# CITY OF TEXARKANA

## CITY COUNCIL

## MINUTES ● JULY 10, 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 | Absent | |
| Libby White | Ward 5 | Present | |
| Jay Davis | Ward 6 | Present | |

**City Staff:** City Manager David Orr, Jennifer Evans, Kristin Peeples, Robby Robertson, Chris Black, J.W. Bramlett, Reed Russell, Karey Parker, Gary Smith, Dusty Henslee, Lisa Thompson, Vashil Fernandez, and Mashell Daniel.

**Municipal Court:** Judge Sherry Jackson Hawkins.

**Legal Counsel:** Jeff Lewis.

## II. INVOCATION AND PLEDGE LED BY COUNCIL MEMBER JEAN MATLOCK

## III. MAYOR'S REMARKS AND ITEMS OF COMMUNITY INTEREST

**Upcoming City Council Meetings**
Monday, August 14, 2023, at 6:00 p.m.
Monday, August 28, 2023 at 6:00 p.m.

**July/August Events**
Farmers Market continues each Saturday from 7:00 a.m. until 11:00 a.m. at 500 N. State Line Avenue, Texarkana, Texas, between the Courthouse/Post Office and Sheppard Park.

The Best Salsa in the Ark-La-Tex Competition will be hosted by the Texarkana Farmers Market on August 5th at 500 N. State Line Avenue, Texarkana, Texas. Contest will run from 7:00 a.m. to 12:00 p.m. If you are interested in entering a salsa in the contest, please email farmersmarket@txkusa.org <mailto:farmersmarket@txkusa.org>.

**Perot Theatre Shows**

July 16th at 6:00 p.m. - Travis Tritt in concert
July 22nd at 8:00 p.m. - Rodney Carrington in concert

Mayor Bruggeman and Arkansas Board of Director Steven Hollibush presented a joint proclamation to **Bishop Terry Taylor** from Church of the Living God #4 in Texarkana, Arkansas. Bishop Taylor has been involved in the ministry at that church for 25 years.

He is also a well-known educator in the community and was recently named the Assistant Superintendent at Texarkana Arkansas School District. Bishop Taylor was thanked for his many years of dedicated service.

On Saturday, July 8th, Texarkana USA celebrated the **Sesquicentennial Ball** at the Texarkana Country Club. It was an exciting and historic evening for the community. The celebration was well attended by the City Council and guests, along with the Arkansas Board of Directors and their guests.

The Mayor gave special recognition to three city staff who worked tireless to spearhead the event: Lisa Thompson, Brooke Stone, and Keith Beason. Other associated events will also be celebrated throughout the year with the official anniversary date being December 8, 2023.

## IV. 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.

Shawn Dangerfield addressed the council concerning the "quickness" of the notification process for sending out code enforcement letters related to distressed properties.

## V. APPOINTMENTS TO BOARDS, COMMISSIONS, AND COMMITTEES

There were no appointments made to any board, commission, or committee.

## VI. ITEMS FOR CONSIDERATION

***Consent Items***

(6:15 p.m.)

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

1. Consider approval of the minutes of the Regular Meeting of the City Council held on June 20, 2023 at 6:00 PM.

2. Order No. 2023-089 calling the City's November 7, 2023, General Election for the purpose of electing a Council Member for Ward Three (3) and a Council Member for Ward Five (5).

3. Resolution No. 2023-092 authorizing the City Manager to execute contracts for the purchase of chemicals for water and wastewater treatment. Funds are available in the Utility's 2023-2024 budget in the departments' operating fund.

   Public Hearing:
   Council Vote: July 10, 2023

4. Resolution No. 2023-093 authorizing the City Manager to execute a contract with R.K. Hall, Inc. of Paris, Texas, for an amount not to exceed $3,676,077.44, for the Robison Road Mill and Overlay Street Reconstruction project, with funds budgeted in the 2022 Bond Fund.

   Public Hearing:
   Council Vote: July 10, 2023

***Action Items***

5. Resolution No. 2023-094 authorizing a written services agreement for provision of city services to Highland Park Baptist Church, 1000 S. Bishop Rd., in the event the City Council adopts an ordinance for full-purpose annexation of the property.

   Public Hearing:
   Council Vote: July 10, 2023

   Jeff Lewis briefed this agenda item.
   (6:17 p.m.)

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

6. Resolution No. 2023-095 authorizing a written services agreement for provision of city services to McGeorge Contracting Co. (two parcels: 4310 S. Lake Dr.; S. Kings HWY/Wainwright St. & Findley St.) in the event the City Council adopts an ordinance for full-purpose annexation of the property.

   Public Hearing:
   Council Vote: July 10, 2023

Jeff Lewis briefed this agenda item.
(6:19 p.m.)

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

## VII. FIRST BRIEFINGS

[There were no First Briefing agenda items.]

## VIII. PUBLIC HEARINGS

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

   There were no public comments made at this hearing.
   (6:20 p.m.)

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

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

   There were no public comments made at this hearing.
   (6:21 p.m.)

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

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

   There were no public comments made at this hearing.
   (6:22 p.m.)

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

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

   The following people spoke in favor of the proposed ordinance at this hearing: Stacy McKee, Jack Smith, Steve McKee, and Stephanie Maddox.

   The following people spoke in opposition to the proposed ordinance at this hearing: Wanda Boyette, Matt Wilson, Jeff Harrell, and Mike Boyette.

   The Mayor asked the City Secretary for a roll call vote. Due to written protest, a super majority vote (5 out of 6 votes) was required to adopt this ordinance.
   (7:08 p.m.)

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|---|---|
| **RESULT:** | **FAILED TO PASS [4 TO 2]** |
| **MOVER:** | Mary Hart, Ward 2 |
| **SECONDER:** | Jean H. Matlock, Ward 1 |
| **AYES:** | Bruggeman, Matlock, Hart, Williams |
| **NAYS:** | White, Davis |
| **ABSENT:** | Page |

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

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|---|---|
| **RESULT:** | **MOOT** |

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

   Joyce Griffin spoke at this public hearing. Charles Griffin spoke at this public hearing. (7:17 p.m.)

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

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

   Joyce Griffin spoke at this public hearing. Charles Griffin spoke at this public hearing. (7:17 p.m.)

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

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

   Joyce Griffin spoke at this public hearing. Charles Griffin spoke at this public hearing.
   (7:18 p.m.)

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

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

   There were no public comments made at this hearing.
   (7:21 p.m.)

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

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

    There were no public comments made at this hearing.
    (7:22 p.m.)

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

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

    There were no public comments made at this hearing.
    (7:22 p.m.)

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

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

    There were no public comments made at this hearing.
    (7:25 p.m.)

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

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

    There were no public comments made at this hearing.
    (7:26 p.m.)

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

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

There were no public comments made at this hearing.
(7:26 p.m.)

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

## IX. CITY MANAGER'S REPORT

**Customer Service Survey**
Staff is continually looking for ways to improve public services within the community, and with that effort, a customer service satisfaction survey has been developed. The public's feedback is important in helping to identify areas the city is doing well in and the areas that can be improved. These surveys have been placed in high traffic public areas at the Police Department, Municipal Court, TWU, Southwest Center, Vital Statistics, Building & Inspections, Reception Area, and the Collins Center.

**EPA Brownfields Job Training Grant - Intent to Apply**
The City, along with Texarkana College, plans to apply for a Brownfields Job Training (JT) Grant to recruit, train, and place unemployed and under-employed residents of areas affected by the presence of brownfield sites. Through the program, graduates develop the skills needed to secure full-time, sustainable employment in various aspects of hazardous and solid waste management and within the larger environmental field, including cleanup, reuse, and chemical safety. The application is still in the process of being developed, however, the service areas will include the city limits of Texarkana along with Texarkana College's service area.

**SAVE THE DATE:** Airport Master Plan Workshop, Wednesday July 12th 5:30-6:30 p.m. at the Texarkana Convention Center.

Jamison Building Community Engagement, Kansas State University Technical Assistance to Brownfields (KSU TAB) Visit, Thursday July 27th from 5:30-8:00 p.m. at the Texarkana Public Library David Nelson Meeting Room.

Texas Broadband Development Office - Public Meeting Monday, July 31st at 2:00 p.m. at the Texarkana Public Library.

Join us to share your perspective and help set priorities for Texas' Digital Opportunity Plan! To learn more about the BDO and this work, visit the BDO's website <https://comptroller.texas.gov/programs/broadband/>.

## X. ADMINISTRATIVE COMMENTS

1. City Council

   **Council Member Matlock** expressed major frustration over Bowie Central Appraisal District properties that are not kept mowed which creates a breeding ground for snakes.

   **Council Member Davis** requested staff to reevaluate the special use permit process to determine which zones will be allowed for the application of special use permits.

2. City Staff

   Kristin Peeples asked the council for a special meeting to pass a resolution to approve the publication for a notice of intent to issue certificates of obligation for the 45-day notice requirement. Council chose Monday, July 17th for the special meeting.

## XI. ADJOURNMENT

A motion was made to adjourn the meeting.
(7:36 p.m.)

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|---|---|
| **RESULT:** | **ADOPTED [UNANIMOUS]** |
| **MOVER:** | Libby White, Ward 5 |
| **SECONDER:** | Jean H. Matlock, Ward 1 |
| **AYES:** | Bruggeman, Matlock, Hart, Williams, White, Davis |
| **ABSENT:** | Page |

Jennifer Evans
City Secretary

Bob Bruggeman
Mayor

# 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**

Minutes Acceptance: Minutes of Jun 20, 2023 6:00 PM (Consent Items)

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.

Minutes Acceptance: Minutes of Jun 20, 2023 6:00 PM (Consent Items)

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.)

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|---|---|
| **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

Minutes Acceptance: Minutes of Jun 20, 2023 6:00 PM (Consent Items)

*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.)

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|---|---|
| **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.)

Minutes Acceptance: Minutes of Jun 20, 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 |

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.)

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|---|---|
| **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.)

Minutes Acceptance: Minutes of Jun 20, 2023 6:00 PM (Consent Items)

| | |
|---|---|
| **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.

Minutes Acceptance: Minutes of Jun 20, 2023 6:00 PM (Consent Items)

| 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

Minutes Acceptance: Minutes of Jun 20, 2023 6:00 PM (Consent Items)

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.

Minutes Acceptance: Minutes of Jun 20, 2023 6:00 PM (Consent Items)

| 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

Minutes Acceptance: Minutes of Jun 20, 2023 6:00 PM (Consent Items)

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**

Minutes Acceptance: Minutes of Jun 20, 2023 6:00 PM (Consent Items)

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

Minutes Acceptance: Minutes of Jun 20, 2023 6:00 PM (Consent Items)

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

Minutes Acceptance: Minutes of Jun 20, 2023 6:00 PM (Consent Items)

**City of Texarkana, Texas**

Version:

# Briefing Sheet

**Update Date:** 6/30/2023 10:57 AM

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

**Subject:** Order No. 2023-089 calling the City's November 7, 2023, General Election for the purpose of electing a Council Member for Ward Three (3) and a Council Member for Ward Five (5).

## Attachments

a. Order of Election REDESIGNED (1-2) je (DOCX)
b. 2023-089 Election Order 110723 (071023) (PDF)

1-2
Prescribed by Secretary of State
Sections 3.004, 3.005, 3.006, 85.004, 85.006, 85.007 Texas Election Code
11/2021

# ORDER OF ELECTION
## 2023-089

An election is hereby ordered to be held in the City of Texarkana, Texas, at the respective voting places determined and set by Bowie County, Texas, on the **7th day of November, 2023**, for the purpose of electing a Councilmember for Ward Three (3) and a Councilmember for Ward Five (5) of the City of Texarkana, Texas.

Candidates for councilmember of Ward Three (3) and Ward Five (5), respectively, shall be voted on only by the qualified voters residing in the ward from which the candidate seeks election.

All Early Voting by personal appearance will be conducted only at the following three locations:

**[Main Location]**
**EV1 - Bowie County Courthouse – Elections Multipurpose Room**
710 James Bowie Drive
New Boston, Texas

**EV2 - Southwest Center – Rooms A-C**
3222 West 7th Street
Texarkana, Texas

**EV3 - Walnut Church of Christ – Meeting Room**
2720 Moores Lane
Texarkana, Texas

Early Voting by Personal Appearance **WEEKDAY** Schedules:

| | |
|---|---|
| Monday, October 23 | 8:00 a.m. to 6:00 p.m. |
| Tuesday, October 24 | 8:00 a.m. to 6:00 p.m. |
| Wednesday, October 25 | 8:00 a.m. to 6:00 p.m. |
| Thursday, October 26 | 8:00 a.m. to 6:00 p.m. |
| Friday, October 27 | 8:00 a.m. to 6:00 p.m. |

Attachment: Order of Election REDESIGNED (1-2) je (4049 : 2023-089 Order for General Election)

| | |
|---|---|
| Monday, October 30 | 7:00 a.m. to 7:00 p.m. |
| Tuesday, October 31 | 7:00 a.m. to 7:00 p.m. |
| Wednesday, November 1 | 7:00 a.m. to 7:00 p.m. |
| Thursday, November 2 | 7:00 a.m. to 7:00 p.m. |
| Friday, November 3 | 7:00 a.m. to 7:00 p.m. |

**or as otherwise determined and set by Bowie County, Texas.**

Early Voting by Personal Appearance **WEEKEND** Schedule:

| | |
|---|---|
| Saturday, October 28 | 7:00 a.m. to 7:00 p.m. |
| **Sunday, October 29** | **12:00 p.m. to 6:00 p.m. [Main Location Only]** |

**EV1 – Bowie County Courthouse – Elections Multipurpose Room**
**710 James Bowie Drive, New Boston, Texas**

**or as otherwise determined and set by Bowie County, Texas.**

Applications for ballot by mail shall be mailed or emailed to:

**Pat McCoy**
**Bowie County Elections Administrator**
**710 James Bowie Drive**
**New Boston, TX 75570**
**Phone: (903) 628.6810**
**Email: donna.moreland@bowiecounty.org**
**Website: https://www.co.bowie.tx.us/page/bowie.Elections**

The deadline for receipt of applications for mail ballot shall be at 5:00 p.m. on **October 27, 2023,** in the Bowie County Elections Office in accordance with Section 84.007 of the Texas Election Code.

The deadline for receipt of Federal Post Card Applications shall be at 5:00 p.m. on **October 27, 2023,** in the Bowie County Elections Office in accordance with Section 101.052(b) of the Texas Election Code.

**This ORDER was approved by the City Council of the City of Texarkana, Texas, during its regular meeting held on the 10th day of July, 2023.**

Jennifer Evans, TRMC, City Secretary

Bob Bruggeman, Mayor

Attachment: Order of Election REDESIGNED (1-2) je (4049 : 2023-089 Order for General Election)

1-2
Prescribed by Secretary of State
Sections 3.004, 3.005, 3.006, 85.004, 85.006, 85.007 Texas Election Code
11/2021

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Attachment: 2023-089 Election Order 110723 (071023) (4049 : 2023-089 Order for General Election)

| | |
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**or as otherwise determined and set by Bowie County, Texas.**

Early Voting by Personal Appearance **WEEKEND** Schedule:

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|---|---|
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**or as otherwise determined and set by Bowie County, Texas.**

Applications for ballot by mail shall be mailed or emailed to:

**Pat McCoy**
**Bowie County Elections Administrator**
**710 James Bowie Drive**
**New Boston, TX 75570**
**Phone: (903) 628.6810**
**Email:** donna.moreland@bowiecounty.org
**Website: https://www.co.bowie.tx.us/page/bowie.Elections**

The deadline for receipt of applications for mail ballot shall be at 5:00 p.m. on **October 27, 2023,** in the Bowie County Elections Office in accordance with Section 84.007 of the Texas Election Code.

The deadline for receipt of Federal Post Card Applications shall be at 5:00 p.m. on **October 27, 2023,** in the Bowie County Elections Office in accordance with Section 101.052(b) of the Texas Election Code.

**This ORDER was approved by the City Council of the City of Texarkana, Texas, during its regular meeting held on the 10th day of July, 2023.**

Jennifer Evans, TRMC, City Secretary

Bob Bruggeman, Mayor

6:15 p.m.

Attachment: 2023-089 Election Order 110723 (071023) (4049 : 2023-089 Order for General Election)

City of Texarkana, Texas

# Briefing Sheet

Version:
**Update Date:** 7/7/2023 9:57 AM

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

**Subject:** Resolution No. 2023-092 authorizing the City Manager to execute contracts for the purchase of chemicals for water and wastewater treatment. Funds are available in the Utility's 2023-2024 budget in the departments' operating fund.

**Briefing:** 7/10/2023 **Public Hearing:** **Council Vote:** 7/10/2023

**Item Schedule**

Schedule 3: No briefing required (one week)

**Updates/History of Briefing:**

NOT APPLICABLE

**Executive Summary and Background Information:**

Bids were advertised, and thirty-eight chemical specification packages were requested and mailed to prospective bidders in May. Bids were received and opened at 2:00 PM, June 6, 2023, on the following chemicals required for water and wastewater treatment for FY 2023-2024: Sodium Chlorite, Sulphur Dioxide, HTH (100# containers), Caustic Soda (bulk), Liquid Chlorine, Aluminum Sulfate, Ortho-Polyphosphate, Anhydrous Ammonia, Liquid Polymer for the Water Treatment Plant, and Liquid Polymer for the Waste Water Treatment Plant.

**Potential Options:**

- None

**Fiscal Implications:**

Recommendations are for the low bid price per unit, from the listed vendors as shown on the bid tabulation sheet – ATTH01, in an aggregate amount not to exceed the amount budgeted in the Texarkana Water Utilities, Departments 410, 420, 490, 520, 530 and 540 Operating Fund Budgets for FY 2023-2024.

**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. 2023-092 RES Chem for Water & WWater (DOC)

b. 2023-092 ATTH 01 Bid Tab (PDF)
c. 2023-092 Goals & Perspective (DOCX)
d. 2023-092 RES Chemicals for water & ww signed (PDF)

## Staff Coordination

| | | | | |
|---|---|---|---|---|
| Water Utilities | Gary Smith 06/16/2023 12:10 PM | Department Head Review | Completed | |
| TWU Administration | Kenny Icenhower | Review | Completed | 06/16/2023 4:01 PM |
| TWU Finance | Tricia Briggs | Review | Completed | 06/16/2023 4:45 PM |
| City Manager | David Orr | City Manager Review | Completed | 07/06/2023 11:21 AM |
| City Council | Jennifer Evans | Meeting | Completed | 07/10/2023 6:00 PM |

## Meeting History

# RESOLUTION NO. 2023-092

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, ACCEPTING BIDS AND AUTHORIZING THE CITY MANAGER TO EXECUTE CONTRACTS TO PURCHASE SODIUM CHLORITE FROM EVOQUA WATER TECHNOLOGIES LLC., SULPHUR DIOXIDE FROM DPC INDUSTRIES, INC., HTH FROM HARCROS CHEMICALS, INC., CAUSTIC SODA (BULK) FROM TR INTERNATIONAL TRADING COMPANY, LIQUID CHLORINE FROM DPC INDUSTRIES INC., ALUMINUM SULFATE FROM CHEMTRADE CHEMICALS US LLC., ORTHO-POLYPHOSPHATE FROM HARCOS CHEMICALS, INC., ANHYDROUS AMMONIA FROM TANNER INDUSTRIES, INC. AND LIQUID POLYMER FROM POLYDYNE, INC., TO BE USED IN THE TREATMENT OF WATER AND WASTEWATER FOR THE TEXARKANA, TEXAS WATER AND SEWER OPERATIONS IN FY 2023-2024; AND ESTABLISHING AN EFFECTIVE DATE.**

**WHEREAS,** Texarkana Water Utilities (TWU) has certain chemical requirements for proper treatment of water and wastewater; and

**WHEREAS,** bids have been advertised and tabulated for these chemicals; and

**WHEREAS,** TWU staff has recommended the lowest bids received, respectively, and anticipate funds to be available in the FY 2023-2024 budget.

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

**SECTION 1:** That the lowest and best bid, meeting specifications, received for Sodium Chlorite, a chemical for the Texarkana, Texas Water and Sewer Operations for FY 2023-2024, was received from Evoqua Water Technologies LLC at $.5626 per pound described in attached **ATTH 01**, be and is hereby accepted.

**SECTION 2:** That the lowest and best bid, meeting specifications, received for Sulphur Dioxide, a chemical for the Texarkana, Texas Water and Sewer Operations for FY 2023-2024, was received from DPC Industries, Inc. at $2,189.00 per ton described in attached **ATTH 01**, be and is hereby accepted.

**SECTION 3:** That the lowest and best bid, meeting specifications, received for HTH, a chemical for the Texarkana, Texas Water and Sewer Operations for FY 2023-2024, was received from Harcros Chemicals, Inc. at $3.861 per pound container described in attached **ATTH 01**, be and is hereby accepted.

**SECTION 4:** That the lowest and best bid, meeting specifications, received for Caustic Soda (Bulk) Liquid, a chemical for the Texarkana, Texas Water and Sewer Operations for FY 2023-

Attachment: 2023-092 RES Chem for Water & WWater (4045 : 2023-092 RES Chemicals for Water & WWater Treatment)

2024, was received from TR International Trading Company at $.2450 per liquid pound described in attached **ATTH 01**, be and is hereby accepted.

**SECTION 5:** That the lowest and best bid, meeting specifications, received for Liquid Chlorine, a chemical for the Texarkana, Texas Water and Sewer Operations for FY 2023-2024, was received from DPC Industries, Inc. at $2,147.00 per ton described in attached **ATTH 01**, be and is hereby accepted.

**SECTION 6:** That the lowest and best bid, meeting specifications, received for Aluminum Sulfate, a chemical for the Texarkana, Texas Water and Sewer Operations for FY 2023-2024, was received from Chemtrade Chemicals US, LLC. at $379.00 per dry ton described in attached **ATTH 01**, be and is hereby accepted.

**SECTION 7:** That the lowest and best bid, meeting specifications, received for Ortho-Polyphosphate Drums, a chemical for the Texarkana, Texas Water and Sewer Operations for FY 2023-2024, was received from Harcos Chemicals, Inc. at $11.82 per gallon described in attached **ATTH 01**, be and is hereby accepted.

**SECTION 8:** That the lowest and best bid, meeting specifications, received for Anhydrous Ammonia, a chemical for the Texarkana, Texas Water and Sewer Operations for FY 2023-2024, was received from Tanner Industries, Inc. at $1.12 per pound described in attached **ATTH 01**, be and is hereby accepted.

**SECTION 9:** That the lowest and best bid, meeting specifications, received for Liquid Polymer, a chemical for the Texarkana, Texas Water Operations for FY 2023-2024, was received from Polydyne, Inc. at $12.441 per gallon described in attached **ATTH 01**, be and is hereby accepted.

**SECTION 10:** That the lowest and best bid, meeting specifications, received for Liquid Polymer, a chemical for the Texarkana, Texas Sewer Operations for FY 2023-2024 was received from Polydyne, Inc. at $12.47 per gallon described in attached **ATTH 01**, be and is hereby accepted.

**SECTION 11:** 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: 2023-092 RES Chem for Water & WWater (4045 : 2023-092 RES Chemicals for Water & WWater Treatment)

**TABULATION OF BIDS - June 6, 2023**
**FY 2023-2024 CHEMICAL BIDS**

RES 2023-092
ATTH 01

**CHEMICAL PURCHASES PROJECTED FOR THE PERIOD OCTOBER 1, 2023 - SEPTEMBER 30, 2024**

| CHEMICAL | COMPANY | BID FY 2024 | COST FY 2023 | BIDS RECEIVED | BIDS REQUESTED |
|---|---|---|---|---|---|
| Sodium Chlorite | Evoqua Water Technologies LLC<br>2650 Tallevast Rd.<br>Sarasota, FL. 34243 | $0.5626<br>$0.6970<br>Per Pound | $0.5970<br>Per Pound | 2 | 38 |
| **CHEMICAL** | **COMPANY** | **BID FY 2024** | **COST FY 2023** | **BIDS RECEIVED** | **BIDS REQUESTED** |
| Sulphur Dioxide | DPC Industries, Inc.<br>1919 San Jacintoport Blvd<br>Houston, TX. 77015 | $2189.00<br>Per Ton | $1894.00<br>Per Ton | 1 | 38 |
| **CHEMICAL** | **COMPANY** | **BID FY 2024** | **COST FY 2023** | **BIDS RECEIVED** | **BIDS REQUESTED** |
| HTH (100# Containers) | Harcros Chemicals, Inc.<br>1011 Jack Wells Blvd<br>Shreveport, LA. 71107 | $3.861<br>$3.990<br>Per Pound | $3.05<br>Per Pound | 2 | 38 |
| **CHEMICAL** | **COMPANY** | **BID FY 2024** | **COST FY 2023** | **BIDS RECEIVED** | **BIDS REQUESTED** |
| Caustic Soda (Bulk)<br>Liquid Weight | TR International Trading Company<br>22817 102nd Place W.<br>Edmonds, WA. 98020 | $.2450<br>$.2575<br>$.2651<br>Per Wet Pound | $.2800<br>Per Wet Pound | 3 | 38 |
| **CHEMICAL** | **COMPANY** | **BID FY 2024** | **COST FY 2023** | **BIDS RECEIVED** | **BIDS REQUESTED** |
| Liquid Chlorine | DPC Industries, Inc.<br>1919 San Jacintoport Blvd<br>Houston, TX. 77015 | $2147.00<br>Per Ton | $1894.00<br>Per Ton | 1 | 38 |
| **CHEMICAL** | **COMPANY** | **BID FY 2024** | **COST FY 2023** | **BIDS RECEIVED** | **BIDS REQUESTED** |
| Aluminum Sulfate | Chemtrade Chemicals US LLC<br>90 East Halsey Rd.<br>Parisppany, NJ. 07054 | $379.00<br>$384.00<br>$495.00<br>$561.25<br>Per Dry Ton | $364.48<br>Per Dry Ton | 4 | 38 |
| **CHEMICAL** | **COMPANY** | **BID FY 2024** | **COST FY 2023** | **BIDS RECEIVED** | **BIDS REQUESTED** |
| Ortho-Polyphosphate<br>Drums | Harcros Chemicals, Inc.<br>1011 Jack Wells Blvd<br>Shreveport, LA. 71107 | $11.82<br>$13.02<br>$27.17<br>Per Gallon | $11.89<br>Per Gallon | 3 | 38 |
| **CHEMICAL** | **COMPANY** | **BID FY 2024** | **COST FY 2023** | **BIDS RECEIVED** | **BIDS REQUESTED** |
| Anhydrous Ammonia | Tanner Industries, Inc<br>735 Davisville Rd.<br>Southampton, PA. 18966 | $1.12<br>Per Pound | $1.12<br>Per Pound | 1 | 38 |
| **CHEMICAL** | **COMPANY** | **BID FY 2024** | **COST FY 2023** | **BIDS RECEIVED** | **BIDS REQUESTED** |
| Liquid Polymer WTP | Polydyne, Inc.<br>1 Chemical Plant Rd<br>Riceboro, GA. 31323 | $12.441<br>Per Gallon | $12.015<br>Per Gallon | 1 | 38 |
| **CHEMICAL** | **COMPANY** | **BID FY 2024** | **COST FY 2023** | **BIDS RECEIVED** | **BIDS REQUESTED** |
| Liquid Polymer WWTP | Polydyne, Inc.<br>1 Chemical Plant Rd<br>Riceboro, GA. 31323 | $12.47<br>$13.33<br>Per Gallon | $16.003<br>Per Gallon | 2 | 38 |

Attachment: 2023-092 ATTH 01 Bid Tab (4045 : 2023-092 RES Chemicals for Water & WWater Treatment)

**Developing Perspectives and Goals Pending Approval by the City Council:**

| Perspectives | Goals |
|---|---|
| Serve the Community | ☐ Promote an Environmentally Sensitive & Livable Community<br>☐ Provide a Safe Community<br>☑ Deliver Quality Services<br>☐ Foster a Healthy Community |
| Run the Operations | ☐ Enhance Community Preparedness & Responsiveness<br>☐ Maximize Partnership Opportunities<br>☐ Provide Courteous & Responsive Customer Service<br>☐ Model a Positive City Image<br>☑ Deliver Efficient Services<br>☐ Cultivate Community Involvement & Access |
| Manage the Resources | ☐ Maintain Fiscal Strength<br>☐ Maximize Utilization & Resources<br>☐ Invest in Infrastructure & Transportation |
| Develop Personnel | ☐ Develop a Skilled & Diverse Workforce<br>☐ 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: 2023-092 Goals & Perspective (4045 : 2023-092 RES Chemicals for Water & WWater Treatment)

# RESOLUTION NO. 2023-092

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, ACCEPTING BIDS AND AUTHORIZING THE CITY MANAGER TO EXECUTE CONTRACTS TO PURCHASE SODIUM CHLORITE FROM EVOQUA WATER TECHNOLOGIES LLC., SULPHUR DIOXIDE FROM DPC INDUSTRIES, INC., HTH FROM HARCROS CHEMICALS, INC., CAUSTIC SODA (BULK) FROM TR INTERNATIONAL TRADING COMPANY, LIQUID CHLORINE FROM DPC INDUSTRIES INC., ALUMINUM SULFATE FROM CHEMTRADE CHEMICALS US LLC., ORTHO-POLYPHOSPHATE FROM HARCOS CHEMICALS, INC., ANHYDROUS AMMONIA FROM TANNER INDUSTRIES, INC. AND LIQUID POLYMER FROM POLYDYNE, INC., TO BE USED IN THE TREATMENT OF WATER AND WASTEWATER FOR THE TEXARKANA, TEXAS WATER AND SEWER OPERATIONS IN FY 2023-2024; AND ESTABLISHING AN EFFECTIVE DATE.**

**WHEREAS,** Texarkana Water Utilities (TWU) has certain chemical requirements for proper treatment of water and wastewater; and

**WHEREAS,** bids have been advertised and tabulated for these chemicals; and

**WHEREAS,** TWU staff has recommended the lowest bids received, respectively, and anticipate funds to be available in the FY 2023-2024 budget.

