



CITY OF TEXARKANA

CITY COUNCIL

AGENDA • JANUARY 12, 2026

Council Chambers

Regular Meeting

6:00 PM

220 TEXAS BLVD., TEXARKANA, TX 75501

Mayor

Bob Bruggeman

Ward 1

Jean H. Matlock

Ward 2

Mary Hart

Ward 3

Steve Thompson

Ward 4

Christie Page

Ward 5

Cole Meador

Ward 6

Jay Davis



Vision

The vision of the City is to be a thriving regional center for education, business, and culture which attracts and serves our residents and visitors.

Mission

The mission of the City is to provide customer-focused public services and regional leadership that serve our residents and visitors while offering a safe, vibrant, and welcoming community.

The City Council reserves the right to convene into closed session on any agenda item or issue if applicable pursuant to authorization by the Texas Open Meetings Act (Title 5, Chapter 551 of the Texas Government Code), and will reconvene into open session before taking any final action, decision, or vote on a matter deliberated.

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

II. INVOCATION AND PLEDGE LED BY COUNCIL MEMBER JEAN MATLOCK

III. TOURISM FRIENDLY TEXAS CERTIFIED COMMUNITY PRESENTATION

IV. MAYOR'S REMARKS AND ITEMS OF COMMUNITY INTEREST

Upcoming City Council Meetings

Monday, February 9, 2026 at 6:00 p.m.

Monday, March 9, 2026 at 6:00 p.m.

Perot Theatre Upcoming Shows

The Texarkana Symphony Orchestra will present **A Whirling Dervish** on January 15th at 7:00 p.m.

The 49th Place Production will present **The Ultimate Elvis Concert** on January 24th at 7:30 p.m.

The Texarkana Symphony will present **Jeans n' Classics: Back to Back Music of Elton John and Billy Joel** on February 7th at 7:00 p.m.

Tickets for Perot Theatre shows are available at perottheatre.org.

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.

VI. APPOINTMENTS TO BOARDS, COMMISSIONS, AND COMMITTEES

VII. ITEMS FOR CONSIDERATION

Consent Items

1. Consider approval of the minutes of the Regular Meeting of the City Council held on November 10, 2025.

2. Consider approval of the minutes of the Regular Meeting of the City Council held on December 8, 2025.
3. Resolution No. 2026-004 authorizing the City Manager to execute a contract with Plummer Associates, Inc., of Fort Worth, Texas, in the amount of \$500,000, with the Texas portion of the project not to exceed \$304,150, for engineering services necessary for the development of a computerized model of the combined sewer collection system of the Cities of Texarkana, Texas, and Texarkana, Arkansas, and a sewer collection system master plan for the Cities of Texarkana, Texas, and Texarkana, Arkansas.
4. Resolution No. 2026-006 approving the Texarkana Regional Airport Executive Director to execute an agreement with McClelland Engineering for engineering services for MRO site development in the amount of TWO MILLION FIVE HUNDRED TWELVE THOUSAND EIGHT HUNDRED FORTY-TWO DOLLARS AND EIGHTY-SEVEN CENTS (\$2,512,842.87).
5. Resolution No. 2026-008 authorizing the City Manager to execute a contract with Kampco, Inc. of Texarkana, Arkansas, for the Beaumont 15” Sewer Replacement Project in an amount not to exceed \$322,703.84. Funds are available in the Utility's 2025-2026 budget, in the Texas Infrastructure Fund at \$322,703.84.
6. Ordinance No. 2026-014 repealing Chapter 28, Article VII (Panhandling) of the Code of Ordinances.
7. Ordinance No. 2026-016, ratifying Ordinance No. 2025-179, closing and abandoning (20') of right of way, formerly known as Thomas Street, located west of Ann Street and north of Lake Drive, within the Hancocks 1st Addition, and surplus and selling to the adjacent property owner 0.076 acres of surplus property between Lots 16-18 within the Hancocks 1st Addition.
8. Resolution No. 2026-017 ratifying and implementing plan document changes of the Texarkana Firemen's Relief and Retirement Fund, by increasing city contributions with budgeted funds, and ratifying the agreement of the Board of Trustees of the Texarkana Firemen's Relief and Retirement Fund.

Action Items

1. Ordinance No. 2026-007 authorizing Fire Department Texas Intrastate Fire Mutual Aid System (TIFMAS) coordinator and reimbursement assignment pay.
2. Resolution No. 2026-019 denying Southwestern Electric Power Company's request for approval of its proposed "Electric Service – Large Load Contract" tariff for large-load customers.

VIII. FIRST BRIEFINGS

1. Ordinance No. 2026-001 rezoning on Lot 2, Block 3, West Beverly, located at 1009 Blanton Street (Ward 2) from Single Family-2 to Single Family-3. Bernardino Gabriel, owner.

Public Hearing: 2/9/2026
Council Vote: 2/9/2026

2. Ordinance No. 2026-002 granting a Specific Use Permit to allow the location of a HUD code manufactured home on Lot 2, Block 3, West Beverly, located at 1009 Blanton Street (Ward 2). Bernardino Gabriel, owner.

Public Hearing: 2/9/2026
Council Vote: 2/9/2026

3. Ordinance No. 2026-003 amending PD-02-13 for site plan approval on Lot 1, Block 1, Healthcare Express Subdivision, located at 4302 Galleria Oaks Drive (Ward 6). Josh & Ashley Talley, owners, and Vance Liles, MTG Engineers and Surveyors, agent.

Public Hearing: 2/9/2026
Council Vote: 2/9/2026

4. Ordinance No. 2026-005 rezoning on an approximate 0.972-acre tract of land (being Tract 3), J.M. Goffe HRS, A-244, located at 3506 Moores Lane (Ward 6) from Agriculture to Planned Development-General Retail. Raymond Jordan, owner, and Jason Eppinette, agent.

Public Hearing: 2/9/2026
Council Vote: 2/9/2026

5. Ordinance No. 2026-015 closing and abandoning four (4) right of way tracts of 0.271 acres, 0.086 acres, 0.334 acres, and 0.226 acres, located south of South 8th Street and east of South Lelia Avenue in the Factory Heights Addition.

Public Hearing: 2/9/2026
Council Vote: 2/9/2026

6. Ordinance No. 2026-020 amending PD-26-01 for site plan approval on an approximate 0.972-acre tract of land (being Tract 3), J.M. Goffe HRS, A-244, located at 3506 Moores Lane (Ward 6). Raymond Jordan, owner, and Jason Eppinette, agent.

Public Hearing: 2/9/2026
Council Vote: 2/9/2026

IX. PUBLIC HEARINGS

1. Ordinance No. 2025-189 approving a site plan on an approximate 0.77-acre tract of

land (being Tract 58 & 59, J.A. Talbot HRS, A-564, located at 5817 Richmond Road (Ward 5). Bun Leng Tann "Alex", owner.

Public Hearing: 1/12/2026

Council Vote: 1/12/2026

2. Ordinance No. 2025-190 granting a Specific Use Permit to allow the location of a billboard, off-premises advertising sign on an approximate 0.21-acre tract of land (being Tract 13) Howard Etheridge HRS, A-182, located at 1502 New Boston Road (Ward 2). Mark Stevens, owner, and Taylor Baumgardner, agent. **[A 3/4 vote of the Council is required to approve this request.]**

Public Hearing: 1/12/2026

Council Vote: 1/12/2026

3. Ordinance No. 2025-191 rezoning on an approximate 1.74-acre tract of land (being Tract 1B and 2A), Flower Acres, located 3326 South Lake Drive (Ward 2) from Planned Development Two Family-2 to Planned Development Multiple Family-1. Nelda Shavers, owner, and Kayla Wood, MTG Engineers and Surveyors, agent.

Public Hearing: 1/12/2026

Council Vote: 1/12/2026

4. Ordinance No. 2025 -192 approving a site plan on an approximate 1.74-acre tract of land (being Tract 1B and 2A), Flower Acres, located 3326 South Lake Drive (Ward 2). Nelda Shavers, owner and Kayla Wood, MTG Engineers and Surveyors, agent.

Public Hearing: 1/12/2026

Council Vote: 1/12/2026

5. Ordinance No. 2025-193 approving a site plan on an approximate 3.498-acre tract of land (being Tract 201), George Brinlee HRS, A-18, located at 3133 Pleasant Grove Road (Ward 5). David Potter, II, owner, and Kayla Wood, MTG Engineers and Surveyors, agent.

Public Hearing: 1/12/2026

Council Vote: 1/12/2026

X. CITY MANAGER'S REPORT

XI. ADMINISTRATIVE COMMENTS

1. City Council

2. City Staff

XII. INFORMATIONAL ITEM

Executive Summary of Summit’s CPI Rate Adjustment. (Material related to Ordinance No. 2025-188 and referenced at the December 8, 2025, council meeting.)

XIII. ADJOURNMENT



Jennifer Evans
City Secretary

This open meeting of a governmental entity is subject to the Texas Open Meetings Act (Chapter 551, Government Code). The “Council Chambers” is the room or property where the City Council will hold this meeting.

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

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

Pursuant to Section 46.03, Penal Code (places weapons prohibited), subsection (a)(14), a person commits an offense if the person intentionally, knowingly, or recklessly possesses or goes with a firearm, location-restricted knife, club, or prohibited weapon [listed in Penal Code Section 46.05(a)] in the room or rooms where a meeting of a governmental entity is held, if the meeting is an open meeting subject to Chapter 551, Government Code, and if the entity provided notice as required by that chapter.

This facility is wheelchair accessible and handicap parking is available. If you plan to attend this public meeting and you have a disability that requires special arrangements or accommodations, please call 903-798-3900 or (TTY) 1-800-RELAY TX (1-800-735-2989) at least 48 hours in advance.

Briefing Sheet

Department: Texarkana Water Utilities **Action Officer:** Michelle Warren, Executive Assistant

Subject: Resolution No. 2026-004 authorizing the City Manager to execute a contract with Plummer Associates, Inc., of Fort Worth, Texas, in the amount of \$500,000, with the Texas portion of the project not to exceed \$304,150, for engineering services necessary for the development of a computerized model of the combined sewer collection system of the Cities of Texarkana, Texas, and Texarkana, Arkansas, and a sewer collection system master plan for the Cities of Texarkana, Texas, and Texarkana, Arkansas.

Briefing: 1/12/2026 **Public Hearing:** 1/12/2026 **Council Vote:** 1/12/2026

Item Schedule:

Resolution No. 2026-004 authorizing the City Manager to execute a contract with Plummer Associates, Inc. for the development of a hydraulic analysis of the sewer collection system and a sewer collection system master plan serving the Cities of Texarkana, Texas and Texarkana, Arkansas (TWU), in an amount not to exceed \$500,000.00, with the Texas portion not to exceed \$304,150.00, with funds available in the Utility's 2025-2026 budget in the Texas Capital Improvement Fund.

Updates/History of Briefing:

Not Applicable

Executive Summary and Background Information:

Consider resolution authorizing the City Manager to enter into a contract with Plummer Associates, Inc. to develop a Master Plan of the sewer collection system serving the Cities of Texarkana, Texas and Texarkana, Arkansas in an amount not to exceed \$500,000.00 with the Texas portion of the project not to exceed \$304,150.00. Texarkana Water Utilities annually advertises a request for statements of qualifications and performance (SOQ) data for engineering, architectural, land surveying, geographic information system and related services and did so this fiscal year on January 13, 2025. Firms submitting in the prior year were given the chance to renew their statement of qualifications from the previous year’s request and new firms were invited to submit. Thirteen (13) firms responded to the request for annual statements. Eight (8) engineering, two (2) engineering/architectural, one (1) surveying, one (1) energy/water & sewer consultant, and one (1) geographic information system responded to this year’s annual request. The Utility recommends Plummer Associates, Inc. for this project due to their expertise in this type of project. Plummer Associates has completed two Water Master plans for the Utility. A Master Plan is an excellent tool for long term planning for sewer collection services and economic development. Engineering staff has reviewed the engineering

fees and has determined that they are within the acceptable engineering fee range for a Sewer Master Plan Project.

Potential Options:

None

Fiscal Implications:

Funds were placed in the current budget to perform a Sewer Master Plan of the sewer collection system. Funds are available in the Utility's 2025-2026 Budget in the Texas Capital Improvement Fund.

Staff Recommendation:

The Utility staff recommends approval.

Advisory Board/Committee Review:

None

Board/Committee Recommendation:

Not Applicable

Advisory Board/Committee Meeting Date and Minutes:

Not Applicable

RESOLUTION NO. 2026-004

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT WITH PLUMMER ASSOCIATES, INC. OF FORT WORTH, TEXAS, TO PRODUCE A SEWER COLLECTION SYSTEM MASTER PLAN FOR THE CITIES OF TEXARKANA, TEXAS, AND TEXARKANA, ARKANSAS, IN AN AMOUNT NOT TO EXCEED \$500,000, OF WHICH THE TEXARKANA, TEXAS, PORTION WILL BE IN AN AMOUNT NOT TO EXCEED \$304,150; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, there is not an existing Sewer Collection System Master Plan for the Texarkana Water Utilities. The Cities of Texarkana, Texas, and Texarkana, Arkansas, require a computerized model for their combined sewer collection system and a sewer collection system master plan would provide an excellent tool for long term planning and economic development; and

WHEREAS, the procurement of engineering services needed to produce the necessary computerized model for the sewer collection system and to develop the desired sewer collection system master plan for long term planning is governed by the provisions of Texas Government Code Chapter 2254 “Professional and Consulting Services”; and

WHEREAS, in keeping with the engineering services selection requirements, the Texarkana Water Utilities Department published a request for statements of qualifications and demonstrated competence performance data for engineering services, in response to which eight (8) engineering firms responded; and

WHEREAS, the Texarkana Water Utilities staff considered the qualifications of those responding in terms of exhibited skills, training and experience in dealing with projects of similar complexity and the demonstrated competence shown in having satisfactorily completed similar projects in terms of scope and difficulty and based on those considerations, found that Plummer Associates, Inc. of Fort Worth, Texas, is most highly qualified to provide the necessary engineering services for this project; and

WHEREAS, Plummer Associates, Inc. has proposed a fee of \$500,000 with the Texas portion of the project not to exceed \$304,150 for engineering services necessary for the development of a computerized model of the combined sewer collection system of the Cities of Texarkana, Texas, and Texarkana, Arkansas, and a sewer collection system master plan for the Cities of Texarkana, Texas, and Texarkana, Arkansas; and

WHEREAS, funds are currently budgeted in the Texarkana Water Utilities 2025-2026 budget in the Texas Capital Improvement Fund in the amount of \$304,150.

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

SECTION 1: That Plummer Associates, Inc. of Fort Worth, Texas, being an engineering firm capable of developing a computerized model of the combined sewer collection system of the Cities of Texarkana, Texas, and Texarkana, Arkansas, and a sewer collection system master plan for the Cities of Texarkana, Texas, and Texarkana, Arkansas, be contracted to provide engineering services in an amount not to exceed \$500,000 with the Texarkana, Texas, portion not to exceed \$304,150.

SECTION 2: The City Manager be and is authorized to contract with Plummer Associates, Inc. of Fort Worth, Texas for the above-described services.

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

PASSED AND APPROVED in Regular Council Session on this the **12th day of January, 2026.**

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

Exhibit A
Texarkana Water Utilities
Wastewater Master Plan
Scope of Work

1. Meetings

- a. Kickoff Meeting- A kickoff meeting will be held to discuss the project scope, goals and schedule. As part of the meeting, Plummer Associates, Inc. (PLUMMER) will obtain information from City staff on changes to the wastewater collection system since the previous model was developed. In addition, potential future collection system/treatment options to be evaluated in Task 4c will be discussed at the kickoff meeting.
- b. Progress meetings- PLUMMER will prepare for and facilitate three (3) project progress meetings to be held at the City offices. One meeting will take place following model calibration (Task 4a); the second meeting will take place following development of the collection system/treatment options (Task 4c); and the third meeting will be held following completion of the ultimate model and improvement recommendations (Task 5b).

2. Develop hydraulic model of existing wastewater system.

- a. PLUMMER will create a hydraulic model for the existing TWU system. Only gravity lines 12-inch and larger in diameter and lift stations that received flows from these gravity lines will be represented in the hydraulic model development. Select gravity lines smaller than 12-inch in diameter may be added to maintain connectivity of the system. Additional lines from the system may be added to the model upon request and will be based on modeling assumptions outside of the flow monitoring calibration efforts. Texarkana Water Utilities (TWU) will provide PLUMMER as-built drawings and any needed field measurements of manhole depths or other necessary data staff of the existing wastewater system that will be modeled; otherwise, these locations will be modeled using industry assumptions.
- b. PLUMMER will conduct field testing up to twelve (12) lift stations anticipated to be modeled. PLUMMER will provide up to two (2) staff for testing and TWU will provide at least one (1) staff to assist in efforts.

3. Flow monitoring efforts.

- a. Flow metering and rain gauge monitoring. The basic services includes budget for PLUMMER to coordinate with the City and the flow monitoring vendor regarding locations and placement of flow meters and rain gauges in the wastewater system. It is initially assumed that the meters/gauges will be installed for a period of approximately 2-3 months (depending on storm intensity and frequency).

- b. Meter and gauge data will be analyzed to quantify dry weather and wet weather flow and to calibrate the hydraulic models.
- c. Update existing flows using geocoded water meters, current land use, winter billing data for the meters, and flow monitoring data.
- d. Wastewater flow projections will be developed based on projections from the WMP and flow monitoring data.

4. Determine existing and future capacity.

- a. The existing models developed in Task 2 will be calibrated based on lift station run time information and flow meter data for dry weather and up to two (2) wet weather events. The model will utilize dry and wet weather flows as determined from Task 3. Models will be created for existing and ultimate dry and wet weather conditions. If no wet weather events occur then:
 - i. The flow meters can remain in the system for a longer duration (subject to authorization of additional services); or
 - ii. Wet weather system responses can be estimated based on previous modeling efforts and staff input of system response.
- b. In conjunction with the TWU, PLUMMER will update design criteria, including the design storm, allowable system surcharging, minimum and maximum pipe velocities and line replacement/line parallel criteria.
- c. Existing and ultimate capacity for 10-yr plan improvements will be evaluated using the calibrated models and existing/ultimate loading. In conjunction with the TWU, PLUMMER will develop and evaluate up to three (3) potential collection system/treatment options to serve ultimate flows in the system. Options will be presented to the TWU. A ranking exercise will be performed (Progress Meeting #3) and a preferred option will be selected.

5. Capital Improvement Recommendations

- a. Based on results of the capacity evaluation and selection of the preferred option, recommendations for increased sizing and/or new infrastructure will be developed and compiled into a 10-yr capital improvement plan.
- b. Opinions of probable construction cost (OPCCs) will be developed for each improvement recommendation.

6. Report

- a. A draft report will be prepared that summarizes the data collected, methodology, results and recommendations. An electronic copy will be provided for City review.
- b. A final report will be prepared that addresses City comments. Five (5) printed copies and one electronic copy (pdf) will be submitted to the City.

Project Administration

- c. Project administration includes management and coordination of project tasks, development and ongoing management of the project schedule, preparation of progress reports and invoices, oversight of quality control activities and other administrative tasks necessary for successful completion of the project.

Special Services

Special Services are tasks not included in the above-described Basic Service and are to be performed by Plummer only is authorized by the Client in writing as an amendment to this agreement. These services would be for an additional agreed-upon fee via amendment to this scope of services. These services could include, but are not limited to:

- A. Additional meetings beyond the number of meetings listed in Basic Services
- B. Assistance with on-site data collection or field services, not defined in Basic Services
- C. Conversion of any hard copy data, specified in the Basic Services to be provided in electronic format by the Client, to electronic format
- D. Additional modeling and analysis to include conditions that are not listed in Basic Services
- E. Water system modeling and/or analysis
- F. Water and/or wastewater system mapping services, either via creation of hardcopy or online server maps, outside of those produced as supporting figures for the project report
- G. Preliminary or detailed design of recommended improvements listed in the project report

Schedule

Basic Services will be completed within 180 days of receipt of all flow monitoring and rain gauge data from the City.

Compensation

Compensation for Basic Services will be paid on a "Lump Sum" basis for a total fee of \$500,000, based on monthly estimated percentage completion of the overall project.

Task	Cost (Fixed Fee)
Meetings	\$25,000
Hydraulic Model	\$60,000
Flow Monitoring	\$35,000
Flow Monitoring Subconsultant	\$230,000
Capacity Evaluation	\$80,000
CIP Recommendations	\$20,000
Report	\$30,000
Project Administration	\$20,000
Basic Services Total	\$500,000

**SHORT FORM OF AGREEMENT
BETWEEN OWNER AND CONSULTANT
FOR PROFESSIONAL SERVICES**

THIS IS AN AGREEMENT effective as of _____ (“Effective Date”) between Texarkana Water Utilities (“Owner”) and Plummer Associates, Inc. (“Consultant”).

Owner’s Project, of which Consultant’s services under this Agreement are a part, is generally identified as follows:

City of Texarkana Wastewater Master Plan (“Project”).

Consultant’s services under this Agreement are generally identified as follows: Texarkana Wastewater Master Plan - Exhibit A (“Services”).

Owner and Consultant further agree as follows:

1.01 Basic Agreement and Period of Service

- A. Engineer shall provide or furnish the Services set forth in this Agreement. If authorized by Owner, or if required because of changes in the Project, Consultant shall furnish services in addition to those set forth above (“Additional Services”).
- B. Consultant shall complete its Services within the following specific time period: Mutually agreed upon timeframe. If no specific time period is indicated, Consultant shall complete its Services within a reasonable period of time.
- C. If, through no fault of Consultant, such periods of time or dates are changed, or the orderly and continuous progress of Consultant’s Services is impaired, or Consultant’s Services are delayed or suspended, then the time for completion of Consultant’s Services, and the rates and amounts of Consultant’s compensation, shall be adjusted equitably.

2.01 Payment Procedures

- A. *Invoices:* Consultant shall prepare invoices in accordance with its standard invoicing practices and submit the invoices to Owner on a monthly basis. Invoices are due and payable within 30 days of receipt. If Owner fails to make any payment due Consultant for Services, Additional Services, and expenses within 30 days after receipt of Consultant’s invoice, then (1) the amounts due Consultant will be increased at the rate of 1.0% per month (or the maximum rate of interest permitted by law, if less) from said thirtieth day, and (2) in addition Consultant may, after giving seven days written notice to Owner, suspend Services under this Agreement until Consultant has been paid in full all amounts due for Services, Additional Services, expenses, and other related charges. Owner waives any and all claims against Consultant for any such suspension.
- B. *Payment:* As compensation for Consultant providing or furnishing Services and Additional Services, Owner shall pay Consultant as set forth in Paragraphs 2.01, 2.02 (Services), and 2.03 (Additional Services). If Owner disputes an invoice, either as to amount or entitlement, then Owner shall

promptly advise Consultant in writing of the specific basis for doing so, may withhold only that portion so disputed, and must pay the undisputed portion.

2.02 *Basis of Payment—Lump Sum*

A. Owner shall pay Consultant for Services as follows:

A Lump Sum amount of \$500,000.

2.03 *Additional Services:* For Additional Services, an addendum to this Agreement or a separate Agreement will be provided.

3.01 *Termination*

A. The obligation to continue performance under this Agreement may be terminated:

For cause,

- a. By either party upon 30 days written notice in the event of substantial failure by the other party to perform in accordance with the Agreement's terms through no fault of the terminating party. Failure to pay Consultant for its services is a substantial failure to perform and a basis for termination.
- b. By Consultant:
 - 1) upon seven days written notice if Owner demands that Consultant furnish or perform services contrary to Consultant's responsibilities as a licensed professional; or
 - 2) upon seven days written notice if the Consultant's Services are delayed for more than 90 days for reasons beyond Consultant's control, or as the result of the presence at the Site of undisclosed Constituents of Concern, as set forth in Paragraph 5.01.I.
- c. Consultant shall have no liability to Owner on account of a termination for cause.
- d. Notwithstanding the foregoing, this Agreement will not terminate as a result of a substantial failure under Paragraph 3.01.A.1.a if the party receiving such notice begins, within seven days of receipt of such notice, to correct its substantial failure to perform and proceeds diligently to cure such failure within no more than 30 days of receipt of notice; provided, however, that if and to the extent such substantial failure cannot be reasonably cured within such 30 day period, and if such party has diligently attempted to cure the same and thereafter continues diligently to cure the same, then the cure period provided for herein shall extend up to, but in no case more than, 60 days after the date of receipt of the notice.

For convenience, by Owner effective upon Consultant's receipt of written notice from Owner.

- B. In the event of any termination under Paragraph 3.01, Consultant will be entitled to invoice Owner and to receive full payment for all Services and Additional Services performed or furnished in accordance with this Agreement, plus reimbursement of expenses incurred through the effective date of termination in connection with providing the Services and Additional Services, and Consultant's consultants' charges, if any.

4.01 *Successors, Assigns, and Beneficiaries*

- A. Owner and Consultant are hereby bound and the successors, executors, administrators, and legal representatives of Owner and Consultant (and to the extent permitted by Paragraph 4.01.B the assigns of Owner and Consultant) are hereby bound to the other party to this Agreement and to the successors, executors, administrators, and legal representatives (and said assigns) of such other party, in respect of all covenants, agreements, and obligations of this Agreement.
- B. Neither Owner nor Consultant may assign, sublet, or transfer any rights under or interest (including, but without limitation, money that is due or may become due) in this Agreement without the written consent of the other party, except to the extent that any assignment, subletting, or transfer is mandated by law. Unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under this Agreement.
- C. Unless expressly provided otherwise, nothing in this Agreement shall be construed to create, impose, or give rise to any duty owed by Owner or Consultant to any Contractor, other third-party individual or entity, or to any surety for or employee of any of them. All duties and responsibilities undertaken pursuant to this Agreement will be for the sole and exclusive benefit of Owner and Consultant and not for the benefit of any other party.

5.01 *Insurance*

- A. Consultant will procure and maintain the following insurance coverage for Workers' Compensation, General Liability, Professional Liability, and Automobile Liability and will provide certificates of insurance.

Coverage	Policy limits of not less than:
Workers' Compensation	
State	Statutory
Employer's Liability	
Each accident	\$1,000,000
Each employee	\$1,000,000
Policy limit	\$1,000,000
Commercial General Liability	
General Aggregate	\$3,000,000
Personal and Advertising Injury	\$1,000,000
Bodily Injury and Property Damage—Each Occurrence	\$1,000,000
Automobile Liability	
Bodily Injury	
Each Person	\$1,000,000
Each Accident	\$1,000,000
Property Damage	
Each Accident	\$1,000,000
Or	
Combined Single Limit	
Combined Single Limit (Bodily Injury and Property Damage)	\$1,000,000
Excess or Umbrella Liability	

Coverage	Policy limits of not less than:
Each Occurrence	\$5,000,000
General Aggregate	\$5,000,000
Professional Liability	
Each Claim	\$3,000,000
Annual Aggregate	\$3,000,000

6.01 *General Considerations*

- A. The standard of care for all professional engineering and related services performed or furnished by Consultant under this Agreement will be the care and skill ordinarily used by members of the subject profession practicing under similar circumstances at the same time and in the same locality. Consultant makes no warranties, express or implied, under this Agreement or otherwise, in connection with any services performed or furnished by Consultant. Subject to the foregoing standard of care, Consultant and its consultants may use or rely upon design elements and information ordinarily or customarily furnished by others, including, but not limited to, specialty contractors, manufacturers, suppliers, and the publishers of technical standards.
- B. Consultant shall not at any time supervise, direct, control, or have authority over any Contractor's work, nor shall Consultant have authority over or be responsible for the means, methods, techniques, sequences, or procedures of construction selected or used by any Contractor, or the safety precautions and programs incident thereto, for security or safety at the Project site, nor for any failure of a Contractor to comply with laws and regulations applicable to such Contractor's furnishing and performing of its work. Consultant shall not be responsible for the acts or omissions of any Contractor.
- C. Consultant neither guarantees the performance of any Contractor nor assumes responsibility for any Contractor's failure to furnish and perform its work.
- D. Consultant's opinions (if any) of probable construction cost are to be made on the basis of Consultant's experience, qualifications, and general familiarity with the construction industry. However, because Consultant has no control over the cost of labor, materials, equipment, or services furnished by others, or over contractors' methods of determining prices, or over competitive bidding or market conditions, Consultant cannot and does not guarantee that proposals, bids, or actual construction cost will not vary from OPCC(s) prepared by Consultant. If Owner requires greater assurance as to probable construction cost, then Owner agrees to obtain an independent cost estimate.
- E. Consultant shall not be responsible for any decision made regarding the construction contract requirements, or any application, interpretation, clarification, or modification of the construction contract documents other than those made by Consultant or its consultants.
- F. All documents prepared or furnished by Consultant are instruments of service, and Consultant retains an ownership and property interest (including the copyright and the right of reuse) in such documents, whether or not the Project is completed. Owner shall have a limited license to use the documents on the Project, extensions of the Project, and for related uses of the Owner, subject to receipt by Consultant of full payment due and owing for all Services and Additional Services relating to preparation of the documents and subject to the following limitations:

Owner acknowledges that such documents are not intended or represented to be suitable for use on the Project unless completed by Consultant, or for use or reuse by Owner or others on extensions of the Project, on any other project, or for any other use or purpose, without written verification or adaptation by Consultant;

any such use or reuse, or any modification of the documents, without written verification, completion, or adaptation by Consultant, as appropriate for the specific purpose intended, will be at Owner's sole risk and without liability or legal exposure to Consultant or to its officers, directors, members, partners, agents, employees, and consultants;

Owner shall indemnify and hold harmless Consultant and its officers, directors, members, partners, agents, employees, and consultants from all claims, damages, losses, and expenses, including attorneys' fees, arising out of or resulting from any use, reuse, or modification of the documents without written verification, completion, or adaptation by Consultant; and such limited license to Owner shall not create any rights in third parties.

- G. Owner and Consultant may transmit, and shall accept, Project-related correspondence, documents, text, data, drawings, information, and graphics, in electronic media or digital format, either directly, or through access to a secure Project website, in accordance with a mutually agreeable protocol.
- H. To the fullest extent permitted by law, Owner and Consultant (1) waive against each other, and the other's employees, officers, directors, members, agents, insurers, partners, and consultants, any and all claims for or entitlement to special, incidental, indirect, or consequential damages arising out of, resulting from, or in any way related to this Agreement or the Project, and (2) agree that Consultant's total liability to Owner under this Agreement shall be limited to \$ 10,000 or the total amount of compensation received by Consultant, whichever is greater.
- I. The parties acknowledge that Consultant's Services do not include any services related to unknown or undisclosed Constituents of Concern. If Consultant or any other party encounters, uncovers, or reveals an unknown or undisclosed Constituent of Concern, then Consultant may, at its option and without liability for consequential or any other damages, suspend performance of Services on the portion of the Project affected thereby until such portion of the Project is no longer affected, or terminate this Agreement for cause if it is not practical to continue providing Services.
- J. Owner and Consultant agree to negotiate each dispute between them in good faith during the 30 days after notice of dispute. If negotiations are unsuccessful in resolving the dispute, then the dispute shall be mediated. If mediation is unsuccessful, then the parties may exercise their rights at law.
- K. This Agreement is to be governed by the law of the state in which the Project is located.
- L. Consultant's Services and Additional Services do not include: (1) serving as a "municipal advisor" for purposes of the registration requirements of Section 975 of the Dodd-Frank Wall Street Reform and Consumer Protection Act (2010) or the municipal advisor registration rules issued by the Securities and Exchange Commission; (2) advising Owner, or any municipal entity or other person or entity, regarding municipal financial products or the issuance of municipal securities, including advice with respect to the structure, timing, terms, or other similar matters concerning such products or issuances; (3) providing surety bonding or insurance-related advice, recommendations, counseling, or research, or enforcement of construction insurance or surety bonding requirements; or (4) providing legal advice or representation.

- M. If an event or circumstance beyond the Consultant’s reasonable control occurs, including without limitation an act of God, fire, flood, hurricane, wind event, storm, weather disturbance, earthquake, or other causes that are beyond the reasonable control of the Consultant, whether similar or dissimilar to any of the foregoing, that cause the Consultant delay or additional expense (“*Force Majeure* Event”), then the Consultant is entitled to an equitable adjustment in the contract price or time for performance, or both. If any Force Majeure Event renders Consultant’s performance impossible or impracticable, Consultant has the right to terminate performance under this Agreement consistent with any termination requirements that might exist in this Agreement. Upon occurrence of a **Force Majeure** Event, Consultant will notify Owner within a reasonable time that a Force Majeure Event has occurred and its anticipated impact on the Consultant’s performance, including its expected duration. Consultant will use reasonable good-faith efforts to mitigate the impact of any *Force Majeure* Event on Consultant’s ability to perform under this Agreement.

7.01 *Total Agreement*

- A. This Agreement (including any expressly incorporated attachments), constitutes the entire agreement between Owner and Consultant and supersedes all prior written or oral understandings. This Agreement may only be amended, supplemented, modified, or canceled by a duly executed written instrument. Exhibit B will be used for Amendments to this Agreement.

8.01 *Definitions*

- A. *Contractor*—Any person or entity (not including the Consultant, its employees, agents, representatives, and consultants), performing or supporting construction activities relating to the Project, including but not limited to contractors, subcontractors, suppliers, Owner’s work forces, utility companies, construction managers, testing firms, shippers, and truckers, and the employees, agents, and representatives of any or all of them.
- B. *Constituent of Concern*—Asbestos, petroleum, radioactive material, polychlorinated biphenyls (PCBs), hazardous waste, and any substance, product, waste, or other material of any nature whatsoever that is or becomes listed, regulated, or addressed pursuant to (a) the Comprehensive Environmental Response, Compensation and Liability Act, 42 U.S.C. §§9601 et seq. (“CERCLA”); (b) the Hazardous Materials Transportation Act, 49 U.S.C. §§5101 et seq.; (c) the Resource Conservation and Recovery Act, 42 U.S.C. §§6901 et seq. (“RCRA”); (d) the Toxic Substances Control Act, 15 U.S.C. §§2601 et seq.; (e) the Clean Water Act, 33 U.S.C. §§1251 et seq.; (f) the Clean Air Act, 42 U.S.C. §§7401 et seq.; or (g) any other federal, State, or local statute, law, rule, regulation, ordinance, resolution, code, order, or decree regulating, relating to, or imposing liability or standards of conduct concerning, any hazardous, toxic, or dangerous waste, substance, or material.

9.01 *Exhibits to Agreement*

Exhibit A – Scope of Services and Compensation

IN WITNESS WHEREOF, the parties hereto have executed this Agreement, the Effective Date of which is indicated on page 1.

Owner: Texarkana Water Utilities

Consultant: Plummer Associates, Inc

By: _____
Print name: Tyler Richards
Title: City Manager – Texarkana, Arkansas
Date Signed: _____

By: _____
Print name: Brigit Buff
Title: Water Planning and Natural Systems Team Leader
Date Signed: _____

By: _____
Print name: Dr. David Orr
Title: City Manager – Texarkana, Texas
Date Signed: _____

By: _____
Print name: Andre Garces
Title: Principal
Date Signed: _____

By: _____
Print name: Gary Smith
Title: Director, Texarkana Water Utilities
Date Signed: _____

Address for Owner’s receipt of notices:
801 Wood Street
Texarkana, TX 75501

Address for Consultant’s receipt of notices:
8911 N Capital of Texas Highway, Bldg 1 – Ste 1350
Austin, TX 78759

City of Texarkana, Texas

Alignment with Mission, Vision and Values approved by the City Council:

Mission & Vision		Values
Be a Thriving Regional Center for Education, Business and Culture.	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	Promote a Thriving Community through Innovation Provide a Safe & Welcoming Community through Leadership Deliver Quality Services with Integrity
Provide Customer Focused Public Services.	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	Provide Leadership through Regional Partnership Opportunities Foster Proactive Communication to the Community Provide Courteous & Professional Customer Service Model a Positive City Image through Character Deliver Efficient Services with Accountability Cultivate Communication through Community Involvement
Provide Regional Leadership that serves our residents and visitors.	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	Maintain Fiscal Strength with Integrity Maximize Accountability & Resource Utilization Invest in Infrastructure & Transportation utilizing Innovation
Professional Development to support Mission & Vision.	<input type="checkbox"/> <input type="checkbox"/>	Promote Teamwork through Cross Department Collaboration Enhance Professionalism & Positive Work Culture

Additional Comments:

NONE

Resource Impact:

Staff time required if item is approved: No Additional

Other Potential Impacts:

NONE APPLICABLE

Public Information Plan:

<input checked="" type="checkbox"/>	Newspaper Notice (Required by Statute)	<input type="checkbox"/>	Public Hearing (Required by Statute)
<input type="checkbox"/>	Public Forum/Workshop Session	<input type="checkbox"/>	Press Release (Through Marketing & Communications)
<input type="checkbox"/>	Weekly & Monthly Email Distribution (Send to CM Office)	<input checked="" type="checkbox"/>	Website Notice (Through Marketing & Communications)
<input type="checkbox"/>	Social Media (LinkedIn, Facebook, etc.)	<input type="checkbox"/>	Special Mailing
<input type="checkbox"/>	Flyers Developed & Posted (Through Marketing & Communications)	<input type="checkbox"/>	Banners Posted
<input type="checkbox"/>	Survey	<input type="checkbox"/>	Automated Phone Call
<input type="checkbox"/>	None Required	<input type="checkbox"/>	

Other:

Briefing Sheet

Department: Texarkana Regional Airport **Action Officer:**
Subject: Resolution No. 2026-006 approving the Texarkana Regional Airport Executive Director to execute an agreement with McClelland Engineering for engineering services for MRO site development in the amount of TWO MILLION FIVE HUNDRED TWELVE THOUSAND EIGHT HUNDRED FORTY-TWO DOLLARS AND EIGHTY-SEVEN CENTS (\$2,512,842.87).

Briefing: **Public Hearing:** **Council Vote:** 1/12/2026

Item Schedule:

Updates/History of Briefing:

Executive Summary and Background Information:

Adopt a Resolution authorizing the Airport Director to enter into an agreement with McClelland Engineering for engineering services for MRO site development.

Potential Options:

- APPROVE
- DENY

Fiscal Implications:

\$69,341.90

Staff Recommendation:

Staff recommends for approval.

Advisory Board/Committee Review:

N/A

Board/Committee Recommendation:

N/A

Advisory Board/Committee Meeting Date and Minutes:

N/A

RESOLUTION NO. 2026-006

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, APPROVING THE TEXARKANA REGIONAL AIRPORT EXECUTIVE DIRECTOR TO EXECUTE AN AGREEMENT WITH MCCLELLAND ENGINEERING FOR ENGINEERING SERVICES FOR MRO SITE DEVELOPMENT IN THE AMOUNT OF TWO MILLION FIVE HUNDRED TWELVE THOUSAND EIGHT HUNDRED FORTY-TWO DOLLARS AND EIGHTY-SEVEN CENTS (\$2,512,842.87); AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the Texarkana Regional Airport Authority was formed under Arkansas Code § 14-361-101 to be jointly owned by the cities of Texarkana, Arkansas and Texarkana, Texas; and

WHEREAS, Section 6-31 of Texarkana AR City Code and Section 4-25 of Texarkana TX City Code allow and entrust the airport authority with the power to plan, develop, construct, enlarge, improve, maintain, equip, operate, regulate, protect and police the airport; and

WHEREAS, the City of Texarkana, Texas, executed a grant agreement with TxDOT for \$23,157,894.74, by Ordinance No. 2025-163, to develop a site at the Texarkana Regional Airport for site improvements and infrastructure upgrades to support an MRO hangar facility; and

WHEREAS, McClelland Engineering has provided a work order in an amount not to exceed \$2,512,842.87 for engineering services of the MRO site; and

WHEREAS, Texarkana, Arkansas, would pay \$56,300.24 and Texarkana, Texas, would pay \$69,341.90.

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

SECTION 1: The City Council approves the Executive Director to execute an agreement with McClelland Engineering for engineering services for MRO site development in an amount not to exceed Two Million Five Hundred Twelve Thousand Eight Hundred Forty-two Dollars and Eighty-seven Cents (\$2,512,842.87)

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

PASSED AND APPROVED in Regular Council Session on this the **12th day of January, 2026.**

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

**TEXARKANA AIRPORT AUTHORITY RESOLUTION No. 120425A
A RESOLUTION APPROVING THE EXECUTIVE DIRECTOR TO ENTER INTO
AN AGREEMENT WITH MCCLELLAND ENGINEERING FOR ENGINEERING
SERVICES FOR MRO SITE DEVELOPMENT IN AN AMOUNT NOT TO
EXCEED TWO MILLION FIVE HUNDRED AND TWELVE THOUSAND EIGHT
HUNDRED FORTY-TWO DOLLARS AND EIGHTY-SEVEN CENTS
(\$2,512,842.87)**

WHEREAS, the Texarkana Regional Airport Authority was formed under Arkansas Code § 14-361-101 to be jointly owned by the cities of Texarkana AR and Texarkana TX; and

WHEREAS, the Airport Authority is entrusted with the power to operate, and regulate the airport; and

WHEREAS, Section 6-31 of Texarkana AR City Code and Section 4-25 of Texarkana TX City Code allow the authority to plan, develop, construct, enlarge, improve, maintain, equip, operate, regulate, protect and police the airport; and,

WHEREAS, the City of Texarkana TX entered into a grant agreement with TxDOT for \$23,157,894.74 to develop a site at the Texarkana Regional Airport for an MRO hangar facility; and

WHEREAS, the grant will pay a maximum of \$22,000,000 and requires a five percent match in the amount of \$1,157,894.74; and

WHEREAS, Texarkana AR would pay \$509,474; and

WHEREAS, Texarkana TX would pay \$648,421; and

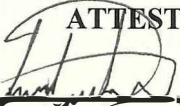
WHEREAS, McClelland Engineering has provided a work order in an amount not to exceed \$2,512,842.87 for engineering services of the MRO site;

NOW, THEREFORE, BE IT RESOLVED BY THE TEXARKANA AIRPORT AUTHORITY THAT:

SECTION 1. The Texarkana Regional Airport Authority Approves the Executive Director to enter into an agreement with McClelland Engineering for engineering services for MRO site development in an amount not to exceed two million five hundred and twelve thousand eight hundred forty-two dollars and eighty-seven cents (\$2,512,842.87)

Adopted this 4th day of December 2025

ATTEST



Ferdinand P Mehrlich III, Director

SIGNED



Airport Authority Chair



WORK ORDER NO. 8

**ENGINEERING SERVICES
FOR
MRO SITE DEVELOPMENT
TEXARKANA REGIONAL AIRPORT (TXK)
TEXARKANA, ARKANSAS**

This Work Order amends Articles 1, 2, and 5 of the Basic Agreement executed the 29th day of July 2024, between McClelland Consulting Engineers, Inc., hereinafter referred to as the ENGINEER or MCE and the Texarkana Regional Airport Authority, hereinafter referred to as the AUTHORITY.

