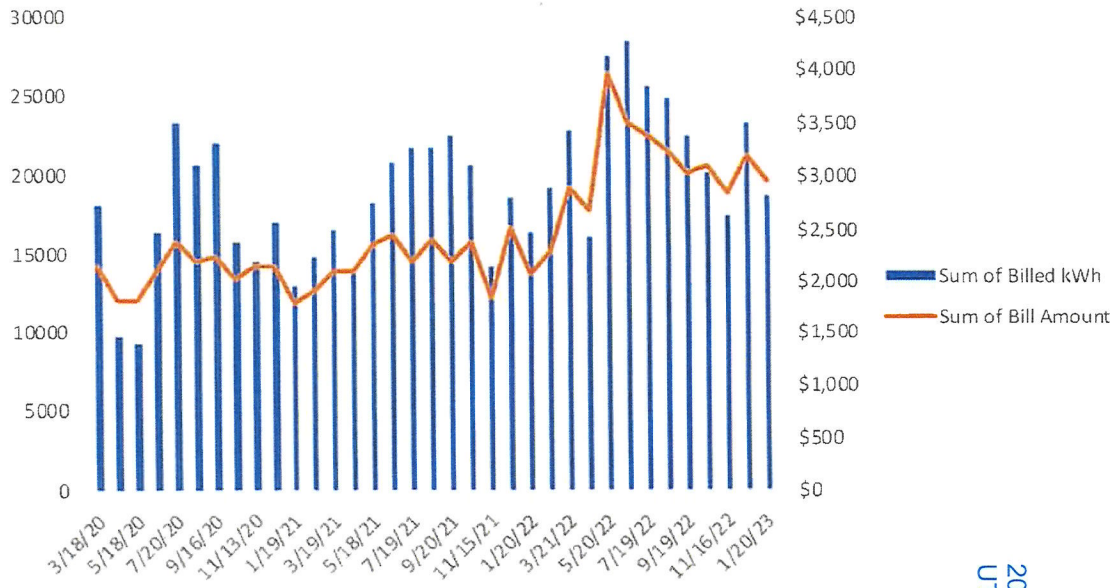
2023-080 EXH 'A' HOLISTIC UTILITY SOLUTIONS

Attachment: 2023-080 RES contract Holistic Utility Solutions hvac and controls Perot signed (4034 : 2023-080 RES contract with Holistic Utility

Utility Data

Electric Bill History

Year	kWh	$
2022	265,080	$36,211
2021	217,440	$26,170



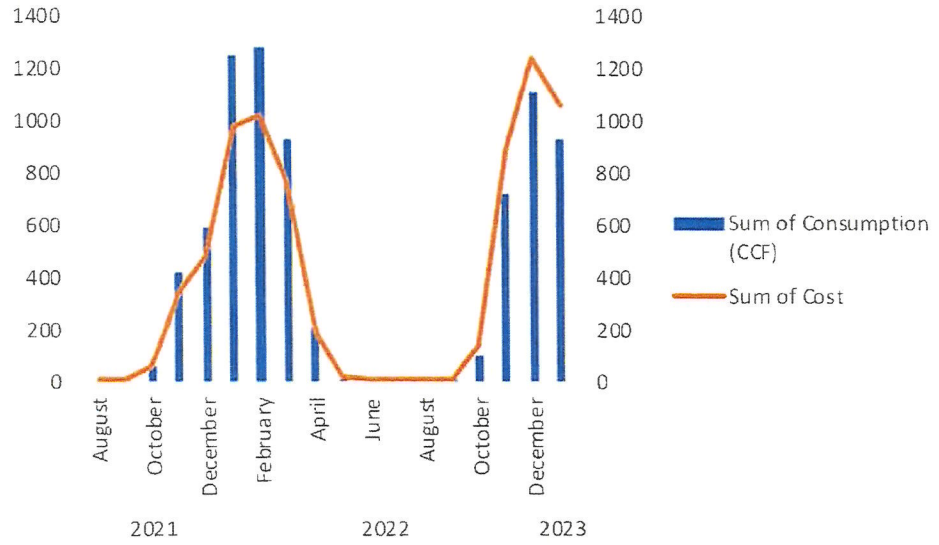
2023-080 EXH 'A' HOLISTIC UTILITY SOLUTIONS

Attachment: 2023-080 RES contract Holistic Utility Solutions hvac and controls Perot signed (4034 : 2023-080 RES contract with Holistic Utility

Utility Data

Gas Bill History

Year	CCF	$
2022	5,612	$5,328



2023-080 EXH 'A' HOLISTIC UTILITY SOLUTIONS

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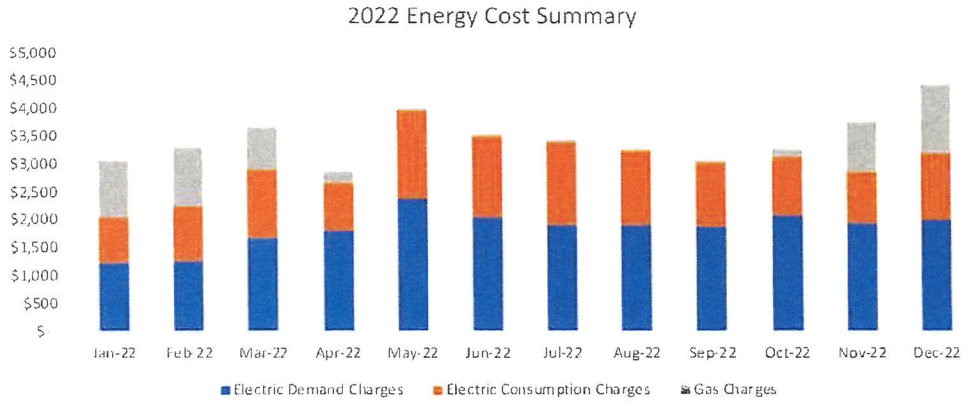
Utility Data

Summary

Electric demand constitutes approximately 50% of the overall cost because of SWEPCO's tariff and the type of loads in the building

Electric and gas consumption are the other 50% of cost

The nature of the rates and use of the building will dictate how much we can save through a project.



Electric Demand Charges [1]	Electric Consumption Charges [1]	Gas Charges	TOTAL
$22,306	$13,905	$5,328	$41,538

Demand & Consumption splits are approximations.

2023-080 EXH 'A'
HOLISTIC UTILITY SOLUTIONS

Packet Pg. 74

7.3.d

Attachment: 2023-080 RES contract Holistic Utility Solutions hvac and controls Perot signed (4034 : 2023-080 RES contract with Holistic Utility

Potential Improvements

Lighting

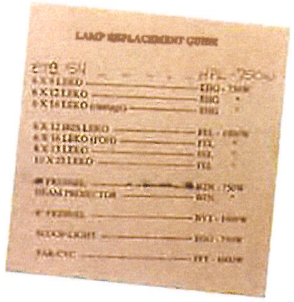
The main lighting load is from the house lights, work lights, and stage lights.

Because of the demand charges on the bill, there would be significant savings from changing the stage lights even though they don't run that many hours.

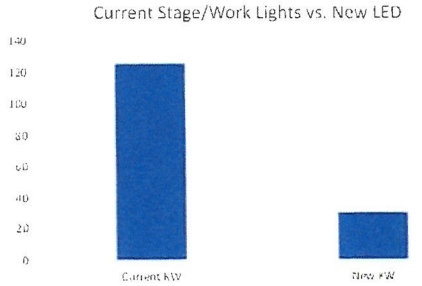
We do not recommend retrofit of the house lights to LED because of the aesthetic and dimming needs vs. nominal energy savings.











2023-080 EXH 'A' HOLISTIC UTILITY SOLUTIONS

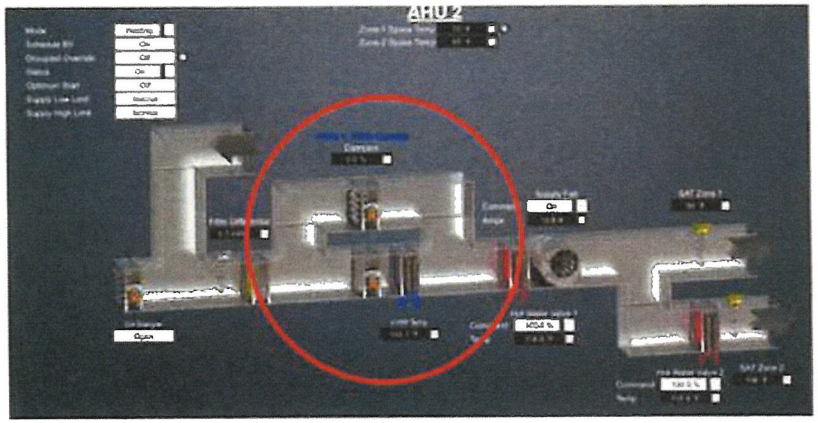
Packet Pg. 75

7.3.d

Attachment: 2023-080 RES contract Holistic Utility Solutions hvac and controls Perot signed (4034 : 2023-080 RES contract with Holistic Utility

Potential Improvements

Controls & Commissioning





AC 1-5 are designed as constant volume systems with face bypass damper. There is no control valve on the cooling coil of each unit. A bypass damper is used to control the discharge temperature.
This is part of the reason the space suffers from humidity problems during the Summer.

We recommend implementing a chilled water reset and closing the bypass damper. The chiller is capable of doing this with improved controls. This will save electric consumption and improve the humidity in the space.

2023-080 EXH 'A'
HOLISTIC UTILITY SOLUTIONS

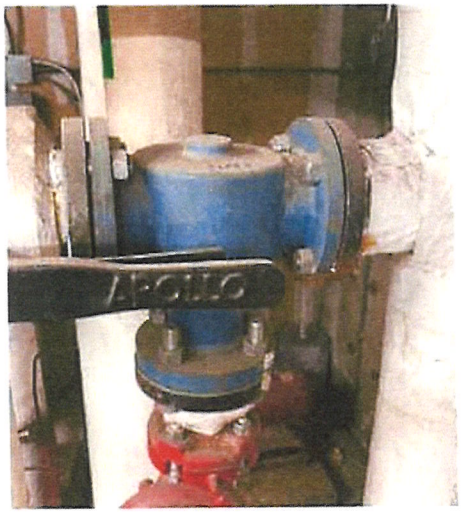
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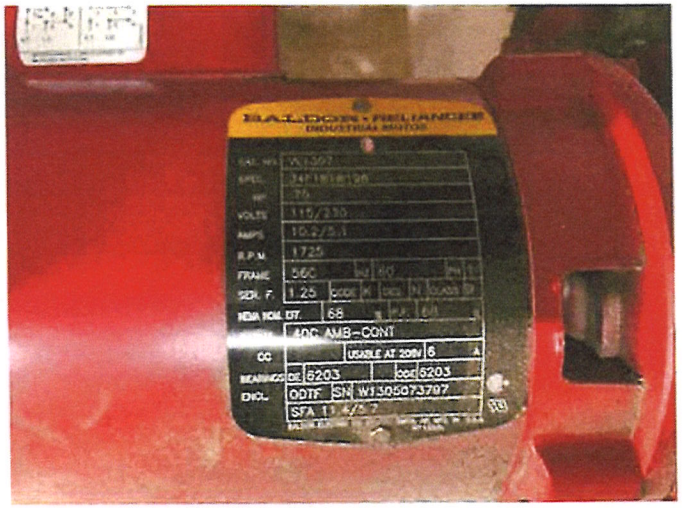
Potential Improvements
Controls & Commissioning

The hot water system uses a self-controlled three-way valve to maintain a fixed 140F supply HW temperature all year around. There is no reset in place.

The HW pump seems to be running constantly without control.

We recommend replacement with a controlled valve and a temperature reset based on the needs of the space.





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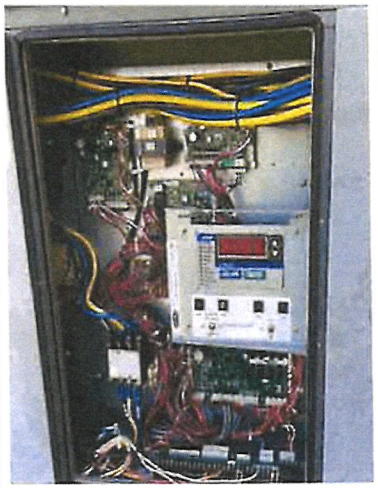
Potential Improvements
Controls & Commissioning

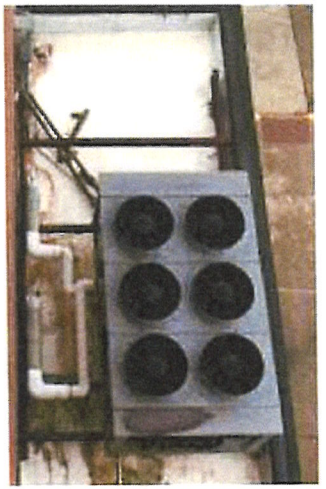
The existing control system had a recent software upgrade, but field controllers are older.

The controls can be upgraded with several improved sequences that will save energy and improve the humidity issue. These include Demand Control Ventilation for AHU 1 & 2, Optimum Start Stop, and Supply Air Temperature Reset

Rather than try to make the improvements to the old control system, we recommend replacement with a new, open source system.

An added benefit of updating the controls system is local service. The new open protocol system can also be expanded over time to include other City facilities on one integrated system.





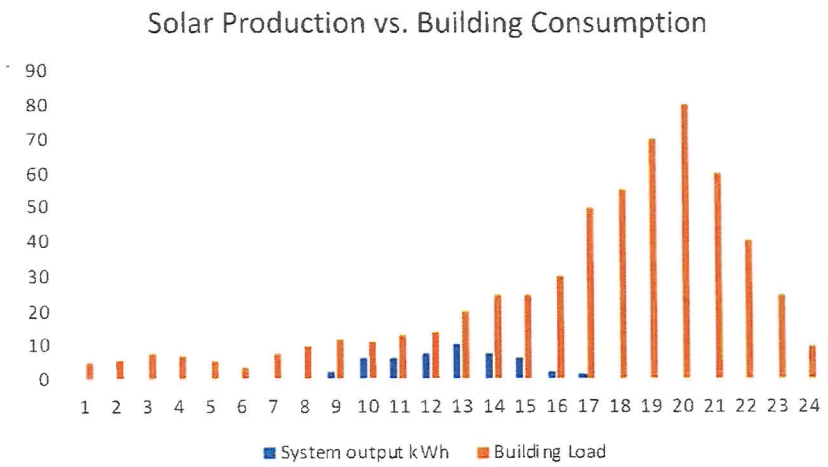
2023-080 EXH 'A' HOLISTIC UTILITY SOLUTIONS

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Potential Improvements

Solar





We estimate the site could utilize a system of approximately 18KW without exporting to the grid. We could place this above the stage (as shown in graphic) or on the main auditorium roof.

However, due to the nature of the building's usage and the SWEPCO tariff, the only savings would be on electric consumption (~$1,200/yr), yielding a payback after incentives of 20-30 years.

2023-080 EXH 'A'
HOLISTIC UTILITY
SOLUTIONS

Attachment: 2023-080 RES contract Holistic Utility Solutions hvac and controls Perot signed (4034 : 2023-080 RES contract with Holistic Utility

Financials

Utility Spend Before vs. After [1]



[1] – Savings does not include estimated $8-12k from stage lighting LED conversion

2023-080 EXH 'A' HOLISTIC UTILIT SOLUTIONS

Attachment: 2023-080 RES contract Holistic Utility Solutions hvac and controls Perot signed (4034 : 2023-080 RES contract with Holistic Utility

Questions

Ira Nicodemus
ira@Holisus.com
214.384.3819

HOLISTIC UTILITY SOLUTIONS

www.Holisus.com

2023-080 EXH 'A' HOLISTIC UTILITY SOLUTIONS

Attachment: 2023-080 RES contract Holistic Utility Solutions hvac and controls Perot signed (4034 : 2023-080 RES contract with Holistic Utility

City of Texarkana, Texas

Briefing Sheet

Version:
Update Date: 6/9/2023 9:48 AM

Lead Department: Water Utilities **Action Officer:** Pam White,

Subject: Resolution No. 2023-081 authorizing the City Manager to execute a contract with IBIS, LLC of Texarkana, Arkansas, for the Replace Sewer Main at I-30 and Cowhorn Creek Project in an amount not to exceed $654,977.40. Funds are available in the Utility's 2022-2023 Budget in the Texas Capital Infrastructure Fund.

Briefing: 6/20/2023 **Public Hearing:** **Council Vote:** 6/20/2023

Item Schedule

Schedule 3: No briefing required (one week)

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

Bids were received Tuesday, May 23, 2023 for the Replace Sewer Main at I-30 and Cowhorn Creek Project. Two (2) contractors bid on the project. RBIS, LLC. of Texarkana, Arkansas was the apparent low bidder with a low Base Bid of $654,977.40. This project consists of installing approximately 752 feet of fifteen-inch (15") sewer main, 230 feet of eight-inch (8") sewer main, 600 feet of twenty-inch (20") steel casing by bore, and appurtenant utility improvements. RBIS, LLC has successfully completed several jobs for the Utility including the Kings Highway water and sewer relocation Project. The existing sewer crossing IH30 has deteriorated and is in dire need of replacement.

Potential Options:

- None

Fiscal Implications:

Funds are available in the Utility's 2022-2023 Budget in the Texas Capital Infrastructure Fund at $654,977.40.

Staff Recommendation:

Utility staff recommends approval.

Advisory Board/Committee Review:

NONE

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

NOT APPLICABLE

Attachments

a. 2023-081 RES Replace Sewer Main at I-30 & Cowhorn Creek (DOCX)
b. 2023-081 ATTH 01 Bid Summary (DOCX)
c. 2023-081 ATTH 02 Bid Tab (PDF)
d. 2023-081 Goals and Perspectives (DOCX)
e. 2023-081 RES replace sewer main 1-30 & Cowhorn Creek signed (PDF)

Staff Coordination

Water Utilities	Gary Smith 06/02/2023 11:59 AM	Department Head Review	Completed	
TWU Administration 10:36 AM	Kenny Icenhower	Review	Completed	06/05/2023
TWU Finance 10:41 AM	Tricia Briggs	Review	Completed	06/05/2023
City Manager 4:01 PM	David Orr	City Manager Review	Completed	06/05/2023
City Council 6:00 PM	Jennifer Evans	Meeting	Completed	06/20/2023

Meeting History

RESOLUTION NO. 2023-081

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AUTHORIZING THE CITY MANAGER TO ACCEPT THE BID AND ENTER INTO A CONTRACT WITH RBIS, LLC OF TEXARKANA, ARKANSAS, IN AN AMOUNT NOT TO EXCEED $654,977.40 FOR THE REPLACE SEWER MAIN AT I-30 AND COWHORN CREEK PROJECT; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, on May 23, 2023, two (2) bids were received, a copy of which is attached hereto as **ATTH 01**, by Texarkana Water Utilities for the Replace Sewer Main at I-30 and Cowhorn Creek Project; and

WHEREAS, the project will consist of installing 752 feet of 15" sewer main, 230 feet of 8" sewer main, 600 feet of 20" steel casing by bore, and related appurtenances; and

WHEREAS, the lowest and best bid by a responsible vendor for this project was submitted by RBIS, LLC of Texarkana, Arkansas, a copy of which is attached hereto as **ATTH 02,** in an amount not to exceed $654,977.40; and

WHEREAS, funds are available in the Texarkana Water Utilities 2022-2023 budget in the Texas Capital Infrastructure Fund in the amount of $654,977.40.

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

SECTION 1: The lowest and best bid by a responsible vendor, submitted by RBIS, LLC of Texarkana, Arkansas, a copy of which is attached hereto as **ATTH 02** be and is hereby approved in an amount not to exceed $654,977.40 for the installation of 752 feet of 15" sewer main, 230 feet of 8" sewer main, 600 feet of 20" steel casing by bore, and related appurtenances for the Replace Sewer Main at I-30 and Cowhorn Creek Project.

SECTION 2: The City Manager be and is authorized to contract with RBIS, LLC of Texarkana, Arkansas, for the above-described services.

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 **20th day of June, 2023**.

ATTEST:

VICKY COOPWOOD, ASST. CITY SECRETARY

BOB BRUGGEMAN, MAYOR

Attachment: 2023-081 RES Replace Sewer Main at I-30 & Cowhorn Creek (4035 : 2023-081 RES replace sewer main at I-30 and Cowhorn Creek)

Bid Summary

Replace Sewer Main at I-30 & Cowhorn Creek Project

Tuesday, May 23, 2023, 2:00 P.M.

		Base Bid
1.	Kampco, Inc. Texarkana, Arkansas	$711,006.00
2.	RBIS, LLC Texarkana, Texas	$654,977.40

Time First Bid Opened:	2:00 P.M
Number of Bidders:	2
Apparent Low Bidder:	RBIS, LLC

Attachment: 2023-081 ATTH 01 Bid Summary (4035 : 2023-081 RES replace sewer main at I-30 and Cowhorn Creek)

Bid Tabulation
REPLACE SEWER MAIN AT I-30 AND COWHORN CREEK
Project No. 62-000-135157-T152307
MAY 23, 2023

BASE BID:

				RBIS, LLC			Kampco, Inc.			
				Texarkana, AR			Texarkana, AR			
Item	**Quantity**	**Unit**	**Description**	**Unit Price**	**Total Bid**		**Unit Price**	**Total Bid**		
1	1	LS	Mobilization, Bonds, & Submittals	$32,000.00	$32,000.00		$27,000.00	$27,000.00		
2	7.52	STA	Right of Way Prep	$820.00	$6,166.40		$1,447.06	$10,881.89		
3	1	LS	Traffic Control	$3,450.00	$3,450.00		$14,479.59	$14,479.59		
4	1	LS	Trench Protection	$5,750.00	$5,750.00		$10,443.46	$10,443.46		
5	1	LS	Maintain Erosion Control	$575.00	$575.00		$14,479.59	$14,479.59		
6	665	LF	Install Silt Fence	$10.00	$6,650.00		$9.61	$6,390.65		
7	152	LF	15" SDR-26 PVC Sewer Pipe by Open Cut	$122.00	$18,544.00		$140.26	$21,319.52		
8	600	LF	16" Certa-Lok Yellowmine SDR-21 Inside Casing	$132.00	$79,200.00		$152.02	$91,212.00		
9	600	LF	24" Steel Casing by Bore	$707.00	$424,200.00		$724.16	$434,496.00		
10	46	SY	Remove and Replace 8" Concrete Pvt	$138.00	$6,348.00		$294.22	$13,534.12		
11	10	LF	Remove and Replace Concrete Curb/Gutter	$115.00	$1,150.00		$225.33	$2,253.30		
12	229	LF	8" SDR-26 PVC Sewer Pipe by Open Cut	$76.00	$17,404.00		$70.39	$16,119.31		
13	1	EA	8"X4" Sewer Service Wye	$375.00	$375.00		$851.00	$851.00		
14	1	EA	4" Sewer C/O (2 Way)	$345.00	$345.00		$641.57	$641.57		
15	37	LF	4" SDR-40 PVC Sewer Service by Open Cut	$34.00	$1,258.00		$44.09	$1,631.33		
16	2	EA	Cut, Fill, Abandon Existing 4" Sewer Service	$345.00	$690.00		$965.31	$1,930.62		
17	25	LF	Cut, Remove Existing 6" Sewer Main	$116.00	$2,900.00		$36.20	$905.00		
18	4	EA	Cut, Fill, Abandon Existing 10" Sewer Main	$1,725.00	$6,900.00		$1,347.17	$5,388.68		
19	1	EA	Abandon MH#1166 (Remove Cone, Flowable Fill)	$1,725.00	$1,725.00		$1,906.20	$1,906.20		
20	1	EA	Manhole #1	$6,870.00	$6,870.00		$4,700.87	$4,700.87		
21	1	EA	Manhole #2	$6,485.00	$6,485.00		$4,700.87	$4,700.87		
22	1	EA	Manhole #3	$6,500.00	$6,500.00		$4,978.59	$4,978.59		
23	1	EA	Manhole #1164	$6,400.00	$6,400.00		$5,117.45	$5,117.45		
24	1	EA	Manhole #7477	$6,700.00	$6,700.00		$5,395.17	$5,395.17		
25	1	LS	Clean and Test Manholes	$2,300.00	$2,300.00		$289.59	$289.59		
26	1	LS	Clean and Test Sewer Mains	$1,200.00	$1,200.00		$2,895.92	$2,895.92		
27	723	SY	Cellulose Fiber Mulch Seeding	$4.00	$2,892.00		$9.77	$7,063.71		
			TOTAL BASE BID		**$654,977.40**			**$711,006.00**		

Prepared by Kenneth L. Icenhower, P.E. (Texas #70750)
Certified Correct

_____

Attachment: 2023-081 ATTH 02 Bid Tab (4035 : 2023-081 RES replace sewer main at I-30 and Cowhorn

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: 2023-081 Goals and Perspectives (4035 : 2023-081 RES replace sewer main at I-30 and Cowhorn Creek)

RESOLUTION NO. 2023-081

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AUTHORIZING THE CITY MANAGER TO ACCEPT THE BID AND ENTER INTO A CONTRACT WITH RBIS, LLC OF TEXARKANA, ARKANSAS, IN AN AMOUNT NOT TO EXCEED $654,977.40 FOR THE REPLACE SEWER MAIN AT I-30 AND COWHORN CREEK PROJECT; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, on May 23, 2023, two (2) bids were received, a copy of which is attached hereto as **ATTH 01**, by Texarkana Water Utilities for the Replace Sewer Main at I-30 and Cowhorn Creek Project; and

WHEREAS, the project will consist of installing 752 feet of 15" sewer main, 230 feet of 8" sewer main, 600 feet of 20" steel casing by bore, and related appurtenances; and

WHEREAS, the lowest and best bid by a responsible vendor for this project was submitted by RBIS, LLC of Texarkana, Arkansas, a copy of which is attached hereto as **ATTH 02,** in an amount not to exceed $654,977.40; and

WHEREAS, funds are available in the Texarkana Water Utilities 2022-2023 budget in the Texas Capital Infrastructure Fund in the amount of $654,977.40.

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

SECTION 1: The lowest and best bid by a responsible vendor, submitted by RBIS, LLC of Texarkana, Arkansas, a copy of which is attached hereto as **ATTH 02** be and is hereby approved in an amount not to exceed $654,977.40 for the installation of 752 feet of 15" sewer main, 230 feet of 8" sewer main, 600 feet of 20" steel casing by bore, and related appurtenances for the Replace Sewer Main at I-30 and Cowhorn Creek Project.

SECTION 2: The City Manager be and is authorized to contract with RBIS, LLC of Texarkana, Arkansas, for the above-described services.

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 **20th day of June, 2023**.

ATTEST:

VICKY COOPWOOD, ASST. CITY SECRETARY

6:20 p.m.

BOB BRUGGEMAN, MAYOR

Attachment: 2023-081 RES replace sewer main 1-30 & Cowhorn Creek signed (4035 : 2023-081 RES replace sewer main at I-30 and Cowhorn

Bid Tabulation
REPLACE SEWER MAIN AT I-30 AND COWHORN CREEK
Project No. 62-000-135157-T152307
MAY 23, 2023

RES 2023-0
ATTH

BASE BID:

				RBIS, LLC Texarkana, AR			Kampco, Inc. Texarkana, AR			
Item	Quantity	Unit	Description	Unit Price	Total Bid		Unit Price	Total Bid		
1	1	LS	Mobilization, Bonds, & Submittals	$32,000.00	$32,000.00		$27,000.00	$27,000.00		
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13	1	EA	8"X4" Sewer Service Wye	$375.00	$375.00		$851.00	$851.00		
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15	37	LF	4" SDR-40 PVC Sewer Service by Open Cut	$34.00	$1,258.00		$44.09	$1,631.33		
16	2	EA	Cut, Fill, Abandon Existing 4" Sewer Service	$345.00	$690.00		$965.31	$1,930.62		
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18	4	EA	Cut, Fill, Abandon Existing 10" Sewer Main	$1,725.00	$6,900.00		$1,347.17	$5,388.68		
19	1	EA	Abandon MH#1166 (Remove Cone, Flowable Fill)	$1,725.00	$1,725.00		$1,906.20	$1,906.20		
20	1	EA	Manhole #1	$6,870.00	$6,870.00		$4,700.87	$4,700.87		
21	1	EA	Manhole #2	$6,485.00	$6,485.00		$4,700.87	$4,700.87		
22	1	EA	Manhole #3	$6,500.00	$6,500.00		$4,978.59	$4,978.59		
23	1	EA	Manhole #1164	$6,400.00	$6,400.00		$5,117.45	$5,117.45		
24	1	EA	Manhole #7477	$6,700.00	$6,700.00		$5,395.17	$5,395.17		
25	1	LS	Clean and Test Manholes	$2,300.00	$2,300.00		$289.59	$289.59		
26	1	LS	Clean and Test Sewer Mains	$1,200.00	$1,200.00		$2,895.92	$2,895.92		
27	723	SY	Cellulose Fiber Mulch Seeding	$4.00	$2,892.00		$9.77	$7,063.71		
			TOTAL BASE BID		**$654,977.40**			**$711,006.00**		

Prepared by Kenneth L. Icenhower, P.E. (Texas #70750)
Certified Correct

_____

Attachment: 2023-081 RES replace sewer main 1-30 & Cowhorn Creek signed (4035 : 2023-081 RES replace sewer main at I-30 and Cowhorn

City of Texarkana, Texas

Briefing Sheet

Version:
Update Date: 6/15/2023 11:25 AM

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

Subject: Resolution No. 2023-077 supporting a grant application to the Texas Department of Transportation for the 2023 Transportation Set-Aside (TASA) Call for Projects for North Richmond Road.

Briefing: 6/20/2023 **Public Hearing:** **Council Vote:** 6/20/2023

Item Schedule

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

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

The Texas Department of Transportation (TxDOT) issued a call for projects in December 2022 for communities to apply for funding assistance through the Transportation Alternatives Set-Aside (TA) Programs.

The TA funds may be used for development of preliminary engineering (plans, specifications, and estimates and environmental documentation) and construction of pedestrian and/or bicycle infrastructure. The TA funds require a local match, comprised of cash or Transportation Development Credits (TDCs), if eligible. The City of Texarkana would be responsible for all non-reimbursable costs and 100% of overruns, if any, for TA fund

The funding applications and preliminary plans for the proposed new sidewalks were developed from the Texarkana MPO Regional Active Transportation (Bike/Ped) Master Plan and the MPO Sidewalk Inventory.

Potential Options:

- Approve
- Deny

Fiscal Implications:

Total Project Estimate: $2,863,054 (grant request)

The City is eligible for Transportation Development Credit, which covers all of our Match requirement.

Staff Recommendation:

Staff recommends for approval.

Advisory Board/Committee Review:

None

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

NOT APPLICABLE

Attachments

a. 2023-077 RES supporting TXDOT grant application on Richmond road (DOC)
b. 2023-077 Goals & Perspectives (DOCX)
c. 2023-077 ATTH 01 Richmond Road Map (PDF)
d. 2023-077 RES TxDot grant app Richmond Road signed (PDF)

Staff Coordination

Planning and Community Development	Vashil Fernandez	Department Head Review	Completed	06/08/2023 2:04 PM
Finance Department	Kristin Peeples	Finance Review	Completed	06/08/2023 4:54 PM
City Manager	David Orr	City Manager Review	Completed	06/09/2023 9:31 AM
City Council	Jennifer Evans	Meeting	Completed	06/20/2023 6:00 PM

Meeting History

RESOLUTION NO. 2023 – 077

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, SUPPORTING TEXARKANA'S APPLICATION TO THE TEXAS DEPARTMENT OF TRANSPORTATION'S 2023 TRANSPORTATION ALTERNATIVES SET-ASIDE (TA) CALL FOR PROJECTS FOR RICHMOND ROAD SHARED USE PATH; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the Texas Department of Transportation (TxDOT) issued a call for projects in December 2022 for communities to apply for funding assistance through the Transportation Alternatives Set-Aside (TA) Program; and

WHEREAS, the TA funds may be used for development of preliminary engineering (plans, specifications, estimates, environmental documentation) and construction of pedestrian and/or bicycle infrastructure. The TA funds require a local match comprised of cash or Transportation Development Credits (TDCs), if eligible. The City of Texarkana would be responsible for all non-reimbursable costs and 100% of overruns, if any, for TA funds.

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

SECTION 1: The City Council supports funding the project, Richmond Road shared use path, as described in the local government's 2023 TA Detailed Application (including the construction budget, TxDOT's administrative cost, and the required local match, if any) and is willing to commit to the project's development, implementation, construction, maintenance, management, and financing. The City Council is willing and able to authorize, by resolution or ordinance, the local government to enter into an agreement with TxDOT should the project be selected for funding.

SECTION 2: That 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 **20th day of June, 2023**.

ATTEST:

_____ _____

VICKY COOPWOOD, ASST. CITY SECRETARY BOB BRUGGEMAN, MAYOR

Attachment: 2023-077 RES supporting TXDOT grant application on Richmond road (4023 : 2023-077 RES supporting TXDOT grant application

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:

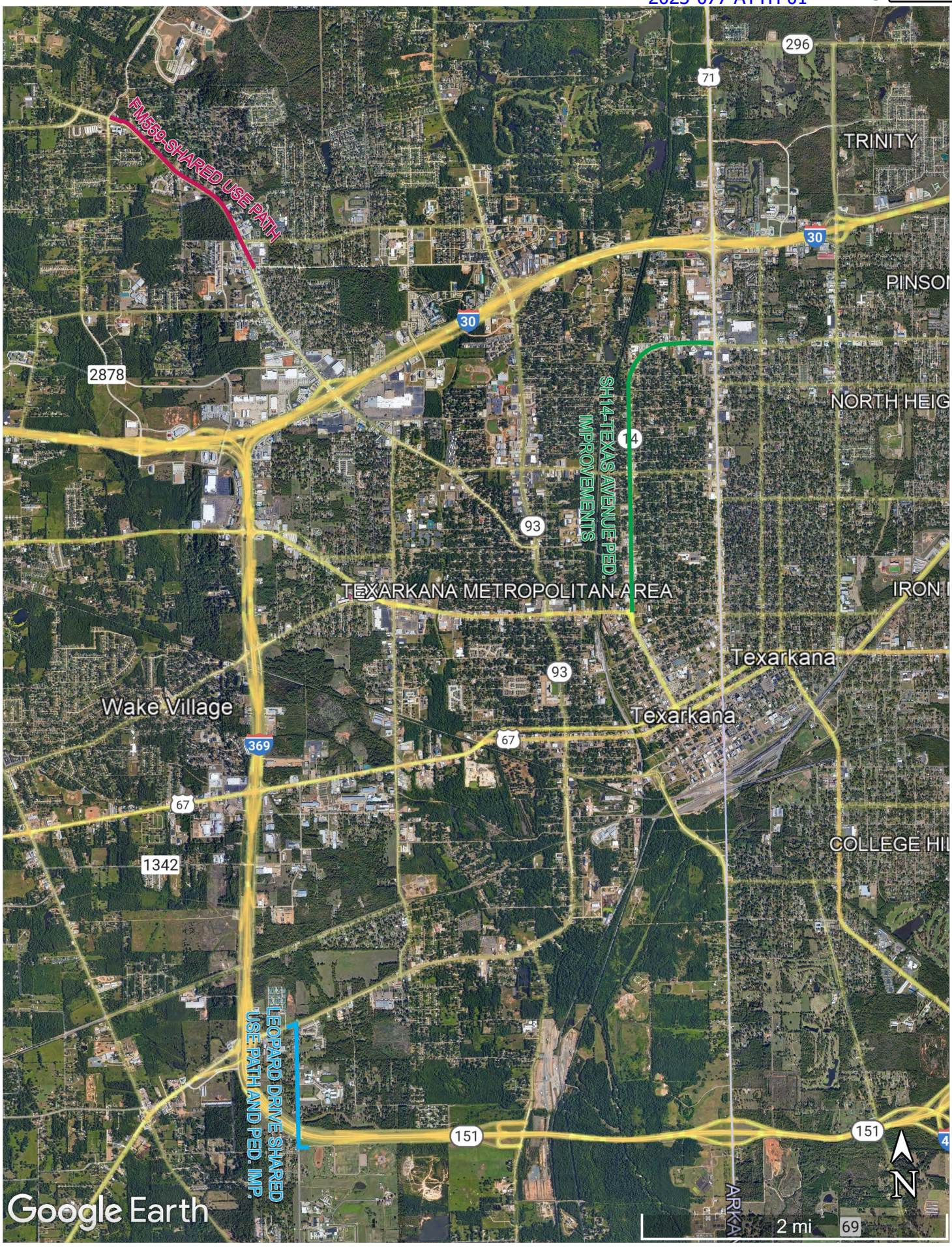
☑	Newspaper Notice (Required by Statute)	☑	Public Hearing (Required by Statute)
☐	Public Forum/Input Session	☐	Press Release
☐	E-News Distribution	☐	Website Notice
☐	Social Media (Twitter, Facebook, etc.)	☐	Special Mailing
☐	Flyers Posted	☐	Banners Posted
☐	Survey	☐	Automated Phone Call
☑	None Required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

Other:

Attachment: 2023-077 Goals & Perspectives (4023 : 2023-077 RES supporting TXDOT grant application on Richmond road)



Attachment: 2023-077 ATTH 01 Richmond Road Map (4023 : 2023-077 RES supporting TXDOT grant application on Richmond road)



Attachment: 2023-077 ATTH 01 Richmond Road Map (4023 : 2023-077 RES supporting TXDOT grant application on Richmond road)

RESOLUTION NO. 2023 – 077

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, SUPPORTING TEXARKANA'S APPLICATION TO THE TEXAS DEPARTMENT OF TRANSPORTATION'S 2023 TRANSPORTATION ALTERNATIVES SET-ASIDE (TA) CALL FOR PROJECTS FOR RICHMOND ROAD SHARED USE PATH; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the Texas Department of Transportation (TxDOT) issued a call for projects in December 2022 for communities to apply for funding assistance through the Transportation Alternatives Set-Aside (TA) Program; and

WHEREAS, the TA funds may be used for development of preliminary engineering (plans, specifications, estimates, environmental documentation) and construction of pedestrian and/or bicycle infrastructure. The TA funds require a local match comprised of cash or Transportation Development Credits (TDCs), if eligible. The City of Texarkana would be responsible for all non-reimbursable costs and 100% of overruns, if any, for TA funds.

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

SECTION 1: The City Council supports funding the project, Richmond Road shared use path, as described in the local government's 2023 TA Detailed Application (including the construction budget, TxDOT's administrative cost, and the required local match, if any) and is willing to commit to the project's development, implementation, construction, maintenance, management, and financing. The City Council is willing and able to authorize, by resolution or ordinance, the local government to enter into an agreement with TxDOT should the project be selected for funding.

SECTION 2: That 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 **20th day of June, 2023**.

ATTEST:

Vicky Coopwood
VICKY COOPWOOD, ASST. CITY SECRETARY
6:24 p.m.

Bl Bruggman
BOB BRUGGEMAN, MAYOR

Attachment: 2023-077 RES TxDot grant app Richmond Road signed (4023 : 2023-077 RES supporting TXDOT grant application on Richmond

City of Texarkana, Texas

Briefing Sheet

Version:
Update Date: 6/15/2023 11:29 AM

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

Subject: Resolution No. 2023-078 supporting a grant application to the Texas Department of Transportation for the 2023 Transportation Set-Aside (TASA) Call for Projects for Leopard Drive.

Briefing: 6/20/2023 **Public Hearing:** **Council Vote:** 6/20/2023

Item Schedule

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

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

The Texas Department of Transportation (TxDOT) issued a call for projects in December 2022 for communities to apply for funding assistance through the Transportation Alternatives Set-Aside (TA) Programs.

The TA funds may be used for development of preliminary engineering (plans, specifications, and estimates and environmental documentation) and construction of pedestrian and/or bicycle infrastructure. The TA funds require a local match, comprised of cash or Transportation Development Credits (TDCs), if eligible. The City of Texarkana would be responsible for all non-reimbursable costs and 100% of overruns, if any, for TA fund

The funding applications and preliminary plans for the proposed new sidewalks were developed from the Texarkana MPO Regional Active Transportation (Bike/Ped) Master Plan and the MPO Sidewalk Inventory.

Potential Options:

- Approve
- Deny

Fiscal Implications:

Total Project Estimate: $1,639,558 (grant request)

The City is eligible for Transportation Development Credit, which covers all of our Match requirement.

Staff Recommendation:

Staff recommends for approval.

Advisory Board/Committee Review:

None

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

NOT APPLICABLE

Attachments

a. 2023-078 RES supporting TXDOT grant application on Leopard drive (DOC)
b. 2023-078 Goals & Perspectives (DOCX)
c. 2023-078 ATTH 01 Leopard Drive map (PDF)
d. 2023-078 RES TxDot grant app Leopard Drive signed (PDF)

Staff Coordination

Planning and Community Development	Vashil Fernandez	Department Head Review	Completed	06/08/2023 2:05 PM
Finance Department	Kristin Peeples	Finance Review	Completed	06/08/2023 4:54 PM
City Manager	David Orr	City Manager Review	Completed	06/09/2023 9:28 AM
City Council	Jennifer Evans	Meeting	Completed	06/20/2023 6:00 PM

Meeting History

RESOLUTION NO. 2023 - 078

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, SUPPORTING TEXARKANA'S APPLICATION TO THE TEXAS DEPARTMENT OF TRANSPORTATION'S 2023 TRANSPORTATION ALTERNATIVES SET-ASIDE (TA) CALL FOR PROJECTS FOR LEOPARD DRIVE SHARED USE PATH AND PEDESTRIAN IMPROVEMENTS; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the Texas Department of Transportation (TxDOT) issued a call for projects in December 2022 for communities to apply for funding assistance through the Transportation Alternatives Set-Aside (TA) Program; and

WHEREAS, the TA funds may be used for development of preliminary engineering (plans, specifications, estimates, environmental documentation) and construction of pedestrian and/or bicycle infrastructure. The TA funds require a local match comprised of cash or Transportation Development Credits (TDCs), if eligible. The City of Texarkana would be responsible for all non-reimbursable costs and 100% of overruns, if any, for TA funds.

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

SECTION 1: The City Council supports funding the project, Leopard Drive shared use path and pedestrian improvements, as described in the local government's 2023 TA Detailed Application (including the construction budget, TxDOT's administrative cost, and the required local match, if any) and is willing to commit to the project's development, implementation, construction, maintenance, management, and financing. The City Council is willing and able to authorize, by resolution or ordinance, the local government to enter into an agreement with TxDOT should the project be selected for funding.

SECTION 2: That 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 **20th day of June, 2023**.

ATTEST:

VICKY COOPWOOD, ASST. CITY SECRETARY

BOB BRUGGEMAN, MAYOR

Attachment: 2023-078 RES supporting TXDOT grant application on Leopard drive (4024 : 2023-078 RES supporting TXDOT grant application on

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:

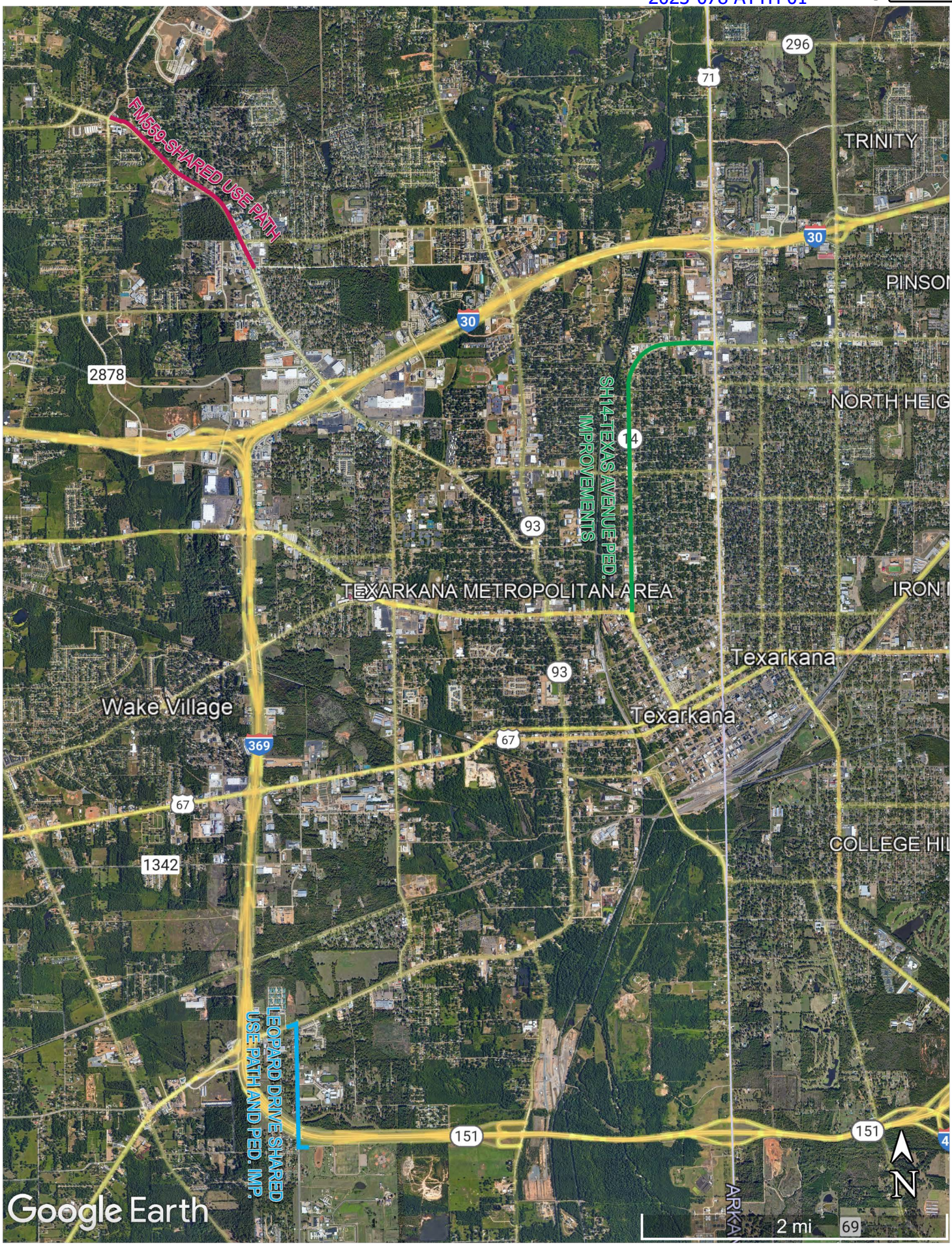
☑	Newspaper Notice (Required by Statute)	☑	Public Hearing (Required by Statute)
☐	Public Forum/Input Session	☐	Press Release
☐	E-News Distribution	☐	Website Notice
☐	Social Media (Twitter, Facebook, etc.)	☐	Special Mailing
☐	Flyers Posted	☐	Banners Posted
☐	Survey	☐	Automated Phone Call
☑	None Required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

Other:

Attachment: 2023-078 Goals & Perspectives (4024 : 2023-078 RES supporting TXDOT grant application on Leopard drive)



Attachment: 2023-078 ATTH 01 Leopard Drive map (4024 : 2023-078 RES supporting TXDOT grant application on Leopard drive)



Attachment: 2023-078 ATTH 01 Leopard Drive map (4024 : 2023-078 RES supporting TXDOT grant application on Leopard drive)

RESOLUTION NO. 2023 - 078

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, SUPPORTING TEXARKANA'S APPLICATION TO THE TEXAS DEPARTMENT OF TRANSPORTATION'S 2023 TRANSPORTATION ALTERNATIVES SET-ASIDE (TA) CALL FOR PROJECTS FOR LEOPARD DRIVE SHARED USE PATH AND PEDESTRIAN IMPROVEMENTS; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the Texas Department of Transportation (TxDOT) issued a call for projects in December 2022 for communities to apply for funding assistance through the Transportation Alternatives Set-Aside (TA) Program; and

WHEREAS, the TA funds may be used for development of preliminary engineering (plans, specifications, estimates, environmental documentation) and construction of pedestrian and/or bicycle infrastructure. The TA funds require a local match comprised of cash or Transportation Development Credits (TDCs), if eligible. The City of Texarkana would be responsible for all non-reimbursable costs and 100% of overruns, if any, for TA funds.

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

SECTION 1: The City Council supports funding the project, Leopard Drive shared use path and pedestrian improvements, as described in the local government's 2023 TA Detailed Application (including the construction budget, TxDOT's administrative cost, and the required local match, if any) and is willing to commit to the project's development, implementation, construction, maintenance, management, and financing. The City Council is willing and able to authorize, by resolution or ordinance, the local government to enter into an agreement with TxDOT should the project be selected for funding.

SECTION 2: That 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 **20th day of June, 2023**.

ATTEST:

Vicky Coopwood
VICKY COOPWOOD, ASST. CITY SECRETARY
6:25 p.m.

Bob Bruggeman
BOB BRUGGEMAN, MAYOR

Attachment: 2023-078 RES TxDot grant app Leopard Drive signed (4024 : 2023-078 RES supporting TXDOT grant application on Leopard drive)

City of Texarkana, Texas

Briefing Sheet

Version:
Update Date: 6/15/2023 11:34 AM

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

Subject: Resolution No. 2023-079 supporting a grant application to the Texas Department of Transportation for the 2023 Transportation Set-Aside (TASA) Call for Projects for Texas Boulevard.

Briefing: 6/20/2023 **Public Hearing:** **Council Vote:** 6/20/2023

Item Schedule

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

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

The Texas Department of Transportation (TxDOT) issued a call for projects in December 2022 for communities to apply for funding assistance through the Transportation Alternatives Set-Aside (TA) Programs.

The TA funds may be used for development of preliminary engineering (plans, specifications, and estimates and environmental documentation) and construction of pedestrian and/or bicycle infrastructure. The TA funds require a local match, comprised of cash or Transportation Development Credits (TDCs), if eligible. The City of Texarkana would be responsible for all non-reimbursable costs and 100% of overruns, if any, for TA fund

The funding applications and preliminary plans for the proposed new sidewalks were developed from the Texarkana MPO Regional Active Transportation (Bike/Ped) Master Plan and the MPO Sidewalk Inventory.

Potential Options:

- Approve
- Deny

Fiscal Implications:

Total Project Estimate: $4,758,549 (grant request)

The City is eligible for Transportation Development Credit, which covers all of our Match requirement.

Staff Recommendation:

Staff recommends for approval.

Advisory Board/Committee Review:

None

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

NOT APPLICABLE

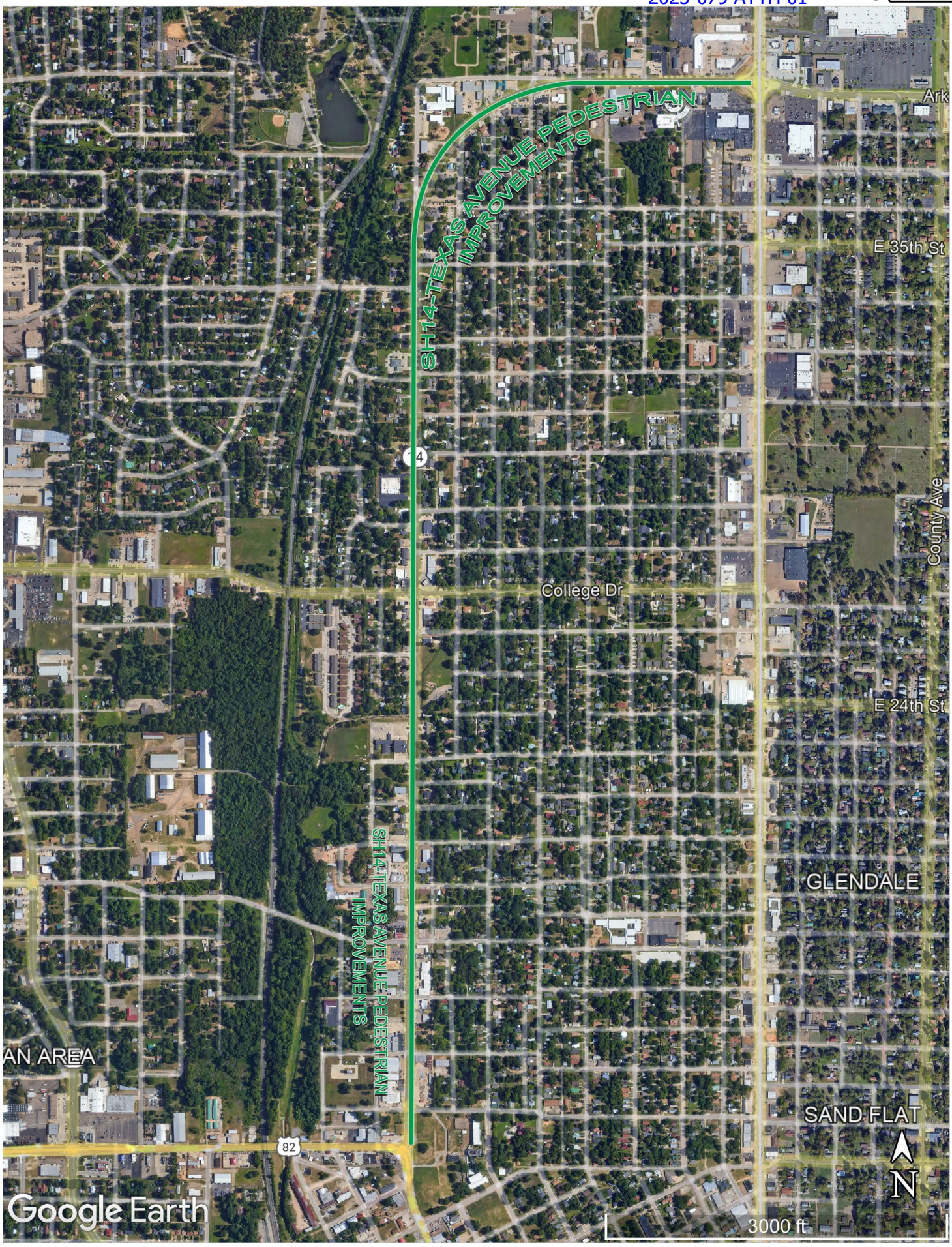
Attachments

a. 2023-079 ATTH 01 Texas Blvd Map (PDF)
b. 2023-079 Goals & Perspectives (DOCX)
c. 2023-079 RES supporting TXDOT grant application on Texas boulevard (DOCX)
d. 2023-079 RES TxDot grant app Texas Blvd signed (PDF)

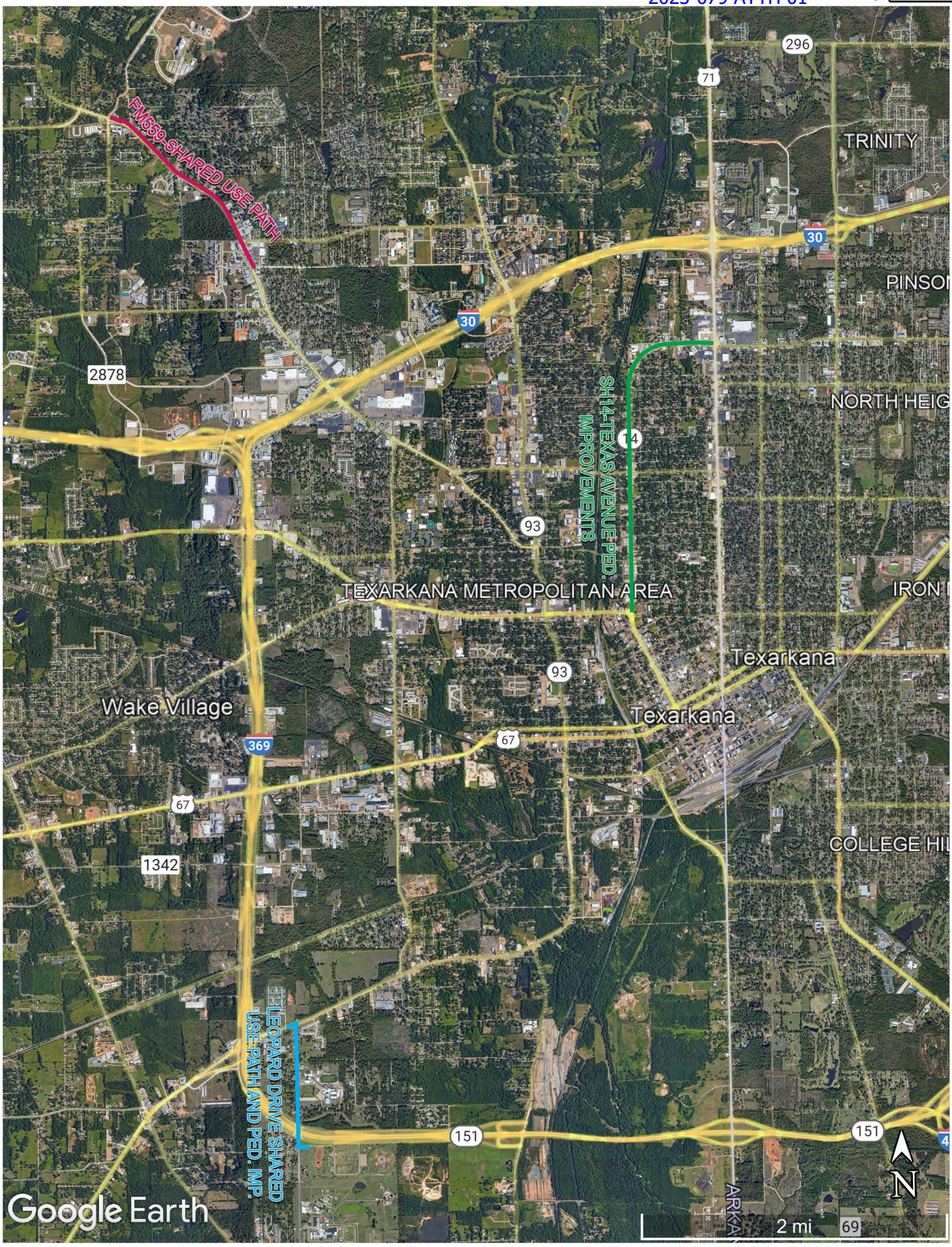
Staff Coordination

Planning and Community Development	Vashil Fernandez	Department Head Review	Completed	06/08/2023 2:16 PM
Finance Department	Kristin Peeples	Finance Review	Completed	06/08/2023 4:54 PM
City Manager	David Orr	City Manager Review	Completed	06/09/2023 9:35 AM
City Council	Jennifer Evans	Meeting	Completed	06/20/2023 6:00 PM

Meeting History



Attachment: 2023-079 ATTH 01 Texas Blvd Map (4025 : 2023-079 RES supporting TXDOT grant application on Texas boulevard)



Attachment: 2023-079 ATTH 01 Texas Blvd Map (4025 : 2023-079 RES supporting TXDOT grant application on Texas boulevard)

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: 2023-079 Goals & Perspectives (4025 : 2023-079 RES supporting TXDOT grant application on Texas boulevard)

Attachment: 2023-079 RES supporting TXDOT grant application on Texas boulevard (4025 : 2023-079 RES supporting TXDOT grant application

RESOLUTION NO. 2023 - 079

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, SUPPORTING TEXARKANA'S APPLICATION TO THE TEXAS DEPARTMENT OF TRANSPORTATION'S 2023 TRANSPORTATION ALTERNATIVES SET-ASIDE (TA) CALL FOR PROJECTS FOR TEXAS BOULEVARD PEDESTRIAN IMPROVEMENTS; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the Texas Department of Transportation (TxDOT) issued a call for projects in December 2022 for communities to apply for funding assistance through the Transportation Alternatives Set-Aside (TA) Program; and

WHEREAS, the TA funds may be used for development of preliminary engineering (plans, specifications, estimates, environmental documentation) and construction of pedestrian and/or bicycle infrastructure. The TA funds require a local match comprised of cash or Transportation Development Credits (TDCs), if eligible. The City of Texarkana would be responsible for all non-reimbursable costs and 100% of overruns, if any, for TA funds.

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

SECTION 1: The City Council supports funding the project, Texas Boulevard pedestrian improvements, as described in the local government's 2023 TA Detailed Application (including the construction budget, TxDOT's administrative cost, and the required local match, if any) and is willing to commit to the project's development, implementation, construction, maintenance, management, and financing. The City Council is willing and able to authorize, by resolution or ordinance, the local government to enter into an agreement with TxDOT should the project be selected for funding.

SECTION 2: That 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 **20th day of June, 2023**.

ATTEST:

_____ _____

VICKY COOPWOOD, ASST. CITY SECRETARY BOB BRUGGEMAN, MAYOR

Attachment: 2023-079 RES TxDot grant app Texas Blvd signed (4025 : 2023-079 RES supporting TXDOT grant application on Texas boulevard)

RESOLUTION NO. 2023 - 079

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, SUPPORTING TEXARKANA'S APPLICATION TO THE TEXAS DEPARTMENT OF TRANSPORTATION'S 2023 TRANSPORTATION ALTERNATIVES SET-ASIDE (TA) CALL FOR PROJECTS FOR TEXAS BOULEVARD PEDESTRIAN IMPROVEMENTS; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the Texas Department of Transportation (TxDOT) issued a call for projects in December 2022 for communities to apply for funding assistance through the Transportation Alternatives Set-Aside (TA) Program; and

WHEREAS, the TA funds may be used for development of preliminary engineering (plans, specifications, estimates, environmental documentation) and construction of pedestrian and/or bicycle infrastructure. The TA funds require a local match comprised of cash or Transportation Development Credits (TDCs), if eligible. The City of Texarkana would be responsible for all non-reimbursable costs and 100% of overruns, if any, for TA funds.

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

SECTION 1: The City Council supports funding the project, Texas Boulevard pedestrian improvements, as described in the local government's 2023 TA Detailed Application (including the construction budget, TxDOT's administrative cost, and the required local match, if any) and is willing to commit to the project's development, implementation, construction, maintenance, management, and financing. The City Council is willing and able to authorize, by resolution or ordinance, the local government to enter into an agreement with TxDOT should the project be selected for funding.

SECTION 2: That 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 **20th day of June, 2023**.

ATTEST:

Vicky Coopwood
VICKY COOPWOOD, ASST. CITY SECRETARY
6:27 p.m.

Bob Bruggeman
BOB BRUGGEMAN, MAYOR

City of Texarkana, Texas

Briefing Sheet

Version:
Update Date: 6/8/2023 4:31 PM

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

Subject: Resolution No. 2023-090 proposing full-purpose annexation of certain commercial Limited Purpose Property (and contiguous, discrete portion of US HWY 59) described in the Strategic Partnership Agreement with Macedonia-Eylau Municipal Utility District No. 1 of Bowie County, and municipal services to be provided.

Briefing: 6/20/2023 **Public Hearing:** **Council Vote:** 6/20/2023

Item Schedule

Schedule 3: No briefing required (one week)

Updates/History of Briefing:

The subject property, approximately 165 acres, is generally depicted in ATTH 01 / Exhibit A to the proposed resolution and ATTH 03. This acreage was addressed during the regular meeting on March 13, 2023, when the City Council authorized and directed the evaluation, negotiation, and preparation of proposed service or development agreements for voluntary annexation requests [Res. No. 2023-034]. The City's Strategic Partnership Agreement with the Macedonia-Eylau Municipal Utility District No. 1 Of Bowie County, approved and signed in 2022, included this acreage as designated "Limited Purpose Property" [Res. 2022-130]. Prior to that approval, the City and the Utility District provided notice of and conducted two joint public hearings — the first joint meeting held within the City on August 8, 2022, and the second joint meeting held within the District on September 13, 2022 — for the purpose of providing the public with an opportunity to speak or present testimony or evidence regarding the proposed agreement and the identified acreage for proposed annexation.

The City Council has approved limited-purpose annexation of the southwest corner of this area [Ord. No. 2022-137] and authorized and ordered the legal sale of malt beverages and wine for off-premise consumption [Ord. No. 2022-138], both ordinances effective upon the execution of a services agreement with RaceTrac, Inc. [Res. 2023-021] which documented consent for full-purpose annexation of that specific property.

The Strategic Partnership Agreement outlined a Statement of Work providing for necessary infrastructure improvement to implement full-purpose annexation of this area. The Council addressed and approved this infrastructure with the passage of Resolution No. 2023-064 [May 8, 2023].

Executive Summary and Background Information:

The 165-acre area proposed for annexation is bounded as follows:

Eastern boundary: existing City limits extending irregularly along private property south of Findley St. to an area near the intersection of southbound I-369 and U.S. Highway 59.

Northern boundary: single-owner property / BCAD parcel #11680013901 abutting Findley Street to the North and S. Kings Highway to the West (but excluding BCAD parcels #11680014100, #11680014200, #11680014300, #11680014400, and #11680014600).

Western boundary: the aforementioned single-owner property / BCAD parcel #11680013901 to the corner of S. Kings Highway and U.S. Highway 59, inclusive of the properties described in Ord. No. 2022-137 and Res. No. 2023-021 (i.e., the RaceTrac properties), but excluding BCAD parcel # 11680016100 (record owner SMBL Cattle Company LLC).

Southern boundary: all properties on the North side of U.S. Highway 59 and properties adjacent thereto to inwardly fill completely the enclosed-described LPP boundaries with exclusions noted above; beginning from the western edge of the City limits to the S. Kings Highway / U.S. Highway 59 corner.

Contiguous to this acreage is a discrete portion of the U.S. Highway 59 roadway from the I-369 intersection to the S. Kings Highway / U.S. Highway 59 corner (that is, the south/southwest-bound traffic lanes and right-of-way adjacent to the Limited Purpose Property) but only to the midpoint of said roadway; and the intent to annex this discrete portion of the roadway is included in the proposed resolution.

The typical municipal services proposed for annexed acreage are set out in ATTH 02 / Exhibit B. Any service agreement specific to an owner will take precedence over this listing of services.

Approval of this resolution does not annex the tract. Annexation must be accomplished by ordinance; generally the governing body must conduct a public hearing, providing persons interested in the annexation the opportunity to be heard, and thereafter the governing body may adopt an ordinance annexing the area. In addition to general authority for consent annexations, Chapter 43 of the Texas Local Government Code provides that when a municipality and a district operating under the Texas Water Code (such as the Macedonia-Eylau Municipal Utility District) have entered into a strategic partnership agreement under Subchapter D, Section 43.0751 of the Local Government Code, the municipality shall follow the procedures established under the agreement for full-purpose annexation of an area designated in the agreement.

The various commercial property owners of approximately 162 acres of the approximate 165 acres have provided or otherwise indicated consent to full-purpose annexation into the city limits of their respective properties – see ATTH 04 – with the City receiving, to date, neither indication of consent nor objection from the respective owners of two U.S. Highway 59 frontage tracts of 0.45 acres [BCAD parcel ID 11680015300] and 3.26 acres [BCAD parcel ID 11680015200]. This resolution would authorize and direct formal notice to the respective owners of the entirety of the acreage.

Potential Options:

Approve (or not) the proposed resolution.

Fiscal Implications:

The Council addressed the fiscal implications for infrastructure improvements to this area for implementing full-purpose annexation with the passage of Resolution No. 2023-064 [May 8, 2023].

Otherwise, the city services set out in the services agreement are not anticipated to result in additional costs or changes to the annual budget.

Staff Recommendation:

City staff recommends for approval.

Advisory Board/Committee Review:

None.

Board/Committee Recommendation:

Not applicable.

Advisory Board/Committee Meeting Date and Minutes:

Not applicable.

Attachments

a. 2023-090 RES intent annex SPA LPP US59 (DOCX)
b. 2023-090 EXH 'A' map diagram (PDF)
c. 2023-090 EXH 'B' services (DOCX)
d. 2023-090 ATTH 01 map parcel inset (PDF)
e. 2023-090 ATTH 02 consents (PDF)
f. 2023-090 Goals & Perspectives (DOCX)
g. 2023-090 RES intent annex SPA LPP US 59 signed (PDF)

Staff Coordination

City Attorney	Jeffery C. Lewis	Department Head Review	Completed	06/08/2023 4:31 PM
Planning & Zoning Commission	Laura Puckett	Review	Completed	06/08/2023 4:37 PM
Fire Department	Chris Black	Review	Completed	06/08/2023 4:38 PM
Water Utilities	Gary Smith	Water Review	Completed	06/08/2023 4:53 PM
Building Code Administration	Mashell Daniel	Zoning Review	Completed	06/12/2023 2:46 PM
Public Works Department	Dusty Henslee	Public Works Review	Completed	06/12/2023 4:20 PM
City Manager	David Orr	City Manager Review	Completed	06/12/2023 4:23 PM
City Council	Jennifer Evans	Meeting	Completed	06/20/2023 6:00 PM

Meeting History

RESOLUTION NO. 2023 – 090

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, PROPOSING FULL-PURPOSE ANNEXATION, AND STATEMENT OF INTENT FOR FULL-PURPOSE ANNEXATION, OF CERTAIN COMMERCIAL LIMITED PURPOSE PROPERTY DESCRIBED IN THE CITY'S STRATEGIC PARTNERSHIP AGREEMENT WITH THE MACEDONIA-EYLAU MUNICIPAL UTILITY DISTRICT NO. 1 OF BOWIE COUNTY AND CONTIGUOUS DISCRETE PORTION OF U.S. HIGHWAY 59; DESCRIBING PROPOSED ANNEXATION AREA AND MUNICIPAL SERVICES TO BE PROVIDED; DIRECTING PREPARATION OF A PROPOSED FULL-PURPOSE ANNEXATION ORDINANCE, SCHEDULING A PUBLIC HEARING, AND PROVIDING FOR NOTICE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, Chapter 43 of the Texas Local Government Code, generally governing municipal annexation, provides that when a municipality and a district operating under the Texas Water Code have entered into a strategic partnership agreement under Subchapter D, Section 43.0751 of the Local Government Code, the municipality shall follow the procedures established under the agreement for full-purpose annexation of an area designated in the agreement; and

WHEREAS, the City and Macedonia-Eylau Municipal Utility District No. 1 of Bowie County ("District") provided notice of and conducted two joint public hearings — the first joint meeting held within the City on August 8, 2022, and the second joint meeting held within the District on September 13, 2022 — for the purpose of providing the public with an opportunity to speak or present testimony or evidence regarding a proposed Strategic Partnership Agreement which identified certain properties for proposed annexation within the District and City's extraterritorial jurisdiction and designated in the SPA as "Limited Purpose Property", together with providing separate locations within City and District where copies of the proposed SPA could be obtained prior to each hearing; and

WHEREAS, District's Board of Directors adopted and approved the SPA on September 26, 2022, in open session at a meeting held in accordance with Chapter 551 of the Texas Government Code; and

WHEREAS, the City Council adopted and approved the SPA on October 24, 2022, by Resolution No. 2022-130, in open session at a meeting held in accordance with Chapter 551 of the Texas Government Code; and

WHEREAS, sections 3.2 and 3.4 of the SPA identified approximately 165 acres of certain commercial Limited Purpose Property ("LPP") for which the SPA outlined a corresponding Statement of Work providing for necessary infrastructure to implement full-purpose annexation of this LPP, and **Exhibit A** to this Resolution depicts this LPP in greater detail; and

Attachment: 2023-090 RES intent annex SPA LPP US59 (4043 : 2023-090 RES intent annex SPA LPP US59)

WHEREAS, consistent with the provisions of the SPA, the City Council approved limited-purpose annexation of a portion of the **Exhibit A** property by Ord. No. 2022-137, made effective by Res. No. 2023-021 with the approval and execution of a written services agreement with RaceTrac, Inc., confirming the property owner's request and consent which runs with the land for full-purpose annexation of the property and for provision of city services in the event the City Council adopts an ordinance for full-purpose annexation of the property; and

WHEREAS, for U.S. Highway 59 frontage commercial properties in and within the LPP of the SPA, the City and District agreed in section 3.4 of the SPA, and District acknowledged, that (i) City may adopt and approve a full-purpose annexation ordinance for the properties at a meeting conducted in accordance with Chapter 551 of the Government Code, (ii) the date of City's approval and adoption of such ordinance shall be deemed the full-purpose annexation date of the properties, (iii), no additional notice, hearing, or other procedures are required by law in order for City to adopt and approve such full-purpose annexation, and (iv) City may utilize but is not required by the SPA to utilize other applicable annexation law for full-purpose annexation of the properties; and

WHEREAS, the City and District agreed in section 3.6 of the SPA that the City may but is not required by the SPA to utilize other applicable annexation law for full-purpose annexation of other commercial property in and within the LPP, and supplementation of the SPA shall not be a requirement for City to utilize such other applicable annexation law for full-purpose annexation of other commercial property in and within the LPP; and

WHEREAS, the various commercial property owners of approximately 162 acres of the LPP's approximate 165 acres and adjacent commercial properties in and within the LPP have provided or otherwise indicated consent to full-purpose annexation into the city limits of their respective properties (with the City receiving, to date, neither indication of consent nor objection from the respective owners of two U.S. Highway 59 frontage tracts of 0.45 acres and 3.26 acres); and

WHEREAS, Section 43.1056 of the Texas Local Government Code provides in pertinent part that a municipality that is annexing an area under Subchapter D of the Code may also annex with the area the right-of-way of a street, highway, or other public way or of a spur or roadbed that is contiguous and runs parallel to the municipality's boundaries, and contiguous to the area being annexed under Subchapter D, but only if (i) the municipality provides written notice of the annexation to the owner of the right-of-way not later than the 61st day before the date of the proposed annexation, and (ii) the owner of the right-of-way does not submit a written objection to the municipality before the date of the proposed annexation; and the Texas Department of Transportation directs municipalities to provide notice of an annexation of a contiguous or connecting TxDOT right of way under Section 43.1056 by email to TxDOT's Right of Way Division; and

WHEREAS, contiguous to the LPP area proposed for full-purpose annexation is a discrete portion of U.S. Highway 59, specifically the portion of the highway roadway from the I-369 intersection to the S. Kings Highway / U.S. Highway 59 corner (that is, the south/southwest-bound traffic lanes and right-of-way contiguous to the LPP) but only to the midpoint of said roadway; and

Attachment: 2023-090 RES intent annex SPA LPP US59 (4043 : 2023-090 RES intent annex SPA LPP US59)

WHEREAS, by this Resolution, and consistent with the SPA and other law, the City provides its statement of intent for full-purpose annexation of the LPP detailed in **Exhibit A** to this Resolution, inclusive of the referenced portion of U.S. Highway 59 contiguous to the LPP.

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

SECTION 1: The City of Texarkana, Texas, states its intent to annex, for full-purpose annexation, the area depicted in **Exhibit A** to this Resolution, incorporated herein by reference for all purposes, and more particularly bounded and described as follows:

> Eastern boundary: existing City limits extending irregularly along private property south of Findley St. to an area near the intersection of southbound I-369 and U.S. Highway 59.
>
> Northern boundary: single-owner property / BCAD parcel #11680013901 abutting Findley Street to the North and S. Kings Highway to the West (but excluding BCAD parcels #11680014100, #11680014200, #11680014300, #11680014400, and #11680014600).
>
> Western boundary: the aforementioned single-owner property / BCAD parcel #11680013901 to the corner of S. Kings Highway and U.S. Highway 59, inclusive of the properties described in Ord. No. 2022-137 and Res. No. 2023-021 (i.e., the RaceTrac properties), but excluding BCAD parcel # 11680016100 (record owner SMBL Cattle Company LLC).
>
> Southern boundary: all properties on the North side of U.S. Highway 59 and properties adjacent thereto to inwardly fill completely the enclosed-described LPP boundaries with exclusions noted above; beginning from the western edge of the City limits to the S. Kings Highway / U.S. Highway 59 corner, inclusive of the contiguous portion of the U.S. Highway 59 roadway from the I-369 intersection to the S. Kings Highway / U.S. Highway 59 corner (that is, the south/southwest-bound traffic lanes and right-of-way adjacent to the Limited Purpose Property) but only to the midpoint of said roadway.

The City Council neither intends nor proposes to annex (i) any portion of Findley St. or adjacent rights-of-way, (ii) any portion of S. Kings Highway or adjacent rights-of-way, or (iii) the remaining portion of the U.S. Highway 59 roadway from the S. Kings Highway / U.S. Highway 59 corner to the I-369 intersection (that is, the north/northeast-bound traffic lanes to the midpoint of the roadway, and abutting or adjacent right-of-way, access roads, and ramps feeding into I-369).

SECTION 2: **Exhibit B** to this Resolution, incorporated herein by reference for all purposes, lists and describes each service to be provided by the City in the area described in Section 1 of this Resolution on or after the effective date of the full-purpose annexation and, as applicable, a schedule that includes the period within which the City will provide each service that is not provided on the effective date of the annexation; provided, however, that in the event another

Attachment: 2023-090 RES intent annex SPA LPP US59 (4043 : 2023-090 RES intent annex SPA LPP US59)

resolution or services agreement provides for services specific to a particular tract, that other resolution or agreement shall control over this Resolution.

SECTION 3: The City Council directs the City Manager or designee to provide a copy of this Resolution, inclusive of both exhibits, to each property owner, school district, and public entities in the area described in Section 1 of this Resolution.

SECTION 4: The City Council directs the City Manager or designee to provide prompt notification to the Texas Department of Transportation / TxDOT Right of Way Division of the City's proposed annexation of the portion of the U.S. Highway 59 roadway described in Section 1 of this Resolution.

SECTION 5: The City Council directs the City Manager or designee (i) to prepare a proposed full-purpose annexation ordinance for the LPP with a first briefing on such ordinance to be scheduled for the Council's regular meeting to be held on August 14, 2023, beginning at 6 p.m., and a public hearing / Council vote to be scheduled for the Council's regular meeting to be held on August 28, 2023, beginning at 6 p.m., (ii) to prepare and publish in the newspaper notice of such public hearing and the proposed text of the full-purpose annexation ordinance within the time period of the 20th day to the 11th day prior to such public hearing, and (iii) following newspaper publication, to promptly provide notice of such public hearing to each property owner, school district, and public entities in the area described in Section 1 of this Resolution.

SECTION 6: This Resolution shall be in full force and effect from and after its passage and approval.

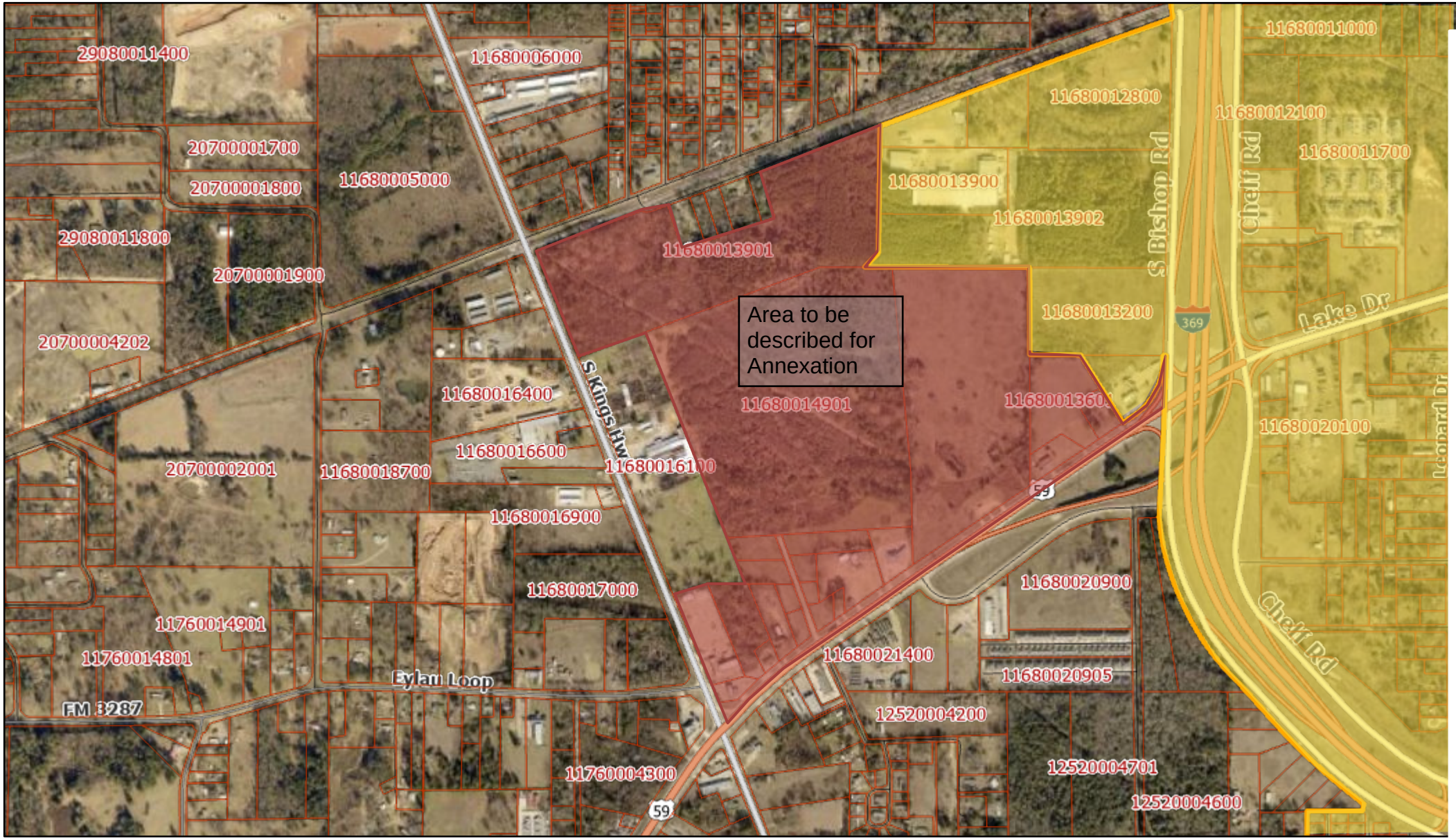
PASSED AND APPROVED in Regular Council Session on this the **20th day of June, 2023**.

ATTEST:

VICKY COOPWOOD, ASST. CITY SECRETARY	BOB BRUGGEMAN, MAYOR

Attachment: 2023-090 RES intent annex SPA LPP US59 (4043 : 2023-090 RES intent annex SPA LPP US59)

Exhibit A



3/16/2023, 1:28:37 PM

Areas
- Override 1
- Override 2

Municipal Boundaries
- Texarkana, TX
- Bowie County Parcels

Streets
- Freeway
- Highway
- Major Arterial
- Minor Arterial
- Collector
- Local
- Ramp

1:13,460

0 0.07 0.15 0.3 mi

0 0.15 0.3 0.6 km

Esri Community Maps Contributors, City of Texarkana, TWU, Arkansas GI Office, Texas Parks & Wildlife, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA

Attachment: 2023-090 EXH 'A' map diagram (4043 : 2023-090 RES intent annex SPA LPP US59)

Esri Community Maps Contributors, City of Texarkana, TWU, Arkansas GIS Office, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA | none | GISMO |

Exhibit B - Municipal Services

The term "annexation" as used in this exhibit refers to full-purpose annexation.

The term "Property" as used in this exhibit refers, individually and collectively, to the parcels comprising the Limited Purpose Property identified and described in Resolution No. 2023-090.

City departments referenced herein may change names or be re-organized by the City Manager. Any reference to a specific department also includes any subsequent City department that will provide the same or similar service.

I. Services to be Provided Upon Annexation of Property.

A. Fire

Fire suppression service from the City's Fire Department will be available to the Property upon annexation. Primary fire response will be provided by Fire Station No. 7, located at 3101 S. Lake Dr. Fire prevention activities will be provided by the Fire Marshall's office as needed.

B. Police

Currently, the Property is under the jurisdiction of the Bowie County Sheriff's Office. Upon annexation, the City's Police Department will extend regular and routine patrols to the Property.

C. Building Inspection

The City's Building Inspection Department will provide Inspection Services upon annexation. This includes issuing building, electrical, and plumbing permits for any new construction and remodeling and enforcing all other applicable codes which regulate building construction within the City of Texarkana, Texas.

D. Planning and Zoning

The Planning and Zoning Department's responsibility for regulating development and land use through the administration of the City of Texarkana Zoning Ordinance will extend to this Property upon annexation. If applicable, the Property will also be regulated under the requirements of the City of Texarkana Subdivision Ordinance.

E. Library

Upon annexation, free library use privileges with issuance of a free library card will be available to anyone residing in the Property. A free library card for those in the City limits includes checkouts for books, DVDs, and audiobooks. Also, databases are available that can be accessed from home, including free tutoring for grade school through college, foreign language, genealogy, Consumer Reports, and downloadable audiobooks and e-books.

F. Health Department

Attachment: 2023-090 EXH 'B' services (4043 : 2023-090 RES intent annex SPA LPP US59)

The Texarkana-Bowie County Health Department will provide health services to eligible residents, if any, of the Property upon annexation.

G. Code Enforcement

The City's Code Enforcement Division will provide Code Enforcement services upon annexation. These services include enforcing the City's health ordinances, health inspections, and enforcing the City's Code of Ordinances governing litter, junk vehicles, high grass and weeds, and substandard structures. Animal Control services will be provided to the Property as needed.

H. Parks

Existing park use privileges subject to Parks Rules and Regulations will be available to anyone residing within the Property upon annexation.

I. Traffic Engineering

Upon annexation, and subject to City agreements with TxDOT as applicable, City will provide traffic engineering services and regulatory signage services in accordance with the City policies and procedures.

J. Water and Sewer Service

Any existing or proposed development shall be required to connect to the City's water and sewer system at Owner's expense. There is an existing twelve-inch water main located on the north side of US Highway 59 between Kings Highway and IH 369. Sewer will be installed parallel and adjacent to the north side of US Highway 59; estimated availability for service March 2024.

II. Services to be Provided to the Property Upon Specific Conditions or Events Following Annexation.

A. Drainage and Stormwater Management

For property development, Owner must provide stormwater drainage at its own expense and will be inspected by the City Engineers at time of completions. After inspection, the City will thereafter maintain the drainage only upon approval by City Engineers and only if drainage is dedicated in the public drainage easement and the City accepts the dedication; provided, however, that nothing herein should be construed as requiring the City to accept such dedication.

Maintenance of existing drainage facilities will be provided by the City upon annexation only if the drainage facilities are located in the street right-of-way or a public drainage easement. Owner shall be responsible and agrees to pay for maintenance of any drainage facility that is not in the street right-of-way or public drainage easement.

B. Solid Waste Services

Solid Waste Collection shall be provided to the Property in accordance with City ordinance and policies.

Attachment: 2023-090 EXH 'B' services (4043 : 2023-090 RES intent annex SPA LPP US59)

2023-090 ATTH 01

11680013900
11680013902
11680013200
11680013000
11680013601
11680013500
11680013600
11680013801
11680014901
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04480002200
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04480004400
11680016500
11680016100
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11680015200
11680015600
11680015800
11680015701
11680021400
11680021200
11680020902
11680020905
11680020900
11680020603
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12865000200
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12865000100
12865000800
12865000300
12865000400
12865000600
12520004200
19240000200
27010000200
05090000200
07690000100
07690000300
12520004900
12520004700
12520004701
11760004200
11760004500
11760004000
11760004301
11760005400
23751000300
23751000200
23751000100
07695000100
11680017500
Corral Creek
Findley St
Wainwright St
S Kings Hwy
S Bishop Rd
Kramer Ln
Walker Rd
Eylau Loop Rd
Eylau
Chelf Rd
State Line Fireworks
Church of God
J&J Stock
Christian Cemetery
59
369
151

Attachment: 2023-090 ATTH 01 map parcel inset (4043 : 2023-090 RES intent annex SPA LPP US59)

OWNER CONSENT FOR FULL-PURPOSE ANNEXATION 2023-090 ATTH 02

To: The City Manager of Texarkana, Texas

Being the owner of the properties described below (which are vacant properties) I am requesting annexation into the City of Texarkana, Texas. I will waive the requirement to be offered a development agreement pursuant to Section 43.016 of the Texas Local Government Code, and consent to full-purpose annexation to extend the present city limits so as to include as part of the City of Texarkana, Texas'
The following is the described properties for consent to annexation:

Lots 1, 2, 3, 4 Block 2 Lake Drive Plaza Subdivision
Lots 2, 3, 4, 5 Block 1 Lake Drive Plaza Subdivision

I certify that the above described property is contiguous and adjacent to the City of Texarkana, Texas or within the areas described in the Strategic Partnership Agreement between Macedonia-Eylau Municipal Utility Distrct No. 1 of Bowie County and the City of Texarkana, Texas, entered into in October 2022, and that this consent form is signed and acknowledged by each person having and interest in said property listed above.

Ark La Tex Property Investments, LP

Wesley Mahone
Owner

Attachment: 2023-090 ATTH 02 consents (4043 : 2023-090 RES intent annex SPA LPP US59)

OWNER CONSENT FOR VOLUNTARY ANNEXATION

2023-090 ATTH 02

TO: The City Manager of Texarkana, Texas

Gary Treadway, being the owner of the vacant property described below, I am requesti annexation into the City of Texarkana, Texas. I agree to waive the requirement to be offered a development agreement pursuant to Section 43.016 of the Texas Local Government Code and consent to full-purpose annexation to extend the present city limits so as to include as part of the City of Texarkana, Texas.
The following is the described property for consent to annexation:

H S Janes A-306 2015-3028 03/23/15 Blk/Tract 135 containing 1.698 acres
Also known as: 4506 South Lake Drive

I certify that the above described property is contiguous and adjacent to the City of Texarkana, Texas or within the areas described in the Strategic Partnership Agreemen between Macedonia-Eylau Municipal Utility District No. 1 of Bowie County and the C of Texarkana, Texas, entered into in October 2022 and that this consent form is signe and acknowledged by each person having an interest in said property listed above.

Gary Treadway

Gary Treadway, Owner

Attachment: 2023-090 ATTH 02 consents (4043 : 2023-090 RES intent annex SPA LPP US59)

2023-090 ATTH 02

Petition / Consent for Full-Purpose Annexation

To the City Manager of the City of Texarkana, Texas:

The undersigned owner(s) of the hereinafter described tract of land, which is vacant and without residents, or on which fewer than three qualified voters reside, or is commercial property, hereby waive the requirement to be offered a development agreement pursuant to Section 43.016 of the Texas Local Government Code, and consent to full-purpose annexation and petition the City Council to extend the present city limits so as to include as part of the City of Texarkana, Texas, the following described land:

- **Tract 1:** Bowie County parcel / Bowie Central Appraisal District parcel ID 11680013500, H S JANES A-306, BLK/TRACT 120, app. 1.998 acres; contiguous to city limits boundary of Texarkana, Texas;
- **Tract 2:** Bowie County parcel / Bowie Central Appraisal District parcel ID 11680013601, H S JANES A-306, BLK/TRACT 120, app. 5.794 acres; contiguous to city limits boundary of Texarkana, Texas; and

- **Tract 3:** Bowie County parcel / Bowie Central Appraisal District parcel ID 11680013600, H S JANES A-306, BLK/TRACT 120, app. 1.00 acre; contiguous to parcel ID 11680013601.

I / we certify that the above described tract of land is contiguous and adjacent to the City of Texarkana, Texas, or otherwise within the areas described in the Strategic Partnership Agreement between Macedonia-Eylau Municipal Utility District No. 1 of Bowie County and the City of Texarkana, Texas, entered into in October 2022, and that this petition is signed and duly acknowledged by each and every person having an interest in said land.

Signed: _____ Date: 5/17, 2023
Jimmie Lynn Malone

Signed: _____ Date: 5/17, 2023
Martha G. Malone

Attachment: 2023-090 ATTH 02 consents (4043 : 2023-090 RES intent annex SPA LPP US59)

2023-090 ATTH 02

Owner Consent for Full-Purpose Annexation

To the City Manager of the City of Texarkana, Texas:

The undersigned owner(s) of the hereinafter described tract of land, which is vacant and without residents, or on which fewer than three qualified voters reside, or is commercial property, hereby waive the requirement to be offered a development agreement pursuant to Section 43.016 of the Texas Local Government Code, and consent to full-purpose annexation to extend the present city limits so as to include as part of the City of Texarkana, Texas, the following described land:

Red River Credit Union

4400 S Lake Drive

Texarkana, TX 75501

_____

_____

I / we certify that the above described tract of land is contiguous and adjacent to the City of Texarkana, Texas, or otherwise within the areas described in the Strategic Partnership Agreement between Macedonia-Eylau Municipal Utility District No. 1 of Bowie County and the City of Texarkana, Texas, entered into in October 2022, and that this consent form is signed and duly acknowledged by each and every person having an interest in said land.

Signed: Bradley O Barker Date: 1/26/2023

Signed: _____ Date: _____

Signed: _____ Date: _____

Attachment: 2023-090 ATTH 02 consents (4043 : 2023-090 RES intent annex SPA LPP US59)

2023-090 ATTH 02

From: TEX-Orr, David
Sent: Friday, April 14, 2023 4:59 PM
To: 'Edward Jackson' <edward.jackson@gmqrock.com>
Cc: TEX-Puckett, Laura <lpuckett@txkusa.org>; TEX-Daniel, Mashell <mhodges@txkusa.org>; TEX-Henslee, Dustin <dustin.henslee@txkusa.org>
Subject: RE: Hwy 59 Voluntary Annexation Request

Edward,

Thank you for the update and the owner consent is all that's needed at this time. We will get with you on the zoning request as a part of the annexation service plan once we receive consent to start the process. The industrial zoning request to allow a rail spur and possible asphalt plant should not be an issue. We have discussed and plan to recommend approval from a staff standpoint.

Thanks,

David

David Orr
City Manager

City of Texarkana, Texas
Office: (903) 798-3902
Cell: (903) 278-7735
Fax: (903) 798-3913
Email: david.orr@txkusa.org

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

From: Edward Jackson <edward.jackson@gmqrock.com>
Sent: Friday, April 14, 2023 2:10 PM
To: TEX-Orr, David <david.orr@txkusa.org>
Cc: TEX-Puckett, Laura <lpuckett@txkusa.org>; TEX-Daniel, Mashell <mhodges@txkusa.org>; TEX-Henslee, Dustin <dustin.henslee@txkusa.org>
Subject: RE: Hwy 59 Voluntary Annexation Request

David,

I will have the Owner Consent form signed and returned next week. Are there any other documents you need? We would like this property zoned to allow for a rail spur and possible asphalt plant. This may not necessarily happen, but I figured it would be easier to change from that to about anything else than the other way around. Please let me know what else we may need to do to move in that direction.

Thanks, Edward

Attachment: 2023-090 ATTH 02 consents (4043 : 2023-090 RES intent annex SPA LPP US59)

2023-090 ATTH 02

From: Manju Pokhrel
Date: May 31, 2023 at 3:35:09 PM CDT
To: "TEX-Orr, David" <david.orr@txkusa.org>
Subject: Re: Hwy 59 Voluntary Annexation Request

We are very excited with the news. Please go ahead and have our approval.
I will email the consent asap.
Thank You.
Manju Pokhrel

On Wed, May 31, 2023 at 2:59 PM TEX-Orr, David <david.orr@txkusa.org> wrote:

Good Afternoon Manju,

I'm following up on your decision regarding the Hwy 59 annexation and you may have seen the new Racetrac development underway at the corner of Hwy 59 and Kings Hwy. We need to hear from you either way before proceeding with our City Council as it will inform the process that we proceed with.

Please give me a call at your convenience at my office or cell number.

Thanks,

David

David Orr
City Manager

City of Texarkana, Texas
Office: (903) 798-3902
Cell: (903) 278-7735
Fax: (903) 798-3913
Email: david.orr@txkusa.org

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Attachment: 2023-090 ATTH 02 consents (4043 : 2023-090 RES intent annex SPA LPP US59)

2023-090 ATTH 02

From: TEX-Orr, David <david.orr@txkusa.org>
Sent: Tuesday, April 11, 2023 10:52 AM
To: Edward Jackson <edward.jackson@gmqrock.com>
Cc: TEX-Puckett, Laura <lpuckett@txkusa.org>; TEX-Daniel, Mashell <mhodges@txkusa.org>; TEX-Henslee, Dustin <dustin.henslee@txkusa.org>
Subject: Re: Hwy 59 Voluntary Annexation Request

Good Morning Edward,

Just checking back on the voluntary annexation and board approval. We are planning to start the Council approval process soon for the other property owners.

Thanks,

David

David Orr
City Manager

City of Texarkana, Texas
Office: (903) 798-3902
Cell: (903) 278-7735
Fax: (903) 798-3913
Email: david.orr@txkusa.org

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

Attachment: 2023-090 ATTH 02 consents (4043 : 2023-090 RES intent annex SPA LPP US59)

2023-090 ATTH 02

Municipal Services Agreement – Commercial

* * * * *

Owner-Consent Voluntary Annexation

This Municipal Services Agreement ("Agreement") is entered into by and between the City of Texarkana, Texas, a home-rule municipality of the State of Texas ("City"), and RaceTrac, Inc. ("Owner").

Recitals

The parties agree that the following recitals are true and correct and form the basis upon which the parties have entered into this Agreement.

WHEREAS, pursuant to the Texas Local Government Code, the governing body of a city that elects to annex an area by petition of landowner must first negotiate and enter into a written agreement with the owners of land in the area for the provision of services in the area, with the agreement including (1) a list of each service the city will provide on the effective date of the annexation, and (2) a schedule that includes the period within which the city will provide each service that is not provided on the effective date of the annexation; and

WHEREAS, RaceTrac, Inc., has acquired a certain parcel of land situated in Bowie County, Texas, within the City's extraterritorial jurisdiction, more particularly described in Section 1, below ("the Property"); and

WHEREAS, the Property is located within the Limited Purpose Property as defined and described in the Strategic Partnership Agreement ("SPA") authorized by Section 43.0751 of the Texas Local Government Code entered into by and between the City and Macedonia-Eylau Municipal Utility District No. 1 of Bowie County ("District"); and

WHEREAS, prior to RaceTrac, Inc., acquiring ownership of the Property, the City Council approved limited-purpose annexation of the Property consistent with the SPA [Ord. No. 2022-137] and authorized and ordered for the Property the legal sale of malt beverages and wine for off-premise consumption consistent with City ordinances and pursuant to Section 251.725 of the Texas Alcoholic Beverage Code [Ord. No. 2022-138], both ordinances to be effective upon the execution of this Agreement; and

WHEREAS, by this Agreement, Owner requests and consents to full-purpose annexation of the Property by the City; and

WHEREAS, City and Owner desire to set out their agreements for the development of the Property by confirming development incentives, pre-annexation development of the Property, the process for City Council consideration of full-purpose annexation of the Property, and — in the event the City Council approves full-purpose annexation — the City services to be provided for the Property on or after the effective date of full-purpose annexation.

NOW THEREFORE, in exchange for the mutual covenants, conditions and promises contained herein, City and Owner agree as follows:

Attachment: 2023-090 ATTH 02 consents (4043 : 2023-090 RES intent annex SPA LPP US59)

2023-090 ATTH 02

1. **PROPERTY.** This Agreement is only applicable to the Property described below:

All that certain lot, tract or parcel of land lying and situated in the H. S. Janes Headright Survey, Abstract 306, Bowie County, Texas, being all of that certain tract of land described as Tract 1 with 4 acres, and Tract 2, with 0.74 in the deed from N. E. Jones Oil Company, Inc. to Cole & Prewitt, LLC., dated April 14, 2015, recorded in Document No. 2015-3696 of the Real Property Records, Bowie County, Texas, being all of that certain tract of land described as 3.963 acres in the deed from Gary Tipton, et al to Cole & Prewitt, LLC., dated December 29, 2015, recorded in Document No. 2016-35 of the Real Property Records, Bowie County, Texas, being all of that certain tract of land described as 0.215 acres in the Order to Close, Abandon, and Vacate Black Drive, from the Bowie County Commissioners Court to Cole & Prewitt, LLC, recorded in Document No. 2022-00012360 of the Real Property Records of Bowie County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1 inch square pipe found for a corner, lying in the East right-of-way line of Farm-to-Market Road 989 (South Kings Highway), the Northwest corner of the said 4 acre tract, and the Southwest corner of that certain tract of land described as 20.903 acres in the deed from Woody Ridge Livestock Auction, LLC to SMBL Cattle Company, LLC, dated August 25, 2016, recorded in Document No. 2016-10474 of the Real Property Records, Bowie County, Texas

THENCE North 70 degrees 46 minutes 33 seconds East a distance of 244.41 feet generally along a fence line and the South line of the said 20.903 acre tract to a 1/2 inch steel pipe (control monument), found for a corner, the Northeast corner of the said 4 acre tract, the Northwest corner of the said 3.963 acre tract, and at an angle point in the South line of the said 20.903 acre tract;

THENCE North 87 degrees 38 minutes 42 seconds East a distance of 265.29 feet generally along a fence line, the North line of the said 3.963 acre tract and the South line of the said 20.903 acre tract to a 1/2 inch steel pipe (control monument), found for a corner, at an angle point in the North line of the said 3.963 acre tract, the Southeast corner of the said 20.903 acre tract, and the Southwest corner of Lot No. 3, Block No. 2 of Lake Drive Plaza Subdivision, according to the plat recorded in Volume 5435, Page 1 of the Real Property Records, Bowie County, Texas;

THENCE North 87 degrees 48 minutes 46 seconds East a distance of 29.53 feet generally along a fence line, the North line of the said 3.963 acre tract and the South line of the said Lot No. 3 to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner, the Northeast corner of the said 3.963 acre tract, lying in the South line of the said Lot No. 3, and the Northwest corner of that certain tract of land described as 1.916 acres in the deed from Thomas A. Simpson, et ux, to Gary W. Treadway, dated March 11, 2015, recorded in Document No. 2015-3028 of the Real Property Records, Bowie County, Texas, said corner bears North 87 degrees 48 minutes 46 seconds East a distance of 176.16 feet to a 1/2 inch steel rod, found for the Northeast corner of the said 1.916 acre tract;

THENCE South 23 degrees 41 minutes 34 seconds East a distance of 576.41 feet generally along a fence line, the East line of the said 3.963 acre tract and the West line of the said 1.916 acre tract to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner, lying the North right-of-way line of U.S. Highway No. 59 (South Lake Drive), the Southeast corner of the said 3.963 acre tract, and the Southwest corner of the said 1.916 acre tract, at the beginning of a circular curve, to the left, said corner bears North 49 degrees 49 minutes 52 seconds East a distance of 162.86 feet to a 1/2 inch steel rod, found for the Southeast corner of the said 1.916 acre tract;

Attachment: 2023-090 ATTH 02 consents (4043 : 2023-090 RES intent annex SPA LPP US59)

THENCE in a Southwesterly direction along the arc of the said circular curve a distance of 414.64 feet, with a delta angle of 06 degrees 05 minutes 31 seconds, a radius of 3899.84 feet, a chord bearing of South 45 degrees 35 minutes 23 seconds West, and a chord distance of 414.45 feet to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner, at an angle point in the South line of the said 0.74 acre tract and the North right-of-way line of the said South Lake Drive;

THENCE South 80 degrees 46 minutes 00 seconds West a distance of 124.00 feet along the South line of the said 0.74 acre tract and the North right-of-way line of the said South Lake Drive a 1/2 inch steel rod, capped MTG 101011-00, set for a corner, lying at intersection of the North right-of-way of the said South Lake Drive, and the East right-of-way line of the said South Kings Highway, the Southwest corner of the said 0.74 acre tract;

THENCE North 24 degrees 17 minutes 59 seconds West a distance of 130.54 feet along the East right-of-way line of the said South Kings Highway and the West line of the said 0.74 acre tract to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner, the Northwest corner of the said 0.74 acre tract, the Southwest corner of the said Black Street 0.215 acre tract;

THENCE North 24 degrees 27 minutes 14 seconds West a distance of 687.99 feet along the East right-of-way line of the said South Kings Highway, the West line of the said 0.215 acre tract, and the West line of the said 4 acre tract to the point of beginning and containing 8.755 acres of land, more or less.

2. **OWNER CONSENT FOR FULL-PURPOSE ANNEXATION and PROPERTY DEVELOPMENT PLAN.**

a. Owner requests, consents, covenants, and agrees to full-purpose annexation of the Property by the City; with such consent, and subject to Section 3 of this Agreement, City intends for this Agreement to provide for the delivery of specific municipal services to the Property in accordance with state law and accomplished through any means permitted by law.

b. In the event of full-purpose annexation of the Property, Owner agrees and consents to a zoning classification of Planned Development / Commercial according to City's Code of Ordinances; and Owner shall prepare all site plan documentation in anticipation of and consistent with this zoning classification. Owner shall defer to the City's discretion with respect to the timing for initiating full-purpose annexation proceedings, which may occur on or about Owner requesting a certificate of occupancy in the latter part of the calendar year 2023.

c. Except as provided herein, Owner agrees to comply with — and City is authorized to enforce and shall enforce — all of City's ordinances, regulations, and planning authority for the Property as authorized by law, this Agreement, and the SPA, in the same manner such ordinances and regulations are enforced within the City's boundaries; provided, however, that City shall not require Owner to obtain a demolition permit for demolition of existing structures upon the Property, which Owner intends to commence promptly following execution of this Agreement.

3. **MUNICIPAL SERVICES.** In accordance with applicable City ordinances, rules, regulations, and policies, Owner and City agree that the City will provide the municipal services set forth in Exhibit "A", attached hereto and incorporated herein by reference for all purposes (hereinafter, "Services"), at the times, events, or conditions specified therein for each of the

Attachment: 2023-090 ATTH 02 consents (4043 : 2023-090 RES intent annex SPA LPP US59)

Services. Unless otherwise expressly stated in Exhibit "A", Owner acquisition of the Property and full-purpose annexation of the Property is a condition precedent for the provision of Services pursuant to this Agreement; provided, however, that nothing in this Agreement should be construed as requiring the City to annex the Property for full-purpose annexation (and if such requirement exists under law, the parties agree such requirement is waived).

4. **PROPERTY DEVELOPMENT INCENTIVE.** To incentivize prompt development of the Property prior to City Council consideration of full-purpose annexation of the Property, and consistent with the SPA by and between City and District, Owner and City agree – and by this Agreement make effective – City Council Ordinances Nos. 2022-137 and 2022-138, approving limited-purpose annexation of the Property consistent with the SPA and authorizing and ordering for the Property the legal sale of malt beverages and wine for off-premise consumption consistent with City ordinances and pursuant to Section 251.725 of the Texas Alcoholic Beverage Code. Owner agrees, represents, and warrants that the Property (1) is not more than one percent of the total area covered by the City, (2) all of the land in the Property is zoned for commercial use only, and (3) the Property is not adjacent to residential, church, or school property. To further incentivize prompt development of the Property, Owner and City agree that the fee or fees set by the City Council for any discrete annexation proceeding (e.g., limited-purpose annexation, full-purpose annexation, or both) shall be waived.

5. **SEVERABILITY.** Except as otherwise provided herein, if any part, term, or provision of this Agreement is held by a court to be illegal, invalid, or otherwise unenforceable, such illegality, invalidity, or unenforceability will not affect the validity of any other part, term or provision, and the rights of the parties will be construed as if the part, term, or provision was never part of the Agreement; provided, however, that Sections 2, 4, 9, 10, and 11 are not severable from this Agreement.

6. **GOVERNING LAW, INTERPRETATION, and VENUE.** The parties to this Agreement covenant and agree that in any litigation relating to this Agreement, the terms and conditions of the Agreement will be interpreted according to the laws of the State of Texas. The parties acknowledge that they are of equal bargaining power and that this Agreement shall be fairly interpreted in accordance with its terms and conditions and not for or against either party. Venue for any litigation relating to this Agreement shall be in the state or federal courts located in Bowie County, Texas.

7. **NO WAIVER.** The failure of either party to insist upon the performance of any term or provision of this Agreement or to exercise any right granted hereunder shall not constitute a waiver of that party's right to insist upon appropriate performance or to assert any such right on any future occasion.

8. **GOVERNMENTAL POWERS and FUNCTIONS.** Owner and City agree that no provision of this Agreement is in any way intended to constitute a waiver of the City's governmental immunities from suit or from liability; Owner and City acknowledge that the terms, provisions, and execution of this Agreement, together with the provision of Services, constitute

Attachment: 2023-090 ATTH 02 consents (4043 : 2023-090 RES intent annex SPA LPP US59)

governmental functions of the City, and that the City does not waive or surrender any of its governmental powers or immunities by execution or performance of this Agreement.

9. **FORCE MAJEURE.** "Force Majeure" means an event, circumstance, or act that is beyond a party's reasonable control, such as an act of God, an act of the public enemy, an act of a government entity, strikes, other labor disturbances, supplier performance, supply chain interruption, hurricanes, earthquakes, fires, floods, epidemics, pandemics, embargoes, war, riots, ransomware or cyber events, or any other similar cause. Neither party will be liable for its non-performance or delayed performance if caused by a Force Majeure. A party that becomes aware of a Force Majeure that will significantly delay performance will notify the other party promptly (but in no event later than fifteen days) after it discovers the Force Majeure. If a Force Majeure occurs, any deadline for provision of Services shall be extended for a time period that is reasonable under the circumstances, and any suspension of provision for Services shall be reasonable under the circumstances.

10. **AGREEMENT BINDS AND BENEFITS SUCCESSORS AND RUNS WITH THE LAND.** This Agreement is binding on and inures to the benefit of the parties, their successors, and assigns. Upon annexation of the Property, Owner shall file this Agreement in the Deed Records of Bowie County, Texas, at such time prior to any sale of any portion of the Property to third parties. The terms of this Agreement constitute covenants running with the land comprising the Property, is binding on the Owner and the City, is binding on subsequent owners of any portion of the Property, and is enforceable by any current or future owner of any portion of the Property.

11. **COSTS/FEES TO PAY OR REIMBURSE.** In addition to any costs or fees set out in this Agreement or exhibits thereto, Owner agrees to reimburse or pay the following:

a. City's cost of publication of any ordinance pursuant to Section 251.725 of the Texas Alcoholic Beverage Code authorizing the sale of malt beverages and wine for off-premise consumption for the Property;

b. Publication costs incurred by City and the District relating to noticing public hearings required by Section 43.0751 of the Texas Local Government Code for consideration of a strategic partnership agreement authorized by that law;

c. City's filing costs to file the SPA in the Real Property Records of Bowie County, Texas;

d. City's cost of notice, publication, and advertising as may be required by law or City Charter for any discrete annexation proceeding of the Property, including the publication costs of proposed annexation ordinances for the Property in the form in which such may be finally passed as required by Article I, Section 5 of the City Charter of the City of Texarkana, Texas;

e. Owner shall be responsible for paying or otherwise reimbursing the City for all infrastructure or development costs on the Property; Owner agrees that such costs shall include rerouting of the water main.

Attachment: 2023-090 ATTH 02 consents (4043 : 2023-090 RES intent annex SPA LPP US59)

f. The amount of compensation required to be paid by City pursuant to Texas Health & Safety Code Section 775.022 with respect to annexation of the Property.

12. **AUTHORITY and ENTIRE AGREEMENT.** City and Owner represent that they have full power, authority, and legal right to execute, deliver and perform their obligations pursuant to this Agreement. This Agreement constitutes the entire agreement between the parties and supersedes all prior oral and written agreements between said parties. Except as provided herein, this Agreement shall not be amended unless approved by the City Council and executed in writing by both parties; provided, however, during such time prior to full-purpose annexation of the Property, the City Council delegates to the City Manager the authority to agree to and execute written amendments that do not materially obligate the City to extend services beyond the scope of this Agreement, and such written amendments upon execution shall be appended to this Agreement.

13. **GOVERNMENTAL IMMUNITY.** This Agreement is expressly made subject to City's governmental immunity as provided by the Texas Constitution, Texas law, and applicable federal law. The parties expressly agree that no provision of this Agreement is in any way intended to constitute a waiver of the City's immunities from suit or from liability.

14. **ASSIGNMENT.** This Agreement shall be binding upon the respective successors and assigns of the parties; provided, however, that neither party may assign this Agreement without the other party's prior written consent.

15. **JOINT DRAFTING.** The drafting of this Agreement shall not be attributed to either Party: the parties prepared this Agreement jointly, following arm's length and careful negotiation, with each party represented by legal counsel; and each party has the requisite experience and sophistication to understand, interpret, and agree to the particular language of its provisions.

16. **SECTION HEADINGS**. The section headings in this Agreement are inserted only for convenience and are not to be construed as part of this Agreement or as a limitation of the scope of the particular section to which the heading refers.

17. **EFFECTIVE DATE.** This Agreement shall be effective upon the execution by both City and Owner.

City of Texarkana, Texas

By: _____ Date: 3/3, 2023
David W. Orr, PhD
City Manager

Owner, RaceTrac, Inc.:

By: _____ Date: 2/2, 2023
Justus Gilmartin

Attachment: 2023-090 ATTH 02 consents (4043 : 2023-090 RES intent annex SPA LPP US59)

2023-090 ATTH 02

Exhibit A to Municipal Services Agreement - Commercial

The term "annexation" as used in this exhibit refers only to full-purpose annexation of the Property, as distinguished from limited-purpose annexation.

I. Services to be Provided Upon Annexation of Property.

A. Fire

Fire suppression service from the City's Fire Department will be available to the Property upon annexation. Primary fire response will be provided by Fire Station No. 7, located at 3101 S. Lake Dr. Fire prevention activities will be provided by the Fire Marshall's office as needed.

B. Police

Currently, the Property is under the jurisdiction of the Bowie County Sheriff's Office. Upon annexation, the City's Police Department will extend regular and routine patrols to the Property.

C. Building Inspection

The City's Building Inspection Department will provide Inspection Services upon annexation. This includes issuing building, electrical, and plumbing permits for any new construction and remodeling and enforcing all other applicable codes which regulate building construction within the City of Texarkana, Texas.

D. Planning and Zoning

The Planning and Zoning Department's responsibility for regulating development and land use through the administration of the City of Texarkana Zoning Ordinance will extend to this Property upon annexation. The property will also continue to be regulated under the requirements of the City of Texarkana Subdivision Ordinance.

E. Library

Upon annexation, free library use privileges with issuance of a free library card will be available to anyone residing in this Property. A free library card for those in the City limits includes checkouts for books, DVDs, and audiobooks. Also, databases are available that can be accessed from home, including free tutoring for grade school through college, foreign language, genealogy, Consumer Reports, and downloadable audiobooks and e-books.

Attachment: 2023-090 ATTH 02 consents (4043 : 2023-090 RES intent annex SPA LPP US59)

F. Health Department

The Texarkana-Bowie County Health Department will provide health services to eligible residents, if any, of the Property upon annexation.

G. Code Enforcement

The City's Code Enforcement Division will provide Code Enforcement services upon annexation. These services include enforcing the City's health ordinances, health inspections, and enforcing the City's Code of Ordinances governing litter, junk vehicles, high grass and weeds, and substandard structures. Animal Control services will be provided to the Property as needed.

H. Parks

Existing park use privileges subject to Parks Rules and Regulations will be available to anyone residing within the Property upon annexation.

I. Traffic Engineering

Upon annexation, City will provide traffic engineering services and regulatory signage services in accordance with the City policies and procedures and applicable laws.

J. Water and Sewer Service

Owner acknowledges and agrees that its proposed development shall be required to connect to the City's water and sewer system at Owner's expense.

II. Services to be Provided to the Property Upon Specific Conditions or Events Following Annexation.

A. Drainage and Stormwater Management

Owner must provide stormwater drainage at its own expense and will be inspected by the City Engineers at time of completions. After inspection, the City will thereafter maintain the drainage only upon approval by City Engineers and only if drainage is dedicated in the public drainage easement and the City accepts the dedication; provided, however, that nothing herein should be construed as requiring the City to accept such dedication.

Maintenance of existing drainage facilities will be provided by the City upon annexation only if the drainage facilities are located in the street right-of-way or a public drainage easement. Owner shall be responsible and agrees to pay for maintenance of any drainage facility that is not in the street right-of-way or public drainage easement.

Attachment: 2023-090 ATTH 02 consents (4043 : 2023-090 RES intent annex SPA LPP US59)

B. Solid Waste Services

Beginning with occupancy of residential structures, if any, Solid Waste Collection shall be provided to the Property in accordance with City ordinance and policies.

III. General Provisions

A. The parties acknowledge and agree that the City is not required to provide a service that is not identified herein.

B. Owner understands and acknowledges that City departments referenced herein may change names or be re-organized by the City Manager. Any reference to a specific department also includes any subsequent City department that will provide the same or similar service.

Attachment: 2023-090 ATTH 02 consents (4043 : 2023-090 RES intent annex SPA LPP US59)

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: 2023-090 Goals & Perspectives (4043 : 2023-090 RES intent annex SPA LPP US59)

RESOLUTION NO. 2023 – 090

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, PROPOSING FULL-PURPOSE ANNEXATION, AND STATEMENT OF INTENT FOR FULL-PURPOSE ANNEXATION, OF CERTAIN COMMERCIAL LIMITED PURPOSE PROPERTY DESCRIBED IN THE CITY'S STRATEGIC PARTNERSHIP AGREEMENT WITH THE MACEDONIA-EYLAU MUNICIPAL UTILITY DISTRICT NO. 1 OF BOWIE COUNTY AND CONTIGUOUS DISCRETE PORTION OF U.S. HIGHWAY 59; DESCRIBING PROPOSED ANNEXATION AREA AND MUNICIPAL SERVICES TO BE PROVIDED; DIRECTING PREPARATION OF A PROPOSED FULL-PURPOSE ANNEXATION ORDINANCE, SCHEDULING A PUBLIC HEARING, AND PROVIDING FOR NOTICE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, Chapter 43 of the Texas Local Government Code, generally governing municipal annexation, provides that when a municipality and a district operating under the Texas Water Code have entered into a strategic partnership agreement under Subchapter D, Section 43.0751 of the Local Government Code, the municipality shall follow the procedures established under the agreement for full-purpose annexation of an area designated in the agreement; and

WHEREAS, the City and Macedonia-Eylau Municipal Utility District No. 1 of Bowie County ("District") provided notice of and conducted two joint public hearings — the first joint meeting held within the City on August 8, 2022, and the second joint meeting held within the District on September 13, 2022 — for the purpose of providing the public with an opportunity to speak or present testimony or evidence regarding a proposed Strategic Partnership Agreement which identified certain properties for proposed annexation within the District and City's extraterritorial jurisdiction and designated in the SPA as "Limited Purpose Property", together with providing separate locations within City and District where copies of the proposed SPA could be obtained prior to each hearing; and

WHEREAS, District's Board of Directors adopted and approved the SPA on September 26, 2022, in open session at a meeting held in accordance with Chapter 551 of the Texas Government Code; and

WHEREAS, the City Council adopted and approved the SPA on October 24, 2022, by Resolution No. 2022-130, in open session at a meeting held in accordance with Chapter 551 of the Texas Government Code; and

WHEREAS, sections 3.2 and 3.4 of the SPA identified approximately 165 acres of certain commercial Limited Purpose Property ("LPP") for which the SPA outlined a corresponding Statement of Work providing for necessary infrastructure to implement full-purpose annexation of this LPP, and **Exhibit A** to this Resolution depicts this LPP in greater detail; and

Attachment: 2023-090 RES intent annex SPA LPP US 59 signed (4043 : 2023-090 RES intent annex SPA LPP US59)

WHEREAS, consistent with the provisions of the SPA, the City Council approved limited-purpose annexation of a portion of the **Exhibit A** property by Ord. No. 2022-137, made effective by Res. No. 2023-021 with the approval and execution of a written services agreement with RaceTrac, Inc., confirming the property owner's request and consent which runs with the land for full-purpose annexation of the property and for provision of city services in the event the City Council adopts an ordinance for full-purpose annexation of the property; and

WHEREAS, for U.S. Highway 59 frontage commercial properties in and within the LPP of the SPA, the City and District agreed in section 3.4 of the SPA, and District acknowledged, that (i) City may adopt and approve a full-purpose annexation ordinance for the properties at a meeting conducted in accordance with Chapter 551 of the Government Code, (ii) the date of City's approval and adoption of such ordinance shall be deemed the full-purpose annexation date of the properties, (iii), no additional notice, hearing, or other procedures are required by law in order for City to adopt and approve such full-purpose annexation, and (iv) City may utilize but is not required by the SPA to utilize other applicable annexation law for full-purpose annexation of the properties; and

WHEREAS, the City and District agreed in section 3.6 of the SPA that the City may but is not required by the SPA to utilize other applicable annexation law for full-purpose annexation of other commercial property in and within the LPP, and supplementation of the SPA shall not be a requirement for City to utilize such other applicable annexation law for full-purpose annexation of other commercial property in and within the LPP; and

WHEREAS, the various commercial property owners of approximately 162 acres of the LPP's approximate 165 acres and adjacent commercial properties in and within the LPP have provided or otherwise indicated consent to full-purpose annexation into the city limits of their respective properties (with the City receiving, to date, neither indication of consent nor objection from the respective owners of two U.S. Highway 59 frontage tracts of 0.45 acres and 3.26 acres); and

WHEREAS, Section 43.1056 of the Texas Local Government Code provides in pertinent part that a municipality that is annexing an area under Subchapter D of the Code may also annex with the area the right-of-way of a street, highway, or other public way or of a spur or roadbed that is contiguous and runs parallel to the municipality's boundaries, and contiguous to the area being annexed under Subchapter D, but only if (i) the municipality provides written notice of the annexation to the owner of the right-of-way not later than the 61st day before the date of the proposed annexation, and (ii) the owner of the right-of-way does not submit a written objection to the municipality before the date of the proposed annexation; and the Texas Department of Transportation directs municipalities to provide notice of an annexation of a contiguous or connecting TxDOT right of way under Section 43.1056 by email to TxDOT's Right of Way Division; and

WHEREAS, contiguous to the LPP area proposed for full-purpose annexation is a discrete portion of U.S. Highway 59, specifically the portion of the highway roadway from the I-369 intersection to the S. Kings Highway / U.S. Highway 59 corner (that is, the south/southwest-bound traffic lanes and right-of-way contiguous to the LPP) but only to the midpoint of said roadway; and

Attachment: 2023-090 RES intent annex SPA LPP US 59 signed (4043 : 2023-090 RES intent annex SPA LPP US59)

WHEREAS, by this Resolution, and consistent with the SPA and other law, the City provides its statement of intent for full-purpose annexation of the LPP detailed in **Exhibit A** to this Resolution, inclusive of the referenced portion of U.S. Highway 59 contiguous to the LPP.

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

SECTION 1: The City of Texarkana, Texas, states its intent to annex, for full-purpose annexation, the area depicted in **Exhibit A** to this Resolution, incorporated herein by reference for all purposes, and more particularly bounded and described as follows:

> Eastern boundary: existing City limits extending irregularly along private property south of Findley St. to an area near the intersection of southbound I-369 and U.S. Highway 59.
>
> Northern boundary: single-owner property / BCAD parcel #11680013901 abutting Findley Street to the North and S. Kings Highway to the West (but excluding BCAD parcels #11680014100, #11680014200, #11680014300, #11680014400, and #11680014600).
>
> Western boundary: the aforementioned single-owner property / BCAD parcel #11680013901 to the corner of S. Kings Highway and U.S. Highway 59, inclusive of the properties described in Ord. No. 2022-137 and Res. No. 2023-021 (i.e., the RaceTrac properties), but excluding BCAD parcel # 11680016100 (record owner SMBL Cattle Company LLC).
>
> Southern boundary: all properties on the North side of U.S. Highway 59 and properties adjacent thereto to inwardly fill completely the enclosed-described LPP boundaries with exclusions noted above; beginning from the western edge of the City limits to the S. Kings Highway / U.S. Highway 59 corner, inclusive of the contiguous portion of the U.S. Highway 59 roadway from the I-369 intersection to the S. Kings Highway / U.S. Highway 59 corner (that is, the south/southwest-bound traffic lanes and right-of-way adjacent to the Limited Purpose Property) but only to the midpoint of said roadway.

The City Council neither intends nor proposes to annex (i) any portion of Findley St. or adjacent rights-of-way, (ii) any portion of S. Kings Highway or adjacent rights-of-way, or (iii) the remaining portion of the U.S. Highway 59 roadway from the S. Kings Highway / U.S. Highway 59 corner to the I-369 intersection (that is, the north/northeast-bound traffic lanes to the midpoint of the roadway, and abutting or adjacent right-of-way, access roads, and ramps feeding into I-369).

SECTION 2: **Exhibit B** to this Resolution, incorporated herein by reference for all purposes, lists and describes each service to be provided by the City in the area described in Section 1 of this Resolution on or after the effective date of the full-purpose annexation and, as applicable, a schedule that includes the period within which the City will provide each service that is not provided on the effective date of the annexation; provided, however, that in the event another

Attachment: 2023-090 RES intent annex SPA LPP US 59 signed (4043 : 2023-090 RES intent annex SPA LPP US59)

resolution or services agreement provides for services specific to a particular tract, that other resolution or agreement shall control over this Resolution.

SECTION 3: The City Council directs the City Manager or designee to provide a copy of this Resolution, inclusive of both exhibits, to each property owner, school district, and public entities in the area described in Section 1 of this Resolution.

SECTION 4: The City Council directs the City Manager or designee to provide prompt notification to the Texas Department of Transportation / TxDOT Right of Way Division of the City's proposed annexation of the portion of the U.S. Highway 59 roadway described in Section 1 of this Resolution.

SECTION 5: The City Council directs the City Manager or designee (i) to prepare a proposed full-purpose annexation ordinance for the LPP with a first briefing on such ordinance to be scheduled for the Council's regular meeting to be held on August 14, 2023, beginning at 6 p.m., and a public hearing / Council vote to be scheduled for the Council's regular meeting to be held on August 28, 2023, beginning at 6 p.m., (ii) to prepare and publish in the newspaper notice of such public hearing and the proposed text of the full-purpose annexation ordinance within the time period of the 20th day to the 11th day prior to such public hearing, and (iii) following newspaper publication, to promptly provide notice of such public hearing to each property owner, school district, and public entities in the area described in Section 1 of this Resolution.

SECTION 6: 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 **20th day of June, 2023**.