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

**SECTION 1:** That the lowest and best bid, meeting specifications, received for Sodium Chlorite, a chemical for the Texarkana, Texas Water and Sewer Operations for FY 2023-2024, was received from Evoqua Water Technologies LLC at $.5626 per pound described in attached **ATTH 01**, be and is hereby accepted.

**SECTION 2:** That the lowest and best bid, meeting specifications, received for Sulphur Dioxide, a chemical for the Texarkana, Texas Water and Sewer Operations for FY 2023-2024, was received from DPC Industries, Inc. at $2,189.00 per ton described in attached **ATTH 01**, be and is hereby accepted.

**SECTION 3:** That the lowest and best bid, meeting specifications, received for HTH, a chemical for the Texarkana, Texas Water and Sewer Operations for FY 2023-2024, was received from Harcros Chemicals, Inc. at $3.861 per pound container described in attached **ATTH 01**, be and is hereby accepted.

**SECTION 4:** That the lowest and best bid, meeting specifications, received for Caustic Soda (Bulk) Liquid, a chemical for the Texarkana, Texas Water and Sewer Operations for FY 2023-

Attachment: 2023-092 RES Chemicals for water & ww signed (4045 : 2023-092 RES Chemicals for Water & WWater Treatment)

2024, was received from TR International Trading Company at $.2450 per liquid pound described in attached **ATTH 01**, be and is hereby accepted.

**SECTION 5:** That the lowest and best bid, meeting specifications, received for Liquid Chlorine, a chemical for the Texarkana, Texas Water and Sewer Operations for FY 2023-2024, was received from DPC Industries, Inc. at $2,147.00 per ton described in attached **ATTH 01**, be and is hereby accepted.

**SECTION 6:** That the lowest and best bid, meeting specifications, received for Aluminum Sulfate, a chemical for the Texarkana, Texas Water and Sewer Operations for FY 2023-2024, was received from Chemtrade Chemicals US, LLC. at $379.00 per dry ton described in attached **ATTH 01**, be and is hereby accepted.

**SECTION 7:** That the lowest and best bid, meeting specifications, received for Ortho-Polyphosphate Drums, a chemical for the Texarkana, Texas Water and Sewer Operations for FY 2023-2024, was received from Harcos Chemicals, Inc. at $11.82 per gallon described in attached **ATTH 01**, be and is hereby accepted.

**SECTION 8:** That the lowest and best bid, meeting specifications, received for Anhydrous Ammonia, a chemical for the Texarkana, Texas Water and Sewer Operations for FY 2023-2024, was received from Tanner Industries, Inc. at $1.12 per pound described in attached **ATTH 01**, be and is hereby accepted.

**SECTION 9:** That the lowest and best bid, meeting specifications, received for Liquid Polymer, a chemical for the Texarkana, Texas Water Operations for FY 2023-2024, was received from Polydyne, Inc. at $12.441 per gallon described in attached **ATTH 01**, be and is hereby accepted.

**SECTION 10:** That the lowest and best bid, meeting specifications, received for Liquid Polymer, a chemical for the Texarkana, Texas Sewer Operations for FY 2023-2024 was received from Polydyne, Inc. at $12.47 per gallon described in attached **ATTH 01**, be and is hereby accepted.

**SECTION 11:** 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

6:15p.m.

Attachment: 2023-092 RES Chemicals for water & ww signed (4045 : 2023-092 RES Chemicals for Water & WWater Treatment)

**TABULATION OF BIDS - June 6, 2023**
**FY 2023-2024 CHEMICAL BIDS**

RES 2023-092
ATTH 01

**CHEMICAL PURCHASES PROJECTED FOR THE PERIOD OCTOBER 1, 2023 - SEPTEMBER 30, 2024**

| CHEMICAL | COMPANY | BID FY 2024 | COST FY 2023 | BIDS RECEIVED | BIDS REQUESTED |
|---|---|---|---|---|---|
| Sodium Chlorite | Evoqua Water Technologies LLC<br>2650 Tallevast Rd.<br>Sarasota, FL. 34243 | $0.5626<br>$0.6970<br>Per Pound | $0.5970<br>Per Pound | 2 | 38 |
| **CHEMICAL** | **COMPANY** | **BID FY 2024** | **COST FY 2023** | **BIDS RECEIVED** | **BIDS REQUESTED** |
| Sulphur Dioxide | DPC Industries, Inc.<br>1919 San Jacintoport Blvd<br>Houston, TX. 77015 | $2189.00<br>Per Ton | $1894.00<br>Per Ton | 1 | 38 |
| **CHEMICAL** | **COMPANY** | **BID FY 2024** | **COST FY 2023** | **BIDS RECEIVED** | **BIDS REQUESTED** |
| HTH (100# Containers) | Harcros Chemicals, Inc.<br>1011 Jack Wells Blvd<br>Shreveport, LA. 71107 | $3.861<br>$3.990<br>Per Pound | $3.05<br>Per Pound | 2 | 38 |
| **CHEMICAL** | **COMPANY** | **BID FY 2024** | **COST FY 2023** | **BIDS RECEIVED** | **BIDS REQUESTED** |
| Caustic Soda (Bulk)<br>Liquid Weight | TR International Trading Company<br>22817 102nd Place W.<br>Edmonds, WA. 98020 | $.2450<br>$.2575<br>$.2651<br>Per Wet<br>Pound | $.2800<br>Per Wet<br>Pound | 3 | 38 |
| **CHEMICAL** | **COMPANY** | **BID FY 2024** | **COST FY 2023** | **BIDS RECEIVED** | **BIDS REQUESTED** |
| Liquid Chlorine | DPC Industries, Inc.<br>1919 San Jacintoport Blvd<br>Houston, TX. 77015 | $2147.00<br>Per Ton | $1894.00<br>Per Ton | 1 | 38 |
| **CHEMICAL** | **COMPANY** | **BID FY 2024** | **COST FY 2023** | **BIDS RECEIVED** | **BIDS REQUESTED** |
| Aluminum Sulfate | Chemtrade Chemicals US LLC<br>90 East Halsey Rd.<br>Parisppany, NJ. 07054 | $379.00<br>$384.00<br>$495.00<br>$561.25<br>Per Dry Ton | $364.48<br>Per Dry Ton | 4 | 38 |
| **CHEMICAL** | **COMPANY** | **BID FY 2024** | **COST FY 2023** | **BIDS RECEIVED** | **BIDS REQUESTED** |
| Ortho-Polyphosphate<br>Drums | Harcros Chemicals, Inc.<br>1011 Jack Wells Blvd<br>Shreveport, LA. 71107 | $11.82<br>$13.02<br>$27.17<br>Per Gallon | $11.89<br>Per Gallon | 3 | 38 |
| **CHEMICAL** | **COMPANY** | **BID FY 2024** | **COST FY 2023** | **BIDS RECEIVED** | **BIDS REQUESTED** |
| Anhydrous Ammonia | Tanner Industries, Inc<br>735 Davisville Rd.<br>Southampton, PA. 18966 | $1.12<br>Per Pound | $1.12<br>Per Pound | 1 | 38 |
| **CHEMICAL** | **COMPANY** | **BID FY 2024** | **COST FY 2023** | **BIDS RECEIVED** | **BIDS REQUESTED** |
| Liquid Polymer WTP | Polydyne, Inc.<br>1 Chemical Plant Rd<br>Riceboro, GA. 31323 | $12.441<br>Per Gallon | $12.015<br>Per Gallon | 1 | 38 |
| **CHEMICAL** | **COMPANY** | **BID FY 2024** | **COST FY 2023** | **BIDS RECEIVED** | **BIDS REQUESTED** |
| Liquid Polymer WWTP | Polydyne, Inc.<br>1 Chemical Plant Rd<br>Riceboro, GA. 31323 | $12.47<br>$13.33<br>Per Gallon | $16.003<br>Per Gallon | 2 | 38 |

Attachment: 2023-092 RES Chemicals for water & ww signed (4045 : 2023-092 RES Chemicals for Water & WWater Treatment)

City of Texarkana, Texas

# Briefing Sheet

Version:
**Update Date:** 7/7/2023 8:25 AM

**Lead Department:** Public Works Department **Action Officer:** Dusty Henslee,

**Subject:** Resolution No. 2023-093 authorizing the City Manager to execute a contract with R.K. Hall, Inc. of Paris, Texas, for an amount not to exceed $3,676,077.44, for the Robison Road Mill and Overlay Street Reconstruction project, with funds budgeted in the 2022 Bond Fund.

**Briefing:** 7/10/2023 **Public Hearing:** **Council Vote:** 7/10/2023

**Item Schedule**

Schedule 3: No briefing required (one week)

**Updates/History of Briefing:**

NOT APPLICABLE

**Executive Summary and Background Information:**

Date of Invitation for Bid (IFB 23-1901-11) posted on website: June 16, 2023
Dates published in Texarkana Gazette: June 18, 2023 and June 25, 2023
Opened bids: July 6, 2023
Bids received: R.K. Hall, LLC and Tatum Excavating Company, Inc.
Lowest Responsive Bidder: R.K. Hall, LLC - See EXH "A"
Budget: 2022 Bond Fund
Policy Exceptions: None
Scope of Work: This project consists of a mill and overlay for Robison Road from Kennedy Lane to S. Lake Drive. Contractor will mill (remove) approximately 2" of the existing asphalt and relay 2" of new asphalt and restripe the street.

**Potential Options:**

- Approve
- Not Approve

**Fiscal Implications:**

Funds available in the 2022 Bond Fund

**Staff Recommendation:**

Staff recommends approval

**Advisory Board/Committee Review:**

NONE

**City of Texarkana, Texas**

## Board/Committee Recommendation:

NOT APPLICABLE

## Advisory Board/Committee Meeting Date and Minutes:

NOT APPLICABLE

## Attachments

a. 2023-093 RES Robison Road Street Reconstruction Project (DOCX)
b. 2023-093 EXH A Bid Tab (PDF)
c. 2023-093 Goals & Perspectives (DOCX)
d. 2023-093 RES Robison Rd Mill & Overlay signed (PDF)

## Staff Coordination

| | | | | |
|---|---|---|---|---|
| Public Works Department | Dusty Henslee | Department Head Review | Completed | 07/06/2023 2:56 PM |
| Finance Department | Kristin Peeples | Review | Completed | 07/06/2023 5:06 PM |
| Public Works Department | Jennifer Evans | Reviewer | Skipped | 07/06/2023 3:16 PM |
| City Manager | David Orr | City Manager Review | Completed | 07/07/2023 8:35 AM |
| City Council | Jennifer Evans | Meeting | Completed | 07/10/2023 6:00 PM |

## Meeting History

**RESOLUTION NO. 2023-093**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH R.K. HALL, LLC. OF PARIS, TEXAS, IN AN AMOUNT NOT TO EXCEED THREE MILLION SIX HUNDRED SEVENTY-SIX THOUSAND SEVENTY-SEVEN DOLLARS AND FORTY-FOUR CENTS ($3,676,077.44) FOR THE ROBISON ROAD STREET RECONSRUCTION PROJECT TO BE PAID FROM THE 2022 BOND FUND (FUND 425); AND ESTABLISHING AN EFFECTIVE DATE.**

**WHEREAS**, the City of Texarkana, Texas, is creating enhancements to Robison Road with new milling and overlay being installed; and

**WHEREAS**, on July 6, 2023, two (2) bids were received and R.K. Hall, LLC. of Paris, Texas, submitted the lowest and most responsible bid summarized on the bid tab sheet **(Exhibit 'A')**; and

**WHEREAS**, funds are available in the 2022 Bond Fund (Fund 425).

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

**SECTION 1:** The lowest most responsible bidder for the milling and overlay for the City is hereby declared to be R.K. Hall, LLC. of Paris, Texas.

**SECTION 2:** The City Manager is hereby authorized to execute a contract with R.K. Hall, LLC. of Paris, Texas, in an amount not to exceed $3,676,077.40, with funds budgeted in the 2022 Bond Fund (Fund 425).

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

**PASSED AND APPROVED** in Regular Council Session on this the **10th day of July, 2023**.

_____ _____

JENNIFER EVANS, CITY SECRETARY BOB BRUGGEMAN, MAYOR

Attachment: 2023-093 RES Robison Road Street Reconstruction Project (4046 : 2023-093 RES Robison Road Mill and Overlay Street

**Bid Tabulation**
**for**
**Robison Road Mill & Overlay**

| | #23-1901-11 | | | R.K. Hall, LLC. | | Tatum Excavating Company, Inc. | |
|---|---|---|---|---|---|---|---|
| | July 6th, 2023 2:00 pm | | | 5020 SE Loop 286 Paris Tx, 75460 | | 2416 S. Lake Drive Texarkana, Tx 75501 | |
| Item # | Description | ESTIMATED QTY | UNIT OF MEASURE | | EXTENDED AMOUNT | UNIT PRICE | EXTENDED AMOUNT |
| 1 | Flexible Pavement Structure Repair (6") | 1,500 | SY | $82.54 | $123,810.00 | $77.00 | $115,500.00 |
| 2 | Plan & Text ASPH CONC Pave (0" to 2") | 109,543 | SY | $4.53 | $496,229.79 | $2.75 | $301,243.25 |
| 3 | Mobilization | 1 | LS | $321,603.39 | $321,603.39 | $353,675.00 | $353,675.00 |
| 4 | Barricades, Signs, and Traffic Handling | 1 | LS | $158,972.49 | $158,972.49 | $100,000.00 | $100,000.00 |
| 5 | WK ZN PAV MRK NON-REMOV (W)(6")(BRK) | 34,009 | LF | $0.58 | $19,725.22 | $0.35 | $11,903.15 |
| 6 | WK ZN PAV MRK NON-REMOV (Y)(6")(BRK) | 31,320 | LF | $0.58 | $18,165.60 | $0.35 | $10,962.00 |
| 7 | REFL PAV MARK TY I (W) 8" (SLD) (100MIL) | 3,193 | LF | $1.44 | $4,597.92 | $1.00 | $3,193.00 |
| 8 | Pavement Sealer 6" | 10,892 | LF | $0.58 | $6,317.36 | 0.200 | $2,178.40 |
| 9 | Pavement Sealer 8" | 885 | LF | $1.15 | $1,017.75 | $0.25 | $221.25 |
| 10 | PREFAB PAV MRK TY I (W) (RR XING) 100 MIL | 8 | EA | $891.25 | $7,130.00 | $850.00 | $6,800.00 |
| 11 | ELIM EXT PAV MRK & MRKS (WORD) | 6 | EA | $172.50 | $1,035.00 | $275.00 | $1,650.00 |
| 12 | PREFAB PAV MRK TY C (W) (24") (SLD) | 1,029 | LF | $20.13 | $20,713.77 | $15.00 | $15,435.00 |
| 13 | PREFAB PAV MRK TY C (W) (ARROW) | 28 | EA | $258.75 | $7,245.00 | $250.00 | $7,000.00 |
| 14 | PREFAB PAV MRK TY C (W)(WORD) | 8 | EA | $316.25 | $2,530.00 | $250.00 | $2,000.00 |
| 15 | REFL PAV MRKR TY I-C | 465 | LF | $5.75 | $2,673.75 | $4.25 | $1,976.25 |
| 16 | REFL PAV MRKR TY II-A-A | 880 | EA | $5.75 | $5,060.00 | $4.25 | $3,740.00 |
| 17 | ELIM EXT PAV MRK & MRKS (4") | 10,892 | LF | $0.69 | $7,515.48 | $0.20 | $2,178.40 |
| 18 | ELIM EXT PAV MRK & MRKS (8") | 885 | LF | $1.15 | $1,017.75 | $0.70 | $619.50 |
| 19 | ELIM EXT PAV MRK & MRKS (24") | 286 | LF | $4.60 | $1,315.60 | $2.00 | $572.00 |
| 20 | ELIM EXT PAV MRK & MRKS (ARROW) | 12 | EA | $172.50 | $2,070.00 | $55.00 | $660.00 |
| 21 | SP Mixes SP-D SAC-A PG76-22 (220 LBS/SY) | 12,597 | TON | $165.16 | $2,080,520.52 | $202.00 | $2,544,594.00 |
| 22 | Tack Coat (0.12 GAL/SY) | 13,145 | GAL | $6.31 | $82,944.95 | $5.20 | $68,354.00 |
| 23 | Portable Changeable Message Sign | 35 | DAY | $199.37 | $6,977.95 | $350.00 | $12,250.00 |
| 24 | REFL PAV MRK AWT (W) 6" (BRK) (100MIL) | 34,966 | LF | $1.04 | $36,364.64 | $1.00 | $34,966.00 |
| 25 | RELFPAV MRK AWT (Y) 6" (SLD) (100MIL) | 38,757 | EA | $1.04 | $40,307.28 | $1.00 | $38,757.00 |
| 26 | REFL PAV MARK TY I (Y) 6" (BRK)(100MIL) | 11,268 | LF | $1.04 | $11,718.72 | $1.00 | $11,268.00 |
| 27 | TMA (Stationary) | 40 | DAY | $478.34 | $19,133.60 | $550.00 | $22,000.00 |
| 28 | TMA (Mobile Operation) | 20 | DAY | $869.07 | $17,381.40 | $1,125.00 | $22,500.00 |
| | **Total Base Bid** | | | | 3,504,094.930 | | **$3,696,196.20** |
| | **Additive Alternate 1** | | | | | | |
| 1 | **REMOVE BID ITEM 2** Plan & Text ASPH CONC Pave (0" to 2") | -109,543 | SY | $4.53 | -$496,229.79 | $2.75 | -$301,243.25 |
| 2 | Plan & Text ASPH CONC Pave (0" to 2") (Split 50/50 with City and Contractor) | 109,543 | SY | $6.10 | $668,212.30 | $3.00 | $328,629.00 |
| | **Total Base Bid plus Alt. 1** | | | | 3,676,077.440 | | **$3,723,581.95** |
| | **Additive Alternate 2** | | | | | | |
| 1 | **REMOVE BID ITEM 2** Plan & Text ASPH CONC Pave (0" to 2") | -109,543 | SY | $4.53 | -$496,229.79 | $2.75 | -$301,243.25 |
| 2 | Plan & Text ASPH CONC Pave (0" to 2") (City keeps 100%) | 109,543 | SY | $7.67 | $840,194.81 | $3.25 | $356,014.75 |
| | **Total Base Bid plus Alt. 2** | | | | 3,848,059.950 | | **$3,750,967.70** |

Attachment: 2023-093 EXH A Bid Tab (4046 : 2023-093 RES Robison Road Mill and Overlay Street Reconstruction Project)

# 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: | Low |

**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: 2023-093 Goals & Perspectives (4046 : 2023-093 RES Robison Road Mill and Overlay Street Reconstruction Project)

# RESOLUTION NO. 2023-093

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH R.K. HALL, LLC. OF PARIS, TEXAS, IN AN AMOUNT NOT TO EXCEED THREE MILLION SIX HUNDRED SEVENTY-SIX THOUSAND SEVENTY-SEVEN DOLLARS AND FORTY-FOUR CENTS ($3,676,077.44) FOR THE ROBISON ROAD STREET RECONSRUCTION PROJECT TO BE PAID FROM THE 2022 BOND FUND (FUND 425); AND ESTABLISHING AN EFFECTIVE DATE.**

**WHEREAS**, the City of Texarkana, Texas, is creating enhancements to Robison Road with new milling and overlay being installed; and

**WHEREAS**, on July 6, 2023, two (2) bids were received and R.K. Hall, LLC. of Paris, Texas, submitted the lowest and most responsible bid summarized on the bid tab sheet **(Exhibit 'A')**; and

**WHEREAS**, funds are available in the 2022 Bond Fund (Fund 425).

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

**SECTION 1:** The lowest most responsible bidder for the milling and overlay for the City is hereby declared to be R.K. Hall, LLC. of Paris, Texas.

**SECTION 2:** The City Manager is hereby authorized to execute a contract with R.K. Hall, LLC. of Paris, Texas, in an amount not to exceed $3,676,077.40, with funds budgeted in the 2022 Bond Fund (Fund 425).

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

**PASSED AND APPROVED** in Regular Council Session on this the **10th day of July, 2023**.

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

6:15 p.m.

Attachment: 2023-093 RES Robison Rd Mill & Overlay signed (4046 : 2023-093 RES Robison Road Mill and Overlay Street Reconstruction

2023-093 EXH 'A"

Attachment: 2023-093 RES Robison Rd Mill & Overlay signed (4046 : 2023-093 RES Robison Road Mill and Overlay Street Reconstruction

## Bid Tabulation
## for
## Robison Road Mill & Overlay

| | #23-1901-11 | | | R.K. Hall, LLC. | | Tatum Excavating Company, Inc. | |
|---|---|---|---|---|---|---|---|
| | July 6th, 2023 2:00 pm | | | 5020 SE Loop 286 Paris Tx, 75460 | | 2416 S. Lake Drive Texarkana, Tx 75501 | |
| Item # | Description | ESTIMATED QTY | UNIT OF MEASURE | | EXTENDED AMOUNT | UNIT PRICE | EXTENDED AMOUNT |
| 1 | Flexible Pavement Structure Repair (6") | 1,500 | SY | $82.54 | $123,810.00 | $77.00 | $115,500.00 |
| 2 | Plan & Text ASPH CONC Pave (0" to 2") | 109,543 | SY | $4.53 | $496,229.79 | $2.75 | $301,243.25 |
| 3 | Mobilization | 1 | LS | $321,603.39 | $321,603.39 | $353,675.00 | $353,675.00 |
| 4 | Barricades, Signs, and Traffic Handling | 1 | LS | $158,972.49 | $158,972.49 | $100,000.00 | $100,000.00 |
| 5 | WK ZN PAV MRK NON-REMOV (W)(6")(BRK) | 34,009 | LF | $0.58 | $19,725.22 | $0.35 | $11,903.15 |
| 6 | WK ZN PAV MRK NON-REMOV (Y)(6")(BRK) | 31,320 | LF | $0.58 | $18,165.60 | $0.35 | $10,962.00 |
| 7 | REFL PAV MARK TY I (W) 8" (SLD) (100MIL) | 3,193 | LF | $1.44 | $4,597.92 | $1.00 | $3,193.00 |
| 8 | Pavement Sealer 6" | 10,892 | LF | $0.58 | $6,317.36 | 0.200 | $2,178.40 |
| 9 | Pavement Sealer 8" | 885 | LF | $1.15 | $1,017.75 | $0.25 | $221.25 |
| 10 | PREFAB PAV MRK TY I (W) (RR XING) 100 MIL | 8 | EA | $891.25 | $7,130.00 | $850.00 | $6,800.00 |
| 11 | ELIM EXT PAV MRK & MRKS (WORD) | 6 | EA | $172.50 | $1,035.00 | $275.00 | $1,650.00 |
| 12 | PREFAB PAV MRK TY C (W) (24") (SLD) | 1,029 | LF | $20.13 | $20,713.77 | $15.00 | $15,435.00 |
| 13 | PREFAB PAV MRK TY C (W) (ARROW) | 28 | EA | $258.75 | $7,245.00 | $250.00 | $7,000.00 |
| 14 | PREFAB PAV MRK TY C (W)(WORD) | 8 | EA | $316.25 | $2,530.00 | $250.00 | $2,000.00 |
| 15 | REFL PAV MRKR TY I-C | 465 | LF | $5.75 | $2,673.75 | $4.25 | $1,976.25 |
| 16 | REFL PAV MRKR TY II-A-A | 880 | EA | $5.75 | $5,060.00 | $4.25 | $3,740.00 |
| 17 | ELIM EXT PAV MRK & MRKS (4") | 10,892 | LF | $0.69 | $7,515.48 | $0.20 | $2,178.40 |
| 18 | ELIM EXT PAV MRK & MRKS (8") | 885 | LF | $1.15 | $1,017.75 | $0.70 | $619.50 |
| 19 | ELIM EXT PAV MRK & MRKS (24") | 286 | LF | $4.60 | $1,315.60 | $2.00 | $572.00 |
| 20 | ELIM EXT PAV MRK & MRKS (ARROW) | 12 | EA | $172.50 | $2,070.00 | $55.00 | $660.00 |
| 21 | SP Mixes SP-D SAC-A PG76-22 (220 LBS/SY) | 12,597 | TON | $165.16 | $2,080,520.52 | $202.00 | $2,544,594.00 |
| 22 | Tack Coat (0.12 GAL/SY) | 13,145 | GAL | $6.31 | $82,944.95 | $5.20 | $68,354.00 |
| 23 | Portable Changeable Message Sign | 35 | DAY | $199.37 | $6,977.95 | $350.00 | $12,250.00 |
| 24 | REFL PAV MRK AWT (W) 6" (BRK) (100MIL) | 34,966 | LF | $1.04 | $36,364.64 | $1.00 | $34,966.00 |
| 25 | RELFPAV MRK AWT (Y) 6" (SLD) (100MIL) | 38,757 | EA | $1.04 | $40,307.28 | $1.00 | $38,757.00 |
| 26 | REFL PAV MARK TY I (Y) 6" (BRK)(100MIL) | 11,268 | LF | $1.04 | $11,718.72 | $1.00 | $11,268.00 |
| 27 | TMA (Stationary) | 40 | DAY | $478.34 | $19,133.60 | $550.00 | $22,000.00 |
| 28 | TMA (Mobile Operation) | 20 | DAY | $869.07 | $17,381.40 | $1,125.00 | $22,500.00 |
| | **Total Base Bid** | | | | **3,504,094.930** | | **$3,696,196.20** |
| | **Additive Alternate 1** | | | | | | |
| 1 | **REMOVE BID ITEM 2** Plan & Text ASPH CONC Pave (0" to 2") | -109,543 | SY | $4.53 | -$496,229.79 | $2.75 | -$301,243.25 |
| 2 | Plan & Text ASPH CONC Pave (0" to 2") (Split 50/50 with City and Contractor) | 109,543 | SY | $6.10 | $668,212.30 | $3.00 | $328,629.00 |
| | **Total Base Bid plus Alt. 1** | | | | **3,676,077.440** | | **$3,723,581.95** |
| | **Additive Alternate 2** | | | | | | |
| 1 | **REMOVE BID ITEM 2** Plan & Text ASPH CONC Pave (0" to 2") | -109,543 | SY | $4.53 | -$496,229.79 | $2.75 | -$301,243.25 |
| 2 | Plan & Text ASPH CONC Pave (0" to 2") (City keeps 100%) | 109,543 | SY | $7.67 | $840,194.81 | $3.25 | $356,014.75 |
| | **Total Base Bid plus Alt. 2** | | | | **3,848,059.950** | | **$3,750,967.70** |

**City of Texarkana, Texas**

Version: A

# Briefing Sheet

**Update Date:** 7/6/2023 3:13 PM

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

**Subject:** Resolution No. 2023-094 authorizing a written services agreement for provision of city services to Highland Park Baptist Church, 1000 S. Bishop Rd., in the event the City Council adopts an ordinance for full-purpose annexation of the property.

**Briefing:** 7/10/2023 **Public Hearing:** **Council Vote:** 7/10/2023

**Item Schedule**

Schedule 3: No briefing required (one week)

## Updates/History of Briefing:

Resolution No. 2023-034, approved during the Council's regular meeting on March 13, 2023, authorized and directed the evaluation, negotiation, and preparation of proposed service or development agreements for voluntary annexation requests.

## Executive Summary and Background Information:

Highland Park Baptist Church, the owner of acreage at 1000 S. Bishop Rd. which straddles the city limits lying and situated in the H. S. Janes Headright Survey, Abstract 306, Bowie County, Texas, described in Section 1 of the proposed "Municipal Services Agreement", has requested that the City annex its 13.977 acres not within the city limits [see signed consent -- ATTH 01]. This acreage has been identified by City staff for inward fill of the city limits and is contiguous to certain Limited Purpose Property defined and described in the Strategic Partnership Agreement entered into by and between the City and Macedonia-Eylau Municipal Utility District No. 1 of Bowie County and annexed into the city limits by Ordinance No. 2023-062 [May 8, 2023].