ARTICLE 1

The AUTHORITY plans to develop an area at Texarkana Regional Airport for a Maintenance, Repair, and Overhaul (MRO) facility (see attached for location). McClelland Consulting Engineers, Inc. is pleased to provide this proposal for engineering design services and services during construction associated with the site development of the MRO facility (no design of buildings is included in this work order).

Typical features to be designed include:

- Access Road
- Parking Areas
- Sitework
- Concrete Apron
- Drainage
- Utilities

The ENGINEER will complete the following summary of services under Work Order No. 8. Subsequent Work Orders will be developed as other needs arise.

SECTION 1 – SCOPE OF SERVICES

Project Development

- The ENGINEER will meet with the Owner to discuss the project design criteria, budget, and schedule.
- The ENGINEER will hold meetings with the Airport staff, Commission members, Federal Aviation Administration (FAA), owner of the MRO, and local officials as the need arises. The ENGINEER will also prepare any presentational material needed for these types of meetings.
- The ENGINEER will compile existing data that was prepared for previous projects at the Airport that pertain to the proposed project and are useful to the design. The existing data includes airport master plan, airport property map, engineering drawings, topographic surveys, and aerial photogrammetry data.

Preliminary Engineering

- The ENGINEER will prepare a preliminary estimate of probable construction costs and schematic design for each element of the project in order to program the project. MCE

will also prepare and provide a preliminary engineer's report as required by the funding organizations.

- MCE's key design staff will meet with the AUTHORITY and airport staff to review the preliminary plans, specifications and engineering report.
- The ENGINEER will prepare an overall CSPP per AC 150/5370-2G in order to maximize project constructability and minimize the impact to airport operations. MCE will coordinate with the AUTHORITY, FAA, and selected users of the airport to gain input for this plan. The CSPP will be in accordance with FAA AC 150/5370-2G. The CSPP will be submitted to the Obstruction Evaluation and Airport Airspace Analysis website.
- The ENGINEER will make four (4) site visits during the preliminary design phase. This will be done to document existing conditions.

Topographic Survey

- The ENGINEER will conduct the necessary topographic survey required for the design of the project and note the location of any known, local and FAA-owned utilities. The survey crew will coordinate the work with the Owner including all safety requirements.
- The topographic survey will include the area on and near Runway 13 end and all existing above ground features (i.e. runway edge lights).

Geotechnical Investigation

- The ENGINEER will provide a geotechnical investigation and report for the MRO site development project. The report will outline detailed information regarding subsurface conditions and recommendations for site development for the project.
- The ENGINEER will perform a laboratory analysis on the recovered samples to determine the engineering properties of the project soil strata. Laboratory testing will be conducted in accordance with the American Society for Testing and Materials (ASTM) designations.
- Upon completion of the geotechnical exploration and laboratory analysis, the ENGINEER will develop a written geotechnical report and distribute to all parties involved.

Grant Preparation & Administration

- The ENGINEER will assist the AUTHORITY in preparing for submission of the necessary grant applications for funding of this project. THE ENGINEER will also assist the AUTHORITY with the administration of these grants (i.e. RFR's, monthly progress updates, grant close-out, grant certifications, etc.).
- The ENGINEER will prepare and submit performance reports and/or monthly pay requests as required by the funding agencies.
- The ENGINEER will prepare and supply certain documents to close out the project as required by the funding agencies.

Engineering Design Documents

The ENGINEER shall prepare and submit construction drawings, reports, and applications to the AUTHORITY, MRO Owner, funding agencies, and the City of Texarkana as required as part of the In-House Large-Scale Development process required to obtain Planning and Engineering Department approvals. City staff review comments will be addressed at each interval of the City's review process.

- Construction drawing set to include but not limited to:
 - Cover sheet
 - Site Plan
 - Demolition and Erosion Control Plan
 - Concrete Jointing Plan
 - Concrete Elevation Plan
 - Access Road Plan & Profile
 - Grading and Drainage Plan
 - Drainage Plan and Profiles
 - Cross Sections
 - Utility Plans
 - Applicable Detail Sheets

- Pavement Section Alternatives – The ENGINEER will develop at least 2 pavement sections with opinions of the advantages and disadvantages of both. Using these alternatives MCE will look at life cycle cost analysis to determine the safest and economical pavement design. The final pavement section will be based on review with the AUTHORITY of the data presented.
- Modeling of Aircraft Turning/Radii Movement – Using advanced modeling software, the ENGINEER will evaluate the turning radii of various aircraft.
- Pavement Geometry – Using current industry design criteria and FAA Advisory Circulars, the ENGINEER will design the pavement geometry (i.e., widths, fillets, etc.).
- Develop QC Plan – The ENGINEER will develop a schedule of milestone activities for this project. Along with these milestones, MCE will develop goals and team member assignments. At a minimum, weekly design team meetings will be held and minutes kept throughout the design of the project. Completed tasks will be reviewed and new task assigned. A complete QC review of the plans will be conducted at 3 intervals during the design period.
- Drainage Calculations – The ENGINEER will determine the amount and rate of run-off of drainage from the proposed improvements. These calculations will be used for sizing of culverts and be used on storm water control structures. Only those features that affect the terminal access road will be designed at this time.
- Signage – The ENGINEER will determine the appropriate signage as per FAA Advisory Circulars.
- 90% Plan and Specification Submittal - The ENGINEER will prepare and submit to the Owner and appropriate agencies the Design Engineer's Report, design drawings, and specifications for review and comment.
- Final Site Visits – The ENGINEER will make 2 site visits during the final design phase. This will be done to review the preliminary plans in the field (Plan in Hand).

- Final Plans and Specifications – Using all data previously mentioned and review comments MCE’s design team will assemble a final design of the project. This design will be based on FAA AC design guidelines along with sound engineering practices for this type of project. Specifications will be developed using the current FAA AC as they pertain to construction for airports (AC 150/5370-10).
- Final Construction Quantities and Estimated Costs – The ENGINEER will prepare a list of construction work items and their associated quantities. Using these items, a detailed estimate of costs will be developed.
- Final Plan & Engineers Report Submittal – The ENGINEER will incorporate comments and revisions received from the AUTHORITY into final design documents.

Bidding & Contract Awarding Services

- The ENGINEER will prepare the advertisement for bids as well as prepare the bidding documents required.
- The ENGINEER will coordinate with the Contractor on all bid packages, respond to any questions from bidders, prepare and issue addendums as needed, and attend the Bid Opening.
- The ENGINEER will conduct /attend the pre-bid meeting at the Airport. Questions or comments from this meeting will be published as an addendum.
- The ENGINEER will conduct /attend the bid opening at the Airport. Once bids are received a certified bid tab of all the responsive bids will be prepared.
- The ENGINEER will review and evaluate all bids and verify the requirements presented in the bid documents have been met.
- The ENGINEER will make a recommendation of the lowest responsive bidder and a Notice of Award will be drafted. Review of the Contractor’s bonds and insurance will be made and the contract documents will be prepared.
- The ENGINEER will conduct a pre-construction meeting. At this meeting contract documents will be signed, plans reviewed, schedules established and a Notice to Proceed issued. This meeting will occur at the Airport.

Construction Materials Testing

- Construction Materials Acceptance Testing – The ENGINEER will provide the equipment and personnel necessary to conduct limited acceptance testing of construction materials used. The testing will be in accordance with the specifications, FAA criteria, and the QA plan.

Construction Contract Administration

- The ENGINEER will attend on-site construction milestone and phasing meetings, and represent the OWNER, as needed, at any other meetings pertaining to the project.
- The ENGINEER will review, comment, and approve all shop drawings, submittals, etc. submitted by the Contractor for compliance with the plans and specifications for the project.
- The ENGINEER will prepare periodic pay requests based on construction progress and acceptance and provide any other documentation necessary for the submittal of periodic pay requests to the OWNER.

- The ENGINEER will prepare revised drawings/details/change orders that may arise that are necessary for the completion of the project.
- The ENGINEER will provide general oversight and coordination of the project particularly as it pertains to the interaction between the Contractor, OWNER, utility authorities, and any others that are involved in this project.
- The ENGINEER will conduct and attend semi and final inspections of the project. At these inspections the ENGINEER will prepare a punch-list of items remaining for the Contractor to complete for the final acceptance of the project.
- The ENGINEER will prepare As-Built drawings, O&M manuals (provided by the Contractor), warranty documentation, etc. to be among the items provided to the OWNER at project close-out.
- The ENGINEER will develop a QA/QC manual as it pertains to material acceptance, testing, personnel qualifications, etc.
- The ENGINEER will conduct weekly internal coordination meetings (via phone) to review upcoming project schedules, work items, coordination, etc.

Services During Construction

- The ENGINEER will provide a Resident Project Representative (RPR) for the purpose of observing and documenting work performed by the Contractor. The on-site construction RPR will be observing to determine if the work performed by the Contractor meets the requirements of the plans and specifications for the project. Daily and weekly reports of site conditions, construction activities, progress, issues, visitors, etc. will be documented. The RPR will alert the ENGINEER's project manager of any non-conforming work, potential scheduling conflicts, changing site condition, etc. The RPR will be the first point of contact (during construction) between the Contractor and OWNER.
- The ENGINEER will make periodic site visits at times critical to the project and during milestone activities.
- The ENGINEER will review all quality control testing submitted by the Contractor.
- The ENGINEER will have staff available to address any/all field questions that may arise and need additional coordination.
- The ENGINEER will provide Construction Support Services for a construction period of 22 months. Any services during construction required after a construction period of 22 months will be billed at an hourly rate plus expenses.

Not Included are:

- Off-site drainage improvements
- Utility relocation (i.e. water, sewer, gas, electric, and etc.)
- COE and/or FEMA permitting or studies
- Environmental assessments
- Off-site utility improvements

See Appendix "A" for complete detailed scope of services.

See Appendix "B" for Project Sketch.

ARTICLE 2

The ENGINEER will be compensated as follows for services provided in ARTICLE 1:

SECTION 2 - PAYMENT

The ENGINEER will be compensated for service based on a Lump Sum fee payable as the work progresses. The following is a listing of work description and associated fees:

Project Development	\$25,158.88
Preliminary Engineering	\$31,679.51
Topographic Survey	\$18,801.53
Geotechnical Investigation	\$40,902.96
Grant Preparation & Administration	\$21,889.41
Engineering Design Documents	\$516,714.04
Bidding & Contract Awarding Services	\$22,526.38
Construction Material Testing	\$775,043.97
Construction Contract Administration	\$75,419.47
Services During Construction	\$984,706.71
TOTAL FEE	\$2,512,842.87

Reimbursable Costs

There will not be a separate charge for reimbursable expense. Those expenses will be included in the Lump Sum fee as described above.

Note: Additional work scopes will be developed under separate work orders as necessary.

ARTICLE 5

IN WITNESS WHEREOF, the parties hereto each herewith subscribe the same in duplicate.

FOR TEXARKANA REGIONAL AIRPORT AUTHORITY

By: _____
Ferdinand Paul Mehrlich III, A.A.E. ACE
Executive Director of Aviation

Dated the ____ day of _____, 2025

Attest: _____

FOR McCLELLAND CONSULTING ENGINEERS, INC.

By: _____
James M. (Mitch) Rose, Exec. Vice Pres./Tres.

Dated the ____ day of _____, 2025

Attest: _____
Matthew Vinyard, P.E., Project Manager

Appendix A

Texarkana Regional Airport
MRO Site Development
September, 2025



Project Development	\$25,158.88
Preliminary Engineering	\$31,679.51
Topographic Survey	\$18,801.53
Geotechnical Investigation	\$40,902.96
Grant Preparation & Administration	\$21,889.41
Engineering Design Documents	\$516,714.04
Bidding & Contract Awarding Services	\$22,526.38
Construction Materials Testing	\$775,043.97
Construction Contract Administration	\$75,419.47
Services During Construction	\$984,706.71

Total Professional Fees \$2,512,842.87

Texarkana Regional Airport
 MRO Site Development
 Project Development



Tasks	Principal - III	Project Manager -VI	Project Manager - III	Project Designer - VI	Project Designer - III	Draftsman - III	Specification Writer - II	Project Accountant - IV	Project Accountant - II
	\$75.08 hr	\$65.38 hr	\$52.93 hr	\$46.39 hr	\$35.78 hr	\$28.37 hr	\$29.00 hr	\$25.88 hr	\$25.88 hr
MCE internal project set-up		1		1		1	6	6	
Kick-off meetings w/ Owner and Client	30	40	25	15					
Hour Subtotal	30	41	25	16	0	1	6	6	0
Salary Costs	\$2,252.40	\$2,680.58	\$1,323.25	\$742.24	\$0.00	\$28.37	\$174.00	\$155.28	\$0.00

SUBTOTAL SALARIES \$7,356.12

Labor and General Administrative Overhead \$13,682.38

Direct Non-Labor Expenses

- Document Printing, Reproductions \$100.00
- Supplies \$75.00
- Postage, Freight
- Travel Costs 4 trips @ 280 miles (rd trip) x \$0.705 \$789.60

SUBTOTAL - Direct Non-Labor Expenses \$964.60 \$964.60

Subtotal \$22,003.10

Subconsultants

SUBTOTAL \$0.00 \$0.00

Profit (15%) \$3,155.78

TOTAL FEE **\$25,158.88**

Texarkana Regional Airport
MRO Site Development
Preliminary Engineering



Tasks	Principal - III	Project Manager -VI	Project Manager - III	Project Designer - VI	Project Designer - III	Draftsman - III	Specification Writer - II	Project Accountant - IV	Project Accountant - II
	\$75.08 hr	\$65.38 hr	\$52.93 hr	\$46.39 hr	\$35.78 hr	\$28.37 hr	\$29.00 hr	\$25.88 hr	\$25.88 hr
Prepare Draft Project Options	4	15	15	12		25			
Prepare Preliminary Cost Estimates	2	8	20	30					
Pavement Section Alternatives	2	2	2	3					
Modeling of Aircraft Turning Radi/Movement			2	2		8			
Review of Layouts with Owner	1	3	3	1					
Draft Drainage Calculations		1	1	2					
Draft Construction Safety & Phasing Plan			1	2		2			
Review Construction Safety & Phasing Plan w/ Owner	1	1	1						
Airspace (eFile)				2					
Preliminary Engineer's Report	1	3	3	12					
Hour Subtotal	11	33	48	66	0	35	0	0	0
Salary Costs	\$825.88	\$2,157.54	\$2,540.64	\$3,061.74	\$0.00	\$992.95	\$0.00	\$0.00	\$0.00

SUBTOTAL SALARIES

\$9,578.75

Labor and General Administrative Overhead

\$17,816.48

Direct Non-Labor Expenses

Document Printing, Reproductions \$100.00
Supplies \$75.00
Postage, Freight \$0.00

SUBTOTAL - Direct Non-Labor Expenses

\$175.00

Subtotal

\$27,570.23

Subconsultants

SUBTOTAL

\$0.00

Profit (15%)

\$4,109.28

TOTAL FEE

\$31,679.51

Texarkana Regional Airport
 MRO Site Development
 Topographic Survey



Tasks	Principal - III	Project Manager - VI	Project Manager - III	Project Designer - VI	Draftsman - III	Registered Land Surveyor - III	Survey Crew 2 Man	Survey Tech - III
	\$75.08 hr	\$65.38 hr	\$52.93 hr	\$46.39 hr	\$28.37 hr	\$41.12 hr	\$35.65 hr	\$28.37 hr
Project Development						18		
Control Points							4	4
Topographic Survey							36	36
Drafting					42	8		
Hour Subtotal	0	0	0	0	42	26	40	40
Salary Costs	\$0.00	\$0.00	\$0.00	\$0.00	\$1,191.54	\$1,069.12	\$1,426.00	\$1,134.80

SUBTOTAL SALARIES \$4,821.46

Labor and General Administrative Overhead \$8,967.92

Direct Non-Labor Expenses

- Document Printing, Reproductions \$0.00
- Per Diem (meal allowance) \$930.00
- Lodging \$1,500.00
- Postage, Freight \$0.00
- Mileage (\$0.705/Miles for 280 miles/roundtrip) \$513.75

SUBTOTAL - Direct Non-Labor Expenses \$2,943.75

Subtotal \$16,733.13

Subconsultants

Subtotal \$0.00 \$0.00

Profit (15%) \$2,068.41

TOTAL FEE \$18,801.53

Texarkana Regional Airport
MRO Site Development
Geotechnical Investigation



Tasks	Principal - III	Project Manager - VI	Project Manager - III	Project Designer - VI	Geotech Engineer - I	Registered Land Surveyor - III	Survey Crew 2 Man	Soils Tech - IV	Soils Tech II	Soils Tech V	Draftsman III
	\$75.08 hr	\$65.38 hr	\$52.93 hr	\$46.39 hr	\$64.36 hr	\$41.12 hr	\$35.65 hr	\$25.00 hr	\$20.50 hr	\$21.20 hr	\$28.38 hr
Administration and Coordination	1	2	2		3						
Coordination Mtg. w/ Owner	1	1	1		2						
Establish and initiate One-Call locates											
Survey Layout Map				1							1
Locate Existing Airport Control				1							1
efiling (7460) for Drill Rig Height				2							
Boring Staking and Layout					3		6				1
Boring Staking and Layout Data Analysis				3							
Boring Sample Lab Analysis				5				7	8	8	
Boring Sample Testing Assignment				1				1	1		
Boring Log Compilation				7				7	7		
Boring Log Review				4				2	2		
Geotech Drilling					4			27	27	27	
Geotech Report Writing		3		20	8			2	2	2	2
Geotech Report Review				3	3						
Boring Layout				1	1						1
Bulk Sampling for CBR				5				5	5	12	
Hour Subtotal	2	6	3	53	24	0	6	51	52	49	6
Salary Costs	\$150.16	\$392.28	\$158.79	\$2,458.67	\$1,544.64	\$0.00	\$213.90	\$1,275.00	\$1,066.00	\$1,038.80	\$170.28

SUBTOTAL SALARIES

\$8,468.52

Labor and General Administrative Overhead

\$15,751.45

Direct Non-Labor Expenses

	# of Units	Price/Unit	Unit	Total
Document Printing, Reproductions				\$0.00
Supplies				\$0.00
Postage, Freight				\$0.00
Support Vehicle Travel Costs			Per Mile	\$0.00
Per Diem (3 men @ \$100 per night per man)			Per Night	\$0.00
Drill Rig/Service Truck				
Mobilization/Demobilization	1	\$1,500.00	Lump Sum	\$1,500.00
Boring Setup	25	\$50.00	Each	\$1,250.00
Soil Drilling (Auger)	25	\$50.00	Per Foot	\$1,250.00
Moisture Content	25	\$20.00	Per Test	\$500.00
Liquid & Plastic Limits	25	\$20.00	Per Test	\$500.00
Gradation Analysis of Soils	25	\$20.00	Per Test	\$500.00
Unconfined Compression (Soil)	25	\$20.00	Per Test	\$500.00
Unit Weight (Soil)	25	\$20.00	Per Test	\$500.00
Modified Proctor Test	25	\$20.00	Per Test	\$500.00
California Bearing Ratio	7	\$150.00	Per Test	\$1,050.00
Robotic Total Station			Per Hour	\$0.00
GPS Survey Equipment			Per Hour	\$0.00
Transport Drill Rig (both ways)			Per Hour	\$0.00
Backhoe Rental			Per Hour	\$0.00
Runway Closure	1	\$5,000.00	Lump Sum	\$5,000.00

SUBTOTAL - Direct Non-Labor Expenses

\$13,050.00

Subtotal

\$37,269.97

Subconsultants

Subtotal

\$0.00

\$0.00

Profit (15%)

\$3,633.00

TOTAL FEE

\$40,902.96

Texarkana Regional Airport (TXK)
 Apron Construction - Phase III
 Grant Preparation & Administration



Tasks	Principal - III	Project Manager - VI	Project Manager - III	Project Designer - VI	Project Designer - III	Draftsman - III	Spec Writer - II	Project Accountant - IV	Project Accountant - II
	\$70.77	\$52.16	\$46.63	\$39.42	\$38.58	\$28.38	\$25.88	\$44.23	\$25.84
	hr	hr	hr	hr	hr	hr	hr	hr	hr
Complete Grant Applications		3	12	18					
Review Grant Application w/ Owner		2	2						
Grant Submittals		1	2	1					
Periodic Pay Requests		20	25	25					
Grant Close-Out Process		3	12	18					
Attend ADA Meeting for Grant Application Review	2	2		2					
Hour Subtotal	2	31	53	64	0	0	0	0	0
Salary Costs	\$141.54	\$1,616.96	\$2,471.39	\$2,522.88	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

SUBTOTAL SALARIES \$6,752.77

Labor and General Administrative Overhead \$12,129.33

Direct Non-Labor Expenses

Document Printing, Reproductions \$150.00
 Postage, Freight \$25.00

SUBTOTAL - Direct Non-Labor Expenses \$175.00

Subtotal \$19,057.10

Profit (15%) \$2,832.31

TOTAL FEE \$21,889.41

Texarkana Regional Airport
MRO Site Development
Engineering Design Documents



ENGINEERING							
Tasks	Principal - III	Project Manager - VI	Project Manager - III	Project Designer - VI	Project Designer - III	Draftsman - III	Specification Writer - II
	\$75.08	\$65.38	\$52.93	\$46.39	\$35.78	\$28.37	\$29.00
	hr	hr	hr	hr	hr	hr	hr
Coordination w/ Owner and/or Client	15	25	25	7			
Coordination w / Architect	18	35	35	35			
Environmental Coordination	3	8	15	20			
Review of Existing Site Conditions	3	5	5	5			
TXK Site Visit (4)	18	36	18	9			
Coordination with FAA Owned Utility	5	20	20	5			
Weekly Internal Aviation Dept. Mtg.'s	18	18	18	18		18	
Final Pavement Design	2	4	5	7			
Finalize Layouts & Alignments	4	8	14	20		35	
Finalize Modeling of Aircraft Turning Radi/Movement	1	2	5	10		25	
Review of Layouts with Owner and/or Client	2	2	2	1			
Final Drainage Calculations	2	15	30	60			
Final Construction Safety & Phasing Plan	2	6	10	15		7	
Review Construction Safety & Phasing Plan w/ Owner	1	2	2	1			
Review of Geotech Report	1	1	3	3			1
Airspace (eFile)				9		4	
Finalize Engineer's Report	2	4	12	22		5	
Finalize Construction Quantities	2	5	10	20			
Finalize Construction Cost Estimates	2	5	8	11			
Final QC review (Engrs.'s Report and Plans)	18	18	18	18		18	
Final Plan Review w/ Owner	9	9	9	9			
Reproduction for Submittal Review		2	8	22		2	22
PRELIMINARY PLANS & SPECS.							
Cover Sheet (1)				3		5	
Index Sheet (1)				5		11	
Construction Safety and Phasing (2)	2	2	6	8		15	
General Notes (2)	1	2	3	3		5	
Topographic Survey (4)		1	2	4		9	
Demolition & Erosion Control Plan (2)	1	4	7	14		25	
Demolition & Erosion Control Details (2)	1	2	3	7		15	
Site Layout (2)	2	5	5	16		33	
Pavement Geometry (2)	3	5	12	25		50	
Pavement Section & Details (1)	2	2	7	12		16	
Drainage Plan (8)	7	11	25	40		75	
Drainage Details (2)	2	2	7	10		15	
Roadway Plan & Profile (4)	3	7	20	50		90	
Grading Plan (6)	12	20	65	90		150	
Roadway Cross Sections (5)	5	5	18	26		80	
Pavement Marking Plan (4)	1	3	8	21		40	
Pavement Marking Details (1)	1	1	3	6		10	
Utility Plan (4)	5	16	25	45		85	
Utility Details (2)	2	4	9	12		20	
Electrical Design	10	35	80	120		120	
Review of Electrical Design	1	5	10	10		5	
Miscellaneous Details (3)	2	8	18	27		39	
Construction Contract Documents	5	15	40	40			40
Technical Specifications	5	20	60	60			40
Hour Subtotal	201	405	705	981	0	1027	103
Salary Costs	\$15,091.08	\$26,478.90	\$37,315.65	\$45,508.59	\$0.00	\$29,135.99	\$2,987.00
SUBTOTAL SALARIES							\$156,517.21
Labor and General Administrative Overhead							\$291,122.01
SUBTOTAL TOTAL SALARIES + OVERHEAD							\$447,639.22
Direct Non-Labor Expenses							
Document Printing, Reproductions					\$300.00		
Supplies					\$125.00		
Postage, Freight					\$122.14		
Travel Costs 7 trips @ 280 miles (rd trip)					\$1,381.80		
SUBTOTAL - Direct Non-Labor Expenses					\$1,928.94		\$1,928.94
Subtotal							\$449,568.16
Profit (15%)							\$67,145.88
TOTAL FEE (MCE)							\$516,714.04

Texarkana Regional Airport
 MRO Site Development
 Bidding & Contract Awarding Services



Tasks	Principal - III	Project Manager - VI	Project Manager - III	Project Designer - VI	Project Designer - III	Draftsman - III	Spec Writer - II	Project Accountant - IV	Project Accountant - II
	\$70.62	\$65.38	\$52.93	\$46.39	\$35.78	\$28.37	\$29.00	\$41.40	\$25.88
	hr	hr	hr	hr	hr	hr	hr	hr	hr
BIDDING SERVICES									
Draft Advertisement for Bids		1		1			1		
Prepare Bids/contract Documents		1		2			3		
Prepare Agenda for Pre-Bid Meeting		1	1						
Conduct Pre-Bid Meeting	9	9							
Respond to Questions/Issue RFIs			3	3			2		
Prepare and Issue Addendums			1	1			1		
Conduct Bid Opening	9	9					1		
AWARD OF CONSTRUCTION CONTRACT									
Evaluate All Bids and Prepare Certified Bid Tab		1	2	2			1		
Verify Bidders Have Meet Bidding Requirements		1	1	1					
Make Recommendation of Apparent Low Bidder		1	1	1					
Prepare Notice of Award				1			1		
Prepare Construction Contracts				1			2		
Review Performance and Payment Bonds				1			1		
Review Insurance				1			2		
Prepare Agenda for Pre Construction Meeting	1	2	4	2					
Attend Pre Construction Meeting	9	9	9						
Hour Subtotal	28	35	22	17	0	0	15	0	0

Salary Costs	\$1,977.36	\$2,288.30	\$1,164.46	\$788.63	\$0.00	\$0.00	\$435.00	\$0.00	\$0.00
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SUBTOTAL SALARIES \$6,653.75

Labor and General Administrative Overhead \$12,375.98

Direct Non-Labor Expenses

Document Printing, Reproductions	\$0.00
Supplies	\$0.00
Mileage (\$0.705/Mi for 3 trips, 280 mi/trip)	\$592.20
Postage, Freight	\$50.00

SUBTOTAL - Direct Non-Labor Expenses \$642.20

Subtotal \$19,671.93

Profit (15%) \$2,854.46

TOTAL FEE **\$22,526.38**

Texarkana Regional Airport
MRO Site Development
Construction Materials Testing



Tasks	Principal - III	Project Manager -VI	Project Manager - III	Project Designer - VI	Soils Lab Tech IV	Soils Lab Tech II	Geotech Clerical IV	Geotech Engr I	CMT Supervisor/Const. Obs
	\$70.62	\$65.38	\$52.93	\$46.39	\$25.00	\$20.50	\$25.00	\$64.36	\$33.60
	hr	hr	hr	hr	hr	hr	hr	hr	hr
P-152 Excavation, Subgrade, and Embankment	12	25	25	12	60	35			120
P-152 Laboratory Proctors	6	10	10	6	60	35			120
P-155 Laboratory Proctors	6	10	10	6	80	40			160
P-209 Crushed Agg. Base Course Densities	12	25	25	12	100	50			200
P-209 Crushed Agg. Base Course Gradations	12	25	25	12	60	35			120
P-501 Cement Concrete Pavement	30	50	50	30	140	80	70	60	280
ARDOT-301 Laboratory Proctors	6	10	10	6	80	40			160
ARDOT-303 Crushed Agg. Base Course Densities	12	25	25	12	100	50			200
ARDOT-303 Crushed Agg. Base Course Gradations	12	25	25	12	60	35			120
ARDOT-407 Asphalt Paving	30	50	50	30	140	80	70	60	280
ARDOT-633 Concrete	15	15	15	15	100	50			200
ARDOT-634 Concrete	15	15	15	15	80	40			160
Materials Testing Results/Reports	30	50	50	30	170	110	90	80	340
Hour Subtotal	198	335	335	198	1230	680	230	200	2460

Salary Costs	\$13,982.76	\$21,902.30	\$17,731.55	\$9,185.22	\$30,750.00	\$13,940.00	\$5,750.00	\$12,872.00	\$82,656.00
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SUBTOTAL SALARIES **\$208,769.83**

Labor and General Administrative Overhead **\$388,311.88**

Direct Non-Labor Expenses

Document Printing, Reproductions	\$0.00
Supplies	\$0.00
Mileage (\$0.705/Mi for 12,000 miles)	\$8,460.00
Postage, Freight	\$0.00

SUBTOTAL - Direct Non-Labor Expenses **\$8,460.00**

Subtotal **\$605,541.71**

Profit (15%) **\$89,562.26**

TOTAL HOURLY FEE \$695,103.97

Testing	Quantity of Tests	Cost Per Test	Total Cost
P-152 Excavation, Subgrade, and Embankment	60	\$250.00	\$15,000.00
P-152 Laboratory Proctors	12	\$400.00	\$4,800.00
P-155 Laboratory Proctors	5	\$400.00	\$2,000.00
P-209 Crushed Agg. Base Course Densities	35	\$375.00	\$13,125.00
P-209 Crushed Agg. Base Course Gradations	25	\$190.00	\$4,750.00
P-501 Cement Concrete Pavement	70	\$185.00	\$12,950.00
ARDOT-301 Laboratory Proctors	5	\$400.00	\$2,000.00
ARDOT-303 Crushed Agg. Base Course Densities	35	\$375.00	\$13,125.00
ARDOT-303 Crushed Agg. Base Course Gradations	25	\$190.00	\$4,750.00
ARDOT-407 Asphalt Paving	16	\$225.00	\$3,600.00
ARODT-633 Concrete	12	\$160.00	\$1,920.00
ARDOT-634 Concrete	12	\$160.00	\$1,920.00

TOTAL TESTING FEE \$79,940.00

TOTAL FEE \$775,043.97

Texarkana Regional Airport
MRO Site Development
Construction Contract Administration



Tasks	Principal - III	Project Manager - VI	Project Manager - III	Project Designer - VI	Project Designer - III	Draftsman - III	Spec Writer - II	Project Accountant - IV	Project Accountant - II
	\$70.62	\$65.38	\$52.93	\$46.39	\$35.78	\$28.37	\$29.00	\$41.40	\$25.88
	hr	hr	hr	hr	hr	hr	hr	hr	hr
Coordination w/Owner	12	30	50						
Attend Board Meeting (10)	63	90	27						
Periodic pay estimates (10)		10	20	10				8	
Prepare change orders		2	4	4			1		
Preparation/distribution of meeting minutes			6						
Prepare As-built drawings				1		2			
Prepare punch-list		2	2	2					
Attend Final Inspection	4	4	4						
Reconciliation C. O.		1	1	1					
Close-out and coordination meetings	2	2	2						
Hour Subtotal	81	141	116	18	0	2	1	8	0
Salary Costs	\$5,720.22	\$9,218.58	\$6,139.88	\$835.02	\$0.00	\$56.74	\$29.00	\$331.20	\$0.00

SUBTOTAL SALARIES \$22,330.64

Labor and General Administrative Overhead \$41,534.99

Direct Non-Labor Expenses

- Document Printing, Reproductions \$0.00
- Supplies \$0.00
- Mileage (\$0.705/Mi for 2 trips, 280 mi/trip) \$1,974.00
- Postage, Freight \$0.00

SUBTOTAL - Direct Non-Labor Expenses \$1,974.00

Subtotal \$65,839.63

Profit (15%) \$9,579.84

TOTAL FEE \$75,419.47

Texarkana Regional Airport
MRO Site Development
Services During Construction



Tasks	Principal - III	Project Manager -VI	Project Manager - III	Project Designer - VI	Project Designer - III	Draftsman - III	Spec Writer - II	Const. Obs. - IV
	\$70.62 hr	\$65.38 hr	\$52.93 hr	\$46.39 hr	\$35.78 hr	\$28.37 hr	\$29.00 hr	\$33.60 hr
Construction Support Services								
Construction Observation								3500
Submittal Review	5	20	60	150				
Prepare QA/QC Manual	3	12	30	45				
Review/Approve Contractors QC Manual	3	5	5	5				
QA/QC compliance review	1	4	8	8				
Respond to Field Questions	150	350	350	280		150		300
Site Visits (By Engr. Staff)	162	225	99	99				
Review of Contractors Marked up As-Built Drawings	5	9	9	9		9		
Review of Contractor Materials Test Results	15	35	35	15				100
General Consultation	100	150	150	100		60		
Hour Subtotal	444	810	746	711	0	219	0	3900
Salary Costs	\$31,355.28	\$52,957.80	\$39,485.78	\$32,983.29	\$0.00	\$6,213.03	\$0.00	\$131,040.00

SUBTOTAL SALARIES \$294,035.18

Labor and General Administrative Overhead \$546,905.43

Direct Non-Labor Expenses

Document Printing, Reproductions	\$0
Postage, Freight	\$0
Mileage (\$0.705/Miles for 25000 miles)	\$17,625
SUBTOTAL - Direct Non-Labor Expenses	\$17,625

Subtotal \$858,565.61

Profit (15%) \$126,141.09

TOTAL FEE \$984,706.71

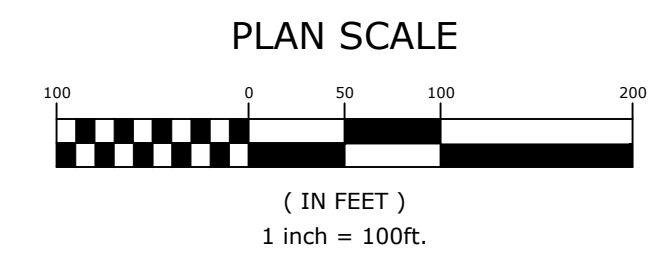
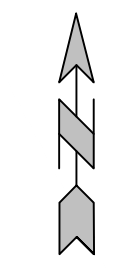
Appendix B



REV	DATE	DESCRIPTION

**WORK ORDER
SKETCH**

DESIGNED BY: MRV	DRAWN BY: SJM
DATE: SEPTEMBER, 2025	REVISION:
SCALE: 1" = 100'	JOB NUMBER: 25-5713



LEGEND

- PROPOSED DETENTION POND
- PROPOSED ASPHALT ACCESS ROAD & PARKING
- PROPOSED CONCRETE PAVEMENT/SIDEWALK
- PROPOSED REDUCED CONCRETE PAVEMENT



W:\AIRPORTS\TEXARKANA REGIONAL\Dean Baldwin Painting Hangar\Hangar Reduced Apron.dwg, PRINTED ON: September 2, 2025 @ 10:05 AM

ORDINANCE NO. 2025-163

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AUTHORIZING THE CITY MANAGER TO ACCEPT A TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) GRANT IN THE AMOUNT OF TWENTY-TWO MILLION DOLLARS (\$22,000,000), CREATING THE STATE ASSISTED AIRPORT DEVELOPMENT (SAAD) GRANT FUND (FUND 230), AND AMENDING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026, TO INCLUDE ADDITIONAL REVENUE AND EXPENDITURES OF TWENTY-THREE MILLION ONE HUNDRED FIFTY-SEVEN THOUSAND EIGHT HUNDRED NINETY-FIVE DOLLARS (\$23,157,895) IN THE SAAD GRANT FUND (FUND 230), AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the Texas Department of Transportation (TxDOT) has offered State Grant 2619TXARK; and

WHEREAS, the cities of Texarkana, Arkansas and Texarkana, Texas intend to make certain improvements to the Texarkana Regional Airport; and

WHEREAS, the general description of the project is described as: site improvements and infrastructure upgrades to support an MRO hangar facility; and

WHEREAS, the total project costs available are \$23,157,895 and the sponsors will be responsible for at least 5% of the total project costs of \$23,157,895. All costs over \$22,000,000 stated in SB rider 1 will be 100% local; and

WHEREAS, a \$648,421 match will be covered by the City of Texarkana, Texas; and

WHEREAS, a \$509,474 match will be covered by the City of Texarkana, Arkansas; and

WHEREAS, staff recommends accepting the Texas Department of Transportation (TxDOT) State Assisted Airport Development grant award in the amount of Twenty-Two Million Dollars (\$22,000,000); and

WHEREAS, staff recommends creating the State Assisted Airport Development (SAAD) Grant Fund (Fund 230) and amending the budget for the fiscal year beginning October 1, 2025, and ending September 30, 2026, to include additional revenue and expenditures of Twenty-Two Million Dollars (\$23,157,895) in the SAAD Grant Fund (Fund 230).

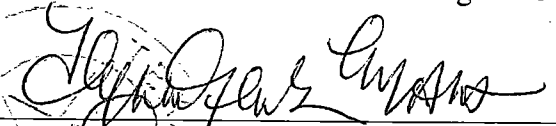
NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS:


SECTION 1: The City Manager is hereby authorized to accept the Texas Department of Transportation (TxDOT) State Assisted Airport Development Grant in the amount of Twenty-Two Million Dollars (\$22,000,000).

SECTION 2: The budget estimate of the revenue and expenditures of the City of Texarkana, Texas, as prepared by the City Manager and appropriated by the City Council for the fiscal year beginning October 1, 2025, and ending September 30, 2026, shall be amended to create the State Assisted Airport Development (SAAD) Grant Fund (Fund 230) and include additional revenue and expenditures in this fund of Twenty-Two Million Dollars (\$23,157,895).

SECTION 3: This ordinance 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 13th day of October, 2025.



JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

6:45p.m.

City of Texarkana, Texas

Alignment with Mission, Vision and Values approved by the City Council:

Mission & Vision		Values
Be a Thriving Regional Center for Education, Business and Culture.	<input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	Promote a Thriving Community through Innovation Provide a Safe & Welcoming Community through Leadership Deliver Quality Services with Integrity
Provide Customer Focused Public Services.	<input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	Provide Leadership through Regional Partnership Opportunities Foster Proactive Communication to the Community Provide Courteous & Professional Customer Service Model a Positive City Image through Character Deliver Efficient Services with Accountability Cultivate Communication through Community Involvement
Provide Regional Leadership that serves our residents and visitors.	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	Maintain Fiscal Strength with Integrity Maximize Accountability & Resource Utilization Invest in Infrastructure & Transportation utilizing Innovation
Professional Development to support Mission & Vision.	<input type="checkbox"/> <input type="checkbox"/>	Promote Teamwork through Cross Department Collaboration Enhance Professionalism & Positive Work Culture

Additional Comments:

Resource Impact:

Staff time required if item is approved: No Additional

Other Potential Impacts:

Public Information Plan:

<input type="checkbox"/> Newspaper Notice (Required by Statute)	<input type="checkbox"/> Public Hearing (Required by Statute)
<input type="checkbox"/> Public Forum/Workshop Session	<input type="checkbox"/> Press Release (Through Marketing & Communications)
<input type="checkbox"/> Weekly & Monthly Email Distribution (Send to CM Office)	<input type="checkbox"/> Website Notice (Through Marketing & Communications)
<input type="checkbox"/> Social Media (LinkedIn, Facebook, etc.)	<input type="checkbox"/> Special Mailing
<input type="checkbox"/> Flyers Developed & Posted (Through Marketing & Communications)	<input type="checkbox"/> Banners Posted
<input type="checkbox"/> Survey	<input type="checkbox"/> Automated Phone Call
<input type="checkbox"/> None Required	<input type="checkbox"/>

Other:

Briefing Sheet

Department: Texarkana Water Utilities **Action Officer:** Michelle Warren, Executive Assistant

Subject: Resolution No. 2026-008 authorizing the City Manager to execute a contract with Kampco, Inc. of Texarkana, Arkansas, for the Beaumont 15” Sewer Replacement Project in an amount not to exceed \$322,703.84. Funds are available in the Utility's 2025-2026 budget, in the Texas Infrastructure Fund at \$322,703.84.

Briefing: 1/12/2026 **Public Hearing:** **Council Vote:** 1/12/2026

Item Schedule:

Schedule 3: No briefing required (one week)

Updates/History of Briefing:

Not Applicable

Executive Summary and Background Information:

Bids were received Tuesday, December 16, 2025, for the Beaumont 15” Sewer Replacement Project. Two (2) contractors bid on the project. Kampco, Inc. of Texarkana, Arkansas was the apparent low bidder with a low Base Bid of \$322,703.84. This project consists of installing approximately 1,051 feet of fifteen-inch (15”) sewer pipe, 64 feet of twenty-four-inch (24”) sewer pipe, 5 manholes, and appurtenant utility improvements.

Potential Options:

None

Fiscal Implications:

Funds are available in the Utility’s 2025-2026 Budget in the Texas Infrastructure Fund at \$322,703.84.