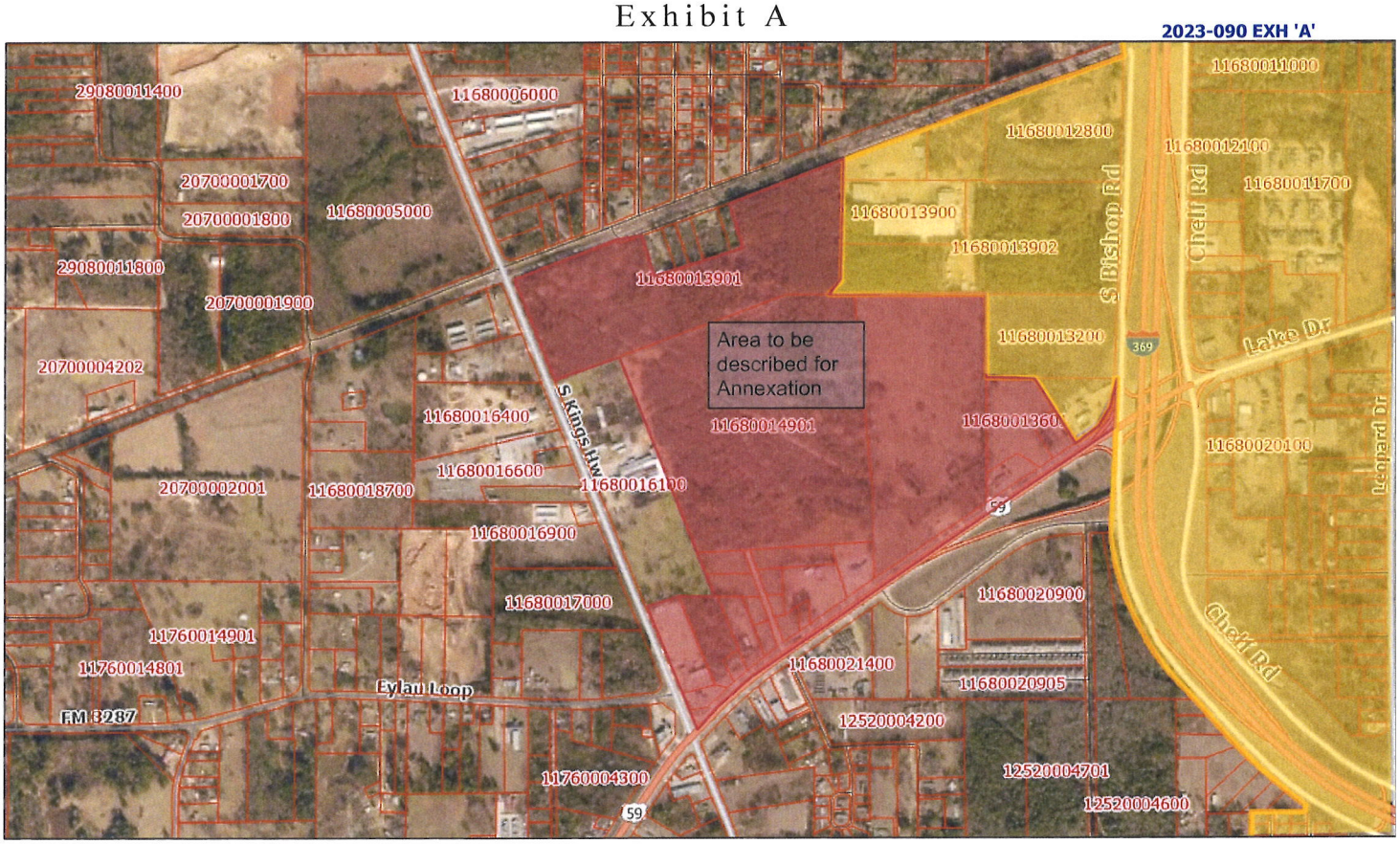
ATTEST:

VICKY COOPWOOD, ASST. CITY SECRETARY 6:31 p.m.

BOB BRUGGEMAN, MAYOR

Attachment: 2023-090 RES intent annex SPA LPP US 59 signed (4043 : 2023-090 RES intent annex SPA LPP US59)

Exhibit A



3/16/2023, 1:28:37 PM

Areas: Override 1, Override 2
Municipal Boundaries: Texarkana, TX; Bowie County Parcels
Streets: Freeway, Highway, Major Arterial, Minor Arterial, Collector, Local, Ramp

1:13,460
0 0.07 0.15 0.3 mi
0 0.15 0.3 0.6 km

Esri Community Maps Contributors, City of Texarkana, TWU, Arkansas GIS Office, Texas Parks & Wildlife, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA

ArcGIS Web AppBuilder

Esri Community Maps Contributors, City of Texarkana, TWU, Arkansas GIS Office, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA | none | GISMO |

Attachment: 2023-090 RES intent annex SPA LPP US 59 signed (4043 : 2023-090 RES intent annex SPA LPP US59)

Exhibit B - Municipal Services

The term "annexation" as used in this exhibit refers to full-purpose annexation.

The term "Property" as used in this exhibit refers, individually and collectively, to the parcels comprising the Limited Purpose Property identified and described in Resolution No. 2023-090.

City departments referenced herein may change names or be re-organized by the City Manager. Any reference to a specific department also includes any subsequent City department that will provide the same or similar service.

I. Services to be Provided Upon Annexation of Property.

A. Fire

Fire suppression service from the City's Fire Department will be available to the Property upon annexation. Primary fire response will be provided by Fire Station No. 7, located at 3101 S. Lake Dr. Fire prevention activities will be provided by the Fire Marshall's office as needed.

B. Police

Currently, the Property is under the jurisdiction of the Bowie County Sheriff's Office. Upon annexation, the City's Police Department will extend regular and routine patrols to the Property.

C. Building Inspection

The City's Building Inspection Department will provide Inspection Services upon annexation. This includes issuing building, electrical, and plumbing permits for any new construction and remodeling and enforcing all other applicable codes which regulate building construction within the City of Texarkana, Texas.

D. Planning and Zoning

The Planning and Zoning Department's responsibility for regulating development and land use through the administration of the City of Texarkana Zoning Ordinance will extend to this Property upon annexation. If applicable, the Property will also be regulated under the requirements of the City of Texarkana Subdivision Ordinance.

E. Library

Upon annexation, free library use privileges with issuance of a free library card will be available to anyone residing in the Property. A free library card for those in the City limits includes checkouts for books, DVDs, and audiobooks. Also, databases are available that can be accessed from home, including free tutoring for grade school through college, foreign language, genealogy, Consumer Reports, and downloadable audiobooks and e-books.

F. Health Department

Attachment: 2023-090 RES intent annex SPA LPP US 59 signed (4043 : 2023-090 RES intent annex SPA LPP US59)

The Texarkana-Bowie County Health Department will provide health services to eligible residents, if any, of the Property upon annexation.

G. Code Enforcement

The City's Code Enforcement Division will provide Code Enforcement services upon annexation. These services include enforcing the City's health ordinances, health inspections, and enforcing the City's Code of Ordinances governing litter, junk vehicles, high grass and weeds, and substandard structures. Animal Control services will be provided to the Property as needed.

H. Parks

Existing park use privileges subject to Parks Rules and Regulations will be available to anyone residing within the Property upon annexation.

I. Traffic Engineering

Upon annexation, and subject to City agreements with TxDOT as applicable, City will provide traffic engineering services and regulatory signage services in accordance with the City policies and procedures.

J. Water and Sewer Service

Any existing or proposed development shall be required to connect to the City's water and sewer system at Owner's expense. There is an existing twelve-inch water main located on the north side of US Highway 59 between Kings Highway and IH 369. Sewer will be installed parallel and adjacent to the north side of US Highway 59; estimated availability for service March 2024.

II. Services to be Provided to the Property Upon Specific Conditions or Events Following Annexation.

A. Drainage and Stormwater Management

For property development, Owner must provide stormwater drainage at its own expense and will be inspected by the City Engineers at time of completions. After inspection, the City will thereafter maintain the drainage only upon approval by City Engineers and only if drainage is dedicated in the public drainage easement and the City accepts the dedication; provided, however, that nothing herein should be construed as requiring the City to accept such dedication.

Maintenance of existing drainage facilities will be provided by the City upon annexation only if the drainage facilities are located in the street right-of-way or a public drainage easement. Owner shall be responsible and agrees to pay for maintenance of any drainage facility that is not in the street right-of-way or public drainage easement.

B. Solid Waste Services

Solid Waste Collection shall be provided to the Property in accordance with City ordinance and policies.

Attachment: 2023-090 RES intent annex SPA LPP US 59 signed (4043 : 2023-090 RES intent annex SPA LPP US59)

City of Texarkana, Texas

Version:

Briefing Sheet

Update Date: 6/16/2023 11:31 AM

Lead Department:	Planning & Zoning Commission	**Action Officer:**	Laura Puckett, Zoning Administrator

Subject: Ordinance No. 2023-061 granting a Specific Use Permit to allow the location of a cellular tower on an approximate 7.13-acre tract of land (being Tract 44A), J M Goffe, HRS, A-244, located at 2718 Moores Lane. Patrick Cannon, representing Walnut Church of Christ, owner, and Wayne Barnett, agent. (A 3/4 vote of the Council is required to adopt this ordinance). [Tabled at the May 8, 2023 Council meeting]

Briefing: 6/20/2023 **Public Hearing:** 5/8/2023 **Council Vote:** 6/20/2023

Item Schedule

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

Updates/History of Briefing:

See staff recommendation below.

6/13/2023
Since this item was tabled, a procedural vote will be required to remove this item from table to discuss or take any action.

Executive Summary and Background Information:

This is a request by Patrick Cannon, representing Walnut Church of Christ, owner and Wayne Barnett, agent, for Specific Use Permit to allow the location a self-support 170' telecommunications tower on a portion of a 26.150-acre tract of land (being Tract 44A), J M Goffe HRS, A-244, located at 2718 Moores Lane. This property is currently zoned Single Family-2 and is vacant land.

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

The Future Land Use Map has designated this property as "Neighborhood Retail"

The tower will be a 170' ft. self-support, telecommunications tower within a 75-foot square fenced area of the larger parcel. Access will be from Sandlin and one parking area for a service vehicle. Towers are allowed in the current zoning district but requires a Specific Use Permit. Therefore, staff recommends for approval of this request.

The applicant should also be aware that if this permit is approved, all other applicable city code/ordinance requirements must be met including but not limited to building

codes, setbacks, subdivision, fire, parking, drainage, water and sewer prior to the issuance of building permits.

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

Potential Options:

Approve or Deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends approval of this request. A 3/4 affirmative vote by the City Council (that is, 5 Councilmembers voting to approve the request) is required to approve this request given the denial by the Planning and Zoning Commission and a petition in opposition meeting the threshold requirements of City Code.

The staff recommendation to approve this request, notwithstanding the Commission's denial and petition in opposition, primarily focuses on the following:

1. Recent Council approvals of cell towers of greater height than the pending request:

   S-718 / Ordinance No. 2020-044 granting a specific use permit to allow a 180' telecommunications tower on Lots 7 & 8, Block 125, Trigg's Addition, located at 1204 Wood Street. The Planning and Zoning Commission unanimously recommended approval.

   S-752 / Ordinance No. 2022-060 granting a specific use permit to allow the location of a 200' telecommunications tower on a 0.1469-acre tract of land on the west portion of a 0.9-acre tract of land, Lot 5, Wellsford Subdivision, located at 3118 Norton Street. The Planning and Zoning Commission voted four to one for approval of this request.

2. Owner intent: Although the Commission received information of disagreement among church members regarding this request, church leadership represented that the governing board for the church body has agreed to the cell tower.

3. Tower company response to concerns: persons in opposition appearing before the Commission stated concerns regarding esthetics of the neighborhood, bird population, property values, health concerns from radio waves, and neighborhood access. The tower company addressed these concerns by stating that the mature trees on this undeveloped property stand around 80 feet tall, while the cell tower height would be 170 feet; and the minimum number of trees that would be cut down would be the actual tower pad location which is approximately 75' by 75'. The company also agreed to the following:

relocating the proposed situs of the tower to the south and east; and moving the tower access to the church parking lot (with one parking area for a service vehicle) rather than the original proposal for access from Sandlin.

4. Federal law for cellular accessibility: The section of the federal Telecommunications Act of 1996 which governs “Mobile services”, 47 U.S.C. § 332, initially addresses preservation of local zoning authority in broad terms, but the exemptions and limitations in the law substantially limit local zoning authority. Per federal law, when local government deals with “personal wireless service facilities” --- meaning facilities for the provision of “personal wireless services” (defined as “commercial mobile services, unlicensed wireless services, and common carrier wireless exchange access services”) --- the local government is bound by these limitations:

    - when regulating the placement, construction, and modification of personal wireless service facilities, (I) shall not unreasonably discriminate between providers of functionally equivalent services, and (II) shall not prohibit or have the effect of prohibiting the provision of personal wireless service

    - shall act on any request for authorization to place, construct, or modify personal wireless service facilities within a “reasonable period of time” after the request is filed (with qualifiers regarding the nature and scope of such request)

    - shall issue a written opinion explaining a decision to deny a request to place, construct, or modify personal wireless service facilities; the decision must be supported by substantial evidence contained in a written record

    - prohibition (no qualifiers) on regulating the placement, construction, and modification of personal wireless service facilities on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with FCC regulations concerning such emissions.

Acting inconsistently with these limitations can form the basis of a civil suit in state or federal court; and, in addition, acting inconsistently with the last item on frequency emissions can form the basis of a petition to the FCC.

City staff cannot reconcile the Planning and Zoning Commission denial and petition in opposition with these considerations and federal law limitations; City staff submits that a decision to deny the request would not find support by substantial evidence in the written record of the commission proceedings for this request; and therefore, City staff continues to recommend approval of this request.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

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

Advisory Board/Committee Meeting Date and Minutes:

April 3, 2023

Attachments

a. 2023-061 ORD SUP for Telecommunication Tower at 2718 Moores Ln (DOCX)
b. 2023-061 EXH 'A' (Legal Description) (PDF)
c. 2023-061 ATTH 01 (Maps) (PDF)
d. 2023-061 ATTH 02 (Site Plan) (PDF)
e. 2023-061 ATTH 03 (New Site Plan) (PDF)
f. 2023-061 ATTH 04 (Elevation) (PDF)
g. 2023-061 ATTH 05 (new site sketch 3-31-23) (PDF)
h. 2023-061 ATTH 06 (Opposition letter and Petition) (PDF)
i. 2023-061 ATTH 07 (2nd Oppostition Petition) (PDF)
j. 2023-061 ATTH 08 (Cell Tower Map) (PDF)
k. 2023-061 ATTH 09 (Monopole Construction drawings) (PDF)
l. 2023-061 Goals & Perspectives (DOCX)
m. 2023-061 ORD SUP for telecommunication tower 2718 Moores Lane signed (PDF)

Staff Coordination

Building Code Administration	Mashell Daniel	Reviewer	Completed	04/19/2023 3:01 PM
Public Works Department	Dusty Henslee	Reviewer	Completed	04/19/2023 3:12 PM
City Manager	David Orr	Reviewer	Completed	04/21/2023 2:41 PM
City Council	Jennifer Evans	Meeting	Completed	04/24/2023 6:00 PM

Meeting History

04/24/23	City Council	MOVED FORWARD	Next: 05/08/23
05/08/23	City Council	TABLED	Next: 06/20/23

S-772

ORDINANCE NO. 2023-061

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-772 TO ALLOW THE LOCATION OF A TELECOMMUNICATION TOWER ON A 7.13-ACRE TRACT OF LAND (BEING TRACT 44A), J M GOFFE HRS, A-244, LOCATED AT 2718 MOORES LANE, 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 the location of a telecommunication tower on an **approximate 7.13-acre tract of land (being Tract 44A), J M GOFFE HRS, A-244, (Exhibit 'A')**, **located at 2718 Moores Lane**, 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 **five (5) to zero (0) to recommend** to the City Council of Texarkana, Texas, that a **Specific Use Permit be denied to allow the location of a telecommunications tower** 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-772 for the location of a telecommunications tower on an approximate 7.13-acre tract of land (being Tract 44A), J M GOFFE HRS, A-244, (Exhibit 'A')**, located at 2718 Moores Lane, in the City of Texarkana, Bowie County, Texas.

Attachment: 2023-061 ORD SUP for Telecommunication Tower at 2718 Moores Ln (3996 : 2023-061 ORD SUP Cell Tower at 2718 Moores Lane)

SECTION 2: All ordinances or parts of ordinances in conflict herewith are specifically repealed to the extent of such conflict.

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: 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 **20th day of June, 2023.**

ATTEST:

VICKY COOPWOOD, ASST. CITY SECRETARY

BOB BRUGGEMAN, MAYOR

Attachment: 2023-061 ORD SUP for Telecommunication Tower at 2718 Moores Ln (3996 : 2023-061 ORD SUP Cell Tower at 2718 Moores Lane)

LEGAL DESCRIPTION

S-772

Parent Parcel (as per Deed)

All that certain tract or parcel of land situated in the J.M. Goff Headright Survey, A-244, Bowie County, Texas, being a portion of a 40 acre tract designated as Lot No. 4 of the partition of the Charles H. Moores land, said Lot No. 4 was partitioned to Eli H. Moores by Deed dated May 1, 1912, of record in Volume 62, Page 646, Deed Records, Bowie County, Texas, subject tract being more particularly described by metes and bounds a follows:

BEGINNING at an iron point found for corner at the Northwest corner of said Lot No. 4, said point being the Northeast corner of Northview Estates, a Sub division of a part of the J. M. Goff Headright Survey, Bowie County, Texas, according to the plat thereof of record in Volume 606, Page 389, Deed Records, Bowie County, Texas;

THENCE: N 89°00'48" E, with the North line of said Lot No. 4, at 1047.00 feet past an iron pin found and continuing in all a total distance of 1099.18 feet to a 1/2" iron pin set for corner at the Northwest corner of a certain 40.00 foot right-of-way conveyed to Bowie County, Texas, by Deed dated June 4, 1970, of record in Volume 519, Page 361, Deed Records, Bowie County, Texas;

THENCE: S 01°57'11" E, (called South) with the West line of said right-of-way, 934.55 feet to an iron pin found for corner at the Northeast corner of a 1.454 acre tract of land conveyed to Ida Lou Moores Ames by Deed dated October 27, 1972, of record in Volume 552, Page 36, Deed Records;

THENCE: S 89°03'55" W, with the North line of said 1.454 acre tract, 171.96 feet to a 1/2" iron pin set for corner at the Northwest corner of sad 1.454 acre tract;

THENCE: S 01°48'23" E, with the West line of said 1.454 acre tract, 370.62 feet to an iron pin found for corner at the Southwest corner of sad 1.454 acre tract, said point being on the North right-of-way line of F. M. Road No. 2240 Moores Lane;

THENCE: S 89°03'55" W, with the North right-of-way line of said Moores Lane, 111.45 feet to an iron pin found for corner on the East line of a certain 2 acre tract of land conveyed to Dennis Skinner, Jr. by Deed of record in Volume 1828, Page 188, Real Property Records, Bowie County, Texas;

THENCE: N 01°27'05" W, with the East line of said 2 acre tract, 369.31 feet to an iron pin found for corner at the Northeast corner of said 2 acre tract;

THENCE: S 89°48'33" W, with the North line of sad 2 acre tract, 209.57 feet to an iron pin found for corner at the Northwest corner of said 2 acre tract;

THENCE: S 01°31'08" E, with the West line of said 2 acre tract, 372.03 feet to a 1/2" iron pin set for corner on the North right-of-way line of said Moores Lane, said point being referenced by an iron pin found, S 01°31'08" E, 5.01 feet;

THENCE: S 89°03'55" W, with the North right-of-way line of said Moores Lane, 40.83 feet to a 1/2" iron pin set for corner on the East line of a certain tract of land conveyed to William E. Hinton, Jr., by Deed of record in Volume 547, Page 527, Deed Records, Bowie County, Texas, said point being referenced by an iron pin found, S 01°22'35" E, 6.50 feet;

THENCE: N 01°22'35" W, with the East line of said Hinton tract, at 178.11 feet past its Northeast corner, same being the Southeast corner of a certain tract of land conveyed to Lajuan Martin by Deed dated April 20, 1994, of record in Volume 2127, Page 27, Real Property Records, Bowie County, Texas, and continuing with Martin's East line in all a total distance of 369.61 feet to an iron pin found for corner at the Northeast corner of said Martin tract;

THENCE: S 89°03'55" W, with Martin's North line, 104.36 feet to a 1/2" iron pin set for corner at the Northwest corner of said Martin tract;

THENCE: S 01°22'35" E, with the West line of said Martin tract and Hinton tract, 369.61 feet to a 1/2" iron pin set for corner on the North right-of-way line of said Moores Lane, said point being referenced by an iron pin found, S 01°22'35" E, 5.16 feet;

THENCE: S 89°03'55" W, with the North right-of-way line of said Moores Lane, 177.77 feet to a 1/2" iron pin set for corner at the Southeast corner of a certain tract of land conveyed to Guy Davis by Deed recorded in Volume 205, Page 39, Deed Records, Bowie County, Texas;

THENCE: N 01°15'35" W, with the East line of said Davis tract, 418.88 feet to an iron pin found for corner at the Northeast corner of said Davis tract;

THENCE: S 88°15'46" W, with the North line of said Davis tract, at 103.59 feet past an iron pin found at the Northwest corner of said Davis tract, same being the Northeast corner of a certain 0.79 acre tract of land conveyed to James A. Blackburn, Jr. by Deed dated June 20, 1979, of record in Volume 650, Page 780, Deed Records, Bowie County, Texas, and continuing with the North line of said 0.79 acre tract, in all a total distance of 266.11 feet to a 1/2" iron pin set for corner, said point being the Southeast corner of a certain 0.1634 acre tract of land conveyed to the City of Texarkana by Deed dated June 13, 1995, of record in Volume 2339, Page 116, Real Property Records, Bowie County, Texas, said point being on the existing East right-of-way line of Kevin Street;

THENCE: N 01°52'11" W, (called N 00°04'41" W) with the East line of said 0.1634 acre tract, same being the East right-of-way line of said Kevin Street, 128.3 feet to an angle point;

THENCE: N 01°17'01" W, (called N 00°30'29" W), continuing with the East line of said 0.1634 acre tract, same being the East right-of-way line of said Kevin Street, 66.64 feet to a point at the beginning of a curve to the left;

THENCE: Northwesterly, with the East line of said 0.1634 acre tract, same being the East right-of-way line of said Kevin Street, same being along the arc of a curve having a radius of 607.49 feet through a central angle of 12°53'39" for a distance of 136.71 feet to a point at the end of said curve;

THENCE: N 14°07'33" W, (called N 12°20'03") W) with the East line of said 0.1634 acre tract, same being the East right-of-way line of said Kevin Street, 19.01 feet to an angle point;

THENCE: S 87°37'18" W, (called S 89°24'48" W) 0.48 feet to a 1/2" iron pin set for corner at the Southeast corner of the above-referenced Northview Estates;

THENCE: N 00°18'38" W, with the East line of said Northview Estates, at 355.06 feet past an iron pin found at the Northeast corner of Lot 1, Block 6, of said Northview Estates, same being the South right-of-way line of Northview Street, at 405.06 feet past an iron pin found at the Southeast corner of Lot 6, Block 2, same being the North right-of-way line of said Northview Street and continuing in all a total distance of 537.81 feet to the place of beginning and containing 26.150 acres of land more or less.

Attachment: 2023-061 EXH 'A' (Legal Description) (3996 : 2023-061 ORD SUP Cell Tower at 2718 Moores Lane)

LEGAL DESCRIPTION

AT&T Mobility Lease Parcel

All that certain tract or parcel of land situated in the J.M. Goff Headright Survey, A-244, Bowie County, Texas, being a portion of a called 26.150 Acre tract deeded to the Trustees of Walnut Street Church of Christ by Deed Dated March 01, 1999, of record Volume 3015, Page 13, Deed Records, Bowie County, Texas, subject tract being more particularly described by metes and bounds a follows:
COMMENCING at a found 1/2 inch rebar at the Southeast Corner of Lot 8, Block 5, Colony II Replat #3, recorded at Volume 2390 Page 98, Plat Records, Bowie County, Texas:
THENCE South 87°33'14" West, along the South line of said Lot 8, Block 5 and along the North line of said called 26.150 Acre Tract, a distance of 9.19 feet to a point for a corner;

THENCE leaving said Lot 8, Block 5, South line and said called 26.150 Tract North line and across said called 26.150 Acre Tract the following calls:

THENCE South 28°53'57" West, a distance of 114.05 feet to a set 1/2 inch rebar with ID cap stamped KEEN 6588;

THENCE South 02°22'07" East, a distance of 30.00 feet to a set 1/2 inch rebar with ID cap stamped KEEN 6588 at the point of beginning;

THENCE South 02°22'07" East, a distance of 75.00 feet to a set 1/2 inch rebar with ID cap stamped KEEN 6588;

THENCE South 87°37'53" West, a distance of 75.00 feet to a set 1/2 inch rebar with ID cap stamped KEEN 6588;

THENCE North 02°22'07" West, a distance of 75.00 feet to a set 1/2 inch rebar with ID cap stamped KEEN 6588;

THENCE North 87°37'53" East, a distance of 75.00 feet to the Point of Beginning, Containing 5625 Square Feet or 0.129 of an Acre.

Proposed Access and Utility Easement

All that certain tract or parcel of land situated in the J.M. Goff Headright Survey, A-244, Bowie County, Texas, being a portion of a called 26.150 Acre tract deeded to the Trustees of Walnut Street Church of Christ by Deed Dated March 01, 1999, of record Volume 3015, Page 13, Deed Records, Bowie County, Texas, subject tract being more particularly described by metes and bounds a follows:
COMMENCING at a found 1/2 inch rebar at the Southeast Corner of Lot 8, Block 5, Colony II Replat #3, recorded at Volume 2390 Page 98, Plat Records, Bowie County, Texas:
THENCE South 87°33'14" West, along the South line of said Lot 8, Block 5 and along the North line of said called 26.150 Acre Tract, a distance of 114.40 feet to a point for a corner at the Southeast Right Way Corner (50 Foot Right of Way) of Sandlin Avenue and the Point of Beginning;

THENCE leaving said Lot 8, Block 5, South line and said called 26.150 Tract North line and said Sandlin Right of Way line and across said called 26.150 Acre Tract the following calls:

THENCE South 16°11'54" East, a distance of 100.25 feet to a set 1/2 inch rebar with ID cap stamped KEEN 6588;

THENCE North 87°37'53" East, a distance of 22.05 feet to a set 1/2 inch rebar with ID cap stamped KEEN 6588;

THENCE South 02°22'07" East, a distance of 30.00 feet to a set 1/2 inch rebar with ID cap stamped KEEN 6588;

THENCE South 87°37'53" West, a distance of 75.00 feet to a set 1/2 inch rebar with ID cap stamped KEEN 6588;

THENCE North 02°22'07" West, a distance of 30.00 feet to a set 1/2 inch rebar with ID cap stamped KEEN 6588;

THENCE North 87°37'53" East, a distance of 22.05 feet to a set 1/2 inch rebar with ID cap stamped KEEN 6588;

THENCE North 16°11'54" West, a distance of 100.21 feet to a point for a corner at the Southwest Right Way Corner (50 Foot Right of Way) of Sandlin Avenue and on the North line of said called 26.150 Acre Tract;

THENCE North 87°33'14" East, along the South Right of Way line of said Sandlin Avenue and said Tract North line a distance of 30.69 feet to the Point of Beginning, containing 5257 Square Feet or 0.121 of an Acre.

Proposed Utility Easement

All that certain tract or parcel of land situated in the J.M. Goff Headright Survey, A-244, Bowie County, Texas, being a portion of a called 26.150 acre tract deeded to the Trustees of Walnut Street Church of Christ by Deed Dated March 01, 1999, of record Volume 3015, Page 13, Deed Records, Bowie County, Texas, subject tract being more particularly described by metes and bounds a follows:
COMMENCING at a found 1/2 inch rebar at the Southeast Corner of Lot 8, Block 5, Colony II Replat #3, recorded at Volume 2390 Page 98, Plat Records, Bowie County, Texas:
THENCE South 87°33'14" West, along the South line of said Lot 8, Block 5 and along the North line of said called 26.150 Acre Tract, a distance of 9.19 feet to a point for a corner and the Point of Beginning;

THENCE leaving said Lot 8, Block 5, South line and said called 26.150 Tract North line and across said called 26.150 Acre Tract the following calls:

THENCE South 28°53'57" West, a distance of 114.05 feet to a set 1/2 inch rebar with ID cap stamped KEEN 6588;

THENCE South 87°37'53" West, a distance of 17.55 feet to a point for a corner;

THENCE North 28°53'57" East, a distance of 114.03 feet to a point for a corner on said South Lot line and Said North Tract line;

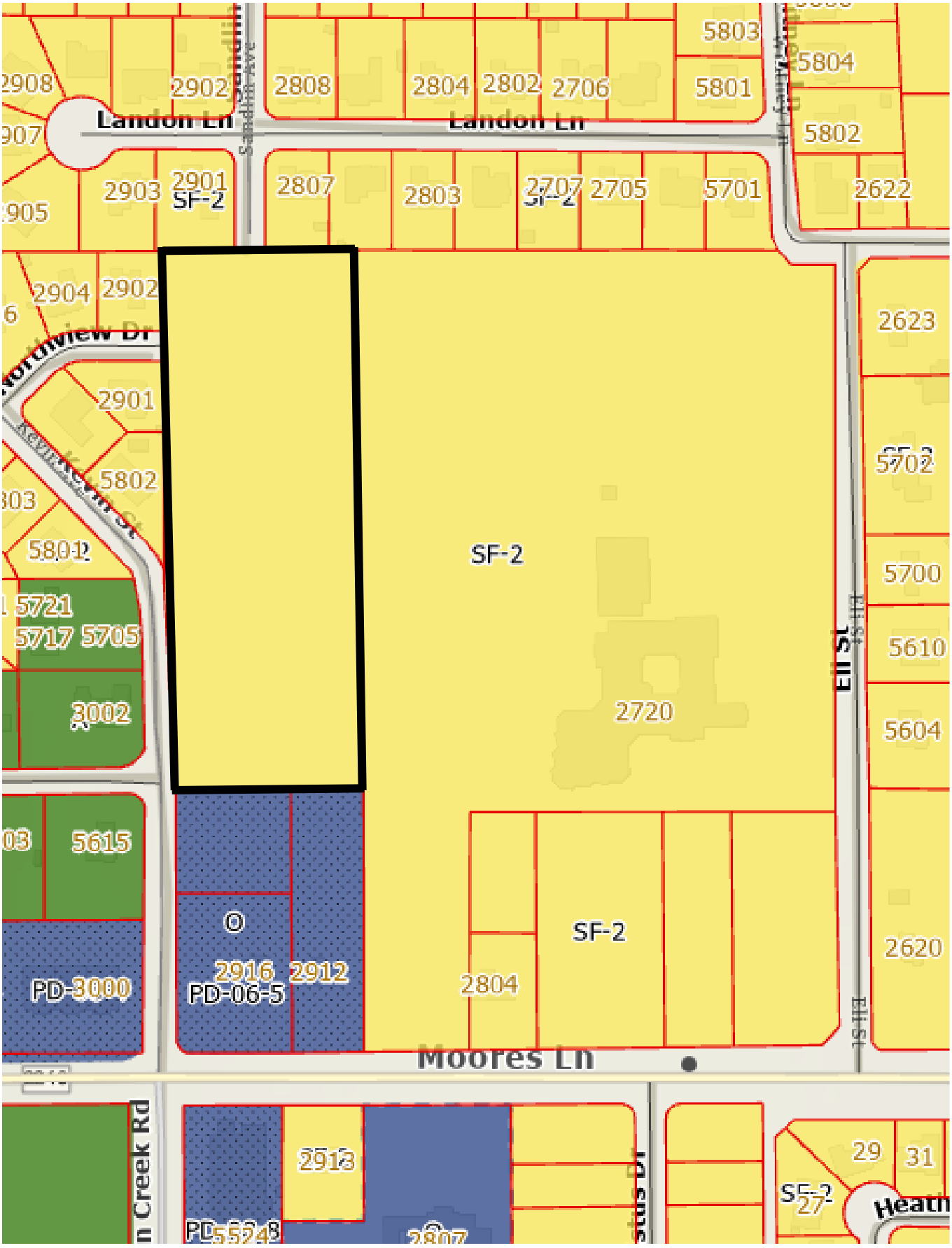
THENCE North 87°33'14" East, along said South Lot line and said North Tract line, a distance of 17.56 feet to the Point of Beginning, containing 1711 Square Feet or 0.039 of an Acre.

Attachment: 2023-061 EXH 'A' (Legal Description) (3996 : 2023-061 ORD SUP Cell Tower at 2718 Moores Lane)

2023-061 ATTH 01

S-772

2718 Moores Lane



Attachment: 2023-061 ATTH 01 (Maps) (3996 : 2023-061 ORD SUP Cell Tower at 2718 Moores Lane)

2718 Moores Lane



Attachment: 2023-061 ATTH 01 (Maps) (3996 : 2023-061 ORD SUP Cell Tower at 2718 Moores Lane)



1 **OVERALL LAYOUT PLAN**
SCALE: N.T.S.

TRUE NORTH
(1° 11' E)
MAG

VENDOR:
at&t
Your World. Delivered.
11520 FINANCIAL CENTRE PARKWAY
LITTLE ROCK, AR 72211
PH: (501) 952-2040

CRB COMPANIES LLC
CRB COMPANIES, LLC
7335 SOUTH LEWIS AVE STE 300
TULSA, OKLAHOMA 74136
(918) 949-4551

PRODUCED BY:
Branch COMMUNICATIONS
A SOLUTIONS PROVIDER
BRANCH COMMUNICATIONS
7335 SOUTH LEWIS AVE. STE. 300
TULSA, OKLAHOMA 74136
(918) 949-4551
COA. 3804 EXP. 12/31/2022

SITE NAME:
MOORES LANE

SITE NUMBER:
ARL01846

SITE ADDRESS:
PRELIM: NEAR 3612 MOORES LANE
TEXARKANA TX 75503

ENGINEER:
"I HEREBY CERTIFY THAT THESE PLANS AN SPECIFICATIONS HAVE BEEN PREPARED BY ME, OR UNDER MY SUPERVISION, IF FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THESE PLANS AND SPECIFICATIONS ARE AS REQUIRED BY LAW AND IN COMPLIANCE WITH THE ARKANSAS FIRE PREVENTION CODE FOR THE STATE O ARKANSAS."

STATE OF TEXAS
JERROD DOTSON
142493
LICENSED
PROFESSIONAL ENGINEER
11/2/2

NO	DATE	DESCRIPTION	BY
A	3/9/22	PRELIMINARY ISSUE	JW
0	6/8/22	CONST ISSUE	JW
1	11/2/22	CONST ISSUE	JW

SHEET TITLE:
OVERALL LAYOUT PLAN

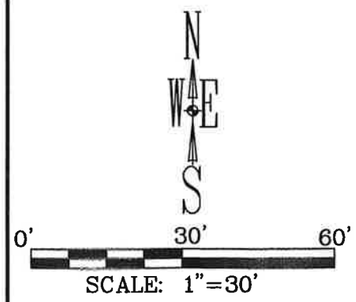
SHEET NUMBER:	PROJECT #:	REVISIO
L1	ARL01846	1
	BY: JWM / CKD BY: JWM	

Attachment: 2023-061 ATTH 02 (Site Plan) (3996 : 2023-061 ORD SUP Cell Tower at 2718 Moores Lane)

Nov 02, 2022 - 1:54pm - User: jmes.mccoy - Sheet1.1 - Construction Drawings.dwg - 14615717.AE205.220608.3103A01U(GD.ARL01846.NSB.Rev 0

2023-061 ATTH 02
S-772

SITE NAME: MOORES LANE
SITE ID NO. ARL01846



SCALE: 1"=30'

BASIS OF BEARINGS
ARDOT REAL TIME NETWORK
STATE PLANE COORDINATES
TEXAS NORTH CENTRAL
NAD 83 (2011)
LAT: N.33°28'31.867"
LON: 94°04'38.970"
CONVERGENCE ANGLE: 02°24'43"
COMBINED SCALE FACTOR:
0.9998875

BASIS OF ELEVATIONS
ARDOT REAL TIME NETWORK

SITE ADDRESS
2720 MOORES LANE
TEXARKANA, TX 75503

UTILITIES
SWEPCO
888-216-3523

ATMOS ENERGY
800-286-6700

FLOOD INFORMATION
THIS PROPERTY IS LOCATED IN ZONE X AND IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN. ACCORDING TO FEMA FLOOD INSURANCE RATE MAP 448037C0355E DATED 12/21/2017

REFERENCE DEED
DEED VOLUME 3015 PAGE 13
D.R.B.C.T.

DROP INLET
MANHOLE ELEV = 351.22'
FLOWLINE 36' RCP TO THE WEST ELEV. = 347.3'

LAMBERT-THOMAS
LOT 1, BLOCK 5
COLONY II REPLAT #3

BENCHMARK
CHISELED X
SW CORNER
CONC. PAD ELEV. = 351.16'

SANDLIN AVENUE
50' PUBLIC RIGHT OF WAY
CONCRETE

PROCTOR
LOT 8, BLOCK 5
COLONY II REPLAT #3

POINT OF COMMENCEMENT
FOUND 1/2" REBAR

N 87°33'14" E 113.56' — 1/2" REBAR — 9.56' — 30.89' — 9.56' — S 87°33'14" W 154.85' — 78.09' — 17.56' — 9.19'

10' DRAINAGE EASEMENT
TITLE SEARCH
LEASE/EASEMENT ITEM #3
BOOK 3439 PAGE 56
P.R.B.C.T.

POINT OF BEGINNING PROPOSED ACCESS AND UTILITY EASEMENT

N 16°11'54" W 100.12'
S 16°11'54" E 100.25'
N 28°53'57" E 114.03'
S 28°53'57" W 114.05'

PROPOSED ACCESS AND UTILITY EASEMENT 0.121 OF AN ACRE

PROPOSED UTILITY EASEMENT 0.039 of an Acre

POINT OF BEGINNING PROPOSED UTILITY EASEMENT

160' SET BACK FROM TOWER CENTERLINE

J.M GOFF HEADRIGHT SURVEY
ABSTRACT 244

N 87°37'53" E 22.05'
4.50'
17.55'
N 87°37'53" E 22.05'
N 02°22'07" W 30.00'
S 02°22'07" E 30.00'

N 87°37'53" E 75.00'
N 02°22'07" W 75.00'
S 02°22'07" E 75.00'
S 87°37'53" W 75.00'

AT&T MOBILITY
LEASE PARCEL
0.129 OF AN ACRE

POINT OF BEGINNING
AT&T LEASE PARCEL

PROPOSED TOWER CENTERLINE
LAT: N.33°28'31.867"
LONG: W. 94°04'38.970"
ELEV.: 348.80'

PATTERSON
LOT 6, BLOCK 2
NORTHVIEW ESTATES

N 01°29'48" W 132.39'

1/2" REBAR — S 88°42'57" W 110.10' — 1/2" REBAR

BOC

NORTHVIEW DRIVE
50' PUBLIC RIGHT OF WAY
CONCRETE

50.00'
N 01°29'48" W

BOC
1" PIPE

BOUNDS
LOT 1, BLOCK 6
NORTHVIEW ESTATES

TRUSTEES OF WALNUT STREET CHURCH OF CHRIST
DEED VOLUME 3015 PAGE 13
D.R.B.C.T.
TAX PARCEL ID 09040004601
ZONED RESIDENTIAL



RECORDING INFORMATION



REVISED 6/8/2022: FINAL ISSUE
REVISED 8/9/2021: ADDED TITLE SEARCH INFORMATION

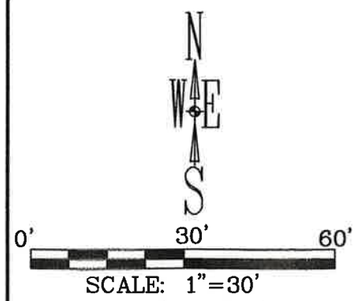
MAP PREPARED FOR:
AT&T MOBILITY
PAGE 1 OF 3
COA #10194183

KEEN SURVEYING, LLC
203 SOUTH MAIN STREET P.O. BOX 243
SALEM, ARKANSAS 72576
TEL (870) 895-3600 FAX (870) 895-3614
EMAIL BRIAN@KEENSURVEYING.COM
WWW.KEENSURVEYING.COM

DATE: 6/24/2021
SCALE: 1" = 30'
DRAWN BY: B.KEEN
CHECKED BY: B.KEEN
JOB #1354.269

Attachment: 2023-061 ATTH 02 (Site Plan) (3996 : 2023-061 ORD SUP Cell Tower at 2718 Moores Lane)

SITE NAME: MOORES LANE
SITE ID NO. ARL01846



Parent Parcel (as per Deed)

All that certain tract or parcel of land situated in the J.M. Goff Headright Survey, A-244, Bowie County, Texas, being a portion of a 40 acre tract designated as Lot No. 4 of the partition of the Charles H. Moores land, said Lot No. 4 was partitioned to Eli H. Moores by Deed dated May 1, 1912, of record in Volume 62, Page 646, Deed Records, Bowie County, Texas, subject tract being more particularly described by metes and bounds a follows:

BEGINNING at an iron point found for corner at the Northwest corner of said Lot No. 4, said point being the Northeast corner of Northview Estates, a Sub division of a part of the J. M. Goff Headright Survey, Bowie County, Texas, according to the plat thereof of record in Volume 608, Page 369, Deed Records, Bowie County, Texas;

THENCE: N 89°00'46" E, with the North line of said Lot No. 4, at 1047.00 feet past an iron pin found and continuing in all a total distance of 1099.18 feet to a 1/2" iron pin set for corner at the Northwest corner of a certain 40.00 foot right-of-way conveyed to Bowie County, Texas, by Deed dated June 4, 1970, of record in Volume 519, Page 361, Deed Records, Bowie County, Texas;

THENCE: S 01°57'11" E, (called South) with the West line of said right-of-way, 934.55 feet to an iron pin found for corner at the Northeast corner of a 1.454 acre tract of land conveyed to Ida Lou Moores Ames by Deed dated October 27, 1972, of record in Volume 552, Page 36, Deed Records;

THENCE: S 89°03'55" W, with the North line of said 1.454 acre tract, 171.96 feet to a 1/2" iron pin set for corner at the Northwest corner of sad 1.454 acre tract;

THENCE: S 01°48'23" E, with the West line of said 1.454 acre tract, 370.62 feet to an iron pin found for corner at the Southwest corner of sad 1.454 acre tract, said point being on the North right-of-way line of F. M. Road No. 2240 Moores Lane;

THENCE: S 89°03'55" W, with the North right-of-way line of said Moores Lane, 111.45 feet to an iron pin found for corner on the East line of a certain 2 acre tract of land conveyed to Dennis Skinner, Jr. by Deed of record in Volume 1828, Page 188, Real Property Records, Bowie County, Texas;

THENCE: N 01°27'05" W, with the East line of said 2 acre tract, 369.31 feet to an iron pin found for corner at the Northeast corner of said 2 acre tract;

THENCE: S 89°48'33" W, with the North line of sad 2 acre tract, 209.57 feet to an iron pin found for corner at the Northwest corner of said 2 acre tract;

THENCE: S 01°31'08" E, with the West line of said 2 acre tract, 372.03 feet to a 1/2" iron pin set for corner on the North right-of-way line of said Moores Lane, said point being referenced by an iron pin found, S 01°31'08" E, 5.01 feet;

THENCE: S 89°03'55" W, with the North right-of-way line of said Moores Lane, 40.83 feet to a 1/2" iron pin set for corner on the East line of a certain tract of land conveyed to William E. Hinton, Jr., by Deed of record in Volume 547, Page 527, Deed Records, Bowie County, Texas, said point being referenced by an iron pin found, S 01°22'35" E, 6.50 feet;

THENCE: N 01°22'35" W, with the East line of said Hinton tract, at 178.11 feet past its Northeast corner, same being the Southeast corner of a certain tract of land conveyed to Lajuan Martin by Deed dated April 20, 1994, of record in Volume 2127, Page 27, Real Property Records, Bowie County, Texas, and continuing with Martin's East line in all a total distance of 369.61 feet to an iron pin found for corner at the Northeast corner of said Martin tract;

THENCE: S 89°03'55" W, with Martin's North line, 104.36 feet to a 1/2" iron pin set for corner at the Northwest corner of said Martin tract;

THENCE: S 01°22'35" E, with the West line of said Martin tract and Hinton tract, 369.61 feet to a 1/2" iron pin set for corner on the North right-of-way line of said Moores Lane, said point being referenced by an iron pin found, S 01°22'35" E, 5.16 feet;

THENCE: S 89°03'55" W, with the North right-of-way line of said Moores Lane, 177.77 feet to a 1/2" iron pin set for corner at the Southeast corner of a certain tract of land conveyed to Guy Davis by Deed recorded in Volume 205, Page 39, Deed Records, Bowie County, Texas;

THENCE: N 01°15'35" W, with the East line of said Davis tract, 418.88 feet to an iron pin found for corner at the Northeast corner of said Davis tract;

THENCE: S 88°15'46" W, with the North line of said Davis tract, at 103.59 feet past an iron pin found at the Northwest corner of said Davis tract, same being the Northeast corner of a certain 0.79 acre tract of land conveyed to James A. Blackburn, Jr. by Deed dated June 20, 1979, of record in Volume 650, Page 780, Deed Records, Bowie County, Texas, and continuing with the North line of said 0.79 acre tract, in all a total distance of 286.11 feet to a 1/2" iron pin set for corner, said point being the Southeast corner of a certain 0.1634 acre tract of land conveyed to the City of Texarkana by Deed dated June 13, 1995, of record in Volume 2339, Page 119, Real Property Records, Bowie County, Texas, said point being on the existing East right-of-way line of Kevin Street;

THENCE: N 01°52'11" W, (called N 00°04'41" W) with the East line of said 0.1634 acre tract, same being the East right-of-way line of said Kevin Street, 128.3 feet to an angle point;

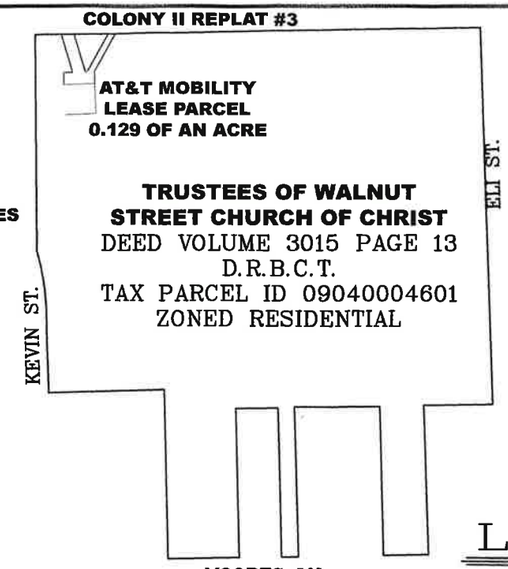
THENCE: N 01°17'01" W, (called N 00°30'29" W), continuing with the East line of said 0.1634 acre tract, same being the East right-of-way line of said Kevin Street, 68.64 feet to a point at the beginning of a curve to the left;

THENCE: Northwesterly, with the East line of said 0.1634 acre tract, same being the East right-of-way line of said Kevin Street, same being along the arc of a curve having a radius of 607.49 feet through a central angle of 12°53'39" for a distance of 136.71 feet to a point at the end of said curve;

THENCE: N 14°07'33" W, (called N 12°20'03") W) with the East line of said 0.1634 acre tract, same being the East right-of-way line of said Kevin Street, 19.01 feet to an angle point;

THENCE: S 87°37'18" W, (called S 89°24'48" W) 0.48 feet to a 1/2" iron pin set for corner at the Southeast corner of the above-referenced Northview Estates;

THENCE: N 00°18'38" W, with the East line of said Northview Estates, at 355.06 feet past an iron pin found at the Northeast corner of Lot 1, Block 6, of said Northview Estates, same being the South right-of-way line of Northview Street, at 405.06 feet past an iron pin found at the Southeast corner of Lot 6, Block 2, same being the North right-of-way line of said Northview Street and continuing in all a total distance of 537.81 feet to the place of beginning and containing 26.150 acres of land more or less.





RECORDING INFORMATION

LEGEND

LEASE BOUNDARY LINE	
SURVEY TIE LINES	
EASEMENT LINE	
TREE LINE	
OVERHEAD ELECTRIC LINE	OHE
WATER LINE	W
CHAIN LINK FENCE	
COMPUTED CORNER	SET 1/2" REBAR WITH CAP
FOUND AS NOTED	
SET 1/2" REBAR	SET MAG NAIL WITH WASHER #6588
FIBER OPTIC SIGN (T)	TELEPHONE PEDESTAL [T]
GROUND TEST WELL	UNDERGROUND FIBER OPTIC PULL BOX (FO)
TREE	BACK OF CURB BOC
POWER POLE PP	UNDERGROUND ELECTRIC TRANSFORMER [E]
GAS SIGN [G]	WATER METER (W)
FIRE HYDRANT FH	WATER VALVE WV

D.R.D.C.T. DEED RECORDS BOWIE COUNTY TEXAS



REVISED 6/8/2022: FINAL ISSUE
REVISED 8/9/2021: ADDED TITLE SEARCH INFORMATION

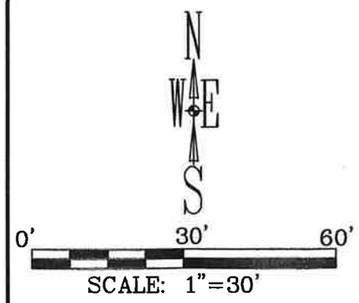
MAP PREPARED FOR:
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KEEN SURVEYING, LLC
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CHECKED BY: B.KEEN
JOB #1354.269

Attachment: 2023-061 ATTH 02 (Site Plan) (3996 : 2023-061 ORD SUP Cell Tower at 2718 Moores Lane)

SITE NAME: MOORES LANE
SITE ID NO. ARL01846



AT&T Mobility Lease Parcel

All that certain tract or parcel of land situated in the J.M. Goff Headright Survey, A-244, Bowie County, Texas, being a portion of a called 26.150 Acre tract deeded to the Trustees of Walnut Street Church of Christ by Deed Dated March 01, 1999, of record Volume 3015, Page 13, Deed Records, Bowie County, Texas, subject tract being more particularly described by metes and bounds a follows:
COMMENCING at a found 1/2 inch rebar at the Southeast Corner of Lot 8, Block 5, Colony II Replat #3, recorded at Volume 2390 Page 98, Plat Records, Bowie County, Texas:
THENCE South 87°33'14" West, along the South line of said Lot 8, Block 5 and along the North line of said called 26.150 Acre Tract, a distance of 9.19 feet to a point for a corner;

THENCE leaving said Lot 8, Block 5, South line and said called 26.150 Tract North line and across said called 26.150 Acre Tract the following calls:

THENCE South 28°53'57" West, a distance of 114.05 feet to a set 1/2 inch rebar with ID cap stamped KEEN 6588;

THENCE South 02°22'07" East, a distance of 30.00 feet to a set 1/2 inch rebar with ID cap stamped KEEN 6588 at the point of beginning;

THENCE South 02°22'07" East, a distance of 75.00 feet to a set 1/2 inch rebar with ID cap stamped KEEN 6588;

THENCE South 87°37'53" West, a distance of 75.00 feet to a set 1/2 inch rebar with ID cap stamped KEEN 6588;

THENCE North 02°22'07" West, a distance of 75.00 feet to a set 1/2 inch rebar with ID cap stamped KEEN 6588;

THENCE North 87°37'53" East, a distance of 75.00 feet to the Point of Beginning, Containing 5625 Square Feet or 0.129 of an Acre.

Proposed Access and Utility Easement

All that certain tract or parcel of land situated in the J.M. Goff Headright Survey, A-244, Bowie County, Texas, being a portion of a called 26.150 Acre tract deeded to the Trustees of Walnut Street Church of Christ by Deed Dated March 01, 1999, of record Volume 3015, Page 13, Deed Records, Bowie County, Texas, subject tract being more particularly described by metes and bounds a follows:
COMMENCING at a found 1/2 inch rebar at the Southeast Corner of Lot 8, Block 5, Colony II Replat #3, recorded at Volume 2390 Page 98, Plat Records, Bowie County, Texas:
THENCE South 87°33'14" West, along the South line of said Lot 8, Block 5 and along the North line of said called 26.150 Acre Tract, a distance of 114.40 feet to a point for a corner at the Southeast Right Way Corner (50 Foot Right of Way) of Sandlin Avenue and the Point of Beginning;

THENCE leaving said Lot 8, Block 5, South line and said called 26.150 Tract North line and said Sandlin Right of Way line and across said called 26.150 Acre Tract the following calls:

THENCE South 16°11'54" East, a distance of 100.25 feet to a set 1/2 inch rebar with ID cap stamped KEEN 6588;

THENCE North 87°37'53" East, a distance of 22.05 feet to a set 1/2 inch rebar with ID cap stamped KEEN 6588;

THENCE South 02°22'07" East, a distance of 30.00 feet to a set 1/2 inch rebar with ID cap stamped KEEN 6588;

THENCE South 87°37'53" West, a distance of 75.00 feet to a set 1/2 inch rebar with ID cap stamped KEEN 6588;

THENCE North 02°22'07" West, a distance of 30.00 feet to a set 1/2 inch rebar with ID cap stamped KEEN 6588;

THENCE North 87°37'53" East, a distance of 22.05 feet to a set 1/2 inch rebar with ID cap stamped KEEN 6588;

THENCE North 16°11'54" West, a distance of 100.21 feet to a point for a corner at the Southwest Right Way Corner (50 Foot Right of Way) of Sandlin Avenue and on the North line of said called 26.150 Acre Tract;

THENCE North 87°33'14" East, along the South Right of Way line of said Sandlin Avenue and said Tract North line a distance of 30.89 feet to the Point of Beginning, containing 5257 Square Feet or 0.121 of an Acre.

Proposed Utility Easement

All that certain tract or parcel of land situated in the J.M. Goff Headright Survey, A-244, Bowie County, Texas, being a portion of a called 26.150 acre tract deeded to the Trustees of Walnut Street Church of Christ by Deed Dated March 01, 1999, of record Volume 3015, Page 13, Deed Records, Bowie County, Texas, subject tract being more particularly described by metes and bounds a follows:
COMMENCING at a found 1/2 inch rebar at the Southeast Corner of Lot 8, Block 5, Colony II Replat #3, recorded at Volume 2390 Page 98, Plat Records, Bowie County, Texas:
THENCE South 87°33'14" West, along the South line of said Lot 8, Block 5 and along the North line of said called 26.150 Acre Tract, a distance of 9.19 feet to a point for a corner and the Point of Beginning;

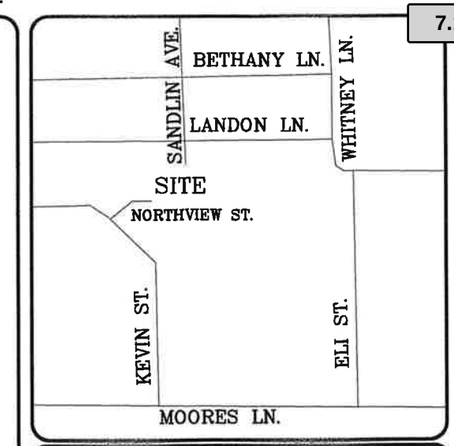
THENCE leaving said Lot 8, Block 5, South line and said called 26.150 Tract North line and across said called 26.150 Acre Tract the following calls:

THENCE South 28°53'57" West, a distance of 114.05 feet to a set 1/2 inch rebar with ID cap stamped KEEN 6588;

THENCE South 87°37'53" West, a distance of 17.55 feet to a point for a corner;

THENCE North 28°53'57" East, a distance of 114.03 feet to a point for a corner on said South Lot line and Said North Tract line;

THENCE North 87°33'14" East, along said South Lot line and said North Tract line, a distance of 17.56 feet to the Point of Beginning, containing 1711 Square Feet or 0.039 of an Acre.



RECORDING INFORMATION

Lease/Easements as Per Title Search by Lincoln Abstract & Settle Services File #21108712TX

1. Right-of-Way Deed between Mrs. M.E. Ames, et al. and Bowie County, Texas dated March 28, 1958 and recorded May 1, 1958 in Book 358 at Page 441.
Does not affect lease or proposed easement

2. Right of Way Deed between L.W. Grigson, Joe E. Brwon, E.H. Moores and Ida Lou Moores Ames, and Leverne Moores McKernmie and Bowie County, Texas dated June 4, 1970 and recorded July 14, 1970 as Instrument 4057.
Does not affect lease or proposed easement

3. Drainage Easement between Walnut Street Church of Christ and City of Texarkana, Texas dated October 12,1999 and recorded April 18, 2001 in Book 3439 at Page 56 as Instrument 4326.
Does not affect lease or proposed easement

4. Right of Way Easement between Trustees of Walnut Street Church of Christ and Southwestern Electric Power Company dated August 1, 2003 and recorded August 6, 2003 in Book 4061 at Page 25. Does not affect lease or proposed easement



REVISED 6/8/2022: FINAL ISSUE
REVISED 8/9/2021: ADDED TITLE SEARCH INFORMATION

MAP PREPARED FOR:
AT&T MOBILITY
PAGE 3 OF 3
COA #10194183

KEEN SURVEYING, LLC
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SCALE: 1"= 30'
DRAWN BY: B.KEEN
CHECKED BY: B.KEEN
JOB #1354.269

Attachment: 2023-061 ATTH 02 (Site Plan) (3996 : 2023-061 ORD SUP Cell Tower at 2718 Moores Lane)


2023-06 ATTH 03
Original Location
75' X 75' leased area
New Location
access road to site
310 ft
c/l access easement to PROW

THESE DRAWINGS ARE NOT INTENDED TO REFLECT THE STRUCTURAL INTEGRITY OF THE TOWER. THE PROPOSED ANTENNAS AND TRANSMISSION LINES SHOWN ARE REPRESENTATIVE IN NATURE AND DO NOT REFLECT THE ACTUAL CONFIGURATIONS REQUIRED. THE CONTRACTOR SHALL REFER TO THE STRUCTURAL ANALYSIS OF THIS TOWER SITE FOR THE APPROVED LOCATION AND CONFIGURATION OF ALL ANTENNAS AND TRANSMISSION LINES. ALL ANTENNAS MUST BE MOUNTED AND THE TRANSMISSION LINES CONFIGURED IN STRICT ACCORDANCE WITH THE STRUCTURAL ANALYSIS. (TOWER BY OTHERS)

NOTES:
SUB-CONTRACTOR TO COMPLY WITH ALL FCC AND FAA REGULATIONS ON THIS PROJECT

NOTES:
NO MODIFICATION OF TOWER ADDITIONS SHALL BE MADE WITHOUT APPROVED STRUCTURAL ANALYSIS PREPARED BY OTHERS

NOTES:
THESE DRAWINGS HAVE BEEN PREPARED TO DEPICT PROPOSED OVERALL TOWER HEIGHT DIMENSION AND SHALL NOT BE USED FOR CONSTRUCTION CONTRACTOR TO VERIFY TRUE HEIGHT WITH TAPE DROP

GENERAL CONTRACTOR TO OBTAIN LATEST RFDS BEFORE CONSTRUCTION FOR EQUIPMENT VERIFICATION

REFER TO STRUCTURAL ANALYSIS TO DETERMINE FEEDLINE PLACEMENT

ALL STEEL SHALL BE HOT-DIPPED GALVANIZED

ANTENNA ARRAY MOUNTING HARDWARE MAY BE PROVIDED BY TOWER MANUFACTURER, CONTRACTOR TO BID SEPARATELY

REFER TO RFDS FOR ANTENNA MOUNTING HEIGHTS, MODEL NUMBER, AZIMUTHS, ETC.

ANTENNA CABLE AND ACCESSORY NOTES AND REQUIREMENTS:

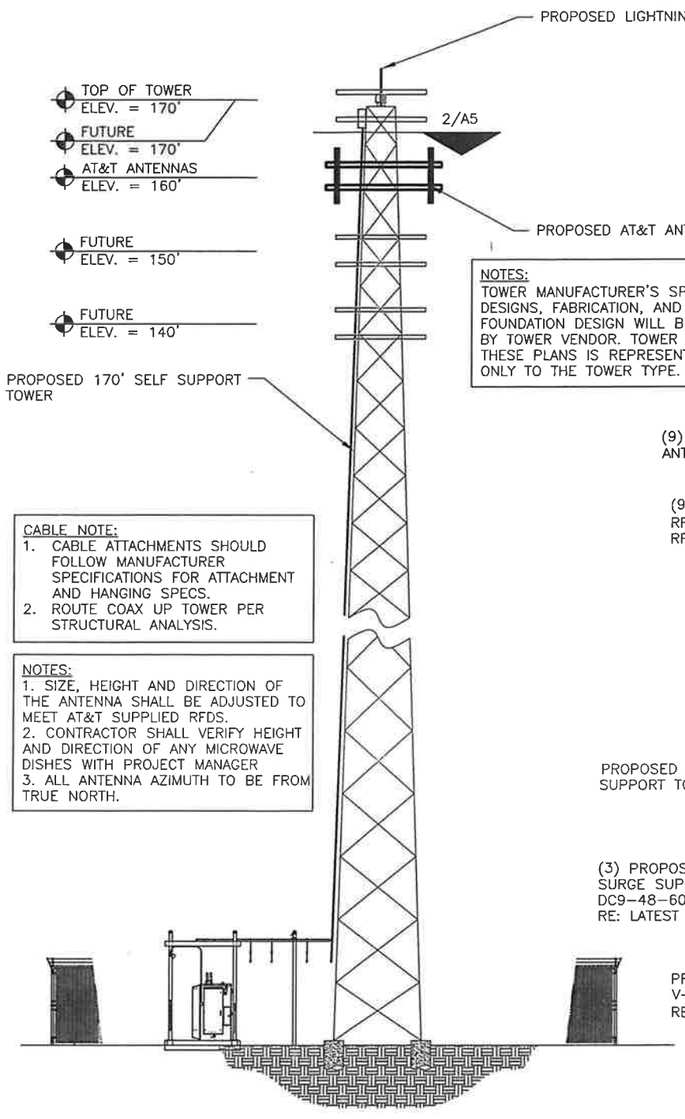
1. GENERAL: PROVIDE ALL LABOR, EQUIPMENT, AND MATERIALS NECESSARY FOR RECEIVING, CONNECTIONS AT THE BASE TRANSMISSION SYSTEM (BTS). THIS SHALL INCLUDE ALL EQUIPMENTS SHOWN OR REQUIRED FOR A COMPLETE OPERATING SYSTEM, ANTENNA, ANTENNA CABLES, CONNECTORS, AND FITTING SHALL BE THIRD PARTY FURNISHED COMPONENTS AS SHOWN ON THE BILL OF MATERIALS

2. MATERIALS:
   - 2.1. ANTENNA CABLES: AS SCHEDULED
   - 2.2. ANTENNA CONNECTORS: AS SCHEDULED
   - 2.3. CABLE HANGERS: INSTALLED A MAXIMUM 4' SPACING
   - 2.4. GROUND KITS-AS SPECIFIED

3. INSTALLATION:
   - 3.1. ANTENNA CABLE LENGTHS SHALL BE FIELD MEASURED. INSTALLER SHALL NOTIFY AT&T PRIOR TO PURCHASE OF CABLES OF THE OVERALL LENGTH REQUIRED.
   - 3.2. CABLES SHALL BE LABELED IN ACCORDANCE WITH AT&T ELECTRICAL MATERIALS AND METHODS SPECIFICATIONS.
   - 3.3. ALL CABLE CONNECTIONS OUTSIDE SHALL BE COVERED WITH WEATHERPROOFING TAPE.
   - 3.4. THE MINIMUM BENDING RADIUS FOR ALL ANTENNA CABLES SHALL BE AS SHOWN BELOW OR PER THE MANUFACTURER, WHICHEVER IS MORE CONSERVATIVE:

CABLE	IN AIR OR CABLE TRAY	IN CONDUIT
1/2"	5"	10"
7/8"	10"	18"
1 5/8"	20"	28"

   - 3.5. CABLES SHALL BE INSTALLED WITH THE MINIMUM NUMBERS OF BENDS. CABLE SHALL NOT BE LEFT UN-TERMINATED IN THE FIELD.
   - 3.6. GROUND KITS- AFTER INSTALLATION OF GROUND STRAPS, THE CONNECTIONS SHALL BE MADE WEATHER TIGHT USING WEATHERPROOF KITS AS IDENTIFIED ABOVE. GROUND PIGTAILS SHALL BE BROUGHT OUT IN THE DOWNWARD DIRECTION FROM THE CONNECTION TO THE ANTENNA CABLE WITHOUT ANY SHARP BENDS (MINIMUM RADIUS 10") AND CONNECTION SHALL BE MADE TO GROUNDING SYSTEM.

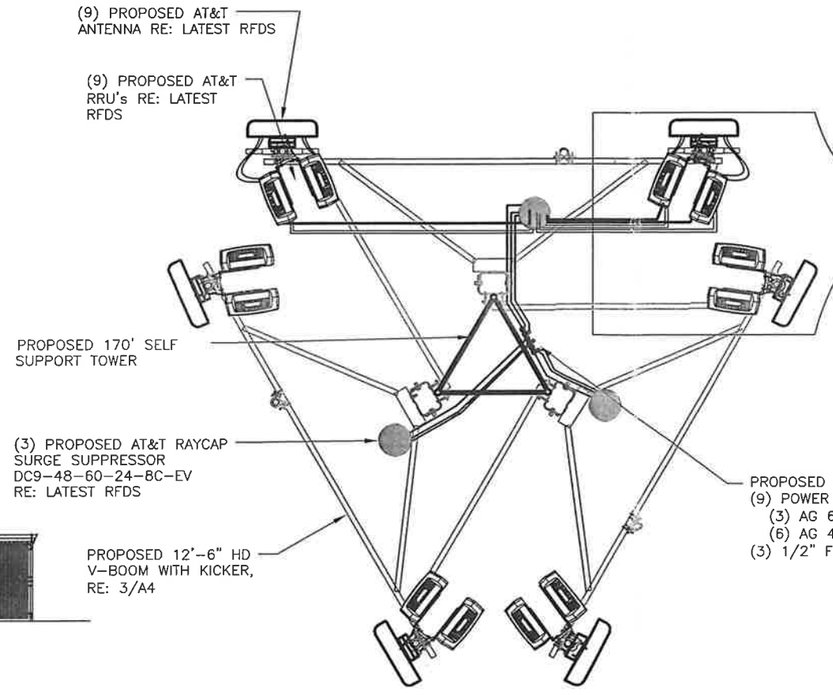


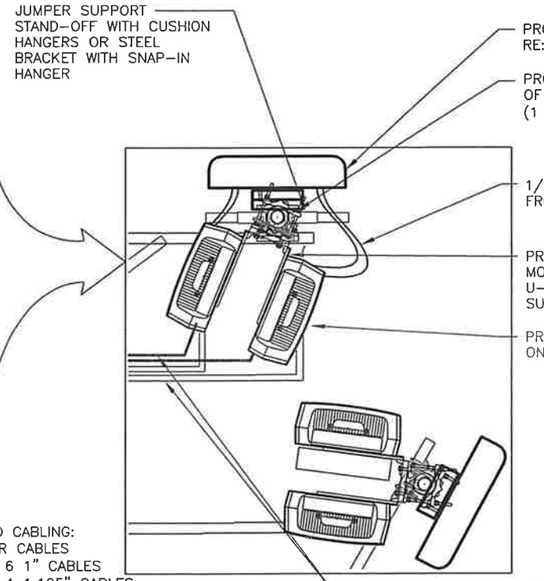
NOTES:
TOWER MANUFACTURER'S SPECS, DESIGNS, FABRICATION, AND CONCRETE FOUNDATION DESIGN WILL BE PROVIDED BY TOWER VENDOR. TOWER SHOWN ON THESE PLANS IS REPRESENTATIVE ONLY TO THE TOWER TYPE.

NOTES:
GENERAL CONTRACTOR TO COMPLY WITH NTP PACKAGE PROVIDED BY TOWER OWNER

CABLE NOTE:
1. CABLE ATTACHMENTS SHOULD FOLLOW MANUFACTURER SPECIFICATIONS FOR ATTACHMENT AND HANGING SPECS.
2. ROUTE COAX UP TOWER PER STRUCTURAL ANALYSIS.

NOTES:
1. SIZE, HEIGHT AND DIRECTION OF THE ANTENNA SHALL BE ADJUSTED TO MEET AT&T SUPPLIED RFDS.
2. CONTRACTOR SHALL VERIFY HEIGHT AND DIRECTION OF ANY MICROWAVE DISHES WITH PROJECT MANAGER
3. ALL ANTENNA AZIMUTH TO BE FROM TRUE NORTH.





NOTES:
ONLY ONE SECTOR OF ANTENNA RRU'S SHOWN FOR CLARITY, ALL SECTOR WILL BE IDENTICAL. REFER TO LATEST RFDS

1 TOWER ELEVATION
SCALE: N.T.S.

2 TYPICAL ANTENNA AZIMUTH PLAN (TOP VIEW)
SCALE: N.T.S.

VENDOR:
at&t
Your World. Delivered.
11520 FINANCIAL CENTRE PARKWAY
LITTLE ROCK, AR 72211
PH: (501) 952-2040

CRB COMPANIES LLC
CRB COMPANIES, LLC
7335 SOUTH LEWIS AVE STE 300
TULSA, OKLAHOMA 74136
(918) 949-4551

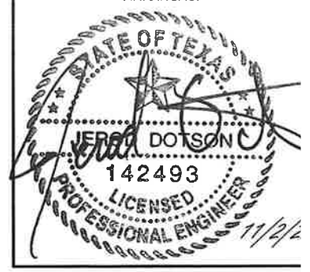
PRODUCED BY:
Branch COMMUNICATIONS
A SOLUTIONS PROVIDER
BRANCH COMMUNICATIONS
7335 SOUTH LEWIS AVE. STE. 300
TULSA, OKLAHOMA 74136
(918) 949-4551
COA. 3804 EXP. 12/31/2022

SITE NAME:
MOORES LANE

SITE NUMBER:
ARL01846

SITE ADDRESS:
PRELIM: NEAR 3612 MOORES LANE
TEXARKANA TX 75503

ENGINEER:
"I HEREBY CERTIFY THAT THESE PLANS AN SPECIFICATIONS HAVE BEEN PREPARED B ME, OR UNDER MY SUPERVISION, IF FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THESE PLANS AND SPECIFICATIONS ARE AS REQUIRED BY LAV AND IN COMPLIANCE WITH THE ARKANSAS FIRE PREVENTION CODE FOR THE STATE O ARKANSAS."



NO	DATE	DESCRIPTION	B
A	3/9/22	PRELIMINARY ISSUE	JV
0	6/8/22	CONST ISSUE	JV
1	11/2/22	CONST ISSUE	JV

SHEET TITLE:
TOWER ELEVATION, ORIENTATION & DETAILS

SHEET NUMBER:	PROJECT #:	REVISIO
A4	ARL01846	1
	BY: JWM / CKD BY: JWM	

14615717.AE205.220608.3103A0HJGO.ARL01846.NSB.Rev 0_Construction Drawings.dwg - Sheet:A4 - User: james.mccoy - Nov 02, 2022 - 1:54pm

7.10.f
Attachment: 2023-061 ATTH 04 (Elevation) (3996 : 2023-061 ORD SUP Cell Tower at 2718 Moores Lane)

2023-061 ATTH 05

SITE NAME: MOORES LANE
SITE ID NO. ARL01846

N
W E
S

0' 40' 80'

SCALE: 1"=40'

DROP INLET
MANHOLE ELEV = 351.22'
FLOWLINE 36' RCP TO THE
WEST ELEV. = 347.3'

LAMBERT-THOMAS
LOT 1, BLOCK 5
COLONY II REPLAT #3

BENCHMARK
CHISELED X
SW CORNER
CONC. PAD ELEV. = 351.16'

SANDLIN AVENUE
50' PUBLIC RIGHT OF WAY
CONCRETE

BOC

PROCTOR
LOT 8, BLOCK 5
COLONY II REPLAT #3

POINT OF COMMENCEMENT
FOUND 1/2" REBAR

S 87°33'14" W 154.86'

N 87°33'14" E 113.56'

1/2" REBAR

10' DRAINAGE EASEMENT
TITLE SEARCH
LEASE/EASEMENT ITEM #3
BOOK 3439 PAGE 56
P.R.B.C.T.

PATTERSON
LOT 6, BLOCK 2
NORTHVIEW ESTATES

N 01°29'48" W 132.39'

J.M GOFF HEADRIGHT SURVEY
ABSTRACT 244

N 02°22'07" W 30.00'

1/2" REBAR S 88°42'57" W 110.10' 1/2" REBAR

50.00'

BOC

NORTHVIEW DRIVE
50' PUBLIC RIGHT OF WAY
CONCRETE

N 01°29'48" W

BOC

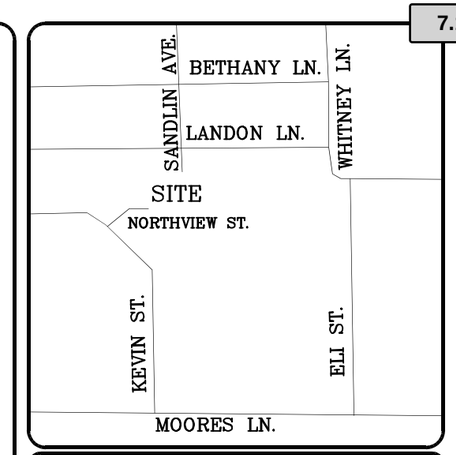
1" PIPE

BOUNDS
LOT 1, BLOCK 6
NORTHVIEW ESTATES

TRUSTEES OF WALNUT
STREET CHURCH OF CHRIST
DEED VOLUME 3015 PAGE 13
D.R.B.C.T.
TAX PARCEL ID 09040004601
ZONED RESIDENTIAL

160' SET BACK FROM TOWER CENTERLINE

AT&T MOBILITY
LEASE PARCEL
0.129 OF AN ACRE



RECORDING INFORMATION

MAP PREPARED FOR:
AT&T MOBILITY
PAGE 1 OF 3
COA #10194183

KEEN SURVEYING, LLC
203 SOUTH MAIN STREET P.O. BOX 248
SALEM, ARKANSAS 72576
TEL (870) 895-3800 FAX (870) 895-3814
EMAIL: BRIAN@KEENSURVEYING.COM
WWW.KEENSURVEYING.COM

DATE: 3/31/2023
SCALE: 1"= 40'
DRAWN BY: B.KEEN
CHECKED BY: B.KEEN
JOB #1354.269SKETCH

Attachment: 2023-061 ATTH 05 (new site sketch 3-31-23) (3996 : 2023-061 ORD SUP Cell Tower at 2718 Moores Lane)

Specific Use Permit to allow the location of a cell tower

1 message

James Franklin <jfranklin1939@gmail.com> Mon, Nov 28, 2022 at 10:54 AM
To: Preethi.Wesley@yahoo.com

My name is James W Franklin. I own the property located next to the proposed site of a cell tower.

It has been my experience as a Mortgage Broker that cell towers located adjacent to homes will have a direct impact on property values. If any of my neighbors decided to sale their properties, it would be very difficult.

I also personally have health concerns for myself and anyone living in close proximity to a cell tower due to the RF waves generated by the tower. My research indicates that individuals with health issues should not reside closer than a half mile from the cell tower.

I understand that a cell tower was located on Richmond Rd in close proximity to homes valued in the $400,000 range. These properties haven't sold in 20 years.

It is my express opinion, this proposal be denied.

James W Franklin
Home Owner
2803 Landon Lane
Texarkana, Texas 75503

Attachment: 2023-061 ATTH 06 (Opposition letter and Petition) (3996 : 2023-061 ORD SUP Cell Tower at 2718 Moores Lane)

Date: November 28,2022
To: City of Texarkana Planning and Zoning Commission

Sub: Complaint and Objection of cell tower at Legal Description: 7.13 acre tract of land(being tract 44A), JM Goffe HRS, A-244
Location of Rezoning: 2718 Moores lane, Texarkana, Texas 75503
Case # S-772

Dear Sir/Madam,

We, the undersigned, are the residents and homeowners of Landon Lane, Whitney Lane and Eli Lane, Texarkana Texas. We on the behalf of the residents, of our locality and neighborhood would hereby like to formally object to the proposed installation of a cell tower in the above-mentioned location.
We are concerned that this proposed installation would have direct impact on our property values. It is perceived as a permanent defect to the values of our homes. We are also very concerned about the Radio frequency radiation that will negatively affect the residents of the surroundings areas. Research has raised concerns about the health risks of exposure to this radiation, including harm to the nervous and reproductive systems, and higher risk of cancer.
We therefore request this proposal of installation of cell tower be denied.

Thank you.

Stephanie Moreland
5806 Whitney Lane

Oscar Moreland
5806 Whitney Lane

Phu K. Wong
2808 Landon Lane

David Robinson
2902 Landon Lane

Natalia Kisin
2806 Landon Ln.

FJ Kisin
2806 Landon Ln.

MIkyoung Lee
2709 Lodovico Ln
Cyrus & Braxton Langdon
2623 Serenity Ln

John R Barfield
5802 Whitney Ln

2704 LANDON

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We therefore request this proposal of installation of cell tower be denied.

Thank you.

2705 LANDON LN
TXK, TX

John Kennedy
2624 Serenity Ln.
TXK, TX 75503

5700 Eli St
TXK, TX

Erik Sawyer
5702 Eli St
Texarkana TX

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We therefore request this proposal of installation of cell tower be denied.

Thank you.

2805 LANDON
TXK TX 75503

2807 Landon
Debbie Proctor
Ave Proctor

Monda Lambert
2900 Landon Ln
Texarkana, TX 75503

Craig Forand
2903 Landon Ln
Texarkana, TX 75503

Lauren Bennett
2905 Landon Lane
Texarkana TX 75503

Sandra Proctor
2908 Landon Ln.
Texarkana, TX

Nedra Grady
2906 Landon Lane
Texarkana, Texas
75503

John O'Grady
2906 Landon Lane
Texarkana TX 75503

R.F. David
2804 Landon Ln
Texarkana, TX.
75503

Stephanie Moreland
5206 Whitney Lane
Texarkana, TX 75503

Attachment: 2023-061 ATTH 06 (Opposition letter and Petition) (3996 : 2023-061 ORD SUP Cell Tower at 2718 Moores Lane)

Petition

To the City Council and Planning & Zoning Commission of Texarkana, Texas

In reference to case S-772, proposed change at 2718 Moores Lane for the purpose of permit to allow the location of a cell tower, the following citizens of the surrounding community would like to voice their opposition to the approval of the permit. The community has concerns about the physical, health, and financial impact to the surrounding area. The building of a cell tower will bring industrial equipment into close proximity to residential families. The set-back for the proposed tower was not disclosed and could put it with falling range of a home. No details of the proposed cell tower was given to include what type of services it would be allowed to provide such as 5G. The residents of the surrounding area are also concerned with the health impacts that such a tower in close proximity would implicate. No independent studies were provided to alleviate those concerns although there have been several conducted that disapprove of such a tower in close proximity to a residential community. Examples can be found where cell towers are restricted to only industrial areas in many communities. Finally, from independent research, property values of the surrounding area can be expected to drop between 5-10 percent. That translates to decreased property tax revenue. Due to the property being tax exempt because it is owned by a church per Bowie county appraisal district, how is the revenue replaced?

It is also disclosed that this petition will be considered a public document at the City and that information contained in it will be subject to Texas Government Code Chapter 552 – "Public Information Act".

Name-Print and Signature	Address-Home and Email
Laurce Romero	3105 Kevin, Texarkana, TX 75503
Laurie Romero	lromero@thejanitorkittle.com
Kim Brownlee	3001 Kevin Texarkana, TX 75503
Kim Brownlee	Kgbrownlee@outlook.com
PHYLLIS WILSON	2903 Northview St Texarkana, TX 75503
Phyllis Wilson	wilson56@windstream.net
MICHAEL R Wilson	2903 Northview ST Texarkana Tx
Michael R Wilson	WILSON56@WINDSTREAM.NET
Georgia DuVall	5803 Kevin Texarkana, TX 75503
Georgia DuVall	texgo@aol.com
JERRY DUVALL	5803 KEVIN TEXARKANA, TX 75503
Jerry Duvall	Jerry@JerryDuvall.Com

Attachment: 2023-061 ATTH 07 (2nd Oppostition Petition) (3996 : 2023-061 ORD SUP Cell Tower at 2718 Moores Lane)

2023-061 ATTH 07

S-772

Petition

To the City Council and Planning & Zoning Commission of Texarkana, Texas

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Name-Print and Signature	Address-Home and Email
James Grandmaison	2906 Northview Texarkana, Tx 75503
James Grandmaison	james_grandmaison@goodyear.com
Jennifer Grandmaison	2906 Northview St Texarkana TX 75503
Jennifer Grandmaison	Jennifergrandmaison11@gmail.com
Krystal Osborne	3004 Kevin Trl Tx 75503
Krystal K Osborne	NextHome with Krystal@gmail.com
Glynn Osborne	3004 Kevin, Texarkana Tx
Glen Osborne	GPOzbone@gmail.com
Heather Allison Gerber	Kevin.alisin.gerber@gmail.com
H. Allison Gerber	5903 Brenda, Texarkana, Tx
Kevin Delbert Gerber	Kevin.alison.gerber@gmail.com
Kevin Dell Gerber	5903 Brenda Texarkana Tx

Attachment: 2023-061 ATTH 07 (2nd Oppostition Petition) (3996 : 2023-061 ORD SUP Cell Tower at 2718 Moores Lane)

To the City Council and Planning & Zoning Commission of Texarkana, Texas

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Name-Print and Signature	Address-Home and Email
Robert Frey	5904 Brenda St Texarkana TX 75503 Freyguy714@Yahoo.com
Kelly Frey	5904 Brenda St. Texarkana, TX 75503 freygirl2008@yahoo.com
Justin Sides	3002 Kevin Texarkana, TX 75503 jsides.tx@gmail.com
Jennifer-Sides	Jennsides518@yahoo.com

Attachment: 2023-061 ATTH 07 (2nd Oppostition Petition) (3996 : 2023-061 ORD SUP Cell Tower at 2718 Moores Lane)

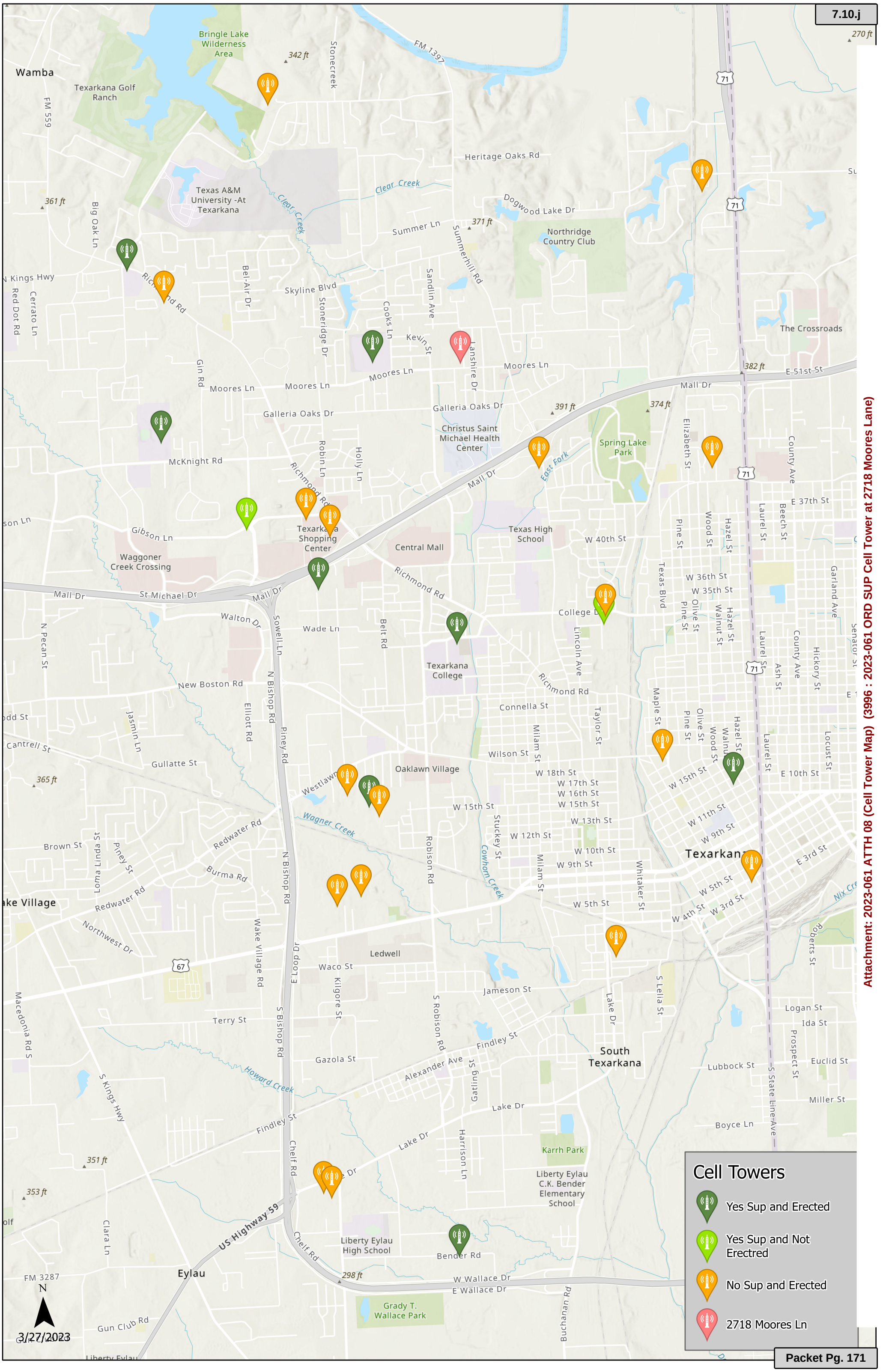
To the City Council and Planning & Zoning Commission of Texarkana, Texas

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Name-Print and Signature	Address-Home and Email
Richard Gwyn	5802 Kevin, Texarkana, Tex
Richard A. Gwyn	RGwyn2@yahoo.com
ROBERT SMITH	5615 KEVIN, TEXARKANA, TX
Debra Spinks	3106 Kevin Texarkana TX 75503
Debra J Spinks	DEBBLELA @ ICLOUD.COM
LELAND SPINKS	3106 KEVIN TEXARKNA TX 75503
Leland P Spinks	LELADEBB @ ICLOUD.COM
Steven G. Brownlee	3001 Kevin Texarkana, TX 75503
Kgbrownlee@outlook.com	Steven G. Brownlee
Kevin Wilder	2904 Northview, Texarkana TX 75503
Kevin Wilder	KKwilder412@gmail.com
David Wilder	2904 Northview, Texarkana, TX 75503
David Wilder	dbwilder911@gmail.com

Attachment: 2023-061 ATTH 07 (2nd Oppostition Petition) (3996 : 2023-061 ORD SUP Cell Tower at 2718 Moores Lane)



Attachment: 2023-061 ATTH 08 (Cell Tower Map) (3996 : 2023-061 ORD SUP Cell Tower at 2718 Moores Lane)

SITE NAME: MOORES LANE

AT&T SITE NUMBER: ARL01846
FA NUMBER: 14615717
SITE ADDRESS: PRELIM: NEAR 3612 MOORES LANE
TEXARKANA TX 75503

TOWER OWNER: TBD
TOWER ID: TBD
FCC: TBD

NEW EQUIPMENT AND ANTENNAS ON:
PROPOSED 170' MONOPOLE

GENERAC DIESEL
SDC20-105

NSB

TYPE WUC ON SLAB CONFIGURATION

AT&T PTN# 3103A0HJG0

SITE INFORMATION

SITE TYPE: MONOPOLE
SITE NAME: MOORES LANE
SITE NUMBER: ARL01846
SITE ADDRESS: PRELIM: NEAR 3612 MOORES LANE
TEXARKANA, TX 75503
COUNTY: BOWIE
JURISDICTION: CITY OF TEXARKANA
TAX PARCEL 9040004601
ZONING CLASSIFICATION: SF-2
OCCUPANCY TYPE: UNMANNED
A.D.A. COMPLIANCE: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION.

APPLICANT: AT&T WIRELESS
607 N MILLER BLVD
OKLAHOMA CITY, OK 73107
CRAIG HALL
(405) 306-9487

PROPERTY OWNER:
WALNUT CHURCH OF CHRIST
ANDREW WHITEHOUSE
903-244-3599

SITE COORDINATES (NAD 83):
LATITUDE: N. 33 28 31.867
LONGITUDE: W. 94 04 38.970
GROUND ELEVATION: 348.80' (AMSL)

SURVEYOR:
KEEN SURVEYING, LLC
1-870-895-3600

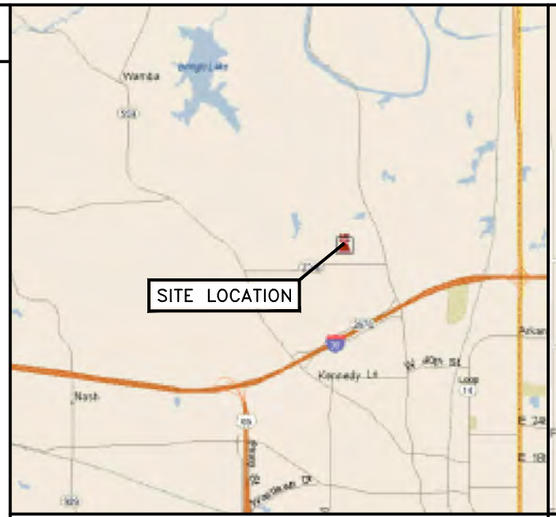
TOWER OWNER:
TBD
SITE NAME: TBD
SITE NUMBER: TBD

DESIGNER:
CRB COMPANIES, LLC
7335 SOUTH LEWIS AVE. STE. 300
TULSA, OK. 74136
CONTACT: JAMES W MCCOY
PHONE: (918) 261-1875

ARCHITECT/ENGINEER:
BRANCH ENGINEERING, LLC.
7335 S. LEWIS AVE., SUITE 300
TULSA, OK. 74136
CONTACT: JEROD R DOTSON
PHONE: (918) 949-4551

TELEPHONE COMPANY:
ATT
800-555-1000

POWER COMPANY:
SWEPCO
888-216-3523



VICINITY MAP N.T.S.



LOCATION MAP N.T.S.

DRIVING DIRECTIONS

DEPART 11520 FINANCIAL CENTRE PKWY, LITTLE ROCK, AR 72211 ON FINANCIAL CENTRE PKWY (WEST) 65 YDS TURN LEFT (SOUTH) ONTO AUTUMN DR, THEN IMMEDIATELY TURN LEFT (EAST) ONTO FINANCIAL CENTRE PKWY 0.3 MI TURN RIGHT (SOUTH-EAST) ONTO HERMITAGE RD 0.2 MI TAKE RAMP ONTO I-430 6.1 MI AT EXIT 129A, TAKE RAMP (RIGHT) ONTO I-30 [US-67] 130.5 MI ENTERING TEXAS AT EXIT 222, TURN RIGHT ONTO RAMP 0.3 MI TURN RIGHT (NORTH) ONTO FM-1397 [SUMMERHILL RD] 0.7 MI TURN LEFT (WEST) ONTO SERENITY LN 0.2 MI ROAD NAME CHANGES TO WHITNEY LN [WHITNEY DR] 54 YDS TURN LEFT (WEST) ONTO LANDON LN 0.2 MI TURN LEFT (SOUTH) ONTO SANDLIN AVE 65 YDS BEAR LEFT (SOUTH) ONTO LOCAL ROAD(S) 54 YDS ARRIVE AT MOORES LANER

A&E DRAWING REVIEW

TITLE:	SIGNATURE:	DATE:
AT&T CONSTRUCTION MGR:		
RF ENGINEER:		
CONNING APPROVAL:		
SITE ACQUISITION:		
PROPERTY OWNER:		

STATUS CODE:

1		ACCEPTED-WITH OR NO COMMENTS, CONSTRUCTION MAY PROCEED
2		NOT ACCEPTED-RESOLVE COMMENTS AND RESUBMIT

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND AUTHORIZE THE CONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT AND MAY IMPOSE CHANGES OR MODIFICATIONS.

ONE CALL NUMBER:

CALL ARKANSAS
ONE CALL 811
(800) 482-8998
CALL 3 WORKING DAYS BEFORE YOU DIG!

Arkansas One Call 811 Know what's below. Call before you dig.

CODE COMPLIANCE

ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

BUILDING/DWELLING CODE: IBC 2015
STRUCTURAL CODE: IBC 2015
PLUMBING CODE: IPC 2015
MECHANICAL CODE: IMC 2015
ELECTRIC CODE: NEC 2017
FIRE/LIFE SAFETY CODE: IBC 2015, IFC 2015, NFOA 101

DRAWING INDEX

NO	DESCRIPTION
T1	TITLE SHEET
GN1	GENERAL NOTES
GN2	GENERAL NOTES
GN3	GENERAL NOTES
GN4	GENERAL NOTES
3 PG.	SURVEY
L1	OVERALL LAYOUT PLAN
A1	COMPOUND PLAN
A2	EQUIPMENT LAYOUT
A3	WUC DETAILS
A4	TOWER ELEVATION, ORIENTATION AND DETAILS
A5	WAVEGUIDE BRIDGE AND ANTENNA DETAILS
A6	COMPOUND DETAILS
A7	CIVIL DETAILS
A8	SITE SIGNAGE
A9	SIGNAGE DETAILS
S1	WUC FOUNDATION DETAILS
S2	WUC EQUIPMENT ELEVATIONS
S3	WAVEGUIDE CANOPY AND DETAILS
E1	UTILITY PLAN AND DETAILS
E2	ELECTRICAL DETAILS
E3	UTILITY RACK DETAILS
G1	COMPOUND GROUNDING PLAN
G2	GROUNDING DETAILS
G3	GROUNDING DETAILS
G4	GROUNDING DETAILS
	GENERAC DIESEL SDC20-105 INSTALLATION SHEETS (2)

DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR TO BE RESPONSIBLE FOR SAME.

THE PROPOSED PROJECT INCLUDES:
- INSTALL NEW GRAVEL COMPOUND WITH FENCING.
- INSTALL NEW EQUIPMENT, GENERATOR, CANOPY AND ICE BRIDGE.
- INSTALL NEW POWER AND TELCO UTILITIES, AND GROUNDING.
- INSTALLATION OF (9) NEW LTE ANTENNAS AT 160' WITH (9) NEW RRUS UNITS (PER SECTOR) AND **INSTALL** (3) 1/2" FIBER, (9) DC CABLES LINES, (3) NEW SQUID (DC9-48-60-24-8C-EV), EQUIPMENT TO BE INSTALLED ON PROPOSED 170' MONOPOLE.

VENDOR:
at&t
Your World. Delivered.
11520 FINANCIAL CENTRE PARKWAY
LITTLE ROCK, AR 72211
PH: (501) 952-2040

CRB COMPANIES LLC
CRB COMPANIES, LLC
7335 SOUTH LEWIS AVE STE 300
TULSA, OKLAHOMA 74136
(918) 949-4551

PRODUCED BY:
Branch COMMUNICATIONS
A SOLUTIONS PROVIDER
BRANCH COMMUNICATIONS
7335 SOUTH LEWIS AVE. STE. 300
TULSA, OKLAHOMA 74136
(918) 949-4551
COA. 3804 EXP. 12/31/2024

SITE NAME:
MOORES LANE
SITE NUMBER:
ARL01846
SITE ADDRESS:
PRELIM: NEAR 3612 MOORES LANE
TEXARKANA TX 75503

ENGINEER:
" I HEREBY CERTIFY THAT THESE PLANS AN SPECIFICATIONS HAVE BEEN PREPARED B ME, OR UNDER MY SUPERVISION, IF FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THESE PLANS AND SPECIFICATIONS ARE AS REQUIRED BY LA AND IN COMPLIANCE WITH THE ARKANSA FIRE PREVENTION CODE FOR THE STATE ARKANSAS."

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 20444
JEROD DOTSON
2/1/24
PE # 20444 EXP. 12/31/24

NO	DATE	DESCRIPTION	
A	3/9/22	PRELIMINARY ISSUE	JV
0	6/8/22	CONST ISSUE	JV
1	2/1/23	CONST ISSUE	JV

SHEET TITLE:
TITLE SHEET

SHEET NUMBER: T1
PROJECT #: ARL01846
BY: JWA CKD BY: JWA
REVISIO 1

Attachment: 2023-061 ATTH 09 (Monopole Construction drawings) (3996 : 2023-061 ORD SUP Cell Tower at 2718 Moores Lane)

1461717-AE205.23013.3103A0HJG0.ARL01846.NSB.Rev 1 Construction Drawings.dwg — Sheet:T1 — User: james.mccoy — Feb 01, 2023 — 9:40am

DIVISION 1 – GENERAL REQUIREMENTS

1.1 INTENT

A. THESE SPECIFICATIONS AND CONSTRUCTION DRAWINGS ACCOMPANYING THEM DESCRIBE THE WORK TO BE DONE AND THE MATERIALS TO BE FURNISHED FOR CONSTRUCTION.
B. THE DRAWINGS AND SPECIFICATIONS ARE INTENDED TO BE FULLY EXPLANATORY AND SUPPLEMENTARY. HOWEVER, SHOULD ANYTHING BE SHOWN, INDICATED OR SPECIFIED ON AND NOT THE OTHER, IT SHALL BE ACCOMPLISHED AS IF SHOWN, INDICATED OR SPECIFIED IN BOTH.
C. THE INTENTION OF THE DOCUMENTS IS TO INCLUDE ALL LABOR AND MATERIALS REASONABLY NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK STIPULATED IN THE CONTRACT.
D. THE PURPOSE OF THE SPECIFICATIONS IS TO INTERPRET THE INTENT OF THE DRAWINGS AND TO DESIGNATE THE METHOD OF THE PROCEDURE, TYPE AND QUALITY OF MATERIALS REQUIRED TO COMPLETE THE WORK.
E. MINOR DEVIATIONS FROM THE DESIGN LAYOUT ARE ANTICIPATED AND SHALL BE CONSIDERED AS PART OF THE WORK. NO CHANGES THAT ALTER THE CHARACTER OF THE WORK WILL BE MADE OR PERMITTED BY THE OWNER WITHOUT ISSUING A CHANGE ORDER.

1. 1.2 CONFLICTS

A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OFF ALL MEASUREMENTS AT THE SITE BEFORE ORDERING ANY MATERIALS OR DOING ANY WORK. NO EXTRA CHARGE OR COMPENSATION SHALL BE ALLOWED DUE TO DIFFERENCE BETWEEN ACTUAL DIMENSIONS AND DIMENSIONS INDICATED ON THE CONSTRUCTION DRAWINGS. ANY SUCH DISCREPANCY IN DIMENSION WHICH MAY BE FOUND SHALL BE SUBMITTED TO THE OWNER FOR CONSIDERATION BEFORE THE CONTRACTOR PROCEEDS WITH THE WORK IN THE AFFECTED AREAS.
B. THE BIDDER, IF AWARDED THE CONTRACT, WILL NOT BE ALLOWED ANY EXTRA COMPENSATION BY REASON OF ANY MATTER OR THING CONCERNING WHICH SUCH BIDDER MIGHT HAVE BEEN FULLY INFORMED PRIOR TO BIDDING.
C. NO PLEA OF IGNORANCE OF CONDITIONS THAT EXIST, OR OF DIFFICULTIES OR CONDITIONS THAT MAY BE ENCOUNTERED OR OF ANY OTHER RELEVANT MATTER CONCERNING THE WORK TO BE PERFORMED IN THE EXECUTION OF THE WORK WILL BE ACCEPTED AS AN EXCUSE FOR ANY FAILURE OR OMISSION ON THE PART OF THE CONTRACTOR TO FULFILL EVERY DETAIL OF ALL THE REQUIREMENTS OF THE CONTRACT DOCUMENTS GOVERNING THE WORK.

1.3 CONTRACTS AND WARRANTIES

A. EACH CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE BUILDING PERMIT AT THE LOCAL JURISDICTION AS THE CONTRACTOR–OF–RECORD, AND PROVIDING JURISDICTION WITH ALL PROOF REQUIRED TO OPERATE AS A CONTRACTOR IN THAT JURISDICTION. THE CONTRACTOR SHALL BE REIMBURSED ONLY THE AMOUNT OF ANY FEE PAID AS FOLLOWS:

1. PLAN REVIEW FEE.
2. BUILDING PERMIT FEE.
3. CONNECTIONS AND INSPECTIONS FEE.

B. CONTRACTOR IS RESPONSIBLE FOR APPLICATION AND PAYMENT OF CONTRACTOR LICENSES AND BONDS.

1.4 STORAGE

ALL MATERIALS MUST BE STORED IN A LEVEL AND DRY FASHION AND IN A MANNER THAT DOES NOT NECESSARILY OBSTRUCT THE FLOW OF OTHER WORK. ANY STORAGE METHOD MUST MEET ALL RECOMMENDATIONS OF THE ASSOCIATED MANUFACTURER.

1.5 CLEAN UP

A. THE CONTRACTORS AT ALL TIME SHALL KEEP THE SITE FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY THEIR EMPLOYEES AT WORK AND AT THE COMPLETION OF THE WORK, THEY SHALL REMOVE ALL RUBBISH FROM AND ABOUT THE BUILDING AREA, INCLUDING ALL THEIR TOOLS, SCAFFOLDING AND SURPLUS MATERIALS AND SHALL LEAVE THEIR WORK CLEAN AND READY FOR USE
B. EXTERIOR: VISUALLY INSPECTED EXTERIOR SURFACES AND REMOVE ALL TRACES OF SOIL, WASTE MATERIALS, SMUDGES AND OTHER REGION MATTER.

1. REMOVE ALL TRACES OF SPLASHED MATERIALS FROM ADJACENT SURFACES.
2. IF NECESSARY TO ACHIEVE A UNIFORM DEGREE OF CLEANLINESS, HOSES DOWN THE EXTERIOR OF THE STRUCTURE.

C. INTERIOR: VISUALLY INSPECT INTERIOR SURFACES AND REMOVE ALL TRACES OF SOIL, WASTE MATERIALS, SMUDGES AND OTHER FOREIGN MATTER FROM WALLS/FLOOR/CEILING.

1. REMOVE ALL TRACES OF SPLASHED MATERIALS FROM ADJACENT SURFACES.
2. REMOVE PAINT DROPPINGS, SPOTS, STAINS AND DIRT FROM FINISHED SURFACES.

1.6 CHANGE ORDER PROCEDURE

A. THE CONTRACTOR CHANGE ORDERS MAY BE INITIATED BY THE OWNER AND/ OR THE CONTRACTOR INVOLVED. THE CONTRACTOR, UPON VERBAL REQUEST FROM THE OWNER SHALL PREPARE A WRITTEN PROPOSAL DESCRIBING THE CHANGE IN WORK OR MATERIALS AND ANY CHANGES IN THE CONTRACT AMOUNT AND PRESENT TO THE OWNER WITHIN 72 HOURS FOR APPROVAL. SUBMIT REQUESTS FOR SUBSTITUTIONS IN THE FORM AND IN ACCORDANCE WITH PROCEDURE REQUIRED FOR CHANGE ORDER PROPOSALS. ANY CHANGES IN SCOPE OF WORK OR MATERIALS WHICH ARE PERFORMED BY THE CONTRACTOR WITHOUT WRITTEN CHANGE ORDER AS DESCRIBED AND APPROVED BY THE OWNER SHALL PLACE FULL RESPONSIBILITY OF THESE ACTIONS ON THE CONTRACTOR.

1.7 RELATED DOCUMENTS AND COORDINATION

A. GENERAL CARPENTRY, ELECTRICAL AND ANTENNA DRAWINGS ARE INTERRELATED. IN PERFORMANCE OF THE WORK, THE CONTRACTOR MUST REFER TO ALL DRAWINGS. ALL COORDINATION TO BE RESPONSIBILITY OF THE CONTRACTOR.

1.8 SHOP DRAWINGS

A. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AS REQUIRED AND LISTED IN THESE SPECIFICATIONS TO THE OWNER FOR APPROVAL.
B. ALL SHOP DRAWINGS SHALL BE REVIEWED, CHECKED AND CORRECTED BY CONTRACTOR PRIOR TO BEING SUBMITTED TO THE OWNER.

1.9 PRODUCTS AND SUBSTITUTIONS

A. SUBMIT 3 COPIES OF EACH REQUEST FOR SUBSTITUTION. IN EACH REQUEST IDENTIFY THE PRODUCT OR FABRICATION OR INSTALLATION METHOD TO BE REPLACED BY THE SUBSTITUTION. INCLUDE RELATED SPECIFICATION SECTION AND DRAWING NUMBERS AND COMPLETE DOCUMENTATION SHOWING COMPLIANCE WITH THE REQUIREMENTS FOR SUBSTITUTIONS.
B. SUBMIT ALL NECESSARY PRODUCT DATA AND CUT SHEETS WHICH PROPERLY INDICATE AND DESCRIBE THE ITEMS, PRODUCTS AND MATERIALS BEING INSTALLED. THE CONTRACTOR SHALL, IF DEEMED NECESSARY BY THE OWNER SUBMIT ACTUAL SAMPLES TO THE OWNER FOR APPROVAL IN LIEU OF CUT SHEETS.

1.10 QUALITY ASSURANCE

A. ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS. THESE SHALL INCLUDE BUT NOT BE LIMITED TO THE LATEST VERSION OF THE FOLLOWING:

* ANSI TIA/EIA – 222 – G
* IBC 2015
* BUILDING OFFICIALS AND CODE ADMINISTRATORS (BOCA)–IBC 2015
* NATIONAL ELECTRICAL CODE–NEC 2017
* UNDERWRITER LABORATORIES APPROVED ELECTRICAL PRODUCTS
* AMERICAN INSTITUTE OF STEEL CONSTRUCTION
* SPECIFICATIONS (AISC)
* LIFE SAFETY CODE– IBC 2015, IFC 2015, NFOA 101

1.11 ADMINISTRATION

A. BEFORE THE COMMENCEMENT OF ANY WORK, THE CONTRACTOR WILL ASSIGN A PROJECT MANAGER WHO WILL ACT AS A SINGLE POINT OF CONTRACT FOR ALL PERSONNEL INVOLVED IN THIS PROJECT. THIS PROJECT MANAGER WILL DEVELOP A MASTER SCHEDULE FOR THE PROJECT WHICH WILL BE SUBMITTED TO THE OWNER PRIOR TO THE COMMENCEMENT OF ANY WORK.
B. SUBMIT A BAR LIKE PROGRESS CHART NOT MORE THAN 3 DAYS AFTER THE DATE ESTABLISHED FOR COMMENCEMENT OF THE WORK ON THE SCHEDULE, INDICATING A TIME BAR FOR EACH MAJOR CATEGORY OR UNIT OF WORK TO BE PERFORMED AT SITE, PROPERLY SEQUENCED AND COORDINATED WITH OTHER ELEMENTS IN ADVANCE OF THE DATE ESTABLISHED FOR SUBSTANTIAL COMPLETION OF THE WORK.
C. PRIOR TO COMMENCING CONSTRUCTION, THE OWNER SHALL SCHEDULE AN ON–SITE MEETING WITH ALL MAJOR PARTIES. THIS WOULD INCLUDE (THOUGH NOT LIMITED TO) THE OWNER, PROJECT MANAGER, CONTRACTOR, LAND OWNER REPRESENTATIVE, LOCAL TELEPHONE COMPANY, TOWER ERECTION FOREMAN (IF SUBCONTRACTED).
D. CONTRACTOR SHALL BE EQUIPPED WITH SOME MEANS OF CONSTANT COMMUNICATIONS, SUCH AS A MOBILE PHONE OR A BEEPER. THIS EQUIPMENT WILL NOT BE SUPPLIED BY THE OWNER, NOR WILL WIRELESS SERVICE BE ARRANGED.
E. DURING CONSTRUCTION, CONTRACTOR MUST ENSURE THAT EMPLOYEES AND SUBCONTRACTORS WILL WEAR HARD HATS AT ALL TIMES. CONTRACTOR WILL COMPLY WITH ALL WPCS SAFETY REQUIREMENTS IN THEIR AGREEMENT.
F. CONTRACTOR MUST PROVIDE WRITTEN DAILY UPDATES ON SITE PROGRESS TO THE OWNER.
G. A COMPLETE INVENTORY OF CONSTRUCTION MATERIALS AND EQUIPMENT IS REQUIRED PRIOR TO START OF CONSTRUCTION.
H. NOTIFY THE OWNER / PROJECT MANAGER IN WRITING NO LESS THAN 48 HOURS IN ADVANCE OF CONCRETE POURS, TOWER ERECTIONS, AND EQUIPMENT CABINET PLACEMENTS.

1.12 INSURANCE AND BONDS

A. CONTRACTOR AT THEIR OWN EXPENSE SHALL CARRY AND MAINTAIN FOR THE DURATION OF THE PROJECT ALL INSURANCE AS REQUIRED AND LISTED AND SHALL NOT COMMENCE WITH THEIR WORK UNTIL THEY HAVE PRESENTED AN ORIGINAL CERTIFICATE OF INSURANCE STATING ALL COVERAGE TO THE OWNER. REFER TO THE MASTER AGREEMENT FOR REQUIRED INSURANCE LIMITS.
B. THE OWNER SHALL BE NAMED AS AN ADDITIONAL INSURED ON ALL POLICIES.
C. CONTRACTOR MUST PROVIDE PROOF OF INSURANCE.

DIVISION 2 – SITE WORK AND DRAINAGE

1.1 WORK INCLUDED:

REFER TO THE SURVEY AND SITE PLAN FOR WORK INCLUDED.

1.2 RELATED WORK

B. INSTALLATION OF ANTENNA SUPPORT SYSTEM

1.5 SEQUENCING

A. CONFIRM SURVEY STAKES AND SET ELEVATION STAKES PRIOR TO ANY CONSTRUCTION.
B. IF REQUIRED, GRADE, SEED, FERTILIZED AND MULCH DISTURBED AREAS IMMEDIATELY AFTER BRINGING THE SITE AND ACCESS ROAD TO BASE COURSE ELEVATION. WATER TO ENSURE GROWTH.
C. REMOVE GRAVEL FROM TEMPORARY CONSTRUCTION ZONE.

1.7 WARRANTY

A. IN ADDITION TO THE WARRANTY ON ALL CONSTRUCTION COVERED IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL REPAIR ALL DAMAGE TO SURROUNDING PROPERTY CAUSED BY CONSTRUCTION.
B. DISTURBED AREAS WILL REFLECT GROWTH OF NEW GRASS COVER PRIOR TO FINAL INSPECTION.

2.1 MATERIALS

A. SITE MATERIALS: FILL MATERIAL – ACCEPTABLE SELECT FILL SHALL BE IN ACCORDANCE WITH LOCAL DEPARTMENT OF HIGHWAY AND PUBLIC TRANSPORTATION STANDARDS SPECIFICATION.
B. SOIL STABILIZER FABRIC SHALL BE MIRAFI – 500X.
C. NON–STRUCTURAL SITE CONCRETE SHALL BE 3000 PSI BREAKING STRENGTH AT 28 DAYS. COMPLY WITH GENERAL PROVISIONS OF DIVISION 3 CONCRETE SPECIFICATIONS.

2.2 EQUIPMENT

A. COMPACTING SHALL BE ACCOMPLISHED BY MECHANICAL MEANS. LARGER AREA SHALL BE COMPACTED BY SHEEPS FOOT, VIBRATOR OR RUBBER TIRED ROLLERS WEIGHING AT LEAST FIVE TONS. WATER TREATMENT MAY REQUIRED TO OBTAIN COMPACTION. SMALLER ARES SHALL BE COMPACTED BY POWER–DRIVE, HAND HELD TAMPERS.

3.1 INSPECTIONS

LOCAL BUILDING INSPECTION SHALL BE NOTIFIED NO LESS THAN 48 HOURS IN ADVANCE OF CONCRETE POURS.

3.2 PREPARATION

A. PRIOR TO OTHER EXCAVATION AND CONSTRUCTION EFFORTS GRUB ORGANIC MATERIAL TO A MINIMUM OF SIX INCHES BELOW ORIGINAL GROUND LEVEL.
B. UNLESS OTHERWISE INSTRUCTED BY THE OWNER, REMOVE TREES, BRUSH AND DEBRIS FROM THE PROPERTY TO AN AUTHORIZED LANDFILL.
C. PRIOR TO PLACEMENT OF FILL OR BASE MATERIALS, REMOVE SOFT SPOTS AND COMPACT TO 95% STANDARD PROCTOR.
D. WHERE UNSTABLE SOIL CONDITIONS ARE ENCOUNTERED, LINE THE GRUBBED AREAS WITH STABILIZER MAT PRIOR TO REPLACEMENT OF FILL OR BASE MATERIAL.

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7.10.k

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COA. 3804 EXP. 12/31/2024

SITE NAME:
MOORES LANE

SITE NUMBER:
ARL01846

SITE ADDRESS:
PRELIM: NEAR 3612 MOORES LANE
TEXARKANA TX 75503

ENGINEER:
"I HEREBY CERTIFY THAT THESE PLANS AN SPECIFICATIONS HAVE BEEN PREPARED B ME, OR UNDER MY SUPERVISION, IF FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THESE PLANS AND SPECIFICATIONS ARE AS REQUIRED BY LA AND IN COMPLIANCE WITH THE ARKANSA FIRE PREVENTION CODE FOR THE STATE ARKANSAS."

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 20444
JEROD DOTSON
2/1/

PE # 20444 EXP. 12/31/24

NO	DATE	DESCRIPTION	B
A	3/9/22	PRELIMINARY ISSUE	JV
0	6/8/22	CONST ISSUE	JV
1	2/1/23	CONST ISSUE	JV

SHEET TITLE:
GENERAL NOTES

SHEET NUMBER: GN1
PROJECT #: ARL01846
BY: JWA CKD BY: JWA
REVISIO 1

Attachment: 2023-061 ATTH 09 (Monopole Construction drawings) (3996 : 2023-061 ORD SUP Cell Tower at 2718 Moores Lane)

1461517.AE205.230131.3103A0HJG0.ARL01846.NSB.Rev 1 Construction Drawings.dwg – Sheet:GN1 – User: james.mccoy – Feb 01, 2023 – 9:40am

3.3 INSTALLATION

A. CLEAR EXCESS SPOILS, IF ANY, FROM JOB SITE AND DO NOT SPREAD BEYOND THE LIMITS OF THE OWNERS LEASE PROPERTY UNLESS AUTHORIZED BY PROJECT MANAGER, IN WRITING.
B. THE FINISH GRADE, INCLUDING TOP SURFACE COURSE, SHALL EXTEND TO LEASE LINE.

3.4 FIELD QUALITY CONTROL

A. COMPACTION SHALL BE 90% MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D-1557 FOR SITE WORK AND 95% UNDER PLATFORM AREA. SETTLEMENT WILL BE EXCAVATED AND REFILLED AT CONTRACTOR'S EXPENSE.

3.5 QUALITY ASSURANCE

A. ALL STEEL MATERIALS UTILIZED IN CONJUNCTION WITH THIS SPECIFICATION WILL BE GALVANIZED OR STAINLESS STEEL. WEIGHT OF ZINC COATING ON THE FABRIC SHALL NOT BE LESS THAN 12 OUNCES PER SQUARE FOOT OF MATERIAL COVERED. POSTS SHALL BE HOT-DIPPED IN GRADE E ZINC, 1.8 OUNCES PER SQUARE FOOT.

3.6 APPLICABLE STANDARDS

A. ASTM-A120 SPECIFICATION FOR PIPE, STEEL BLACK AND HOT-DIPPED ZINC COATED (GALVANIZED) WELDED AND SEAMLESS FOR ORDINARY USES.
B. ASTM-123 ZINC (HOT-DIP GALVANIZED) COATING ON IRON AND STEEL PRODUCTS.
C. ASTM-A153 STANDARD SPECIFICATION FOR ZINC COATING (HOT-DIP) ON IRON AND STEEL HARDWARE.
D. ASTM-A392 SPECIFICATION FOR ZINK-COATED STEEL CHAIN LINK FENCE FABRIC.
E. ASTM-A491 SPECIFICATION FOR ALUMINUM-COATED CHAIN LINK FENCE FABRIC.
F. ASTM-A525 STANDARD SPECIFICATION FOR STEEL SHEET ZINC COATED (GALVANIZED) BY THE HOT-DIPPED PROCESS.
G. ASTM0A570 SPECIFICATION FOR HOT-ROLLED CARBON STEEL SHEET AND STRIP STRUCTURAL QUALITY.
H. ASTM-A585 SPECIFICATION FOR ALUMINUM COATED STEEL BARBED WIRE.

EXCAVATE POST HOLES WITH MECHANICAL AUGER EQUIPMENT. EXCAVATE POST HOLES PER CONSTRUCTION DOCUMENTS. CONFIRM PROPER DEPTH AND DIAMETER OF POST HOLE EXCAVATIONS.

SPECIAL CONSTRUCTION TOWER & ANTENNA INSTALLATION

1.1 WORK INCLUDED

A. IF REQUIRED, ERECT FURNISHED TOWER.
B. GROUND TOWER TEMPORARILY DURING ERECTION. GROUNDING SHOULD INCLUDE BASE(S) AND ANCHORS
C. IF REQUIRED, INSTALL THREE (3) SIDE ARMS, CONSISTING OF OWNER REPRESENTATIONS.
D. INSTALL ANTENNAS AS INDICATED ON DRAWINGS AND OWNER SPECIFICATION.
E. INSTALL GALVANIZED STEEL ANTENNA MOUNTS AS INDICATED ON DRAWINGS.
F. INSTALL FURNISHED GALVANIZED STEEL WAVE GUIDE LADDER.
G. INSTALL WAVE GUIDE BRIDGE AS INDICATED ON DRAWING.
H. SUPPLY AND INSTALL ONE INSULATED GROUND BAR AT EQUIPMENT CABINET.
I. SUPPLY AND INSTALL GROUNDING KITS WITH LONG BARREL DOUBLE CRIMPED COMPRESSION LUGS. (SIM. TO ANDREW-223700TBD OF APPROVED EQUAL) ATOP TOWER BASE BEFORE ENTERING THE EQUIPMENT. GROUNDING LEADS TO BE CONNECTED TO INSULATED GROUND BAR.
A. ASSIST OWNER TECHNICIANS IN PERFORMING SWEEP TEST OF INSTALLED COAX.
B. CONCRETE PIERS FOR FOUNDATIONS SHALL BE DRILLED AND POURED ON THE SAME DAY.

2.2 RELATED WORK

2.3 REQUIREMENTS OF REGULATOR AGENCIES

A. FURNISH U.L. LISTED EQUIPMENT WHERE SUCH LABEL IS AVAILABLE, INSTALL IN CONFORMANCE WITH U.L. STANDARDS WHERE APPLICABLE.
B. INSTALL ANTENNA, ANTENNA CABLES AND GROUNDING SYSTEM IN ACCORDANCE WITH DRAWINGS AND SPECIFICATION IN EFFECT AT PROJECT LOCATION AND RECOMMENDATIONS OF STATE AND LOCAL BUILDING CODES, SPECIAL CODES HAVING JURISDICTION OVER SPECIFIC PORTIONS OF WORK. THIS INCLUDES BUT IS NOT LIMITED TO THE FOLLOWING:

1. EIA - ELECTRONIC INDUSTRIES ASSOCIATION TIA-EIA-222-G. STRUCTURAL STANDARDS FOR STEEL ANTENNA TOWERS AND ANTENNA SUPPORTING STRUCTURES.

2. FAA - FEDERAL AVIATION ADMINISTRATION ADVISORY CIRCULAR AC 70/7460-IH, OBSTRUCTION MARKING AND LIGHTING.

3. FCC - FEDERAL COMMUNICATIONS COMMISSION RULES AND REGULATIONS FORM 715, OBSTRUCTION MARKING NAD LIGHTING SPECIFICATIONS FOR ANTENNA STRUCTURES.

4. AISC - AMERICAN INSTITUTE OF STEEL CONSTRUCTION SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS.

5. NEC - NATIONAL ELECTRICAL CODE - ON TOWER LIGHTING KITS.

6. UL - UNDERWRITER'S LABORATORIES APPROVED ELECTRICAL PRODUCTS.

7. IN ALL CASES, PART 77 OR THE FAA RULES AND PARTS 17 AND 22 OF THE FCC RULES ARE APPLICABLE AND IN THE EVENT OF CONFLICT, SUPERSEDE ANY OTHER STANDARDS OD SPECIFICATIONS.

8. IBC 2015, IFC 2015, NFOA 101

3.3 INSTALLATION

A. THE ACCESS ROAD SHALL BE BROUGHT TO BASE COURSE ELEVATION PRIOR TO FOUNDATION CONSTRUCTION.
B. AVOID CREATING DEPRESSIONS WHERE WATER MAY POND.
C. THE CONTRACT INCLUDES ALL NECESSARY GRADING, BANKING, DITCHING AND UNLESS OTHERWISE INDICATED, COVERING TWO INCHES OF SURFACE COURSE. ALL ROADS OR ROUTES UTILIZED FOR ACCESS TO THE SITE, COMMENCING AT THE POINT OF INTERSECTION WITH THE NEAREST PUBLIC THOROUGHFARE, ARE INCLUDED IN SCOPE UNLESS OTHERWISE NOTED.
D. WHEN APPROVING A EXISTING ACCESS ROAD, GRADE THE EXISTING ROAD TO REMOVE ANY ORGANIC MATTER AND SMOOTH THE SURFACE BEFORE PLACING FILL OR STONE.
E. PLACE FILL OR STONE IN 6 INCH MAXIMUM LIFTS AND COMPACT BEFORE PLACING NEXT LIFT.
F. THE FINISH GRADE, INCLUDING TOP SURFACE COURSE, SHALL EXTEND A MINIMUM OF ONE FOOT BEYOND THE SITE FENCE AND SHALL COVER THE AREA AS INDICATED.
G. RIP RAP SHALL BE APPLIED TO THE SIDES SLOPES OF ALL FENCED SITE AREAS, PARKING ARES AND TO ALL OTHER SLOPES GREATER THAN 2 : 1.
H. RIP RAP SHALL BE APPLIED TO THE SIDES OF SIDES OF DITCHES 05 DRAINAGE SWALES AS INDICATED ON PLANS.
I. RIP RAP ENTIRE DITCH FOR SIX FEET IN ALL DIRECTIONS AT CULVERT OPENINGS.
J. SEED, FERTILIZER AND STRAW COVER SHALL BE APPLIED TO ALL OTHER DISTURBED AREAS AND DITCHES, DRAINAGE, SWALES, NOT OTHERWISE RIP-RAPPED.
K. UNDER NO CIRCUMSTANCES WILL DITCHES, SWALES OR CULVERTS BE PLACED SO THEY DIRECT WATER TOWARDS, OR PERMIT STANDING WATER IMMEDIATELY ADJACENT TO SITE. IF OWNER DESIGNS OR ELEVATIONS CONFLICT WITH THIS GUIDANCE ADVISE THE OWNER IMMEDIATELY, IN WRITING.
L. IF DITCH LIES WITH SLOPES GREATER THAN TEN PERCENT, MOUND DIVERSIONARY HEADWALLS IN THE DITCH AND RIP RAP THE UPSTREAM SIDE OF THE HEADWALL AS WELL AS THE DITCH FOR SIX FEET ABOVE THE CULVERT ENTRANCE.
M. SEED AND FERTILIZER SHALL BE APPLIED TO SURFACE CONDITIONS WHICH WILL ENCOURAGE ROOTING. RAKE AREAS TO BE SEEDED TO EVEN THE SURFACE AND LOOSEN THE SOIL.
N. SOW SEED IN TWO DIRECTIONS IN TWICE THE QUANTITY RECOMMENDED BY THE SEED PRODUCER.
O. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE GROWTH OF SEEDED AND LANDSCAPED AREAS BY WATERING UP TO THE POINT OF RELEASE FROM THE CONTRACT. CONTINUE TO REWORK BARE AREAS UNTIL COMPLETE COVERAGE IS OBTAINED.

3.5 PROTECTION

A. PROTECT SEEDED AREAS FROM EROSION BY SPREADING STRAW TO A UNIFORM LOOSE DEPTH OF 1-2 INCHES, STAKE AND TIE DOWN AS REQUIRED. USE OF EROSION CONTROL MESH OR MULCH NET WILL BE AN ACCEPTABLE ALTERNATE.
B. ALL TREES PLACED IN CONJUNCTION WITH A LANDSCAPE CONTRACT WILL BE WRAPPED, TIED WITH HOSE PROTECTION WIRE AND SECURED TO 2 1 INCH x 2 INCH x 4 FOOT STEEL ANGLE EXTENDING TWO FEET INTO THE GROUND ON FOUR SIDES OF THE TREE.
C. ALL EXPOSED AREAS SHALL BE PROTECTED AGAINST WASHOUTS AND SOIL EROSION.

FENCE (IF REQUIRED)

1.1 WORK INCLUDED

REFER TO SITE PLANS FOR SIZE AND LOCATION OF FENCE AND GATES TO BE INSTALLED.

1.2 RELATED WORK

A. COORDINATE FENCE GROUNDING WITH ELECTRICAL SUBCONTRACTOR.
B. REFER TO DIVISION 2 - CONCRETE FOR SPECIFICATION OF CONCRETE AND GROUT.

1.4 SEQUENCING

A. IF THE SITE AREA HAS BEEN BROUGHT ON TO SURFACE COURSE ELEVATION PRIOR TO FENCE CONSTRUCTION, FENCE POST EXCAVATION SPOILS MUST BE CONTROLLED TO PRECLUDE CONTAMINATION OF SIDE SURFACE COURSE.

1.5 SUBMITTALS

A. MANUFACTURER'S DESCRIPTIVE LITERATURE.
B. CERTIFICATE OF COMPLIANCE THAT SPECIFICATIONS HAVE BEEN MET.

2.1 FENCE MATERIAL

A. ALL FABRIC WIRE, RAILS, POLES, HARDWARE AND OTHER STEEL MATERIALS SHALL BE HOT-DIPPED GALVANIZED.
B. FABRIC SHALL BE SIX FOOT HIGH (VERIFY W/PROJECT MANAGER) TWO-INCH CHAIN LINK MESH OF NO. 9 GAUGE (0.148') WIRE. THE FABRIC SHALL HAVE A KNUCKLED FOR THE TOP AND BOTTOM EDGES, FABRIC SHALL CONFORM TO SPECIFICATIONS OF ASTM A-392 CLASS 1.
C. ALL POSTS SHALL BE SCHEDULE 40 GALVANIZED STEEL PIPE AND SHALL BE TYPE 1 ASTM A-128 AND OF THE FOLLOWING DIAMETER (OD PER FENCE INDUSTRY STANDARD).