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.

Approval of this resolution does not annex the tract. Annexation must be accomplished by ordinance; and 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.

## Potential Options:

Approve (or not) the proposed services agreement.

**Fiscal Implications:**

None.

**Staff Recommendation:**

Approve: City staff recommends that the City Council elect to begin the process of consideration of annexation of the subject tract by authorizing the City Manager to execute the proposed services agreement.

**Advisory Board/Committee Review:**

None.

**Board/Committee Recommendation:**

Not applicable.

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

Not applicable.

**Attachments**

a. 2023-094 RES HPBC 1000 S Bishop serv agmt (annex) (DOCX)
b. 2023-094 EXH 1 Municipal Services Agreement [HP signed] with exhibit (PDF)
c. 2023-094 ATTH 01 signed consent (PDF)
d. 2023-094 ATTH 02 (Map) (PDF)
e. 2023-094 Goals & Perspectives (DOCX)
f. 2023-094 RES HPBC 1000 S Bishop Serv Agrmt signed (PDF)

**Staff Coordination**

| | | | | |
|---|---|---|---|---|
| City Attorney | Jeffery C. Lewis 06/26/2023 2:25 PM | Department Head Review | Completed | |
| Planning & Zoning Commission | Laura Puckett | Review | Completed | 06/26/2023 2:52 PM |
| Water Utilities | Gary Smith | Water Review | Completed | 06/26/2023 4:00 PM |
| Building Code Administration | Mashell Daniel Completed | Zoning Review | 07/06/2023 9:52 AM | |
| Public Works Department | Dusty Henslee Completed | Public Works Review | 07/06/2023 9:58 AM | |
| City Manager | David Orr | City Manager Review | Completed | 07/06/2023 11:21 AM |
| City Council | Jennifer Evans | Meeting | Completed | 07/10/2023 6:00 PM |

**Meeting History**

Attachment: 2023-094 RES HPBC 1000 S Bishop serv agmt (annex) [Revision 1] (4047 : 2023-094 RES svcs agmt Highland Park Baptist 1000 S.

**RESOLUTION NO. 2023 - 094**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, ELECTING TO BEGIN THE PROCESS OF CONSIDERING THE VOLUNTARY ANNEXTION OF APPROXIMATELY 13.977 ACRES, H. S. JANES HRS A-306, 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,** Highland Park Baptist Church, the owner of acreage which straddles the city limits lying and situated in the H. S. Janes Headright Survey, Abstract 306, Bowie County, Texas, described in Section 1 of the proposed "Municipal Services Agreement" ("MSA") attached to this resolution as **Exhibit 1**, incorporated herein by reference for all purposes, has requested that the City of Texarkana, Texas, annex its 13.977 acres not within the city limits; 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,** the acreage has been identified by City staff for inward fill of the city limits and is contiguous to certain Limited Purpose Property defined and described in the Strategic Partnership Agreement 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 annexed into the city limits by Ordinance No. 2023-062 [May 8, 2023]; 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 tracts by first authorizing the City Manager to negotiate and execute the proposed MSA attached to this resolution pertaining to development incentives

and 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 tract described in Section 1 of the attached Municipal Services Agreement and authorizes the City Manager to execute the agreement.

**SECTION 2:** The City Council's approval of this resolution does not bind the City Council to approve annexation of the subject tract; and nothing in this resolution promises or guarantees a favorable vote by the City Council to approve annexation of the tract.

**SECTION 3:** Upon execution of the MSA, the City Council directs the City Manager to prepare a proposed annexation ordinance for the subject tract; 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 tract.

**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 **10th day of July, 2023**.

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

Attachment: 2023-094 RES HPBC 1000 S Bishop serv agmt (annex) [Revision 1] (4047 : 2023-094 RES svcs agmt Highland Park Baptist 1000 S.

Attachment: 2023-094 EXH 1 Municipal Services Agreement [HP signed] with exhibit (4047 : 2023-094 RES svcs agmt Highland Park Baptist

# 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 Highland Park Baptist Church ("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 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 has been identified by City staff for inward fill of the city limits and adjoins certain Limited Purpose Property defined and described in the Strategic Partnership Agreement 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 annexed into the city limits by Ordinance No. 2023-062 [May 8, 2023]; 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, 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:

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 a part of that certain tract of land described as 16.456 acres in the deed from Warmack-Texas Limited Partnership to Highland Park Baptist Church, dated August 13, 2013, recorded

in Volume 6495, Page 322 of the Real Property Records of Bowie County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch steel rod found for the Southeast corner of the said 16.456 acre tract, the Northeast corner of that certain tract of land described as Tract Six, with 25.169 acres in the deed from RV Country, Inc. to Russell Huckaby, dated August 2, 2022, recorded in Document No. 2022-00009386 of the Real Property Records of Bowie County, Texas, and lying in the West right-of-way line of U. S. Highway No. 59 service road (South Bishop Road);

THENCE South 87 degrees 49 minutes 53 seconds West a distance of 447.26 feet along the South line of the said 16.456 acre tract and the North line of the said 25.169 acre tract to a 1/2 inch steel rod, capped MTG 101011-00, the Southwest corner of the said 16.456 acre tract, the Southeast corner of that certain tract of land described as Tract One, with 7.5 acres in the said Document No. 2022-00009386;

THENCE North 02 degrees 11 minutes 39 seconds West a distance of 1269.18 feet along the West line of the said 16.456 acre tract and the East line of the said 25.169 acre tract to a point for a corner, lying in a South line in the existing City limits of the City of Texarkana, Texas;

THENCE North 88 degrees 14 minutes 01 seconds East a distance of 500.18 feet across and through the said 16.456 acre tract and along the said City Limit line to a point for a corner, lying in the West right-of-way line of the said South Bishop Road and the East line of the said 16.456 acre tract;

THENCE South 01 degrees 07 minutes 57 seconds East a distance of 568.57 feet along the West right-of-way line of the said South Bishop Road and the East line of the said 16.456 acre tract to a Type II TxDOT right-of-way marker for a corner, at an angle point;

THENCE South 01 degrees 17 minutes 00 seconds West a distance of 698.46 feet along the West right-of-way line of the said South Bishop Road and the East line of the said 16.456 acre tract to the point of beginning and containing 13.977 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.



Attachment: 2023-094 EXH 1 Municipal Services Agreement [HP signed] with exhibit (4047 : 2023-094 RES svcs agmt Highland Park Baptist

b. In the event of full-purpose annexation of the Property, Owner agrees and consents to the zoning classification of Agricultural for the Property according to City's Code of Ordinances; and Owner shall defer to the City's discretion with respect to the timing for initiating full-purpose annexation proceedings.

c. 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 and this Agreement, in the same manner such ordinances and regulations are enforced within the City's boundaries.

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 Services; 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. **INCENTIVE.** City offers and Owner accepts City waiving the fee or fees set by the City Council for any discrete annexation proceeding.

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, and 10 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: 2023-094 EXH 1 Municipal Services Agreement [HP signed] with exhibit (4047 : 2023-094 RES svcs agmt Highland Park Baptist

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. 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. **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.

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; provided, however, that neither party may assign this Agreement without the other party's prior written consent.

14. **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,



Attachment: 2023-094 EXH 1 Municipal Services Agreement [HP signed] with exhibit (4047 : 2023-094 RES svcs agmt Highland Park Baptist

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.

15. **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.

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

**City of Texarkana, Texas**

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

**Owner, Highland Park Baptist Church:**

By: _____ Date: June 14, 2023
Kevin E. Myers, Pastor



Attachment: 2023-094 EXH 1 Municipal Services Agreement [HP signed] with exhibit (4047 : 2023-094 RES svcs agmt Highland Park Baptist

# Exhibit A to Municipal Services Agreement

## 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.

### 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.

### 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.

Attachment: 2023-094 EXH 1 Municipal Services Agreement [HP signed] with exhibit (4047 : 2023-094 RES svcs agmt Highland Park Baptist

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**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.

## 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**

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

## III. Existing Water and Sewer Services to Property

Owner acknowledges that water and sanitary sewer service is currently provided to the Property. The parties do not intend for provision of this service to change upon annexation.

## IV. 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.

## Petition / Consent for Full-Purpose Annexation

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

The undersigned owner(s) or authorized representative 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:

**Bowie County parcel / Bowie Central Appraisal District parcel ID 11680001000, H S JANES A-306, BLK/TRACT 132, 1000 S. Bishop, app. 14.01 acres**

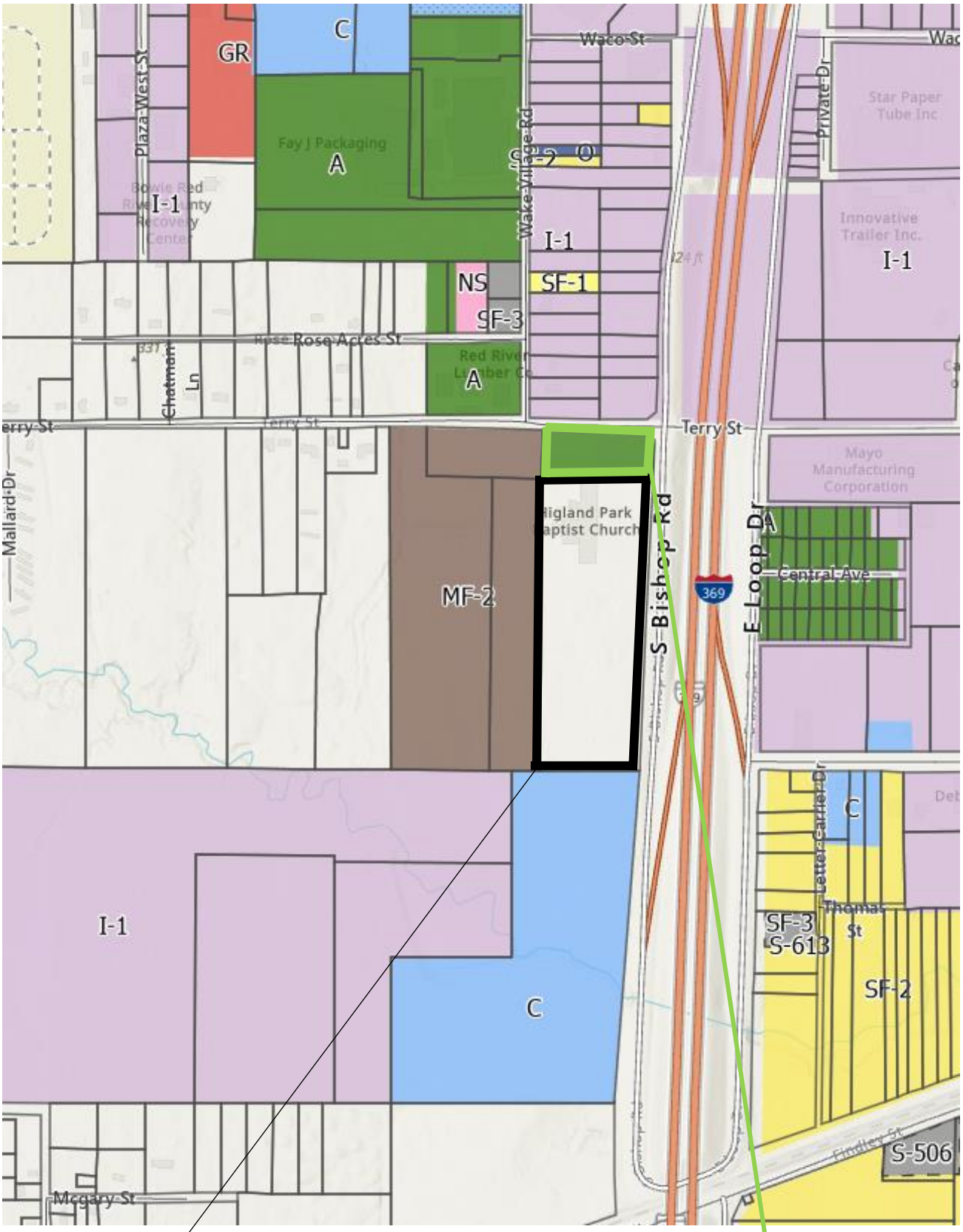
I / we certify that this petition is signed and duly acknowledged by each and every person having an interest in said tracts of land.

Signed: _____ Date: June 8, 2023

Kevin E. Myers, Pastor
Highland Park Baptist Church

Attachment: 2023-094 ATTH 01 signed consent (4047 : 2023-094 RES svcs agmt Highland Park Baptist 1000 S. Bishop Rd (annex))

# 1000 S Bishop Road




Outside the City Limits

Inside the City Limits

Attachment: 2023-094 ATTH 02 (Map) (4047 : 2023-094 RES svcs agmt Highland Park Baptist 1000 S. Bishop Rd (annex))

# 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: 2023-094 Goals & Perspectives (4047 : 2023-094 RES svcs agmt Highland Park Baptist 1000 S. Bishop Rd (annex))

# RESOLUTION NO. 2023 - 094

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, ELECTING TO BEGIN THE PROCESS OF CONSIDERING THE VOLUNTARY ANNEXTION OF APPROXIMATELY 13.977 ACRES, H. S. JANES HRS A-306, 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,** Highland Park Baptist Church, the owner of acreage which straddles the city limits lying and situated in the H. S. Janes Headright Survey, Abstract 306, Bowie County, Texas, described in Section 1 of the proposed "Municipal Services Agreement" ("MSA") attached to this resolution as **Exhibit 1**, incorporated herein by reference for all purposes, has requested that the City of Texarkana, Texas, annex its 13.977 acres not within the city limits; 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,** the acreage has been identified by City staff for inward fill of the city limits and is contiguous to certain Limited Purpose Property defined and described in the Strategic Partnership Agreement 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 annexed into the city limits by Ordinance No. 2023-062 [May 8, 2023]; 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 tracts by first authorizing the City Manager to negotiate and execute the proposed MSA attached to this resolution pertaining to development incentives

Attachment: 2023-094 RES HPBC 1000 S Bishop Serv Agrmt signed (4047 : 2023-094 RES svcs agmt Highland Park Baptist 1000 S. Bishop Rd

and 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 tract described in Section 1 of the attached Municipal Services Agreement and authorizes the City Manager to execute the agreement.

**SECTION 2:** The City Council's approval of this resolution does not bind the City Council to approve annexation of the subject tract; and nothing in this resolution promises or guarantees a favorable vote by the City Council to approve annexation of the tract.

**SECTION 3:** Upon execution of the MSA, the City Council directs the City Manager to prepare a proposed annexation ordinance for the subject tract; 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 tract.

**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 **10th day of July, 2023**.

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

6:14 p.m.

Attachment: 2023-094 RES HPBC 1000 S Bishop Serv Agrmt signed (4047 : 2023-094 RES svcs agmt Highland Park Baptist 1000 S. Bishop Rd

Attachment: 2023-094 RES HPBC 1000 S Bishop Serv Agrmt signed (4047 : 2023-094 RES svcs agmt Highland Park Baptist 1000 S. Bishop Rd

# 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 Highland Park Baptist Church ("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 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 has been identified by City staff for inward fill of the city limits and adjoins certain Limited Purpose Property defined and described in the Strategic Partnership Agreement 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 annexed into the city limits by Ordinance No. 2023-062 [May 8, 2023]; 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, 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:

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 a part of that certain tract of land described as 16.456 acres in the deed from Warmack-Texas Limited Partnership to Highland Park Baptist Church, dated August 13, 2013, recorded

in Volume 6495, Page 322 of the Real Property Records of Bowie County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch steel rod found for the Southeast corner of the said 16.456 acre tract, the Northeast corner of that certain tract of land described as Tract Six, with 25.169 acres in the deed from RV Country, Inc. to Russell Huckaby, dated August 2, 2022, recorded in Document No. 2022-00009386 of the Real Property Records of Bowie County, Texas, and lying in the West right-of-way line of U. S. Highway No. 59 service road (South Bishop Road);

THENCE South 87 degrees 49 minutes 53 seconds West a distance of 447.26 feet along the South line of the said 16.456 acre tract and the North line of the said 25.169 acre tract to a 1/2 inch steel rod, capped MTG 101011-00, the Southwest corner of the said 16.456 acre tract, the Southeast corner of that certain tract of land described as Tract One, with 7.5 acres in the said Document No. 2022-00009386;

THENCE North 02 degrees 11 minutes 39 seconds West a distance of 1269.18 feet along the West line of the said 16.456 acre tract and the East line of the said 25.169 acre tract to a point for a corner, lying in a South line in the existing City limits of the City of Texarkana, Texas;

THENCE North 88 degrees 14 minutes 01 seconds East a distance of 500.18 feet across and through the said 16.456 acre tract and along the said City Limit line to a point for a corner, lying in the West right-of-way line of the said South Bishop Road and the East line of the said 16.456 acre tract;

THENCE South 01 degrees 07 minutes 57 seconds East a distance of 568.57 feet along the West right-of-way line of the said South Bishop Road and the East line of the said 16.456 acre tract to a Type II TxDOT right-of-way marker for a corner, at an angle point;

THENCE South 01 degrees 17 minutes 00 seconds West a distance of 698.46 feet along the West right-of-way line of the said South Bishop Road and the East line of the said 16.456 acre tract to the point of beginning and containing 13.977 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.



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b. In the event of full-purpose annexation of the Property, Owner agrees and consents to the zoning classification of Agricultural for the Property according to City's Code of Ordinances; and Owner shall defer to the City's discretion with respect to the timing for initiating full-purpose annexation proceedings.

c. 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 and this Agreement, in the same manner such ordinances and regulations are enforced within the City's boundaries.

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 Services; 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. **INCENTIVE.** City offers and Owner accepts City waiving the fee or fees set by the City Council for any discrete annexation proceeding.

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, and 10 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: 2023-094 RES HPBC 1000 S Bishop Serv Agrmt signed (4047 : 2023-094 RES svcs agmt Highland Park Baptist 1000 S. Bishop Rd

Attachment: 2023-094 RES HPBC 1000 S Bishop Serv Agrmt signed (4047 : 2023-094 RES svcs agmt Highland Park Baptist 1000 S. Bishop Rd

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. 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. **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.

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; provided, however, that neither party may assign this Agreement without the other party's prior written consent.

14. **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.

15. **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.

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

**City of Texarkana, Texas**

By: _____ Date: ~~June~~ July 11, 2023
David W. Orr, PhD
City Manager

**Owner, Highland Park Baptist Church:**

By: _____ Date: June 14, 2023
Kevin E. Myers, Pastor

Attachment: 2023-094 RES HPBC 1000 S Bishop Serv Agrmt signed (4047 : 2023-094 RES svcs agmt Highland Park Baptist 1000 S. Bishop Rd

Attachment: 2023-094 RES HPBC 1000 S Bishop Serv Agrmt signed (4047 : 2023-094 RES svcs agmt Highland Park Baptist 1000 S. Bishop Rd

## Exhibit A to Municipal Services Agreement

### 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.

#### 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.

#### 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.

Attachment: 2023-094 RES HPBC 1000 S Bishop Serv Agrmt signed (4047 : 2023-094 RES svcs agmt Highland Park Baptist 1000 S. Bishop Rd

### 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.

## 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

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

## III. Existing Water and Sewer Services to Property

Owner acknowledges that water and sanitary sewer service is currently provided to the Property. The parties do not intend for provision of this service to change upon annexation.

## IV. 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.

**City of Texarkana, Texas**

# Briefing Sheet

Version:
**Update Date:** 7/7/2023 2:40 PM

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

**Subject:** Resolution No. 2023-095 authorizing a written services agreement for provision of city services to McGeorge Contracting Co. (two parcels: 4310 S. Lake Dr.; S. Kings HWY/Wainwright St. & Findley St.) in the event the City Council adopts an ordinance for full-purpose annexation of the property.

**Briefing:** 7/10/2023 **Public Hearing:** **Council Vote:** 7/10/2023

**Item Schedule**

Schedule 3: No briefing required (one week)

**Updates/History of Briefing:**

Resolution No. 2023-034, approved during the Council's regular meeting on March 13, 2023, authorized and directed the evaluation, negotiation, and preparation of proposed service or development agreements for voluntary annexation requests.

**Executive Summary and Background Information:**

McGeorge Contracting Co., the owner of two parcels within the City's extraterritorial jurisdiction, contiguous to the City's corporate limits, described in Section 1 of the proposed "Municipal Services Agreement", has requested that the City annex its acreage into the city limits [see signed consent -- ATTH 01]:

- BCAD ID 11680014901, H S JANES A-306, BLK/TRACT 130A, app. 59.756 acres; and
- BCAD ID 11680013901, H S JANES A-306, BLK/TRACT 122A1 & 129, app. 36.493 acres.

This acreage is located within certain Limited Purpose Property defined and described in the Strategic Partnership Agreement by and between the City and Macedonia-Eylau Municipal Utility District No. 1 of Bowie County.

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.

Approval of this resolution does not annex the tract. Annexation must be accomplished by ordinance; and 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.

**Potential Options:**

Approve (or not) the proposed services agreement.

**Fiscal Implications:**

None.

**Staff Recommendation:**

Approve: City staff recommends that the City Council elect to begin the process of consideration of annexation of the subject tracts by authorizing the City Manager to execute the proposed services agreement.

**Advisory Board/Committee Review:**

None.

**Board/Committee Recommendation:**

Not applicable.

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

Not applicable.

**Attachments**

a. 2023-095 RES McGeorge CC serv agmt (annex) (DOCX)
b. 2023-095 EXH 1 Muni Serv Agmt - MCC v1 (pending signature) (DOCX)
c. 2023-095 ATTH 01 signed consent (PDF)
d. 2023-095 ATTH 02 (Map) (PDF)
e. 2023-095 Goals & Perspectives (DOCX)
f. 2023-095 RES McGeorge Cont Co serv agrmt (annex) signed (PDF)

**Staff Coordination**

| | | | | |
|---|---|---|---|---|
| City Attorney | Jeffery C. Lewis | Department Head Review | Completed | 07/07/2023 2:42 PM |
| Water Utilities | Gary Smith | Water Review | Completed | 07/07/2023 2:47 PM |
| Building Code Administration | Skipped | Jennifer Evans 07/07/2023 3:13 PM | Zoning Review | |
| Public Works Department | Completed | Dusty Henslee 07/07/2023 3:17 PM | Public Works Review | |
| City Manager | David Orr | City Manager Review | Completed | 07/07/2023 4:17 PM |
| City Council | Jennifer Evans | Meeting | Completed | 07/10/2023 6:00 PM |

**Meeting History**

**City of Texarkana, Texas**

Attachment: 2023-095 RES McGeorge CC serv agmt (annex) (4048 : 2023-095 RES svcs agrmt McGeorge Cont Co 4310 S. Lake Dr.; S. Kings

**RESOLUTION NO. 2023 - 095**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, ELECTING TO BEGIN THE PROCESS OF CONSIDERING THE VOLUNTARY ANNEXTION OF TWO PARCELS IN THE H. S. JANES HRS A-306 (59.756 ACRES AND 36.493 ACRES, RESPECTIVELY) 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,** McGeorge Contracting Co., the owner of two parcels within the City's extraterritorial jurisdiction, contiguous to the City's corporate limits, more particularly described in Section 1 of the proposed "Municipal Services Agreement" ("MSA") attached to this resolution as **Exhibit 1**, incorporated herein by reference for all purposes, has requested that the City of Texarkana, Texas, annex this acreage within the city limits; 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,** the acreage is located within Limited Purpose Property defined and described in the Strategic Partnership Agreement authorized by Section 43.0751 of the Texas Local Government Code by and between the City and Macedonia-Eylau Municipal Utility District No. 1 of Bowie County; 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 tracts by first authorizing the City Manager to negotiate and execute the proposed MSA attached to this resolution pertaining to development incentives

and 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 tract described in Section 1 of the attached Municipal Services Agreement and authorizes the City Manager to execute the agreement.

**SECTION 2:** The City Council's approval of this resolution does not bind the City Council to approve annexation of the subject tract; and nothing in this resolution promises or guarantees a favorable vote by the City Council to approve annexation of the tract.

**SECTION 3:** Upon execution of the MSA, the City Council directs the City Manager to prepare a proposed annexation ordinance for the subject tract; 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 tract.

**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 **10th day of July, 2023**.

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

Attachment: 2023-095 RES McGeorge CC serv agmt (annex) (4048 : 2023-095 RES svcs agrmt McGeorge Cont Co 4310 S. Lake Dr.; S. Kings

Attachment: 2023-095 EXH 1 Muni Serv Agmt - MCC v1 (pending signature) (4048 : 2023-095 RES svcs agrmt McGeorge Cont Co 4310 S. Lake

**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 McGeorge Contracting Co. ("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 two parcels situated in Bowie County, Texas, within the City's extraterritorial jurisdiction, contiguous to the City's corporate limits, more particularly described in Section 1, below ("the Property"); and

**WHEREAS**, the Property and roadway easement connecting the Property to US HWY 59 are located within the Limited Purpose Property defined and described in the Strategic Partnership Agreement 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**, 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 zoning designation, 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:

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

Approximate 36.49-acre tract of land (being Tract 122A & 129), in the HS Janes HRS, A-306, and CT Ware Subdivision, located at the southeast corner of Kings Highway and Wainwright Street [BCAD Parcel ID 11680013901]; and

Approximate 59.76-acre tract of land (being Tract 130A), HS Janes HRS, A-306, located at 4310 South Lake Drive [BCAD Parcel ID 11680014901].

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 the zoning classification of Industrial-1 for the Property according to City's Code of Ordinances; and Owner shall defer to the City's discretion with respect to the timing for initiating full-purpose annexation proceedings.

c. 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 and this Agreement, in the same manner such ordinances and regulations are enforced within the City's boundaries.

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 B to City Council Resolution No. 2023-090 [June 20, 2023], incorporated herein by reference for all purposes (hereinafter, "Services"), at the times, events, or conditions specified therein for each of the Services; 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). Owner acknowledges receipt of a copy of City Council Resolution No. 2023-090.

4. **INCENTIVE.** City offers and Owner accepts City waiving the fee or fees set by the City Council for any discrete annexation proceeding. This section neither suspends nor waives, nor should be construed as suspending or waiving, any other fees set by the City Council either by ordinance or resolution (including but not limited to building permits and subcontractor permits).

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, and 10 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 governmental functions of the City, and that



Attachment: 2023-095 EXH 1 Muni Serv Agmt - MCC v1 (pending signature) (4048 : 2023-095 RES svcs agrmt McGeorge Cont Co 4310 S. Lake

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. 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. **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.

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; provided, however, that neither party may assign this Agreement without the other party's prior written consent.

14. **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.

15. **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.



Attachment: 2023-095 EXH 1 Muni Serv Agmt - MCC v1 (pending signature) (4048 : 2023-095 RES svcs agrmt McGeorge Cont Co 4310 S. Lake

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

**City of Texarkana, Texas**

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

**Owner, McGeorge Contracting Co.**

By: _____ Date: _____, 2023



Attachment: 2023-095 EXH 1 Muni Serv Agmt - MCC v1 (pending signature) (4048 : 2023-095 RES svcs agrmt McGeorge Cont Co 4310 S. Lake

## 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:

See attached plat showing two tracts and a roadway easement owned by McGeorge Contracting Co, Inc. The two tracts have Bowie County Account numbers 11680013901 & 11680014901.