Staff Recommendation:

Advisory Board/Committee Review:

Utility staff recommends approval.

Board/Committee Recommendation:

Not Applicable

Advisory Board/Committee Meeting Date and Minutes:

Not Applicable

RESOLUTION NO. 2026-008

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AUTHORIZING THE CITY MANAGER TO ACCEPT THE BID AND EXECUTE A CONTRACT WITH KAMPCO, INC. OF TEXARKANA, ARKANSAS, IN AN AMOUNT NOT TO EXCEED \$322,703.84 FOR THE BEAUMONT 15 INCH SEWER REPLACEMENT PROJECT; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, on December 16, 2025, two (2) bids were received, a copy of which is attached hereto as **ATTH 02**, by Texarkana Water Utilities for the Beaumont 15 Inch Sewer Replacement Project; and

WHEREAS, the project will consist of installing 1,051 feet of fifteen-inch (15”) sewer pipe, 64 feet of twenty-four-inch (24”) sewer pipe, five manholes, and related appurtenances; and

WHEREAS, the lowest and best bid by a responsible vendor for this project was submitted by Kampco, Inc. of Texarkana, Arkansas, a copy of which is attached hereto as **ATTH 02** in an amount not to exceed \$322,703.84; and

WHEREAS, funds are available in the Texarkana Water Utilities 2025-2026 budget in the Texas Infrastructure Fund in the amount of \$322,703.84.

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

SECTION 1: The lowest and best bid by a responsible vendor, submitted by Kampco, Inc. of Texarkana, Arkansas, a copy of which is attached hereto as **ATTH 02** be and is hereby approved in an amount not to exceed \$322,703.84 for the installation of 1,051 feet of fifteen-inch (15”) sewer pipe, 64 feet of twenty-four-inch (24”) sewer pipe, five manholes, and related appurtenances for the Beaumont 15 Inch Sewer Replacement Project.

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

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

PASSED AND APPROVED in Regular Council Session on this the **12th day of January, 2026.**

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

City of Texarkana, Texas

Alignment with Mission, Vision and Values approved by the City Council:

Mission & Vision	Values
Be a Thriving Regional Center for Education, Business and Culture.	<input type="checkbox"/> Promote a Thriving Community through Innovation <input type="checkbox"/> Provide a Safe & Welcoming Community through Leadership <input checked="" type="checkbox"/> Deliver Quality Services with Integrity
Provide Customer Focused Public Services.	<input type="checkbox"/> Provide Leadership through Regional Partnership Opportunities <input type="checkbox"/> Foster Proactive Communication to the Community <input type="checkbox"/> Provide Courteous & Professional Customer Service <input type="checkbox"/> Model a Positive City Image through Character <input checked="" type="checkbox"/> Deliver Efficient Services with Accountability <input type="checkbox"/> Cultivate Communication through Community Involvement
Provide Regional Leadership that serves our residents and visitors.	<input type="checkbox"/> Maintain Fiscal Strength with Integrity <input type="checkbox"/> Maximize Accountability & Resource Utilization <input checked="" type="checkbox"/> Invest in Infrastructure & Transportation utilizing Innovation
Professional Development to support Mission & Vision.	<input type="checkbox"/> Promote Teamwork through Cross Department Collaboration <input type="checkbox"/> Enhance Professionalism & Positive Work Culture

Additional Comments:

NONE

Resource Impact:

Staff time required if item is approved: No Additional

Other Potential Impacts:

NONE APPLICABLE

Public Information Plan:

<input checked="" type="checkbox"/>	Newspaper Notice (Required by Statute)	<input type="checkbox"/>	Public Hearing (Required by Statute)
<input type="checkbox"/>	Public Forum/Workshop Session	<input type="checkbox"/>	Press Release (Through Marketing & Communications)
<input type="checkbox"/>	Weekly & Monthly Email Distribution (Send to CM Office)	<input checked="" type="checkbox"/>	Website Notice (Through Marketing & Communications)
<input type="checkbox"/>	Social Media (LinkedIn, Facebook, etc.)	<input type="checkbox"/>	Special Mailing
<input type="checkbox"/>	Flyers Developed & Posted (Through Marketing & Communications)	<input type="checkbox"/>	Banners Posted
<input type="checkbox"/>	Survey	<input type="checkbox"/>	Automated Phone Call
<input type="checkbox"/>	None Required	<input type="checkbox"/>	

Other:

Staff Recommendation:

Staff recommends approval.

Advisory Board/Committee Review:

Not applicable.

Board/Committee Recommendation:

Not applicable.

Advisory Board/Committee Meeting Date and Minutes:

Not applicable.

ORDINANCE NO. 2026-014

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, REPEALING CHAPTER 28, ARTICLE VII (PANHANDLING) OF THE CODE OF ORDINANCES OF THE CITY OF TEXARKANA, TEXAS; CONTAINING SEVERABILITY AND SUPERSEDING CLAUSES; CONTAINING LEGISLATIVE FINDINGS; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the regulations comprising City Code Chapter 28, Article VII, Sections 28-201 through 28-205, were “originally adopted in 2001 with the primary intent of limiting solicitation of persons in motor vehicles due to the safety issues involved in the giving and receiving of donations in this manner” (*quoting* Ord. No. 087-2006 [March 27, 2006]); and

WHEREAS, in *Reed v. Town of Gilbert*, 576 U.S. 155 (2015), the United States Supreme Court held that any law regulating speech based on its content is presumptively unconstitutional and subject to strict scrutiny, and enforcement of Article VII has been stayed pursuant to both administrative and prosecutorial discretion as courts in other jurisdictions applying *Reed* have invalidated panhandling ordinances as unconstitutional content-based restrictions on speech; and

WHEREAS, in consideration of developing First Amendment jurisprudence, most recently a final judgment rendered in favor of the City of Dallas on December 12, 2025, in *Waggoner v. City of Dallas*, No. 3:22cv2776 (N.D. Tex.) — addressing safety issues through content-neutral regulation, narrowly tailored to serve the government’s legitimate, content-neutral interests, which need not be the least restrictive or least intrusive means of doing so, leaving open ample alternative channels of communication — the City Council finds and determines that Article VII should be repealed.

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

SECTION 1: Article VII of Chapter 28, Sections 28-201 through 28-205, inclusive, of the Code of Ordinances, is repealed.

SECTION 2: In the event a section, clause, sentence, or part of this Ordinance is held invalid by a court of competent jurisdiction, such invalidity shall not affect, impair, or invalidate the remainder of this Ordinance.

SECTION 3: In the event of any conflict between this Ordinance and any other ordinances or parts of ordinances, this Ordinance shall supersede and control.

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

SECTION 5: 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 **12th** day of **January, 2026**.

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

City of Texarkana, Texas

Alignment with Mission, Vision and Values approved by the City Council:

Mission & Vision	Values
Be a Thriving Regional Center for Education, Business and Culture.	<input type="checkbox"/> Promote a Thriving Community through Innovation <input checked="" type="checkbox"/> Provide a Safe & Welcoming Community through Leadership <input checked="" type="checkbox"/> Deliver Quality Services with Integrity
Provide Customer Focused Public Services.	<input type="checkbox"/> Provide Leadership through Regional Partnership Opportunities <input type="checkbox"/> Foster Proactive Communication to the Community <input checked="" type="checkbox"/> Provide Courteous & Professional Customer Service <input checked="" type="checkbox"/> Model a Positive City Image through Character <input checked="" type="checkbox"/> Deliver Efficient Services with Accountability <input type="checkbox"/> Cultivate Communication through Community Involvement
Provide Regional Leadership that serves our residents and visitors.	<input type="checkbox"/> Maintain Fiscal Strength with Integrity <input type="checkbox"/> Maximize Accountability & Resource Utilization <input type="checkbox"/> Invest in Infrastructure & Transportation utilizing Innovation
Professional Development to support Mission & Vision.	<input type="checkbox"/> Promote Teamwork through Cross Department Collaboration <input type="checkbox"/> Enhance Professionalism & Positive Work Culture

Additional Comments:

Resource Impact:

Staff time required if item is approved: No Additional

Other Potential Impacts:

Public Information Plan:

<input type="checkbox"/> Newspaper Notice (Required by Statute)	<input type="checkbox"/> Public Hearing (Required by Statute)
<input type="checkbox"/> Public Forum/Workshop Session	<input type="checkbox"/> Press Release (Through Marketing & Communications)
<input type="checkbox"/> Weekly & Monthly Email Distribution (Send to CM Office)	<input type="checkbox"/> Website Notice (Through Marketing & Communications)
<input type="checkbox"/> Social Media (LinkedIn, Facebook, etc.)	<input type="checkbox"/> Special Mailing
<input type="checkbox"/> Flyers Developed & Posted (Through Marketing & Communications)	<input type="checkbox"/> Banners Posted
<input type="checkbox"/> Survey	<input type="checkbox"/> Automated Phone Call
<input checked="" type="checkbox"/> None Required	<input type="checkbox"/>

Other:

Fiscal Implications:

None

Staff Recommendation:

Staff recommends approval.

Advisory Board/Committee Review:

Not applicable.

Board/Committee Recommendation:

Not applicable.

Advisory Board/Committee Meeting Date and Minutes:

Not applicable.

ORDINANCE NO. 2026-016

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, RATIFYING ORDINANCE NO. 2025-179, ABANDONING PART OF AN EASEMENT AND DECLARING SURPLUS A PORTION OF CITY-OWNED PROPERTY OFF NORTH ANN STREET; AUTHORIZING SALE OF SURPLUS PROPERTY TO ADJACENT PROPERTY OWNER; CONTAINING LEGISLATIVE FINDINGS; AND ESTABLISHING AN EFFECTIVE DATE RETROACTIVE TO DECEMBER 8, 2025.

WHEREAS, the City of Texarkana, Texas, is the recorded owner of property located off of North Ann Street consisting of approximately 7.52 acres; and

WHEREAS, there exists a 20' City easement running along the boundary of N. Ann Street (the "Easement"); and

WHEREAS, the City owns a narrow strip of property running parallel to the Easement and to N. Ann Street (the "City Property"); and

WHEREAS, Cook Partners, Ginger & Charlie, LTD owns property located at 1616 N. Ann Street where they reside (the "Cook Property"); and

WHEREAS, there exists circumstances upon which a portion of the Cook Property home encroaches upon the Easement and City Property; and

WHEREAS, the City Property is such that because of its shape and small area that it cannot be used independently, and does not have a viable use for the City; and

WHEREAS, a portion of the land has been fenced within the adjacent property owner's parameters (prior to the owner's acquisition of the property) and maintained by adjacent property owner Ginger and Charlie Cook, Cook Partners, LTD ("Cook"); and

WHEREAS, the City has discussed selling a portion of this property to resolve maintenance and potential ownership issues that have been created over the past years; and

WHEREAS, the City and Cook desire to resolve the encroachment and maintenance issues to resolve future title issues and cost; and

WHEREAS, the value of the City Property per the Bowie County Appraisal District is \$1,200; and

WHEREAS, the City has obtained an estimate from MTG Engineering of the cost associated with abandonment of a portion of the Easement, declaration of surplus for a portion of the City Property, and the survey(s) necessary to accomplish this, and the City, pursuant to the Local Government Code, may take certain actions for fair market value in exchange for the property; and

WHEREAS, based upon the estimated expense of \$2,675 from MTG plus the abandonment costs of \$750, for a total estimated cost of \$3,425, compared to the valuation of the property with the Bowie County Appraisal District, the City is agreeable to offer a portion of the above defined properties to Cook to resolve the above issues, with the expense to be paid by Cook, which said expense is at or greater than the fair market value of the Property; and

WHEREAS, Cook has agreed to pay for all costs associated with the abandonment of a portion of the easement, declaration of surplus for a portion of the City Property, and the survey(s) necessary to accomplish this; and

WHEREAS, the City Council found and determined, in Ordinance No. 2025-179 (**ATTH 01**), that abandonment of a portion of the Easement and selling the Surplus Property (set forth in Exhibit “A” attached to said ordinance) to the adjacent property owner for the costs of the abandonment and survey, which is estimated to be \$2,675 (an amount equal to or greater than the fair market value of the Properties) was in the best interests of the City and should be approved; and by this Ordinance, the City Council reaffirms such finding and determination, and ratifies such action, to reconcile the ordinance form with the public-facing agenda caption for the public meeting of December 8, 2025, that incorrectly identified this ordinance as a resolution.

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

SECTION 1: The City Council ratifies Ordinance No. 2025-179, and authorizes abandonment of a portion of the Easement and selling the Surplus Property, as set forth in Exhibit “A” attached to said ordinance, to the adjacent property owner, for the costs of the abandonment and survey to be paid by Cook, which is estimated to be \$2,675 (an amount equal to or greater than the fair market value of the Properties).

SECTION 2: The City Manager is hereby authorized to execute any and all documents necessary to effectuate the abandonment of a portion of the Easement and selling the Surplus Property set forth in Exhibit “A” to Ordinance No. 2025-179.

SECTION 3: The Recitals set out in this Ordinance are true and correct and are incorporated herein and made a part hereof as legislative findings of the City Council for all purposes.

SECTION 4: This Ordinance shall be in full force and effect from and after its passage and approval, retroactive to December 8, 2025.

PASSED AND APPROVED in Regular Council Session on this the **12th day of January, 2026.**

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

ORDINANCE NO. 2025- 179**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, ABANDONING PART OF AN EASEMENT AND DECLARING SURPLUS A PORTION OF CITY-OWNED PROPERTY OFF NORTH ANN STREET; AND ESTABLISHING AN EFFECTIVE DATE.**

WHEREAS, the City of Texarkana, Texas, is the recorded owner of property located off of North Ann Street consisting of approximately 7.52 acres; and

WHEREAS, there exists a 20' City easement running along the boundary of N. Ann Street (the "Easement"); and

WHEREAS, the City owns a narrow strip of property running parallel to the Easement and to N. Ann Street (the "City Property"); and

WHEREAS, Cook Partners, Ginger & Charlie, LTD owns property located at 1616 N. Ann Street where they reside (the "Cook Property"); and

WHEREAS, there exists circumstances upon which a portion of the Cook Property home encroaches upon the Easement and City Property; and

WHEREAS, the City Property is such that because of its shape and small area that it cannot be used independently, and does not have a viable use for the City; and

WHEREAS, a portion of the land has been fenced within the adjacent property owner's parameters (prior to the owner's acquisition of the property) and maintained by adjacent property owner Ginger and Charlie Cook, Cook Partners, LTD ("Cook"); and

WHEREAS, the City has discussed selling a portion of this property to resolve maintenance and potential ownership issues that have been created over the past years; and

WHEREAS, the City and Cook desire to resolve the encroachment and maintenance issues to resolve future title issues and cost; and

WHEREAS, the value of the City Property per the Bowie County Appraisal District is \$1,200; and

WHEREAS, the City has obtained an estimate from MTG Engineering of the cost associated with abandonment of a portion of the Easement, declaration of surplus for a portion of the City Property, and the survey(s) necessary to accomplish this, and the City, pursuant to the Local Government Code, may take certain actions for fair market value in exchange for the property; and

WHEREAS, based upon the estimated expense of \$2,675 from MTG plus the abandonment costs of \$750, for a total estimated cost of \$3,425, compared to the valuation of the property with the

Bowie County Appraisal District, the City is agreeable to offer a portion of the above defined properties to Cook to resolve the above issues, with the expense to be paid by Cook, which said expense is at or greater than the fair market value of the Property; and

WHEREAS, Cook has agreed to pay for all costs associated with the abandonment of a portion of the easement, declaration of surplus for a portion of the City Property, and the survey(s) necessary to accomplish this; and

WHEREAS, the City Council finds and determines that abandonment of a portion of the Easement, and selling the Surplus Property set forth in **Exhibit "A"** attached hereto to the adjacent property owner for the costs of the abandonment and survey, which is estimated to be \$2,675 (an amount equal to or greater than the fair market value of the Properties) is in the best interests of the City and should be approved.

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


SECTION 1: The City Council authorizes abandonment of a portion of the Easement and selling the Surplus Property, as set forth in **Exhibit "A"** attached hereto, to the adjacent property owner, for the costs of the abandonment and survey to be paid by Cook, which is estimated to be \$2,675 (an amount equal to or greater than the fair market value of the Properties).

SECTION 2: The City Manager is hereby authorized to execute any and all documents necessary to effectuate the abandonment of a portion of the Easement and selling the Surplus Property set forth in **Exhibit "A"**.

SECTION 3: 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 **8th** day of **December, 2025**.

ATTEST:

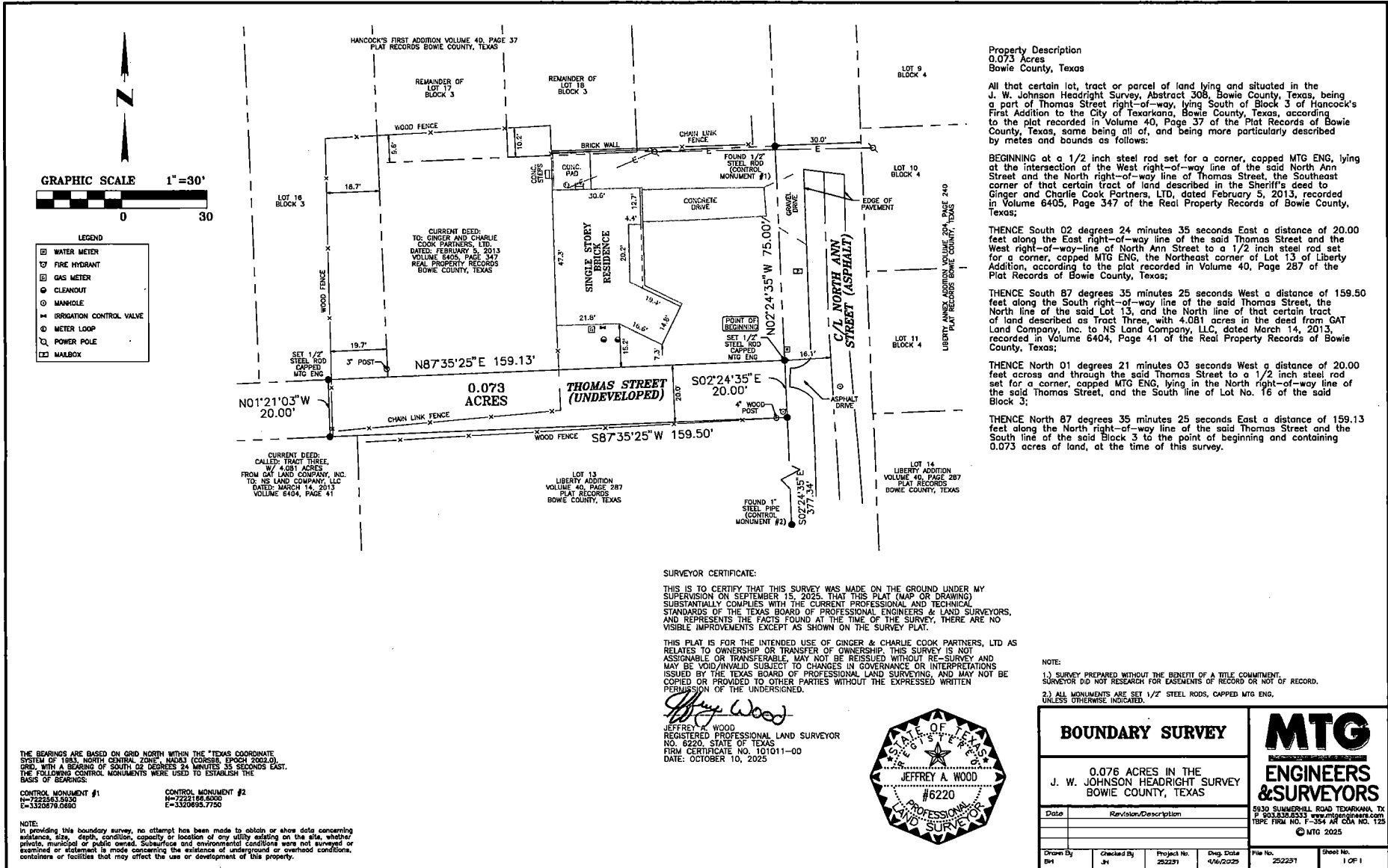


JENNIFER EVANS, CITY SECRETARY



BOB BRUGGEMAN, MAYOR

7:07 p.m.



Property Description
0.073 Acres
Bowie County, Texas

All that certain lot, tract or parcel of land lying and situated in the J. W. Johnson Headright Survey, Abstract 308, Bowie County, Texas, being a part of Thomas Street right-of-way, lying South of Block 3 of Hancock's First Addition to the City of Texarkana, Bowie County, Texas, according to the plat recorded in Volume 40, Page 37 of the Plat Records of Bowie County, Texas, some being all of, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch steel rod set for a corner, capped MTG ENG, lying at the intersection of the West right-of-way line of the said North Ann Street and the North right-of-way line of Thomas Street, the Southeast corner of that certain tract of land described in the Sheriff's deed to Ginger and Charlie Cook Partners, LTD, dated February 5, 2013, recorded in Volume 6405, Page 347 of the Real Property Records of Bowie County, Texas;

THENCE South 02 degrees 24 minutes 35 seconds East a distance of 20.00 feet along the East right-of-way line of the said Thomas Street and the West right-of-way-line of North Ann Street to a 1/2 inch steel rod set for a corner, capped MTG ENG, lying in the North right-of-way line of the said Thomas Street, according to the plat recorded in Volume 40, Page 287 of the Plat Records of Bowie County, Texas;

THENCE South 87 degrees 35 minutes 25 seconds West a distance of 159.50 feet along the South right-of-way line of the said Thomas Street, the North line of the said Lot 13, and the North line of that certain tract of land described as Tract Three, with 4.0B1 acres in the deed from GAT Land Company, Inc. to NS Land Company, LLC, dated March 14, 2013, recorded in Volume 6404, Page 41 of the Real Property Records of Bowie County, Texas;

THENCE North 01 degrees 21 minutes 03 seconds West a distance of 20.00 feet across and through the said Thomas Street to a 1/2 inch steel rod set for a corner, capped MTG ENG, lying in the North right-of-way line of the said Thomas Street, and the South line of Lot No. 16 of the said Block 3;

THENCE North 87 degrees 35 minutes 25 seconds East a distance of 159.13 feet along the North right-of-way line of the said Thomas Street and the South line of the said Block 3 to the point of beginning and containing 0.073 acres of land, at the time of this survey.

SURVEYOR CERTIFICATE:

THIS IS TO CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION ON SEPTEMBER 15, 2025, THAT THIS PLAT (MAP OR DRAWING) SUBSTANTIALLY COMPLIES WITH THE CURRENT PROFESSIONAL AND TECHNICAL STANDARDS OF THE TEXAS BOARD OF PROFESSIONAL ENGINEERS & LAND SURVEYORS, AND REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY. THERE ARE NO VISIBLE IMPROVEMENTS EXCEPT AS SHOWN ON THE SURVEY PLAT.

THIS PLAT IS FOR THE INTENDED USE OF GINGER & CHARLIE COOK PARTNERS, LTD AS RELATES TO OWNERSHIP OR TRANSFER OF OWNERSHIP. THIS SURVEY IS NOT ASSIGNABLE OR TRANSFERABLE. MAY NOT BE REISSUED WITHOUT RE-SURVEY AND MAY BE VOID/INVALID SUBJECT TO CHANGES IN GOVERNANCE OR INTERPRETATIONS ISSUED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AND MAY NOT BE COPIED OR PROVIDED TO OTHER PARTIES WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE UNDERSIGNED.

Jeffrey A. Wood
JEFFREY A. WOOD
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6220, STATE OF TEXAS
FROM CERTIFICATE NO. 101011-00
DATE: OCTOBER 10, 2025



NOTE:

- 1.) SURVEY PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. SURVEYOR DID NOT RESEARCH FOR ENCUMBRANCES OF RECORD OR NOT OF RECORD.
- 2.) ALL MONUMENTS ARE SET 1/2" STEEL RODS, CAPPED MTG ENG, UNLESS OTHERWISE INDICATED.

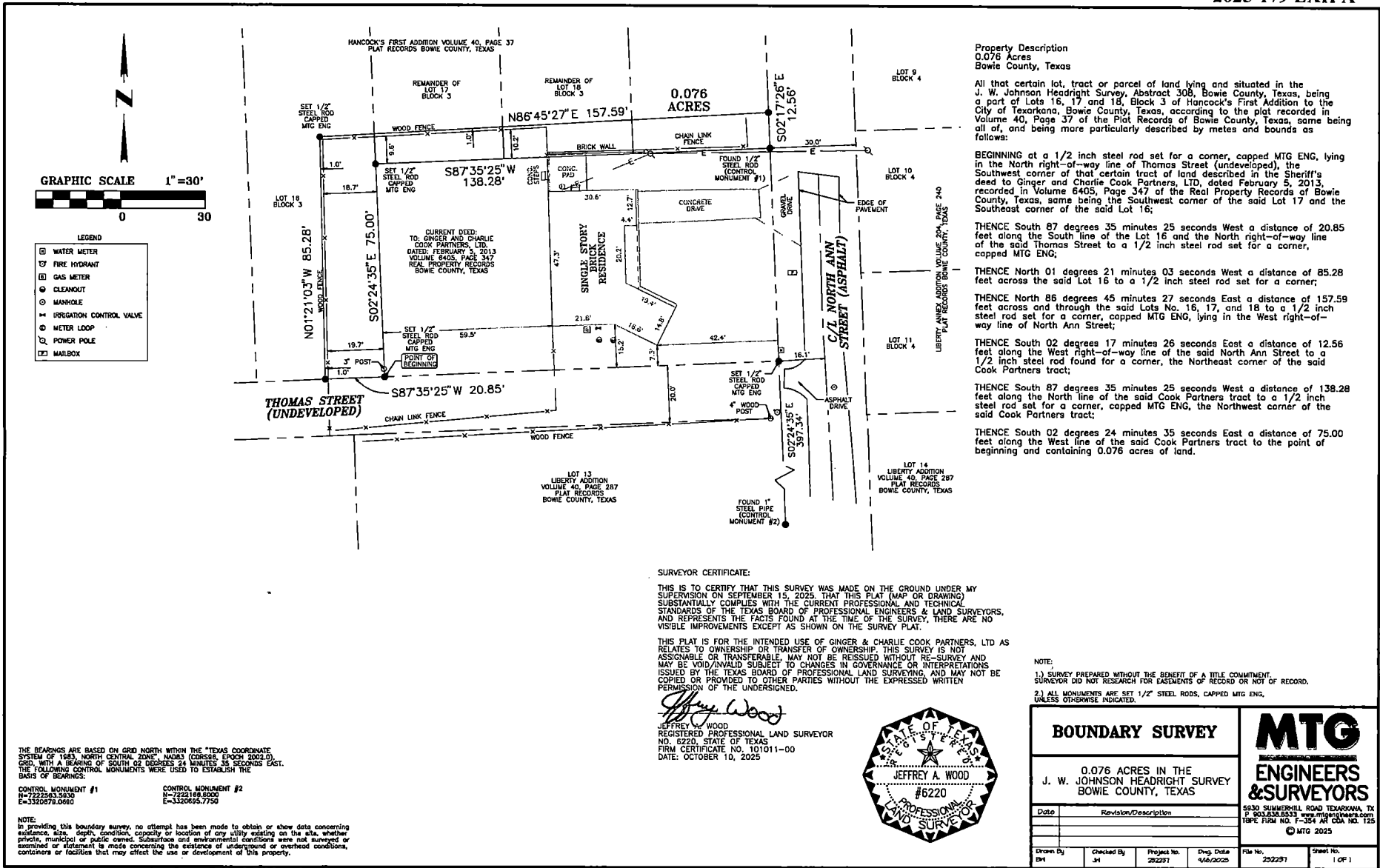
THE BEARINGS ARE BASED ON GRID NORTH WITHIN THE "TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE", NAD83 (CURSIBR EPOCH 2002.D), GRID, WITH A BEARING OF SOUTH 02 DEGREES 24 MINUTES 35 SECONDS EAST. THE FOLLOWING CONTROL MONUMENTS WERE USED TO ESTABLISH THE BASIS OF BEARINGS:

CONTROL MONUMENT #1
N=7223185.9930
E=3320679.0660

CONTROL MONUMENT #2
N=7223185.6000
E=3320695.7750

NOTE:
In providing this boundary survey, no attempt has been made to obtain or show data concerning existence, size, depth, condition, capacity or location of any utility existing on the site, whether private, municipal or public owned. Subsurface and environmental conditions were not surveyed or examined or determined to made concerning the existence of underground or overhead conditions, containers or facilities that may affect the use or development of this property.

BOUNDARY SURVEY		MTG ENGINEERS & SURVEYORS	
0.076 ACRES IN THE J. W. JOHNSON HEADRIGHT SURVEY BOWIE COUNTY, TEXAS		5930 SUMMERHILL ROAD TEXARKANA, TX P 903.830.8333 www.mtgengineers.com TPE: FROM NO. 1-354 AT CEN. NO. 125	
Date	Revision/Description		
Drawn By	Checked By	Project No.	Proj. Date
SW	JH	252231	4/16/2025
File No.	Sheet No.		
252231	1 OF 1		



SURVEYOR CERTIFICATE:

THIS IS TO CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION ON SEPTEMBER 15, 2025. THAT THIS PLAT (MAP OR DRAWING) SUBSTANTIALLY COMPLIES WITH THE CURRENT PROFESSIONAL AND TECHNICAL STANDARDS OF THE TEXAS BOARD OF PROFESSIONAL ENGINEERS & LAND SURVEYORS, AND REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY. THERE ARE NO VISIBLE IMPROVEMENTS EXCEPT AS SHOWN ON THE SURVEY PLAT.

THIS PLAT IS FOR THE INTENDED USE OF GINGER & CHARLIE COOK PARTNERS, LTD AS RELATES TO OWNERSHIP OR TRANSFER OF OWNERSHIP. THIS SURVEY IS NOT ASSIGNABLE OR TRANSFERABLE, MAY NOT BE REISSUED WITHOUT RE-SURVEY AND MAY BE VOID/INVALID SUBJECT TO CHANGES IN GOVERNANCE OR INTERPRETATIONS ISSUED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AND MAY NOT BE COPIED OR PROVIDED TO OTHER PARTIES WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE UNDERSIGNED.

Jeffrey Wood
 JEFFREY WOOD
 REGISTERED PROFESSIONAL LAND SURVEYOR
 NO. 6220, STATE OF TEXAS
 FIRM CERTIFICATE NO. 101011-00
 DATE: OCTOBER 10, 2025



NOTE:
 1.) SURVEY PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. SURVEYOR DID NOT RESEARCH FOR EASEMENTS OF RECORD OR NOT OF RECORD.
 2.) ALL MONUMENTS ARE SET 1/2" STEEL RODS, CAPPED MTG ENG, UNLESS OTHERWISE INDICATED.

THE BEARINGS ARE BASED ON GRID NORTH WITHIN THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, NAD83 (CURSSE, EPOCH 2002.0). GRID WITH A BEARING OF SOUTH 02 DEGREES 24 MINUTES 35 SECONDS EAST. THE FOLLOWING CONTROL MONUMENTS WERE USED TO ESTABLISH THE BASIS OF BEARINGS:
 CONTROL MONUMENT #1 N=7222563.5830 E=3320678.0680
 CONTROL MONUMENT #2 N=7222168.6000 E=3320695.7750

NOTE:
 In providing this boundary survey, no attempt has been made to obtain or show data concerning existence, size, depth, condition, capacity or location of any utility existing on the site, whether private, municipal or public owned. Subsurface and environmental conditions were not surveyed or examined or statement is made concerning the existence of underground or overhead conditions, conditions or facilities that may affect the use or development of this property.

BOUNDARY SURVEY		MTG ENGINEERS & SURVEYORS	
0.076 ACRES IN THE J. W. JOHNSON HEADRIGHT SURVEY BOWIE COUNTY, TEXAS		4330 SUMMERBELL ROAD TEXARKANA, TX P 903.838.8533 www.mtgengineers.com 180PC FIRM NO. F-354 AT CSA NO. 125 © MTG 2025	
Date	Revision/Description		
Drawn By	Checked By	Project No.	Draw Date
BT	JH	252237	4/6/2025
File No.	252237	Sheet No.	1 OF 1

City of Texarkana, Texas

Alignment with Mission, Vision and Values approved by the City Council:

Mission & Vision		Values
Be a Thriving Regional Center for Education, Business and Culture.	<input checked="" type="checkbox"/>	Promote a Thriving Community through Innovation
	<input checked="" type="checkbox"/>	Provide a Safe & Welcoming Community through Leadership
	<input checked="" type="checkbox"/>	Deliver Quality Services with Integrity
Provide Customer Focused Public Services.	<input type="checkbox"/>	Provide Leadership through Regional Partnership Opportunities
	<input checked="" type="checkbox"/>	Foster Proactive Communication to the Community
	<input checked="" type="checkbox"/>	Provide Courteous & Professional Customer Service
	<input type="checkbox"/>	Model a Positive City Image through Character
	<input checked="" type="checkbox"/>	Deliver Efficient Services with Accountability
	<input type="checkbox"/>	Cultivate Communication through Community Involvement
Provide Regional Leadership that serves our residents and visitors.	<input checked="" type="checkbox"/>	Maintain Fiscal Strength with Integrity
	<input checked="" type="checkbox"/>	Maximize Accountability & Resource Utilization
	<input type="checkbox"/>	Invest in Infrastructure & Transportation utilizing Innovation
Professional Development to support Mission & Vision.	<input type="checkbox"/>	Promote Teamwork through Cross Department Collaboration
	<input type="checkbox"/>	Enhance Professionalism & Positive Work Culture

Additional Comments:

NONE

Resource Impact:

Staff time required if item is approved: Low

Other Potential Impacts:

NONE APPLICABLE

Public Information Plan:

<input type="checkbox"/> Newspaper Notice (Required by Statute)	<input type="checkbox"/> Public Hearing (Required by Statute)
<input type="checkbox"/> Public Forum/Workshop Session	<input type="checkbox"/> Press Release (Through Marketing & Communications)
<input type="checkbox"/> Weekly & Monthly Email Distribution (Send to CM Office)	<input type="checkbox"/> Website Notice (Through Marketing & Communications)
<input type="checkbox"/> Social Media (LinkedIn, Facebook, etc.)	<input type="checkbox"/> Special Mailing
<input type="checkbox"/> Flyers Developed & Posted (Through Marketing & Communications)	<input type="checkbox"/> Banners Posted
<input type="checkbox"/> Survey	<input type="checkbox"/> Automated Phone Call
<input checked="" type="checkbox"/> None Required	<input type="checkbox"/>

Other:

Potential Options:

Fiscal Implications:

Increase in city contributions with budgeted funds.

Staff Recommendation:

Staff recommends for approval.

Advisory Board/Committee Review:

Firemen's Pension Board

Board/Committee Recommendation:

Firemen's Pension Board resolution ATTH 01

Advisory Board/Committee Meeting Date and Minutes:

Firemen's Pension Board Review meeting on December 18, 2025 and minutes of said meeting ATTH 02.

RESOLUTION NO. 2026-017

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, RATIFYING AND IMPLEMENTING PLAN DOCUMENT CHANGES OF THE TEXARKANA FIREMEN'S RELIEF AND RETIREMENT FUND TO INCREASE MEMBER CONTRIBUTIONS TO 14.7% AND CITY CONTRIBUTIONS TO 23%; RATIFYING THE AGREEMENT OF THE BOARD OF TRUSTEES OF THE TEXARKANA FIREMEN'S RELIEF AND RETIREMENT FUND NOT TO RAISE BENEFITS BEFORE JANUARY 1, 2028, GIVEN THE CITY'S INCREASE OF CONTRIBUTIONS TO THE FUND; AND ESTABLISHING AN EFFECTIVE DATE RETROACTIVE TO DECEMBER 31, 2025.

WHEREAS, the Board of Trustees of the Texarkana Firemen's Relief and Retirement Fund, meeting on December 18, 2025, reviewed and accepted election results regarding plan document changes to increase member contributions to 14.7% and City contributions to 23% to the Fund; and

WHEREAS, the Board of Trustees of the Texarkana Firemen's Relief and Retirement Fund, also on December 18, 2025, further resolved that should the City of Texarkana, Texas, increase its contributions to the Fund to 23% on January 1, 2026, the Board of Trustees of the Fund agrees not to raise benefits before January 1, 2028; and

WHEREAS, the City Council has previously budgeted for FY 2026-27 sufficient funds to increase City contributions to the Fund to 23%; and

WHEREAS, City staff recommends that the City Council:

- ratify the acceptance by the Board of Trustees of the Texarkana Firemen's Relief and Retirement Fund regarding plan document changes to increase member contributions to 14.7% and City contributions to 23%;
- authorize administrative implementation of increased member contributions of 14.7% to the Fund;
- authorize administrative implementation, with budgeted funds, of increased City contributions of 23% to the Fund, effective and retroactive to December 31, 2025; and
- ratify the agreement of the Board of Trustees of the Texarkana Firemen's Relief and Retirement Fund, per its resolution of December 18, 2025, not to raise benefits before January 1, 2028, given the City's increase of contributions to the Fund of 23%.

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

SECTION 1: The City Council ratifies the acceptance by the Board of Trustees of the Texarkana Firemen's Relief and Retirement Fund regarding plan document changes to increase member contributions to 14.7% and City contributions to 23%.

SECTION 2: The City Council authorizes the City Manager to implement increased member contributions of 14.7% to the Fund.

SECTION 3: The City Council authorizes the City Manager to implement, with budgeted funds, increased City contributions of 23% to the Fund, effective and retroactive to December 31, 2025.

SECTION 4: The City Council ratifies the agreement of the Board of Trustees of the Texarkana Firemen's Relief and Retirement Fund, per its resolution of December 18, 2025, not to raise benefits before January 1, 2028, given the City's increase of contributions to the Fund of 23% as provided for in Section 3 of this Resolution.

SECTION 5: The City Manager is further authorized to execute any and all documents necessary to effectuate the purposes and intent of this Resolution.

SECTION 6: This Resolution shall be in full force and effect from and after its passage and approval, retroactive to December 31, 2025.

PASSED AND APPROVED in Regular Council Session on this the **12th day of January, 2026.**

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR



TEXARKANA FIREMEN'S RELIEF AND RETIREMENT FUND

At a meeting held by the Board of Trustees of the Texarkana Firemen's Relief and Retirement Fund on December 18, 2025, at 3:00 pm in the Conference Room on the 2nd Floor of City Hall, at which a quorum was present, a motion was made, seconded and approved as follows:

RESOLVED:

Should the City of Texarkana, Texas, increase its contributions to the Texarkana Firemen's Relief and Retirement Fund to 23% on January 1, 2026, the Board of Trustees of the Fund agrees not to raise benefits before January 1, 2028.

This resolution and the information provided herein are true and accurate.

Signed by Board Members present:

Scott David

Lam Bepler

Rin Wilson

Jodie Lee

Tom Martira



TEXARKANA FIREMEN'S RELIEF AND RETIREMENT FUND

MONTHLY BOARD MEETING MINUTES December 18, 2025

The Firemen's Pension Board met at 3:00 p.m. on December 18, 2025, in the Conference Room on the 2nd Floor of City Hall.

MEMBERS PRESENT

Scott Daniel, Chairman
Tim Martin, Vice-Chairman
Jodie Lee, Secretary
Clay Roberts, Trustee
Lane Peeples, Trustee
Rick Wisdom, Trustee

MEMBERS ABSENT

David Cook, Trustee

OTHERS PRESENT

Debra Jones

- I. Scott Daniel, Chairman, called the meeting to order.
- II. New Business
 - A. Approve the Minutes
Motion was made to approve the Minutes of the November 2025 Board Meeting.
Motion: Rick Wisdom
Second: Lane Peeples
Motion passed
 - B. Public Comment
 - C. Approve Invoices Received
Motion was made to approve the invoices received.
Motion: Tim Martin
Second: Rick Wisdom
Motion passed
 - D. Review and Accept the Election Results regarding Plan Document Changes
Motion was made to accept the election results to increase member contributions to 14.7% and City contributions to 23%. There were 62 votes cast which included 46 votes in favor of this increase (Plan 1 on the ballot) and 16 votes for Plan 2.
Motion: Lane Peeples
Second: Rick Wisdom
Motion passed

Motion was made to sign a resolution which states “should the City of Texarkana, Texas, increase its contributions to the Texarkana Firemen’s Relief and Retirement Fund to 23% on January 1, 2026, the Board of Trustees of the Fund agrees not to raise benefits before January 1, 2028.

Motion: Tim Martin

Second: Jodie Lee

Motion passed

E. Review and Approve the contract for Plan Administrator, Debra Jones

Motion was made to approve the contract with Plan Administrator, Debra Jones, with a monthly amount of \$1750.

Motion: Tim Martin

Second: Lane Peoples

Motion passed

F. Review and Possible Action regarding the Investments and Financial Reports

The Board reviewed the November 2025 Investment and Financial Reports

III. Matters not on the Agenda

Motion was made to approve the refund of contributions for Keyshawn McKinney.

