CITY OF TEXARKANA

CITY COUNCIL

AGENDA ● APRIL 13, 2026

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

220 TEXAS BLVD., TEXARKANA, TX 75501

Mayor
Bob Bruggeman

Ward 1	Ward 2	Ward 3
Jean H. Matlock	Mary Hart	Steve Thompson
Ward 4	**Ward 5**	**Ward 6**
Christie Page	Cole Meador	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 MAYOR BOB BRUGGEMAN

III. ANNUAL COMPREHENSIVE FINANCIAL REPORT - by CPA DAVID COLEMAN OF FORVIS MAZARS

IV. MAYOR'S REMARKS AND ITEMS OF COMMUNITY INTEREST

Upcoming City Council Meetings
Monday, May 11, 2026, at 6:00 p.m.
Monday, June 8, 2026, at 6:00 p.m.

Parks & Recreation Activities

April 17th - 25th	National Professional Fishing League Tournament	Lake Wright Patman weigh-ins @ Spring Lake Park
April 18th - 19th	Baseball Association of Texarkana, Texas-Rob Buck Memorial Wood Bat Tournament	Spring Lake Park Swanger Complex
April 25th - 26th	2D - Texarkana Turf Battle Baseball Tournament	Spring Lake Park Swanger Complex
May 2nd	Alzheimer Alliance - 11th Annual Twice as Nice Wine Festival	Spring Lake Park
May 2nd	Farmer Market Opens	500 N. Stateline Avenue
May 9th - 10th	NCS Mother's Day Showdown on I-30	Spring Lake Park Swanger Complex

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

Perot Theatre Upcoming Shows

BTE will present **Diamond Rio** on April 17th at 7:30 p.m.

Texarkana Symphony Orchestra will present **Springing Forward** on April 25th 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 March 9, 2026.

2. Resolution No. 2026-039 approving the Texarkana Regional Airport Executive Director to execute an agreement with Garver Engineering to administer the demolition of the Juvenile Detention Center in an amount not to exceed $82,100 and to seek bids to demolish the Juvenile Detention Center in an amount not to exceed $317,900 to be paid from a 50-50 grant from the Arkansas Division of Aeronautics, and to execute documents necessary to obtain a 50-50 grant from the Arkansas Division of Aeronautics.

3. Resolution No. 2026-051 approving the Texarkana Regional Airport Executive Director to execute a no-cost lease agreement with the Federal Aviation Administration (FAA) for land for the FAA aviation navigational aids for a period of 50 years.

4. Resolution No. 2026-040 approving the Texarkana Regional Airport Executive Director to execute an agreement with Garver Engineering to administer the widening of Taxiway B, Taxiway D, and conversion of Runway 13, in an amount not to exceed $773,200, which costs will be paid from a grant obtained from the Federal Aviation Administration and matching funds will be paid by the Arkansas Division of Aeronautics.

5. Resolution No. 2026-043 approving the purchase of switching equipment from Tier4 Technologies of Texarkana, Texas, with budgeted funds in an amount not to exceed $75,000.

6. Resolution No. 2026-046 approving the submission of the 2026 Homeland Security

Grant Application to purchase six mobile radios in an amount not to exceed $52,552.88.

7. Resolution No. 2026-047 ratifying four change orders in the total amount of $58,037.43 with Symmetry Sports for baseball and soccer complex construction projects.

8. Resolution No. 2026-050 authorizing the City Manager to execute a contract with Stan Excavating of Texarkana, Texas, in an amount not to exceed $2,607,844.75 for the Waco Street Reconstruction Project, with funds budgeted in the 2022 Bond Fund (Fund 425).

Action Items

1. Resolution No. 2026-042 establishing a Loan Committee to review all applications for loans from funded and active programs managed by the City.

2. Resolution No. 2026-044 approving the purchase of a building at 1423 Main Street, Texarkana, Texas, with funds in the amount of $188,133.00, with the Texas portion being $114,441.30, in the Texarkana Water Utilities Capital Improvement Fund, for the location of the Information Technology Department, which provides services and support for the Cities of Texarkana, Texas, and Texarkana, Arkansas, and Texarkana Water Utilities.

3. Resolution No. 2026-048 authorizing the City Manager to execute a Chapter 380 Economic Development Incentive Agreement with LENDEM Solutions for a commercial development project located at Summerhill Road and Moores Lane, with incentives in an amount not to exceed $565,150.

4. Resolution No. 2026-053 approving Amendment No. 1 to Development Agreement with ATFAB, LLC; and finding and determining, before completing annexation proposed by Development Agreement, that surrounding an approximate five-acre tract (3704 Cooper Lane) in the George Brinlee HRS A-18 with the City's corporate limits is in the public interest.

VIII. FIRST BRIEFINGS

1. Ordinance No. 2026-054 approving the voluntary annexation by petition of landowner of an approximate 7.98-acre tract and 11.05-acre tract in the George Brinlee HRS A-18 (3600-3701 Cooper Lane) to the city limits of Texarkana, Bowie County, Texas, and specifying a Multiple-Family Dwelling District-1 (MF-1) zoning district classification. ATFAB, LLC, owner.

   Public Hearing: 5/11/2026
   Council Vote: 5/11/2026

2. Ordinance No. 2026-055 granting a Specific Use Permit to allow the one additional use of an off-premise, outdoor advertising sign (billboard) on Lot 1A, Arklatex Realty

Subdivision, located at 4610 Guss Orr Drive., (Ward 4) Joel Orr, owner, and Chad Shipp, agent.

Public Hearing: 5/11/2026
Council Vote: 5/11/2026

3. Ordinance No. 2026-056 rezoning on Lot 2, (H&T Minor Plat), Block 111, George Brinlee HRS, A-18, located in the 4900 block of McKnight Road (Ward 4) from Single Family-1 to Planned Development-Office. Jasper Howard Estate, owner, and Richard Reynolds, agent **[A 3/4 vote of the council is required to approve this request**.]

Public Hearing: 5/11/2026
Council Vote: 5/11/2026

4. Ordinance No. 2026-060 rezoning on an approximate 25.169-acre tract of land (being Tract 95), H.S. Janes HRS, A-306, located in the 1000 block of South Bishop (Ward 2) from Planned Development-Commercial to Planned Development-Industrial-1. Russell Huckaby, owner, and Zac Mowery, agent.

Public Hearing: 5/11/2026
Council Vote: 5/11/2026

5. Ordinance No. 2026-061 amending to PD-23-4 for site plan approval on an approximate 25.169-acre tract of land (being Tract 95), H.S. Janes HRS, A-306, located in the 1000 block of South Bishop (Ward 2). Russell Huckaby, owner, and Zac Mowery, agent.

Public Hearing: 5/11/2026
Council Vote: 5/11/2026

6. Ordinance No. 2026-062 amending to PD-15-9 for site plan approval on an approximate 1.2-acre tract of land (being Tract 66A), George Brinlee HRS, A-18, located at 4323 McKnight Road (Ward 4). Torin Marracino, owner, and Joe Crews, agent.

Public Hearing: 5/11/2026
Council Vote: 5/11/2026

IX. PUBLIC HEARINGS

1. Ordinance No. 2026-009 adopting the 2024 International Building Codes including certain amendments, modifications, deletions, and appendices.

Public Hearing: 4/13/2026
Council Vote: 4/13/2026

2. Ordinance No. 2026-010 adopting the 2024 International Residential Code including certain amendments, modifications, deletions, and appendices.

Public Hearing: 4/13/2026
Council Vote: 4/13/2026

3. Ordinance No. 2026-011 adopting the 2024 International Energy Conservation Code including certain amendments, modifications, deletions, and appendices.

Public Hearing: 4/13/2026
Council Vote: 4/13/2026

4. Ordinance No. 2026-012 adopting the 2023 National Electrical Code including certain amendments, modifications, deletions, and appendices.

Public Hearing: 4/13/2026
Council Vote: 4/13/2026

5. Ordinance No. 2026-013 adopting the 2024 International Plumbing Code, International Fuel Gas Code, and International Mechanical Code including certain amendments, modifications, deletions, and appendices.

Public Hearing: 4/13/2026
Council Vote: 4/13/2026

6. Ordinance No. 2026-023 amending the Code of Ordinances, Chapter 140 - Zoning, Article VII, Supplemental Regulations, Sections 140-179, and adding Section 140-183, "Storage shipping containers," and Section 140-184, "Shipping container homes and tiny homes," and amending Chapter 105, Buildings and Construction, Article II, Division 3 - Residential Code by adding section 105-101, "Construction with Certain Zoning Regulations."

Public Hearing: 4/13/2026
Council Vote: 4/13/2026

7. Ordinance 2026-030 amending Chapter 130 of the Code of Ordinances by adding Article VI-Right of Way Work and the Master Fee List to include a Right-of-Way Construction Permit Fee.

Public Hearing: 4/13/2026
Council Vote: 4/13/2026

8. Ordinance No. 2026-035 granting a Specific Use Permit to allow the one additional use of a daycare on Lot 4, Block 9, Sherwood Addition, located at 2907 Sunset Road (Ward 4). Bobby Collins, owner, and Kayla Gails, agent. (**A 3/4 vote of the council is required to approve this request**.)