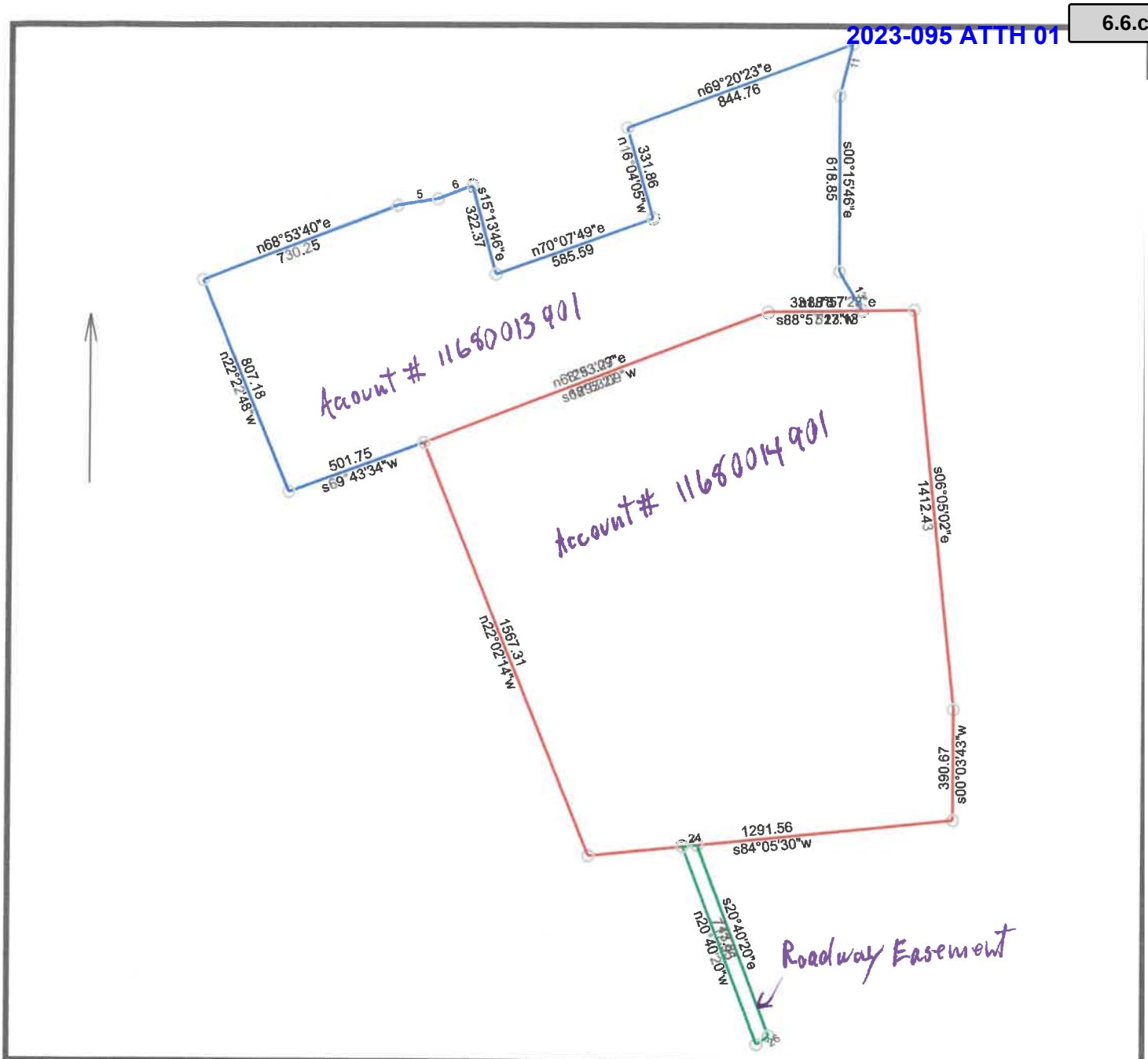
I / we certify that the above described tract of land is contiguous and adjacent to the City of Texarkana, Texas, or otherwise within the areas described in the Strategic Partnership Agreement between Macedonia-Eylau Municipal Utility District No. 1 of Bowie County and the City of Texarkana, Texas, entered 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: Thomas Dickerson Date: 5/16/23

Signed: _____ Date: _____

Signed: _____ Date: _____

Attachment: 2023-095 ATTH 01 signed consent (4048 : 2023-095 RES svcs agrmt McGeorge Cont Co 4310 S. Lake Dr.; S. Kings




# McGeorge Contracting Co., Inc. Property In Texarkana

5/11/2023

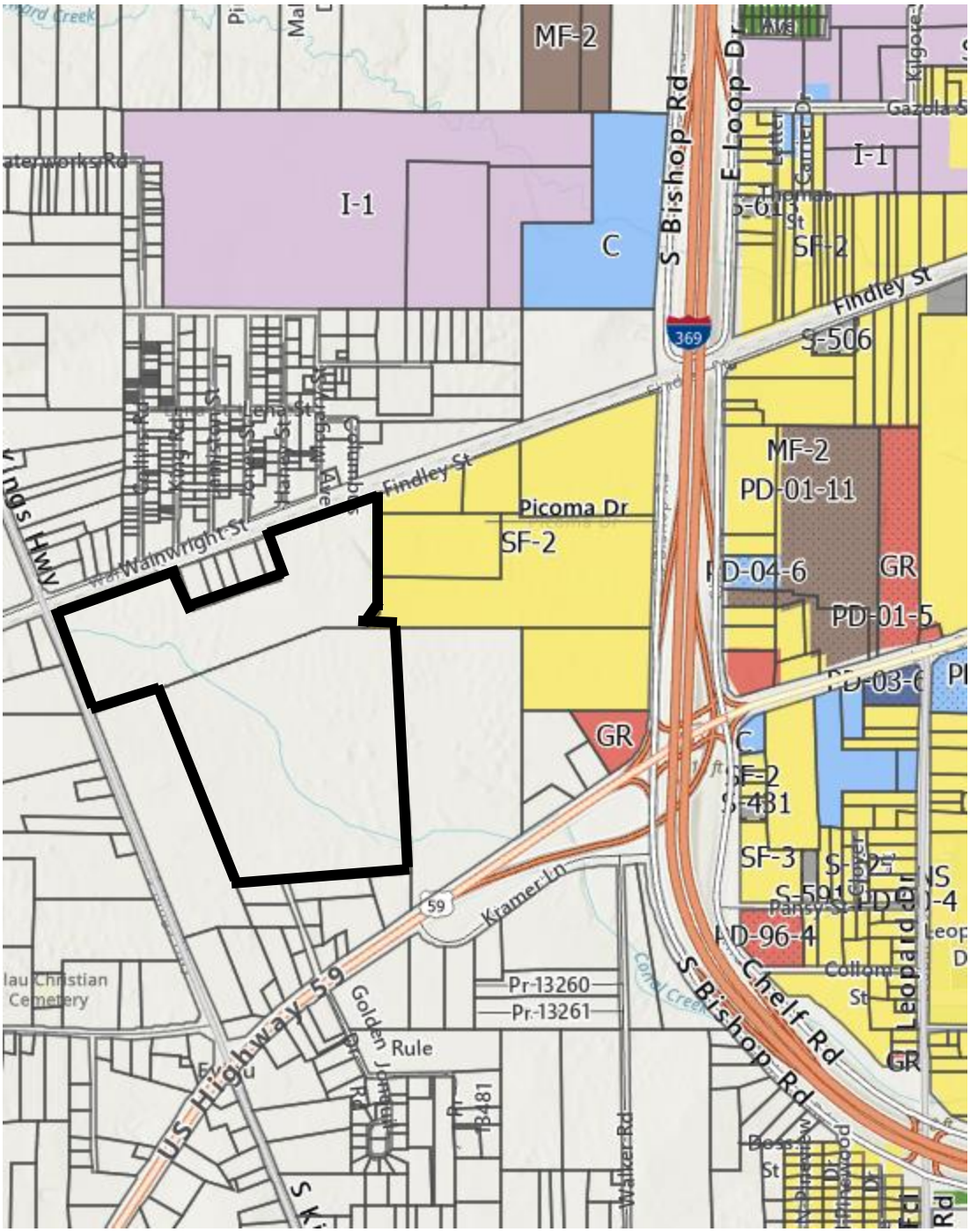
Scale: 1 inch= 499 feet | File: 06.02 Ark-La-Tex, Torrans & Easement Properties.ndp

Tract 1: 36.4933 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=6988 ft.
Tract 2: 61.9611 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=6472 ft.
Tract 3: 0.8389 Acres (36544 Sq. Feet), Closure: s17.4609w 0.01 ft. (1/206237), Perimeter=1565 ft.

01 s68.5309w 1293.27
02 s69.4334w 501.75
03 n22.2248w 807.18
04 n68.5340e 730.25
05 n80.5534e 143.88
06 n68.5340e 129.68
07 s15.1346e 322.37
08 n70.0749e 585.59
09 n16.0405w 331.86
10 n69.2023e 844.76
11 s14.1212w 188
12 s00.1546e 618.85
13 s30.4041e 159.04
14 s88.5723w 331.78
15 @2 Ark-La-Tex
16 n68.5309e 1293.27
17 n88.5723e 517.13
18 s06.0502e 1412.43
19 s00.0343w 390.67
20 s84.0530w 1291.56
21 n22.0214w 1567.31
22 @21 Roadway Easement
23 /n84.0530e 334
24 n84.0530e 51.71
25 s20.4020e 717.95
26 s55.0603w 51.58
27 n20.4020w 743.81

Attachment: 2023-095 ATTH 01 signed consent (4048 : 2023-095 RES svcs agrmt McGeorge Cont Co 4310 S. Lake Dr.; S. Kings

# McGeorge Property Highway 59




Attachment: 2023-095 ATTH 02 (Map) (4048 : 2023-095 RES svcs agrmt McGeorge Cont Co 4310 S. Lake Dr.; S. Kings HWY/Wainwright 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: 2023-095 Goals & Perspectives (4048 : 2023-095 RES svcs agrmt McGeorge Cont Co 4310 S. Lake Dr.; S. Kings HWY/Wainwright

# RESOLUTION NO. 2023 - 095

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, ELECTING TO BEGIN THE PROCESS OF CONSIDERING THE VOLUNTARY ANNEXTION OF TWO PARCELS IN THE H. S. JANES HRS A-306 (59.756 ACRES AND 36.493 ACRES, RESPECTIVELY) 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,** McGeorge Contracting Co., the owner of two parcels within the City's extraterritorial jurisdiction, contiguous to the City's corporate limits, more particularly described in Section 1 of the proposed "Municipal Services Agreement" ("MSA") attached to this resolution as **Exhibit 1**, incorporated herein by reference for all purposes, has requested that the City of Texarkana, Texas, annex this acreage within the city limits; 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,** the acreage is located within Limited Purpose Property defined and described in the Strategic Partnership Agreement authorized by Section 43.0751 of the Texas Local Government Code by and between the City and Macedonia-Eylau Municipal Utility District No. 1 of Bowie County; 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 tracts by first authorizing the City Manager to negotiate and execute the proposed MSA attached to this resolution pertaining to development incentives

Attachment: 2023-095 RES McGeorge Cont Co serv agrmt (annex) signed (4048 : 2023-095 RES svcs agrmt McGeorge Cont Co 4310 S. Lake Dr.;

and 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 tract described in Section 1 of the attached Municipal Services Agreement and authorizes the City Manager to execute the agreement.

**SECTION 2:** The City Council's approval of this resolution does not bind the City Council to approve annexation of the subject tract; and nothing in this resolution promises or guarantees a favorable vote by the City Council to approve annexation of the tract.

**SECTION 3:** Upon execution of the MSA, the City Council directs the City Manager to prepare a proposed annexation ordinance for the subject tract; 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 tract.

**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 **10th day of July, 2023**.

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

6:19 p.m.

Attachment: 2023-095 RES McGeorge Cont Co serv agrmt (annex) signed (4048 : 2023-095 RES svcs agrmt McGeorge Cont Co 4310 S. Lake

Attachment: 2023-095 RES McGeorge Cont Co serv agrmt (annex) signed (4048 : 2023-095 RES svcs agrmt McGeorge Cont Co 4310 S. Lake

**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 McGeorge Contracting Co. ("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 two parcels situated in Bowie County, Texas, within the City's extraterritorial jurisdiction, contiguous to the City's corporate limits, more particularly described in Section 1, below ("the Property"); and

**WHEREAS**, the Property and roadway easement connecting the Property to US HWY 59 are located within the Limited Purpose Property defined and described in the Strategic Partnership Agreement 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**, 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 zoning designation, 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:

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

Approximate 36.49-acre tract of land (being Tract 122A & 129), in the HS Janes HRS, A-306, and CT Ware Subdivision, located at the southeast corner of Kings Highway and Wainwright Street [BCAD Parcel ID 11680013901]; and

Approximate 59.76-acre tract of land (being Tract 130A), HS Janes HRS, A-306, located at 4310 South Lake Drive [BCAD Parcel ID 11680014901].

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 the zoning classification of Industrial-1 for the Property according to City's Code of Ordinances; and Owner shall defer to the City's discretion with respect to the timing for initiating full-purpose annexation proceedings.

c. 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 and this Agreement, in the same manner such ordinances and regulations are enforced within the City's boundaries.

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 B to City Council Resolution No. 2023-090 [June 20, 2023], incorporated herein by reference for all purposes (hereinafter, "Services"), at the times, events, or conditions specified therein for each of the Services; 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). Owner acknowledges receipt of a copy of City Council Resolution No. 2023-090.

4. **INCENTIVE.** City offers and Owner accepts City waiving the fee or fees set by the City Council for any discrete annexation proceeding. This section neither suspends nor waives, nor should be construed as suspending or waiving, any other fees set by the City Council either by ordinance or resolution (including but not limited to building permits and subcontractor permits).

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, and 10 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 governmental functions of the City, and that



Attachment: 2023-095 RES McGeorge Cont Co serv agrmt (annex) signed (4048 : 2023-095 RES svcs agrmt McGeorge Cont Co 4310 S. Lake

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. 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. **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.

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; provided, however, that neither party may assign this Agreement without the other party's prior written consent.

14. **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.

15. **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.



Attachment: 2023-095 RES McGeorge Cont Co serv agrmt (annex) signed (4048 : 2023-095 RES svcs agrmt McGeorge Cont Co 4310 S. Lake

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

**City of Texarkana, Texas**

By: _____ Date: July 11, 2023
David W. Orr, PhD
City Manager

**Owner, McGeorge Contracting Co.**

By: _____ Date: 7/10, 2023
Thomas Dickinson
President
June 10, 2023



Attachment: 2023-095 RES McGeorge Cont Co serv agrmt (annex) signed (4048 : 2023-095 RES svcs agrmt McGeorge Cont Co 4310 S. Lake Dr.;

**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 RES adopting CDBG Consolidated Plan & Annual Action Plan (DOCX)
b. 2023-076 ATTH 01 City of Texarkana PY2023-2027 Consolidated Plan-draft v.1 (PDF)
c. 2023-076 ATTH 02 Consolidated Plan Presentation 2023 (PPTX)
d. 2023-076 Goals Perspectives(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**

06/20/23 City Council MOVED FORWARD Next: 07/10/23

# 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 RES adopting CDBG Consolidated Plan & Annual Action Plan (4022 : 2023-076 RES adopting CDBG Consolidated 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

Attachment: 2023-076 RES adopting CDBG Consolidated Plan & Annual Action Plan (4022 : 2023-076 RES adopting CDBG Consolidated Plan &

# 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



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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



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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.



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# 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



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## 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.**



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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<br>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



Attachment: 2023-076 ATTH 01 City of Texarkana PY2023-2027 Consolidated Plan-draft v.1 (4022 : 2023-076 RES adopting CDBG Consolidated

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

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**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:**

## 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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**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 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,

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.

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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:<br>Southern border: New Boston Road, also US Hwy 82<br>Western border: Robinson Road<br>Northern border: College Drive<br>Eastern border: Richmond Road to Summerhill Road<br>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.<br>Major thoroughfares include:<br>Martin Luther King Blvd.<br>Texas Blvd.<br>4th Street<br>Oak Street<br>Front Street<br>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<br>Low-Income Households<br>Moderate-Income Households<br>Large Families<br>Families with Children<br>Elderly<br>Public Housing Residents<br>Frail Elderly |
| | Geographic Areas Affected | Citywide |
| | Associated Goals | Rehabilitation of Existing Homeowner-Occupied Units<br>Homebuyer Assistance<br>Planning & Administration |
| | Description | • Support the rehabilitation of affordable owner-occupied housing to extend the useful life of naturally occurring affordable housing.<br>• 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<br>Low-Income Households<br>Moderate-Income Households<br>Large Families<br>Families with Children<br>Elderly<br>Frail Elderly<br>Persons with Developmental Disabilities |
| | Geographic Areas Affected | Citywide |
| | Associated Goals | Public Service – Youth Services<br>Public Service – Homelessness Services<br>Public Service – General Services Programs<br>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<br>Low-Income Households<br>Moderate-Income Households |
| | Geographic Areas Affected | Citywide |
| | Associated Goals | Public Facility - Neighborhood Revitalization and Resilience<br>Public Infrastructure - Neighborhood Revitalization and Resilience<br>Planning & Administration |



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| | | |
|---|---|---|
| | Description | • Improve public infrastructure including sidewalk connectivity and curb cuts for enhanced accessibility.<br>• 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<br>Admin and Planning<br>Economic Development<br>Housing<br>Public Improvements<br>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<br>Neighborhood Improvements<br>Public Facilities<br>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<br>Admin and Planning<br>Economic Development<br>Housing<br>Public Improvements<br>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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| | | |
|---|---|---|
| 8 | Goal Name | Provide Administrative Structure |
| | 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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8.1.b

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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



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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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## 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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## 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.



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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**

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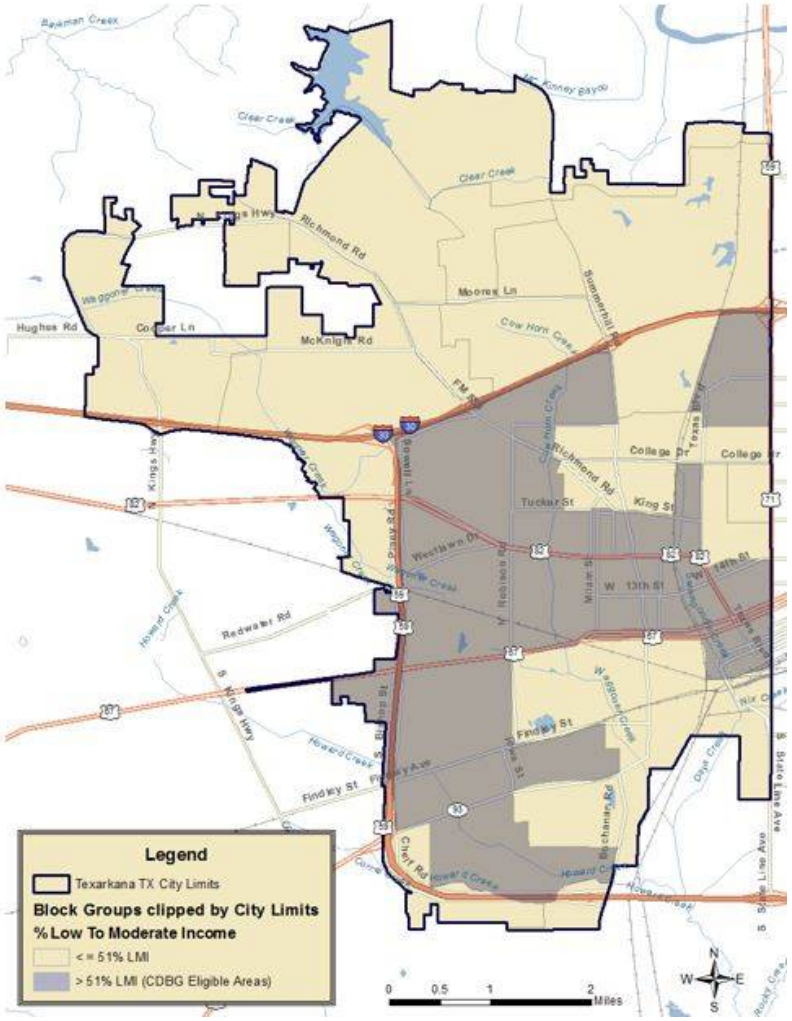
# Low Moderate Areas

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# 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)

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# 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

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# 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)

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# 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** |

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# 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)

# 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

6:29p.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**

| | | | |
|---|---|---|---|
| 06/20/23 | City Council | MOVED FORWARD | Next: 07/10/23 |

# 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)

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.*

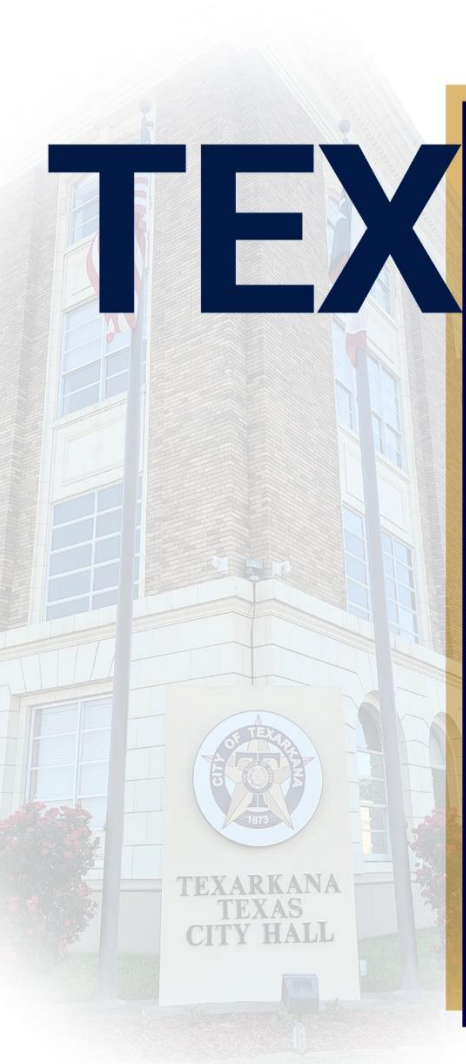
*If this application leads to employment, I understand that false or misleading information in my application or interview may result in my release.*

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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- MEMBER EXPECTATIONS
- DESCRIPTION OF OFFICERS
- ACTIVITY PARTICIPATION RELEASE, WAIVER OF LIABILITY & INDEMNITY AGREEME
- PHOTO AND VIDEO RELEASE FORM
- MEDICAL AND LIABILITY WAIVER
- AUTHORIZATION AND RELEASE FORM *(TRANSPORTATION AND/OR PURPOSE OF TRAVEL MEDICAL TREATMENT)*
- TEXAS YOUTH ADVISORY COUNCIL RESOLUTION
- 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<br>☐ Provide a Safe Community<br>☐ Deliver Quality Services<br>☑ Foster a Healthy Community |
| Run the Operations | ☑ Enhance Community Preparedness & Responsiveness<br>☑ Maximize Partnership Opportunities<br>☑ Provide Courteous & Responsive Customer Service<br>☑ Model a Positive City Image<br>☑ Deliver Efficient Services<br>☑ Cultivate Community Involvement & Access |
| Manage the Resources | ☐ Maintain Fiscal Strength<br>☐ Maximize Utilization & Resources<br>☐ Invest in Infrastructure & Transportation |
| Develop Personnel | ☐ Develop a Skilled & Diverse Workforce<br>☐ 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

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**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**

**City of Texarkana, Texas**

| | | | | |
|---|---|---|---|---|
| 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

| | | | |
|---|---|---|---|
| 06/20/23 | City Council | MOVED FORWARD | Next: 07/10/23 |

# 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

**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:

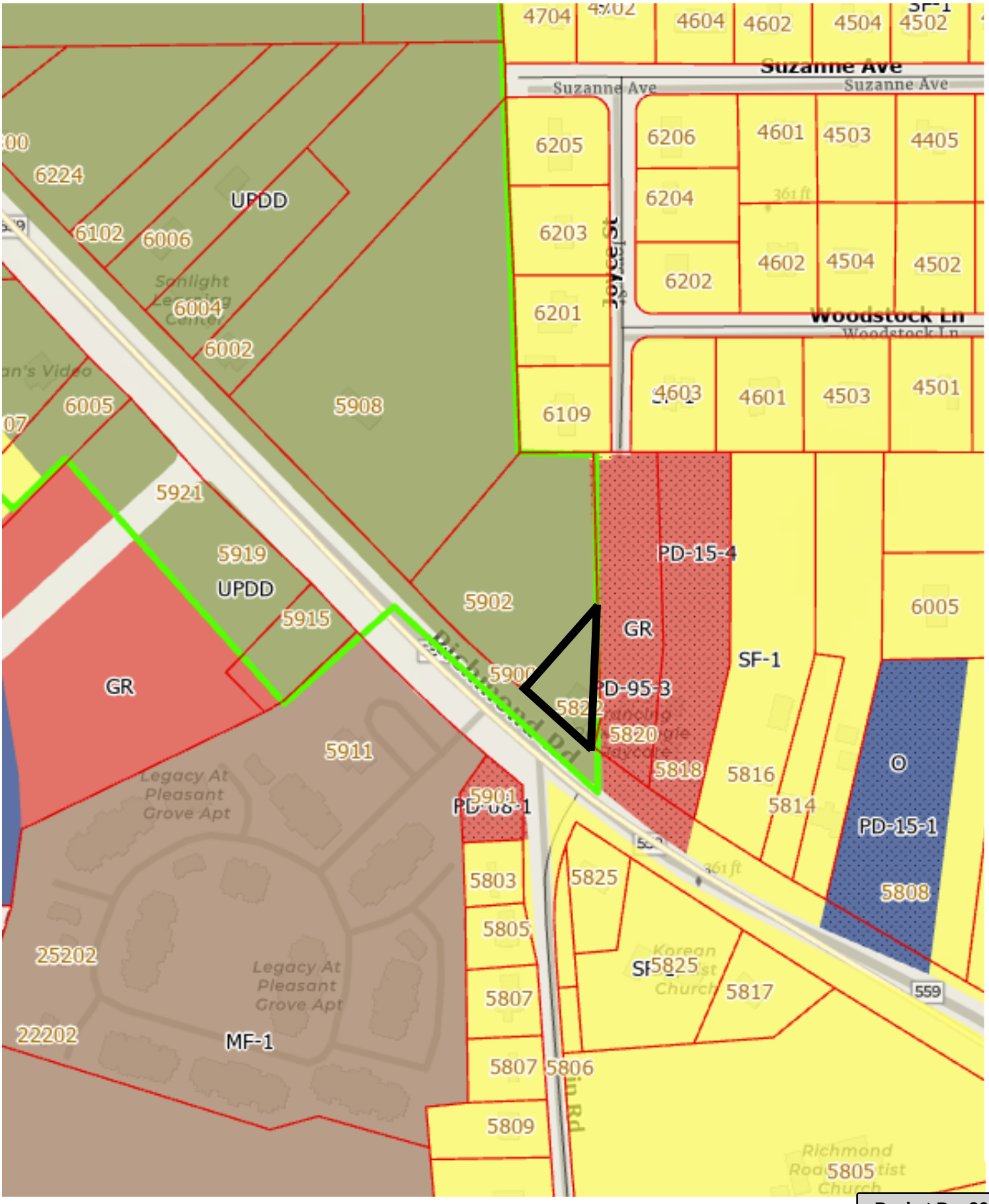
_____ _____

JENNIFER EVANS, CITY SECRETARY BOB BRUGGEMAN, MAYOR

Attachment: 2023-068 ORD granting SUP for permanent cosmetics-facial tattooing at 5822 Richmond Rd (4014 : 2023-068 ORD SUP allow

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<br>☐ Provide a Safe Community<br>☑ Deliver Quality Services<br>☐ Foster a Healthy Community |
| Run the Operations | ☐ Enhance Community Preparedness & Responsiveness<br>☐ Maximize Partnership Opportunities<br>☑ Provide Courteous & Responsive Customer Service<br>☐ Model a Positive City Image<br>☐ Deliver Efficient Services<br>☐ Cultivate Community Involvement & Access |
| Manage the Resources | ☐ Maintain Fiscal Strength<br>☐ Maximize Utilization & Resources<br>☐ Invest in Infrastructure & Transportation |
| Develop Personnel | ☐ Develop a Skilled & Diverse Workforce<br>☐ 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

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**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

| | | | |
|---|---|---|---|
| 06/20/23 | City Council | MOVED FORWARD | Next: 07/10/23 |

# 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.

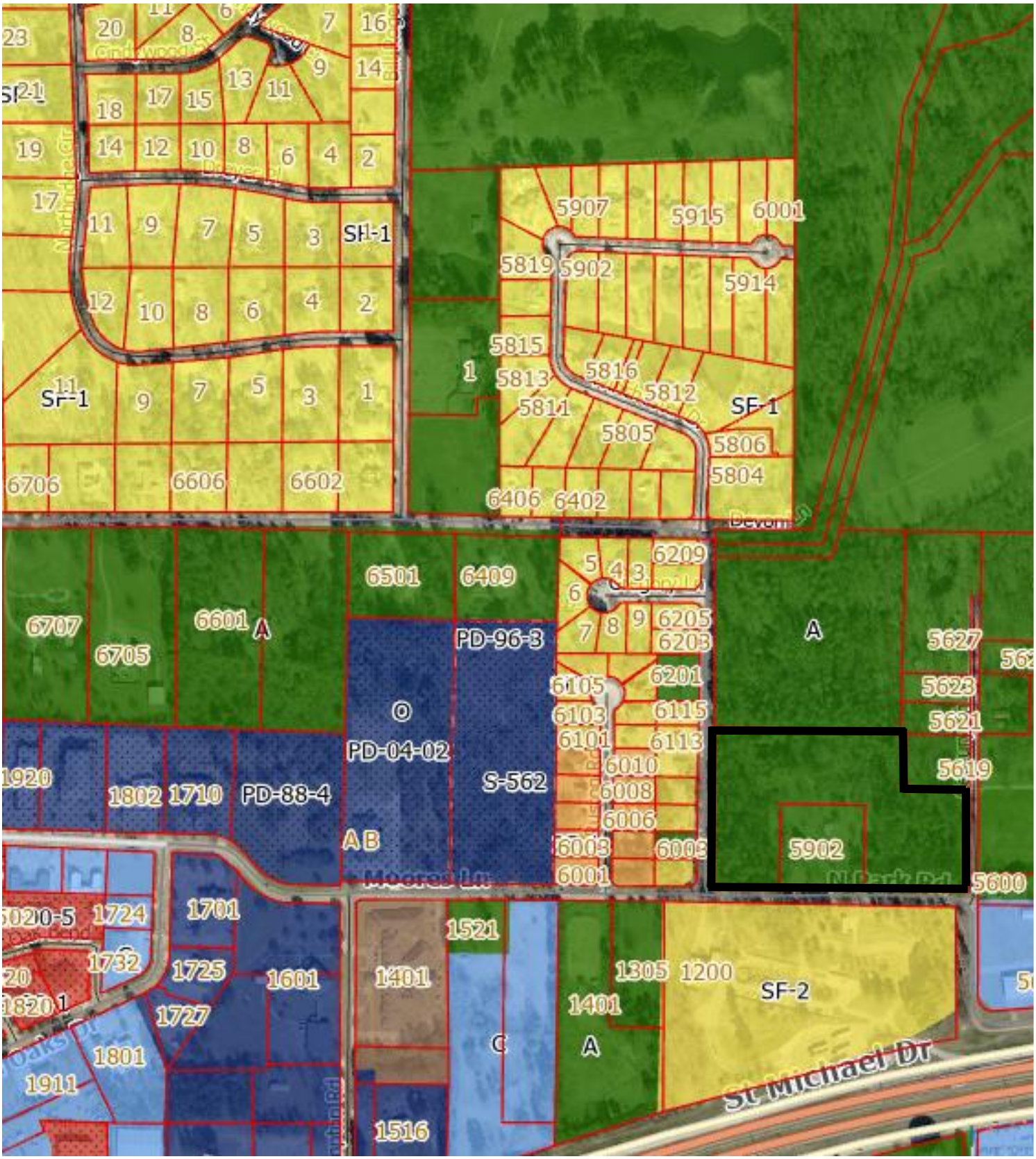
2023-00000856 DEED
01/30/2023 01:38:49 PM Total Fees: $34.00