Motion: Rick Wisdom

Second: Lane Peoples

Motion passed

IV. There being no further business, a motion was made to adjourn the meeting.

Motion: Tim Martin

Second: Lane Peoples

Motion passed

City of Texarkana, Texas

Alignment with Mission, Vision and Values approved by the City Council:

Mission & Vision	Values
Be a Thriving Regional Center for Education, Business and Culture.	<input type="checkbox"/> Promote a Thriving Community through Innovation <input type="checkbox"/> Provide a Safe & Welcoming Community through Leadership <input type="checkbox"/> Deliver Quality Services with Integrity
Provide Customer Focused Public Services.	<input type="checkbox"/> Provide Leadership through Regional Partnership Opportunities <input type="checkbox"/> Foster Proactive Communication to the Community <input type="checkbox"/> Provide Courteous & Professional Customer Service <input type="checkbox"/> Model a Positive City Image through Character <input type="checkbox"/> Deliver Efficient Services with Accountability <input type="checkbox"/> Cultivate Communication through Community Involvement
Provide Regional Leadership that serves our residents and visitors.	<input type="checkbox"/> Maintain Fiscal Strength with Integrity <input type="checkbox"/> Maximize Accountability & Resource Utilization <input type="checkbox"/> Invest in Infrastructure & Transportation utilizing Innovation
Professional Development to support Mission & Vision.	<input checked="" type="checkbox"/> Promote Teamwork through Cross Department Collaboration <input checked="" type="checkbox"/> Enhance Professionalism & Positive Work Culture

Additional Comments:

Resource Impact:

Staff time required if item is approved: No Additional

Other Potential Impacts:

Public Information Plan:

<input type="checkbox"/> Newspaper Notice (Required by Statute)	<input type="checkbox"/> Public Hearing (Required by Statute)
<input type="checkbox"/> Public Forum/Workshop Session	<input type="checkbox"/> Press Release (Through Marketing & Communications)
<input type="checkbox"/> Weekly & Monthly Email Distribution (Send to CM Office)	<input type="checkbox"/> Website Notice (Through Marketing & Communications)
<input type="checkbox"/> Social Media (LinkedIn, Facebook, etc.)	<input type="checkbox"/> Special Mailing
<input type="checkbox"/> Flyers Developed & Posted (Through Marketing & Communications)	<input type="checkbox"/> Banners Posted
<input type="checkbox"/> Survey	<input type="checkbox"/> Automated Phone Call
<input type="checkbox"/> None Required	<input type="checkbox"/>

Other:

Board/Committee Recommendation:

Advisory Board/Committee Meeting Date and Minutes:

ORDINANCE NO. 2026-007

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AUTHORIZING ASSIGNMENT PAY FOR FIREFIGHTERS ASSIGNED TO SPECIALIZED DUTIES OF TEXAS INTRASTATE FIRE MUTUAL AID SYSTEM (TIFMAS) COORDINATOR AND REIMBURSEMENT; SETTING CONDITIONS AND RATE OF PAY FOR SAID DUTIES; CONTAINING A REPEALER CLAUSE; CONTAINING A SEVERABILITY CLAUSE; CONTAINING LEGISLATIVE FINDINGS; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, Texas Local Government Code Section 143.042 allows for a municipality’s governing body to authorize assignment pay for firefighters who perform specialized functions in the Fire Department; and

WHEREAS, assignment pay for specialized functions is in addition to regular pay, with conditions and rate of pay for such duties set by ordinance; and

WHEREAS, the Fire Department has a firefighter currently performing the duties of TIFMAS coordinator and reimbursement; and

WHEREAS, the City Council finds and determines that the best interests of the citizens of the City of Texarkana, Texas, will be served by authorizing TIFMAS coordinator and reimbursement assignment pay, for the Fire Department, in the amount of \$250 per month for the firefighter assigned to such duties as appointed by the Fire Chief.

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

SECTION 1: The TIFMAS coordinator and reimbursement assignment pay for the Fire Department is authorized in the amount of \$250 per month for the firefighter assigned to those duties as appointed by the Fire Chief.

SECTION 2: All ordinances or parts of ordinances in conflict herewith are specifically repealed to the extent of such conflict.

SECTION 3: 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: The Recitals set out in this Ordinance are true and correct and are incorporated herein and made a part hereof as legislative findings of the City Council for all purposes.

SECTION 5: 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 **12th day of January, 2026.**

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

Sec. 143.042. ASSIGNMENT PAY. (a) This section does not apply to a municipality with a population of 1.5 million or more.

(b) The governing body of a municipality may authorize assignment pay for fire fighters and police officers who perform specialized functions in their respective departments.

(c) The assignment pay is in an amount and is payable under conditions set by ordinance and is in addition to the regular pay received by members of the fire or police department.

(d) If the ordinance applies equally to each person who meets the criteria established by the ordinance, the ordinance may provide for payment to each fire fighter and police officer who meets training or education criteria for an assignment, or the ordinance may set criteria that provide for payment only to a fire fighter or police officer in a special assignment.

(e) The head of the fire or police department is not eligible for the assignment pay authorized by this section.

Acts 1987, 70th Leg., ch. 149, Sec. 1, eff. Sept. 1, 1987.

City of Texarkana, Texas

Alignment with Mission, Vision and Values approved by the City Council:

Mission & Vision		Values
Be a Thriving Regional Center for Education, Business and Culture.	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	Promote a Thriving Community through Innovation Provide a Safe & Welcoming Community through Leadership Deliver Quality Services with Integrity
Provide Customer Focused Public Services.	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	Provide Leadership through Regional Partnership Opportunities Foster Proactive Communication to the Community Provide Courteous & Professional Customer Service Model a Positive City Image through Character Deliver Efficient Services with Accountability Cultivate Communication through Community Involvement
Provide Regional Leadership that serves our residents and visitors.	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	Maintain Fiscal Strength with Integrity Maximize Accountability & Resource Utilization Invest in Infrastructure & Transportation utilizing Innovation
Professional Development to support Mission & Vision.	<input type="checkbox"/> <input checked="" type="checkbox"/>	Promote Teamwork through Cross Department Collaboration Enhance Professionalism & Positive Work Culture

Additional Comments:

Resource Impact:

Staff time required if item is approved: No Additional

Other Potential Impacts:

Public Information Plan:

<input type="checkbox"/> Newspaper Notice (Required by Statute)	<input type="checkbox"/> Public Hearing (Required by Statute)
<input type="checkbox"/> Public Forum/Workshop Session	<input type="checkbox"/> Press Release (Through Marketing & Communications)
<input type="checkbox"/> Weekly & Monthly Email Distribution (Send to CM Office)	<input type="checkbox"/> Website Notice (Through Marketing & Communications)
<input type="checkbox"/> Social Media (LinkedIn, Facebook, etc.)	<input type="checkbox"/> Special Mailing
<input type="checkbox"/> Flyers Developed & Posted (Through Marketing & Communications)	<input type="checkbox"/> Banners Posted
<input type="checkbox"/> Survey	<input type="checkbox"/> Automated Phone Call
<input checked="" type="checkbox"/> None Required	<input type="checkbox"/>

Other:

customer typically has very high peak demand often measured in megawatts (MW) rather than kilowatts, high annual energy consumption, special service requirements (like dedicated feeders, substations, or higher voltage delivery), and eligibility for special rate classes.

A large load customer can drive regional growth through investment, tax revenue, and potential job creation, but may also require costly grid upgrades and long-term capacity commitments. Policy considerations include distinguishing genuine public benefit from private gain and structuring rates so growth is encouraged without shifting financial or reliability risks onto existing residents. In other words, prudent policy requires ensuring the large load customer pays its true cost of service so residential ratepayers are not subsidizing corporate expansion, aligning the prospects of economic development with the need to maintain broad, durable community value and affordable household rates.

Drivers For New Tariff According To SWEPCO:

SWEPCO contends it needs the new ES-LL Contract tariff because:

1. Its existing “Contract for Electric Service” is not designed for the large loads expected to come online in SWEPCO’s Texas service area in the coming years;
2. The proposed new ES-LL Contract is necessary to provide terms of service to these anticipated large load customers, while ensuring existing customers and the Company are protected against the inherent risks associated with these loads;
3. New customers may significantly increase SWEPCO’s Texas retail load, and correspondingly, require it to make sizeable infrastructure investments to provide service;
4. The financial commitments required of potential large load customers in the proposed ES-LL Contract reasonably recognize and align with the financial commitments that will be required by SWEPCO to provide these customers’ service in the future and the ES-LL Contract rate will position the Company to make the financial commitments associated with the system improvements and additions that will be required to reliably and adequately serve the Company’s expanded needs of its system.

Risks to Ratepayers:

SWEPCO’s proposed new contract rate, the Electric Service – Large Load Contract, presents a complex set of ratemaking issues.

First, SWEPCO’s proposal is the epitome of “piecemeal” ratemaking. Generally, as a matter of sound public policy, piecemeal ratemaking is disfavored, and arguably precluded by the Public Utility Regulatory Act (PURA). Approval of single-item rates precludes the regulatory authority from being able to review whether the proposed rate is reasonable in light of the

utility's **overall** costs, investments, and revenue from sales of electric service, and whether the single-issue rate recovers cost fairly from the cost causer.

Additionally, SWEPCO's ES-LL Contract rate is premised on load that does not yet exist, and demand that SWEPCO forecasts to be well above what it typically sees in year-over-year change in demand for electricity. Because the terms of the new contract and the corresponding rates are premised on projections, there is significant risk to ratepayers that the load will not materialize, leaving existing ratepayers to pay for any additions to SWEPCO's infrastructure (from generation to distribution facilities).

For example, in terms of the risks to ratepayers:

- SWEPCO's average peak demand is 4,900 MWs and SWEPCO projects that these new, large loads SWEPCO projects would each be approximately 5%-10% of SWEPCO's total system peak, suggesting potentially material increases in generation and transmission costs.
- Although perhaps an oversimplified example, if one new large-load customer executes a contract for 500 MWs of power and ultimately goes bankrupt or cancels its contract before the end of the term of its contract, this potentially will leave stranded costs to be recovered from the remaining customers. That is just one customer. For scale, many of the artificial intelligence (AI) datacenters are 250MW or more.
- SWEPCO's ES-LL Contract tariff does not address stranded costs in full. SWEPCO admits that these new investments will have a depreciable "life" longer than the 12-year contract term SWEPCO proposes, but offers no resolution to the stranded costs to match the term of the contract to the depreciable life of assets added to meet the new large-load demand.
- SWEPCO's proposed new ES-LL Contract rate makes no mention of cost allocation or assigning of these new marginal costs incurred to solely serve the new large-load customers. Any costs not directly assigned to these contracts and customers is allocated to the broader system.

CARD and SPECIAL COUNSEL RECOMMENDATION:

The City of Texarkana, Texas, is a regulatory authority under the Public Utility Regulatory Act, with exclusive original jurisdiction over the rates, operations, and services of Southwestern Electric Power Company, a unit of American Electric Power ("SWEPCO"), within the City [see Tex. Util. Code Ch. 33]. In matters regarding applications by SWEPCO to change rates or services, the City Council has acted to further a legislative purpose and strategy of evaluating the reasonableness of such applications in order to protect the interests of both the City's residents and business customers of the utility who conducting business within the City's municipal limits (see, e.g., Res. 2017-006, Res. 2017-044, Res. 2018-110, Res. 2020-128, and Res. 2021-007).

As part of the City Council’s strategy of evaluating the reasonableness of SWEPCO’s applications, the City Council has authorized cooperative and coordinated efforts with a coalition of other municipalities served by SWEPCO — the Cities Advocating Reasonable Deregulation (“CARD”) — for the retention of special legal counsel to appear or intervene in regulatory proceedings before the Texas Public Utility Commission or any court of law, to investigate matters pertinent to SWEPCO’s applications including jurisdiction, reasonableness, evidentiary support, and consistency or compliance with Texas law, and to retain such experts as may be reasonably necessary for review of SWEPCO’s applications. By Ordinance No. 2022-074, the City Council has assigned to the City Manager additional powers and duties which include taking any and all action within budgeted parameters to implement the City Council’s strategy of evaluating the reasonableness of SWEPCO’s applications before the Texas Public Utility Commission in order to protect the interests of both the City’s residents and business customers of the utility who conduct business within the City’s municipal limits. By way of example and not limitation, such powers and duties shall include coordinating with CARD and authorizing CARD special legal counsel to monitor or intervene in proceedings before the Texas Public Utility Commission which are crucial to the City’s interests and CARD’s interests both in terms of reliable electricity service and cost to ratepayers.

CARD special legal counsel, the firm of Herrera Law & Associates, PLLC, recommends that the City Council deny SWEPCO’s request. Given the risks to ratepayers, and because PUCT may address SWEPCO’s request in an expeditious manner, it is crucial for CARD to fully participate in the proceedings at PUCT as early as possible. Though often CARD’s Special Counsel recommends a “suspension” of the utility’s proposed effective date for changes in rates, given the likely expedited treatment the PUCT may give SWEPCO’s application, CARD’s Special Counsel recommends the City deny SWEPCO’s proposed new tariff, the “Electric Service – Large Load Contract,” so that CARD may sooner and more efficiently and more fully, participate in the proceedings at the PUCT. Note that denial of SWEPCO’s request means that SWEPCO will file an appeal to PUCT of the City’s action. In the proceedings before PUCT, CARD will more fully evaluate the merits of SWEPCO’s proposal with the goal of ensuring a fair rate for large-load customers and to all other customers.

Potential Options:

Deny SWEPCO's proposed increase by no later than February 2, 2026; or take no action, and SWEPCO's proposed ES-LL Contract rate as filed will be deemed approved by operation of law.

Fiscal Implications:

The CARD reasonable rate case expenses are subject to reimbursement by SWEPCO.

Staff Recommendation:

Staff concurs with CARD Special Council recommending denial.

Denial, however, should not be construed as discouraging a large load customer from locating in the service area. A decision to deny SWEPCO’s request will allow the merits of the proposed

ES-LL Contract tariff to be addressed before the PUCT, where CARD can expeditiously and efficiently evaluate the tariff. Prudent rate-making policy requires ensuring that a large-load customer pays its true cost of service so residential ratepayers are not subsidizing corporate expansion; accordingly, the recommended denial reflects the need to align economic development prospects with broad, durable community value and affordable household rates through proper rate-making.

Advisory Board/Committee Review:

Not applicable.

Board/Committee Recommendation:

Not applicable.

Advisory Board/Committee Meeting Date and Minutes:

Not applicable.

RESOLUTION NO. 2026-019

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, DENYING SOUTHWESTERN ELECTRIC POWER COMPANY’S REQUEST FOR APPROVAL OF ITS PROPOSED “ELECTRIC SERVICE – LARGE LOAD CONTRACT” TARIFF; REQUIRING THE REIMBURSEMENT OF MUNICIPAL RATE CASE EXPENSES; AUTHORIZING PARTICIPATION IN THE COALITION OF SIMILARLY SITUATED CITIES; AUTHORIZING INTERVENTION AND PARTICIPATION IN RELATED RATE PROCEEDINGS; AUTHORIZING THE RETENTION OF SPECIAL COUNSEL; FINDING THAT THE MEETING COMPLIES WITH THE OPEN MEETINGS ACT; MAKING OTHER FINDINGS AND PROVISIONS RELATED TO THE SUBJECT; CONTAINING A SUPERSEDING CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, Southwestern Electric Power Company (“SWEPCO” or “Company”), on about October 6, 2025, communicated via electronic mail that on about October 3, 2025, it had filed with the Public Utility Commission of Texas (PUCT) an application seeking approval of a tariff it calls its “Electric Service – Large Load Contract” (ES-LL Contract); and

WHEREAS, on about December 29, 2025, by written submittal, SWEPCO tendered to the City an amendment to its request for approval of SWEPCO’s proposed ES-LL Contract, amending its request by proposing a firm, effective date of February 2, 2026; and

WHEREAS, the City is a regulatory authority under the Public Utility Regulatory Act (“PURA”) and under Chapter 33, §33.001 et seq. of PURA, has exclusive original jurisdiction over SWEPCO’s rates, operations, and services within the municipality; and

WHEREAS, SWEPCO proposed to implement its proposed increase in rates effective on February 2, 2026, which is 35 days after SWEPCO submitted its amended request for approval of its ES-LL Contract rate; and

WHEREAS, SWEPCO’s rate request:

- presents a complex set of data detailing SWEPCO’s forecasts of potential demand for electricity and the commensurate infrastructure related to that potential load to serve, e.g., large-load customers such as data centers;
- poses novel issues that raise significant issues regarding the extra demand large-load customers will place on SWEPCO’s electric system, the costs of additional infrastructure to meet that demand, and which customers should bear the cost of the additional infrastructure;
- comprises piecemeal ratemaking generally avoided under sound ratemaking principles; and

WHEREAS, given the complexity of the issues presented by SWEPCO’s request for a new tariff, the City will require the assistance of specialized legal counsel and rate experts to review the merits of SWEPCO’s request; and

WHEREAS, in order to maximize the efficient use of resources and expertise in reviewing, analyzing and investigating SWEPCO’s rate requests and changes in tariffs, the City coordinates its efforts with a coalition of similarly situated municipalities known as the Cities Advocating Reasonable Deregulation (“CARD”) to review SWEPCO’s requests to change rates; and

WHEREAS, to the extent SWEPCO seeks review at PUCT of the City’s final decision regarding SWEPCO’s proposed ES-LL Contract, or because SWEPCO has submitted a similar request to PUCT for service in the environs of the City and the decision of PUCT will affect rates paid by the City and its citizens who are customers of SWEPCO, and in order for the City’s participation to be meaningful, it is important that the City promptly intervene in such proceeding at PUCT; and

WHEREAS, by this Resolution, the City Council finds and determines that denial of SWEPCO’s request is appropriate under the circumstances: denial will allow the merits of the proposed ES-LL Contract tariff to be addressed before the PUCT, where CARD can expeditiously and efficiently evaluate the tariff; prudent rate-making policy requires ensuring that a large-load customer pays its true cost of service so residential ratepayers are not subsidizing corporate expansion; accordingly, this denial should not be construed as discouraging a large-load customer from locating in the service area, but rather, it reflects the need to align economic development prospects with broad, durable community value and affordable household rates through proper rate-making.

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

SECTION 1. The findings set out in the preamble are in all things approved and incorporated herein as if fully set forth.

SECTION 2. SWEPCO failed to show that its proposed rates are just and reasonable.

SECTION 3. The City hereby **DENIES** SWEPCO’s request for approval of its tariff, “Electric Service – Large Load Contract” because, among other factors:

- A. SWEPCO’s request comprises piecemeal ratemaking that precludes a full analysis of whether SWEPCO’s proposed rates result in potential, large-load customers paying their fair share of increases in cost;
- B. SWEPCO’s submittal fails to provide sufficient information to justify the terms set forth in its request, and in particular, SWEPCO fails to address how stranded costs that may result from a departing large-load customer are to be treated; and
- C. SWEPCO’s proposed new ES-LL Contract rate makes no mention of cost allocation or assigning of these new marginal costs incurred to solely serve the new large-load customers.

SECTION 4. The City authorizes intervention in proceedings related to SWEPCO’s request for approval of a new tariff, the “Electric Service – Large Load Contract,” before the Public Utility Commission of Texas and related proceedings in courts of law and participation in the coalition of cities known as Cities Advocating Reasonable Deregulation (“CARD”).

SECTION 5. The City joins and continues its participation with other cities in CARD with the understanding that the Steering Committee of CARD is to provide direction and guidance to Special Counsel representing said cities.

SECTION 6. The City hereby orders SWEPCO to reimburse the City’s rate case expenses as provided in the Public Utility Regulatory Act and that SWEPCO shall do so on a monthly basis and within 30 days after submission of the City’s invoices for the City’s reasonable costs associated with the City’s activities, through its participation in CARD, related to its rate review or to related proceedings involving SWEPCO before the City, the Public Utility Commission of Texas, or any court of law.

SECTION 7. Subject to the right to terminate employment at any time, the City retains and authorizes the law firm of Herrera Law & Associates, PLLC to act as Special Counsel with regard to rate proceedings involving SWEPCO before the City, the Public Utility Commission of Texas, or any court of law and to retain such experts as may be reasonably necessary for review of SWEPCO’s rate application subject to approval by the City.

SECTION 8. The City, in coordination with the Steering Committee, shall review the invoices of the lawyers and rate experts for reasonableness before submitting the invoices to SWEPCO for reimbursement.

SECTION 9. The City Secretary or other appropriate city official shall provide a copy of this Resolution to Mr. Alfred R. Herrera, Herrera Law & Associates, PLLC, either to P.O. Box 302799, Austin, Texas 78703, or by email to aherrera@herreralawpllc.com, and as a courtesy, provide a copy to SWEPCO’s local representative.

SECTION 10. The meeting at which this resolution was approved was in all things conducted in strict compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.

SECTION 11. To the extent any Resolution previously adopted by the City Council is inconsistent with this Resolution, it is hereby superseded.

SECTION 12. 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 12th day of January, 2026.**

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR



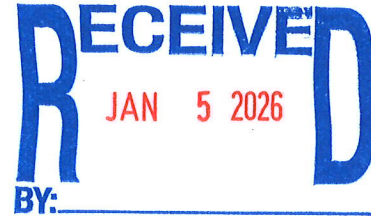
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December 29, 2025

Chairman Thomas J. Gleeson
Commissioner Kathleen Jackson
Commissioner Courtney K. Hjaltman
Commissioner Morgan Johnson
Public Utility Commission of Texas
William B. Travis Building
1701 N. Congress Ave Suite 7-110
Austin, TX 78701



RE: *Docket No. 58796, Application of Southwestern Electric Power Company for Authority to Amend Tariffs for Retail Service to Include New Standard Form Contract for Electric Service – Large Load*

Dear Chairman and Commissioners:

On October 3, 2025, in Docket No. 58796, Southwestern Electric Power Company (SWEPCO) filed an Application with the Public Utility Commission of Texas (Commission) for authority to amend its tariffs for retail service to include a new standard form contract for Electric Service - Large Load (ES-LL Contract). On October 6, 2025, SWEPCO filed an identical copy of its Application with all of the municipalities in its service territory that retain exclusive jurisdiction over SWEPCO's rates and tariffs.

In its application SWEPCO proposed that the ES-LL Contract become effective on the date of the final order in this proceeding. SWEPCO further requested that the Commission consider and approve the proposed ES-LL Contract on an expedited basis to allow the Company to have appropriate provisions in place as it works with prospective large load customers to develop facilities in the Company's service territory.¹ Because of the imminent possibility of a new large customer developing facilities in SWEPCO's service territory and the desire to ensure timely processing of this matter, SWEPCO is filing this letter to propose an amended effective date for the ES-LL Contract.

¹ In her direct testimony, Company witness Melissa A. Gage explains that potential large load customers are currently seeking certainty that they can begin constructing their facilities. These rapidly ramping loads require SWEPCO to act swiftly to secure the necessary generation resources. Accordingly, it is critical to act quickly. The proposed standard form contract provides a framework that supports timely and reliable infrastructure development to meet this demand while also establishing a Commission approved form contract for future large load customers. *See* Direct Testimony of Melissa A. Gage at 10 (Oct. 3, 2025).

Specifically, by this letter, SWEPCO requests that its proposed ES-LL Contract be effective 35 days from the date of this letter (February 2, 2026), consistent with 16 Tex. Admin. Code § 22.33(c). To the extent the Commission suspends this requested effective date, SWEPCO requests that the proposed ES-LL Contract be considered and approved on an expedited basis to allow the Company to timely accommodate the interconnection of new large load customers.

Concurrent with this filing, SWEPCO is providing notice of this amendment to its application to all municipalities in its service territory that retain exclusive jurisdiction over SWEPCO's rates and tariffs by providing a copy of this letter by email and first class mail to representatives of those municipalities. Similarly, SWEPCO requests that all municipalities with original jurisdiction over SWEPCO's rates and tariffs act on SWEPCO's proposed ES-LL Contract on or before the requested effective date of February 2, 2026.

Respectfully,

/s/ Patrick Pearsall

Patrick Pearsall

Attorney for Southwestern Electric
Power Company

CERTIFICATE OF SERVICE

I certify that on December 29, 2025, a true and correct copy of this document was served on all parties of record by electronic service in accordance with the Commission's Second Order Suspending Rules issued on July 16, 2020 in Project No. 50664.

/s/ Patrick Pearsall

Patrick Pearsall

City of Texarkana, Texas

Alignment with Mission, Vision and Values approved by the City Council:

Mission & Vision	Values
Be a Thriving Regional Center for Education, Business and Culture.	<input type="checkbox"/> Promote a Thriving Community through Innovation <input type="checkbox"/> Provide a Safe & Welcoming Community through Leadership <input type="checkbox"/> Deliver Quality Services with Integrity
Provide Customer Focused Public Services.	<input checked="" type="checkbox"/> Provide Leadership through Regional Partnership Opportunities <input type="checkbox"/> Foster Proactive Communication to the Community <input type="checkbox"/> Provide Courteous & Professional Customer Service <input type="checkbox"/> Model a Positive City Image through Character <input checked="" type="checkbox"/> Deliver Efficient Services with Accountability <input type="checkbox"/> Cultivate Communication through Community Involvement
Provide Regional Leadership that serves our residents and visitors.	<input type="checkbox"/> Maintain Fiscal Strength with Integrity <input checked="" type="checkbox"/> Maximize Accountability & Resource Utilization <input type="checkbox"/> Invest in Infrastructure & Transportation utilizing Innovation
Professional Development to support Mission & Vision.	<input type="checkbox"/> Promote Teamwork through Cross Department Collaboration <input type="checkbox"/> Enhance Professionalism & Positive Work Culture

Additional Comments:

Resource Impact:

Staff time required if item is approved: No Additional

Other Potential Impacts:

Public Information Plan:

<input type="checkbox"/> Newspaper Notice (Required by Statute)	<input type="checkbox"/> Public Hearing (Required by Statute)
<input type="checkbox"/> Public Forum/Workshop Session	<input type="checkbox"/> Press Release (Through Marketing & Communications)
<input type="checkbox"/> Weekly & Monthly Email Distribution (Send to CM Office)	<input type="checkbox"/> Website Notice (Through Marketing & Communications)
<input type="checkbox"/> Social Media (LinkedIn, Facebook, etc.)	<input type="checkbox"/> Special Mailing
<input type="checkbox"/> Flyers Developed & Posted (Through Marketing & Communications)	<input type="checkbox"/> Banners Posted
<input type="checkbox"/> Survey	<input type="checkbox"/> Automated Phone Call
<input checked="" type="checkbox"/> None Required	<input type="checkbox"/>

Other:

Briefing Sheet

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

Subject: Ordinance No. 2026-001 rezoning on Lot 2, Block 3, West Beverly, located at 1009 Blanton Street (Ward 2) from Single Family-2 to Single Family-3. Bernardino Gabriel, owner.

Briefing: 1/12/2026 **Public Hearing:** 2/9/2026 **Council Vote:** 2/9/2026

Item Schedule:

Updates/History of Briefing:
NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Bernardino Gabriel, owner, to rezone on Lot 2, Block 3, West Beverly, located at 1009 Blanton Street from Single Family-2 to Single Family-3.

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

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

Staff recommend for approval of this request.

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

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

Potential Options:
Approved.

Fiscal Implications:
NOT APPLICABLE

Staff Recommendation:

Staff recommend approval of this request.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

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

Advisory Board/Committee Meeting Date and Minutes:

January 5, 2026

ORDINANCE NO. 2026-001

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY OF TEXARKANA, TEXAS, BY REZONING ON LOT 2, BLOCK 3, WEST BEVERLY, LOCATED AT 1009 BLANTON STREET, IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, FROM SINGLE FAMILY-2 TO SINGLE FAMILY-3; CONTAINING A REPEALER CLAUSE; CONTAINING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, an application has been filed requesting an amendment to the Zoning Ordinance of the City of Texarkana, Texas, to rezone **on Lot 2, Block 3, West Beverly, located at 1009 Blanton Street**, in the City of Texarkana, Bowie County, Texas, from **Single Family-2 to Single Family-3**; 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 Single Family-3 on Lot 2, Block 3, West Beverly, located at 1009 Blanton Street** 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 Single Family-3**; 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 Single Family-3** is in the best interest of the public health, safety, morals, and general welfare of the City.

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

SECTION 1: That the Zoning Ordinance of the City of Texarkana, Texas, Ordinance No. 127-70, passed and approved on September 14, 1970, be and is hereby further amended to rezone **on Lot 2, Block 3, West Beverly, located at 1009 Blanton Street** in the City of Texarkana, Bowie County, Texas, from **Single Family-2 to Single Family-3**.

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 **9th day of February, 2026.**

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

1009 Blanton Street



1009 Blanton Street



City of Texarkana, Texas

Alignment with Mission, Vision and Values approved by the City Council:

Mission & Vision	Values
Be a Thriving Regional Center for Education, Business and Culture.	<input type="checkbox"/> Promote a Thriving Community through Innovation <input type="checkbox"/> Provide a Safe & Welcoming Community through Leadership <input checked="" type="checkbox"/> Deliver Quality Services with Integrity
Provide Customer Focused Public Services.	<input type="checkbox"/> Provide Leadership through Regional Partnership Opportunities <input type="checkbox"/> Foster Proactive Communication to the Community <input type="checkbox"/> Provide Courteous & Professional Customer Service <input type="checkbox"/> Model a Positive City Image through Character <input checked="" type="checkbox"/> Deliver Efficient Services with Accountability <input type="checkbox"/> Cultivate Communication through Community Involvement
Provide Regional Leadership that serves our residents and visitors.	<input type="checkbox"/> Maintain Fiscal Strength with Integrity <input type="checkbox"/> Maximize Accountability & Resource Utilization <input type="checkbox"/> Invest in Infrastructure & Transportation utilizing Innovation
Professional Development to support Mission & Vision.	<input type="checkbox"/> Promote Teamwork through Cross Department Collaboration <input type="checkbox"/> Enhance Professionalism & Positive Work Culture
Additional Comments:	

Resource Impact:

Staff time required if item is approved: No Additional

Other Potential Impacts:

Public Information Plan:

<input checked="" type="checkbox"/> Newspaper Notice (Required by Statute)	<input checked="" type="checkbox"/> Public Hearing (Required by Statute)
<input type="checkbox"/> Public Forum/Workshop Session	<input type="checkbox"/> Press Release (Through Marketing & Communications)
<input type="checkbox"/> Weekly & Monthly Email Distribution (Send to CM Office)	<input type="checkbox"/> Website Notice (Through Marketing & Communications)
<input type="checkbox"/> Social Media (LinkedIn, Facebook, etc.)	<input type="checkbox"/> Special Mailing
<input type="checkbox"/> Flyers Developed & Posted (Through Marketing & Communications)	<input type="checkbox"/> Banners Posted
<input type="checkbox"/> Survey	<input type="checkbox"/> Automated Phone Call
<input type="checkbox"/> None Required	<input type="checkbox"/>

Other:

Briefing Sheet

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

Subject: Ordinance No. 2026-002 granting a Specific Use Permit to allow the location of a HUD code manufactured home on Lot 2, Block 3, West Beverly, located at 1009 Blanton Street (Ward 2). Bernardino Gabriel, owner.

Briefing: 1/12/2026 **Public Hearing:** 2/9/2026 **Council Vote:** 2/9/2026

Item Schedule:

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Bernardino Gabriel, owner, for a Specific Use Permit to allow the location of a HUD code manufactured home on Lot 2, Block 3, West Beverly, located at 1009 Blanton Street. The property is zoned Single Family-2.

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

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

Staff recommend approval of this request with the following stipulations:

1. That one 2021 or newer HUD code manufactured home be allowed on this property.
2. That the HUD code manufactured home be tied down/skirted/underpinned.
3. That the HUD code manufactured home be used for dwelling purposes only, human occupancy only.
4. That the Specific Use Permit be in effect for a period of three (3) years, beginning at the date of this Ordinance. It is the owner’s responsibility to renew this permit.
5. If the HUD code manufactured home is not placed on the property within the three (3) year period, the Specific Use Permit will automatically be revoked.
6. That all driveways, parking, building codes/setbacks, engineered foundation, platting and flood plain requirements must be in accordance with the City of Texarkana, Texas

codes.

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

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

Potential Options:

Approved.

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommend approval of this request with stipulations.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

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

Advisory Board/Committee Meeting Date and Minutes:

January 5, 2026

ORDINANCE NO. 2026-002

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY TEXARKANA, TEXAS, AMENDING THE ZONING MAP SHOWING THE LOCATION, BOUNDARY, AND USE OF CERTAIN PROPERTY BY THE GRANTING OF SPECIFIC USE PERMIT NO. S-820 FOR THE LOCATION OF A HUD CODE MANUFACTURED HOME ON LOT 2, BLOCK 3, WEST BEVERLY, LOCATED AT 1009 BLANTON 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 a HUD code manufactured home **on Lot 2, Block 3, West Beverly, located at 1009 Blanton Street**, in the City of Texarkana, Bowie County, Texas; and

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

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Texarkana, Texas, voted **unanimously five (5) to zero (0) to recommend** to the City Council of Texarkana, Texas, that a **Specific Use Permit be granted to allow the location of a HUD code manufactured home** 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-820 to allow the location of a HUD code manufactured home on Lot 2, Block 3, West Beverly, located at 1009 Blanton Street**, in the City of Texarkana, Bowie County, Texas.

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

1. That one 2021 or newer HUD code manufactured home be allowed on this property.
2. That the HUD code manufactured home be tied down/skirted/underpinned.

3. That the HUD code manufactured home be used for dwelling purposes only and human occupancy only.
4. That the Specific Use Permit be in effect for a period of three (3) years, beginning at the date of this Ordinance. It is the owner's responsibility to renew this permit.
5. That if the HUD code manufactured home is not placed on the property within the three (3) year period, the Specific Use Permit will automatically be revoked.
6. That all driveways, parking, building codes/setbacks, engineered foundation, platting and flood plain requirements must be in accordance with the City of Texarkana, Texas codes.

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

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

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

PASSED AND APPROVED in Regular Council Session on this the **9th day of February, 2026.**

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

1009 Blanton Street



1009 Blanton Street



City of Texarkana, Texas

Alignment with Mission, Vision and Values approved by the City Council:

Mission & Vision	Values
Be a Thriving Regional Center for Education, Business and Culture.	<input type="checkbox"/> Promote a Thriving Community through Innovation <input type="checkbox"/> Provide a Safe & Welcoming Community through Leadership <input checked="" type="checkbox"/> Deliver Quality Services with Integrity
Provide Customer Focused Public Services.	<input type="checkbox"/> Provide Leadership through Regional Partnership Opportunities <input type="checkbox"/> Foster Proactive Communication to the Community <input type="checkbox"/> Provide Courteous & Professional Customer Service <input type="checkbox"/> Model a Positive City Image through Character <input checked="" type="checkbox"/> Deliver Efficient Services with Accountability <input type="checkbox"/> Cultivate Communication through Community Involvement
Provide Regional Leadership that serves our residents and visitors.	<input type="checkbox"/> Maintain Fiscal Strength with Integrity <input type="checkbox"/> Maximize Accountability & Resource Utilization <input type="checkbox"/> Invest in Infrastructure & Transportation utilizing Innovation
Professional Development to support Mission & Vision.	<input type="checkbox"/> Promote Teamwork through Cross Department Collaboration <input type="checkbox"/> Enhance Professionalism & Positive Work Culture

Additional Comments:

Resource Impact:

Staff time required if item is approved: No Additional

Other Potential Impacts:

Public Information Plan:

<input checked="" type="checkbox"/> Newspaper Notice (Required by Statute)	<input checked="" type="checkbox"/> Public Hearing (Required by Statute)
<input type="checkbox"/> Public Forum/Workshop Session	<input type="checkbox"/> Press Release (Through Marketing & Communications)
<input type="checkbox"/> Weekly & Monthly Email Distribution (Send to CM Office)	<input type="checkbox"/> Website Notice (Through Marketing & Communications)
<input type="checkbox"/> Social Media (LinkedIn, Facebook, etc.)	<input type="checkbox"/> Special Mailing
<input type="checkbox"/> Flyers Developed & Posted (Through Marketing & Communications)	<input type="checkbox"/> Banners Posted
<input type="checkbox"/> Survey	<input type="checkbox"/> Automated Phone Call
<input type="checkbox"/> None Required	<input type="checkbox"/>

Other:

Briefing Sheet

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

Subject: Ordinance No. 2026-003 amending PD-02-13 for site plan approval on Lot 1, Block 1, Healthcare Express Subdivision, located at 4302 Galleria Oaks Drive (Ward 6). Josh & Ashley Talley, owners, and Vance Liles, MTG Engineers and Surveyors, agent.

Briefing: 1/12/2026 **Public Hearing:** 2/9/2026 **Council Vote:** 2/9/2026

Item Schedule:

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Josh & Ashley Talley, owners, and Vance Liles, MTG Engineers and Surveyors, agent, for site plan approval on Lot 1, Block 1, Healthcare Express Subdivision, located at 4302 Galleria Oaks Drive. The current zoning is Planned Development-General Retail.

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

The adjacent zoning is Planned Development-General Retail to the north, south, east, and west. The adjacent land use is vacant property to the north, real estate to the south, restaurant east and apartments west.

The site plan consists of the following:

1. The construction of a 3,048 square foot dental office.
2. The access driveway will be off Galleria Oaks Drive.
3. There will be 20 parking spaces and 1 handicapped space. All parking spaces shall be at a minimum of 180 sq. ft. in size.
4. A 6 foot by 8-foot monument style sign.
5. Screened dumpster site.
6. If the most remote part of the building is more than 150 feet from the centerline of the

- public street, a fire lane will be required.
7. TIA will be required for this project.
 8. Label island width between drives. Per staff calculation, road frontage is approximately 145 feet, so minimum island width is 24 feet.
 9. Development of property must meet all development codes (streets and sidewalks, drainage, floodplain, stormwater, etc.). Staff reserves right to request additional modifications, easements, etc. based on review of construction plans for this development.
 10. The property will have to be platted prior to issuing a CO.

Staff recommend for approval of this request.

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

Potential Options:

Approved.

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommend approval of this request with stipulations.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

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

Advisory Board/Committee Meeting Date and Minutes:

January 5, 2026

ORDINANCE NO. 2026-003

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING PD-02-13(GR) FOR SITE PLAN APPROVAL ON LOT 1, BLOCK 1, HEALTHCARE EXPRESS SUBDIVISION, LOCATED AT 4302 GALLERIA OAKS 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 1, Block 1, Healthcare Express Subdivision, located at 4302 Galleria Oaks Drive** in the City of Texarkana, Bowie County, Texas; and

WHEREAS the subject property is zoned Planned Development-General Retail [PD-02-13(GR)], and approval of the site plan (**Exhibit ‘A’**) would constitute an amendment to PD-02-13(GR); and

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

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

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

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

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

SECTION 1: That the site plan (**Exhibit ‘A’**) on **Lot 1, Block 1, Healthcare Express Subdivision, located at 4302 Galleria Oaks Drive** in the City of Texarkana, Texas, Bowie County, Texas, is hereby approved and hereby amends PD-02-13(GR).

SECTION 2: PD-02-13(GR) is hereby amended by approval of the site plan (**Exhibit ‘A’**), incorporated herein by reference for all purposes and includes the following:

1. The construction of six (6) duplexes each being 1,800 square feet.
2. The access driveway will be off South Lake Drive. Any changes to driveway on Richmond Road will require TxDOT approval. TxDOT will need to review and approve drainage plans.
3. There will be 33 parking spaces. All parking spaces shall be at a minimum of 180 sq. ft. in size.
4. Screened dumpster site.
5. The most remote part of the building will need to be within 300 feet of a fire hydrant. Fire lane along the private drive.
6. Development of property must meet all development codes (streets and sidewalks, drainage, floodplain, stormwater, etc.). Staff reserves right to request additional modifications, easements, etc. based on review of construction plans for this development.
7. A survey will need to be provided to determine if platting is required.
8. There is an existing 12” water main and an existing 6’ sanitary sewer main on the north side of South Lake Drive running parallel with the right-of-way of South Lake Drive.
9. The Utility reserves the right to request additional utility easements upon review of the plans.
10. The size and location of the existing water and sanitary sewer mains have not been field verified. The developer’s representative shall field verify the size and location of the existing utilities before designing or constructing extensions of the system.