   Public Hearing: 4/13/2026
   Council Vote: 4/13/2026

9. Ordinance No. 2026-036 rezoning on an approximate 0.62-acre tract of land (being Tract 65), J.W. Johnson HRS, A-308, located at 2610 Page Street (Ward 1) from Single Family-2 to Single Family-3. Sharita Young and Trishae Hoskins, owners, and Connie Young, agent.

   Public Hearing: 4/13/2026
   Council Vote: 4/13/2026

10. Ordinance No. 2026-037 granting a Specific Use Permit to allow the location of a HUD code manufactured home on an approximate 0.62-acre tract of land (being Tract 65), J.W. Johnson HRS, A-308, located at 2610 Page Street (Ward 1). Sharita Young and Trishae Hoskins, owners, and Connie Young, agent.

    Public Hearing: 4/13/2026
    Council Vote: 4/13/2026

X. CITY MANAGER'S REPORT

XI. ADMINISTRATIVE COMMENTS

1. City Council
2. City Staff

XII. 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.

CITY OF TEXARKANA

CITY COUNCIL

MINUTES • MARCH 9, 2026

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

220 TEXAS BLVD., TEXARKANA, TX 75501

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

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

Staff Present: City Manager David Orr, Jennifer Evans, Kristin Peeples, Reed Russell, Brandon Uselton, Keith Beason, Matt Solomon, J.W. Bramlett, Matt Cashatt, Gary Smith, Shawn Maxey, Brooke Stone, Dusty Henslee, Chris Black, Garrett Baker, Dakota Weeks, Ryan Galvan, Chiquita Burks, and Mashell Daniel.

Municipal Court: Judge Sherry Jackson Hawkins.

Legal Counsel: Jeff Lewis.

II. INVOCATION AND PLEDGE LED BY COUNCIL MEMBER JAY DAVIS

III. MAYOR'S REMARKS AND ITEMS OF COMMUNITY INTEREST

Upcoming City Council Meetings
Monday, April 13, 2026, at 6:00 p.m.
Monday, May 11, 2026, at 6:00 p.m.

Parks & Recreation Activities

Mar 14th - 15th	NCS Softball Tournament	Grady T. Wallace Complex
Mar 14th - 15th	BATT 44 Pro Glove Tournament	Swanger Baseball Complex
Mar 19th - 21st	BATT Terry Huggins Memorial Tournament	Swanger Baseball Complex
Mar 21st	Texarkana Soccer Assc. - Opening Day	Grady T. Wallace Soccer Complex
Mar 23rd	Adult Softball - Opening Day	Grady T. Wallace Softball Complex

Mar 26th	BATT Baseball - Opening Day	Swanger Baseball Complex
Mar 28th - 29th	2D Sports Tournament	Swanger Baseball Complex
Apr 4th - 5th	BASE Softball Tournament	Swanger Baseball Complex
Apr 11th - 12th	USSSA Baseball Tournament	Swanger Baseball Complex

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

Perot Theatre Upcoming Shows

The Classical Arts Entertainment will present **"The Sleeping Beauty by International Ballet Stars"** on March 27th at 7:00 p.m.

The **More Life Tour Starring Randy Travis** and the original Randy Travis Band with guest vocalist James Dupre' will be in concert on March 28th at 7:30 p.m.

The 49th Place Production presents **The Ultimate Elvis Concert** on April 11th at 7:30 p.m.

Tickets for Perot Theatre shows are available at https://perottheatre.org

IV. OPEN FORUM: COMMENTS FROM THE PUBLIC

Per Council rules, comment time is limited to five minutes, or ten minutes if using a translator. Before comments are made, a speaker must complete an information sheet and give it 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.

Charanda Nash-Nard expressed concern for Wamba residents, who currently have well water, of having options related to city water if annexed and if there were any future development plans for additional subdivisions in the Wamba area.

Jimmie Young asked for council to receive a briefing about I.C.E. activities in this area, including developing a proposed detention center. He requested the briefing to be held in an open forum setting for the benefit of the public.

Mary Bruce asked why the Capp Street Extension, listed on the 2017 Capital Improvement Plan project list, has not yet been completed while other projects on the list are currently in progress. She wanted to know if the 2017 list is still in effect, and if it's not in effect, what happened to the money that was appropriated for the Capp Street project.

Bobby Thomas expressed concern about large and heavy semi-trucks that are exiting from the loop and going down Findley Street driving too fast and tearing up the road.

Rennia Boyd said, in the Wamba area, the city limit sign keeps getting moved and residents are concerned the city is trying to overtake Wamba. She said Wamba **is** a city and not a community.

V. APPOINTMENTS TO BOARDS, COMMISSIONS, AND COMMITTEES

Council Member Davis recommended Will Humphrey, as a new appointment, to the Planning & Zoning Commission, effective March 27, 2026. Mr. Davis also recommended the reappointments of James Bramlett, Mike Ingram, and Thomas Tucker to the Zoning Board of Adjustment.

Mayor Bruggeman recommended the reappointment of Rusty Felps to the Zoning Board of Adjustment.

A motion was made to accept recommendations to various boards, commissions, and committees.

RESULT: **ADOPTED [UNANIMOUS]**
MOVER: Steve Thompson, Ward 3
SECONDER: Cole Meador, Ward 5
AYES: Matlock, Hart, Thompson, Page, Meador, Davis
(6:27 p.m.)

VI. ITEMS FOR CONSIDERATION

Consent Items

1. Consider approval of the minutes of the Regular Meeting of the City Council held on February 9, 2026.

2. Resolution No. 2026-027 authorizing a memorandum of understanding between Bowie County and the City of Texarkana, Texas/Texarkana Texas Fire Department for placement of a tower and warning siren on county-owned property.

3. Resolution No. 2026-028 authorizing the City Manager to execute a pickleball court development agreement with the Texarkana Pickleball Club.

4. Resolution No. 2026-029 acknowledging receipt of the Police Department's 2025 Racial Profiling Report as statutorily required.

5. Resolution No. 2026-031 approving the Fiscal Year 2027 budget calendar.

6. Resolution No. 2026-032 approving various technology purchases from Tier4 Technologies of Texarkana, Texas, with budgeted funds in an amount not to exceed $485,000.

7. Resolution No. 2026-034 authorizing the City Manager to execute a contract with Plummer Associates, Inc. of Fort Worth, Texas, for the Stateline Corridor – Field Investigation and Coordination Project, in an amount not to exceed $391,035.00, (City

of Texarkana, Texas, portion in an amount not to exceed $237,866.60), with budgeted funds in the TWU 2024-2025 Bond Construction Fund in the amount of $237,866.60.

RESULT: **ADOPTED [UNANIMOUS]**
MOVER: Mary Hart, Ward 2
SECONDER: Christie Page, Ward 4
AYES: Matlock, Hart, Thompson, Page, Meador, Davis
(6:30 p.m.)

Action Items

1. Resolution No. 2026-026 authorizing the City Manager to execute a contract with Holistic Utility Solutions of Grapevine, Texas, for the Non-Revenue Water Reduction Phase II - Dashboard and Analytics Project, in an amount not to exceed $427,500.00, (City of Texarkana, Texas, portion in an amount not to exceed $260,048.25), with budgeted funds in the FY 2025-2026 TWU Texas Capital Improvement Fund.

   Gary Smith briefed this agenda item.

   RESULT: **ADOPTED [UNANIMOUS]**
   MOVER: Steve Thompson, Ward 3
   SECONDER: Jay Davis, Ward 6
   AYES: Matlock, Hart, Thompson, Page, Meador, Davis
   (6:33 p.m.)

2. Resolution No. 2026-033 authorizing the City Manager to execute a contract with Kampco, Inc. of Texarkana, Arkansas, for the Water Looping Phase II – Twenty-Four-Inch (24”) Water Railyard Crossing Project in an amount not to exceed $2,132,015.78. Funds are available in the Utility's 2025-2026 budget in the Texas Capital Improvement Fund at $2,132,015.78.

   Gary Smith briefed this agenda item.

   RESULT: **ADOPTED [UNANIMOUS]**
   MOVER: Cole Meador, Ward 5
   SECONDER: Jay Davis, Ward 6
   AYES: Matlock, Hart, Thompson, Page, Meador, Davis
   (6:35 p.m.)

VII. FIRST BRIEFINGS

1. Ordinance No. 2026-009 adopting the 2024 International Building Codes including certain amendments, modifications, deletions and appendices.

   Public Hearing: 4/13/2026
   Council Vote: 4/13/2026

Shawn Maxey briefed this agenda item.

2. Ordinance No. 2026-010 adopting the 2024 International Residential Code including certain amendments, modifications, deletions and appendices.

   Public Hearing: 4/13/2026
   Council Vote: 4/13/2026

   Shawn Maxey briefed this agenda item.

3. Ordinance No. 2026-011 adopting the 2024 International Energy Conservation Code including certain amendments, modifications, deletions and appendices.

   Public Hearing: 4/13/2026
   Council Vote: 4/13/2026

   Shawn Maxey briefed this agenda item.