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)

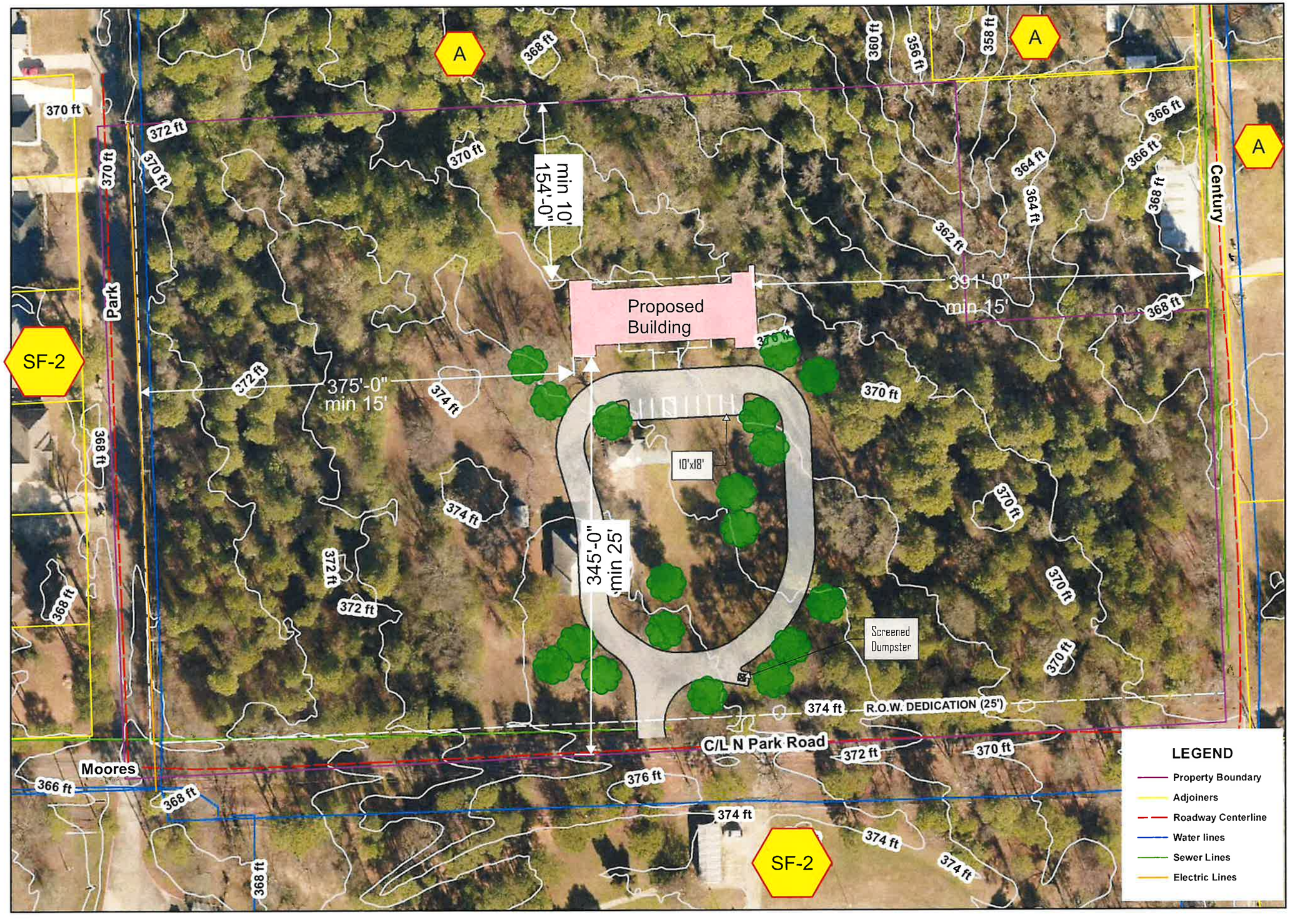
2023-069 ATTH 01
S-777

# 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




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. | |

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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

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**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 | Bobbie Guillot |
| Michal Guillot | 42 Enclave | Michael Guillot |
| JIMMY LEDRICK | 44 ENCLAVE | Jimmy Dedrick |
| Glenda K Williams | 48 Enclave | Glenda K Williams |
| Stan Stevens | " " | STAN STEVENS |
| Dayla Stevens | 50 ENCLAVE | Dayla Stevens |
| Jane Thomas | 21 Enclave | Jane Thomas |

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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

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**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 Revels | 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)

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 |
|---|---|---|
| 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<br>☐ Provide a Safe Community<br>☑ Deliver Quality Services<br>☐ Foster a Healthy Community |
| Run the Operations | ☐ Enhance Community Preparedness & Responsiveness<br>☐ Maximize Partnership Opportunities<br>☑ Provide Courteous & Responsive Customer Service<br>☐ Model a Positive City Image<br>☐ Deliver Efficient Services<br>☐ Cultivate Community Involvement & Access |
| Manage the Resources | ☐ Maintain Fiscal Strength<br>☐ Maximize Utilization & Resources<br>☐ Invest in Infrastructure & Transportation |
| Develop Personnel | ☐ Develop a Skilled & Diverse Workforce<br>☐ 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**

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. 2023-075 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

| | | | |
|---|---|---|---|
| 06/20/23 | City Council | MOVED FORWARD | Next: 07/10/23 |

**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:

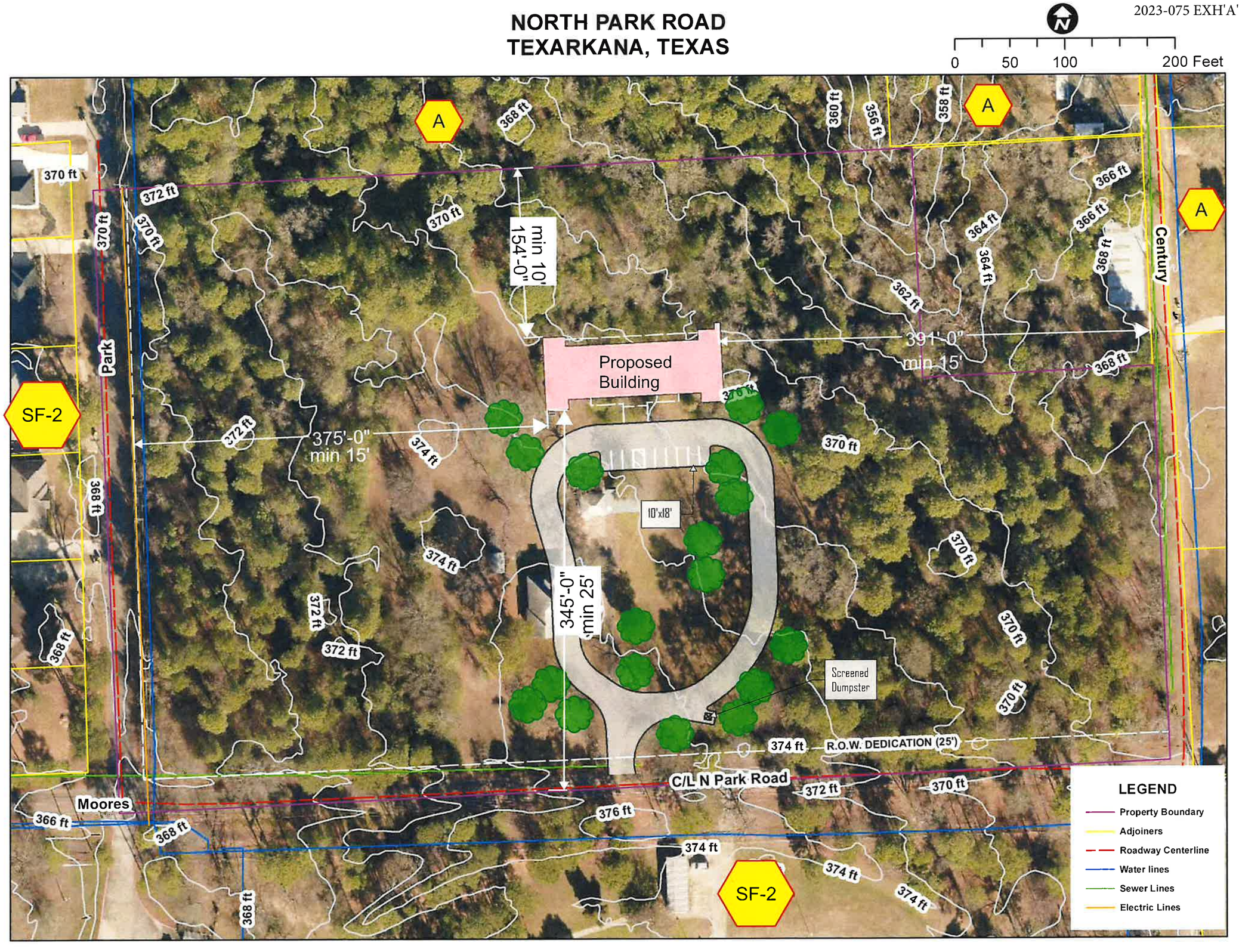
_____ _____

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'




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.

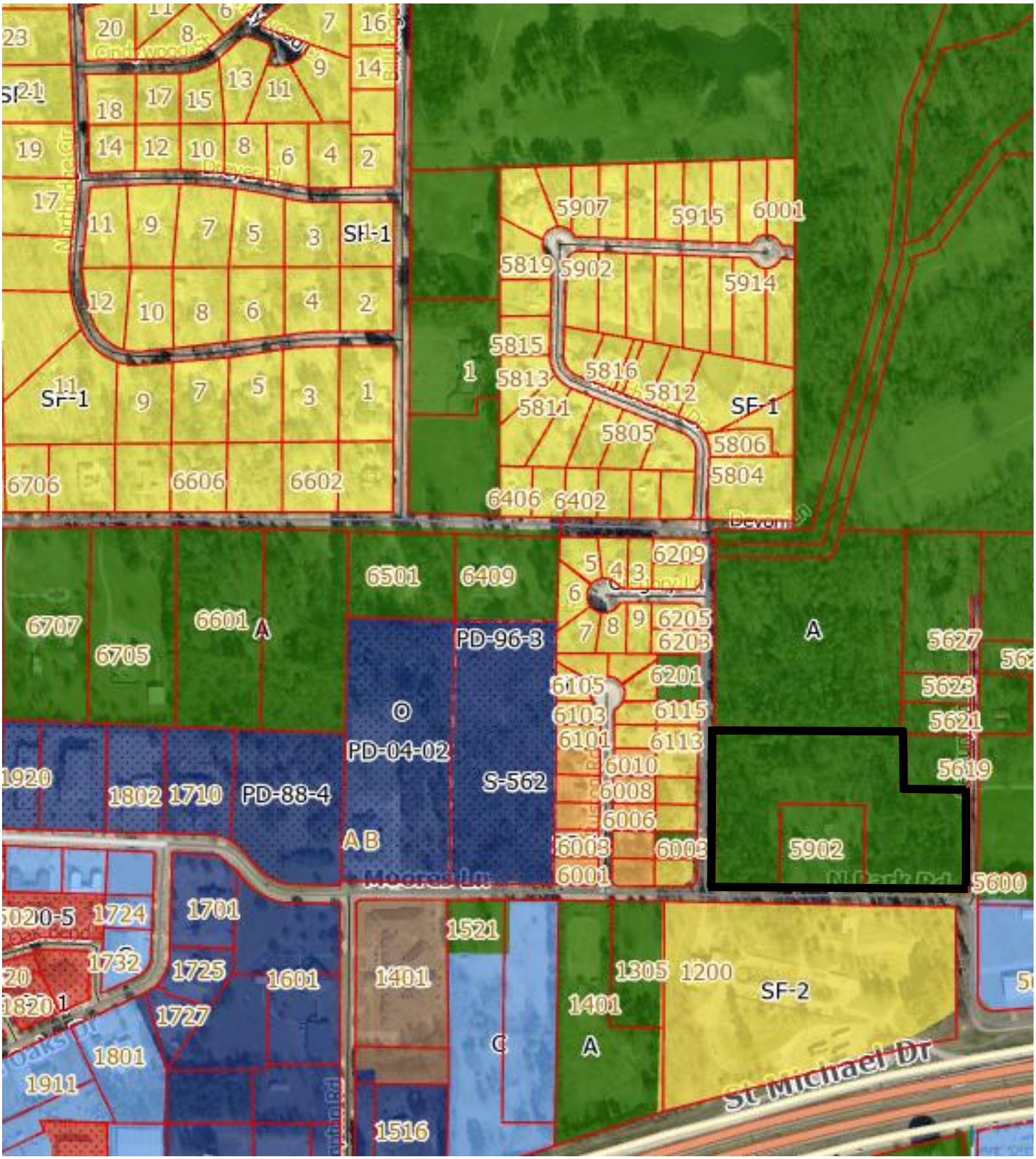
2023-00000856 DEED
01/30/2023 01:38:49 PM Total Fees: $34.00

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)

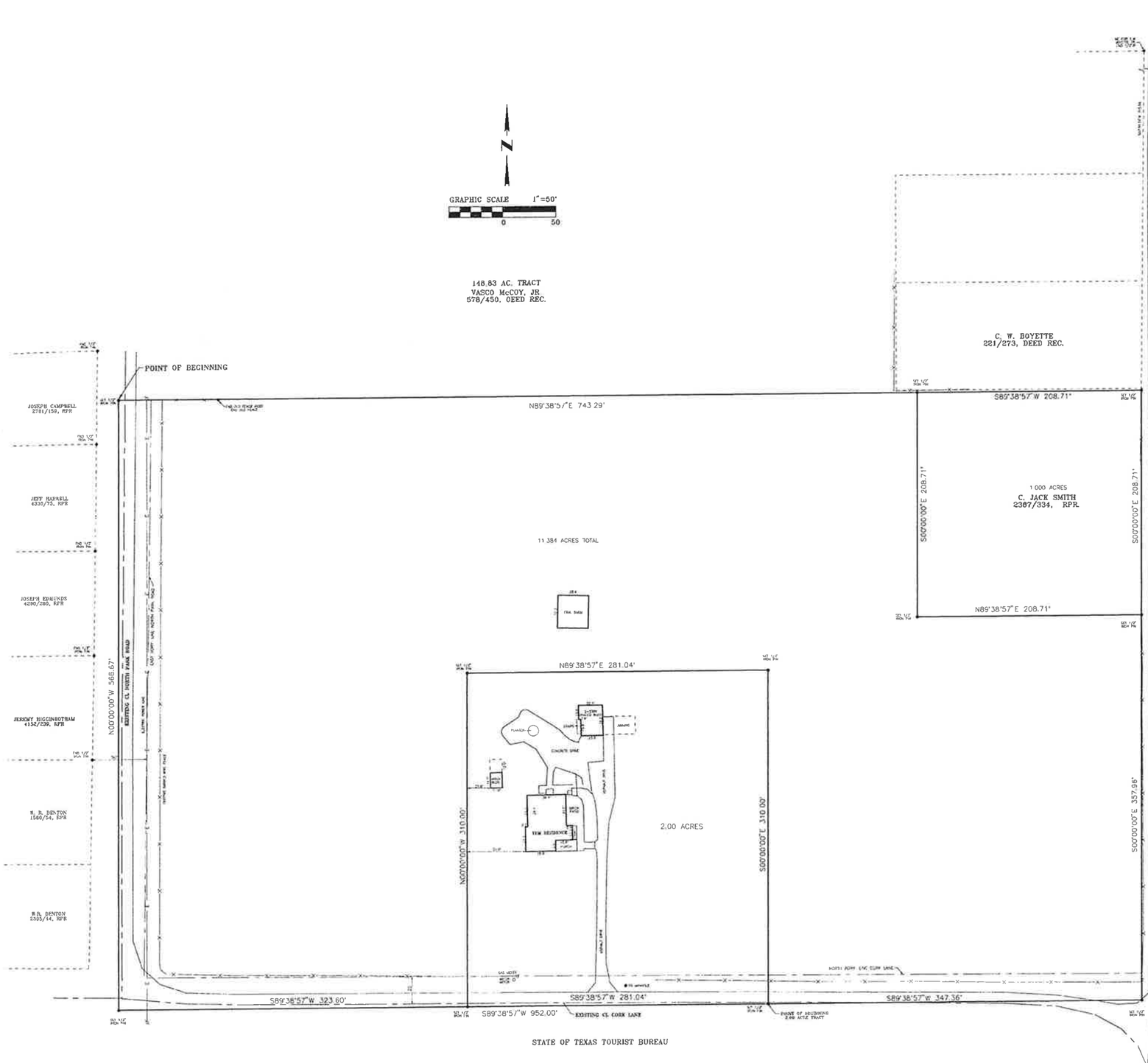
2023-075 ATTH 01
Amendment to PD-23-2

# 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

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.

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<br>☐ Provide a Safe Community<br>☑ Deliver Quality Services<br>☐ Foster a Healthy Community |
| Run the Operations | ☐ Enhance Community Preparedness & Responsiveness<br>☐ Maximize Partnership Opportunities<br>☑ Provide Courteous & Responsive Customer Service<br>☐ Model a Positive City Image<br>☐ Deliver Efficient Services<br>☐ Cultivate Community Involvement & Access |
| Manage the Resources | ☐ Maintain Fiscal Strength<br>☐ Maximize Utilization & Resources<br>☐ Invest in Infrastructure & Transportation |
| Develop Personnel | ☐ Develop a Skilled & Diverse Workforce<br>☐ 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**

| | | | |
|---|---|---|---|
| 06/20/23 | City Council | MOVED FORWARD | Next: 07/10/23 |

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.**

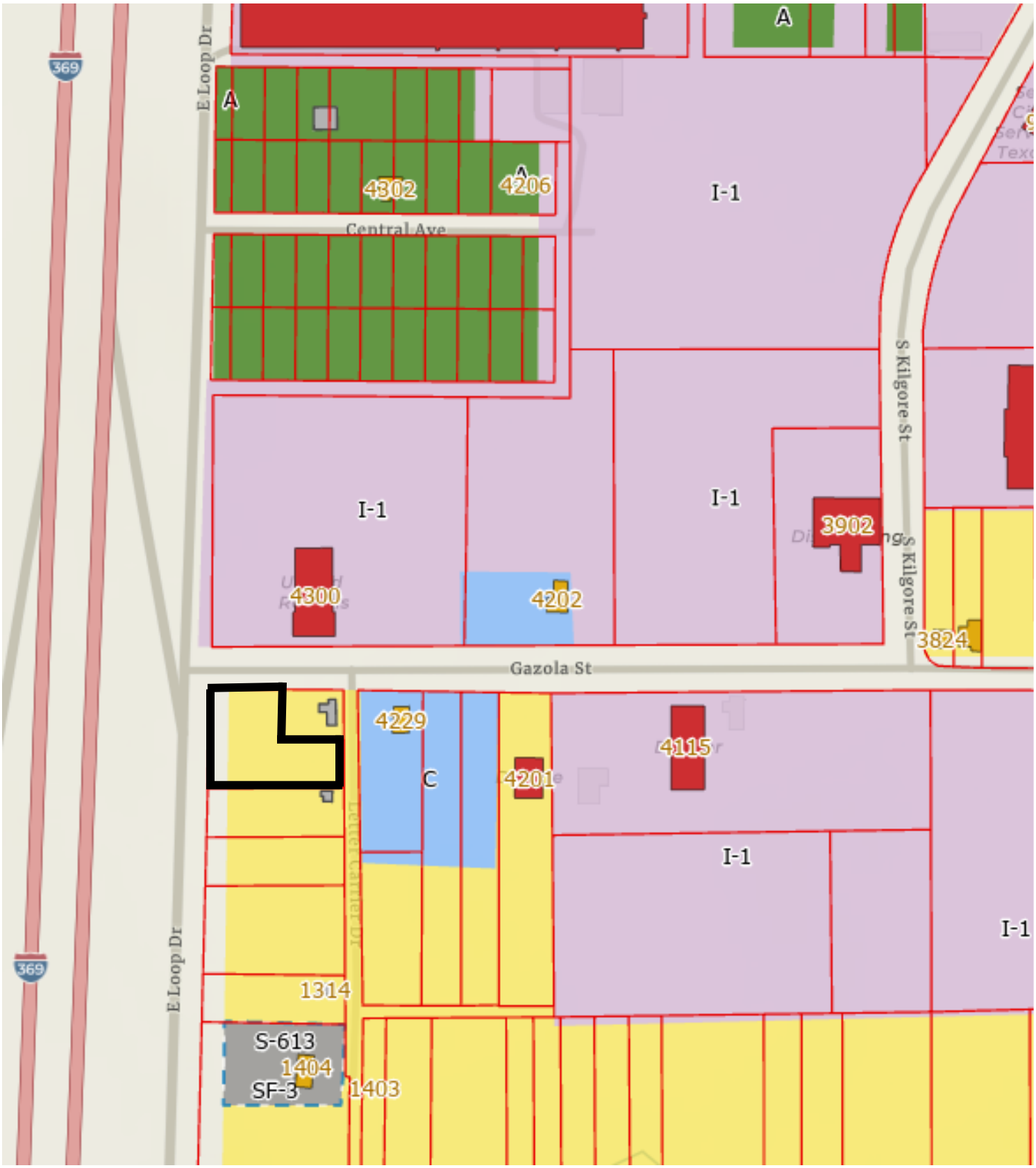
ATTEST:

| | |
|---|---|
| _____ | _____ |
| 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

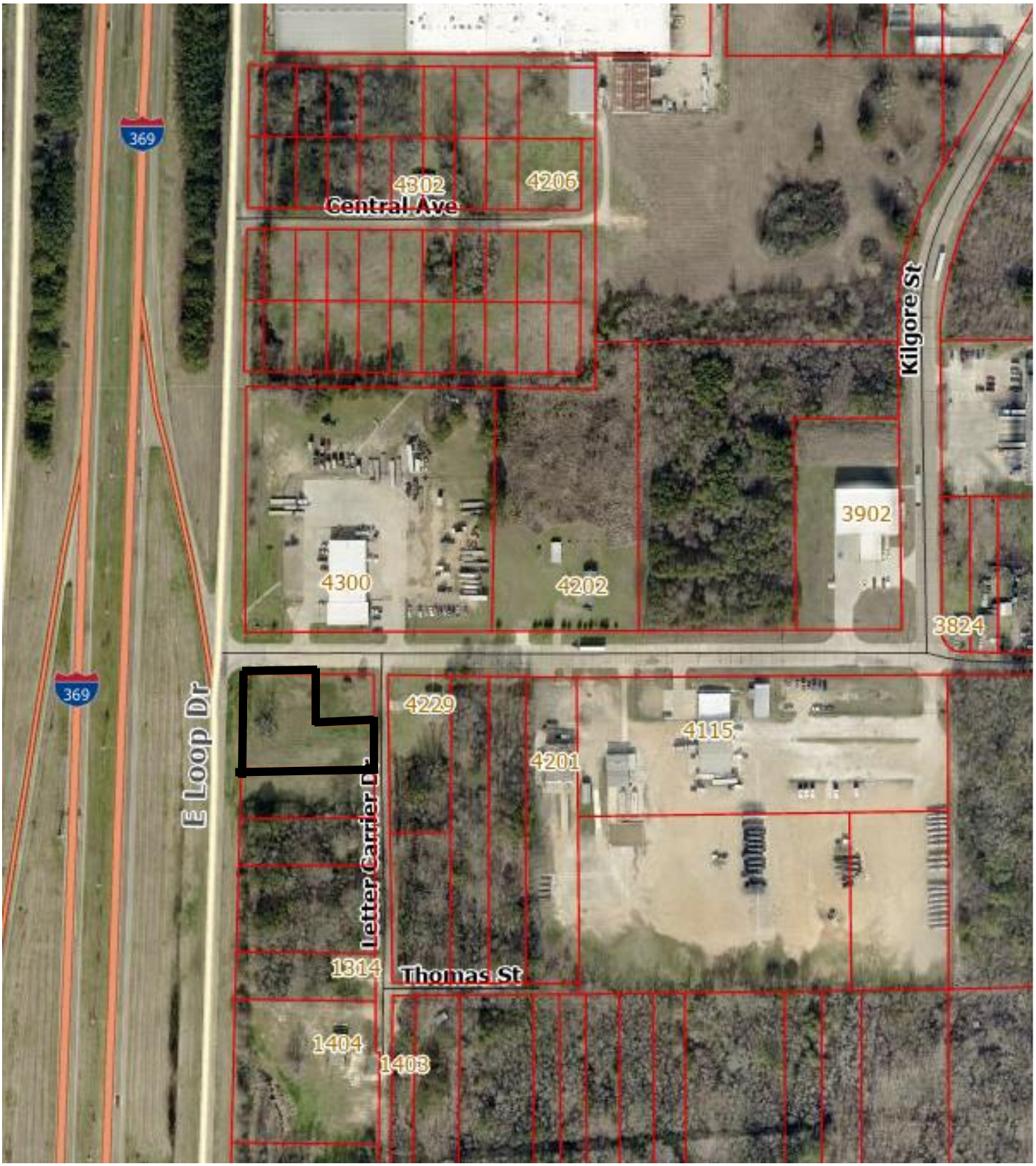
# 4307 Gazola Street




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<br>☐ Provide a Safe Community<br>☐ Deliver Quality Services<br>☐ Foster a Healthy Community |
| Run the Operations | ☐ Enhance Community Preparedness & Responsiveness<br>☐ Maximize Partnership Opportunities<br>☐ Provide Courteous & Responsive Customer Service<br>☐ Model a Positive City Image<br>☐ Deliver Efficient Services<br>☐ Cultivate Community Involvement & Access |
| Manage the Resources | ☐ Maintain Fiscal Strength<br>☐ Maximize Utilization & Resources<br>☐ Invest in Infrastructure & Transportation |
| Develop Personnel | ☐ Develop a Skilled & Diverse Workforce<br>☐ 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**

| | | | |
|---|---|---|---|
| 06/20/23 | City Council | MOVED FORWARD | Next: 07/10/23 |