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 **9th day of February, 2026.**

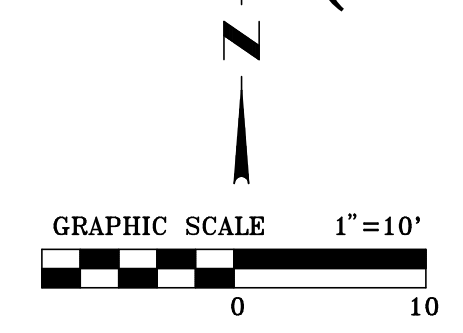
ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

2026-003 EXH 'A'

Amendment to PD-02-13(GR)



LEGEND

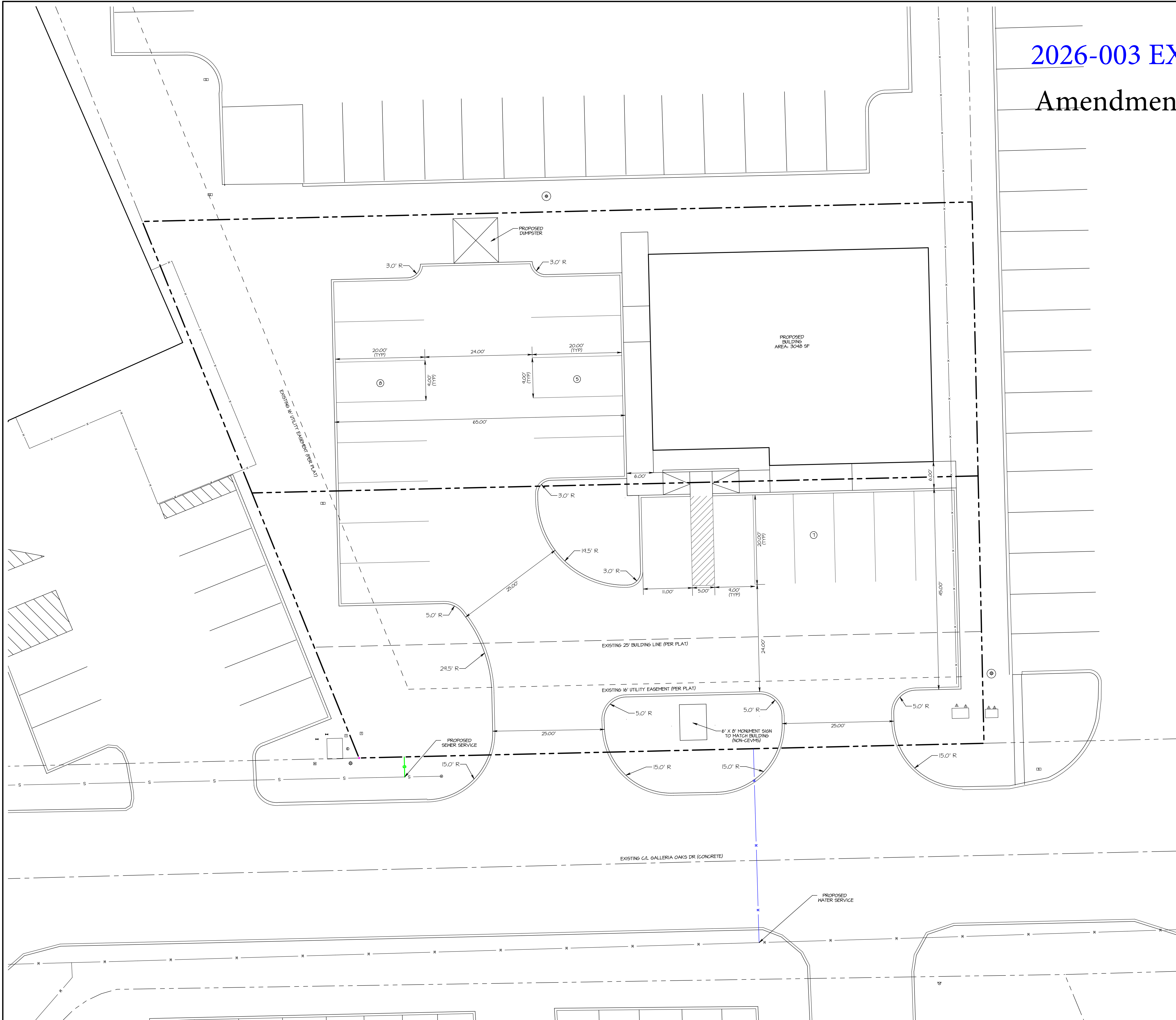
---	PROPERTY LINE
---	CURB AND GUTTER
---	BUILDING EDGE
---	EDGE OF PAVEMENT
---	EASEMENT
---	BUILDING LINE OFFSET
---	TOE OF DITCH/SLOPE
---	TOP OF BANK
---	OVERHEAD POWER LINE
---	WATER MAIN
---	SANITARY SEWER MAIN
---	TELEPHONE LINE
---	PROPOSED CONTOUR INT.
---	EXISTING CONTOUR INT.
---	SILT FENCE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

SITE DATA:

ZONING = PD-GR

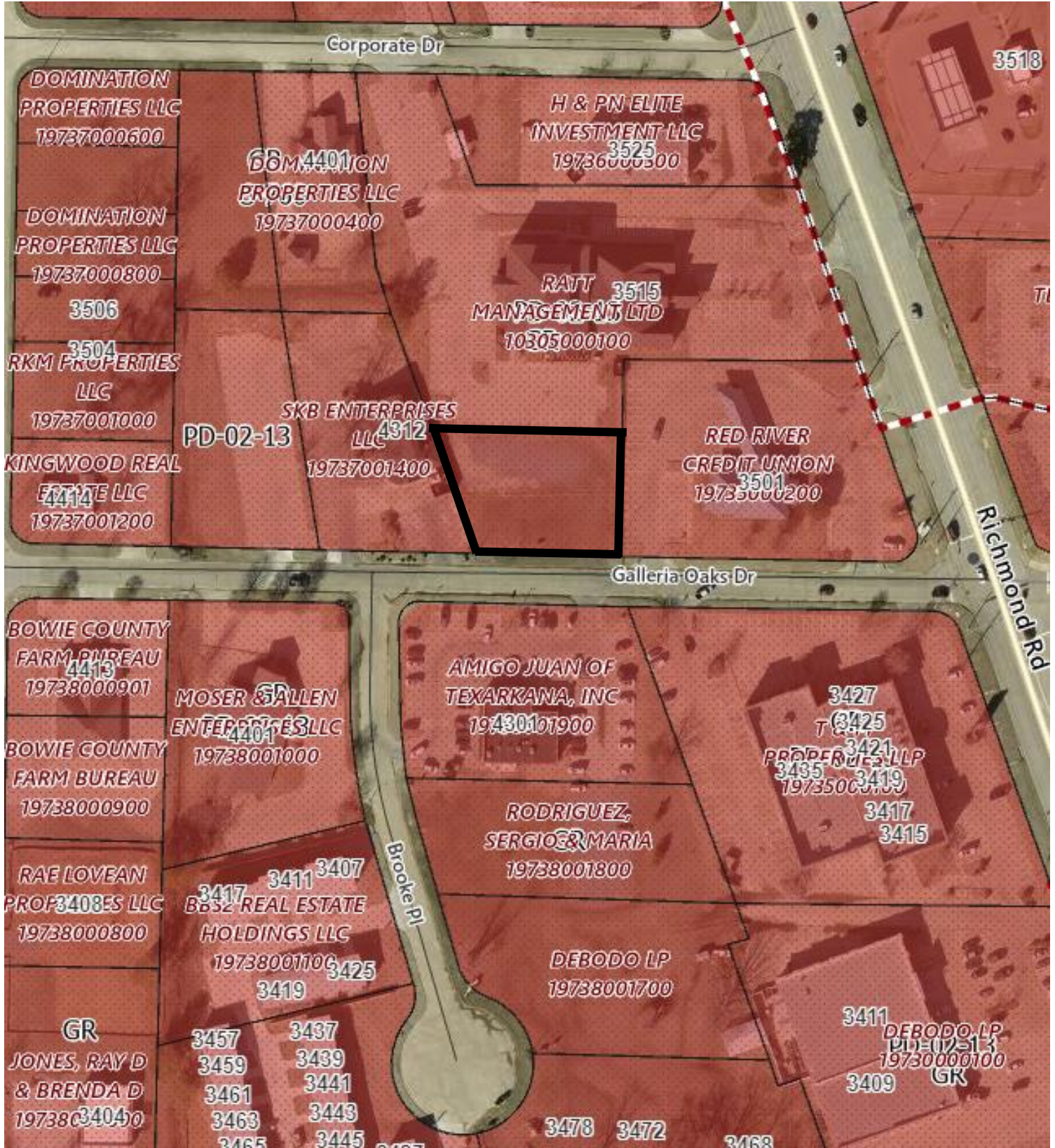
NUMBER OF PARKING SPOTS REQUIRED = 11
(1 SPACE PER 300 SF OF OFFICE SPACE 3048/300 = 11)

NUMBER OF PARKING SPOTS PROVIDED = 20



<p>5830 SUMMERHILL ROAD TEXARKANA, TEXAS P 903.838.6533 www.mtgengineers.com TBPE FIRM NO. F-354 AR COA NO. 125 © MTG 2025</p>	
<p>MTG ENGINEERS & SURVEYORS</p>	
<p>PRELIMINARY ~ FOR REVIEW ONLY, NOT INTENDED FOR BIDDING, CONSTRUCTION OR PERMIT PURPOSES 11/14/2025 VANCE F. LILES P.E. #131529</p>	
Scale	A5 SHOWN
Drawn By	BJM
Checked By	VFL
File No.	
<p>PD-SITE PLAN EXHIBIT</p>	
<p>TALLEY DENTISTRY TEXARKANA, TEXAS JOSH & ASHLEY TALLEY</p>	
Drawing Date	11/14/2025
Project Number	256069
Sheet Number	EX-1

4302 Galleria Oaks Drive



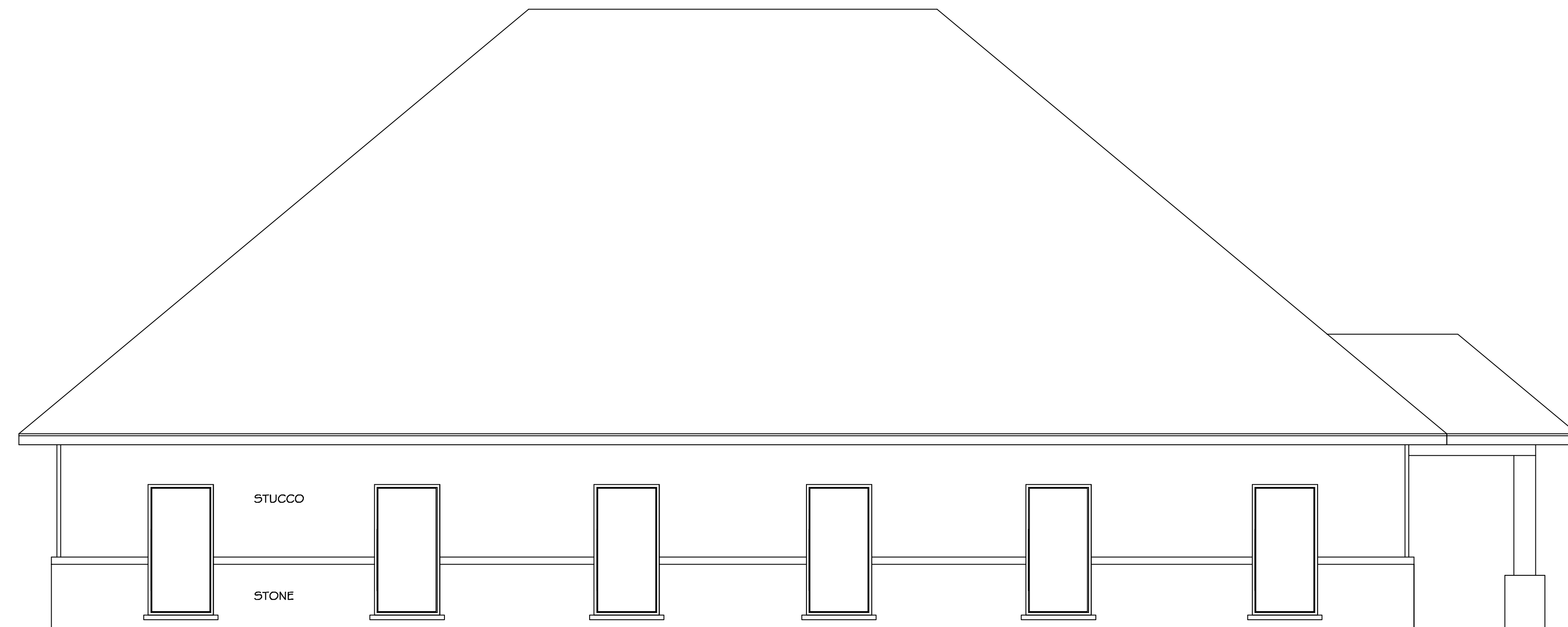
4302 Galleria Oaks Drive



2026-003 ATTH 02
 Amendment to PD-02-13(GR)

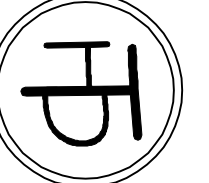


FRONT ELEVATION



REAR ELEVATION

General Notes



THOMPSON HOME DESIGN
 DESIGN & DRAFTING

DISCLAIMER: Thompson Home Design service operates solely as a drafting service and makes no claim or warranty either expressed or implied with respect to design criteria or structural integrity. We do not write specifications. Plans shown have been drawn from individual client's sketches. Any resemblance to copyrighted plans is coincidental and unintentional.



THOMPSON HOME DESIGN
 DESIGN & DRAFTING

STEPHANIE THOMPSON

903-916-0675
 STHOMPSON2014@HOTMAIL.COM

TALLEY
 DENTIST
 OFFICE

Date
 09.05.25

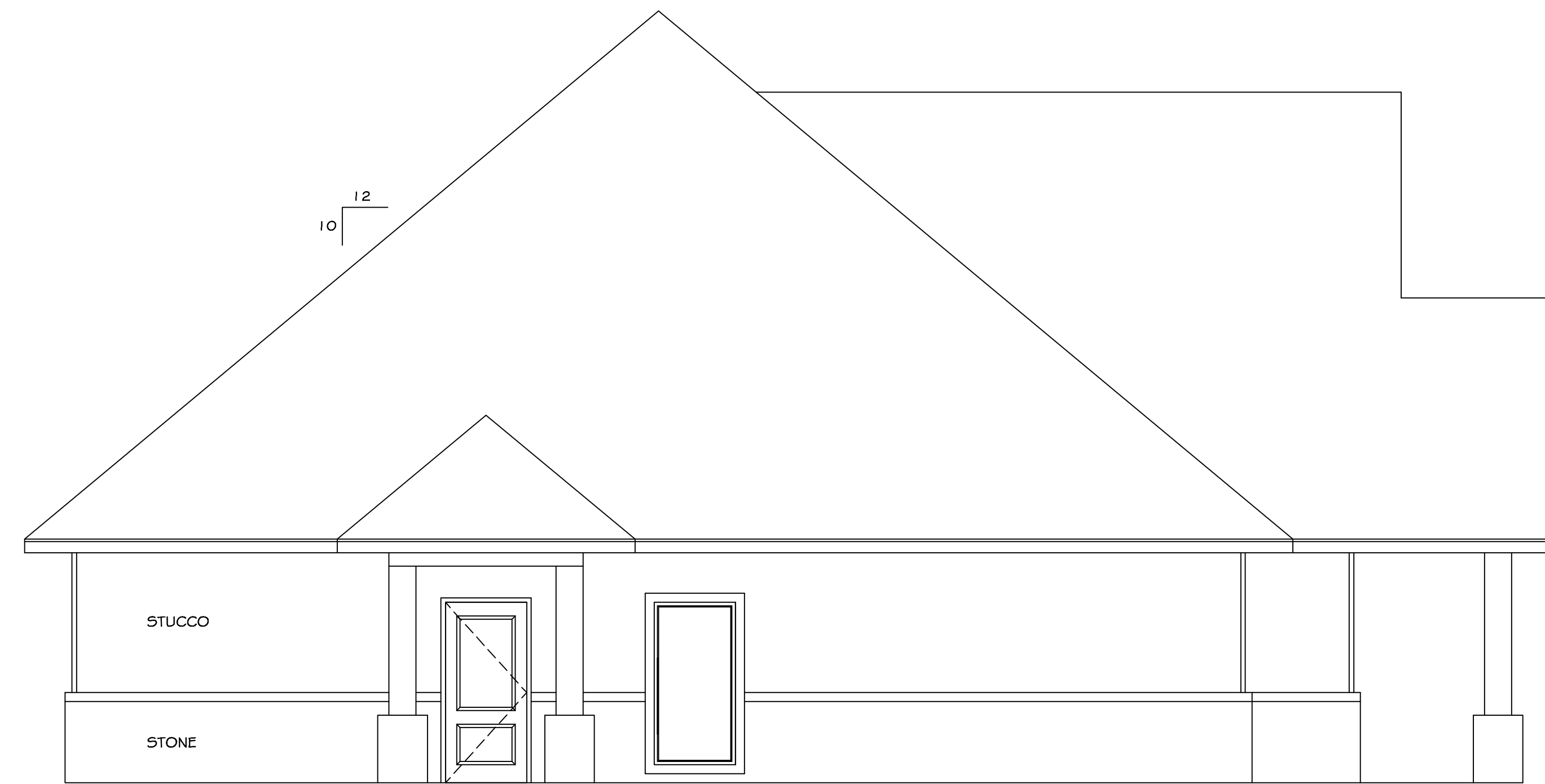
Scale
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Sheet

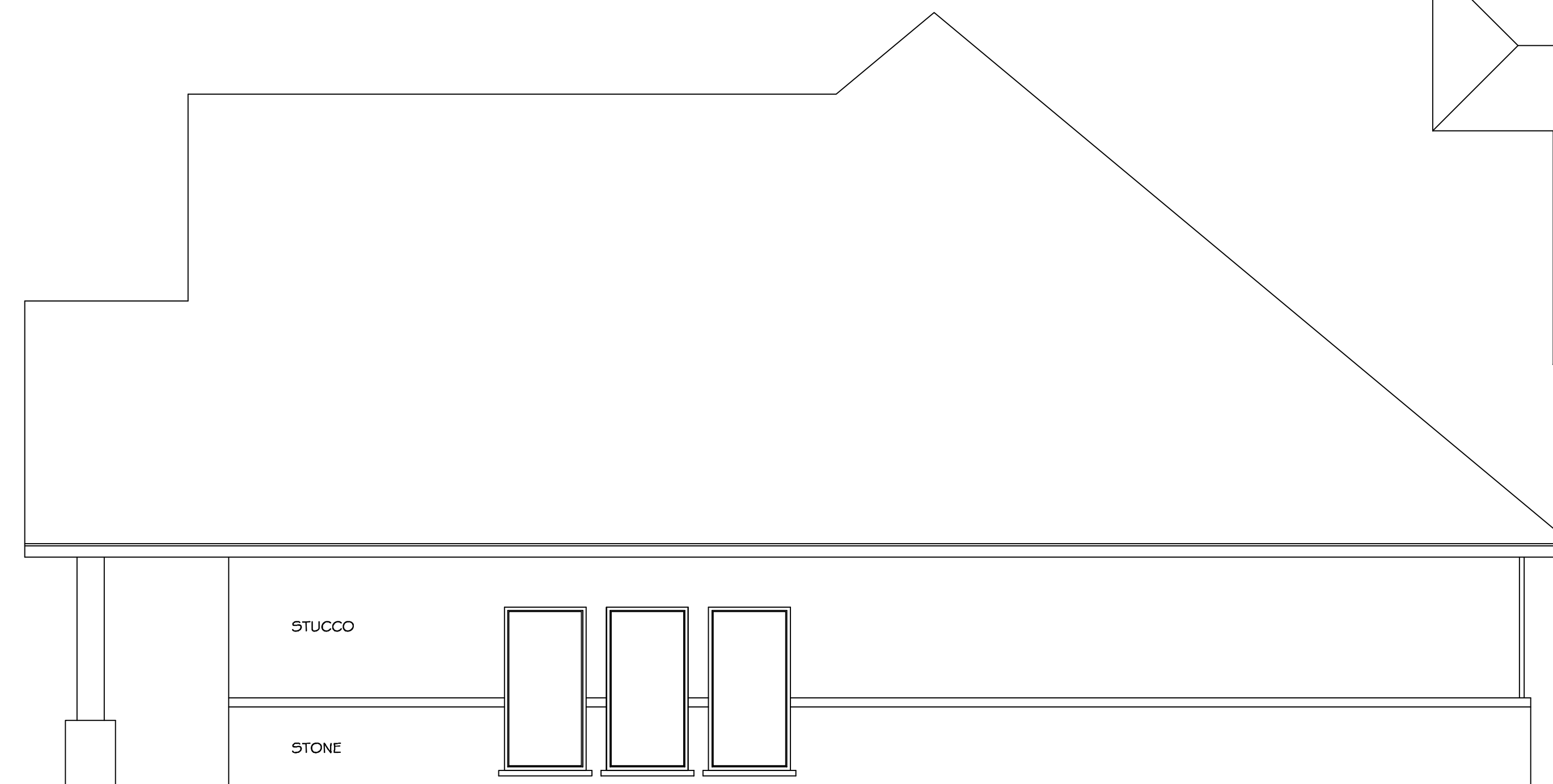
3

2026-003 ATTH 02

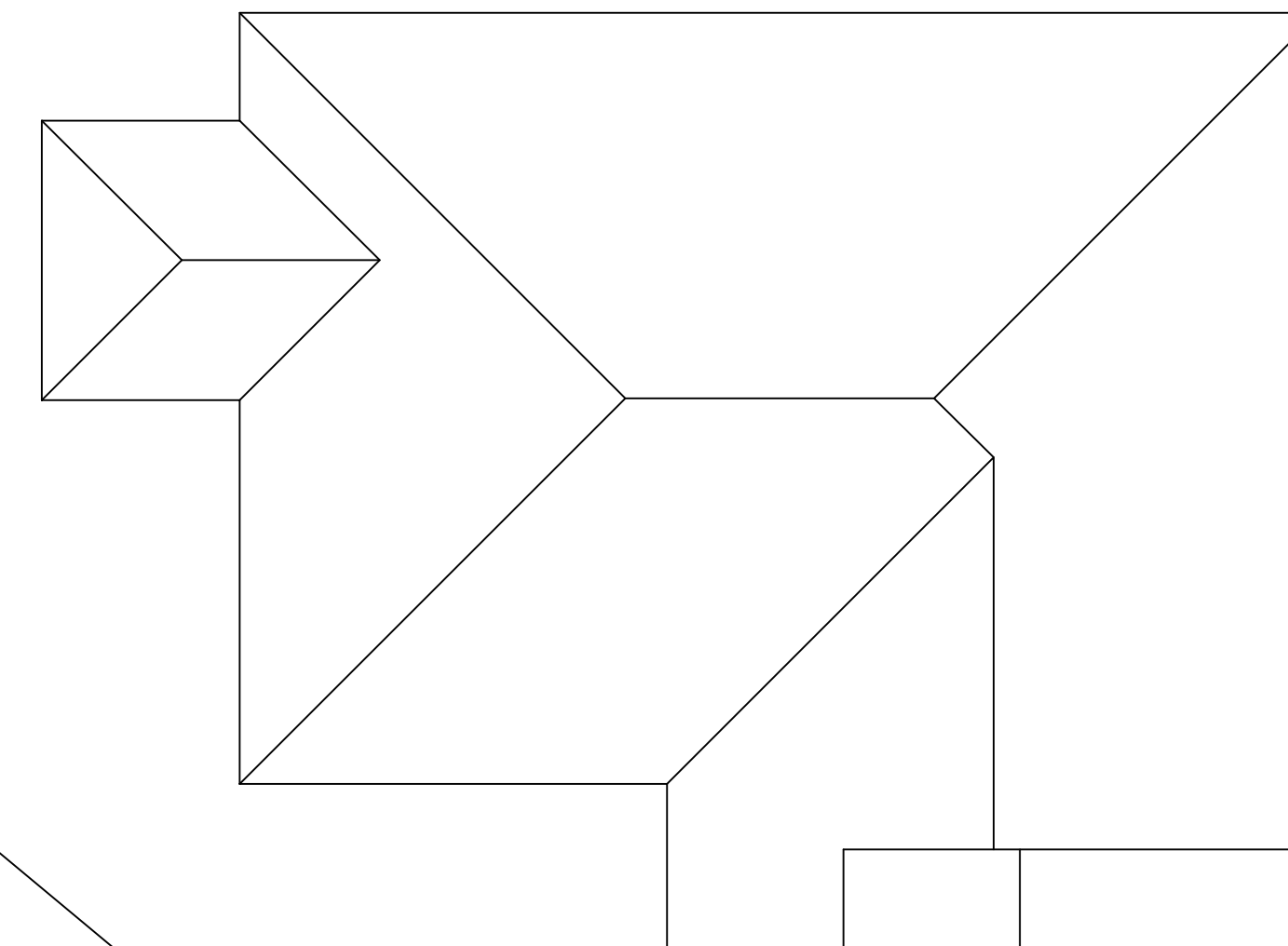
Amendment to PD-02-13(GR)



LEFT ELEVATION



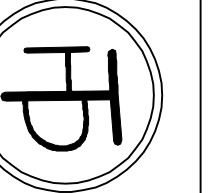
RIGHT ELEVATION



ROOF PLAN

NO SCALE

General Notes



THOMPSON HOME DESIGN

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STHOMPSON2014@HOTMAIL.COM

TALLEY
DENTIST
OFFICE

Date
09.05.25

Scale
1/4" = 1'-0"

Sheet

4

City of Texarkana, Texas

Alignment with Mission, Vision and Values approved by the City Council:

Mission & Vision	Values
Be a Thriving Regional Center for Education, Business and Culture.	<input type="checkbox"/> Promote a Thriving Community through Innovation <input type="checkbox"/> Provide a Safe & Welcoming Community through Leadership <input checked="" type="checkbox"/> Deliver Quality Services with Integrity
Provide Customer Focused Public Services.	<input type="checkbox"/> Provide Leadership through Regional Partnership Opportunities <input type="checkbox"/> Foster Proactive Communication to the Community <input type="checkbox"/> Provide Courteous & Professional Customer Service <input type="checkbox"/> Model a Positive City Image through Character <input checked="" type="checkbox"/> Deliver Efficient Services with Accountability <input type="checkbox"/> Cultivate Communication through Community Involvement
Provide Regional Leadership that serves our residents and visitors.	<input type="checkbox"/> Maintain Fiscal Strength with Integrity <input type="checkbox"/> Maximize Accountability & Resource Utilization <input type="checkbox"/> Invest in Infrastructure & Transportation utilizing Innovation
Professional Development to support Mission & Vision.	<input type="checkbox"/> Promote Teamwork through Cross Department Collaboration <input type="checkbox"/> Enhance Professionalism & Positive Work Culture

Additional Comments:

Resource Impact:

Staff time required if item is approved: No Additional

Other Potential Impacts:

Public Information Plan:

<input checked="" type="checkbox"/> Newspaper Notice (Required by Statute)	<input checked="" type="checkbox"/> Public Hearing (Required by Statute)
<input type="checkbox"/> Public Forum/Workshop Session	<input type="checkbox"/> Press Release (Through Marketing & Communications)
<input type="checkbox"/> Weekly & Monthly Email Distribution (Send to CM Office)	<input type="checkbox"/> Website Notice (Through Marketing & Communications)
<input type="checkbox"/> Social Media (LinkedIn, Facebook, etc.)	<input type="checkbox"/> Special Mailing
<input type="checkbox"/> Flyers Developed & Posted (Through Marketing & Communications)	<input type="checkbox"/> Banners Posted
<input type="checkbox"/> Survey	<input type="checkbox"/> Automated Phone Call
<input type="checkbox"/> None Required	<input type="checkbox"/>

Other:

Briefing Sheet

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

Subject: Ordinance No. 2026-005 rezoning on an approximate 0.972-acre tract of land (being Tract 3), J.M. Goffe HRS, A-244, located at 3506 Moores Lane (Ward 6) from Agriculture to Planned Development-General Retail. Raymond Jordan, owner, and Jason Eppinette, agent.

Briefing: 1/12/2026 **Public Hearing:** 2/9/2026 **Council Vote:** 2/9/2026

Item Schedule:

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Raymond Jordon, owner, and Jason Eppinette, agent, to rezone on an approximate 0.972-acre tract of land (being Tract 3), J.M. Goffe HRS, A-244, located at 3506 Moores Lane from Agriculture to Planned Development-General Retail.

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

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

Staff recommend for approval of this request.

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

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

Potential Options:

Approved.

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommend approval of this request.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

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

Advisory Board/Committee Meeting Date and Minutes:

January 5, 2026

ORDINANCE NO. 2026-005

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY OF TEXARKANA, TEXAS, BY REZONING ON AN APPROXIMATE 0.972-ACRE TRACT OF LAND (BEING TRACT 3), J.M. GOFFE HRS, A-244, LOCATED AT 3506 MOORES LANE, IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, FROM AGRICULTURE TO PLANNED DEVELOPMENT-GENERAL RETAIL; CONTAINING A REPEALER CLAUSE; CONTAINING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, an application has been filed requesting an amendment to the Zoning Ordinance of the City of Texarkana, Texas, to rezone **on an approximate 0.972-acre tract of land (being Tract 3), J.M. Goffe HRS, A-244 (Exhibit 'A'), located at 3506 Moores Lane**, in the City of Texarkana, Bowie County, Texas, from **Agriculture to Planned Development-General Retail**; and

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

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Texarkana, Texas, **voted five (5) to zero (0) to recommend for approval of the application for rezoning from Agriculture to Planned Development-General Retail for rezoning on an approximate 0.972-acre tract of land (being Tract 3), J.M. Goffe HRS, A-244 (Exhibit 'A'), located at 3506 Moores Lane** 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 **Agriculture to Planned Development-General Retail**; and

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

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

SECTION 1: That the Zoning Ordinance of the City of Texarkana, Texas, Ordinance No. 127-70, passed and approved on September 14, 1970, be and is hereby further amended to rezone **on an approximate 0.972-acre tract of land (being Tract 3), J.M. Goffe HRS, A-244 (Exhibit 'A')**,

located at 3506 Moores Lane in the City of Texarkana, Bowie County, Texas, from **Agriculture to Planned Development-General Retail**.

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

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

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

PASSED AND APPROVED in Regular Council Session on this the **9th day of February, 2026**.

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

THIS IS TO CERTIFY: that this plat and field notes correctly reflect the results of a survey made by us on the ground covering all that certain tract or parcel of land situated in and being a part of the J. M. GOFFE HEADRIGHT SURVEY, Abstract No. 244, Bowie County, Texas, and the subject tract being more particularly described by metes and bounds as follows:
 COMMENCING at a 1 inch pipe found for corner at the Southwest corner of a certain tract conveyed to the City of Texarkana, Texas, by deed dated April 19, 1989, and recorded in Volume 1317, Page 213 of the Real Property Records of Bowie County, Texas, and at the Northwest corner of a certain tract conveyed to Tommy Barfield by deed dated June 2, 1997, and recorded in Volume 2673, Page 317 of the Real Property Records of Bowie County, Texas, and the said Point of Commencing being South, 1271.06 feet and West, 0.73 feet from the Northwest corner of said J. M. Goffe Headright Survey;
 THENCE: S 89° 42' 46" E, 155.02 feet to a ½ inch reinforcing steel rod found for corner at the Northeast corner of said Barfield tract and being the POINT OF BEGINNING for the herein described tract of land;
 THENCE: S 89° 33' 14" E, 154.57 feet with the South boundary line of the City of Texarkana tract to a ½ inch reinforcing steel rod found for corner at the Northwest corner of a certain tract conveyed to Tommy L. McDonald by deed dated October 17, 1991, and recorded in Volume 1678, Page 36 of the Real Property Records of Bowie County, Texas;
 THENCE: S 14° 21' 27" E, 263.27 feet with the West boundary line of said McDonald tract to a ¼ inch pipe found for corner in the North right-of-way line of F. M. Road No. 2240 (Moores Lane);
 THENCE: S 75° 22' 33" W, 149.45 feet with the North right-of-way line of F. M. Road No. 2240 to a 1 inch pipe found for corner at the Southeast corner of said Barfield tract;
 THENCE: N 14° 21' 19" W, 303.46 feet with the East boundary line of said Barfield tract to the POINT OF BEGINNING and containing 0.972 acres of land, more or less.

The above described tract of land being that certain tract conveyed from Tamar Moores Clay to J. W. Leggett and Juanita M. Leggett by that incorrect deed dated July 8, 1969, and recorded in Volume 508, Page 606 of the of the Deed Records of Bowie County, Texas, and that certain tract conveyed from Tamar Moores Clay to J. W. Leggett and Juanita M. Leggett by that incorrect deed dated July 8, 1969, and recorded in Volume 508, Page 608 of the Deed Records of Bowie County, Texas.

TO THE LIENHOLDERS AND/OR THE OWNERS OF THE PREMISES SURVEYED AND TO THE TITLE COMPANY: The undersigned does hereby certify that this survey was this day made on the ground of the property legally described hereon and is correct, and that any discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments of improvements, apparent or visible easements or rights-of-way are as shown hereon and/or described herein as best can be determined by documents provided and as per on the ground survey, and that said property has access to and from a dedicated roadway.

According to the Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel No. 480060 0005 B, effective date September 3, 1992, the herein described tract of land does not appear to lie within a Special Flood Hazard Area.

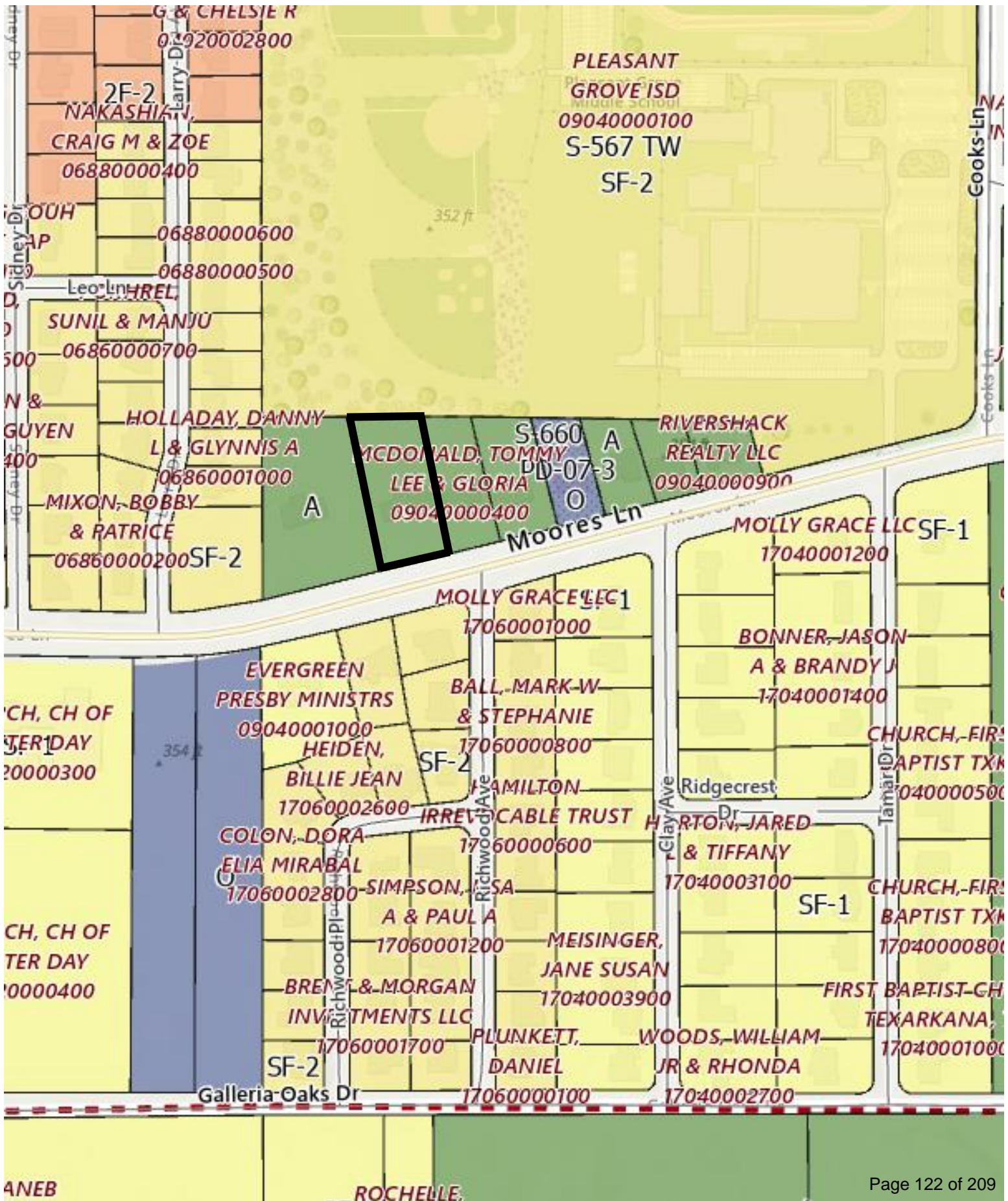


Wallace D. Roy
 WALLACE D. ROY
 REGISTERED PROFESSIONAL
 LAND SURVEYOR
 TEXAS NO. 2107

3506 Moores Lane

J. M. GOFFE HEADRIGHT SURVEY, A-244 0.972 Acres Bowie County, Texas		
SCALE: 1" = 30'	APPROVED BY:	DRAWN BY:
DATE: 4-3-2000		REVISED:
ROY SURVEYING 4134 MCKNIGHT ROAD TEXARKANA, TEXAS 75503 (903) 832-3451		
JOB NUMBER: 00-3-87	DRAWING NUMBER G 00056	

3506 Moores Lane



3506 Moores Lane



City of Texarkana, Texas

Alignment with Mission, Vision and Values approved by the City Council:

Mission & Vision	Values
Be a Thriving Regional Center for Education, Business and Culture.	<input type="checkbox"/> Promote a Thriving Community through Innovation <input type="checkbox"/> Provide a Safe & Welcoming Community through Leadership <input checked="" type="checkbox"/> Deliver Quality Services with Integrity
Provide Customer Focused Public Services.	<input type="checkbox"/> Provide Leadership through Regional Partnership Opportunities <input type="checkbox"/> Foster Proactive Communication to the Community <input type="checkbox"/> Provide Courteous & Professional Customer Service <input type="checkbox"/> Model a Positive City Image through Character <input checked="" type="checkbox"/> Deliver Efficient Services with Accountability <input type="checkbox"/> Cultivate Communication through Community Involvement
Provide Regional Leadership that serves our residents and visitors.	<input type="checkbox"/> Maintain Fiscal Strength with Integrity <input type="checkbox"/> Maximize Accountability & Resource Utilization <input type="checkbox"/> Invest in Infrastructure & Transportation utilizing Innovation
Professional Development to support Mission & Vision.	<input type="checkbox"/> Promote Teamwork through Cross Department Collaboration <input type="checkbox"/> Enhance Professionalism & Positive Work Culture

Additional Comments:

Resource Impact:

Staff time required if item is approved: No Additional

Other Potential Impacts:

Public Information Plan:

<input checked="" type="checkbox"/> Newspaper Notice (Required by Statute)	<input checked="" type="checkbox"/> Public Hearing (Required by Statute)
<input type="checkbox"/> Public Forum/Workshop Session	<input type="checkbox"/> Press Release (Through Marketing & Communications)
<input type="checkbox"/> Weekly & Monthly Email Distribution (Send to CM Office)	<input type="checkbox"/> Website Notice (Through Marketing & Communications)
<input type="checkbox"/> Social Media (LinkedIn, Facebook, etc.)	<input type="checkbox"/> Special Mailing
<input type="checkbox"/> Flyers Developed & Posted (Through Marketing & Communications)	<input type="checkbox"/> Banners Posted
<input type="checkbox"/> Survey	<input type="checkbox"/> Automated Phone Call
<input type="checkbox"/> None Required	<input type="checkbox"/>

Other:

Advisory Board/Committee Review:

N/A

Board/Committee Recommendation:

N/A

Advisory Board/Committee Meeting Date and Minutes:

N/A

ORDINANCE NO. 2026-015

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, CLOSING AND ABANDONING FOUR (4) TRACTS LOCATED SOUTH OF SOUTH 8TH STREET, AND EAST OF SOUTH LELIA DRIVE, LOCATED IN THE FACTORY HEIGHTS ADDITION, IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS; CONTAINING A REPEALER CLAUSE, PROVIDING FOR A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, an application has been received requesting the City to close and abandon four (4) tracts located south of South 8th Street and east of South Lelia Drive, located in the Factory Heights Addition in the City of Texarkana, Bowie County, Texas, as shown on the attached location map hereto and incorporated herein as **Exhibit ‘A’**; and

WHEREAS, the City has notified all adjacent landowners, interested utilities, and city departments requesting their comments; and

WHEREAS, based on the responses from all notified parties, the City finds it to be in the best interest of the City to close and abandon the four (4) tracts of the Factory Heights Addition, south of South 8th Street and east of South Lelia Drive as shown on the attached property description and incorporated herein as **Exhibit ‘A’**; and

WHEREAS, all adjacent landowners shall receive ownership of half of the abandoned alley along their property.

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

SECTION 1: The four (4) tracts located south of South 8th Street and east of South Lelia Drive, located in the Factory Heights Addition in the City of Texarkana, Bowie County, Texas, as shown on the map and described in the Alley Abandonment Request (**ATTH 01**) hereto and incorporated herein as **Exhibit “A”**, be and is hereby abandoned as a street or public thoroughfare of any kind or character.

SECTION 2: That utility easements shall be retained within Tracts 1, 2, and 4 of the area that is being abandoned.

SECTION 3: The above described property is hereby declared surplus and abandoned and the responsibility of the City to maintain said property is hereby terminated.

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

SECTION 6: 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 **9th day of February, 2026.**

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

Property Description
 0.271 Acres
 11823.30 Sq. Ft.
 Bowie County, Texas

All that certain lot, tract or parcel of land lying and situated in the J. Carsner Headright Survey, Abstract 116, Bowie County, Texas, being all of a right of way lying South of Block 5 of the Factory Heights Addition according to the Plat recorded in Volume 40, Page 50 of the Plat Records of Bowie County, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch steel rod (control monument) found for a corner, lying at the intersection of the East right-of-way line of Lelia Street, the South right-of-way line of S. 10th Street, and the North line of Lot No. 4, Block No. 5 of the said Factory Heights Addition, the Northwest corner of that certain tract of land described as Tract Two in the deed from International Warehousing & Distribution Co., Inc. to Commercial Moving & Storage Co., Inc, dated March 31, 2025, recorded in Document No. 2025-00003189 of the Real Property Records of Bowie County, Texas;

THENCE North 08 degrees 28 minutes 58 seconds West a distance of 50.25 feet along the East right-of-way line of Lelia Street to a 1/2 inch steel rod capped MTG ENG set for a corner, the Southwest corner of Lot No. 7 in Block No. 6 of the said Factory Heights Addition and lying in the East right-of-way line of Lelia Street;

THENCE North 87 degrees 13 minutes 40 seconds East a distance of 253.94 feet along the South line of the said WILLCO Leasing LLC tract at a distance of to a 1/2 inch steel rod capped MTG ENG set for a corner, the Southeast corner of Lot 12 of the said Block No. 6, and the POINT OF BEGINNING for the herein described tract of land;

THENCE North 26 degrees 39 minutes 24 seconds East a distance of 30.53 feet along the East line of the said Lot 12 to a 1/2 inch steel rod set for a corner, capped MTG ENG, at an angle point to a 1/2 inch steel rod capped MTG ENG set for a corner, capped MTG ENG at an angle point;

THENCE North 02 degrees 46 minutes 20 seconds West along the East line of the said Lot 12, at a distance of 109.02 feet passing a 1/2 inch steel rod capped MTG ENG set for a corner, the Northeast corner of the said Lot 12, continuing a distance of 14.00 feet passing a 1/2 inch steel rod capped MTG ENG set for a corner, the Southeast corner of Lot No. 1 of the said Block No. 6, and continuing along said course 135.61 feet for a total distance of 258.63 to a 1/2 inch steel rod capped MTG ENG set for a corner, lying in the South right-of-way line of South 8th Street, the Northeast corner of the said Lot 1, said corner bears South 87 degrees 13 minutes 40 seconds West a distance of 45.23 to a 1 inch bolt found for a corner, the Northwest corner of the said Lot 1;

THENCE North 87 degrees 13 minutes 40 seconds East a distance of 50.00 feet along the South right-of-way line of South 8th Street to a 1/2 inch steel rod capped MTG ENG set for a corner, the Northwest corner of Block No. 13 of the said Factory Heights Addition;

THENCE South 02 degrees 46 minutes 20 seconds East a distance of 181.92 feet along the West line of the said Block 13 to a 1/2 inch steel rod capped MTG ENG set for a corner, lying in the West right-of-way line of the Kansas City Southern Railway Company Railroad;

THENCE South 23 degrees 31 minutes 49 seconds West a distance of 115.23 feet along the West right-of-way line of said railroad to a 1/2 inch steel rod capped MTG ENG set for a corner;

THENCE South 87 degrees 13 minutes 40 seconds West a distance of 13.94 feet along the North line of South 10th Street to the point of beginning and containing 0.271 acres of land, at the time of this survey.