4. Ordinance No. 2026-012 adopting the 2023 National Electrical Code including certain amendments, modifications, deletions, and appendices.

   Public Hearing: 4/13/2026
   Council Vote: 4/13/2026

   Shawn Maxey briefed this agenda item.

5. Ordinance No. 2026-013 adopting the 2024 International Plumbing Code, International Fuel Gas Code, and International Mechanical Code including certain amendments, modifications, deletions and appendices.

   Public Hearing: 4/13/2026
   Council Vote: 4/13/2026

   Shawn Maxey briefed this agenda item.

6. Ordinance No. 2026-023 amending the Code of Ordinances, Chapter 140 - Zoning, Article VII, Supplemental Regulations, Sections 140-179, and adding Section 140-183, "Storage shipping containers," and Section 140-184, "Shipping container homes and tiny homes," and amending Chapter 105, Buildings and Construction, Article II, Division 3 - Residential Code by adding section 105-101, "Construction with Certain Zoning Regulations."

   Public Hearing: 4/13/2026
   Council Vote: 4/13/2026

   Shawn Maxey briefed this agenda item.

7. Ordinance 2026-030 amending Chapter 130 of the Code of Ordinances by adding Article VI-Right of Way Work and the Master Fee List to include a Right-of-Way

Construction Permit Fee.

Public Hearing: 4/13/2026
Council Vote: 4/13/2026

Dusty Henslee briefed this agenda item.

8. Ordinance No. 2026-035 granting a Specific Use Permit to allow the one additional use of a daycare on Lot 4, Block 9, Sherwood Addition, located at 2907 Sunset Road (Ward 4). Bobby Collins, owner, and Kayla Gails, agent. (A 3/4 vote of the council is required to approve this request.)

   Public Hearing: 4/13/2026
   Council Vote: 4/13/2026

   Mashell Daniel briefed this agenda item.

9. Ordinance No. 2026-036 rezoning on an approximate 0.62-acre tract of land (being Tract 65), J.W. Johnson HRS, A-308, located at 2610 Page Street (Ward 1) from Single Family-2 to Single Family-3. Sharita Young and Trishae Hoskins, owners, and Connie Young, agent.

   Public Hearing: 4/13/2026
   Council Vote: 4/13/2026

   Mashell Daniel briefed this agenda item.

10. Ordinance No. 2026-037 granting a Specific Use Permit to allow the location of a HUD code manufactured home on an approximate 0.62-acre tract of land (being Tract 65), J.W. Johnson HRS, A-308, located at 2610 Page Street (Ward 1). Sharita Young and Trishae Hoskins, owners, and Connie Young, agent.

    Public Hearing: 4/13/2026
    Council Vote: 4/13/2026

    Mashell Daniel briefed this agenda item.

11. Ordinance No. 2026-038 rezoning on Lot 2, (H&T Minor Plat), Block 111, George Brinlee HRS, A-18, located in the 4900 block of McKnight Road (Ward 4) from Single Family-1 to Office. Jasper Howard, owner, and Richard Reynolds, Jr., agent. (A 3/4 vote of the council is required to approve this request.)

    Public Hearing: 4/13/2026
    Council Vote: 4/13/2026

    This agenda item was **withdrawn** by the applicant.

RESULT:	ITEMS 1-10 MOVED FORWARD	Next: 4/13/2026 6:00 p.m.

VIII. PUBLIC HEARINGS

1. Ordinance No. 2026-021 rezoning the east 50' X 66' of Lot 12, Block 17, Rochelle Heights, located at 507 W 38th Street (Ward 3) from Single Family-2 to Two Family-2. Jameson Titus, owner.

   Public Hearing: 3/9/2026
   Council Vote: 3/9/2026

   Marcus Clessman said the zoning designation of "Single Family-2" was incorrect as there is currently a duplex on the property.

   After researching the zoning concern, Jeff Lewis said the recommendation from P&Z to the council of "Two Family-2" is correct in the ordinance form and a moot point upon council action of this agenda item. He recommended the council proceed with consideration of this proposed ordinance.

   RESULT: **ADOPTED [UNANIMOUS]**
   MOVER: Christie Page, Ward 4
   SECONDER: Mary Hart, Ward 2
   AYES: Matlock, Hart, Thompson, Page, Meador, Davis
   (7:00 p.m.)

IX. CITY MANAGER'S REPORT

Government Finance Officers Association (GFOA) Awards
The City has received official notice that it has earned the GFOA Popular Annual Financial Reporting Award, marking the first time the City has received this recognition. In addition, the City has also earned the Certificate of Achievement for Excellence in Financial Reporting and the Distinguished Budget Presentation Award, completing the GFOA Triple Crown for the first time.

More than just awards, this accomplishment demonstrates that the city is benchmarking its financial reporting practices against the very best in the nation. To provide further context, fewer than 300 local governments out of 90,000 nationwide achieve all three GFOA awards and each year, that's just 0.3%. Congratulations to CFO Kristin Peeples and her team for their exceptional work and leadership in reaching this milestone. More information will be released on GFOA's website later this summer.

FY 27 Budget Process Update
Staff are beginning the FY 27 budget process as departments start to submit their budgets for review in anticipation of Budget Advisory Committee meetings later this spring. As part of this budget cycle's long-range outlook, the City will be implementing phased reductions over three years, beginning with a 3.00 percent reduction in October 2026,

followed by an additional 2.00 percent in October 2027, and another 2.00 percent in October 2028, for a total reduction of 7.00 percent by 2029.

These adjustments are driven by continued downward pressure on ad valorem tax revenue due to Proposition 9 (a constitutional amendment that passed in November 2025 to exempt up to $125,000 of the market value of tangible personal property for business income) and the 3.5 percent state imposed cap on annual property tax revenue growth from existing property, while operational costs, particularly healthcare, continue to rise.

As part of the City's budget development process this year, similar budget reductions and cost containment measures will be necessary across departments and funding partners to ensure the city maintains core municipal services and protects long term financial stability.

X. ADMINISTRATIVE COMMENTS

1. City Council

   Council had no administrative comments for staff.

2. City Staff

   Staff had no administrative comments for council.

XI. CLOSED SESSION

The City Council convened into closed session pursuant to the following sections of the Texas Government Code:

A. Section 551.071 (Consultation with Attorney)

B. Section 551.072 (Real Property)

C. Section 551.087 (Economic Development Negotiations) to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or to deliberate the offer of a financial or other incentive to said business prospect: Project Prime Corner.

XII. RECONVENED INTO OPEN SESSION

XIII. ADJOURNMENT

A motion was made to adjourn the meeting.

RESULT: **ADOPTED [UNANIMOUS]**
MOVER: Jean Matlock, Ward 1
SECONDER: Jay Davis, Ward 6
AYES: Matlock, Hart, Thompson, Page, Meador, Davis
(8:09 p.m.)

City of Texarkana, Texas

VII.2

Briefing Sheet

Department: Texarkana Regional Airport **Action Officer:**

Subject: Resolution No. 2026-039 approving the Texarkana Regional Airport Executive Director to execute an agreement with Garver Engineering to administer the demolition of the Juvenile Detention Center in an amount not to exceed $82,100 and to seek bids to demolish the Juvenile Detention Center in an amount not to exceed $317,900 to be paid from a 50-50 grant from the Arkansas Division of Aeronautics, and to execute documents necessary to obtain a 50-50 grant from the Arkansas Division of Aeronautics.

Briefing: **Public Hearing:** 4/13/2026 **Council Vote:** 4/13/2026

Item Schedule:

Updates/History of Briefing:

Executive Summary and Background Information:

The Texarkana Regional Airport is seeking approval for an agreement with Garver Engineering to administer the demolition of the Juvenile Detention Center obtained from Miller County. Garver will also be obtaining bids for the demolition of the building. These costs will be paid from a grant obtained from the Arkansas Division of Aeronautics. Matching funds were previously approved in the Capital Budget.

Potential Options:

- Approve
- Deny

Fiscal Implications:

$110,380.00

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. 2026-039

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, APPROVING THE TEXARKANA REGIONAL AIRPORT EXECUTIVE DIRECTOR TO EXECUTE AN AGREEMENT WITH GARVER ENGINEERING TO ADMINISTER THE DEMOLITION OF THE JUVENILE DETENTION CENTER IN AN AMOUNT NOT TO EXCEED EIGHTY-TWO THOUSAND ONE HUNDRED DOLLARS ($82,100) AND SEEK BIDS TO DEMOLISH THE JUVENILE DETENTION CENTER IN AN AMOUNT NOT TO EXCEED THREE HUNDRED SEVENTEEN THOUSAND NINE HUNDRED DOLLARS (317,900) TO BE PAID FROM A 50-50 GRANT FROM THE ARKANSAS DIVISION OF AERONAUTICS, AND TO EXECUTE DOCUMENTS NECESSARY TO OBTAIN A 50-50 GRANT FROM THE ARKANSAS DIVISION OF AERONAUTICS; 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 Airport obtained a juvenile detention center from Miller County, Arkansas; and

WHEREAS, the Federal Aviation Administration is requiring the Airport to demolish the Juvenile Detention Center to extend runway 4-22; and

WHEREAS, extending runway 4-22 is necessary to bring in wide-body jets to support economic development at the Texarkana Regional Airport; and

WHEREAS, the Arkansas Division of Aeronautics has a grant available in an amount not to exceed $200,000 and a match requirement of $200,000 for a project total of $400,000; and

WHEREAS, the City of Texarkana, Arkansas, approved the Airport seeking the Arkansas Division of Aeronautics grant, in the FY26 Capital Budget, with matching funds in the amount of $89,620; and

WHEREAS, the City of Texarkana, Texas, approved the Airport seeking the Arkansas Division of Aeronautics grant, in the FY25 Capital Budget, with matching funds in the amount of $110,380; and

WHEREAS, Garver Engineering has provided a quote to administer this project in an amount of $82,100; and

WHEREAS, a bid process will be held for demolition costs in an amount not to exceed $317,900.