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.**

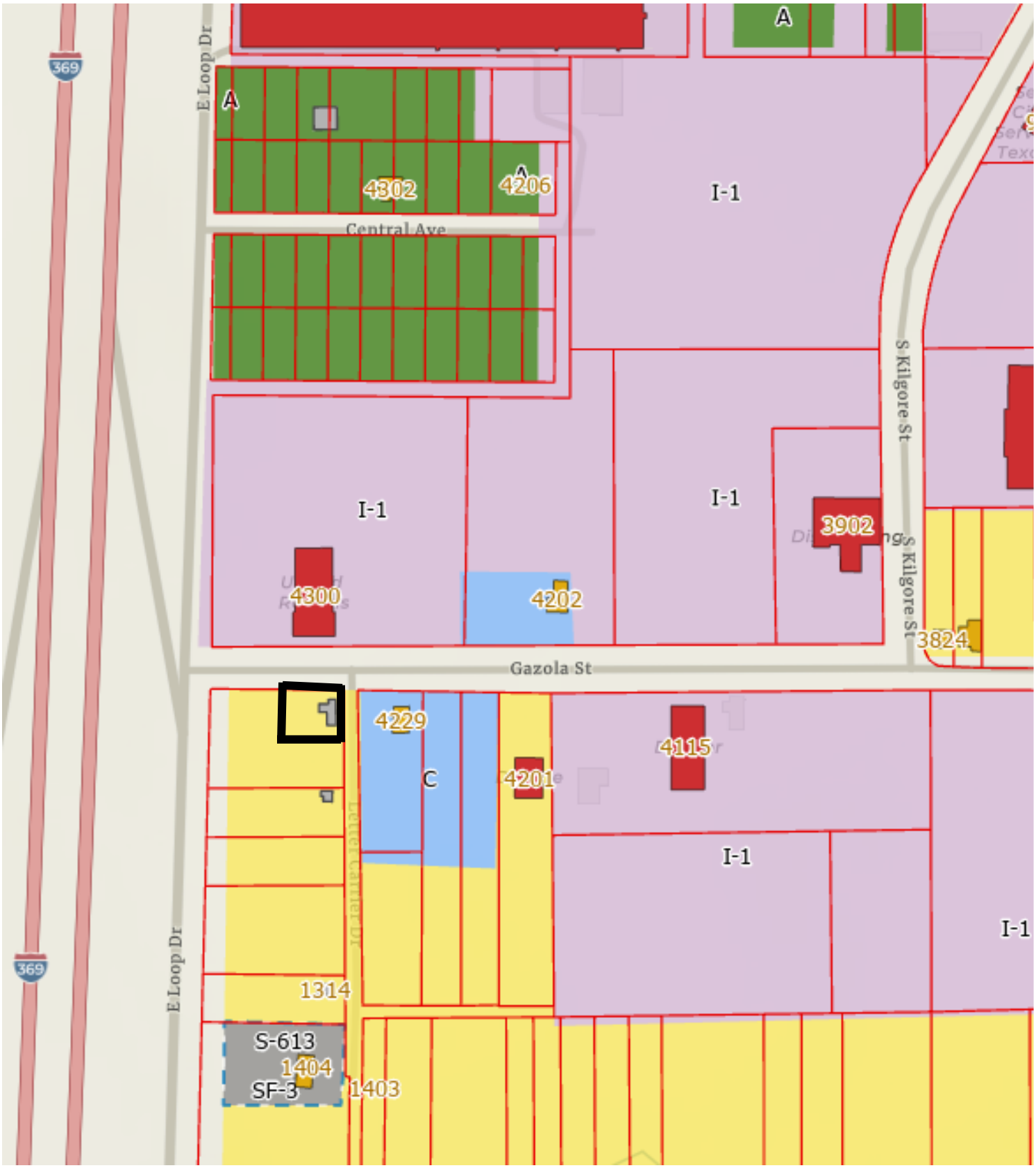
ATTEST:

| | |
|---|---|
| _____ | _____ |
| 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<br>☐ Provide a Safe Community<br>☐ Deliver Quality Services<br>☐ Foster a Healthy Community |
| Run the Operations | ☐ Enhance Community Preparedness & Responsiveness<br>☐ Maximize Partnership Opportunities<br>☐ Provide Courteous & Responsive Customer Service<br>☐ Model a Positive City Image<br>☐ Deliver Efficient Services<br>☐ Cultivate Community Involvement & Access |
| Manage the Resources | ☐ Maintain Fiscal Strength<br>☐ Maximize Utilization & Resources<br>☐ Invest in Infrastructure & Transportation |
| Develop Personnel | ☐ Develop a Skilled & Diverse Workforce<br>☐ 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

# Briefing Sheet

Version:
**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**

| | | | |
|---|---|---|---|
| 06/20/23 | City Council | MOVED FORWARD | Next: 07/10/23 |

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.**

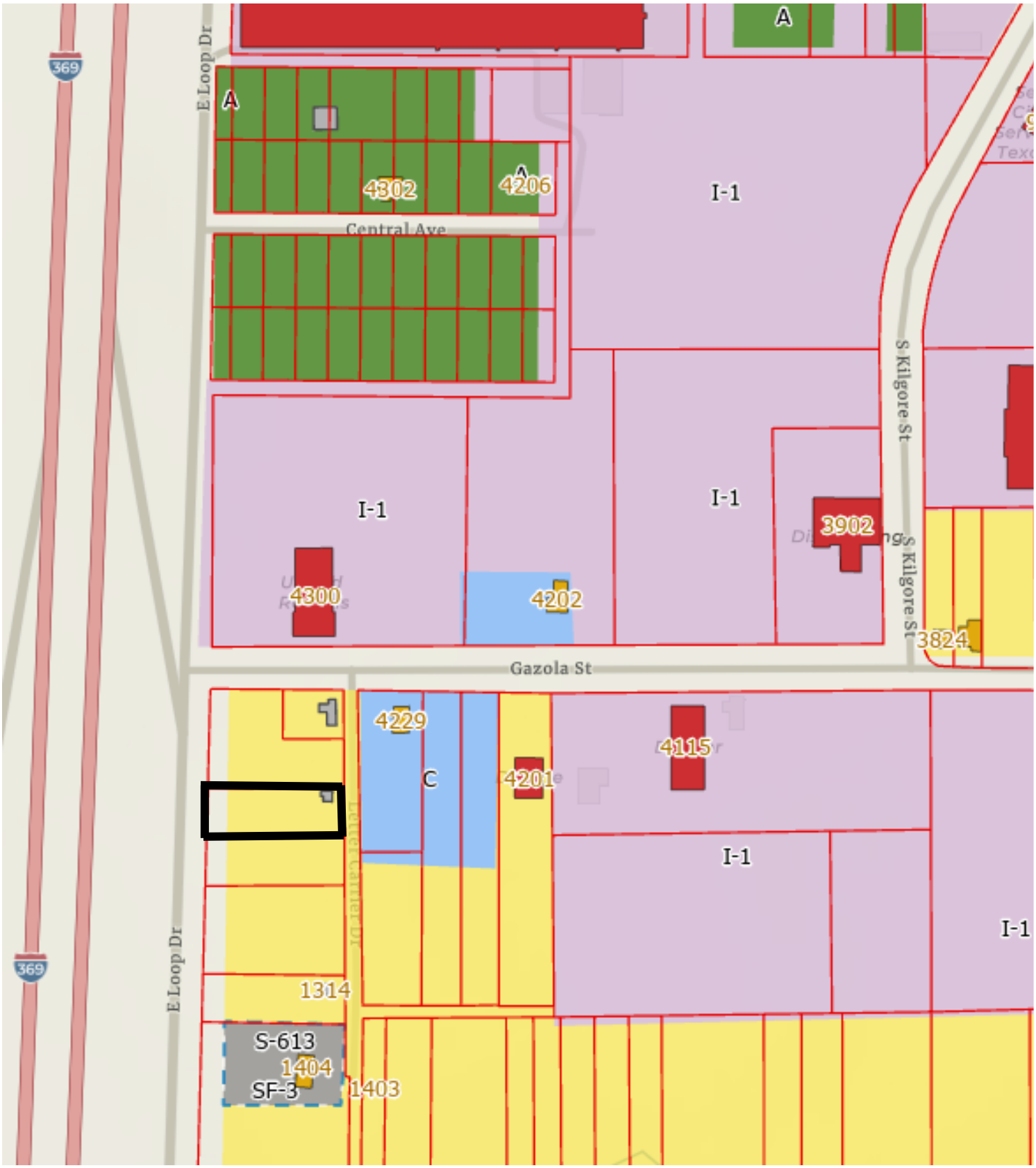
ATTEST:

| | |
|---|---|
| _____ | _____ |
| 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<br>☐ Provide a Safe Community<br>☑ Deliver Quality Services<br>☐ Foster a Healthy Community |
| Run the Operations | ☐ Enhance Community Preparedness & Responsiveness<br>☐ Maximize Partnership Opportunities<br>☑ Provide Courteous & Responsive Customer Service<br>☐ Model a Positive City Image<br>☐ Deliver Efficient Services<br>☐ Cultivate Community Involvement & Access |
| Manage the Resources | ☐ Maintain Fiscal Strength<br>☐ Maximize Utilization & Resources<br>☐ Invest in Infrastructure & Transportation |
| Develop Personnel | ☐ Develop a Skilled & Diverse Workforce<br>☐ 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**

| | | | |
|---|---|---|---|
| 06/20/23 | City Council | MOVED FORWARD | Next: 07/10/23 |

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:

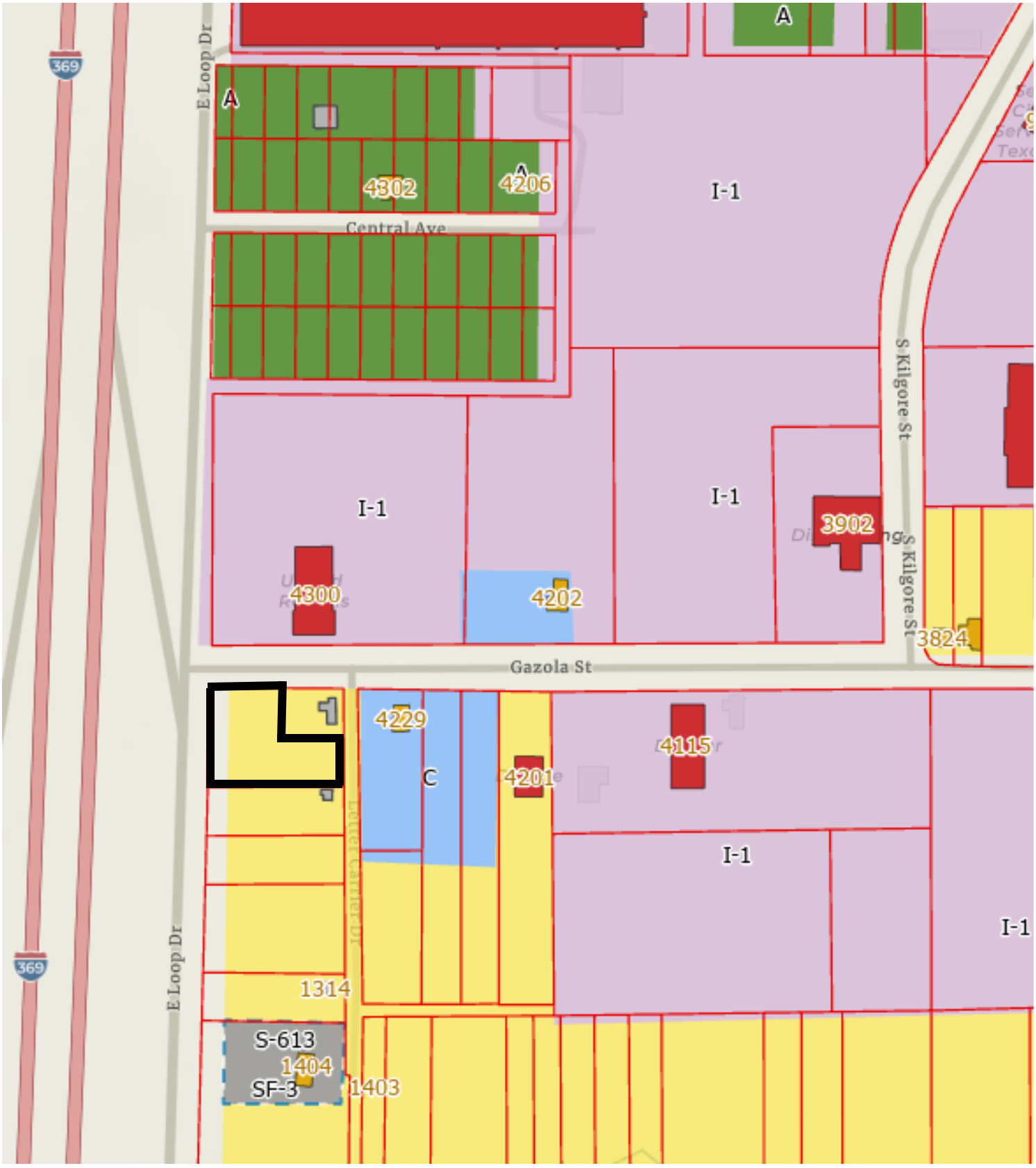
_____ _____

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

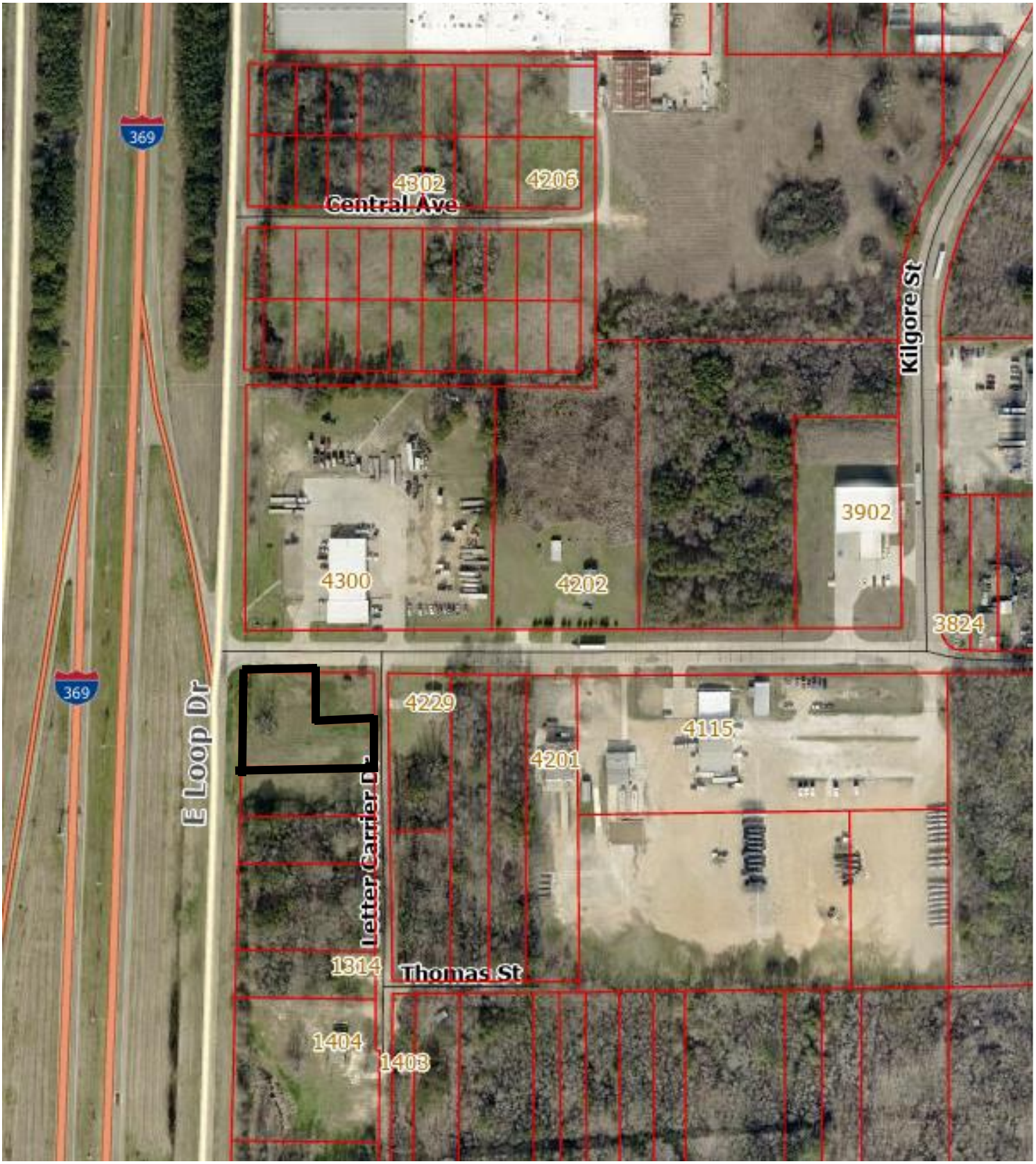
# 4307 Gazola Street




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

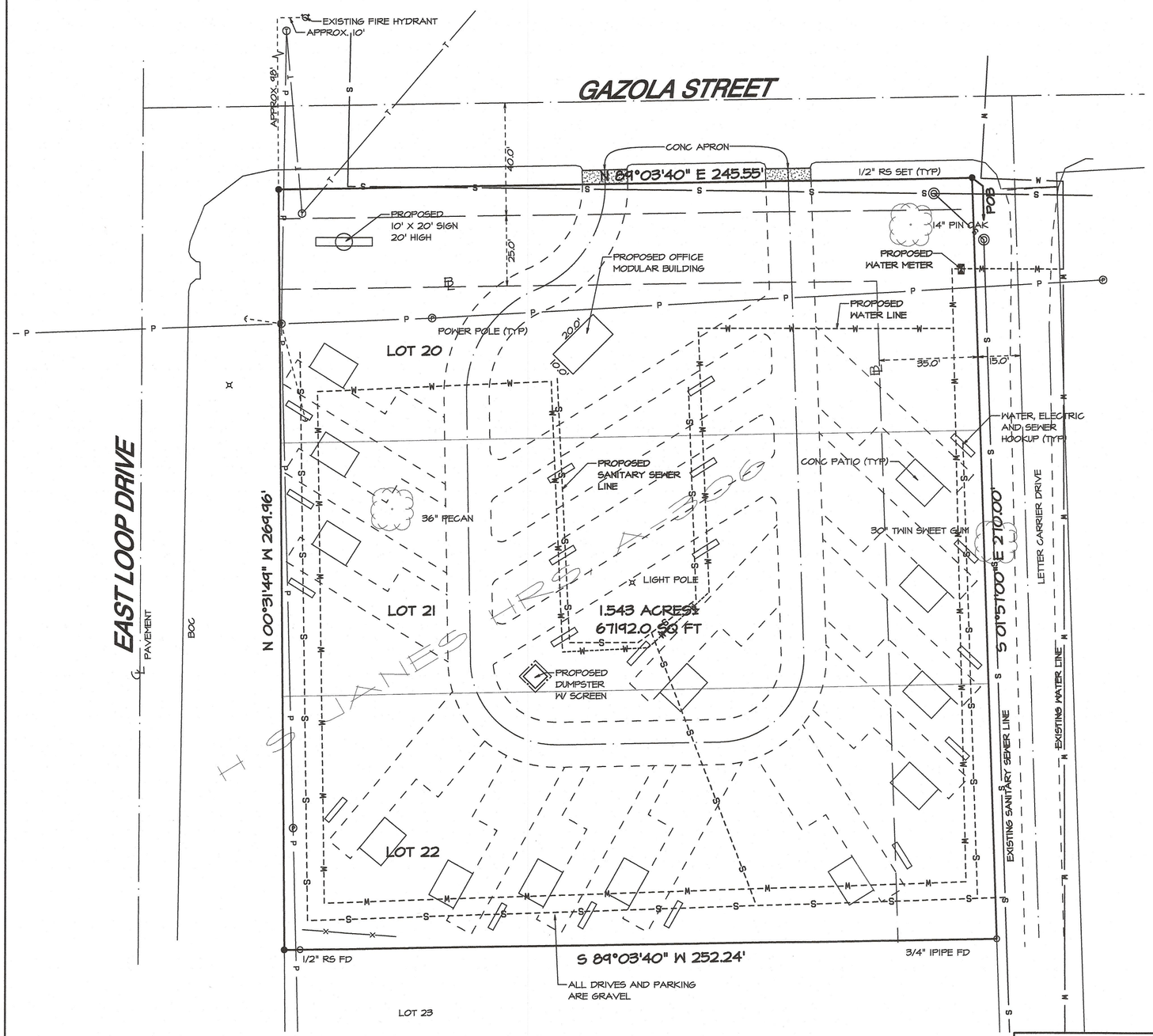



Attachment: 2023-083 ATTH 01 (Maps) (4036 : 2023-083 ORD SUP to allow an RV Park at 4307 Gazola Street)

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

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: 2023-083 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<br>☐ Provide a Safe Community<br>☑ Deliver Quality Services<br>☐ Foster a Healthy Community |
| Run the Operations | ☐ Enhance Community Preparedness & Responsiveness<br>☐ Maximize Partnership Opportunities<br>☑ Provide Courteous & Responsive Customer Service<br>☐ Model a Positive City Image<br>☑ Deliver Efficient Services<br>☐ Cultivate Community Involvement & Access |
| Manage the Resources | ☐ Maintain Fiscal Strength<br>☐ Maximize Utilization & Resources<br>☐ Invest in Infrastructure & Transportation |
| Develop Personnel | ☐ Develop a Skilled & Diverse Workforce<br>☐ 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**

| | | | |
|---|---|---|---|
| 06/20/23 | City Council | MOVED FORWARD | Next: 07/10/23 |

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.
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:

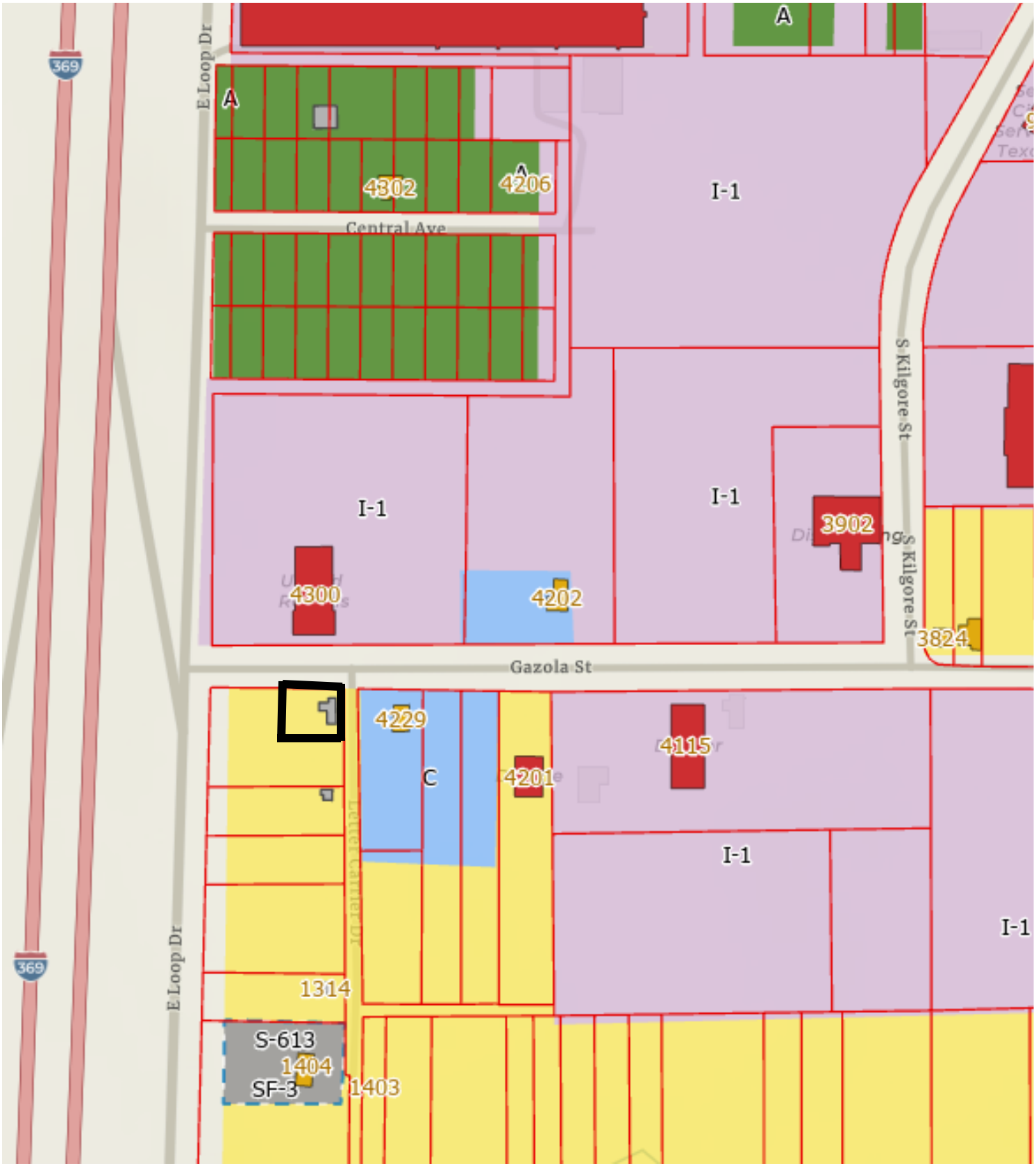
_____ _____

JENNIFER EVANS, CITY SECRETARY BOB BRUGGEMAN, MAYOR

Attachment: 2023-084 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)

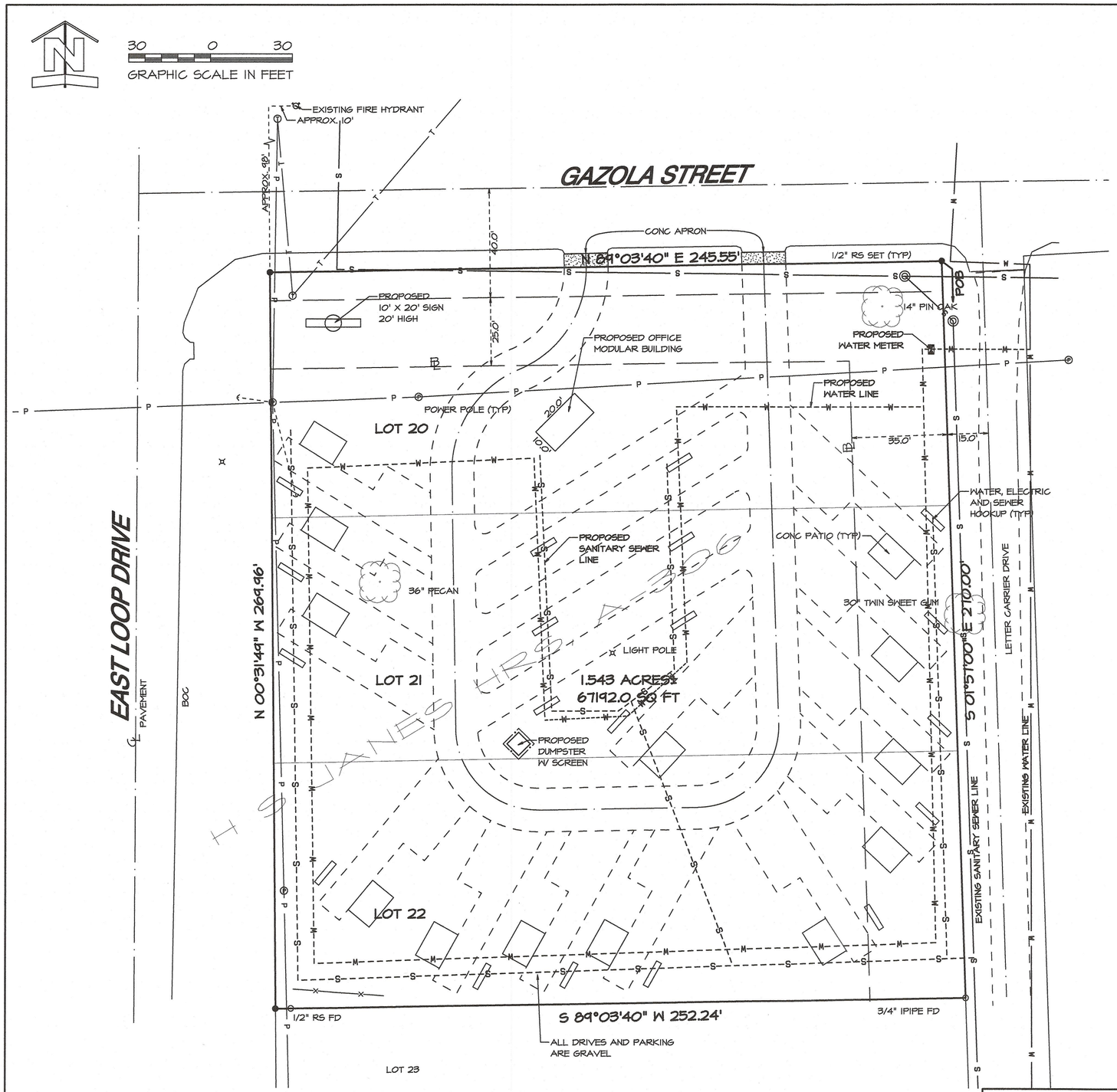
2023-084 ATTH 01

# 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

| | |
|---|---|
| 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.
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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<br>☐ Provide a Safe Community<br>☑ Deliver Quality Services<br>☐ Foster a Healthy Community |
| Run the Operations | ☐ Enhance Community Preparedness & Responsiveness<br>☐ Maximize Partnership Opportunities<br>☑ Provide Courteous & Responsive Customer Service<br>☐ Model a Positive City Image<br>☑ Deliver Efficient Services<br>☐ Cultivate Community Involvement & Access |
| Manage the Resources | ☐ Maintain Fiscal Strength<br>☐ Maximize Utilization & Resources<br>☐ Invest in Infrastructure & Transportation |
| Develop Personnel | ☐ Develop a Skilled & Diverse Workforce<br>☐ 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.
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**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.
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 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**

| | | | |
|---|---|---|---|
| 06/20/23 | City Council | MOVED FORWARD | Next: 07/10/23 |

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.
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:

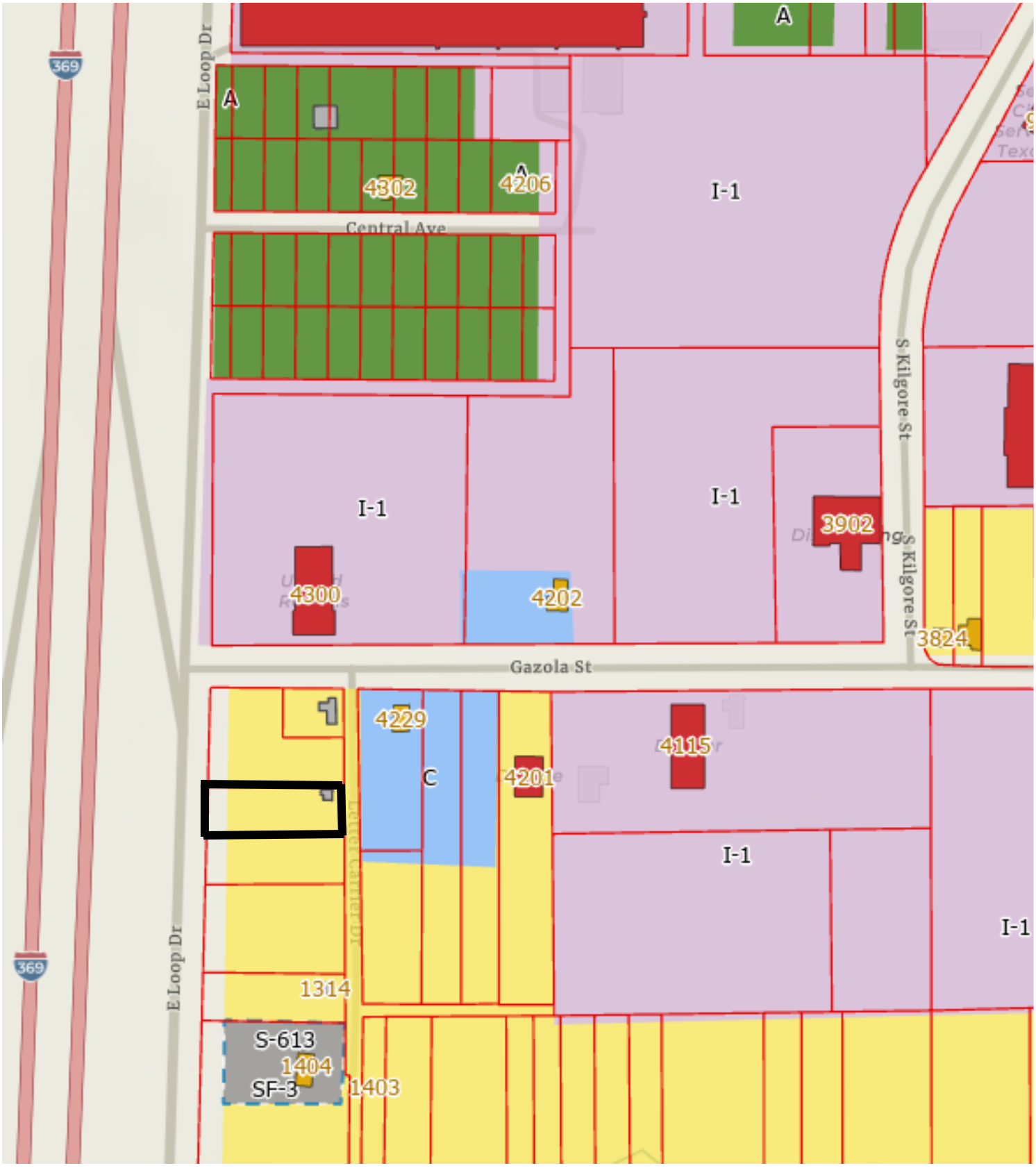
_____ _____

JENNIFER EVANS, CITY SECRETARY BOB BRUGGEMAN, MAYOR

Attachment: 2023-085 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

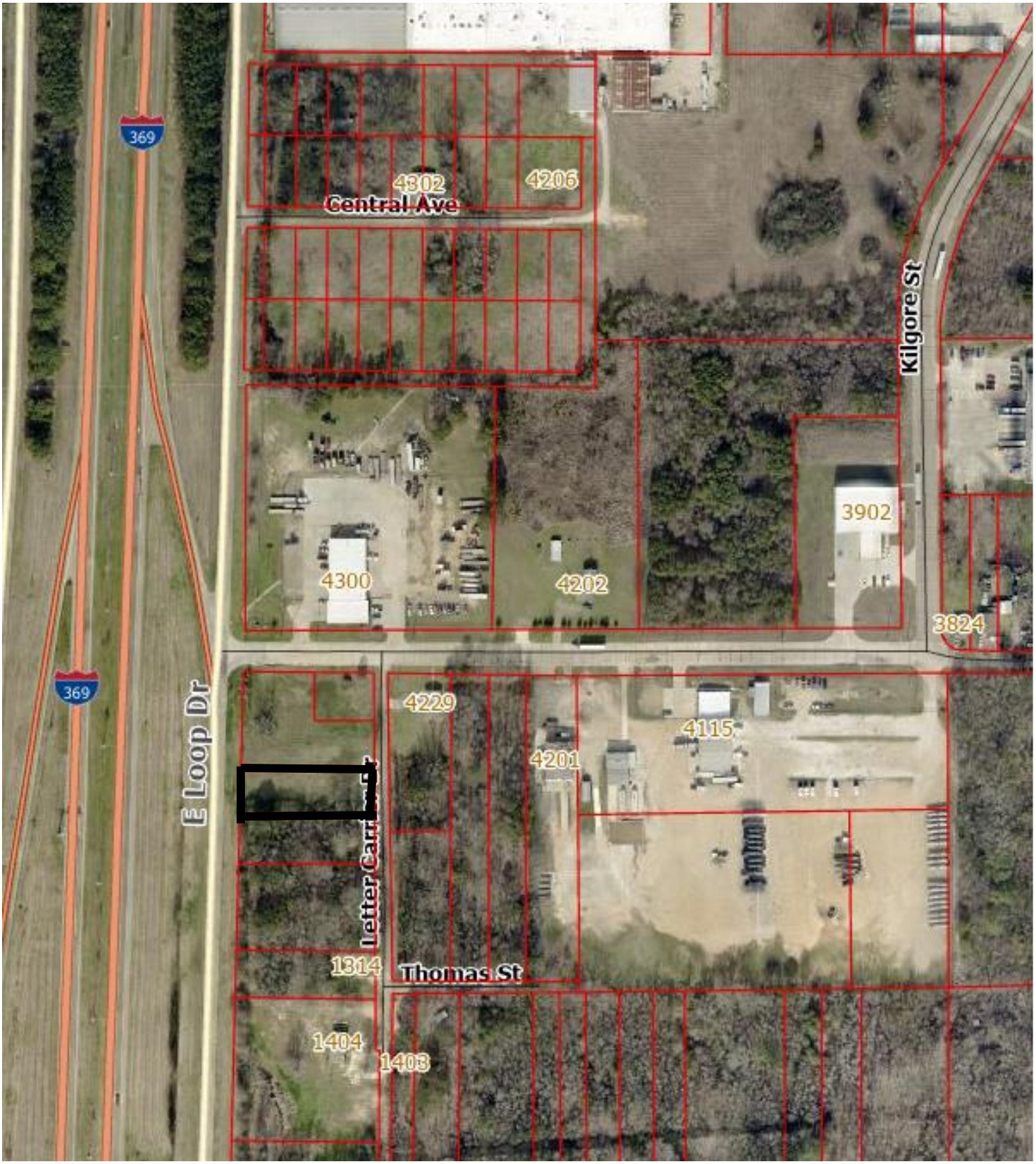
# 1312 Letter Carrier Rd




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

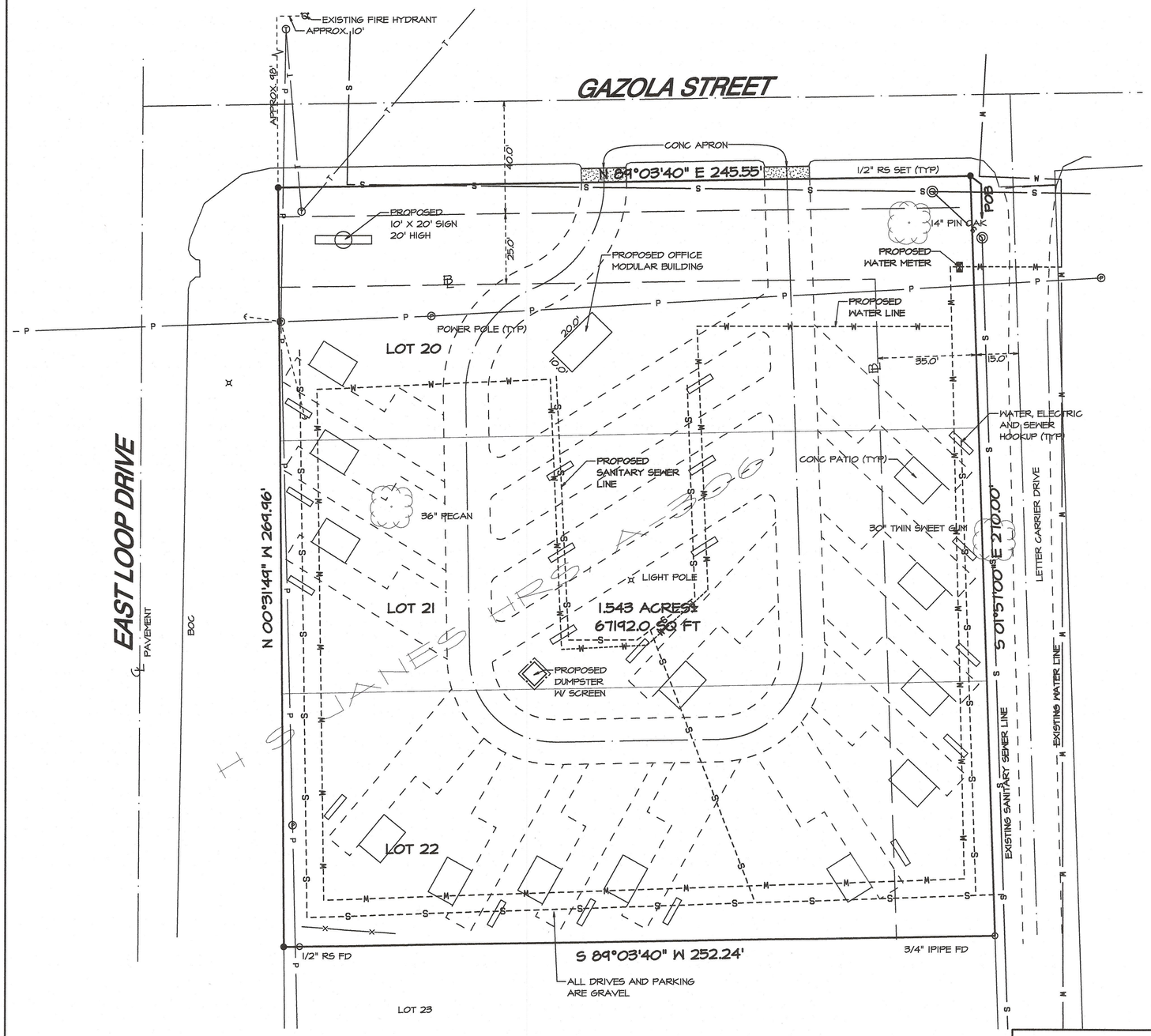
# 1312 Letter Carrier Rd




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
TX Firm 10031200 www.HSEonline.net
5/16/2023 10:39

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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<br>☐ Provide a Safe Community<br>☑ Deliver Quality Services<br>☐ Foster a Healthy Community |
| Run the Operations | ☐ Enhance Community Preparedness & Responsiveness<br>☐ Maximize Partnership Opportunities<br>☑ Provide Courteous & Responsive Customer Service<br>☐ Model a Positive City Image<br>☑ Deliver Efficient Services<br>☐ Cultivate Community Involvement & Access |
| Manage the Resources | ☐ Maintain Fiscal Strength<br>☐ Maximize Utilization & Resources<br>☐ Invest in Infrastructure & Transportation |
| Develop Personnel | ☐ Develop a Skilled & Diverse Workforce<br>☐ 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.
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: 2023-085 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.
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.

**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. 2023-086 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**

06/20/23 City Council MOVED FORWARD Next: 07/10/23

**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.
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.
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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:

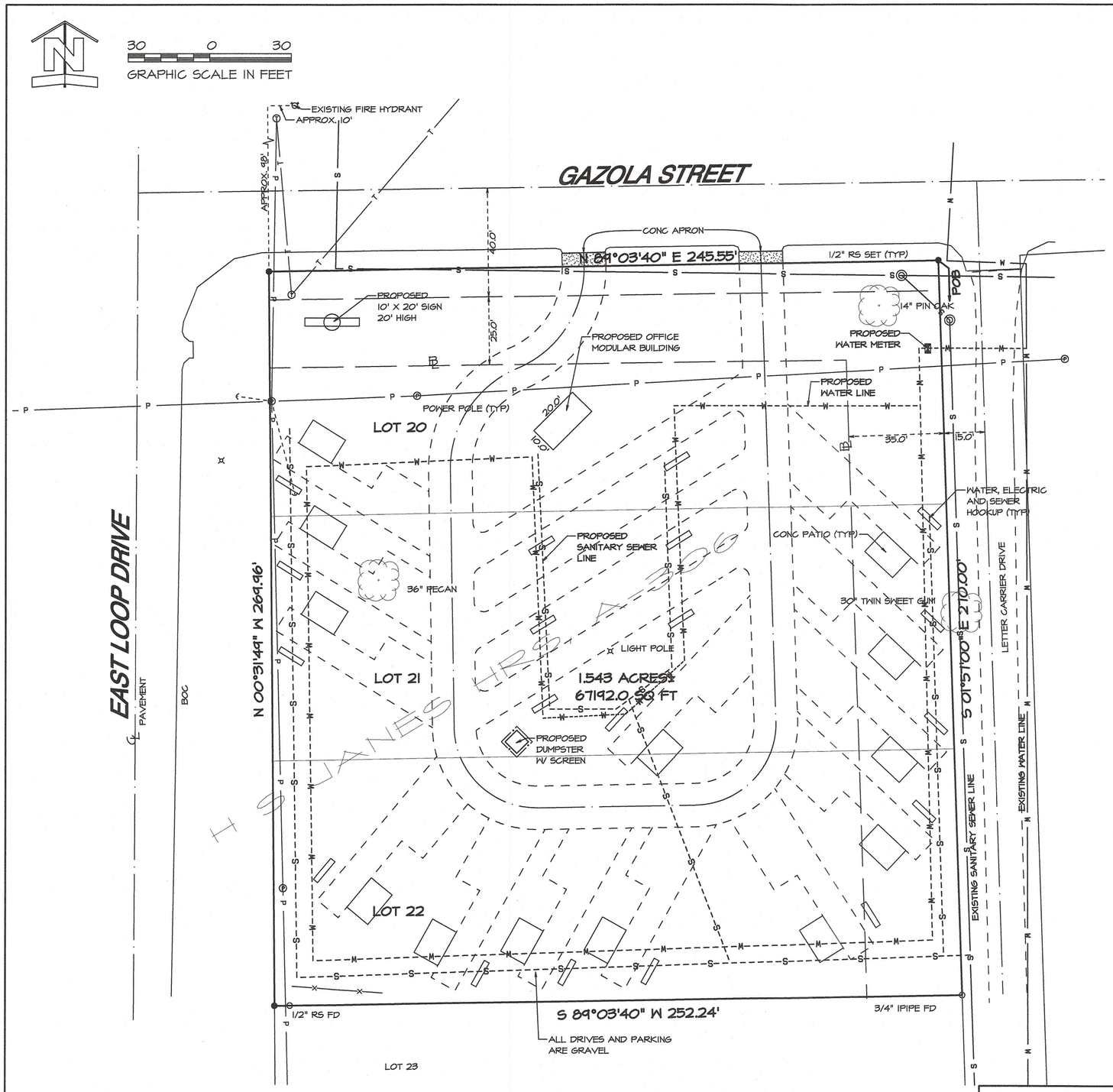
_____ _____

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 | |

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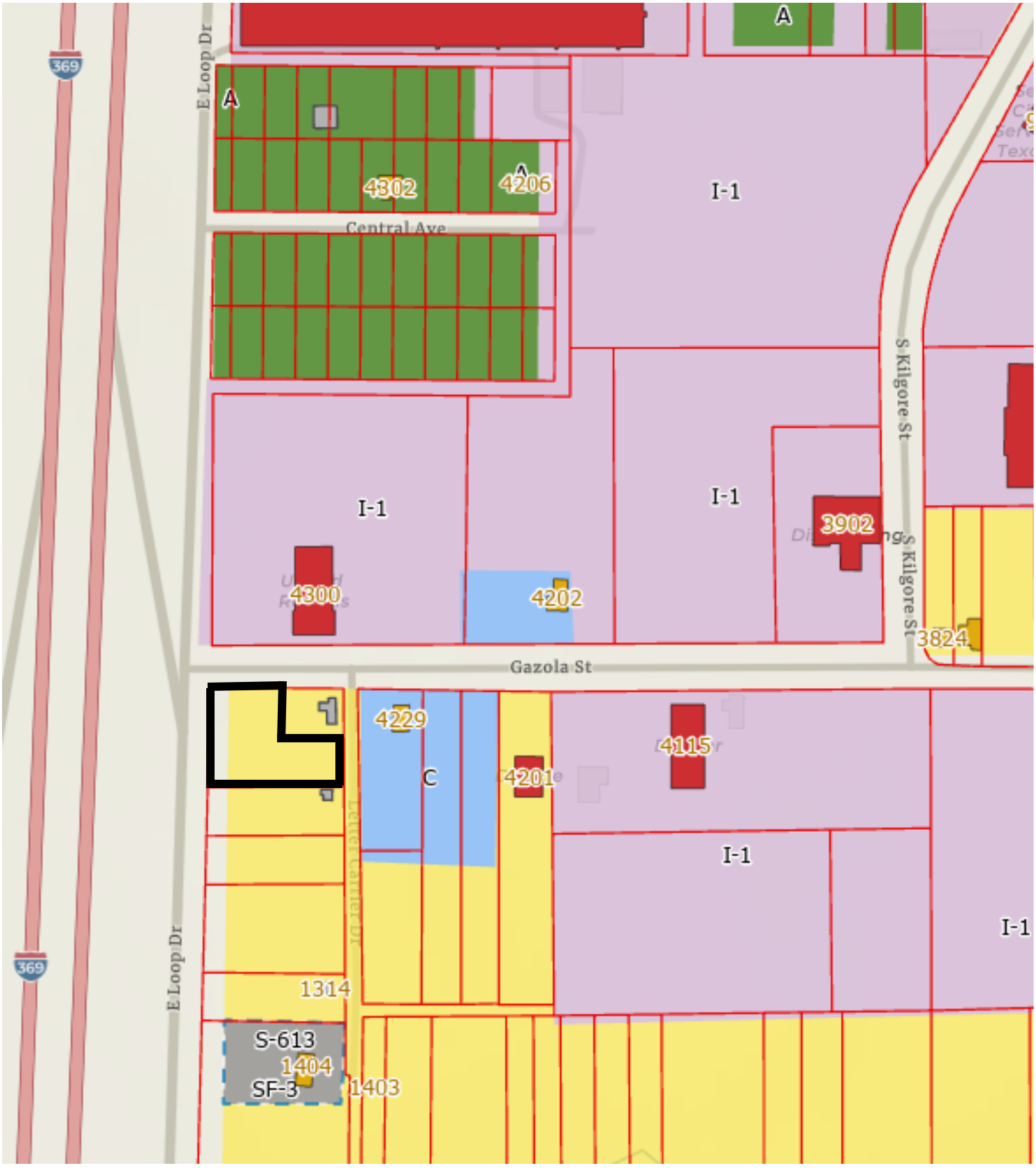
HALL SURVEYING & ENGINEERING, INC.
Surveying, Engineering and Land Planning Services
403 East 9th Street, Texarkana, Arkansas 71854
Phone: 870-773-8531 Toll Free: 888-440-4255 Fax: 870-773-8532
TX Firm 10031200 www.HSEonline.net
5/16/2023 10:39

Attachment: 2023-086 EXH 'A' (Site Plan) (4039 : 2023-086 ORD Amendment to PD-23-3(A) site plan approval)

2023-086 ATTH 01

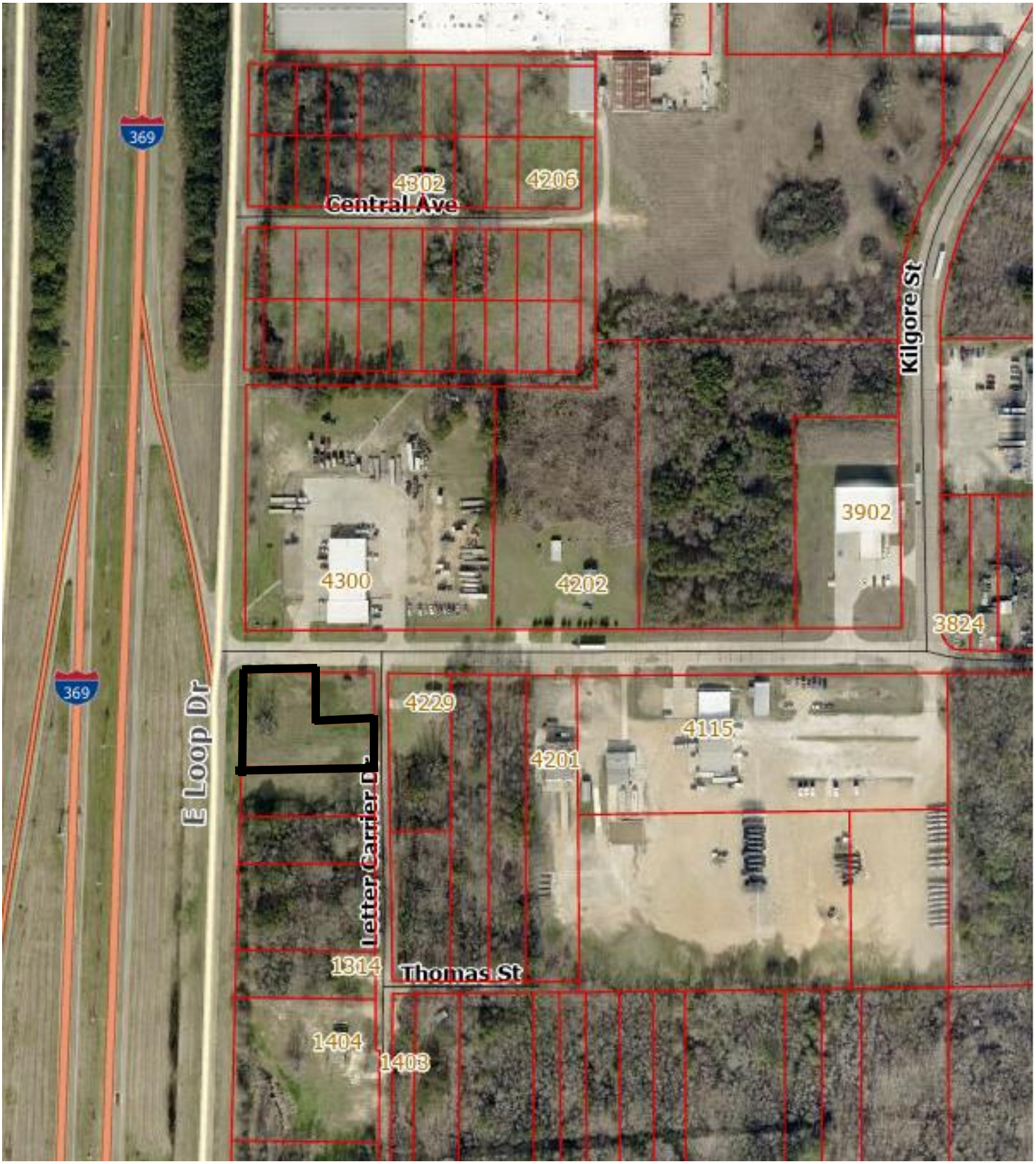
# 4307 Gazola Street




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<br>☐ Provide a Safe Community<br>☑ Deliver Quality Services<br>☐ Foster a Healthy Community |
| Run the Operations | ☐ Enhance Community Preparedness & Responsiveness<br>☐ Maximize Partnership Opportunities<br>☑ Provide Courteous & Responsive Customer Service<br>☐ Model a Positive City Image<br>☑ Deliver Efficient Services<br>☐ Cultivate Community Involvement & Access |
| Manage the Resources | ☐ Maintain Fiscal Strength<br>☐ Maximize Utilization & Resources<br>☐ Invest in Infrastructure & Transportation |
| Develop Personnel | ☐ Develop a Skilled & Diverse Workforce<br>☐ 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.**

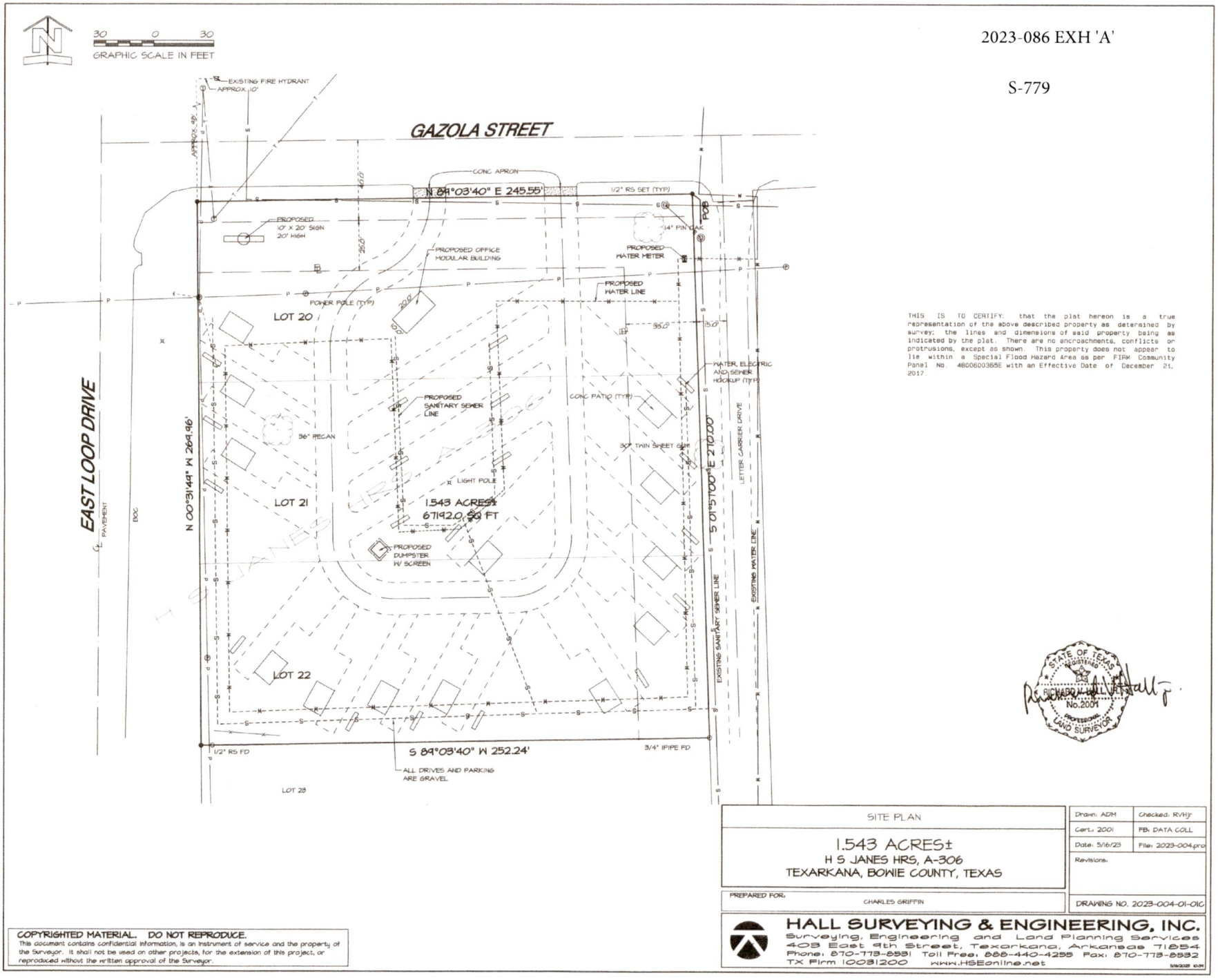
ATTEST:

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 10081200 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.
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. 2023-087 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**

06/20/23 City Council MOVED FORWARD Next: 07/10/23

**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.
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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:

_____ _____

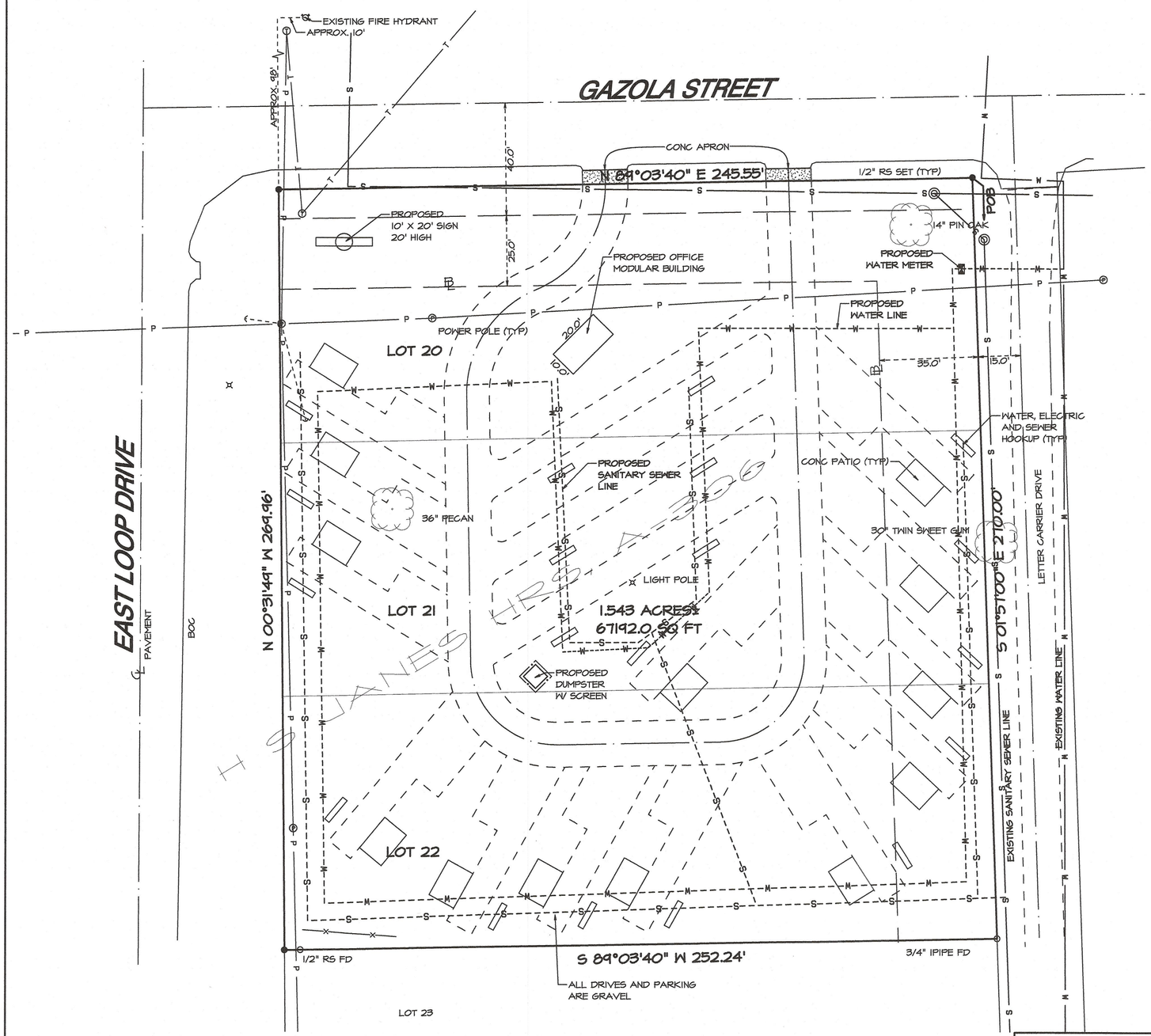
JENNIFER EVANS, CITY SECRETARY BOB BRUGGEMAN, MAYOR

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

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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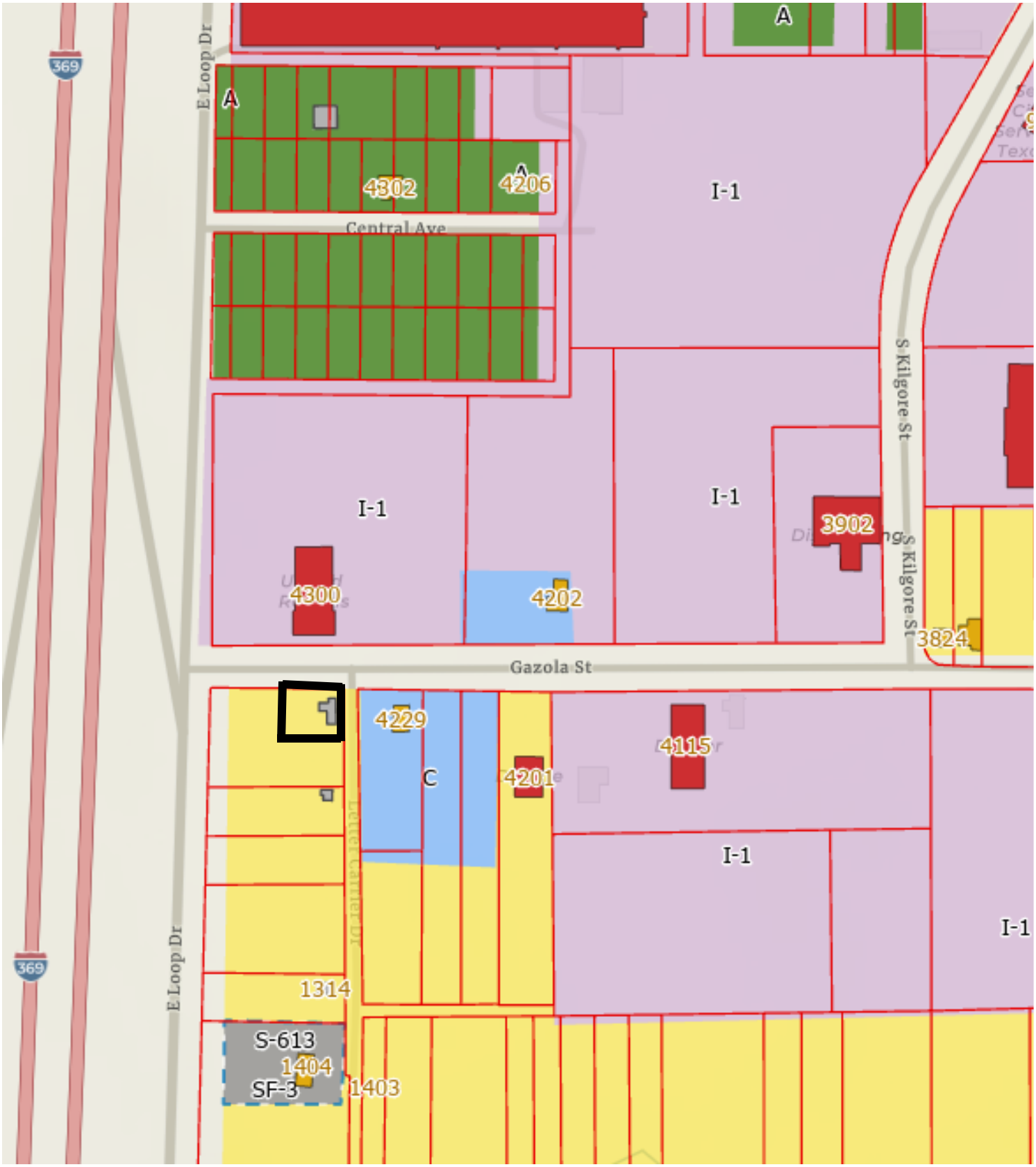
Attachment: 2023-087 EXH 'A' (Site Plan) (4040 : 2023-087 ORD Amendment to PD-23-4(A) site plan approval 4301 Gazola St)

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: | |
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| **Perspectives** | **Goals** |
| Serve the Community | ☐ Promote an Environmentally Sensitive & Livable Community<br>☐ Provide a Safe Community<br>☑ Deliver Quality Services<br>☐ Foster a Healthy Community |
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| Develop Personnel | ☐ Develop a Skilled & Diverse Workforce<br>☐ 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.**

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**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.

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**PASSED AND APPROVED** in Regular Council Session on this the **10th day of July, 2023.**

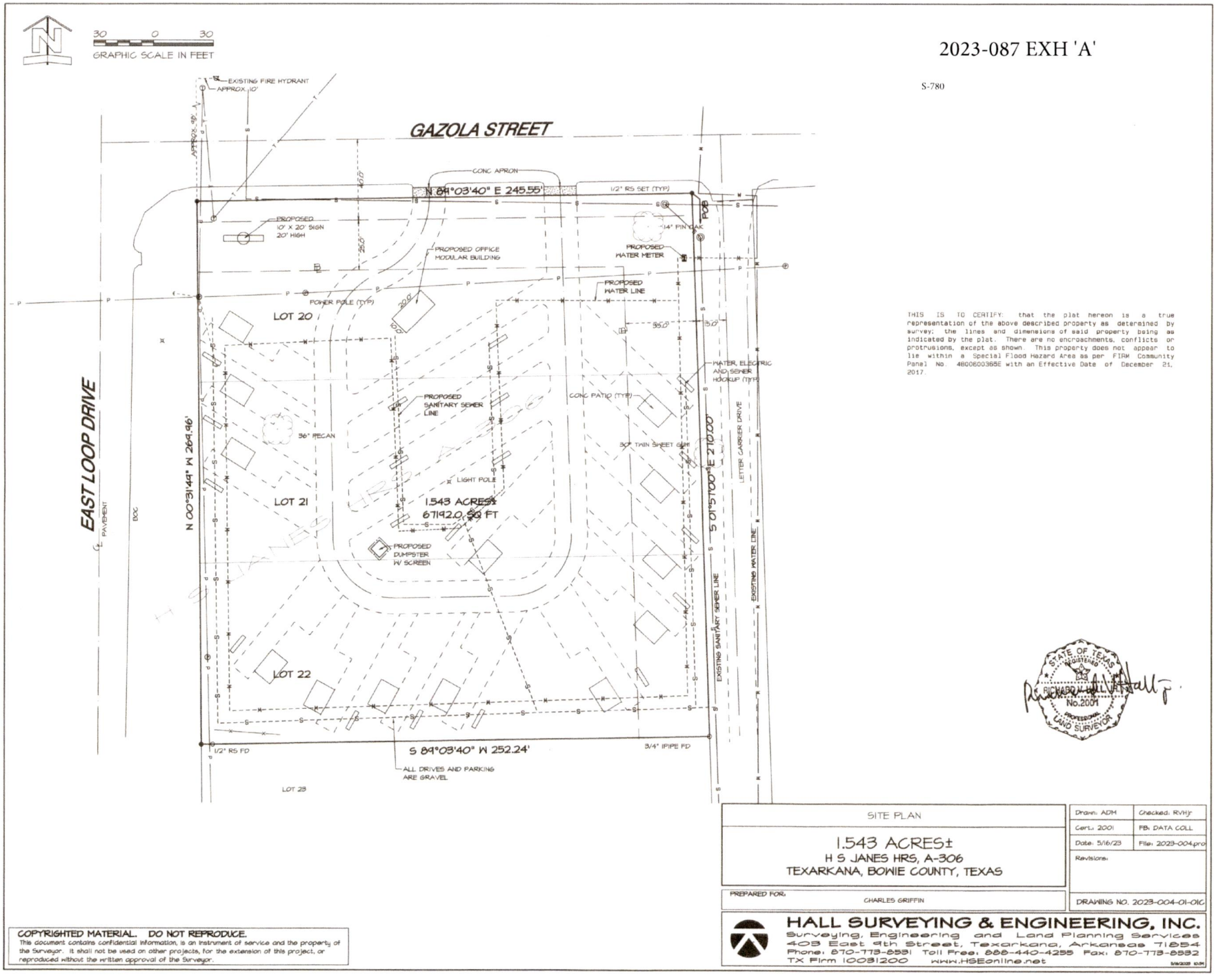
ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

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)

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STATE OF TEXAS REGISTERED RICHARD V. HALL No.2001 PROFESSIONAL LAND SURVEYOR

SITE PLAN

1.543 ACRES±
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| Revisions: | |

PREPARED FOR: CHARLES GRIFFIN

DRAWING NO. 2023-004-01-01C

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Surveying, Engineering and Land Planning Services
403 East 9th Street, Texarkana, Arkansas 71854
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TX Firm 10081200 www.HSEonline.net

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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.
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.

**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**

06/20/23 City Council MOVED FORWARD Next: 07/10/23

**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.
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:

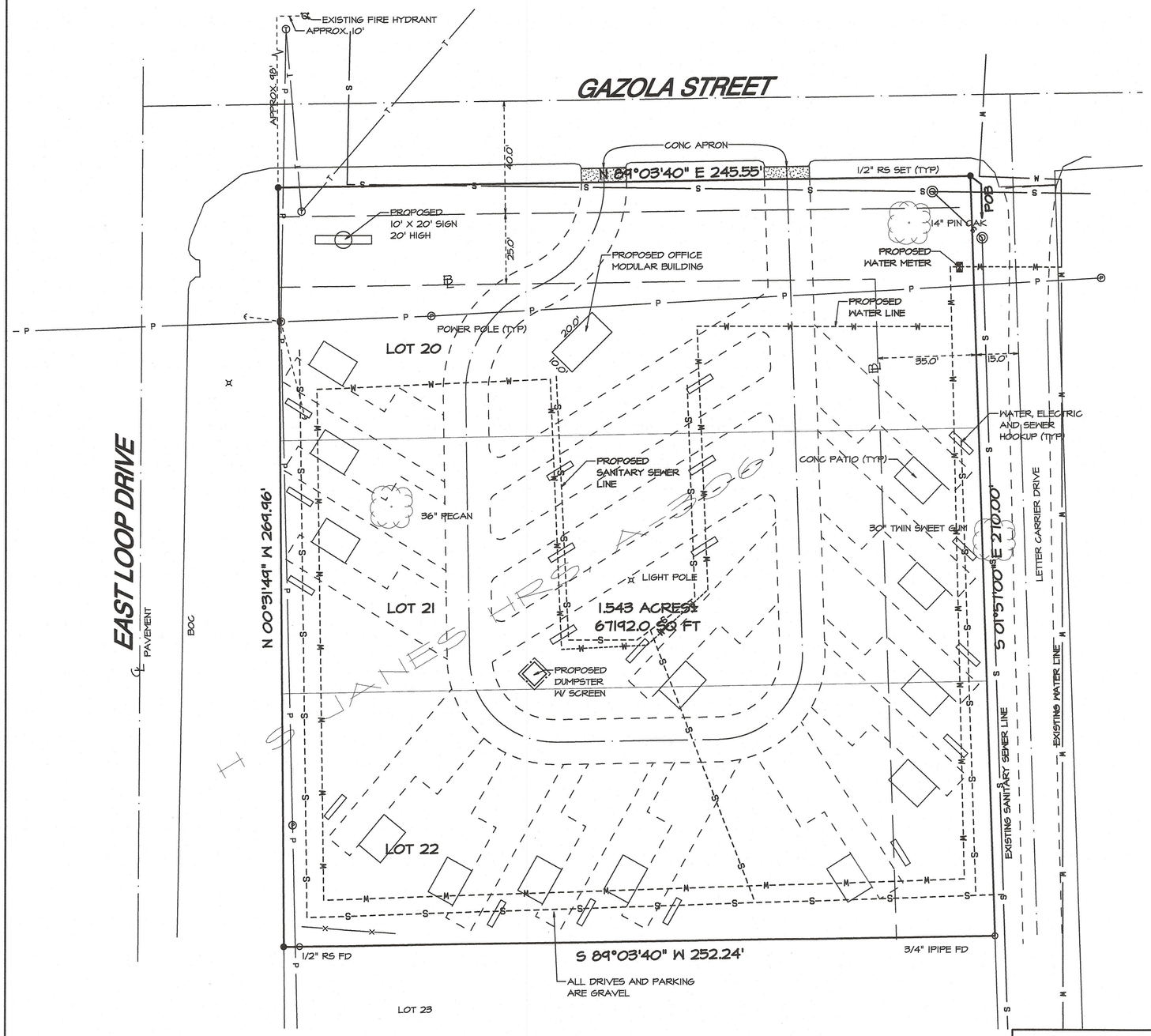
_____ _____

JENNIFER EVANS, CITY SECRETARY BOB BRUGGEMAN, MAYOR

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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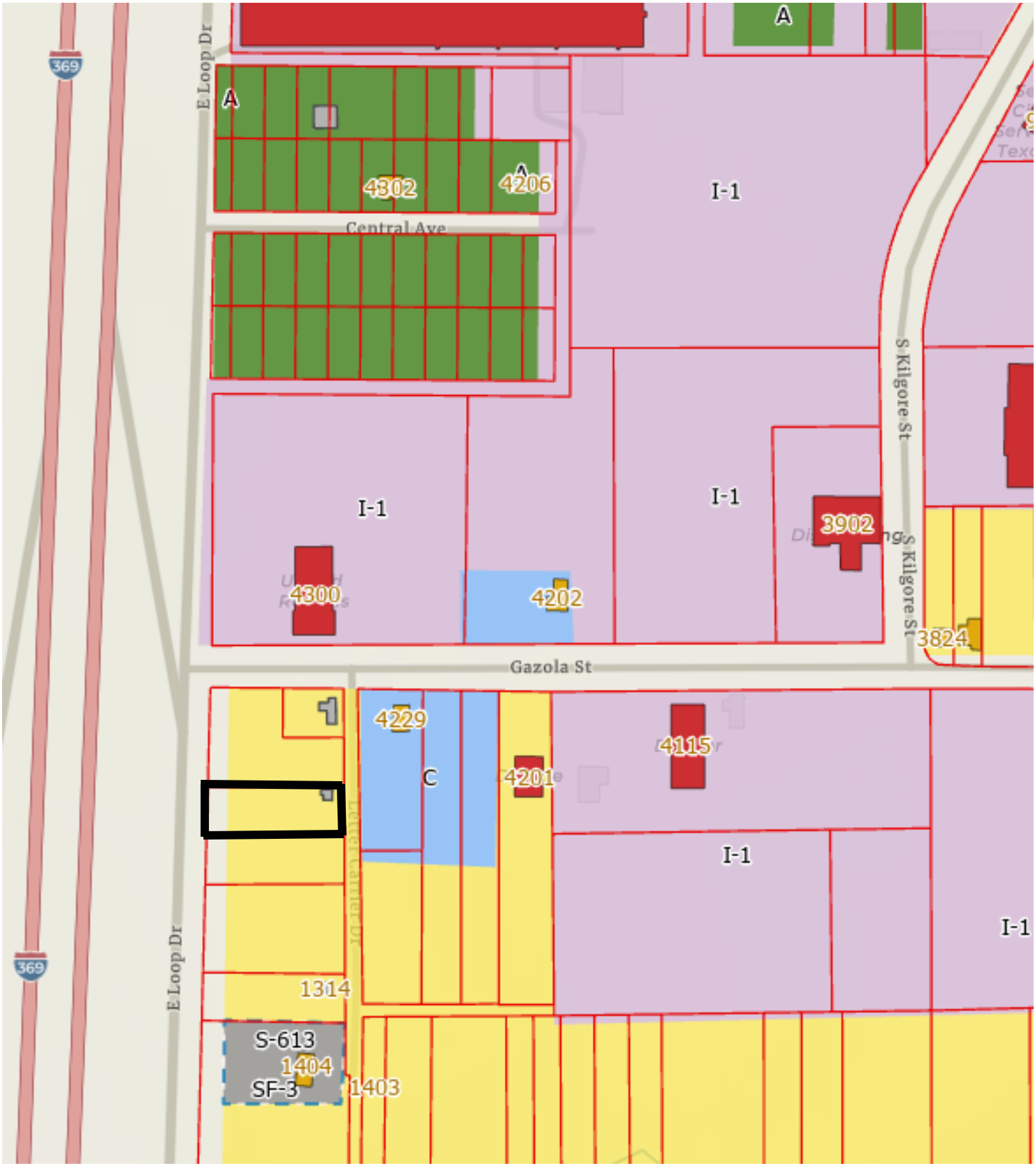
Surveying, Engineering and Land Planning Services
403 East 9th Street, Texarkana, Arkansas 71854
Phone: 870-773-8531 Toll Free: 888-440-4255 Fax: 870-773-8532
TX Firm 10031200 www.HSEonline.net
5/16/2023 10:39

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

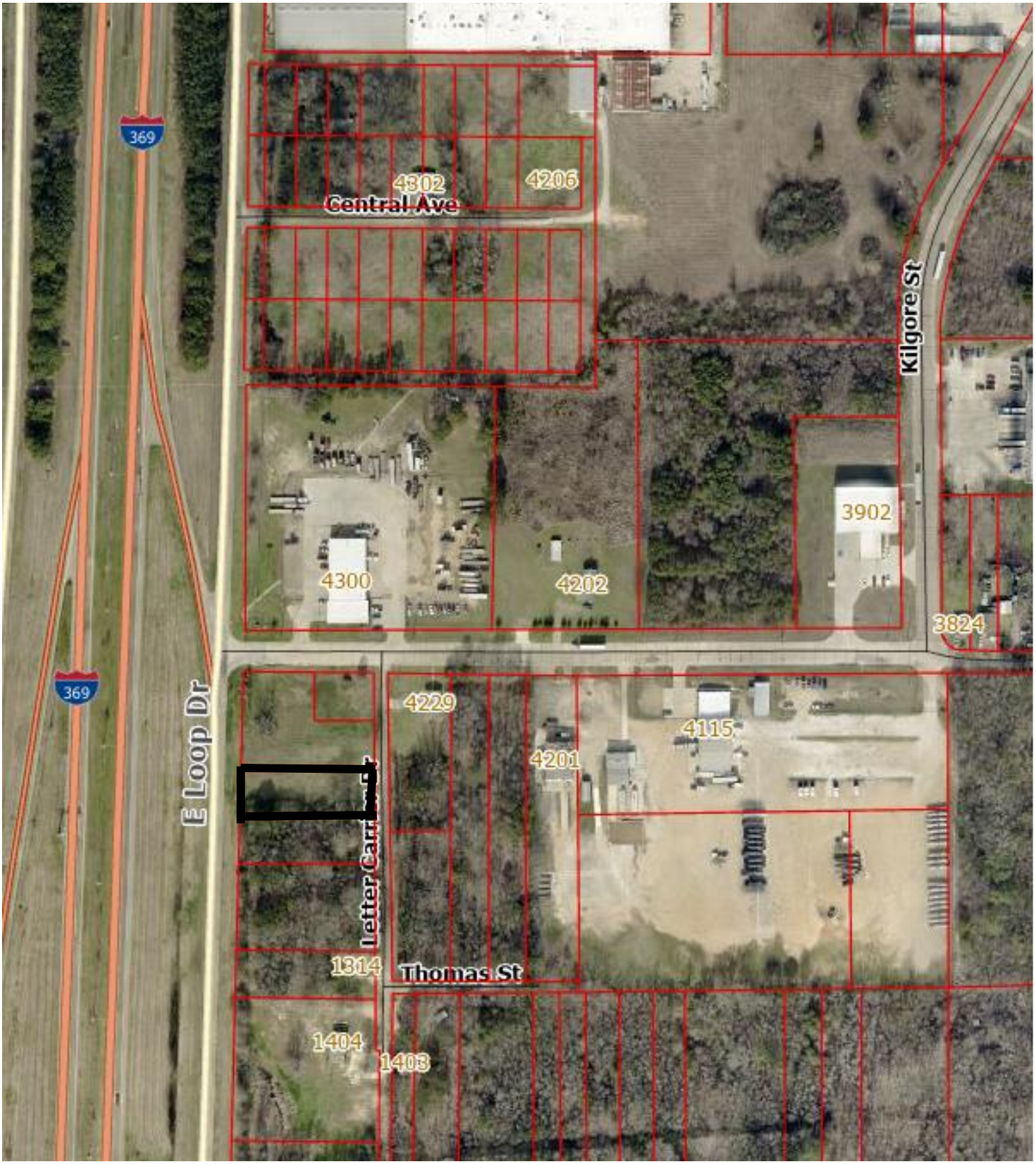
# 1312 Letter Carrier Rd




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<br>☐ Provide a Safe Community<br>☑ Deliver Quality Services<br>☐ Foster a Healthy Community |
| Run the Operations | ☐ Enhance Community Preparedness & Responsiveness<br>☐ Maximize Partnership Opportunities<br>☑ Provide Courteous & Responsive Customer Service<br>☐ Model a Positive City Image<br>☑ Deliver Efficient Services<br>☐ Cultivate Community Involvement & Access |
| Manage the Resources | ☐ Maintain Fiscal Strength<br>☐ Maximize Utilization & Resources<br>☐ Invest in Infrastructure & Transportation |
| Develop Personnel | ☐ Develop a Skilled & Diverse Workforce<br>☐ 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.**

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**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.

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Attachment: 2023-088 ORD SPA 1312 Letter Carrier signed (4041 : 2023-088 ORD Amendment to PD-23-5(A) 1312 Letter Carrier Dr.)

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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:

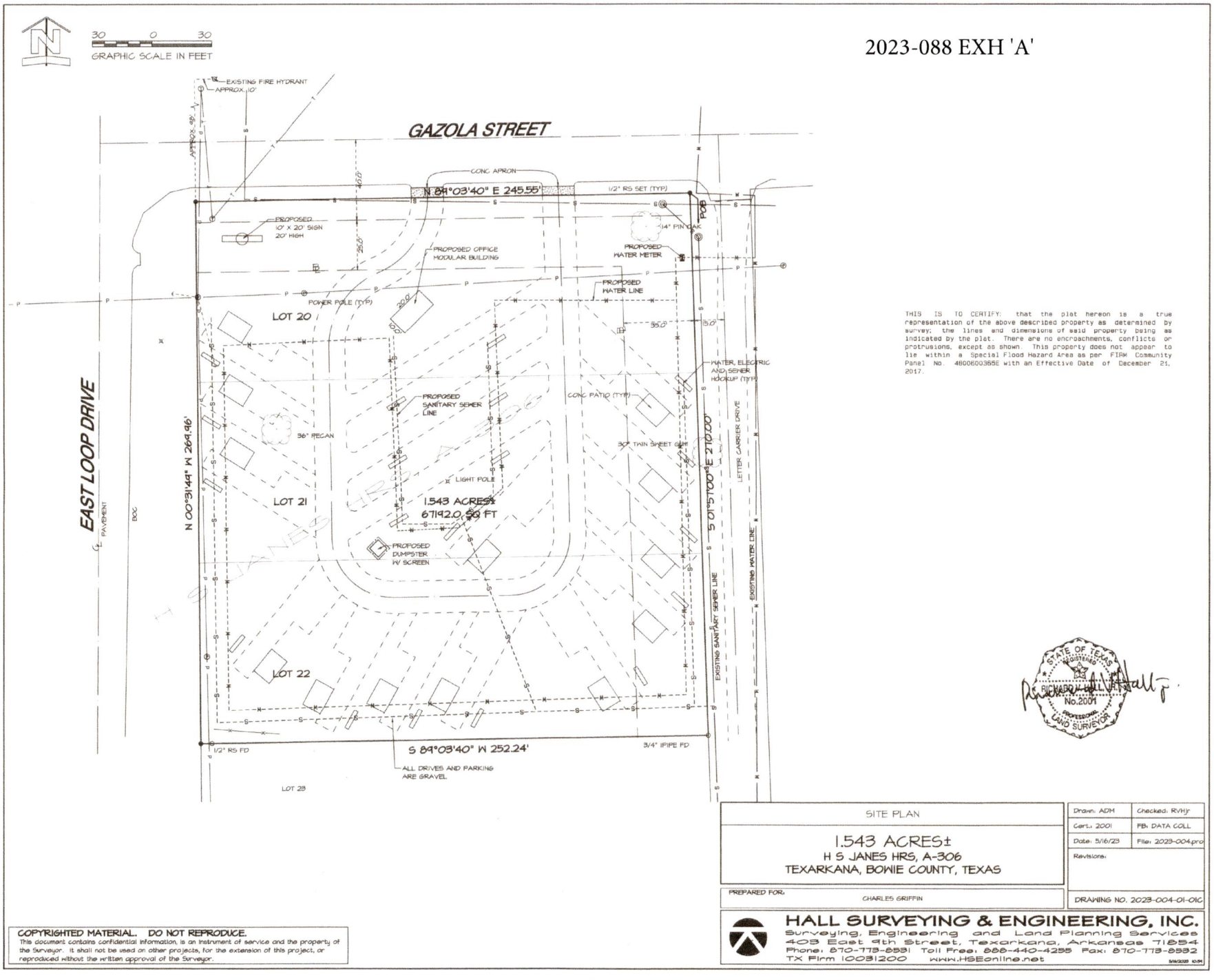
JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

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. 48005C0365E 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±<br>H S JANES HRS, A-306<br>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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