LINE	**2 5/8 INCHES**
CORNER	**4 INCHES**
GATE	**4 INCHES**

D. ALL TOP AND BRACE RAILS SHALL BE 1 1/4" DIAMETER SCHEDULE - 40 MECHANICAL SERVICE PIPE. FRAMES SHALL HAVE WELDED CORNERS.
E. GATE FRAMES SHALL HAVE A FULL-HEIGHT VERTICAL BRACE AND A FULL-WIDTH HORIZONTAL BRACE, SECURED IN PLACE BY USE OF GATE BRACE CLAMPS.
F. GATE HINGES SHALL BE MERCHANTS METAL MODEL 64386 HINGE ADAPTER WITH MODEL 6409, 188 DEGREE ATTACHMENT, OR EQUAL.
G. THE GUIDE (LATCH ASSEMBLY) SHALL BE MERCHANTS METAL MODEL 2083, OR EQUAL.
H. LATCHES, STOPS AND KEEPERS SHALL BE PROVIDED FOR ALL GATES.
I. ALL STOPS SHALL HAVE KEEPERS CAPABLE OF HOLDING THE GATE LEAF IN THE OPEN POSITION.
J. DOUBLE GATE SHALL HAVE A HEIGHT PLUNGER BAR WITH DOME CAP.
K. A NO. 9 GAUGE ZINC COATED TENSION WIRE SHALL BE USED AT THE BOTTOM OF THE FABRIC, TERMINATED WITH BAND CLIPS AT CORNER AND GATE POSTS.
L. PLACE A SIX INCH BY 1/2 INCH DIAMETER EYE-BOLT TO HOLD TENSION WIRE AT LINE POSTS.
M. STRETCHER BARS SHALL BE 3/16 BY 3/4 INCH OR HAVE EQUIVALENT CROSS SECTION AREA.
N. ALL CORNER GATE AND END PANELS SHALL HAVE A 3/8 INCH TRUSS ROD WITH TURNBUCKLES.
O. ALL POST EXCEPT GATE POST SHALL HAVE A COMBINATION CAP AND BARBED WIRE SUPPORTING ARM. GATE POSTS SHALL HAVE A DOME CAP.
P. OTHER HARDWARE INCLUDES BUT MAY NOT BE LIMITED TO TIE CLIPS, BAND CLIPS AND TENSION BAND CLIPS.
Q. BARBED WIRE GATE GUARDS SHALL BE FITTED WITH DOME CAPS.
R. BARBED WIRE SUPPORT AND SHALL BE CAST IRON WITH SET BOLT AND LOCK WIRE IN THE ARM.
S. ALL CAPS SHALL BE CAST IRON.
T. CONCRETE WILL BE MIXED PRIOR TO INSERTION INTO FENCE POST HOLE.

EXECUTION

3.1 EQUIPMENT

EXCAVATE POST HOLES WITH MECHANICAL AUGER EQUIPMENT.

3.2 INSPECTION

EXCAVATE POST HOLES PER CONSTRUCTION DOCUMENTS. CONFIRM PROPER DEPTH AND DIAMETER OF POST HOLE EXCAVATIONS.

3.3 INSTALLATION

A. POST FOUNDATIONS SHALL HAVE A MINIMUM SIX-INCH CONCRETE COVER UNDER POST.
B. ALL FENCE POSTS SHALL BE VERTICALLY PLUMB WITHIN ONE INCH IN EIGHT FEET.
C. AT CORNER POSTS, GATE POSTS AND SIDES OF GATE FRAME, FABRIC SHALL BE ATTACHED STRETCHER AND TENSION BAND-CLIPS AT 15 INCH INTERVALS.
D. AT LINE POSTS, FABRIC SHALL BE ATTACHED WITH BANDS-CLIPS AT 15 INCH INTERVALS.
E. ATTACH FABRIC TO BRACE RAILS, TENSION WIRE TRUSS RODS WITH TIE CLIPS AT FOOT INTERVALS.
F. A MAXIMUM GAP OF TWO INCHES WILL BE PERMITTED BETWEEN THE CHAIN LINK FABRIC AND THE FINAL GRADE.
G. GATE SHALL BE INSTALLED SO LOCKS ARE ACCESSIBLE FROM BOTH SIDES.
H. CONCRETE FOR FENCE POST SHALL HAVE A MINIMUM OF 2,500 PSI BREAKING STRENGTH AT 28 DAYS.

3.4 PROTECTION

UPON COMPLETION OF ERECTION, INSPECT FENCE MATERIAL AND PAINT FIELD CUTS OR GALVANIZING BREAKS WITH ZINC-BASED PAINT COLOR TO MATCH THE GALVANIZED PROCESS.

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COA. 3804 EXP. 12/31/2024

SITE NAME:
MOORES LANE

SITE NUMBER:
ARL01846

SITE ADDRESS:
PRELIM: NEAR 3612 MOORES LANE
TEXARKANA TX 75503

ENGINEER:
"I HEREBY CERTIFY THAT THESE PLANS AN SPECIFICATIONS HAVE BEEN PREPARED B ME, OR UNDER MY SUPERVISION, IF FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THESE PLANS AND SPECIFICATIONS ARE AS REQUIRED BY LA AND IN COMPLIANCE WITH THE ARKANSA FIRE PREVENTION CODE FOR THE STATE O ARKANSAS."

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 20444
JEROD DOTSON
2/1/
PE # 20444 EXP. 12/31/24

NO	DATE	DESCRIPTION	B
A	3/9/22	PRELIMINARY ISSUE	JV
0	6/8/22	CONST ISSUE	JV
1	2/1/23	CONST ISSUE	JV

SHEET TITLE:
GENERAL NOTES

SHEET NUMBER:	PROJECT #:	REVISIO
GN2	ARL01846	1
	BY: JWM	CKD BY: JWM

7.10.k

Attachment: 2023-061 ATTH 09 (Monopole Construction drawings) (3996 : 2023-061 ORD SUP Cell Tower at 2718 Moores Lane)

14615717.AE205.230131.3103AOHJGO.ARL01846.NSB.Rev 1 Construction Drawings.dwg - Sheet:GN2 - User: james.mccoy - Feb 01, 2023 - 9:40am

ELECTRICAL NOTES

SCOPE

1. SHALL INCLUDE ALL LABOR, MATERIALS AND APPLIANCES REQUIRED FOR THE FURNISHING, INSTALLING AND TESTING, COMPLETE AND READY FOR OPERATION OF ALL WORK SHOWN ON THE DRAWING AS SPECIFIED HEREIN:

    1. ELECTRIC SERVICE
    2. CONDUIT AND RACEWAY
    3. CONDUCTORS
    4. MISCELLANEOUS MATERIALS
    5. TELEPHONE CONDUITS
    6. LIGHTNING ARRESTING SYSTEM

CODES

1. THE INSTALLATION SHALL COMPLY WITH ALL APPLICABLE LAWS AND CODES. THESE INCLUDE BUT ARE NOT LIMITED TO THE LATEST EDITIONS OF:

    A. THE NATIONAL ELECTRICAL SAFETY CODE
    B. THE NATIONAL ELECTRIC CODE – NFPA–70
    C. LOCAL AND STATE AMENDMENTS
    D. REGULATIONS OF THE SERVING UTILITY COMPANY

2. ALL PERMITS REQUIRED SHALL BE OBTAINED BY THE CONTRACTOR.

3. AFTER COMPLETION AND FINAL INSPECTION OF THE WORK, THE OWNER SHALL BE FURNISHED A CERTIFICATE OF COMPLETION AND APPROVAL.

TESTING

1. UPON COMPLETION OF THE INSTALLATION, OPERATE AND ADJUST ALL EQUIPMENT AND SYSTEMS TO MEET SPECIFIED PERFORMANCE REQUIREMENTS. ALL TESTING SHALL BE DONE BY QUALIFIED PERSONNEL.

GUARANTEE

1. IN ADDITION TO THE GUARANTEE OF THE EQUIPMENT BY THE MANUFACTURER, EACH PIECE OF EQUIPMENT SPECIFIED HEREIN SHALL ALSO BE GUARANTEED FOR DEFECTS OF MATERIAL OR WORKMANSHIP OCCURRING DURING A PERIOD OF ONE (1) YEAR FROM FINAL ACCEPTANCE OF THE WORK BY THE OWNER. WITHOUT EXPENSE TO THE OWNER ALL WARRANTEE CERTIFICATES & GUARANTEES FURNISHED BY THE MANUFACTURERS SHALL BE TURNED OVER TO THE OWNER.

CO–ORDINATION

1. CONTRACTOR SHALL COORDINATE ALL WORK WITH THE POWER AND TELEPHONE COMPANIES AND SHALL COMPLY WITH ALL SERVICE REQUIREMENTS OF EACH UTILITY COMPANY.

EXAMINATION OF SITE

1. PRIOR TO BEGINNING WORK, THE CONTRACTOR SHALL VISIT THE SITE OF THE JOB AND SHALL FAMILIARIZE HIMSELF WITH ALL CONDITIONS AFFECTING THE PROPOSED ELECTRICAL INSTALLATION AND SHALL MAKE PROVISIONS AS TO THE COST THEREOF. FAILURE TO COMPLY WITH THE INTENT OF THIS PARAGRAPH WILL IN NO WAY RELIEVE THE CONTRACTOR OF PERFORMING ALL WORK NECESSARY FOR A COMPLETE AND WORKING SYSTEM OR SYSTEMS.

CUTTING, PATCHING AND EXCAVATION

1. COORDINATION OF ALL SLEEVES, CHASES, ETC., WILL BE REQUIRED PRIOR TO THE CONSTRUCTION OF ANY PORTION OF THE WORK. ALL CUTTING AND PATCHING OF WALLS, PARTITIONS, FLOORS, AND CHASES IN CONCRETE, WOOD, STEEL OR MASONRY SHALL BE DONE AS PROVIDED ON THE DRAWINGS.

2. ALL NECESSARY EXCAVATIONS AND BACKFILLING INCIDENTAL TO THE WORK UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWING SHALL BE PROVIDED BY THIS CONTRACTOR.

3. SEAL ALL PENETRATION THROUGH WALL AND FLOORS WITH APPROVED GROUT.

EXTERIOR CONDUIT

1. ALL EXPOSED CONDUIT SHALL BE NEATLY INSTALLED AND RUN PARALLEL OR PERPENDICULAR TO STRUCTURAL ELEMENTS. SUPPORTS AND MOUNTING HARDWARE SHALL BE HOT DIPPED GALVANIZED STEEL.

RACEWAYS

1. ALL CONDUCTORS SHALL BE INSTALLED IN CONDUIT. ALL CONDUIT SHALL BE RIGID STEEL, EMT OR SCH 40 PVC AS INDICATED ON THE DRAWINGS.

2. WHERE INSTALLED ON EXTERIORS AND EXPOSED TO DAMAGE, ALL CONDUIT SHALL BE RIGID STEEL. ALUMINUM CONDUIT SHALL NOT BE ALLOWED.

3. CONCEALED CONDUIT IN WALLS OR INTERIOR SPACES ABOVE GRADE MAY BE EMT.

4. UNDERGROUND CONDUITS SHALL BE RIGID STEEL OR SCHEDULE 40 PVC AS INDICATED ON THE DRAWINGS.

5. ALL CONDUIT RUNS SHALL USE APPROVED COUPLINGS AND CONNECTORS. PROVIDE INSULATED BUSHING FOR ALL CONDUIT TERMINATIONS. ALL CONDUIT RUNS IN A WET LOCATION SHALL HAVE WATERPROOF FITTINGS.

6. PROVIDE SUPPORTS FOR ALL CONDUITS IN ACCORDANCE WITH NEC REQUIREMENTS. ALL CONDUITS SHALL BE SIZED AS REQUIRED BY NEC.

7. BURIAL DEPTH OF ALL CONDUITS SHALL BE AS REQUIRED BY CODE FOR EACH SPECIFIC CONDUIT TYPE AND APPLICATION.

8. CONDUIT ROUTES ARE SCHEMATIC. CONTRACTOR SHALL FIELD VERIFY BEFORE BID. COORDINATE ROUTE WITH WIRELESS CARRIER AND BUILDING OWNER.

EQUIPMENT

1. ALL DISCONNECT SWITCHES SHALL BE SERVICE ENTRANCE RATED, HEAVY DUTY TAPE.

2. NEW CIRCUIT BREAKERS SHALL BE RATED TO WITHSTAND THE MAXIMUM AVAILABLE FAULT CURRENT AS DETERMINED BY THE LOCAL UTILITY. CONTRACTOR SHALL VERIFY MAXIMUM AVAILABLE FAULT CURRENT, AND COORDINATE INSTALLATION WITH THE LOCAL UTILITY BEFORE STARTING WORK.

CONDUCTORS

1. FURNISH AND INSTALL CONDUCTORS CALLED FOR IN THE DRAWINGS. ALL CONDUCTORS SHALL HAVE TYPE THWN (MIN) (75° C) INSULATION, RATED FOR 600 VOLTS.

2. ALL CONDUCTORS SHALL BE COPPER, THE USE OF ALUMINUM CONDUCTORS SHALL NOT BE ALLOWED. ALL CONDUCTORS SHALL BE UL LISTED AND SHALL BE PROVIDED AND INSTALLED AS FOLLOWS:

    A. MINIMUM WIRE SIZE SHALL BE #12 AWG.
    B. ALL CONDUCTORS SIZE #8 AND LARGER SHALL BE STRANDED. CONDUCTORS SIZED #10 AND SMALLER MAY BE SOLID OR STRANDED.
    C. CONNECTION FOR #10 AWG AND SMALLER SHALL BE BY TWISTING TIGHT AND INSTALLING INSULATED PRESSURE OR WIRE NUT CONNECTIONS.
    D. CONNECTION FOR #8 AWG AND LARGER SHALL BE BY USE OF STEEL CRIMP–ON SLEEVES WITH NYLON INSULATOR.

3. ALL CONDUCTORS SHALL BE COLOR CODED IN ACCORDANCE WITH NEC STANDARDS.

4. THE RACEWAY SYSTEM SHALL BE COMPLETE BEFORE INSTALLING CONDUCTORS.

PENETRATIONS

1. CONTRACTOR SHALL COMPLY WITH UL PENETRATIONS DETAILS FOR PENETRATIONS OF ALL RATED WALLS, ROOF, ETC.

GROUNDING

1. ALL ELECTRICAL NEUTRALS, RACEWAYS AND NON–CURRENT CARRYING PARTS OF ELECTRICAL EQUIPMENT & ASSOCIATED ENCLOSURES SHALL BE GROUNDED IN ACCORDANCE WITH NEC ARTICLE 250. THIS SHALL INCLUDE NEUTRAL CONDUCTORS, CONDUITS, SUPPORTS, CABINETS, BOXES, GROUND BUSSES, ETC. THE NEUTRAL CONDUCTOR FOR EACH SYSTEM SHALL BE GROUNDED BY ONE POINT ONLY.

2. PROVIDE GROUND CONDUCTOR IN ALL RACEWAYS.

3. PROVIDE BONDING AND GROUND TO MEET NFPA 780 – LIGHTNING PROTECTION AS A MINIMUM.

4. PROVIDE GROUNDING SYSTEM AS INDICATED ON THE DRAWINGS, AS REQUIRED BY THE NATIONAL ELECTRIC CODE AND RADIO EQUIPMENT MANUFACTURER.

5. ALL GROUNDING SYSTEM CONDUCTORS AND CONNECTIONS BELOW GRADE SHALL BE THERMAL WELDS AT GROUND RODS AND AT A MIN. OF 30" BLOW GRADE.

6. ALL INSTALLATIONS SHALL BE VERIFIED.

7. ALL GROUND WIRE SHALL BE #2 AWG BARE SOLID TINNED COPPER UNLESS NOTED OTHERWISE.

8. ALL GROUND WIRES SHALL PROVIDE A STRAIGHT DOWNWARD PATH TO GROUND RING WITH GRADUAL BEND AS REQUIRED. GROUND WIRES SHALL NOT BE LOOPED OR SHARPLY BENT.

9. THE CONTRACTOR SHALL COORDINATE INSTALLATION OF GROUND RODS AND GROUND RING WITH FOUNDATION AND UNDER GROUND CONDUIT.

10. EACH EQUIPMENT CABINET SHALL BE CONNECTED WITH (2) #2 AWG INSULATED SOLID TINNED COPPER WIRE TO GROUND BAR. EQUIPMENT CABINETS SHALL EACH HAVE (2) CONNECTIONS.

11. ANTENNA GROUND KITS SHALL BE FURNISHED BY TBD AND INSTALLED BY ELECTRICAL CONTRACTOR.

12. KOPR–SHIELD ANTI–OXIDATION COMPOUND SHALL BE USED ON ALL GROUNDING CONNECTIONS.

13. ALL EXOTHERMIC CONNECTIONS SHALL BE INSTALLED UTILIZING THE PROPER CONNECTION/MOLD AND MATERIAL FOR THE PARTICULAR APPLICATION.

14. ALL BOLTED GROUNDING CONNECTIONS SHALL BE INSTALLED WITH A LOCK WASHER UNDER THE NUT. HARDWARE FOR BOLTED CONNECTIONS SHALL BE A MINIMUM OF 3/8" AND SHALL BE STAINLESS STEEL

15. GROUNDING WIRE SHALL NOT BE INSTALLED OR ROUTED THROUGH HOLES IN ANY METAL OBJECTS OR SUPPORTS TO PRECLUDE ESTABLISHING A "CHOKE" POINT.

16. PLASTIC CLIPS OR METAL CLIPS WHICH DO NOT COMPLETELY SURROUND THE GROUNDING CONDUCTORS SHALL BE USED TO FASTEN AND SUPPORT GROUNDING CONDUCTORS. FERROUS METAL CLIPS WHICH COMPLETELY SURROUND THE GROUNDING CONDUCTOR SHALL NOT BE USED.

17. STANDARD BUSS BARS (CIGBE AND MIGB) SHALL BE FURNISHED AND INSTALLED. THEY SHALL NOT BE FABRICATED OR MODIFIED IN THE FIELD.

18. THE GROUNDING CONNECTION TO THE POWER AND TELCO SECTIONS OF THE PPC CABINET SHALL BE MADE BY CONNECTION A CONDUCTOR FROM THE GROUND RING TO THE FACTORY FURNISHED BUSS BAR IN EACH COMPARTMENT.

19. THE CONTRACTOR SHALL SUPPLY TBD WITH RESULTS FROM PRE–CONSTRUCTION (CO–LOCATION ONLY) AND POST–CONSTRUCTION OHM TESTING (GROUND) RESULTS.

20. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE A "FALL OF POTENTIAL" TEST ON THE NEW SUPPLEMENTAL GROUND FIELD PRIOR TO FINAL CONNECTION OF THE GROUNDING SYSTEM TO EQUIPMENT. THE TEST SHALL BE PERFORMED BY A QUALIFIED AND CERTIFIED TESTING AGENT, PROVIDE INDEPENDENT TEST RESULTS TO THE PROJECT MANAGER FOR REVIEW, THE GROUND SYSTEM RESISTANCE TO EARTH SHALL NOT EXCEED 5 OHMS. IF THE GROUND TEST EXCEEDS THE MAX. OF 5 OHMS, THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ADDITIONAL GROUND CONNECTIONS AS REQUIRED TO MEET THE 5 OHMS MAX.

21. IF COAX ON ICE BRIDGE IS MORE THAN 6'–0" FROM A GROUND AB AT THE BASE OF THE TOWER, A SECOND GROUND BAR WILL BE NEEDED AT THE END OF THE ICE BRIDGE RUN TO GROUND THE COAX GROUND KIT AND THE IN–LINE SURGE ARRESTOR (SURGE ARRESTORS INSTALLED BY LUCENT ONLY HAVE A 6'–0" LEAD)

22. CONTRACTOR SHALL REPAIR/REPLACE EXISTING GROUNDING SYSTEM COMPONENTS DAMAGED DURING CONSTRUCTION AT THE CONTRACTORS EXPENSE.

14615717.AE205.230131.3103AOH.G0.ARL01846.NSB.Rev 1 Construction Drawings.dwg — Sheet:GN3 — User: james.mccoy — Feb 01, 2023 — 9:40am

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11520 FINANCIAL CENTRE PARKWAY
LITTLE ROCK, AR 72211
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CRB COMPANIES LLC
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7335 SOUTH LEWIS AVE STE 300
TULSA, OKLAHOMA 74136
(918) 949-4551

PRODUCED BY:
Branch COMMUNICATIONS
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STATE OF ARKANSAS
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No. 20444
JEROD DOTSON
2/1/2

PE # 20444 EXP. 12/31/24

NO	DATE	DESCRIPTION	B
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1	2/1/23	CONST ISSUE	JV

SHEET TITLE:
GENERAL NOTES

SHEET NUMBER: GN3
PROJECT #: ARL01846
BY: JWM
CKD BY: JWM
REVISION: 1

Attachment: 2023-061 ATTH 09 (Monopole Construction drawings) (3996 : 2023-061 ORD SUP Cell Tower at 2718 Moores Lane)

PROJECT NOTES

1. ALL REFERENCES TO THE OWNER IN THESE DOCUMENTS SHALL BE CONSIDERED TBD OR ITS DESIGNATED REPRESENTATIVE.
2. ALL WORK PRESENTED ON THESE DRAWINGS MUST BE COMPLETED BY THE CONTRACTOR UNLESS NOTED OTHERWISE. THE CONTRACTOR MUST HAVE CONSIDERABLE EXPERIENCE IN PERFORMANCE OF WORK SIMILAR TO THAT DESCRIBED HEREIN. BY ACCEPTANCE OF THIS ASSIGNMENT, THE CONTRACTOR IS ATTESTING THAT HE DOES HAVE SUFFICIENT EXPERIENCE AND ABILITY. THAT HE IS KNOWLEDGEABLE OF THE WORK TO BE PERFORMED AND THAT HE IS PROPERLY LICENSED AND PROPERLY REGISTERED TO DO THIS WORK IN THE STATE OF TX.
3. WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE IBC 2015.
4. UNLESS SHOWN OR NOTED OTHERWISE ON THE CONTRACT DRAWINGS, OR IN THE SPECIFICATIONS, THE FOLLOWING NOTES SHALL APPLY TO THE MATERIALS LISTED HEREIN, AND THE THE PROCEDURES TO BE USED ON THIS PROJECT.
5. ALL HARDWARE ASSEMBLY MANUFACTURER'S INSTRUCTIONS SHALL BE FOLLOWED EXACTLY AND SHALL SUPERSEDE ANY CONFLICTING NOTES ENCLOSED HEREIN.
6. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE TO INSURE THE SAFETY OF THE STRUCTURE AND IT'S COMPONENT PARTS DURING ERECTION AND/OR FIELD MODIFICATIONS. THIS INCLUDES BUT IS NOT LIMITED TO, THE ADDITION OF TEMPORARY BRACING, GUYS OR TIE DOWNS THAT MAY BE NECESSARY. SUCH MATERIAL SHALL BE REMOVED AND SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AFTER THE COMPLETION OF THE PROJECT.
7. ALL DIMENSIONS, ELEVATIONS, AND EXISTING CONDITIONS SHOWN ON THE DRAWINGS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO BEGINNING ANY MATERIALS ORDERING, FABRICATION OR CONSTRUCTION WORK ON THIS PROJECT. CONTRACTOR SHALL NOT SCALE CONTRACT DRAWINGS IN LIEU OF FIELD VERIFICATIONS. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND THE OWNER'S ENGINEER. THE DISCREPANCIES MUST BE RESOLVED BEFORE THE CONTRACTOR IS TO PROCEED WITH THE WORK. THE CONTRACT DOCUMENTS DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES. OBSERVATION VISITS TO THE SITE BY THE OWNER AND/OR THE ENGINEER SHALL NOT INCLUDE INSPECTION OF THE PROTECTIVE MEASURES OR THE PROCEDURES.
8. ALL MATERIALS AND EQUIPMENT FURNISHED SHALL BE NEW AND OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS AND IN CONFORMANCE WITH THE CONTRACT DOCUMENTS. ANY AND ALL SUBSTITUTIONS MUST BE PROPERLY APPROVED AND AUTHORIZED IN WRITING BY THE OWNER AND ENGINEER PRIOR TO INSTALLATION. THE CONTRACTOR SHALL FURNISH SATISFACTORY EVIDENCE AS TO THE KIND AND QUALITY OF THE MATERIALS AND EQUIPMENT BEING SUBSTITUTED.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THIS PROJECT AND RELATED WORK COMPLIES WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL SAFETY CODES AND REGULATIONS GOVERNING THIS WORK.
10. ACCESS TO THE PROPOSED WORK SITE MAY BE RESTRICTED. THE CONTRACTOR SHALL COORDINATE INTENDED CONSTRUCTION ACTIVITY, INCLUDING WORK SCHEDULE AND MATERIALS ACCESS, WITH THE RESIDENT LEASING AGENT FOR APPROVAL.
11. ALL PERMITS THAT MUST BE OBTAINED ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR WILL BE RESPONSIBLE FOR ABIDING BY ALL CONDITIONS AND REQUIREMENTS OF THE PERMITS.
12. IN APPLICABLE, ALL CONCRETE WORK SHALL COMPLY TO LOCAL CODES AND THE ACI 318–08, "BUILDING REQUIREMENTS FOR STRUCTURAL CONCRETE"
13. 24 HOURS PRIOR TO THE BEGINNING OF ANY CONSTRUCTION, THE CONTRACTOR MUST NOTIFY THE APPLICABLE JURISDICTIONAL (STATE, COUNTY, OR CITY) ENGINEER.
14. ALL MATERIALS AND WORKMANSHIP SHALL BE WARRANTED FOR ONE YEAR FROM ACCEPTANCE DATE.
15. ALL TOWER DIMENSIONS SHALL BE VERIFIED WITH THE PLANS (LATEST REVISION) PRIOR TO COMMENCING CONSTRUCTION. NOTIFY THE ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARE DISCOVERED. THE OWNER SHALL HAVE A SET OF APPROVED PLANS AVAILABLE AT THE SITE AT ALL TIMES WHILE WORK IS BEING PERFORMED. A DESIGNATED RESPONSIBLE EMPLOYEE SHALL BE AVAILABLE FOR CONTACT BY GOVERNING AGENCY INSPECTORS.
16. ALL TOWER MODIFICATION WORK SHALL BE IN ACCORDANCE WITH TIA–1019–A STANDARD FOR INSTALLATION, ALTERATION AND MAINTENANCE OF ANTENNA SUPPORTING STRUCTURES AND ANTENNAS.

ABBREVIATIONS

A – AMPERE	PNL – PANEL
AFG – ABOVE FINISHED GRADE	PNLBD – PANEL BOARD
ATS – AUTOMATIC TRANSFER SWITCH	PVC – SCH 40 RIGID NON–METALLIC CONDUIT
AWG – AMERICAN WIRE GAUGE	RGS – RIGID GALVANIZED STEEL CONDUIT
BCW – BARE COPPER WIRE	SW – SWITCH
BFG – BELOW FINISHED GRADE	TGB – TOWER GROUND BAR
BKR – BREAKER	UL – UNDERWRITERS LABORATORIES
C – CONDUIT	V – VOLTAGE
CKT – CIRCUIT	W – WATTS
DISC – DISCONNECT	XFMR – TRANSFORMER
EGR – EXTERNAL GROUND RING	XMTR – TRANSMITTER
EMT – ELECTRIC METALLIC TUBING	
FSC – FLEXIBLE STEEL CONDUIT	
GEN – GENERATOR	
GPS – GLOBAL POSITIONING SYSTEM	
GRD – GROUND	
IGB – ISOLATED GROUND BAR	
IGR – INTERIOR GROUND RING (HALO)	
KW – KILOWATTS	
NEC – NATIONAL ELECTRIC CODE	
PCS – PERSONAL COMMUNICATION SYSTEM	
PH – PHASE	

LEGEND

----UGP----	UNDERGROUND ELECTRICAL CONDUIT
----UGT----	UNDERGROUND TELEPHONE CONDUIT
(M)	KILOWATT – HOUR METER
--------	UNDERGROUND BONDING AND GROUNDING CONDUCTOR
●	GROUND ROD
▲	CADWELD
⊗	GROUND ROD WITH INSPECTION WELL
■	MECHANICAL CONNECTION

VENDOR:

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SHEET TITLE:
GENERAL NOTES

SHEET NUMBER: GN4

PROJECT #: ARL01846

BY: JWM CKD BY: JWM

REVISIO 1

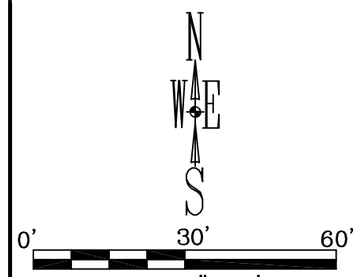
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Attachment: 2023-061 ATTH 09 (Monopole Construction drawings) (3996 : 2023-061 ORD SUP Cell Tower at 2718 Moores Lane)

Packet Pg. 176

14615717.AE205.230131.3103A0H.G0.ARL01846.NSB.Rev 1 Construction Drawings.dwg — Sheet:GN4 — User: james.mccoy — Feb 01, 2023 — 9:40am

SITE NAME: MOORES LANE
SITE ID NO. ARL01846



SCALE: 1"=30'

BASIS OF BEARINGS
ARDOT REAL TIME NETWORK
STATE PLANE COORDINATES
TEXAS NORTH CENTRAL
NAD 83 (2011)
LAT: N.33°28'31.867"
LON: 94°04'38.970"
CONVERGENCE ANGLE: 02°24'43"
COMBINED SCALE FACTOR:
0.9998875

BASIS OF ELEVATIONS
ARDOT REAL TIME NETWORK

SITE ADDRESS
2720 MOORES LANE
TEXARKANA, TX 75503

UTILITIES
SWEPCO
888-216-3523

ATMOS ENERGY
800-286-6700

FLOOD INFORMATION
THIS PROPERTY IS
LOCATED IN ZONE X AND
IS NOT
LOCATED IN THE 100 YEAR
FLOOD PLAIN. ACCORDING
TO FEMA FLOOD
INSURANCE RATE MAP
448037C0355E
DATED 12/21/2017

REFERENCE DEED
DEED VOLUME 3015 PAGE
13
D.R.B.C.T.

DROP INLET
MANHOLE ELEV = 351.22'
FLOWLINE 36' RCP TO THE
WEST ELEV. = 347.3'

LAMBERT-THOMAS
LOT 1, BLOCK 5
COLONY II REPLAT #3

BENCHMARK
CHISELED X
SW CORNER
CONC. PAD ELEV. = 351.16'

SANDLIN AVENUE
50' PUBLIC RIGHT OF WAY
CONCRETE

BOC

PROCTOR
LOT 8, BLOCK 5
COLONY II REPLAT #3

POINT OF COMMENCEMENT
FOUND 1/2" REBAR

S 87°33'14" W 154.85'

1/2" REBAR

N 87°33'14" E 113.56'

9.56'

30.89'

9.56'

78.09'

17.56'

9.19'

10' DRAINAGE EASEMENT
TITLE SEARCH
LEASE/EASEMENT ITEM #3
BOOK 3439 PAGE 56
P.R.B.C.T.

POINT OF BEGINNING PROPOSED
ACCESS AND UTILITY EASEMENT

N 16°11'54" W 100.21'

S 16°11'54" E 100.25'

N 26°53'57" E 114.03'

PROPOSED ACCESS AND UTILITY EASEMENT 0.121 OF AN ACRE

PROPOSED UTILITY EASEMENT 0.039 of an Acre

S 28°53'57" W 114.05'

POINT OF BEGINNING PROPOSED UTILITY EASEMENT

160' SET BACK FROM TOWER CENTERLINE

J.M GOFF HEADRIGHT SURVEY
ABSTRACT 244

N 87°37'53" E 22.05'

4.50'

17.55'

N 87°37'53" E 22.05'

N 02°22'07" W 30.00'

S 02°22'07" E 30.00'

N 87°37'53" E 75.00'

POINT OF BEGINNING
AT&T LEASE PARCEL

AT&T MOBILITY
LEASE PARCEL
0.129 OF AN ACRE

N 02°22'07" W 75.00'

S 02°22'07" E 75.00'

S 87°37'53" W 75.00'

PROPOSED TOWER CENTERLINE
LAT: N.33°28'31.867"
LONG: W. 94°04'38.970"
ELEV.: 348.80'

PATTERSON
LOT 6, BLOCK 2
NORTHVIEW ESTATES

N 01°29'48" W 132.39'

1/2" REBAR

S 88°42'57" W 110.10'

1/2" REBAR

50.00'

BOC

NORTHVIEW DRIVE
50' PUBLIC RIGHT OF WAY
CONCRETE

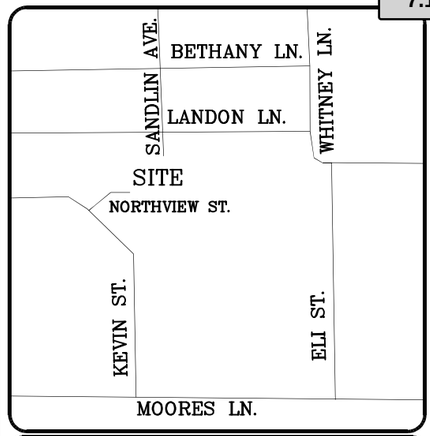
N 01°29'48" W

BOC

1" PIPE

BOUNDS
LOT 1, BLOCK 6
NORTHVIEW ESTATES

TRUSTEES OF WALNUT
STREET CHURCH OF CHRIST
DEED VOLUME 3015 PAGE 13
D.R.B.C.T.
TAX PARCEL ID 09040004601
ZONED RESIDENTIAL



RECORDING INFORMATION

STATE OF TEXAS
REGISTERED
BRIAN KEEN
6588
PROFESSIONAL
LAND SURVEYOR

REVISED 6/8/2022: FINAL ISSUE
REVISED 8/9/2021: ADDED TITLE SEARCH INFORMATION

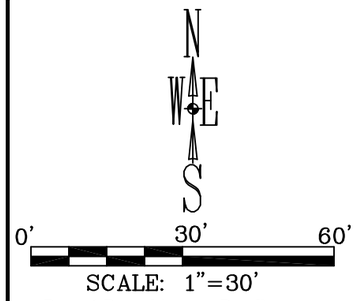
MAP PREPARED FOR:
AT&T MOBILITY
PAGE 1 OF 3
COA #10194183

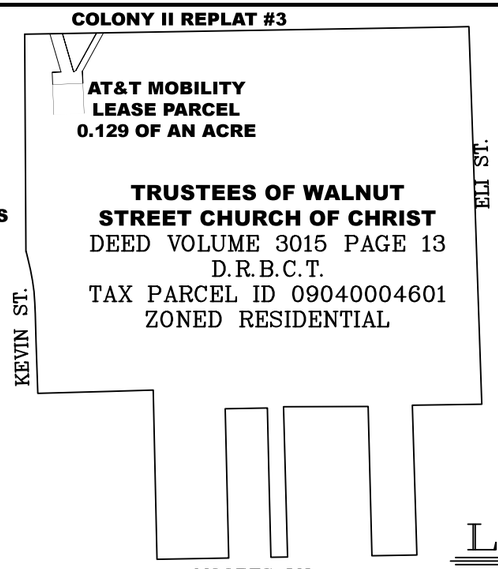
KEEN SURVEYING, LLC
203 SOUTH MAIN STREET P.O. BOX 243
SALEM, ARKANSAS 72576
TEL (870) 895-3600 FAX (870) 895-3814
EMAIL: BRIAN@KEENSURVEYING.COM
WWW.KEENSURVEYING.COM

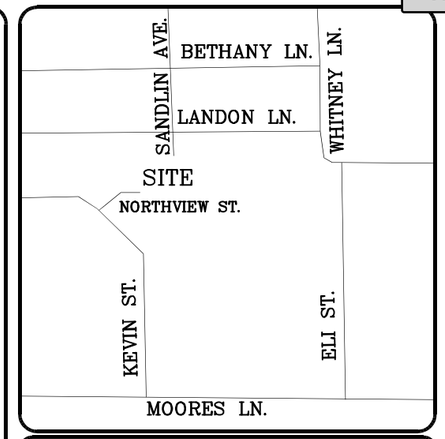
DATE: 6/24/2021
SCALE: 1" = 30'
DRAWN BY: B.KEEN
CHECKED BY: B.KEEN
JOB #1354.269

Attachment: 2023-061 ATTH 09 (Monopole Construction drawings) (3996 : 2023-061 ORD SUP Cell Tower at 2718 Moores Lane)

SITE NAME: MOORES LANE
SITE ID NO. ARL01846







RECORDING INFORMATION

Parent Parcel (as per Deed)

All that certain tract or parcel of land situated in the J.M. Goff Headright Survey, A–244, Bowie County, Texas, being a portion of a 40 acre tract designated as Lot No. 4 of the partition of the Charles H. Moores land, said Lot No. 4 was partitioned to Eli H. Moores by Deed dated May 1, 1912, of record in Volume 62, Page 646, Deed Records, Bowie County, Texas, subject tract being more particularly described by metes and bounds a follows:

BEGINNING at an iron point found for corner at the Northwest corner of said Lot No. 4, said point being the Northeast corner of Northview Estates, a Sub division of a part of the J. M. Goff Headright Survey, Bowie County, Texas, according to the plat thereof of record in Volume 608, Page 369, Deed Records, Bowie County, Texas;

THENCE: N 89°00'46" E, with the North line of said Lot No. 4, at 1047.00 feet past an iron pin found and continuing in all a total distance of 1099.18 feet to a 1/2" iron pin set for corner at the Northwest corner of a certain 40.00 foot right–of–way conveyed to Bowie County, Texas, by Deed dated June 4, 1970, of record in Volume 519, Page 361, Deed Records, Bowie County, Texas;

THENCE: S 01°57'11" E, (called South) with the West line of said right–of–way, 934.55 feet to an iron pin found for corner at the Northeast corner of a 1.454 acre tract of land conveyed to Ida Lou Moores Ames by Deed dated October 27, 1972, of record in Volume 552, Page 36, Deed Records;

THENCE: S 89°03'55" W, with the North line of said 1.454 acre tract, 171.96 feet to a 1/2" iron pin set for corner at the Northwest corner of sad 1.454 acre tract;

THENCE: S 01°48'23" E, with the West line of said 1.454 acre tract, 370.62 feet to an iron pin found for corner at the Southwest corner of sad 1.454 acre tract, said point being on the North right–of–way line of F. M. Road No. 2240 Moores Lane;

THENCE: S 89°03'55" W, with the North right–of–way line of said Moores Lane, 111.45 feet to an iron pin found for corner on the East line of a certain 2 acre tract of land conveyed to Dennis Skinner, Jr. by Deed of record in Volume 1828, Page 188, Real Property Records, Bowie County, Texas;

THENCE: N 01°27'05" W, with the East line of said 2 acre tract, 369.31 feet to an iron pin found for corner at the Northeast corner of said 2 acre tract;

THENCE: S 89°48'33" W, with the North line of sad 2 acre tract, 209.57 feet to an iron pin found for corner at the Northwest corner of said 2 acre tract;

THENCE: S 01°31'08" E, with the West line of said 2 acre tract, 372.03 feet to a 1/2" iron pin set for corner on the North right–of–way line of said Moores Lane, said point being referenced by an iron pin found, S 01°31'08" E, 5.01 feet;

THENCE: S 89°03'55" W, with the North right–of–way line of said Moores Lane, 40.83 feet to a 1/2" iron pin set for corner on the East line of a certain tract of land conveyed to William E. Hinton, Jr., by Deed of record in Volume 547, Page 527, Deed Records, Bowie County, Texas, said point being referenced by an iron pin found, S 01°22'35" E, 6.50 feet;

THENCE: N 01°22'35" W, with the East line of said Hinton tract, at 178.11 feet past its Northeast corner, same being the Southeast corner of a certain tract of land conveyed to Lajuan Martin by Deed dated April 20, 1994, of record in Volume 2127, Page 27, Real Property Records, Bowie County, Texas, and continuing with Martin's East line in all a total distance of 369.61 feet to an iron pin found for corner at the Northeast corner of said Martin tract;

THENCE: S 89°03'55" W, with Martin's North line, 104.36 feet to a 1/2" iron pin set for corner at the Northwest corner of said Martin tract;

THENCE: S 01°22'35" E, with the West line of said Martin tract and Hinton tract, 369.61 feet to a 1/2" iron pin set for corner on the North right–of–way line of said Moores Lane, said point being referenced by an iron pin found, S 01°22'35" E, 5.16 feet;

THENCE: S 89°03'55" W, with the North right–of–way line of said Moores Lane, 177.77 feet to a 1/2" iron pin set for corner at the Southeast corner of a certain tract of land conveyed to Guy Davis by Deed recorded in Volume 205, Page 39, Deed Records, Bowie County, Texas;

THENCE: N 01°15'35" W, with the East line of said Davis tract, 418.88 feet to an iron pin found for corner at the Northeast corner of said Davis tract;

THENCE: S 88°15'46" W, with the North line of said Davis tract, at 103.59 feet past an iron pin found at the Northwest corner of said Davis tract, same being the Northeast corner of a certain 0.79 acre tract of land conveyed to James A. Blackburn, Jr. by Deed dated June 20, 1979, of record in Volume 650, Page 780, Deed Records, Bowie County, Texas, and continuing with the North line of said 0.79 acre tract, in all a total distance of 286.11 feet to a 1/2" iron pin set for corner, said point being the Southeast corner of a certain 0.1634 acre tract of land conveyed to the City of Texarkana by Deed dated June 13, 1995, of record in Volume 2339, Page 119, Real Property Records, Bowie County, Texas, said point being on the existing East right–of–way line of Kevin Street;

THENCE: N 01°52'11" W, (called N 00°04'41" W) with the East line of said 0.1634 acre tract, same being the East right–of–way line of said Kevin Street, 128.3 feet to an angle point;

THENCE: N 01°17'01" W, (called N 00°30'29" W), continuing with the East line of said 0.1634 acre tract, same being the East right–of–way line of said Kevin Street, 68.64 feet to a point at the beginning of a curve to the left;

THENCE: Northwesterly, with the East line of said 0.1634 acre tract, same being the East right–of–way line of said Kevin Street, same being along the arc of a curve having a radius of 607.49 feet through a central angle of 12°53'39" for a distance of 136.71 feet to a point at the end of said curve;

THENCE: N 14°07'33" W, (called N 12°20'03") W) with the East line of said 0.1634 acre tract, same being the East right–of–way line of said Kevin Street, 19.01 feet to an angle point;

THENCE: S 87°37'18" W, (called S 89°24'48" W) 0.48 feet to a 1/2" iron pin set for corner at the Southeast corner of the above–referenced Northview Estates;

THENCE: N 00°18'38" W, with the East line of said Northview Estates, at 355.06 feet past an iron pin found at the Northeast corner of Lot 1, Block 6, of said Northview Estates, same being the South right–of–way line of Northview Street, at 405.06 feet past an iron pin found at the Southeast corner of Lot 6, Block 2, same being the North right–of–way line of said Northview Street and continuing in all a total distance of 537.81 feet to the place of beginning and containing 26.150 acres of land more or less.

LEGEND

- LEASE BOUNDARY LINE
- SURVEY TIE LINES
- EASEMENT LINE
- TREE LINE
- OVERHEAD ELECTRIC LINE — OHE —
- WATER LINE — W — W — W —
- CHAIN LINK FENCE — x — x — x — x — x —
- COMPUTED CORNER ○
- SET 1/2" REBAR WITH CAP ●
- FOUND AS NOTED ⊗
- SET MAG NAIL WITH WASHER #6588 ⊘
- SET 1/2" REBAR △
- FIBER OPTIC SIGN (T)
- TELEPHONE PEDESTAL [T]
- GROUND TEST WELL ⊕
- UNDERGROUND FIBER OPTIC PULL BOX [FO]
- TREE
- BACK OF CURB BOC
- POWER POLE PP
- UNDERGROUND ELECTRIC TRANSFORMER [E]
- GAS SIGN [G]
- WATER METER (W)
- FIRE HYDRANT FH
- WATER VALVE WV

D.R.D.C.T. DEED RECORDS BOWIE COUNTY TEXAS

STATE OF TEXAS
REGISTERED
BRIAN KEEN
6588
PROFESSIONAL
LAND SURVEYOR

REVISED 6/8/2022: FINAL ISSUE
REVISED 8/9/2021: ADDED TITLE SEARCH INFORMATION

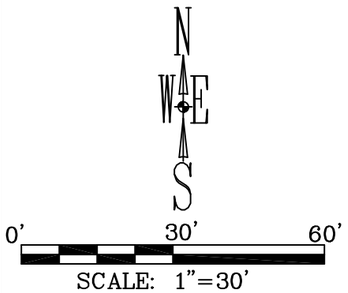
MAP PREPARED FOR: AT&T MOBILITY
PAGE 2 OF 3
COA #10194183

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Attachment: 2023-061 ATTH 09 (Monopole Construction drawings) (3996 : 2023-061 ORD SUP Cell Tower at 2718 Moores Lane)

SITE NAME: MOORES LANE
SITE ID NO. ARL01846



AT&T Mobility Lease Parcel

All that certain tract or parcel of land situated in the J.M. Goff Headright Survey, A-244, Bowie County, Texas, being a portion of a called 26.150 Acre tract deeded to the Trustees of Walnut Street Church of Christ by Deed Dated March 01, 1999, of record Volume 3015, Page 13, Deed Records, Bowie County, Texas, subject tract being more particularly described by metes and bounds a follows:
COMMENCING at a found 1/2 inch rebar at the Southeast Corner of Lot 8, Block 5, Colony II Replat #3, recorded at Volume 2390 Page 98, Plat Records, Bowie County, Texas:
THENCE South 87°33'14" West, along the South line of said Lot 8, Block 5 and along the North line of said called 26.150 Acre Tract, a distance of 9.19 feet to a point for a corner;

THENCE leaving said Lot 8, Block 5, South line and said called 26.150 Tract North line and across said called 26.150 Acre Tract the following calls:

THENCE South 28°53'57" West, a distance of 114.05 feet to a set 1/2 inch rebar with ID cap stamped KEEN 6588;

THENCE South 02°22'07" East, a distance of 30.00 feet to a set 1/2 inch rebar with ID cap stamped KEEN 6588 at the point of beginning;

THENCE South 02°22'07" East, a distance of 75.00 feet to a set 1/2 inch rebar with ID cap stamped KEEN 6588;

THENCE South 87°37'53" West, a distance of 75.00 feet to a set 1/2 inch rebar with ID cap stamped KEEN 6588;

THENCE North 02°22'07" West, a distance of 75.00 feet to a set 1/2 inch rebar with ID cap stamped KEEN 6588;

THENCE North 87°37'53" East, a distance of 75.00 feet to the Point of Beginning, Containing 5625 Square Feet or 0.129 of an Acre.

Proposed Access and Utility Easement

All that certain tract or parcel of land situated in the J.M. Goff Headright Survey, A-244, Bowie County, Texas, being a portion of a called 26.150 Acre tract deeded to the Trustees of Walnut Street Church of Christ by Deed Dated March 01, 1999, of record Volume 3015, Page 13, Deed Records, Bowie County, Texas, subject tract being more particularly described by metes and bounds a follows:
COMMENCING at a found 1/2 inch rebar at the Southeast Corner of Lot 8, Block 5, Colony II Replat #3, recorded at Volume 2390 Page 98, Plat Records, Bowie County, Texas:
THENCE South 87°33'14" West, along the South line of said Lot 8, Block 5 and along the North line of said called 26.150 Acre Tract, a distance of 114.40 feet to a point for a corner at the Southeast Right Way Corner (50 Foot Right of Way) of Sandlin Avenue and the Point of Beginning;

THENCE leaving said Lot 8, Block 5, South line and said called 26.150 Tract North line and said Sandlin Right of Way line and across said called 26.150 Acre Tract the following calls:

THENCE South 16°11'54" East, a distance of 100.25 feet to a set 1/2 inch rebar with ID cap stamped KEEN 6588;

THENCE North 87°37'53" East, a distance of 22.05 feet to a set 1/2 inch rebar with ID cap stamped KEEN 6588;

THENCE South 02°22'07" East, a distance of 30.00 feet to a set 1/2 inch rebar with ID cap stamped KEEN 6588;

THENCE South 87°37'53" West, a distance of 75.00 feet to a set 1/2 inch rebar with ID cap stamped KEEN 6588;

THENCE North 02°22'07" West, a distance of 30.00 feet to a set 1/2 inch rebar with ID cap stamped KEEN 6588;

THENCE North 87°37'53" East, a distance of 22.05 feet to a set 1/2 inch rebar with ID cap stamped KEEN 6588;

THENCE North 16°11'54" West, a distance of 100.21 feet to a point for a corner at the Southwest Right Way Corner (50 Foot Right of Way) of Sandlin Avenue and on the North line of said called 26.150 Acre Tract;

THENCE North 87°33'14" East, along the South Right of Way line of said Sandlin Avenue and said Tract North line a distance of 30.89 feet to the Point of Beginning, containing 5257 Square Feet or 0.121 of an Acre.

Proposed Utility Easement

All that certain tract or parcel of land situated in the J.M. Goff Headright Survey, A-244, Bowie County, Texas, being a portion of a called 26.150 acre tract deeded to the Trustees of Walnut Street Church of Christ by Deed Dated March 01, 1999, of record Volume 3015, Page 13, Deed Records, Bowie County, Texas, subject tract being more particularly described by metes and bounds a follows:
COMMENCING at a found 1/2 inch rebar at the Southeast Corner of Lot 8, Block 5, Colony II Replat #3, recorded at Volume 2390 Page 98, Plat Records, Bowie County, Texas:
THENCE South 87°33'14" West, along the South line of said Lot 8, Block 5 and along the North line of said called 26.150 Acre Tract, a distance of 9.19 feet to a point for a corner and the Point of Beginning;

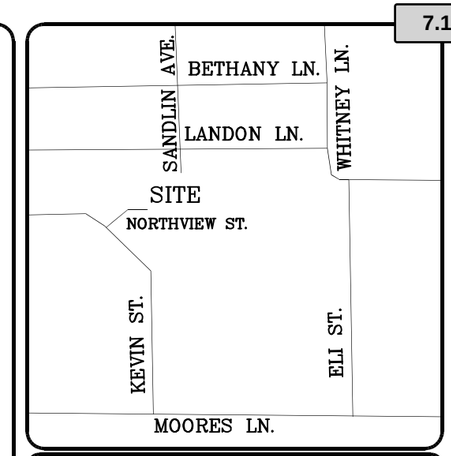
THENCE leaving said Lot 8, Block 5, South line and said called 26.150 Tract North line and across said called 26.150 Acre Tract the following calls:

THENCE South 28°53'57" West, a distance of 114.05 feet to a set 1/2 inch rebar with ID cap stamped KEEN 6588;

THENCE South 87°37'53" West, a distance of 17.55 feet to a point for a corner;

THENCE North 28°53'57" East, a distance of 114.03 feet to a point for a corner on said South Lot line and Said North Tract line;

THENCE North 87°33'14" East, along said South Lot line and said North Tract line, a distance of 17.56 feet to the Point of Beginning, containing 1711 Square Feet or 0.039 of an Acre.



RECORDING INFORMATION

Lease/Easements as Per Title Search by Lincoln Abstract & Settle Services File #21108712TX

1. Right-of-Way Deed between Mrs. M.E. Ames, et al. and Bowie County, Texas dated March 28, 1958 and recorded May I, 1958 in Book 358 at Page 441.
Does not affect lease or proposed easement

2. Right of Way Deed between L.W. Grigson, Joe E. Brwon, E.H. Moores and Ida Lou Moores Ames, and Leverne Moores McKernmie and Bowie County, Texas dated June 4, 1970 and recorded July 14, 1970 as Instrument 4057.
Does not affect lease or proposed easement

3. Drainage Easement between Walnut Street Church of Christ and City of Texarkana, Texas dated October 12,1999 and recorded April 18, 2001 in Book 3439 at Page 56 as Instrument 4326.
Does not affect lease or proposed easement

4. Right of Way Easement between Trustees of Walnut Street Church of Christ and Southwestern Electric Power Company dated August I, 2003 and recorded August 6, 2003 in Book 4061 at Page 25. Does not affect lease or proposed easement



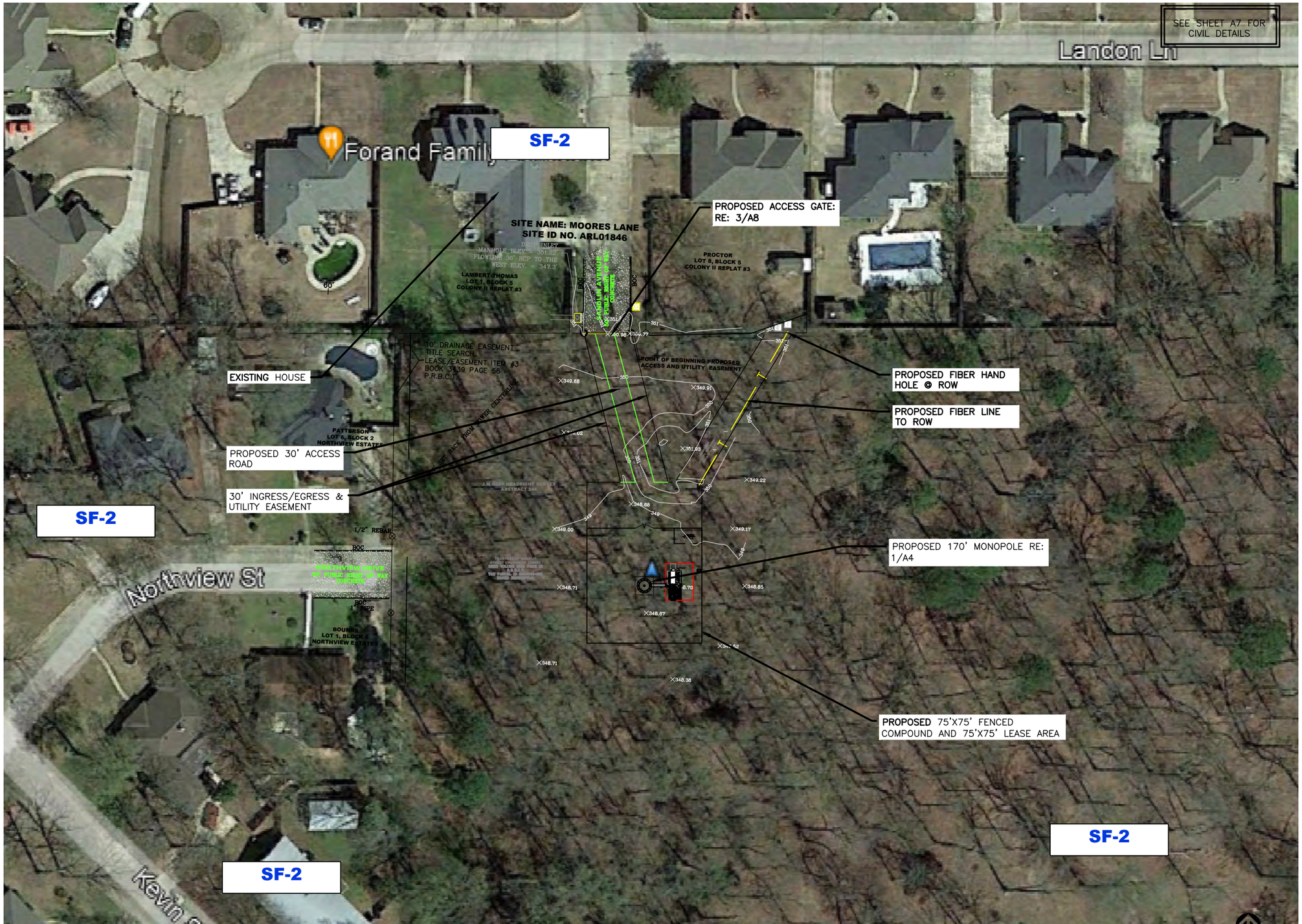
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MAP PREPARED FOR: AT&T MOBILITY
PAGE 3 OF 3
COA #10194183

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JOB #1354.269

Attachment: 2023-061 ATTH 09 (Monopole Construction drawings) (3996 : 2023-061 ORD SUP Cell Tower at 2718 Moores Lane)



1 **OVERALL LAYOUT PLAN**

SCALE: N.T.S.

VENDOR:
at&t
Your World. Delivered.
11520 FINANCIAL CENTRE PARKWAY
LITTLE ROCK, AR 72211
PH: (501) 952-2040

7.10.k

CRB COMPANIES LLC
CRB COMPANIES, LLC
7335 SOUTH LEWIS AVE STE 300
TULSA, OKLAHOMA 74136
(918) 949-4551

PRODUCED BY:
Branch COMMUNICATIONS
A SOLUTIONS PROVIDER
BRANCH COMMUNICATIONS
7335 SOUTH LEWIS AVE. STE. 300
TULSA, OKLAHOMA 74136
(918) 949-4551
COA. 3804 EXP. 12/31/2024

SITE NAME:
MOORES LANE

SITE NUMBER:
ARL01846

SITE ADDRESS:
PRELIM: NEAR 3612 MOORES LANE
TEXARKANA TX 75503

ENGINEER:
"I HEREBY CERTIFY THAT THESE PLANS AN SPECIFICATIONS HAVE BEEN PREPARED B ME, OR UNDER MY SUPERVISION, IF FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THESE PLANS AND SPECIFICATIONS ARE AS REQUIRED BY LA AND IN COMPLIANCE WITH THE ARKANSA FIRE PREVENTION CODE FOR THE STATE C ARKANSAS."

STATE OF ARKANSAS ★★★ LICENSED PROFESSIONAL ENGINEER ★★★ No. 20444 JEROD DOTSON

PE # 20444 EXP. 12/31/24

NO	DATE	DESCRIPTION	
A	3/9/22	PRELIMINARY ISSUE	JV
0	6/8/22	CONST ISSUE	JV
1	2/1/23	CONST ISSUE	JV

SHEET TITLE:
OVERALL LAYOUT PLAN

SHEET NUMBER:	PROJECT #:	REVISIO
L1	ARL01846	1
	BY: JWM	CKD BY: JWM

Attachment: 2023-061 ATTH 09 (Monopole Construction drawings) (3996 : 2023-061 ORD SUP Cell Tower at 2718 Moores Lane)

1461S717.AE205.230131.3103A0HJGO.ARL01846.NSB.Rev 1 Construction Drawings.dwg — Sheet:L1 — User: james.mccoy — Feb 01, 2023 — 9:40am

TYPE WUC ON SLAB CONFIGURATION

SEE SHEET A7 FOR CIVIL DETAILS

LESSOR 30' ACCESS/UTILITY EASEMENT

PROPOSED 30' ACCESS ROAD, RE: 3/A6

PROPOSED ACCESS AND UTILITY EASEMENT 0.121 OF AN ACRE

PROPOSED UTILITY EASEMENT 0.039 of an Acre

PROPOSED FIBER LINE TO ROW

J.M GOFF HEADRIGHT SURVEY
ABSTRACT 244

PROPOSED FIBER VAULT PLACED BY BTS VENDOR, RE: SHEET E1

PROPOSED 12' COMPOUND GATE

PROPOSED TURN AROUND AREA

PROPOSED 75'X75' FENCE COMPOUND

PROPOSED RF SIGNAGE, RE: A9

PROPOSED MULTI-TENANT UTILITY RACK, RE: 1&2/E3

PROPOSED 6'-0" CHAIN LINK WITH SLATS FENCE, RE: 1/A6

PROPOSED RF SIGNAGE & FCC NUMBER SIGNAGE TO BE PLACED ON TOWER FACE ABOVE EYE LEVEL

PROPOSED AT&T WIRELESS WUC CABINET ON SLAB, RE: SHEET A4

PROPOSED AT&T WIRELESS WUC CABINET AND GENERATOR ON COVERED SLAB, RE: 1/S1

TRUSTEES OF WALNUT STREET CHURCH
DEED VOLUME 3015 PAGE 15
D.R.B.C.T.
TAX PARCEL ID 09040004601
ZONED RESIDENTIAL

PROPOSED AT&T WIRELESS CELLULAR ICE BRIDGE, RE: 1/A5

AT&T EQUIPMENT WUC ON SLAB WITH 18'X24' LEASE AREA, RE: 1/A2

PROPOSED 170' MONOPOLE RE: 2/A4

PROPOSED DIESEL GENERATOR

PROPOSED GRAVEL COMPOUND RE: 5/A6

31'-6" | 12'-0" | 19'-6" | 7'-0" | 5'-0"

30'-0"

5'-0"

18'-0"

24'-0"

28'-0"

37'-6"

37'-6"

10'-0"

75'-0"

37'-6" | 14'-0" | 3456'-0" | 5'-6"

75'-0"

1 **COMPOUND PLAN**

SCALE: 0' 10' 20' 40' 60'

TRUE NORTH (1° 11' E) MAG

VENDOR:
at&t Your World. Delivered.
11520 FINANCIAL CENTRE PARKWAY
LITTLE ROCK, AR 72211
PH: (501) 952-2040

CRB COMPANIES LLC
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STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 20444
JEROD DOTSON
2/1/24

PE # 20444 EXP. 12/31/24

NO	DATE	DESCRIPTION	B
A	3/9/22	PRELIMINARY ISSUE	JV
0	6/8/22	CONST ISSUE	JV
1	2/1/23	CONST ISSUE	JV

SHEET TITLE:
COMPOUND PLAN

SHEET NUMBER: A1

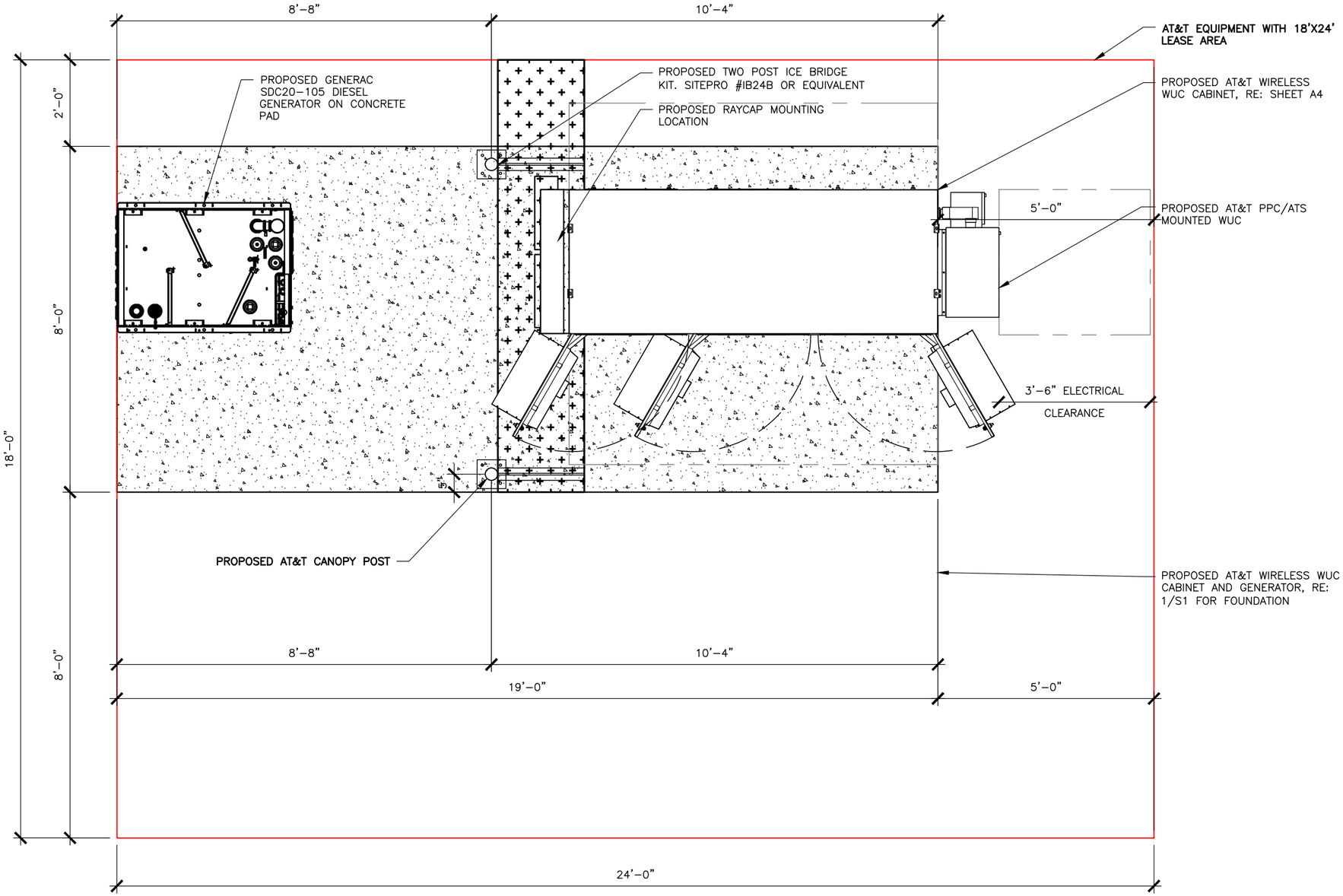
PROJECT #: ARL01846

BY: JWM CKD BY: JWM

REVISIO 1

Attachment: 2023-061 ATTH 09 (Monopole Construction drawings) (3996 : 2023-061 ORD SUP Cell Tower at 2718 Moores Lane)

14615717.AE205.230131.3103A0HJG0.ARL01846.NSB.Rev. 1 Construction Drawings.dwg — Sheet:A1 — User: james.mccoy — Feb 01, 2023 — 9:40am



1 EQUIPMENT LAYOUT

SCALE: 0' 1' 5' 10'

14615717.AE205.230131.3103A0H.G0.ARL01846.NSB.Rev 1 Construction Drawings.dwg — Sheet:A2 — User: james.mccoy — Feb 01, 2023 — 9:40am

7.10.k

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TEXARKANA TX 75503

ENGINEER:
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STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 20444
JEROD DOTSON

2/1/2

PE # 20444 EXP. 12/31/24

NO	DATE	DESCRIPTION	B
A	3/9/22	PRELIMINARY ISSUE	JV
0	6/8/22	CONST ISSUE	JV
1	2/1/23	CONST ISSUE	JV

SHEET TITLE:
EQUIPMENT LAYOUT

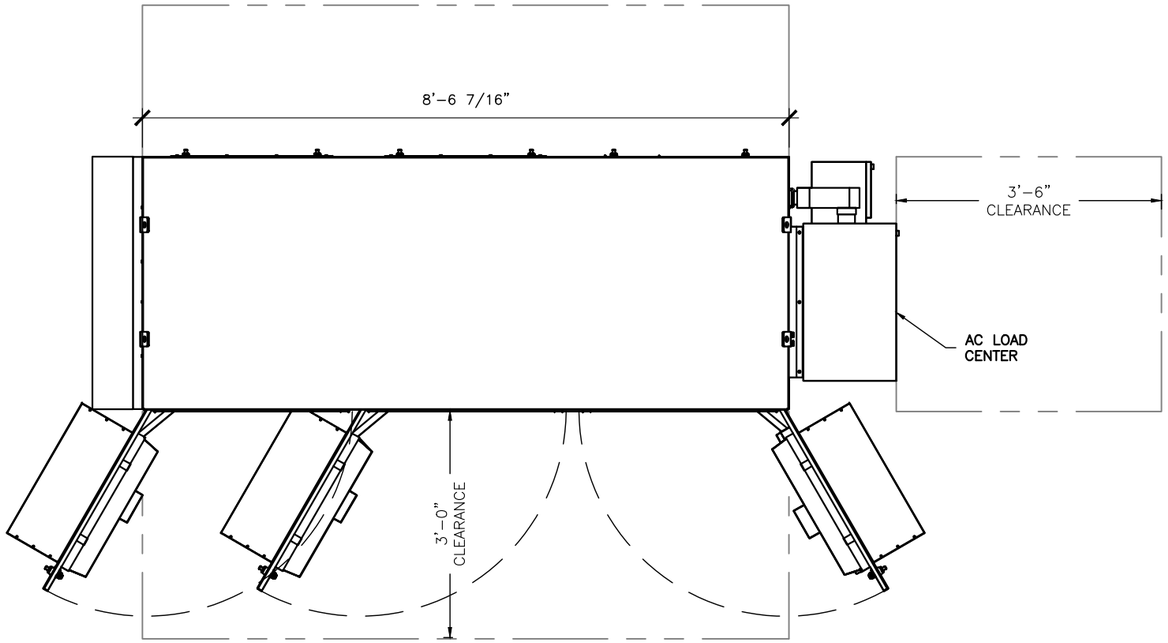
SHEET NUMBER: A2

PROJECT #: ARL01846

REVISIO 1

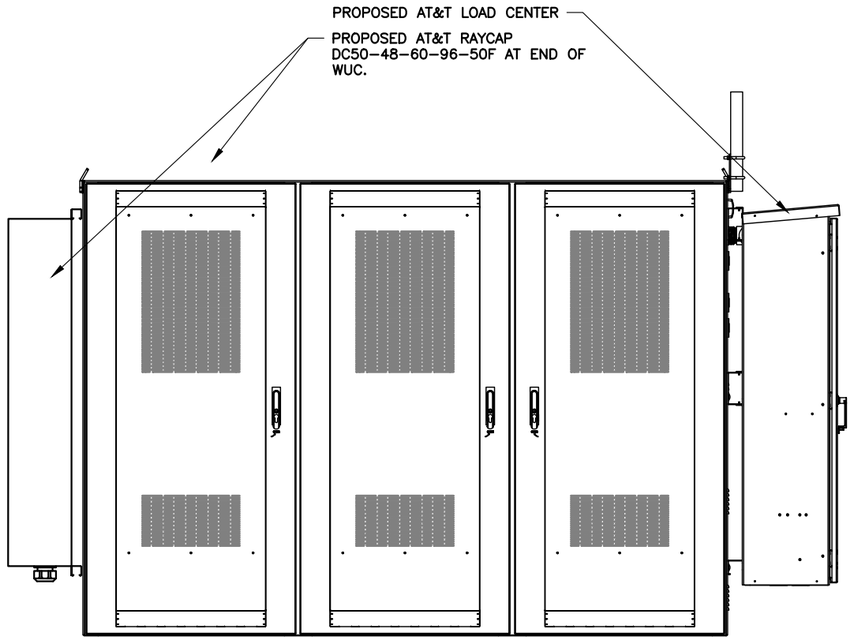
BY: CKD BY:

Attachment: 2023-061 ATTH 09 (Monopole Construction drawings) (3996 : 2023-061 ORD SUP Cell Tower at 2718 Moores Lane)



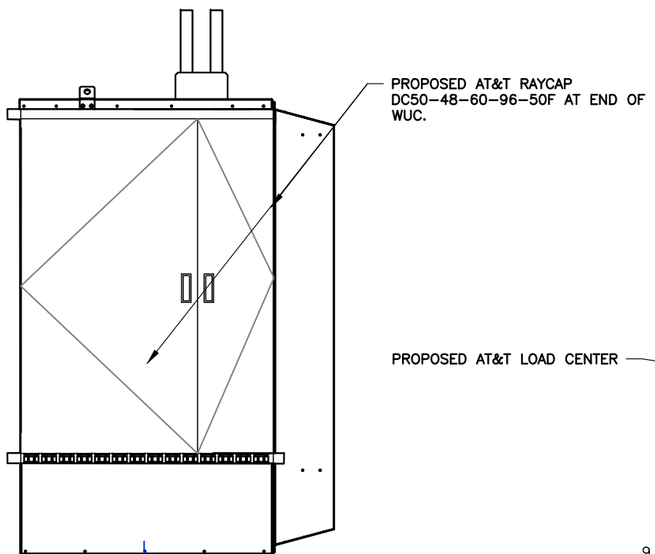
1 TYPICAL WALK UP CABINET PLAN VIEW

SCALE: 0' 1' 5'



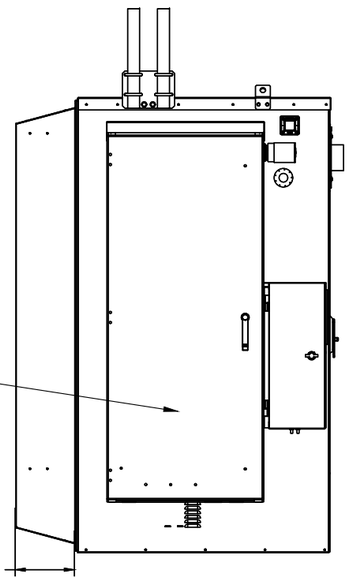
2 TYPICAL WALK UP CABINET FRONT ELEVATION

SCALE: 0' 1' 5'



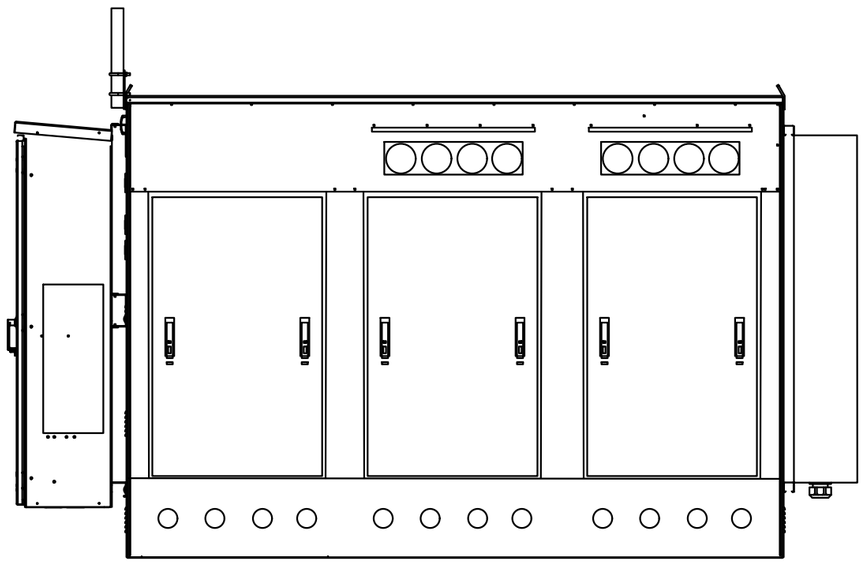
3 TYPICAL WALK UP CABINET SIDE ELEVATION

SCALE: 0' 1' 5'



4 TYPICAL WALK UP CABINET SIDE ELEVATION

SCALE: 0' 1' 5'



5 TYPICAL WALK UP CABINET BACK ELEVATION

SCALE: 0' 1' 5'

VENDOR:
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LITTLE ROCK, AR 72211
PH: (501) 952-2040

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COA. 3804 EXP. 12/31/2024

SITE NAME:
MOORES LANE

SITE NUMBER:
ARL01846

SITE ADDRESS:
PRELIM: NEAR 3612 MOORES LANE
TEXARKANA TX 75503

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STATE OF ARKANSAS
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JEROD DOTSON
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PE # 20444 EXP. 12/31/24

NO	DATE	DESCRIPTION	B
A	3/9/22	PRELIMINARY ISSUE	JV
0	6/8/22	CONST ISSUE	JV
1	2/1/23	CONST ISSUE	JV

SHEET TITLE:
WUC DETAILS

SHEET NUMBER: A3
PROJECT #: ARL01846
BY: JWM CKD BY: JWM
REVISIO 1

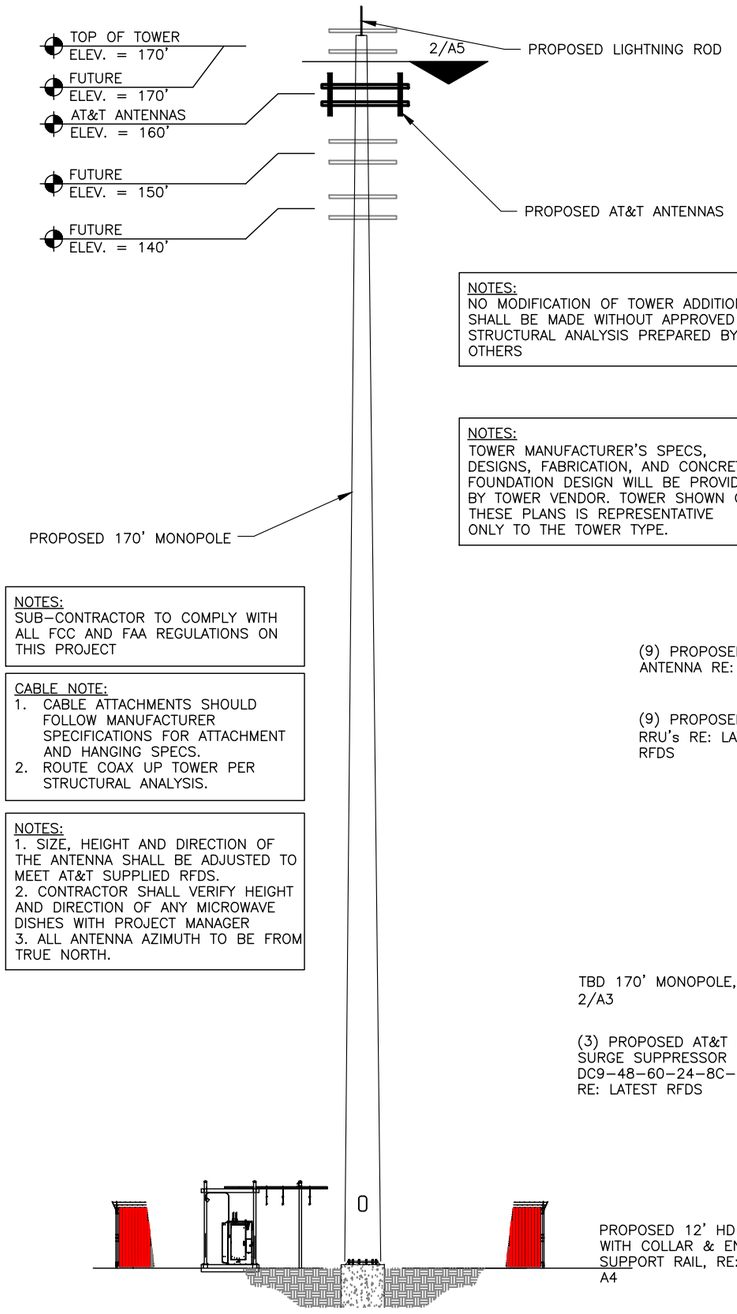
7.10.k

Attachment: 2023-061 ATTH 09 (Monopole Construction drawings) (3996 : 2023-061 ORD SUP Cell Tower at 2718 Moores Lane)

1461517-AE205,230131,3103A0HJG0,ARL01846,NSB,Rev 1 Construction Drawings.dwg -- Sheet:A3 -- User: james.mccoy -- Feb. 01, 2023 -- 9:40am

14615717.AE205.230131.3103A0HJG0.ARL01846.NSB.Rev 1 Construction Drawings.dwg — Sheet:A4 — User: james.mccoy — Feb 01, 2023 — 9:40am

THESE DRAWINGS ARE NOT INTENDED TO REFLECT THE STRUCTURAL INTEGRITY OF THE TOWER. THE PROPOSED ANTENNAS AND TRANSMISSION LINES SHOWN ARE REPRESENTATIVE IN NATURE AND DO NOT REFLECT THE ACTUAL CONFIGURATIONS REQUIRED. THE CONTRACTOR SHALL REFER TO THE STRUCTURAL ANALYSIS OF THIS TOWER SITE FOR THE APPROVED LOCATION AND CONFIGURATION OF ALL ANTENNAS AND TRANSMISSION LINES. ALL ANTENNAS MUST BE MOUNTED AND THE TRANSMISSION LINES CONFIGURED IN STRICT ACCORDANCE WITH THE STRUCTURAL ANALYSIS. (TOWER BY OTHERS)



NOTES:
SUB-CONTRACTOR TO COMPLY WITH ALL FCC AND FAA REGULATIONS ON THIS PROJECT

CABLE NOTE:
1. CABLE ATTACHMENTS SHOULD FOLLOW MANUFACTURER SPECIFICATIONS FOR ATTACHMENT AND HANGING SPECS.
2. ROUTE COAX UP TOWER PER STRUCTURAL ANALYSIS.

NOTES:
1. SIZE, HEIGHT AND DIRECTION OF THE ANTENNA SHALL BE ADJUSTED TO MEET AT&T SUPPLIED RFDS.
2. CONTRACTOR SHALL VERIFY HEIGHT AND DIRECTION OF ANY MICROWAVE DISHES WITH PROJECT MANAGER
3. ALL ANTENNA AZIMUTH TO BE FROM TRUE NORTH.

NOTES:
NO MODIFICATION OF TOWER ADDITIONS SHALL BE MADE WITHOUT APPROVED STRUCTURAL ANALYSIS PREPARED BY OTHERS

NOTES:
TOWER MANUFACTURER'S SPECS, DESIGNS, FABRICATION, AND CONCRETE FOUNDATION DESIGN WILL BE PROVIDED BY TOWER VENDOR. TOWER SHOWN ON THESE PLANS IS REPRESENTATIVE ONLY TO THE TOWER TYPE.

NOTES:
THESE DRAWINGS HAVE BEEN PREPARED TO DEPICT PROPOSED OVERALL TOWER HEIGHT DIMENSION AND SHALL NOT BE USED FOR CONSTRUCTION CONTRACTOR TO VERIFY TRUE HEIGHT WITH TAPE DROP

GENERAL CONTRACTOR TO OBTAIN LATEST RFDS BEFORE CONSTRUCTION FOR EQUIPMENT VERIFICATION

REFER TO STRUCTURAL ANALYSIS TO DETERMINE FEEDLINE PLACEMENT

ALL STEEL SHALL BE HOT-DIPPED GALVANIZED

ANTENNA ARRAY MOUNTING HARDWARE MAY BE PROVIDED BY TOWER MANUFACTURER, CONTRACTOR TO BID SEPARATELY

REFER TO RFDS FOR ANTENNA MOUNTING HEIGHTS, MODEL NUMBER, AZIMUTHS, ETC.

NOTES:
GENERAL CONTRACTOR TO COMPLY WITH NTP PACKAGE PROVIDED BY TOWER OWNER

ANTENNA CABLE AND ACCESSORY NOTES AND REQUIREMENTS:

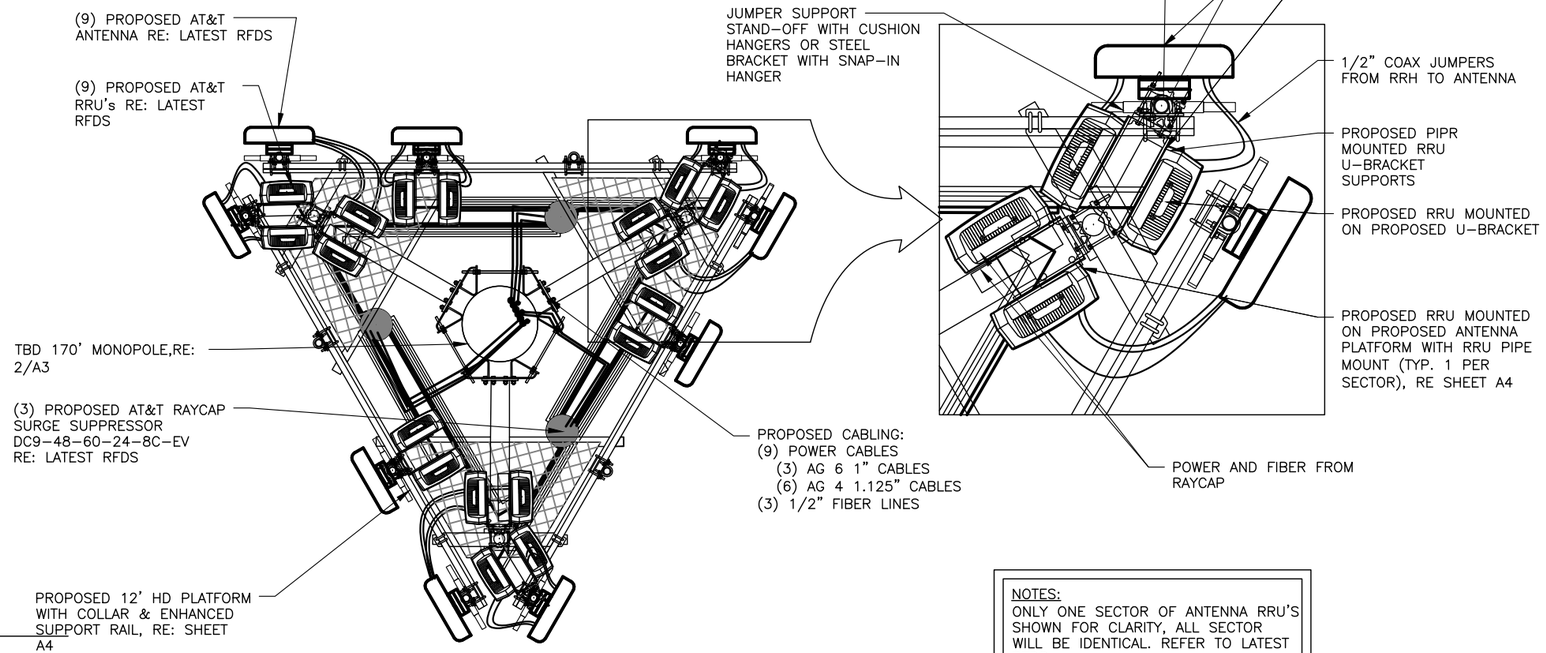
1. GENERAL: PROVIDE ALL LABOR, EQUIPMENT, AND MATERIALS NECESSARY FOR RECEIVING, CONNECTIONS AT THE BASE TRANSMISSION SYSTEM (BTS). THIS SHALL INCLUDE ALL EQUIPMENTS SHOWN OR REQUIRED FOR A COMPLETE OPERATING SYSTEM, ANTENNA, ANTENNA CABLES, CONNECTORS, AND FITTING SHALL BE THIRD PARTY FURNISHED COMPONENTS AS SHOWN ON THE BILL OF MATERIALS

2. MATERIALS:
   - 2.1. ANTENNA CABLES: AS SCHEDULED
   - 2.2. ANTENNA CONNECTORS: AS SCHEDULED
   - 2.3. CABLE HANGERS: INSTALLED A MAXIMUM 4' SPACING
   - 2.4. GROUND KITS-AS SPECIFIED

3. INSTALLATION:
   - 3.1. ANTENNA CABLE LENGTHS SHALL BE FIELD MEASURED. INSTALLER SHALL NOTIFY AT&T PRIOR TO PURCHASE OF CABLES OF THE OVERALL LENGTH REQUIRED.
   - 3.2. CABLES SHALL BE LABELED IN ACCORDANCE WITH AT&T ELECTRICAL MATERIALS AND METHODS SPECIFICATIONS.
   - 3.3. ALL CABLE CONNECTIONS OUTSIDE SHALL BE COVERED WITH WEATHERPROOFING TAPE.
   - 3.4. THE MINIMUM BENDING RADIUS FOR ALL ANTENNA CABLES SHALL BE AS SHOWN BELOW OR PER THE MANUFACTURER, WHICHEVER IS MORE CONSERVATIVE:

CABLE	IN AIR OR CABLE TRAY	IN CONDUIT
1/2"	5"	10"
7/8"	10"	18"
1 5/8"	20"	28"

   - 3.5. CABLES SHALL BE INSTALLED WITH THE MINIMUM NUMBERS OF BENDS. CABLE SHALL NOT BE LEFT UN-TERMINATED IN THE FIELD.
   - 3.6. GROUND KITS- AFTER INSTALLATION OF GROUND STRAPS, THE CONNECTIONS SHALL BE MADE WEATHER TIGHT USING WEATHERPROOF KITS AS IDENTIFIED ABOVE. GROUND PIGTAILS SHALL BE BROUGHT OUT IN THE DOWNWARD DIRECTION FROM THE CONNECTION TO THE ANTENNA CABLE WITHOUT ANY SHARP BENDS (MINIMUM RADIUS 10") AND CONNECTION SHALL BE MADE TO GROUNDING SYSTEM.



NOTES:
ONLY ONE SECTOR OF ANTENNA RRU'S SHOWN FOR CLARITY, ALL SECTOR WILL BE IDENTICAL. REFER TO LATEST RFDS

DETAIL_TITLE
DETAIL_TITLE
SCALE: N.T.S.

2 TYPICAL ANTENNA AZIMUTH PLAN (TOP VIEW)
SCALE: N.T.S.

VENDOR:
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SITE NAME:
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SITE NUMBER:
ARL01846

SITE ADDRESS:
PRELIM: NEAR 3612 MOORES LANE
TEXARKANA TX 75503

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2/1/
PE # 20444 EXP. 12/31/24

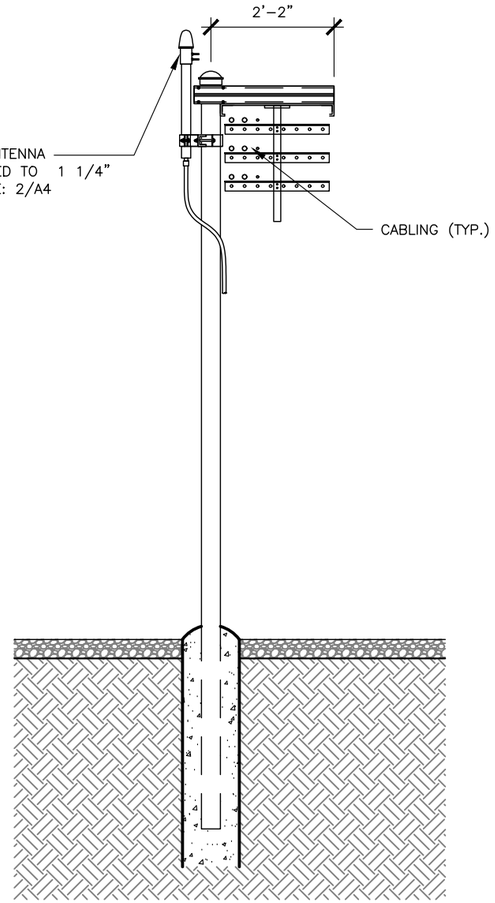
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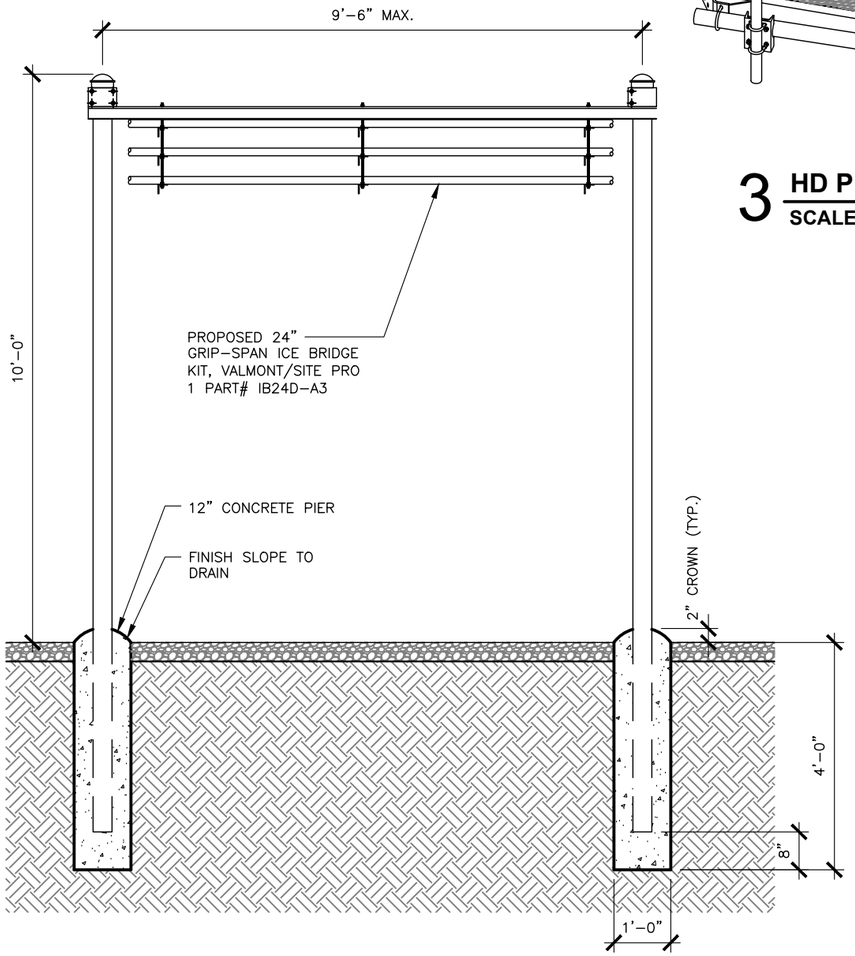
SHEET TITLE:
TOWER ELEVATION, ORIENTATION & DETAILS

SHEET NUMBER: A4
PROJECT #: ARL01846
REVISIO 1
BY: CKD BY:

Attachment: 2023-061 ATTH 09 (Monopole Construction drawings) (3996 : 2023-061 ORD SUP Cell Tower at 2718 Moores Lane)

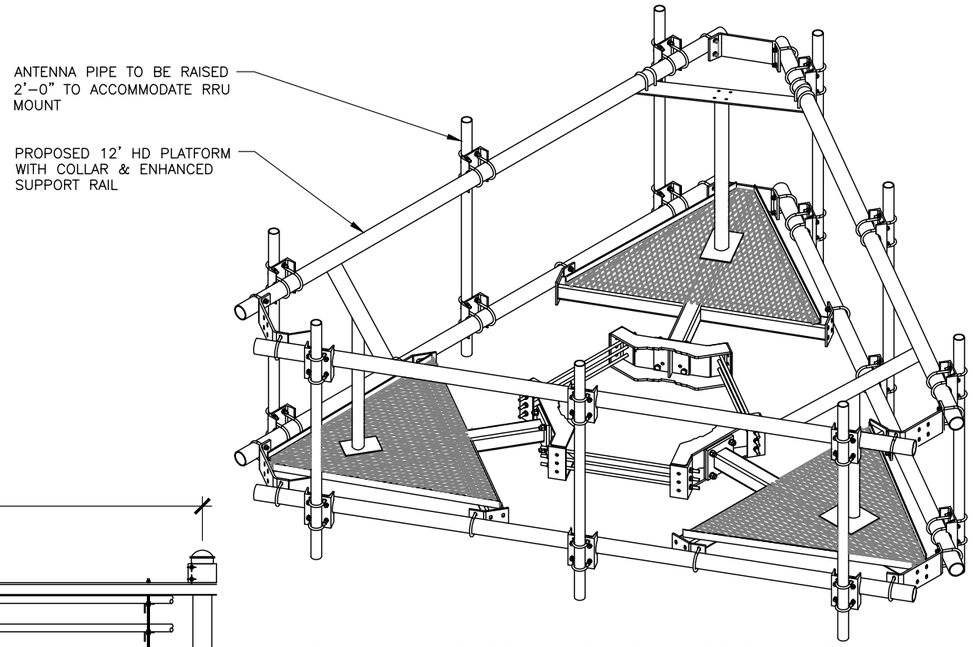
1461517.AE205.230131.3103A0HJG0.ARL01846.NSB.Rev 1 Construction Drawings.dwg – Sheet:A5 – User: james.mccoy – Feb 01, 2023 – 9:40am





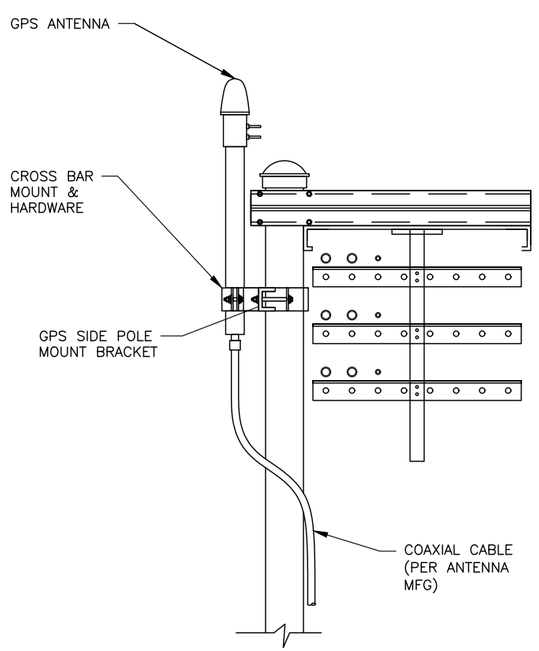
1 ICE BRIDGE DETAILS

SCALE: N.T.S.



3 HD PLATFORM WITH SUPPORT RAILS

SCALE: N.T.S.



2 GPS ANTENNA MOUNTING DETAIL

SCALE: N.T.S.

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SITE NUMBER:
ARL01846

SITE ADDRESS:
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1	2/1/23	CONST ISSUE	JV

SHEET TITLE:
WAVEGUIDE BRIDGE AND ANTENNA DETAILS

SHEET NUMBER: A5

PROJECT #: ARL01846

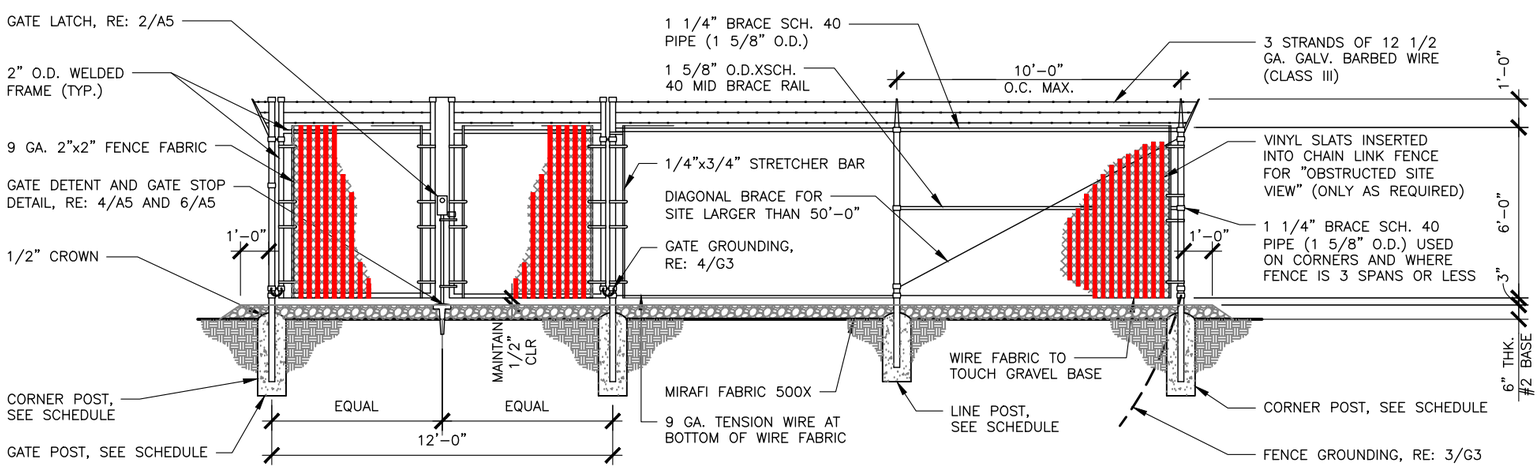
BY: JWA | CKD BY: JWA

REVISIO 1

Attachment: 2023-061 ATTH 09 (Monopole Construction drawings) (3996 : 2023-061 ORD SUP Cell Tower at 2718 Moores Lane)

REFER TO FENCHING GENERAL NOTES TO GN2

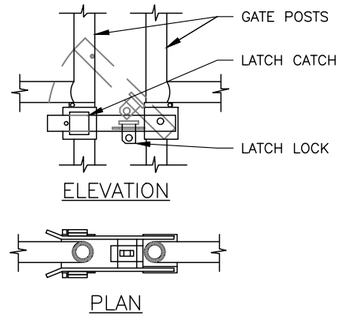
CONCRETE WILL BE MIXED PRIOR TO INSERTION INTO FENCE POST HOLE



1 PROPOSED FENCING DETAIL

SCALE: N.T.S.

TYPICAL FENCING SIZES		
6' HIGH FENCE	SIZE	POST FOOTING
LINE POST	2 5/8"ø	9"ø X 48" DEEP
CORNER POST	4"ø	12"ø X 60" DEEP
GATE POST	4"ø	12"ø X 60" DEEP

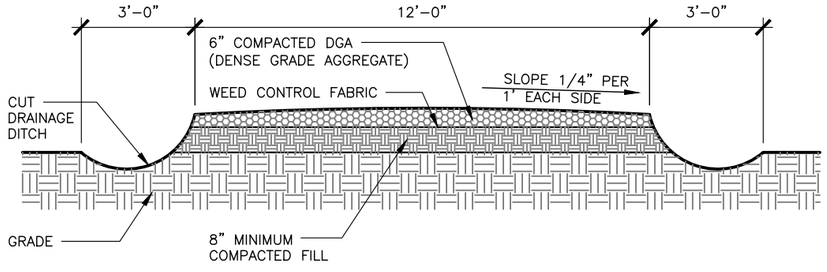


2 GATE LATCH DETAIL

SCALE: N.T.S.

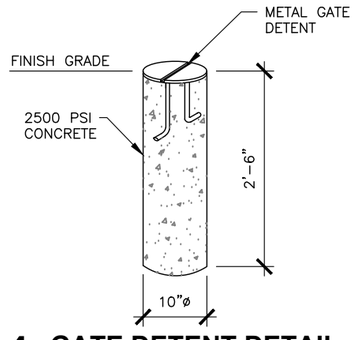
NOTE:

1. CONTRACTOR TO HAVE A TBD REPRESENTATIVE TO VERIFY PREVENTATIVE WEED CONTROL MATERIAL HAS BEEN INSTALLED IN COMPOUND AND ACCESS ROAD PRIOR TO PLACEMENT OF ROCK AGGREGATE.



3 PROPOSED ROAD DETAIL

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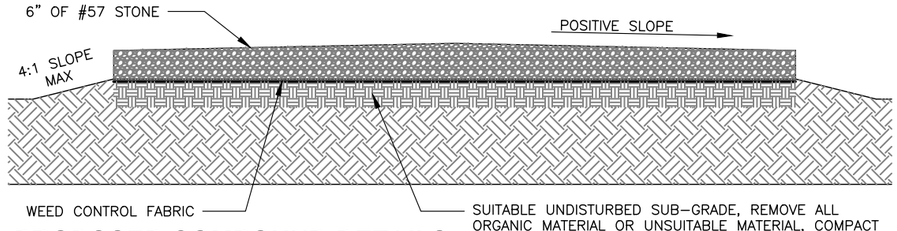


4 GATE DETENT DETAIL

SCALE: N.T.S.

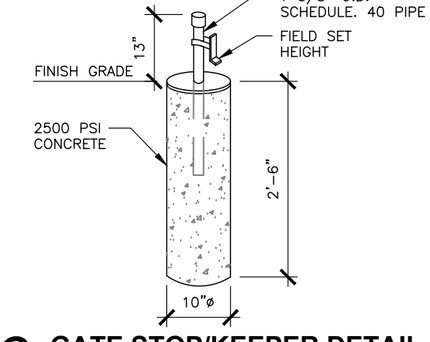
NOTE:

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5 PROPOSED COMPOUND DETAILS

SCALE: N.T.S.



6 GATE STOP/KEEPER DETAIL

SCALE: N.T.S.

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PH: (501) 952-2040

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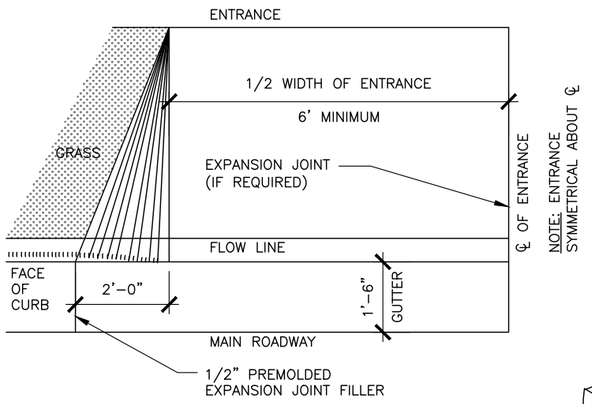
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1	2/1/23	CONST ISSUE	JV

SHEET TITLE:
COMPOUND DETAILS

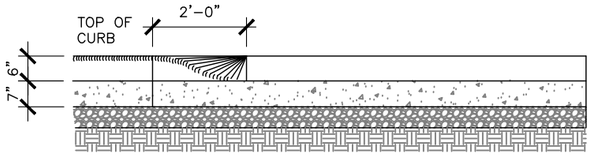
SHEET NUMBER: A6
PROJECT #: ARL01846
BY: JWM CKD BY: JWM
REVISIO 1

Attachment: 2023-061 ATTH 09 (Monopole Construction drawings) (3996 : 2023-061 ORD SUP Cell Tower at 2718 Moores Lane)

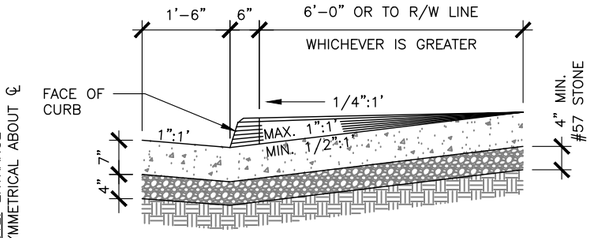
14615717.AE205.230131.3103A0HJG0.ARL01846.NSB.Rev. 1 Construction Drawings.dwg — Sheet:A6 — User: james.mccoy — Feb 01, 2023 — 9:40am



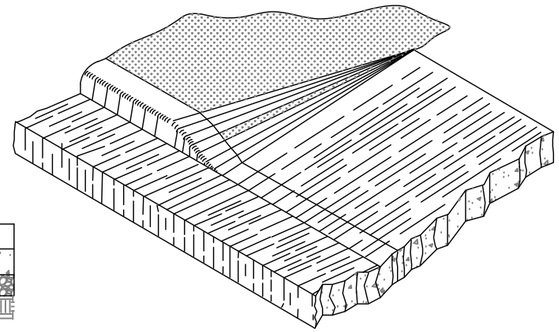
HALF – PLAN



SECTION ELEVATION AT GUTTER LINE



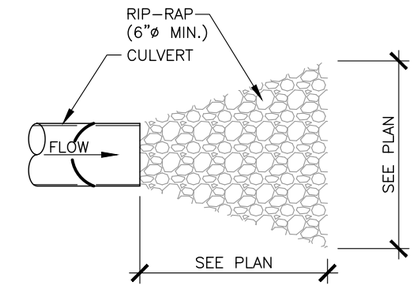
SECTION A–A

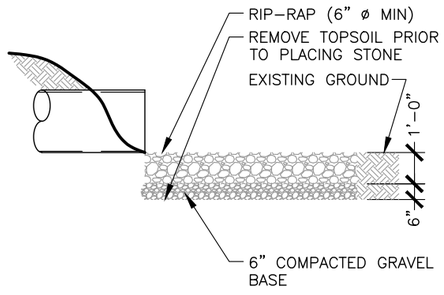


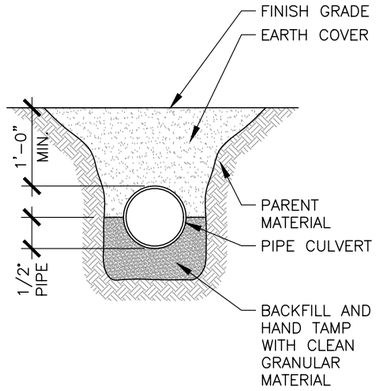
ISOMETRIC VIEW

1 STANDARD ENTRANCE APRON (AS REQUIRED)

SCALE: N.T.S.

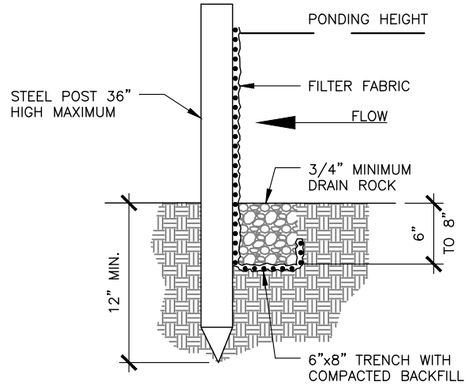




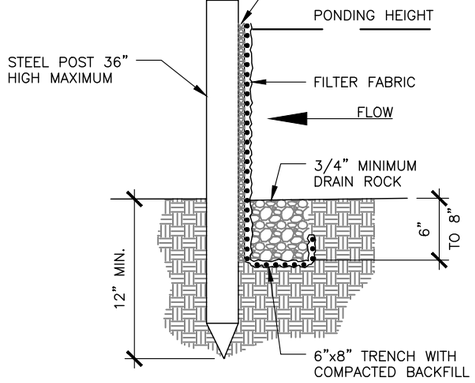


2 RIP-RAP DETAIL (IF REQUIRED)

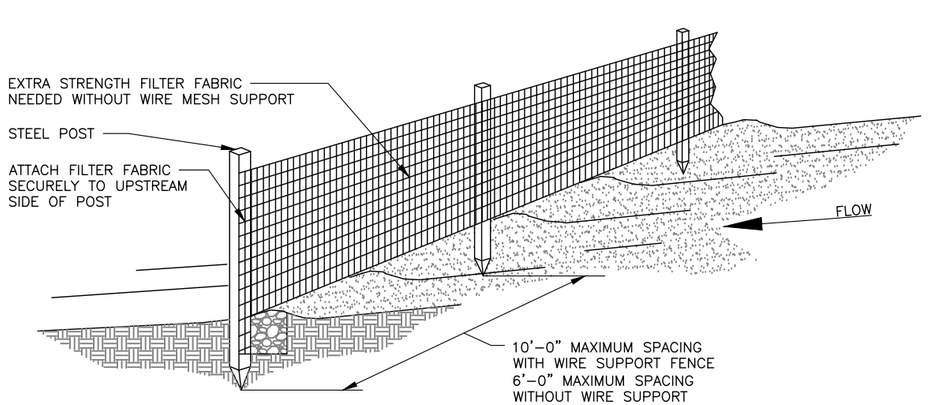
SCALE: N.T.S.



TRENCH DETAIL



WIRE BACK SILT FENCE



SILT FENCE INSTALLATION:

1. THE FENCE SHOULD BE PLACED ACROSS THE SLOPE ALONG A LINE OF UNIFORM ELEVATION (PERPENDICULAR TO THE DIRECTION OF THE FLOW). THE FENCE SHOULD BE LOCATED AT LEAST 10' FROM THE TOE OF STEEP SLOPES TO PROVIDE SEDIMENT STORAGE AND ACCESS FOR MAINTENANCE AND CLEAN OUT.
2. DRIVE THE STEEL POST AT LEAST 18" INTO THE GROUND, SPACING THEM NO FURTHER THAN 6'–0" APART.
3. POST SHOULD BE INSTALLED, WITH 1" TO 2" OF THE POST PROTRUDING ABOVE THE TOP IF THE FABRIC AND NO LESS THAN 3'–0" OF THE POST SHOULD PROTRUDE ABOVE THE GROUND. THE MINIMUM FENCE HEIGHT (HEIGHT OF FILTER ABOVE GRADE) SHALL BE 24". THE MAXIMUM FENCE HEIGHT (HEIGHT OF FILTER FABRIC ABOVE GRADE) SHALL BE 36".
4. THE FILTER FABRIC SHOULD BE PURCHASED IN A CONTINUOUS ROLL AND CUT TO LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHOULD BE WRAPPED TOGETHER ONLY AT A SUPPORT POST WITH BOTH ENDS SECURELY FASTENED TO THE POST, WITH A MINIMUM 6" OVERLAP.
5. EXTRA–STRENGTH FILTER CLOTH (50 POUND/LINEAR INCH MINIMUM TENSILE STRENGTH) SHOULD BE USED. A 2" WIDE LATHE SHALL BE STAPLED OVER THE FILTER FABRIC TO SECURELY FASTEN IT TO THE UPSLOPE SIDE OF THE POSTS. THE STAPLES USED SHOULD BE 1.5" HEAVY–DUTY WIRE STAPLES SPACED AT A MAXIMUM OF 8" OVERLAP.
6. PLACE THE BOTTOM 16" OF THE FILTER FABRIC INTO THE 12" DEEP TRENCH. EXTENDING THE REMAINING 4" TOWARDS THE UPSIDE OF THE TRENCH AND BACK FILL THE TRENCH WITH SOIL OR GRAVEL AND COMPACTED.

INSPECTION AND MAINTENANCE:

1. INSPECT SILT FENCE EVERY SEVEN (7) DAYS WITHIN 24 HOURS AFTER EACH RAINFALL EVENT THAT PRODUCES 1/2" OR MORE OF PRECIPITATION. CHECK FOR AREAS WHERE RUN–OFF HAS ERODED A CHANNEL BENEATH THE FENCE, OR WHERE THE FENCE WAS CAUSED TO SAG OR COLLAPSE BY RUNOFF OVER TOPPING THE FENCE.
2. IF THE FENCE FABRIC TEARS, BEGINS TO DECOMPOSE, OR IN ANY OTHER WAY BECOMES INEFFECTIVE, REPLACE THE AFFECTED SECTION OF THE FENCE IMMEDIATELY.
3. SEDIMENT MUST BE REMOVED WHEN IT REACHES APPROXIMATELY 1/3 OF THE HEIGHT OF THE FENCE, ESPECIALLY IF HEAVY RAINS ARE EXPECTED.
4. SILT FENCE SHOULD BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER TEMPORARY BMP's ARE NO LONGER NEEDED. TRAPPED SEDIMENT SHOULD BE REMOVED OR STABILIZED ON SITE. DISTURBED AREAS RESULTING FROM FENCE REMOVAL SHALL BE PERMANENTLY STABILIZED
5. SILT FENCE MUST BE INSTALLED PROPERLY TO AVOID NOTICE OF VIOLATION.

3 SILT FENCE DETAIL (PER JURISDICTION)

SCALE: N.T.S.

14615717.AE205.230131.3103AOHJG0.ARL01846.NSB.Rev 1 Construction Drawings.dwg – Sheet:A7 – User: james.mccoy – Feb 01, 2023 – 9:40am

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SITE NAME:
MOORES LANE

SITE NUMBER:
ARL01846

SITE ADDRESS:
PRELIM: NEAR 3612 MOORES LANE
TEXARKANA TX 75503

ENGINEER:
" I HEREBY CERTIFY THAT THESE PLANS AN SPECIFICATIONS HAVE BEEN PREPARED B ME, OR UNDER MY SUPERVISION, IF FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THESE PLANS AND SPECIFICATIONS ARE AS REQUIRED BY LA AND IN COMPLIANCE WITH THE ARKANSA FIRE PREVENTION CODE FOR THE STATE O ARKANSAS."

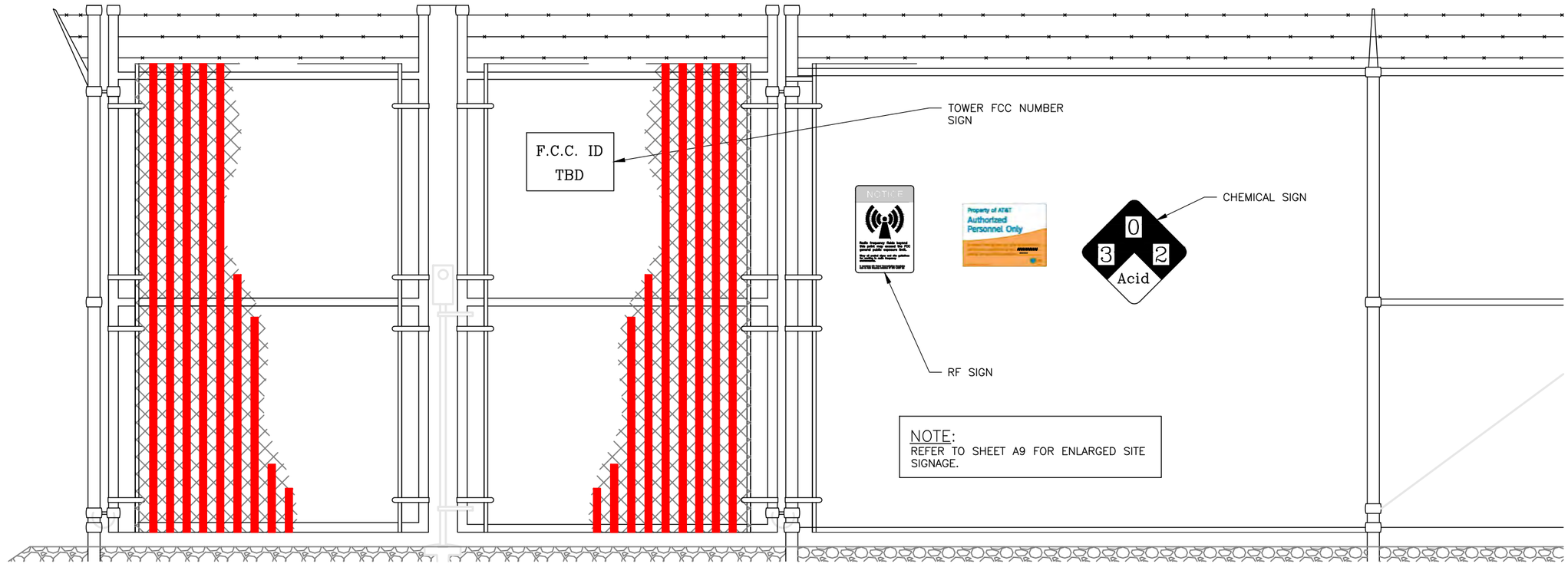
STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 20444
JEROD DOTSON
2/1/2
PE # 20444 EXP. 12/31/24

NO	DATE	DESCRIPTION	B
A	3/9/22	PRELIMINARY ISSUE	JV
0	6/8/22	CONST ISSUE	JV
1	2/1/23	CONST ISSUE	JV

SHEET TITLE:
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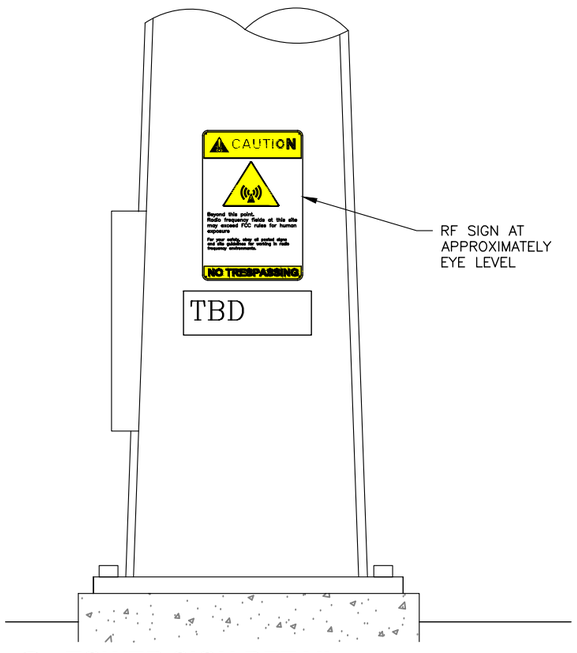
SHEET NUMBER: A7
PROJECT #: ARL01846
BY: CKD BY:
REVISIO 1

Attachment: 2023-061 ATTH 09 (Monopole Construction drawings) (3996 : 2023-061 ORD SUP Cell Tower at 2718 Moores Lane)



1 FENCING SIGN DETAIL

SCALE: N.T.S.



2 TOWER SIGN DETAIL

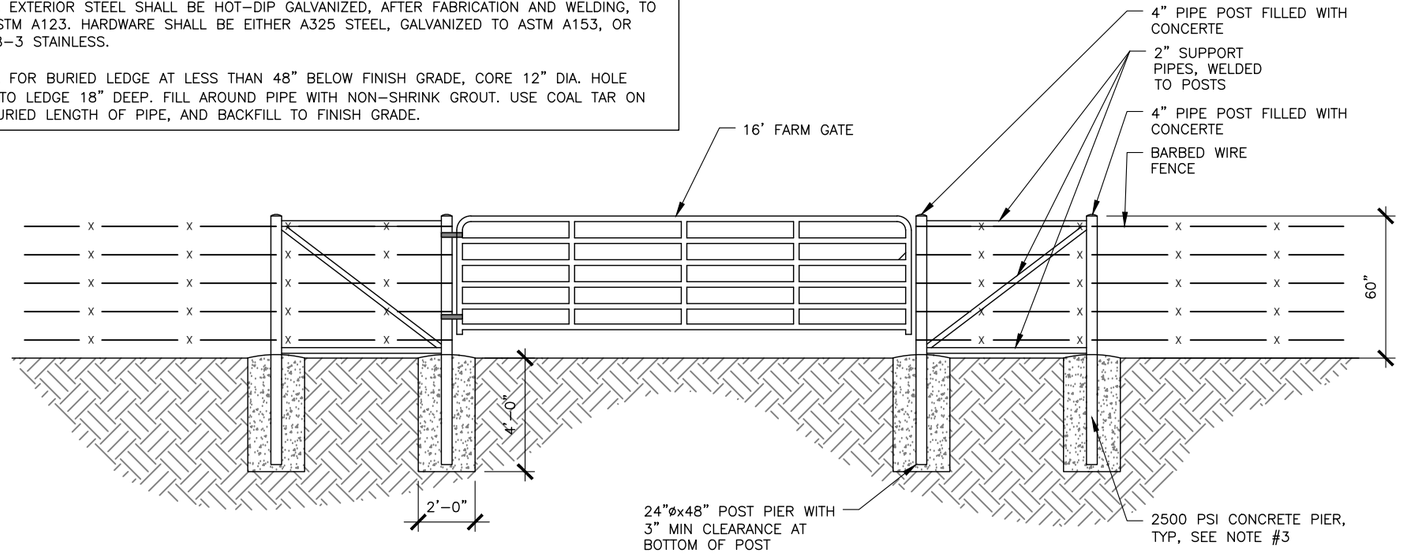
SCALE: N.T.S.

NOTES:

1. STRUCTURAL STEEL SHALL BE ASTM A572. PIPE SHALL BE SCH 40 STEEL, ASTM A53, GRADE B (SEAMLESS).

2. EXTERIOR STEEL SHALL BE HOT-DIP GALVANIZED, AFTER FABRICATION AND WELDING, TO ASTM A123. HARDWARE SHALL BE EITHER A325 STEEL, GALVANIZED TO ASTM A153, OR 18-3 STAINLESS.

3. FOR BURIED LEDGE AT LESS THAN 48" BELOW FINISH GRADE, CORE 12" DIA. HOLE INTO LEDGE 18" DEEP. FILL AROUND PIPE WITH NON-SHRINK GROUT. USE COAL TAR ON BURIED LENGTH OF PIPE, AND BACKFILL TO FINISH GRADE.



3 ENTRY GATE DETAIL

SCALE: N.T.S.

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STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 20444
JEROD DOTSON
2/1/24

PE # 20444 EXP. 12/31/24

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1	2/1/23	CONST ISSUE	JV

SHEET TITLE:
SITE SIGNAGE

SHEET NUMBER: A8

PROJECT #: ARL01846

REVISIO 1

BY: JWM CKD BY: JWM

Attachment: 2023-061 ATTH 09 (Monopole Construction drawings) (3996 : 2023-061 ORD SUP Cell Tower at 2718 Moores Lane)

14615717.AE205.230131.3103A0HJG0.ARL01846.NSB.Rev.1 | Construction Drawings.dwg — Sheet:A8 — User: james.mccoy — Feb 01, 2023 — 9:40am

INFORMATION

ACTIVE ANTENNAS ARE MOUNTED

ON THE OUTSIDE OF THIS BUILDING
BEHIND THIS PANEL
ON THIS STRUCTURE

STAY BACK A MINIMUM OF 3 FEET FROM THESE ANTENNAS

Contact AT&T Mobility at 800-638-2822 and follow their instructions prior to performing any maintenance or repairs closer than 3 feet from the antennas.

This is AT&T Mobility site:
ARL01846

INFORMATION

AT&T Mobility operates telecommunications antenna at this location. Remain at least 3 feet away from any antenna and obey all posted signs

Contact the owner(s) of the antenna(s) before working closer than 3 feet from the antenna(s).

Contact AT&T Mobility at 800-638-2822 prior to performing any maintenance or repairs near AT&T Mobility antennas.

This is Site#ARL01846
Contact the management office if this door/hatch/gate is found unlocked.

INFORMACION

En esta propiedad se ubican antennas de telecomunicaciones operadas por AT&T Mobility. Favor mantener una distancia de no menos de 3 pies y obedecer todos los avisos.

Comuníquese con el propietario o los propietarios de las antes de trabajar o caminar de menos de 3 pies de la antena

Comuníquese con AT&T Mobility 800-638-2822 antes de realizar cualquier mantenimiento o reparaciones cerca de las antenas de AT&T Mobility

Esta es la estacion base numero: ARL01846

Favor communicarse con la oficina de la administracion del edificio si esta puerta o compuerta se encuentra sin candado

FOR AT&T-OWNED CELL TOWERS AND OTHER-OWNED TOWERS WHERE AT&T MOBILITY IS PERMITTED TO POST RF SAFETY SIGNAGE, THE TYPICAL RF EXPOSURE SIGNAGE CONSISTS OF AN "INFORMATION" SIGN INSTALLED ON ENTRANCE GATES OR ADJACENT TO THE "CAUTION" SIGNS REQUIRED TO BE INSTALLED AT ACCESSES TO EACH CLIMBING LADDER AT THE TOWER. "INFORMATION" SIGNS ORE NO LONGER PERMITTED TO BE INSTALLED ON EQUIPMENT CABINETS OR BUILDINGS.