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 Garver Engineering to administer the demolition of the juvenile detention center in an amount not to exceed Eighty-two Thousand One Hundred Dollars ($82,100) to be paid from a 50-50 grant from the Arkansas Division of Aeronautics.

SECTION 2: The City Council approves the Executive Director to execute documents necessary to obtain a 50-50 grant from the Arkansas Division of Aeronautics in the amount of $200,000 with a match of $200,000 for a total project cost not to exceed $400,000.

SECTION 3: The City Council approves the Executive Director to seek bids to demolish the Juvenile Detention Center in an amount not to exceed Three Hundred Seventeen Thousand Nine Hundred Dollars ($317,900) to be paid from a 50-50 grant from the Arkansas Division of Aeronautics.

SECTION 4: 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 **13th day of April, 2026.**

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

TEXARKANA AIRPORT AUTHORITY RESOLUTION No. 022626A
A RESOLUTION APPROVING THE EXECUTIVE DIRECTOR TO ENTER INTO AN AGREEMENT WITH GARVER ENGINEERING TO ADMINISTER THE DEMOLITION OF THE JUVENILE DETENTION CENTER IN AN AMOUNT NOT TO EXCEED EIGHTY-TWO THOUSAND ONE HUNDRED DOLLARS ($82,100.00) AND SEEK BIDS TO DEMOLISH THE JUVENILE DETENTION CENTER IN AN AMOUNT NOT TO EXCEED THREE HUNDRED SEVENTEEN THOUSAND NINE HUNDRED DOLLARS TO BE PAID FROM A 50-50 GRANT FROM THE ARKANSAS DIVISION OF AERONAUTICS, AND TO EXECUTE DOCUMENTS NECESSARY TO OBTAIN A 50-50 GRANT FROM THE ARKANSAS DIVISION OF AERONAUTICS.

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 Airport obtained a Juvenile Detention Center from Miller County Arkansas; and,

WHEREAS, the Federal Aviation Administration is requiring the Airport to demolish the Juvenile Detention Center in order to extend runway 4-22; and,

WHEREAS, extending runway 4-22 is necessary in order to bring in wide-body jets to support economic development at the Texarkana Regional Airport; and,

WHEREAS, the Arkansas Division of Aeronautics has a grant available with a state amount not to exceed $200,000 and a match requirement of $200,000 for a project total of $400,000; and,

WHEREAS, the City of Texarkana AR approved the Airport seeking the Arkansas Division of Aeronautics grant, in the FY26 Capital Budget, with matching funds in the amount of $89,620.00; and,

WHEREAS, the City of Texarkana TX approved the Airport seeking the Arkansas Division of Aeronautics grant, in the FY25 Capital Budget, with matching funds in the amount of $110,380.00; and,

WHEREAS, Garver Engineering has provided a quote to administer this project in an amount of $82,100.00;

WHEREAS, Demolition costs will be bid in an amount not to exceed $317,900;

TEXARKANA AIRPORT AUTHORITY RESOLUTION No. 022626A
A RESOLUTION APPROVING THE EXECUTIVE DIRECTOR TO ENTER INTO AN AGREEMENT WITH GARVER ENGINEERING TO ADMINISTER THE DEMOLITION OF THE JUVENILE DETENTION CENTER IN AN AMOUNT NOT TO EXCEED EIGHTY-TWO THOUSAND ONE HUNDRED DOLLARS ($82,100.00) AND SEEK BIDS TO DEMOLISH THE JUVENILE DETENTION CENTER IN AN AMOUNT NOT TO EXCEED THREE HUNDRED SEVENTEEN THOUSAND NINE HUNDRED DOLLARS TO BE PAID FROM A 50-50 GRANT FROM THE ARKANSAS DIVISION OF AERONAUTICS, AND TO EXECUTE DOCUMENTS NECESSARY TO OBTAIN A 50-50 GRANT FROM THE ARKANSAS DIVISION OF AERONAUTICS.

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 Garver Engineering to administer the demolition of the juvenile detention center in an amount not to exceed eighty-two thousand one hundred dollars ($82,100.00) to be paid from a 50-50 grant from the Arkansas Division of Aeronautics.

SECTION 2. The Texarkana Regional Airport Authority Approves the Executive Director executing documents necessary to obtain a 50-50 grant from the Arkansas Division of Aeronautics in the amount of $200,000 with a match of $200,000 for a total project cost not to exceed $400,000.

SECTION 3. The Texarkana Regional Airport Authority Approves the Executive Director seeking bids to demolish the Juvenile Detention Center in an amount not to exceed three hundred seventeen thousand nine hundred dollars ($317,900) to be paid from a 50-50 grant from the Arkansas Division of Aeronautics.

Adopted this 26th day of February 2026

ATTEST

Ferdinand P Mehrlich III, Director

SIGNED

Airport Authority Chair

Work Order No. 2500747- 1

to the

Master Agreement

For

Professional Services

Texarkana Regional Airport

Project No. 2500747

This WORK ORDER ("Work Order") is made by and between the **Texarkana Airport Authority** (hereinafter referred to as "**Owner**") and **Garver, LLC**, (hereinafter referred to as "**Garver**" or "**Engineer**") in accordance with the provisions of the MASTER AGREEMENT FOR PROFESSIONAL SERVICES executed on **August 1, 2024** (the "Agreement").

Under this Work Order, the Owner intends **for demolition of the Juvenile Detention Facility building and tree clearing for obstruction removal, meeting FAA PART 77 requirements for maintaining safety and efficiency of the airspace**:

Appendix C Property site map of building demolition and tree clearing

Garver will provide professional services related to these improvements as described herein. Terms not defined herein shall have the meaning assigned to them in the Agreement.

SECTION 1 - SCOPE OF SERVICES

1.1 Garver shall provide the following Services:

- 1.1.1 Project Administration, Surveying Services, Bid Document Development, Bidding Services, Construction Phase Services, and Project Closeout Services.

1.2 In addition to those obligations set forth in the Agreement, Owner shall:

- 1.2.1 Give thorough consideration to all documents and other information presented by Garver and informing Garver of all decisions within a reasonable time so as not to delay the Services.
- 1.2.2 Make provision for the Personnel of Garver to enter public and private lands as required for Garver to perform necessary preliminary surveys and other investigations required under the applicable Work Order.
- 1.2.3 Obtain the necessary lands, easements and right-of-way for the construction of the work. All costs associated with securing the necessary land interests, including property acquisition and/or surveys, appraisals, and abstract work, shall be borne by the Owner outside of this Agreement.
- 1.2.4 Furnish Garver such plans and records of construction and operation of existing facilities, available aerial photography, reports, surveys, or copies of the same, related to or bearing on the proposed work as may be in the possession of Owner. Such documents or data will be returned upon completion of the Services or at the request of Owner.
- 1.2.5 Pay all plan review and advertising costs in connection with the project.
- 1.2.6 Provide legal, accounting, and insurance counseling services necessary for the project and such auditing services as Owner may require.
- 1.2.7 Furnish permits, permit fees, and approvals from all governmental authorities having jurisdiction over the project and others as may be necessary for completion of the project.

SECTION 2 – PAYMENT

For the Services set forth above, Owner will pay Garver as follows:

WORK DESCRIPTION	FEE AMOUNT	FEE TYPE
Project Administration	$4,500	LUMP SUM
Surveying Services	$11,000	LUMP SUM
Bid Document Development	$39,700	LUMP SUM
Bidding Services	$6,900	LUMP SUM
Construction Phase Services	$17,900	LUMP SUM
Project Closeout Services	$2,100	LUMP SUM
TOTAL FEE	$82,100	

The lump sum amount to be paid under this Work Order is **$82,100**. For informational purposes, a breakdown of Garver's estimated costs is included herein with approximate current hourly rates for each employee classification.

As directed by the Owner, some billable Services may have been performed by Garver prior to execution of this Work Order. Payment for these Services will be made in accordance with the fee arrangement established herein, as approved by the Owner.

Additional Services (Extra Work). For services not described or included in Section 2, but requested by the Owner in writing or otherwise permitted under Section 4 of the Master Service Agreement, the Owner will pay Garver as expressly set forth in the applicable Amendment.