Property Description
0.086 Acres
Bowie County, Texas

All that certain lot, tract or parcel of land lying and situated in the J. Carsner Headright Survey, Abstract 116, Bowie County, Texas, being all of a right of way lying South of Block 5 of the Factory Heights Addition according to the Plat recorded in Volume 40, Page 50 of the Plat Records of Bowie County, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch steel rod (control monument) found for a corner, lying at the intersection of the East right-of-way line of Lelia Street, the South right-of-way line of S. 10th Street, and the North line of Lot No. 4, Block No. 5 of the said Factory Heights Addition, the Northwest corner of that certain tract of land described as Tract Two in the deed from International Warehousing & Distribution Co., Inc. to Commercial Moving & Storage Co., Inc, dated March 31, 2025, recorded in Document No. 2025-00003189 of the Real Property Records of Bowie County, Texas;

THENCE North 08 degrees 28 minutes 58 seconds West a distance of 50.25 feet along the East right-of-way line of Lelia Street to a 1/2 inch steel rod capped MTG ENG set for a corner, the Southwest corner of Lot No. 7 in Block No. 6 of the said Factory Heights Addition and lying in the East right-of-way line of Lelia Street;

Thence North 02 degrees 46 minutes 20 seconds West a distance of 135.61 feet along the East right-of-way line of Lelia Street to a 1/2 inch steel rod capped MTG ENG set for a corner, the Northwest corner of the said Lot 7, the POINT OF BEGINNING for the herein described tract of land;

THENCE North 02 degrees 46 minutes 20 seconds West a distance of 14.00 feet along the East line of Lelia Street to a 1/2 inch steel rod capped MTG ENG set for a corner, the Southwest corner of Lot No. 6 of the said Block No. 6;

THENCE North 87 degrees 13 minutes 40 seconds East a distance of 268.94 feet along the South line of Lots No. 1 through 6 of the said Block 6 to a 1/2 inch steel rod set for a corner, the Southeast corner of the said Lot 1;

THENCE South 02 degrees 46 minutes 20 seconds East a distance of 14.00 feet to a 1/2 inch steel rod capped MTG ENG set for a corner, the Northeast corner Lot No. 12 of the said Block 6;

THENCE South 87 degrees 13 minutes 40 second West a distance of 268.94 feet along the South line of Lots No. 7 through 12 of the said Block 6 to the point of beginning and containing 0.086 acres of land, at the time of this survey.

Property Description
14554.74 Sq. Ft.
0.334 Acres
Bowie County, Texas

All that certain lot, tract or parcel of land lying and situated in the J. Carsner Headright Survey, Abstract 116, Bowie County, Texas, being all of a right of way lying South of Block 5 of the Factory Heights Addition according to the Plat recorded in Volume 40, Page 50 of the Plat Records of Bowie County, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch steel rod (control monument) found for a corner, lying at the intersection of the East right-of-way line of Lelia Street, the South right-of-way line of S. 10th Street, and the North line of Lot No. 4, Block No. 5 of the said Factory Heights Addition, the Northwest corner of that certain tract of land described as Tract Two in the deed from International Warehousing & Distribution Co., Inc. to Commercial Moving & Storage Co., Inc, dated March 31, 2025, recorded in Document No. 2025-00003189 of the Real Property Records of Bowie County, Texas;

THENCE North 08 degrees 28 minutes 58 seconds West a distance of 50.25 feet along the East right-of-way line of Lelia Street to a 1/2 inch steel rod capped MTG ENG set for a corner, the Southwest corner of Lot No. 7, Block No. 6 of the said Factory Heights Addition;

THENCE North 87 degrees 13 minutes 40 seconds East along the South line of Lots No. 7 through 12 of the said Block 6, at a distance of 253.94 feet passing a 1/2 inch steel rod capped MTG ENG set for a corner, the Southeast corner of the said Lot 12, and continuing along said course a distance of 13.94 feet for a total distance of 267.88 feet to a 1/2 inch steel rod set for a corner, lying in the West right-of-way line of the Kansas City Southern Railway Company Railroad;

THENCE South 23 degrees 45 minutes 33 seconds West a distance of 206.72 feet along the West right-of-way line of said railroad to a 1/2 inch steel rod capped MTG ENG set for a corner,

THENCE South 87 degrees 13 minutes 40 seconds West a distance of 4.35 feet with the North line of an unnamed street to a 1/2 inch steel rod capped MTG ENG set for a corner, the Southeast corner Lot No. 1 of the said Block No. 5;

THENCE North 16 degrees 43 minutes 14 seconds East a distance of 143.16 feet along the East line of the said Lot 1 to a 1/2 inch steel rod set for a corner, the Northeast corner of the said Lot 1;

THENCE South 87 degrees 13 minutes 40 seconds West a distance of 213.96 feet along the North line of Lots No. 1 through 4 of the said Block 5 to the point of beginning and containing 0.334 acres of land, at the time of this survey.

Property Description
9855.98 Sq. Ft.
0.226 Acres
Bowie County, Texas

All that certain lot, tract or parcel of land lying and situated in the J. Carsner Headright Survey, Abstract 116, Bowie County, Texas, being all of a right of way lying South of Block 5 of the Factory Heights Addition according to the Plat recorded in Volume 40, Page 50 of the Plat Records of Bowie County, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch steel rod (control monument) found for a corner, lying at the intersection of the East right-of-way line of Lelia Street, the South right-of-way line of S. 10th Street, and the North line of Lot No. 4, Block No. 5 of the said Factory Heights Addition, the Northwest corner of that certain tract of land described as Tract Two in the deed from International Warehousing & Distribution Co., Inc. to Commercial Moving & Storage Co., Inc, dated March 31, 2025, recorded in Document No. 2025-00003189 of the Real Property Records of Bowie County, Texas, said corner bears North 08 degrees 28 minutes 58 seconds West a distance of 50.25 feet to a 1/2 inch steel rod capped MTG ENG set for a corner, the Southwest corner of Lot No. 7 in Block No. 6 of the said Factory Heights Addition and lying in the East right-of-way line of Lelia Street;

THENCE South 02 degrees 46 minutes 20 seconds East (basis of bearings) a distance of 134.95 feet with the East right-of-way line of Lelia Street and West line of the said Commercial Moving tract to a 1/2 inch steel rod capped MTG ENG set for a corner, the Southwest corner the said Commercial Moving tract, lying at the intersection of the East right-of-way line of the said Lelia Street, the South line of the said Lot No. 4, and the North line of an unnamed street, the POINT OF BEGINNING for the herein described tract of land;

THENCE North 87 degrees 13 minutes 40 seconds East along the South line of the said Block No. 5, at a distance of 166.20 feet passing a 1/2 inch steel rod capped MTG ENG set for a corner, the Southeast corner of Lot No. 1 in Block No. 5 and continuing along said course a distance of 4.34 feet for a total distance of 4.34 feet to a 1/2 inch steel rod set for a corner, lying in the West right-of-way line of the Kansas City Southern Railway Company Railroad;

THENCE South 23 degrees 44 minutes 07 seconds West a distance of 70.96 feet along the West right-of-way line of said Railroad to a 1/2 inch steel rod capped MTG ENG set for a corner the Northeast corner of that certain tract of land described as 1.188 acres in the said Deed to Commercial Moving & Storage Co., Inc, recorded in Document No. 2025-00003189 of the Real Property Records of Bowie County, Texas;

THENCE South 87 degrees 02 minutes 17 seconds West a distance of 138.87 feet along the North line of the said 1.188 acre tract to 1/2 inch steel rod capped MTG ENG set for a corner;

THENCE North 02 degrees 46 minutes 20 seconds West a distance of 63.96 feet to the point of beginning and containing 0.226 acres of land.

TEX-Wade, Jonathan

From: TEX-Wade, Jonathan
Sent: Thursday, December 4, 2025 8:30 AM
To: TWU-McBride, Len; TWU-Icenhower, Kenny; michael.a.latham@windstream.com; chris.jackson@windstream.com; McCormick, Brandon K; Zac Pianalto; bbrooks@summitutilities.com; joe.langley@sparklight.biz; Katie Hall; tray.mcneill@rittercommunications.com; dmcdowell@swrea.com; Stephanie Green; Adam Keahey; Tod Corbin
Subject: Proposed Factory Heights ROW Abandonment
Attachments: ROW-ALLEY ABANDONMENT APPLICATION.pdf; ROW abandonment Exhibit.pdf

All,

The City has received a request to abandon Tracts 1-4 in the Factory Heights addition. Please review the attached documents and provide me with your comments by December 18th. If you have any questions, feel free to contact me at any time.

Thank you,

Jonathan Wade, PE, CFM
City Engineer
City of Texarkana, Texas
Office: (903) 798-3251
Cell: (903) 908-2725
Email: Jonathan.Wade@texarkanatexas.gov



CITY OF
TEXARKANA
TEXAS

2026-015 ATTH 01

P.O. Box 1967
Texarkana, TX 75504
Phone (903) 798-3900

Application for Public R.O.W. Abandonment

Type:

Street Alley Other

Purpose of Abandonment: Connecting Existing Lots in Factory Heights Subdivision

Applicant/Agent Information:

Name: Vance Liles, MTG Engineers & Surveyors

Address: 5930 Summerhill Rd, Texarkana, TX

Phone: () 903 748 5103 Fax: () _____ Work E-mail: vanceliles@mtgengineers.com

Required Documents needed to proceed with review:

- Letter requesting abandonment
- Electronic Copy of plat/deed/plot plan showing requested abandonment
- Letter/Petition from all adjacent property owners agreeing to abandonment

Required Documents needed prior to City Council Meeting:

- Abandonment release form signed by owner/applicant
- Abandonment release form signed by adjacent land owners
- Legal Exhibit and Property Description of property being abandoned
- Application Fee

Note: Partial abandonment requests will not be accepted.

Vance Liles

Applicant's Printed Name

Vance Liles

Applicant's Signature

10.28.2025

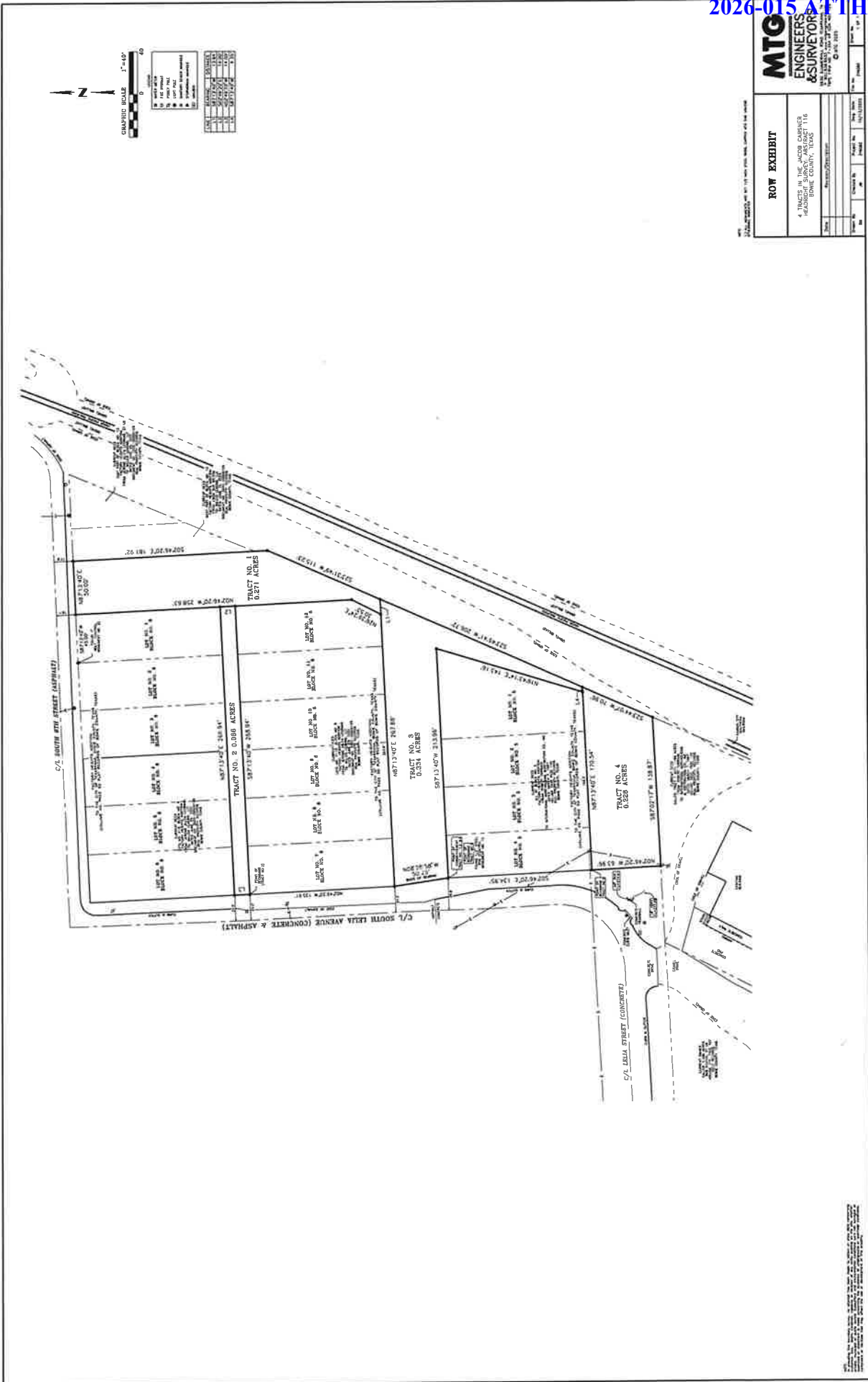
Date

Application Fee: \$750

Received by: _____

Application Fee Paid: _____

Receipt No.: _____



MTG
ENGINEERS & SURVEYORS
1015 W. 14TH STREET, SUITE 100
DALLAS, TEXAS 75202
PHONE: 972-443-1111
FAX: 972-443-1112
WWW.MTG-ENGINEERS.COM

ROW EXHIBIT

4 TRACTS IN THE JACOB CASPER HIGHWAY RIGHT-OF-WAY IN BOWIE COUNTY, TEXAS

Tract No.	Area (Acres)	Owner	Project No.	Date
1	0.871			
2	0.080			
3	0.334			
4	0.328			

THIS SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACTS OF 1909 AND 1924, AND THE RULES AND REGULATIONS THEREUNDER, AND THE ENGINEER'S CERTIFICATE IS HEREBY FILED FOR RECORD.

TEX-Wade, Jonathan

From: Zac Pianalto <zspianalto@aep.com>
Sent: Thursday, December 4, 2025 10:39 AM
To: TEX-Wade, Jonathan; Vance Liles; Dusty Wiley
Subject: RE: Proposed Factory Heights ROW Abandonment

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

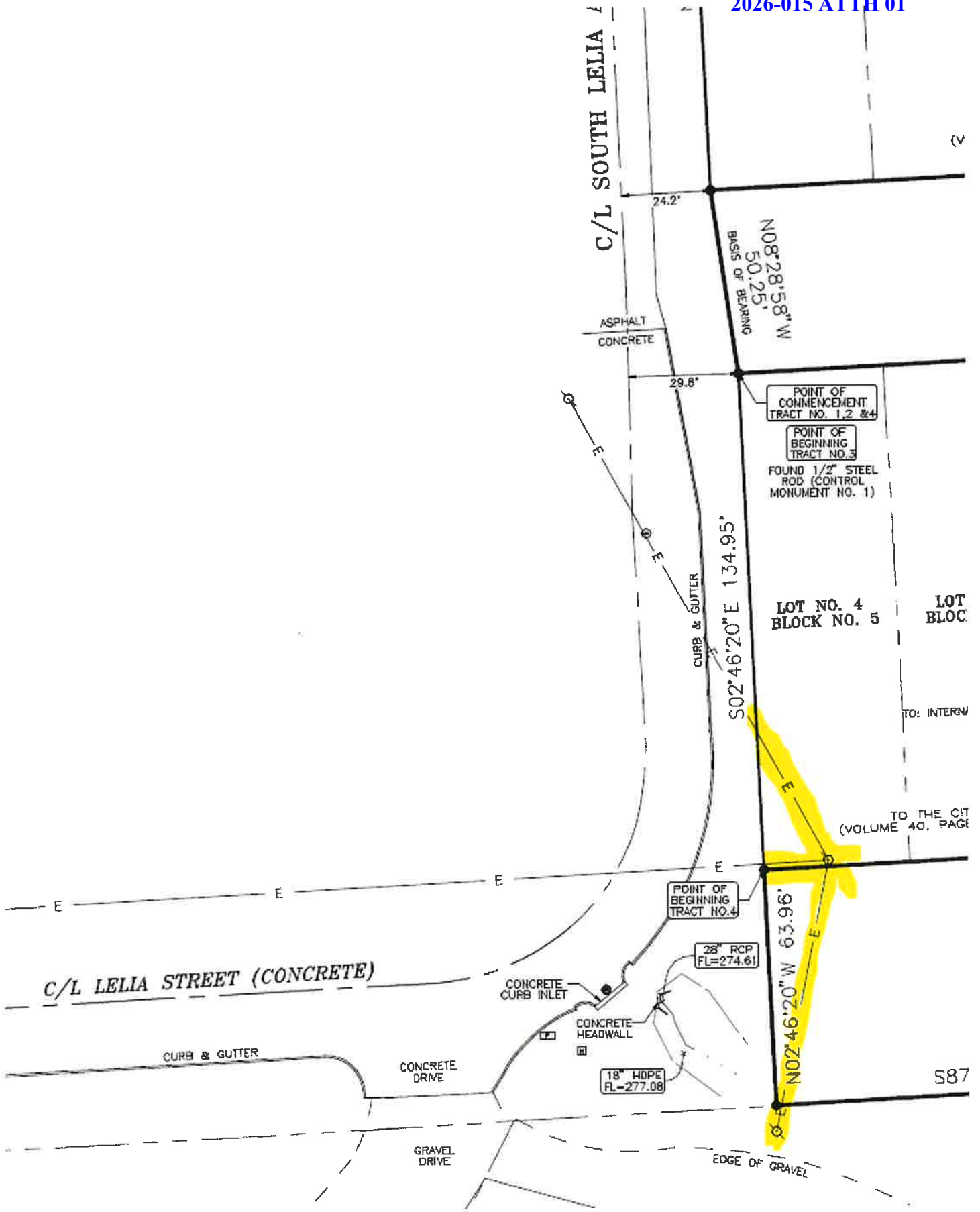
Jonathan,

Would it be possible to keep the overhead lines in place? SWEPCO would request to retain a utility easement on the southwest corner of the subdivision for the overhead power lines which serve 1015 S LELIA. See highlighted area within Lot Number 4 Block Number 5 and Tract Number 4.

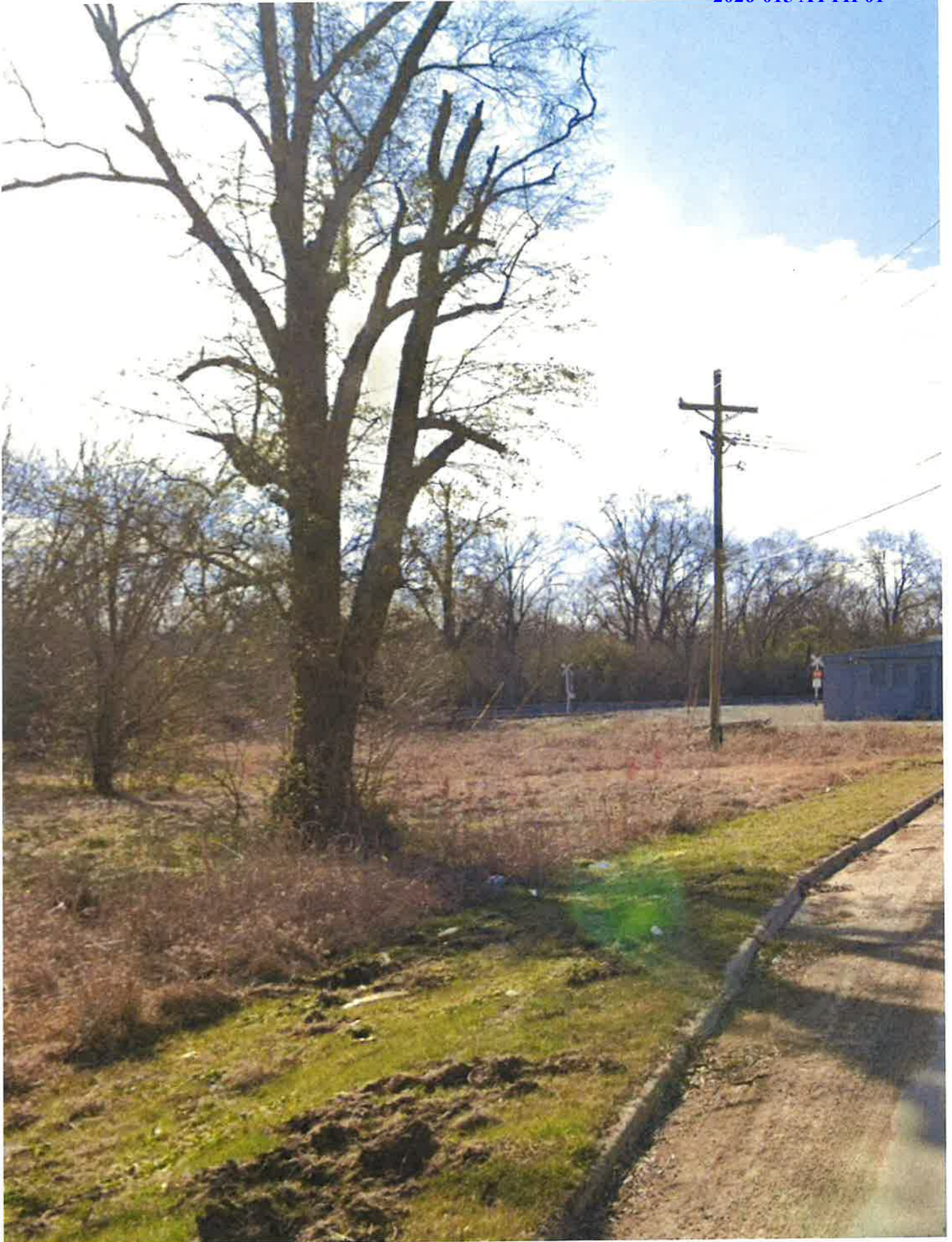
Thank you,



ZAC PIANALTO | ENGINEER SR
ZSPIANALTO@AEP.COM | C 903.826.5027
3708 W 7TH ST, TEXARKANA, TX 75501-6324







TEX-Wade, Jonathan

From: TWU-McBride, Len
Sent: Wednesday, December 17, 2025 4:18 PM
To: TEX-Wade, Jonathan
Subject: Re: Proposed Factory Heights ROW Abandonment
Attachments: ROW Abandonment.pdf

Jonathan,

Please take a look at our presentation of our sewer main in the area requested, see attached. Let me know if you need anything else.

Get [Outlook for iOS](#)

From: TWU-McBride, Len <len.mcbride@txkusa.org>
Sent: Wednesday, December 17, 2025 3:32:06 PM
To: TEX-Wade, Jonathan <jonathan.wade@texarkanatexas.gov>
Subject: Re: Proposed Factory Heights ROW Abandonment

Yes we can just need a few minutes

Get [Outlook for iOS](#)

From: TEX-Wade, Jonathan <jonathan.wade@texarkanatexas.gov>
Sent: Wednesday, December 17, 2025 2:53:35 PM
To: TWU-McBride, Len <len.mcbride@txkusa.org>
Subject: RE: Proposed Factory Heights ROW Abandonment

Len,

Could you provide a map showing the sewer location through these tracts?

Thank you,

Jonathan Wade, PE, CFM
City Engineer
City of Texarkana, Texas
Office: (903) 798-3251
Cell: (903) 908-2725
Email: Jonathan.Wade@texarkanatexas.gov

From: TWU-McBride, Len <len.mcbride@txkusa.org>
Sent: Friday, December 12, 2025 3:47 PM
To: TEX-Wade, Jonathan <jonathan.wade@texarkanatexas.gov>; TWU-Icenhower, Kenny <Kenny.Icenhower@txkusa.org>; Latham, Michael A <michael.a.latham@windstream.com>; chris.jackson@windstream.com; brandon.k.mccormick@windstream.com; Zac Pinalto <zspialto@aep.com>; bbrooks@summitutilities.com; joe.langley@sparklight.biz; Katie Hall <Katie.Hall@rittercommunications.com>; tray.mcneill@rittercommunications.com; dmcdownell@swrea.com; Stephanie Green <sgreen@conterra.com>; Adam

Keahey <akeahey@conterra.com>; Tod Corbin <todc@bcec.com>

Subject: Re: Proposed Factory Heights ROW Abandonment

TWU has 6" sewer running through tract 1&2.

Get [Outlook for iOS](#)

From: TEX-Wade, Jonathan <jonathan.wade@texarkanatexas.gov>

Sent: Thursday, December 4, 2025 8:29:55 AM

To: TWU-McBride, Len <len.mcbride@txkusa.org>; TWU-Icenhower, Kenny <Kenny.Icenhower@txkusa.org>; Latham, Michael A <michael.a.latham@windstream.com>; chris.jackson@windstream.com <chris.jackson@windstream.com>; brandon.k.mccormick@windstream.com <brandon.k.mccormick@windstream.com>; Zac Pianalto <zspianalto@aep.com>; bbrooks@summitutilities.com <bbrooks@summitutilities.com>; joe.langley@sparklight.biz <joe.langley@sparklight.biz>; Katie Hall <Katie.Hall@rittercommunications.com>; tray.mcneill@rittercommunications.com <tray.mcneill@rittercommunications.com>; dmcdownell@swrea.com <dmcdownell@swrea.com>; Stephanie Green <sgreen@conterra.com>; Adam Keahey <akeahey@conterra.com>; Tod Corbin <todc@bcec.com>

Subject: Proposed Factory Heights ROW Abandonment

All,

The City has received a request to abandon Tracts 1-4 in the Factory Heights addition. Please review the attached documents and provide me with your comments by December 18th. If you have any questions, feel free to contact me at any time.

Thank you,

Jonathan Wade, PE, CFM
City Engineer
City of Texarkana, Texas
Office: (903) 798-3251
Cell: (903) 908-2725
Email: Jonathan.Wade@texarkanatexas.gov

City of Texarkana, Texas

Alignment with Mission, Vision and Values approved by the City Council:

Mission & Vision		Values
Be a Thriving Regional Center for Education, Business and Culture.	<input checked="" type="checkbox"/>	Promote a Thriving Community through Innovation
	<input checked="" type="checkbox"/>	Provide a Safe & Welcoming Community through Leadership
	<input checked="" type="checkbox"/>	Deliver Quality Services with Integrity
Provide Customer Focused Public Services.	<input type="checkbox"/>	Provide Leadership through Regional Partnership Opportunities
	<input checked="" type="checkbox"/>	Foster Proactive Communication to the Community
	<input checked="" type="checkbox"/>	Provide Courteous & Professional Customer Service
	<input type="checkbox"/>	Model a Positive City Image through Character
	<input checked="" type="checkbox"/>	Deliver Efficient Services with Accountability
	<input type="checkbox"/>	Cultivate Communication through Community Involvement
Provide Regional Leadership that serves our residents and visitors.	<input checked="" type="checkbox"/>	Maintain Fiscal Strength with Integrity
	<input checked="" type="checkbox"/>	Maximize Accountability & Resource Utilization
	<input type="checkbox"/>	Invest in Infrastructure & Transportation utilizing Innovation
Professional Development to support Mission & Vision.	<input type="checkbox"/>	Promote Teamwork through Cross Department Collaboration
	<input type="checkbox"/>	Enhance Professionalism & Positive Work Culture

Additional Comments:

NONE

Resource Impact:

Staff time required if item is approved: Low

Other Potential Impacts:

NONE APPLICABLE

Public Information Plan:

<input type="checkbox"/> Newspaper Notice (Required by Statute)	<input type="checkbox"/> Public Hearing (Required by Statute)
<input type="checkbox"/> Public Forum/Workshop Session	<input type="checkbox"/> Press Release (Through Marketing & Communications)
<input type="checkbox"/> Weekly & Monthly Email Distribution (Send to CM Office)	<input type="checkbox"/> Website Notice (Through Marketing & Communications)
<input type="checkbox"/> Social Media (LinkedIn, Facebook, etc.)	<input type="checkbox"/> Special Mailing
<input type="checkbox"/> Flyers Developed & Posted (Through Marketing & Communications)	<input type="checkbox"/> Banners Posted
<input type="checkbox"/> Survey	<input type="checkbox"/> Automated Phone Call
<input checked="" type="checkbox"/> None Required	<input type="checkbox"/>

Other:

Briefing Sheet

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

Subject: Ordinance No. 2026-020 amending PD-26-01 for site plan approval on an approximate 0.972-acre tract of land (being Tract 3), J.M. Goffe HRS, A-244, located at 3506 Moores Lane (Ward 6). Raymond Jordan, owner, and Jason Eppinette, agent.

Briefing: 1/12/2026 **Public Hearing:** 2/9/2026 **Council Vote:** 2/9/2026

Item Schedule:

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Raymond Jordan, owner, and Jason Eppinette, agent for site plan approval on an approximate 0.972-acre tract of land (being Tract 3) J.M. Goffe HRS, A-244, located at 3506 Moores Lane. The current zoning is Planned Development-General Retail. The proposed use is a 2-unit strip center with a salon and yoga studio/personal training.

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

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

The site plan consists of the following:

1. The construction of 5,143 square foot building.
2. The access driveway will be off Moores Lane. Any changes to driveway on Richmond Road will require TXDOT approval.
3. There will be 49 parking spaces including 2 handicapped spaces. All parking spaces shall be at a minimum of 180 sq. ft. in size.
4. This site will use Waste Management cans.
5. Privacy fence will be installed to the north, west and east on this parcel.
6. Any lighting should be downward facing and not reflect onto the residential properties

and either side of this parcel.

7. There will be a 6' by 8' monument style sign. No CEVMS are allowed.
8. Development of property must meet all development codes (streets and sidewalks, drainage, floodplain, stormwater, etc.). Staff reserves right to request additional modifications, easements, etc. based on review of construction plans for this development.
9. A survey will need to be provided to determine if platting is required.
10. A fire lane is required if the most remote part of the building is more than 150' from the center line of the road. Hydrant location is within distance requirement. Exit and emergency lighting required.

Staff recommend for approval of the site plan with stipulations.

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

Potential Options:

Approved.

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommend approval of this request with stipulations.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

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

Advisory Board/Committee Meeting Date and Minutes:

January 5, 2026

ORDINANCE NO. 2026-020

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING PD-26-01(GR) FOR SITE PLAN APPROVAL ON AN APPROXIMATE 0.972-ACRE TRACT OF LAND (BEING TRACT 3), J.M. GOFFE HRS, A-244, LOCATED AT 3506 MOORES LANE, IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, CONTAINING A REPEALER CLAUSE; CONTAINING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS an application has been filed requesting the approval of a **site plan (Exhibit ‘A’) on an approximate 0.972-acre tract of land (being Tract 3), J.M. Goffe HRS, A-244 (Exhibit ‘B’), located at 3506 Moores Lane** in the City of Texarkana, Bowie County, Texas; and

WHEREAS the subject property is zoned Planned Development-General Retail [PD-26-01(GR)], and approval of the site plan (**Exhibit ‘A’**) would constitute an amendment to PD-26-01(GR); and

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

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

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

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

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

SECTION 1: That the site plan (**Exhibit ‘A’**) **on an approximate 0.972-acre tract of land (being Tract 3), J.M. Goffe HRS, A-244 (Exhibit ‘B’), located at 3506 Moores Lane** in the City of Texarkana, Texas, Bowie County, Texas, is hereby approved and hereby amends PD-26-01(GR).

SECTION 2: PD-26-01(GR) is hereby amended by approval of the site plan (**Exhibit ‘A’**), incorporated herein by reference for all purposes and includes the following:

1. The construction of 5,143 square foot building.
2. The access driveway will be off Moores Lane. Any changes to driveway on Richmond Road will require TxDOT approval.
3. There will be 49 parking spaces including two (2) handicapped spaces. All parking spaces shall be at a minimum of 180 sq. ft. in size.
4. This site will use Waste Management cans.
5. Privacy fence will be installed to the north, west, and east on this parcel.
6. Any lighting should be downward facing and not reflect onto the residential properties and either side of this parcel.
7. There will be a 6’ by 8’ monument style sign. No CEVMS are allowed.
8. Development of property must meet all development codes (streets and sidewalks, drainage, floodplain, stormwater, etc.). Staff reserves right to request additional modifications, easements, etc. based on review of construction plans for this development.
9. A survey will need to be provided to determine if platting is required.
10. A fire lane is required if the most remote part of the building is more than 150’ from the center line of the road. Hydrant location is within distance requirement. Exit and emergency lighting required.

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.

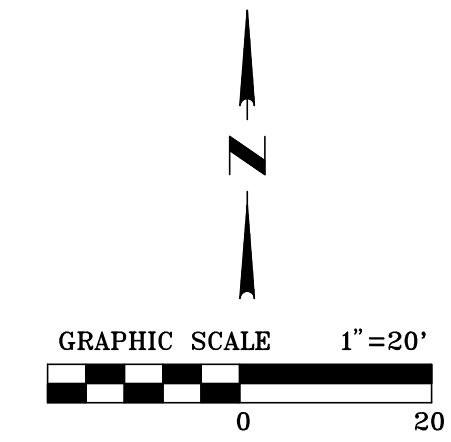
PASSED AND APPROVED in Regular Council Session on this the **9th day of February, 2026.**

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

2026-020 EXH 'A'
Amendment to PD-26-01 (GR)



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

SITE DATA:
 ZONED: A, AGRICULTURAL DISTRICT
 PROPOSED REZONING: PD COMMERCIAL
 PARKING REQUIREMENT: 1 SPACE/200 SF
 # OF REQUIRED SPACES: 26 SPACES
 # OF PARKING PROVIDED: 49 SPACES
 (2 ADA SPACES)



No.	Revision/Description	Date

5830 SUMMERHILL ROAD
 TEXARKANA, TEXAS
 P 903.838.8533
 www.mtginstruments.com
 TBPE FIRM NO. F-354
 AR COA NO. 125
MTG
ENGINEERS
& SURVEYORS
 © MTG 2024

PRELIMINARY ~ FOR
 REVIEW ONLY, NOT
 INTENDED FOR
 BIDDING,
 CONSTRUCTION OR
 PERMIT PURPOSES
 12/18/2025
 VANCE F. LILES
 P.E. #131529

Scale	A5 SHOWN
Drawn By	S.G.F.
Checked By	V.F.L.
File No.	

SITE LAYOUT

TEXARKANA YOGA
 3506 MOORES LANE
 EPPINETTE
 CONSTRUCTION

Drawing Date	12/18/2025
Project Number	256093
Sheet Number	XXXXXXXXXX

Amendment to PD-26-01 (GR)

THIS IS TO CERTIFY: that this plat and field notes correctly reflect the results of a survey made by us on the ground covering all that certain tract or parcel of land situated in and being a part of the J. M. GOFFE HEADRIGHT SURVEY, Abstract No. 244, Bowie County, Texas, and the subject tract being more particularly described by metes and bounds as follows:
 COMMENCING at a 1 inch pipe found for corner at the Southwest corner of a certain tract conveyed to the City of Texarkana, Texas, by deed dated April 19, 1989, and recorded in Volume 1317, Page 213 of the Real Property Records of Bowie County, Texas, and at the Northwest corner of a certain tract conveyed to Tommy Barfield by deed dated June 2, 1997, and recorded in Volume 2673, Page 317 of the Real Property Records of Bowie County, Texas, and the said Point of Commencing being South, 1271.06 feet and West, 0.73 feet from the Northwest corner of said J. M. Goffe Headright Survey;
 THENCE: S 89° 42' 46" E, 155.02 feet to a ½ inch reinforcing steel rod found for corner at the Northeast corner of said Barfield tract and being the POINT OF BEGINNING for the herein described tract of land;
 THENCE: S 89° 33' 14" E, 154.57 feet with the South boundary line of the City of Texarkana tract to a ½ inch reinforcing steel rod found for corner at the Northwest corner of a certain tract conveyed to Tommy L. McDonald by deed dated October 17, 1991, and recorded in Volume 1678, Page 36 of the Real Property Records of Bowie County, Texas;
 THENCE: S 14° 21' 27" E, 263.27 feet with the West boundary line of said McDonald tract to a ¼ inch pipe found for corner in the North right-of-way line of F. M. Road No. 2240 (Moores Lane);
 THENCE: S 75° 22' 33" W, 149.45 feet with the North right-of-way line of F. M. Road No. 2240 to a 1 inch pipe found for corner at the Southeast corner of said Barfield tract;
 THENCE: N 14° 21' 19" W, 303.46 feet with the East boundary line of said Barfield tract to the POINT OF BEGINNING and containing 0.972 acres of land, more or less.

The above described tract of land being that certain tract conveyed from Tamar Moores Clay to J. W. Leggett and Juanita M. Leggett by that incorrect deed dated July 8, 1969, and recorded in Volume 508, Page 606 of the of the Deed Records of Bowie County, Texas, and that certain tract conveyed from Tamar Moores Clay to J. W. Leggett and Juanita M. Leggett by that incorrect deed dated July 8, 1969, and recorded in Volume 508, Page 608 of the Deed Records of Bowie County, Texas.

TO THE LIENHOLDERS AND/OR THE OWNERS OF THE PREMISES SURVEYED AND TO THE TITLE COMPANY: The undersigned does hereby certify that this survey was this day made on the ground of the property legally described hereon and is correct, and that any discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments of improvements, apparent or visible easements or rights-of-way are as shown hereon and/or described herein as best can be determined by documents provided and as per on the ground survey, and that said property has access to and from a dedicated roadway.

According to the Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel No. 480060 0005 B, effective date September 3, 1992, the herein described tract of land does not appear to lie within a Special Flood Hazard Area.



Wallace D. Roy
 WALLACE D. ROY
 REGISTERED PROFESSIONAL
 LAND SURVEYOR
 TEXAS NO. 2107

3506 Moores Lane

J. M. GOFFE HEADRIGHT SURVEY, A-244 0.972 Acres Bowie County, Texas		
SCALE: 1" = 30'	APPROVED BY:	DRAWN BY:
DATE: 4-3-2000		REVISED:
ROY SURVEYING 4134 MCKNIGHT ROAD TEXARKANA, TEXAS 75503 (903) 832-3451		
JOB NUMBER: 00-3-87	DRAWING NUMBER G 00056	

3506 Moores Lane



City of Texarkana, Texas

Alignment with Mission, Vision and Values approved by the City Council:

Mission & Vision	Values
Be a Thriving Regional Center for Education, Business and Culture.	<input type="checkbox"/> Promote a Thriving Community through Innovation <input type="checkbox"/> Provide a Safe & Welcoming Community through Leadership <input checked="" type="checkbox"/> Deliver Quality Services with Integrity
Provide Customer Focused Public Services.	<input type="checkbox"/> Provide Leadership through Regional Partnership Opportunities <input type="checkbox"/> Foster Proactive Communication to the Community <input type="checkbox"/> Provide Courteous & Professional Customer Service <input type="checkbox"/> Model a Positive City Image through Character <input checked="" type="checkbox"/> Deliver Efficient Services with Accountability <input type="checkbox"/> Cultivate Communication through Community Involvement
Provide Regional Leadership that serves our residents and visitors.	<input type="checkbox"/> Maintain Fiscal Strength with Integrity <input type="checkbox"/> Maximize Accountability & Resource Utilization <input type="checkbox"/> Invest in Infrastructure & Transportation utilizing Innovation
Professional Development to support Mission & Vision.	<input type="checkbox"/> Promote Teamwork through Cross Department Collaboration <input type="checkbox"/> Enhance Professionalism & Positive Work Culture
Additional Comments:	

Resource Impact:

Staff time required if item is approved: No Additional

Other Potential Impacts:

Public Information Plan:

<input checked="" type="checkbox"/> Newspaper Notice (Required by Statute)	<input checked="" type="checkbox"/> Public Hearing (Required by Statute)
<input type="checkbox"/> Public Forum/Workshop Session	<input type="checkbox"/> Press Release (Through Marketing & Communications)
<input type="checkbox"/> Weekly & Monthly Email Distribution (Send to CM Office)	<input type="checkbox"/> Website Notice (Through Marketing & Communications)
<input type="checkbox"/> Social Media (LinkedIn, Facebook, etc.)	<input type="checkbox"/> Special Mailing
<input type="checkbox"/> Flyers Developed & Posted (Through Marketing & Communications)	<input type="checkbox"/> Banners Posted
<input type="checkbox"/> Survey	<input type="checkbox"/> Automated Phone Call
<input type="checkbox"/> None Required	<input type="checkbox"/>

Other:

Briefing Sheet

Department: Development Services **Action Officer:** Laura Puckett, Zoning Administrator
Subject: Ordinance No. 2025-189 approving a site plan on an approximate 0.77-acre tract of land (being Tract 58 & 59, J.A. Talbot HRS, A-564, located at 5817 Richmond Road (Ward 5). Bun Leng Tann "Alex", owner.
Briefing: 12/8/2025 **Public Hearing:** 1/12/2026 **Council Vote:** 1/12/2026

Item Schedule:

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Bun Leng Tann “Alex”, owner for site plan approval on an approximate 0.77-acre tract of land (being Tract 58 & 59) J. A. Talbot HRS, A-564, located at 5817 Richmond Road. The current zoning is Planned Development-General Retail. The proposed use is a 3-unit strip center with a donut shop.