GLASS MAIN ENTRY DOORS MAY BE "BRANDED" WITH AT&T MOBILITY LOGO PROVIDING THIS IS NOT A LIGHTED / 'MARQUIS" SIGN. IN CERTAIN CASES WHERE A SITE IS UNMANNED, EXTERIOR DOOR SIGNS MAY BE OMITTED TO PREVENT DRAWING UNDUE ATTENTION TO THE SITE. FOR THESE TYPES OF SITES, THE MARKET MAY ELECT TO HARDEN SECURITY IN A MORE INVISIBLE MANNER. IT IS THE RESPONSIBILITY OF THE MARKET TO MAKE PRUDENT DECISIONS FOR UNMANNED CORE SITES ON A CASE BY CASE BASIS

Property of AT&T

Authorized Personnel Only

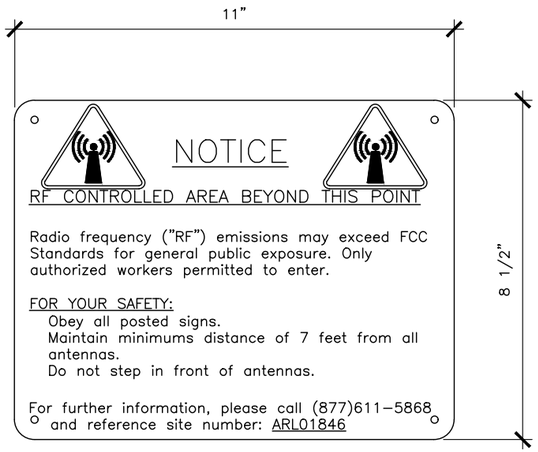
In case of emergency, or prior to performing maintenance on this site, call 800-638-2822 and reference cell site number ARL01846

at&t

1 SIGNAGE DETAIL
SCALE: N.T.S.

NOTES:

1. SIGNS TO BE MOUNTED ON THE OUTSIDE OF ACCESS GATE TO THE EXISTING COMPOUND



RF NOTICE SIGN
(WHITE METAL SIGN W/ BLACK LETTERING)

2 SIGNAGE DETAIL
SCALE: N.T.S.

NOTICE

Radio frequency fields beyond this point may exceed the FCC general public exposure limit.

Obey all posted signs and site guidelines for working in radio frequency environments.

In accordance with Federal Communications Commission rules on radio frequency emissions 47 CFR 1.1307 (b)

3 SIGNAGE DETAIL
SCALE: N.T.S.

PRIVATE PROPERTY

NO TRESPASSING

VIOLATORS WILL BE PROSECUTED

4 SIGNAGE DETAIL
SCALE: N.T.S.

CAUTION

Beyond this point.
Radio frequency fields at this site may exceed FCC rules for human exposure

For your safety, obey all posted signs and site guidelines for working in radio frequency environments.

NO TRESPASSING

5 TOWER SIGNAGE DETAIL
SCALE: N.T.S.

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SITE NAME:
MOORES LANE

SITE NUMBER:
ARL01846

SITE ADDRESS:
PRELIM: NEAR 3612 MOORES LANE
TEXARKANA TX 75503

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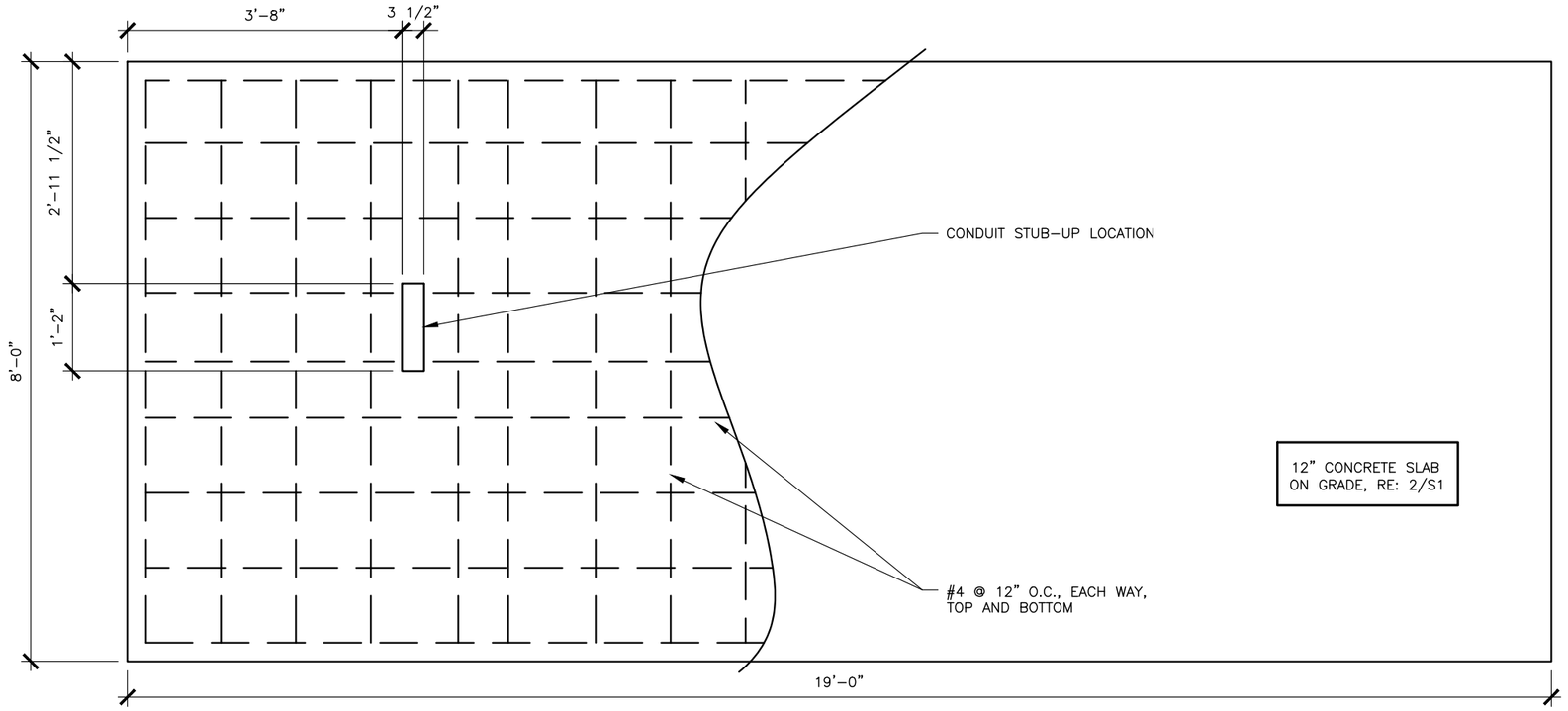
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1	2/1/23	CONST ISSUE	JV

SHEET TITLE:
SIGNAGE DETAILS

SHEET NUMBER: A9
PROJECT #: ARL01846
BY: JWM CKD BY: JWM
REVISIO 1

Attachment: 2023-061 ATTH 09 (Monopole Construction drawings) (3996 : 2023-061 ORD SUP Cell Tower at 2718 Moores Lane)

Feb. 01, 2023 - 9:40am
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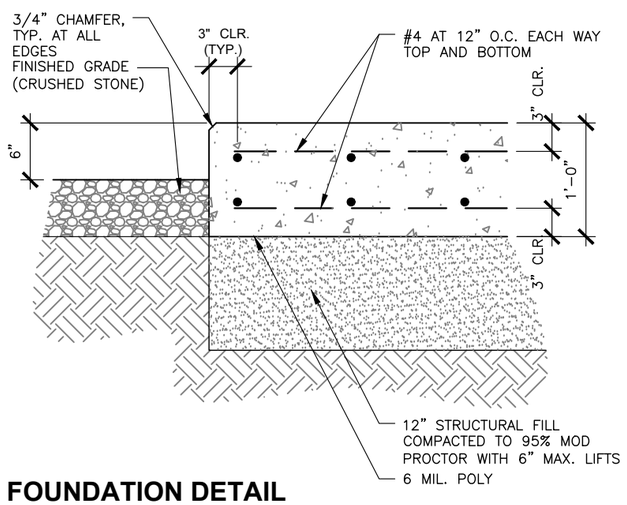


NOTES:

1. SLAB TO BE LEVEL ±1/4".
2. SLAB FOUNDATION DESIGNED ASSUMING ALLOWABLE SOIL BEARING PRESSURE OF 2000 PSF.
3. SLAB FOUNDATION DESIGNED ASSUMING MAXIMUM SOIL PLASTICITY INDEX OF 27 PER NCBC.
4. CONCRETE STRENGTH FOR FOUNDATION DESIGN SHALL BE A MINIMUM OF 3000 PSI AT 28 DAYS.
5. FOOTINGS TO EXTEND BELOW UNDISTURBED SOIL PER SITE SPECIFIC DESIGN.
6. REFER TO THE GENERAL NOTES FOR ADDITIONAL NOTES.

1 TYPICAL FOUNDATION PLAN

SCALE: 0' 1' 5'



2 FOUNDATION DETAIL

SCALE: N.T.S.

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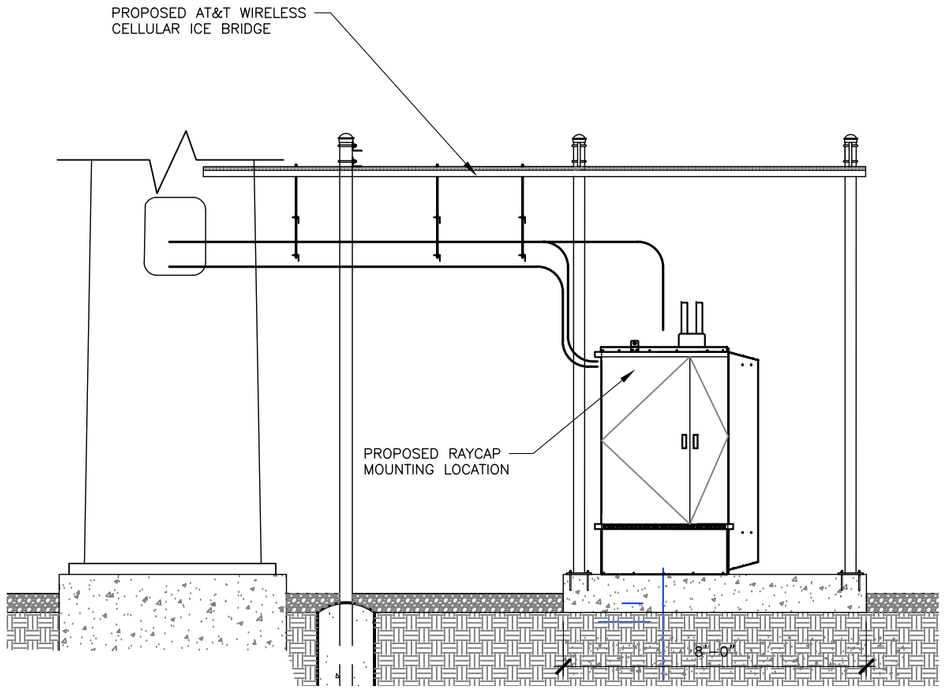
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0	6/8/22	CONST ISSUE	JV
1	2/1/23	CONST ISSUE	JV

SHEET TITLE:
WUC FOUNDATION DETAILS

SHEET NUMBER: S1
PROJECT #: ARL01846
BY: CKD BY:
REVISIO 1

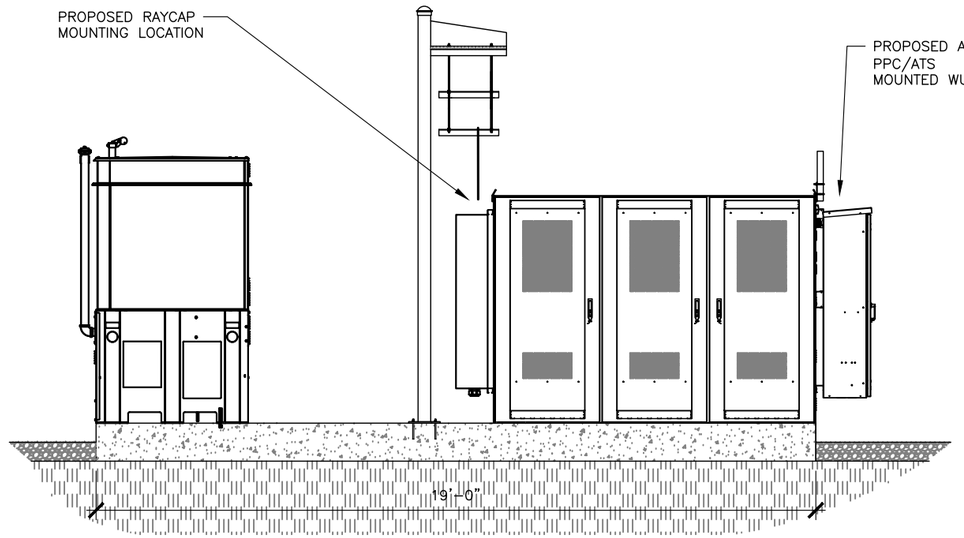
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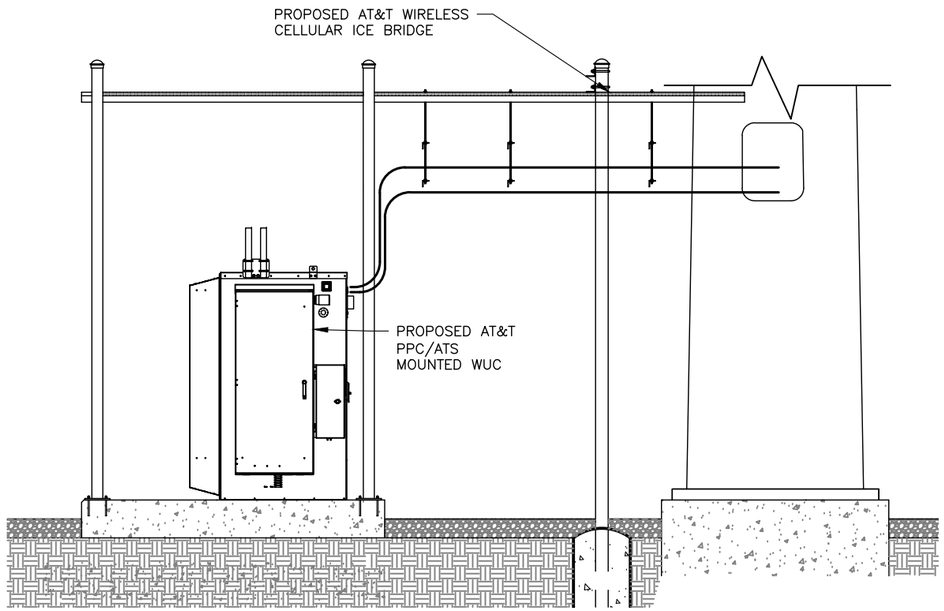
1 EQUIPMENT WUC ELEVATION

SCALE: 0' 1' 5' 10' 15'



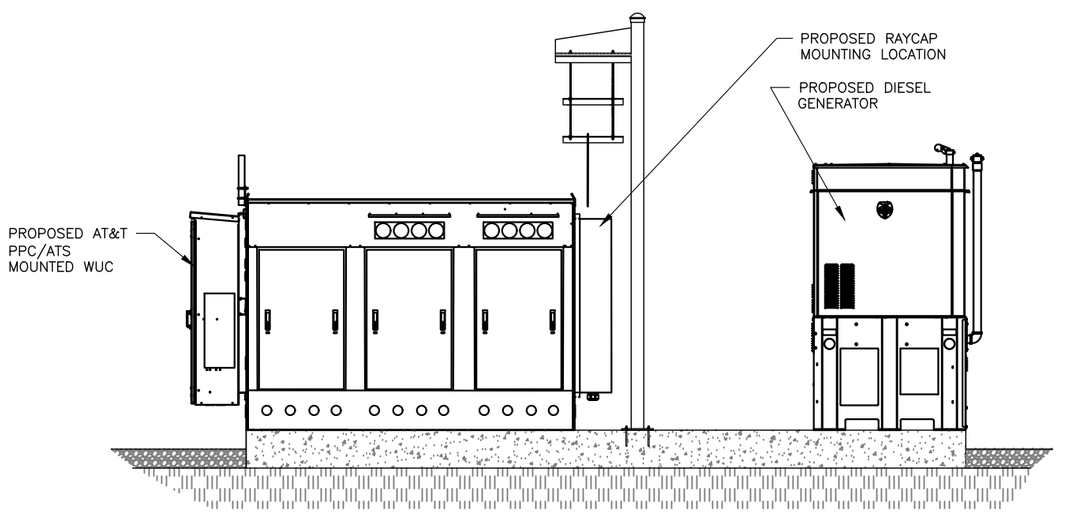
2 EQUIPMENT WUC ELEVATION

SCALE: 0' 1' 5' 10' 15'



3 EQUIPMENT WUC ELEVATION

SCALE: 0' 1' 5' 10' 15'



4 EQUIPMENT WUC ELEVATION

SCALE: 0' 1' 5' 10' 15'

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PE # 20444 EXP. 12/31/24

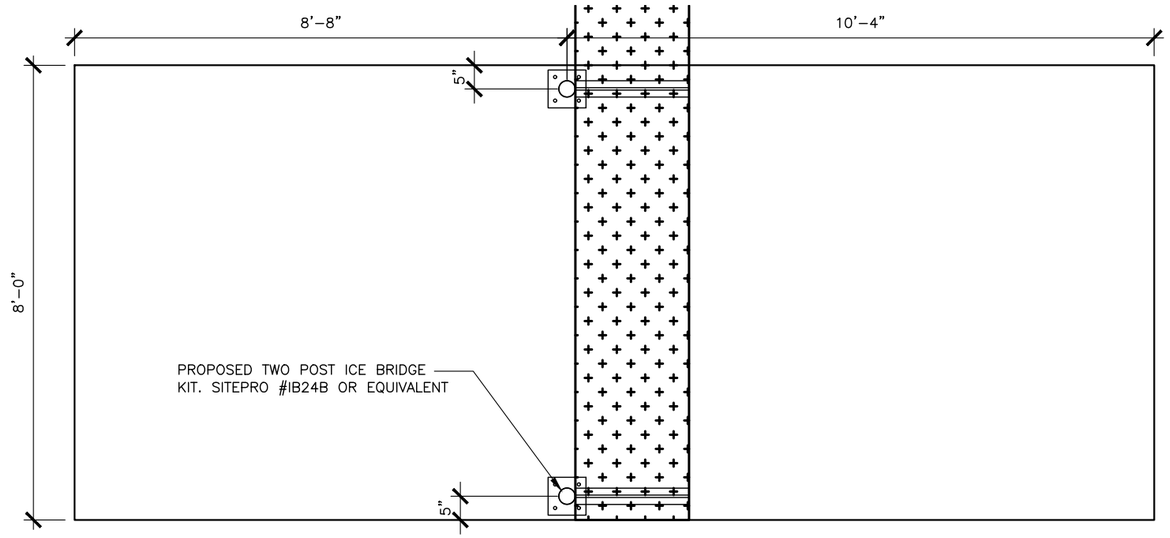
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1	2/1/23	CONST ISSUE	JV

SHEET TITLE:
WUC ELEVATION DETAILS

SHEET NUMBER:	PROJECT #:	REVISIO
S2	ARL01846	1
	BY: JWA / CKD BY: JWA	

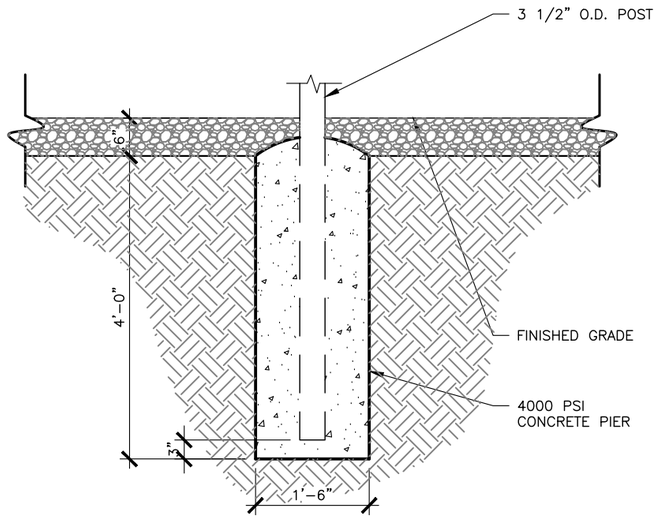
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14615717-AE205.230131.3103A0HJG0.ARL01846.NSB.Rev 1 Construction Drawings.dwg -- Sheet:S2 -- User: james.mccoy -- Feb 01, 2023 -- 9:40am



1 CANOPY LAYOUT

SCALE: 0' 1' 5' 10'



2 WAVEGUIDE BRIDGE CONCRETE PIER DETAIL

SCALE: N.T.S.

VENDOR:
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(918) 949-4551

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(918) 949–4551
COA. 3804 EXP. 12/31/2024

SITE NAME:
MOORES LANE

SITE NUMBER:
ARL01846

SITE ADDRESS:
PRELIM: NEAR 3612 MOORES LANE
TEXARKANA TX 75503

ENGINEER:
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STATE OF ARKANSAS ★★★ LICENSED PROFESSIONAL ENGINEER ★★★ No. 20444 JEROD DOTSON

2/1/2

PE # 20444 EXP. 12/31/24

NO	DATE	DESCRIPTION	B
A	3/9/22	PRELIMINARY ISSUE	JV
0	6/8/22	CONST ISSUE	JV
1	2/1/23	CONST ISSUE	JV

SHEET TITLE:
WAVEGUIDE CANOPY AND DETAILS

SHEET NUMBER: S3

PROJECT #: ARL01846

REVISIO 1

BY: CKD BY:

Attachment: 2023-061 ATTH 09 (Monopole Construction drawings) (3996 : 2023-061 ORD SUP Cell Tower at 2718 Moores Lane)

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2023-061 ATTH 09

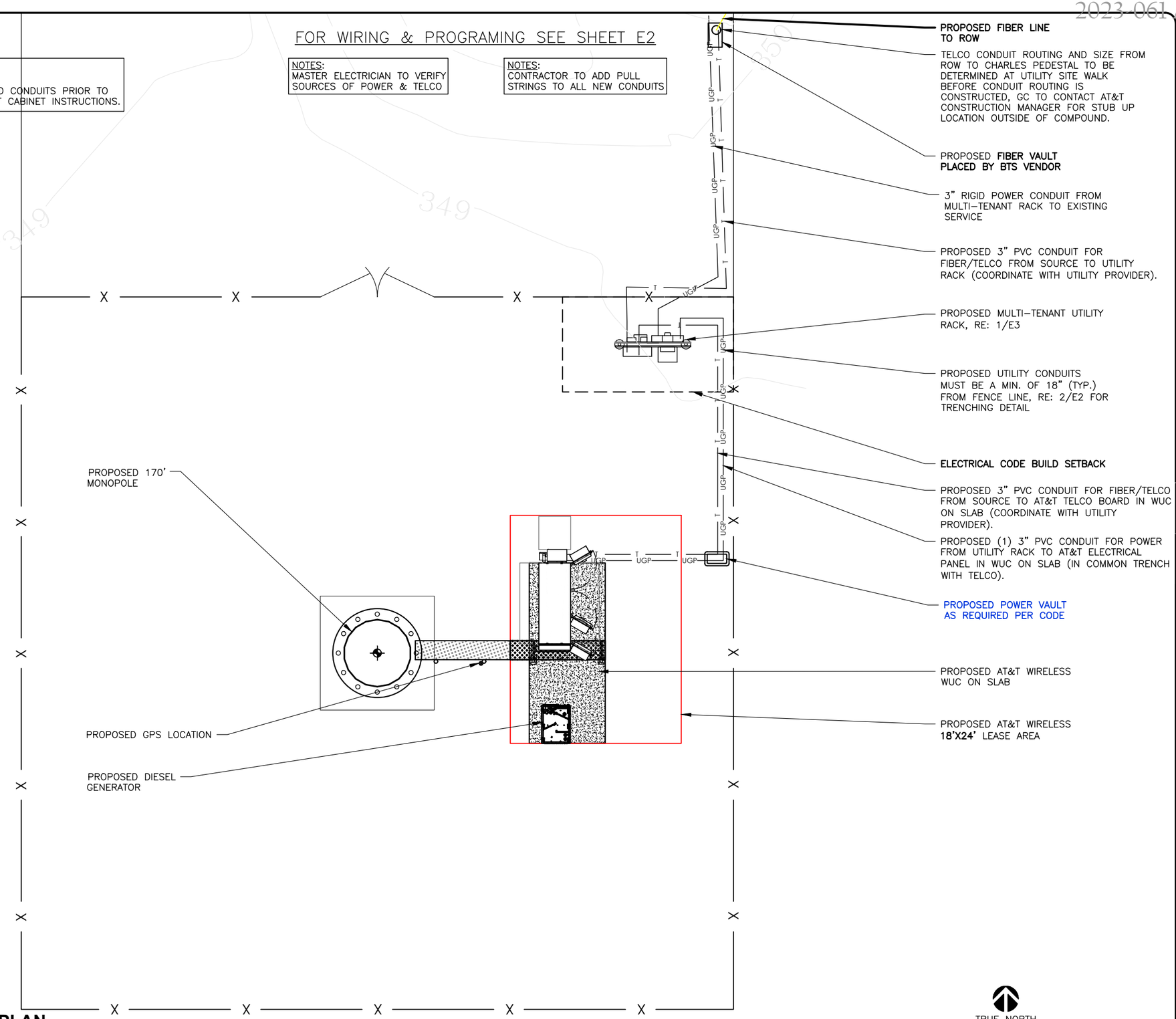
FOR WIRING & PROGRAMING SEE SHEET E2

NOTES:

1. CONTRACTOR TO STUB-UP REQUIRED CONDUITS PRIOR TO POURING CONCRETE PER EQUIPMENT CABINET INSTRUCTIONS.

NOTES:
MASTER ELECTRICIAN TO VERIFY SOURCES OF POWER & TELCO

NOTES:
CONTRACTOR TO ADD PULL STRINGS TO ALL NEW CONDUITS



TRUE NORTH
(1° 11' E)
MAG

1 UTILITY ROUTING PLAN

SCALE: 0' 10' 20' 30' 40'

VENDOR:

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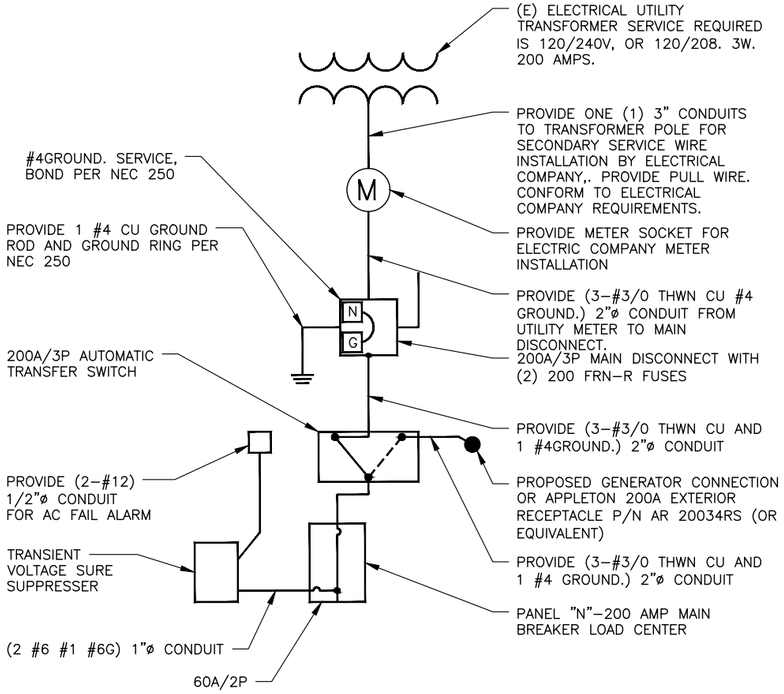
SHEET TITLE:
UTILITY PLAN AND DETAILS

SHEET NUMBER: E1

PROJECT #: ARL01846
BY: CKD BY:
REVISIO 1

Attachment: 2023-061 ATTH 09 (Monopole Construction drawings) (3996 : 2023-061 ORD SUP Cell Tower at 2718 Moores Lane)

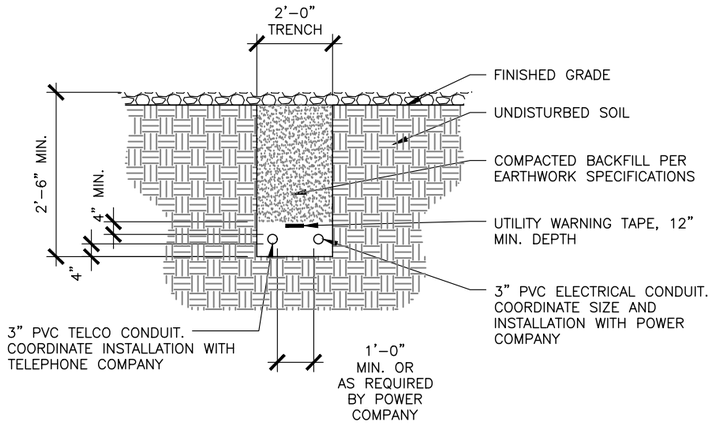
14615717.AE205.230131.3103A0HJG0.ARL01846.NSB.Rev 1 Construction Drawings.dwg — Sheet:E1 — User: james.mccoy — Feb 01, 2023 — 9:40am



1 ONE LINE DIAGRAM

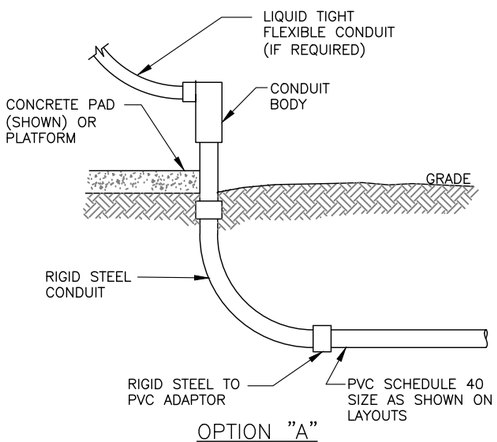
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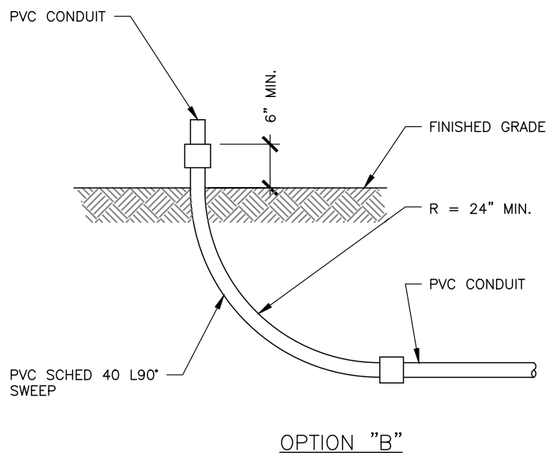
DETAIL PROVIDED BY OWNER



2 TRENCH DETAIL

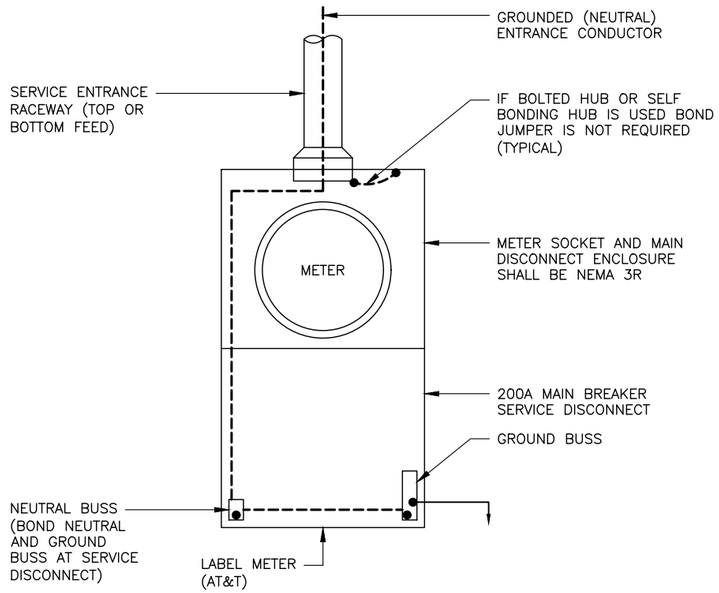
SCALE: N.T.S.





3 CONDUIT DETAILS

SCALE: N.T.S.



4 SERVICE ENTRANCE GROUNDING

SCALE: N.T.S.

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2/1/2

PE # 20444 EXP. 12/31/24

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1	2/1/23	CONST ISSUE	JV

SHEET TITLE:
ELECTRICAL DETAILS

SHEET NUMBER: E2

PROJECT #: ARL01846

REVISIO 1

BY: CKD BY:

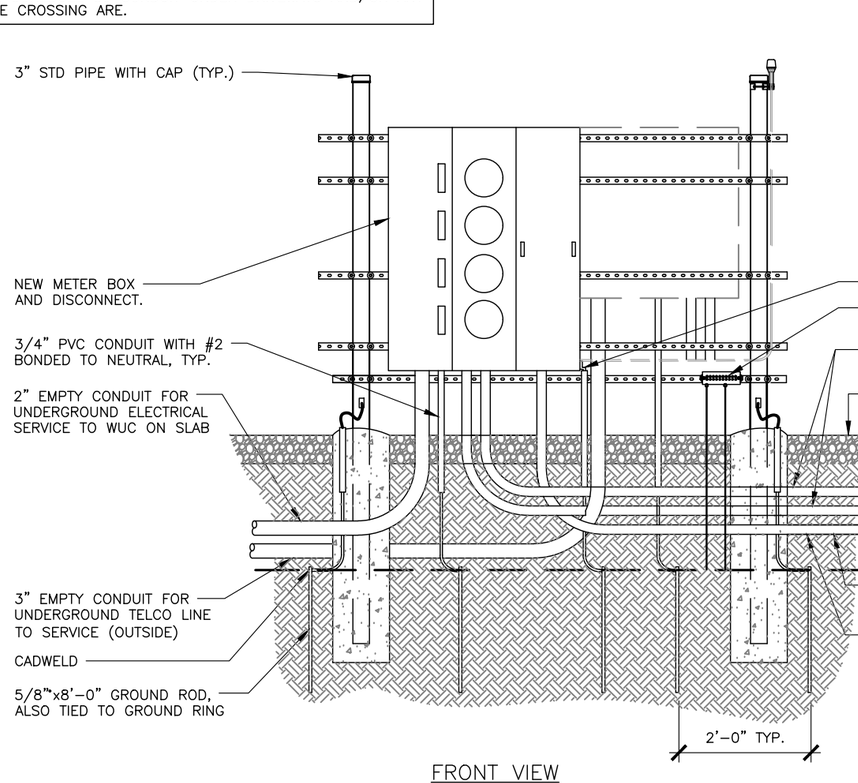
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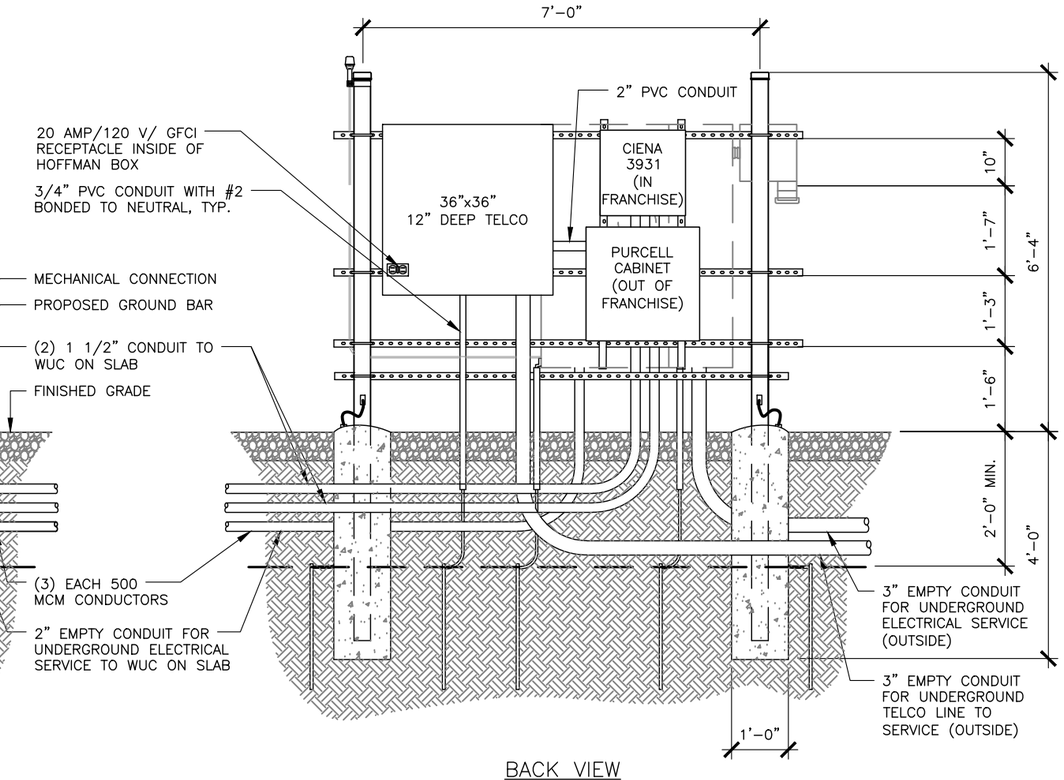
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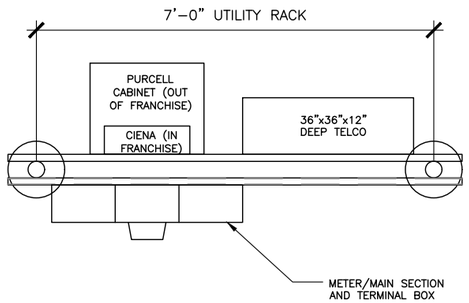
NOTES:
1. ALL EXPOSED ELECTRICAL CONDUIT MUST BE RIGID.
2. THREADLESS CONNECTORS ARE NOT ALLOWED.
3. USE SQUARE "D" 200A FUSABLE DISCONNECT.
4. EMT CONDUIT CAN ONLY BE USED INSIDE.
5. USE ONLY COMPRESSION TYPE FITTINGS ON EMT CONDUIT.
6. USE ONLY STRANDED CONDUCTORS FOR ALL ELECTRICAL WIRING. (EXCEPT TELCO AND THERMOSTAT).
7. USE SCHEDULE 80 CONDUIT UNDER DRIVEWAYS AND/OR ANY VEHICLE CROSSING ARE.

ELECTRICAL COMPANY NOTE:
ELECTRICAL PROVIDER SHALL COORDINATE WITH TBD CONSTRUCTION MANAGER TO DETERMINE TOTAL AMOUNT OF AMPS THAT WILL BE PROVIDED TO PROPOSED UTILITY RACK

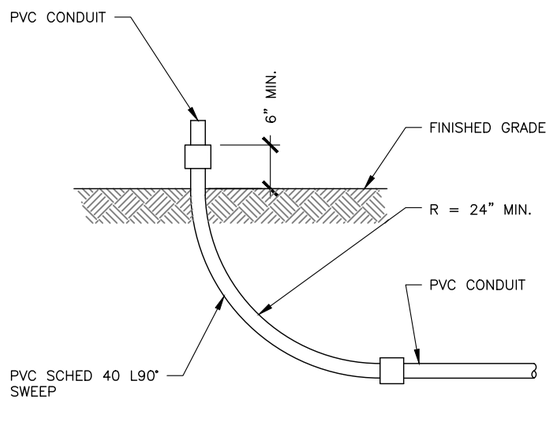




1 FOUR GANG UTILITY RACK ELEVATIONS
SCALE: N.T.S.



2 UTILITY RACK PLAN
SCALE: N.T.S.



3 CONDUIT DETAIL
SCALE: N.T.S.

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JEROD DOTSON
2/1/24
PE # 20444 EXP. 12/31/24

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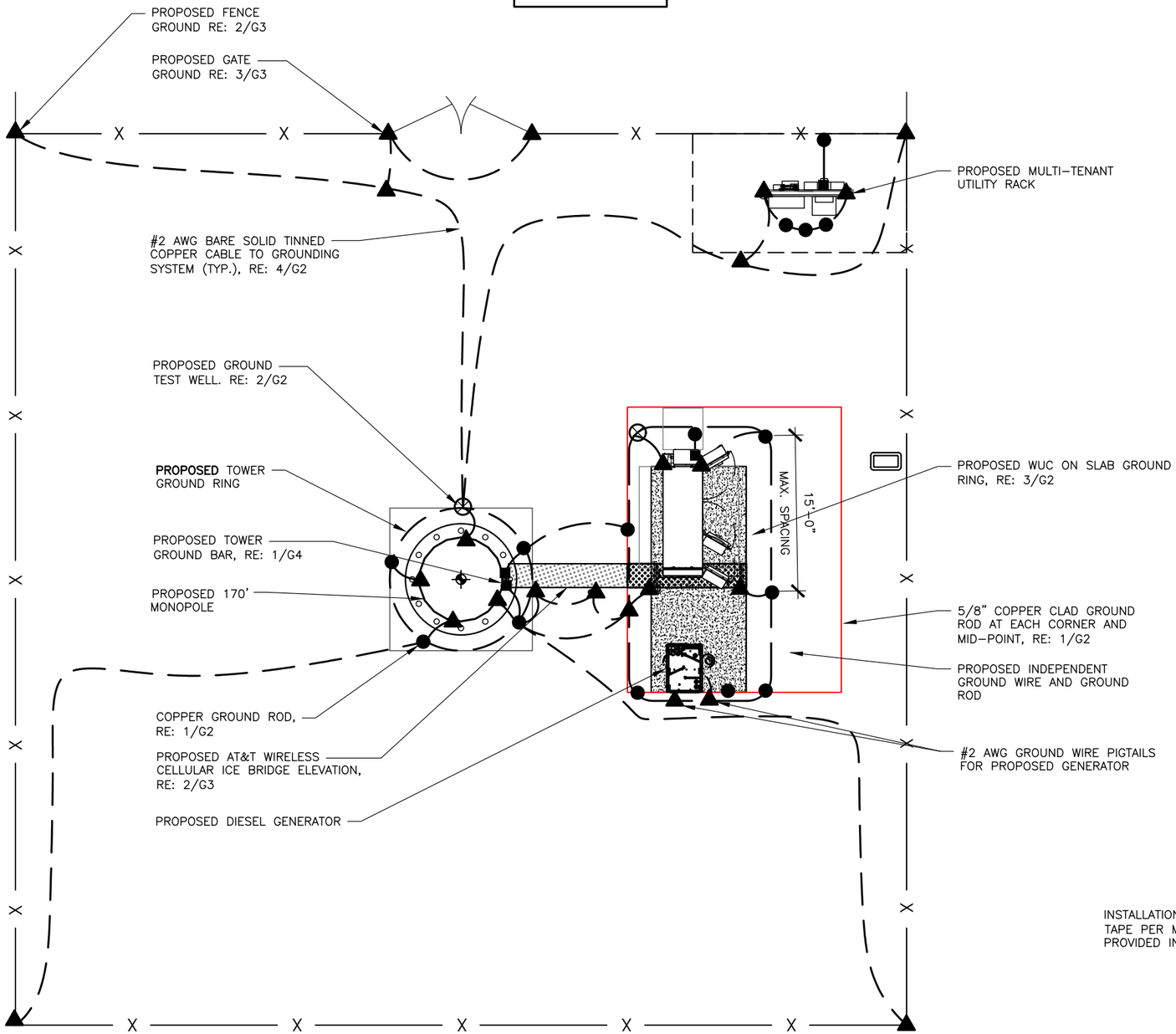
SHEET TITLE:
UTILITY RACK DETAILS

SHEET NUMBER:	PROJECT #:	REVISIO
E3	ARL01846	1
	BY: JWM CKD BY: JWM	

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RE: 5/G2 FOR TYPICAL CADWELD DETAILS

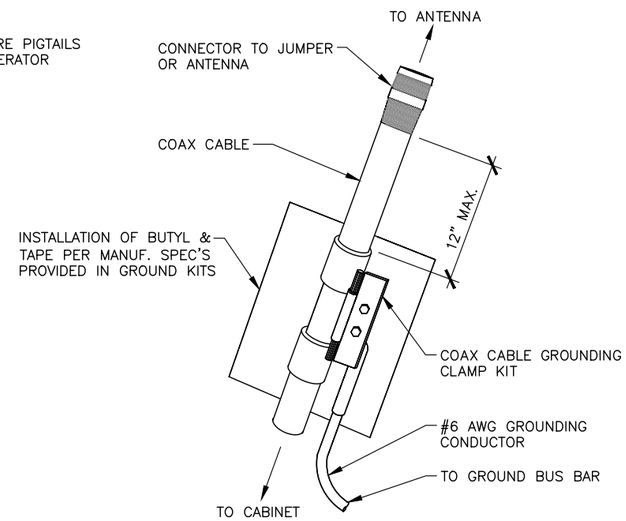


GROUNDING LEGEND:

SYMBOL	DESCRIPTION
▲	EXOTHERMIC WELD (CADWELD)
— ■ —	#2 AWG BCW MECHANICAL CONNECTION
— — —	#2 STRANDED INSULATED (FROM EQUIPMENT TO MGB)
⊗	GROUND TEST WELL AT GROUND ROD
— x —	CHAIN LINK FENCE
●	5/8"x8'-0" COPPER CLAD GROUND ROD AT 15'-0" MAX. SPACING, PER CM

GROUNDING NOTES:

1. CONTRACTOR SHALL VERIFY THAT GROUNDING ELECTRODES SHALL BE CONNECTED IN A RING USING #2 AWG BARE TINNED COPPER WIRE. THE TOP OF THE GROUND RODS AND THE RING CONDUCTOR SHALL BE 2 FEET BELOW FINISHED GRADE. GROUNDING ELECTRODES SHALL BE DRIVEN ON 15'-0" CENTERS (PROVIDE AND INSTALL AS REQUIRED PER PLAN BELOW).
2. BONDING OF THE GROUNDED CONDUCTOR (NEUTRAL) AND THE GROUNDING CONDUCTOR SHALL BE AT THE SERVICE DISCONNECTING MEANS. BONDING JUMPER SHALL BE INSTALLED PER N.E.C. ARTICLE 250.30.
3. GROUND RING CONNECTION CONDUCTORS SHALL BE OF EQUAL LENGTH, MATERIAL, AND BONDING TECHNIQUE.
4. CONTRACTOR SHALL ENSURE GROUND RING IS WITHIN 12 TO 36 INCHES OF THE EQUIPMENT PAD. PROVIDE AND INSTALL GROUNDING CONNECTIONS SHOWN BELOW AS NEEDED PER EXISTING SITE GROUNDING SYSTEM. CONTRACTOR SHALL VERIFY ALL EXISTING SITE GROUNDING CONDITIONS BEFORE STARTING WORK OR PURCHASING EQUIPMENT.
5. BOND GROUND BAR TO EXTERNAL GROUND RING WITH 1 RUN OF #2 BARE, TINNED, SOLID COPPER CONDUCTOR IN PVC. CONNECT BAR END WITH 2 HOLE LUG, AND "CADWELD" THE OTHER END TO THE EXTERNAL GROUND ROD.
6. ALL DOWN CONDUCTORS MUST GO DOWN.



1 COMPOUND GROUNDING PLAN

SCALE: 0' 10' 20' 30' 40'

TRUE NORTH (1° 11' E) MAG

2 CONNECTION OF CABLE GROUND KIT TO ANTENNA CABLE

SCALE: N.T.S.

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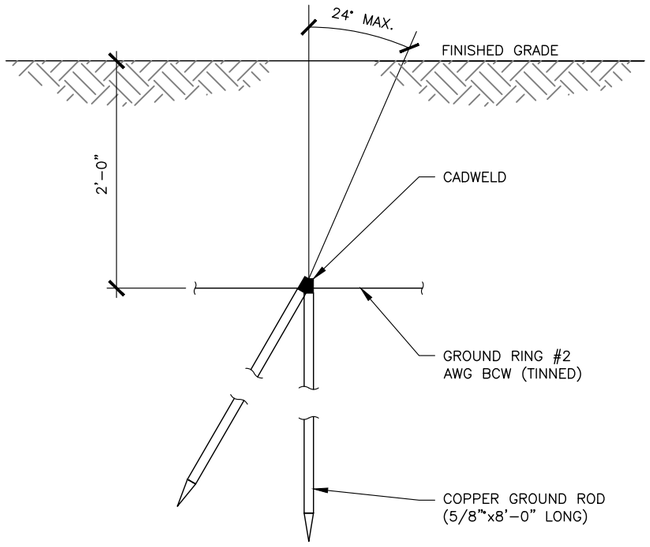
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SHEET TITLE:
COMPOUND GROUNDING PLAN

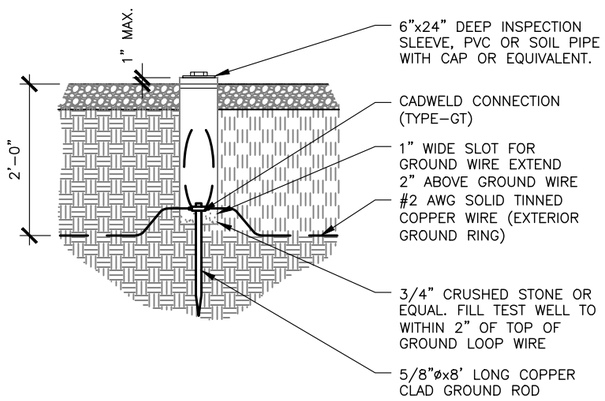
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PROJECT #: ARL01846
REVISIO 1
BY: CKD BY:

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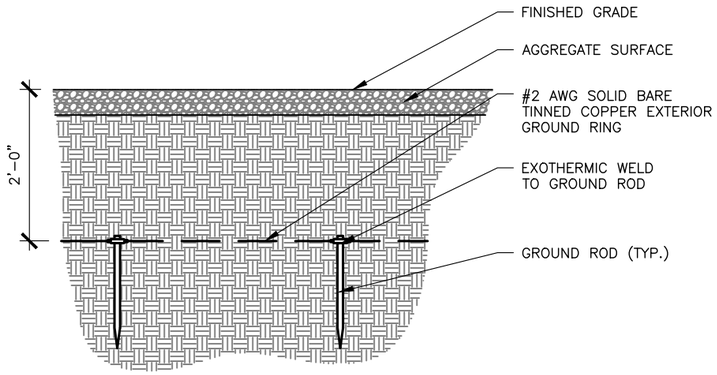
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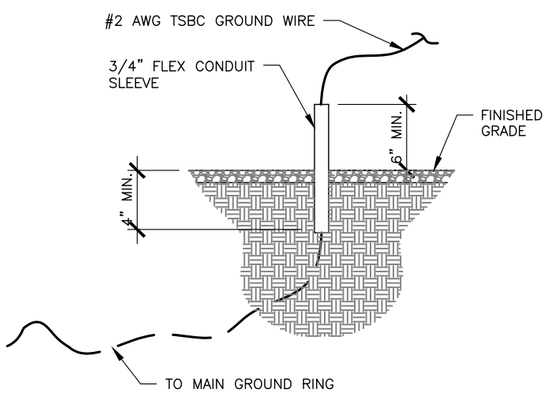
1 ANTENNA CABLE GROUNDING DETAIL
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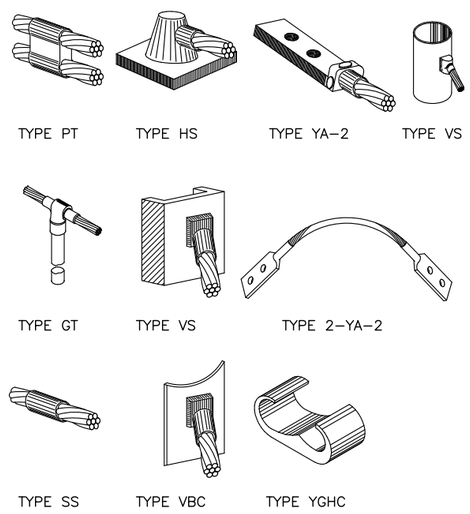
2 GROUND TEST WELL DETAIL
SCALE: N.T.S.



3 GROUND RING DETAIL
SCALE: N.T.S.



4 STUB UP DETAIL
SCALE: N.T.S.



5 TYPICAL CADWELD DETAILS
SCALE: N.T.S.

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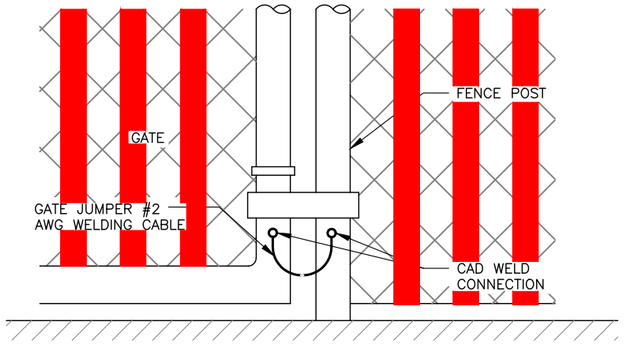
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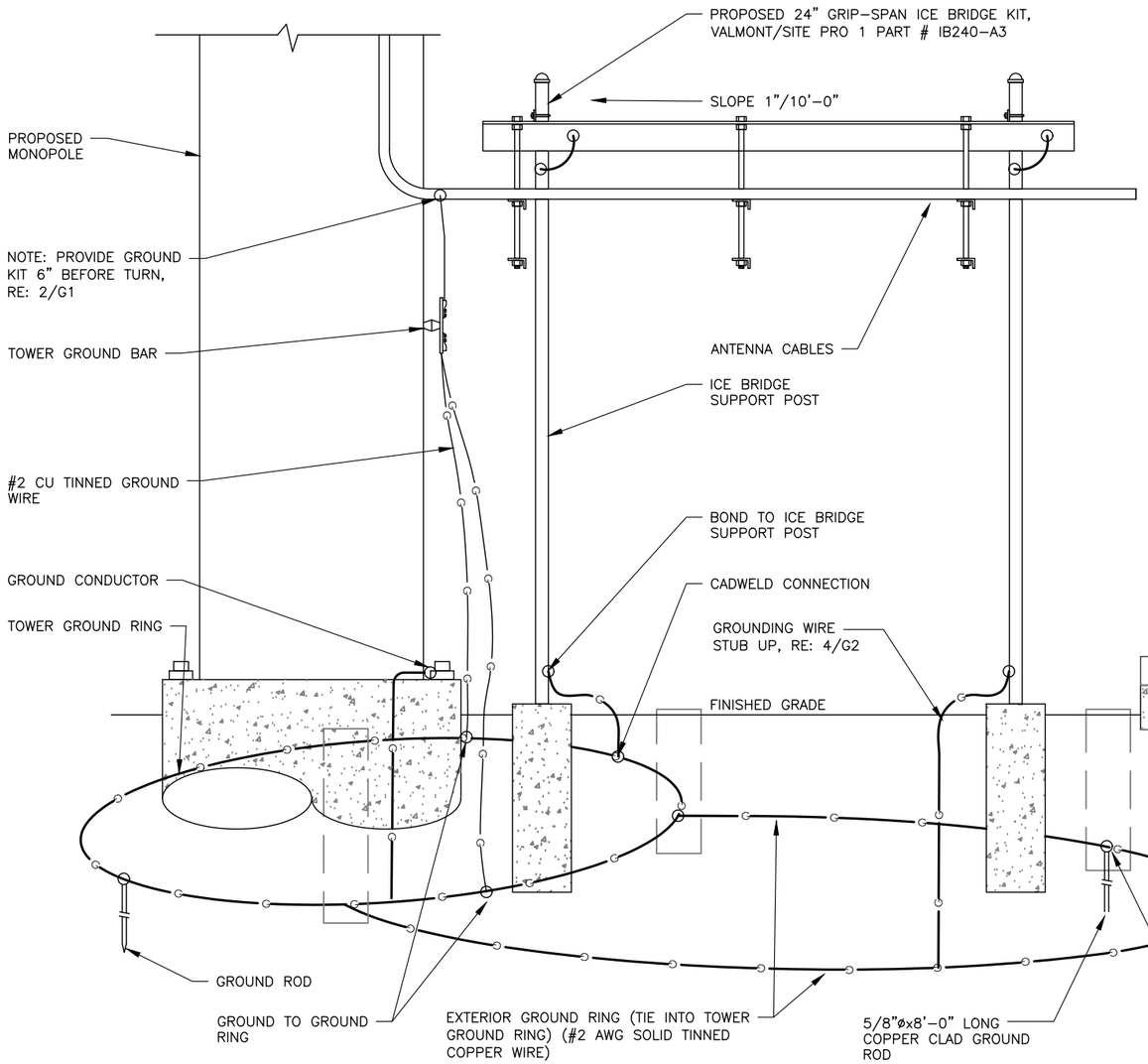
SHEET TITLE:
GROUNDING DETAILS

SHEET NUMBER: G2
PROJECT #: ARL01846
REVISIO 1
BY: CKD BY:

Attachment: 2023-061 ATTH 09 (Monopole Construction drawings) (3996 : 2023-061 ORD SUP Cell Tower at 2718 Moores Lane)

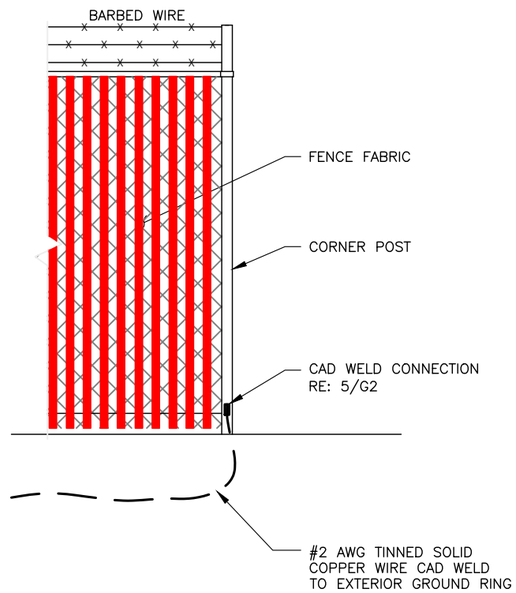
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1 TYPICAL ICE BRIDGE AND ANTENNA CABLE DETAIL

SCALE: N.T.S.



2 FENCE GROUNDING DETAIL

SCALE: N.T.S.

14615717.AE205.230131.3103A0HJG0.ARL01846.NSB.Rev 1 Construction Drawings.dwg — Sheet:G3 — User: james.mccoy — Feb 01, 2023 — 9:40am

7.10.k

VENDOR:
at&t
Your World. Delivered.
11520 FINANCIAL CENTRE PARKWAY
LITTLE ROCK, AR 72211
PH: (501) 952-2040

CRB COMPANIES LLC
CRB COMPANIES, LLC
7335 SOUTH LEWIS AVE STE 300
TULSA, OKLAHOMA 74136
(918) 949-4551

PRODUCED BY:
Branch COMMUNICATIONS
A SOLUTIONS PROVIDER
BRANCH COMMUNICATIONS
7335 SOUTH LEWIS AVE. STE. 300
TULSA, OKLAHOMA 74136
(918) 949-4551
COA. 3804 EXP. 12/31/2024

SITE NAME:
MOORES LANE

SITE NUMBER:
ARL01846

SITE ADDRESS:
PRELIM: NEAR 3612 MOORES LANE
TEXARKANA TX 75503

ENGINEER:
"I HEREBY CERTIFY THAT THESE PLANS AI
SPECIFICATIONS HAVE BEEN PREPARED B
ME, OR UNDER MY SUPERVISION, IF
FURTHER CERTIFY THAT TO THE BEST OI
MY KNOWLEDGE THESE PLANS AND
SPECIFICATIONS ARE AS REQUIRED BY LA
AND IN COMPLIANCE WITH THE ARKANSA
FIRE PREVENTION CODE FOR THE STATE (
ARKANSAS."
STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 20444
JEROD DOTSON
2/1/
PE # 20444 EXP. 12/31/24

NO	DATE	DESCRIPTION	B
A	3/9/22	PRELIMINARY ISSUE	JV
0	6/8/22	CONST ISSUE	JV
1	2/1/23	CONST ISSUE	JV

SHEET TITLE:
GROUNDING DETAILS

SHEET NUMBER: G3

PROJECT #: ARL01846

REVISI 1

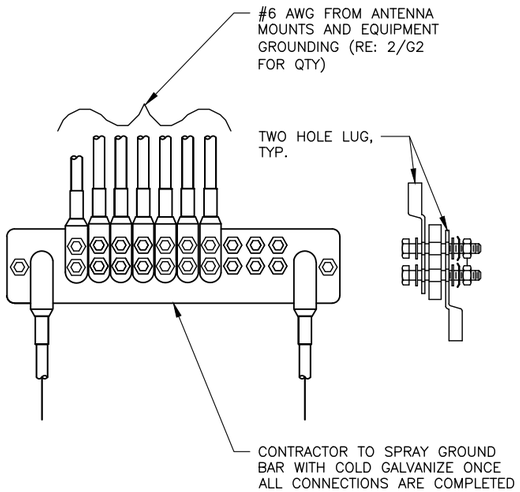
BY: JWM CKD BY: JWM

Attachment: 2023-061 ATTH 09 (Monopole Construction drawings) (3996 : 2023-061 ORD SUP Cell Tower at 2718 Moores Lane)

14615717.AE205.230131.3103A0HJG0.ARL01846.NSB.Rev 1 Construction Drawings.dwg — SheetG4 — User: james.mccoy — Feb 01, 2023 — 9:40am

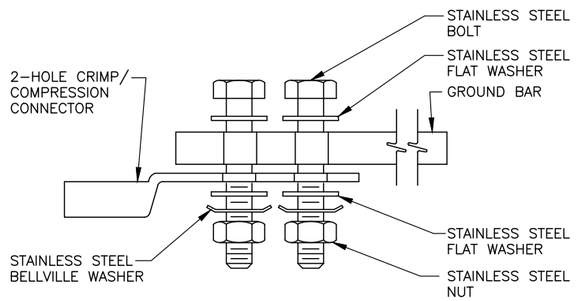
NOTE:

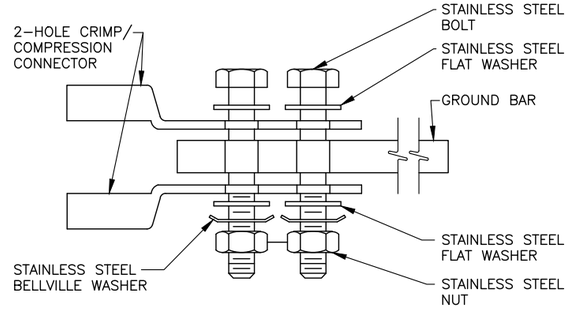
1. CONTRACTOR TO APPLY COPPER SHIELD OR NO-OX.
2. GROUND BAR SHALL BE SIZED TO ACCOMMODATE ALL GROUNDING CONNECTIONS REQUIRED PLUS PROVIDE 50% SPARE CAPACITY.

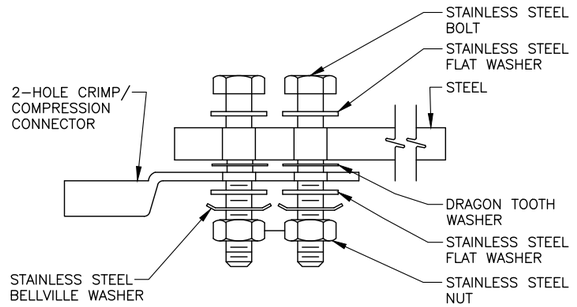


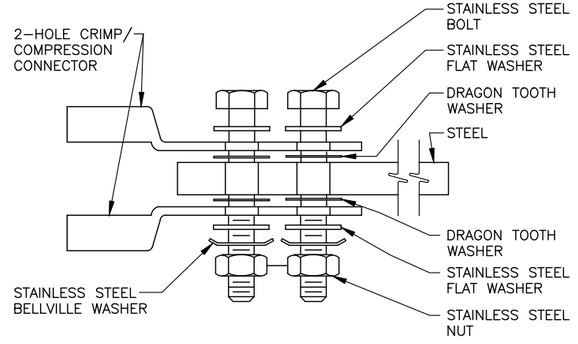
1 GROUND BAR DETAIL

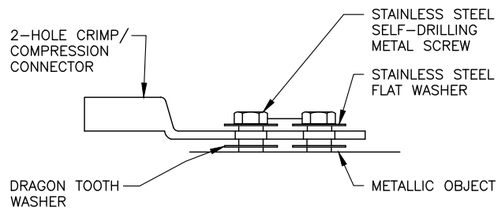
SCALE: N.T.S.











1. CHOOSE BOLT LENGTH TO ALLOW A MIN. OF THREE THREADS EXPOSED.
2. BURNISH MOUNTING SURFACE TO REMOVE PAINT IN THE AREA OF THE CONNECTOR.
3. APPLY ANTI-OXIDANT COMPOUND TO MATING SURFACE OF CONNECTOR AND WIPE OFF EXCESS COMPOUND.
4. APPLY CLEAR HEAT SHRINK OVER ENTIRE LENGTH OF LABEL FOR PROTECTION. (REFER TO CONDUCTOR LABELS SECTION.)

2 MECHANICAL CONNECTION DETAILS

SCALE: N.T.S.

VENDOR:
at&t
Your World. Delivered.
11520 FINANCIAL CENTRE PARKWAY
LITTLE ROCK, AR 72211
PH: (501) 952-2040

CRB COMPANIES LLC
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7335 SOUTH LEWIS AVE STE 300
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7335 SOUTH LEWIS AVE. STE. 300
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SITE NAME:
MOORES LANE

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SITE ADDRESS:
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TEXARKANA TX 75503

ENGINEER:
" I HEREBY CERTIFY THAT THESE PLANS AN SPECIFICATIONS HAVE BEEN PREPARED B ME, OR UNDER MY SUPERVISION, IF FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THESE PLANS AND SPECIFICATIONS ARE AS REQUIRED BY LA AND IN COMPLIANCE WITH THE ARKANSA FIRE PREVENTION CODE FOR THE STATE O ARKANSAS."

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 20444
JEROD DOTSON

2/1/2
PE # 20444 EXP. 12/31/24

NO	DATE	DESCRIPTION	B
A	3/9/22	PRELIMINARY ISSUE	JV
0	6/8/22	CONST ISSUE	JV
1	2/1/23	CONST ISSUE	JV

SHEET TITLE:
GROUNDING DETAILS

SHEET NUMBER: G4
PROJECT #: ARL01846
REVISIO 1
BY: CKD BY:

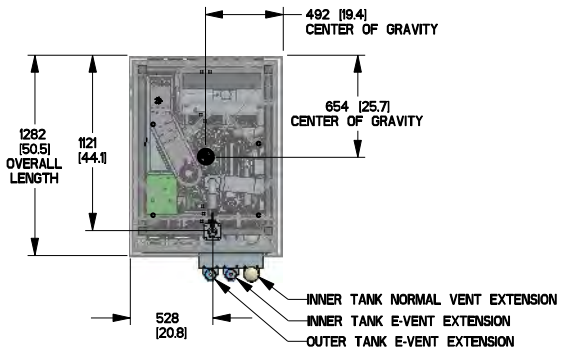
Attachment: 2023-061 ATTH 09 (Monopole Construction drawings) (3996 : 2023-061 ORD SUP Cell Tower at 2718 Moores Lane)

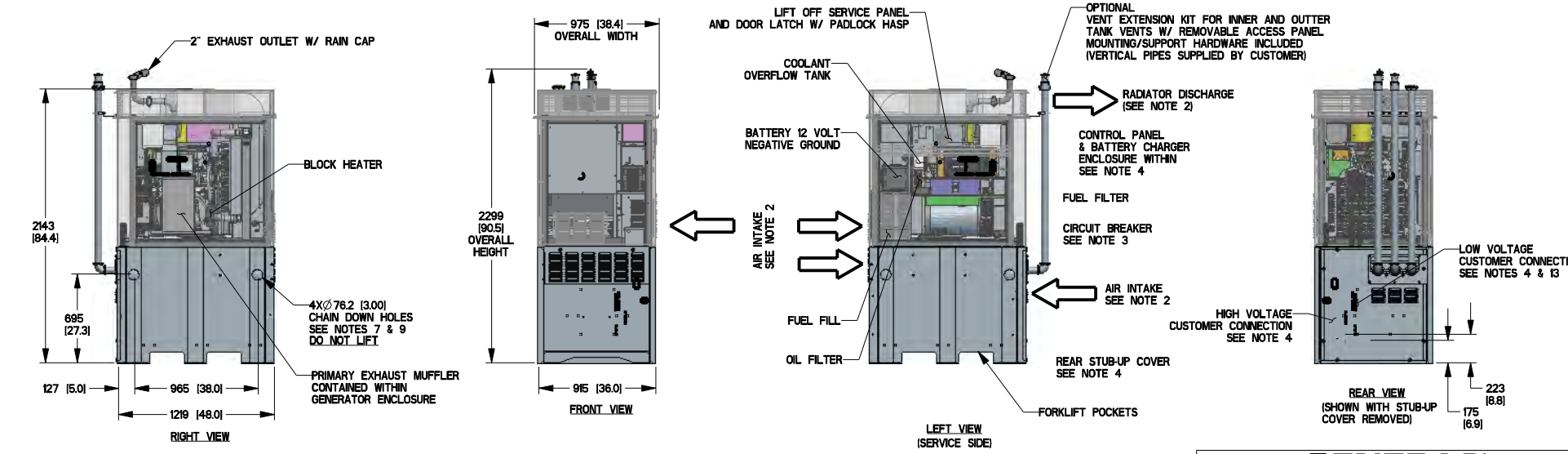
SH	REV	WINDCHILL VERSION
1/2	1	1.4

NOTES:
1. REFERENCE INSTALLATION GUIDE SUPPLIED WITH UNIT FOR CONCRETE PAD GUIDELINES.
2. ALLOW SUFFICIENT ROOM ON ALL SIDES OF THE GENERATOR FOR MAINTENANCE/SERVICE, INTAKE AIR FLOW, AND RADIATOR/EXHAUST DISCHARGE. THIS UNIT MUST BE INSTALLED IN ACCORDANCE WITH CURRENT APPLICABLE NFPA 37 AND NFPA 70 STANDARDS AS WELL AS ANY OTHER FEDERAL, STATE AND LOCAL CODES.
3. CONTROL PANEL / CIRCUIT BREAKER INFORMATION:
   - SEE SPECIFICATION SHEET OR OWNERS MANUAL
   - ACCESSIBLE WITH REMOVAL OF SERVICE PANEL
4. REMOVE THE REAR TANK STUB-UP COVER TO ACCESS THE STUB-UP AREAS AS FOLLOWS:
   - HIGH VOLTAGE CONNECTION INCLUDING AC LOAD LEAD CONDUIT CONNECTION NEUTRAL CONNECTION, BATTERY CHARGER 120 VOLT AC (0.5 AMP MAX) CONNECTION, AND ENGINE BLOCK HEATER 120 VOLT AC FACTORY WIRED CONNECTION.
   - LOW VOLTAGE CONNECTIONS INCLUDING TRANSFER SWITCH CONTROL WIRES AND ACCESSORY RELAY CONNECTION (QTY 4)
5. CENTER OF GRAVITY AND WEIGHT MAY CHANGE DUE TO UNIT OPTIONS.
6. EXHAUST SYSTEM MAXIMUM BACK PRESSURE: 24.0 INCHES OF H2O
7. REFERENCE OWNERS MANUAL FOR LIFTING WARNINGS.
8. MOUNTING BOLTS OR STUDS TO MOUNTING PAD SHALL BE 5/8-11 GRADE 5. (USE STANDARD SAE TORQUE SPECS)
9. CHAIN DOWN HOLES MUST BE PLUGGED AFTER INSTALLATION. PLUGS ARE PROVIDED AND ARE LOCATED IN THE LOOSE VENTS/FUEL FILL KIT.
10. STUB-UPS: BASE TANK REQUIRES ALL STUB-UPS TO BE IN REAR TANK STUB-UP AREA.
11. UNIT IS SHIPPED WITH FUEL SUPPLY AND RETURN LINES DISCONNECTED AND PLUGGED BETWEEN ENGINE AND FUEL TANK. THIS HAS BEEN DONE TO FACILITATE PRESSURE TESTING OF THE TANK IN THE FIELD. FOR INFORMATION REGARDING CONNECTING THE FUEL SUPPLY AND RETURN LINES PRIOR TO START UP, SEE THE FUEL TANK FIELD TESTING PROCEDURE SUPPLIED IN THE TANK LOOSE VENTS KIT, WHICH IS SHIPPED WITH THIS GENERATOR.
12. TRANSFORMER SWITCH/COMMUNICATION CONDUITS - COMMUNICATIONS AND 2-WIRE START MUST NOT BE RUN IN CONDUIT WITH AC WIRING.
13. CONTROL WIRES TO BE SHIELD AND TWISTED PAIR (40M MAX LENGTH).

ITEMS ACCESSIBLE SERVICE SIDE OF UNIT
BATTERY
CONTROL PANEL
COOLANT OVERFLOW TANK
COOLANT DRAIN
MOTOR OIL DIPSTICK
FUEL FILTER
OIL FILL
OIL FILTER
OIL DRAIN
MLCB
FUEL FILL
AIR FILTER

WEIGHT DATA WITH EMPTY BASETANK (SEE NOTE 5)		WEIGHT DATA WITH FULL BASETANK (SEE NOTE 5)	
GENERATOR AS SHOWN	APPROX-1072.7KG [2365 LBS]	GENERATOR AS SHOWN	APPROX-1378.9 KG [3040 LBS]





DRAWING CREATED FROM PRO/ENGINEER 3D FILE. ECO MODIFICATION TO BE APPLIED TO SOLID MODEL ONLY.

DIMENSION: mm (inch)

INSTALLATION DRAWING

GENERAC POWER SYSTEMS OWNS THE COPYRIGHT OF THIS DRAWING WHICH IS SUPPLIED IN CONFIDENCE AND MUST NOT BE USED FOR ANY PURPOSE OTHER THAN FOR WHICH IT IS SUPPLIED WITHOUT THE EXPRESS WRITTEN CONSENT OF GENERAC POWER SYSTEMS.
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ELECTRONICALLY APPROVED
INSIDE WINDCHILL

GENERAC

TITLE
STUB-UP VIEW
INSTALL, D2.5L 20 KW AC, TELECOM

ISSUE DATE:

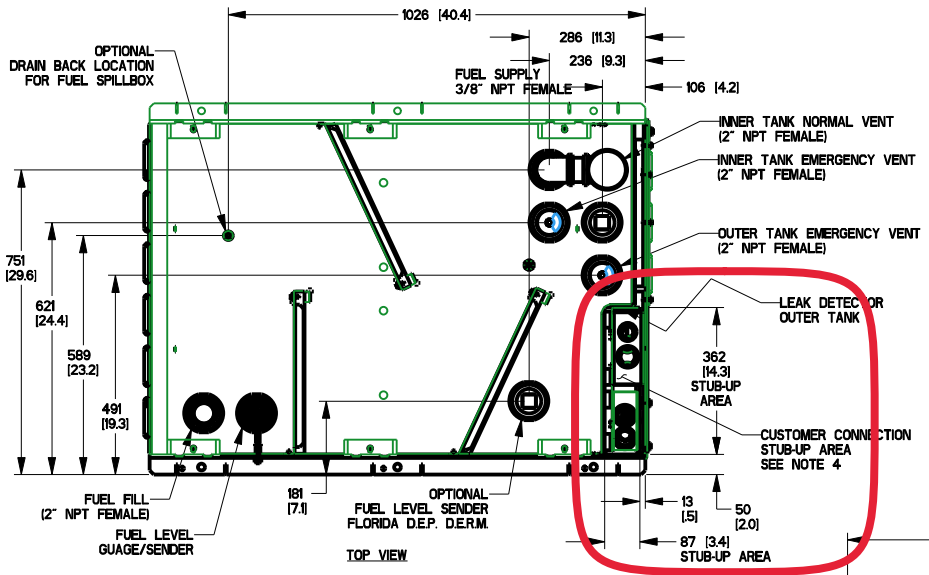
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B	N/A	10000013144	1
SCALE 0.032	WT-KG	SHEET 1 of 2	

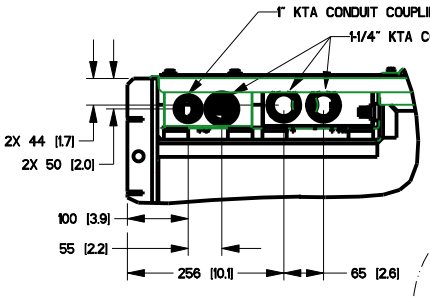
Attachment: 2023-061 ATTH 09 (Monopole Construction drawings) (3996 : 2023-061 ORD SUP Cell Tower

SH 2/2 | REV 1 | WINDCHILL VERSION 1.4

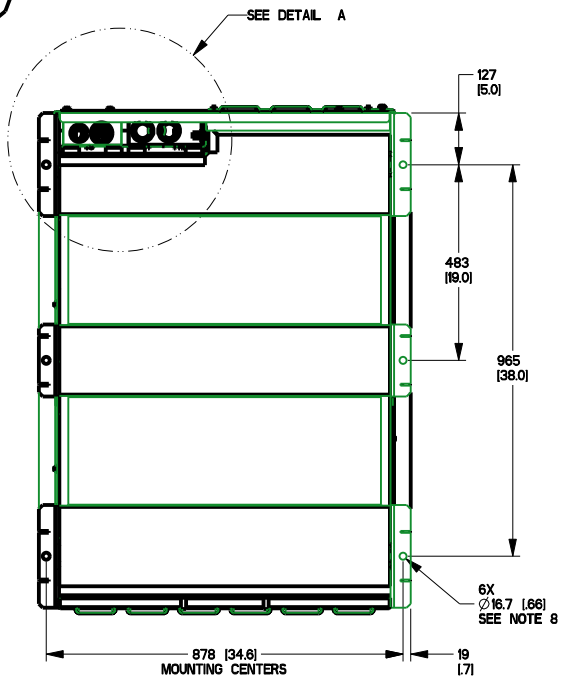
FUEL TANK	
TOTAL CAPACITY	363.4 [97]
USABLE CAPACITY	348.3 [92]

CAPACITY: LITER [GALLON]
DIMENSION: mm [inch]
THIS TANK IS LISTED TO UL142

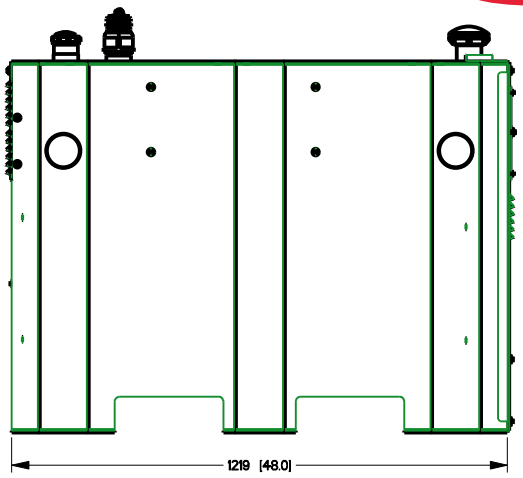




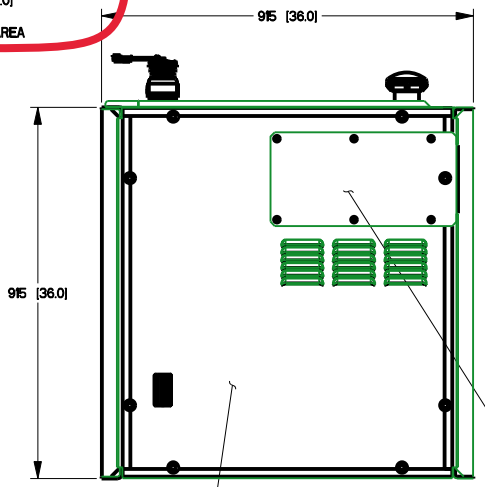
DETAIL A
CUSTOMER CONNECTION TERMINATIONS
(INCLUDED WITH GENERATOR)



BOTTOM VIEW
(MOUNTING HOLES)



LEFT VIEW



REAR VIEW

REMOVE VENT ACCESS PANEL TO ALLOW TANK VENTS TO TERMINATE OUTSIDE OF THE GENERATOR ENCLOSURE (IF LOCAL CODE APPLIES, OPTIONAL KIT AVAILABLE)

DRAWING CREATED FROM PRO/ENGINEER 3D FILE. ECO MODIFICATION TO BE APPLIED TO SOLID MODEL ONLY.

INSTALLATION DRAWING

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ELECTRONICALLY APPROVED
INSIDE WINDCHILL

GENERAC

TITLE
STUB-UP VIEW
INSTALL, D2.5L 20 KW AC, TELECOM

ISSUE DATE:

SIZE	CAGE NO	DWG NO	REV
B	N/A	10000013144	1
SCALE 0.083	WT-KG	SHEET 2 of 2	

Attachment: 2023-061 ATTH 09 (Monopole Construction drawings) (3996 : 2023-061 ORD SUP Cell Tower

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: 2023-061 Goals & Perspectives (3996 : 2023-061 ORD SUP Cell Tower at 2718 Moores Lane)

S-772

ORDINANCE NO. 2023-061

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-772 TO ALLOW THE LOCATION OF A TELECOMMUNICATION TOWER ON A 7.13-ACRE TRACT OF LAND (BEING TRACT 44A), J M GOFFE HRS, A-244, LOCATED AT 2718 MOORES LANE, 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 the location of a telecommunication tower on an **approximate 7.13-acre tract of land (being Tract 44A), J M GOFFE HRS, A-244, (Exhibit 'A')**, **located at 2718 Moores Lane**, 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 **five (5) to zero (0) to recommend** to the City Council of Texarkana, Texas, that a **Specific Use Permit be denied to allow the location of a telecommunications tower** 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-772 for the location of a telecommunications tower on an approximate 7.13-acre tract of land (being Tract 44A), J M GOFFE HRS, A-244, (Exhibit 'A')**, located at 2718 Moores Lane, in the City of Texarkana, Bowie County, Texas.

Attachment: 2023-061 ORD SUP for telecommunication tower 2718 Moores Lane signed (3996 : 2023-061 ORD SUP Cell Tower at 2718 Moores

SECTION 2: All ordinances or parts of ordinances in conflict herewith are specifically repealed to the extent of such conflict.

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: 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 **20th day of June, 2023.**

ATTEST:

VICKY COOPWOOD, ASST. CITY SECRETARY

6:41 p.m.

BOB BRUGGEMAN, MAYOR

Attachment: 2023-061 ORD SUP for telecommunication tower 2718 Moores Lane signed (3996 : 2023-061 ORD SUP Cell Tower at 2718 Moores

2023-061 EXH 'A'

LEGAL DESCRIPTION

S-772

Parent Parcel (as per Deed)

All that certain tract or parcel of land situated in the J.M. Goff Headright Survey, A-244, Bowie County, Texas, being a portion of a 40 acre tract designated as Lot No. 4 of the partition of the Charles H. Moores land, said Lot No. 4 was partitioned to Eli H. Moores by Deed dated May 1, 1912, of record in Volume 62, Page 546, Deed Records, Bowie County, Texas, subject tract being more particularly described by metes and bounds a follows:
BEGINNING at an iron point found for corner at the Northwest corner of said Lot No. 4, said point being the Northeast corner of Northview Estates, a Sub division of a part of the J. M. Goff Headright Survey, Bowie County, Texas, according to the plat thereof of record in Volume 606, Page 369, Deed Records, Bowie County, Texas;
THENCE: N 89°00'48" E, with the North line of said Lot No. 4, at 1047.00 feet past an iron pin found and continuing in all a total distance of 1099.18 feet to a 1/2" iron pin set for corner at the Northwest corner of a certain 40.00 foot right-of-way conveyed to Bowie County, Texas, by Deed dated June 4, 1970, of record in Volume 519, Page 361, Deed Records, Bowie County, Texas;
THENCE: S 01°57'11" E, (called South) with the West line of said right-of-way, 934.55 feet to an iron pin found for corner at the Northeast corner of a 1.454 acre tract of land conveyed to Ida Lou Moores Ames by Deed dated October 27, 1972, of record in Volume 552, Page 36, Deed Records;
THENCE: S 89°03'55" W, with the North line of said 1.454 acre tract, 171.96 feet to a 1/2" iron pin set for corner at the Northwest corner of sad 1.454 acre tract;
THENCE: S 01°48'23" E, with the West line of said 1.454 acre tract, 370.62 feet to an iron pin found for corner at the Southwest corner of sad 1.454 acre tract, said point being on the North right-of-way line of F. M. Road No. 2240 Moores Lane;
THENCE: S 89°03'55" W, with the North right-of-way line of said Moores Lane, 111.45 feet to an iron pin found for corner on the East line of a certain 2 acre tract of land conveyed to Dennis Skinner, Jr. by Deed of record in Volume 1828, Page 188, Real Property Records, Bowie County, Texas;
THENCE: N 01°27'05" W, with the East line of said 2 acre tract, 369.31 feet to an iron pin found for corner at the Northeast corner of said 2 acre tract;
THENCE: S 89°48'33" W, with the North line of sad 2 acre tract, 209.57 feet to an iron pin found for corner at the Northwest corner of said 2 acre tract;
THENCE: S 01°31'08" E, with the West line of said 2 acre tract, 372.03 feet to a 1/2" iron pin set for corner on the North right-of-way line of said Moores Lane, said point being referenced by an iron pin found, S 01°31'08" E, 5.01 feet;
THENCE: S 89°03'55" W, with the North right-of-way line of said Moores Lane, 40.83 feet to a 1/2" iron pin set for corner on the East line of a certain tract of land conveyed to William E. Hinton, Jr., by Deed of record in Volume 547, Page 527, Deed Records, Bowie County, Texas, said point being referenced by an iron pin found, S 01°22'35" E, 6.50 feet;
THENCE: N 01°22'35" W, with the East line of said Hinton tract, at 178.11 feet past its Northeast corner, same being the Southeast corner of a certain tract of land conveyed to Lajuan Martin by Deed dated April 20, 1994, of record in Volume 2127, Page 27, Real Property Records, Bowie County, Texas, and continuing with Martin's East line in all a total distance of 369.61 feet to an iron pin found for corner at the Northeast corner of said Martin tract;
THENCE: S 89°03'55" W, with Martin's North line, 104.36 feet to a 1/2" iron pin set for corner at the Northwest corner of said Martin tract;
THENCE: S 01°22'35" E, with the West line of said Martin tract and Hinton tract, 369.61 feet to a 1/2" iron pin set for corner on the North right-of-way line of said Moores Lane, said point being referenced by an iron pin found, S 01°22'35" E, 5.16 feet;
THENCE: S 89°03'55" W, with the North right-of-way line of said Moores Lane, 177.77 feet to a 1/2" iron pin set for corner at the Southeast corner of a certain tract of land conveyed to Guy Davis by Deed recorded in Volume 205, Page 39, Deed Records, Bowie County, Texas;
THENCE: N 01°15'35" W, with the East line of said Davis tract, 418.66 feet to an iron pin found for corner at the Northeast corner of said Davis tract;
THENCE: S 88°15'46" W, with the North line of said Davis tract, at 103.59 feet past an iron pin found at the Northwest corner of said Davis tract, same being the Northeast corner of a certain 0.79 acre tract of land conveyed to James A. Blackburn, Jr. by Deed dated June 20, 1979, of record in Volume 650, Page 780, Deed Records, Bowie County, Texas, and continuing with the North line of said 0.79 acre tract, in all a total distance of 286.11 feet to a 1/2" iron pin set for corner, said point being the Southeast corner of a certain 0.1634 acre tract of land conveyed to the City of Texarkana by Deed dated June 13, 1995, of record in Volume 2339, Page 118, Real Property Records, Bowie County, Texas, said point being on the existing East right-of-way line of Kevin Street;
THENCE: N 01°52'11" W, (called N 00°04'41" W) with the East line of said 0.1634 acre tract, same being the East right-of-way line of said Kevin Street, 128.3 feet to an angle point;
THENCE: N 01°17'01" W, (called N 00°30'29" W), continuing with the East line of said 0.1634 acre tract, same being the East right-of-way line of said Kevin Street, 66.64 feet to a point at the beginning of a curve to the left;
THENCE: Northwesterly, with the East line of said 0.1634 acre tract, same being the East right-of-way line of said Kevin Street, same being along the arc of a curve having a radius of 807.49 feet through a central angle of 12°53'39" for a distance of 136.71 feet to a point at the end of said curve;
THENCE: N 14°07'33" W, (called N 12°20'03") W) with the East line of said 0.1634 acre tract, same being the East right-of-way line of said Kevin Street, 19.01 feet to an angle point;
THENCE: S 87°37'18" W, (called S 89°24'46" W) 0.48 feet to a 1/2" iron pin set for corner at the Southeast corner of the above-referenced Northview Estates;
THENCE: N 00°18'38" W, with the East line of said Northview Estates, at 355.06 feet past an iron pin found at the Northeast corner of Lot 1, Block 6, of said Northview Estates, same being the South right-of-way line of Northview Street, at 405.06 feet past an iron pin found at the Southeast corner of Lot 6, Block 2, same being the North right-of-way line of said Northview Street and continuing in all a total distance of 537.81 feet to the place of beginning and containing 26.150 acres of land more or less.

Attachment: 2023-061 ORD SUP for telecommunication tower 2718 Moores Lane signed (3996 : 2023-061 ORD SUP Cell Tower at 2718 Moores

LEGAL DESCRIPTION

AT&T Mobility Lease Parcel

All that certain tract or parcel of land situated in the J.M. Goff Headright Survey, A-244, Bowie County, Texas, being a portion of a called 26.150 Acre tract deeded to the Trustees of Walnut Street Church of Christ by Deed Dated March 01, 1999, of record Volume 3015, Page 13, Deed Records, Bowie County, Texas, subject tract being more particularly described by metes and bounds a follows:
COMMENCING at a found 1/2 inch rebar at the Southeast Corner of Lot 8, Block 5, Colony II Replat #3, recorded at Volume 2390 Page 98, Plat Records, Bowie County, Texas:
THENCE South 87°33'14" West, along the South line of said Lot 8, Block 5 and along the North line of said called 26.150 Acre Tract, a distance of 9.19 feet to a point for a corner;

THENCE leaving said Lot 8, Block 5, South line and said called 26.150 Tract North line and across said called 26.150 Acre Tract the following calls:

THENCE South 28°53'57" West, a distance of 114.05 feet to a set 1/2 inch rebar with ID cap stamped KEEN 6566;

THENCE South 02°22'07" East, a distance of 30.00 feet to a set 1/2 inch rebar with ID cap stamped KEEN 6566 at the point of beginning;

THENCE South 02°22'07" East, a distance of 75.00 feet to a set 1/2 inch rebar with ID cap stamped KEEN 6566;

THENCE South 87°37'53" West, a distance of 75.00 feet to a set 1/2 inch rebar with ID cap stamped KEEN 6566;

THENCE North 02°22'07" West, a distance of 75.00 feet to a set 1/2 inch rebar with ID cap stamped KEEN 6566;

THENCE North 87°37'53" East, a distance of 75.00 feet to the Point of Beginning, Containing 5625 Square Feet or 0.129 of an Acre.

Proposed Access and Utility Easement

All that certain tract or parcel of land situated in the J.M. Goff Headright Survey, A-244, Bowie County, Texas, being a portion of a called 26.150 Acre tract deeded to the Trustees of Walnut Street Church of Christ by Deed Dated March 01, 1999, of record Volume 3015, Page 13, Deed Records, Bowie County, Texas, subject tract being more particularly described by metes and bounds a follows:
COMMENCING at a found 1/2 inch rebar at the Southeast Corner of Lot 8, Block 5, Colony II Replat #3, recorded at Volume 2390 Page 98, Plat Records, Bowie County, Texas:
THENCE South 87°33'14" West, along the South line of said Lot 8, Block 5 and along the North line of said called 26.150 Acre Tract, a distance of 114.40 feet to a point for a corner at the Southeast Right Way Corner (50 Foot Right of Way) of Sandlin Avenue and the Point of Beginning;

THENCE leaving said Lot 8, Block 5, South line and said called 26.150 Tract North line and said Sandlin Right of Way line and across said called 26.150 Acre Tract the following calls:

THENCE South 16°11'54" East, a distance of 100.25 feet to a set 1/2 inch rebar with ID cap stamped KEEN 6566;

THENCE North 87°37'53" East, a distance of 22.05 feet to a set 1/2 inch rebar with ID cap stamped KEEN 6566;

THENCE South 02°22'07" East, a distance of 30.00 feet to a set 1/2 inch rebar with ID cap stamped KEEN 6566;

THENCE South 87°37'53" West, a distance of 75.00 feet to a set 1/2 inch rebar with ID cap stamped KEEN 6566;

THENCE North 02°22'07" West, a distance of 30.00 feet to a set 1/2 inch rebar with ID cap stamped KEEN 6566;

THENCE North 87°37'53" East, a distance of 22.05 feet to a set 1/2 inch rebar with ID cap stamped KEEN 6566;

THENCE North 16°11'54" West, a distance of 100.21 feet to a point for a corner at the Southwest Right Way Corner (50 Foot Right of Way) of Sandlin Avenue and on the North line of said called 26.150 Acre Tract;

THENCE North 87°33'14" East, along the South Right of Way line of said Sandlin Avenue and said Tract North line a distance of 30.89 feet to the Point of Beginning, containing 5257 Square Feet or 0.121 of an Acre.

Proposed Utility Easement

All that certain tract or parcel of land situated in the J.M. Goff Headright Survey, A-244, Bowie County, Texas, being a portion of a called 26.150 acre tract deeded to the Trustees of Walnut Street Church of Christ by Deed Dated March 01, 1999, of record Volume 3015, Page 13, Deed Records, Bowie County, Texas, subject tract being more particularly described by metes and bounds a follows:
COMMENCING at a found 1/2 inch rebar at the Southeast Corner of Lot 8, Block 5, Colony II Replat #3, recorded at Volume 2390 Page 98, Plat Records, Bowie County, Texas:
THENCE South 87°33'14" West, along the South line of said Lot 8, Block 5 and along the North line of said called 26.150 Acre Tract, a distance of 9.19 feet to a point for a corner and the Point of Beginning;

THENCE leaving said Lot 8, Block 5, South line and said called 26.150 Tract North line and across said called 26.150 Acre Tract the following calls:

THENCE South 28°53'57" West, a distance of 114.05 feet to a set 1/2 inch rebar with ID cap stamped KEEN 6566;

THENCE South 87°37'53" West, a distance of 17.55 feet to a point for a corner;

THENCE North 28°53'57" East, a distance of 114.03 feet to a point for a corner on said South Lot line and Said North Tract line;

THENCE North 87°33'14" East, along said South Lot line and said North Tract line, a distance of 17.56 feet to the Point of Beginning, containing 1711 Square Feet or 0.039 of an Acre.

Attachment: 2023-061 ORD SUP for telecommunication tower 2718 Moores Lane signed (3996 : 2023-061 ORD SUP Cell Tower at 2718 Moores

City of Texarkana, Texas

Version:

Briefing Sheet

Update Date: 6/15/2023 2:26 PM

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

Subject: Resolution No. 2023-076 adopting the Community Development Block Grant (CDBG) Consolidated Plan, Citizen Participation Plan and Annual Action Plan.

Briefing: 7/10/2023 **Public Hearing:** 7/10/2023 **Council Vote:** 7/10/2023

Item Schedule

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

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This resolution packet includes adoption of the Community Development Block Grant (CDBG) 2023-2027 Consolidated Plan, 5-Year Strategic Plan, Citizen Participation Plan & Annual Action Plan as required by HUD.

The Community Development Block Grant (CDBG) is a federal program established in 1974 that allows entitlement Jurisdictions receive a formula allocation each year. Projects/Activities must meet a HUD National Objectives including benefitting Low- to Moderate-Income residents, Reducing or eliminating Slum and Blight or Meeting an Urgent Need (Disaster Relief).

The 2023-2027 Consolidated Plan identifies housing and community development needs, priorities, goals, and strategies for Texarkana. Contains a 5-Year Strategic Plan and Annual Action Plan that are required by HUD to receive CDBG funding. The plan also provides a mechanism for public input and discussion for determining how CDBG funds will be allocated to housing and community development activities.

Public review of the amended draft 2023-2027 Consolidated Plan and draft 2023 Action Plan became available June 5th, 2023 and will continue through July 4th, 2023; legal notice was published in the Texarkana Gazette and city website; and public hearings were conducted May 1, 2, 4, 2023, June 20, 2023 and July 10, 2023 to solicit public comments regarding the Consolidated Plan and Action Plan.

Potential Options:

- Approve
- Deny

Fiscal Implications:

$414,551 in federal funding

Staff Recommendation:

Staff recommends approval.

Advisory Board/Committee Review:

NONE

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

NOT APPLICABLE

COMMENT PERIODS:

June 10 – July 11, 2023 2023-2027 Consolidated Plan/2023 Annual Action Plan

Attachments

a. 2023-076 Goals Perspectives(DOCX)
b. 2023-076 ATTH 02 Consolidated Plan Presentation 2023 (PPTX)
c. 2023-076 ATTH 01 City of Texarkana PY2023-2027 Consolidated Plan-draft v.1 (PDF)
d. 2023-076 RES adopting CDBG Consolidated Plan & Annual Action Plan (DOCX)
e. 2023-076 ORD CDBG Ann Action Plan signed (PDF)

Staff Coordination

Planning and Community Development		Vashil Fernandez	Department Head Review	Completed 06/08/2023 1:10 PM
Finance Department	Kristin Peeples	Finance Review	Completed	06/08/2023 1:40 PM
City Manager	David Orr	City Manager Review	Completed	06/08/2023 3:57 PM
City Council	Jennifer Evans	Meeting	Completed	06/20/2023 6:00 PM

Meeting History

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: 2023-076 Goals Perspectives (4022 : 2023-076 RES adopting CDBG Consolidated Plan & Annual Action Plan)

CITY OF TEXARKANA TEXAS

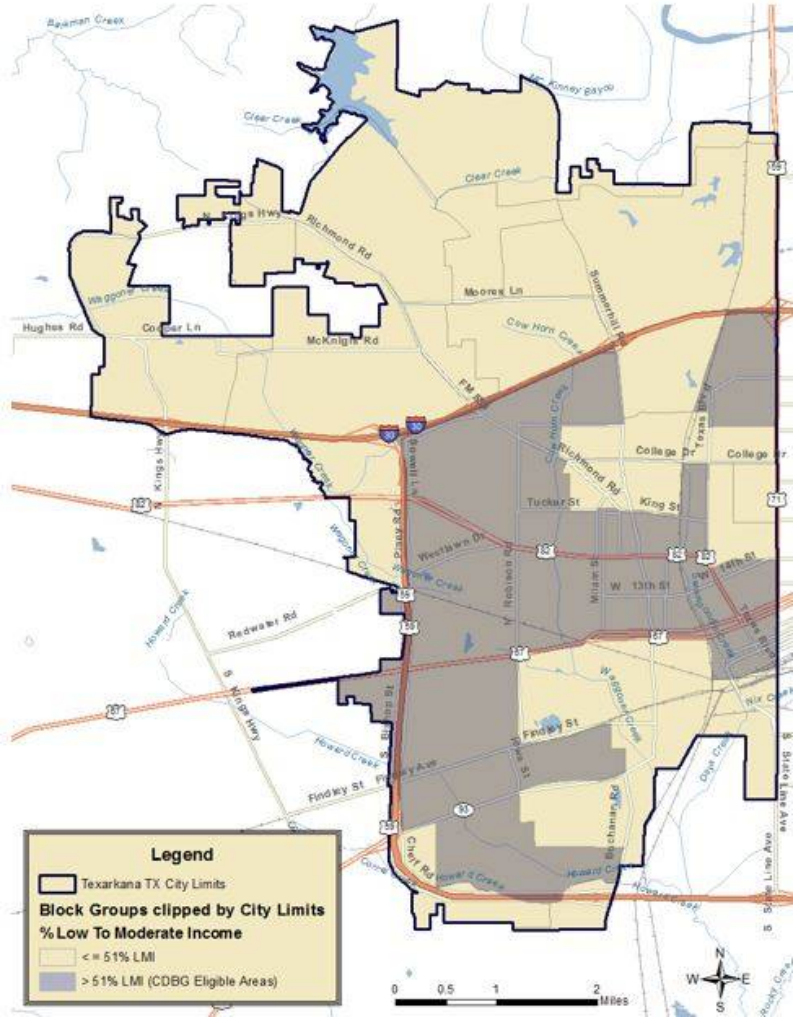
2023-2027 Consolidated Plan, 5-Year Strategic Plan & 2023 Annual Action Plan

Community Development Block Grant

Planning & Community Development
June 20, 2023

Attachment: 2023-076 ATTH 02 Consolidated Plan Presentation 2023 (4022 : 2023-076 RES adopting

Low Moderate Areas



Attachment: 2023-076 ATTH 02 Consolidated Plan Presentation 2023 (4022 : 2023-076 RES adopting

What is the Community Development Block Grant?

- Federal program - 1974
- Entitlement Jurisdictions receive a formula allocation each year
- Flexible - Allows communities to make decisions on how to best address local needs
- Projects/Activities must meet a HUD National Objectives:
  - Benefitting Low- to Moderate-Income residents
  - Reducing or eliminating Slum and Blight
  - Meeting an Urgent Need (Disaster Relief)

Attachment: 2023-076 ATTH 02 Consolidated Plan Presentation 2023 (4022 : 2023-076 RES adopting

What is the Consolidated Plan?

- 5-Year plan that identifies housing and community development needs, priorities, goals, and strategies for Texarkana
- Contains a 5-Year Strategic Plan and Annual Action Plan
- Required by HUD to receive CDBG funding
- Provides a mechanism for public input and discussion
- Determines how CDBG funds will be allocated to housing and community development activities

Attachment: 2023-076 ATTH 02 Consolidated Plan Presentation 2023 (4022 : 2023-076 RES adopting

Elements of a Consolidated Plan

- Citizen Input
- Community Needs Analysis
- Housing Market Analysis
- Analysis of Special Needs Populations
- Analysis of Barriers to Affordable Housing

Also Includes:

- A 5-Year strategic plan
- An Annual Action Plan

Attachment: 2023-076 ATTH 02 Consolidated Plan Presentation 2023 (4022 : 2023-076 RES adopting

Citizen Participation

Public Input

- Public Input Meetings
  - May 1, 2023,
  - May 2, 2023,
  - May 4, 2023
- Community Needs Survey
  - On-line and Paper Copies Available
  - April 22, 2023 – July 4, 2023
- Focus Groups
  - Homeless Providers
  - Service Providers
  - Hispanic Residents
  - Public Housing Residents
- Interviews with City staff and selected agencies

Public Comment Period and Hearings

- 30-Day Public Comment Period
  - June 10th – July 11th
- Public Hearings of Draft Documents
  - June 20, 2023
  - July 10, 2023
- Draft Copies of the Plan Availability
  - Electronically on Planning & Community Development Homepage
  - Paper copies available upon request at City Hall
- Advertising – Public Notice Published
  - Texarkana Gazette
  - Amigo News
  - City Website
  - City Facebook Page
  - Flyers

Attachment: 2023-076 ATTH 02 Consolidated Plan Presentation 2023 (4022 : 2023-076 RES adopting

CDBG Funding & Annual Action Plan

- Federal statute requires that no less than 70% of the City's CDBG allocation must benefit low and moderate-income persons and neighborhoods:
  - Individuals/Families/Households – housing, jobs, connections to infrastructure
  - Neighborhoods – housing, infrastructure, parks, historic preservation, redevelopment
- All projects and activities funded by CDBG must meet all federal laws and guidelines (multi-agency).
- Annual action plan projects align with City's 5 Year Consolidated Plan (PY 23-PY 27)

Attachment: 2023-076 ATTH 02 Consolidated Plan Presentation 2023 (4022 : 2023-076 RES adopting

CDBG PY 2023 Budget

Proposed Expenditures for PY 2023	
Owner-Occupied Housing Repairs	$100,000
Homebuyers Assistance	$10,000
Public Improvements & Infrastructure	$153,551
Public Services	$54,000
Program Administration	$72,000
Code Enforcement Officer	$25,000
Total Proposed Expenditures	**$414,551**

Revenues for PY 2023	
PY 2023 CDBG Allocation	$362,051
Estimated Program Income	$2,500
Prior Year Funding	$50,000
Total Revenues	**$414,551**

Attachment: 2023-076 ATTH 02 Consolidated Plan Presentation 2023 (4022 : 2023-076 RES adopting

CITY OF TEXARKANA, TEXAS 2023-2027 CONSOLIDATED PLAN & 2023 ANNUAL ACTION PLAN

A 5-Year Strategy for the City of Texarkana, Texas, prepared in accordance with the U.S. Department of Housing & Urban Developments Consolidated Plan Requirements.

Attachment: 2023-076 ATTH 01 City of Texarkana PY2023-2027 Consolidated Plan-draft v.1 (4022 : 2023-076 RES adopting CDBG Consolidated

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Executive Summary

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 (2023).

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

Attachment: 2023-076 ATTH 01 City of Texarkana PY2023-2027 Consolidated Plan-draft v.1 (4022 : 2023-076 RES adopting CDBG Consolidated

Attachment: 2023-076 ATTH 01 City of Texarkana PY2023-2027 Consolidated Plan-draft v.1 (4022 : 2023-076 RES adopting CDBG Consolidated

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

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, 2022 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. XXX 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: 2023-076 ATTH 01 City of Texarkana PY2023-2027 Consolidated Plan-draft v.1 (4022 : 2023-076 RES adopting CDBG Consolidated

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: 2023-076 ATTH 01 City of Texarkana PY2023-2027 Consolidated Plan-draft v.1 (4022 : 2023-076 RES adopting CDBG Consolidated

Attachment: 2023-076 ATTH 01 City of Texarkana PY2023-2027 Consolidated Plan-draft v.1 (4022 : 2023-076 RES adopting CDBG Consolidated

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 Workforce

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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 Texarkanaand 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.

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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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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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Needs Assessment

NA-05 Overview

Needs Assessment Overview

The City of Texarkana, TX – Planning & Community Development Department facilitates the development and preservation of quality housing, suitable living environments for persons of low and moderate income through the Consolidated Planning process. The Needs Assessment is based on an analysis of housing problems across Texarkana, TX among renters and owners. The following data indicates the number and percentage of renters and homeowners who may be subject to housing problems, based on income level.

Assessing the specific housing needs of Texarkana, TX is critical to creating a realistic and responsive affordable housing strategy. As such, an assessment of the affordable rental and single-family homes was conducted based on available demographic, economic, and housing data for the city. The assessment utilized HUD's new eCon Planning Suite within the Integrated Disbursement and Information System (IDIS). The eCon Planning Suite pre-populates the most up-to-date housing and economic data available to assist jurisdictions in identifying funding priorities in the Consolidated Plan and Annual Action Plan.

Comprehensive Housing Affordability Strategy (CHAS) data is used to demonstrate the number of households in need of housing assistance. HUD's CHAS data set is a "special tabulation" of 2015-2019 American Community Survey (ACS) data from the Census Bureau. This "special tabulation" data provides counts of the numbers of households' problems that fit certain combinations of HUD-specified criteria such as housing needs. HUD-defined income limits (primarily 30, 50, and 80% of Area Median Income) and household types of particular interest to planners and policymakers. Since CHAS data requires the Census Bureau to further calculate estimated housing problems at a micro level, CHAS data often lags more recent ACS data. The Needs Assessment concludes with a review of non-housing community development needs, including the need for public facilities, public improvements, and public services. Highlights of the assessment are provided in the sections below.

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NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

In 2010, Texarkana, TX had a population of 35,949 consisting of 16,068 household units with a median income of $39,319.00 per year. According to the 2021 American Community Survey (ACS) 5-year estimates, the City of Texarkana, TX population grew by .85%; increasing the total population to 36,256 residents consisting of 16,180 households by 2021. The median annual household income increased by 18.63% to $46,643.00 annually.

Demographics	Base Year: 2010	Most Recent Year: 2021	% Change
Population	35,949	36,256	.85%
Households	16,068	16,180	.70%
Median Income	$39,319.00	$46,643.00	18.63%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2015-2019 ACS (Most Recent Year)

Number of Households Table

The table below describes these households in three separate categories (0-30%HAMFI, >30-50%HAMFI, and >50-80% HAMFI); however, these families often face similar housing problems such as overcrowding and cost burden. For the purposes of this plan and HUD's focus on low-income populations, we will focus on families with incomes less than 80% AMFI. Additionally, this plan will identify families with more than five members as large families. The most common household type in Texarkana, TX is small-family households which is defined as a household having at least two non-elderly members up to four members. Small families remain the most common type even when controlled for income. Families with incomes above the median family income ranked the highest in the city, followed by families earning between 50-80% of the Area Median Family Income (AMFI).

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	8,715	5,855	6,870	3,845	19,195
Small Family Households	1,420	1,645	2,030	1,240	7,070
Large Family Households	80	175	260	130	470
Household contains at least one person 62-74 years of age	2,125	1,010	1,020	565	3,195
Household contains at least one-person age 75 or older	2,230	910	530	280	1,310
Households with one or more children 6 years old or younger	300	615	575	345	1,529

Table 6 - Total Households Table

Data Source: 2015-2019 CHAS

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Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	185	35	110	20	350	20	0	4	0	24
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	375	405	475	285	1,540	0	65	40	30	135
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	35	165	125	60	385	4	10	20	0	34
Housing cost burden greater than 50% of income (and none of the above problems)	3,745	2,745	1,290	170	7,950	1,495	640	405	250	2,790

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	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	550	665	2,390	680	4,285	265	225	440	245	1,175
Zero/negative Income (and none of the above problems)	440	0	0	0	440	320	0	0	0	320

Table 7 – Housing Problems Table

Data Source: 2015-2019 CHAS

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	4,335	3,350	2,000	535	10,220	1,515	715	465	280	2,975
Having none of four housing problems	1,795	1,265	3,365	1,980	8,405	305	525	1,035	1,050	2,915
Household has negative income, but none of the other housing problems	440	0	0	0	440	320	0	0	0	320

Table 8 – Housing Problems 2

Data Source: 2015-2019 CHAS

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3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,120	1,525	1,130	3,775	140	30	205	375
Large Related	60	155	225	440	15	10	10	35
Elderly	1,840	530	440	2,810	1,145	590	355	2,090
Other	1,810	1,760	2,390	5,960	480	265	290	1,035
Total need by income	4,830	3,970	4,185	12,985	1,780	895	860	3,535

Table 9 – Cost Burden > 30%

Data Source: 2015-2019 CHAS

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,110	1,170	225	2,505	125	30	175	330
Large Related	60	130	120	310	15	10	10	35
Elderly	1,365	385	120	1,870	940	420	100	1,460
Other	1,745	1,430	865	4,040	430	210	130	770
Total need by income	4,280	3,115	1,330	8,725	1,510	670	415	2,595

Table 10 – Cost Burden > 50%

Data Source: 2015-2019 CHAS

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	355	465	480	235	1,535	4	55	50	15	124
Multiple, unrelated family households	10	19	10	25	64	0	0	0	0	0

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	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Other, non-family households	75	85	120	85	365	0	20	10	15	45
Total need by income	440	569	610	345	1,964	4	75	60	30	169

Table 11 – Crowding Information – 1/2

Data Source: 2015-2019 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present								

Table 12 – Crowding Information – 2/2

Describe the number and type of single person households in need of housing assistance.

In reviewing the HUD data for non-family households and applying the percentages to the most current ACS data, it is assumed that low- to moderate-income with a housing cost burden of greater than 30% are in greater need of housing assistance. While the CHAS data does not estimate the need for housing assistance among single person households, it is likely that single-person households occupied by a person 65 years and older will need housing assistance if the occupant is also cost-burdened and disabled. Such services may include housing repairs, accessibility modifications and tenant-based rental assistance. There is also a need for individuals in shelters or transitional housing programs for homeless people. To meet the needs of homeless individuals, the level of services available within shelters for single individuals must be significantly increased. Shelter capacity could be reconfigured into smaller facilities that will have adequate space to this higher level of services to residents; provide more intensive case management services that support individual development; provide comprehensive on-site daytime services instead of forcing residents to exit during the day.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault, and stalking.

The City of Texarkana, TX does not collect data that can estimate the needs of victims of domestic violence, dating violence, stalking, and /or sexual assault. The local domestic violence shelter/agency elected not to participate in meetings, the planning process or to supply data on the number and needs of their clients. According to the Texas Homeless Network assisted by the Texarkana Homeless Network Point in Time report, there are 11 Unsheltered Homeless adults in Bowie County due to domestic violence.

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What are the most common housing problems?

The most common housing problems is Cost Burden. Cost burden is when a household pay more than 30% of the household's income for housing and a severe housing cost burden is when a household pay more than 50% for housing costs. According to 2015-2019 CHAS data report, housing cost burden is the most common problem in Texarkana, TX, affecting an estimate of 14,025 low- and moderate-income households. 62.50% (22.60% of renters and 39.89% of owners) are paying more than 30% of their income towards housing costs. The extremely low- and very low-income small family renters and those living alone have the greatest rate of housing cost burdens at greater than 50%.

Are any populations/household types more affected than others by these problems?

Families at less than 80 percent AMFI are most affected by higher housing expenses and lack of decent affordable housing. The low- to moderate-income households are forced into housing above affordability in neighborhoods with fewer amenities. These income thresholds tend to coincide within the City's racial and ethnic minority populations. These households are disproportionately affected by these problems. Additionally, elderly low-to-moderate-income owners who can no longer afford the maintenance and taxes for the homes they purchased before retirement are more affected by high-cost burdens than other owners. The mentally and physically disabled encounter barriers with landlords who refuse to rent to them or to make reasonable accommodation such as reasonable modifications to the interior, service animals, and/or non-relative caregivers.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

In Texarkana, TX, homelessness is linked to a shortage of housing for individuals and families with very low- and extremely low-incomes. HUD defines very low-income as 50% of the area median income (AMI) and extremely low-income as 30% AMI. There is a need for more transitional housing, financial assistance, affordable childcare, and other supportive services, especially for the first six months to a year after a person leaves a shelter environment. These are the key needs for individuals who are currently receiving rapid re-housing and are near termination of housing assistance. Additional barriers for housing include:

- Poor credit
- Recent criminal history
- Poor rental history, including prior eviction and money owed to property managers
- Active substance use disorder
- Lack of availability of subsidized housing
- Aging housing stock being converted to higher-end homes
- Rents continuing to rise faster than incomes

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The primary need of these individuals, as it is for all very low- to extremely low-income individuals, is an increased supply of affordable housing and employment opportunities. These needs are addressed in Texarkana, TX's goal to provide support for Emergency Housing and Supportive Services for the Homeless individuals that qualify as homeless or at risk of homelessness using other resources to provide overnight or emergency shelter. The location of affordable housing is also an important need due to limited public transportation.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

Texarkana, TX does receive an estimation of its at-risk population through Texas Homeless Network. The Texas Homeless Network prepares a point in time count to estimate the number of people that are considered at-risk. The most recent data (from 2023) estimated 133 individuals were homeless in the Balance of State. This is based on very low or extremely low-income households that are experiencing housing problems. These households have a propensity to be at the brink of homelessness. Due to this data being a point in time count, the scope of what can be seen in a singular night raises questions about the accuracy of the count.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Households are considered cost burdened when their housing costs exceed 30 percent of their gross income, and severely cost burdened when their housing costs exceed 50 percent of their gross income. There are large numbers of households in Texarkana, TX paying half of their gross monthly income for housing costs. Increased costs (due to inflation) for food, transportation, healthcare, utilities, and other expenditures potentially make these households vulnerable to eviction and homelessness. Consequently, a household can be more vulnerable if unexpected life issues such as illness. The need for emergency rent/mortgage/utility assistance due to a temporary unforeseen crisis is a major characteristic that can be linked with instability and an increased risk of homelessness. Job loss or another circumstances that causes a loss of income or an unexpected expense. The working-class poor and unemployed are unable to find affordable safe housing are facing an on-going inability to pay utilities and rent. These households are at the greatest level of instability and risk of homelessness. Limited or lack of income can be linked to instability and risk of becoming homeless. The lack of affordable housing units for those who earn very low- and extremely low-incomes is linked with increased risk of becoming homeless. Severe cost burden is the greatest predictor of homelessness risk, with populations paying more than 50% of their income towards housing costs or having incomes at or below 50% AMI.

Currently more than 14,025 households (2015-2019 CHAS) are cost burdened or severely cost burdened in Texarkana, TX. Additional reasons for instability and increased risk of homeless in Texarkana, TX include the continued local housing market recovery after the COVID-19 pandemic, the high unemployment rate, and

the lack of financial support and community services available for those families and individuals that are suffering from homelessness.

Discussion

Nearly half of all households in Texarkana, TX is low- to moderate-income. Lack of affordable rental housing is the primary housing problem in Texarkana, TX. More than one-third of the rental housing inventory is single-family homes which rent for more than apartments or mobile homes. While single family homes typically have more bedrooms than other rentals, the rents and ancillary costs are higher. In addition, most rental units were built before 1960 resulting in higher utility bills and higher minor maintenance and repairs, which falls on the tenant. Additionally, the very high vacancy rate, particularly for vacant units not in the housing market, has produced a shortage of housing for those of lower income.

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NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Housing needs are based primarily on the condition of existing homes and on the ability of residents to maintain and repair their homes, as well as on their ability to afford the costs of rental or home mortgage payments. HUD defines disproportionately greater need as persons of racial or ethnic minority groups that have problems at rate of 10% or more of the entire income group. For the purposes of this analysis, HUD's definition of disproportionately greater need will apply. The four housing problems are as follows:

1. Lacks complete kitchen facilities.
2. Lacks complete plumbing facilities.
3. Overcrowding (more than one person per room); and
4. Cost Burden greater than 30%.

The 2015-2019 CHAS data tables below summarize the percentage of each racial and ethnic group experiencing housing problems by HUD Adjusted Median Income (AMI) levels. The tables are separated into four ranges of 0% - 30% of Area Median Income, 30% - 50% of Area Median Income, 50% - 80% of Area Median Income, and 80% - 100% of Area Median Income.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,105	165	790
White	1,175	100	335
Black / African American	105	25	15
Asian	20	0	0
American Indian, Alaska Native	50	0	40
Pacific Islander	0	10	0
Hispanic	725	30	395

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2015-2019 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

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30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,960	895	0
White	1,160	265	0
Black / African American	235	14	0
Asian	20	10	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	3,415	585	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2015-2019 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,290	1,575	0
White	1,575	415	0
Black / African American	325	30	0
Asian	40	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	3,270	1,100	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2015-2019 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

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80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,740	2,110	0
White	755	645	0
Black / African American	60	170	0
Asian	30	0	0
American Indian, Alaska Native	0	115	0
Pacific Islander	0	0	0
Hispanic	865	1,145	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2015-2019 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

Discussion

An overall assessment shows that Whites at all income levels have the greatest need with one or more housing problems. African Americans are the second-highest category. This is not just a concern for residents that qualify as low-income. There are many residents qualified as moderate to higher income that still experience housing problems. The four housing problems identified are all major concerns that prevent households from functioning adequately and from providing an affordable residence. The condition and availability of housing within Texarkana, TX needs repair as evidenced by the above data. Efforts to reduce the deterioration of housing through repairs to kitchens and plumbing will provide residents with access to basic needs while also helping to lower their cost burden.

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NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

The data in the tables below is based on special tabulations of the Comprehensive Housing Affordability Strategy (CHAS), provided by HUD, and shows that more low-income households are facing housing problems. The Housing Needs Tables below display these numbers on housing problems, income, and race for Texarkana, TX.

The ACS based HUD CHAS data points to the fact that housing problems related to overcrowding, severe cost burden, lack of kitchen facilities and lack of complete plumbing are borne by those who are poor and working poor. A disproportionately greater need exists when the percentage of persons in a category of need who are members of a racial or ethnic group is at least 10 percentage points higher than the percentage of persons in the category.

Whites and African Americans are more likely to live in such housing, while elderly persons are also a substantial portion of those suffering from severe housing problems as well. The data indicate Whites to have a disproportionate number of housing units to have one or more of the four housing problems, followed closely by African Americans. In addition, Whites, who have a cost burden of 50 to 80 percent, are disproportionately represented at higher than the jurisdiction as a whole. Please note, the data represents a small sample of households. As a result, Asians, American Indians, Pacific Islanders, and Hispanics in Texarkana are underrepresented.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,850	2,100	760
White	1,280	280	355
Black / African American	265	10	20
Asian	85	20	35
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	4,125	1,765	350

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2015-2019 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

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30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,065	1,790	0
White	980	440	0
Black / African American	215	35	0
Asian	20	10	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	2,750	1,255	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2015-2019 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,465	4,400	0
White	925	1,065	0
Black / African American	80	275	0
Asian	25	15	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	1,370	3,000	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2015-2019 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

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80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	815	3,030	0
White	355	1,045	0
Black / African American	10	215	0
Asian	0	30	0
American Indian, Alaska Native	0	115	0
Pacific Islander	0	0	0
Hispanic	420	1,590	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2015-2019 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

Discussion

African Americans are over-represented among very low-income households. The disparity between African Americans and Whites with severe housing problems has decreased over the years. Moderate-income households show no disparity among the racial/ethnic groups with all having a severe housing problem. The sample was too small to determine an accurate count among those with incomes between 80% and 100% AMI, however; Whites had more severe housing problems as opposed to the African Americans, Hispanics, and Asians.

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NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

The data provided below displays household demographics in relation to the number of households that spend 30% or less of their income on housing costs and compares this population to the number of households with increased housing cost burdens over 30% of their income. Many households were faced with a lack of employment, an inability to fill available positions due to lack of education, inappropriate skill set or lack of transportation. In all but one of the income categories, the racial/ethnic group with disproportionately greater need, within the categories of severe housing problems, is Whites.

Per HUD definitions, a "disproportionate need" exists when any group has a housing need that is 10% or higher than the jurisdiction as a whole. Examination of the given data makes clear that for those at lower incomes (<= 30% MFI) housing cost burden is a major barrier. Although the housing cost burden takes a greater percentage of household income, more White and African Americans households suffer due to this factor. Regular income plays an important role in determining how much money a household needs to budget for housing expenses, such as a mortgage/rent payment and utilities, compared with income the household may need to maintain their individual standard of living. Regular income is also a strong indicator for mortgage lenders and landlords in determining their potential buyers' or tenants' capacity to maintain affordability of their future residence. While budgeting priorities are different for each household, a standard of 30% of household income is utilized as a threshold for housing cost burdens that have evolved over time from rent limits originally established in the United States National Housing Act of 1937. After 1937, rent limits for low-income subsidized households were adjusted again by the Brooke Amendment (1969) of the 1968 Housing and Urban Development Act.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	22,755	8,500	12,445	790
White	10,395	2,670	3,665	355
Black / African American	640	375	515	20
Asian	460	105	140	35
American Indian, Alaska Native	125	0	0	0
Pacific Islander	45	0	0	0
Hispanic	10,715	5,290	7,840	365

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2015-2019 CHAS

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Discussion:

An overall assessment shows that all racial or ethnic groups have housing cost burdens in various income levels. According to 2015-2019 CHAS data, Texarkana, TX has an estimated 34% of households that spend 30% or less of their household income toward housing related costs. In conjunction with previous CHAS analysis, the most economically disadvantaged are also the most vulnerable. Since low-income residents are clearly identified as those most likely to be suffering from housing cost burden; it is difficult for them to afford high priced homes in higher economic opportunity areas or afford rents that go above fair market value. They pay the highest percentage of their income toward housing. People earning the state minimum wage which is higher than the federal minimum wage have to work 95 hours per week to afford the median rent in their community of residence. This limits housing choice and perpetuates the problems that already exist.

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NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

In general, high housing cost burdens have been associated with lower economic income, the prevalence of housing problems, and the concentration of ethnicity, race, and senior residents within the specific locations of Texarkana's geography. This disparity in income causes a significantly greater need in housing, transportation, and services for the African Americans more than other racial/ethnic groups, and a slighter greater need for Hispanics. Those households with less than 30 percent AMFI are disproportionately represented. The data supports that African American households and the elderly are disproportionately represented. Regarding housing, it is again, low-income, very low-income, and extremely low-income households in which at least one of the four housing problems is most likely to occur. Housing problems are tied to ethnic/racial groups, and different groups emerge within different categories of problems, such as cost burden, crowding, and severe housing problems. The greatest need is reflected by the cost burden at specific income levels within various demographics.

If they have needs not identified above, what are those needs?

Income is the greatest need for low-to-moderate income residents. Households that experience a disproportionately greater need may be faced with other needs such as affordable rentals in areas of opportunity (e.g. in proximity to public transit) and accessible to additional supportive services. Additionally, housing problems and severe housing problems can affect persons with disabilities. This group includes people with mental illness, and those with physical, intellectual, and developmental disabilities. These individuals have some of the lowest incomes and worst-case housing needs. Income disparity is also reflected in:

- Children in low-income families
- Individuals with disabilities receiving Supplemental Security Income (SSI)
- Seniors on fixed incomes
- Single parent headed families and households
- Households headed by seasonal or temporary workers
- Individuals with low educational levels
- Individuals with limited English proficiency

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

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NA-35 Public Housing – 91.205(b)

Introduction

The City of Texarkana, TX public housing is managed under Village Communities of Texarkana, Texas (VCTT) located in Bowie County, Texas. VCTT was created with the purposes of implementing public housing, affordable housing development, programs, and to help low-income residents in Texarkana, TX. VCTT receives federal funds from the U.S. Department of Housing and Urban Development (HUD) to provide these services. VCTT is the owner and manager of over 1,500 market rates, tax credits, and other affordable public housing developments throughout the city including properties that are workforce housing properties. These units provide decent housing for low-income families, the elderly and disabled individuals at rents they can afford. Tenants of public housing units pay 30% of their income toward their rent, then any additional costs are subsidized with federal funding.

VCTT also participates in the Rental Assistance Demonstration (RAD) program and is on track of developing its public housing portfolio to project-based vouchers. The Assisted Housing Programs include the Housing Choice Voucher (HCV) Program, also known as the Section 8 program, and the Special Programs which target specific groups such as homeless persons or persons with disabilities. The HCV Program provides eligible low-income individuals and families with the ability to afford decent, safe, and sanitary housing in the private market. Participants are free to choose housing from single-family homes, townhouses, and apartments, as long as the units meet the requirements of the program. This freedom of choice offers participants a chance for a better quality of life by providing them with access to better job opportunities, schools, transportation, and other services. Project Based Section 8 housing, also known as PBV, is a government-funded program that provides rental housing to low-income households in privately owned and managed rental units.

The mission of VCTT is to empower people in the community through affordable housing and self-sufficiency opportunities. The vision of VCTT is to become a high performing agency that provides quality housing and services that equip residents to succeed through operational excellence and staff empowerment. Core values provide the foundation for the VCTT staff members to perform work and conduct themselves in a professional way.