SECTION 3 – APPENDICES

3.1 The following Appendices are attached to and made a part of this Work Order:
- 3.1.1 Appendix A - Scope of Services
- 3.1.2 Appendix B – Fee Spreadsheet
- 3.1.3 Appendix C – Project Exhibit

This Work Order may be executed in two (2) or more counterparts each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

The effective date of this Work Order shall be the last date written below.

TEXARKANA AIRPORT AUTHORITY	GARVER, LLC
By: _____ *Signature*	By: _____ *Signature*
Name: _____ *Printed Name*	Name: Blake Roberson *Printed Name*
Title: _____	Title: Vice President
Date: _____	Date: May 19, 2025
Attest: _____	Attest: _____

APPENDIX A
SCOPE OF SERVICES

Generally, the Scope of Services includes the following professional services for the approach and runway protection zone for Runway 4 at the Texarkana Regional Airport. Improvements will consist primarily of removal of the existing storage building that was previously used as a Juvenile Detention Facility and tree removal on parcels owned by the airport authority, including the parcel being acquired from Miller County as shown in Appendix C. Scope of work does not include tree removal on adjacent properties owned by Jackie Robinson, Millie Butler, G.E. Railcar Repair Services, and the Arkansas State Highway Commission.

- Project Administration
- Surveying Services
- Bid Document Development
- Bidding Services
- Construction Phase Services
- Project Closeout Services

1. PROJECT ADMINISTRATION

1.1. Garver will serve as the Owner's representative for the project and furnish consultation and advice to the Owner during the performance of this service. Garver will attend conferences alone or with Owner's representatives, local officials, state and federal agencies, and others regarding the scope of the proposed project, its general design, functions, and impacts.

1.2. Garver will assist in development of an Arkansas Division of Aeronautics grant application and assist the Owner with obtaining funding.

1.3. Garver will assist in development of grant reimbursement packets for review, execution, and submittal to ADA by the Owner.

2. SURVEYING SERVICES

2.1. Design Surveys. Garver will provide field survey data from field work for designing the project, and this survey will be tied to the Owner's control network.

2.2. Garver will conduct field surveys, utilizing radial topography methods, at intervals and for distances at and/or along the project site as appropriate for modeling the existing ground, including locations of pertinent features or improvements. Buildings and other structures, airfield pavements, streets, drainage features, airfield lights and signs, fences, trees over eight inches in diameter, visible utilities as well as those underground utilities marked by their owners and/or representatives, and any other pertinent topographic features that may be present at and/or along the project site, will be located. Control points will be established for use during construction. All surveys shall be conducted during normal working hours.

2.3. Garver will assemble data obtained during the performance of the field surveys in an AutoCAD Civil3D base map drawing to be utilized for design of the project.

2.4. Property / Boundary Surveys. Garver will locate existing monumentation representing right of way and/or easements based on record data which will be provided by an abstractor under a subconsultant agreement with Garver.

3. BID DOCUMENT DEVELOPMENT

3.1. General: Garver will prepare detailed construction drawings, specifications, instructions to bidders, and general provisions and special provisions, all based on guides furnished to Garver by the Owner and FAA, or internally developed by Garver. Contract Documents (Plans, Specifications, and Estimates) will be prepared for award of one (1) construction contract. These designs shall conform to the standards of practice ordinarily used by members of Garver's profession practicing under similar conditions.

3.2. Owner / Agency Coordination: Garver's project manager and/or design team will coordinate with the Owner as necessary to coordinate design decisions, site visits, document procurement, or other design needs.

3.3. Project Management Plan / Quality Control Procedures

3.3.1. Garver will develop a project specific project management plan. The project management plan will include the project background, scope of work, stakeholder contact information, project team organization and roles, design criteria, project schedule, deliverables, and quality control procedures.

3.3.2. Garver will complete quality control reviews for each deliverable prior to any design submission to Owner and/or FAA. Quality control reviews will be completed by qualified project managers who are experienced in the relevant discipline and design elements under review. Bi-weekly internal progress meetings will be held during all design phases to ensure adequate quality control throughout the design phases.

3.4. Environmental Coordination

3.4.1. Garver will coordinate and complete documentation for submission to FAA to receive environmental clearance for the project. Documentation will include that required by the documented CATEX questionnaire of FAA SOP 5.0. The following environmental agency coordination is expected:

- US Fish and Wildlife Service (USFWS)
- Arkansas Historic Preservation Office
- US Army Corps of Engineers

3.5. Existing Conditions Review

3.5.1. Record Document Review: Garver will review record document data for the proposed project and the from the vicinity of the construction site to evaluate existing conditions. Record document data may include record drawings, record surveys, utility maps, GIS data, and previous design reports.

3.5.2. Site Visits: Garver's civil and architects will perform up to two (2) site visits to the project site to review existing conditions and evaluate survey and record document data.

3.6. Demolition Design: Garver will develop construction documents consisting of limited drawings and technical specifications to be used for the demolition and removal of the abandoned Juvenile Detention facility and removal of trees on property owned by the airport authority. Initial discussions with the Owner will develop any limits of demolition of the facility and the disposal of the demolished building components.

3.7. Utility Design and Coordination: The following utilities are expected to be included within the scope of the project. Garver will coordinate with the Owner and applicable utility owners for design reviews and coordination.

- SWEPCO
- Texarkana Water Utility
- Summit Utilities

Garver will furnish plans to all known utility owners potentially affected by the project at each stage of development. Garver shall conduct coordination meetings among all known affected utility owners to enable them to coordinate efforts for any necessary utility relocations. Garver will include the surveyed locations of the observable and marked utilities in the construction plans. Garver will also include proposed and/or relocated utility information in the construction plans as provided by the utility companies.

3.8. Plan Set Development

The following matrix details the plan drawings to be included in each design submittal.

Plan Set	Design Phase	
	90% Final	100% Issued for Bid
Cover Sheet & Sheet Index	X	X
General Notes	X	X
Project Layout & Survey Control Plan	X	X
Existing Conditions Plans	X	X
Site Demolition Plans	X	X
Miscellaneous Details	X	X

3.9. Specifications and Contract Documents

3.9.1. Technical Specifications: Detailed specifications shall be developed using industry standard Masterspec, FAA "Standards for Specifying Construction for Airports" AC 150/5370-10 (latest edition), or other appropriate standards approved for use by the FAA. Additional supplementary specifications will be developed for project requirements not covered by FAA AC150/5370-10 or when state or local standards are approved by the FAA.

3.9.2. Construction Contract Documents: Garver will develop construction contract documents based on EJCDC standards. A specimen copy of the General Provisions and applicable prevailing wage rates will be obtained by Garver from the FAA and/or Department of Labor as appropriate for incorporation into the specifications for the proposed project. Final construction contract documents will be submitted to the Owner for final review and approval.

3.10. Quantities and Engineer's Opinion of Probable Cost: Garver will develop detailed quantities in PDF format for use in construction cost estimating for each design phase. Quantities will be completed by pay item. Upon the completion of quantity development, Garver will review previous cost data and market conditions and complete an Engineer's Opinion of Probable Cost.

3.11. Design Services Submission and Meeting Summary**:** The following design submittal phases shall be included in the fee summary. A summary of each design phase and the associated review meetings is included below.

3.11.1. 90% Final Design

3.11.1.1. Garver will develop 90% final design plans, specifications, and engineer's report and submit these to the Owner for review. It is anticipated that the Owner will review the design submission within two weeks.

3.11.1.2. At the completion of the Owner review period, Garver will meet with the Owner to review the 90% final design plans, specifications, and engineer's report and to receive Owner comments and direction.

3.11.2. 100% Issued for Bid (IFB): Garver will develop 100% IFB plans and specifications and submit these to the Owner for review. It is anticipated that the Owner will review the IFB submission within one week.

4. BIDDING SERVICES

4.1. Garver will assist the Owner in advertising for and obtaining bids or negotiating proposals for one prime contract for construction, materials, equipment and services; and, where applicable, maintain a record of prospective bidders to whom Bidding Documents have been issued, attend a pre-bid conference and receive and process deposits for Bidding Documents. The Owner will pay advertising costs outside of this contract.

4.2. Garver will issue addenda as appropriate to interpret, clarify or expand the Bidding Documents. Garver will consult with and advise the Owner as to the acceptability of subcontractors, suppliers and other persons and organizations proposed by the prime contractor(s) (herein called "Contractor(s)") for those portions of the work as to which such acceptability is required by the Bidding Documents. Garver will consult with the Owner concerning the acceptability of substitute materials and equipment proposed by Contractor(s) when substitution prior to the award of contracts is allowed by the Bidding Documents.

4.3. Garver will attend the bid opening, prepare a bid tabulation, and assist the Owner in evaluating bids or proposals and in assembling and awarding contracts for construction, materials, equipment, and services.

5. CONSTRUCTION PHASE SERVICES

5.1. Upon completion of bidding, Garver shall begin the construction phase of the work and will accomplish the tasks further described below.

5.2. Issued for Construction (IFC) Documents

5.2.1. Garver will compile bid addendums and any other necessary plan changes due to post-bid project updates and/or funding changes into a final Issued for Construction (IFC) set

of plans and specifications. Garver will assist the Owner in the execution of all contract documents and furnish a sufficient number of executed documents for the Owner, Contractor and Arkansas Division of Aeronautics.