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

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

The site plan consists of the following:

1. The construction of a 4,800 sq ft building.
2. The access driveway will be off Richmond Road. Any changes to driveway on Richmond Road will require TXDOT approval.
3. There will be 19 parking spaces and include 1 handicapped spaces. All parking spaces shall be a minimum of 180 sq. ft. in size.
4. A 5’X8’ monument style sign. No Electronic messaging will be allowed.
5. If the most remote part of the building is more than 150 feet away from the center line of the public street a fire land will be required.
6. Per City ordinance, Richmond Road is classified as a major corridor, and long-term plans

include the construction of sidewalks along this route (see City Ordinance, Chapter 130 – Streets and Sidewalks). Because Richmond Road is maintained by TxDOT—and any sidewalks constructed would also fall under TxDOT maintenance—the sidewalk requirement may be waived if TxDOT confirms in writing that sidewalks are not required.

7. Full set of Civil Plans (Site plan, grading/drainage, utility, erosion control, and all details) stamped by engineer will be required for permitting.
8. Development of property must meet all development codes (streets and sidewalks, drainage, floodplain, stormwater, etc.). Staff reserves right to request additional modifications, easements, etc. based on review of construction plans for this development.
9. Property will have to be platted prior to issuing a CO.
10. There is an existing 12” water main on the north side of Richmond Road that currently service this address. There is also an existing 8” sanitary sewer main located to the south side of Richmond Road, running within this property and parallel to its north boundary line, which coincides with the south right-of-way line of Richmond Road.
11. The Utility reserves the right to request additional utility easements upon review of the plans.
12. The size and location of the existing water and sanitary sewer mains have not been field verified. The developer’s representative shall field verify the size and location of the existing utilities before designing or constructing extensions of the system.

Staff recommend for approval of the site plan with stipulations.

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

Potential Options:

Approved

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommend approval of this request with stipulations.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

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

Advisory Board/Committee Meeting Date and Minutes:

December 1, 2025

ORDINANCE NO. 2025-189

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING PD-25-3(GR) FOR SITE PLAN APPROVAL ON AN APPROXIMATE 0.77-ACRE (BEING TRACTS 58 & 59), J. A. TALBOT HRS, A-564, LOCATED AT 5817 RICHMOND ROAD, IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, CONTAINING A REPEALER CLAUSE; CONTAINING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS an application has been filed requesting the approval of a **site plan (Exhibit ‘A’) on an approximate 0.77-acre tract of land (being Tract 58 & 59), J.A. Talbot HRS, A-564 (Exhibit ‘B’), located at 5817 Richmond Road** in the City of Texarkana, Bowie County, Texas; and

WHEREAS the subject property is zoned Planned Development-General Retail [PD-25-3(GR)], and approval of the site plan (**Exhibit ‘A’**) would constitute an amendment to PD-25-3(GR); and

WHEREAS the proposed use is consistent with the listed uses in the Land Development Code for the zoning classification of Planned Development-Office; 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 an approximate 0.77-acre tract of land (**being Tract 58 & 59), J.A. Talbot HRS, A-564 (Exhibit ‘B’), located at 5817 Richmond Road** in the City of Texarkana, Texas, Bowie County, Texas, is hereby approved and hereby amends PD-25-3(GR).

SECTION 2: PD-25-3(GR) is hereby amended by approval of the site plan (**Exhibit ‘A’**), incorporated herein by reference for all purposes and includes the following:

1. The construction of a 4,800 sq ft building.
2. The access driveway will be off Richmond Road. Any changes to driveway on Richmond Road will require TxDOT approval.
3. There will be 19 parking spaces and it will include one (1) handicapped space. All parking spaces shall be at a minimum of 180 sq. ft. in size.
4. A 5'X8' monument style sign. No Electronic messaging will be allowed.
5. If the most remote part of the building is more than 150 feet away from the center line of the public street, a fire land will be required.
6. Per City ordinance, Richmond Road is classified as a major corridor, and long-term plans include the construction of sidewalks along this route (see City Ordinance, Chapter 130 – Streets and Sidewalks). Because Richmond Road is maintained by TxDOT—and any sidewalks constructed would also fall under TxDOT maintenance—the sidewalk requirement may be waived if TxDOT confirms in writing that sidewalks are not required.
7. Full set of Civil Plans (Site plan, grading/drainage, utility, erosion control, and all details) stamped by engineer will be required for permitting.
8. Development of property must meet all development codes (streets and sidewalks, drainage, floodplain, stormwater, etc.). Staff reserves right to request additional modifications, easements, etc. based on review of construction plans for this development.
9. Property will have to be platted prior to issuing a CO.
10. There is an existing 12” water main on the north side of Richmond Road that currently service this address. There is also an existing 8” sanitary sewer main located to the south side of Richmond Road, running within this property and parallel to its north boundary line, which coincides with the south right-of-way line of Richmond Road.
11. The Utility reserves the right to request additional utility easements upon review of the plans.
12. The size and location of the existing water and sanitary sewer mains have not been field verified. The developer’s representative shall field verify the size and location of the existing utilities before designing or constructing extensions of the system.

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 **12th day of January, 2026.**

ATTEST:

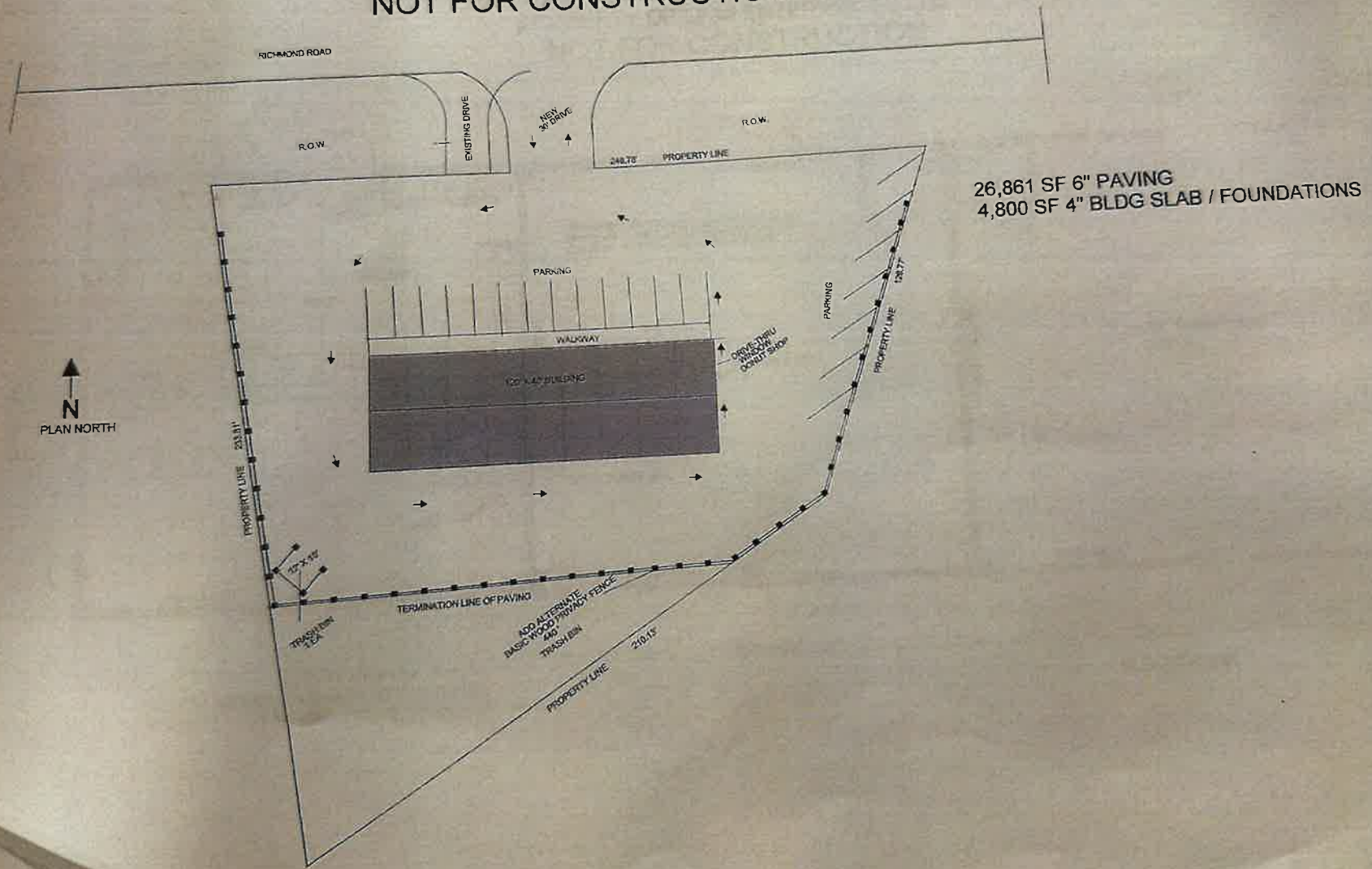
JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

2025-189 EXH 'A'

Amendment to PD-25-3(GR)

SITE PLAN
TANN DONUT SHOP & RETAIL SPACES
5817 RICHMOND ROAD - TEXARKANA TEXAS
(FOR BUDGET PREP. AND ESTIMATING PURPOSES ONLY)
PROPERTY OF LFA4 ENTERPRISES LLC
NOT FOR CONSTRUCTION

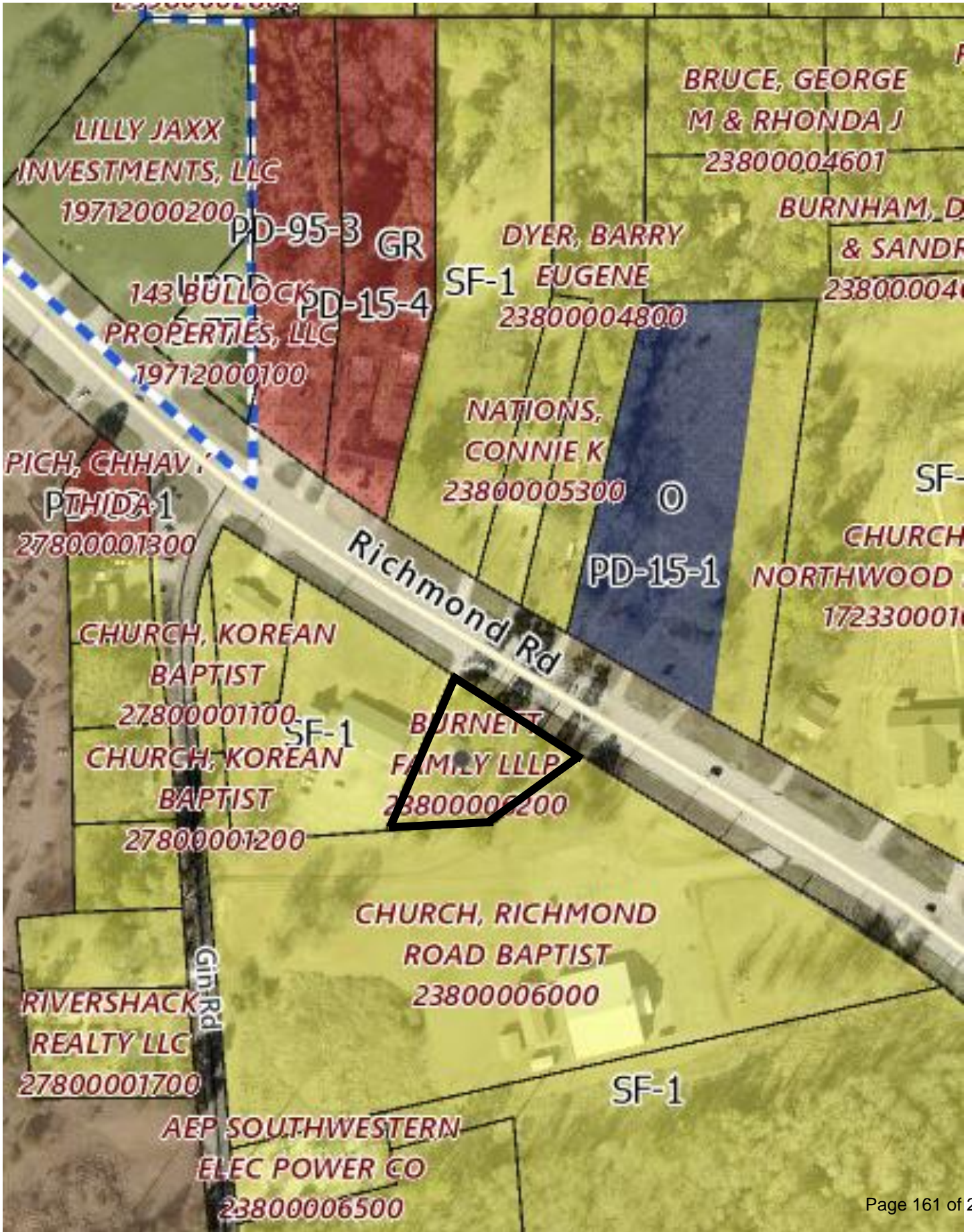


26,861 SF 6" PAVING
4,800 SF 4" BLDG SLAB / FOUNDATIONS

FIELD NOTE DESCRIPTION OF A 0.82 ACRE TRACT OF LAND LOCATED IN THE JOHN A. TALBOT SURVEY, ABSTRACT 564, BOWIE COUNTY, TEXAS. BEING A PART OF TRACTS ONE AND THREE AS DESCRIBED IN THE GENERAL WARRANTY DEED TO BURNETT FAMILY, LLLP, RECORDED IN INSTRUMENT NUMBER 2018-00001465, REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS. SAID 0.82 ACRE TRACT DESCRIBED MORE FULLY BY METES AND BOUNDS AS FOLLOWS:

*BEGINNING AT A REINF BAR FOUND (N: 7248043.98, E: 3308979.17) FOR THE SOUTHEAST CORNER OF THIS TRACT, SAME BEING THE SOUTHEAST CORNER OF TRACT THREE;
THENCE SOUTH 85°10'14" WEST 210.13 FEET TO A REINF BAR FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT;
THENCE NORTH 24°09'35" EAST 233.81 FEET TO A REINF BAR FOUND IN THE SOUTH LINE OF RICHMOND ROAD FOR THE NORTHWEST CORNER OF THIS TRACT;
THENCE SOUTH 61°16'00" EAST 242.78 FEET TO A REINF BAR FOUND IN THE SOUTH LINE OF RICHMOND ROAD FOR THE NORTHEAST CORNER OF THIS TRACT;
THENCE SOUTH 51°29'31" WEST 126.77 FEET TO THE PLACE OF BEGINNING.
AREA, BEARINGS AND DISTANCES SHOWN ARE GRID MEASUREMENTS BASED ON GPS OBSERVATIONS AND CONFORM TO THE "TEXAS COORDINATE SYSTEM" TEXAS NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.*

5817 Richmond Road



5817 Richmond Road



City of Texarkana, Texas

Alignment with Mission, Vision and Values approved by the City Council:

Mission & Vision	Values
Be a Thriving Regional Center for Education, Business and Culture.	<input type="checkbox"/> Promote a Thriving Community through Innovation <input type="checkbox"/> Provide a Safe & Welcoming Community through Leadership <input checked="" type="checkbox"/> Deliver Quality Services with Integrity
Provide Customer Focused Public Services.	<input type="checkbox"/> Provide Leadership through Regional Partnership Opportunities <input type="checkbox"/> Foster Proactive Communication to the Community <input type="checkbox"/> Provide Courteous & Professional Customer Service <input type="checkbox"/> Model a Positive City Image through Character <input checked="" type="checkbox"/> Deliver Efficient Services with Accountability <input type="checkbox"/> Cultivate Communication through Community Involvement
Provide Regional Leadership that serves our residents and visitors.	<input type="checkbox"/> Maintain Fiscal Strength with Integrity <input type="checkbox"/> Maximize Accountability & Resource Utilization <input type="checkbox"/> Invest in Infrastructure & Transportation utilizing Innovation
Professional Development to support Mission & Vision.	<input type="checkbox"/> Promote Teamwork through Cross Department Collaboration <input type="checkbox"/> Enhance Professionalism & Positive Work Culture

Additional Comments:

Resource Impact:

Staff time required if item is approved: No Additional

Other Potential Impacts:

Public Information Plan:

<input checked="" type="checkbox"/> Newspaper Notice (Required by Statute)	<input checked="" type="checkbox"/> Public Hearing (Required by Statute)
<input type="checkbox"/> Public Forum/Workshop Session	<input type="checkbox"/> Press Release (Through Marketing & Communications)
<input type="checkbox"/> Weekly & Monthly Email Distribution (Send to CM Office)	<input type="checkbox"/> Website Notice (Through Marketing & Communications)
<input type="checkbox"/> Social Media (LinkedIn, Facebook, etc.)	<input type="checkbox"/> Special Mailing
<input type="checkbox"/> Flyers Developed & Posted (Through Marketing & Communications)	<input type="checkbox"/> Banners Posted
<input type="checkbox"/> Survey	<input type="checkbox"/> Automated Phone Call
<input type="checkbox"/> None Required	<input type="checkbox"/>

Other:

Briefing Sheet

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

Subject: Ordinance No. 2025-190 granting a Specific Use Permit to allow the location of a billboard, off-premises advertising sign on an approximate 0.21-acre tract of land (being Tract 13) Howard Etheridge HRS, A-182, located at 1502 New Boston Road (Ward 2). Mark Stevens, owner, and Taylor Baumgardner, agent. **[A 3/4 vote of the Council is required to approve this request.]**

Briefing: 12/8/2025 **Public Hearing:** 1/12/2026 **Council Vote:** 1/12/2026

Item Schedule:

Updates/History of Briefing:

To update both the Staff recommendation of denial and unanimous Planning & Zoning Commission recommendation of denial, a visual of the proposed billboard site conditions had been displayed to P&Z prior to its vote, including the existing concentration of eight (8) billboards within less than one-quarter mile along this segment of New Boston Road and the overhead sprawl of many utility lines cluttering the visual environment.





Additionally, P&Z was apprised that regardless of whether or not it recommended approval or denial, until the subject parcel is replatted by the property owner, as previously required, a building permit for a billboard would not be approved and would instead be placed on hold; and that no development or use of the vacant lot may proceed until the required replatting has been completed.

Executive Summary and Background Information:

This is a request by Mark Stevens, owner, and Taylor Baumgardner, agent, for a Specific Use Permit to allow additional use for an off-premises advertising billboard on an approximate 0.21-acre tract of land (being Tract 13), Howard Etheridge HRS, A-182, located at 1502 New Boston Road. The property is zoned Commercial. This property is vacant

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

The adjacent zoning is Commercial to the north, south, east, and west. The adjacent land usage is a business to the north, south, east, and west.

A Specific Use Permit is required to allow the off-premises billboard in the Commercial zoning district.

Staff recommends denial of this request.

If, however, the City Council in its discretion opts to approve this request, then staff recommends the following stipulations:

1. That all City codes be met as to permits, setbacks, height and square footage of the signage.

2. That the sign cannot be placed inside of a public right of way or public utility easement.

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:

Denied

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommend denial of this request due to the existing concentration of eight (8) billboards within less than one-quarter mile along this segment of New Boston Road, which contributes to significant visual clutter along the roadway. Additionally, the subject parcel has not been replanted by the property owner as previously required. No development or use of the vacant lot may proceed until the required replanting has been completed.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

The Planning and Zoning Commission unanimously recommended denial of this request.

Advisory Board/Committee Meeting Date and Minutes:

Decembe 1, 2025

ORDINANCE NO. 2025-190

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING THE ZONING MAP SHOWING LOCATION, BOUNDARY, AND USE OF CERTAIN PROPERTY BY THE GRANTING OF SPECIFIC USE PERMIT NO. S-818 FOR THE LOCATION OF ONE ADDITIONAL USE OF AN OFF PREMISES OUTDOOR ADVERTISING SIGN (BILLBOARD) ON A PORTION OF AN APPROXIMATE 0.21-ACRE TRACT OF LAND (BEING TRACT 13) HOWARD ETHERIDGE HRS, A-182, LOCATED AT 1502 NEW BOSTON 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 for an Off Premises Outdoor Advertising Sign (Billboard) **on a portion of an approximate 0.21-acre tract of land (being Tract 13), Howard Etheridge HRS, A-182 (Exhibit ‘A’), located at 1502 New Boston 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 denied to allow the one additional use and location of an Off Premises Outdoor Advertising Sign (Billboard)** 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 not 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-818 to allow the one additional use and location of an Off Premises Outdoor Advertising Sign (Billboard) on a portion of an approximate 0.21-acre tract of land (being Tract 13), Howard Etheridge HRS, A-182 (Exhibit ‘A’), located at 1502 New Boston Road**, in the City of Texarkana, Bowie County, Texas.

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

1. That all City codes be met as to permits, setbacks, height, and square footage of the signage.
2. Signs cannot be placed inside of a public right of way or public utility easement.

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

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

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

PASSED AND APPROVED in Regular Council Session on this the **12th day of January, 2026.**

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

- Abst #: 182 Survey Name: H ETHERIDGE HRS Acres: .209

Tract Two

All that certain lot, tract, or parcel of land lying and situated in the **Howard Etheridge Headright Survey, Abstract 182, Bowie County, Texas**, being all of that certain tract of land described as **Tract 2**, containing **0.21 acres**, in the Deed from Shawn Stringer, et al., to Julia Martinez, dated April 1, 2017, recorded in **Document No. 2017-4616** of the Real Property Records of Bowie County, Texas; and being more particularly described by metes and bounds as follows:

BEGINNING at a 1-inch square pipe found for a corner (control monument), lying in the north right-of-way line of U.S. Highway No. 82 (New Boston Road), same being the northwest corner of the said 0.21-acre tract, the J.B. Mathis Homesplace, and the southeast corner of that certain tract described as **2.292 acres** in the Deed from Johnny L. Fussell, Trustee, to A & D Flexographic Repair, Inc., dated December 8, 1999, recorded in Volume 3136, Page 176, Real Property Records of Bowie County, Texas;

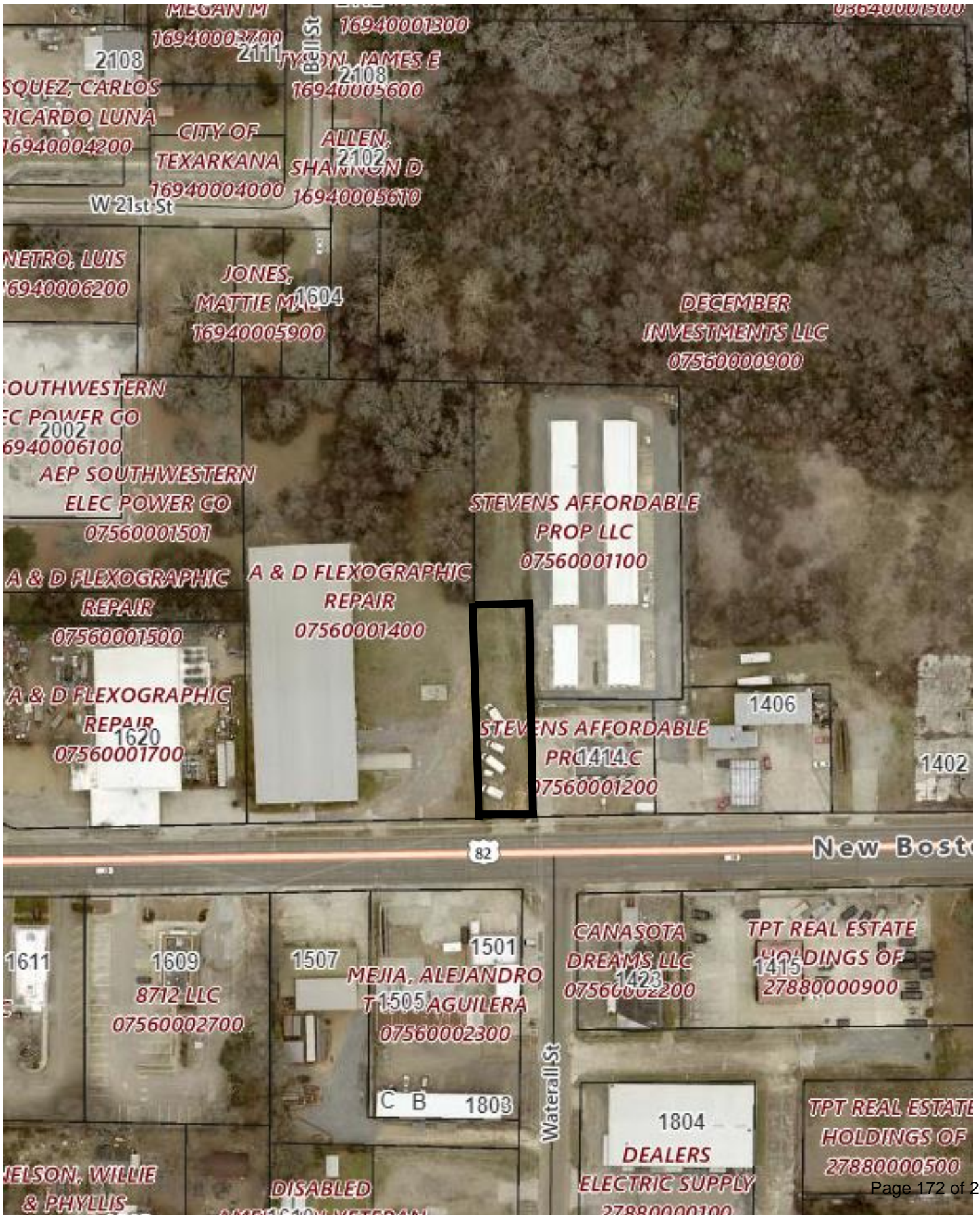
THENCE North 02°40'45" West, a distance of **180.00 feet**, along the west line of the said 0.21-acre tract and the east line of the said 2.292-acre tract to a ½-inch steel rod set for a corner (capped MTG101011-00), same being the northwest corner of said 0.21-acre tract and an outside corner of that certain tract described as **Tract 1**, containing 1.775 acres in the Deed to Julia Martinez Sanchez recorded in Document No. 2017-4615, Real Property Records of Bowie County, Texas; said corner bears **North 02°40'45" West**, a distance of **251.52 feet** to a ½-inch steel rod found for a corner, being the northwest corner of the said 1.775-acre tract and the northeast corner of the said 2.292-acre tract;

THENCE North 85°45'30" East, a distance of **46.78 feet**, along the north line of the said 0.21-acre tract and the south line of the said 1.775-acre tract to a ½-inch steel rod found for a corner (capped MTG101011-00), being the northeast corner of the 0.21-acre tract and an interior corner of the said 1.775-acre tract;

THENCE South 05°09'42" East, a distance of **180.00 feet**, along the east line of the said 0.21-acre tract and the west line of the said 1.775-acre tract to a ½-inch steel pipe found for a corner (control monument), lying in the north right-of-way line of said New Boston Road, same being the southeast corner of the said 0.21-acre tract and the southwest corner of the said 1.775-acre tract;

THENCE South 86°39'41" West (basis of bearings), a distance of **54.56 feet**, along the north right-of-way line of said New Boston Road and the south line of the said 0.21-acre tract to the **POINT OF BEGINNING**, and containing **0.209 acres of land**.

1502 New Boston Road



City of Texarkana, Texas

Alignment with Mission, Vision and Values approved by the City Council:

Mission & Vision	Values
Be a Thriving Regional Center for Education, Business and Culture.	<input type="checkbox"/> Promote a Thriving Community through Innovation <input type="checkbox"/> Provide a Safe & Welcoming Community through Leadership <input checked="" type="checkbox"/> Deliver Quality Services with Integrity
Provide Customer Focused Public Services.	<input type="checkbox"/> Provide Leadership through Regional Partnership Opportunities <input type="checkbox"/> Foster Proactive Communication to the Community <input type="checkbox"/> Provide Courteous & Professional Customer Service <input type="checkbox"/> Model a Positive City Image through Character <input checked="" type="checkbox"/> Deliver Efficient Services with Accountability <input type="checkbox"/> Cultivate Communication through Community Involvement
Provide Regional Leadership that serves our residents and visitors.	<input type="checkbox"/> Maintain Fiscal Strength with Integrity <input type="checkbox"/> Maximize Accountability & Resource Utilization <input type="checkbox"/> Invest in Infrastructure & Transportation utilizing Innovation
Professional Development to support Mission & Vision.	<input type="checkbox"/> Promote Teamwork through Cross Department Collaboration <input type="checkbox"/> Enhance Professionalism & Positive Work Culture
Additional Comments:	

Resource Impact:

Staff time required if item is approved: No Additional

Other Potential Impacts:

Public Information Plan:

<input checked="" type="checkbox"/> Newspaper Notice (Required by Statute)	<input checked="" type="checkbox"/> Public Hearing (Required by Statute)
<input type="checkbox"/> Public Forum/Workshop Session	<input type="checkbox"/> Press Release (Through Marketing & Communications)
<input type="checkbox"/> Weekly & Monthly Email Distribution (Send to CM Office)	<input type="checkbox"/> Website Notice (Through Marketing & Communications)
<input type="checkbox"/> Social Media (LinkedIn, Facebook, etc.)	<input type="checkbox"/> Special Mailing
<input type="checkbox"/> Flyers Developed & Posted (Through Marketing & Communications)	<input type="checkbox"/> Banners Posted
<input type="checkbox"/> Survey	<input type="checkbox"/> Automated Phone Call
<input type="checkbox"/> None Required	<input type="checkbox"/>

Other:

Briefing Sheet

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

Subject: Ordinance No. 2025-191 rezoning on an approximate 1.74-acre tract of land (being Tract 1B and 2A), Flower Acres, located 3326 South Lake Drive (Ward 2) from Planned Development Two Family-2 to Planned Development Multiple Family-1. Nelda Shavers, owner, and Kayla Wood, MTG Engineers and Surveyors, agent.

Briefing: 12/8/2025 **Public Hearing:** 1/12/2026 **Council Vote:** 1/12/2026

Item Schedule:

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Nelda Shavers, owner, and Kayla Wood, MTG Engineers and Surveyors, agent, to rezone on an approximate 1.74-acre tract of land (being Tracts 1B and 2A), Flower Acres, located at 3326 South Lake Drive from Planned Development-Two Family-2 to Planned Development-Multiple Family-1.

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

The adjacent zoning is Commercial east, and south, Single Family-2 north, and west. The adjacent land use is church to the east, residential to the west vacant land to the north and a collision center to the south.

Staff recommend for approval of this request.

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

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

Potential Options:

Approved

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommend approval of this request.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

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

Advisory Board/Committee Meeting Date and Minutes:

December 1, 2025

ORDINANCE NO. 2025-191

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY OF TEXARKANA, TEXAS, BY REZONING ON AN APPROXIMATE 1.74-ACRE TRACT OF LAND (BEING TRACTS 1B AND 2A), FLOWER ACRES, LOCATED AT 3326 SOUTH LAKE DRIVE, IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, FROM PLANNED DEVELOPMENT-TWO FAMILY-2 TO PLANNED DEVELOPMENT-MULTIPLE FAMILY-1; CONTAINING A REPEALER CLAUSE; CONTAINING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, an application has been filed requesting an amendment to the Zoning Ordinance of the City of Texarkana, Texas, to rezone **on an approximate 1.74-acre tract of land (being Tracts 1B and 2A), Flower Acres (Exhibit ‘A’), located at 3326 South Lake Drive**, in the City of Texarkana, Bowie County, Texas, from **Planned Development-Two Family-2 to Planned Development-Multiple Family-1**; 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 Planned Development-Two Family-2 to Planned Development-Multiple Family-1 on an approximate 1.74-acre tract of land (being Tracts 1B and 2A), Flower Acres (Exhibit ‘A’), located at 3326 South Lake 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 **Planned Development-Two Family-2 to Planned Development-Multiple Family-1**; 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 **Planned Development-Two Family-2 to Planned Development-Multiple Family-1** is in the best interest of the public health, safety, morals, and general welfare of the City.

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

SECTION 1: That the Zoning Ordinance of the City of Texarkana, Texas, Ordinance No. 127-70, passed and approved on September 14, 1970, be and is hereby further amended to rezone **on an approximate 1.74-acre tract of land (being Tracts 1B and 2A), Flower Acres (Exhibit 'A'), located at 3326 South Lake Drive** in the City of Texarkana, Bowie County, Texas, from **Planned Development-Two Family-2 to Planned Development-Multiple Family-1.**

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 **12th day of January, 2026.**

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

All that certain 1.741 acre tract of land, being parts of Blocks Numbered One (1) and Two (2) of FLOWER ACRES, in the R. e. Sevey Headright Survey, Abstract No. 523, Bowie County, Texas, according to the plat of said Subdivision of record in Volume 40, Page 190, Plat Records of Bowie County, Texas, said 1.741 acre tract also being parts of that certain tract conveyed by Reese L. Stewart to J. W. McGee and wife, Mabel Elizabeth McGee by deed of record in Volume 182, Page 366, and that certain tract conveyed by G. W. Misenheimer to Mabel McGee by deed dated June 20, 1945, of record in Volume 215, Page 208, Deed Records of Bowie County, Texas, said 1.741 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at an iron pipe at the Northeast corner of said J. W. McGee tract of record in Volume 182, Page 366;

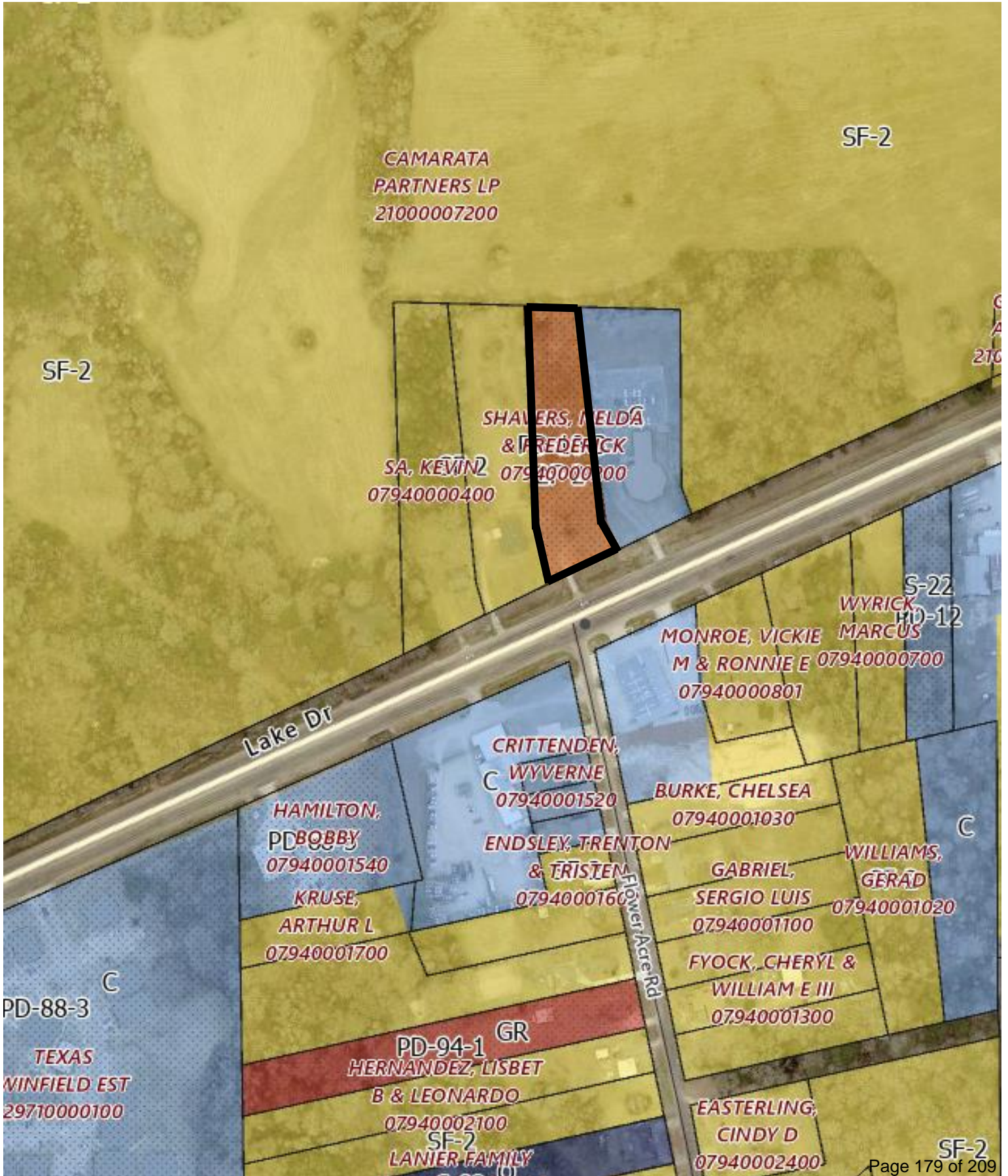
THENCE: West, 75.00 feet with a fence line to the Northwest corner of said J. W. McGee tract, same being the Northeast corner of said Mable McGee tract, and continuing in the same direction 44.45 feet along said fence line for a total distance of 119.45 feet to an iron rod for the Northwest corner of the herein described tract;

THENCE: S 04° 13' 08" E, 588.13 feet to an iron rod for the Southwest corner of the herein described tract in the North right of way line of U. S. Highway No. 59;

THENCE: N 64° 12' 18" E, 15.76 feet along the North right of way line of said highway, said line being 100 feet from and parallel to the centerline of said highway, to the East boundary line of said Mabel McGee tract and continuing in the same direction 149.20 feet for a total distance of 164.96 feet to an iron rod for corner in the East boundary line of said J. W. McGee tract;

THENCE: N 07° 59' 59" W, 519.81 feet along the East boundary line of said J. W. McGee tract to the Point of Beginning, containing 1.741 acre of land, more or less.

3326 S. Lake Drive



3326 S. Lake Drive



City of Texarkana, Texas

Alignment with Mission, Vision and Values approved by the City Council:

Mission & Vision	Values
Be a Thriving Regional Center for Education, Business and Culture.	<input type="checkbox"/> Promote a Thriving Community through Innovation <input type="checkbox"/> Provide a Safe & Welcoming Community through Leadership <input checked="" type="checkbox"/> Deliver Quality Services with Integrity
Provide Customer Focused Public Services.	<input type="checkbox"/> Provide Leadership through Regional Partnership Opportunities <input type="checkbox"/> Foster Proactive Communication to the Community <input type="checkbox"/> Provide Courteous & Professional Customer Service <input type="checkbox"/> Model a Positive City Image through Character <input checked="" type="checkbox"/> Deliver Efficient Services with Accountability <input type="checkbox"/> Cultivate Communication through Community Involvement
Provide Regional Leadership that serves our residents and visitors.	<input type="checkbox"/> Maintain Fiscal Strength with Integrity <input type="checkbox"/> Maximize Accountability & Resource Utilization <input type="checkbox"/> Invest in Infrastructure & Transportation utilizing Innovation
Professional Development to support Mission & Vision.	<input type="checkbox"/> Promote Teamwork through Cross Department Collaboration <input type="checkbox"/> Enhance Professionalism & Positive Work Culture

Additional Comments:

Resource Impact:

Staff time required if item is approved: No Additional

Other Potential Impacts:

Public Information Plan:

<input checked="" type="checkbox"/> Newspaper Notice (Required by Statute)	<input checked="" type="checkbox"/> Public Hearing (Required by Statute)
<input type="checkbox"/> Public Forum/Workshop Session	<input type="checkbox"/> Press Release (Through Marketing & Communications)
<input type="checkbox"/> Weekly & Monthly Email Distribution (Send to CM Office)	<input type="checkbox"/> Website Notice (Through Marketing & Communications)
<input type="checkbox"/> Social Media (LinkedIn, Facebook, etc.)	<input type="checkbox"/> Special Mailing
<input type="checkbox"/> Flyers Developed & Posted (Through Marketing & Communications)	<input type="checkbox"/> Banners Posted
<input type="checkbox"/> Survey	<input type="checkbox"/> Automated Phone Call
<input type="checkbox"/> None Required	<input type="checkbox"/>

Other:

Briefing Sheet

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

Subject: Ordinance No. 2025 -192 approving a site plan on an approximate 1.74-acre tract of land (being Tract 1B and 2A), Flower Acres, located 3326 South Lake Drive (Ward 2). Nelda Shavers, owner and Kayla Wood, MTG Engineers and Surveyors, agent.

Briefing: 12/8/2025 **Public Hearing:** 1/12/2026 **Council Vote:** 1/12/2026

Item Schedule:

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Nelda Shavers, owner, and Kayla Wood, MTG Engineers and Surveyors, agent, for site plan approval on an approximate 1.74-acre tract of land (being Tracts 1B and 2A), Flower Acres, located at 3326 South Lake Drive. The current zoning is Planned Development-Multiple Family-1.

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

The adjacent zoning is Commercial east, and south, Single Family-2 north, and west. The adjacent land use is church to the east, residential to the west vacant land to the north and a collision center to the south.

The site plan consists of the following:

1. The construction of 6 duplexes each being 1,800 square feet.
2. The access driveway will be off South Lake Drive. Any changes to driveway on Richmond Road will require TXDOT approval. TXDOT will need to review and approve drainage plans.
3. There will be 33 parking spaces. All parking spaces shall be at a minimum of 180 sq. ft. in size.
4. Screened dumpster site.
5. The most remote part of the building will need to be within 300 feet of a fire hydrant.