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Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of unit's vouchers in use	0	0	281	900	296	604	0	0	0

Table 22 - Public Housing by Program Type

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	9,229	9,733	11,333	10,193	11,222	12,666	0
Average length of stay	0	6	8	7	2	7	0	0
Average Household size	0	1	1	1	2	1	1	0
# Homeless at admission	0	0	1	143	6	24	113	0
# of Elderly Program Participants (>62)	0	111	195	1,299	3	1,262	34	0
# of Disabled Families	0	13	1	664	4	590	70	0

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	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
# of Families requesting accessibility features	0	126	196	2,802	10	2,604	183	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	118	188	2,004	7	1,933	59	0	0
Black/African American	0	8	8	793	3	666	124	0	0
Asian	0	0	0	3	0	3	0	0	0
American Indian/Alaska Native	0	0	0	2	0	2	0	0	0
Pacific Islander	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0

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*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	122	182	1,848	7	1,808	28	0	0
Not Hispanic	0	4	14	954	3	796	155	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

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Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

Due to the infrequency of open application periods, there is not an accurate way to keep precise measurements for quantitative data that will indicate how many public housing units are equipped with accessibility features or how many applicants on each housing authority's waiting list for public housing would require accessibility features for disabled or elderly residents. There is no report that shows there is a sufficient number of requests for handicap accessible housing on their waiting lists and at this time do not anticipate urgent needs to increase the number of handicap accessible units. HUD-collected data may include reporting errors for current public housing residents and current needs.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

Public housing residents and Housing Choice Voucher holders have extremely low incomes. Becoming independent of governmental assistance is the goal of all non-elderly disabled families. Increased self-sufficiency programs will help increase an individual's employment skills, savings, and other life skills. Residents may also need access to affordable childcare and transportation to and from work. These immediate needs impact day to day success and the ability to maintain housing and employment. The most immediate needs noted by residents of Public Housing and the Housing Choice Voucher Programs include:

- Employment
- Training – skills/trade
- Education – high school diploma or equivalent and secondary education
- Access to affordable grocery stores, retail shopping, and department stores

How do these needs compare to the housing needs of the population at large?

In many ways, the housing needs of the general population are the same as those in public housing. It can safely be said that improved income opportunities are the most immediate need of public housing residents. In Texarkana, TX, accessible public transportation is dependent on housing location. However, affordable housing is challenging as extremely low-income residents have less disposable income.

Discussion

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NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

Texarkana, TX is a part of the Balance of State for Texas. The data below was extracted from HUD's 2022 Continuum of Care Homeless Assistance Programs Homeless Populations and Subpopulations report. This report is based on point-in-time information provided to HUD by Continuums of Care (CoCs) as part of their CoC Program application process, per the Notice of Funding Availability (NOFA) for the Fiscal Year 2022 Continuum of Care Program Competition. CoCs are required to provide an unduplicated count of homeless persons according to HUD standards (explained in HUD's annual HIC and PIT count notice and HUD's Point-in-Time Count Methodology Guide. HUD has conducted a limited data quality review but has not independently verified all of the information submitted by each CoC. Additionally, a shift in the methodology a CoC uses to count the homeless may cause a change in homeless counts between reporting periods.

The Texarkana Homeless Coalition conducts an annual Point-In-Time (PIT) survey, which is a physical count of people experiencing homelessness on a specified day in January. The Texarkana Homeless Coalition is assisted each year by the statewide Texas Homeless Network and other communities with their Point-in-Time homeless survey preparation and data analysis. This census of individuals and families experiencing homelessness is required by HUD for all CoC providers. The PIT survey results are limited because they are a snapshot of homelessness on one given day and only counted those who were sheltered and not all questions were complete. The actual homeless population in the City of Texarkana is much higher as evidenced by the data from HMIS and analyzed by the Texas Homeless Network.

Households without Children

Household and Person Breakdown

Total number of households	133
Total number of persons	133
Number of youth (age 18 to 24)	11
Number of adults (age 25 to 34)	16
Number of adults (age 35 to 44)	38
Number of adults (age 45 to 54)	33
Number of adults (age 55 to 64)	28
Number of adults (age 65 or older)	7
Observed age 25 or older	0

Gender

Female	31
Male	87
Transgender	0
A gender other than singularly female or male (e.g., non-binary, genderfluid, agender, culturally specific gender)	1
Questioning	0

Ethnicity

Non-Hispanic/Non-Latin(a)(o)(x)	112
Hispanic/Latin(a)(o)(x)	6

Race

White	72
Black, African American, or African	32
Asian or Asian American	0
American Indian, Alaska Native, or Indigenous	2
Native Hawaiian or Pacific Islander	0
Multiple Races	9

Chronically Homeless

Total number of persons	40

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If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that person's experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

The following section provides a general assessment of the City's homeless population and its needs. The U.S. Department of Housing and Urban Development (HUD) uses the following categories to define homelessness:

- **Literally Homeless**:
  - Sheltered Homeless: lives in emergency shelter, transitional housing for the homeless or a hotel or motel with the stay being paid for by an organization.
  - Unsheltered Homeless: lives in a car, park, abandoned building, encampment, dilapidated building, on the sidewalk, or similar location.

- **Imminently Homeless**: is facing loss of housing within two weeks, has no subsequent residence identified, and lacks the resources or support networks needed to obtain other permanent housing.

- **Other Homeless**: in jail, a hospital, or a detox program, but would otherwise have been homeless.

- **Fleeing/Attempting to Flee Domestic Violence:** Is fleeing, or is attempting to flee, domestic violence; has no other residence; and lacks the resources or support networks to obtain other permanent housing

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Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
Black or African American	32	Not Available
White	72	Not Available
Asian	0	Not Available
American Indian or Alaska Native	2	Not Available
Native Hawaiian or Other Pacific Islander	0	Not Available
Multiple Races	9	Not Available
Ethnicity:	**Sheltered:**	**Unsheltered (optional)**
Hispanic/Latino	6	Not Available
Non-Hispanic/Non-Latino	112	Not Available

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

According to the 2023 Texarkana Homeless Coalition point-in-time count data report there is approximately 133 homeless individuals in Texarkana, TX. The male gender represents most of the homeless population with 40 individuals reporting as chronically homeless.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

According to the 2023 Texarkana Homeless Coalition point-in-time count data report, 62% of people served were White, 28% were Black, and the remaining 10% were comprised of American Indian or Alaska Native, Asian, native Hawaiian, and multiple races. Only 5% of program participants identified as Hispanic or Latino.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Texarkana, TX relies on the Texarkana Homeless Coalition point-in-time count data to provide a baseline to determine the nature and extent of homelessness for the sheltered and unsheltered population in the Texarkana, TX area. The length of homelessness was measured by exploring the differences, sums, and averages of project entry and exit dates by project type.

Discussion:

The Coordinated Entry program operated by Doorways is an efficient and effective program that provide services and housing. During the consultation process, stakeholders and residents were asked about homelessness in Texarkana. Stakeholders like Randy Sam's, , Mission Texarkana, discussed their joint efforts to address the needs of those experiencing homelessness. Homeless providers also cited specific needs for veteran populations including affordable housing, employment, behavioral health services, transportation, substance abuse treatment and medical treatment. The nearest VA medical center is 71 miles away in Shreveport, Louisiana. This makes it very difficult for veterans to access services and healthcare due to transportation issues. Homeless providers noted that veterans often reside in encampments in the rural areas outside Texarkana.

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NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

This section will discuss the characteristics and needs of persons in various subpopulations of Texarkana, TX who are not homeless but may require supportive services, including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or drug addiction, persons with a criminal record, those who have limited English proficiency, those who are transportation disadvantaged, and veterans. Persons belonging to this population may have additional needs before, during, and after an incident in functional areas including but not limited to maintaining independence, communication, transportation, supervision, and medical care.

Describe the characteristics of special needs populations in your community:

Non-homeless special needs populations experience many of the same housing and service needs and barriers that others in the Texarkana, TX area experience. In fact, non-homeless special needs populations tend to be those who have extremely low or very low income who are at risk of becoming homeless as described earlier. Characteristics of non-homeless special needs populations include people who:

- Live on fixed income, limited income, or no income
- Lack available affordable housing
- Wait on long waiting lists for subsidized housing
- Lack housing with supportive services
- Lack credit history, have negative credit or rental history, have criminal backgrounds or other factors that affect their ability to find a willing landlord
- Have health issues, such as substance use or mental health disorders
- Lack job opportunities or are unable to work
- Lack affordable childcare
- Lack dependable transportation

The section below will describe why identifying the characteristics and needs of these sub-populations is essential to the planning process for these federal dollars.

Elderly and Frail Elderly

Elderly and frail elderly are often unable to maintain existing homes or to afford rent. They are often over-housed in homes that have more square footage than the elderly homeowner or renter can maintain on a limited budget. Housing cost burden-related issues are often compounded by the requirement of additional services it takes for elderly and frail-elderly to age in place. These services may include costly medical and other daily living assistance services. Frail and elderly individuals are in a higher state of vulnerability for adverse health outcomes compared to non-frail elderly individuals, either due to slow declines or terminal illnesses.

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Persons with Physical & Developmental Disabilities

ACS defines ambulatory difficulties as seriously affecting motility and the ability to walk or climb stairs. Finding housing that is both affordable and accessible is a basic challenge for persons with physical disabilities. Persons with developmental disabilities are individuals with mental or physical disabilities or a combination of mental and physical conditions resulting in significant impairments to daily functioning, including mental retardation, autism, traumatic brain injury, fetal neurological disorders, epilepsy and cerebral palsy. The disability's origin is in the brain and is usually established early in life and the disability must be expected to last indefinitely. Persons living with developmental disabilities in Texarkana, TX include individuals who have hearing, vision, cognitive, developmental, ambulatory, self-care, or independent living difficulties, and many individuals have multiple difficulties

The 2021 ACS five-year estimate reports there were approximately 3,865 persons with disabilities in Texarkana, TX representing 11.1% of the total population. Of this total, 1,515 were elderly disabled, representing 39.2.% of the disabled population. There were 2,154 disabled adults ages 18-64, or 6% of the population. Ambulatory difficulties represent 5.9% of the total population but consume over 52% of the disabled population. 4.18% of the disabled population identified as having a cognitive difficulty. Additional services to help developmentally disabled persons stay with their families as well as additional housing and residential facilities would be welcomed. Other needed services include vocational services, social and community involvement, and transportation.

Veterans

Texarkana is home to 2,595 veterans, 38.4% of whom are elderly and 61.6% are working age. The veteran population is more financially stable than the general population. While the median income for the civilian population 18 years and over is $21,899, for veterans it is $30,537. One fifth of the general population is below poverty compared with only 8.3% of veterans. However, while, 17.4% of the adult population is disabled, 36% of veterans are disabled, up considerably from early ACS estimates.

Domestic Violence

Domestic violence affects families and communities as a whole. The Bureau of Justice Statistics defines domestic violence as victimizations committed by intimate partners (current or former spouses, boyfriends, or girlfriends), immediate family members (parents, children, or siblings), and other relatives.

What are the housing and supportive service needs of these populations and how are these needs determined?

The primary housing and supportive needs of these subpopulations include affordable, safe housing opportunities in areas with access to transportation, commercial and job centers, social services, and for education regarding fair housing rights and actions that can be taken in the event those rights are violated. Persons with disabilities often require accessible features and ground floor housing units. Victims of domestic violence need safe housing, removal of barriers to relocation, and for perpetrators to be held accountable. Many of the supportive needs of these subpopulations are available through existing nongovernmental organizations. However, there is a strong need for greater collaboration and education among local government agencies and nonprofits to serve the various special needs subpopulations more efficiently and comprehensively. These needs were determined by input from both service providers and the public through the Needs Assessment survey, public meetings, and stakeholder interviews.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

Persons living with HIV/AIDS

The most recent data for year 2022 for the Texarkana, TX, Bowie County area states approximately 176 persons were living with HIV. The HIV statistic is undifferentiated and includes all HIV stages. Case surveillance data provides the basis for understanding the burden of HIV and is used to guide public health action at the federal, state, and local levels. Knowing how many people are diagnosed with HIV infection each year, and their stage of disease at diagnosis, is important for planning and resource allocation and for monitoring trends and disparities between groups. Similarly, monitoring HIV incidence is critical for allocating resources and evaluating the effectiveness of HIV testing and other prevention programs. Improved surveillance methods allow resources to be better directed for programs and resources to the populations most affected.

The Centers for Disease Control and Prevention's annual HIV Surveillance Report provides an overview of the current epidemiology of HIV disease in the U.S. According to the HIV Surveillance Report Texas, 2019, there were 13 new HIV diagnoses and 5 new AIDS diagnoses in Bowie County, Texas. The largest number of new HIV diagnoses was in the male sex with male group, followed by high-risk heterosexual relationships, and injection drug use. Due to the extremely high percentage of Program clients who are living at or below the federal poverty level, individuals living with HIV/AIDS have an acute need for affordable housing. Due to real estate dynamics such as land acquisition costs and construction costs, the real estate market does not produce units with asking rents in the $300/month range, which is what a single individual living at or below the poverty level would need to not be housing cost burdened. Therefore, many Program clients will need direct financial assistance for housing in the form of a voucher or will need to locate a rent-restricted unit in an affordable housing development.

Discussion:

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NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

HUD identifies publicly owned facilities and infrastructure such as streets, playgrounds, and underground utilities, and buildings owned by non-profits that are open to the public, as Public Facilities and Improvements under the CDBG program. The continued population growth mandates the need for additional public facilities to meet the needs of the increased population. Publicly owned community facilities include a wide range of recreational uses, including recreation and aquatic centers, senior centers, libraries, specialty parks, and event plazas. These facilities offer a specific stand-alone use, though they can be located within or adjacent to public parks sharing facilities to integrate related programming. Each community facility has location and service levels that need to be evaluated based on land area required, demographics of residents it serves and relationship to other city facilities and parks.

How were these needs determined?

Several sources were considered to determine these public facilities' needs. In preparing the Consolidated Plan, the Planning & Community Development Department of the City of Texarkana, TX consulted with the public, other City departments, and outside government and private service agencies. To solicit online feedback from stakeholders regarding the Consolidated Plan, the city conducted a resident needs survey in April 2023. An online survey was utilized due to ongoing social distancing protocols related to the COVID-19 pandemic. The SurveyMonkey platform was selected because it has a mobile-friendly interface that allows stakeholders to easily access the survey from a computer or any type of mobile device, including a cell phone. The survey was made available in both English and Spanish. Outreach efforts were also made at public events, to ensure as much opportunity for input and feedback as possible.

Describe the jurisdiction's need for Public Improvements:

A suitable living environment supports the quality of life of individuals and communities and can be improved by increasing the livability of neighborhoods. Remedies include eliminating blight, increasing access to quality facilities and services, restoring and preserving properties of special historic, architectural, or aesthetic value, and conserving energy resources. All these actions support quality of life improvement. In consultation with the public and interested parties, and based on past results, the City plans to address the jurisdiction's public facilities needs by constructing and/or rehabilitating neighborhood facilities including streets.

Texarkana, TX plans to promote "development that leverages and protects the public's investment in major green infrastructure and natural resources. The City's strategy is to connect and integrate health, affordable housing, economic development, education, transportation, arts and culture, and equitable neighborhood revitalization. When citizens were asked to prioritize the expenditure of funds for public improvement projects, Texarkana, TX residents indicated that streets, roads, and sidewalk improvements were their highest priorities followed closely by water and wastewater facilities.

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Describe the jurisdiction's need for Public Services:

The COVID-19 pandemic has caused extreme mental stress and emotional turmoil for individual City residents and their family units. The City of Texarkana, TX is committed to serving the needs of low-income and special needs Populations with various community services that aid the families in participating fully in the community. These families include those at or below poverty levels, at risk of homelessness, unemployed or underemployed, physically challenged, aging, lacking access to health care, or lacking education or literacy skills. Another important unmet community service need identified is mental health services. Health care services, senior services, youth activities, and childcare were also prioritized as needs. Some mental health stressors that residents face, include worrying about how to pay their rent/utility bills and having trouble finding childcare. The following public service activities have been identified as a need in the city.

- Homelessness Solutions
- Legal Services for Homeless Individuals
- Transitional Housing and Transportation Services for transitional residents
- Job Preparedness and Training for Teens and Developmentally Disabled Adults
- Childcare and Afterschool Programs for lower income communities
- Financial Literacy and Single Parenting Education
- Mental Health Counseling

How were these needs determined?

Several sources were considered to determine these public facilities' needs. In preparing the Consolidated Plan, the Planning & Community Development Department of the City of Texarkana, TX consulted with the public, other City departments, and outside government and private service agencies. To solicit online feedback from stakeholders regarding the Consolidated Plan, the city conducted a resident needs survey in April 2023. An online survey was utilized due to ongoing social distancing protocols related to the COVID-19 pandemic. The SurveyMonkey platform was selected because it has a mobile-friendly interface that allows stakeholders to easily access the survey from a computer or any type of mobile device,

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Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The purpose of the Market Analysis is to provide a clear picture of the environment in which the jurisdiction must administer its programs over the course of the Consolidated Plan. In conjunction with the Needs Assessment, the Market Analysis will provide the basis for the Strategic Plan and the programs and projects to be administered. The Housing Market Analysis provides information on:

- Significant characteristics of Texarkana, TX's housing market in general, including the supply, demand, and condition and cost of housing
- Housing stock available to serve persons with disabilities and other special needs
- Condition and need of public and assisted housing
- Brief inventory of facilities, housing, and services to meet the needs of homeless persons
- Regulatory barriers to affordable housing
- Significant characteristics of the jurisdiction's economy

The City of Texarkana, TX lacks multi-family units which contributes to a limited supply of affordable rental opportunities. According to the 2015-2019 American Community Survey (ACS), Texarkana, TX has an estimated a total of 13,666 households. The single unit structures account for 69.9% of the housing units while the mobile home, boat, RV, and van dwellings account for only 2.8% of the occupied housing stock. 55.1% of housing units in Texarkana, TX are owner-occupied and 44.9% are renter occupied. The city's housing market is characterized by older housing stock in which more than 76% of Texarkana, TX homes were built from 1940-1999. As these homes continue to age, the need for rehabilitation and repair will be necessary. The local housing market affects the availability and affordability of housing. In Texarkana, TX, the housing market has slowly rebounded from the foreclosure crisis of the last decade. With that recovery, housing prices have increased, but are still affordable with the historically low mortgage interest rates found in the current market.

The City has a shortage of both for-sale and rental properties that are affordable for low- and moderate-income individuals and households. The lack of diversity of housing stock may be one driver of housing affordability, since there are very few townhomes, cottage homes and garden homes. The most prevalent housing unit type is 1-unit detached structures, which account for majority of the housing stock. While housing opportunities can be limited by household income and purchasing power; the lack of affordable housing options can result in a

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significant hardship for low- moderate income households. Low- moderate income residents often have fewer financial resources available for making monthly rent or mortgage payments often preventing them from meeting other basic needs. Those that choose to purchase a home must ensure more funds are available for taxes, insurance, homeowner's association fees, and home maintenance/ repairs. Many low- moderate income households choose to rent because of the cost burden and long-term responsibility that comes with home ownership. The terms and conditions listed under residential leases require less responsibility and investment from the occupant.

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MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

This section discusses the supply of housing in Texarkana, TX. The tables and narrative below portray the housing market in Texarkana, TX by unit number, type, tenure, and size. Data provided by the 2015-2019 ACS, as shown in Table 31, shows that overall, most of the housing units are single family detached structures. The remaining housing stock was in a variety of multi-family configurations, ranging from 5-19-unit structures. By size, majority of owner-occupied units in the county are large, having three bedrooms and more. Rental units are also quite large as measured by number of bedrooms, where nearly three-fourths of rental units have two or three or more bedrooms.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	9,225	67.5%
1-unit, attached structure	328	2.4%
2-4 units	1,298	9.5%
5-19 units	2,433	17.8%
20 or more units	0	0%
Mobile Home, boat, RV, van, etc.	383	2.8%
Total	***13,666***	***100%***

Table 26 – Residential Properties by Unit Number

Data Source: 2015-2019 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	30	0.4%	313	5.1%
1 bedroom	60	0.8%	1,258	20.5%
2 bedrooms	5,472	72.7%	4,291	69.9%
3 or more bedrooms	1,965	26.1%	276	4.5%
Total	***7,527***	***100%***	***6,139***	***100%***

Table 27 – Unit Size by Tenure

Data Source: 2015-2019 ACS

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Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

The City of Texarkana, TX currently has 1,835 subsidized units available with only 1,486 units (81%) occupied according to the HUD's 2022 Picture of Subsidized Households for Texarkana, Texas. The average household income per year for this group is $13,489. Majority of the households fall within the very low and extremely low-income categories, with 22% having a head of household with a disability. CDBG grant funds are utilized to carry out public facility and public service activities that service individuals at or below 80% Area Median Income (AMI).

Data Source: https://www.huduser.gov/portal/datasets/assthsg.html

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

Texarkana, TX does not expect to lose any affordable housing units from the inventory during this Consolidated Plan period.

Does the availability of housing units meet the needs of the population?

The availability of housing units does not fully meet the needs of the population since the city has a shortage of both for-sale and rental properties that are affordable for low- and moderate-income individuals and households. The lack of diversity of housing stock may be one driver of housing affordability. Rental trends indicate that housing costs-burdens are likely to continue to grow as average rents rise at rates that outpace income growth. There is a significant disconnect between the supply and location of affordable housing units and the quality and the condition of these homes. High vacancies impact the lower-income areas within the CDBG target area coupled with the lack of significant new development in the city. This has caused the lack of housing availability to flow into all income groups.

Describe the need for specific types of housing:

There are very few market rate apartments to accommodate single individuals. Households in the market for moderate- to high-priced rentals, homeownership opportunities, and owner-occupied homes with three or more bedrooms have plenty of options. Renters with low-incomes or who need three or more bedrooms, low-moderate income families seeking affordable homeownership opportunities, elderly, and disabled households are likely to find more limited options. Many renters are forced to rent larger units that are not affordable. Rent has significantly increased as home values have increased but incomes have not drastically increased further widening the gap between low-income wage earners and affordable units. Texarkana, TX can work to improve access to affordable housing opportunities by leveraging resources and develop partnerships to create new affordable housing units for renters and homebuyers.

Discussion

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

This section contains pre-populated tables that provide an overview of the cost of housing and affordability for homeowners and renters in Texarkana, TX based on 2015-2019 ACS data. This section addresses housing cost starting with an overview of how housing costs have changed, examines Fair Market Rents relative to market rents, and summarizes top needs based on the gaps analysis, resident surveys, and stakeholder consultation. The limited stock of affordable housing creates barriers to available homeownership and rental opportunities for low- and moderate-income households. Rapidly rising home sales prices and steadily increasing rents are issues that will negatively affect the ability of low- and moderate-income City residents to secure affordable housing. While rising home sales prices benefit existing homeowners who choose to sell their homes, these higher sales prices prevent low- and moderate-income homebuyers from being able to purchase a home. In recent years there has been a significant uptick in housing prices that is not captured in this data but is important to note as we access cost of housing for this Consolidated Plan period.

Cost of Housing

	Base Year: 2009	Most Recent Year: 2017	% Change
Median Home Value	374,600	416,700	11%
Median Contract Rent	887	1,168	32%

Table 28 – Cost of Housing

Data Source: 2000 Census (Base Year), 2015-2019 ACS (Most Recent Year)

Rent Paid	Number	%
Less than $500	1,080	17.6%
$500-999	3,512	57.2%
$1,000-1,499	945	15.4%
$1,500-1,999	172	2.8%
$2,000 or more	430	7%
Total	***6,139***	***100.0%***

Table 29 - Rent Paid

Data Source: 2015-2019 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	2,125	No Data
50% HAMFI	3,665	400

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% Units affordable to Households earning	Renter	Owner
80% HAMFI	10,065	1,180
100% HAMFI	No Data	2,085
Total	***15,855***	***3,665***

Table 30 – Housing Affordability

Data Source: 2015-2019 CHAS

Monthly Rent

Monthly Rent ($)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	$704	$709	$890	$1,109	$1,444
High HOME Rent	$0	$0	$0	$0	$0
Low HOME Rent	$0	$0	$0	$0	$0

Table 31 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

No, there is no sufficient housing for households at all income levels. There is a cumulative shortage of rental units and/or subsidies units for renters earning less than $25,000. An analysis of affordable ownership found a shortage of starter homes for renters who would like to buy. Income is a major factor when determining affordability in the housing market and what factors contribute to associated cost burdens. According to data 2015-2019 CHAS data, 33% of households in Texarkana, TX are costs burdened — using more than 30% of their income for housing costs. Individuals and family's budget for mandatory expenditures such as the mortgage, rent, and utility payments before determining how much money is available for living expenses, savings, and investments.

How is affordability of housing likely to change considering changes to home values and/or rents?

If housing affordability becomes more of a challenge in the City of Texarkana, TX, it is likely that residents seeking affordability and a suburban or ex-urban setting will continue to look to surrounding areas for housing. As the city grows denser, the cost housing will increase if residential development in the area does not keep pace with demand to accommodate needs. Some residents who have considered moving have not due to the lack of affordable housing in other areas and/or because friends and family live nearby. Given these factors, it is unlikely that turnover of existing housing will play a significant role in meeting demand.

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How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

Texarkana, TX does not receive HOME funds, so this analysis is based on Fair Market Rent (FMR). As Texarkana, TX develops its affordable housing strategy, it will review the benefits of using small area rents and other factors in determining affordable housing goals. According to the FY 2023 Fair Market Rent Documentation System, the Fair Market Rent (FMR) for a two-bedroom apartment for Bowie County is $890. Fair Market Rents are generally lower than actual median rents; however, current FMRs appear sufficiently attractive to developers and affordable to tenants with a moderate level of HOME subsidy. A major limitation to accessing affordable housing is the number of vacant, uninhabitable, and abandoned units in the Rosehill and Beverly neighborhoods. Research shows that rising housing costs undermine equitable access to neighborhoods that offer health and quality of life benefits such as safety, walkability, open space, and healthy food options. The growing demand for housing and associated development is a result of a steady growing population.

Discussion

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MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

The tables below will compare and contrast the condition of homeowner- and renter- occupied units in Texarkana, TX, evaluate the age differences between homeowner- and renter- occupied units, and compare the number of vacant units to the number of units that are at risk of having lead-based paint.

This section discusses housing condition. It begins by addressing the new HUD requirement for assessing natural disaster risks; describes challenges in housing condition from the perspective of residents; and concludes with an assessment of lead-based paint risk. The age and condition of housing units in Texarkana, TX are also important variables in assessing the overall characteristics of the local housing market. This section will review data to assess important factors that affect the city's housing stock. For the purposes of this analysis, property located in low-income neighborhoods that are more than 30 years old is considered "older housing stock".

Definitions

Cost Burden is when a household has expended more than 30% of the gross household income on housing costs (rent or mortgage) that include utilities (electricity, gas, sewer, and water). Cost burdened households will find it difficult to meet all household needs; severely cost burdened households may be in danger of homelessness.

Housing Conditions: (1) lacks complete plumbing facilities, (2) lacks complete kitchen facilities, (3) more than one person per room (overcrowding), and (4) cost burden greater than 30%.

A ***housing unit*** is considered to have "complete kitchen facilities" if it has a sink with a faucet, a stove or range, and a refrigerator.

Overcrowding is defined by HUD as 1.01 to 1.50 persons per room, while severe overcrowding is 1.51 or more persons per room.

Standard Condition is defined as a structure that meets HUD's Housing Quality Standards (HQS) and all applicable state and local codes.

Substandard condition is a structure that does not meet HUD's Housing Quality Standards (HQS) and/or applicable state and local codes.

Substandard condition but suitable for rehabilitation is defined as a structure where costs for labor, materials, tools, and other costs of improving buildings, including repair directed toward an accumulation of deferred maintenance; replacement of principal fixtures and components of existing buildings; installation of security devices; and improvement through alterations or incidental additions to, or enhancement of, existing buildings, including improvements to increase the efficient use of energy

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in buildings, and structural changes necessary to make the structure accessible for persons with physical disabilities do not exceed 75% of the value of the building before conversion or where rehabilitation costs are less than 75 % of the replacement cost of the building.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	5,795	35%	14,745	53%
With two selected Conditions	155	1%	1,665	6%
With three selected Conditions	0	0%	45	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	10,670	64%	11,395	41%
Total	***16,620***	***100%***	***27,850***	***100%***

Table 32 - Condition of Units

Data Source: 2015-2019 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	1,535	9%	1,870	7%
1980-1999	3,130	19%	3,980	14%
1950-1979	8,490	51%	15,360	55%
Before 1950	3,465	21%	6,640	24%
Total	***16,620***	***100%***	***27,850***	***100%***

Table 33 – Year Unit Built

Data Source: 2015-2019 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980.				
Housing units built before 1980 with children present				

Table 34 – Risk of Lead-Based Paint

Data Source: 2015-2019 ACS (Total Units) 2015-2019 CHAS (Units with Children present)

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Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units			
Abandoned Vacant Units			
REO Properties			
Abandoned REO Properties			

Table 35 - Vacant Units

Need for Owner and Rental Rehabilitation

Texarkana, TX considers a housing unit in "substandard condition" if it is in poor condition and is both structurally and financially feasible to rehabilitate. Older housing, particularly rentals, often has code and deferred maintenance issues that can impact the longevity of the structure. As a result, housing stock is diminished in terms of accessibility and affordability. For planning purposes, owner- and renter-occupied units that lack a minimum of one out of four selected housing conditions will establish a base number of units that require financial assistance. Among these households, the improvements or modifications needed include:

- Grab bars
- Wider doors
- Ramps
- Fire alarm/doorbell made accessible for person with hearing disability/deaf
- Service or emotional support animal allowed in the home
- Stair lifts
- Reserved accessible parking spot by entrance
- Alarm

Estimated Number of Housing Units Occupied by Low- or Moderate-Income Families with LBP Hazards

HUD regulations regarding lead-based paint apply to all federally assisted housing. Exposure to lead-based paint represents one of the most significant environmental threats from a housing perspective. Lead is a highly toxic metal that can cause a range of health problems for individuals, and especially children. The major source of lead exposure comes from lead-contaminated dust found in deteriorating homes and buildings. Lead was banned from residential paint in 1978, prior to which it was a major ingredient in most interior and exterior oil-based house paint. Housing built before 1978, therefore, may present a lead hazard if any coat of paint contains lead. Unfortunately, measuring the exact number of housing units with lead-based paint hazards is difficult. In most circumstances, low-income households that earn between 0 to 50% Median Family Income (MFI) are least able to afford well-maintained housing and, therefore, are often at greater risk of lead poisoning. The potential health hazards of living in a home built prior to 1978 and being exposed to lead-based paint are more likely to have harmful effects on children.

Discussion

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MA-25 Public and Assisted Housing – 91.210(b)

Introduction

Village Communities of Texarkana (VCTT), Texas provides eligible residents of the City of Texarkana with quality affordable housing in decent and safe neighborhoods. By working in partnership with the public and private sectors, VCTT provides families with housing choice and the opportunity to achieve self-sufficiency. VCTT administers the Public/Affordable Housing Program, Housing Choice Voucher Program and Homeownership Education.

The following is a summary of the types of vouchers managed:

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	0	281	900	296	604	0	0	0
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 36 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

As of HUDs most recent Voucher Management System report, Village Communities of Texarkana, Texas manages 900 Housing Choice Vouchers. VCCT also manages 281 units of public housing. While many households are supported by the VCTT, there is a growing need for smaller units to accommodate chronically homeless, elderly, and disabled citizens. There has been an uptick in individuals seeking zero-bedroom units (studios).

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Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

VCTT operates 281 public housing units located in Texarkana. HUD's Real Estate Assessment Center conducts physical property inspections of properties that are owned, insured, or subsidized by HUD, including public housing and multifamily assisted housing. Inspections are conducted each year to ensure that assisted families have housing that is decent, safe, sanitary and in good repair. The most recent HUD inspection yielded a score of 83 by HUD's Real Estate Assessment Center.

Public Housing Condition

Public Housing Development	Average Inspection Score
Village Communities of Texarkana, Texas	**83**

Table 37 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

VCTT converted its entire Low-Income Public Housing Portfolio to Section 8 project-based vouchers (PBV) on June 14, 2019 through the Rental Assistance Demonstration program. At this time, there are no additional needs to restore or revitalize these units.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

VCTT provides a wide range of services and resources to improve the living environment of families residing in public housing. Many service offerings were suspended during the COVID-19 pandemic and VCTT is returning to full-service capacity by offering free health clinics, food distribution in addition to cafeteria lunch offerings, and other enrichment events.

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MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

The City of Texarkana participants in the Texarkana Homeless Coalition, a local coalition of the Texas Homeless Network Continuum of Care that works to address homelessness and the priority needs of homeless individuals and families, including homeless subpopulations. Data for the HUD-formatted table below was taken from the available information pertaining to the CoC and more specifically member agencies who are key partners in assisting people experiencing homelessness.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year-Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	1597	256	583	202	0
Households with Only Adults	2660	0	359	1225	0
Chronically Homeless Households	0	0	0	360	0
Veterans	15	0	26	1078	0
Unaccompanied Youth	39	0	79	0	0

Table 38 - Facilities and Housing Targeted to Homeless Households

Data Source Comments: Texas Homeless Network & the Texarkana Homeless Coalition - PIT Count and HMIS data

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Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

The City of Texarkana, Texas through the Texarkana Homeless Coalition, encourages all service providers to work collaboratively to integrate grant funded programs with mainstream services for persons that are homeless or at-risk of homelessness to maximize the benefit for clients and ensure their long-term sustainability. Mainstream services include but not limited to housing, health, employment, and education programs, counseling, case management, life skills training, financial literacy classes, and victim advocacy and youth programs.

The ultimate goal of providing supportive services is self-sufficiency. Shelters and human service providers will not be effective in resolving the problem of homelessness unless the issues of causation are addressed. Homeless services providers make every effort to connect participants with mainstream resources such as employment assistance, mental health counseling, healthcare assistance, transportation benefits, Supplemental Nutrition Assistance Program (SNAP) benefits, and addiction counseling.

The following mainstream providers are available in the city:

- Texarkana Human Resources Department
- Texarkana-Bowie County Family Health Center
- Grace Clinic
- St. Michael's Hospital
- Wadley Hospital
- Texas Department of Assistive and Rehabilitative Services
- Texarkana Workforce Center
- Mission Texarkana
- Texarkana, TX Housing Authority – Village Communities
- Ark-Tex Council of Governments Section 8 Rental Vouchers
- Texarkana Resources
- Community Healthcore

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

Homeless services providers make every effort to connect participants with mainstream resources such as employment assistance, mental health counseling, healthcare assistance, transportation benefits, Supplemental Nutrition Assistance Program (SNAP) benefits, and addiction counseling.

The following list of services and facilities are specifically targeted for the homeless including those specifically targeted to special needs populations experiencing homelessness:

- The Randy Sams' Outreach Shelter – Emergency shelter for homeless individuals including chronically homeless and supportive services
- Doorways Home – Coordinated Entry access

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- Mission Texarkana – Daily meals, food pantry items, and vocational assistance for the homeless. Offers a Nurses Assistant training program and a Litter reduction training program.
- Special Health Services of Texas - free HIV/AIDS antibody testing, prevention/intervention; education/counseling, utility, prescription assistance
- Domestic Violence Prevention, Inc. - emergency shelter, immediate crisis intervention and advocacy, a 24-hour crisis hotline, emergency and medical transportation, legal advocacy and court accompaniment, educational and supportive activities for children and adults, individual counseling and support groups for adult and child victims of sexual assault and domestic violence, and community referrals/information.
- Bowie County Family Health Center: medical, family planning and counseling, WIC, testing for STDs
- The Salvation Army Homeless Shelters for Families, and Unaccompanied Men are located in Texarkana, Arkansas. Their facility is not included in the inventory, but residents often cross the state line to receive services.

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MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

The City of Texarkana a limited range of supportive services for special needs populations. The city has a network of providers that deliver housing and supportive services to people who are elderly or frail elderly, people with mental, physical and/or developmental disabilities, and people with substance abuse addictions. Texarkana does not receive funding through the Housing Opportunities for Persons with AIDS Program (HOPWA).

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

The elderly and frail elderly have physical, medical, maintenance, social, emotional, and financial needs. Elderly and frail elderly are often unable to maintain existing homes or to afford rent. Housing cost burden related issues are often compounded by the requirement of additional services it takes for elderly and frail elderly to age in place. These services may include costly medical and other daily living assistance services. As the population continues to age, the need for age- related services increases. The housing assistance caseworkers rely upon frequent professional assessments, often by a primary care physician, to fully understand and reciprocate an appropriate action and accommodations. Access is particularly important for the physically handicapped. Physically handicapped persons often require specially designed dwellings to permit access both within the unit and to and from the site.

Persons with mental and developmental disabilities often need alternative living arrangements that may include supervision, in-home support services, respite services, transportation services, day program services, educational services, and supported employment services.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

The City has developed a partnership with Community HealthCore, a non-profit providing MHMR services in the Northeast Texas region to provide services in Texarkana. They have expanded MHMR services in Texarkana to provide supportive housing particularly to veterans utilizing their mental health care services. There are no local programs at this time that ensure that persons returning from mental and physical health institutions receive appropriate supportive housing. The institutions themselves, work with the individuals returning home to help identify and connect with local organizations to assist in accessing supportive housing and services. However, according to State of Texas data, only 3.9% of adults leaving mental health institutions are assigned to supportive housing.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

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The City will fund activities that address the housing and supportive service needs identified in this Consolidated Plan. The provision of rent assistance and food supports align this goal with the One-Year Plan as does the senior services identified for funding. More so, the commitment of funds to address the rehabilitation of affordable housing units will serve the housing needs of several sub-populations including low-income, disabled, seniors, and youth.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

Not applicable.

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MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

During this Consolidated Planning process, Texarkana is also undertaking an Analysis of Impediments to Fair Housing Choice (AI). This document will identify all of the barriers that currently exist in the City for fair housing purposes. Due to this ongoing analysis the following list of factors cannot be considered exhaustive but outlines some of the important obstacles to providing affordable housing in the City.

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MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

In determining priorities for the allocation of federal funds, the City has recognized the need to foster a competitive local economy that expands economic opportunities for present and future residents. This section describes the local workforce, the nature of current employment, and activities that coordinate economic development activities across local and regional agencies.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	199	83	2	0	-2
Arts, Entertainment, Accommodations	1,892	4,414	17	17	0
Construction	532	619	5	2	-3
Education and Health Care Services	2,657	7,161	23	28	5
Finance, Insurance, and Real Estate	621	1,717	5	7	2
Information	155	404	1	2	1
Manufacturing	1,414	848	12	3	-9
Other Services	394	859	3	3	0
Professional, Scientific, Management Services	521	1,244	5	5	0
Public Administration	0	0	0	0	0
Retail Trade	1,846	5,745	16	23	7
Transportation and Warehousing	561	629	5	2	-3
Wholesale Trade	623	1,788	5	7	2
Total	11,415	25,511	--	--	--

Table 39 - Business Activity

Data Source: 2015-2019 ACS (Workers), 2017 Longitudinal Employer-Household Dynamics (Jobs)

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Labor Force

Labor Force	Number of People
Total Population in the Civilian Labor Force	15,741
Civilian Employed Population 16 years and over	28,357
Unemployment Rate	5.5%
Unemployment Rate for Ages 16-24	20.44%
Unemployment Rate for Ages 25-65	3.30%

Table 40 - Labor Force

Data Source: 2015-2019 ACS

Occupations by Sector	Number of People
Management, business and financial	2,668
Farming, fisheries and forestry occupations	1,018
Service	2,210
Sales and office	3,923
Construction, extraction, maintenance and repair	886
Production, transportation and material moving	546

Table 41 – Occupations by Sector

Data Source: 2015-2019 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	136,410	60.08%
30-59 Minutes	49,265	21.70%
60 or More Minutes	41,390	18.23%
Total	**227,065**	**100.00%**

Table 42 - Travel Time

Data Source: 2015-2019 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
Less than high school graduate	2,156	66	3,119
High school graduate (includes equivalency)	10,859	450	6,480
Some college or Associate's degree	9,277	228	3,531
Bachelor's degree or higher	9,090	26	1,817

Table 43 - Educational Attainment by Employment Status

Data Source: 2015-2019 ACS

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Educational Attainment by Age

	Age				
	18–24 yrs.	25–34 yrs.	35–44 yrs.	45–65 yrs.	65+ yrs.
Less than 9th grade	540	928	-	-	-
9th to 12th grade, no diploma	-	1,811	-	-	-
High school graduate, GED, or alternative	1,318	7,494	8,674	7,754	5,167
Some college, no degree	1,058	6,437	-	-	-
Associate's degree	-	1,691	-	-	-
Bachelor's degree	126	3,892	2,154	2373	1,446
Graduate or professional degree	0	2,081	-	-	-

Table 44 - Educational Attainment by Age

Data Source: 2015-2019 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	21,573
High school graduate (includes equivalency)	26,218
Some college or Associate's degree	32,660
Bachelor's degree	54,200
Graduate or professional degree	62,838

Table 45 – Median Earnings in the Past 12 Months

Data Source: 2015-2019 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Retail trade is the largest workforce sector in the City of Texarkana, TX, at 23.51% of jobs. Manufacturing is the second largest sector, making up 18.16% of the workforce. Lastly, public administration and professional, scientific, and management services are tied as the third largest sector of job, representing 11.6% of jobs each. A detailed account of the workforce is included in the tables above.

Describe the workforce and infrastructure needs of the business community:

Texarkana has a long-established reputation as a military-friendly community with a strong presence in the defense sector. Using the Brookings Institute's definition of advanced industries, the 30-mile region employs nearly 2,400 skilled, unskilled, and semiskilled workers in fields ranging from pharmaceutical, medical manufacturing, computer system design, and agriculture machinery manufacturing to engineering services and basic chemical manufacturing. Texarkana is home to a community college and a four-year public university making Texarkana well-prepared to respond to the training needs of today's employers. Additionally, the prime location and extensive multimodal infrastructure make Texarkana well-suited to ensure businesses can connect with major markets throughout the Midwest and South. The

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City is committed to securing new industries by providing a complete infrastructure area dedicated to attracting businesses that will advocate the development of secure jobs that provide a living wage for residents. Stakeholders reported that transportation, road improvements, and sidewalks were important infrastructure needs.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

No anticipated changes would impact the workforce development, business support, or infrastructure needs identified in this Consolidated Plan.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

The city's largest workforce sector is retail trade, followed closely by public administration, educational services, and healthcare. This corresponds with the level of educational attainment in the city, with 88.74% of residents completing a high school diploma, 57% completing some college or an associate's degree, and 24.55% completing at least a Bachelor's degree. With the City positioned to attract new industries requiring both skilled and unskilled labor, the city could benefit from encouraging new education models based on science, technology, engineering, and mathematics to meet the demands of new industries.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

Texarkana Community College Workforce Education Division offers workforce development to meet the needs of industry partners in the area. Texarkana College Workforce Education faculty are seasoned content matter experts that are dedicated to keeping up with changes in their respective industries. The college is committed to developing skills and knowledge to ensure that residents of Texarkana can gain employment in high-demand occupations. The faculty regularly engages industry partners and monitors trends to provide workforce education training programs. Texarkana College offers programs in Air Conditioning/refrigeration, Automotive Technology, Cosmetology, Construction Management, Culinary Arts, Electrical, Robotics and Instrumentation, Mechatronics, and Welding, which offers an Associate's Degree or Certificate in the prospective field.

Texas A&M University has a Texarkana campus with its College of Business, Engineering, Technology, and Arts, Sciences, and Education. Full online degree programs are offered in several fields, including nursing, business administration, accounting, and instructional technology. The university also offers Master's level degrees.

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Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes, the City participates in a Comprehensive Economic Development Strategy that is led by the Ark-Tex Council of Governments in the region.

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The Comprehensive Economic Development Strategy is a survey conducted on the economic state of the Northeast Texas Economic Development District (NETEDD) as mandated by the EDA. This survey addresses the strengths and weaknesses of NETEDD, which consists of eleven counties encompassing over 6,500 square miles which is home to approximately 293,000 people.

The survey is completed with input from individuals from the NETEDD region, including economic development managers, city managers, chambers of commerce, representatives from housing, education, health, political and public advocates, and other interested parties. The CEDS is conducted every five years to assess the economic progress made in the region and to set new economic goals for the region. The most recent

CEDS Report was completed in 2018 and is available upon request from ATCOG CEDS Summary of Requirements from the US Department of Commerce.

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MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

As discussed in the Geographic Priorities Section (SP-10), there are several neighborhoods where the majority of residents are affected by multiple housing problems. Within these areas, the Hispanic population has a higher percentage of households with multiple housing problems. This is due to lower incomes, which results in the rental of units with physical deterioration.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

To assist communities in identifying racially/ethnically concentrated areas of poverty (R/ECAPs), HUD has developed a census tract-based definition of R/ECAPs. The definition involves a racial/ethnic concentration threshold and a poverty test. The racial/ethnic concentration threshold is straightforward: R/ECAPs must have a non-white population of 50 percent or more. Regarding the poverty threshold, Wilson (1980) defines neighborhoods of extreme poverty as census tracts with 40 percent or more of individuals living at or below the poverty line. Because overall poverty levels are substantially lower in many parts of the country, HUD supplements this with an alternate criterion. Thus, a neighborhood can be a R/ECAP if it has a poverty rate that exceeds 40% or is three or more times the average tract poverty rate for the metropolitan/micropolitan area, whichever threshold is lower. Census tracts with this extreme poverty that satisfy the racial/ethnic concentration threshold are deemed R/ECAPs.

Census Tract 0105.00 is a racially/ ethnically concentrated area of poverty. This census tract is located in the downtown area of Texarkana, which has also been identified as a target area for investment in this Consolidated Plan period.

What are the characteristics of the market in these areas/neighborhoods?

The characteristics in these neighborhoods, as well as others identified in SP-10, are the age of housing, lack of funds for investment in rehabilitation, old infrastructures, and the concentration of the population with supportive social service needs. These areas are served by numerous social services programs, many of which receive CDBG funding.

Are there any community assets in these areas/neighborhoods?

Texarkana has community assets that contribute to developing the overall quality of life in the area. Residents of Texarkana enjoy affordable housing, safe neighborhoods, high-quality healthcare, and excellent schools. The scenic landscape is a natural match for outdoor recreation, and the historic downtown offers the infrastructure for a bustling downtown area to support shopping, dining, and entertainment options.

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Community assets include not only buildings and facilities but also people, with their skills, knowledge, social networks, and relationships Local agencies have built coalitions to respond to the community's needs and build future success for its residents.

Are there other strategic opportunities in any of these areas?

The availability of public transit, higher proficiency of the schools, proximity to employment, the number of vacant abandoned buildings, and the Beverly, Rosehill, and downtown areas provide strategic opportunities for revitalization. However, public, and private incentives are needed, as well as a collaborative effort to remove the barriers of public perception in order to encourage developers to invest in the areas.

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MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

Broadband connectivity is an essential infrastructure. A high-speed broadband connection allows you to improve health care through telemedicine; education through closing the homework gap; workforce development through online training programs; and economic growth through online commerce. The lack of broadband access is an issue that is exacerbated in low- and moderate-income households and neighborhoods. While broadband service is readily available in Texarkana, TX, low- and moderate-income household's ability to access and/or afford these services is limited. In many of the high-poverty census tracts households did not have broadband, fiber optic or DLS internet subscription. Furthermore, over half of very low-income households do not have an internet subscription of any kind. And when this lack of high-speed internet access is examined based on Hispanic ethnicity, a substantial population in the city, more than one quarter of Hispanic households have no internet subscription of any kind. The primary issue around broadband access is a combination of available infrastructure (not wired) or it is not affordable. It all comes down to economics—either the ability to afford broadband or devices (or both).

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

Broadband service does exist in Texarkana, TX, as there are at least three internet service providers that provide services that allow for download speeds of up to 1000 MBPS, according to www.highspeedinternet.com. There are seven residential, six business, and five mobile providers in the area. Neighborhoods with higher income typically have multiple service providers to choose from; however, that is not the case in low- and moderate-income neighborhoods. In low- and moderate-income neighborhoods with only a single provider, there is no market competition to increase service tiers, drive down price, and provide quality customer service. Increasing competition is a necessity in low- and moderate-income households and neighborhood.

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MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

HUD now requires that jurisdictions assess natural hazard risks to low- and moderate-income residents, including risks expected to increase due to climate change. The City of Texarkana, TX 2022 Hazard Mitigation plan is a comprehensive document that outlines planning procedures, training, hazard identification metrics, risk and vulnerability analyses, and resource identification for the City of Texarkana, TX to further individual, business and community preparedness for all hazards thereby promoting a safe working environment and a sustainable community. The HMP helps minimize risks to people, property, and the environment from natural, technological, and human-caused disasters in our community. The goal of this division is to mitigate the effects of potential hazards, prepare/plan for measures to be taken which will preserve life and minimize damage to property, respond during emergencies and provide necessary assistance, and ensure a rapid recovery from disasters by restoring the community to its pre-disaster condition. Annual rainfall percentages have increased in much of the state, and more rain arrives in heavy downpours. Changes in the climate is likely to increase damage from storms, reduce crop yields, harm livestock, increase the number of unpleasantly hot days, and increase the risk of heatstroke and other heat-related illnesses.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Low-and-moderate income households are always the most vulnerable to risks including natural hazards because of climate change. Increased building results in increased exposure to both natural and man-made hazards. The location, building structure, and design specifications are important when developing new structures. Solid zoning and construction ordinances will assist in ensuring these structures are resilient to disaster and help protect the population from harm. Increasing building density in urban areas could potentially result in a sizeable increase in exposure to specific hazards such as flooding, dam or levee failure, and tornados. To mitigate natural disaster risks and address the needs of low- and moderate-income households who are most likely to be affected the following approaches are suggested:

Outreach and education: Provide residents with information about obtaining flood insurance and what to do when a flood occurs. To make this outreach effective, public entities need to build relationships with residents who are least likely to seek out help for various reasons (either they don't know about what assistance is available or they don't trust the government). Cities/counties should partner with already trusted community sources who can help bridge the gap including churches, Community Health Workers, trusted doctors/health care workers, and offices that offer other types of assistance and operate in rural areas, such as USDA.

Focused outreach: Outreach should focus on low-income renters and elderly and Limited English Proficiency (LEP) residents. Information needs to be in Spanish, as well as English, and be user-friendly. This applies to both outreach and education materials and post-flood damage assessment procedures and forms.

Standardize and simplify the process for damage assessments: Different types of assessments are required by different government agencies. Streamlining these requirements is needed.

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Strategic Plan

SP-05 Overview

Strategic Plan Overview

The strategic plan is a five-year strategy of the Consolidated Plan that sets general priorities for allocating investment within the jurisdiction and details priority needs. It describes the basis for assigning the priority given to each category of need. It also identifies any obstacles to meeting underserved populations. The strategic plan outlines accomplishments that the City of Texarkana expects to achieve over the next five years, FY 2023-2027.

- **Geographic Priorities:** To generate the greatest impacts, the City will focus efforts on the City's neighborhoods with the greatest number of low-income persons. 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.
- **Priority Needs:** The City has identified affordable housing and support for homeless and special needs populations as priority needs for the next five years.
- **Influence of Market Conditions:** Cost burden (paying more than 30 percent of household income for housing) is the major housing problem faced by most of the city's low and moderate-income renters.

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SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

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. Program resources are allocated citywide based on low-mod areas which can coincide with areas of minority concentration. 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 shown in the table below:

1	Area Name:	Beverly Community Revitalization
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	Boundaries for this target area: Southern border: New Boston Road, also US Hwy 82 Western border: Robinson Road Northern border: College Drive Eastern border: Richmond Road to Summerhill Road Comprised mostly of Qualified Census Tract 106.
	Include specific housing and commercial characteristics of this target area.	This once thriving community is bordered on all four sides by commercially zoned streets with an interior comprised of older housing stock, both single family and apartment complexes, and many vacant, boarded buildings. These commercial zones are showing their age as most are either single commercial structures or dilapidated strip malls. The City's main water treatment facility is located in the commercial section. Also, the area's only park sits next to this facility. Park improvements are problematic here as it lies within an established flood plain. Within the core are homes that while older are still owner-occupied. This is an area of minority, elderly, and poverty concentrations.

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	On the northern border of the area lies one of Texarkana's most valued assets, Texarkana Community College. Just north of the college, both commercial and residential areas are thriving with new businesses and well-established homes and neighborhoods that are either maintaining or increasing in value. The proximity to this thriving area indicates a substantial opportunity for improvements in the community that will be beneficial to the entire city and the region.
How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	The city's consultations and citizen participation process are central to the development and continued designations of Beverly Heights as a Local Target Area. The Beverly neighborhood has stood in direct contrast to the more prosperous neighborhoods to the north for more than twenty years. Crime in Beverly and the problems of substandard housing and vacant, derelict housing has increased. Residents, service agencies, as well as law enforcement and emergency services began reporting higher and higher numbers of people impacted by this community's decline. The Believe in Beverly neighborhood association continues to be active voicing the needs of the Beverly neighborhood by participating in public hearings, community meetings and City Council meetings.
Identify the needs in this target area.	Needs in this area include access to affordable, livable housing, removal of slum and blight conditions associated with derelict, vacant and boarded homes, minority and poverty concentrations, public facilities for health care and recreation/exercise. Other needs include high concentration of households with one or more of the Four Housing Problems or Severe Housing Problems, low and extremely-low incomes for both owner-occupied and renter-occupied households, high percentages of at-risk of homelessness households, high numbers of homes without accessibility features and/or low-efficiency ratings, and lack of services and/or opportunities for children and the elderly.

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	What are the opportunities for improvement in this target area?	The Beverly Neighborhood presents many opportunities for improvements with targeted resource distribution. At the northern boundary, Texarkana Community College brings individuals from all over the region into the area. With appropriate planning and implementation, this area could easily provide suitable housing both for current residents and for those that attend or work at the college. Likewise, the other commercial corridors that are the boundaries of Census Tract 106/Beverly have significant commercial viability for neighborhood redevelopment. Improving the housing stock could prolong the viability of the homes for both owners and renters. With homeownership rates well below the City's rates, improving opportunities for homeownership could also stabilize the community. Further, improvements in public facilities like parks and health care facilities, the addition of streetlights, bike lanes, sidewalks, and safe walking trails, will also make the community safer and more livable. Increased public transit availability, Jobs and services within this area are two additional areas of opportunity that can improve this community.
	Are there barriers to improvement in this target area?	Significant barriers exist to improvement in this area including variable citizen participation and adequate funding. The number of vacant and/or substandard housing and the issue of crime must be addressed in order for the area to revitalize.
2	**Area Name:**	**City-Wide**
	Area Type:	For Housing Rehab and & Homeowner Assistance
	Other Target Area Description:	For Housing Rehab and & Homeowner Assistance
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	City limits of Texarkana. Housing Rehabilitation and Homeownership Assistance are offered to all eligible residents with the Texarkana, TX city limits.
	Include specific housing and commercial characteristics of this target area.	Low-income homeowners do not have the financial resources to maintain their homes and therefore, they fall into disrepair. Needs city-wide include access to affordable, livable

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	housing, removal of slum and blight conditions associated with derelict, vacant and boarded homes, minority and poverty concentrations, public facilities for health care and recreation/exercise. The majority of projects occur in low-moderate income areas where there is a high concentration of households with one or more of the Four Housing Problems or Severe Housing Problems, low and extremely-low income owner-occupied households and a high number of homes without accessibility features and/or low-efficiency ratings.
How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Residents at public hearings, community meetings, stakeholder meetings and the on-line survey expressed that housing rehabilitation and homeownership opportunities were high priorities. These programs can be offered city-wide since eligibility is based on household income and not by a low-moderate income area.
Identify the needs in this target area.	Affordable and decent housing are an issue city-wide. While Owner-Occupied Housing Rehabilitation is offered city-wide, the majority of the projects are in the targeted neighborhoods. This is due to a larger percentage of older homes and homeowners that do not have the financial ability to maintain their home. Homeownership assistance is also offered city-wide to income eligible homebuyers with many opting to purchase homes in the targeted neighborhoods due to the lower cost of housing.
What are the opportunities for improvement in this target area?	Upgrading the existing housing stock and increasing homeownership results in neighborhood revitalization and stabilization. The low-income areas of the City have older housing stock many of which are owner-occupied and in need of repairs. Improving the housing stock could prolong the viability of the homes for both owners and renters.
Are there barriers to improvement in this target area?	The most significant barrier is inadequate funding to meet the need for housing rehabilitation and homeownership assistance.
Area Name:	**Downtown Area**

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3	**Area Type:**	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	The Downtown Area Local Target Area is sometimes referred to as the Downtown/7th Street Corridor as this is descriptive of the boundaries of the Target Area. It is bounded on one side by the Kansas City Southern Railroad (Front Street) and 7th Street (Martin Luther King Blvd.) on the other. It's borders are Stateline Avenue, the Texas/Arkansas border, on the east side and Lakeside Drive/Summerhill Road on the west. Major thoroughfares include: Martin Luther King Blvd. Texas Blvd. 4th Street Oak Street Front Street Stateline Ave
	Include specific housing and commercial characteristics of this target area.	The Downtown/7th Street Corridor, Downtown Local Target area is a mix of commercial and residential properties. There are a significant number of vacant businesses in the area. The homes are older and many need rehabilitation or repairs. There are over 200 Brownfields properties with suspected or confirmed environmental contamination in an area of approximately 240 acres.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Citizens of Texarkana have asked the City to focus on downtown revitalization for at least ten years knowing that a vibrant downtown area would attract new businesses and tourists to the area. Consultation with numerous agencies, public meetings, public hearings, citizen surveys, and approval by the City Council Members establish a strong consensus for moving forward to arrest the decline of this historic center of the town and revitalize the area's economic potential and

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	potential for providing affordable housing close to city, county, state, federal and non-profit services.
Identify the needs in this target area.	Downtown and the 7th Street Corridor present many challenges to redevelopment. Of primary concern is that more than 200 properties within a 200-acre area are either confirmed or suspected of having various levels of environmental contamination ranging from lead paint to deadly gasoline additive buried underground and potentially leaking into the area's ground water. Many commercial, industrial, and residential properties are neglected, abandoned, or substandard. These problem properties are mixed in with functioning homes, businesses, and essential government services.
What are the opportunities for improvement in this target area?	Developers are attracted to redevelopment downtown because of the existing infrastructure and unique architecture. The area is a food desert with great opportunity for affordable housing and commercial endeavors. The Section 108 loan for the renovation of the Grim Hotel will not only provide 20 units of affordable housing but also revitalize a historic landmark in the City.
Are there barriers to improvement in this target area?	The most significant barriers are the costs associated with environmental assessment and cleanup of asbestos, lead paint, mold, pigeon guano, and other hazardous or petroleum-based contaminants. Texarkana's solid relationship with the U.S. EPA Brownfields program and the Texas Commission on Environmental Quality mitigate some of these challenges.

Table 46 - Geographic Priority Areas

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

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,

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planning, and administration. The system for establishing the priority for the selection of these projects is 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.

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SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

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

1	Priority Need Name	Housing Affordability
	Priority Level	High
	Population	Extremely Low-Income Households Low-Income Households Moderate-Income Households Large Families Families with Children Elderly Public Housing Residents Frail Elderly
	Geographic Areas Affected	Citywide
	Associated Goals	Rehabilitation of Existing Homeowner-Occupied Units Homebuyer Assistance Planning & Administration
	Description	• Support the rehabilitation of affordable owner-occupied housing to extend the useful life of naturally occurring affordable housing. • Provide funding for homebuyers to cover the cost of down-payment and closing costs.
	Basis for Relative Priority	Priority based on feedback through community meetings and agency interviews as well review of demographic information for the City resulted in this activity having the highest priority need. The city recognizes that as housing ages and the cost of housing increases, maintaining existing housing allows affordability to remain paramount. Additionally, income disparities are a major factor in selecting this priority basis. More than 50% of elderly households are cost-burdened and the gap is only rising as income remains flat and the cost of housing steadily increases. The research also shows that new housing added by developers is out of reach for residents who earn low wages rendering them unable to live in the community in which they work.

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2	Priority Need Name	Increase Capacity of Public Services
	Priority Level	High
	Population	Extremely Low-Income Households Low-Income Households Moderate-Income Households Large Families Families with Children Elderly Frail Elderly Persons with Developmental Disabilities
	Geographic Areas Affected	Citywide
	Associated Goals	Public Service – Youth Services Public Service – Homelessness Services Public Service – General Services Programs Planning & Administration
	Description	Fund projects that provide emergency services to families in crisis including rental assistance payments, services for the homeless, services for survivors of domestic violence, supportive services to low- and moderate-income households and persons with special needs; recreational activities, educational opportunities, and job skills to youth; and support for job training, continuing education, and employment services designed to assist low- and moderate-income persons obtain jobs.
	Basis for Relative Priority	Priority based on feedback through community meetings and agency interviews as well review of demographic information for the City resulted in this activity having a high priority need.
3	Priority Need Name	Public Facility & Infrastructure Improvements
	Priority Level	Low
	Population	Extremely Low-Income Households Low-Income Households Moderate-Income Households
	Geographic Areas Affected	Citywide
	Associated Goals	Public Facility - Neighborhood Revitalization and Resilience Public Infrastructure - Neighborhood Revitalization and Resilience Planning & Administration

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	Description	• Improve public infrastructure including sidewalk connectivity and curb cuts for enhanced accessibility. • Improve public facilities to provide more access to community facilities.
	Basis for Relative Priority	Priority based on feedback through community meetings and agency interviews as well review of demographic information for the City resulted in this activity having a high priority need.

Table 47 – Priority Needs Summary

Narrative (Optional)

The City developed priority needs based on information from a variety of sources. Historical and current data provided information on unmet needs and gaps in housing and services. Information was also obtained from service agencies and residents on the need for supportive services.

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SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	TBRA is an important tool for families to maintain affordable housing. Severe cost burden is the greatest predictor of homelessness risk, with populations paying more than 50% of their income towards housing costs or having incomes at or below 50% AMI at greatest risk of becoming homeless. Village Communities of Texarkana, Texas administers the Housing Choice Voucher program and the demand for vouchers far exceeds supply of vouchers in the community. The high demand for this activity contributes to its priority level as a strategy for low-income families to increase access to affordable housing.
TBRA for Non-Homeless Special Needs	Lack of units with supportive services influences this program. Based upon consultations with homeless housing and social service agencies, a need for supportive housing has been identified as a priority. The special needs households include those with disabilities as well as dysfunctional households facing a variety of issues including chronic homelessness. Market characteristics impacting this priority relate to the shortage of privately-owned decent housing units which are available to provide as affordable housing options.
New Unit Production	A shortage of affordable, decent housing units is an identified need. The market characteristics influencing this priority include the age and condition of the existing housing stock without the rent levels to support rehabilitation. Communities are distressed by abandoned properties that are overgrown and not well maintained which contributes to blighted communities in low-income and high-minority concentration neighborhoods. The development of new units will be heavily dependent upon LIHTC, private developers, and other funding sources. However, blighted structures and the availability of land to build new units is cost prohibitive for developers to develop new units and maintain them as affordable options.
Rehabilitation	The market characteristics influencing this priority include the age and condition of the existing housing stock without the means to make necessary repairs. As homeowners age, the ability to adequately maintain their homes becomes increasingly more difficult. In Texarkana, there is a significant number of vacant homes that require rehabilitation or reconstruction to contribute to addressing the affordable housing shortage. Another factor contributing to this priority level is there is not private investment in rehabilitating rental housing stock.
Acquisition, including preservation	Lack of funding available to finance projects. There are opportunities to improve the conditions and affordability of housing by the acquisition of vacant, deteriorating structures. These structures are for the most part multi-unit in nature or previously nonresidential buildings appropriate for conversion. The cost and complexity of acquisition and rehabilitation of these structures usually requires implementations by an experienced housing development entity and financial assistance.

Table 48 – Influence of Market Conditions

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SP-35 Anticipated Resources - 91.215(a)(4), 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 the 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 49 - Anticipated Resources

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 will use a combination of public and private funding to carry out activities identified in this plan. During this Consolidated Plan period, the City will research opportunities to apply for additional funding streams consistent with the Consolidated Plan's goals. The City will collaborate

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by working with community partners and non-profit organizations to encourage leveraging of available funding sources and strengthen capacity building.

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.

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SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Texarkana, Texas	Government	Economic Development Neighborhood Improvements Public Facilities Public Services	Jurisdiction
Village Communities of Texarkana, Texas	PHA	Public Housing	Jurisdiction
Mission Texarkana	Non-profit organizations	Homelessness	Jurisdiction
Texarkana Homeless Coalition	Non-profit organizations	Homelessness	Jurisdiction
Randy Sams Outreach Shelter	Non-profit organizations	Homelessness	Region

Table 50 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The City relies on a network of public sector, private sector, and non-profit organizations to implement the strategic plan. Over the next five years, the City expects to overcome gaps in the institutional structure and delivery system by training and building capacity for non-profit organizations, monitoring to improve program performance, and encouraging collaboration among agencies.

The City of Texarkana works collaboratively with partners throughout the community and maintains strong communication and partnerships with many local organizations including state and local government agencies, as well as other service providers to coordinate the delivery of services to City residents. The Planning and Community Development Department consulted with various housing, social services, elderly, and disability agencies to data and identify service gaps. Organizations noted the following strengths and gaps in the City's institutional delivery system:

Strengths:

The City of Texarkana, Texas has a network of service providers that is made up of nonprofits, community-based organizations, local housing authority, and coalitions. The City works closely and frequently with many of the Texarkana Homeless Coalition members to address critical housing needs. The City's partners have maintained its collaborative service network and assisted to provide essential resources to low and moderate-income households.

Local stakeholders noted that coordination among partner agencies through Texarkana Homeless Coalition. The coalition meeting monthly to discuss case notes and develop strategies to assist the City's

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most vulnerable residents. Stakeholders held steadfast the City was welcoming and inclusive. Lastly, service providers have devised strategies to ensure that limited resources are distributed evenly among residents. Additionally, the city is able to outreach to vulnerable residents to provide resources like reliable food service assistance and shelter options.

Gaps:

Gaps exist in the delivery of services for the City's vulnerable residents making it more difficult for families to stabilize and adding more strain to the institutional delivery system. The most significant gap in services is the lack of decent, affordable housing options for families experiencing homelessness or at-risk of homelessness. There is housing stock in Texarkana, however, absentee property owners are increasing rent without making necessary repairs to properties. Families in need of housing cannot use housing assistance for homes that are in disrepair further widening the gap of available housing. There is a weak linkage between housing providers and housing assistance programs that leaves families to experience homelessness or become at-risk for homelessness. The lack of a homeless service center (resource center) is another gap in services in the area. Vulnerable citizens lack the necessary tools and resources to access services to improve their situation. They are often on the fringes of society. The ability for services providers to provide wrap around services is critical to the reduction in homelessness in the City.

Other gaps in the delivery of services include:

- Transportation options that do not coincide with work hours which impacts citizens ability to maintain gainful employment.
- Culturally appropriate outreach for the Hispanic/Latino community. The City translates information to Spanish, but ideas and concepts may be taken out of context when translated.
- Bridging the literacy gap (reading, financial, and technology). Many resources require some level of literacy and clients are not able to access valuable resources because of a lack of comprehension of the process.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	X
Mortgage Assistance	X	-	-
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
Street Outreach Services			
Law Enforcement	X	-	-
Mobile Clinics	-	-	-
Other Street Outreach Services		X	X

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Supportive Services			
Alcohol & Drug Abuse	X	X	X
Child Care	X	X	X
Education	X	X	X
Employment and Employment Training	X	X	X
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X	-	-

Table 51 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The community uses outreach services as the primary tool to engage people who are chronically homeless and unaccompanied youth. People who are chronically homeless are connected to permanent supportive housing; families with children to rapid re-housing; and unaccompanied youth to rapid re-housing and transitional housing. Outreach workers, assessment staff, and case managers all work with these populations to ensure that they are accessing mainstream services. The Texas Veterans Commission provides outreach services, housing, and medical services for veterans.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The City of Texarkana participates in the Texas Balance of State coordinated system to effectively serve the local community and end homelessness. Homeless systems and partners are often fragmented and uncoordinated leaving families to navigate different eligibility criteria and waitlists for shelter beds and housing programs. Often, various agencies are carrying out assessment and referral efforts on behalf of the same individuals adding additional strain to the system and duplicating efforts. A standardized and uniform assessment will lend itself to a more transparent system that targets the housing and other services. The main gap in this system is that this continuum of care is not associated with any dedicated funding to tackle these issues.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

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The City will continue to collaborate with service providers to identify gaps in services, any duplication of services, and attends regular meetings, which allow homeless service providers to serve the homeless population more efficiently. Additionally, providing a central intake and resource facility is an imperative part to the City's strategy to end homelessness.

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SP-45 Goals Summary – 91.215(a)(4)

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	2027	Affordable Housing	Citywide	Housing Affordability	CDBG	Homeowner Units Rehabilitated
2	Housing Affordability – Homebuyer Assistance	2023	2027	Affordable Housing	Citywide	Housing Affordability	CDBG	Households Assisted
3	Housing Affordability – Code Enforcement	2023	2027	Affordable Housing	Citywide	Housing Affordability	CDBG	Households Assisted
4	Increase Capacity of Public Service – Youth Services	2023	2027	Non-Housing Community Development	Citywide	Increase Capacity of Public Services	CDBG	Persons Assisted
5	Increase Capacity of Public Service – Homelessness Services	2023	2027	Homelessness	Citywide	Increase Capacity of Public Services	CDBG	Persons Assisted
6	Increase Capacity of Public Service – General Services Programs	2023	2027	Non-Housing Community Development	Citywide	Increase Capacity of Public Services	CDBG	Persons Assisted
7	Public Facility Improvements – Neighborhood Revitalization and Resilience	2023	2027	Non-Housing Community Development	Citywide	Public Facility & Infrastructure Improvements	CDBG	Persons Assisted
8	Public Infrastructure Improvements – Neighborhood Revitalization and Resilience	2023	2027	Non-Housing Community Development	Citywide	Public Facility & Infrastructure Improvements	CDBG	Persons Assisted
9	Planning & Administration	2023	2027	Planning and Admin	Citywide	Planning & Admin	CBDG	Other

Table 52 – 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 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.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The City estimates that it will provide housing assistance to 2homeowners and 1homebuyers who meet the income thresholds.

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SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

The Housing Authority of Texarkana Texas is following all regulations and is not subject to a Section 504 Voluntary Compliance Agreement.

Activities to Increase Resident Involvements

Village Communities of Texarkana, TX actively promotes resident involvement through Resident Councils, targeted outreach via website, flyers, emails, mailing lists, and community notice boards at all community centers on Housing Authority properties. During the public participation process for this report, the City held a focus group at housing authority properties to determine the specific needs of public housing residents. There were no public housing residents to attend these meetings, but the Director of Village Communities shared those high needs included access to public transportation, recreational activities, and job training.

Is the public housing agency designated as troubled under 24 CFR part 902?

The public housing agency has a PHA designation of 83 and is not considered troubled.

Plan to remove the 'troubled' designation

The public housing agency is not troubled.

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SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

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 increase 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 for which they are indeed eligible.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

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.
- 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.

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- 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.

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SP-60 Homelessness Strategy – 91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

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.

Addressing the emergency 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 Texarkana 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 Texarkana 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

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housed.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and 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.

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.

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SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP 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 provides lead-based paint disclosures, brochures and testing for households living in units built prior to 1978. According to the 2021 Census ACS estimates, a total of 30,121 homes (73.8%) of the City's housing stock was built prior to 1978 that may have the potential to contain lead-based paint.

How are the actions listed above related to the extent of lead poisoning and hazards?

Lead poisoning is the leading environmental hazard to children, creating devastating and irreversible health problems. The primary cause of lead poisoning is exposure to dust from deteriorating paint in homes constructed before 1978. This is due to high lead content used in paint during that period, and particularly in homes built before 1950. Pre-1978 housing occupied by lower income households with children offers particularly high risks of lead exposure because lower income households are generally more likely to live in units with deferred maintenance. This is an important factor because it is not the lead paint itself that causes hazards, but rather deterioration of the paint that releases lead contaminated dust and flakes that may be inhaled or eaten by small children.

Lead hazard abatement is an eligible activity under both the HOME and CDBG programs for projects involving repair or rehabilitation of housing. Both programs provide guidance regarding required steps to evaluate, address and/or abate lead, safe work practices, and notification procedures. The programs also require that funding recipients provide written notification to tenants and potential homebuyers regarding the dangers of lead-based paint poisoning, and all members of households benefiting from repair or rehabilitation must read and sign the lead hazard notification and disclosures.

How are the actions listed above integrated into housing policies and procedures?

An important initiative emanating from HUD in the last three decades is the reduction of lead-based paint hazards, and many jurisdictions around the country have focused on reaching this goal. The federal Residential Lead-Based Paint Hazard Reduction Act of 1992 (Title X of the Housing and Community Development Act of 1992) amends the Lead-Based Paint Poisoning Prevention Act of 1971, which is the law covering lead-based paint in federally funded housing. These laws and subsequent regulations issued by the U.S. Department of Housing and Urban Development (24 CFR part 35) protect young children from lead-based paint hazards in housing that is financially assisted or being sold by the federal government. The City is committed to testing and abating lead in all pre-1978 housing units assisted with federal grant funds in any of the housing programs it implements. These actions are consistent with the City's goal of delivering decent and safe housing for low-and moderate-incomes households.

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SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The City's anti-poverty strategy focuses on helping all low-income households improve their economic status and remain above poverty levels. This may include, but is not limited to, funding essential services such as rent, utility and food assistance for those in poverty to prevent homelessness. The City will also continue its collaborative efforts with local nonprofits to fund public service activities to address housing stability which may consist of childcare subsides, youth tutoring programs, and counseling programs. The City will also continue to utilize grant funds to support its housing programs and activities to increase rehabilitate affordable housing to address poverty by creating housing opportunities for low-income households. Without these housing opportunities, many low-income households would not be able to afford housing rehabilitation costs or to purchase a home.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan?

The discussion of housing needs shows that the crucial difference between households with needs and those without needs is income. For households with severely restricted incomes, little discretionary income remains after paying monthly housing costs. One of the objectives of the Consolidated Plan is to encourage residents to seek homeownership as a mechanism to reduce financial costs of housing. Affordable housing will provide the potential to decrease housing costs and allocate more funds to food, clothing, heath care, children's needs, savings, and personal and economic development.

Similarly, the goal of providing home rehabilitation and emergency repair to low-income households would allow these families to re-allocate money that would otherwise be spent on maintenance to secure housing. Additionally, making needed home repairs will lower utility costs and help maintain the existing housing stock for future generations. By addressing risks posed by lead-based paint using HUD-funded programs, health care risks, particularly risks for young children, will be reduced.

The City will continue to partner with multiple agencies to examine and evaluate policies to eliminate barriers to education and employment. Increasing the number of adults with living wage jobs reduces poverty, increases stability and quality of life, and lessens demand for subsidized housing.

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SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

To ensure that each recipient of CDBG funds operates in compliance with applicable federal laws and regulations, the City of Texarkana implements a monitoring strategy that closely reviews subrecipient activities and provides extensive technical assistance to prevent potential compliance issues. Each subrecipient agency will be monitored to determine if the funds provided to the organization are expended appropriately. Monitoring includes on-site visits, evaluations, and financial record reviews.

The City will monitor sub-recipients for long term compliance with requirements of the CDBG programs. Each year a desk audit, risk assessment, and on-site monitoring is conducted for every activity and sub-recipient. In addition, technical assistance workshops are provided each year and a copy of "Playing by the Rules" is provided to each sub-recipient at the time of funding contract execution. The subrecipient will receive written notification of violations and/or the City's determination s and necessary corrective actions.

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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

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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 publically 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.

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	Goal Name	Provide Administrative Structure
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 2023-2027 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

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 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

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	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

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	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	Planning & Administration
	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 Infrastructure Improvements – Neighborhood Revitalization and Resilience
	Needs Addressed	Public Facility & Infrastructure Improvements
	Funding	$10,000.00

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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.
	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

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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: 2023-076 ATTH 01 City of Texarkana PY2023-2027 Consolidated Plan-draft v.1 (4022 : 2023-076 RES adopting CDBG Consolidated

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.

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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

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Packet Pg. 337

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.

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Attachment: 2023-076 ATTH 01 City of Texarkana PY2023-2027 Consolidated Plan-draft v.1 (4022 : 2023-076 RES adopting CDBG Consolidated

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

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.

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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.

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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 increase 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.

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- 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.

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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 includes 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 maintains contact with partner

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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.

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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: 2023-076 ATTH 01 City of Texarkana PY2023-2027 Consolidated Plan-draft v.1 (4022 : 2023-076 RES adopting CDBG Consolidated

Attachment: 2023-076 ATTH 01 City of Texarkana PY2023-2027 Consolidated Plan-draft v.1 (4022 : 2023-076 RES adopting CDBG Consolidated

Attachment: 2023-076 RES adopting CDBG Consolidated Plan & Annual Action Plan (4022 : 2023-076 RES adopting CDBG Consolidated Plan &

RESOLUTION NO. 2023-076

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, ADOPTING THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM 2023-2027 FIVE YEAR CONSOLIDATED PLAN, CITIZEN PARTICIPATION PLAN, ANALYSIS OF IMPEDIMENTS FAIR HOUSING PLAN AND ONE YEAR ACTION PLAN SETTING FIVE YEAR PROGRAM PRIORITIES AND PRIORITIES FOR THE USE OF COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS AND AUTHORIZING THE CITY MANAGER TO SUBMIT SAID 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 2023-2027 Consolidated Plan and draft 2023 Action Plan became available June 5, 2018 and were continued through July 4, 2023. Legal notice was published in the Texarkana Gazette and on the city website. Public meetings were conducted on May 1, 2, 4, 2023, and June 20, 2023 to solicit public comments regarding the Consolidated Plan and Action Plan. A public hearing is scheduled for July 10, 2023; and

WHEREAS, the City Council has determined it to be appropriate to adopt the Community Development Block Grant (CDBG) 2023-2027 Consolidated Plan, 5-Year Strategic Plan, Citizen Participation Plan, Analysis of Impediments Fair Housing Plan & Annual Action Plan for the use of Community Development Block Grant Funds.

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

SECTION 1: That the Community Development Block Grant (CDBG) 2023-2027 Consolidated Plan, 5-Year Strategic Plan, Citizen Participation Plan, Analysis of Impediments Fair Housing Plan & Annual Action Plan are hereby accepted.

SECTION 2: That the City Manager is hereby authorized to submit said Community Development Block Grant (CDBG) 2023-2027 Consolidated Plan, 5-Year Strategic Plan, Citizen Participation Plan, Analysis of Impediments Fair Housing Plan & 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 Consolidated Plan and the Action Plan to provide such additional information as may be required.

SECTION 3: That 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 **10th day of July, 2023.**

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

Attachment: 2023-076 RES adopting CDBG Consolidated Plan & Annual Action Plan (4022 : 2023-076 RES adopting CDBG Consolidated Plan &

RESOLUTION NO. 2023-076

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, ADOPTING THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM 2023-2027 FIVE YEAR CONSOLIDATED PLAN, CITIZEN PARTICIPATION PLAN, ANALYSIS OF IMPEDIMENTS FAIR HOUSING PLAN AND ONE YEAR ACTION PLAN SETTING FIVE YEAR PROGRAM PRIORITIES AND PRIORITIES FOR THE USE OF COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS AND AUTHORIZING THE CITY MANAGER TO SUBMIT SAID 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 2023-2027 Consolidated Plan and draft 2023 Action Plan became available June 5, 2018 and were continued through July 4, 2023. Legal notice was published in the Texarkana Gazette and on the city website. Public meetings were conducted on May 1, 2, 4, 2023, and June 20, 2023 to solicit public comments regarding the Consolidated Plan and Action Plan. A public hearing is scheduled for July 10, 2023; and

WHEREAS, the City Council has determined it to be appropriate to adopt the Community Development Block Grant (CDBG) 2023-2027 Consolidated Plan, 5-Year Strategic Plan, Citizen Participation Plan, Analysis of Impediments Fair Housing Plan & Annual Action Plan for the use of Community Development Block Grant Funds.

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

SECTION 1: That the Community Development Block Grant (CDBG) 2023-2027 Consolidated Plan, 5-Year Strategic Plan, Citizen Participation Plan, Analysis of Impediments Fair Housing Plan & Annual Action Plan are hereby accepted.

SECTION 2: That the City Manager is hereby authorized to submit said Community Development Block Grant (CDBG) 2023-2027 Consolidated Plan, 5-Year Strategic Plan, Citizen Participation Plan, Analysis of Impediments Fair Housing Plan & 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 Consolidated Plan and the Action Plan to provide such additional information as may be required.

Attachment: 2023-076 ORD CDBG Ann Action Plan signed (4022 : 2023-076 RES adopting CDBG Consolidated Plan & Annual Action Plan)

SECTION 3: That 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 **10th day of July, 2023.**

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

6:20p.m.

Attachment: 2023-076 ORD CDBG Ann Action Plan signed (4022 : 2023-076 RES adopting CDBG Consolidated Plan & Annual Action Plan)

City of Texarkana, Texas

Version: C

Briefing Sheet

Update Date: 7/3/2023 8:40 AM

Lead Department: City Manager **Action Officer:** Chiquita Burks, City Management Fellow

Subject: Resolution No. 2023-082 establishing a Youth Advisory Committee appointed by the City Council.

Briefing: 7/10/2023 **Public Hearing:** 7/10/2023 **Council Vote:** 7/10/2023

Item Schedule

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

Since 2003, the formation of Youth Advisory Commissions in cities across the state has been a priority of the Texas Municipal League (TML) Board of Directors. There are dozens of Youth Advisory Councils operating across the state each with their own personality. Some focus on community service, others concentrate on peer involvement, and some operate as mini-city councils that deliberate issues and make recommendations. Texas cities that have an established Youth Advisory Councils include Arlington, Bryan, Desoto, Garland, Lancaster, Rockwall, San Marcos and Waco just to name a few. YAC gives youth a voice and a stake in their city government. YAC provides cities with energetic volunteers for civic projects, gives city leaders a fresh viewpoint on issues challenging our cities, and creates a sense of accomplishment for our youth.

The Resolution for council consideration would establish a Youth Advisory Committee composed of seven (7) youth ages 15-18 to commit to civic involvement and participate in city government. The members shall serve for the program year beginning September 1 and ending May 31 of the following year. Each member shall be a resident of the City of Texarkana, Texas, a high school student in grades 10-12, and at least 15 years old by the September 1 start date of the program year. The City Manager or his designee shall serve as the advisor and staff liaison and the Mayor shall serve as a Council liaison to the TYAC.

All TYAC members shall be selected using an open application process and submitted to the City Manager's Office. Deadlines for submitting applications shall be established by the City Manager's Office. All appointments to the TYAC shall be made by the City Council. When vacancies exist during a program year, the City Council may make an appointment to fill a vacancy or may leave vacancies unfilled until the next program year. The TYAC shall include a chair, vice-chair, secretary, and historian, all of whom shall be selected by majority vote of the TYAC members at the beginning of the program year. Members of the Texarkana Youth Advisory Committee are expected to take their appointments to the TYAC seriously through display of leadership, courtesy, punctuality, and consistent attendance. TYAC members are expected to attend all regular monthly TYAC meetings, as well as, any additional TYAC- related events which may be scheduled throughout the program year. TYA members are

allowed one quarterly meeting absence and are expected to attend at least (2) TYAC-related events during the program year.

Potential Options:

- Approve
- Deny

Fiscal Implications:

None

Staff Recommendation:

Staff recommends approval of this resolution.

Advisory Board/Committee Review:

NONE

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

NOT APPLICABLE

Attachments

a. 2023-082 RES Youth Advisory Committee (DOCX)
b. 2023-082 ATTH 01 TYAC APPLICATION (DOCX)
c. 2023-082 ATTH 02 TYAC App Packet (PDF)
d. 2023-082 Goals & Perspectives (DOCX)
e. 2023-082 RES Youth Adv. Cmtc. signed (PDF)

Staff Coordination

City Manager	Chiquita Burks	Department Head Review	Completed	06/08/2023 1:11 PM
City Manager	David Orr	City Manager Review	Completed	06/16/2023 12:42 PM
City Council	Jennifer Evans	Meeting	Completed	06/20/2023 6:00 PM

Meeting History

RESOLUTION NO. 2023-082

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, ESTABLISHING A YOUTH ADVISORY COMMITTEE OF APPOINTED YOUTH AGES 15-18 FOR A ONE-YEAR TERM TO COMMIT TO CIVIC INVOLVEMENT, PARTICIPATE IN CITY GOVERNMENT, AND ADVISE THE CITY COUNCIL AND STAFF ON MATTERS RELATED TO THEIR GENERATION; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Texarkana, Texas, is committed to civic involvement and participation of students in city government; and

WHEREAS, the City Council desires to establish a seven-member Youth Advisory Committee to commit to civic involvement and participate in city government and to advise the City Council and staff on matters related to their generation, with each Council member appointing, respectively, an approved applicant for a one-year term.

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

SECTION 1: The City Council establishes a Youth Advisory Committee composed of seven youth ages 15-18 to commit to civic involvement and participate in city government and to advise the City Council and staff on matters related to their generation with each Council Member designating an appointee for the committee.

SECTION 2: The Texarkana Youth Advisory Committee (TYAC) shall consist of seven (7) members. The members shall serve for the program year beginning September 1 and ending May 31 of the following year. Each member shall be a resident of the City of Texarkana, Texas, a high school student in grades 10-12, and at least 15 years old by the September 1 start date of the program year.

SECTION 3: The City Manager or his designee shall serve as the advisor and staff liaison and the Mayor shall serve as a Council liaison to the TYAC.

SECTION 4: All TYAC members shall be selected using an open application process and submitted to the City Manager's Office. Deadlines for submitting applications shall be established by the City Manager's Office.

SECTION 5: All appointments to the TYAC shall be made by the City Council. When vacancies exist during a program year, the City Council may make an appointment to fill a vacancy or may leave vacancies unfilled until the next program year.

SECTION 6: The TYAC shall include a chair, vice-chair, secretary, and historian, all of whom shall be selected by majority vote of the TYAC members at the beginning of the program year.

Attachment: 2023-082 RES Youth Advisory Committee (4042 : 2023-082 RES Youth Advisory Committee)

SECTION 7: Members of the Texarkana Youth Advisory Committee are expected to take their appointments to the TYAC seriously through display of leadership, courtesy, punctuality, and consistent attendance. TYAC members are expected to attend all regular monthly TYAC meetings, as well as, any additional TYAC-related events which may be scheduled throughout the program year. TYAC members are allowed one quarterly meeting absence and are expected to attend at least (2) TYAC-related events during the program year.

PASSED AND APPROVED in Regular Council Session on this **10th day of July, 2023**

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

Attachment: 2023-082 RES Youth Advisory Committee (4042 : 2023-082 RES Youth Advisory Committee)

2023-082 ATTH 01

Texarkana Youth Advisory Committee

Youth Advisory Committee Application

Applicant Information

Full Name: _____ Date: _____
Last *First* *M.I.*

Address: _____
Street Address *Apartment/Unit #*

_____
City *State* *ZIP Code*

Phone: _____ Email _____

Grade of current year _____ Birthdate: _____ School year applying for:: _____

PARENT /GUARDIAN INFORMATION

Name_____ Email_____

Address _____: City_____ State _____ Zip_____

Phone (cell) _____ Phone (work)_____

SCHOOL INFORMATION

High School: _____Address: _____

Principle's Name _____ City _____ State ___ Zip _____

Phone _____ Email:_____

Student Signature _____

Parent Signature _____ _____

Attachment: 2023-082 ATTH 01 TYAC APPLICATION (4042 : 2023-082 RES Youth Advisory Committee)

2023-082 ATTH 01

Address:

Attachment: 2023-082 ATTH 01 TYAC APPLICATION (4042 : 2023-082 RES Youth Advisory Committee)

Attachment: 2023-082 ATTH 01 TYAC APPLICATION (4042 : 2023-082 RES Youth Advisory Committee)

Previous Employment

Company: _____ Phone: _____

Address: _____ Supervisor: _____

Job Title: _____ Starting Salary:**$** _____ Ending Salary:**$** _____

Responsibilities: _____

Attachment: 2023-082 ATTH 01 TYAC APPLICATION (4042 : 2023-082 RES Youth Advisory Committee)

: _____ To: _____ Reason for Leaving: _____

May we contact your previous supervisor for a reference? YES ☐ NO ☐

Company: _____ Phone: _____

Address: _____ Supervisor: _____

Job Title: _____ Starting Salary: **$** _____ Ending Salary: **$** _____

Responsibilities: _____

From: _____ To: _____ Reason for Leaving: _____

May we contact your previous supervisor for a reference? YES ☐ NO ☐

Company: _____ Phone: _____

Address: _____ Supervisor: _____

Job Title: _____ Starting Salary: **$** _____ Ending Salary: **$** _____

Responsibilities: _____

From: _____ To: _____ Reason for Leaving: _____

May we contact your previous supervisor for a reference? YES ☐ NO ☐

Military Service

Branch: _____ From: _____ To: _____

Rank at Discharge: _____ Type of Discharge: _____

If other than honorable, explain: _____

Disclaimer and Signature

I certify that my answers are true and complete to the best of my knowledge.

If this application leads to employment, I understand that false or misleading information in my application or interview may result in my release.

Signature: _____ Date: _____

Attachment: 2023-082 ATTH 01 TYAC APPLICATION (4042 : 2023-082 RES Youth Advisory Committee)

We cannot always build the future for our youth, but we can build our youth for the future.
- Franklin D. Roosevelt

TEXARKANA
YOUTH ADVISORY COUNCIL

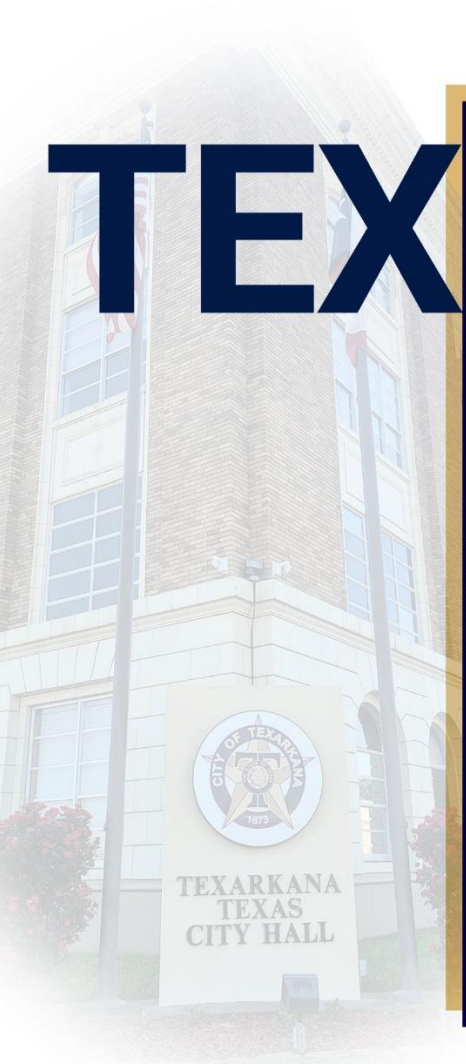


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- DESCRIPTION OF OFFICERS
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- YOUTH ADVISORY COUNCIL APPLICATION

Attachment: 2023-082 ATTH 02 TYAC App Packet (4042 : 2023-082 RES Youth Advisory Committee)

Texarkana Youth Advisory Council

What is the Texarkana Youth Advisory Council?

The Youth Advisory Council (YAC) is a group of students, grades 10-12 (ages 15-18) that live within the city limits of the City of Texarkana. There are seven (7) seats on the Council, and the _____ serves as the staff liaison.

Why was the TYAC established?

The City of Texarkana wants to nurture tomorrow's leaders by appointing a group of civic-minded young adults who can advise staff and Council on matters relating to their generation. In exchange, members learn about the mechanics of local government.

What does TYAC do?

The goal is that the TYAC will study, investigate, plan, implement, and consult with the City regarding those topics of interest among themselves and their peers. Specifically, the TYAC is assigned with identifying areas for improvement related to youth, including developing programs and services that

- Empower, support, and inform youth
- Create a family-friendly community
- Enable and encourage youth to be engaged mindful residents of their community

Through their participation, TYAC members learn about municipal government, budgeting, marketing, networking, leadership, event planning, and program evaluation.

How do I get selected for the TYAC?

Applicants must submit one letter of recommendation, which will be reviewed, along with your application, by the _____. Approved applicants will be interviewed and appointed by City Council Members.

What's the time commitment?

TYAC meets once a quarter (or as needed), attends some City Council meetings, and initially the Chair and Vice Chair participates in one weekend trip to the statewide TYAC Summit each year.

Attachment: 2023-082 ATTH 02 TYAC App Packet (4042 : 2023-082 RES Youth Advisory Committee)

Texarkana Youth Advisory Council (TYAC)
Member Expectations

1. All documents must be signed and returned to the _____ on, or before _____.
2. Attendance is required at all regular quarterly (Meetings will be quarterly, or on an as-needed basis).
3. Attendance at the minimum at two (2) TYAC related events which includes: TYAC socials or volunteer events; however you may participate in as many events as you want.
4. Attendance at the Texarkana Youth Advisory Council Summit in _____, Texas on _____ (Chair and Vice Chair only, or designated representative).
5. Waiver must be signed and returned to on or before the regular meeting in _____.
6. Members are allowed two monthly meeting absences during the program year
7. If you need to be absent for a meeting, you must notify _____ 48 hours in advance either by email or text message
8. Remember what you put into this organization is what you will get out of it. We want you to enjoy your time spent on the Texarkana Youth Advisory Council and hope you gain knowledge of local government and the City of Texarkana, form new friendships, and hope you gain a deeper understanding of potential career paths.

Please sign & date this form acknowledging you understand the TYAC member expectations:

_____ _____

Name **Date**

Attachment: 2023-082 ATTH 02 TYAC App Packet (4042 : 2023-082 RES Youth Advisory Committee)

Texarkana Youth Advisory Council
Description of Officers

Chair

The Chair runs the meeting by calling the meeting to order, initiating roll call, maintaining order, facilitating discussions, etc. He/she sits where the Mayor would otherwise sit in the Council Chambers. Acts as liaison to other organizations.

Chair Expectations

- Positive role model
- Leadership abilities
- Open minded
- Responsible
- Accountable
- Communication skills

Vice Chair

The Vice Chair fills in and performs duties of the Chair in his/her absence. If the Chair is unable to fulfill his/her role, the Vice Chair assumes the role of Chair for the remainder of the school year. He/she sits next to the Chair in the Council Chambers. Acts as liaison to other organizations.

Vice Chair Expectations

- Positive role model
- Leadership abilities
- Open minded
- Responsible
- Accountable
- Communication skills

Secretary

The Secretary takes “minutes” (notes) regarding general discussion that takes place; motions, seconds and votes (generalizations/summaries of discussions and any official action.

Attachment: 2023-082 ATTH 02 TYAC App Packet (4042 : 2023-082 RES Youth Advisory Committee)

Secretary Expectations

- Positive role model
- Leadership abilities
- Open minded
- Responsible
- Accountable
- Communication skills
- Ability and willingness to take minutes

Historian

The Historian works closely with the secretary to maintain records of council meetings, events, and activities for the purpose of compiling a year-end scrapbook. All significant information involving the council should be included in the scrapbook, including council advertisements, newspaper articles, event program, and photos.

Historian Expectations

- Positive role model
- Leadership abilities
- Responsible
- Accountable
- Ability, willingness, and time to take photos and work on a scrapbook

Attachment: 2023-082 ATTH 02 TYAC App Packet (4042 : 2023-082 RES Youth Advisory Committee)

CITY OF TEXARKANA
ACTIVITY PARTICIPATION RELEASE, WAIVER OF LIABILITY & INDEMNITY AGREEMENT

In consideration for the City of Texarkana ("City") allowing me and/or my child to participate in city activities, including without limitation, **Texarkana Youth Advisory Council** volunteer activities and/or City facility or property tours (hereinafter, the "City Activities") with the City of Texarkana, Texas, I hereby agree to the terms of this release, waiver and indemnity agreement ("Agreement") as follows:

A. Acknowledgement of Terms of Participation and Risks

1. I fully understand and hereby acknowledge that City Activities have inherent risks, dangers, and hazards and that my own or my child's participation in city activities may result in injury, illness, or death; and
2. These risks may be the result of inherent risks from participating in City Activities located indoors or outdoors or may be caused by the negligence of the city, its agents, contractors or employees, or the sponsors and donors for city activities; and
3. I am fully aware of the risks and hazards connected with participating in City Activities. Further, I am fully aware that there may be risks and hazards unknown to me or the City that are associated with participating in City Activities, and I hereby elect to voluntarily participate in the City Activities, to enter upon City property, and engage in City Activities knowing that conditions may be hazardous, or may become hazardous or dangerous to me, my child and/or our personal property.

B. Assumption of Risks

1. I VOLUNTARILY ASSUME FULL RESPONSIBILITY FOR ANY RISKS OR LOSS, PROPERTY DAMAGE, OR PERSONAL INJURY, INCLUDING DEATH, THAT MAY BE SUSTAINED BY ME, OR MY CHILD, OR ANY LOSS OR DAMAGE TO PROPERTY OWNED BY ME OR MY CHILD, AS A RESULT OF PARTICIPATING IN CITY ACTIVITIES, WHETHER CAUSED BY THE NEGLIGENCE OF RELEASEES, AS HEREINAFTER DEFINED, OR OTHERWISE.

C. Release and Waiver from Liability/Duty to Indemnify City

Attachment: 2023-082 ATTH 02 TYAC App Packet (4042 : 2023-082 RES Youth Advisory Committee)

1. I, on behalf of myself, my child, my personal representatives, my equipment, my heirs and assigns, hereby RELEASE, WAIVE, DISCHARGE, AND COVENANT NOT TO SUE THE CITY, ITS OFFICERS, SERVANTS, AGENTS, EMPLOYEES, CONTRACTORS, AND INSURERS, INCLUDING BUT NOT LIMITED TO THE TEXAS MUNICIPAL LEAGUE INTERGOVERNMENTAL RISK POOL (HEREINAFTER REFERRED TO COLLECTIVELY AS "RELEASEES") FROM ANY AND ALL LIABILITY, CLAIMS, DEMANDS, ACTIONS, AND CAUSES OF ACTION WHATSOEVER ARISING OUT OF OR RELATING TO ANY LOSS, DAMAGE OR INJURY, INCLUDING DEATH, THAT MAY BE SUSTAINED BY ME OR MY CHILD, OR TO ANY PROPERTY BELONGING TO ME OR MY CHILD, WHETHER CAUSED BY THE NEGLIGENCE OF THE RELEASEES, OR OTHERWISE, WHILE PARTICIPATING IN CITY ACTIVITIES, OR WHILE IN, ON OR UPON ANY PREMISES WHERE THE CITY ACTIVITIES ARE BEING CONDUCTED, WHILE IN TRANSIT TO OR FROM THE PREMISES, OR IN ANY PLACE OR PLACES CONNECTED WITH THE CITY ACTIVITIES.
2. I FURTHER HEREBY AGREE TO INDEMNIFY AND SAVE AND HOLD HARMLESS THE RELEASEES AND EACH OF THEM, FROM ANY LOSS, LIABILITY, DAMAGE, OR COSTS THEY MAY INCUR DUE TO MY OR MY CHILD'S PARTICIPATION IN CITY ACTIVITIES, WHETHER CAUSED BY THE NEGLIGENCE OF ANY OR ALL OF THE RELEASEES, OR OTHERWISE.
3. It is my express intent that this Agreement shall bind me, my spouse, and any other members of my or my spouse's family, if I am alive, and my heirs, assigns and personal representative, if I am deceased, and shall be deemed as a Release, Waiver, Indemnity, Discharge, and Covenant Not to Sue as to the above-named releasees.

In signing this release, I further acknowledge and represent that:

A. I have read the foregoing Agreement, understand it, and sign it voluntarily as my own free act and deed;

B. No oral representation, statements, or inducements, apart from the foregoing terms of this Agreement have been made;

C. I am at least eighteen (18) years of age and fully competent or, if a minor, my parent(s) or guardian(s), by their signatures below, indicate they have fully read and understand this Agreement and indicate, on behalf of their minor child, their full and unqualified consent to the terms of this Agreement;

D. I execute this Agreement for full, adequate, and complete consideration fully intending to be bound by same;

E. Venue for any dispute arising out of this Agreement shall be Travis County, Texas; and

Attachment: 2023-082 ATTH 02 TYAC App Packet (4042 : 2023-082 RES Youth Advisory Committee)

F. IN ADDITION TO THE ABOVE, BY SIGNING BELOW, I ALSO HEREBY AUTHORIZE THE CITY TO USE ANY PHOTO OR VIDEO ACQUIRED DURING CITY ACTIVITIES FOR PROMOTIONAL PURPOSES.

I have read this Agreement and by signing it agree with its terms. It is my intention to exempt and relieve the City of Texarkana from any and all liability related to my participation in City Activities.

Participant:

_____	_____	____	_____
Printed Name	**Signature**	**Age**	**Date**

(If Participant is under the age of 18)

Parent / Guardian/:

_____	_____	____	_____
Printed Name	**Signature**	**Age**	**Date**

Official Use Only:

Activity: _____
(Name or description, Date and Time)

Date Waiver received: _____ By: _____

Attachment: 2023-082 ATTH 02 TYAC App Packet (4042 : 2023-082 RES Youth Advisory Committee)

Photo and Video Release Form

I hereby give my permission, as the parent/legal guardian of the participating youth named below, to the City of Texarkana, Texas for the use and reproduction of the video footage, photographs, or voice recordings of this participating youth. I understand that the use of the participant's image and voice will be primarily for the purposes of education and/or promotion by the City of Texarkana communications.

Participant:

_____	_____	____	_____
Printed Name	**Signature**	**Age**	**Date**

(If Participant is under the age of 18)

Parent / Guardian/:

_____	_____	____	_____
Printed Name	**Signature**	**Age**	**Date**

Attachment: 2023-082 ATTH 02 TYAC App Packet (4042 : 2023-082 RES Youth Advisory Committee)

City of Texarkana
Youth Advisory Council 2022 - 2023
Medical Liability Waiver

Prescribed medication(s) _____

Allergies or known health issues _____

Emergency Contact (if different from above) _____

Cell Phone _____ Home Phone _____

Attachment: 2023-082 ATTH 02 TYAC App Packet (4042 : 2023-082 RES Youth Advisory Committee)

AUTHORIZATION AND RELEASE

Transportation and/or Purpose of Travel
Medical Treatment

For the purpose of transportation and travel, I hereby waive any claims I may have against the City of Texarkana, its employees, officers, chaperones, agents, and servants, those for whom it is acting, those acting with its authority and permission, or in conjunction and cooperation with it, for any injury that the applicant may suffer while traveling with or under the care of the above. In the event that medical treatment is required, medical information supplied in packet will be shared with attending medical personnel.

By signing this form both the applicant and parent/guardian acknowledges that this authorization and release is binding upon my representatives, heirs, and assigns.

Additionally, by signing this agreement, both the applicant and parent/guardian acknowledge the rules for behavior at Texarkana Youth Advisory Council (TYAC) events, activities, summits, and other community service obligations, as stipulated in the bylaws and itineraries. It is understood that, in the event of a serious behavior problem, the TYAC member's parent/guardian may be notified to pick up child from any commitment and/or location of activity, including the annual YAC Summit, at their own expense.

I hereby consent that I have read the above authorization and release, and that I am fully familiar with its contents.

Printed Name _____ Signature_____ Date ____

If applicant is under 18 years of age, the parent/guardian must also give consent.

I hereby certify that I am the parent/guardian of _____.
I consent without reservation, to the above and foregoing on behalf of him/her.

Parent/Guardian printed name _____

Parent/Guardian Signature _____ Date ____

Attachment: 2023-082 ATTH 02 TYAC App Packet (4042 : 2023-082 RES Youth Advisory Committee)

Texarkana Youth Advisory Council

2023-2024 Youth Advisory Council Application

Applicant Information

Full Name: _____ Date: _____
Last *First* *M.I.*

Address: _____
Street Address *Apartment/Unit #*

_____
City *State* *ZIP Code*

Phone: _____ Email _____

Grade on August 2023 _____ Birthdate: _____ : _____

PARENT /GUARDIAN INFORMATION

Name Email

Address: City State Zip

Phone (cell) Phone (work)

_____

SCHOOL INFORMATION

High School: _____ Address: _____

Principle's Name _____ City State Zip

Phone _____ Email: _____

Student Signature _____

Parent Signature _____ _____

Attachment: 2023-082 ATTH 02 TYAC App Packet (4042 : 2023-082 RES Youth Advisory Committee)

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: 2023-082 Goals & Perspectives (4042 : 2023-082 RES Youth Advisory Committee)

RESOLUTION NO. 2023-082

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, ESTABLISHING A YOUTH ADVISORY COMMITTEE OF APPOINTED YOUTH AGES 15-18 FOR A ONE-YEAR TERM TO COMMIT TO CIVIC INVOLVEMENT, PARTICIPATE IN CITY GOVERNMENT, AND ADVISE THE CITY COUNCIL AND STAFF ON MATTERS RELATED TO THEIR GENERATION; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Texarkana, Texas, is committed to civic involvement and participation of students in city government; and

WHEREAS, the City Council desires to establish a seven-member Youth Advisory Committee to commit to civic involvement and participate in city government and to advise the City Council and staff on matters related to their generation, with each Council member appointing, respectively, an approved applicant for a one-year term.

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

SECTION 1: The City Council establishes a Youth Advisory Committee composed of seven youth ages 15-18 to commit to civic involvement and participate in city government and to advise the City Council and staff on matters related to their generation with each Council Member designating an appointee for the committee.

SECTION 2: The Texarkana Youth Advisory Committee (TYAC) shall consist of seven (7) members. The members shall serve for the program year beginning September 1 and ending May 31 of the following year. Each member shall be a resident of the City of Texarkana, Texas, a high school student in grades 10-12, and at least 15 years old by the September 1 start date of the program year.

SECTION 3: The City Manager or his designee shall serve as the advisor and staff liaison and the Mayor shall serve as a Council liaison to the TYAC.

SECTION 4: All TYAC members shall be selected using an open application process and submitted to the City Manager's Office. Deadlines for submitting applications shall be established by the City Manager's Office.

SECTION 5: All appointments to the TYAC shall be made by the City Council. When vacancies exist during a program year, the City Council may make an appointment to fill a vacancy or may leave vacancies unfilled until the next program year.

SECTION 6: The TYAC shall include a chair, vice-chair, secretary, and historian, all of whom shall be selected by majority vote of the TYAC members at the beginning of the program year.

Attachment: 2023-082 RES Youth Adv. Cmtc. signed (4042 : 2023-082 RES Youth Advisory Committee)

SECTION 7: Members of the Texarkana Youth Advisory Committee are expected to take their appointments to the TYAC seriously through display of leadership, courtesy, punctuality, and consistent attendance. TYAC members are expected to attend all regular monthly TYAC meetings, as well as, any additional TYAC-related events which may be scheduled throughout the program year. TYAC members are allowed one quarterly meeting absence and are expected to attend at least (2) TYAC-related events during the program year.

PASSED AND APPROVED in Regular Council Session on this **10th day of July, 2023**

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

6:21 p.m.

Attachment: 2023-082 RES Youth Adv. Cmtc. signed (4042 : 2023-082 RES Youth Advisory Committee)

City of Texarkana, Texas

Version:

Briefing Sheet

Update Date: 5/24/2023 7:18 AM

Lead Department:	Planning & Zoning Commission	**Action Officer:**	Laura Puckett, Zoning Administrator
Subject:	Ordinance No. 2023-068 granting a Specific Use Permit to allow one additional use of permanent cosmetics on Lot 1, Richmond Acres Subdivision, located at 5822 Richmond Road. John & Kenzie Bullock, owners, and Jordan Johnson, agent.		

Briefing: 7/10/2023 **Public Hearing:** 7/10/2023 **Council Vote:** 7/10/2023

Item Schedule

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

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by John & Kenzie Bullock, owners, and Jordan Johnson, agent, for a Specific Use Permit to allow one additional use of permanent cosmetic procedures/tattooing on Lot 1, Richmond Acres Subdivision, located at 5822 Richmond Road.

The Future Land Use Map has designated this property as “University Planned Development District”.

The adjacent zoning is Planned Development-General Retail to the east and south, University Planned Development District to the north, and west. The adjacent land usage is a business to the east vacant property to the north and residential west and south.

A Specific Use Permit is required to allow the one additional use of a permanent cosmetic procedures/tattooing in this zoning district. The application of permanent cosmetics is also considered a tattoo as well as any inked body art. The State of Texas will regulate this business as to licensing and other health related issues. This request meets all city requirements to allow the one additional use of a tattoo studio on this property. It appears that there is adequate parking for this business.

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

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

2. That if this use ever ceases at this location, the City may revoke the Specific Use Permit that allows a tattoo studio.
3. That the sale of tobacco products or drug paraphernalia is prohibited.
4. That any remodeling of the current building must meet all city codes and requires licensed contractors.
5. That no painting of the windows or the building with advertisement or graphic art.
6. That if any complaints concerning minors or any violations of the regulations listed above occur, the City has the right to revoke the Specific Use Permit.

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

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

Potential Options:

Approve or Deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends for approval of this request with stipulations.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

The Planning and Zoning Commission unanimously recommend for approval with stipulations.

Advisory Board/Committee Meeting Date and Minutes:

May 1, 2023

Attachments

a. 2023-068 ORD granting SUP for permanent cosmetics-facial tattooing at 5822 Richmond Rd (DOCX)
b. 2023-068 ATTH 01 (Maps) (PDF)
c. 2023-068 Goals & Perspectives (DOCX)
d. 2023-068 ORD SUP per cosm 5822 Richmond Rd signed (PDF)

Staff Coordination

Building Code Administration		Mashell Daniel	Reviewer	Completed
	05/31/2023 1:16 PM			
Public Works Department		Dusty Henslee	Reviewer	Completed
	06/05/2023 10:19 AM			
City Manager	David Orr	Reviewer	Completed	06/05/2023 3:40 PM
City Council	Jennifer Evans	Meeting	Completed	06/20/2023 6:00 PM

Meeting History

ORDINANCE NO. 2023-068 S-776

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-776 TO ALLOW ONE ADDITIONAL USE OF PERMANENT COSMETICS IN A TENANT SPACE ON LOT 1, RICHMOND ACRES SUBDIVISION, LOCATED AT 5822 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 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 permanent cosmetics on **Lot 1, Richmond Acres Subdivision, located in a tenant space at 5822 Richmond Road,** 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 permanent cosmetics** 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-776 to allow one additional use of permanent cosmetics on Lot 1, Richmond Acres Subdivision, located in a tenant space at 5822 Richmond Road**, in the City of Texarkana, Bowie County, Texas.

Attachment: 2023-068 ORD granting SUP for permanent cosmetics-facial tattooing at 5822 Richmond Rd (4014 : 2023-068 ORD SUP allow

Attachment: 2023-068 ORD granting SUP for permanent cosmetics-facial tattooing at 5822 Richmond Rd (4014 : 2023-068 ORD SUP allow

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

1. That the owner or any employee performing the application of tattooing procedures be currently licensed by the State and meet all Federal, State and City licensing laws and health regulations. (A copy of the current license must be provided to the City prior to the opening of the business).
2. That if any complaints concerning minors or any violations of the regulations listed above occur, the City has the right to revoke the Specific Use Permit.
3. That if this use ever ceases at this location, the City may revoke the Specific Use Permit that allows a tattoo studio.
4. That the sale of tobacco products or drug paraphernalia is prohibited.
5. That any remodeling of the current building must meet all city codes and requires licensed contractors.
6. That no painting of the windows or the building with advertisement or graphic art.

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: 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 **10th day of July, 2023.**

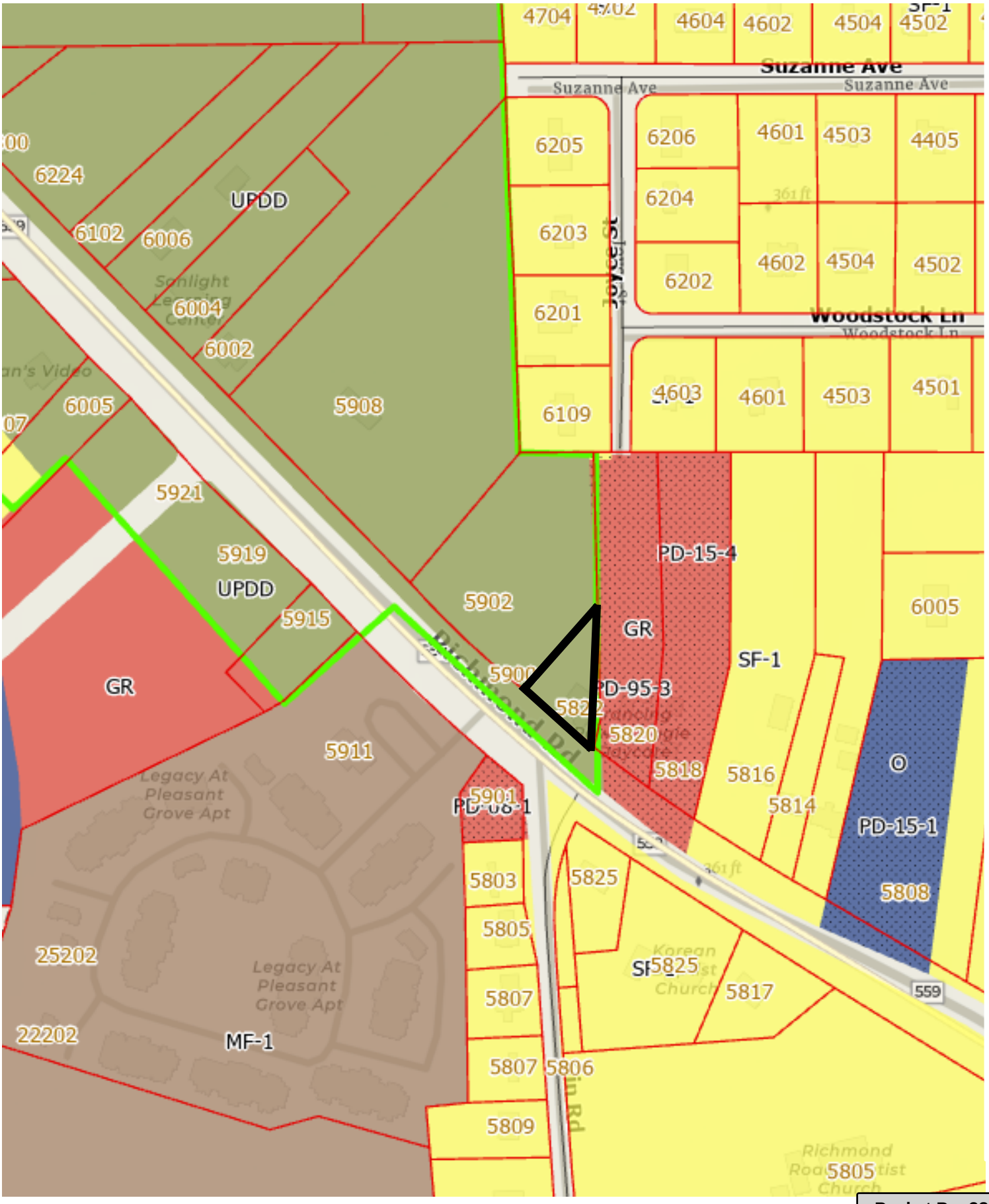
ATTEST:

_____ _____

JENNIFER EVANS, CITY SECRETARY BOB BRUGGEMAN, MAYOR

2023-068 ATTH 01
S-776

5822 Richmond Road



Attachment: 2023-068 ATTH 01 (Maps) (4014 : 2023-068 ORD SUP allow permanent cosmetics at 5822 Richmond Rd)

2023-068 ATTH 01
S-776

5822 Richmond Road



Attachment: 2023-068 ATTH 01 (Maps) (4014 : 2023-068 ORD SUP allow permanent cosmetics at 5822 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: 2023-068 Goals & Perspectives (4014 : 2023-068 ORD SUP allow permanent cosmetics at 5822 Richmond Rd)

ORDINANCE NO. 2023-068 S-776

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-776 TO ALLOW ONE ADDITIONAL USE OF PERMANENT COSMETICS IN A TENANT SPACE ON LOT 1, RICHMOND ACRES SUBDIVISION, LOCATED AT 5822 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 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 permanent cosmetics on **Lot 1, Richmond Acres Subdivision, located in a tenant space at 5822 Richmond Road,** 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 permanent cosmetics** 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-776 to allow one additional use of permanent cosmetics on Lot 1, Richmond Acres Subdivision, located in a tenant space at 5822 Richmond Road**, in the City of Texarkana, Bowie County, Texas.

Attachment: 2023-068 ORD SUP per cosm 5822 Richmond Rd signed (4014 : 2023-068 ORD SUP allow permanent cosmetics at 5822 Richmond

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

1. That the owner or any employee performing the application of tattooing procedures be currently licensed by the State and meet all Federal, State and City licensing laws and health regulations. (A copy of the current license must be provided to the City prior to the opening of the business).
2. That if any complaints concerning minors or any violations of the regulations listed above occur, the City has the right to revoke the Specific Use Permit.
3. That if this use ever ceases at this location, the City may revoke the Specific Use Permit that allows a tattoo studio.
4. That the sale of tobacco products or drug paraphernalia is prohibited.
5. That any remodeling of the current building must meet all city codes and requires licensed contractors.
6. That no painting of the windows or the building with advertisement or graphic art.

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: 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 **10th day of July, 2023.**

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

6:22p.m.

Attachment: 2023-068 ORD SUP per cosm 5822 Richmond Rd signed (4014 : 2023-068 ORD SUP allow permanent cosmetics at 5822 Richmond

City of Texarkana, Texas

Version:

Briefing Sheet

Update Date: 7/7/2023 10:04 AM

Lead Department:	Planning & Zoning Commission	**Action Officer:**	Laura Puckett, Zoning Administrator

Subject: Ordinance No. 2023-069 granting a Specific Use Permit to allow an assisted living facility on an approximate 11.25-acre tract of land (being Tract 21), Willis Oldham HRS, A-458, located at 5902 North Park Road. (Due to written protest, a 3/4 vote of the Council is required to adopt this ordinance.) C. Jack Smith, owner, and Steve McKee, agent.

Briefing: 7/10/2023 **Public Hearing:** 7/10/2023 **Council Vote:** 7/10/2023

Item Schedule

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

Updates/History of Briefing:

Due to written protest, a 3/4 vote (that is, five votes in the affirmative) will be required by the City Council to approve this request. The requisite signatures of property owners which represented more than 20% of the property owners within 200 feet of the proposed project signed the protest.

This is a request by C. Jack Smith, owner, and Steve McKee, agent for a Specific Use Permit to allow an assisted living facility on an approximate 11.25-acre tract of land (being Tract 21), Willis Oldham HRS, A-458, located at 5902 North Park Road. The current property is an old home place which will be demolished. The requested use is an assisted living facility.

The adjacent zoning is Agriculture to the north and east, Single Family-2 to the south and west. The adjacent land use is vacant land to the north, and residential to the east and west and the road-side park/tourist stop to the south.

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

Staff recommends for denial of this request as it conflicts with the Future Land Use Map and Comprehensive Plan. However, staff recommended that if approved a Planned Development designation be placed on the Specific Use Permit and restrict use to assisted living facility only. With a Planned Development designation all other substantial amendments to the site plan will be brought before the Planning and Zoning Commission and City Council. The Planning and Zoning Commission placed a Planned Development on this Specific Use Permit by a vote of four (4) to one (1).

Staff recommended the following stipulations:

1. The construction of 8400 sq ft building.
2. The access driveway will be off North Park Road.

3. There will be 9 parking spaces and includes 1 handicapped space. All parking spaces shall be a minimum of 180 sq. ft. in size.
4. No signage.
5. Development must meet Drainage Ordinance and Stormwater Manual Design Standards.
6. Screened dumpster site.

Executive Summary and Background Information:

This is a request by C. Jack Smith, owner, and Steve McKee, agent for a Specific Use Permit to allow an assisted living facility on an approximate 11.25-acre tract of land (being Tract 21), Willis Oldham HRS, A-458, located at 5902 North Park Road. The current property is an old home place which will be demolished. The requested use is an assisted living facility.

The adjacent zoning is Agriculture to the north and east, Single Family-2 to the south and west. The adjacent land use is vacant land to the north, and residential to the east and west and the road-side park/tourist stop to the south.

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

Potential Options:

Approve or Deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends for denial of this request as it conflicts with the Future Land Use Map and Comprehensive Plan. However, staff recommended that if approved a Planned Development designation be placed on the Specific Use Permit and restrict use to assisted living facility only. With a Planned Development designation all other substantial amendments to the site plan will be brought before the Planning and Zoning Commission and City Council.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

The Planning and Zoning Commission voted 4 to 1 to recommend request with Planned Development in place for site plan approval by City Council.

Advisory Board/Committee Meeting Date and Minutes:

May 1, 2023

Attachments

a. 2023-069 ORD SUP Assisted Living Facility 5902 N Park Rd MLD (DOCX)
b. 2023-069 EXH 'A' Legal Description (PDF)

c. 2023-069 ATTH 01 (Maps) (PDF)
d. 2023-069 ATTH 02 (Updated Site Plan (PDF)
e. 2023-069 ATTH 03 (Opposition) (PDF)
f. 2023-069 ATTH 04 (Old Site Plan) (PDF)
g. 2023-069 Goals & Perspectives (DOCX)

Staff Coordination

Building Code Administration		Mashell Daniel	Review	Completed
	06/07/2023 10:47 AM			
Public Works Department		Dusty Henslee	Reviewer	Completed
	06/07/2023 11:06 AM			
City Manager	David Orr	Reviewer	Completed	06/07/2023 11:22 AM
City Council	Jennifer Evans	Meeting	Completed	06/20/2023 6:00 PM

Meeting History

ORDINANCE NO. 2023-069

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-777 TO ALLOW THE LOCATION OF AN ASSISTED LIVING FACILITY ON AN APPROXIMATE 11.25-ACRE TRACT OF LAND (BEING TRACT 21), WILLIS OLDHAM HRS, A-458, LOCATED AT 5902 NORTH PARK 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 with the City of Texarkana, Texas, requesting an amendment to the Zoning Ordinance to grant a **Specific Use Permit** to allow the location of an assisted living facility on an **approximate 11.25-acre tract of land (being Tract 21), Willis Oldham HRS, A-458 (Exhibit 'A'), located at 5902 North Park Road**, 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, **by a vote of four (4) to one (1) to recommend for approval of the petition for a specific use permit** 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 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 a **Specific Use Permit Numbered S-777 for the location of an assisted living facility on an approximate 11.25-acre tract of land (being Tract 21), Willis Oldham HRS, A-458 (Exhibit 'A'), located at 5902 North Park Road**, in the City of Texarkana, Bowie County, Texas.

Attachment: 2023-069 ORD SUP Assisted Living Facility 5902 N Park Rd MLD (4019 : 2023-069 ORD SUP to allow assisted living facility at 5902

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

1. The construction of 8400 sq ft building.
2. The access driveway will be off North Park Road.
3. There will be 9 parking spaces and includes 1 handicapped space. All parking spaces shall be a minimum of 180 sq. ft. in size.
4. No signage.
5. Development must meet Drainage Ordinance and Stormwater Manual Design Standards.
6. Screened dumpster site.

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: 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 **10th day of July, 2023.**

ATTEST:

_____ _____

JENNIFER EVANS, CITY SECRETARY BOB BRUGGEMAN, MAYOR

Attachment: 2023-069 ORD SUP Assisted Living Facility 5902 N Park Rd MLD (4019 : 2023-069 ORD SUP to allow assisted living facility at 5902

PROPERTY DESCRIPTION

All that certain tract or parcel of land situated in the Willis Oldham Headright Survey A-458, Bowie County, Texas, being a portion of a certain 12-3/8 acre tract of land conveyed to R.W. and Betty Miller by deed dated January 24, 1951, of record in Volume 273, Page 56, Deed Records, Bowie County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron pin set at the Northwest corner of said 12-3/8 acre tract, said point being the Southwest corner of a certain 148.83 acre tract of land conveyed to Vasco McCoy, Jr., et ux, by deed of record in Volume 578, Page 450, Deed Records, Bowie County, Texas, said point being in North Park Road;

THENCE: N 89° 38' 57" E, with the North line of said 12-3/8 acre tract, same being the South line of said 148.83 acre tract, 743.29 feet to a 1/2" iron pin set at the Northwest corner of a certain 1.00 acre tract of land conveyed to C. Jack Smith, et ux, by deed dated September 11, 1995, of record in Volume 2367, Page 334, Real Property Records, Bowie County, Texas;

THENCE: S 00° 00' 00" E (South), with the West line of said 1.00 acre tract, 208.71 feet to a 1/2" iron pin set at the Southwest corner of said 1.00 acre tract;

THENCE: N 89° 38' 57" E, with the South line of said 1.00 acre tract, 208.71 feet to a 1/2" iron pin set at the Southeast corner of said 1.00 acre tract, said point being on the East line of said 12-3/87 acre tract, and being on the West line of Century Lane;

THENCE: S 00° 00' 00" E (South), with the East line of said 12-3/8 acre tract, same being along the West line of said Century Lane, 357.96 feet to a 1/2" iron pin set at the Southeast corner of said 12-3/8 acre tract;

THENCE: S 89° 38' 57" W, with the South line of said 12-3/8 acre tract, same being generally along the center of said North Park Road, 952.00 feet to a 1/2" iron pin set at the Southwest corner of said 12-3/8 acre tract;

THENCE: N 00° 00' 00" W, with the West line of said 12-3/8 acre tract, same being along said North Park Road, 566.67 feet to the PLACE OF BEGINNING containing 11.384 gross acres of land more or less, of which 0.856 acres lies within the boundaries of said North Park Road and Cork Lane, making a net total of 10.528 acres of land more or less.

PROPERTY DESCRIPTION
2.00 ACRE TRACT

All that certain tract or parcel of land situated in the Willis Oldham Headright Survey A-458, Bowie County, Texas, being a portion of a 12-3/8 acre tract of land conveyed to R.W. and Betty Miller, by deed dated January 24, 1951, of record in Volume 273, Page 56, Deed Records, Bowie County, Texas, being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2" iron pin set at the Southeast corner of said 12-3/8 acre tract;

THENCE: S 89° 38' 57" W, with the South line of said 12-3/8 acre tract, 347.36 feet to a 1/2" iron pin set at the POINT OF BEGINNING for the herein described tract of land, said point being in Cork Lane;

THENCE: S 89° 38' 57" W, with the South line of said 12-3/8 acre tract, same being along said Cork Lane, 281.04 feet to a 1/2" iron pin set for corner;

THENCE: N 00° 00' 00" W, (North) 310.00 feet to a 1/2" iron pin set for corner;

THENCE: N 89° 38' 57" E, 281.04 feet to a 1/2" iron pin set for corner;

THENCE: S 00° 00' 00" E, (South) 310.00 feet to the PLACE OF BEGINNING, containing 2.00 gross acres of land more or less, of which 0.161 acre lies within the boundaries of said Cork Lane, making a net total of 1.839 acres of land more or less.