5.3. Submittals

5.3.1. Garver will evaluate and respond to construction material submittals and shop drawings. Corrections or comments made by Garver on the shop drawings during this review will not relieve Contractor from compliance with requirements of the drawings and specifications. The check will be for review of general conformance with the design concept of the project and general compliance with the information given in the contract documents. The Contractor will be responsible for confirming and correlating all quantities and dimensions, selecting fabrication processes and techniques of construction, coordinating his work with that of all other trades, and performing his work in a safe and satisfactory manner. Garver's review shall not constitute approval of safety precautions or constitute approval of construction means, methods, techniques, sequences, procedures, or assembly of various components. When certification of performance characteristics of materials, systems or equipment is required by the Contract Documents, either directly or implied for a complete and workable system, Garver shall be entitled to rely upon such submittal or implied certification to establish that the materials, systems or equipment will meet the performance criteria required by the Contract Documents.

5.4. Notice to Proceed & Preconstruction Meeting

5.4.1. Garver will issue a Notice to Proceed letter to the Contractor and attend preconstruction meeting. Garver will provide meeting minutes for submission to all parties at the conclusion of the meeting.

5.5. Progress Meetings

5.5.1. As a minimum, Garver's Project Manager will attend bi-weekly progress meetings with the Owner and Contractor. It is expected that 1 meeting will be held on-site, and 3 meetings will be held via conference call. To the extent possible, progress meetings and visits to the site of the work should be scheduled to coincide with each new phase of construction and other times when Garver's presence is desirable. Garver's project manager or his qualified representative will be available at all times work is in progress for telephone contact. Garver will prepare for and attend any utility pre-construction meetings as required.

5.6. Owner Coordination

5.6.1. Garver will consult with and advise the Owner during the construction period. Garver will submit, when requested by the Owner, written reports to the Owner on the progress of the construction including any problem areas that have developed or are anticipated to develop. In addition, Garver shall supply to Owner such periodic reports and information as may be required by the Owner on a weekly basis.

5.7. RFIs

5.7.1. Garver will issue instructions to the Contractor on behalf of the Owner and issue necessary clarifications (respond to RFIs) regarding the construction contract documents.

5.8. Progress Payments

5.8.1. Garver will prepare Contractor's progress payment requests based on the actual quantities of contract items completed and accepted and will make a recommendation to the Owner regarding payment. Garver's recommendation for payment shall not be a representation that Garver has made exhaustive or continuous inspections to (1) check the quality or exact quantities of the Work; (2) to review billings from Subcontractors and material suppliers to substantiate the Contractor's right to payment; or (3) to ascertain how the Contractor has used money previously paid to the Contractor.

5.9. Change Orders

5.9.1. When authorized by the Owner, Garver will prepare change orders or supplemental agreements for changes in the work from that originally provided for in the construction contract documents. If redesign or substantial engineering or surveying is required in the preparation of these change order documents, the Owner will pay Garver an additional fee to be agreed upon by the Owner and Garver.

5.10. Final Inspection

5.10.1. Garver will participate in a pre-final walkthrough with the Owner. Garver will also participate in a final project inspection with the Owner and Contractor, prepare a punch list, review final project closeout documents, and submit the final pay request.

6. PROJECT CLOSEOUT SERVICES

6.1. At the conclusion of the project, Garver will assist the Owner with project closeout by providing a final financial documents and correspondences which will include all necessary documents required for ADA grant closeout. Closeout documentation will be provided within 60 days of the final payment of project invoices and expenses.

7. PROJECT DELIVERABLES

7.1. The following deliverables will be submitted to the parties identified below. Unless otherwise noted below, all deliverables shall be electronic.

- Categorical Exclusion Documentation.
- 90% Final Design Plans, Specifications, and Engineer's Estimate to the Owner.
- Issued for Bid Plans, Specifications, and Engineer's Estimate to the Owner.
- Issued for Construction Plans and Specifications to the Owner, Contractor, and Arkansas Division of Aeronautics.
- Arkansas Division of Aeronautics Grant Application Package.
- Other electronic files as requested.

8. ADDITIONAL SERVICES

8.1. The following items are not included under this agreement but will be considered as additional services to be added under Amendment if requested by the Owner.

- Boundary survey, easement development, avigation easement acquisition services, Environmental Due Diligence Assessment for tree removal on adjacent properties.

- Deliverables beyond those listed herein.
- Design of any utility relocation.
- Engineering, architectural, or other professional services beyond those listed herein.
- Preparation of a Storm Water Pollution Prevention Plan (SWPPP). The construction contract documents will require the Contractor to prepare, maintain, and submit a SWPPP to ADEQ.
- Environmental Handling and Documentation, including wetlands identification or mitigation plans or other work related to environmentally or historically (culturally) significant items.
- Coordination with FEMA and preparation/submittal of a CLOMR and/or LOMR.
- Litigation assistance.

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9. **SCHEDULE**

9.1. Garver shall begin work under this Agreement upon execution of this Agreement and shall complete the work within a mutually agreeable schedule with the Owner.

APPENDIX B

TEXARKANA AIRPORT AUTHORITY
TXK JD FACILITY DEMOLITION

FEE SUMMARY

	Title I Service	**Estimated Fees**	
Lump Sum	Project Administration	$	4,500.00
Lump Sum	Surveying Services	$	11,000.00
Lump Sum	Bid Document Development	$	39,700.00
Lump Sum	Bidding Services	$	6,900.00
	Subtotal for Title I Service	**$**	**62,100.00**
	Title II Service	**Estimated Fees**	
Lump Sum	Construction Phase Services	$	17,900.00
Lump Sum	Project Closeout Services	$	2,100.00
	Subtotal for Title II Service	**$**	**20,000.00**
	Total All Services	**$**	**82,100.00**

APPENDIX B

TEXARKANA AIRPORT AUTHORITY
TXK JD FACILITY DEMOLITION

PROJECT ADMINISTRATION

WORK TASK DESCRIPTION	E-4	E-3	E-1	AM-2
	hr	hr	hr	hr
1. **Project Administration**				
Coordination with Client	3			
Coordination with (State Agency)				
Internal Coordination	2	2		
Contract Preparation	2	2	1	
Draft and Submit State Grant Application	1	1		1
Develop Quality Control Plan		2		
Schedule Development and Updates		1		
Develop Reimbursement Packages (2 estimated)		2		2
Subtotal - Project Administration	**8**	**10**	**1**	**3**
Hours	**8**	**10**	**1**	**3**

SUBTOTAL - SALARIES:		**$4,363.00**
DIRECT NON-LABOR EXPENSES		
Document Printing/Reproduction/Assembly	$65.00	
Postage/Freight/Courier	$72.00	
Office Supplies/Equipment	$0.00	
Travel Costs	$0.00	
SUBTOTAL - DIRECT NON-LABOR EXPENSES:		**$137.00**
SUBTOTAL:		**$4,500.00**
SUBCONSULTANTS FEE:		**$0.00**
TOTAL FEE:		**$4,500.00**

APPENDIX B

TEXARKANA AIRPORT AUTHORITY
TXK JD FACILITY DEMOLITION

SURVEYING SERVICES

WORK TASK DESCRIPTION	E-4	S-5	2-Man Crew (Survey)	E-1
	hr	hr	hr	hr
1. Administration				
Develop Survey Field Work Exhibits	1	2		1
Coordinate with Survey Crew	1	2		
Subtotal - Administration	**2**	**4**	**0**	**1**
2. Surveys - Topographic				
Review of Existing Control Points		1	1	
Topographic Surveys			20	
Data Processing/DTM Preparation		4		
Develop Survey Basemap and Existing Surface		4		
Survey Meshing with Base Maps		2		
QC Review of Survey Data		2		
Subtotal - Surveys - Topographic	**0**	**13**	**21**	**0**
Hours	**2**	**17**	**21**	**1**
Salary Costs	$470.00	$3,689.00	$5,460.00	$150.00

SUBTOTAL - SALARIES:	**$9,769.00**
DIRECT NON-LABOR EXPENSES	
Document Printing/Reproduction/Assembly	$25.00
Postage/Freight/Courier	$0.00
Survey Supplies	$513.00
Travel Costs	$693.00
SUBTOTAL - DIRECT NON-LABOR EXPENSES:	**$1,231.00**
SUBTOTAL:	**$11,000.00**
SUBCONSULTANTS FEE:	**$0.00**
TOTAL FEE:	**$11,000.00**