- Fire lane along the private drive.
6. Development of property must meet all development codes (streets and sidewalks, drainage, floodplain, stormwater, etc.). Staff reserves right to request additional modifications, easements, etc. based on review of construction plans for this development.
 7. A survey will need to be provided to determine if platting is required.
 8. There is an existing 12" water main and an existing 6' sanitary sewer main on the north side of South Lake Drive running parallel with the right-of-way of South Lake Drive.
 9. The Utility reserves the right to request additional utility easements upon review of the plans.
 10. The size and location of the existing water and sanitary sewer mains have not been field verified. The developer's representative shall field verify the size and location of the existing utilities before designing or constructing extensions of the system.

Staff recommend for approval of this request.

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

Potential Options:

Approved

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommend approval of this request with stipulations.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

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

Advisory Board/Committee Meeting Date and Minutes:

December 1, 2025

ORDINANCE NO. 2025-192

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING PD-10-3(MF-1) FOR SITE PLAN APPROVAL ON AN APPROXIMATE 1.74-ACRE TRACT OF LAND (BEING TRACTS 1B AND 2A), FLOWER ACRES, LOCATED AT 3326 SOUTH LAKE 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 an approximate 1.74-acre tract of land (being Tracts 1B and 2A), Flower Acres (Exhibit ‘B’), located at 3326 South Lake Drive** in the City of Texarkana, Bowie County, Texas; and

WHEREAS the subject property is zoned Planned Development-General Retail [PD-10-3(MF-1)], and approval of the site plan (**Exhibit ‘A’**) would constitute an amendment to PD-10-3(MF-1); and

WHEREAS the proposed use is consistent with the listed uses in the Land Development Code for the zoning classification of Planned Development-Office; 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 an approximate 1.74-acre tract of land (being Tracts 1B and 2A), Flower Acres (Exhibit ‘B’), located at 3326 South Lake Drive** in the City of Texarkana, Texas, Bowie County, Texas, is hereby approved and hereby amends PD-10-3(MF-1).

SECTION 2: PD-10-3(MF-1) 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 six (6) duplexes each being 1,800 square feet.
2. The access driveway will be off South Lake Drive. Any changes to driveway on South Lake Drive will require TxDOT approval. TxDOT will need to review and approve drainage plans.
3. There will be 33 parking spaces. All parking spaces shall be at a minimum of 180 sq. ft. in size.
4. Screened dumpster site.
5. The most remote part of the building will need to be within 300 feet of a fire hydrant. Fire lane along the private drive.
6. Development of property must meet all development codes (streets and sidewalks, drainage, floodplain, stormwater, etc.). Staff reserves right to request additional modifications, easements, etc. based on review of construction plans for this development.
7. A survey will need to be provided to determine if platting is required.
8. There is an existing 12” water main and an existing 6’ sanitary sewer main on the north side of South Lake Drive running parallel with the right-of-way of South Lake Drive.
9. The Utility reserves the right to request additional utility easements upon review of the plans.
10. The size and location of the existing water and sanitary sewer mains have not been field verified. The developer’s representative shall field verify the size and location of the existing utilities before designing or constructing extensions of the system.

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 **12th day of January, 2026.**

ATTEST:

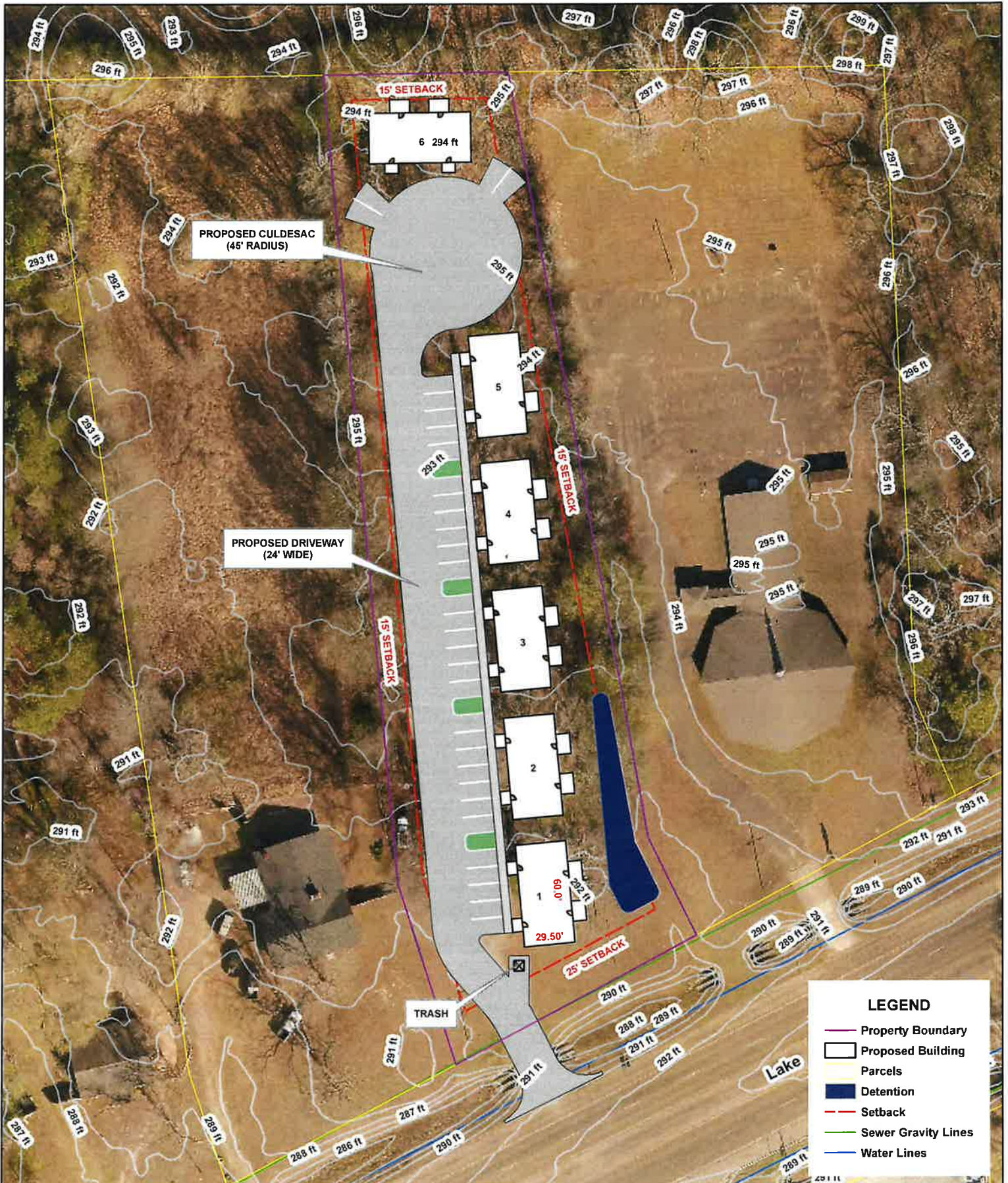
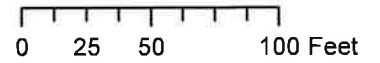
JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

PROPOSED SITE TEXARKANA, TEXAS

2025-192 EXH 'A'

Amendment to
PD-10-3(MF-1)



All that certain 1.741 acre tract of land, being parts of Blocks Numbered One (1) and Two (2) of FLOWER ACRES, in the R. e. Sevey Headright Survey, Abstract No. 523, Bowie County, Texas, according to the plat of said Subdivision of record in Volume 40, Page 190, Plat Records of Bowie County, Texas, said 1.741 acre tract also being parts of that certain tract conveyed by Reese L. Stewart to J. W. McGee and wife, Mabel Elizabeth McGee by deed of record in Volume 182, Page 366, and that certain tract conveyed by G. W. Misenheimer to Mabel McGee by deed dated June 20, 1945, of record in Volume 215, Page 208, Deed Records of Bowie County, Texas, said 1.741 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at an iron pipe at the Northeast corner of said J. W. McGee tract of record in Volume 182, Page 366;

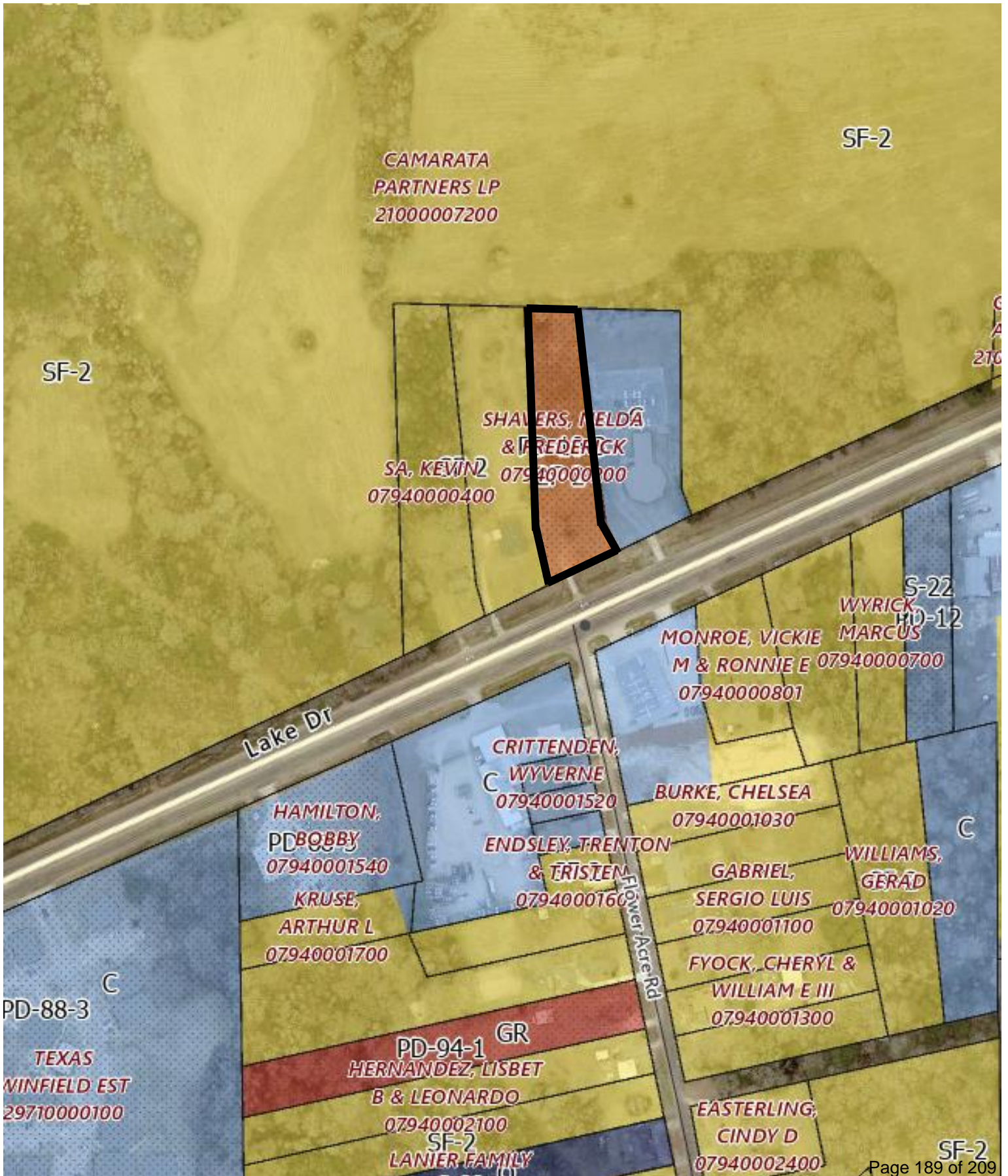
THENCE: West, 75.00 feet with a fence line to the Northwest corner of said J. W. McGee tract, same being the Northeast corner of said Mabel McGee tract, and continuing in the same direction 44.45 feet along said fence line for a total distance of 119.45 feet to an iron rod for the Northwest corner of the herein described tract;

THENCE: S 04° 13' 08" E, 588.13 feet to an iron rod for the Southwest corner of the herein described tract in the North right of way line of U. S. Highway No. 59;

THENCE: N 64° 12' 18" E, 15.76 feet along the North right of way line of said highway, said line being 100 feet from and parallel to the centerline of said highway, to the East boundary line of said Mabel McGee tract and continuing in the same direction 149.20 feet for a total distance of 164.96 feet to an iron rod for corner in the East boundary line of said J. W. McGee tract;

THENCE: N 07° 59' 59" W, 519.81 feet along the East boundary line of said J. W. McGee tract to the Point of Beginning, containing 1.741 acre of land, more or less.

3326 S. Lake Drive



3326 S. Lake Drive



City of Texarkana, Texas

Alignment with Mission, Vision and Values approved by the City Council:

Mission & Vision	Values
Be a Thriving Regional Center for Education, Business and Culture.	<input type="checkbox"/> Promote a Thriving Community through Innovation <input type="checkbox"/> Provide a Safe & Welcoming Community through Leadership <input checked="" type="checkbox"/> Deliver Quality Services with Integrity
Provide Customer Focused Public Services.	<input type="checkbox"/> Provide Leadership through Regional Partnership Opportunities <input type="checkbox"/> Foster Proactive Communication to the Community <input type="checkbox"/> Provide Courteous & Professional Customer Service <input type="checkbox"/> Model a Positive City Image through Character <input checked="" type="checkbox"/> Deliver Efficient Services with Accountability <input type="checkbox"/> Cultivate Communication through Community Involvement
Provide Regional Leadership that serves our residents and visitors.	<input type="checkbox"/> Maintain Fiscal Strength with Integrity <input type="checkbox"/> Maximize Accountability & Resource Utilization <input type="checkbox"/> Invest in Infrastructure & Transportation utilizing Innovation
Professional Development to support Mission & Vision.	<input type="checkbox"/> Promote Teamwork through Cross Department Collaboration <input type="checkbox"/> Enhance Professionalism & Positive Work Culture

Additional Comments:

Resource Impact:

Staff time required if item is approved: No Additional

Other Potential Impacts:

Public Information Plan:

<input checked="" type="checkbox"/> Newspaper Notice (Required by Statute)	<input checked="" type="checkbox"/> Public Hearing (Required by Statute)
<input type="checkbox"/> Public Forum/Workshop Session	<input type="checkbox"/> Press Release (Through Marketing & Communications)
<input type="checkbox"/> Weekly & Monthly Email Distribution (Send to CM Office)	<input type="checkbox"/> Website Notice (Through Marketing & Communications)
<input type="checkbox"/> Social Media (LinkedIn, Facebook, etc.)	<input type="checkbox"/> Special Mailing
<input type="checkbox"/> Flyers Developed & Posted (Through Marketing & Communications)	<input type="checkbox"/> Banners Posted
<input type="checkbox"/> Survey	<input type="checkbox"/> Automated Phone Call
<input type="checkbox"/> None Required	<input type="checkbox"/>

Other:

Briefing Sheet

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

Subject: Ordinance No. 2025-193 approving a site plan on an approximate 3.498-acre tract of land (being Tract 201), George Brinlee HRS, A-18, located at 3133 Pleasant Grove Road (Ward 5). David Potter, II, owner, and Kayla Wood, MTG Engineers and Surveyors, agent.

Briefing: 12/8/2025 **Public Hearing:** 1/12/2026 **Council Vote:** 1/12/2026

Item Schedule:

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

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

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

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

The site plan consists of the following:

1. The original site plan was for the construction of a 24,415 sq ft building. The second site plan will consist of building a 37,684 sq ft building. The latest version of the building will be 36,144 square feet.
2. The access driveway will be off Pleasant Grove Road and McKnight Road.
3. Originally there were 126 parking spaces including 5 handicapped spaces. Now there will be 119 parking spaces including 5 handicapped spaces. Parking spaces shall be a minimum of 180 sq. ft. in size.
4. A 6’ by 8’ monument style sign.
5. Screened dumpster site.
6. A fire lane is required, and an additional fire hydrant will need to be installed closer to

the building.

7. McKnight and PG Road are owned and maintained by TxDOT. Driveway/ROW permits must be submitted to TxDOT for approval.
8. Development of property must meet all development codes (streets and sidewalks, drainage, floodplain, stormwater, etc.). Staff reserves the right to request additional modifications, easements, etc. based on review of construction plans for this development. A portion of this property is located within the FEMA designated floodplain and floodway. Floodplain Development Application will be required. Also, due to proposed work being in floodway, a No Rise Certification will be required including modeling showing there is no rise in BFE.
9. Property will have to be platted prior to issuing CO.
10. Privacy or screening landscape should be placed on the north and west sides of the property.
11. There is an existing eight-inch (8") water main on the west side of Pleasant Grove Road and an existing twelve-inch (12") water main on the north side of the East-West leg of Pleasant Grove Road.
12. There is an eight-inch (8") sanitary sewer main along the East side of Pleasant Grove Road and an 8-inch (8") sanitary sewer along the south side of the East-West leg of Pleasant Grove road.
13. The Utility reserves the right to request additional utility easements upon review of the plans.
14. The size and location of the existing water and sanitary sewer mains have not been field verified. The developer's representative shall field verify the size and location of the existing utilities before designing or constructing extensions of the system.

Staff recommend for approval of the site plan with stipulations.

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

Potential Options:

Approved

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommend approval of this request with stipulations.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

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

Advisory Board/Committee Meeting Date and Minutes:

December 1, 2025

ORDINANCE NO. 2025-193

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING PD-25-2(O) FOR SITE PLAN APPROVAL ON AN APPROXIMATE 3.498-ACRE (BEING TRACT 201), GEORGE BRINLEE HRS, A-18, LOCATED AT 3133 PLEASANT GROVE 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 3.498-acre tract of land (being Tract 201), George Brinlee HRS, A-18 (Exhibit ‘B’), located at 3133 Pleasant Grove Road** in the City of Texarkana, Bowie County, Texas; and

WHEREAS the subject property is zoned Planned Development-General Retail [PD-25-2(O)], and approval of the site plan (**Exhibit ‘A’**) would constitute an amendment to PD-25-2(O); and

WHEREAS the proposed use is consistent with the listed uses in the Land Development Code for the zoning classification of Planned Development-Office; 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 **an approximate 3.498-acre tract of land (being Tract 201), George Brinlee HRS, A-18 (Exhibit ‘B’), located at 3133 Pleasant Grove Road** in the City of Texarkana, Texas, Bowie County, Texas, is hereby approved and hereby amends PD-25-2(O).

SECTION 2: PD-25-2(O) is hereby amended by approval of the site plan (**Exhibit ‘A’**), incorporated herein by reference for all purposes and includes the following:

1. The original site plan was for the construction of a 24,415 sq ft building. The second site plan will consist of building a 37,684 sq ft building. The latest version of the building will be 36,144 square feet.
2. The access driveway will be off Pleasant Grove Road and McKnight Road.
3. There will be 119 parking spaces including five (5) handicapped spaces. Parking spaces shall be a minimum of 180 sq. ft. in size.
4. A 6’ by 8’ monument style sign.
5. Screened dumpster site.
6. A fire lane is required, and an additional fire hydrant will need to be installed closer to the building.
7. McKnight and PG Roads are owned and maintained by TxDOT. Driveway/ROW permits must be submitted to TxDOT for approval.
8. Development of property must meet all development codes (streets and sidewalks, drainage, floodplain, stormwater, etc.). Staff reserves the right to request additional modifications, easements, etc. based on review of construction plans for this development. A portion of this property is located within the FEMA designated floodplain and floodway. Floodplain Development Application will be required. Also, due to proposed work being in floodway, a No Rise Certification will be required including modeling showing there is no rise in BFE.
9. Property will have to be platted prior to issuing CO.
10. Privacy or screening landscape should be placed on the north and west sides of the property.
11. There is an existing eight-inch (8”) water main on the west side of Pleasant Grove Road and an existing twelve-inch (12”) water main on the north side of the east-west leg of Pleasant Grove Road.
12. There is an eight-inch (8’) sanitary sewer main along the east side of Pleasant Grove Road and an 8-inch (8”) sanitary sewer along the south side of the east-west leg of Pleasant Grove Road.
13. The Utility reserves the right to request additional utility easements upon review of the plans.
14. The size and location of the existing water and sanitary sewer mains have not been field verified. The developer’s representative shall field verify the size and location of the existing utilities before designing or constructing extensions of the system.

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.

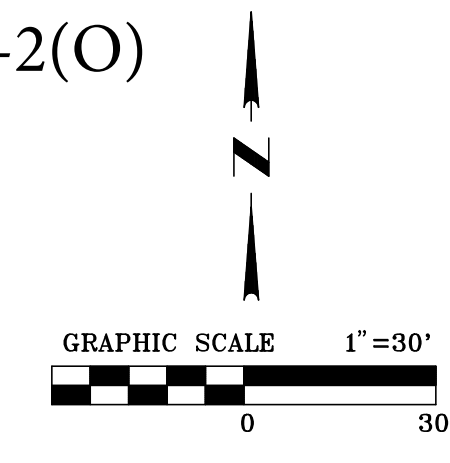
PASSED AND APPROVED in Regular Council Session on this the **12th day of January, 2026.**

ATTEST:

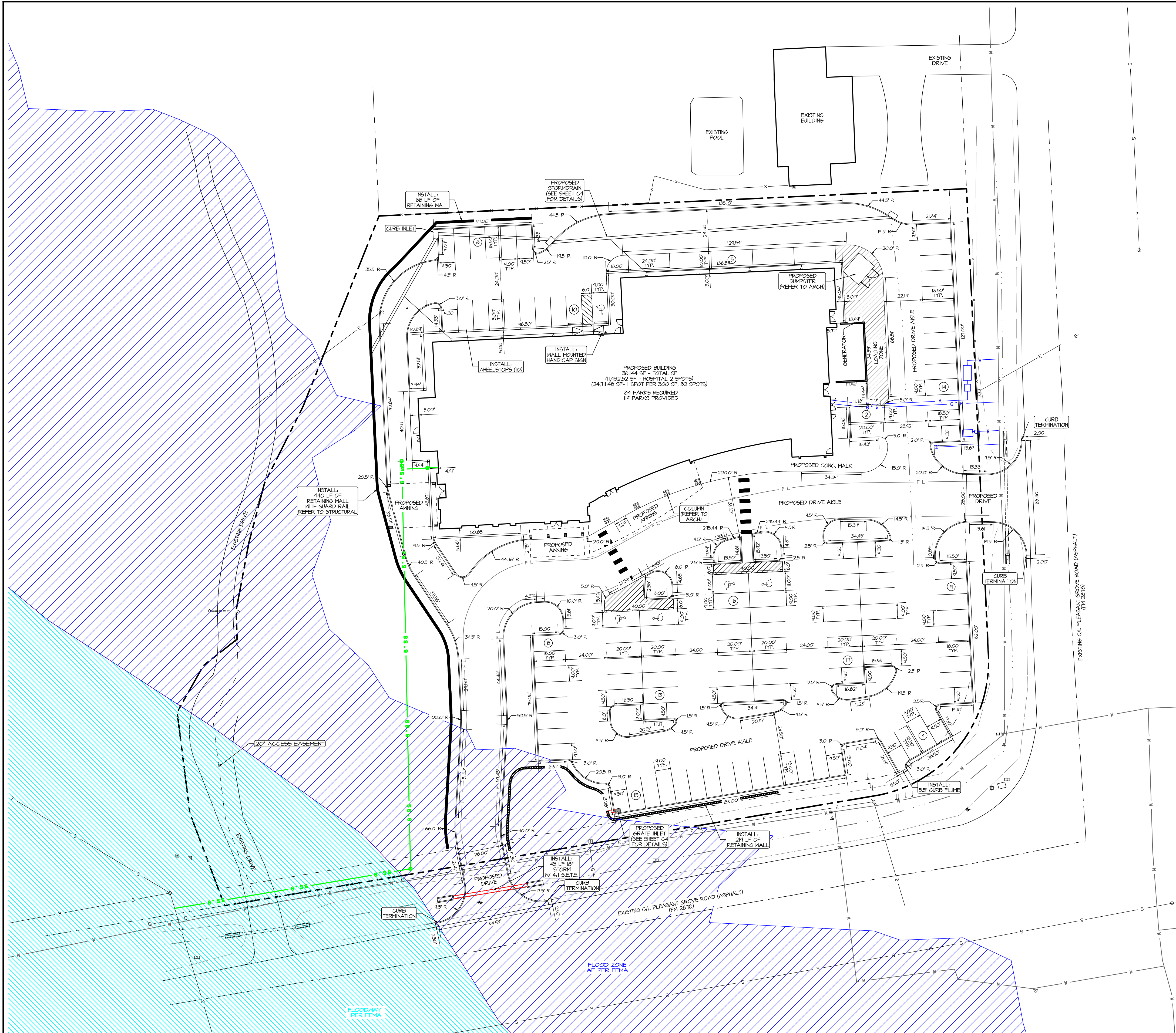
JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

2025-193 EXH 'A'
Amendment to PD-25-2(O)



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



GENERAL SITE NOTES

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

5830 SUMMERHILL ROAD TEXARKANA, TEXAS P 903.838.6533 www.mtgengineers.com TBPFE FIRM NO. F-354 AR COA NO. 125 © MTG 2025	
MTG ENGINEERS & SURVEYORS	
PRELIMINARY ~ FOR REVIEW ONLY, NOT INTENDED FOR BIDDING, CONSTRUCTION OR PERMIT PURPOSES 11/17/2025 KAYLA R. WOOD P.E. #104859	
Scale: AS SHOWN	Drawn By: EBN
Checked By: KRW	File No.:
OVERALL SITE PLAN	
SURGERY CENTER TEXARKANA, TEXAS DAVID POTTER	
Drawing Date: 11/17/2025	Project Number: 256004
Sheet Number: C2	

A:\2025 Projects\256004 Surgery Center McKnight and PD 05 Engineering Design\Design_05.pro
 Nov 17, 2025 1:58pm

Property Description
3.502 Acres
Bowie County, Texas

All that certain lot, tract or parcel of land lying and situated in the George Brinlee Headright Survey, Abstract 18, Bowie County, Texas, being all of that certain tract of land described as 3.498 acres in the deed from Angela Estill Melde to Texarkana Retail Holdings LLC., dated October 30, 2024, recorded in Document No. 2024-00010283 of the Real Property Records of Bowie County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch steel rod (control monument) found for a corner, capped AR1233 TX5080, lying in the West right-of-way line of Farm-to-Market Road No. 2878 (Pleasant Grove), the Northeast corner of the said 3.498 acre tract and the Southeast corner of that certain tract of land described as Tract 3, with 0.695 acres in the deed from David R. Grant, et ux to David R. Grant and Richie R. Stevens-Grant Living Trust, dated September 6, 2022, recorded in Document No. 2023-00000545 of the Real Property Records of Bowie County, Texas;

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

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

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

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

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

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

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

Amendment to PD-25-2(O)

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

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

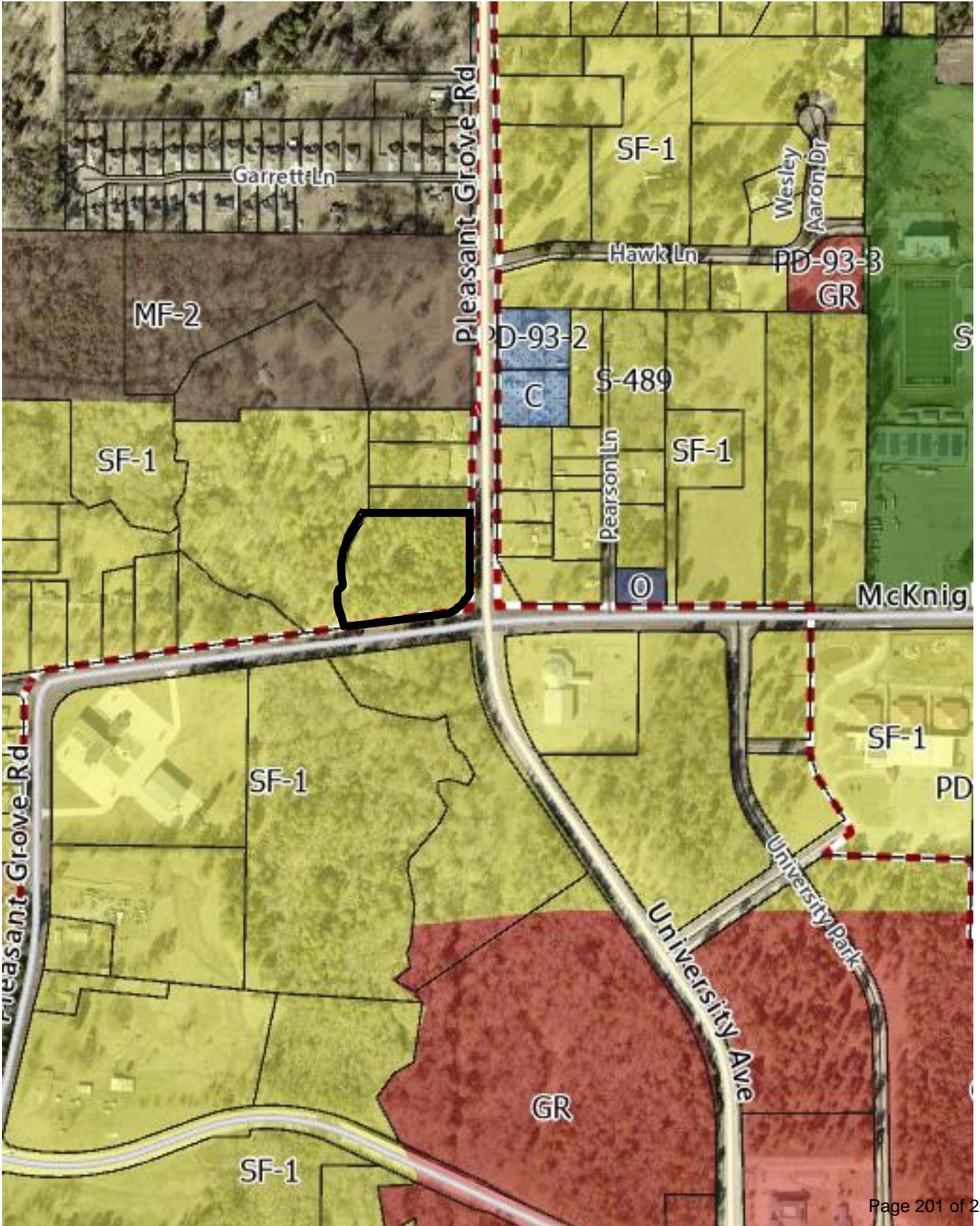
THENCE North 14 degrees 43 minutes 02 seconds East a distance of 35.00 feet along the West line of the said 3.498 acre tract and the East line of the said 9.331 acre tract to a mag nail found for a corner, at an angle point;

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

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

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

3133 Pleasant Grove Road



3133 Pleasant Grove Road



City of Texarkana, Texas

Alignment with Mission, Vision and Values approved by the City Council:

Mission & Vision	Values
Be a Thriving Regional Center for Education, Business and Culture.	<input type="checkbox"/> Promote a Thriving Community through Innovation <input type="checkbox"/> Provide a Safe & Welcoming Community through Leadership <input checked="" type="checkbox"/> Deliver Quality Services with Integrity
Provide Customer Focused Public Services.	<input type="checkbox"/> Provide Leadership through Regional Partnership Opportunities <input type="checkbox"/> Foster Proactive Communication to the Community <input type="checkbox"/> Provide Courteous & Professional Customer Service <input type="checkbox"/> Model a Positive City Image through Character <input checked="" type="checkbox"/> Deliver Efficient Services with Accountability <input type="checkbox"/> Cultivate Communication through Community Involvement
Provide Regional Leadership that serves our residents and visitors.	<input type="checkbox"/> Maintain Fiscal Strength with Integrity <input type="checkbox"/> Maximize Accountability & Resource Utilization <input type="checkbox"/> Invest in Infrastructure & Transportation utilizing Innovation
Professional Development to support Mission & Vision.	<input type="checkbox"/> Promote Teamwork through Cross Department Collaboration <input type="checkbox"/> Enhance Professionalism & Positive Work Culture

Additional Comments:

Resource Impact:

Staff time required if item is approved: No Additional

Other Potential Impacts:

Public Information Plan:

<input checked="" type="checkbox"/> Newspaper Notice (Required by Statute)	<input checked="" type="checkbox"/> Public Hearing (Required by Statute)
<input type="checkbox"/> Public Forum/Workshop Session	<input type="checkbox"/> Press Release (Through Marketing & Communications)
<input type="checkbox"/> Weekly & Monthly Email Distribution (Send to CM Office)	<input type="checkbox"/> Website Notice (Through Marketing & Communications)
<input type="checkbox"/> Social Media (LinkedIn, Facebook, etc.)	<input type="checkbox"/> Special Mailing
<input type="checkbox"/> Flyers Developed & Posted (Through Marketing & Communications)	<input type="checkbox"/> Banners Posted
<input type="checkbox"/> Survey	<input type="checkbox"/> Automated Phone Call
<input type="checkbox"/> None Required	<input type="checkbox"/>

Other:

Executive Summary of Summit's CPI Rate Adjustment

Overview

On October 23, 2025, in compliance with Summit Utilities Arkansas, Inc.'s ("Summit") Consumer Price Index ("CPI") Rider Schedule No. 2 on file with the Cities of Texarkana, Nash, Wake Village and Redwater, Texas, Summit submitted the relevant Core CPI data as of June 2025 and the associated base rate change to be effective January 1, 2026. As part of this submission, Summit included revised tariff sheets showing the new base rates as adjusted, relevant Core CPI data, the calculated percentage change, and the resulting adjusted rates. Additionally, Summit provided a comparison of the proposed Texarkana, Texas rates to be effective January 1, 2026 to the Arkansas rates to be effective January 1, 2026.

Key Highlights

Key highlights of the proposed rate changes include:

- The Core CPI Rate as of June 2025 was 328.364. The Core CPI Rate in June 2024 was 319.003.
- The annual percentage change in the Core CPI is 2.93%.
- This results in an average total bill increase of approximately 1.668%.
- The Texas total base rate portion of the bill is lower than the Arkansas base rate portion.

		Estimated Residential Bill Impact of Base Rate Increase - Texarkana												Average
Average Usage (CCF)		101	114	53	35	17	12	10	9	10	11	16	43	36
		Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	Oct-26	Nov-26	Dec-26	Average
CPI Rate Adjustment														
Customer Charge	\$18.02	\$18.02	\$18.02	\$18.02	\$18.02	\$18.02	\$18.02	\$18.02	\$18.02	\$18.02	\$18.02	\$18.02	\$18.02	\$18.02
First Block	\$0.75998	\$11.40	\$11.40	\$11.40	\$11.40	\$11.40	\$9.12	\$7.60	\$6.84	\$7.60	\$8.36	\$11.40	\$11.40	\$9.94
Second Block	\$0.61314	\$52.73	\$60.70	\$23.30	\$12.26	\$1.23	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.61	\$17.17	\$14.00
GSR (Current Rate)	\$0.6948	\$70.17	\$79.21	\$36.82	\$24.32	\$11.81	\$8.34	\$6.95	\$6.25	\$6.95	\$7.64	\$11.12	\$29.88	\$24.95
EECR	\$0.0410	\$4.14	\$4.67	\$2.17	\$1.43	\$0.70	\$0.49	\$0.41	\$0.37	\$0.41	\$0.45	\$0.66	\$1.76	\$1.47
SSEER	\$0.0000	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
CRR	\$0.1200	\$12.12	\$13.68	\$6.36	\$4.20	\$2.04	\$1.44	\$1.20	\$1.08	\$1.20	\$1.32	\$1.92	\$5.16	\$4.31
Total Bill with Base Rate Increase	\$168.58	\$187.68	\$98.08	\$71.64	\$45.19	\$37.41	\$34.18	\$32.56	\$34.18	\$35.79	\$43.73	\$83.39	\$72.70	
Current Rates														
Customer Charge	\$17.51	\$17.51	\$17.51	\$17.51	\$17.51	\$17.51	\$17.51	\$17.51	\$17.51	\$17.51	\$17.51	\$17.51	\$17.51	\$17.51
First Block	\$0.73831	\$11.07	\$11.07	\$11.07	\$11.07	\$11.07	\$8.86	\$7.38	\$6.64	\$7.38	\$8.12	\$11.07	\$11.07	\$9.66
Second Block	\$0.59566	\$51.23	\$58.97	\$22.64	\$11.91	\$1.19	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.60	\$16.68	\$13.60
GSR	\$0.6948	\$70.17	\$79.21	\$36.82	\$24.32	\$11.81	\$8.34	\$6.95	\$6.25	\$6.95	\$7.64	\$11.12	\$29.88	\$24.95
EECR	\$0.0410	\$4.14	\$4.67	\$2.17	\$1.43	\$0.70	\$0.49	\$0.41	\$0.37	\$0.41	\$0.45	\$0.66	\$1.76	\$1.47
SSEER	\$0.0000	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
CRR	\$0.1200	\$12.12	\$13.68	\$6.36	\$4.20	\$2.04	\$1.44	\$1.20	\$1.08	\$1.20	\$1.32	\$1.92	\$5.16	\$4.31
Total Bill - Current	\$166.25	\$185.12	\$96.58	\$70.45	\$44.32	\$36.64	\$33.45	\$31.86	\$33.45	\$35.05	\$42.87	\$82.06	\$71.51	
Difference	\$2.34	\$2.57	\$1.50	\$1.18	\$0.87	\$0.77	\$0.73	\$0.71	\$0.73	\$0.75	\$0.85	\$1.32	\$1.19	
1.666% Average Total Bill Increase														

Estimated Residential Bill Impact of Base Rate Increase - Texarkana

Jan-26	Average
101	36

Average Usage (CCF)

Texarkana, Texas (Base Rates Only)

Customer Charge	\$18.02	\$18.02	\$18.02
First Block	\$0.75998	\$11.40	\$9.94
Second Block	\$0.61314	\$52.73	\$14.00
GSR (Current Rate)	\$0.0000	\$0.00	\$0.00
EECR	\$0.0000	\$0.00	\$0.00
SSER	\$0.0000	\$0.00	\$0.00
CRR	\$0.0000	\$0.00	\$0.00

Total Base Rate Portion of the Bill with Base Rate Increase (Texas) \$82.15 \$41.96

Texarkana, Arkansas (Base Rates Only)

Customer Charge	\$17.51	\$17.51	\$17.51
First Block	\$0.73831	\$11.07	\$9.66
Second Block	\$0.59566	\$51.23	\$13.60
GSR	\$0.0000	\$0.00	\$0.00
EECR	\$0.0000	\$0.00	\$0.00
SSER	\$0.02792	\$2.82	\$1.22
CRR	\$0.0000	\$0.00	\$0.00

Total Base Rate Portion of the Bill (Arkansas) \$82.63 \$41.99

Difference \$0.48 \$0.03
SSER Rates \$0.02792

Notes:
- The SSER Rates starts with the January 2026 actual rate and assumes an average \$0.003 increase per month for Texarkana, Arkansas customers.

Estimated Residential Bill Impact of Base Rate Increase - Nash

	Jan-26 75	Average 31
Nash, Texas (Base Rates Only)		
Customer Charge	\$18.02	\$18.02
First Block	\$0.75998	\$8.65
Second Block	\$0.61314	\$6.98
GSR (Current Rate)	\$0.0000	\$0.00
EECR	\$0.0000	\$0.00
SSER	\$0.0000	\$0.00
CRR	\$0.0000	\$0.00
Total Base Rate Portion of the Bill with Base Rate Increase (Texas)	\$66.21	\$33.65

Texarkana, Arkansas (Base Rates Only)		
Customer Charge	\$17.51	\$17.51
First Block	\$0.73831	\$8.41
Second Block	\$0.59566	\$6.78
GSR	\$0.0000	\$0.00
EECR	\$0.0000	\$0.00
SSER	\$0.02792	\$1.22
CRR	\$0.0000	\$0.00
Total Base Rate Portion of the Bill (Arkansas)	\$66.42	\$33.92
Difference	\$0.21	\$0.27
SSER Rates	\$0.02792	

Notes:
 - The SSER Rates starts with the January 2026 actual rate and assumes an average \$0.003 increase per month for Nash, Arkansas customers.

Estimated Residential Bill Impact of Base Rate Increase - Wake Village

Average Usage (CCF)	Jan-26	Average
	71	31

Wake Village, Texas (Base Rates Only)

Customer Charge	\$18.02	\$18.02	\$18.02
First Block	\$0.75998	\$11.40	\$8.65
Second Block	\$0.61314	\$34.34	\$6.98
GSR (Current Rate)	\$0.0000	\$0.00	\$0.00
EECR	\$0.0000	\$0.00	\$0.00
SSER	\$0.0000	\$0.00	\$0.00
CRR	\$0.0000	\$0.00	\$0.00

Total Base Rate Portion of the Bill with Base Rate Increase (Texas) \$63.76 \$33.65

Texarkana, Arkansas (Base Rates Only)

Customer Charge	\$17.51	\$17.51	\$17.51
First Block	\$0.73831	\$11.07	\$8.41
Second Block	\$0.59566	\$33.36	\$6.78
GSR	\$0.0000	\$0.00	\$0.00
EECR	\$0.0000	\$0.00	\$0.00
SSER	\$0.02792	\$1.98	\$1.22
CRR	\$0.0000	\$0.00	\$0.00

Total Base Rate Portion of the Bill (Arkansas) \$63.92 \$33.92

Difference \$0.17 \$0.27

SSER Rates \$0.02792

Notes:

- The SSER Rates starts with the January 2026 actual rate and assumes an average \$0.003 increase per month for Wake Village, Arkansas customers.

SUA-AR SSER Rates (Residential)

Jun-25	0.00174
Jul-25	0.00628
Aug-25	0.00843
Sep-25	0.01188
Oct-25	0.01608
Nov-25	0.01729
Dec-25	0.02142
Jan-26	0.02792

Average Monthly Increase 0.00349