Exhibit A.

Attachment: 2023-069 EXH 'A' Legal Description (4019 : 2023-069 ORD SUP to allow assisted living facility at 5902 N. Park Rd)

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.

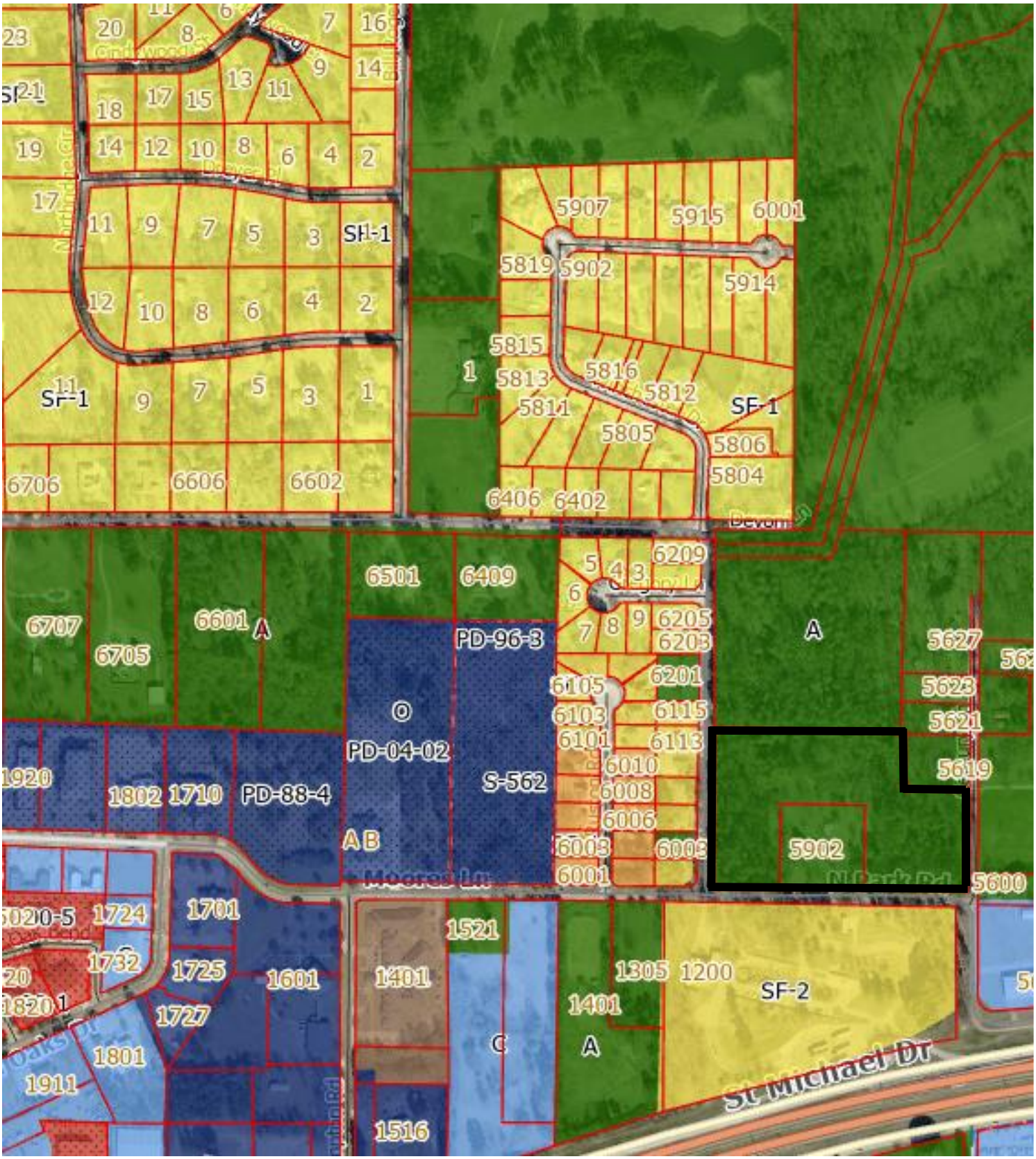
2023-00000856 DEED
01/30/2023 01:38:49 PM Total Fees: $34.00

Tina Petty, County Clerk
Bowie County, Texas

Attachment: 2023-069 EXH 'A' Legal Description (4019 : 2023-069 ORD SUP to allow assisted living facility at 5902 N. Park Rd)

2023-069 ATTH 01
S-777

5902 N Park Road



Attachment: 2023-069 ATTH 01 (Maps) (4019 : 2023-069 ORD SUP to allow assisted living facility at 5902 N. Park Rd)

2023-069 ATTH 01
S-777

5902 N Park Road



Attachment: 2023-069 ATTH 01 (Maps) (4019 : 2023-069 ORD SUP to allow assisted living facility at 5902 N. Park Rd)

NORTH PARK ROAD
TEXARKANA, TEXAS

0 50 100 200 Feet

A

SF-2

Park

Century

Proposed Building

min 10' 154'-0"

391'-0" min 15'

375'-0" min 15'

345'-0" min 25'

10'x18'

Screened Dumpster

R.O.W. DEDICATION (25')

C/L N Park Road

Moores

370 ft 372 ft 368 ft 374 ft 376 ft 366 ft 364 ft 362 ft 360 ft 358 ft 356 ft

LEGEND

- Property Boundary
- Adjoiners
- Roadway Centerline
- Water lines
- Sewer Lines
- Electric Lines

Attachment: 2023-069 ATTH 02 (Updated Site Plan (4019 : 2023-069 ORD SUP to allow assisted living facility at 5902 N. Park Rd)

To: The Planning & Zoning Commission and The City Council of the City of Texarkana, Texas

220 Texas Blvd

Texarkana Texas 75501

Whereas: Home owners against the Specific Use Permit to allow an assisted living facility on an approximate 11.25 acre tract of land(being tract21),Willis Oldham HRS,A-458 located at 5902 North Park Road Texarkana, Texas 75503 . All the undersigned are within the area of the property . We respectfully request you deny this application.

I/We, the undersigned, petition the Planning & Zoning Commission and City Council of the City of Texarkana, Texas, as follows:

Total Number of Pages: 8

Printed Name	Home Address	Signature
KAYE C ELLISON	35 Northridge CIR	Kaye C. Ellison
E. T. ELLISON	35 NORTHRIDGE CR	
James H Russell	5913 Winchester	
Rosemary Russell	5913 Winchester Dr.	Rosemary Russell
Kim Boyette	5621 Century Ln.	Kim Boyette
Mike O. Boyette	5621 Century Lane	
Terri Robins	5621 Century Ln.	

By signing this petition, I hereby acknowledge that this petition will become a public document at the City of Texarkana, Texas, and that all information contained in it will be subject to Texas Government Code Chapter 552 – "Public Information Act".

Attachment: 2023-069 ATTH 03 (Opposition) (4019 : 2023-069 ORD SUP to allow assisted living facility at 5902 N. Park Rd)

2023-069 ATTH 03

To: The Planning & Zoning Commission and The City Council of the City of Texarkana, Texas

220 Texas Blvd

Texarkana Texas 75501

Whereas: Home owners against the Specific Use Permit to allow an assisted living facility on an approximate 11.25 acre tract of land(being tract21),Willis Oldham HRS,A-458 located at 5902 North Park Road Texarkana, Texas 75503 . All the undersigned are within the area of the property . We respectfully request you deny this application.

I/We, the undersigned, petition the Planning & Zoning Commission and City Council of the City of Texarkana, Texas, as follows:

Total Number of Pages: _____

Printed Name	Home Address	Signature
Rick Boyette	5627 Century Lane	
Wanda Boyette	5627 Century Lane	
Elaine Mitchell	5623 Century Lane	
Ronnie Mitchell	5623 Century Ln.	
Nicole Wilson	5624 Century ln	
Matthew Wilson	5624 Century Ln	
Doug Brubaker	10 Dreyer Pl.	

By signing this petition, I hereby acknowledge that this petition will become a public document at the City of Texarkana, Texas, and that all information contained in it will be subject to Texas Government Code Chapter 552 – "Public Information Act".

Attachment: 2023-069 ATTH 03 (Opposition) (4019 : 2023-069 ORD SUP to allow assisted living facility at 5902 N. Park Rd)

2023-069 ATTH 03

To: The Planning & Zoning Commission and The City Council of the City of Texarkana, Texas

220 Texas Blvd

Texarkana Texas 75501

Whereas: Home owners against the Specific Use Permit to allow an assisted living facility on an approximate 11.25 acre tract of land(being tract21),Willis Oldham HRS,A-458 located at 5902 North Park Road Texarkana, Texas 75503 . All the undersigned are within the area of the property . We respectfully request you deny this application.

I/We, the undersigned, petition the Planning & Zoning Commission and City Council of the City of Texarkana, Texas, as follows:

Total Number of Pages: _____

Printed Name	Home Address	Signature
Lauren Smith	6 Gregory Ln.	Lauren Smith
Kristopher Smith	6 Gregory Ln.	
Jo Sarah M. Harrell	6009 N. Park Rd. Texarkana, TX 75503	Jo Sarah M Harrell
JEFF HARRELL	6009 N. Park RD TEXARKANA TX 75503	
John Upchurch	6006 Ruston Rd	
Cameron Murry	6008 Ruston Rd	
	6009 Ruston Rd	

By signing this petition, I hereby acknowledge that this petition will become a public document at the City of Texarkana, Texas, and that all information contained in it will be subject to Texas Government Code Chapter 552 – "Public Information Act". Page 3 of 8

Attachment: 2023-069 ATTH 03 (Opposition) (4019 : 2023-069 ORD SUP to allow assisted living facility at 5902 N. Park Rd)

To: The Planning & Zoning Commission and The City Council of the City of Texarkana, Texas

220 Texas Blvd

Texarkana Texas 75501

Whereas: Home owners against the Specific Use Permit to allow an assisted living facility on an approximate 11.25 acre tract of land(being tract21),Willis Oldham HRS,A-458 located at 5902 North Park Road Texarkana, Texas 75503 . All the undersigned are within the area of the property . We respectfully request you deny this application.

I/We, the undersigned, petition the Planning & Zoning Commission and City Council of the City of Texarkana, Texas, as follows:

Total Number of Pages: _____

Printed Name	Home Address	Signature
Bobbie Guillot	42 Enclave	
Michal Guillot	42 Enclave	
JIMMY LEDRICK	44 ENCLAVE	
Glenda K Williams	48 Enclave	
Stan Stevens	" "	STAN STEVENS
Dayla Stevens	50 ENCLAVE	
Jane Thomas	21 Enclave	

By signing this petition, I hereby acknowledge that this petition will become a public document at the City of Texarkana, Texas, and that all information contained in it will be subject to Texas Government Code Chapter 552 – "Public Information Act".

Attachment: 2023-069 ATTH 03 (Opposition) (4019 : 2023-069 ORD SUP to allow assisted living facility at 5902 N. Park Rd)

To: The Planning & Zoning Commission and The City Council of the City of Texarkana, Texas

220 Texas Blvd

Texarkana Texas 75501

Whereas: Home owners against the Specific Use Permit to allow an assisted living facility on an approximate 11.25 acre tract of land(being tract21),Willis Oldham HRS,A-458 located at 5902 North Park Road Texarkana, Texas 75503 . All the undersigned are within the area of the property . We respectfully request you deny this application.

I/We, the undersigned, petition the Planning & Zoning Commission and City Council of the City of Texarkana, Texas, as follows:

Total Number of Pages: _____

Printed Name	Home Address	Signature
Leroy Thomas	21 Enclave	Leroy Thomas
LARRY BUNN	13 ENCLAVE	Larry Bunn
SALLY PATTON	15 Enclave	Sally Patton
BEVERLY SIMPSON	20 ENCLAVE	Beverly Gear Simpson
Susan Sliner	# 1 Bill Rogers	Susan Sliner
Sharon Fant	4 Gregory Lane	Sharon Fant
Burl Fant	4 Gregory Lane	Burl Fant

By signing this petition, I hereby acknowledge that this petition will become a public document at the City of Texarkana, Texas, and that all information contained in it will be subject to Texas Government Code Chapter 552 – "Public Information Act".

Attachment: 2023-069 ATTH 03 (Opposition) (4019 : 2023-069 ORD SUP to allow assisted living facility at 5902 N. Park Rd)

To: The Planning & Zoning Commission and The City Council of the City of Texarkana, Texas

220 Texas Blvd

Texarkana Texas 75501

Whereas: Home owners against the Specific Use Permit to allow an assisted living facility on an approximate 11.25 acre tract of land(being tract21),Willis Oldham HRS,A-458 located at 5902 North Park Road Texarkana, Texas 75503 . All the undersigned are within the area of the property . We respectfully request you deny this application.

I/We, the undersigned, petition the Planning & Zoning Commission and City Council of the City of Texarkana, Texas, as follows:

Total Number of Pages: _____

Printed Name	Home Address	Signature
Karen Murry	6008 Ruston Rd	
Megan Revels	6010 Ruston Rd.	
Pamela Roach	6010 Ruston Rd	
John Revels	6010 Ruston Rd	John R. Revels
Sandra Hoover	8 Gregory Ln.	Sandra Hoover
Janice Moore	6104 Ruston Rd	
Carl Keely	6009 Ruston Rd	

By signing this petition, I hereby acknowledge that this petition will become a public document at the City of Texarkana, Texas, and that all information contained in it will be subject to Texas Government Code Chapter 552 – "Public Information Act".

Attachment: 2023-069 ATTH 03 (Opposition) (4019 : 2023-069 ORD SUP to allow assisted living facility at 5902 N. Park Rd)

To: The Planning & Zoning Commission and The City Council of the City of Texarkana, Texas

220 Texas Blvd

Texarkana Texas 75501

Whereas: Home owners against the Specific Use Permit to allow an assisted living facility on an approximate 11.25 acre tract of land(being tract21),Willis Oldham HRS,A-458 located at 5902 North Park Road Texarkana, Texas 75503 . All the undersigned are within the area of the property . We respectfully request you deny this application.

I/We, the undersigned, petition the Planning & Zoning Commission and City Council of the City of Texarkana, Texas, as follows:

Total Number of Pages: _____

Printed Name	Home Address	Signature
Heather Brubaker	10 Dreyer Pl	
Gayle Jordan	6001 Ruston Rd	
Diana Davis	26 Enclave	
Madeleine Russell	9 Gregory Lane	

By signing this petition, I hereby acknowledge that this petition will become a public document at the City of Texarkana, Texas, and that all information contained in it will be subject to Texas Government Code Chapter 552 – "Public Information Act".

Attachment: 2023-069 ATTH 03 (Opposition) (4019 : 2023-069 ORD SUP to allow assisted living facility at 5902 N. Park Rd)

To: The Planning & Zoning Commission and The City Council of the City of Texarkana, Texas

220 Texas Blvd

Texarkana Texas 75501

Whereas: Home owners against the Specific Use Permit to allow an assisted living facility on an approximate 11.25 acre tract of land(being tract21),Willis Oldham HRS,A-458 located at 5902 North Park Road Texarkana, Texas 75503 . All the undersigned are within the area of the property . We respectfully request you deny this application.

I/We, the undersigned, petition the Planning & Zoning Commission and City Council of the City of Texarkana, Texas, as follows:

Total Number of Pages: _____

Printed Name	Home Address	Signature
Paul Miller	5915 Winchester Texarkana Texas	
Ty Patterson	20 Devon Ln Texarkana, TX 75503	
William R. Patterson III	10 Devon LN Texarkana, Tx 75503	

By signing this petition, I hereby acknowledge that this petition will become a public document at the City of Texarkana, Texas, and that all information contained in it will be subject to Texas Government Code Chapter 552 – "Public Information Act".

Attachment: 2023-069 ATTH 03 (Opposition) (4019 : 2023-069 ORD SUP to allow assisted living facility at 5902 N. Park Rd)



Attachment: 2023-069 ATTH 04 (Old Site Plan) (4019 : 2023-069 ORD SUP to allow assisted living facility

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: 2023-069 Goals & Perspectives (4019 : 2023-069 ORD SUP to allow assisted living facility at 5902 N. Park Rd)

City of Texarkana, Texas

Briefing Sheet

Version:
Update Date: 7/7/2023 10:04 AM

Lead Department:	Planning & Zoning Commission	**Action Officer:**	Laura Puckett, Zoning Administrator
Subject:	Ordinance No. 2023-075 amending PD-23-2 for site plan approval on an approximate 11.25-acre tract of land (being Tract 21), Willis Oldham HRS, A-458, located at 5902 North Park Road. (Due to written protest, a 3/4 vote of the Council is required to adopt this ordinance.) C. Jack Smith, owner and Steve McKee, agent.		

Briefing: 7/10/2023 **Public Hearing:** 7/10/2023 **Council Vote:** 7/10/2023

Item Schedule

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

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

Due to written protest, a 3/4 vote (that is, five votes in the affirmative) will be required by the City Council to approve this request. The requisite signatures of property owners which represented more than 20% of the property owners within 200 feet of the proposed project signed the protest.

This is a request by C. Jack Smith, owner, and Steve McKee, agent for site plan approval on an approximate 11.25-acre tract of land (being Tract 21), Willis Oldham HRS, A-458, located at 5902 North Park Road. The current property is an old home place which will be demolished. The requested use is an assisted living facility.

The adjacent zoning is Agriculture to the north and east, Single Family-2 to the south and west. The adjacent land use is vacant land to the north, and residential to the east and west and the road-side park/tourist stop to the south.

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

Staff recommends that use be restricted to assisted living facility only. With a Planned Development designation all other substantial amendments to the site plan will be brought before the Planning and Zoning Commission and City Council.

The site plan will consist of the following:

1. The construction of 8730 sq ft building.
2. The access driveway will be off North Park Road.
3. There will be 9 parking spaces and includes 1 handicapped space. All parking spaces shall be a minimum of 180 sq. ft. in size.
4. No signage.

5. Development must meet Drainage Ordinance and Stormwater Manual Design Standards.
6. Screened dumpster site.

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

Potential Options:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends that use be restricted to assisted living facility only. With a Planned Development designation all other substantial amendments to the site plan will be brought before the Planning and Zoning Commission and City Council.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

The Planning and Zoning Commission recommended four (4) to one (1) that a Planned Development be placed on the Specific Use Permit.

Advisory Board/Committee Meeting Date and Minutes:

May 1, 2023

Attachments

a. 2023-075 ORD site plan approval 5902 N Park Rd (DOCX)
b. 2023-075 EXH 'A' (updated Site Plan (PDF)
c. 2023-075 EXH 'B' (Legal Description) (PDF)
d. 2023-075 ATTH 01 (Maps) (PDF)
e. 2023-075 ATTH 02 (Elevation) (PDF)
f. 2023-075 ATTH 03 (boundary survey) (PDF)
g. 2023-075 ATTH 04 (Elevation showing driveway) (PDF)
h. 2023-075 Goals & Perspectives (DOCX)

Staff Coordination

Building Code Administration	Mashell Daniel	Reviewer	Completed	05/31/2023 1:28 PM
Public Works Department	Dusty Henslee	Reviewer	Completed	06/05/2023 11:10 AM
City Manager	David Orr	Reviewer	Completed	06/05/2023 4:00 PM

City of Texarkana, Texas

City Council 6:00 PM	Jennifer Evans	Meeting	Completed	06/20/2023

Meeting History

ORDINANCE NO. 2023-075

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING PD-23-2 (A) FOR SITE PLAN APPROVAL ON AN APPROXIMATE 11.25-ACRE TRACT OF LAND (BEING TRACT 21), WILLIS OLDHAM HRS, A-458, LOCATED AT 5902 NORTH PARK 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 11.25-acre tract of land (being Tract 21), Willis Oldham HRS, A-458, (Exhibit 'B'), located at 5902 North Park Road** in the City of Texarkana, Bowie County, Texas; and

WHEREAS, the subject property is zoned Planned Development-General Retail [PD-23-2 (A)], and approval of the site plan **(Exhibit 'A')** would constitute an amendment to PD-23-2 (A); 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, **by a vote of four (4) to one (1) 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 an approximate 11.25-acre tract of land (being Tract 21), Willis Oldham HRS, A-458, (Exhibit 'B'), located at 5902 North Park Road** in the City of Texarkana, Texas, Bowie County, Texas, is hereby approved and hereby amends PD-23-2 (A).

Attachment: 2023-075 ORD site plan approval 5902 N Park Rd (4021 : 2023-075 ORD Amendment to PD-23-2 site plan approval 5902 N Park Rd)

SECTION 2: PD-23-2 (A) 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 8400 sq ft building.
2. The access driveway will be off North Park Road.
3. There will be nine (9) parking spaces and includes one (1) handicapped space. All parking spaces shall be a minimum of 180 sq. ft. in size.
4. No signage.
5. Development must meet Drainage Ordinance and Stormwater Manual Design Standards.
6. Sidewalk to be constructed by developer along Gibson Lane frontage.
7. 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 **10th day of July, 2023.**

ATTEST:

_____ _____

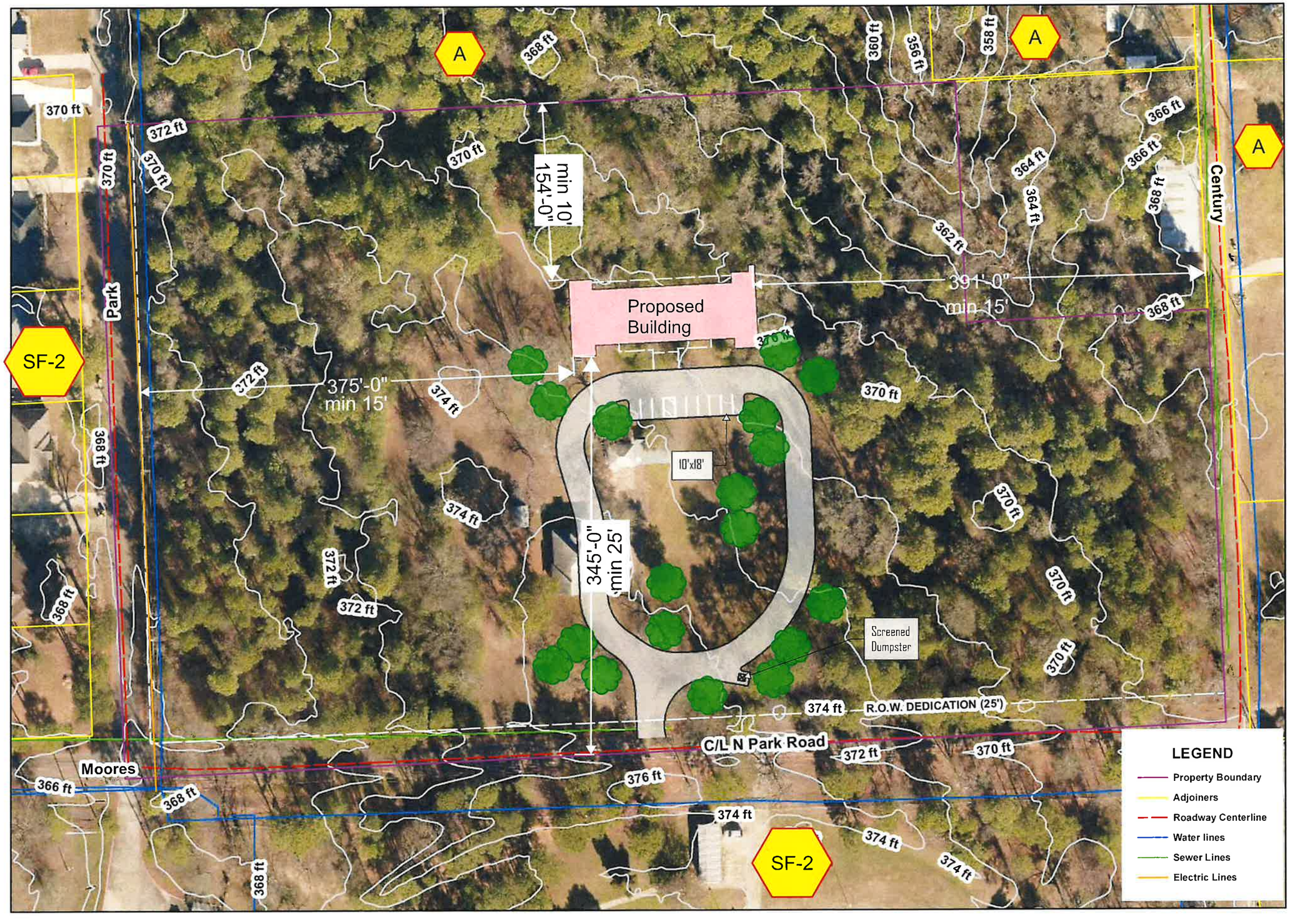
JENNIFER EVANS, CITY SECRETARY BOB BRUGGEMAN, MAYOR

Attachment: 2023-075 ORD site plan approval 5902 N Park Rd (4021 : 2023-075 ORD Amendment to PD-23-2 site plan approval 5902 N Park Rd)

NORTH PARK ROAD
TEXARKANA, TEXAS

2023-075 EXH'A'

0 50 100 200 Feet



Attachment: 2023-075 EXH 'A' (updated Site Plan (4021 : 2023-075 ORD Amendment to PD-23-2 site plan approval 5902 N Park Rd)

PROPERTY DESCRIPTION

All that certain tract or parcel of land situated in the Willis Oldham Headright Survey A-458, Bowie County, Texas, being a portion of a certain 12-3/8 acre tract of land conveyed to R.W. and Betty Miller by deed dated January 24, 1951, of record in Volume 273, Page 56, Deed Records, Bowie County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron pin set at the Northwest corner of said 12-3/8 acre tract, said point being the Southwest corner of a certain 148.83 acre tract of land conveyed to Vasco McCoy, Jr., et ux, by deed of record in Volume 578, Page 450, Deed Records, Bowie County, Texas, said point being in North Park Road;

THENCE: N 89° 38' 57" E, with the North line of said 12-3/8 acre tract, same being the South line of said 148.83 acre tract, 743.29 feet to a 1/2" iron pin set at the Northwest corner of a certain 1.00 acre tract of land conveyed to C. Jack Smith, et ux, by deed dated September 11, 1995, of record in Volume 2367, Page 334, Real Property Records, Bowie County, Texas;

THENCE: S 00° 00' 00" E (South), with the West line of said 1.00 acre tract, 208.71 feet to a 1/2" iron pin set at the Southwest corner of said 1.00 acre tract;

THENCE: N 89° 38' 57" E, with the South line of said 1.00 acre tract, 208.71 feet to a 1/2" iron pin set at the Southeast corner of said 1.00 acre tract, said point being on the East line of said 12-3/87 acre tract, and being on the West line of Century Lane;

THENCE: S 00° 00' 00" E (South), with the East line of said 12-3/8 acre tract, same being along the West line of said Century Lane, 357.96 feet to a 1/2" iron pin set at the Southeast corner of said 12-3/8 acre tract;

THENCE: S 89° 38' 57" W, with the South line of said 12-3/8 acre tract, same being generally along the center of said North Park Road, 952.00 feet to a 1/2" iron pin set at the Southwest corner of said 12-3/8 acre tract;

THENCE: N 00° 00' 00" W, with the West line of said 12-3/8 acre tract, same being along said North Park Road, 566.67 feet to the PLACE OF BEGINNING containing 11.384 gross acres of land more or less, of which 0.856 acres lies within the boundaries of said North Park Road and Cork Lane, making a net total of 10.528 acres of land more or less.

PROPERTY DESCRIPTION
2.00 ACRE TRACT

All that certain tract or parcel of land situated in the Willis Oldham Headright Survey A-458, Bowie County, Texas, being a portion of a 12-3/8 acre tract of land conveyed to R.W. and Betty Miller, by deed dated January 24, 1951, of record in Volume 273, Page 56, Deed Records, Bowie County, Texas, being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2" iron pin set at the Southeast corner of said 12-3/8 acre tract;

THENCE: S 89° 38' 57" W, with the South line of said 12-3/8 acre tract, 347.36 feet to a 1/2" iron pin set at the POINT OF BEGINNING for the herein described tract of land, said point being in Cork Lane;

THENCE: S 89° 38' 57" W, with the South line of said 12-3/8 acre tract, same being along said Cork Lane, 281.04 feet to a 1/2" iron pin set for corner;

THENCE: N 00° 00' 00" W, (North) 310.00 feet to a 1/2" iron pin set for corner;

THENCE: N 89° 38' 57" E, 281.04 feet to a 1/2" iron pin set for corner;

THENCE: S 00° 00' 00" E, (South) 310.00 feet to the PLACE OF BEGINNING, containing 2.00 gross acres of land more or less, of which 0.161 acre lies within the boundaries of said Cork Lane, making a net total of 1.839 acres of land more or less.

Exhibit A.

Attachment: 2023-075 EXH 'B' (Legal Description) (4021 : 2023-075 ORD Amendment to PD-23-2 site plan approval 5902 N Park Rd)

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.

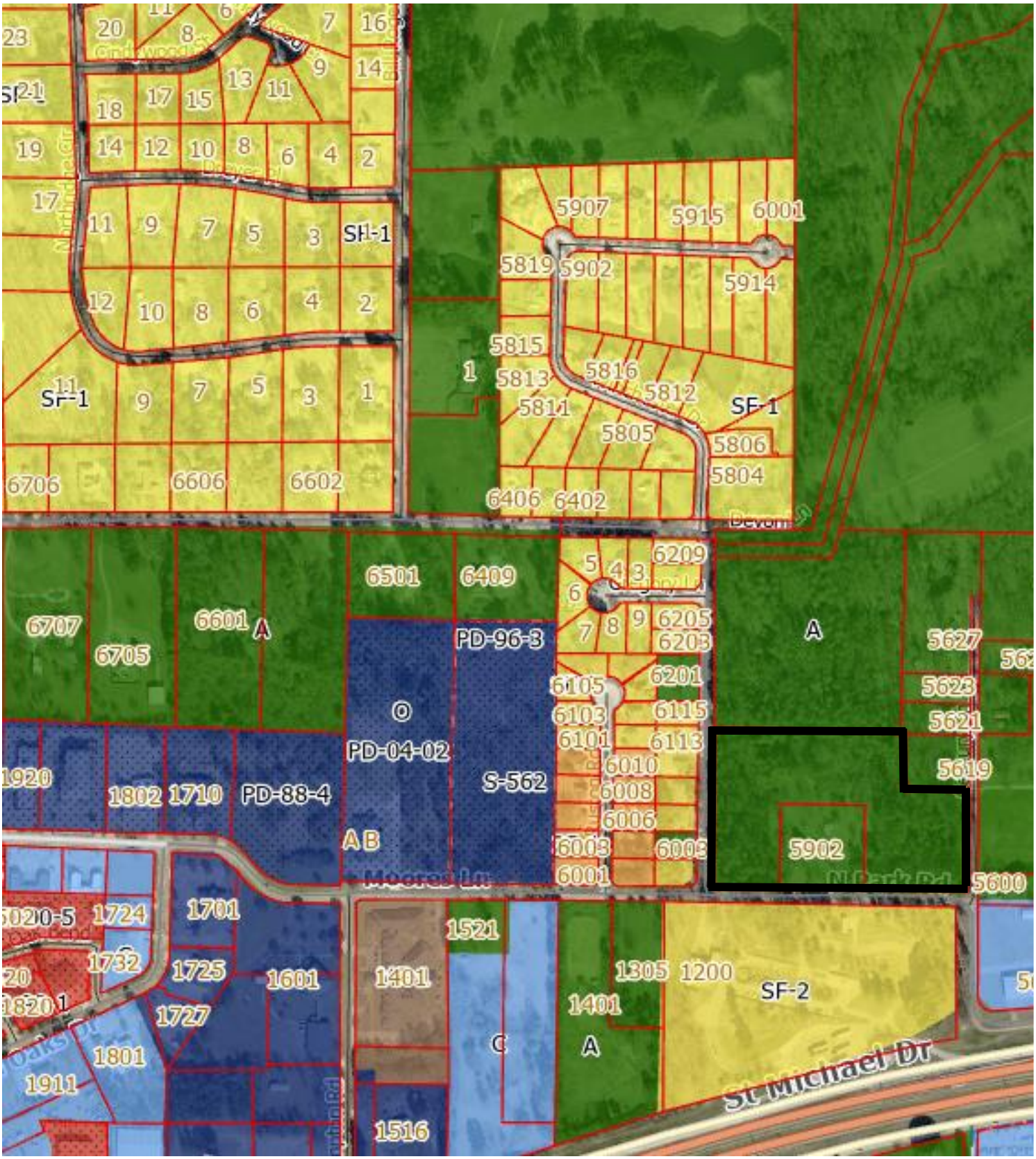
2023-00000856 DEED
01/30/2023 01:38:49 PM Total Fees: $34.00

Tina Petty, County Clerk
Bowie County, Texas

Attachment: 2023-075 EXH 'B' (Legal Description) (4021 : 2023-075 ORD Amendment to PD-23-2 site plan approval 5902 N Park Rd)

2023-075 ATTH 01
Amendment to PD-23-2

5902 N Park Road



Attachment: 2023-075 ATTH 01 (Maps) (4021 : 2023-075 ORD Amendment to PD-23-2 site plan approval 5902 N Park Rd)

2023-075 ATTH 01
Amendment to PD-23-2

5902 N Park Road

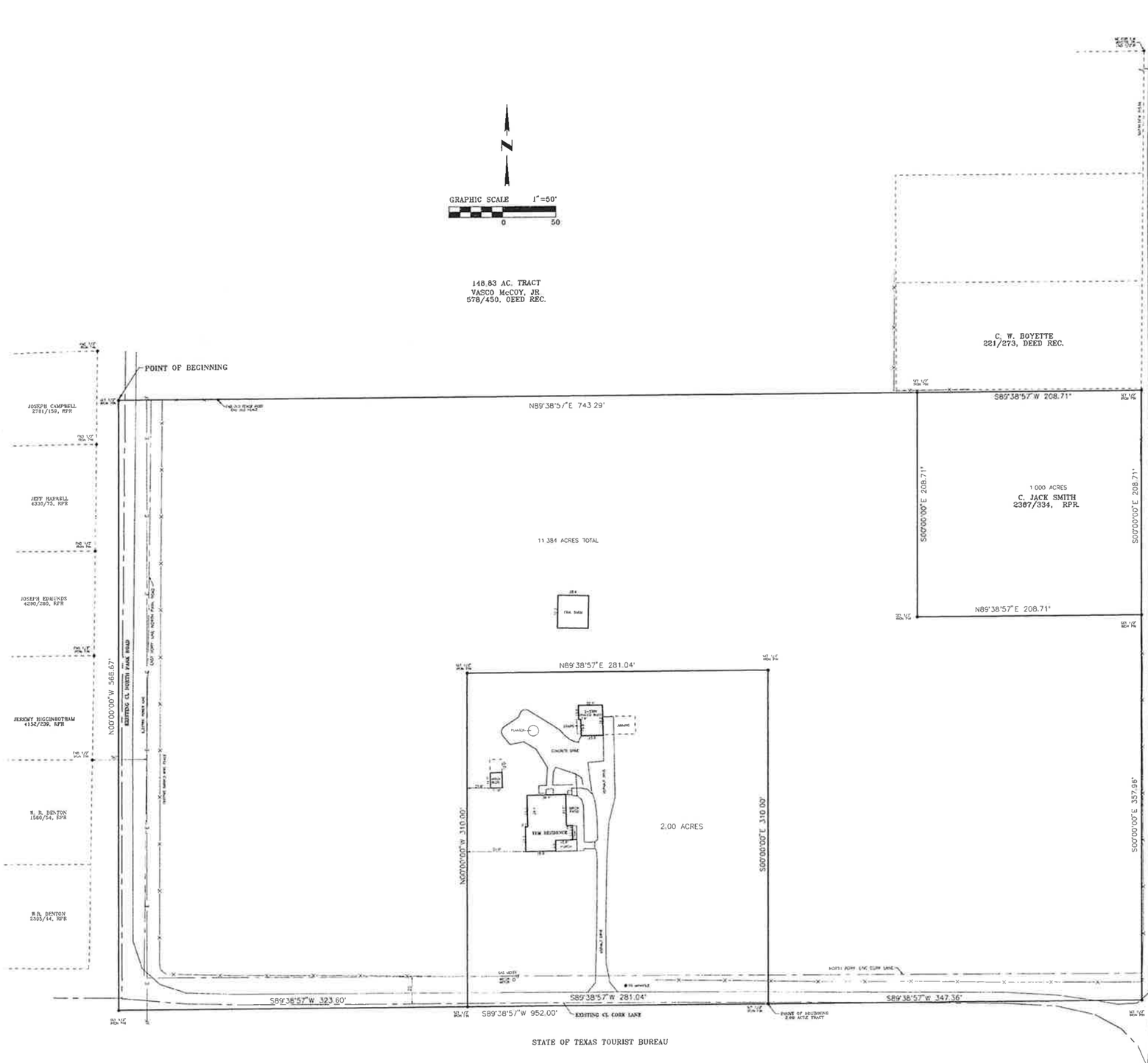


Attachment: 2023-075 ATTH 01 (Maps) (4021 : 2023-075 ORD Amendment to PD-23-2 site plan approval 5902 N Park Rd)

2023-075 ATTH 02



Attachment: 2023-075 ATTH 02 (Elevation) (4021 : 2023-075 ORD Amendment to PD-23-2 site plan approval 5902 N Park Rd)



PROPERTY DESCRIPTION

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THENCE: S 00° 00' 00" E (South), with the West line of said 1.00 acre tract, 208.71 feet to a 1/2" iron pin set at the Southwest corner of said 1.00 acre tract;

THENCE: N 89° 38' 57" E, with the South line of said 1.00 acre tract, 208.71 feet to a 1/2" iron pin set at the Southeast corner of said 1.00 acre tract, said point being on the East line of said 12-3/87 acre tract, and being on the West line of Century Lane;

THENCE: S 00° 00' 00" E (South), with the East line of said 12-3/8 acre tract, same being along the West line of said Century Lane, 357.96 feet to a 1/2" iron pin set at the Southeast corner of said 12-3/8 acre tract;

THENCE: S 89° 38' 57" W, with the South line of said 12-3/8 acre tract, same being generally along the center of said North Park Road, 952.00 feet to a 1/2" iron pin set at the Southwest corner of said 12-3/8 acre tract;

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PROPERTY DESCRIPTION
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THENCE: S 89° 38' 57" W, with the South line of said 12-3/8 acre tract, 347.36 feet to a 1/2" iron pin set at the POINT OF BEGINNING for the herein described tract of land, said point being in Cork Lane,

THENCE: S 89° 38' 57" W, with the South line of said 12-3/8 acre tract, same being along said Cork Lane, 281.04 feet to a 1/2" iron pin set for corner;

THENCE: N 00° 00' 00" W, (North) 310.00 feet to a 1/2" iron pin set for corner;

THENCE: N 89° 38' 57" E, 281.04 feet to a 1/2" iron pin set for corner;

THENCE: S 00° 00' 00" E, (South) 310.00 feet to the PLACE OF BEGINNING, containing 2.00 gross acres of land more or less, of which 0.161 acre lies within the boundaries of said Cork Lane, making a net total of 1.839 acres of land more or less.

SURVEYORS CERTIFICATE

THIS IS TO CERTIFY: That this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A Condition III Survey.

JERRY H. GRIFFIN
#1715
REGISTERED

Jerry H. Griffin, R.P.L.S.
Texas Reg. No. 1715

BOUNDARY SURVEY

A SURVEY ON TWO TRACTS OF LAND SITUATED IN THE WILLIS OLDHAM HEADRIGHT SURVEY, A-458, BOWIE COUNTY, TEXAS.

FOR: C. JACK SMITH

S:\2005\052038.pro Date: June 21, 2005 Revision Date:

MTG engineers
CIVIL - ENVIRONMENTAL - SURVEYING
3405 SOWELL LANE; P.O. BOX 3788
TEXARKANA, TEXAS 75501
P 903.838.8533 ; F 903.832.4750
www.mtgengineers.com

Attachment: 2023-075 ATTH 03 (boundary survey) (4021 : 2023-075 ORD Amendment to PD-23-2 site plan approval 5902 N Park Rd)



Attachment: 2023-075 ATTH 04 (Elevation showing driveway) (4021 : 2023-075 ORD Amendment to PD-23-

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: 2023-075 Goals & Perspectives (4021 : 2023-075 ORD Amendment to PD-23-2 site plan approval 5902 N Park Rd)

City of Texarkana, Texas

Briefing Sheet

Version:
Update Date: 6/15/2023 4:25 PM

Lead Department:	Planning & Zoning Commission	**Action Officer:**	Laura Puckett, Zoning Administrator
Subject:	Ordinance No. 2023-071 rezoning WPT Lot 20 All 21, Block 6, H.S. Janes HRS, A-306, located at 4307 Gazola Street. Single Family-2 to agriculture. Inez Dixon, owner, and Charles Griffin Jr., agent.		

Briefing: 7/10/2023 **Public Hearing:** 7/10/2023 **Council Vote:** 7/10/2023

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 Inez Dixon, owner, and Charles Griffin Jr., agent to rezone WPT Lot 20 All 21, Block 6, H.S. Janes HRS, A-306, located at 4307 Gazola Street from Single Family-2 to Agriculture.

The adjacent zoning is Industrial-1 to the north, Commercial to the east, Single Family-2 to the south and Loop1512/I369 to the west. The adjacent land use is trucking company to the north, residential to the east, vacant land to the south Loop1512/I369 to the west.

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

Staff recommends for denial of this request as it conflicts with the Future Land Use Map and the Comprehensive Plan
The applicant should also be aware that if this zoning change is approved, all other applicable city code/ordinance requirements must be met including but not limited to new drainage ordinance, stormwater design manual, building codes, setbacks, subdivision, fire, parking, drainage, water and sewer prior to the issuance of building permits.

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

Potential Options:

Approve or Deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends for denial of this request as it conflicts with the Future Land Use Map and the Comprehensive Plan.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

The Planning and Zoning Commission unanimously recommended for approval.

Advisory Board/Committee Meeting Date and Minutes:

May 1, 2023

Attachments

a. 2023-071 ORD Rezoning 4307 Gazola Street (DOCX)
b. 2023-071 ATTH 01 (Maps) (PDF)
c. 2023-071 Goals & Perspectives (DOCX)
d. 2023-071 ORD rez 4307 Gazola signed (PDF)

Staff Coordination

Building Code Administration	Mashell Daniel	Reviewer	Completed	05/31/2023 1:26 PM
Public Works Department	Dusty Henslee	Reviewer	Completed	06/05/2023 10:20 AM
City Manager	David Orr	Reviewer	Completed	06/05/2023 3:41 PM
City Council	Jennifer Evans	Meeting	Completed	06/20/2023 6:00 PM

Meeting History

Z-23-11

ORDINANCE NO. 2023-071

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY OF TEXARKANA, TEXAS, BY REZONING WPT LOT 20 ALL 21, BLOCK 6, H. S. JANES HRS, A-306, LOCATED AT 4307 GAZOLA STREET, IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, FROM SINGLE FAMILY-2 TO AGRICULTURE; 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 the **WPT Lot 20 All 21, Block 6, H.S. Janes HRS, A-306, located at 4307 Gazola Street,** in the City of Texarkana, Bowie County, Texas, from **Single Family-2 to Agriculture**; 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-2 to Agriculture on the WPT Lot 20 All 21, Block 6, H.S. Janes HRS, A-306, located at 4307 Gazola Street** to the City Council of Texarkana, Texas; and

WHEREAS, after consideration of said application and the recommendation of the Planning and Zoning Commission, the applicant agreed to amend the application from **Single Family-2 to Agriculture**; 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-2 to Agriculture** 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 the **WPT Lot 20 All 21, Block 6, H.S. Janes HRS, A-306, located at 4307 Gazola Street** in the City of Texarkana, Bowie County, Texas, from **Single Family-2 to Agriculture.**

Attachment: 2023-071 ORD Rezoning 4307 Gazola Street (4017 : 2023-071 ORD rezoning SF-2 to Agriculture at 4307 Gazola St)

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 **10th of July, 2023.**

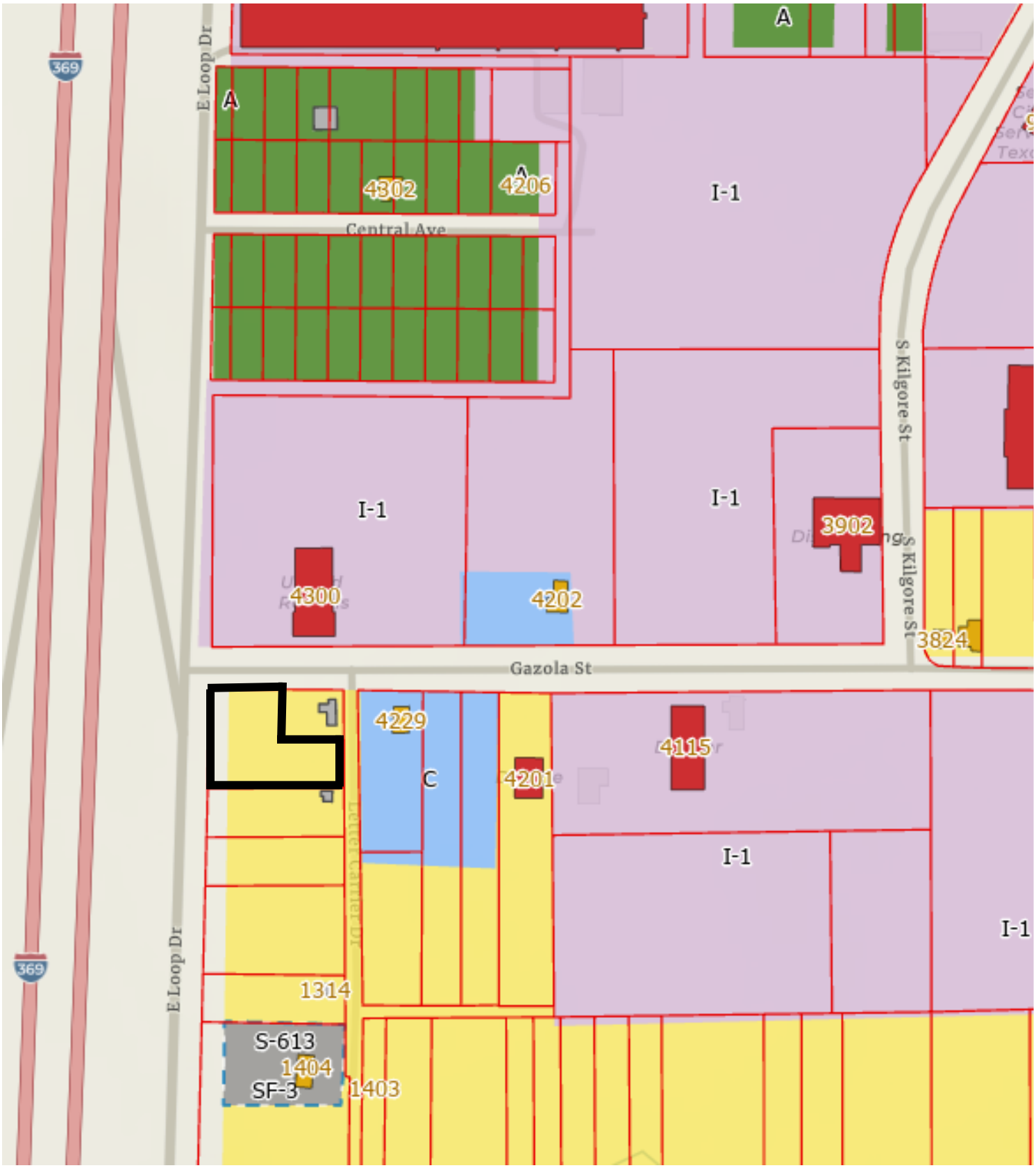
ATTEST:

_____	_____
JENNIFER EVANS, CITY SECRETARY	BOB BRUGGEMAN, MAYOR

Attachment: 2023-071 ORD Rezoning 4307 Gazola Street (4017 : 2023-071 ORD rezoning SF-2 to Agriculture at 4307 Gazola St)

2023-071 ATTH 01
Z-23-11

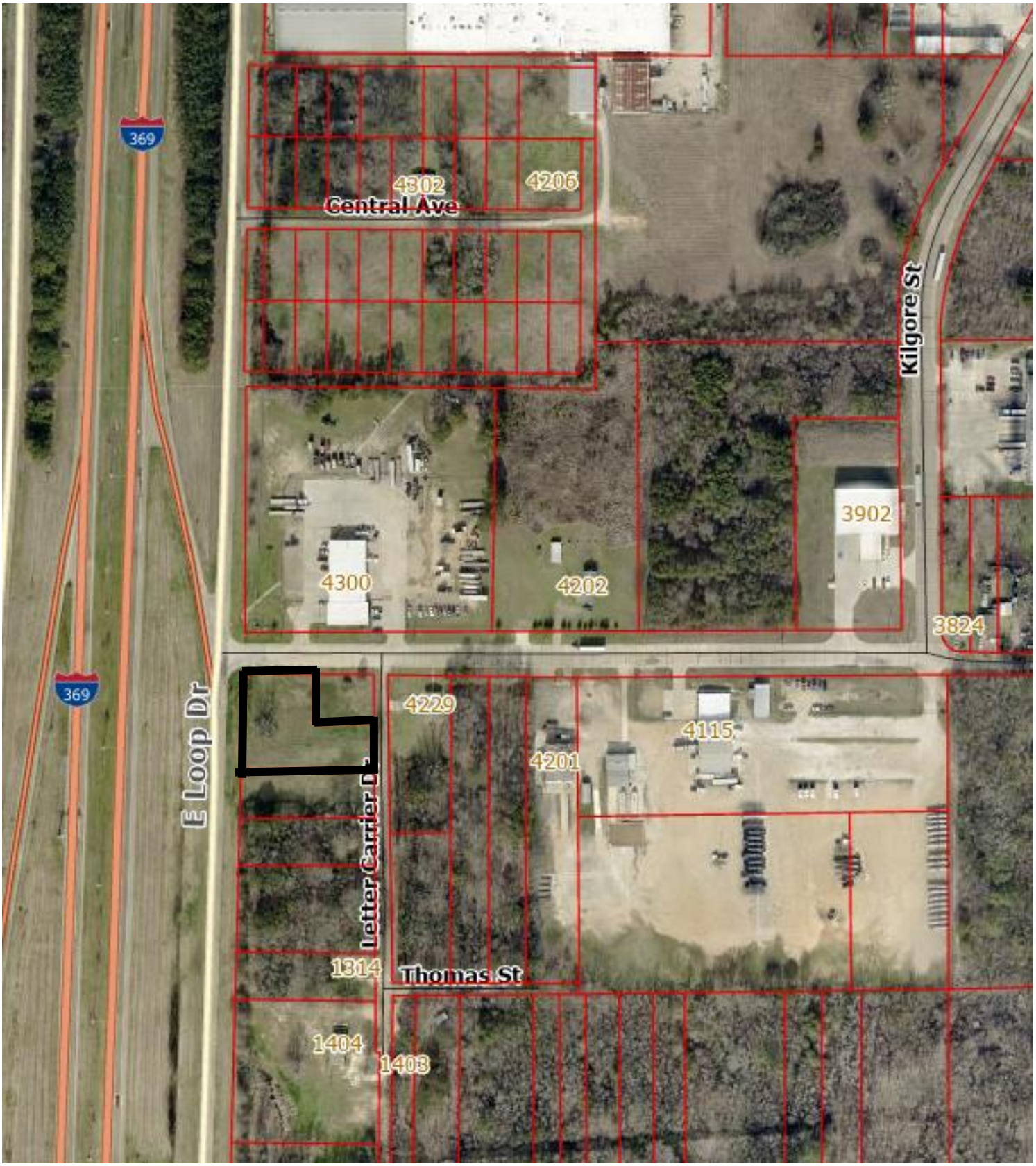
4307 Gazola Street



Attachment: 2023-071 ATTH 01 (Maps) (4017 : 2023-071 ORD rezoning SF-2 to Agriculture at 4307 Gazola St)

2023-071 ATTH 01
Z-23-11

4307 Gazola Street



Attachment: 2023-071 ATTH 01 (Maps) (4017 : 2023-071 ORD rezoning SF-2 to Agriculture at 4307 Gazola St)

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: 2023-071 Goals & Perspectives (4017 : 2023-071 ORD rezoning SF-2 to Agriculture at 4307 Gazola St)

Z-23-11

ORDINANCE NO. 2023-071

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY OF TEXARKANA, TEXAS, BY REZONING WPT LOT 20 ALL 21, BLOCK 6, H. S. JANES HRS, A-306, LOCATED AT 4307 GAZOLA STREET, IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, FROM SINGLE FAMILY-2 TO AGRICULTURE; 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 the **WPT Lot 20 All 21, Block 6, H.S. Janes HRS, A-306, located at 4307 Gazola Street,** in the City of Texarkana, Bowie County, Texas, from **Single Family-2 to Agriculture**; 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-2 to Agriculture on the WPT Lot 20 All 21, Block 6, H.S. Janes HRS, A-306, located at 4307 Gazola Street** to the City Council of Texarkana, Texas; and

WHEREAS, after consideration of said application and the recommendation of the Planning and Zoning Commission, the applicant agreed to amend the application from **Single Family-2 to Agriculture**; 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-2 to Agriculture** 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 the **WPT Lot 20 All 21, Block 6, H.S. Janes HRS, A-306, located at 4307 Gazola Street** in the City of Texarkana, Bowie County, Texas, from **Single Family-2 to Agriculture.**

Attachment: 2023-071 ORD rez 4307 Gazola signed (4017 : 2023-071 ORD rezoning SF-2 to Agriculture at 4307 Gazola St)

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 **10th of July, 2023.**

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

7:14 p.m.

Attachment: 2023-071 ORD rez 4307 Gazola signed (4017 : 2023-071 ORD rezoning SF-2 to Agriculture at 4307 Gazola St)

City of Texarkana, Texas

Version:

Briefing Sheet

Update Date: 5/24/2023 9:29 AM

Lead Department:	Planning & Zoning Commission	**Action Officer:**	Laura Puckett, Zoning Administrator
Subject:	Ordinance No. 2023-072 rezoning EPT Lot 20, Block 6, H.S. Janes HRS, A-306, located at 4301 Gazola Street. Single Family-2 to Agriculture. Inez Dixon, owner, and Charles Griffin, Jr., agent.		

Briefing: 7/10/2023 **Public Hearing:** 7/10/2023 **Council Vote:** 7/10/2023

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 Inez Dixon, owner, and Charles Griffin Jr., agent to rezone EPT Lot 20, Block 6, H.S. Janes HRS, A-306, located at 4301 Gazola Street Single Family-2 to Agriculture.

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

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

Staff recommends for denial of this request as it conflicts with the Future Land Use Map and the Comprehensive Plan.

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

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

Potential Options:

Approve or Deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends for denial of this request as it conflicts with the Future Land Use Map and the Comprehensive Plan.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

May 1, 2023

Attachments

a. 2023-072 ORD Rezoning 4301 Gazola Street (DOCX)
b. 2023-072 ATTH 01 (Maps) (PDF)
c. 2023-072 Goals & Perspectives (DOCX)
d. 2023-072 ORD rez 4301 Gazola signed (PDF)

Staff Coordination

Building Code Administration	Mashell Daniel	Reviewer	Completed	05/31/2023 1:26 PM
Public Works Department	Dusty Henslee	Reviewer	Completed	06/05/2023 10:21 AM
City Manager	David Orr	Reviewer	Completed	06/05/2023 3:42 PM
City Council	Jennifer Evans	Meeting	Completed	06/20/2023 6:00 PM

Meeting History

Z-23-12

ORDINANCE NO. 2023-072

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY OF TEXARKANA, TEXAS, BY REZONING EPT LOT 20, BLOCK 6, H. S. JANES HRS, A-306, LOCATED AT 4301 GAZOLA STREET, IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, FROM SINGLE FAMILY-2 TO AGRICULTURE; 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 the **EPT Lot 20, Block 6, H.S. Janes HRS, A-306, located at 4301 Gazola Street,** in the City of Texarkana, Bowie County, Texas, from **Single Family-2 to Agriculture**; 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-2 to Agriculture on the EPT Lot 20, Block 6, H.S. Janes HRS, A-306, located at 4301 Gazola Street** to the City Council of Texarkana, Texas; and

WHEREAS, after consideration of said application and the recommendation of the Planning and Zoning Commission, the applicant agreed to amend the application from **Single Family-2 to Agriculture**; 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-2 to Agriculture** 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 the **EPT Lot 20, Block 6, H.S. Janes HRS, A-306, located at 4301 Gazola Street** in the City of Texarkana, Bowie County, Texas, from **Single Family-2 to Agriculture.**

Attachment: 2023-072 ORD Rezoning 4301 Gazola Street (4018 : 2023-072 ORD rezoning SF-2 to Agriculture at 4301 Gazola St.)

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 **10th of July, 2023.**

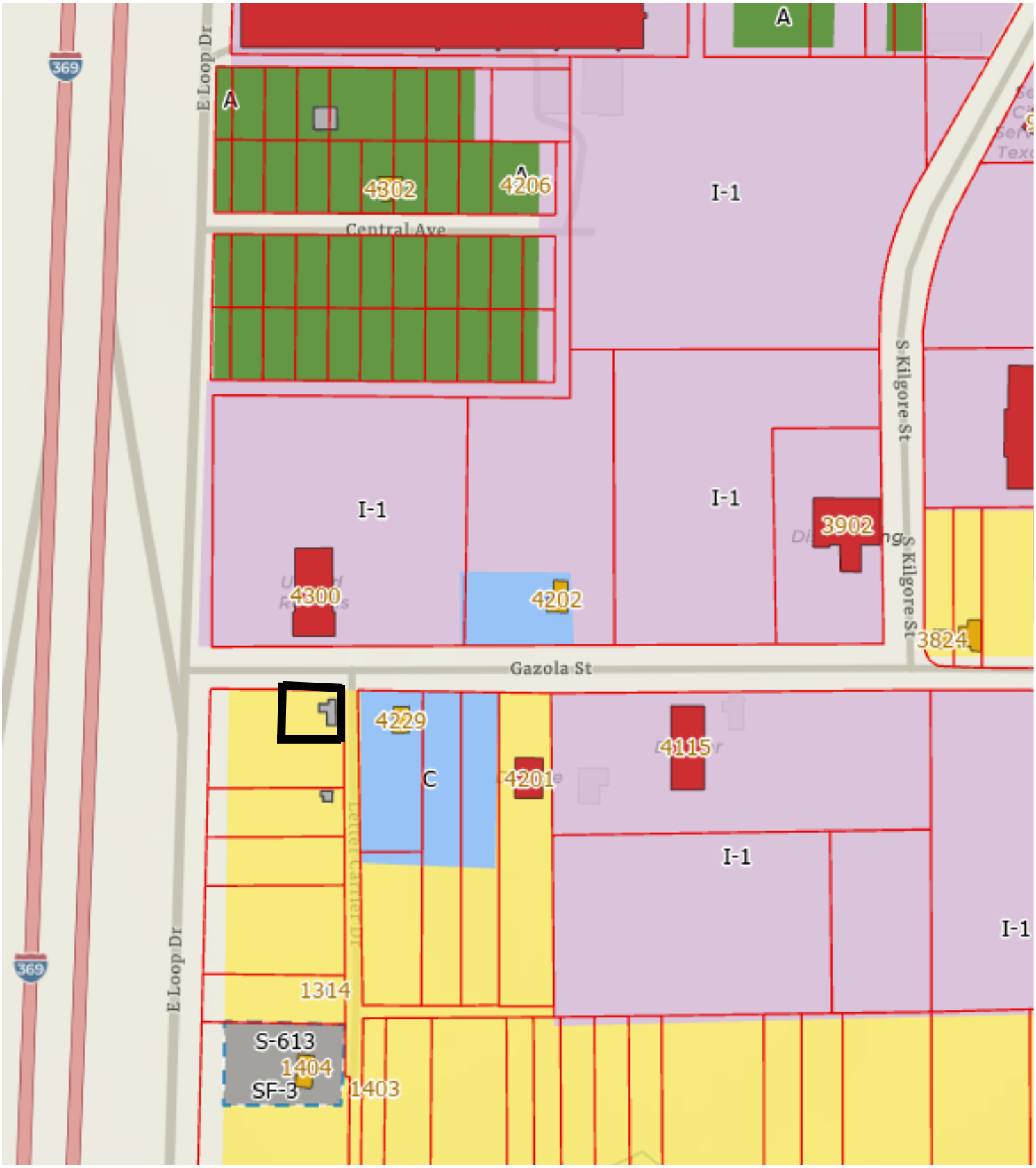
ATTEST:

_____	_____
JENNIFER EVANS, CITY SECRETARY	BOB BRUGGEMAN, MAYOR

Attachment: 2023-072 ORD Rezoning 4301 Gazola Street (4018 : 2023-072 ORD rezoning SF-2 to Agriculture at 4301 Gazola St.)

2023-072 ATTH 01
Z-23-12

4301 Gazola Street



Attachment: 2023-072 ATTH 01 (Maps) (4018 : 2023-072 ORD rezoning SF-2 to Agriculture at 4301 Gazola St.)

2023-072 ATTH 01
Z-23-12

4301 Gazola Street



Attachment: 2023-072 ATTH 01 (Maps) (4018 : 2023-072 ORD rezoning SF-2 to Agriculture at 4301 Gazola St.)

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: 2023-072 Goals & Perspectives (4018 : 2023-072 ORD rezoning SF-2 to Agriculture at 4301 Gazola St.)

Z-23-12

ORDINANCE NO. 2023-072

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY OF TEXARKANA, TEXAS, BY REZONING EPT LOT 20, BLOCK 6, H. S. JANES HRS, A-306, LOCATED AT 4301 GAZOLA STREET, IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, FROM SINGLE FAMILY-2 TO AGRICULTURE; 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 the **EPT Lot 20, Block 6, H.S. Janes HRS, A-306, located at 4301 Gazola Street,** in the City of Texarkana, Bowie County, Texas, from **Single Family-2 to Agriculture**; 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-2 to Agriculture on the EPT Lot 20, Block 6, H.S. Janes HRS, A-306, located at 4301 Gazola Street** to the City Council of Texarkana, Texas; and

WHEREAS, after consideration of said application and the recommendation of the Planning and Zoning Commission, the applicant agreed to amend the application from **Single Family-2 to Agriculture**; 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-2 to Agriculture** 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 the **EPT Lot 20, Block 6, H.S. Janes HRS, A-306, located at 4301 Gazola Street** in the City of Texarkana, Bowie County, Texas, from **Single Family-2 to Agriculture.**

Attachment: 2023-072 ORD rez 4301 Gazola signed (4018 : 2023-072 ORD rezoning SF-2 to Agriculture at 4301 Gazola St.)

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 **10th of July, 2023.**

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

7:14p.m.

Attachment: 2023-072 ORD rez 4301 Gazola signed (4018 : 2023-072 ORD rezoning SF-2 to Agriculture at 4301 Gazola St.)

City of Texarkana, Texas

Version:

Briefing Sheet

Update Date: 5/24/2023 9:29 AM

Lead Department:	Planning & Zoning Commission	**Action Officer:**	Laura Puckett, Zoning Administrator
Subject:	Ordinance No. 2023-073 rezoning Lot 22, Block 6, H.S. Janes HRS, A-306, located at 1312 Letter Carrier Drive. Single Family-2 to Agriculture. Inez Dixon, owner, and Charles Griffin, Jr., agent.		

Briefing: 7/10/2023 **Public Hearing:** 7/10/2023 **Council Vote:** 7/10/2023

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 Inez Dixon, owner, and Charles Griffin Jr., agent to rezone Lot 22, Block 6, H.S. Janes HRS, A-306, located at 1312 Letter Carrier Drive from Single Family-2 to Agriculture.

The adjacent zoning is Single Family-2 to the south and north, Loop1512/I369 to the west, Commercial to the east. The adjacent land use is trucking company to the north, residential to the east, vacant land to the south and Loop1512/I369 to the west.

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

Staff recommends for denial of this request as it conflicts with the Future Land Use Map and the Comprehensive Plan.

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

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

Potential Options:

Approve or Deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends for denial of this request as it conflicts with the Future Land Use Map and the Comprehensive Plan.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

The Planning and Zoning Commission unanimously recommended for approval.

Advisory Board/Committee Meeting Date and Minutes:

May 1, 2023

Attachments

a. 2023-073 ORD Rezoning 1312 Letter Carrier Dr (DOCX)
b. 2023-073 ATTH 01 (Maps) (PDF)
c. 2023-073 Goals & Perspectives (DOCX)
d. 2023-073 ORD rez 1312 Letter Carrier signed (PDF)

Staff Coordination

Building Code Administration	Mashell Daniel	Reviewer	Completed	05/31/2023 1:26 PM
Public Works Department	Dusty Henslee	Reviewer	Completed	06/05/2023 10:21 AM
City Manager	David Orr	Reviewer	Completed	06/05/2023 3:44 PM
City Council	Jennifer Evans	Meeting	Completed	06/20/2023 6:00 PM

Meeting History

Z-23-13

ORDINANCE NO. 2023-073

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY OF TEXARKANA, TEXAS, BY REZONING LOT 22, BLOCK 6, H. S. JANES HRS, A-306, LOCATED AT 1312 LETTER CARRIER DRIVE, IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, FROM SINGLE FAMILY-2 TO AGRICULTURE; 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 **Lot 22, Block 6, H.S. Janes HRS, A-306, located at 1312 Letter Carrier Drive,** in the City of Texarkana, Bowie County, Texas, from **Single Family-2 to Agriculture**; 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-2 to Agriculture on Lot 22, Block 6, H.S. Janes HRS, A-306, located at 1312 Letter Carrier Drive** 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-2 to Agriculture**; 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-2 to Agriculture** 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 the **Lot 22, Block 6, H.S. Janes HRS, A-306, located at 1312 Letter Carrier Drive** in the City of Texarkana, Bowie County, Texas, from **Single Family-2 to Agriculture.**

Attachment: 2023-073 ORD Rezoning 1312 Letter Carrier Dr (4020 : 2023-073 ORD rezoning from SF-2 to Agriculture at 1312 Letter Carrier Dr.)

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 **10th of July, 2023.**

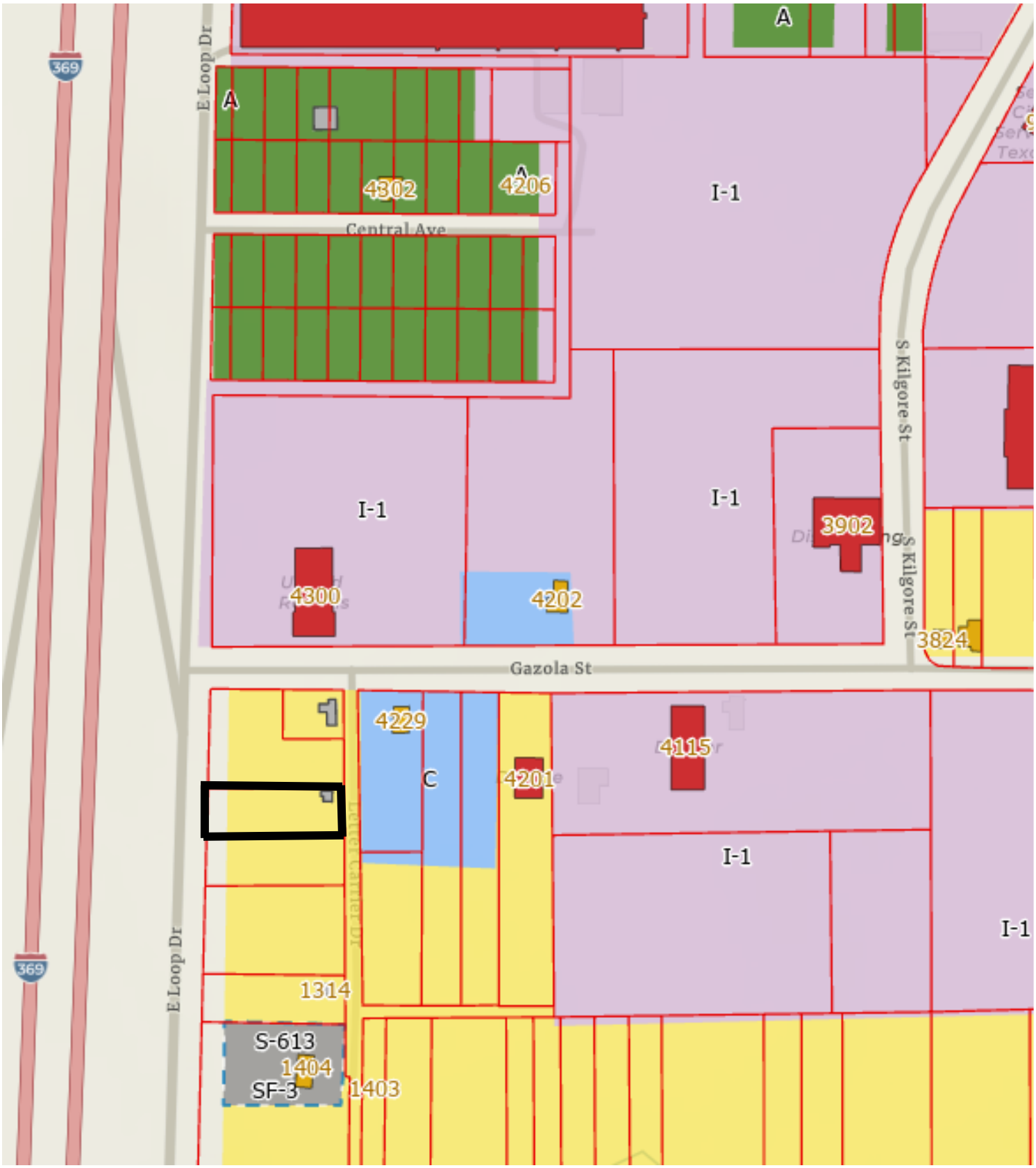
ATTEST:

_____	_____
JENNIFER EVANS, CITY SECRETARY	BOB BRUGGEMAN, MAYOR

Attachment: 2023-073 ORD Rezoning 1312 Letter Carrier Dr (4020 : 2023-073 ORD rezoning from SF-2 to Agriculture at 1312 Letter Carrier Dr.)

2023-073 ATTH 01
Z-23-13

1312 Letter Carrier Rd



Attachment: 2023-073 ATTH 01 (Maps) (4020 : 2023-073 ORD rezoning from SF-2 to Agriculture at 1312 Letter Carrier Dr.)

2023-073 ATTH 01
Z-23-13

1312 Letter Carrier Rd



Attachment: 2023-073 ATTH 01 (Maps) (4020 : 2023-073 ORD rezoning from SF-2 to Agriculture at 1312 Letter Carrier Dr.)

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: 2023-073 Goals & Perspectives (4020 : 2023-073 ORD rezoning from SF-2 to Agriculture at 1312 Letter Carrier Dr.)

Z-23-13

ORDINANCE NO. 2023-073

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY OF TEXARKANA, TEXAS, BY REZONING LOT 22, BLOCK 6, H. S. JANES HRS, A-306, LOCATED AT 1312 LETTER CARRIER DRIVE, IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, FROM SINGLE FAMILY-2 TO AGRICULTURE; 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 **Lot 22, Block 6, H.S. Janes HRS, A-306, located at 1312 Letter Carrier Drive,** in the City of Texarkana, Bowie County, Texas, from **Single Family-2 to Agriculture**; 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-2 to Agriculture on Lot 22, Block 6, H.S. Janes HRS, A-306, located at 1312 Letter Carrier Drive** 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-2 to Agriculture**; 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-2 to Agriculture** 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 the **Lot 22, Block 6, H.S. Janes HRS, A-306, located at 1312 Letter Carrier Drive** in the City of Texarkana, Bowie County, Texas, from **Single Family-2 to Agriculture.**

Attachment: 2023-073 ORD rez 1312 Letter Carrier signed (4020 : 2023-073 ORD rezoning from SF-2 to Agriculture at 1312 Letter Carrier Dr.)

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 **10th of July, 2023.**

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

7:18 p.m.

Attachment: 2023-073 ORD rez 1312 Letter Carrier signed (4020 : 2023-073 ORD rezoning from SF-2 to Agriculture at 1312 Letter Carrier Dr.)

City of Texarkana, Texas

Version:

Briefing Sheet

Update Date: 6/12/2023 9:26 AM

Lead Department:	Planning & Zoning Commission	**Action Officer:**	Laura Puckett, Zoning Administrator
Subject:	Ordinance No. 2023-083 granting a Specific Use Permit to allow an RV Park on the WPT Lot 20 All 21, Block 6, H.S. Janes HRS, A-306, located at 4307 Gazola Street. Inez Dixon, owner and Charles Griffin Jr., agent.		

Briefing: 7/10/2023 **Public Hearing:** 7/10/2023 **Council Vote:** 7/10/2023

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 Inez Dixon, owner, and Charles Griffin Jr., agent for a Specific Use Permit to allow an RV Park on the WPT Lot 20 All 21, Block 6, H.S. Janes HRS, A-306, located at 4307 Gazola Street. The current property is vacant land.

The adjacent zoning is Industrial-1 to the north, Commercial to the east, Single Family-2 to the south and Loop1512/I369 to the west. The adjacent land use is trucking company to the north, residential to the east, vacant land to the south and auto body repair facility north, and residential to the south, Loop1512/I369 to the west.

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

Staff recommends for denial of this request as it conflicts with the Future Land Use Map and the Comprehensive Plan. However, if this request is approved, staff recommends placing a Planned Development on this SUP and would request the following stipulations:

1. Restrict use to RV Park only. All future uses will be required to obtain site plan approval.
2. That applicant must designate front yard and side yards.
3. The site plan needs to be adjusted for the front yard and side yard setbacks. No RV’s pad site allowed inside setbacks.
4. Restrict renters to a temporary 90 day stay in one spot.
5. Entrance and inside driveway must be hard surface (engineered concrete or asphalt). RV sites can be hard surface (engineered concrete or asphalt) or engineered gravel.
6. No permanent structures allowed including but not limited to, awning covers, storage buildings/sheds. The only exception will be the office building and fencing.

7. 35’ pole sign 48 sq ft in size.
8. Downward facing lighting.
9. Privacy fence the property.
10. Screened dumpster site.
11. Office building must be built to code. No storage building for office use.

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 drainage ordinance and stormwater design manual, building codes, setbacks, subdivision, fire, parking, drainage, water and sewer prior to the issuance of building permits.

Potential Options:

Approve or Deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends for denial of this request as it conflicts with the Future Land Use Map and the Comprehensive Plan. However, if this request is approved, staff recommends placing a Planned Development on this SUP and would request the following stipulations:

1. Restrict use to RV Park only. All future uses will be required to obtain site plan approval.
2. That applicant must designate front yard and side yards.
3. The site plan needs to be adjusted for the front yard and side yard setbacks. No RV’s pad site allowed inside setbacks.
4. Restrict renters to a temporary 90 day stay in one spot.
5. Entrance and inside driveway must be hard surface (engineered concrete or asphalt). RV sites can be hard surface (engineered concrete or asphalt) or engineered gravel.
6. No permanent structures allowed including but not limited to, awning covers, storage buildings/sheds. The only exception will be the office building and fencing.
7. 35’ pole sign 48 sq ft in size.
8. Downward facing lighting.
9. Privacy fence the property.
10. Screened dumpster site.
11. Office building must be built to code. No storage building for office use.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

The Planning and Zoning Commission unanimously recommended approval of this request with a Planned Development designation placed.

Advisory Board/Committee Meeting Date and Minutes:

June 5, 2023

Attachments

a. 2023-083 ORD granting SUP at 4307 Gazola (DOCX)
b. 2023-083 ATTH 01 (Maps) (PDF)
c. 2023-083 ATTH 02 (Site Plan) (PDF)
d. 2023-083 Goals & Perspectives (DOCX)
e. 2023-083 ORD SUP RV Park 4307 Gazola signed (PDF)

Staff Coordination

Building Code Administration		Mashell Daniel	Reviewer	Completed
	06/12/2023 2:22 PM			
Public Works Department		Dusty Henslee	Reviewer	Completed
	06/12/2023 4:18 PM			
City Manager	David Orr	Reviewer	Completed	06/12/2023 4:23 PM
City Council	Jennifer Evans	Meeting	Completed	06/20/2023 6:00 PM

Meeting History

S-779

ORDINANCE NO. 2023-083

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-779 TO ALLOW THE LOCATION OF AN RV PARK ON THE WPT LOT 20 ALL LOT 21, BLOCK 6, H.S. JANES HRS, A-306, LOCATED AT 4307 GAZOLA 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 the location of an RV Park **on the WPT of Lot 20 All Lot 21, Block 6, H.S. Janes HRS, A-306, located at 4307 Gazola 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 with a Planned Development designation placed to allow the location of an RV Park** 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-779 for the location of an RV Park on the WPT of Lot 20 All Lot 21, Block 6, H.S. Janes HRS, A-306, located at 4307 Gazola Street,** in the City of Texarkana, Bowie County, Texas.

Attachment: 2023-083 ORD granting SUP at 4307 Gazola (4036 : 2023-083 ORD SUP to allow an RV Park at 4307 Gazola Street)

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

1. Restrict use to RV Park only. All future uses will be required to obtain site plan approval.
2. That applicant must designate front yard and side yards.
3. The site plan needs to be adjusted for the front yard and side yard setbacks. No RV's pad site allowed inside setbacks.
4. Restrict renters to a temporary 90-day stay in one spot.
5. Entrance and inside driveway must be hard surface (engineered concrete or asphalt). RV sites can be hard surface (engineered concrete or asphalt) or engineered gravel.
6. No permanent structures allowed including but not limited to, awning covers, storage buildings/sheds. The exception to this is the office building and fencing.
7. A thirty-five foot (35') pole sign 48 sq ft in size.
8. Downward facing lighting.
9. Privacy fence the property.
10. Screened dumpster site.
11. Office building must be built to code. No storage building for office use.

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: 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 **10th day of July, 2023.**

ATTEST:

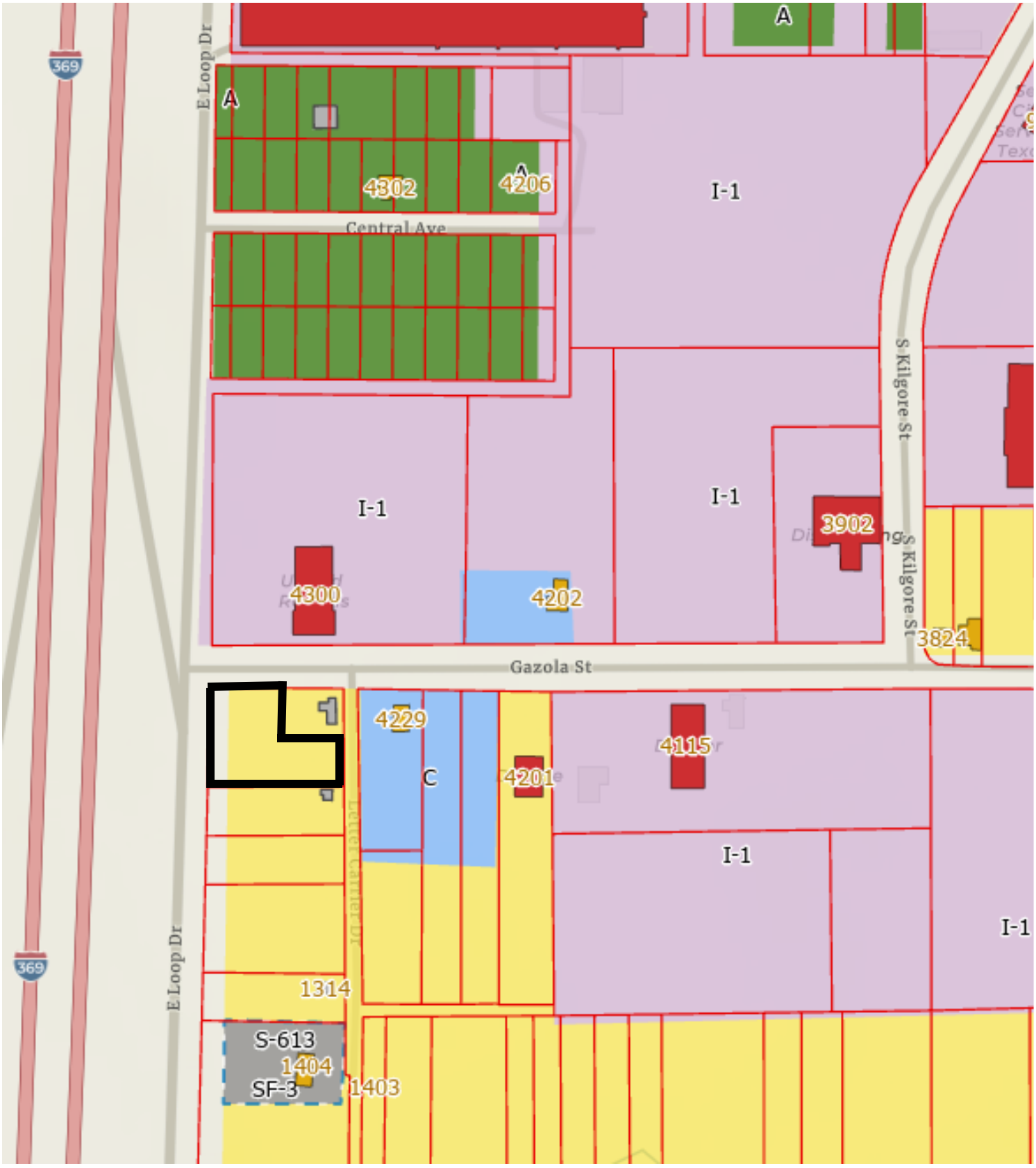
_____ _____

JENNIFER EVANS, CITY SECRETARY BOB BRUGGEMAN, MAYOR

Attachment: 2023-083 ORD granting SUP at 4307 Gazola (4036 : 2023-083 ORD SUP to allow an RV Park at 4307 Gazola Street)

2023-083 ATTH 01

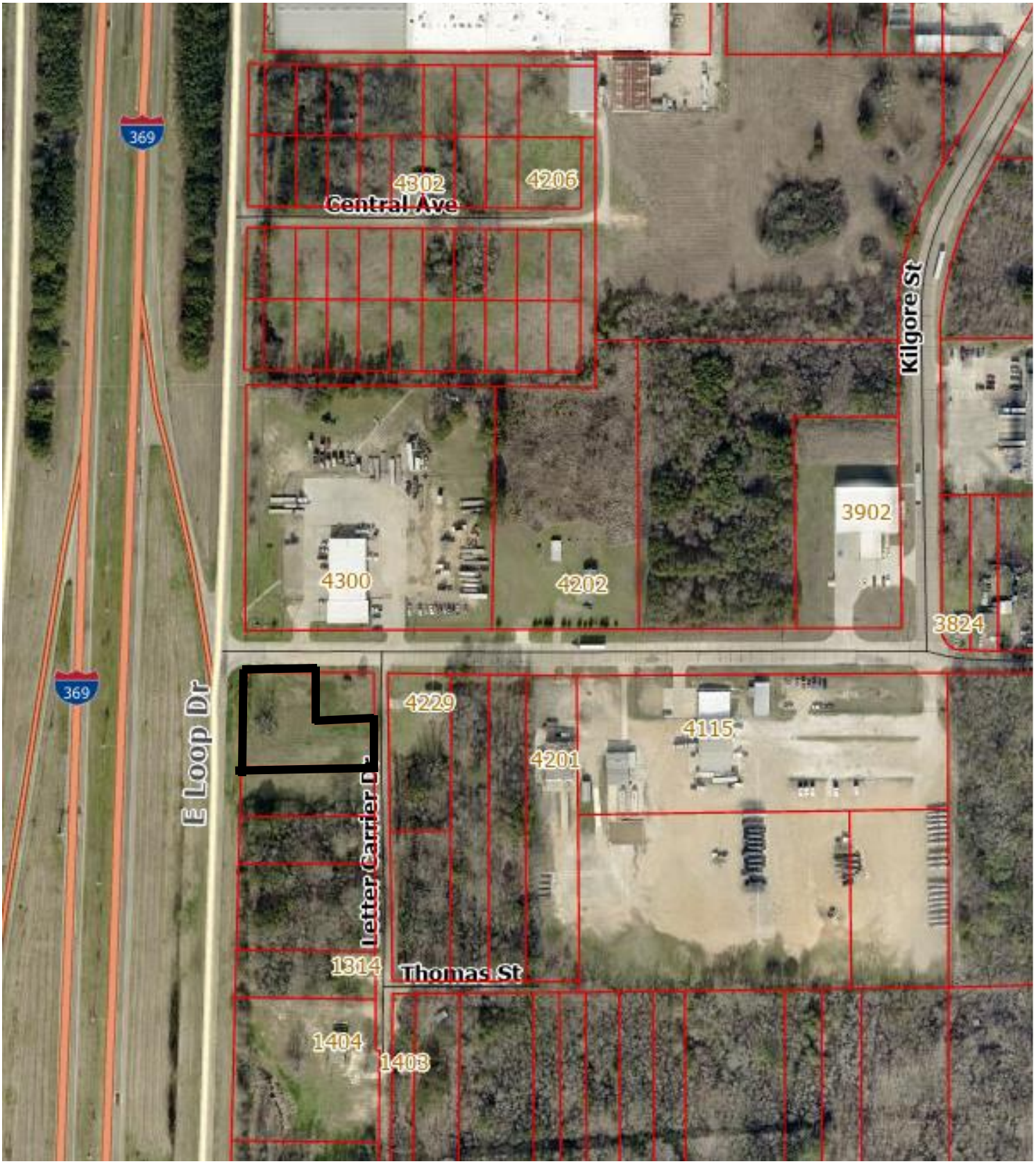
4307 Gazola Street



Attachment: 2023-083 ATTH 01 (Maps) (4036 : 2023-083 ORD SUP to allow an RV Park at 4307 Gazola Street)

2023-083 ATTH 01

4307 Gazola Street

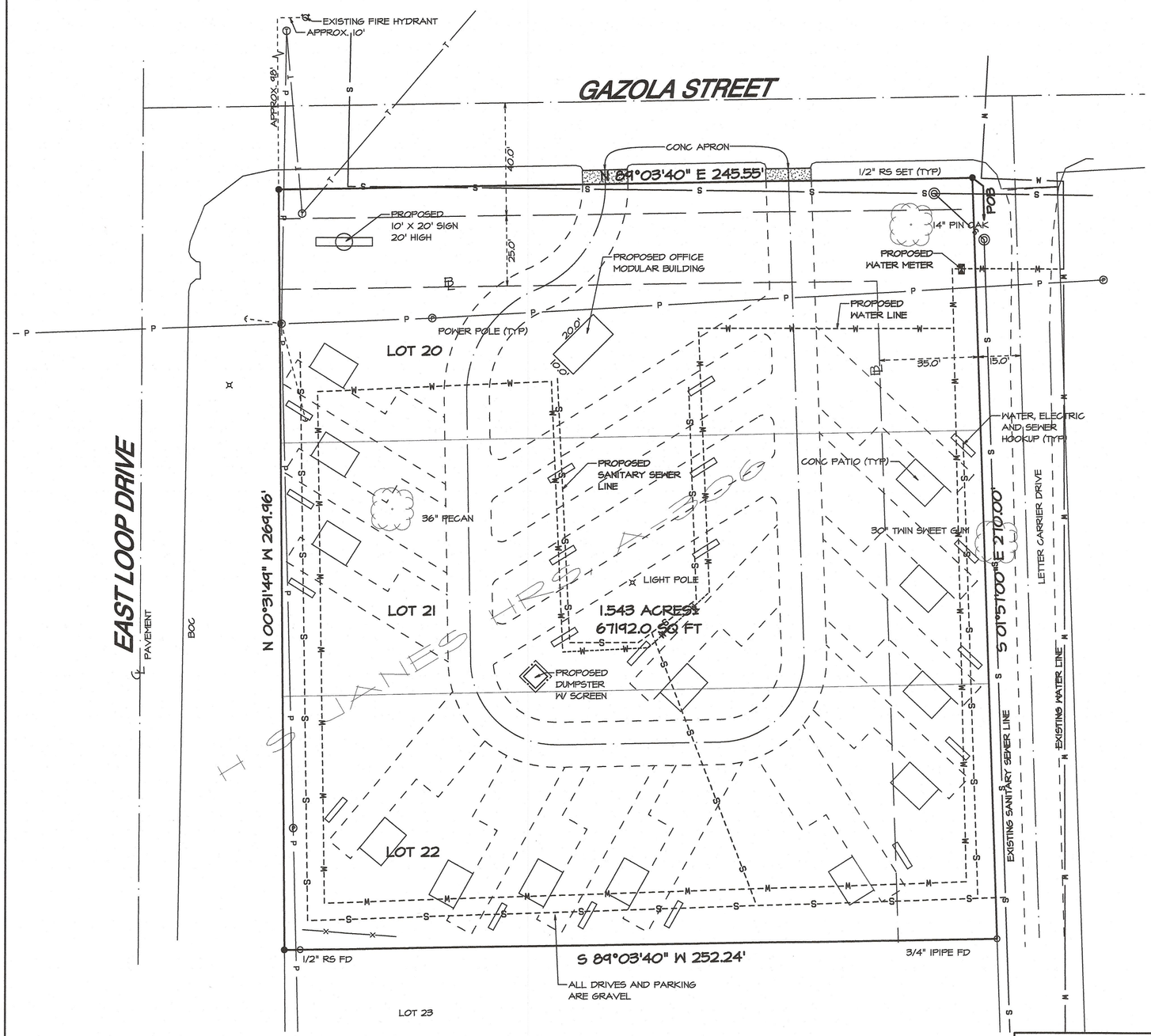


Attachment: 2023-083 ATTH 01 (Maps) (4036 : 2023-083 ORD SUP to allow an RV Park at 4307 Gazola Street)

2023-083 ATTH 02

S-779

30 0 30
GRAPHIC SCALE IN FEET



THIS IS TO CERTIFY: that the plat hereon is a true representation of the above described property as determined by survey; the lines and dimensions of said property being as indicated by the plat. There are no encroachments, conflicts or protrusions, except as shown. This property does not appear to lie within a Special Flood Hazard Area as per FIRM Community Panel No. 4800600365E with an Effective Date of December 21, 2017.

STATE OF TEXAS
REGISTERED
RICHARD V. HALL JR.
No.2001
PROFESSIONAL
LAND SURVEYOR

SITE PLAN

1.543 ACRES±
H S JANES HRS, A-306
TEXARKANA, BOWIE COUNTY, TEXAS

Drawn: ADM	Checked: RVHjr
Cert.: 2001	FB: DATA COLL
Date: 5/16/23	File: 2023-004.pro
Revisions:	
DRAWING NO. 2023-004-01-01C	

PREPARED FOR:
CHARLES GRIFFIN

HALL SURVEYING & ENGINEERING, INC.
Surveying, Engineering and Land Planning Services
403 East 9th Street, Texarkana, Arkansas 71854
Phone: 870-773-8531 Toll Free: 888-440-4255 Fax: 870-773-8532
TX Firm 10031200 www.HSEonline.net
5/16/2023 10:39

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Attachment: 2023-083 ATTH 02 (Site Plan) (4036 : 2023-083 ORD SUP to allow an RV Park at 4307 Gazola 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: 2023-083 Goals & Perspectives (4036 : 2023-083 ORD SUP to allow an RV Park at 4307 Gazola Street)

S-779

ORDINANCE NO. 2023-083

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-779 TO ALLOW THE LOCATION OF AN RV PARK ON THE WPT LOT 20 ALL LOT 21, BLOCK 6, H.S. JANES HRS, A-306, LOCATED AT 4307 GAZOLA 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 the location of an RV Park **on the WPT of Lot 20 All Lot 21, Block 6, H.S. Janes HRS, A-306, located at 4307 Gazola 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 with a Planned Development designation placed to allow the location of an RV Park** 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-779 for the location of an RV Park on the WPT of Lot 20 All Lot 21, Block 6, H.S. Janes HRS, A-306, located at 4307 Gazola Street,** in the City of Texarkana, Bowie County, Texas.

Attachment: 2023-083 ORD SUP RV Park 4307 Gazola signed (4036 : 2023-083 ORD SUP to allow an RV Park at 4307 Gazola Street)

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

1. Restrict use to RV Park only. All future uses will be required to obtain site plan approval.
2. That applicant must designate front yard and side yards.
3. The site plan needs to be adjusted for the front yard and side yard setbacks. No RV's pad site allowed inside setbacks.
4. Restrict renters to a temporary 90-day stay in one spot.
5. Entrance and inside driveway must be hard surface (engineered concrete or asphalt). RV sites can be hard surface (engineered concrete or asphalt) or engineered gravel.
6. No permanent structures allowed including but not limited to, awning covers, storage buildings/sheds. The exception to this is the office building and fencing.
7. A thirty-five foot (35') pole sign 48 sq ft in size.
8. Downward facing lighting.
9. Privacy fence the property.
10. Screened dumpster site.
11. Office building must be built to code. No storage building for office use.

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: 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 **10th day of July, 2023.**

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

7:21 p.m.

Attachment: 2023-083 ORD SUP RV Park 4307 Gazola signed (4036 : 2023-083 ORD SUP to allow an RV Park at 4307 Gazola Street)

City of Texarkana, Texas

Version:

Briefing Sheet

Update Date: 6/12/2023 9:30 AM

Lead Department:	Planning & Zoning Commission	**Action Officer:**	Laura Puckett, Zoning Administrator
Subject:	Ordinance No. 2023-084 granting a Specific Use Permit to allow an RV Park on the EPT Lot 20, Block 6, H.S. Janes HRS, A-306, located at 4301 Gazola Street. Inez Dixon, owner and Charles Griffin Jr., agent.		

Briefing: 7/10/2023 **Public Hearing:** 7/10/2023 **Council Vote:** 7/10/2023

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 Inez Dixon, owner, and Charles Griffin Jr., agent for a Specific Use Permit to allow an RV Park on the EPT Lot 20, Block 6, H.S. Janes HRS, A-306, located at 4301 Gazola Street. The current property is vacant land.

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

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

Staff recommends for denial of this request as it conflicts with the Future Land Use Map and the Comprehensive Plan. However, if this request is approved, staff recommends placing a Planned Development on this SUP and would request the following stipulations:

1. Restrict use to RV Park only. All future uses will be required to obtain site plan approval.
2. That applicant must designate front yard and side yards.
3. The site plan needs to be adjusted for the front yard and side yard setbacks. No RV’s pad site allowed inside setbacks.
4. Restrict renters to a temporary 90 day stay in one spot.
5. Entrance and inside driveway must be hard surface (engineered concrete or asphalt). RV sites can be hard surface (engineered concrete or asphalt) or engineered gravel.
6. No permanent structures allowed including but not limited to, awning covers, storage buildings/sheds. The only exception will be the office building and fencing.
7. 35’ pole sign 48 sq ft in size.

8. Downward facing lighting.
9. Privacy fence the property.
10. Screened dumpster site.
11. Office building must be built to code. No storage building for office use.

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 drainage ordinance and stormwater design manual, building codes, setbacks, subdivision, fire, parking, drainage, water and sewer prior to the issuance of building permits.

Potential Options:

Approve or Deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends for denial of this request as it conflicts with the Future Land Use Map and the Comprehensive Plan. However, if this request is approved, staff recommends placing a Planned Development on this SUP and would request the following stipulations:

1. Restrict use to RV Park only. All future uses will be required to obtain site plan approval.
2. That applicant must designate front yard and side yards.
3. The site plan needs to be adjusted for the front yard and side yard setbacks. No RV's pad site allowed inside setbacks.
4. Restrict renters to a temporary 90 day stay in one spot.
5. Entrance and inside driveway must be hard surface (engineered concrete or asphalt). RV sites can be hard surface (engineered concrete or asphalt) or engineered gravel.
6. No permanent structures allowed including but not limited to, awning covers, storage buildings/sheds. The only exception will be the office building and fencing.
7. 35' pole sign 48 sq ft in size.
8. Downward facing lighting.
9. Privacy fence the property.
10. Screened dumpster site.
11. Office building must be built to code. No storage building for office use.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

The Planning and Zoning Commission unanimously recommended for approval of this request with a Planned Development designation placed.

Advisory Board/Committee Meeting Date and Minutes:

June 5, 2023

Attachments

a. 2023-084 ORD granting SUP at 4301 Gazola (DOCX)
b. 2023-084 ATTH 01 (Maps) (PDF)
c. 2023-084 ATTH 02 (Site Plan) (PDF)
d. 2023-084 Goals & Perspectives (DOCX)
e. 2023-084 ORD SUP RV Park 4301 Gazola signed (PDF)

Staff Coordination

Building Code Administration		Mashell Daniel	Reviewer	Completed
	06/12/2023 2:23 PM			
Public Works Department		Dusty Henslee	Reviewer	Completed
	06/12/2023 4:18 PM			
City Manager	David Orr	Reviewer	Completed	06/12/2023 4:42 PM
City Council	Jennifer Evans	Meeting	Completed	06/20/2023 6:00 PM

Meeting History

S-780

ORDINANCE NO. 2023-084

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-780 TO ALLOW THE LOCATION OF AN RV PARK ON THE EPT LOT 20, BLOCK 6, H.S. JANES HRS, A-306, LOCATED AT 4301 GAZOLA 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 the location of an RV Park **on the EPT of Lot 20, Block 6, H.S. Janes HRS, A-306, located at 4301 Gazola 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 with a Planned Development designation placed to allow the location of an RV Park** 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-780 for the location of an RV Park on the EPT of Lot 20, Block 6, H.S. Janes HRS, A-306, located at 4301 Gazola Street,** in the City of Texarkana, Bowie County, Texas.

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

1. Restrict use to RV Park only. All future uses will be required to obtain site plan approval.
2. That applicant must designate front yard and side yards.

Attachment: 2023-084 ORD granting SUP at 4301 Gazola (4037 : 2023-084 ORD SUP to allow an RV Park at 4301 Gazola Street)

3. The site plan needs to be adjusted for the front yard and side yard setbacks. No RV's pad site allowed inside setbacks.
4. Restrict renters to a temporary 90-day stay in one spot.
5. Entrance and inside driveway must be hard surface (engineered concrete or asphalt). RV sites can be hard surface (engineered concrete or asphalt) or engineered gravel.
6. No permanent structures allowed including but not limited to, awning covers, storage buildings/sheds. The exception to this is the office building and fencing.
7. A thirty-five foot (35') pole sign 48 sq ft in size.
8. Downward facing lighting.
9. Privacy fence the property.
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11. Office building must be built to code. No storage building for office use.

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: 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 **10th day of July, 2023.**

ATTEST:

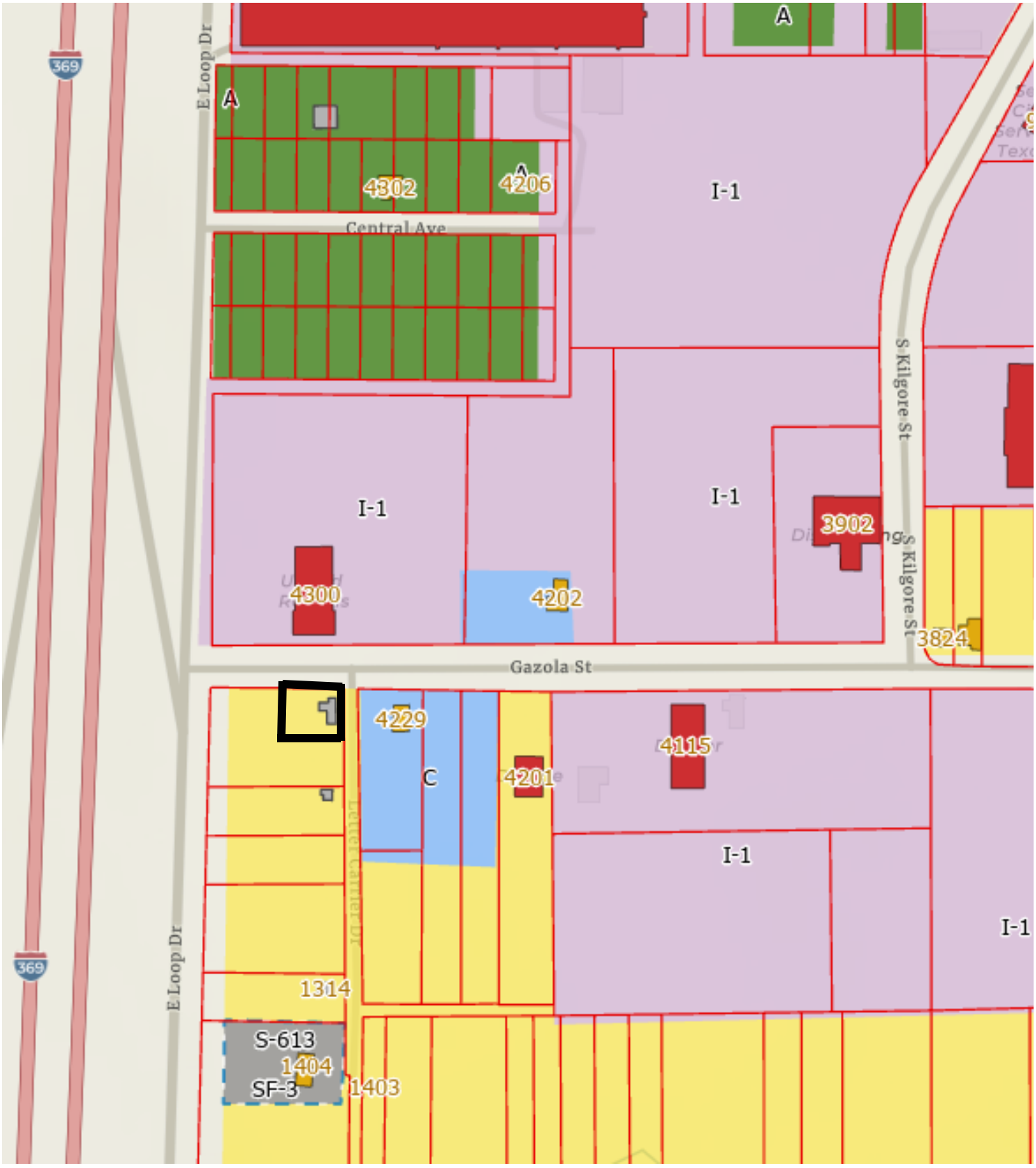
_____ _____

JENNIFER EVANS, CITY SECRETARY BOB BRUGGEMAN, MAYOR

Attachment: 2023-084 ORD granting SUP at 4301 Gazola (4037 : 2023-084 ORD SUP to allow an RV Park at 4301 Gazola Street)

2023-084 ATTH 01

4301 Gazola Street



Attachment: 2023-084 ATTH 01 (Maps) (4037 : 2023-084 ORD SUP to allow an RV Park at 4301 Gazola Street)

2023-084 ATTH 01

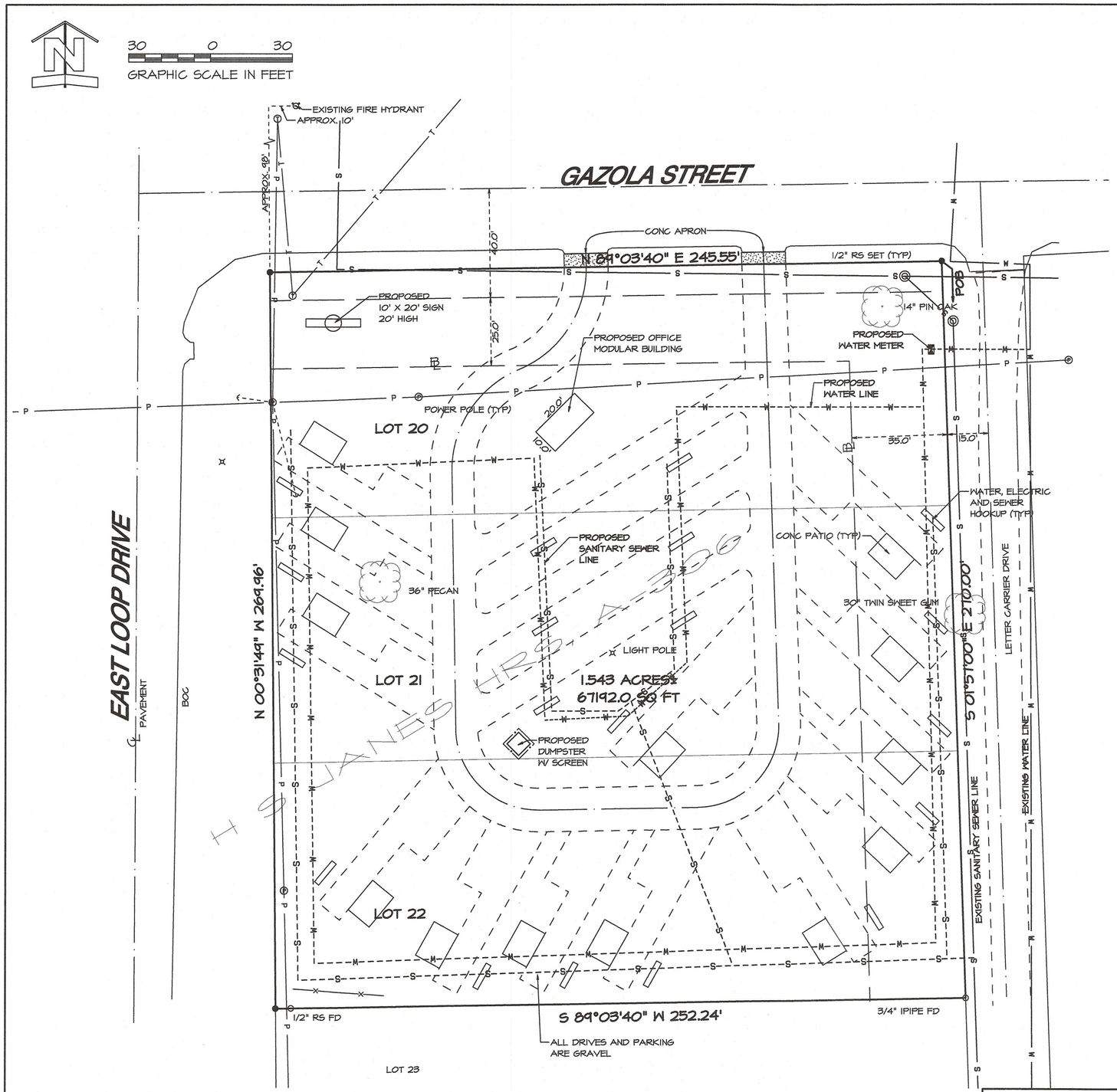
4301 Gazola Street



Attachment: 2023-084 ATTH 01 (Maps) (4037 : 2023-084 ORD SUP to allow an RV Park at 4301 Gazola Street)

2023-084 ATTH 02

S-780



THIS IS TO CERTIFY: that the plat hereon is a true representation of the above described property as determined by survey; the lines and dimensions of said property being as indicated by the plat. There are no encroachments, conflicts or protrusions, except as shown. This property does not appear to lie within a Special Flood Hazard Area as per FIRM Community Panel No. 4800600365E with an Effective Date of December 21, 2017.

STATE OF TEXAS
REGISTERED
RICHARD V. HALL JR.
No.2001
PROFESSIONAL
LAND SURVEYOR

SITE PLAN

1.543 ACRES±
H S JANES HRS, A-306
TEXARKANA, BOWIE COUNTY, TEXAS

PREPARED FOR:
CHARLES GRIFFIN

Drawn: ADM	Checked: RVHjr
Cert.: 2001	FB: DATA COLL
Date: 5/16/23	File: 2023-004.pro
Revisions:	
DRAWING NO. 2023-004-01-01C	

HALL SURVEYING & ENGINEERING, INC.
Surveying, Engineering and Land Planning Services
403 East 9th Street, Texarkana, Arkansas 71854
Phone: 870-773-8531 Toll Free: 888-440-4255 Fax: 870-773-8532
TX Firm 10031200 www.HSEonline.net
5/16/2023 10:39

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Attachment: 2023-084 ATTH 02 (Site Plan) (4037 : 2023-084 ORD SUP to allow an RV Park at 4301 Gazola 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: 2023-084 Goals & Perspectives (4037 : 2023-084 ORD SUP to allow an RV Park at 4301 Gazola Street)

S-780

ORDINANCE NO. 2023-084

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-780 TO ALLOW THE LOCATION OF AN RV PARK ON THE EPT LOT 20, BLOCK 6, H.S. JANES HRS, A-306, LOCATED AT 4301 GAZOLA 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 the location of an RV Park **on the EPT of Lot 20, Block 6, H.S. Janes HRS, A-306, located at 4301 Gazola 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 with a Planned Development designation placed to allow the location of an RV Park** 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-780 for the location of an RV Park on the EPT of Lot 20, Block 6, H.S. Janes HRS, A-306, located at 4301 Gazola Street,** in the City of Texarkana, Bowie County, Texas.

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

1. Restrict use to RV Park only. All future uses will be required to obtain site plan approval.
2. That applicant must designate front yard and side yards.

Attachment: 2023-084 ORD SUP RV Park 4301 Gazola signed (4037 : 2023-084 ORD SUP to allow an RV Park at 4301 Gazola Street)

3. The site plan needs to be adjusted for the front yard and side yard setbacks. No RV's pad site allowed inside setbacks.
4. Restrict renters to a temporary 90-day stay in one spot.
5. Entrance and inside driveway must be hard surface (engineered concrete or asphalt). RV sites can be hard surface (engineered concrete or asphalt) or engineered gravel.
6. No permanent structures allowed including but not limited to, awning covers, storage buildings/sheds. The exception to this is the office building and fencing.
7. A thirty-five foot (35') pole sign 48 sq ft in size.
8. Downward facing lighting.
9. Privacy fence the property.
10. Screened dumpster site.
11. Office building must be built to code. No storage building for office use.

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: 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 **10th day of July, 2023.**

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

7:22p.m.

Attachment: 2023-084 ORD SUP RV Park 4301 Gazola signed (4037 : 2023-084 ORD SUP to allow an RV Park at 4301 Gazola Street)

City of Texarkana, Texas

Version:

Briefing Sheet

Update Date: 6/12/2023 9:32 AM

Lead Department:	Planning & Zoning Commission	**Action Officer:**	Laura Puckett, Zoning Administrator
Subject:	Ordinance No. 2023-085 granting a Specific Use Permit to allow an RV Park on the Lot 22, Block 6, H.S. Janes HRS, A-306, located at 1312 Letter Carrier Drive. Inez Dixon, owner and Charles Griffin Jr., agent.		

Briefing: 7/10/2023 **Public Hearing:** 7/10/2023 **Council Vote:** 7/10/2023

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 Inez Dixon, owner, and Charles Griffin Jr., agent for a Specific Use Permit to allow an RV Park on Lot 22, Block 6, H.S. Janes HRS, A-306, located at 1312 Letter Carrier Drive. The current property is vacant land.

The adjacent zoning is Single Family-2 to the south and north, Loop1512/I369 to the west, Commercial to the east. The adjacent land use is trucking company to the north, residential to the east, vacant land to the south and Loop1512/I369 to the west.

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

Staff recommends for denial of this request as it conflicts with the Future Land Use Map and the Comprehensive Plan. However, if this request is approved, staff recommends placing a Planned Development on this SUP and would request the following stipulations:

1. Restrict use to RV Park only. All future uses will be required to obtain site plan approval.
2. That applicant must designate front yard and side yards.
3. The site plan needs to be adjusted for the front yard and side yard setbacks. No RV’s pad site allowed inside setbacks.
4. Restrict renters to a temporary 90 day stay in one spot.
5. Entrance and inside driveway must be hard surface (engineered concrete or asphalt). RV sites can be hard surface (engineered concrete or asphalt) or engineered gravel.
6. No permanent structures allowed including but not limited to, awning covers, storage buildings/sheds. The only exception will be the office building and fencing.
7. 35’ pole sign 48 sq ft in size.

8. Downward facing lighting.
9. Privacy fence the property.
10. Screened dumpster site.
11. Office building must be built to code. No storage building for office use.

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 drainage ordinance and stormwater design manual, building codes, setbacks, subdivision, fire, parking, drainage, water and sewer prior to the issuance of building permits.

Potential Options:

Approve or Deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends for denial of this request as it conflicts with the Future Land Use Map and the Comprehensive Plan. However, if this request is approved, staff recommends placing a Planned Development on this SUP and would request the following stipulations:

1. Restrict use to RV Park only. All future uses will be required to obtain site plan approval.
2. That applicant must designate front yard and side yards.
3. The site plan needs to be adjusted for the front yard and side yard setbacks. No RV's pad site allowed inside setbacks.
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6. No permanent structures allowed including but not limited to, awning covers, storage buildings/sheds. The only exception will be the office building and fencing.
7. 35' pole sign 48 sq ft in size.
8. Downward facing lighting.
9. Privacy fence the property.
10. Screened dumpster site.
11. Office building must be built to code. No storage building for office use.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

The Planning and Zoning Commission unanimously recommended for approval of this request with a Planned Development placed.

Advisory Board/Committee Meeting Date and Minutes:

June 5, 2023

Attachments

a. 2023-085 ORD granting SUP at 1312 Letter Carrier Dr (DOCX)
b. 2023-085 ATTH 01 (Maps) (PDF)
c. 2023-085 ATTH 02 (Site Plan) (PDF)
d. 2023-085 Goals & Perspectives (DOCX)
e. 2023-085 ORD SUP RV Park 1312 Letter Carrier signed (PDF)

Staff Coordination

Building Code Administration		Mashell Daniel	Reviewer	Completed
	06/12/2023 2:35 PM			
Public Works Department		Dusty Henslee	Reviewer	Completed
	06/12/2023 4:19 PM			
City Manager	David Orr	Reviewer	Completed	06/12/2023 4:42 PM
City Council	Jennifer Evans	Meeting	Completed	06/20/2023 6:00 PM

Meeting History

S-781

ORDINANCE NO. 2023-085

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-781 TO ALLOW THE LOCATION OF AN RV PARK ON LOT 22, BLOCK 6, H.S. JANES HRS, A-306, LOCATED AT 1312 LETTER CARRIER DRIVE, 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 the location of an RV Park **on Lot 22, Block 6, H.S. Janes HRS, A-306, located at 1312 Letter Carrier Drive**, 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 with a Planned Development designation placed to allow the location of an RV Park** 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-781 for the location of an RV Park on Lot 22, Block 6, H.S. Janes HRS, A-306, located at 1312 Letter Carrier Drive,** in the City of Texarkana, Bowie County, Texas.

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

1. Restrict use to RV Park only. All future uses will be required to obtain site plan approval.
2. That applicant must designate front yard and side yards.

Attachment: 2023-085 ORD granting SUP at 1312 Letter Carrier Dr (4038 : 2023-085 ORD SUP to allow an RV Park at 1312 Letter Carrier Drive)

3. The site plan needs to be adjusted for the front yard and side yard setbacks. No RV's pad site allowed inside setbacks.
4. Restrict renters to a temporary 90-day stay in one spot.
5. Entrance and inside driveway must be hard surface (engineered concrete or asphalt). RV sites can be hard surface (engineered concrete or asphalt) or engineered gravel.
6. No permanent structures allowed including but not limited to, awning covers, storage buildings/sheds. The exception to this is the office building and fencing.
7. A thirty-five foot (35') pole sign 48 sq ft in size.
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SECTION 3: All ordinances or parts of ordinances in conflict herewith are specifically repealed to the extent of such conflict.

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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 **10th day of July, 2023.**

ATTEST:

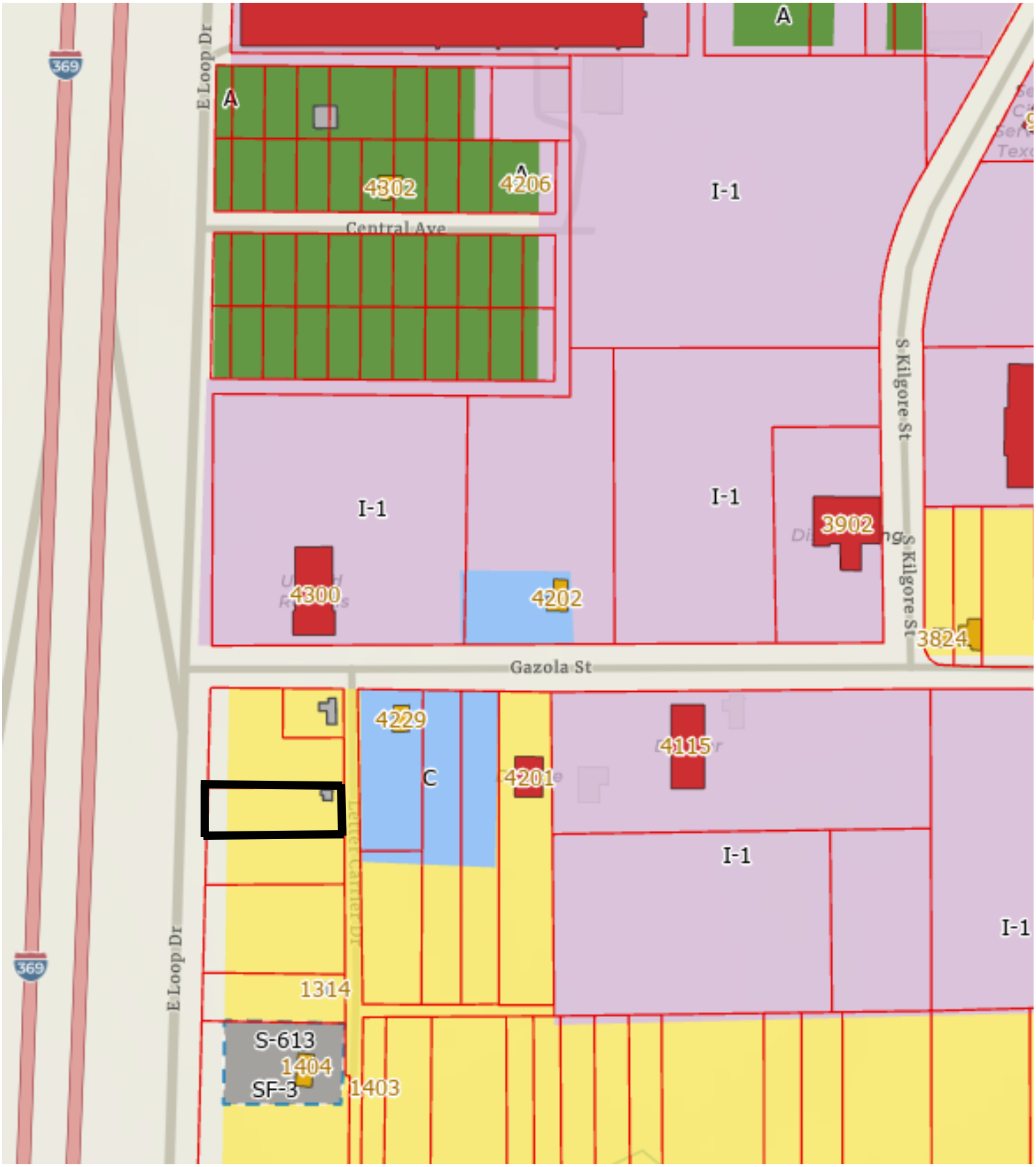
_____ _____

JENNIFER EVANS, CITY SECRETARY BOB BRUGGEMAN, MAYOR

Attachment: 2023-085 ORD granting SUP at 1312 Letter Carrier Dr (4038 : 2023-085 ORD SUP to allow an RV Park at 1312 Letter Carrier Drive)

2023-085 ATTH 01

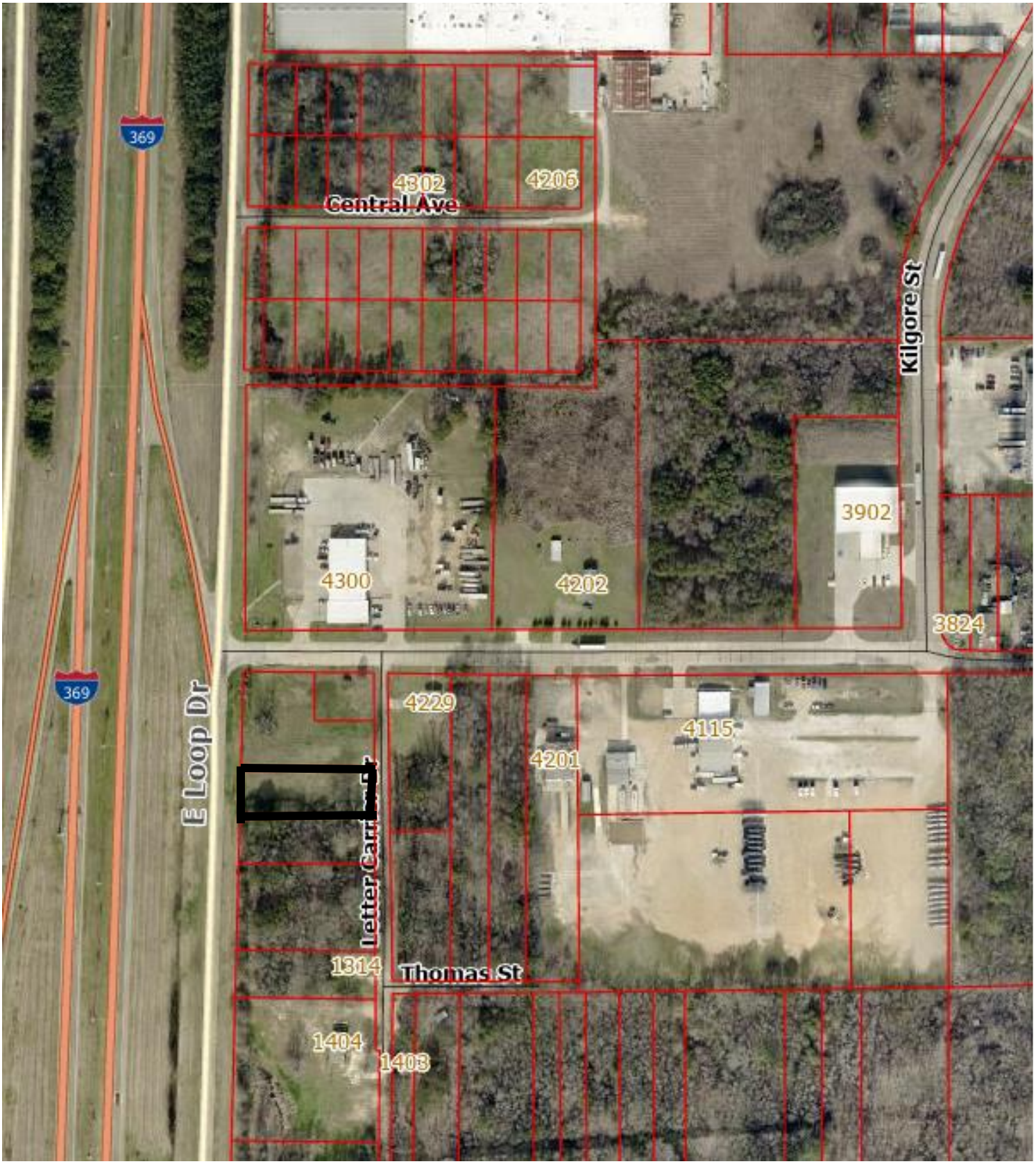
1312 Letter Carrier Rd



Attachment: 2023-085 ATTH 01 (Maps) (4038 : 2023-085 ORD SUP to allow an RV Park at 1312 Letter Carrier Drive)

2023-085 ATTH 01

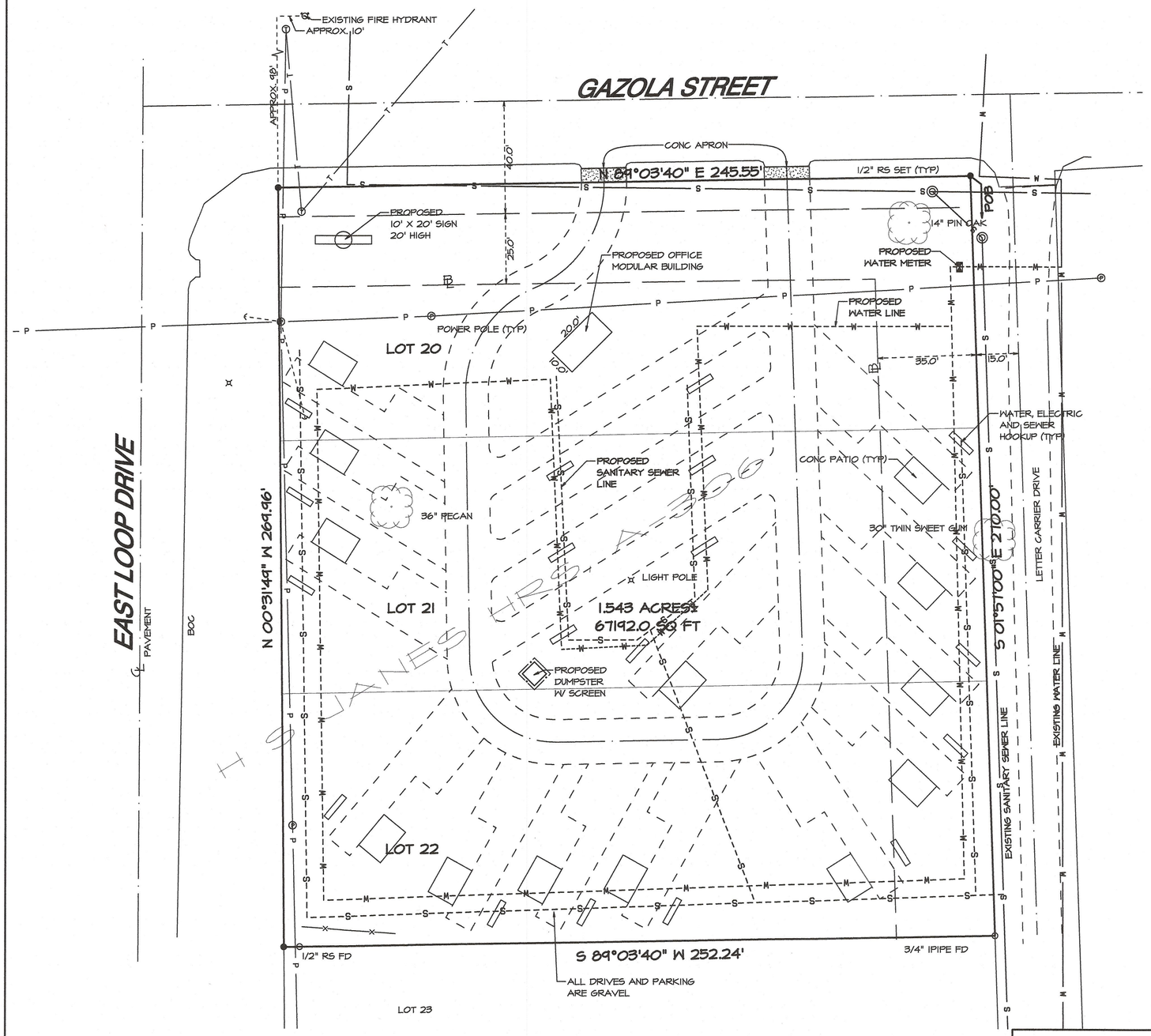
1312 Letter Carrier Rd



Attachment: 2023-085 ATTH 01 (Maps) (4038 : 2023-085 ORD SUP to allow an RV Park at 1312 Letter Carrier Drive)

2023-085 ATTH 02

30 0 30
GRAPHIC SCALE IN FEET



THIS IS TO CERTIFY: that the plat hereon is a true representation of the above described property as determined by survey; the lines and dimensions of said property being as indicated by the plat. There are no encroachments, conflicts or protrusions, except as shown. This property does not appear to lie within a Special Flood Hazard Area as per FIRM Community Panel No. 4800600365E with an Effective Date of December 21, 2017.