APPENDIX B

TEXARKANA AIRPORT AUTHORITY
TXK JD FACILITY DEMOLITION

BID DOCUMENT DEVELOPMENT

WORK TASK DESCRIPTION	E-4	E-3	E-1	AM-2
	hr	hr	hr	hr
1. Project Administration				
Coordination with Client	4			
Coordination with (State Agency)	2			
Coordination with (Utility Companies)	6	6	2	
Internal (Weekly/Monthly) Progress Meetings (3)	2	1	1	1
Site Visit (2 people, 1 trip)	7	7		
Internal Quality Control (QC) Review	7	7		
Prepare for Final Plan Review Meeting	1	1		1
Attend Final Plan Review Meeting (2 People, virtual)	1	1		
Prepare and Distribute Final Review Meeting Minutes and Tasks	1			1
Subtotal - Project Administration	**31**	**23**	**3**	**3**
2. Civil Engineering				
CATEX Development	2		2	3
Final Plans (90% & 100%)				
Cover Sheet & Sheet Index			2	
General Notes	1	2	4	
Project Layout & Survey Control Plan	1	3	4	
Existing Conditions Plans	5	5	5	
Site Demolition Plans	5	5	9	
Miscellaneous Details	5	5	8	
Develop Final Construction Contract Documents	4			3
Develop Final Technical Specifications	14	2	4	3
Develop Final Supplemental Specifications	2	2	4	3
Develop Final Opinions of Probable Construction Costs	4	4	4	
Incorporate QC Review Comments	2	2	4	2
Incorporate Final (Owner/State) Review Comments	2	1	1	1
Subtotal - Civil Engineering	**47**	**31**	**51**	**15**
Hours	**78**	**54**	**54**	**18**

SUBTOTAL - SALARIES:	**$39,228.00**
DIRECT NON-LABOR EXPENSES	
Document Printing/Reproduction/Assembly	$132.00
Postage/Freight/Courier	$125.00
Office Supplies/Equipment	$0.00
Computer Modeling/Software Use	$0.00
Travel Costs (1 Trip @ $215/Trip)	$215.00
SUBTOTAL - DIRECT NON-LABOR EXPENSES:	**$472.00**
SUBTOTAL:	**$39,700.00**
SUBCONSULTANTS FEE:	**$0.00**
TOTAL FEE:	**$39,700.00**

APPENDIX B

TEXARKANA AIRPORT AUTHORITY
TXK JD FACILITY DEMOLITION

BIDDING SERVICES

WORK TASK DESCRIPTION	E-4	E-3	E-1	AM-2
	hr	hr	hr	hr
1. Civil Engineering				
Upload Bid Documents to Plan Room				1
Review and Respond to Request for Information (RFI	3	4		
Draft and Distribute Addendums	2	4	4	1
Prepare for Pre-Bid Meeting	1	1		1
Attend Pre-Bid Meeting (1 person, virtual	2			2
Bid Opening (1 person, on-site	5			
Prepare Bid Tabulation				1
Evaluate Bids and Prepare Recommendation of Award	1			2
Subtotal - Civil Engineering	**14**	**9**	**4**	**8**
Hours	**14**	**9**	**4**	**8**

SUBTOTAL - SALARIES:	**$6,578.00**
DIRECT NON-LABOR EXPENSES	
Document Printing/Reproduction/Assembly	$107.00
Postage/Freight/Courier	$0.00
Office Supplies/Equipment	$0.00
Travel Costs (1 Trip @ $215/Trip)	$215.00
SUBTOTAL - DIRECT NON-LABOR EXPENSES:	**$322.00**
SUBTOTAL:	**$6,900.00**
SUBCONSULTANTS FEE:	**$0.00**
TOTAL FEE:	**$6,900.00**

APPENDIX B

TEXARKANA AIRPORT AUTHORITY
TXK JD FACILITY DEMOLITION

CONSTRUCTION PHASE SERVICES

WORK TASK DESCRIPTION	E-4	E-3	E-1	AM-2
	hr	hr	hr	hr
1. Civil Engineering				
Prepare IFC Plans and Specs and submit to Contracto	2		3	3
Prepare and Distribute Notice To Proceed				1
Prepare for Preconstruction Meeting	1			1
Attend Preconstruction Meeting (1 person, on-site	6			1
Prepare and Distribute Preconstruction meeting minutes	1			1
Prepare Contractor Pay Application (2 applications	2			2
Develop Submittal Log	1	1		
Prepare Change Orders	1	2		2
Response to Contractor Inquiries	2	9		
Prepare for and Attend (1 On-Site/3 Virtual) Progress Meetings (2 people, 4 meetings)	8	4		
Site Visits (1 person, 1 site visit)	6			
Shop Drawings/Submittal Review & Responses	3	3		3
Final Inspection and Punchlis	7			
Punchlist Coordination	1			
Final Walkthrough	5			
Subtotal - Civil Engineering	**46**	**19**	**3**	**14**

Hours	**46**	**19**	**3**	**14**

SUBTOTAL - SALARIES:	**$16,614.00**
DIRECT NON-LABOR EXPENSES	
Document Printing/Reproduction/Assembly	$106.00
Postage/Freight/Courier	$105.00
Travel Costs (5 Trips @ $215/Trip)	$1,075.00
SUBTOTAL - DIRECT NON-LABOR EXPENSES:	**$1,286.00**
SUBTOTAL:	**$17,900.00**
SUBCONSULTANTS FEE:	**$0.00**
TOTAL FEE:	**$17,900.00**

APPENDIX B

TEXARKANA AIRPORT AUTHORITY
TXK JD FACILITY DEMOLITION

PROJECT CLOSEOUT SERVICES

WORK TASK DESCRIPTION	E-4	E-3	E-1	AM-2
	hr	hr	hr	hr
1. **Civil Engineering**				
Review and Submit Final Construction Pay Application			1	1
Prepare and Submit Final Reconciliation Change Order	1		1	1
Assemble and Review Summary of Project Costs			1	1
Assemble Post Construction Photographs			1	
Assemble Record Drawings			3	
Complete Construction Closeout Checklis	1		1	
Subtotal - Civil Engineering	**2**	**0**	**8**	**3**

Hours	**2**	**0**	**8**	**3**

SUBTOTAL - SALARIES:	**$2,003.00**
DIRECT NON-LABOR EXPENSES	
Document Printing/Reproduction/Assembly	$50.00
Postage/Freight/Courier	$47.00
Office Supplies/Equipment	$0.00
Travel Costs	$0.00
SUBTOTAL - DIRECT NON-LABOR EXPENSES:	**$97.00**
SUBTOTAL:	**$2,100.00**
SUBCONSULTANTS FEE:	**$0.00**
TOTAL FEE:	**$2,100.00**

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REV	DATE	DESCRIPTION	BY

TEXARKANA REGIONAL AIRPORT
TEXARKANA, ARKANSAS

JD FACILITY DEMOLITION

JD BUILDING DEMOLITION EXHIBIT

JOB NO.: 2500747
DATE: MAY 2025
DESIGNED BY: CBMP
DRAWN BY: JBV

BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

DRAWING NUMBER
APP-C

SHEET NUMBER **1**

File: \\garverinc.local\GData\Projects\2025\A10-2500747 - TXK JD Facility Demolition\Drawings\EXHIBITS\JD Building Demolition Exhibit.dwg Last Save: 5/19/2025 11:56 AM Last saved by: JBVernor
Last plotted by: Vernor, John B. Plot Style: AECmono.ctb Plot Scale: 1:1 Plot Date: 5/19/2025 11:56 AM Plotter used: DWG To PDF.pc3

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.	☐	Promote a Thriving Community through Innovation
	☒	Provide a Safe & Welcoming Community through Leadership
	☒	Deliver Quality Services with Integrity
Provide Customer Focused Public Services.	☐	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.	☐	Maintain Fiscal Strength with Integrity
	☐	Maximize Accountability & Resource Utilization
	☒	Invest in Infrastructure & Transportation utilizing Innovation
Professional Development to support Mission & Vision.	☐	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:			
☐	Newspaper Notice (Required by Statute)	☐	Public Hearing (Required by Statute)
☐	Public Forum/Workshop Session	☐	Press Release (Through Marketing & Communications)
☐	Weekly & Monthly Email Distribution (Send to CM Office)	☐	Website Notice (Through Marketing & Communications)
☐	Social Media (LinkedIn, Facebook, etc.)	☐	Special Mailing
☐	Flyers Developed & Posted (Through Marketing & Communications)	☐	Banners Posted
☐	Survey	☐	Automated Phone Call
☐	None Required	☐	
Other:			

City of Texarkana, Texas

VII.3

Briefing Sheet

Department: Texarkana Regional Airport **Action Officer:**

Subject: Resolution No. 2026-051 approving the Texarkana Regional Airport Executive Director to execute a no-cost lease agreement with the Federal Aviation Administration (FAA) for land for the FAA aviation navigational aids for a period of 50 years.

Briefing: **Public Hearing:** **Council Vote:** 4/13/2026

Item Schedule:

Updates/History of Briefing:

Executive Summary and Background Information:

The Texarkana Regional Airport is seeking approval for a no-cost 50-year ground lease agreement with the Federal Aviation Administration, for land under the Aviation Navigational Aids.

Potential Options:

- APPROVE
- DENY

Fiscal Implications:

$0

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. 2026-051

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, APPROVING THE TEXARKANA REGIONAL AIRPORT EXECUTIVE DIRECTOR TO EXECUTE A LEASE AGREEMENT WITH THE FEDERAL AVIATION ADMINISTRATION FOR LAND FOR THE FAA AVIATION NAVIGATIONAL AIDS FOR A PERIOD OF 50 YEARS; 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 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 10-24 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, except upon joint approval of the cities' governing bodies, no contractual obligation shall be entered into by the authority for a term greater than five years; and

WHEREAS, aviation navigational aids are necessary for the safe arrival and departures of aircraft at the Texarkana Regional Airport; and

WHEREAS, the aviation navigational aids are owned and maintained by the Federal Aviation Administration; and

WHEREAS, the Federal Aviation Administration lease expires September 30, 2026; and

WHEREAS, the Federal Aviation Administration has provided a no cost lease with a term until September 30, 2076.