STATE OF TEXAS
REGISTERED
RICHARD V. HALL, JR.
No.2001
PROFESSIONAL
LAND SURVEYOR

SITE PLAN

1.543 ACRES±
H S JANES HRS, A-306
TEXARKANA, BOWIE COUNTY, TEXAS

PREPARED FOR: CHARLES GRIFFIN

Drawn: ADM	Checked: RVHjr
Cert.: 2001	FB: DATA COLL
Date: 5/16/23	File: 2023-004.pro
Revisions:	
DRAWING NO. 2023-004-01-01C	

HALL SURVEYING & ENGINEERING, INC.
Surveying, Engineering and Land Planning Services
403 East 9th Street, Texarkana, Arkansas 71854
Phone: 870-773-8531 Toll Free: 888-440-4255 Fax: 870-773-8532
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Attachment: 2023-085 ATTH 02 (Site Plan) (4038 : 2023-085 ORD SUP to allow an RV Park at 1312 Letter Carrier Drive)

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: 2023-085 Goals & Perspectives (4038 : 2023-085 ORD SUP to allow an RV Park at 1312 Letter Carrier Drive)

S-781

ORDINANCE NO. 2023-085

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-781 TO ALLOW THE LOCATION OF AN RV PARK ON LOT 22, BLOCK 6, H.S. JANES HRS, A-306, LOCATED AT 1312 LETTER CARRIER DRIVE, 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 the location of an RV Park **on Lot 22, Block 6, H.S. Janes HRS, A-306, located at 1312 Letter Carrier Drive**, 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 with a Planned Development designation placed to allow the location of an RV Park** 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-781 for the location of an RV Park on Lot 22, Block 6, H.S. Janes HRS, A-306, located at 1312 Letter Carrier Drive,** in the City of Texarkana, Bowie County, Texas.

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

1. Restrict use to RV Park only. All future uses will be required to obtain site plan approval.
2. That applicant must designate front yard and side yards.

Attachment: 2023-085 ORD SUP RV Park 1312 Letter Carrier signed (4038 : 2023-085 ORD SUP to allow an RV Park at 1312 Letter Carrier Drive)

3. The site plan needs to be adjusted for the front yard and side yard setbacks. No RV's pad site allowed inside setbacks.
4. Restrict renters to a temporary 90-day stay in one spot.
5. Entrance and inside driveway must be hard surface (engineered concrete or asphalt). RV sites can be hard surface (engineered concrete or asphalt) or engineered gravel.
6. No permanent structures allowed including but not limited to, awning covers, storage buildings/sheds. The exception to this is the office building and fencing.
7. A thirty-five foot (35') pole sign 48 sq ft in size.
8. Downward facing lighting.
9. Privacy fence the property.
10. Screened dumpster site.
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SECTION 3: All ordinances or parts of ordinances in conflict herewith are specifically repealed to the extent of such conflict.

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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 **10th day of July, 2023.**

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

7:22p.m.

Attachment: 2023-085 ORD SUP RV Park 1312 Letter Carrier signed (4038 : 2023-085 ORD SUP to allow an RV Park at 1312 Letter Carrier Drive)

City of Texarkana, Texas

Version:

Briefing Sheet

Update Date: 6/12/2023 9:13 AM

Lead Department:	Planning & Zoning Commission	**Action Officer:**	Laura Puckett, Zoning Administrator
Subject:	Ordinance No. 2023-086 amending PD-23-3(A) for site plan approval on WPT Lot 20 All 21, Block 6, H. S. Janes HRS, A-306, located at 4307 Gazola Street. Inez Dixon, owner, and Charles Griffin Jr., agent.		

Briefing: 7/10/2023 **Public Hearing:** 7/10/2023 **Council Vote:** 7/10/2023

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 Inez Dixon, owner, and Charles Griffin Jr., agent for site plan approval on the WPT Lot 20 All 21, Block 6, H.S. Janes HRS, A-306, located at 4307 Gazola Street. The current property is vacant land.

The adjacent zoning is Industrial-1 to the north, Commercial to the east, Single Family-2 to the south and Loop1512/I369 to the west. The adjacent land use is trucking company to the north, residential to the east, vacant land to the south and auto body repair facility north, and residential to the south, Loop151/I369 to the west.

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

Staff recommends for denial of this request as it conflicts with the Future Land Use Map and the Comprehensive Plan. However, the Planning and Zoning Commission placed a Planned Development designation therefore, staff recommends the following stipulations:

1. Restrict use to RV Park only. All future uses will be required to obtain site plan approval.
2. That applicant must designate front yard and side yards.
3. The site plan needs to be adjusted for the front yard and side yard setbacks. No RV’s pad site allowed inside setbacks.
4. Restrict renters to a temporary 90 day stay in one spot.
5. Entrance and inside driveway must be hard surface (engineered concrete or asphalt). RV sites can be hard surface (engineered concrete or asphalt) or engineered gravel.
6. No permanent structures allowed including but not limited to, awning covers, storage buildings/sheds. The exception to this is the office building and fencing.
7. 35’ pole sign 48 sq ft in size.

8. Downward facing lighting.
9. Privacy fence the property.
10. Screened dumpster site.
11. Office building must be built to code. No storage building for office use.

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 drainage ordinance and stormwater design manual, building codes, setbacks, subdivision, fire, parking, drainage, water and sewer prior to the issuance of building permits.

Potential Options:

Approve or Deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends for denial of this request as it conflicts with the Future Land Use Map and the Comprehensive Plan. However, if City Council recommends for approval, Staff would request the following stipulations:

1. Restrict use to RV Park only. All future uses will be required to obtain site plan approval.
2. That applicant must designate front yard and side yards.
3. The site plan needs to be adjusted for the front yard and side yard setbacks. No RV's pad site allowed inside setbacks.
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7. 35' pole sign 48 sq ft in size.
8. Downward facing lighting.
9. Privacy fence the property.
10. Screened dumpster site.
11. Office building must be built to code. No storage building for office use.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

The Planning and Zoning Commission unanimously recommended for Planned Development with stipulations.

City of Texarkana, Texas

Advisory Board/Committee Meeting Date and Minutes:

June 5, 2023

Attachments

a. 2023-086 ORD site plan approval 4307 Gazola (DOCX)
b. 2023-086 EXH 'A' (Site Plan)(PDF)
c. 2023-086 ATTH 01 (Maps) (PDF)
d. 2023-086 Goals & Perspectives (DOCX)
e. 2023-086 ORD SPA 4307 Gazola signed (PDF)

Staff Coordination

Building Code Administration		Mashell Daniel	Reviewer	Completed
06/12/2023 2:45 PM				
Public Works Department		Dusty Henslee	Reviewer	Completed
06/12/2023 4:19 PM				
City Manager	David Orr	Reviewer	Completed	06/12/2023 4:41 PM
City Council	Jennifer Evans	Meeting	Completed	06/20/2023 6:00 PM

Meeting History

ORDINANCE NO. 2023-086

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING PD-23-3 (A) FOR SITE PLAN APPROVAL ON THE WPT LOT 20 ALL 21, BLOCK 6, H.S. JANES HRS, A-306, LOCATED AT 4307 GAZOLA 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 requesting the approval of a **site plan (Exhibit 'A') on the WPT of Lot 20 All 21, Block 6, H.S. Janes HRS, A-306, located at 4307 Gazola Street** in the City of Texarkana, Bowie County, Texas; and

WHEREAS, the subject property is zoned Planned Development-General Retail [PD-23-3 (A)], and approval of the site plan **(Exhibit 'A')** would constitute an amendment to PD-23-3 (A); 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 the WPT of Lot 20 All 21, Block 6, H.S. Janes HRS, A-306, located at 4307 Gazola Street** in the City of Texarkana, Texas, Bowie County, Texas, is hereby approved and hereby amends PD-23-3 (A).

Attachment: 2023-086 ORD site plan approval 4307 Gazola (4039 : 2023-086 ORD Amendment to PD-23-3(A) site plan approval)

SECTION 2: PD-23-3 (A) is hereby amended by approval of the site plan (**Exhibit 'A'**), incorporated herein by reference for all purposes and includes the following:

1. Restrict use to RV Park only. All future uses will be required to obtain site plan approval.
2. That applicant must designate front yard and side yards.
3. The site plan needs to be adjusted for the front yard and side yard setbacks. No RV's pad site allowed inside setbacks.
4. Restrict renters to a temporary 90-day stay in one spot.
5. Entrance and inside driveway must be hard surface (engineered concrete or asphalt). RV sites can be hard surface (engineered concrete or asphalt) or engineered gravel.
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7. A thirty-five foot (35') pole sign 48 sq ft in size.
8. Downward facing lighting.
9. Privacy fence the property.
10. Screened dumpster site.
11. Office building must be built to code. No storage building for office use.

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 **10th day of July, 2023.**

ATTEST:

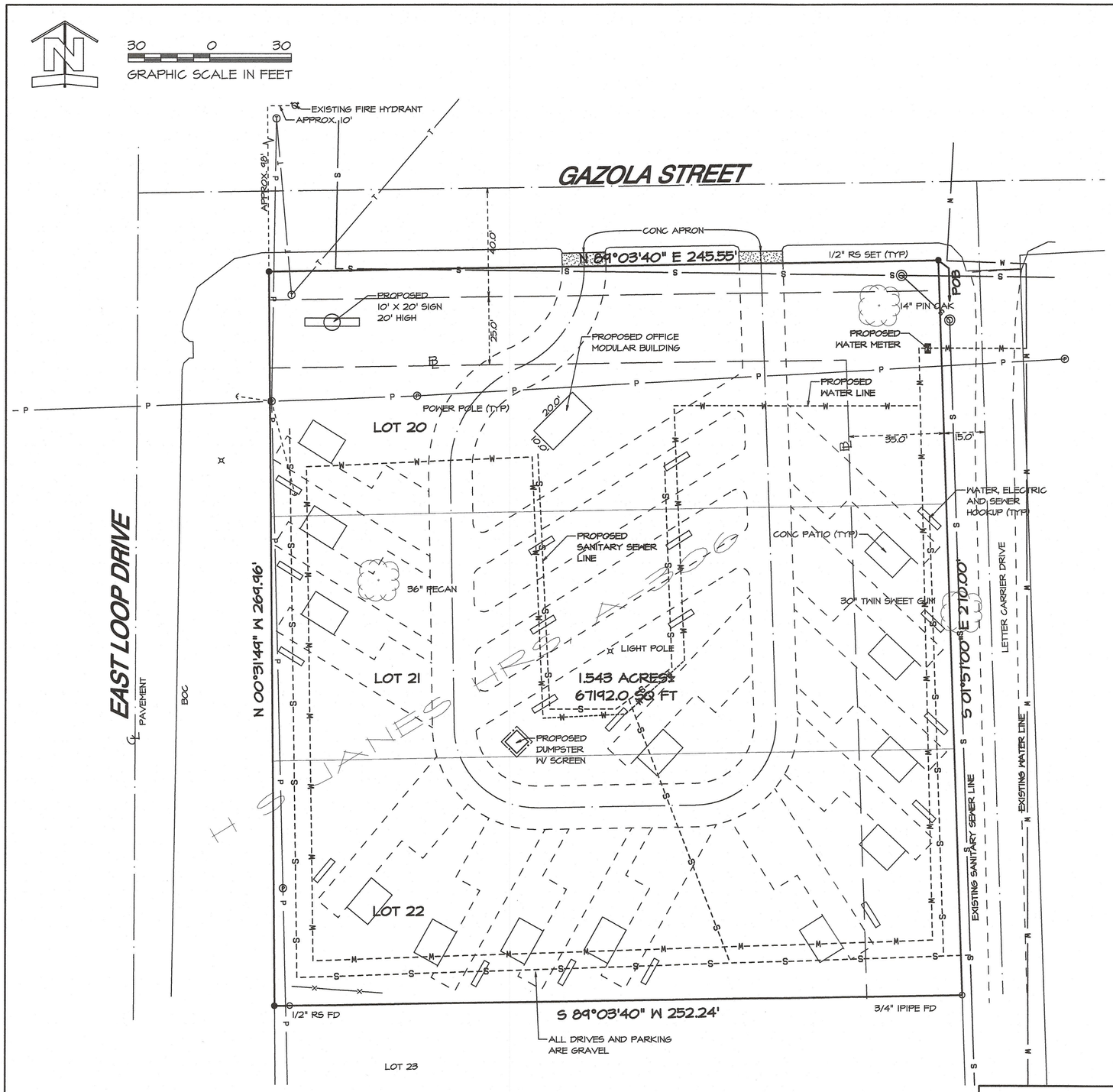
_____ _____

JENNIFER EVANS, CITY SECRETARY BOB BRUGGEMAN, MAYOR

Attachment: 2023-086 ORD site plan approval 4307 Gazola (4039 : 2023-086 ORD Amendment to PD-23-3(A) site plan approval)

2023-086 EXH 'A'

S-779



THIS IS TO CERTIFY: that the plat hereon is a true representation of the above described property as determined by survey; the lines and dimensions of said property being as indicated by the plat. There are no encroachments, conflicts or protrusions, except as shown. This property does not appear to lie within a Special Flood Hazard Area as per FIRM Community Panel No. 4800600365E with an Effective Date of December 21, 2017.

STATE OF TEXAS
REGISTERED
RICHARD V. HALL, JR.
No.2001
PROFESSIONAL
LAND SURVEYOR

SITE PLAN

1.543 ACRES±
H S JANES HRS, A-306
TEXARKANA, BOWIE COUNTY, TEXAS

PREPARED FOR:
CHARLES GRIFFIN

Drawn: ADM	Checked: RVHjr
Cert.: 2001	FB: DATA COLL
Date: 5/16/23	File: 2023-004.pro
Revisions:	
DRAWING NO. 2023-004-01-01C	

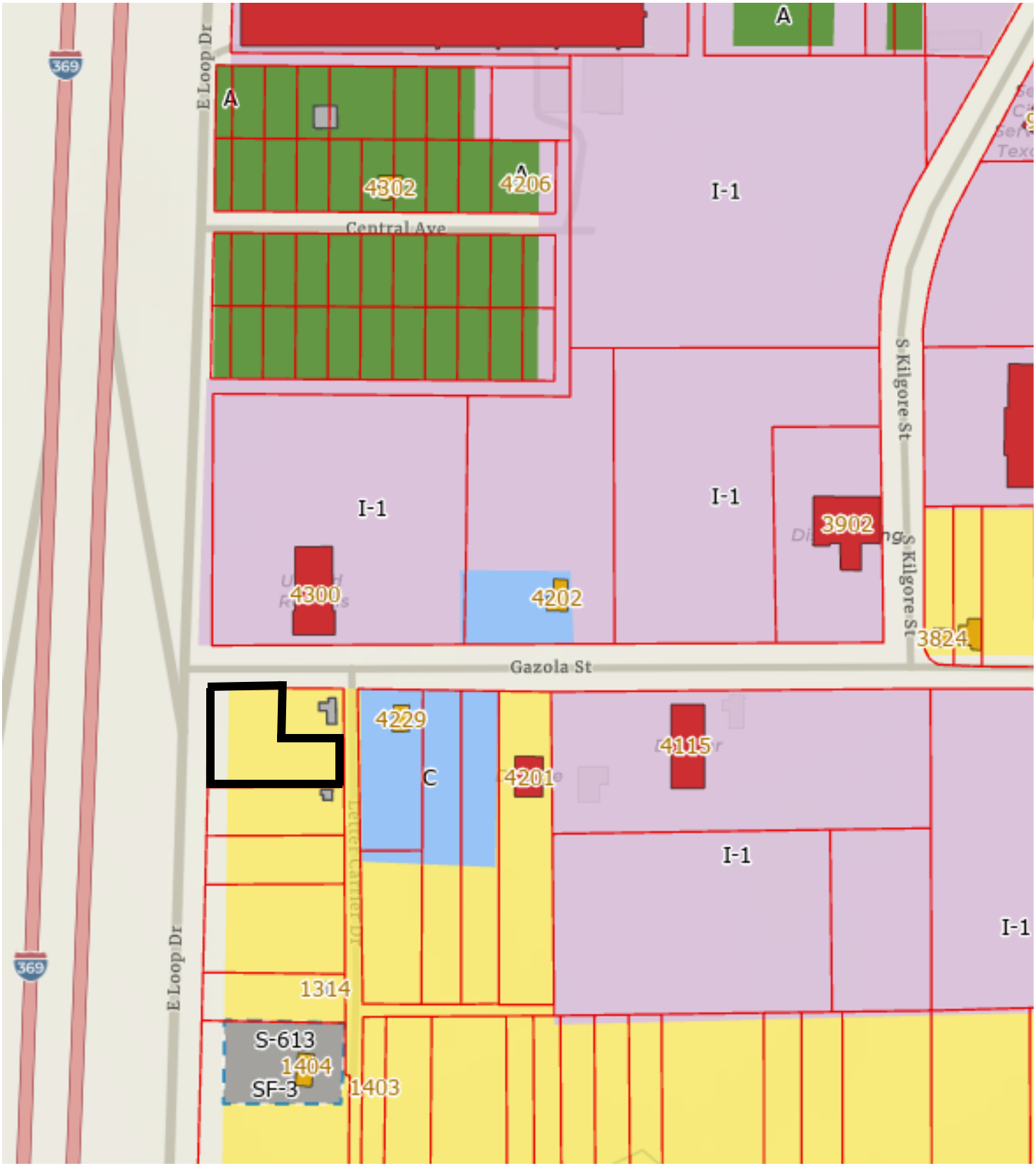
HALL SURVEYING & ENGINEERING, INC.
Surveying, Engineering and Land Planning Services
403 East 9th Street, Texarkana, Arkansas 71854
Phone: 870-773-8531 Toll Free: 888-440-4255 Fax: 870-773-8532
TX Firm 10031200 www.HSEonline.net
5/16/2023 10:39

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Attachment: 2023-086 EXH 'A' (Site Plan) (4039 : 2023-086 ORD Amendment to PD-23-3(A) site plan approval)

2023-086 ATTH 01

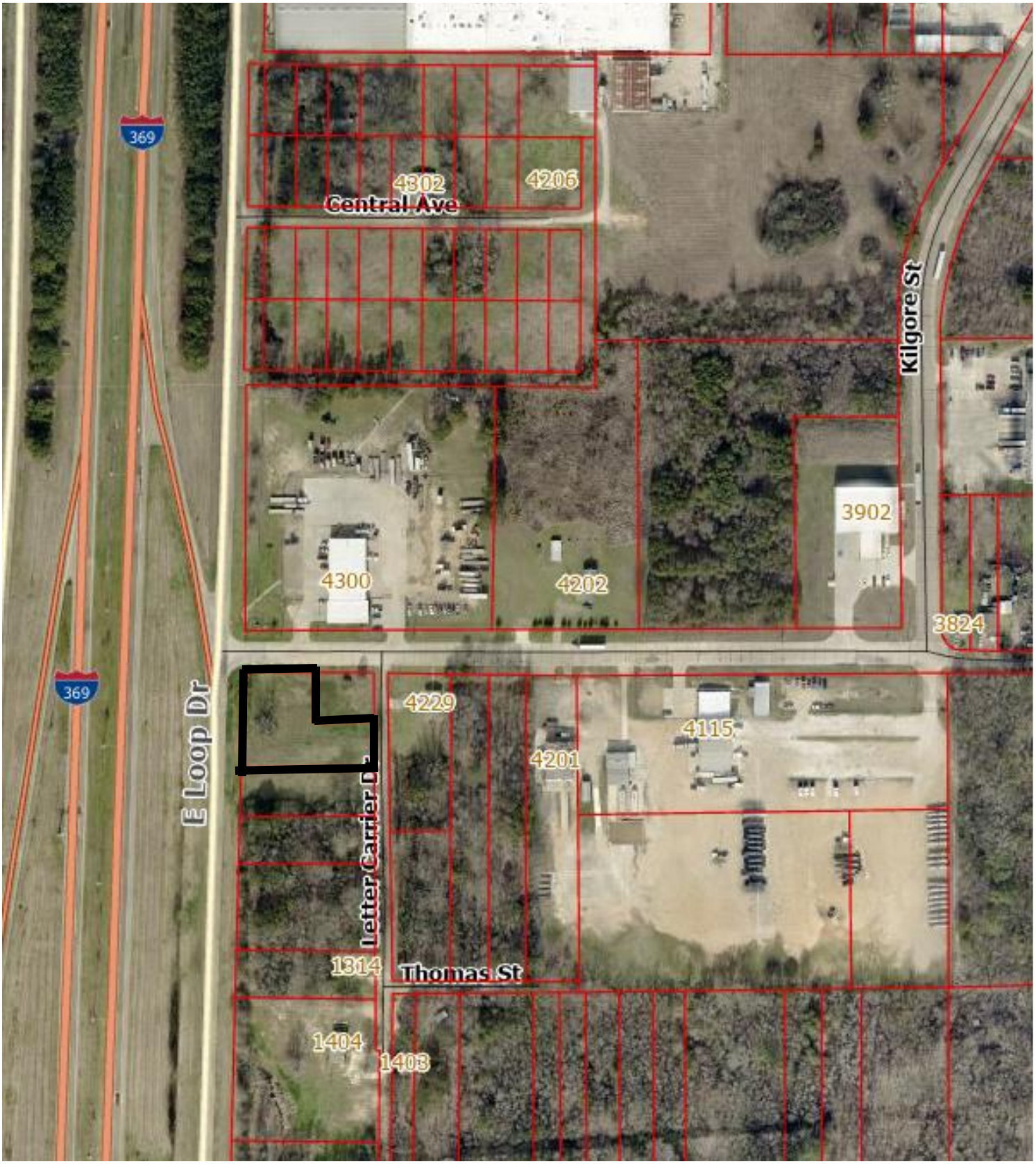
4307 Gazola Street



Attachment: 2023-086 ATTH 01 (Maps) (4039 : 2023-086 ORD Amendment to PD-23-3(A) site plan approval)

2023-086 ATTH 01

4307 Gazola Street



Attachment: 2023-086 ATTH 01 (Maps) (4039 : 2023-086 ORD Amendment to PD-23-3(A) site plan approval)

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: 2023-086 Goals & Perspectives (4039 : 2023-086 ORD Amendment to PD-23-3(A) site plan approval)

ORDINANCE NO. 2023-086

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING PD-23-3 (A) FOR SITE PLAN APPROVAL ON THE WPT LOT 20 ALL 21, BLOCK 6, H.S. JANES HRS, A-306, LOCATED AT 4307 GAZOLA 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 requesting the approval of a **site plan (Exhibit 'A') on the WPT of Lot 20 All 21, Block 6, H.S. Janes HRS, A-306, located at 4307 Gazola Street** in the City of Texarkana, Bowie County, Texas; and

WHEREAS, the subject property is zoned Planned Development-General Retail [PD-23-3 (A)], and approval of the site plan **(Exhibit 'A')** would constitute an amendment to PD-23-3 (A); 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 the WPT of Lot 20 All 21, Block 6, H.S. Janes HRS, A-306, located at 4307 Gazola Street** in the City of Texarkana, Texas, Bowie County, Texas, is hereby approved and hereby amends PD-23-3 (A).

Attachment: 2023-086 ORD SPA 4307 Gazola signed (4039 : 2023-086 ORD Amendment to PD-23-3(A) site plan approval)

SECTION 2: PD-23-3 (A) is hereby amended by approval of the site plan (**Exhibit 'A'**), incorporated herein by reference for all purposes and includes the following:

1. Restrict use to RV Park only. All future uses will be required to obtain site plan approval.
2. That applicant must designate front yard and side yards.
3. The site plan needs to be adjusted for the front yard and side yard setbacks. No RV's pad site allowed inside setbacks.
4. Restrict renters to a temporary 90-day stay in one spot.
5. Entrance and inside driveway must be hard surface (engineered concrete or asphalt). RV sites can be hard surface (engineered concrete or asphalt) or engineered gravel.
6. No permanent structures allowed including but not limited to, awning covers, storage buildings/sheds. The exception to this is the office building and fencing.
7. A thirty-five foot (35') pole sign 48 sq ft in size.
8. Downward facing lighting.
9. Privacy fence the property.
10. Screened dumpster site.
11. Office building must be built to code. No storage building for office use.

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 **10th day of July, 2023.**

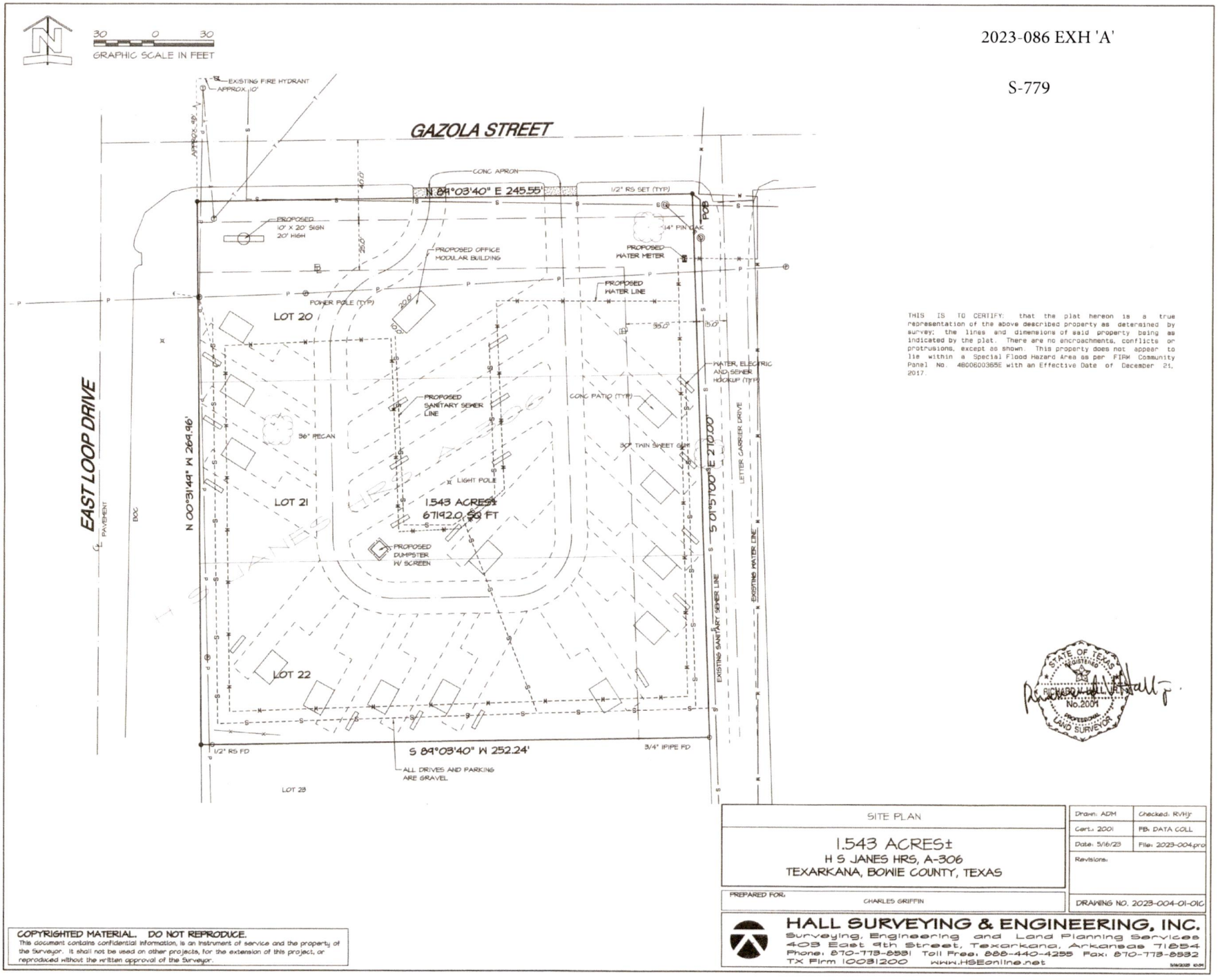
ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

1:25 p.m.

Attachment: 2023-086 ORD SPA 4307 Gazola signed (4039 : 2023-086 ORD Amendment to PD-23-3(A) site plan approval)



THIS IS TO CERTIFY: that the plat hereon is a true representation of the above described property as determined by survey; the lines and dimensions of said property being as indicated by the plat. There are no encroachments, conflicts or protrusions, except as shown. This property does not appear to lie within a Special Flood Hazard Area as per FIRM Community Panel No. 48037C0365E with an Effective Date of December 21, 2017.

STATE OF TEXAS REGISTERED RICHARD V. HALL JR. No.2001 PROFESSIONAL LAND SURVEYOR

SITE PLAN

1.543 ACRES±
H S JANES HRS, A-306
TEXARKANA, BOWIE COUNTY, TEXAS

Drawn: ADM	Checked: RVHJr
Cert.: 2001	FB: DATA COLL
Date: 5/16/23	File: 2023-004.pro
Revisions:	

PREPARED FOR: CHARLES GRIFFIN

DRAWING NO. 2023-004-01-01C

HALL SURVEYING & ENGINEERING, INC.
Surveying, Engineering and Land Planning Services
403 East 9th Street, Texarkana, Arkansas 71854
Phone: 870-773-8581 Toll Free: 888-440-4255 Fax: 870-773-8582
TX Firm 10031200 www.HSEonline.net

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Attachment: 2023-086 ORD SPA 4307 Gazola signed (4039 : 2023-086 ORD Amendment to PD-23-3(A) site

City of Texarkana, Texas

Version:

Briefing Sheet

Update Date: 6/30/2023 11:03 AM

Lead Department:	Planning & Zoning Commission	**Action Officer:**	Laura Puckett, Zoning Administrator
Subject:	Ordinance No. 2023-087 amending PD-23-4(A) for site plan approval on EPT Lot 20, Block 6, H.S. Janes HRS, A-306, located at 4301 Gazola Street. Inez Dixon, owner, and Charles Griffin Jr., agent.		

Briefing: 7/10/2023 **Public Hearing:** 7/10/2023 **Council Vote:** 7/10/2023

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 Inez Dixon, owner, and Charles Griffin Jr., agent for site plan approval on the EPT Lot 20, Block 6, H.S. Janes HRS, A-306, located at 4301 Gazola Street. The current property is vacant land.

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

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

Staff recommends for denial of this request as it conflicts with the Future Land Use Map and the Comprehensive Plan. However, if this request is approved, staff recommends placing a Planned Development on this SUP and would request the following stipulations:

1. Restrict use to RV Park only. All future uses will be required to obtain site plan approval.
2. That applicant must designate front yard and side yards.
3. The site plan needs to be adjusted for the front yard and side yard setbacks. No RV’s pad site allowed inside setbacks.
4. Restrict renters to a temporary 90 day stay in one spot.
5. Entrance and inside driveway must be hard surface (engineered concrete or asphalt). RV sites can be hard surface (engineered concrete or asphalt) or engineered gravel.
6. No permanent structures allowed including but not limited to, awning covers, storage buildings/sheds. The exception to this is the office building and fencing.
7. 35’ pole sign 48 sq ft in size.

8. Downward facing lighting.
9. Privacy fence the property.
10. Screened dumpster site.
11. Office building must be built to code. No storage building for office use.

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 drainage ordinance and stormwater design manual, building codes, setbacks, subdivision, fire, parking, drainage, water and sewer prior to the issuance of building permits.

Potential Options:

Approve or Deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends for denial of this request as it conflicts with the Future Land Use Map and the Comprehensive Plan. However, if City Council recommends for approval, staff would request the following stipulations:

1. Restrict use to RV Park only. All future uses will be required to obtain site plan approval.
2. That applicant must designate front yard and side yards.
3. The site plan needs to be adjusted for the front yard and side yard setbacks. No RV's pad site allowed inside setbacks.
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7. 35' pole sign 48 sq ft in size.
8. Downward facing lighting.
9. Privacy fence the property.
10. Screened dumpster site.
11. Office building must be built to code. No storage building for office use.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

The Planning and Zoning Commission unanimously recommended for Planned Development with stipulations.

Advisory Board/Committee Meeting Date and Minutes:

June 5, 2023

Attachments

a. 2023-087 ORD site plan approval 4301 Gazola (DOCX)
b. 2023-087 EXH 'A' (Site Plan)(PDF)
c. 2023-087 ATTH 01 (Maps) (PDF)
d. 2023-087 Goals & Perspectives (DOCX)
e. 2023-087 ORD SPA 4301 Gazola signed (PDF)

Staff Coordination

Building Code Administration	Mashell Daniel	Reviewer	Completed	06/12/2023 2:45 PM
Public Works Department	Dusty Henslee	Reviewer	Completed	06/12/2023 4:19 PM
City Manager	David Orr	Reviewer	Completed	06/12/2023 4:41 PM
City Council	Jennifer Evans	Meeting	Completed	06/20/2023 6:00 PM

Meeting History

ORDINANCE NO. 2023-087

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING PD-23-4 (A) FOR SITE PLAN APPROVAL ON THE EPT LOT 20, BLOCK 6, H.S. JANES HRS, A-306, LOCATED AT 4301 GAZOLA 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 requesting the approval of a **site plan (Exhibit 'A') on the EPT of Lot 20, Block 6, H.S. Janes HRS, A-306, located at 4301 Gazola Street** in the City of Texarkana, Bowie County, Texas; and

WHEREAS, the subject property is zoned Planned Development-General Retail [PD-23-4 (A)], and approval of the site plan **(Exhibit 'A')** would constitute an amendment to PD-23-4 (A); 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 the EPT of Lot 20, Block 6, H.S. Janes HRS, A-306, located at 4301 Gazola Street** in the City of Texarkana, Texas, Bowie County, Texas, is hereby approved and hereby amends PD-23-4 (A).

Attachment: 2023-087 ORD site plan approval 4301 Gazola (4040 : 2023-087 ORD Amendment to PD-23-4(A) site plan approval 4301 Gazola St)

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

1. Restrict use to RV Park only. All future uses will be required to obtain site plan approval.
2. That applicant must designate front yard and side yards.
3. The site plan needs to be adjusted for the front yard and side yard setbacks. No RV's pad site allowed inside setbacks.
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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 **10th day of July, 2023.**

ATTEST:

_____ _____

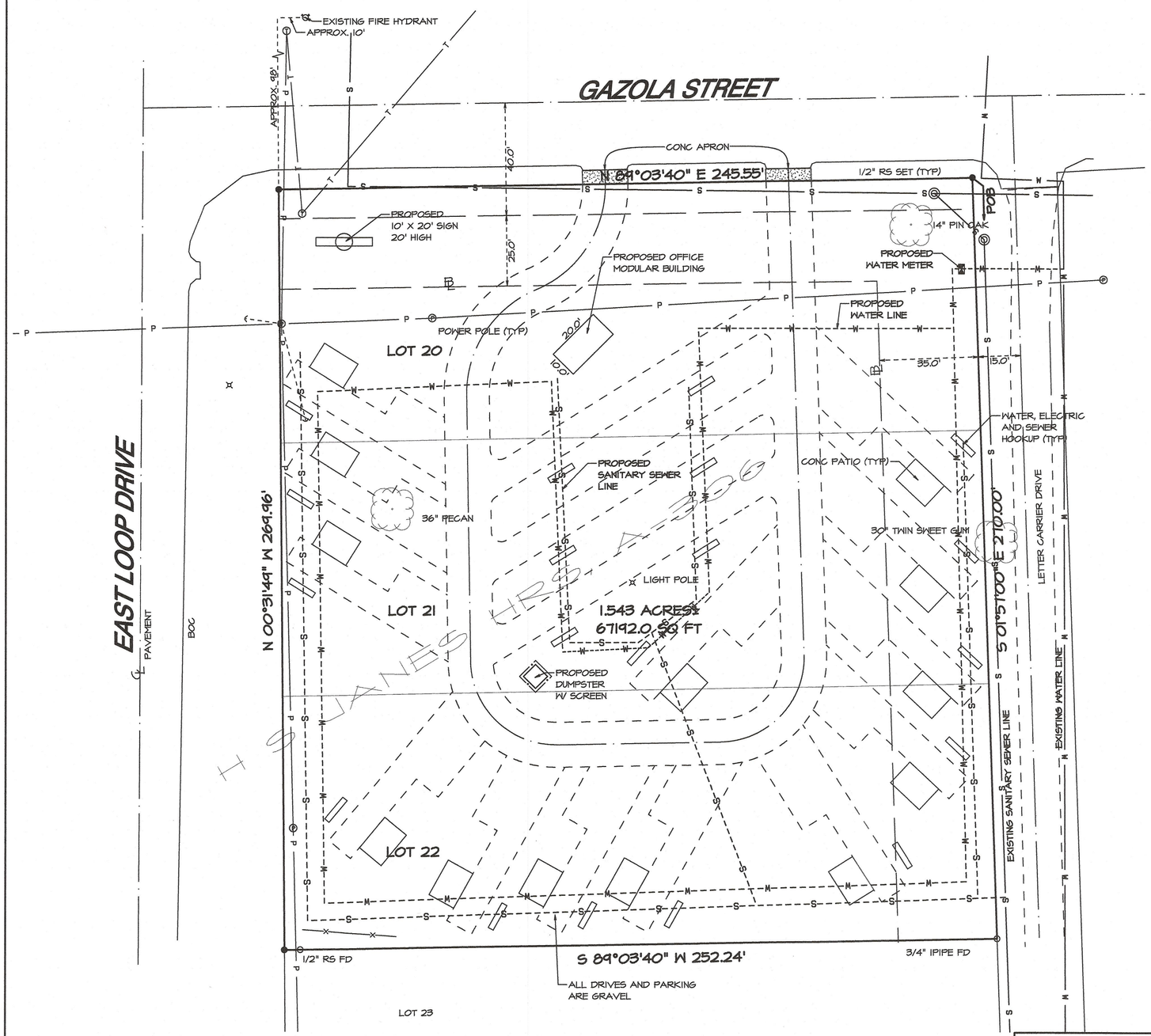
JENNIFER EVANS, CITY SECRETARY BOB BRUGGEMAN, MAYOR

Attachment: 2023-087 ORD site plan approval 4301 Gazola (4040 : 2023-087 ORD Amendment to PD-23-4(A) site plan approval 4301 Gazola St)

2023-087 EXH 'A'

S-780

30 0 30
GRAPHIC SCALE IN FEET



THIS IS TO CERTIFY: that the plat hereon is a true representation of the above described property as determined by survey; the lines and dimensions of said property being as indicated by the plat. There are no encroachments, conflicts or protrusions, except as shown. This property does not appear to lie within a Special Flood Hazard Area as per FIRM Community Panel No. 4800600365E with an Effective Date of December 21, 2017.

STATE OF TEXAS
REGISTERED
RICHARD V. HALL JR.
No.2001
PROFESSIONAL
LAND SURVEYOR

SITE PLAN

1.543 ACRES±
H S JANES HRS, A-306
TEXARKANA, BOWIE COUNTY, TEXAS

Drawn: ADM	Checked: RVHjr
Cert.: 2001	FB: DATA COLL
Date: 5/16/23	File: 2023-004.pro
Revisions:	
DRAWING NO. 2023-004-01-01C	

PREPARED FOR:
CHARLES GRIFFIN

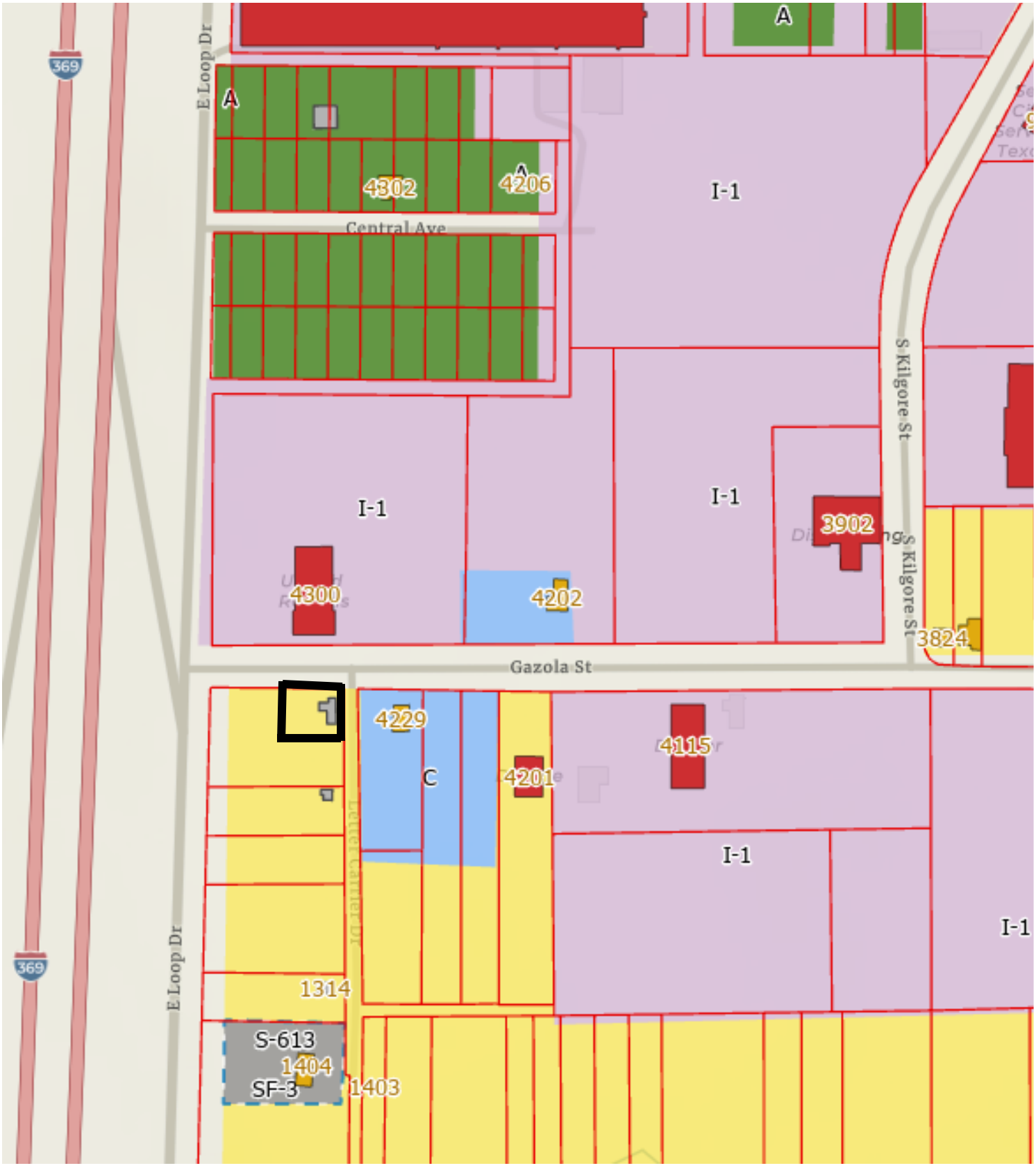
HALL SURVEYING & ENGINEERING, INC.
Surveying, Engineering and Land Planning Services
403 East 9th Street, Texarkana, Arkansas 71854
Phone: 870-773-8531 Toll Free: 888-440-4255 Fax: 870-773-8532
TX Firm 10031200 www.HSEonline.net
5/16/2023 10:39

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Attachment: 2023-087 EXH 'A' (Site Plan) (4040 : 2023-087 ORD Amendment to PD-23-4(A) site plan approval 4301 Gazola St)

2023-087 ATTH 01

4301 Gazola Street



Attachment: 2023-087 ATTH 01 (Maps) (4040 : 2023-087 ORD Amendment to PD-23-4(A) site plan approval 4301 Gazola St)

2023-087 ATTH 01

4301 Gazola Street



Attachment: 2023-087 ATTH 01 (Maps) (4040 : 2023-087 ORD Amendment to PD-23-4(A) site plan approval 4301 Gazola St)

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: 2023-087 Goals & Perspectives (4040 : 2023-087 ORD Amendment to PD-23-4(A) site plan approval 4301 Gazola St)

ORDINANCE NO. 2023-087

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING PD-23-4 (A) FOR SITE PLAN APPROVAL ON THE EPT LOT 20, BLOCK 6, H.S. JANES HRS, A-306, LOCATED AT 4301 GAZOLA 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 requesting the approval of a **site plan (Exhibit 'A') on the EPT of Lot 20, Block 6, H.S. Janes HRS, A-306, located at 4301 Gazola Street** in the City of Texarkana, Bowie County, Texas; and

WHEREAS, the subject property is zoned Planned Development-General Retail [PD-23-4 (A)], and approval of the site plan **(Exhibit 'A')** would constitute an amendment to PD-23-4 (A); 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 the EPT of Lot 20, Block 6, H.S. Janes HRS, A-306, located at 4301 Gazola Street** in the City of Texarkana, Texas, Bowie County, Texas, is hereby approved and hereby amends PD-23-4 (A).

Attachment: 2023-087 ORD SPA 4301 Gazola signed (4040 : 2023-087 ORD Amendment to PD-23-4(A) site plan approval 4301 Gazola St)

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

1. Restrict use to RV Park only. All future uses will be required to obtain site plan approval.
2. That applicant must designate front yard and side yards.
3. The site plan needs to be adjusted for the front yard and side yard setbacks. No RV's pad site allowed inside setbacks.
4. Restrict renters to a temporary 90-day stay in one spot.
5. Entrance and inside driveway must be hard surface (engineered concrete or asphalt). RV sites can be hard surface (engineered concrete or asphalt) or engineered gravel.
6. No permanent structures allowed including but not limited to, awning covers, storage buildings/sheds. The exception to this is the office building and fencing.
7. A thirty-five foot (35') pole sign 48 sq ft in size.
8. Downward facing lighting.
9. Privacy fence the property.
10. Screened dumpster site.
11. Office building must be built to code. No storage building for office use.

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 **10th day of July, 2023.**

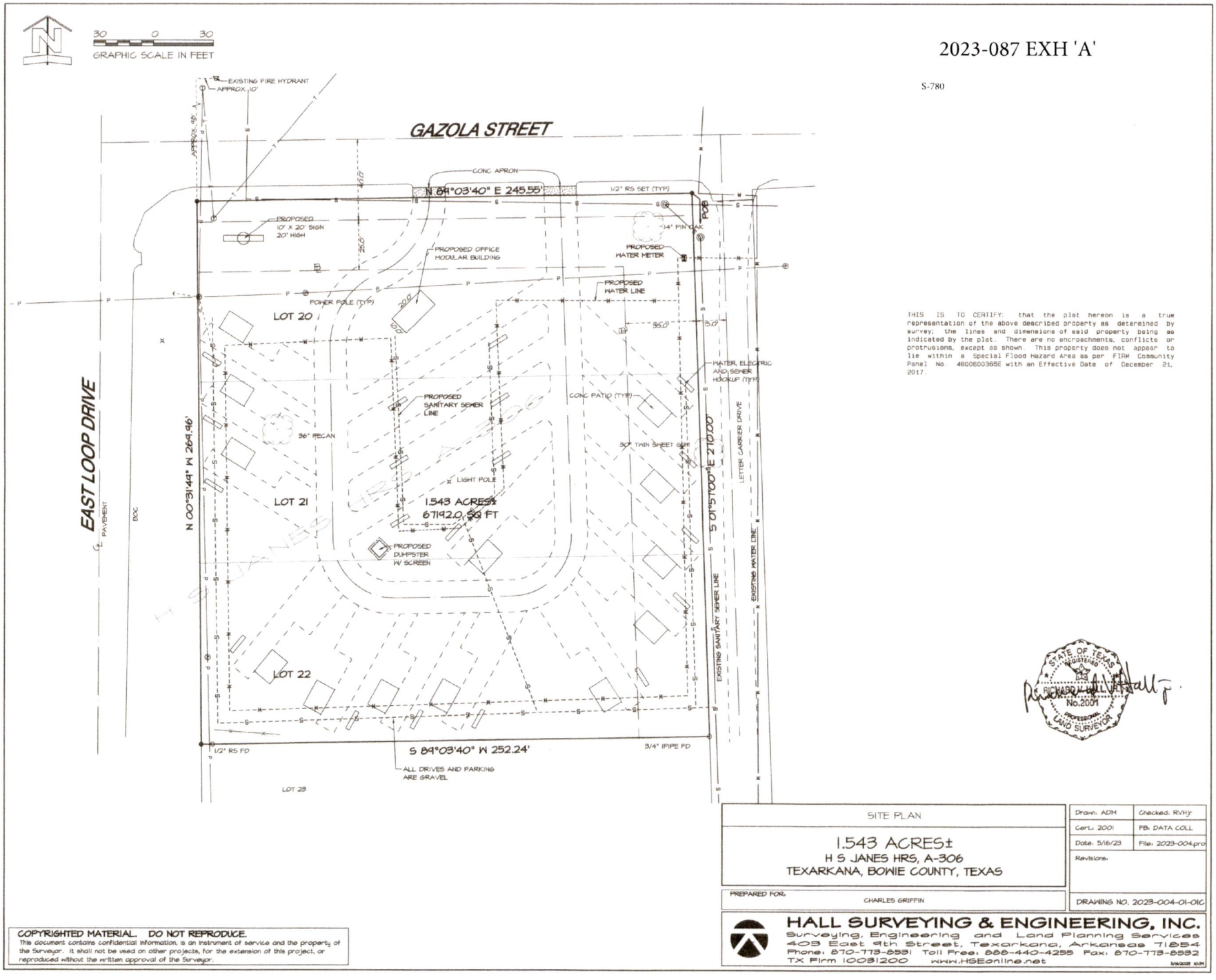
ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

7:26 p.m.

Attachment: 2023-087 ORD SPA 4301 Gazola signed (4040 : 2023-087 ORD Amendment to PD-23-4(A) site plan approval 4301 Gazola St)



THIS IS TO CERTIFY: that the plat hereon is a true representation of the above described property as determined by survey; the lines and dimensions of said property being as indicated by the plat. There are no encroachments, conflicts or protrusions, except as shown. This property does not appear to lie within a Special Flood Hazard Area as per FIRM Community Panel No. 48037C0365E with an Effective Date of December 21, 2017.

STATE OF TEXAS REGISTERED RICHARD V. HALL JR. No.2001 PROFESSIONAL LAND SURVEYOR

SITE PLAN

1.543 ACRES±
H S JANES HRS, A-306
TEXARKANA, BOWIE COUNTY, TEXAS

Drawn: ADM	Checked: RVHJr
Cert.: 2001	FB: DATA COLL
Date: 5/16/23	File: 2023-004.pro
Revisions:	

PREPARED FOR: CHARLES GRIFFIN

DRAWING NO. 2023-004-01-01C

HALL SURVEYING & ENGINEERING, INC.
Surveying, Engineering and Land Planning Services
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Attachment: 2023-087 ORD SPA 4301 Gazola signed (4040 : 2023-087 ORD Amendment to PD-23-4(A) site

City of Texarkana, Texas

Version:

Briefing Sheet

Update Date: 6/9/2023 9:39 AM

Lead Department:	Planning & Zoning Commission	**Action Officer:**	Laura Puckett, Zoning Administrator
Subject:	Ordinance No. 2023-088 amending PD-23-5(A) for site plan approval on Lot 22, Block 6, H.S. Janes HRS, A-306, located at 1312 Letter Carrier Drive. Inez Dixon, owner, and Charles Griffin Jr., agent.		

Briefing: 7/10/2023 **Public Hearing:** 7/10/2023 **Council Vote:** 7/10/2023

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 Inez Dixon, owner, and Charles Griffin Jr., agent for a Specific Use Permit to allow an RV Park on Lot 22, Block 6, H.S. Janes HRS, A-306, located at 1312 Letter Carrier Drive. The current property is vacant land.

The adjacent zoning is Single Family-2 to the south and north, Loop1512/I369 to the west, Commercial to the east. The adjacent land use is trucking company to the north, residential to the east, vacant land to the south and Loop1512/I369 to the west.

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

Staff recommends for denial of this request as it conflicts with the Future Land Use Map and the Comprehensive Plan. However, if this request is approved, staff recommends placing a Planned Development on this SUP and would request the following stipulations:

1. Restrict use to RV Park only. All future uses will be required to obtain site plan approval.
2. That applicant must designate front yard and side yards.
3. The site plan needs to be adjusted for the front yard and side yard setbacks. No RV’s pad site allowed inside setbacks.
4. Restrict renters to a temporary 90 day stay in one spot.
5. Entrance and inside driveway must be hard surface (engineered concrete or asphalt). RV sites can be hard surface (engineered concrete or asphalt) or engineered gravel.
6. No permanent structures allowed including but not limited to, awning covers, storage buildings/sheds. The exception to this is the office building and fencing.

7. 35’ pole sign 48 sq ft in size.
8. Downward facing lighting.
9. Privacy fence the property.
10. Screened dumpster site.
11. Office building must be built to code. No storage building for office use.

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 drainage ordinance and stormwater design manual, building codes, setbacks, subdivision, fire, parking, drainage, water and sewer prior to the issuance of building permits.

Potential Options:

Approve or Deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends for denial of this request as it conflicts with the Future Land Use Map and the Comprehensive Plan. However, if City Council recommends for approval, staff would request the following stipulations:

1. Restrict use to RV Park only. All future uses will be required to obtain site plan approval.
2. That applicant must designate front yard and side yards.
3. The site plan needs to be adjusted for the front yard and side yard setbacks. No RV’s pad site allowed inside setbacks.
4. Restrict renters to a temporary 90 day stay in one spot.
5. Entrance and inside driveway must be hard surface (engineered concrete or asphalt). RV sites can be hard surface (engineered concrete or asphalt) or engineered gravel.
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7. 35’ pole sign 48 sq ft in size.
8. Downward facing lighting.
9. Privacy fence the property.
10. Screened dumpster site.
11. Office building must be built to code. No storage building for office use.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

The Planning and Zoning Commission unanimously recommended for Planned Development with stipulations.

Advisory Board/Committee Meeting Date and Minutes:

June 5, 2023

Attachments

a. 2023-088 ORD site plan approval 1312 Letter Carrier Dr. (DOCX)
b. 2023-088 EXH 'A' (site plan) (PDF)
c. 2023-088 ATTH 01 (Maps) (PDF)
d. 2023-088 Goals & Perspectives (DOCX)
e. 2023-088 ORD SPA 1312 Letter Carrier signed (PDF)

Staff Coordination

Building Code Administration	Mashell Daniel	Reviewer	Completed	06/12/2023 2:45 PM
Public Works Department	Dusty Henslee	Reviewer	Completed	06/12/2023 4:19 PM
City Manager	David Orr	Reviewer	Completed	06/12/2023 4:41 PM
City Council	Jennifer Evans	Meeting	Completed	06/20/2023 6:00 PM

Meeting History

ORDINANCE NO. 2023-088

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING PD-23-5 (A) FOR SITE PLAN APPROVAL ON LOT 22, BLOCK 6, H.S. JANES HRS, A-306, LOCATED AT 1312 LETTER CARRIER DRIVE, 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 22, Block 6, H.S. Janes HRS, A-306, located at 1312 Letter Carrier Drive** in the City of Texarkana, Bowie County, Texas; and

WHEREAS, the subject property is zoned Planned Development-General Retail [PD-23-5 (A)], and approval of the site plan **(Exhibit 'A')** would constitute an amendment to PD-23-5 (A); 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 22, Block 6, H.S. Janes HRS, A-306, located at 1312 Letter Carrier Drive** in the City of Texarkana, Texas, Bowie County, Texas, is hereby approved and hereby amends PD-23-5 (A).

Attachment: 2023-088 ORD site plan approval 1312 Letter Carrier Dr. (4041 : 2023-088 ORD Amendment to PD-23-5(A) 1312 Letter Carrier Dr.)

SECTION 2: PD-23-5 (A) is hereby amended by approval of the site plan (**Exhibit 'A'**), incorporated herein by reference for all purposes and includes the following:

1. Restrict use to RV Park only. All future uses will be required to obtain site plan approval.
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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 **10th day of July, 2023.**

ATTEST:

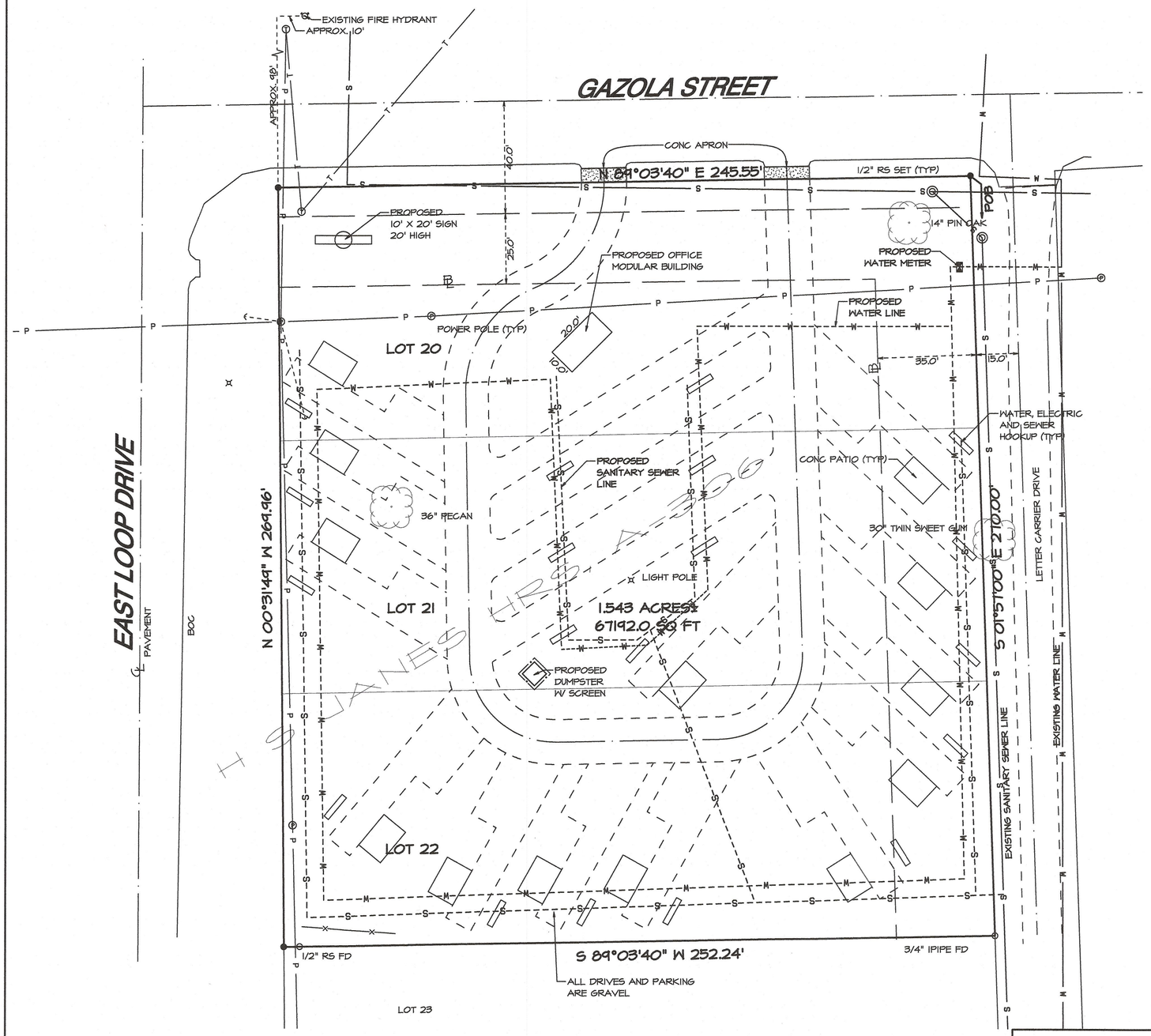
_____ _____

JENNIFER EVANS, CITY SECRETARY BOB BRUGGEMAN, MAYOR

Attachment: 2023-088 ORD site plan approval 1312 Letter Carrier Dr. (4041 : 2023-088 ORD Amendment to PD-23-5(A) 1312 Letter Carrier Dr.)

2023-088 EXH 'A'

30 0 30
GRAPHIC SCALE IN FEET



THIS IS TO CERTIFY: that the plat hereon is a true representation of the above described property as determined by survey; the lines and dimensions of said property being as indicated by the plat. There are no encroachments, conflicts or protrusions, except as shown. This property does not appear to lie within a Special Flood Hazard Area as per FIRM Community Panel No. 4800600365E with an Effective Date of December 21, 2017.

STATE OF TEXAS
REGISTERED
RICHARD V. HALL, JR.
No.2001
PROFESSIONAL
LAND SURVEYOR

SITE PLAN

1.543 ACRES±
H S JANES HRS, A-306
TEXARKANA, BOWIE COUNTY, TEXAS

PREPARED FOR:
CHARLES GRIFFIN

Drawn: ADM	Checked: RVHjr
Cert.: 2001	FB: DATA COLL
Date: 5/16/23	File: 2023-004.pro
Revisions:	
DRAWING NO. 2023-004-01-01C	

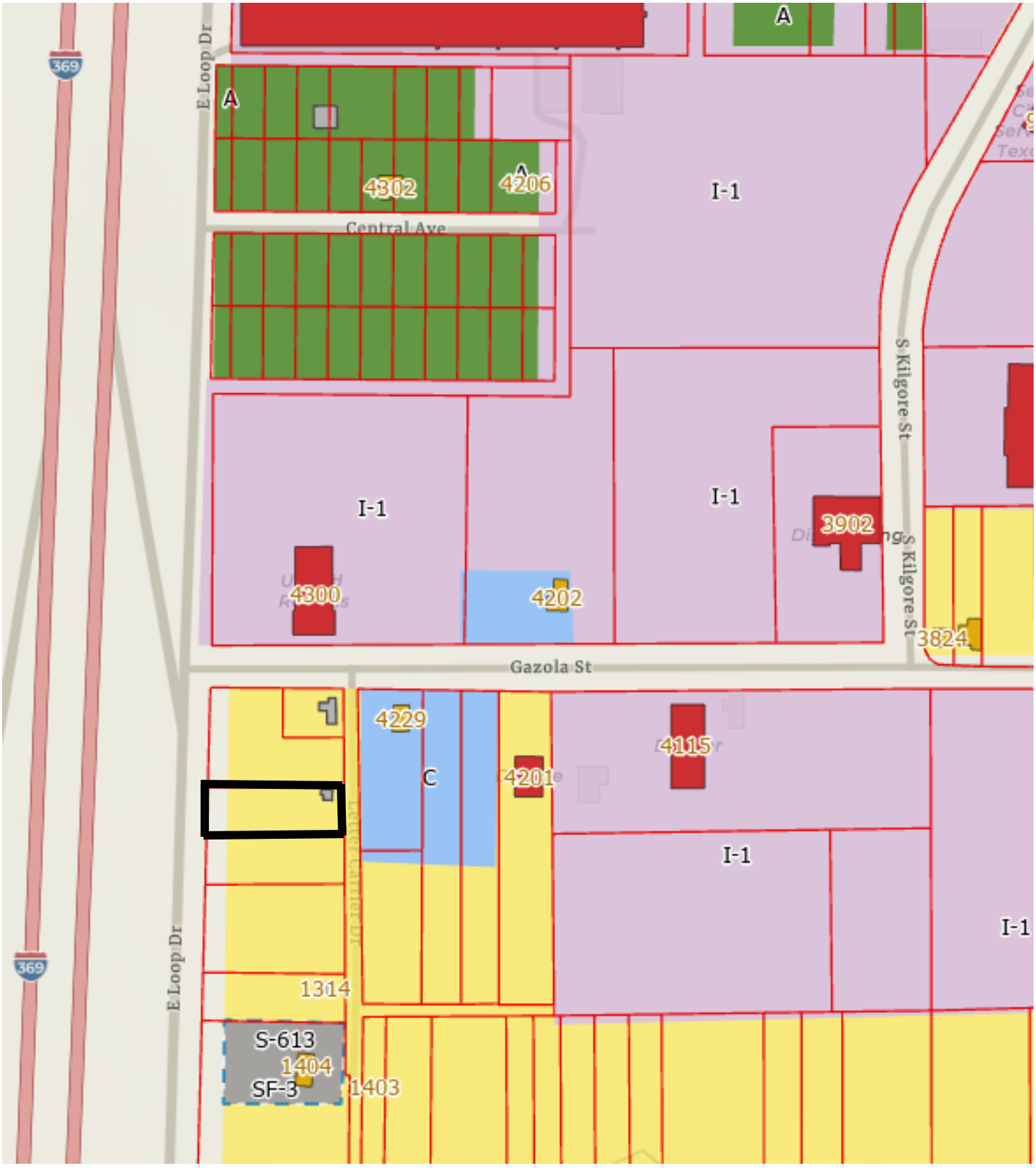
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Attachment: 2023-088 EXH 'A' (site plan) (4041 : 2023-088 ORD Amendment to PD-23-5(A) 1312 Letter Carrier Dr.)

2023-088 ATTH 01

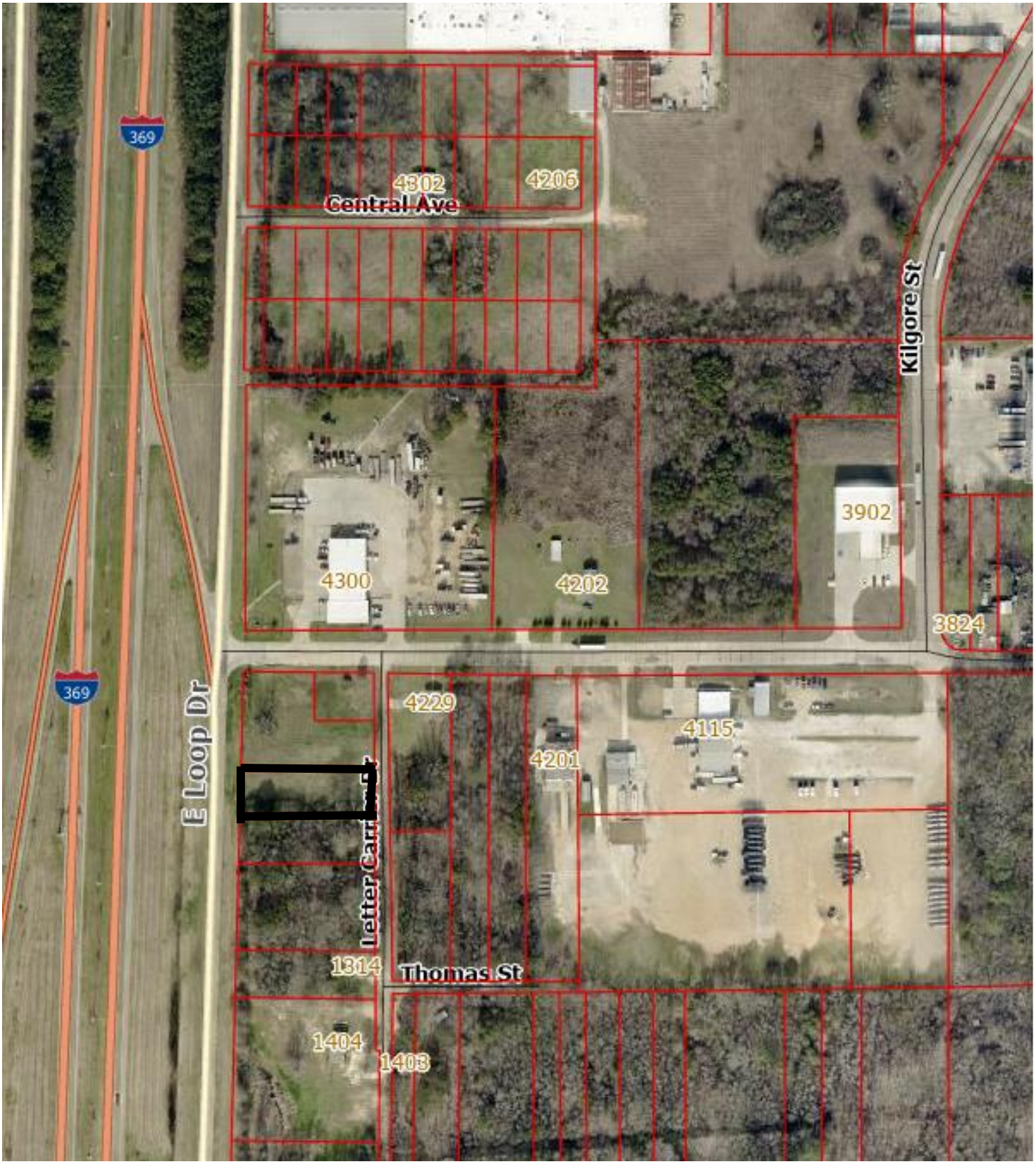
1312 Letter Carrier Rd



Attachment: 2023-088 ATTH 01 (Maps) (4041 : 2023-088 ORD Amendment to PD-23-5(A) 1312 Letter Carrier Dr.)

2023-088 ATTH 01

1312 Letter Carrier Rd



Attachment: 2023-088 ATTH 01 (Maps) (4041 : 2023-088 ORD Amendment to PD-23-5(A) 1312 Letter Carrier Dr.)

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
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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: 2023-088 Goals & Perspectives (4041 : 2023-088 ORD Amendment to PD-23-5(A) 1312 Letter Carrier Dr.)

ORDINANCE NO. 2023-088

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING PD-23-5 (A) FOR SITE PLAN APPROVAL ON LOT 22, BLOCK 6, H.S. JANES HRS, A-306, LOCATED AT 1312 LETTER CARRIER DRIVE, 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 22, Block 6, H.S. Janes HRS, A-306, located at 1312 Letter Carrier Drive** in the City of Texarkana, Bowie County, Texas; and

WHEREAS, the subject property is zoned Planned Development-General Retail [PD-23-5 (A)], and approval of the site plan **(Exhibit 'A')** would constitute an amendment to PD-23-5 (A); 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 22, Block 6, H.S. Janes HRS, A-306, located at 1312 Letter Carrier Drive** in the City of Texarkana, Texas, Bowie County, Texas, is hereby approved and hereby amends PD-23-5 (A).

Attachment: 2023-088 ORD SPA 1312 Letter Carrier signed (4041 : 2023-088 ORD Amendment to PD-23-5(A) 1312 Letter Carrier Dr.)

SECTION 2: PD-23-5 (A) is hereby amended by approval of the site plan (**Exhibit 'A'**), incorporated herein by reference for all purposes and includes the following:

1. Restrict use to RV Park only. All future uses will be required to obtain site plan approval.
2. That applicant must designate front yard and side yards.
3. The site plan needs to be adjusted for the front yard and side yard setbacks. No RV's pad site allowed inside setbacks.
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PASSED AND APPROVED in Regular Council Session on this the **10th day of July, 2023.**

ATTEST:

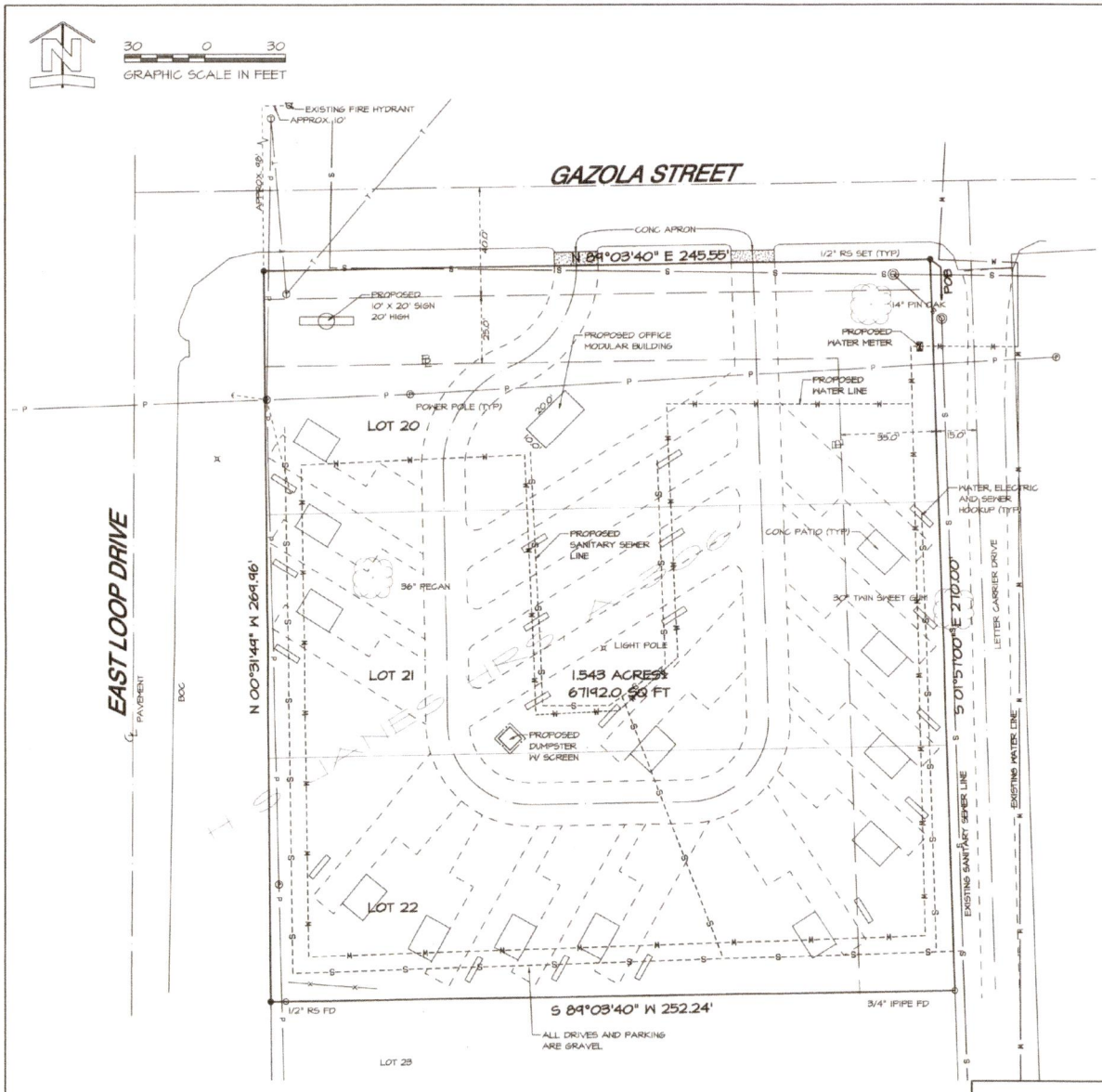
JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

4:24 p.m.

Attachment: 2023-088 ORD SPA 1312 Letter Carrier signed (4041 : 2023-088 ORD Amendment to PD-23-5(A) 1312 Letter Carrier Dr.)

2023-088 EXH 'A'



THIS IS TO CERTIFY: that the plat hereon is a true representation of the above described property as determined by survey; the lines and dimensions of said property being as indicated by the plat. There are no encroachments, conflicts or protrusions, except as shown. This property does not appear to lie within a Special Flood Hazard Area as per FIRM Community Panel No. 48037C0365E with an Effective Date of December 21, 2017.

STATE OF TEXAS
REGISTERED
RICHARD V. HALL JR.
No. 2001
PROFESSIONAL
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SITE PLAN

1.543 ACRES±
H S JANES HRS, A-306
TEXARKANA, BOWIE COUNTY, TEXAS

Drawn: ADM	Checked: RVHjr
Cert.: 2001	FB: DATA COLL
Date: 5/16/23	File: 2023-004.pro
Revisions:	

PREPARED FOR: CHARLES GRIFFIN

DRAWING NO. 2023-004-01-01C

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Surveying, Engineering and Land Planning Services
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Attachment: 2023-088 ORD SPA 1312 Letter Carrier signed (4041 : 2023-088 ORD Amendment to PD-23-

City of Texarkana, Texas

Version:

Briefing Sheet

Update Date: 5/3/2023 11:09 AM

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

Subject: Ordinance No. 2023-065 approving the voluntary annexation of approximately 27.346 acres in the George Brinlee HRS A-18 (3313 Pleasant Grove Rd.) to the city limits of Texarkana, Bowie County, Texas, and specifying a Planned Development / Multiple-Family 2 zoning district classification. First Church of Nazarene, owner.

Briefing: 6/20/2023 **Public Hearing:** 6/20/2023 **Council Vote:** 6/20/2023

Item Schedule

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

Updates/History of Briefing:

First Church of Nazarene, the owner of acreage at 3313 Pleasant Grove Rd. (a portion of which is within the city limits) has requested that the City annex the remainder of the acreage into the city limits.

The church's request was one of the requests brought to the Council's attention during the regular meeting on March 13, 2023, when the City Council authorized and directed the evaluation, negotiation, and preparation of proposed service or development agreements for voluntary annexation requests [Res. No. 2023-034]. The City Council approved a written services agreement for this property annexation during its regular meeting held on April 24, 2023 [Res. No. 2023-049].

Executive Summary and Background Information:

The proposed annexation ordinance assigns this property to Ward 5, the adjoining ward, per Art. II, §1 of the City Charter and § 12-4 of the Code of Ordinances.

The proposed zoning district classification is Planned Development / Multiple-Family 2. The owner consents to this zoning: the owner had acquired the property for a new church structure but opted for a different location; the owner requests annexation to increase the viability of the property's commercial development; and the owner intends to sell the property to a developer of multi-family structures (a plan detail is included in an exhibit to the services agreement approved by Res. No. 2023-049).

However, site plan approval is not included with this proposed annexation ordinance. If the Council approves annexation, and if the owner's sale of the property occurs, then the successor owner must follow the typical process for planned development site plan approval.

Special note: Section 1 of the ordinance form contains a metes and bounds description of the entirety of the property the owner desires to sell (approximately 31.07 acres), and a metes and bounds description of a portion of this property within the city limits (approximately 3.724 acres). Thus, the net acreage for the voluntary annexation request is 27.346 acres.

Potential Options:

Approve (or not) the proposed annexation ordinance.

Fiscal Implications:

The services agreement details typical costs of the annexation process which will be either paid or reimbursed by the Owner. The city services set out in the services agreement will be provided to this property with no additional costs or changes to the annual budget.

Staff Recommendation:

City staff recommends for approval.

Advisory Board/Committee Review:

None

Board/Committee Recommendation:

Not applicable.

Advisory Board/Committee Meeting Date and Minutes:

Not applicable.

Attachments

a. 2023-065 ORD annex PG Rd Nazarene (DOCX)
b. 2023-065 ATTH 01 Map (PDF)
c. 2023-065 ATTH 02 svc agmt (annex) FC nazarene 3313 PG Rd signed (PDF)
d. 2023-065 Goals & Perspectives (DOCX)
e. 2023-065 ORD annex PG Rd Nazarene signed (PDF)

Staff Coordination

City Attorney	Jeffery C. Lewis	Department Head Review	Completed	05/01/2023 3:40 PM
Planning & Zoning Commission	Laura Puckett	Review	Completed	05/01/2023 4:23 PM
Water Utilities	Gary Smith	Water Review	Completed	05/02/2023 8:18 AM
Building Code Administration	Mashell Daniel	Zoning Review	Completed	05/02/2023 4:18 PM
Public Works Department	Dusty Henslee	Public Works Review	Completed	05/03/2023 7:34 AM
City Manager	David Orr	City Manager Review	Completed	05/03/2023 8:41 AM
City Council	Vicky Coopwood	Meeting	Completed	05/08/2023 6:00 PM

Meeting History

05/08/23 City Council MOVED FORWARD Next: 06/20/23

ORDINANCE NO. 2023-065

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, ANNEXING BY PETITION OF LANDOWNER THE HEREINAFTER DESCRIBED TERRITORY OF APPROXIMATELY 27.346 ACRES IN THE GEORGE BRINLEE HRS A-18 TO THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, AND EXTENDING THE BOUNDARY LIMITS OF SAID CITY SO AS TO INCLUDE SAID HEREINAFTER DESCRIBED TERRITORY WITHIN SAID CITY LIMITS; GRANTING TO ALL THE INHABITANTS OF SAID TERRITORY ALL THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS, BINDING SAID INHABITANTS BY ALL ACTS, ORDINANCES, RESOLUTIONS, AND REGULATIONS OF SAID CITY, AND THE PROPERTY THEREIN BEARING ITS PRO RATA PART OF THE TAXES LEVIED BY THE CITY; ASSIGNING SAID TERRITORY TO ITS ADJOINING WARD; INCORPORATING BY REFERENCE THE "MUNICIPAL SERVICES AGREEMENT / OWNER-CONSENT VOLUNTARY ANNEXATION" BETWEEN CITY AND LANDOWNER; SPECIFYING A ZONING DISTRICT CLASSIFICATION; PROVIDING FOR THE FILING OF THIS ORDINANCE WITH COUNTY RECORDS AND UPDATING THE CITY BOUNDARIES MAP; CONTAINING SEVERABILITY AND SUPERSEDING CLAUSES; CONTAINING LEGISLATIVE FINDINGS; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the owner of acreage at 3313 Pleasant Grove Rd. (a portion of which is within the city limits) lying and situated in the George Brinlee Headright Survey, Abstract 18, Bowie County, Texas, described in Section 1, below, has requested that the City of Texarkana, Texas, annex the remainder of the acreage into the city limits;

WHEREAS, the acreage is within the City's extraterritorial jurisdiction and inclusion of the acreage within the city limits allows for future growth or economic development; and

WHEREAS, per Resolution No. 2023-034 (March 13, 2023), the City Council authorized and directed the evaluation, negotiation, and preparation of proposed service or development agreements for voluntary annexation requests; and

WHEREAS, per Resolution No. 2023-049 (April 24, 2023), a written "Municipal Services Agreement / Owner-Consent Voluntary Annexation" for the territory described in Section 1 of this Ordinance and annexed by this Ordinance has been signed and executed by the Owner and City; and

WHEREAS, before instituting an annexation proceeding, notice and publication procedures prescribed by law were duly followed with respect to this Ordinance and the territory proposed for annexation; and

Attachment: 2023-065 ORD annex PG Rd Nazarene (4008 : 2023-065 ORD Annex FC Nazarene 27.346 acres [3313 Pleasant Grove Rd])

WHEREAS, before instituting an annexation proceeding, the City Council gave all interested persons the right to appear and to be heard, calling and conducting a public hearing for the territory described in Section 1 of this Ordinance, noticed in accordance with Texas law, during the regular City Council meeting held on June 20, 2023, at City Hall, 220 Texas Boulevard, Texarkana, Texas.

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

SECTION 1: The territory described in this section within Bowie County, Texas, is hereby annexed to the City of Texarkana, Bowie County, Texas, and the boundary limits of the City of Texarkana, Texas, be and the same are hereby extended to include this territory within the city limits of the City of Texarkana, Texas, and the same shall hereafter be included within the territorial limits of the City of Texarkana, Texas:

All that certain tract or parcel of land being a part of the GEORGE BRINLEE HEADRIGHT SURVEY. A-18, Bowie County, Texas and being a part of a certain 32.7 acre tract of land conveyed to R. R. Taylor by Warranty Deed recorded in Volume 182, Page 32 of the Deed Records of Bowie County, Texas; said 32.7 acre tract also being Lot No. 1 of the partition of the A. J. Baker 153.5 acre tract by Partition Deed dated February 25, 1919 and recorded in Volume 85, Page 167 of the Deed Records of Bowie County, Texas; and being more particularly described by metes and bounds as follows:

BEGINNING at the Southwest corner of Lot No. 2 of the partition of the A. J. Baker 163.5 acre tract by Partition Deed dated February 25, 1919 and recorded in Volume 85, Page 167 of the Deed Records of Bowie County, Texas:

THENCE - S. 89” 08” 35” E., with the South boundary line of the above-mentioned Lot No. 2 passing at 563.10 ft. an existing fence corner and continuing with an existing fence passing at 316.40 ft. an existing fence corner at the Southeast corner of said Lot No. 2. same being the Southwest corner of Lot No. 5 of the above-mentioned partition and continuing with the South boundary line or said Lot No. 5 passing at 796. 79 ft. a cross tie and continuing 607.03 ft. for a total distance of 2283.32 ft. to a 1/2" reinf. steel set for corner on the West right-of-way line of Texas F.M. Road No. 2878, same being 50.00 ft. at right angles from the centerline of said road:

THENCE - S. 00” 00” 46” E., 219.44 ft. with the above mentioned west right-of-way line, 50.00 ft. at right angles from end parallel with the above-mentioned centerline of road to a 1/2" reinf. steel set for an angle point in said West right-or-way line:

THENCE - S. 05” 41” 52” W., 100.50 ft. with the above-mentioned West right-of-way line to a concrete right-of-way marker in place, same being 60.00 ft. at right angles from the above-mentioned centerline of road.

THENCE - S. 00” 00” 46” E., 200.00 ft. with the above mentioned West right-of-way line, 60.00 ft. at right angles from and parallel with the above mentioned centerline of road to a 1/2" reinf. steel set for an angle point in said right-of-way.

THENCE - S. 05” 45” 55” E., 78.98 ft. with the above-mentioned West right-of-way line to a 1” iron pipe found in place at the Northeast corner of a certain 0.938 acre tract of land conveyed

Attachment: 2023-065 ORD annex PG Rd Nazarene (4008 : 2023-065 ORD Annex FC Nazarene 27.346 acres [3313 Pleasant Grove Rd])

to Shaun Haghneviss by Third Party Deed recorded in Volume 3154, Page 335 of the Real Property Records of Bowie County, Texas:

THENCE - S. 89” 56” 01” W., with the North boundary line of the above mentioned 0.938 acre tract passing at 339.22 ft. the Northwest corner of said 0.938 acre tract, same being the Northeast corner certain 7.871 acre tract conveyed to Billy N. Hall by Warranty Deed recorded in Volume 588, Page 49 of the Deed Records of Bowie County. Texas: and continuing 459.18 ft. with the North boundary line of said 7.871 acre tract for a total distance of 798.40 ft. to an old fence corner being a 16" sweet gum, the most northerly Northwest corner of said 7.871 acre tract;

THENCE - S. 03” 08” 47” W., 50.64 ft. with a West boundary line of the above mentioned 7.871 acre tract to a 1” square iron pipe found in place at an inside corner to said 7.871 acre tract;

THENCE - S. 89” 27” 18” W., with the North boundary line of the above mentioned 7.871 acre tract passing at 190.63 ft. a 1/2" reinf. steel set for offset corner and continuing 30.00 ft. for a total distance of 220.63 ft. to the center of a small creek channel.

THENCE - Southerly with the centerline of the above-mentioned small creek channel along the following courses:

S. 00” 15” 00” E., 46.50 ft; S. 38” 00” 00” E., 44.00 ft.; S. 19” 35” 00” W., 61.50 ft.; S. 87” 45” 00” E., 49.00 ft.; S. 05” 55” 00” W., 109.00 ft.; S. 43” 25” 00” W., 72.00 ft.; S. 25” 52” 53” E., 65.90 ft., and S. 42” 40” 00” W., 35.00 ft. to the center of Wagner Creek

THENCE - Westerly the centerline of the above-mentioned Wagner Creek along the following courses:

N. 79” 35” 00” W., 138 ft.; N. 42” 40” 00” W., 116 ft.; S. 75” 25” 00” W., 85.00 ft. and N. 57” 03” 28” W., 60.59 ft. to an iron pipe found in place at the most Southerly corner of a certain called 1.49 acre tract of land (Tract Two) conveyed to Evergreen Presbyterian Ministries of Texas, Inc. by Warranty Deed recorded in Volume 1441, Page 85 of the Real Property Records of Bowie County, Texas:

THENCE - N. 00” 00” 00” E., 349.22 ft. with the East boundary line of the above mentioned 1.48 acre tract to an iron pipe found in place at the Northeast corner of said 1.48 acre tract;

THENCE - S. 90" 00” 00” W., with the North boundary line of the above motioned 1.48 acre tract, passing at 298.31 ft. an iron pipe found in place for offset corner and continuing 10.00 ft. for a total distance of 308.31 ft. to the center of the above mentioned Wagner Creek:

THENCE - Northwesterly with the centerline of the above mentioned Wagner Creek along the following courses:

N. 55” 39” 25” W., 95.56 ft. to the most Northerly corner of a certain 1.262 acre tract (Tract One) conveyed to Evergreen Presbyterian Ministries of Texas, Inc. by Warranty Deed recorded in Volume 1441, Page 85 of the Real Property Records of Bowie County, Texas and N. 43” 42” 20” W., 757.88 ft. to the POINT OF BEGINNING;

The above described property being surveyed contains 31.07 acres of land, more or less.

Attachment: 2023-065 ORD annex PG Rd Nazarene (4008 : 2023-065 ORD Annex FC Nazarene 27.346 acres [3313 Pleasant Grove Rd])

SAVE and EXCEPT and excluding the following described acreage which lies within the boundary limits of the City of Texarkana, Texas:

All that certain lot, tract or parcel of land lying and situated in the George Brinlee Headright Survey, Abstract 18, Bowie County, Texas, being a part of that certain tract of land described as 31.07 acres in the deed from Louie C. Murdock, Jr., et ux, to First Church of the Nazarene of Texarkana, dated June 12, 2006, recorded in Volume 4914, Page 198 of the Real Property Records of Bowie County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch steel rod found for a corner, capped R HALL, lying in the West right-of-way line of Farm-to-Market Road 2878 (Pleasant Grove Road), the Northeast corner of the said 31.07 acre tract, the Southeast corner of that certain tract of land described as 0.6635 acres in the deed form Rebecca Gunn to Chad Kalani Racoma, dated April 21, 2003, recorded in Volume 3969, Page 77 of the Real Property Records of Bowie County, Texas;

THENCE South 88 degrees 13 minutes 04 seconds West a distance of 772.41 feet along the North line of the said 31.07 acre tract to a point for a corner, lying in the South line of Lot 1A of the Replat of Lot 1 Garrett Estates, according to the plat recorded in Document No. 2017-12317 of the Real Property Records of Bowie County, Texas;

THENCE South 00 degrees 00 minutes 00 seconds West a distance of 610.60 feet across and through the said 31.07 acre tract to a point for a corner, an inside ell corner of the said 31.07 acre tract, an outside ell corner of that certain tract of land described as 9.331 acres in the deed from Billy N. Hall, et ux, to Jason Hensley, et ux, dated June 22, 2017, recorded in Document No. 2017-7183 of the Real Property Records of Bowie County, Texas;

THENCE South 00 degrees 31 minutes 05 seconds West a distance of 61.03 feet along the East line of the said 31.07 acre tract and the West line of the said 9.331 acre tract to a point for a corner, an outside ell corner of the said 31.07 acre tract, an inside ell corner of the said 9.331 acre tract;

THENCE South 86 degrees 49 minutes 36 seconds West a distance of 220.63 feet along the South line of the said 31.07 acre tract and the North line of the said 9.331 acre tract to a point for a corner, an inside ell corner of the said 31.07 acre tract, the Northwest corner of the said 9.331 acre tract;

THENCE along the East line of the said 31.07 acre tract and the West line of the said 9.331 acre tract the following courses:

South 02 degrees 52 minutes 42 seconds East a distance of 46.50 feet;
South 40 degrees 37 minutes 42 seconds East a distance of 44.00 feet;
South 16 degrees 57 minutes 18 seconds West a distance of 61.50 feet;

Attachment: 2023-065 ORD annex PG Rd Nazarene (4008 : 2023-065 ORD Annex FC Nazarene 27.346 acres [3313 Pleasant Grove Rd])

North 89 degrees 37 minutes 18 seconds East a distance of 49.00 feet;
South 03 degrees 17 minutes 18 seconds West a distance of 109.00 feet;
South 40 degrees 47 minutes 18 seconds West a distance of 72.00 feet;
South 28 degrees 30 minutes 35 seconds East a distance of 65.90 feet;
South 40 degrees 02 minutes 18 seconds West a distance of 35.00 feet, the Northeast corner of that certain tract of land described as 1.840 acres om the deed from Jerry A. Rochelle to Donald Edward Crisp, et ux, dated May 30, 1986, recorded in Volume 844,Page 145 of the Real Property Records of Bowie County, Texas;

THENCE along the South line of the said 31.07 acre tract and the North line of the said 1.840 acre tract the following courses:

North 82 degrees 12 minutes 42 seconds West a distance of 138.00 feet;
North 45 degrees 17 minutes 42 seconds West a distance of 116.00 feet;
South 72 degrees 47 minutes 18 seconds West a distance of 86.00 feet;
North 59 degrees 41 minutes 10 seconds West a distance of 60.59 feet, the Southeast corner of that certain tract of land described as 1.48 acres in the deed from Robert Loya, et ux, to Evergreen Presbyterian Ministries of Texas, Inc., dated February 15, 1990, recorded in Volume 1441, Page 85 of the Real Property Records of Bowie County, Texas;

THENCE North 02 degrees 37 minutes 42 seconds West a distance of 349.22 feet along the West line of the said 31.07 acre tract and the East line of the said 1.48 acre tract to a point for a corner;

THENCE North 87 degrees 22 minutes 18 seconds East a distance of 169.91 feet across the said 31.07 acre tract to a point for a corner;

THENCE South 02 degrees 40 minutes 00 seconds East a distance of 21.23 feet across the said 31.07 acre tract to a point for a corner;

THENCE North 87 degrees 19 minutes 49 seconds East a distance of 402.50 feet across and through the said 31.07 acre tract to the point of beginning and containing 3.724 acres of land.

SECTION 2: Pursuant to Texas law and the City Charter, the inhabitants of the territory described in Section 1 of this Ordinance and annexed by this Ordinance shall hereafter be entitled to all the rights and privileges of all other citizens of the City of Texarkana, Texas; they shall be bound by the acts, ordinances, resolutions, and regulations of the City; and the property situated in the territory shall bear its pro rata part of the taxes levied by the City.

SECTION 3: Pursuant to Article II, Section 1 of the City Charter, the territory described in Section 1 of this Ordinance and annexed by this Ordinance shall hereafter be assigned and become a part of the City Ward [Ward 5] to which the territory adjoins.

Attachment: 2023-065 ORD annex PG Rd Nazarene (4008 : 2023-065 ORD Annex FC Nazarene 27.346 acres [3313 Pleasant Grove Rd])

SECTION 4: The "Municipal Services Agreement / Owner-Consent Voluntary Annexation" ("MSA") approved by the City Council by Resolution No. 2023-049 (April 24, 2023), applicable to the territory described in Section 1 of this Ordinance, is incorporated herein by reference for all purposes; and pursuant to the MSA and Sections 140-50 and 140-78(a) of the Code of Ordinances of the City of Texarkana, Texas, the applicable zoning district for the territory described in Section 1 of this Ordinance and annexed by this Ordinance shall be classified as Planned Development / Multiple-Family 2.

SECTION 5: The City Secretary shall file with the County Clerk of Bowie County, Texas, a certified copy of this Ordinance. The City Manager shall cause the map of the boundaries of the City and its extraterritorial jurisdiction to be updated in accordance with Texas law and this Ordinance.

SECTION 6: 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 7: In the event of any conflict between this Ordinance and any other ordinances or parts of ordinances, this Ordinance shall supersede and control.

SECTION 8: 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 9: This Ordinance shall be in full force and effect immediately upon its passage and approval.

PASSED AND APPROVED in Regular Council Session on this the **20th day of June, 2023**.

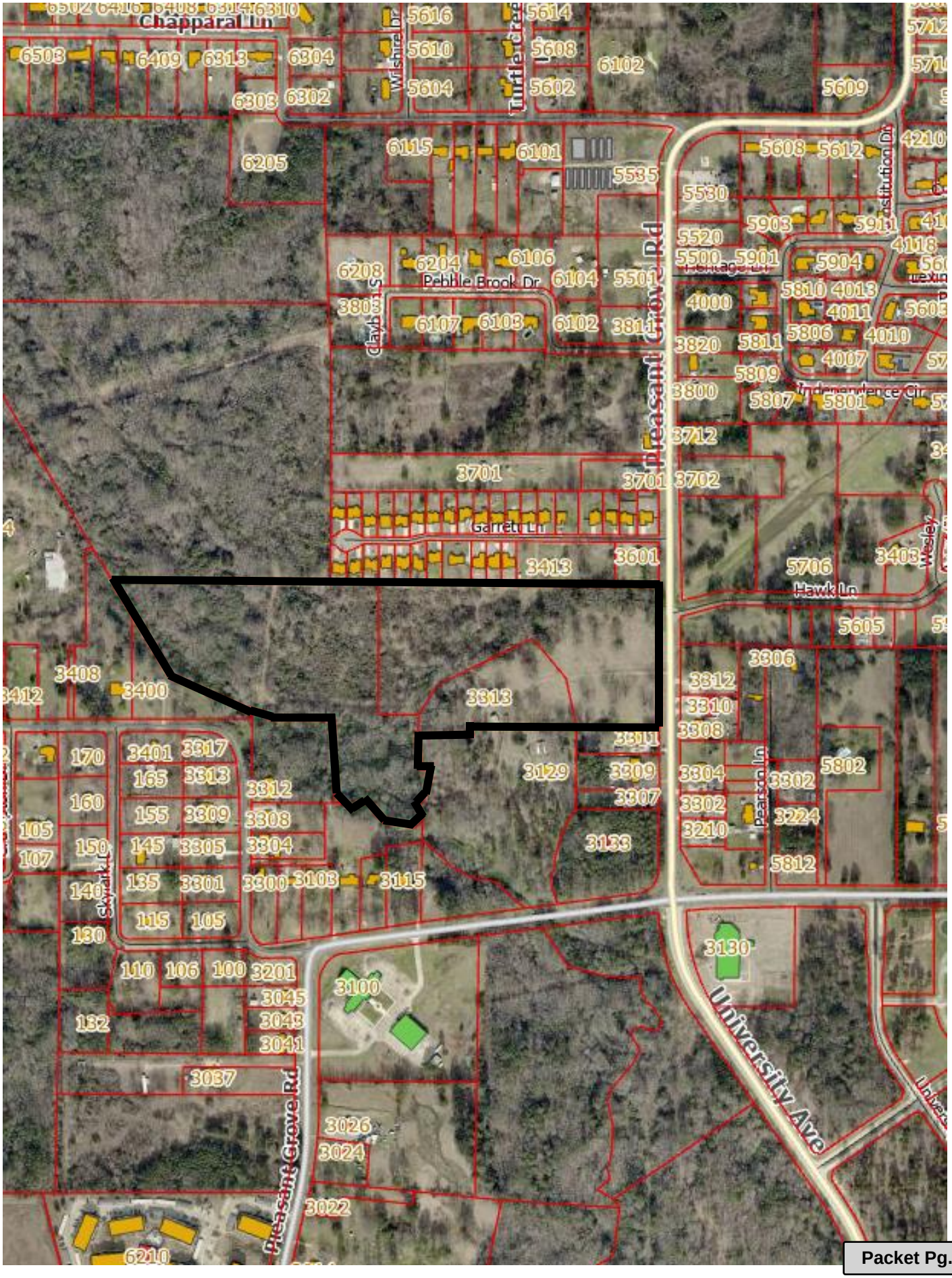
ATTEST:

_____ _____

VICKY COOPWOOD, ASST. CITY SECRETARY BOB BRUGGEMAN, MAYOR

Attachment: 2023-065 ORD annex PG Rd Nazarene (4008 : 2023-065 ORD Annex FC Nazarene 27.346 acres [3313 Pleasant Grove Rd])

3313 Pleasant Grove Road



Attachment: 2023-065 ATTH 01 Map (4008 : 2023-065 ORD Annex FC Nazarene 27.346 acres [3313 Pleasant Grove Rd])

RESOLUTION NO. 2023 – 049

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, ELECTING TO BEGIN THE PROCESS OF CONSIDERING THE VOLUNTARY ANNEXATION OF A 32.7 ACRE TRACT IN THE GEORGE BRINLEE HRS A-18 INTO THE CITY LIMITS OF THE CITY OF TEXARKANA, TEXAS, BY AUTHORIZING A WRITTEN SERVICES AGREEMENT FOR PROVISION OF CITY SERVICES IN THE EVENT THE CITY COUNCIL ADOPTS AN ORDINANCE ANNEXING THE TRACT; DIRECTING THE PREPARATION OF A FORM ANNEXATION ORDINANCE AND A PUBLIC HEARING BEFORE INSTITUTING ANY ANNEXATION PROCEEDINGS; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the owner of over 31 acres lying and situated in the George Brinlee Headright Survey, Abstract 18, described in Section 1 of the proposed "Municipal Services Agreement" ("MSA") attached to this resolution as **ATTH 01** and incorporated herein by reference for all purposes, has requested that the City of Texarkana, Texas, annex the acreage into the city limits and has waived or declined the requirement to be offered a development agreement pursuant to Section 43.016 of the Texas Local Government Code; and

WHEREAS, pursuant to the Texas Local Government Code, the governing body of a city that elects to annex an area by petition of landowner must first negotiate and enter into a written agreement with the owner of land in the area for the provision of services in the area, with the agreement including (1) a list of each service the city will provide on the effective date of the annexation, and (2) a schedule that includes the period within which the city will provide each service that is not provided on the effective date of the annexation; and

WHEREAS, before a city may adopt an ordinance annexing an area by petition of landowners, the governing body must conduct a public hearing, providing persons interested in the annexation the opportunity to be heard, and thereafter the governing body may adopt an ordinance annexing the area; and

WHEREAS, City staff recommends that the City Council elect to begin the process of consideration of annexation of the subject acreage by first authorizing the City Manager to execute the proposed MSA attached to this resolution pertaining to municipal services to be provided by the City in the event the City Council, in its discretion, favorably votes to annex the subject tract.

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

SECTION 1: The City Council elects to begin the process of considering the voluntary annexation of the acreage described in Section 1 of the attached Municipal Services Agreement and authorizes the City Manager to execute the agreement. In the event of Owner's sale of the acreage to a developer, the City Council delegates to the City Manager the authority to approve and execute an assignment of this agreement to the successor owner of the acreage.

Attachment: 2023-065 ATTH 02 svc agmt (annex) FC nazarene 3313 PG Rd signed (4008 : 2023-065 ORD Annex FC Nazarene 27.346 acres

SECTION 2: The City Council's approval of this resolution does not bind the City Council to approve annexation of the subject acreage; and nothing in this resolution promises or guarantees a favorable vote by the City Council to approve annexation of the acreage.

SECTION 3: Upon execution of the MSA, the City Council directs the City Manager to prepare a proposed annexation ordinance for the subject acreage; and, at an appropriate time as determined by the City Manager and consistent with Texas law before instituting any annexation proceedings, the City Council shall give all interested persons the right to appear and to be heard at a public hearing during a regular meeting of the City Council pertaining to a proposed annexation for the subject acreage.

SECTION 4: The City Manager or designee shall cause to be issued all newspaper publications and notices as required by law for the proceedings and hearings authorized by this Resolution.

SECTION 5: 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 **24th day of April, 2023**.

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

6:27p.m.

Attachment: 2023-065 ATTH 02 svc agmt (annex) FC nazarene 3313 PG Rd signed (4008 : 2023-065 ORD Annex FC Nazarene 27.346 acres

Municipal Services Agreement

* * * * *

Owner-Consent Voluntary Annexation

This Municipal Services Agreement ("Agreement") is entered into by and between the City of Texarkana, Texas, a home-rule municipality of the State of Texas ("City"), and First Church of Nazarene Texarkana ("Owner").

Recitals

The parties agree that the following recitals are true and correct and form the basis upon which the parties have entered into this Agreement.

WHEREAS, pursuant to the Texas Local Government Code, the governing body of a city that elects to annex an area by petition of landowner must first negotiate and enter into a written agreement with the owners of land in the area for the provision of services in the area, with the agreement including (1) a list of each service the city will provide on the effective date of the annexation, and (2) a schedule that includes the period within which the city will provide each service that is not provided on the effective date of the annexation; and

WHEREAS, Owner owns a certain parcel of land situated in Bowie County, Texas, within the City's extraterritorial jurisdiction, more particularly described in Section 1, below ("the Property"); and

WHEREAS, Owner has requested and consented in writing to full-purpose annexation of the Property by the City, and has waived or declined the requirement to be offered a development agreement pursuant to Section 43.016 of the Texas Local Government Code; and

WHEREAS, City and Owner desire to set out their agreements for proposed full-purpose annexation of the Property, and — in the event the City Council approves full-purpose annexation — the City services to be provided for the Property on or after the effective date of full-purpose annexation.

NOW THEREFORE, in exchange for the mutual covenants, conditions and promises contained herein, City and Owner agree as follows:

1. **PROPERTY.** This Agreement is only applicable to the Property set out and described in Exhibit "A" to this Agreement, save and except any portion of the Property within the corporate limits of the City, incorporated herein by reference for all purposes.

2. **OWNER CONSENT FOR FULL-PURPOSE ANNEXATION and PROPERTY DEVELOPMENT.**

a. Owner waives or declines the requirement to be offered a development agreement pursuant to Section 43.016 of the Texas Local Government Code (*see* attached Exhibit B, incorporated herein by reference for all purposes). Owner requests, consents, covenants, and agrees to full-purpose annexation of the Property by the City; and with such consent, and subject

Attachment: 2023-065 ATTH 02 svc agmt (annex) FC nazarene 3313 PG Rd signed (4008 : 2023-065 ORD Annex FC Nazarene 27.346 acres

to Section 3 of this Agreement, City intends for this Agreement to provide for the delivery of specific municipal services to the Property in accordance with state law and accomplished through any means permitted by law.

b. In the event of full-purpose annexation of the Property, Owner agrees and consents to a zoning classification of Planned Development / Multiple-Family 2 according to City's Code of Ordinances; and for any development Owner shall prepare all site plan documentation in anticipation of and consistent with this zoning classification. Owner shall defer to the City's discretion with respect to the timing for initiating full-purpose annexation proceedings.

c. Except as provided herein, Owner agrees to comply with — and City is authorized to enforce and shall enforce — all of City's ordinances, regulations, and planning authority for the Property as authorized by law, this Agreement, and the SPA, in the same manner such ordinances and regulations are enforced within the City's boundaries; provided, however, that in the event Owner intends to demolish existing structures on the Property, City shall not require Owner to obtain a demolition permit for such demolition.

3. **MUNICIPAL SERVICES.** In accordance with applicable City ordinances, rules, regulations, and policies, Owner and City agree that the City will provide the municipal services set forth in Exhibit C, attached hereto and incorporated herein by reference for all purposes (hereinafter, "Services"), at the times, events, or conditions specified therein for each of the Services. Unless otherwise expressly stated in Exhibit C, full-purpose annexation of the Property is a condition precedent for the provision of Services pursuant to this Agreement; provided, however, that nothing in this Agreement should be construed as requiring the City to annex the Property for full-purpose annexation (and if such requirement exists under law, the parties agree such requirement is waived).

4. **SEVERABILITY.** Except as otherwise provided herein, if any part, term, or provision of this Agreement is held by a court to be illegal, invalid, or otherwise unenforceable, such illegality, invalidity, or unenforceability will not affect the validity of any other part, term or provision, and the rights of the parties will be construed as if the part, term, or provision was never part of the Agreement; provided, however, that Sections 2, 8, 9, and 10 are not severable from this Agreement.

5. **GOVERNING LAW, INTERPRETATION, and VENUE**. The parties to this Agreement covenant and agree that in any litigation relating to this Agreement, the terms and conditions of the Agreement will be interpreted according to the laws of the State of Texas. The parties acknowledge that they are of equal bargaining power and that this Agreement shall be fairly interpreted in accordance with its terms and conditions and not for or against either party. Venue for any litigation relating to this Agreement shall be in the state or federal courts located in Bowie County, Texas.

6. **NO WAIVER.** The failure of either party to insist upon the performance of any term or provision of this Agreement or to exercise any right granted hereunder shall not constitute a waiver of that party's right to insist upon appropriate performance or to assert any such right on any future occasion.

Attachment: 2023-065 ATTH 02 svc agmt (annex) FC nazarene 3313 PG Rd signed (4008 : 2023-065 ORD Annex FC Nazarene 27.346 acres

7. **GOVERNMENTAL POWERS and FUNCTIONS.** Owner and City agree that no provision of this Agreement is in any way intended to constitute a waiver of the City's governmental immunities from suit or from liability; Owner and City acknowledge that the terms, provisions, and execution of this Agreement, together with the provision of Services, constitute governmental functions of the City, and that the City does not waive or surrender any of its governmental powers or immunities by execution or performance of this Agreement.

8. **FORCE MAJEURE.** "Force Majeure" means an event, circumstance, or act that is beyond a party's reasonable control, such as an act of God, an act of the public enemy, an act of a government entity, strikes, other labor disturbances, supplier performance, supply chain interruption, hurricanes, earthquakes, fires, floods, epidemics, pandemics, embargoes, war, riots, ransomware or cyber events, or any other similar cause. Neither party will be liable for its non-performance or delayed performance if caused by a Force Majeure. A party that becomes aware of a Force Majeure that will significantly delay performance will notify the other party promptly (but in no event later than fifteen days) after it discovers the Force Majeure. If a Force Majeure occurs, any deadline for provision of Services shall be extended for a time period that is reasonable under the circumstances, and any suspension of provision for Services shall be reasonable under the circumstances.

9. **AGREEMENT BINDS AND BENEFITS SUCCESSORS AND RUNS WITH THE LAND.** This Agreement is binding on and inures to the benefit of the parties, their successors, and assigns. Upon annexation of the Property, Owner shall file this Agreement in the Deed Records of Bowie County, Texas, at such time prior to any sale of any portion of the Property to third parties. The terms of this Agreement constitute covenants running with the land comprising the Property, is binding on the Owner and the City, is binding on subsequent owners of any portion of the Property, and is enforceable by any current or future owner of any portion of the Property.

10. **COSTS/FEES TO PAY OR REIMBURSE.** In addition to any costs or fees set out in this Agreement or exhibits thereto, Owner agrees to reimburse or pay the following:

a. the fee for the annexation set by the City Council;

b. City's cost of notice, publication, and advertising as may be required by law or City Charter for any discrete annexation proceeding of the Property, including the publication costs of proposed annexation ordinances for the Property in the form in which such may be finally passed as required by Article I, Section 5 of the City Charter of the City of Texarkana, Texas;

c. Owner shall be responsible for paying or otherwise reimbursing the City for all infrastructure or development costs on the Property; and

d. The amount of compensation required to be paid by City pursuant to Texas Health & Safety Code Section 775.022 with respect to annexation of the Property.

11. **AUTHORITY and ENTIRE AGREEMENT.** City and Owner represent that they have full power, authority, and legal right to execute, deliver and perform their obligations pursuant to this Agreement. This Agreement constitutes the entire agreement between the parties and

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supersedes all prior oral and written agreements between said parties. Except as provided herein, this Agreement shall not be amended unless approved by the City Council and executed in writing by both parties; provided, however, the City Council delegates to the City Manager the authority to agree to and execute written amendments that do not materially obligate the City to extend services beyond the scope of this Agreement, and such written amendments upon execution shall be appended to this Agreement.

12. **GOVERNMENTAL IMMUNITY.** This Agreement is expressly made subject to City's governmental immunity as provided by the Texas Constitution, Texas law, and applicable federal law. The parties expressly agree that no provision of this Agreement is in any way intended to constitute a waiver of the City's immunities from suit or from liability.

13. **ASSIGNMENT.** This Agreement shall be binding upon the respective successors and assigns of the parties; neither party may assign this Agreement without the other party's prior written consent; and the City Council delegates to the City Manager the authority to approve and execute an assignment to Owner's successor-in-interest.

14. **SECTION HEADINGS**. The section headings in this Agreement are inserted only for convenience and are not to be construed as part of this Agreement or as a limitation of the scope of the particular section to which the heading refers.

15. **EFFECTIVE DATE.** This Agreement shall be effective upon the execution by both City and Owner.

City of Texarkana, Texas

By: _____ Date: ~~April~~ May 1, 2023
David W. Orr, PhD
City Manager

Owner, First Church of Nazarene Texarkana:

By: _____ Date: April 12, 2023
Rev. Paul Davis

Attachment: 2023-065 ATTH 02 svc agmt (annex) FC nazarene 3313 PG Rd signed (4008 : 2023-065 ORD Annex FC Nazarene 27.346 acres

Exhibit A

All that certain tract or parcel of land being a part of the GEORGE BRINLEE HEADRIGHT SURVEY. A-18, Bowie County, Texas and being a part of a certain 32.7 acre tract of land conveyed to R. R. Taylor by Warranty Deed recorded in Volume 182, Page 32 of the Deed Records of Bowie County, Texas; said 32.7 acre tract also being Lot No. 1 of the partition of the A. J. Baker 153.5 acre tract by Partition Deed dated February 25, 1919 and recorded in Volume 85, Page 167 of the Deed Records of Bowie County, Texas; and being more particularly described by metes and bounds as follows:

BEGINNING at the Southwest corner of Lot No. 2 of the partition of the A. J. Baker 163.5 acre tract by Partition Deed dated February 25, 1919 and recorded in Volume 85, Page 167 of the Deed Records of Bowie County, Texas:

THENCE - S. 89" 08" 35" E., with the South boundary line of the above-mentioned Lot No. 2 passing at 563.10 ft. an existing fence corner and continuing with an existing fence passing at 316.40 ft. an existing fence corner at the Southeast corner of said Lot No. 2. same being the Southwest corner of Lot No. 5 of the above-mentioned partition and continuing with the South boundary line or said Lot No. 5 passing at 796. 79 ft. a cross tie and continuing 607.03 ft. for a total distance of 2283.32 ft. to a 1/2" reinf. steel set for corner on the West right-of-way line of Texas F.M. Road No. 2878, same being 50.00 ft. at right angles from the centerline of said road:

THENCE - S. 00" 00" 46" E., 219.44 ft. with the above mentioned west right-of-way line, 50.00 ft. at right angles from end parallel with the above-mentioned centerline of road to a 1/2" reinf. steel set for an angle point in said West right-or-way line:

THENCE - S. 05" 41" 52" W., 100.50 ft. with the above-mentioned West right-of-way line to a concrete right-of-way marker in place, same being 60.00 ft. at right angles from the above-mentioned centerline of road.

THENCE - S. 00" 00" 46" E., 200.00 ft. with the above mentioned West right-of-way line, 60.00 ft. at right angles from and parallel with the above mentioned centerline of road to a 1/2" reinf. steel set for an angle point in said right-of-way.

THENCE - S. 05" 45" 55" E., 78.98 ft. with the above-mentioned West right-of-way line to a 1" iron pipe found in place at the Northeast corner of a certain 0.938 acre tract of land conveyed to Shaun Haghneviss by Third Party Deed recorded in Volume 3154, Page 335 of the Real Property Records of Bowie County, Texas:

THENCE - S. 89" 56" 01" W., with the North boundary line of the above mentioned 0.938 acre tract passing at 339.22 ft. the Northwest corner of said 0.938 acre tract, same being the Northeast corner certain 7.871 acre tract conveyed to Billy N. Hall by Warranty Deed recorded in Volume 588, Page 49 of the Deed Records of Bowie County. Texas: and continuing 459.18 ft. with the North boundary line of said 7.871 acre tract for a total distance of 798.40 ft. to an old fence corner being a 16" sweet gum, the most northerly Northwest corner of said 7.871 acre tract;

THENCE - S. 03" 08" 47" W., 50.64 ft. with a West boundary line of the above mentioned 7.871 acre tract to a 1" square iron pipe found in place at an inside corner to said 7.871 acre tract;

THENCE - S. 89" 27" 18" W., with the North boundary line of the above mentioned 7.871 acre tract passing at 190.63 ft. a 1/2" reinf. steel set for offset corner and continuing 30.00 ft. for a total distance of 220.63 ft. to the center of a small creek channel.

Attachment: 2023-065 ATTH 02 svc agmt (annex) FC nazarene 3313 PG Rd signed (4008 : 2023-065 ORD Annex FC Nazarene 27.346 acres

THENCE - Southerly with the centerline of the above-mentioned small creek channel along the following courses:

S. 00” 15” 00” E., 46.50 ft; S. 38” 00” 00” E., 44.00 ft.; S. 19” 35” 00” W., 61.50 ft.; S. 87” 45” 00” E., 49.00 ft.; S. 05” 55” 00” W., 109.00 ft.; S. 43” 25” 00” W., 72.00 ft.; S. 25” 52” 53” E., 65.90 ft., and S. 42” 40” 00” W., 35.00 ft. to the center of Wagner Creek

THENCE - Westerly the centerline of the above-mentioned Wagner Creek along the following courses:

N. 79” 35” 00” W., 138 ft.; N. 42” 40” 00” W., 116 ft.; S. 75” 25” 00” W., 85.00 ft. and N. 57” 03” 28” W., 60.59 ft. to an iron pipe found in place at the most Southerly corner of a certain called 1.49 acre tract of land (Tract Two) conveyed to Evergreen Presbyterian Ministries of Texas, Inc. by Warranty Deed recorded in Volume 1441, Page 85 of the Real Property Records of Bowie County, Texas:

THENCE - N. 00” 00” 00” E., 349.22 ft. with the East boundary line of the above mentioned 1.48 acre tract to an iron pipe found in place at the Northeast corner of said 1.48 acre tract;

THENCE - S. 90" 00” 00” W., with the North boundary line of the above motioned 1.48 acre tract, passing at 298.31 ft. an iron pipe found in place for offset corner and continuing 10.00 ft. for a total distance of 308.31 ft. to the center of the above mentioned Wagner Creek:

THENCE - Northwesterly with the centerline of the above mentioned Wagner Creek along the following courses:

N. 55” 39” 25” W., 95.56 ft. to the most Northerly corner of a certain 1.262 acre tract (Tract One) conveyed to Evergreen Presbyterian Ministries of Texas, Inc. by Warranty Deed recorded in Volume 1441, Page 85 of the Real Property Records of Bowie County, Texas and N. 43” 42” 20” W., 757.88 ft. to the POINT OF BEGINNING; The above described property being surveyed by Richard V. Hall, Jr. contains 31.07 acres of land, more or less.

Attachment: 2023-065 ATTH 02 svc agmt (annex) FC nazarene 3313 PG Rd signed (4008 : 2023-065 ORD Annex FC Nazarene 27.346 acres

CITY OF
TEXARKANA
220 TEXAS BOULEVARD TEXARKANA TEXAS 75501 TEXAS

April 12, 2023

First Church of Nazarene
c/o Rev. Paul Davis
6241 St. Michael Dr.
Texarkana, Texas 75503

Dear First Church of Nazarene Texarkana:

This will acknowledge your consent to full-purpose annexation of the parcels identified in the enclosed proposed Municipal Services Agreement.

Since one of more of your parcels are identified as being subject to an agricultural, wildlife management, or timber ad valorem tax exemption, Section 43.016 of the Texas Local Government Code ("LGC") requires the City to offer you a specific development agreement. That section of law provides that, before the City annexes property that is subject to an agricultural, wildlife management, or timber ad valorem tax exemption, the City shall offer to make a "development agreement" with the property owner in lieu of annexation. The development agreement must guarantee the continuation of the extraterritorial status of the area; and authorize the enforcement of all regulations and planning authority of the municipality that do not interfere with the use of the area for agriculture, wildlife management, or timber. LGC § 43.016(b)(1)(A), (1)(B). **By your signature below, you have expressly declined to make an agreement described by LGC § 43.016(b)(1)(A) and (1)(B).**

Enclosed you will find the proposed services agreement for your signature and for presentment to the City Council for approval. This letter, with your signed acknowledgement below, will become an exhibit to the proposed agreement.

With regards,

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

Enclosures

Attachment: 2023-065 ATTH 02 svc agmt (annex) FC nazarene 3313 PG Rd signed (4008 : 2023-065 ORD Annex FC Nazarene 27.346 acres

Landowner Acknowledgement

I have declined to make an agreement described by LGC § 43.016(b)(1)(A) and (1)(B).

I have signed the "Municipal Services Agreement /Owner-Consent Voluntary Annexation" and understand the City Council must approve the agreement in a public meeting noticed in accordance with the Texas Open Meetings Act.

Dated: April 12, 2023

First Church of Nazarene Texarkana

By: _____
Rev. Paul Davis

Attachment: 2023-065 ATTH 02 svc agmt (annex) FC nazarene 3313 PG Rd signed (4008 : 2023-065 ORD Annex FC Nazarene 27.346 acres

Exhibit C to Municipal Services Agreement

The term "annexation" as used in this exhibit refers only to full-purpose annexation of the Property.

I. Services to be Provided Upon Annexation of Property.

A. Fire

Fire suppression service from the City's Fire Department will be available to the Property upon annexation. Primary fire response will be provided by Fire Station No. 3, located at 5706 Richmond Rd. Fire prevention activities will be provided by the Fire Marshall's office as needed.

B. Police

Currently, the Property is under the jurisdiction of the Bowie County Sheriff's Office. Upon annexation, the City's Police Department will extend regular and routine patrols to the Property.

C. Building Inspection

The City's Building Inspection Department will provide Inspection Services upon annexation. This includes issuing building, electrical, and plumbing permits for any new construction and remodeling and enforcing all other applicable codes which regulate building construction within the City of Texarkana, Texas.

D. Planning and Zoning

The Planning and Zoning Department's responsibility for regulating development and land use through the administration of the City of Texarkana Zoning Ordinance will extend to this Property upon annexation. The property will also continue to be regulated under the requirements of the City of Texarkana Subdivision Ordinance.

E. Library

Upon annexation, free library use privileges with issuance of a free library card will be available to anyone residing in this Property. A free library card for those in the City limits includes checkouts for books, DVDs, and audiobooks. Also, databases are available that can be accessed from home, including free tutoring for grade school through college, foreign language, genealogy, Consumer Reports, and downloadable audiobooks and e-books.

Attachment: 2023-065 ATTH 02 svc agmt (annex) FC nazarene 3313 PG Rd signed (4008 : 2023-065 ORD Annex FC Nazarene 27.346 acres

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F. Health Department

The Texarkana-Bowie County Health Department will provide health services to eligible residents, if any, of the Property upon annexation.

G. Code Enforcement

The City's Code Enforcement Division will provide Code Enforcement services upon annexation. These services include enforcing the City's health ordinances, health inspections, and enforcing the City's Code of Ordinances governing litter, junk vehicles, high grass and weeds, and substandard structures. Animal Control services will be provided to the Property as needed.

H. Parks

Existing park use privileges subject to Parks Rules and Regulations will be available to anyone residing within the Property upon annexation.

I. Traffic Engineering

Upon annexation, City will provide traffic engineering services and regulatory signage services in accordance with the City policies and procedures and applicable laws.

J. Water and Sewer Service

Owner acknowledges and agrees that any current structures intended for habitability or any future development shall be required to connect to the City's water and sewer system at Owner's expense.

II. Services to be Provided to the Property Upon Specific Conditions or Events Following Annexation.

A. Drainage and Stormwater Management

Owner must provide stormwater drainage at its own expense and will be inspected by the City Engineers at time of completions. After inspection, the City will thereafter maintain the drainage only upon approval by City Engineers and only if drainage is dedicated in the public drainage easement and the City accepts the dedication; provided, however, that nothing herein should be construed as requiring the City to accept such dedication.

Maintenance of existing drainage facilities will be provided by the City upon annexation only if the drainage facilities are located in the street right-of-way or a public

drainage easement. Owner shall be responsible and agrees to pay for maintenance of any drainage facility that is not in the street right-of-way or public drainage easement.

B. Solid Waste Services

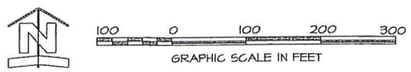
Beginning with occupancy of residential structures, if any, Solid Waste Collection shall be provided to the Property in accordance with City ordinance and policies.

III. General Provisions

A. The parties acknowledge and agree that the City is not required to provide a service that is not identified herein.

B. Owner understands and acknowledges that City departments referenced herein may change names or be re-organized by the City Manager. Any reference to a specific department also includes any subsequent City department that will provide the same or similar service.

Attachment: 2023-065 ATTH 02 svc agmt (annex) FC nazarene 3313 PG Rd signed (4008 : 2023-065 ORD Annex FC Nazarene 27.346 acres



DESCRIPTION OF PROPERTY:

All that certain tract or parcel of land being a part of the GEORGE BRINLEE HEADRIGHT SURVEY, A-18, Bowie County, Texas and being a part of a certain 32.7 acre tract of land conveyed to R. A. Taylor by Warranty Deed recorded in Volume 182, Page 32 of the Deed Records of Bowie County, Texas; said 32.7 acre tract also being Lot No. 1 of the partition of the A. J. Baker 163.5 acre tract by Partition Deed dated February 25, 1919 and recorded in Volume 85, Page 167 of the Deed Records of Bowie County, Texas; and being more particularly described by metes and bounds as follows:

BEGINNING at the Southwest corner of Lot No. 2 of the partition of the A. J. Baker 163.5 acre tract by Partition Deed dated February 25, 1919 and recorded in Volume 85, Page 167 of the Deed Records of Bowie County, Texas;

THENCE – S. 89° 08' 35" E., with the South boundary line of the above mentioned Lot No. 2 passing at 563.10 ft. an existing fence corner and continuing with an existing fence passing at 316.40 ft. an existing fence corner at the Southeast corner of said Lot No. 2, same being the Southwest corner of Lot No. 5 of the above mentioned partition, and continuing with the South boundary line of said Lot No. 5 passing at 786.79 ft. a cross tie and continuing 607.03 ft. for a total distance of 2283.32 ft. to a 1/2" reinf. steel set for corner on the West right-of-way line of Texas F. M. Road No. 2878, same being 50.00 ft. at right angles from the centerline of said road;

THENCE – S. 00° 00' 46" E., 219.44 ft. with the above mentioned West right-of-way line, 50.00 ft. at right angles from and parallel with the above mentioned centerline of road to a 1/2" reinf. steel set for an angle point in said West right-of-way line;

THENCE – S. 05° 41' 52" W., 100.50 ft. with the above mentioned West right-of-way line to a concrete right-of-way marker in place, same being 60.00 ft. at right angles from the above mentioned centerline of road;

THENCE – S. 00° 00' 46" E., 200.00 ft. with the above mentioned West right-of-way line, 60.00 ft. at right angles from and parallel with the above mentioned centerline of road to a 1/2" reinf. steel set for an angle point in said right-of-way;

THENCE – S. 05° 45' 55" E., 78.98 ft. with the above mentioned West right-of-way line to a 1" iron pipe found in place at the Northeast corner of a certain 0.938 acre tract of land conveyed to Shaun Haghnavisa by Third Party Deed recorded in Volume 3154, Page 335 of the Real Property Records of Bowie County, Texas;

THENCE – S. 89° 56' 01" W., with the North boundary line of the above mentioned 0.938 acre tract passing at 339.22 ft. the Northwest corner of said 0.938 acre tract, same being the Northeast corner of a certain 7.871 acre tract conveyed to Billy N. Hall by Warranty Deed recorded in Volume 588, Page 49 of the Deed Records of Bowie County, Texas; and continuing 459.18 ft. with the North boundary line of said 7.871 acre tract for a total distance of 798.40 ft. to an old fence corner being a 16" sweet gum, the most northerly Northwest corner of said 7.871 acre tract;

THENCE – S. 03° 08' 47" W., 50.64 ft. with a West boundary line of the above mentioned 7.871 acre tract to a 1" square iron pipe found in place at an inside corner to said 7.871 acre tract;

THENCE – S. 89° 27' 18" W., with the North boundary line of the above mentioned 7.871 acre tract passing at 190.63 ft. a 1/2" reinf. steel set for offset corner and continuing 30.00 ft. for a total distance of 220.63 ft. to the center of a small creek channel;

THENCE – Southerly with the centerline of the above mentioned small creek channel along the following courses:

S. 00° 15' 00" E., 46.50 ft; S. 38° 00' 00" E., 44.00 ft.; S. 19° 35' 00" W., 61.50 ft.; S. 87° 45' 00" E., 49.00 ft.; S. 05° 55' 00" W., 109.00 ft.; S. 43° 25' 00" W., 72.00 ft.; S. 25° 52' 53" E., 65.90 ft. and S. 42° 40' 00" W., 35.00 ft. to the center of Wagner Creek;

THENCE – Westerly with the centerline of the above mentioned Wagner Creek along the following courses:

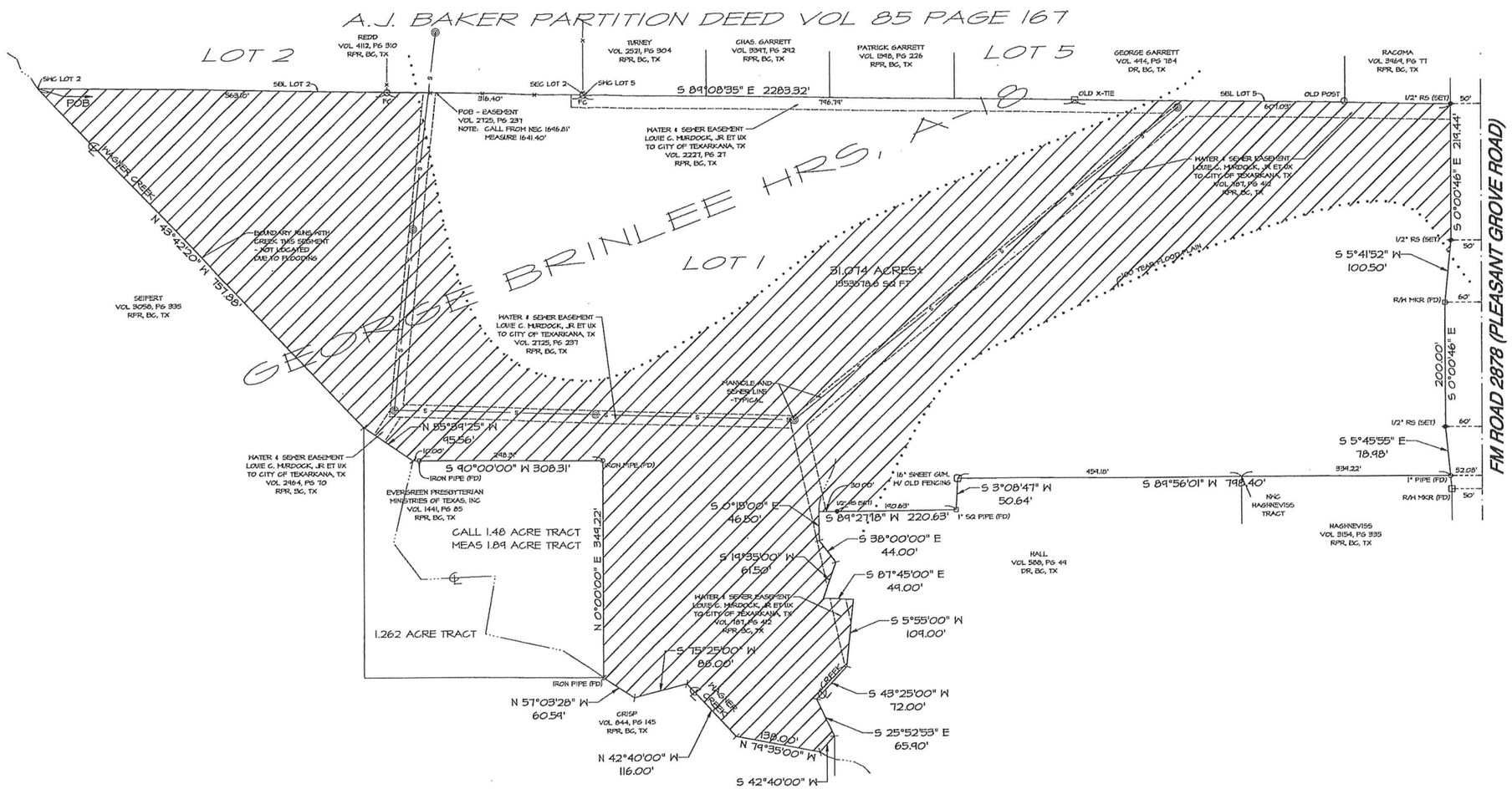
N. 79° 35' 00" W., 138.00 ft.; N. 42° 40' 00" W., 116.00 ft.; S. 75° 25' 00" W., 85.00 ft. and N. 57° 03' 28" W., 60.59 ft. to an iron pipe found in place at the most Southerly corner of a certain called 1.48 acre tract of land (Tract Two) conveyed to Evergreen Presbyterian Ministries of Texas, Inc. by Warranty Deed recorded in Volume 1441, Page 85 of the Real Property Records of Bowie County, Texas;

THENCE – N. 00° 00' 00" E., 349.22 ft. with the East boundary line of the above mentioned 1.48 acre tract to an iron pipe found in place at the Northeast corner of said 1.48 acre tract;

THENCE – S. 90° 00' 00" W., with the North boundary line of the above mentioned 1.48 acre tract, passing at 298.31 ft. an iron pipe found in place for offset corner and continuing 10.00 ft. for a total distance of 308.31 ft. to the center of the above mentioned Wagner Creek;

THENCE – Northwesterly with the centerline of the above mentioned Wagner Creek along the following courses:

N. 55° 39' 25" W., 95.56 ft. to the most Northerly corner of a certain 1.262 acre tract (Tract One) conveyed to Evergreen Presbyterian Ministries of Texas, Inc. by Warranty Deed recorded in Volume 1441, Page 85 of the Real Property Records of Bowie County, Texas and N. 43° 42' 20" W., 757.68 ft. to the POINT OF BEGINNING; The above described property being surveyed by Richard V. Hall, Jr. contains 31.07 acres of land, more or less.



THIS IS TO CERTIFY: that the plat hereon is a true representation of the above described property as determined by survey; the lines and dimensions of said property being as indicated by the plat. There are no encroachments, conflicts or protrusions, except as shown. This property does appear to lie partially within a Special Flood Hazard Area as per FIRM Community Panel No. 48119402308 with an Effective Date of September 27, 1991.

May 31, 2006

Scale: 1" = 100'

BOUNDARY SURVEY

COPYRIGHTED MATERIAL. DO NOT REPRODUCE.
This document contains confidential information, is an instrument of service and the property of the Surveyor. It shall not be used on other projects, for the extension of this project, or reproduced without the written approval of the Surveyor. 430.006 (a)(2)

Drawn: TRH	Checked: RVHJr
File: 2006-086.PRO	
Cert.: 2001	FB: 419/22-24&3
Scale: 1" = 100'	Date: 05/31/06
Revisions:	

BOUNDARY SURVEY
31.074 ACRES
PART OF THE GEORGE BRINLEE HRS, A-18
BOWIE COUNTY, TEXAS

PREPARED FOR: AL SMITH

DRAWING NO. 2006-086-01-01D

HALL SURVEYING & ENGINEERING, INC.
Surveying, Engineering and Land Planning
403 East 9th Street, Texarkana, Arkansas
Phone: 870-773-8531 Toll Free: 888-440-4255 Fax:
www.HSEonline.net

Attachment: 2023-065 ATTH 02 svc agmt (annex) FC nazarene 3313 PG Rd signed (4008 : 2023-065 ORD Annex FC Nazarene 27.346 acres [3313

MTG | ENGINEERS & SURVEYORS

PROPOSED TOWNHOMES
TEXARKANA, TEXAS

N

0 25 50 100 Feet



Attachment: 2023-065 ATTH 02 svc agmt (annex) FC nazarene 3313 PG Rd signed (4008 : 2023-065 ORD Annex FC Nazarene 27.346 acres [3313

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: 2023-065 Goals & Perspectives (4008 : 2023-065 ORD Annex FC Nazarene 27.346 acres [3313 Pleasant Grove Rd])

ORDINANCE NO. 2023-065

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, ANNEXING BY PETITION OF LANDOWNER THE HEREINAFTER DESCRIBED TERRITORY OF APPROXIMATELY 27.346 ACRES IN THE GEORGE BRINLEE HRS A-18 TO THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, AND EXTENDING THE BOUNDARY LIMITS OF SAID CITY SO AS TO INCLUDE SAID HEREINAFTER DESCRIBED TERRITORY WITHIN SAID CITY LIMITS; GRANTING TO ALL THE INHABITANTS OF SAID TERRITORY ALL THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS, BINDING SAID INHABITANTS BY ALL ACTS, ORDINANCES, RESOLUTIONS, AND REGULATIONS OF SAID CITY, AND THE PROPERTY THEREIN BEARING ITS PRO RATA PART OF THE TAXES LEVIED BY THE CITY; ASSIGNING SAID TERRITORY TO ITS ADJOINING WARD; INCORPORATING BY REFERENCE THE "MUNICIPAL SERVICES AGREEMENT / OWNER-CONSENT VOLUNTARY ANNEXATION" BETWEEN CITY AND LANDOWNER; SPECIFYING A ZONING DISTRICT CLASSIFICATION; PROVIDING FOR THE FILING OF THIS ORDINANCE WITH COUNTY RECORDS AND UPDATING THE CITY BOUNDARIES MAP; CONTAINING SEVERABILITY AND SUPERSEDING CLAUSES; CONTAINING LEGISLATIVE FINDINGS; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the owner of acreage at 3313 Pleasant Grove Rd. (a portion of which is within the city limits) lying and situated in the George Brinlee Headright Survey, Abstract 18, Bowie County, Texas, described in Section 1, below, has requested that the City of Texarkana, Texas, annex the remainder of the acreage into the city limits;

WHEREAS, the acreage is within the City's extraterritorial jurisdiction and inclusion of the acreage within the city limits allows for future growth or economic development; and

WHEREAS, per Resolution No. 2023-034 (March 13, 2023), the City Council authorized and directed the evaluation, negotiation, and preparation of proposed service or development agreements for voluntary annexation requests; and

WHEREAS, per Resolution No. 2023-049 (April 24, 2023), a written "Municipal Services Agreement / Owner-Consent Voluntary Annexation" for the territory described in Section 1 of this Ordinance and annexed by this Ordinance has been signed and executed by the Owner and City; and

WHEREAS, before instituting an annexation proceeding, notice and publication procedures prescribed by law were duly followed with respect to this Ordinance and the territory proposed for annexation; and

Attachment: 2023-065 ORD annex PG Rd Nazarene signed (4008 : 2023-065 ORD Annex FC Nazarene 27.346 acres [3313 Pleasant Grove Rd])

WHEREAS, before instituting an annexation proceeding, the City Council gave all interested persons the right to appear and to be heard, calling and conducting a public hearing for the territory described in Section 1 of this Ordinance, noticed in accordance with Texas law, during the regular City Council meeting held on June 20, 2023, at City Hall, 220 Texas Boulevard, Texarkana, Texas.

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

SECTION 1: The territory described in this section within Bowie County, Texas, is hereby annexed to the City of Texarkana, Bowie County, Texas, and the boundary limits of the City of Texarkana, Texas, be and the same are hereby extended to include this territory within the city limits of the City of Texarkana, Texas, and the same shall hereafter be included within the territorial limits of the City of Texarkana, Texas:

All that certain tract or parcel of land being a part of the GEORGE BRINLEE HEADRIGHT SURVEY. A-18, Bowie County, Texas and being a part of a certain 32.7 acre tract of land conveyed to R. R. Taylor by Warranty Deed recorded in Volume 182, Page 32 of the Deed Records of Bowie County, Texas; said 32.7 acre tract also being Lot No. 1 of the partition of the A. J. Baker 153.5 acre tract by Partition Deed dated February 25, 1919 and recorded in Volume 85, Page 167 of the Deed Records of Bowie County, Texas; and being more particularly described by metes and bounds as follows:

BEGINNING at the Southwest corner of Lot No. 2 of the partition of the A. J. Baker 163.5 acre tract by Partition Deed dated February 25, 1919 and recorded in Volume 85, Page 167 of the Deed Records of Bowie County, Texas:

THENCE - S. 89” 08” 35” E., with the South boundary line of the above-mentioned Lot No. 2 passing at 563.10 ft. an existing fence corner and continuing with an existing fence passing at 316.40 ft. an existing fence corner at the Southeast corner of said Lot No. 2. same being the Southwest corner of Lot No. 5 of the above-mentioned partition and continuing with the South boundary line or said Lot No. 5 passing at 796. 79 ft. a cross tie and continuing 607.03 ft. for a total distance of 2283.32 ft. to a 1/2" reinf. steel set for corner on the West right-of-way line of Texas F.M. Road No. 2878, same being 50.00 ft. at right angles from the centerline of said road:

THENCE - S. 00” 00” 46” E., 219.44 ft. with the above mentioned west right-of-way line, 50.00 ft. at right angles from end parallel with the above-mentioned centerline of road to a 1/2" reinf. steel set for an angle point in said West right-or-way line:

THENCE - S. 05” 41” 52” W., 100.50 ft. with the above-mentioned West right-of-way line to a concrete right-of-way marker in place, same being 60.00 ft. at right angles from the above-mentioned centerline of road.

THENCE - S. 00” 00” 46” E., 200.00 ft. with the above mentioned West right-of-way line, 60.00 ft. at right angles from and parallel with the above mentioned centerline of road to a 1/2" reinf. steel set for an angle point in said right-of-way.

THENCE - S. 05” 45” 55” E., 78.98 ft. with the above-mentioned West right-of-way line to a 1” iron pipe found in place at the Northeast corner of a certain 0.938 acre tract of land conveyed

Attachment: 2023-065 ORD annex PG Rd Nazarene signed (4008 : 2023-065 ORD Annex FC Nazarene 27.346 acres [3313 Pleasant Grove Rd])

to Shaun Haghneviss by Third Party Deed recorded in Volume 3154, Page 335 of the Real Property Records of Bowie County, Texas:

THENCE - S. 89” 56” 01” W., with the North boundary line of the above mentioned 0.938 acre tract passing at 339.22 ft. the Northwest corner of said 0.938 acre tract, same being the Northeast corner certain 7.871 acre tract conveyed to Billy N. Hall by Warranty Deed recorded in Volume 588, Page 49 of the Deed Records of Bowie County. Texas: and continuing 459.18 ft. with the North boundary line of said 7.871 acre tract for a total distance of 798.40 ft. to an old fence corner being a 16" sweet gum, the most northerly Northwest corner of said 7.871 acre tract;

THENCE - S. 03” 08” 47” W., 50.64 ft. with a West boundary line of the above mentioned 7.871 acre tract to a 1” square iron pipe found in place at an inside corner to said 7.871 acre tract;

THENCE - S. 89” 27” 18” W., with the North boundary line of the above mentioned 7.871 acre tract passing at 190.63 ft. a 1/2" reinf. steel set for offset corner and continuing 30.00 ft. for a total distance of 220.63 ft. to the center of a small creek channel.

THENCE - Southerly with the centerline of the above-mentioned small creek channel along the following courses:

S. 00” 15” 00” E., 46.50 ft; S. 38” 00” 00” E., 44.00 ft.; S. 19” 35” 00” W., 61.50 ft.; S. 87” 45” 00” E., 49.00 ft.; S. 05” 55” 00” W., 109.00 ft.; S. 43” 25” 00” W., 72.00 ft.; S. 25” 52” 53” E., 65.90 ft., and S. 42” 40” 00” W., 35.00 ft. to the center of Wagner Creek

THENCE - Westerly the centerline of the above-mentioned Wagner Creek along the following courses:

N. 79” 35” 00” W., 138 ft.; N. 42” 40” 00” W., 116 ft.; S. 75” 25” 00” W., 85.00 ft. and N. 57” 03” 28” W., 60.59 ft. to an iron pipe found in place at the most Southerly corner of a certain called 1.49 acre tract of land (Tract Two) conveyed to Evergreen Presbyterian Ministries of Texas, Inc. by Warranty Deed recorded in Volume 1441, Page 85 of the Real Property Records of Bowie County, Texas:

THENCE - N. 00” 00” 00” E., 349.22 ft. with the East boundary line of the above mentioned 1.48 acre tract to an iron pipe found in place at the Northeast corner of said 1.48 acre tract;

THENCE - S. 90" 00” 00” W., with the North boundary line of the above motioned 1.48 acre tract, passing at 298.31 ft. an iron pipe found in place for offset corner and continuing 10.00 ft. for a total distance of 308.31 ft. to the center of the above mentioned Wagner Creek:

THENCE - Northwesterly with the centerline of the above mentioned Wagner Creek along the following courses:

N. 55” 39” 25” W., 95.56 ft. to the most Northerly corner of a certain 1.262 acre tract (Tract One) conveyed to Evergreen Presbyterian Ministries of Texas, Inc. by Warranty Deed recorded in Volume 1441, Page 85 of the Real Property Records of Bowie County, Texas and N. 43” 42” 20” W., 757.88 ft. to the POINT OF BEGINNING;

The above described property being surveyed contains 31.07 acres of land, more or less.

Attachment: 2023-065 ORD annex PG Rd Nazarene signed (4008 : 2023-065 ORD Annex FC Nazarene 27.346 acres [3313 Pleasant Grove Rd])

SAVE and EXCEPT and excluding the following described acreage which lies within the boundary limits of the City of Texarkana, Texas:

All that certain lot, tract or parcel of land lying and situated in the George Brinlee Headright Survey, Abstract 18, Bowie County, Texas, being a part of that certain tract of land described as 31.07 acres in the deed from Louie C. Murdock, Jr., et ux, to First Church of the Nazarene of Texarkana, dated June 12, 2006, recorded in Volume 4914, Page 198 of the Real Property Records of Bowie County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch steel rod found for a corner, capped R HALL, lying in the West right-of-way line of Farm-to-Market Road 2878 (Pleasant Grove Road), the Northeast corner of the said 31.07 acre tract, the Southeast corner of that certain tract of land described as 0.6635 acres in the deed form Rebecca Gunn to Chad Kalani Racoma, dated April 21, 2003, recorded in Volume 3969, Page 77 of the Real Property Records of Bowie County, Texas;

THENCE South 88 degrees 13 minutes 04 seconds West a distance of 772.41 feet along the North line of the said 31.07 acre tract to a point for a corner, lying in the South line of Lot 1A of the Replat of Lot 1 Garrett Estates, according to the plat recorded in Document No. 2017-12317 of the Real Property Records of Bowie County, Texas;

THENCE South 00 degrees 00 minutes 00 seconds West a distance of 610.60 feet across and through the said 31.07 acre tract to a point for a corner, an inside ell corner of the said 31.07 acre tract, an outside ell corner of that certain tract of land described as 9.331 acres in the deed from Billy N. Hall, et ux, to Jason Hensley, et ux, dated June 22, 2017, recorded in Document No. 2017-7183 of the Real Property Records of Bowie County, Texas;

THENCE South 00 degrees 31 minutes 05 seconds West a distance of 61.03 feet along the East line of the said 31.07 acre tract and the West line of the said 9.331 acre tract to a point for a corner, an outside ell corner of the said 31.07 acre tract, an inside ell corner of the said 9.331 acre tract;

THENCE South 86 degrees 49 minutes 36 seconds West a distance of 220.63 feet along the South line of the said 31.07 acre tract and the North line of the said 9.331 acre tract to a point for a corner, an inside ell corner of the said 31.07 acre tract, the Northwest corner of the said 9.331 acre tract;

THENCE along the East line of the said 31.07 acre tract and the West line of the said 9.331 acre tract the following courses:

South 02 degrees 52 minutes 42 seconds East a distance of 46.50 feet;
South 40 degrees 37 minutes 42 seconds East a distance of 44.00 feet;
South 16 degrees 57 minutes 18 seconds West a distance of 61.50 feet;

Attachment: 2023-065 ORD annex PG Rd Nazarene signed (4008 : 2023-065 ORD Annex FC Nazarene 27.346 acres [3313 Pleasant Grove Rd])

North 89 degrees 37 minutes 18 seconds East a distance of 49.00 feet;
South 03 degrees 17 minutes 18 seconds West a distance of 109.00 feet;
South 40 degrees 47 minutes 18 seconds West a distance of 72.00 feet;
South 28 degrees 30 minutes 35 seconds East a distance of 65.90 feet;
South 40 degrees 02 minutes 18 seconds West a distance of 35.00 feet, the Northeast corner of that certain tract of land described as 1.840 acres om the deed from Jerry A. Rochelle to Donald Edward Crisp, et ux, dated May 30, 1986, recorded in Volume 844,Page 145 of the Real Property Records of Bowie County, Texas;

THENCE along the South line of the said 31.07 acre tract and the North line of the said 1.840 acre tract the following courses:

North 82 degrees 12 minutes 42 seconds West a distance of 138.00 feet;
North 45 degrees 17 minutes 42 seconds West a distance of 116.00 feet;
South 72 degrees 47 minutes 18 seconds West a distance of 86.00 feet;
North 59 degrees 41 minutes 10 seconds West a distance of 60.59 feet, the Southeast corner of that certain tract of land described as 1.48 acres in the deed from Robert Loya, et ux, to Evergreen Presbyterian Ministries of Texas, Inc., dated February 15, 1990, recorded in Volume 1441, Page 85 of the Real Property Records of Bowie County, Texas;

THENCE North 02 degrees 37 minutes 42 seconds West a distance of 349.22 feet along the West line of the said 31.07 acre tract and the East line of the said 1.48 acre tract to a point for a corner;

THENCE North 87 degrees 22 minutes 18 seconds East a distance of 169.91 feet across the said 31.07 acre tract to a point for a corner;

THENCE South 02 degrees 40 minutes 00 seconds East a distance of 21.23 feet across the said 31.07 acre tract to a point for a corner;

THENCE North 87 degrees 19 minutes 49 seconds East a distance of 402.50 feet across and through the said 31.07 acre tract to the point of beginning and containing 3.724 acres of land.

SECTION 2: Pursuant to Texas law and the City Charter, the inhabitants of the territory described in Section 1 of this Ordinance and annexed by this Ordinance shall hereafter be entitled to all the rights and privileges of all other citizens of the City of Texarkana, Texas; they shall be bound by the acts, ordinances, resolutions, and regulations of the City; and the property situated in the territory shall bear its pro rata part of the taxes levied by the City.

SECTION 3: Pursuant to Article II, Section 1 of the City Charter, the territory described in Section 1 of this Ordinance and annexed by this Ordinance shall hereafter be assigned and become a part of the City Ward [Ward 5] to which the territory adjoins.

Attachment: 2023-065 ORD annex PG Rd Nazarene signed (4008 : 2023-065 ORD Annex FC Nazarene 27.346 acres [3313 Pleasant Grove Rd])

SECTION 4: The "Municipal Services Agreement / Owner-Consent Voluntary Annexation" ("MSA") approved by the City Council by Resolution No. 2023-049 (April 24, 2023), applicable to the territory described in Section 1 of this Ordinance, is incorporated herein by reference for all purposes; and pursuant to the MSA and Sections 140-50 and 140-78(a) of the Code of Ordinances of the City of Texarkana, Texas, the applicable zoning district for the territory described in Section 1 of this Ordinance and annexed by this Ordinance shall be classified as Planned Development / Multiple-Family 2.

SECTION 5: The City Secretary shall file with the County Clerk of Bowie County, Texas, a certified copy of this Ordinance. The City Manager shall cause the map of the boundaries of the City and its extraterritorial jurisdiction to be updated in accordance with Texas law and this Ordinance.

SECTION 6: 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 7: In the event of any conflict between this Ordinance and any other ordinances or parts of ordinances, this Ordinance shall supersede and control.

SECTION 8: 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 9: This Ordinance shall be in full force and effect immediately upon its passage and approval.

PASSED AND APPROVED in Regular Council Session on this the **20th day of June, 2023**.

ATTEST:

Vicky Coopwood

VICKY COOPWOOD, ASST. CITY SECRETARY

9:29 p.m.

Bob Bruggeman

BOB BRUGGEMAN, MAYOR

Attachment: 2023-065 ORD annex PG Rd Nazarene signed (4008 : 2023-065 ORD Annex FC Nazarene 27.346 acres [3313 Pleasant Grove Rd])

City of Texarkana, Texas

Version:

Briefing Sheet

Update Date: 5/3/2023 9:23 AM

Lead Department:	Planning & Zoning Commission	**Action Officer:**	Laura Puckett, Zoning Administrator
Subject:	Ordinance No. 2023-067 amending PD-20-4 (General Retail) for site plan approval on Lot 1, The Grove at Amesdale, located at 5714 Richmond Road. Johnny Gibbs, owner and Kayla Wood, MTG Engineers and Surveyors, agent.		

Briefing: 6/20/2023 **Public Hearing:** 6/20/2023 **Council Vote:** 6/20/2023

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 Johnny Gibbs, owner, and Kayla Wood, MTG Engineers and Surveyors, agent for site plan approval on Lot 1, The Grove at Ames dale, located at 5714 Richmond Road. The current zoning is Planned Development-General Retail. The property is currently vacant property. The proposed use is a bank.

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

The adjacent zoning is Planned Development General Retail to the north, east, and south, and Single Family-1 to the west. The adjacent land use is vacant property to the north and west, restaurant to the south and mini warehouses to the east.

The site plan consists of the following:

1. The construction of 4,105 sq ft building.
2. The access driveway will be off Richmond Road.
3. There will be 28 parking spaces and includes 2 handicapped spaces. 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. Screened dumpster site.
7. Please see attached correspondence from Texarkana Water Utilities.

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:

Approve or Deny

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.

Advisory Board/Committee Meeting Date and Minutes:

May 1, 2023

Attachments

a. 2023-067 ORD site plan approval 5714 Richmond Rd (DOCX)
b. 2023-067 EXH 'A' (Site Plan)(PDF)
c. 2023-067 ATTH 01 (Maps) (PDF)
d. 2023-067 ATTH 02 (Elevations) (PDF)
e. 2023-067 Goals & Perspectives (DOCX)
f. 2023-067 ORD site plan approval 5714 Richmond Rd signed (PDF)

Staff Coordination

Building Code Administration	Mashell Daniel	Reviewer	Completed	05/02/2023 4:19 PM
Public Works Department	Dusty Henslee	Reviewer	Completed	05/03/2023 7:33 AM
City Manager	David Orr	Reviewer	Completed	05/03/2023 8:37 AM
City Council	Vicky Coopwood	Meeting	Completed	05/08/2023 6:00 PM

Meeting History

05/08/23 City Council MOVED FORWARD Next: 06/20/23

ORDINANCE NO. 2023-067

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING PD-20-4 (GR) FOR SITE PLAN APPROVAL ON LOT 1, THE GROVE AT AMESDALE, LOCATED AT 5714 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 Lot 1, The Grove at Amesdale, located at 5714 Richmond Road** in the City of Texarkana, Bowie County, Texas; and

WHEREAS, the subject property is zoned Planned Development-General Retail [PD-20-4 (GR)], and approval of the site plan **(Exhibit 'A')** would constitute an amendment to PD-20-4 (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 1, The Grove at Amesdale, located at 5714 Richmond Road** in the City of Texarkana, Texas, Bowie County, Texas, is hereby approved and hereby amends PD-20-4 (GR).

Attachment: 2023-067 ORD site plan approval 5714 Richmond Rd (4009 : 2023-067 ORD Amendment to PD-20-4 (GR) site plan approval at 5714

SECTION 2: PD-20-4 (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 4,105 sq ft building.
2. The access driveway will be off Richmond Road.
3. There will be 28 parking spaces that include two handicapped spaces. 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. 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 **20th day of June, 2023.**

ATTEST:

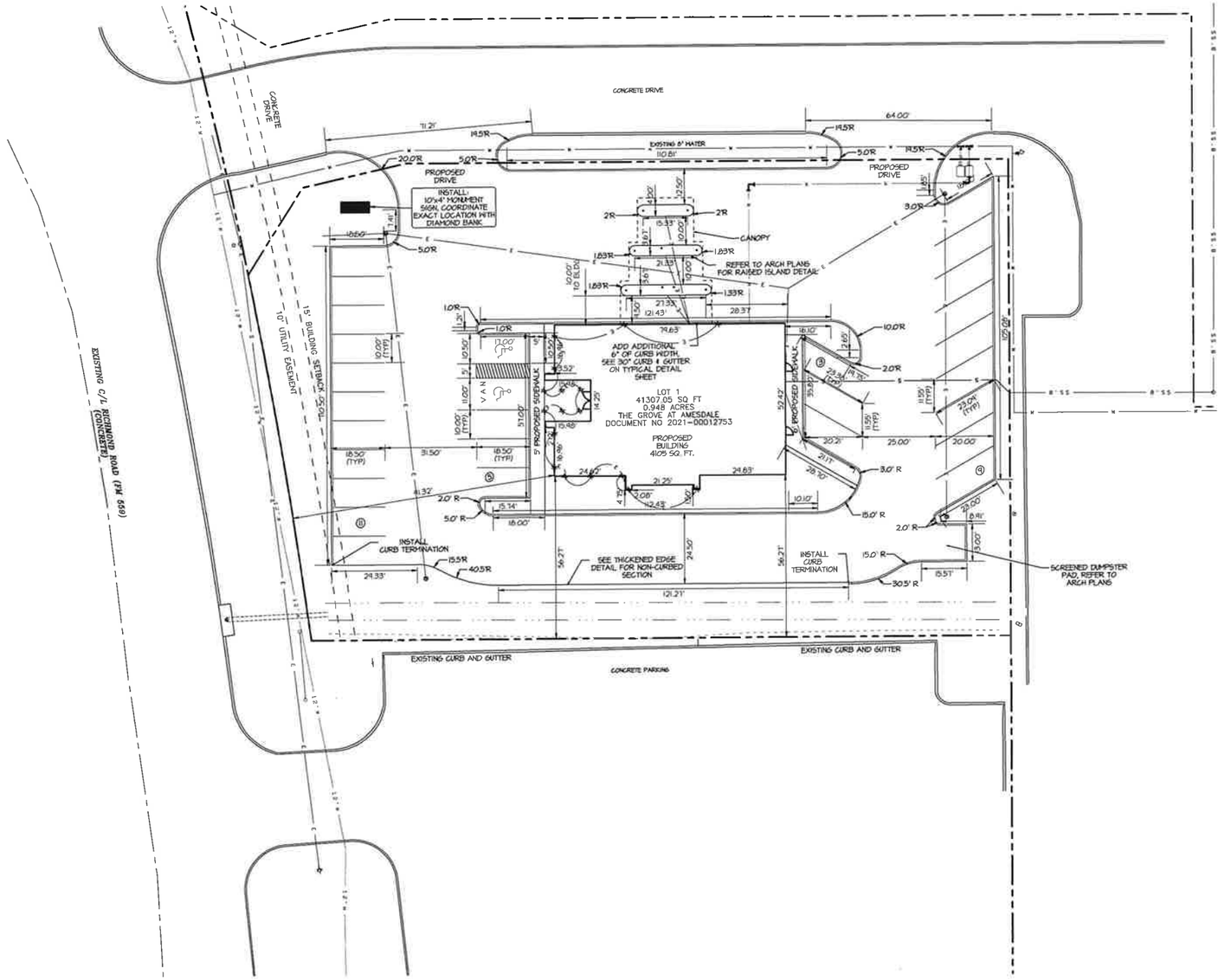
_____ _____

VICKY COOPWOOD, ASST. CITY SECRETARY BOB BRUGGEMAN, MAYOR

Attachment: 2023-067 ORD site plan approval 5714 Richmond Rd (4009 : 2023-067 ORD Amendment to PD-20-4 (GR) site plan approval at 5714

2023-067 EXH 'A'

Amendment to PD-20-4 (GR)



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
- OVERHEAD POWER LINE
- WATER MAIN
- SANITARY SEWER MAIN
- TELEPHONE LINE
- PROPOSED CONTOUR INT.
- EXISTING CONTOUR INT.
- SILT FENCE
- STORM DRAIN
- 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 DATA:

ADJACENT ZONING: GR-PD
PROPOSED BUILDING = 4105 SF
REQUIRED PARKS = 7
TOTAL PARKING SPACES = 19
REGULAR PARKING SPACES = 17
HANDICAP PARKING SPACES = 2

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.

MTG ENGINEERS & SURVEYORS
9830 SUMMERHILL ROAD
TEXARKANA, TEXAS
P 903.838.8633
www.mtgengineers.com
TBPE FIRM NO. F-354
AR COA NO. 126
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PRELIMINARY ~ FOR REVIEW ONLY, NOT INTENDED FOR BIDDING, CONSTRUCTION OR PERMIT PURPOSED
4/11/2023
JOSEPH R. CHALIFOUX
P.E. #141633

Scale: AS SHOWN | Drawn By: SGF | Checked By: J.R.C. | File No.:

SITE PLAN

DIAMOND BANK
TEXARKANA, TEXAS
DIAMOND BANK

Drawing Date: 4/11/2023
Project Number: 236010
Sheet Number: C2

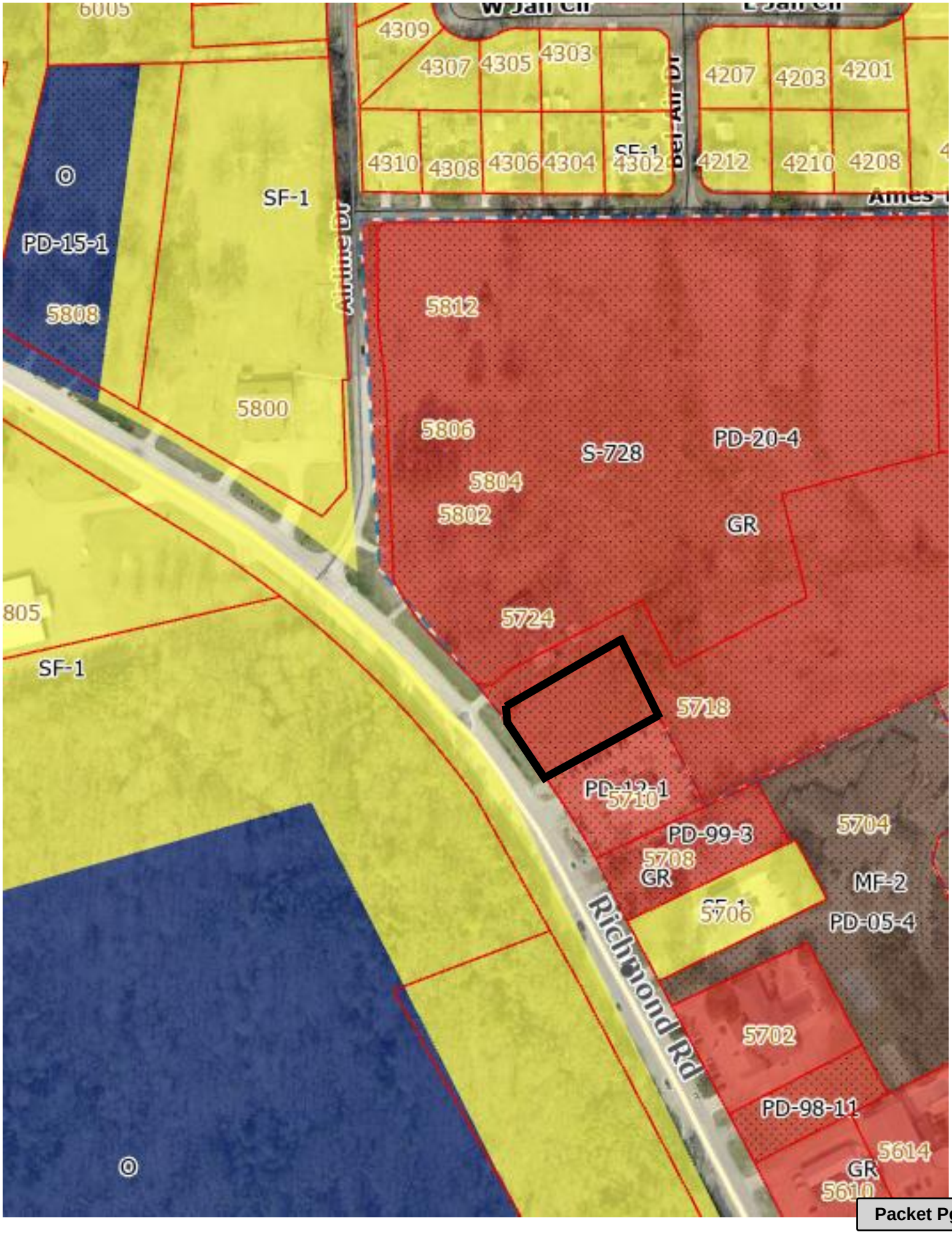
No. | Revision/Description | Date

Attachment: 2023-067 EXH 'A' (Site Plan) (4009 : 2023-067 ORD Amendment to PD-20-4 (GR) site plan approval at 5714 Richmond Rd)

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Tue Apr 11, 2023 5:09PM

2023-067 ATTH 01
Amendment to PD-20-4

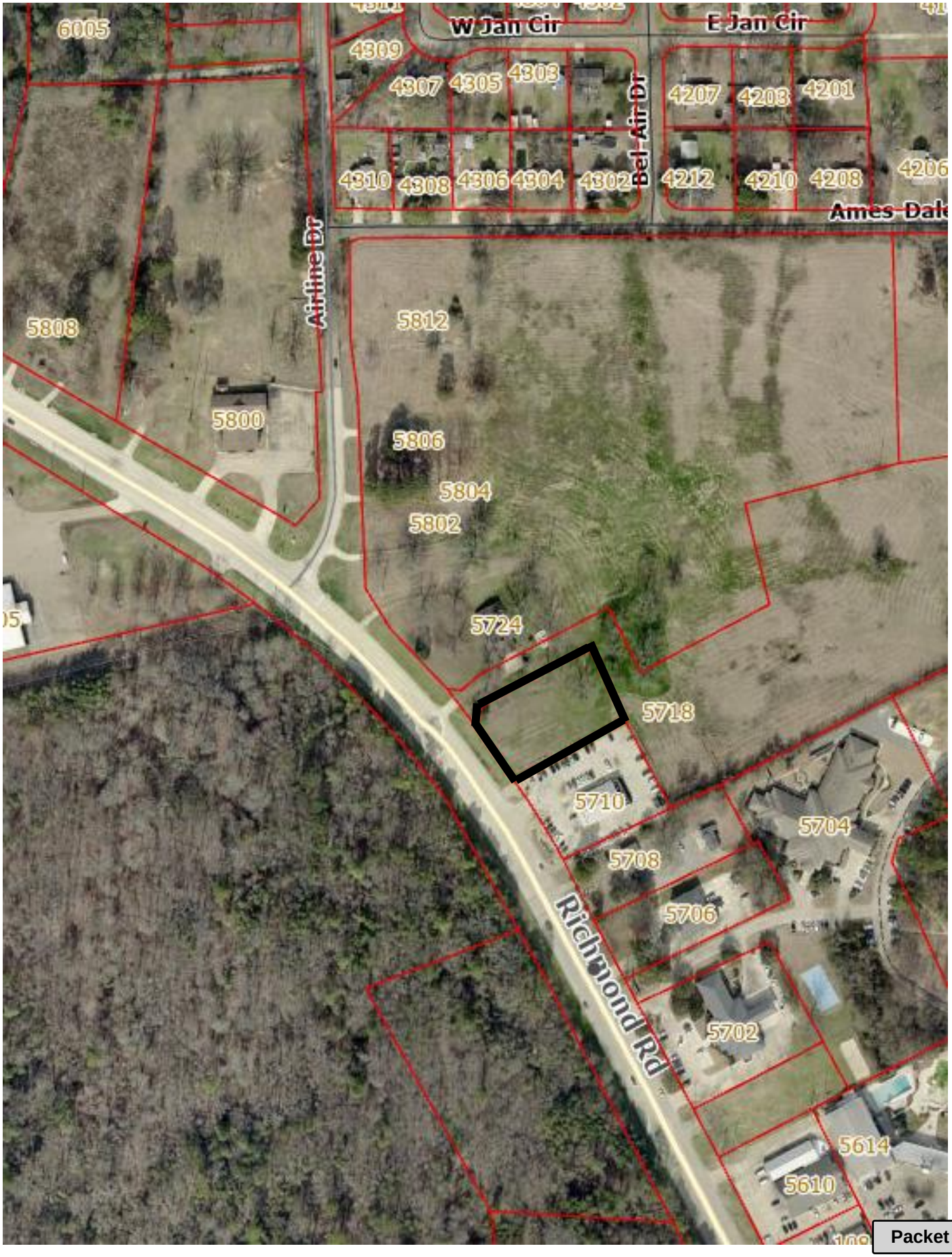
5714 Richmond Road



Attachment: 2023-067 ATTH 01 (Maps) (4009 : 2023-067 ORD Amendment to PD-20-4 (GR) site plan approval at 5714 Richmond Rd)

2023-067 ATTH 01
Amendment to PD-20-4

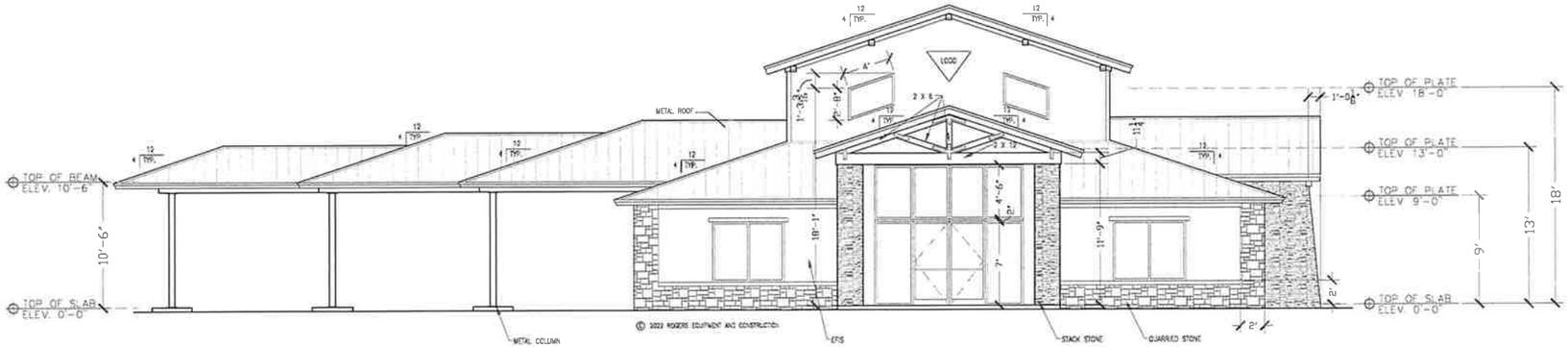
5714 Richmond Road



Attachment: 2023-067 ATTH 01 (Maps) (4009 : 2023-067 ORD Amendment to PD-20-4 (GR) site plan approval at 5714 Richmond Rd)

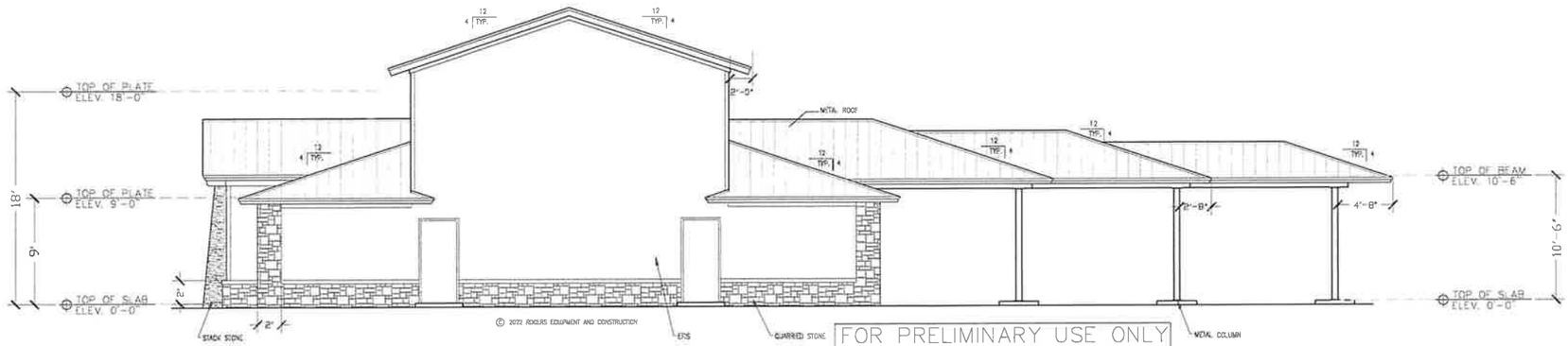
2023-067 ATTH 02

Amendment to PD-20-4 (GR)



FRONT ELEVATION
SCALE: 3/16" = 1'-0"

FOR PRELIMINARY USE ONLY
NOT FOR CONSTRUCTION



REAR ELEVATION
SCALE: 3/16" = 1'-0"

FOR PRELIMINARY USE ONLY
NOT FOR CONSTRUCTION

General Notes

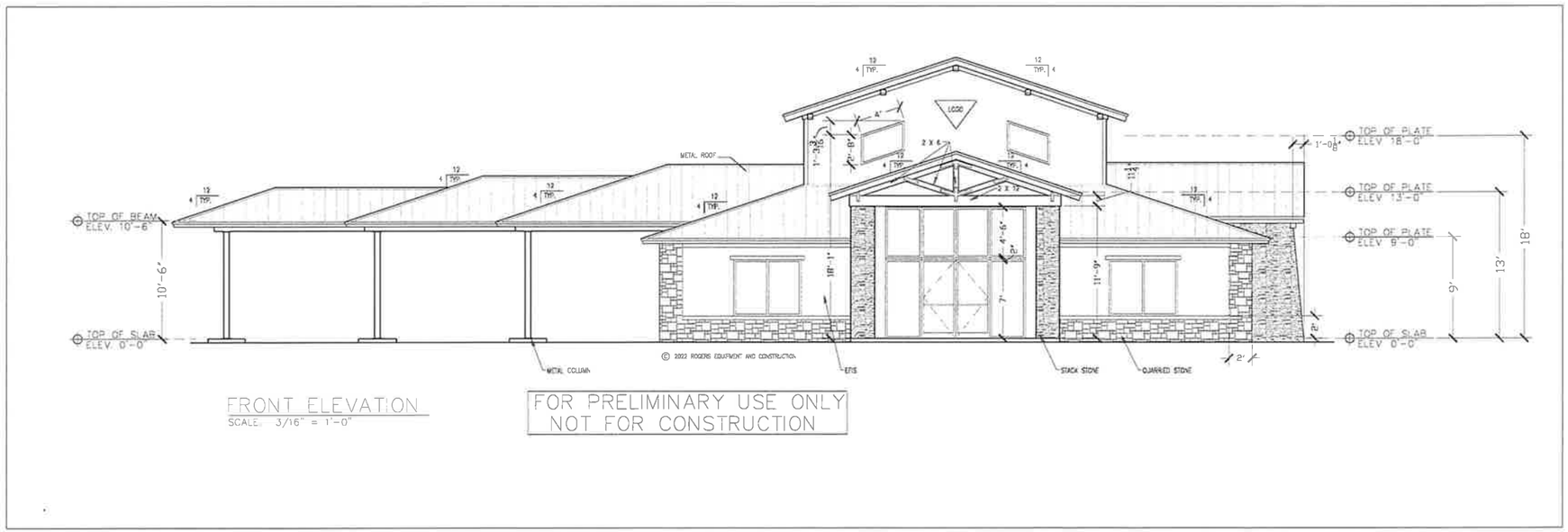
No.	Revision/Issue	Date

Firm Name and Address
ROGERS Equipment & Construction
RESIDENTIAL AND COMMERCIAL CONTRACTOR
Mike Rogers Phone: 903-278-4244

Project Name and Address
DIAMOND BANK
TEXARKANA, TEXAS

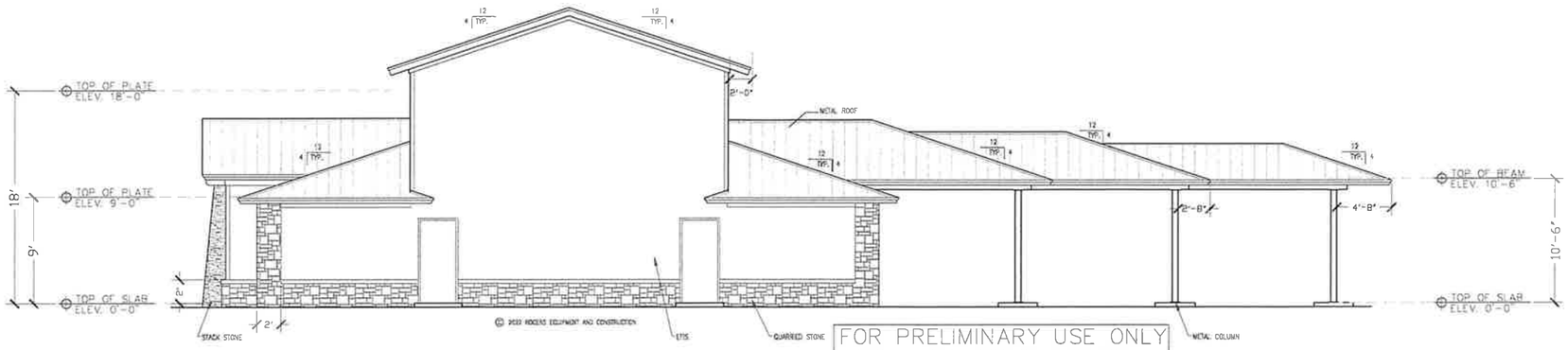
Project	Sheet
ELEVATIONS	A3
Date: 10/5/2022	
Scale: 3/16" = 1'	

Attachment: 2023-067 ATTH 02 (Elevations) (4009 : 2023-067 ORD Amendment to PD-20-4 (GR) site plan approval at 5714 Richmond Rd)



FRONT ELEVATION
SCALE: 3/16" = 1'-0"

FOR PRELIMINARY USE ONLY
NOT FOR CONSTRUCTION



REAR ELEVATION
SCALE: 3/16" = 1'-0"

FOR PRELIMINARY USE ONLY
NOT FOR CONSTRUCTION

General Notes

No.	Revision/Issue	Date

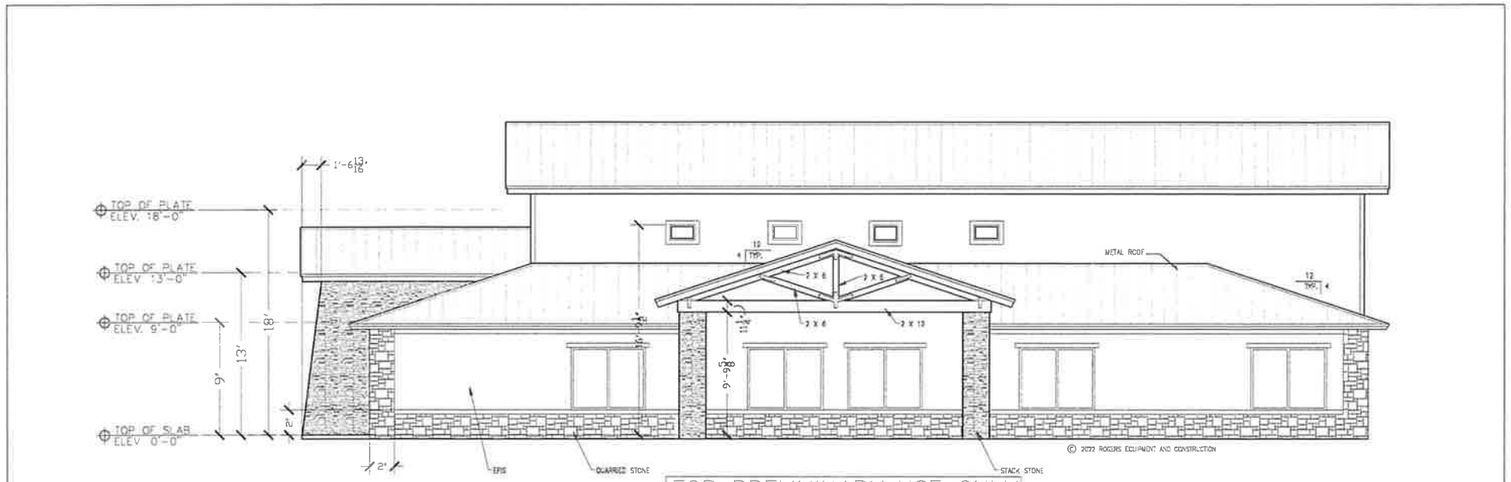
Firm Name and Address
ROGERS Equipment & Construction
RESIDENTIAL AND COMMERCIAL CONTRACTOR
Mike Rogers Phone: 903-278-4244

Project Name and Address
DIAMOND BANK
TEXARKANA, TEXAS

Project	Sheet
ELEVATIONS	A3
Date: 10/5/2022	
Scale: 3/16" = 1'	

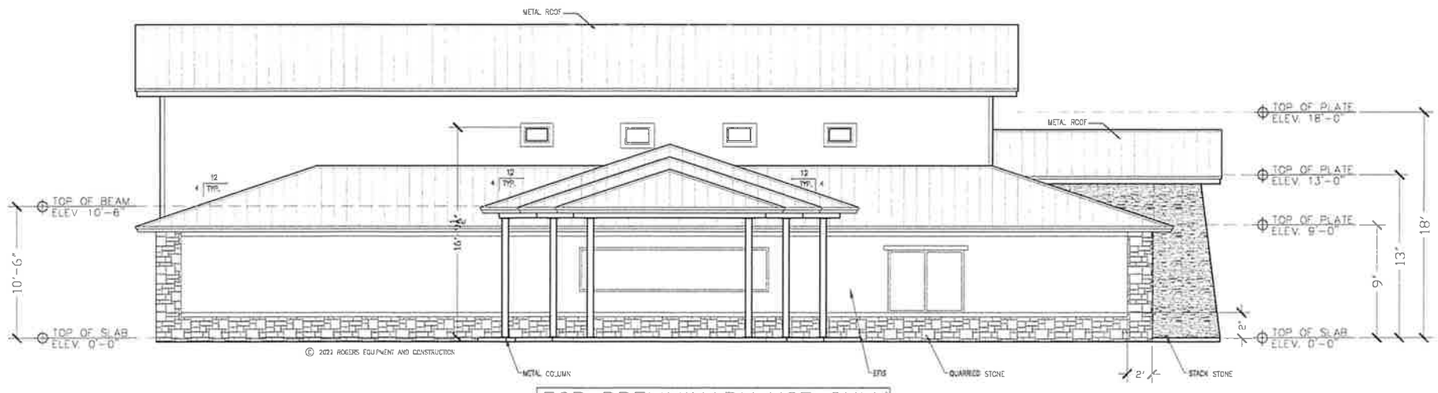
Attachment: 2023-067 ATTH 02 (Elevations) (4009 : 2023-067 ORD Amendment to PD-20-4 (GR) site plan approval at 5714 Richmond Rd)

2023-067 ATTH 02
Amendment to PD-20-4 (GR)



RIGHT ELEVATION
SCALE: 3/16" = 1'-0"

FOR PRELIMINARY USE ONLY
NOT FOR CONSTRUCTION



LEFT ELEVATION
SCALE: 3/16" = 1'-0"

FOR PRELIMINARY USE ONLY
NOT FOR CONSTRUCTION

General Notes

No.	Revision/Issue	Date

Firm Name and Address

ROGERS Equipment & Construction
RESIDENTIAL AND COMMERCIAL CONTRACTOR
Mike Rogers Phone: 903-278-4244

Project Name and Address

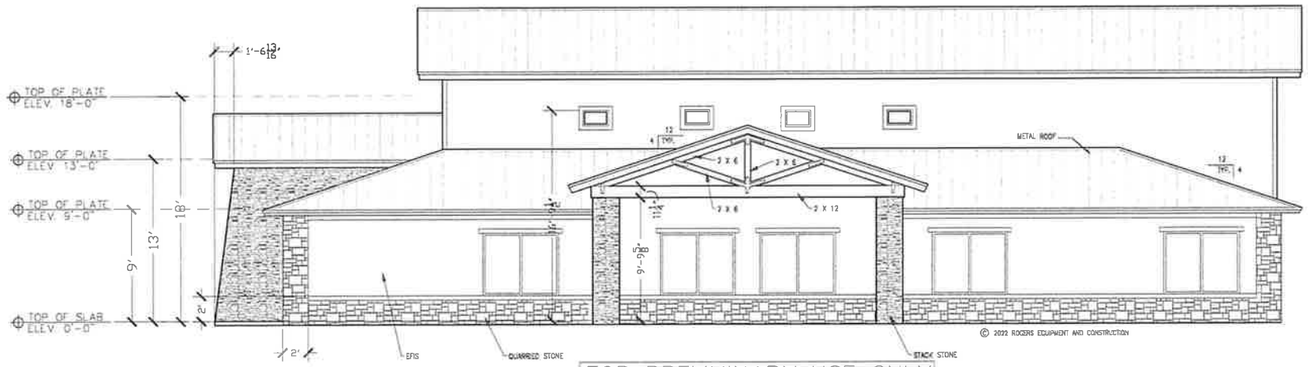
DIAMOND BANK
TEXARKANA, TEXAS

Project	Sheet
ELEVATIONS	A4
Date: 10/5/2022	
Scale: 3/16" = 1'	

Attachment: 2023-067 ATTH 02 (Elevations) (4009 : 2023-067 ORD Amendment to PD-20-4 (GR) site plan approval at 5714 Richmond Rd)

2023-067 ATTH 02

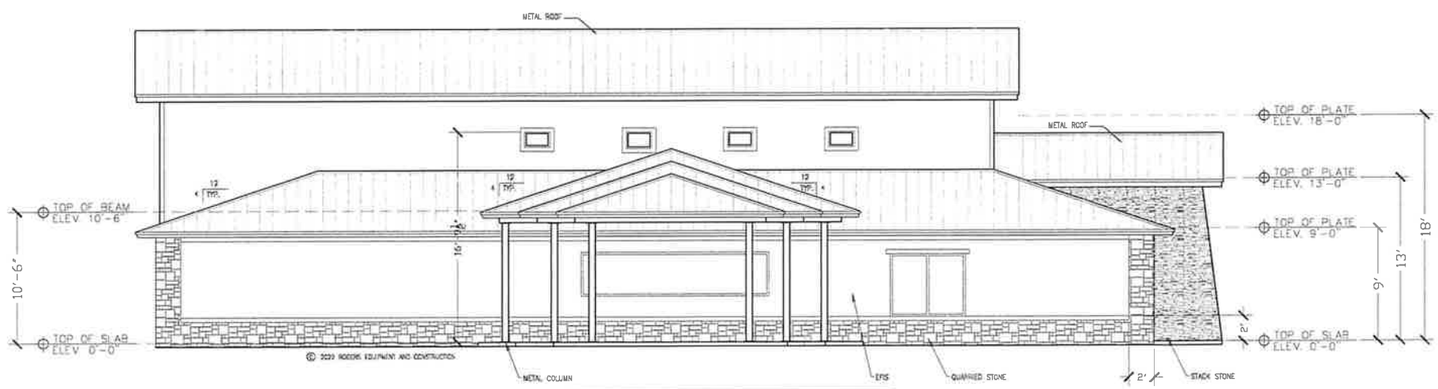
Amendment to PD-20-4 (GR)



RIGHT ELEVATION

SCALE: 3/16" = 1'-0"

FOR PRELIMINARY USE ONLY
NOT FOR CONSTRUCTION



LEFT ELEVATION

SCALE: 3/16" = 1'-0"

FOR PRELIMINARY USE ONLY
NOT FOR CONSTRUCTION

General Notes

No.	Revision/Issue	Date

Firm Name and Address

ROGERS Equipment & Construction

RESIDENTIAL AND COMMERCIAL CONTRACTOR

Mike Rogers Phone: 903-278-4244

Project Name and Address

DIAMOND BANK
TEXARKANA, TEXAS

Project	Sheet
ELEVATIONS	A4
Date: 10/5/2022	
Scale: 3/16" = 1'	

Attachment: 2023-067 ATTH 02 (Elevations) (4009 : 2023-067 ORD Amendment to PD-20-4 (GR) site plan approval at 5714 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: 2023-067 Goals & Perspectives (4009 : 2023-067 ORD Amendment to PD-20-4 (GR) site plan approval at 5714 Richmond Rd)

ORDINANCE NO. 2023-067

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING PD-20-4 (GR) FOR SITE PLAN APPROVAL ON LOT 1, THE GROVE AT AMESDALE, LOCATED AT 5714 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 Lot 1, The Grove at Amesdale, located at 5714 Richmond Road** in the City of Texarkana, Bowie County, Texas; and

WHEREAS, the subject property is zoned Planned Development-General Retail [PD-20-4 (GR)], and approval of the site plan **(Exhibit 'A')** would constitute an amendment to PD-20-4 (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 1, The Grove at Amesdale, located at 5714 Richmond Road** in the City of Texarkana, Texas, Bowie County, Texas, is hereby approved and hereby amends PD-20-4 (GR).

Attachment: 2023-067 ORD site plan approval 5714 Richmond Rd signed (4009 : 2023-067 ORD Amendment to PD-20-4 (GR) site plan approval

SECTION 2: PD-20-4 (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 4,105 sq ft building.
2. The access driveway will be off Richmond Road.
3. There will be 28 parking spaces that include two handicapped spaces. 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. 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 **20th day of June, 2023.**

ATTEST:

Vicky Coopwood

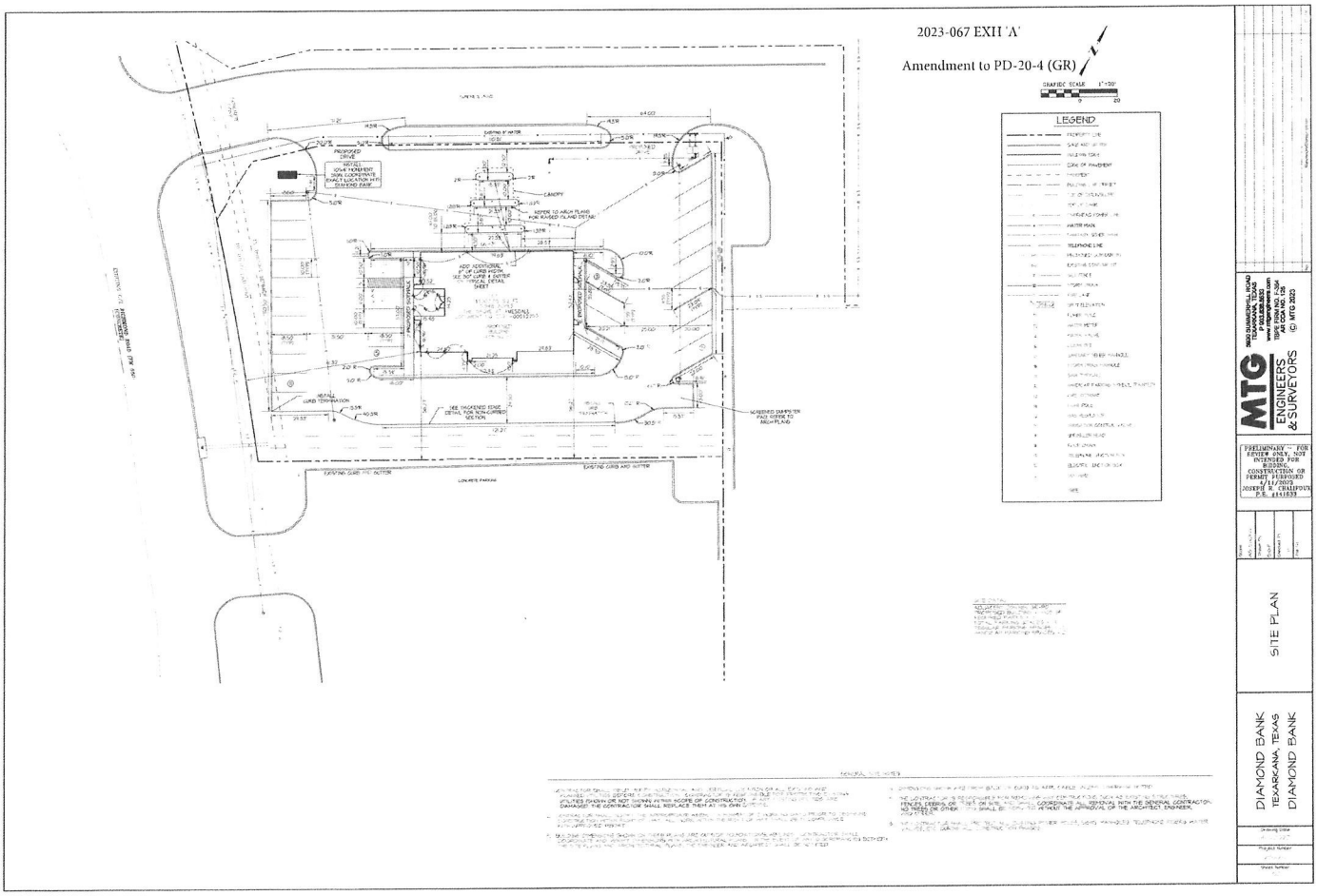
VICKY COOPWOOD, ASST. CITY SECRETARY

Bob Bruggeman

BOB BRUGGEMAN, MAYOR

7:34 p.m.

Attachment: 2023-067 ORD site plan approval 5714 Richmond Rd signed (4009 : 2023-067 ORD Amendment to PD-20-4 (GR) site plan approval



Attachment: 2023-067 ORD site plan approval 5714 Richmond Rd signed (4009 : 2023-067 ORD Amendment to PD-20-4 (GR) site plan approval

City of Texarkana, Texas

Briefing Sheet

Version:
Update Date: 6/16/2023 1:22 PM

Lead Department: Parks, Recreation & Health **Action Officer:** Keith Beason,
Subject: Resolution No. 2023-091 approving the City Manager to authorize an agreement with Paddle TXK LLC.

Briefing: 6/20/2023 **Public Hearing:** 6/20/2023 **Council Vote:** 6/20/2023

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

Updates/History of Briefing:

06/20/2023
Proposed agreement with Paddle TXK LLC for operation of a kayak rental business on Bringle Lake Property.

Executive Summary and Background Information:

Cheyenne Adams is the founder of Paddle TXK LLC and 2023 winner of Pitch It, the entrepreneurial competition hosted locally. The proposal that Paddle TXK LLC is bringing to us is to initiate an agreement with the City of Texarkana, Texas, to operate their kayak and pedal boat rental business at Bringle Lake. Cheyenne has worked with Parks and Recreation staff and legal counsel to draft an agreement. The resolution before you is to authorize the City Manager to enter into an agreement with Paddle TXK LLC.

Potential Options:

- Approve
- Deny

Fiscal Implications:

N/A

Staff Recommendation:

Approval

Advisory Board/Committee Review:

NONE

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

NOT APPLICABLE

Attachments

a. 2023-091 RES approving City Manager to authorize agreement with Paddle TXK (DOC)
b. 2023-091 ATTH 01 Paddle TXK Presentation (PDF)
c. 2023-091 ATTH 02 LLC Certificate (PDF)
d. 2023-091 ATTH 03 IRS Letter Assigning EIN (PDF)
e. 2023-091 ATTH 04 Paddle TXK Proposal (PDF)
f. 2023-091 ATTH 05 Operating Agreement (PDF)
g. 2023-091 ATTH 06 License-Lease Agreement v2 (DOCX)
h. 2023-091 Goals & Perspectives (DOCX)
i. 2023-091 RES Agmt w Paddle TXK signed (PDF)

Staff Coordination

Parks, Recreation & Health	Robby Robertson	Department Head Review	Completed	06/16/2023 9:08 AM
Finance Department	Kristin Peeples	Finance Review	Completed	06/16/2023 11:39 AM
City Manager	David Orr	City Manager Review	Completed	06/16/2023 12:49 PM
City Council	Jennifer Evans	Meeting	Completed	06/20/2023 6:00 PM

Meeting History

RESOLUTION NO. 2023-091

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AUTHORIZING THE CITY MANAGER TO NEGOTIATE A LEASE AGREEMENT WITH PADDLE TXK LLC FOR OPERATIONS OF KAYAK RENTALS AT BRINGLE LAKE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, Paddle TXK LLC has expressed interest in entering into an agreement with the City of Texarkana, Texas, for use of property at Bringle Lake West to operate their kayak rental business; and

WHEREAS, Paddle TXK has established a LLC, insurance, and a detailed plan of their operation on city property; and

WHEREAS, the city staff has worked with the owner of Paddle TXK LLC to establish the terms and conditions of a licensed agreement of city property.

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

SECTION 1: That the City Manager be and is hereby authorized to enter into a Lease Agreement with Paddle TXK LLC for the development of a kayak rental business on Bringle Lake property.

SECTION 2: That a copy of said agreement shall be attached hereto as **Exhibit "A"** and made a part hereof by reference.

SECTION 3: This resolution shall be in full force and in effect upon approval.

PASSED AND APPROVED in Regular Council Session on this the **20th day of June, 2023**.

ATTEST:

_____ _____

VICKY COOPWOOD, ASST. CITY SECRETARY BOB BRUGGEMAN, MAYOR

Attachment: 2023-091 RES approving City Manager to authorize agreement with Paddle TXK (4044 : 2023-091 RES approving City Manager to

PADDLE TXK

Kayak Rental at Bringle Lake Texarkana, TX

Attachment: 2023-091 ATTH 01 Paddle TXK Presentation (4044 : 2023-091 RES approving City Manager to authorize agreement with Paddle TXK)

HIGH VISIBILTY KAYAK RENTALS



Family friendly, community based, and an inclusive outdoor activity.

Attachment: 2023-091 ATTH 01 Paddle TXK Presentation (4044 : 2023-091 RES approving City Manager to authorize agreement with Paddle TXK)

Paddle TXK will be located on Bringle West

- kayaks will be launched from the boat ramp
- The lake is divided into three sections based on experience. (Map in next slide)
- Kayakers will be directed to sections for Skilled, intermediate, and beginner.
- Kayakers will be given instructions on safety before launching
- Paddle TXKs goal is to bring a family friendly out door activity to Texarkana.
- Life jackets will be provided for every person on the water.
- Paddle TXK will be opened seasonally offering job opportunities to college students at the adjacent university

Attachment: 2023-091 ATTH 01 Paddle TXK Presentation (4044 : 2023-091 RES approving City Manager to authorize agreement with Paddle TXK)



Attachment: 2023-091 ATTH 01 Paddle TXK Presentation (4044 : 2023-091 RES approving City Manager to authorize agreement with Paddle TXK)

Prices and Hours of Opperation

9 am-7pm Daily

Hourly	1/2 Day	Daily
Kayaks - $15	$30	$50
Tandem Kayaks -$20	$40	$60
Peddle Boats -$10	$40	$60

Attachment: 2023-091 ATTH 01 Paddle TXK Presentation (4044 : 2023-091 RES approving City Manager to authorize agreement with Paddle TXK)

SAFTEY FIRST

- All kayakers must leave an emergency contact
- Weather monitoring daily
- Staff will have access to communication devices
- Customers will be given pea-less whistles for emergencies
- First aid kit on site
- Staff will be CPR certified
- Rescue equipment (throw ropes, and life rings) will be on hand
- All staff will be updated regularly on an emergency exit plan

Attachment: 2023-091 ATTH 01 Paddle TXK Presentation (4044 : 2023-091 RES approving City Manager to authorize agreement with Paddle TXK)

DRESS CODE

- **Life jackets are required for everyone**
- **Appropriate foot wear**
- **Light weight, quick drying clothing that provides sun protection**
- **Modest and comfortable clothing**
- **No jewelry or dangling accessories**

Safety is always top priority, Dress appropriately for the conditions and activities you will be participating in. If you have questions about what to wear please ask a staff member for guidance.

Attachment: 2023-091 ATTH 01 Paddle TXK Presentation (4044 : 2023-091 RES approving City Manager to authorize agreement with Paddle TXK)

KAYAKS WILL BE STORED ON SITE IN A LOCKED CONNEX





Personal floatation Device



Kayaks



Paddles



Peddle Boats

Attachment: 2023-091 ATTH 01 Paddle TXK Presentation (4044 : 2023-091 RES approving City Manager to authorize agreement with Paddle TXK)

THANK YOU FOR YOUR TIME!

I look forward to seeing you all on Kayaks soon!

Attachment: 2023-091 ATTH 01 Paddle TXK Presentation (4044 : 2023-091 RES approving City Manager to authorize agreement with Paddle TXK)

Corporations Section
P.O.Box 13697
Austin, Texas 78711-3697

2023-091 ATTH 02

Jane Nelson
Secretary of State

9.3.c

Office of the Secretary of State

CERTIFICATE OF FILING
OF

Paddle TXK, LLC
File Number: 805029958

The undersigned, as Secretary of State of Texas, hereby certifies that a Certificate of Formation for the above named Domestic Limited Liability Company (LLC) has been received in this office and has been found to conform to the applicable provisions of law.

ACCORDINGLY, the undersigned, as Secretary of State, and by virtue of the authority vested in the secretary by law, hereby issues this certificate evidencing filing effective on the date shown below.

The issuance of this certificate does not authorize the use of a name in this state in violation of the rights of another under the federal Trademark Act of 1946, the Texas trademark law, the Assumed Business or Professional Name Act, or the common law.

Dated: 04/24/2023

Effective: 04/24/2023

Jane Nelson
Secretary of State

Attachment: 2023-091 ATTH 02 LLC Certificate (4044 : 2023-091 RES approving City Manager to authorize agreement with Paddle TXK)

DEPARTMENT OF THE TREASURY
INTERNAL REVENUE SERVICE
CINCINNATI OH 45999-0023

Date of this notice: 05-23-2023

Employer Identification Number:
93-1505621

Form: SS-4

Number of this notice: CP 575 G

PADDLE TXK LLC
CHEYENNE ADAMS SOLE MBR
605 HICKORY ST APT 12
TEXARKANA, AR 71854

For assistance you may call us at:
1-800-829-4933

IF YOU WRITE, ATTACH THE
STUB AT THE END OF THIS NOTICE.

WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 93-1505621. This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

Taxpayers request an EIN for their business. Some taxpayers receive CP575 notices wher another person has stolen their identity and are opening a business using their informatior If you did **not** apply for this EIN, please contact us at the phone number or address listed on the top of this notice.

When filing tax documents, making payments, or replying to any related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear-off stub and return it to us.

A limited liability company (LLC) may file Form 8832, *Entity Classification Election*, and elect to be classified as an association taxable as a corporation. If the LLC is eligible to be treated as a corporation that meets certain tests and it will be electing S corporation status, it must timely file Form 2553, *Election by a Small Business Corporation*. The LLC will be treated as a corporation as of the effective date of the S corporation election and does not need to file Form 8832.

To obtain tax forms and publications, including those referenced in this notice, visit our Web site at www.irs.gov. If you do not have access to the Internet, call 1-800-829-3676 (TTY/TDD 1-800-829-4059) or visit your local IRS office.

Attachment: 2023-091 ATTH 03 IRS Letter Assigning EIN (4044 : 2023-091 RES approving City Manager to authorize agreement with Paddle

(IRS USE ONLY) 575G 05-23-2023 PADD O 9999999999 SS-4

IMPORTANT REMINDERS:

* Keep a copy of this notice in your permanent records. This notice is issued only one time and the IRS will not be able to generate a duplicate copy for you. You may give a copy of this document to anyone asking for proof of your EIN.

* Use this EIN and your name exactly as they appear at the top of this notice on all your federal tax forms.

* Refer to this EIN on your tax-related correspondence and documents.

* Provide future officers of your organization with a copy of this notice.

Your name control associated with this EIN is PADD. You will need to provide this information along with your EIN, if you file your returns electronically.

Safeguard your EIN by referring to Publication 4557, Safeguarding Taxpayer Data: A Guide for Your Business.

You can get any of the forms or publications mentioned in this letter by visiting our website at www.irs.gov/forms-pubs or by calling 800-TAX-FORM (800-829-3676).

If you have questions about your EIN, you can contact us at the phone number or address listed at the top of this notice. If you write, please tear off the stub at the bottom of this notice and include it with your letter.

Thank you for your cooperation.

Keep this part for your records. CP 575 G (Rev. 7-2007)

Return this part with any correspondence so we may identify your account. Please correct any errors in your name or address.

CP 575 G

9999999999

Your Telephone Number
( ) -
_____

Best Time to Call
_____

DATE OF THIS NOTICE: 05-23-2023
EMPLOYER IDENTIFICATION NUMBER: 93-1505621
FORM: SS-4 NOBOD

INTERNAL REVENUE SERVICE
CINCINNATI OH 45999-0023

PADDLE TXK LLC
CHEYENNE ADAMS SOLE MBR
605 HICKORY ST APT 12
TEXARKANA, AR 71854

Attachment: 2023-091 ATTH 03 IRS Letter Assigning EIN (4044 : 2023-091 RES approving City Manager to authorize agreement with Paddle

Attachment: 2023-091 ATTH 04 Paddle TXK Proposal (4044 : 2023-091 RES approving City Manager to authorize agreement with Paddle TXK)

Our vision is to become the go-to kayaking company for individuals who seek adventure, relaxation, and a deep connection with nature. We strive to provide our customers with an unforgettable experience on the water, while promoting environmental sustainability and responsible tourism practices.

We envision a future where our kayaking tours and rental services inspire people of all ages and skill levels to explore the natural beauty of our local waterway.

To achieve our vision, we prioritize safety, quality, and customer satisfaction in everything we do. We invest in the best equipment and training for our staff, so that our customers can feel confident and supported during their kayaking experience. We also strive to educate our customers about the importance of respecting the environment and minimizing our impact on fragile ecosystems.

Ultimately, our goal is to help our customers discover the joy and beauty of kayaking, while fostering a deeper appreciation for the natural world. We believe that by sharing our passion for kayaking and environmental stewardship, we can make a positive impact on our community.

Values

1. Safety: The safety of customers and staff should always be a top priority for a kayaking business. This means providing quality equipment, proper training, and clear safety protocols.
2. Environmental stewardship: As a business that operates in natural environments, a kayaking business should prioritize protecting and preserving those environments. This may include promoting responsible tourism practices, reducing waste and pollution, and supporting local conservation efforts.
3. Customer satisfaction: A kayaking business should strive to provide customers with an enjoyable and memorable experience on the water. This means offering high-quality equipment and services, knowledgeable and friendly staff, and responsive customer service.
4. Inclusivity: Kayaking should be accessible and welcoming to people of all ages, backgrounds, and abilities. A kayaking business should aim to create a supportive and inclusive environment that allows everyone to feel comfortable and empowered on the water.
5. Community engagement: A kayaking business should be actively engaged with the local community, whether that means supporting local organizations or events, promoting education and awareness about local ecosystems, or providing opportunities for community members to participate in kayaking activities.
6. Continuous improvement: A kayaking business should always be seeking ways to improve its operations, whether that means investing in new equipment, expanding its services, or adopting new technologies and practices to reduce its environmental impact and improve customer experience.

Safety plan

1 Emergency Contacts

Ensure that all staff and customers are aware of emergency contacts and procedures. Post a list of emergency contacts at the kayaking business and on all kayaking equipment.

2 Weather Monitoring

Regularly monitor weather reports and be aware of any weather changes that could pose a risk to kayakers. Have a plan in place to evacuate customers and staff from the lake if necessary.

3 Communication Devices

Make sure that all staff and customers have access to communication devices, such as a cell phone, or emergency whistle. Instruct them on how to use these devices and ensure they are fully charged.

4 First Aid Kit

Keep a well-stocked first aid kit on site, including supplies such as bandages, antiseptics, and any necessary medications. Make sure all staff members are trained in first aid and CPR.

5 Rescue Equipment

Keep rescue equipment on hand, such as throw ropes, rescue tubes, and life rings. Ensure that all staff members are trained in water rescue techniques and can use the rescue equipment.

6 Evacuation Plan

Have a clear evacuation plan in place in case of emergency. Know the quickest and safest route to evacuate kayakers from the lake and have a designated meeting point for staff and customers to gather.

7 Training

Train all staff members in emergency procedures and make sure they are aware of their roles and responsibilities in the event of an emergency.

Attachment: 2023-091 ATTH 04 Paddle TXK Proposal (4044 : 2023-091 RES approving City Manager to authorize agreement with Paddle TXK)

Dress code

1 Life Jacket Requirement

All kayakers are required to wear a properly fitted life jacket at all times when on the water.

2 Appropriate Footwear

For safety reasons, all kayakers must wear shoes that can get wet and provide adequate support and traction for walking on slippery surfaces. Examples include water shoes, sandals with straps, or sneakers. All should be Closed Toed.

3 Sun Protection

Kayakers should protect themselves from the sun by wearing a hat, sunglasses, and sunscreen with a minimum SPF of 30.

4 Clothing

Kayakers should wear lightweight, quick-drying clothing that provides sun protection, such as a rash guard or moisture-wicking shirt and shorts. Avoid wearing cotton, as it retains moisture and can make you feel cold and uncomfortable if wet.

5 Weather Considerations

In cooler weather, dress in layers so you can adjust to changing temperatures. Avoid wearing bulky clothing that could restrict movement. In inclement weather or cold water conditions, additional layers or a wetsuit may be necessary.

6 Modesty and Comfort

Kayakers should wear clothing that is comfortable, functional, and modest. Avoid revealing or tight-fitting clothing that may cause discomfort or embarrassment.

7 Jewelry and Accessories

Kayakers should remove all jewelry and accessories that could get caught on equipment or become lost in the water. Hair should be secured to prevent it from obstructing vision or becoming tangled in the kayak or equipment.
Remember, safety is the top priority. Dress appropriately for the conditions and activities you will be participating in. If you have any questions about what to wear or need assistance selecting proper attire, ask a staff member for guidance.

Attachment: 2023-091 ATTH 04 Paddle TXK Proposal (4044 : 2023-091 RES approving City Manager to authorize agreement with Paddle TXK)

Here's a one-year financial plan for a kayaking business with 10 kayaks, renting at $25 per hour for the first hour and $10 per hour after that, open from May to October for the season, and operating from 9am to 7pm each day with an average rental time of 3 hours per day per kayak:

Projected Revenue

- Assuming an average of 3 hours of rental time per kayak per day, the total daily revenue would be:
  - (10 kayaks) x (3 hours per kayak) x ($25 for the first hour + $20 for each additional hour) = $1,100 per day
- Projected monthly revenue would be:
  - $1,100 per day x 30 days per month = $33,000 per month
- Projected seasonal revenue (6 months) would be:
  - $33,000 per month x 6 months = $198,000 for the season

Projected Expenses

- Kayak maintenance and repair costs: $2,000 per season
- Rental space and storage costs: $3,000 per season
- Employee wages: $65,000 per season (assuming 2 full-time employees at $15 per hour and 2 part-time employees at $12 per hour)
- Marketing and advertising costs: $5,000 per season
- Insurance costs: $3,000 per season
- Other miscellaneous expenses: $1,000 per season
- Total projected expenses: $79,000 for the season

Net Profit

- Projected revenue: $198,000 for the season
- Projected expenses: $79,000 for the season
- Net profit: $119,000 for the season

Financial Goals

- Invest a portion of profits into expanding the fleet of kayaks by an additional 5 kayaks for the following season
- Allocate a portion of profits towards marketing and advertising to increase brand visibility and attract new customers
- Set aside a portion of profits as a contingency fund to cover unexpected expenses or emergencies

Monitoring and Adjusting

- Monitor financial reports on a regular basis to ensure that the business is meeting its financial goals and adjust expenses or pricing as needed to optimize profitability
- Regularly evaluate the effectiveness of marketing and advertising strategies and adjust as necessary to attract and retain customers
- Continuously evaluate equipment maintenance costs and adjust repair and replacement schedules to optimize the longevity and performance of the kayak fleet.

Attachment: 2023-091 ATTH 04 Paddle TXK Proposal (4044 : 2023-091 RES approving City Manager to authorize agreement with Paddle TXK)

This is a five-year financial plan for a kayaking business with 10 kayaks, renting at $25 per hour for the first hour and $10 per hour after that, open from May to October for the season, and operating from 9am to 7pm each day with an average rental time of 3 hours per day per kayak:

1. Projected Revenue
- Year 1 (Seasonal): $198,000
- Year 2 (Seasonal): $220,000 (10% increase)
- Year 3 (Seasonal): $242,000 (10% increase)
- Year 4 (Seasonal): $266,200 (10% increase)
- Year 5 (Seasonal): $292,820 (10% increase)

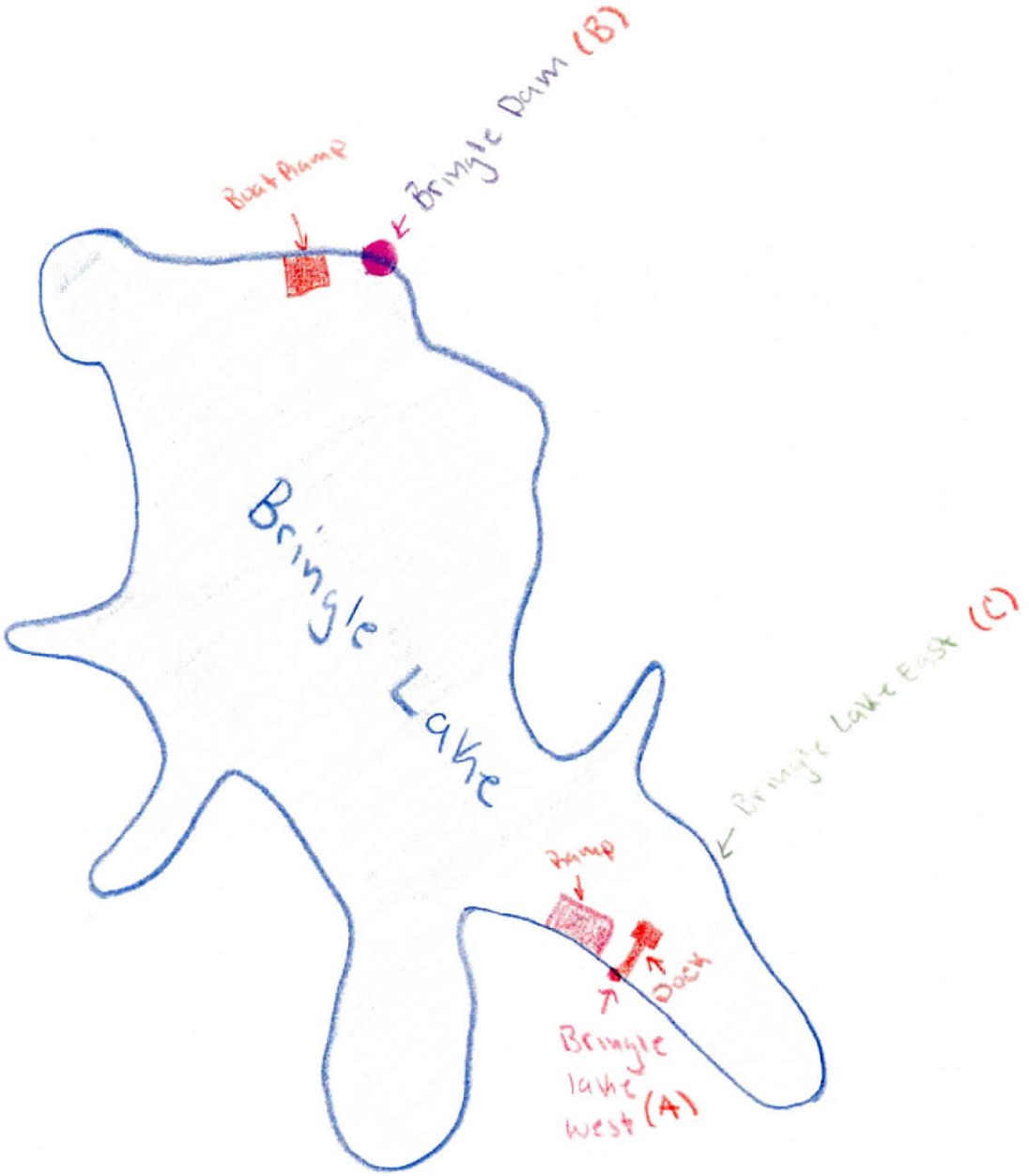
2. Projected Expenses
- Year 1 (Seasonal): $79,000
- Year 2 (Seasonal): $87,000 (10% increase)
- Year 3 (Seasonal): $95,700 (10% increase)
- Year 4 (Seasonal): $105,270 (10% increase)
- Year 5 (Seasonal): $115,797 (10% increase)

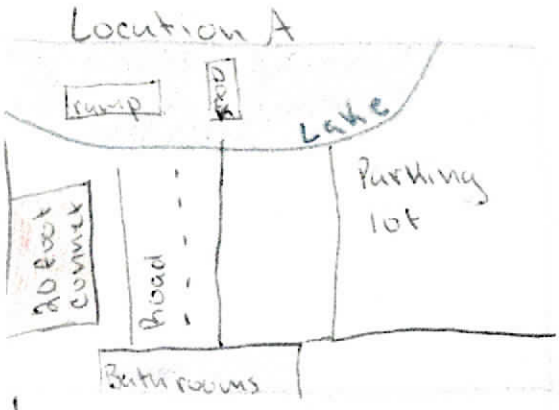
3. Net Profit
- Year 1 (Seasonal): $119,000
- Year 2 (Seasonal): $133,000
- Year 3 (Seasonal): $146,300
- Year 4 (Seasonal): $161,930
- Year 5 (Seasonal): $177,023

4. Financial Goals
- Invest a portion of profits into expanding the fleet of kayaks by an additional 5 kayaks in Year 2
- Allocate a portion of profits towards marketing and advertising to increase brand visibility and attract new customers
- Set aside a portion of profits as a contingency fund to cover unexpected expenses or emergencies
- Expand operations to include guided tours and lessons by Year 3 to increase revenue streams
- Consider adding other outdoor activities such as stand-up paddleboarding, canoeing, or camping gear rentals by Year 4 to diversify the business and attract more customers

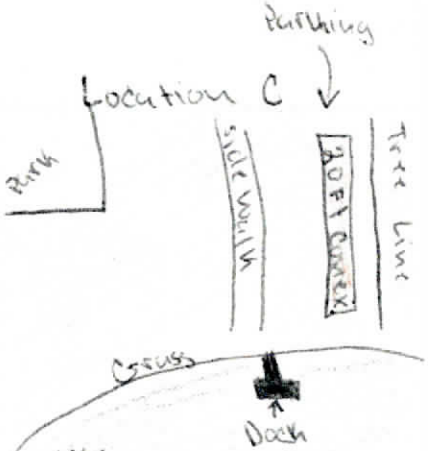
5. Monitoring and Adjusting
- Monitor financial reports on a regular basis to ensure that the business is meeting its financial goals and adjust expenses or pricing as needed to optimize profitability
- Regularly evaluate the effectiveness of marketing and advertising strategies and adjust as necessary to attract and retain customers
- Continuously evaluate equipment maintenance costs and adjust repair and replacement schedules to optimize the longevity and performance of the kayak fleet.
- Monitor the success of guided tours and lessons and adjust pricing or offerings as necessary to maximize profitability
- Conduct market research and customer surveys to assess interest in potential new services or activities and adjust business strategies accordingly.

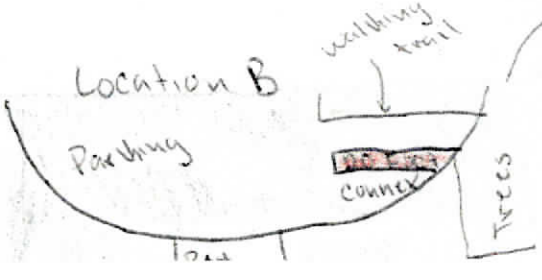
Attachment: 2023-091 ATTH 04 Paddle TXK Proposal (4044 : 2023-091 RES approving City Manager to authorize agreement with Paddle TXK)





Location A+B
Launch from ramps
Location C
Launch from Grass
(Connex is 20 Feet)





Attachment: 2023-091 ATTH 04 Paddle TXK Proposal (4044 : 2023-091 RES approving City Manager to authorize agreement with Paddle TXK)

COMPANY AGREEMENT
OF
PADDLE TXK, LLC

A Texas Limited Liability Company

This Company Agreement of Paddle TXK, LLC (this "Agreement"), dated as of May 6, 2023, is adopted, executed and agreed to by the sole Managing Member (as defined below).

1. Formation. Paddle TXK, LLC (the "Company") has been organized as a Texas limited liability company under and pursuant to the Texas Business Organizations Code (the "Code").

2. Sole Managing Member. Cheyenne Adams shall be the sole member of the Company (the "Managing Member"). Upon the death of the Managing Member, the personal representative of the Managing Member's estate shall automatically be admitted as the Managing Member.

3. Contributions. The Managing Member has made an initial contribution to the capital of the Company. Without creating any rights in favor of any third party, the Managing Member may, from time to time, make additional contributions of cash or property to the capital of the Company, but shall have no obligation to do so.

4. Distributions. The Managing Member shall be entitled (a) to receive all distributions (including, without limitation, liquidating distributions) made by the Company, and (b) to enjoy all other rights, benefits and interests in the Company.

5. Management. The management of the Company is fully reserved to the Managing Member, and the Company shall not have "managers," as that term is used in the Code. The powers of the Company shall be exercised by or under the authority of, and the business and affairs of the Company shall be managed under the direction of, the Managing Member, who shall make all decisions and take all actions for the Company.

6. Dissolution. The Company shall dissolve and its affairs shall be wound up at such time, if any, as the Managing Member may elect. No other event (including, without limitation, an event described in Section 11.0151 of the Code) will cause the Company to dissolve.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY BLANK]

Attachment: 2023-091 ATTH 05 Operating Agreement (4044 : 2023-091 RES approving City Manager to authorize agreement with Paddle TXK)

7. Governing Law. THIS COMPANY AGREEMENT IS GOVERNED BY AND SHALL BE CONSTRUED IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEXAS.

_____

Cheyenne Adams, Managing Member

Attachment: 2023-091 ATTH 05 Operating Agreement (4044 : 2023-091 RES approving City Manager to authorize agreement with Paddle TXK)

Attachment: 2023-091 ATTH 06 License-Lease Agreement v2 (4044 : 2023-091 RES approving City Manager to authorize agreement with Paddle

LICENSE AGREEMENT

This License and Access Agreement (the "Agreement") is entered into by and between the City of Texarkana, Texas, a home ruled municipality with an address of 220 Texas Blvd, Texarkana, Bowie County, Texas (the "City") and Paddle TXK, LLC with an address of _____ ("Licensee").

WHEREAS the City operates a Pitch It program whereby individuals or companies present business ideas for consideration to encourage new businesses and to aid the community in the Texarkana area (the "Program"); and

WHEREAS, Licensee proposed to establish a kayak and paddleboat rental company operating on Bringle Lake in Texarkana, Texas (the "Business"); and

WHEREAS, Licensee desires to establish this Business at Bringle Lake West which lies on City property, and which is more specifically set out in Exhibit "A" attached hereto (the "Premises"); and

WHEREAS, Licensee's proposal was chosen in the Program; and

WHEREAS, Licensee desires to occupy the Premises for the operation of kayak and paddleboat rentals and City is willing to grant Licensee a license for use of the Premises for such purpose, subject to the terms and conditions set forth herein; and

WHEREAS, Lessee's Business is open to the public and promotes the use of outdoor facilities, and the City authorizes Licensee to use the Premises in accordance with this Agreement;

NOW THEREFORE, for good and valuable consideration, City hereby grants to Licensee a non-exclusive license and right to access and use the Premises pursuant to the terms herein. Such license and right of access may be revoked at any time by the City for any reason, or for no reason, without any liability or claim of damages against City.

1. **Use.** Licensee shall have the right to install, operate, and maintain a facility for storage and rental of kayaks and paddleboats on the Premises as designated on Exhibit "A" attached and made a part hereto. Licensee shall not use the Premises for any other purpose without the consent of the City.

2. **Term of License.** This License shall be effective for a period of two years from the date of final execution by all Parties, unless terminated sooner under the terms of this License. City and Licensee may agree to an extension of this License upon mutual

written agreement. This License may be terminated by either party upon giving thirty (30) days written notice of such termination to the other party.

3. **Damage and Restoration of Property**. Licensee shall take all necessary precautions to protect the Premises from any damages resulting from Licensee' use and access of the Premises. Licensee shall immediately notify City of any and all damages resulting from, arising out of, or caused to, the Premises by Licensee, its officers, agents, employees and invitees. Licensee shall be solely responsible for the costs and the repair and/or replacement of all such damages and such repairs and/or replacements shall be commenced immediately and completed within thirty (30) calendar days and shall be completed in a manner acceptable to City in its sole discretion.

4. **Prohibited Uses**. Licensee shall not use the Premises in any manner that constitutes waste or nuisance, or that violates any applicable law, ordinance, or governmental regulation in any respect. Licensee shall neither do, nor permit to be done, anything that would render void or uncollectible any insurance then in force with respect to the Premises, or that would in any way increase the premiums payable by City for fire, liability, or any other insurance coverage on the Premises.

5. **Compliance with Law.** Licensee agrees to conduct its Business and related operations in accordance with good standard practices and shall comply with all federal, state and local laws, rules, and regulations, as well as with all regulations, restrictions, and requirements of the police, fire, and health departments now or hereafter in effect which are applicable to is Business and related operations. Licensee shall obtain and keep in effect at its own cost and expense all licenses, permits, and taxes incurred or required in connection with this Agreement and its Business and related operations hereunder. Licensee hereby confirms and understand that this Agreement is for the use of the City's property only and does not serve as a permit or approval for any other use. Licensee is responsible to secure all appropriate permits or other licenses that may be required.

6. **Non-Exclusive.** This Agreement is not exclusive and the City reserves the right to go on or across, and to permit others to go on and across, the Premises for any purpose whatsoever and to conduct any operations or activities that the City may desire.

7. **No Warranty/Premises Accepted AS IS**. This Agreement is made by the City without any warranty of title, either express or implied, concerning the Premises. Licensee agrees that it is taking the Premises in its current "AS IS" condition, with no representations or warranties of any nature whatsoever by the City. Licensee acknowledges that Licensee has inspected the Premises and is thoroughly familiar with its condition, and Licensee hereby accepts the Premises in its present condition for its intended use by Licensee.

Attachment: 2023-091 ATTH 06 License-Lease Agreement v2 (4044 : 2023-091 RES approving City Manager to authorize agreement with Paddle

Licensee assume all risks associated with use of the Premises on behalf of itself and any invitees, including but not limited to the following: the effects of weather, including high heat and/or humidity; dehydration; drowning, or death from other causes; hypothermia; flora encounters; fauna encounters (including snakes and alligators); and other conditions. Licensee agrees that it is fully responsible for notifying any invitee or user of its Business of the conditions and potential dangers involved in such use, and shall be solely responsible for any injury caused thereby.

No person acting on behalf of City is authorized to make, and by execution hereof, Licensee acknowledges that no person has made, any representations, agreement, statement, warranty, guarantee or promise regarding the Premises or the use contemplated herein or the zoning, construction, physical condition or other status of the Premises, except as may be expressly set forth in this Agreement. No representation, warranty, agreement, statement, guarantee or promise, if any, made by any person acting on behalf of City which is not contained in this Agreement will be valid or binding on City.

8. **Executed Agreement**. Prior to the time Licensee is entitled to any license or right of access to or use of the Premises for any activity, Licensee shall deliver two (2) signed copies of this Agreement to the attention of Keith Beason, Community Engagement & Parks Project Manager

9. **Insurance.** Licensee shall be required, at its own expense, to furnish the City within ten (10) days of signing this agreement with certified copies of all insurance certificates showing the following insurance coverage to be in force throughout the term of this License. The City shall have no duty to allow use of the Premises until such certificate has been delivered to and approved by the City and no officer or employee of the City shall have authority to waive this requirement without written approval from the City Manager.

   (a) Commercial General Liability insurance at minimum combined single limits of $1,000,000 per-occurrence and $2,000,000 general aggregate for bodily injury and property damage. Coverage must be written on an occurrence form. The general aggregate limit must be at least two (2) times the per-occurrence limit.

   (b) Workers Compensation insurance at statutory limits.

   (c) Commercial Automobile Liability insurance at minimum combined single limits of $500,000 per-occurrence for bodily injury and property damage, including owned, non-owned, and hired vehicle coverage.

   With reference to the foregoing insurance requirement, Licensee shall specifically endorse applicable insurance policies as follows:

Attachment: 2023-091 ATTH 06 License-Lease Agreement v2 (4044 : 2023-091 RES approving City Manager to authorize agreement with Paddle

(1) The City shall be named as an additional insured with respect to general liability.

(2) A waiver of subrogation in favor of the City of Texarkana, Texas shall be contained in the workers compensation coverage.

(3) All insurance policies shall be endorsed to require the insurer to promptly notify the City of any material change in the insurance coverage.

(4) All insurance policies shall be endorsed to the effect that the City will receive at least 30 days' notice prior to cancellation, non-renewal or termination of the insurance and a 10 day notice for nonpayment of premium.

The City prefers that all insurance be purchased from an insurance company that meets the following requirements:

(a) A financial rating of A: VII or better as assigned by the BEST rating Company or A or better by Standard and Poor's.

(b) Written by companies approved by the State of Texas and acceptable to the City of Texarkana, Texas.

All insurance must be written on forms filed with and approved by the Texas State Board of Insurance. Certificates of Insurance shall be prepared and executed by the insurance company or its' authorized agent, and shall contain provisions representing and warranting the following:

1) The insurance set forth by the insurance company is underwritten on forms which have been approved by the Texas State Board of Insurance.

2) Sets forth all endorsements and insurance coverage according to requirements and instructions contained herein.

3) Shall specifically set forth the notice of cancellation or termination provisions to the City of Texarkana, Texas.

10. INDEMNIFICATION. LICENSEE IS SOLELY RESPONSIBLE FOR AND SHALL DEFEND, INDEMNIFY, AND HOLD CITY, ITS REPRESENTATIVES, AGENTS, APPOINTEES, VOLUNTEERS, OR EMPLOYEES FREE AND HARMLESS FROM AND AGAINST ANY AND ALL CLAIMS, LIABILITIES, DEMANDS, LOSSES, DAMAGES, COSTS OR EXPENSE TO ALL PERSONS (INCLUDING BUT NOT LIMTED TO REASONABLE ATTORNEYS' FEES) ARISING OUT OF OR RESULTING FROM OR OCCURRING IN CONNECTION WITH THE OPERATION OF LICENSEE'S BUSINESS OR THE PERFORMANCE OF ANY WORK THAT IS (I) ATTRIBUTABLE TO ANY BODILY OR PERSONAL INJURY, SICKNESS, OR DEATH OF ANY PERSON OR ANY DAMAGE OR INJURY TO OR DESTRUCTION OF REAL OR PERSONAL PROPERTY NCLUDING THE LOSS OF USE THEREOF, AND (II) CAUSED IN WHOLE OR IN PART BY ANY NEGLIGENT, STRICT LIABILITY OR OTHER ACT OR OMISSION OF LICENSEE, ANY CONTRACTOR, ANY

Attachment: 2023-091 ATTH 06 License-Lease Agreement v2 (4044 : 2023-091 RES approving City Manager to authorize agreement with Paddle

SUBCONTRACTOR OR SUPPLIER, THEIR RESPECTIVE AGENTS OR EMPLOYEES OR ANY OTHER PARTY FOR WHOM ANY OF THEM MAY BE LIABLE REGARDLESS OF WHETHER SUCH IS CAUSED IN PART BY THE NEGLIGENT, STRICT LIABILITY OR OTHER ACT OR OMISSION OF A PARTY OR PARTIES INDEMNIFIED HEREUNDER. SAID INDEMNITY AND HOLD HARMLESS AGREEMENT SHALL ALSO APPLY TO CLAIMS ARISING FROM ACCIDENTS TO LICENSEE, ITS AGENTS, EMPLOYEES, OR ITS INVITEES. THE FOREGOING INDEMNIFICATION OBLIGATION SHALL NOT BE LIMITED IN ANY WAY BY ANY LIMITATION ON THE AMOUNT OR TYPE OF DAMAGES, COMPENSATION OR BENEFITS PAYABLE UNDER WORKERS' OR WORKMEN'S COMPENSATION ACTS, DISABILITY BENEFIT ACTS OR OTHER EMPLOYEE BENEFIT ACTS. LICENSEE COVENANTS AND AGREES THAT CITY SHALL IN NO WAY NOR UNDER ANY CIRCUMSTANCES BE RESPONSIBLE FOR ANY PROPERTY BELONGING TO LICENSEE, IT'S MEMBERS, EMPLOYEES, AGENTS, CONTRACTORS, SUBCONTRACTORS, INVITEES, LICENSEES, OR TRESPASSERS, WHICH MAY BE STOLEN, DESTROYED, OR IN ANY WAY DAMAGED, AND LICENSEE HEREBY INDEMNFIES AND HOLDS HARMLESS CITY FROM AND AGAINST ANY AND ALL SUCH CLAIMS. THE CITY DOES NOT GUARANTEE POLICE PROTECTION AND WILL NOT BE LIABLE FOR ANY LOSS OR DAMAGE SUSTAINED BY LICENSEE, ITS MEMBERS, EMPLOYEES, AGENTS, CONTRACTORS, SUBCONTRACTORS, INVITEES, LICENSEES, OR TRESPASSERS ON ANY OF THE PREMISES.

11. **Liability**. Licensee shall further hold City harmless from liability resulting from the negligent acts or omissions of City, its agents or employees pertaining to the activities to be carried out pursuant to the obligations of this Agreement.

12. **Safety**. Licensee shall be responsible for the safety of customers, invitees, and staff and provide proper equipment, training, and establish clear safety protocols.

13. **Conservation.** Licensee shall operate its Business in a manner which shall protect and conserve the natural environment, not cause waste or pollution, and support local conservation efforts.

14. **Safety Plan.** Licensee shall provide a copy of their safety plan to the City, and train all personnel regarding said safety plan. Licensee shall be responsible for ensuring the safety plan is followed by personnel, customers, and invitees.

15. **No Assignment**. Licensee may not assign or transfer any rights or interest in this Agreement without the written consent of the City, and any such attempted transfer without written consent shall be void.

16. **Severability**. In the event that any of the covenants, agreements, terms or provisions contained in this Agreement shall be invalid, illegal or unenforceable in any respect, the

Attachment: 2023-091 ATTH 06 License-Lease Agreement v2 (4044 : 2023-091 RES approving City Manager to authorize agreement with Paddle

validity of the remaining covenants, agreements, terms or provisions contained herein shall be in no way affected, prejudiced or disturbed thereby.

17. **Venue**. This Agreement shall be governed by the laws of the State of Texas. Venue for any action brought to interpret or enforce, or arising out of or incident to, the terms of this Agreement shall be in Bowie County, Texas.

18. **Governmental Functions and Immunities**. Licensee hereby acknowledges and agrees that City is entering into this Agreement pursuant to its governmental functions in the interest of the health, safety, and welfare of the general public, and that nothing contained in this Agreement shall be construed as constituting a waiver of City's governmental immunity from suit or liability, which is expressly reserved to the extent allowed by law.

19. **Complete Agreement**. This Agreement and the exhibits hereto constitute the final and complete Agreement, and supersede all prior correspondence, memoranda or agreements between the parties relating to the subject matter hereof. This Agreement cannot be changed or modified other than by a written agreement execute by both parties. Nothing in this Agreement shall be deemed to create or constitute a partnership, joint venture, or relationship of principal and agent between the parties.

Attachment: 2023-091 ATTH 06 License-Lease Agreement v2 (4044 : 2023-091 RES approving City Manager to authorize agreement with Paddle

By executing this Agreement, License agrees to and accepts the terms, conditions, and provisions provided herein.

EXECUTED on this the _____ day of _____, 2023.

CITY:

CITY OF TEXARKANA, TEXAS

_____

David Orr, City Manager

LICENSEE:

Paddle TXK, LLC.

_____

Name

ATTESTED TO BY:

_____

Jennifer Evans, City Secretary

Attachment: 2023-091 ATTH 06 License-Lease Agreement v2 (4044 : 2023-091 RES approving City Manager to authorize agreement with Paddle

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: 2023-091 Goals & Perspectives (4044 : 2023-091 RES approving City Manager to authorize agreement with Paddle TXK)

RESOLUTION NO. 2023-091

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AUTHORIZING THE CITY MANAGER TO NEGOTIATE A LEASE AGREEMENT WITH PADDLE TXK LLC FOR OPERATIONS OF KAYAK RENTALS AT BRINGLE LAKE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, Paddle TXK LLC has expressed interest in entering into an agreement with the City of Texarkana, Texas, for use of property at Bringle Lake West to operate their kayak rental business; and

WHEREAS, Paddle TXK has established a LLC, insurance, and a detailed plan of their operation on city property; and

WHEREAS, the city staff has worked with the owner of Paddle TXK LLC to establish the terms and conditions of a licensed agreement of city property.

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

SECTION 1: That the City Manager be and is hereby authorized to enter into a Lease Agreement with Paddle TXK LLC for the development of a kayak rental business on Bringle Lake property.

SECTION 2: That a copy of said agreement shall be attached hereto as **Exhibit "A"** and made a part hereof by reference.

SECTION 3: This resolution shall be in full force and in effect upon approval.

PASSED AND APPROVED in Regular Council Session on this the **20th day of June, 2023**.

ATTEST:

Vicky Coopwood
VICKY COOPWOOD, ASST. CITY SECRETARY

7:42 p.m.

Bob Bruggeman
BOB BRUGGEMAN, MAYOR

Attachment: 2023-091 RES Agmt w Paddle TXK signed (4044 : 2023-091 RES approving City Manager to authorize agreement with Paddle TXK)

Attachment: 2023-091 RES Agmt w Paddle TXK signed (4044 : 2023-091 RES approving City Manager to authorize agreement with Paddle TXK)

LICENSE AGREEMENT

This License and Access Agreement (the "Agreement") is entered into by and between the City of Texarkana, Texas, a home ruled municipality with an address of 220 Texas Blvd, Texarkana, Bowie County, Texas (the "City") and Paddle TXK, LLC with an address of Paddle TXK ("Licensee").

WHEREAS the Licensee won the Pitch It program whereby individuals or companies present business ideas for consideration to encourage new businesses and to aid the community in the Texarkana area (the "Program"); and

WHEREAS, Licensee proposed to establish a kayak rental company operating on Bringle Lake in Texarkana, Texas (the "Business"); and

WHEREAS, Licensee desires to establish this Business at Bringle Lake West which lies on City property, and which is more specifically set out in Exhibit "A" attached hereto (the "Premises"); and

WHEREAS, Licensee's proposal was chosen in the Program; and

WHEREAS, Licensee desires to occupy the Premises for the operation of kayak rentals and City is willing to grant Licensee a license for use of the Premises for such purpose, subject to the terms and conditions set forth herein; and

WHEREAS, Lessee's Business is open to the public and promotes the use of outdoor facilities, and the City authorizes Licensee to use the Premises in accordance with this Agreement;

NOW THEREFORE, for good and valuable consideration, City hereby grants to Licensee a non-exclusive license and right to access and use the Premises pursuant to the terms herein. Such license and right of access may be revoked at any time by the City for any reason, or for no reason, without any liability or claim of damages against City.

1. **Use.** Licensee shall have the right to install one(1) 20' x 8' Connex storage unit for storage of kayaks and operate, and maintain a facility for the rental of kayaks on the Premises as designated on Exhibit "A" attached and made a part hereto. Licensee shall not use the Premises for any other purpose without the consent of the City.

2. **Term of License.** This License shall be effective for a period of two years from the date of final execution by all Parties, unless terminated sooner under the terms of this License. City and Licensee may agree to an extension of this License upon mutual

written agreement. This License may be terminated by either party upon giving thirty (30) days written notice of such termination to the other party.

3. **License Fee**. Licensee shall pay to City a license fee of one percent (1%) of the gross income collected by Licensee from the operation of the Business (the "License Fee"). The License Fee shall be paid on a quarterly basis by the 20th day of each month following the quarter, with the first payment due on the 20th day of the month following the expiration of three months from the execution of this Agreement. Licensee will keep accurate records concerning the income collected by Licensee and allow said records to be inspected by the City. Licensee shall punctually pay the License Fee at such place and to such person as City may designate.

4. **Damage and Restoration of Property**. Licensee shall take all necessary precautions to protect the Premises from any damages resulting from Licensee' use and access of the Premises. Licensee shall immediately notify City of any and all damages resulting from, arising out of, or caused to, the Premises by Licensee, its officers, agents, employees and invitees. Licensee shall be solely responsible for the costs and the repair and/or replacement of all such damages and such repairs and/or replacements shall be commenced immediately and completed within thirty (30) calendar days and shall be completed in a manner acceptable to City in its sole discretion.

5. **Prohibited Uses**. Licensee shall not use the Premises in any manner that constitutes waste or nuisance, or that violates any applicable law, ordinance, or governmental regulation in any respect. Licensee shall neither do, nor permit to be done, anything that would render void or uncollectible any insurance then in force with respect to the Premises, or that would in any way increase the premiums payable by City for fire, liability, or any other insurance coverage on the Premises.

6. **Compliance with Law.** Licensee agrees to conduct its Business and related operations in accordance with good standard practices and shall comply with all federal, state and local laws, rules, and regulations, as well as with all regulations, restrictions, and requirements of the police, fire, and health departments now or hereafter in effect which are applicable to is Business and related operations. Licensee shall obtain and keep in effect at its own cost and expense all licenses, permits, and taxes incurred or required in connection with this Agreement and its Business and related operations hereunder. Licensee hereby confirms and understand that this Agreement is for the use of the City's property only and does not serve as a permit or approval for any other use. Licensee is responsible to secure all appropriate permits or other licenses that may be required.

Attachment: 2023-091 RES Agmt w Paddle TXK signed (4044 : 2023-091 RES approving City Manager to authorize agreement with Paddle TXK)

7. **Non-Exclusive.** This Agreement is not exclusive and the City reserves the right to go on or across, and to permit others to go on and across, the Premises for any purpose whatsoever and to conduct any operations or activities that the City may desire.

8. **No Warranty/Premises Accepted AS IS**. This Agreement is made by the City without any warranty of title, either express or implied, concerning the Premises. Licensee agrees that it is taking the Premises in its current "AS IS" condition, with no representations or warranties of any nature whatsoever by the City. Licensee acknowledges that Licensee has inspected the Premises and is thoroughly familiar with its condition, and Licensee hereby accepts the Premises in its present condition for its intended use by Licensee. Licensee assume all risks associated with use of the Premises on behalf of itself and any invitees, including but not limited to the following: the effects of weather, including high heat and/or humidity; dehydration; drowning, or death from other causes; hypothermia; flora encounters; fauna encounters (including snakes and alligators); and other conditions. Licensee agrees that it is fully responsible for notifying any invitee or user of its Business of the conditions and potential dangers involved in such use, and shall be solely responsible for any injury caused thereby.

   No person acting on behalf of City is authorized to make, and by execution hereof, Licensee acknowledges that no person has made, any representations, agreement, statement, warranty, guarantee or promise regarding the Premises or the use contemplated herein or the zoning, construction, physical condition or other status of the Premises, except as may be expressly set forth in this Agreement. No representation, warranty, agreement, statement, guarantee or promise, if any, made by any person acting on behalf of City which is not contained in this Agreement will be valid or binding on City.

9. **Executed Agreement**. Prior to the time Licensee is entitled to any license or right of access to or use of the Premises for any activity, Licensee shall deliver two (2) signed copies of this Agreement to the attention of Keith Beason, Community Engagement & Parks Project Manager

9. **Insurance.** Licensee shall be required, at its own expense, to furnish the City within ten (10) days of signing this agreement with certified copies of all insurance certificates showing the following insurance coverage to be in force throughout the term of this License. The City shall have no duty to allow use of the Premises until such certificate has been delivered to and approved by the City and no officer or employee of the City shall have authority to waive this requirement without written approval from the City Manager.

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(a) Commercial General Liability insurance at minimum combined single limits of $1,000,000 per-occurrence and $2,000,000 general aggregate for bodily injury and property damage. Coverage must be written on an occurrence form. The general aggregate limit must be at least two (2) times the per-occurrence limit.

(b) Workers Compensation insurance at statutory limits.

(c) Commercial Automobile Liability insurance at minimum combined single limits of $500,000 per-occurrence for bodily injury and property damage, including owned, non-owned, and hired vehicle coverage.

With reference to the foregoing insurance requirement, Licensee shall specifically endorse applicable insurance policies as follows:

(1) The City shall be named as an additional insured with respect to general liability.

(2) A waiver of subrogation in favor of the City of Texarkana, Texas shall be contained in the workers compensation coverage.

(3) All insurance policies shall be endorsed to require the insurer to promptly notify the City of any material change in the insurance coverage.

(4) All insurance policies shall be endorsed to the effect that the City will receive at least 30 days' notice prior to cancellation, non-renewal or termination of the insurance and a 10 day notice for nonpayment of premium.

The City prefers that all insurance be purchased from an insurance company that meets the following requirements:

(a) A financial rating of A: VII or better as assigned by the BEST rating Company or A or better by Standard and Poor's.

(b) Written by companies approved by the State of Texas and acceptable to the City of Texarkana, Texas.

All insurance must be written on forms filed with and approved by the Texas State Board of Insurance. Certificates of Insurance shall be prepared and executed by the insurance company or its' authorized agent, and shall contain provisions representing and warranting the following:

1) The insurance set forth by the insurance company is underwritten on forms which have been approved by the Texas State Board of Insurance.

2) Sets forth all endorsements and insurance coverage according to requirements and instructions contained herein.

3) Shall specifically set forth the notice of cancellation or termination provisions to the City of Texarkana, Texas.

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10. **INDEMNIFICATION.** LICENSEE IS SOLELY RESPONSIBLE FOR AND SHALL DEFEND, INDEMNIFY, AND HOLD CITY, ITS REPRESENTATIVES, AGENTS, APPOINTEES, VOLUNTEERS, OR EMPLOYEES FREE AND HARMLESS FROM AND AGAINST ANY AND ALL CLAIMS, LIABILITIES, DEMANDS, LOSSES, DAMAGES, COSTS OR EXPENSE TO ALL PERSONS (INCLUDING BUT NOT LIMTED TO REASONABLE ATTORNEYS' FEES) ARISING OUT OF OR RESULTING FROM OR OCCURRING IN CONNECTION WITH THE OPERATION OF LICENSEE'S BUSINESS OR THE PERFORMANCE OF ANY WORK THAT IS (I) ATTRIBUTABLE TO ANY BODILY OR PERSONAL INJURY, SICKNESS, OR DEATH OF ANY PERSON OR ANY DAMAGE OR INJURY TO OR DESTRUCTION OF REAL OR PERSONAL PROPERTY NCLUDING THE LOSS OF USE THEREOF, AND (II) CAUSED IN WHOLE OR IN PART BY ANY NEGLIGENT, STRICT LIABILITY OR OTHER ACT OR OMISSION OF LICENSEE, ANY CONTRACTOR, ANY SUBCONTRACTOR OR SUPPLIER, THEIR RESPECTIVE AGENTS OR EMPLOYEES OR ANY OTHER PARTY FOR WHOM ANY OF THEM MAY BE LIABLE REGARDLESS OF WHETHER SUCH IS CAUSED IN PART BY THE NEGLIGENT, STRICT LIABILITY OR OTHER ACT OR OMISSION OF A PARTY OR PARTIES INDEMNIFIED HEREUNDER. SAID INDEMNITY AND HOLD HARMLESS AGREEMENT SHALL ALSO APPLY TO CLAIMS ARISING FROM ACCIDENTS TO LICENSEE, ITS AGENTS, EMPLOYEES, OR ITS INVITEES. THE FOREGOING INDEMNIFICATION OBLIGATION SHALL NOT BE LIMITED IN ANY WAY BY ANY LIMITATION ON THE AMOUNT OR TYPE OF DAMAGES, COMPENSATION OR BENEFITS PAYABLE UNDER WORKERS' OR WORKMEN'S COMPENSATION ACTS, DISABILITY BENEFIT ACTS OR OTHER EMPLOYEE BENEFIT ACTS. LICENSEE COVENANTS AND AGREES THAT CITY SHALL IN NO WAY NOR UNDER ANY CIRCUMSTANCES BE RESPONSIBLE FOR ANY PROPERTY BELONGING TO LICENSEE, IT'S MEMBERS, EMPLOYEES, AGENTS, CONTRACTORS, SUBCONTRACTORS, INVITEES, LICENSEES, OR TRESPASSERS, WHICH MAY BE STOLEN, DESTROYED, OR IN ANY WAY DAMAGED, AND LICENSEE HEREBY INDEMNFIES AND HOLDS HARMLESS CITY FROM AND AGAINST ANY AND ALL SUCH CLAIMS. THE CITY DOES NOT GUARANTEE POLICE PROTECTION AND WILL NOT BE LIABLE FOR ANY LOSS OR DAMAGE SUSTAINED BY LICENSEE, ITS MEMBERS, EMPLOYEES, AGENTS, CONTRACTORS, SUBCONTRACTORS, INVITEES, LICENSEES, OR TRESPASSERS ON ANY OF THE PREMISES.

11. **Liability**. Licensee shall further hold City harmless from liability resulting from the negligent acts or omissions of City, its agents or employees pertaining to the activities to be carried out pursuant to the obligations of this Agreement.

12. **Safety.** Licensee shall be responsible for the safety of customers, invitees, and staff and provide proper equipment, training, and establish clear safety protocols.

13. **Conservation.** Licensee shall operate its Business in a manner which shall protect and conserve the natural environment, not cause waste or pollution, and support local conservation efforts.

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14. **Safety Plan.** Licensee shall provide a copy of their safety plan to the City, and train all personnel regarding said safety plan. Licensee shall be responsible for ensuring the safety plan is followed by personnel, customers, and invitees.

15. **Notices.** Any and all notices required pursuant to the terms of this Agreement shall be sent to the following:

To City: City of Texarkana, Texas
Attn: Community Engagement & Parks Project Manager
P. O. Box 1967
Texarkana, Texas 75501
Email: keith.beason@txkusa.org

To Licensee: Paddle TXK, LLC
Attn: Cheyenne Adams
Address: 605 Hickory Street Apartment 12
Address: Texarkana, Arkansas
Email: cheyenneadams27@yahoo.com

All notices, demands or communications required in accordance with the terms of this Agreement, shall be sent by registered or certified mail, return receipt requested, by nationally recognized overnight courier service with notice effective five days after deposit in the mail or delivery to the courier service, or by email sent to the email address designated by the parties effective upon receipt of a delivery notice. The notices shall be sent to the addresses set forth above unless otherwise designated, in writing, by the parties.

16. **No Assignment**. Licensee may not assign or transfer any rights or interest in this Agreement without the written consent of the City, and any such attempted transfer without written consent shall be void.

17. **Severability**. In the event that any of the covenants, agreements, terms or provisions contained in this Agreement shall be invalid, illegal or unenforceable in any respect, the validity of the remaining covenants, agreements, terms or provisions contained herein shall be in no way affected, prejudiced or disturbed thereby.

18. **Venue**. This Agreement shall be governed by the laws of the State of Texas. Venue for any action brought to interpret or enforce, or arising out of or incident to, the terms of this Agreement shall be in Bowie County, Texas.

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19. **Governmental Functions and Immunities**. Licensee hereby acknowledges and agrees that City is entering into this Agreement pursuant to its governmental functions in the interest of the health, safety, and welfare of the general public, and that nothing contained in this Agreement shall be construed as constituting a waiver of City's governmental immunity from suit or liability, which is expressly reserved to the extent allowed by law.

20. **Complete Agreement**. This Agreement and the exhibits hereto constitute the final and complete Agreement, and supersede all prior correspondence, memoranda or agreements between the parties relating to the subject matter hereof. This Agreement cannot be changed or modified other than by a written agreement execute by both parties. Nothing in this Agreement shall be deemed to create or constitute a partnership, joint venture, or relationship of principal and agent between the parties.

By executing this Agreement, License agrees to and accepts the terms, conditions, and provisions provided herein.

EXECUTED on this the 30 day of June, 2023.

CITY:

CITY OF TEXARKANA, TEXAS

David Orr, City Manager

LICENSEE:

Paddle TXK, LLC.

Name

ATTESTED TO BY:

Jennifer Evans, City Secretary

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