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 a no cost 50-year lease agreement with the Federal Aviation Administration for navigational aids at the Texarkana Regional Airport effective October 1, 2026.

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 **13th day of April, 2026.**

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

TEXARKANA AIRPORT AUTHORITY RESOLUTION No. 032326A

A RESOLUTION APPROVING THE EXECUTIVE DIRECTOR TO ENTER INTO A LEASE AGREEMENT WITH THE FEDERAL AVIATION ADMINISTRATION FOR LAND FOR THE FAA AVIATION NAVIGATIONAL AIDS FOR A PERIOD OF 50 YEARS.

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 10-24 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, Except upon joint approval of the cities' governing bodies, no contractual obligation shall be entered into by the authority for a term greater than five years; and,

WHEREAS, Aviation navigational aids are necessary for the safe arrival and departures of aircraft at the Texarkana Regional Airport; and,

WHEREAS, The aviation navigational aids are owned and maintained by the Federal Aviation Administration; and,

WHEREAS, The Federal Aviation Administration lease expires September 30, 2026; and,

WHEREAS, The Federal Aviation Administration has provided a no cost lease with a term until September 30, 2076;

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 a no cost 50-year lease agreement with the Federal Aviation Administration for navigational aids at the Texarkana Regional Airport effective Oct 1, 2026.

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

Adopted this 23rd day of March 2026

ATTEST

Ferdinand P Mehrlich III, Director

SIGNED

Airport Authority Chair

U.S. Department
of Transportation
Federal Aviation
Administration

Central Service Area
Real Estate Branch, AAQ-920

10101 Hillwood Parkway
Fort Worth, TX 76177

March 10, 2026

SENT VIA EMAIL

Ferdinand Paul Mehrlich III
Texarkana Regional Airport-Webb Field
2600 TXK Blvd.
Texarkana, AR 71854
Paul.mehrlich@flytxk.com

Dear Mr. Mehrlich:

Subject: Expiring MOA No. DTFASW-06-L-00156
Succeeding MOA No. 697DCM-26-L-00080
Navigational Aid Facilities
Texarkana Regional Airport–Webb Field
Texarkana, AR 71854

The Federal Aviation Administration's (FAA) Memorandum of Agreement (MOA) No. DTFASW-06-L-00156 at Texarkana Regional Airport–Webb Field, Texarkana, AR, expires by its terms on September 30, 2026. There is a continuing need for the land rights for FAA to operate and maintain eight facilities in support of your airport operations.

Attached is succeeding MOA No. 697DCM-26-L-00080. Please use electronic signature and return the MOA as a PDF document to Joan.Harris@faa.gov. When received, a fully executed MOA will be returned to you for your records.

We want to express our appreciation for your cooperation. If you have any questions, please contact me at 817-222-4360 or via email at Joan.Harris@faa.gov.

Sincerely,

Joan C. Harris
Joan C. Harris
Real Estate Contracting Officer

Attachment

AIRPORT MEMORANDUM OF AGREEMENT (MOA)
Between
THE UNITED STATES OF AMERICA
DEPARTMENT OF TRANSPORTATION
FEDERAL AVIATION ADMINISTRATION
And
TEXARKANA AIRPORT AUTHORITY

FAA CONTRACT NO: 697DCM-26-L-00080
ATID/FACILITY TYPE: TXK/MOA
LOCATION: TEXARKANA, AR

1. **Preamble (09/2021) 6.1.1** This Memorandum of Agreement for real property is hereby entered into by and between Texarkana Airport Authority, hereinafter referred to as the Texarkana Regional Airport-Webb Field and the United States of America, acting by and through the Federal Aviation Administration, hereinafter referred to as the FAA.

2. **Definitions (09/2021) 6.1.1-1** For purposes of this document, the following definitions apply;

   Contract- refers to this legal instrument used to acquire an interest in real property for the direct benefit or use by the FAA. As used herein, contract denotes the document (for example- lease, easement, memorandum of agreement, or other legally binding agreement) used to implement an agreement between a customer (buyer) and a seller (supplier).

   Contractor- refers to the party(ies) receiving a direct procurement contract from the FAA and who is(are) responsible for performance of contract requirements. For purposes of this document, the contractor may also be called the Lessor, Permittor, Licensor, Grantor, Airport, or Offeror depending on the type of contract or the provision within the contract.

   Government- refers to the United States of America acting by and through the Federal Aviation Administration (FAA). For purposes of this document, Government and FAA are interchangeable.

   Real Estate Contracting Officer (RECO) - is a trained and warranted official who contracts for real property on behalf of the FAA. For purposes of this agreement, RECO is interchangeable with Contracting Officer (CO).

3. **Succeeding Contract (09/2021) 6.1.2** This contract succeeds DTFASW-06-L-00156 and all other previous agreements between the parties for the property described in this document.

4. **Witnesseth (MOA) (09/2021) 6.1.3-1** Whereas, the parties listed above have entered into an Airport Improvement Grant Agreement; and

   Whereas, the parties listed above have entered into an agreement providing for the construction, operation, and maintenance of FAA owned navigation, communication and weather aids for the support of Air Traffic Operations; and

   Whereas, both parties agree the establishment, operation, and maintenance of systems for air traffic

control, navigation, communication, and weather reporting is in the primary interest of safety and direct support of the ongoing operation of the Texarkana Regional Airport-Webb Field; and

Whereas, the parties consider it desirable to work in cooperation with each other in the technical installation and operation of air navigational aids.

Now, therefore, the parties mutually agree as follows:

5. **Purpose (09/2021) 6.1.5** It is understood and agreed that the use of the herein described premises shall be related to FAA's activities in support of the National Airspace System (NAS).

6. **Legal Authority (09/2021) 6.2.1** This contract is entered into under the authority of 49 U.S.C. 106(l)(6) and (n), which authorizes the Administrator of the FAA to enter into contracts, acquisitions of interests in real property, agreements, and other transactions on such terms and conditions as the Administrator determines necessary.

7. **Term (No Cost) (07/2022) 6.2.3-1** To have and to hold, for the term commencing on October 1, 2026, and continuing through September 30, 2076.

8. **Consideration (No Cost) (09/2021) 6.2.4-4** The Government shall pay the contractor no monetary consideration. It is mutually agreed that the rights extended to the Government herein are in consideration of the obligations assumed by the Government in its establishment, operation and maintenance of facilities upon the premises.

9. **Termination (01/2023) 6.2.5** The Government may terminate this contract at any time, in whole or in part, if the Real Estate Contracting Officer (RECO) determines that a termination is in the best interest of the Government. The RECO shall terminate this contract by delivering a written notice specifying the effective date of the termination. The termination notice shall be delivered at least 30 days before the effective termination date. No costs shall accrue as of the effective date of termination.

10. **Binding Effect (09/2021) 6.2.6** The provisions of this contract and the conditions herein shall be binding upon, and for the benefit of, the parties and their successors and assigns. In the event of any sale or transfer of ownership of the property or any portion thereof, the Government will be deemed to have attorned to any purchaser, successor, assign, or transferee. The succeeding owner will be deemed to have assumed all rights and obligations of the contractor under this contract establishing direct privity of estate and contract between the Government and said succeeding owner, with the same force, effect, and relative priority in time and right as if the contract had initially been entered into between such succeeding owner and the Government.

11. **FAA Facilities for MOA (09/2021) 6.2.7** The Airport will allow the FAA to construct, operate, and maintain FAA owned navigation, communication and weather aid facilities in areas on the Airport that have been mutually determined and agreed upon. The FAA facilities covered by this agreement are identified on the most current approved Airport Layout Plan (ALP) and/or other pertinent drawings that are made part of this Agreement by reference and shown on the attached FAA "List of Facilities."

A. Together with a right-of-way for ingress to and egress from the premises; a right-of-way for

establishing and maintaining pole lines or underground lines for extending electrical power and/or telecommunications lines to the premises; including a right-of-way for subsurface power, communication and/or water lines to the premises; all rights-of-way to be over the area referred to as Texarkana Regional Airport-Webb Field to be routed reasonably determined to be the most convenient to the FAA and as not to interfere with Airport operations. The Airport shall have the right to review and comment on plans covering access and utility rights-of-way under this paragraph.

B. This contract includes the right to grading, conditioning, and installing drainage facilities, seeding the soil of the premises, and removing all obstructions from the premises that may constitute a hindrance to the establishment and maintenance of navigational aid systems. The Airport shall have the right to review and comment on plans covering work permitted under this paragraph.

C. The Government shall have the rights to make alterations, attach fixtures, and erect additions, structures or signs, in direct support of the Airport. The Airport shall have the right to review and comment on plans covering work permitted under this paragraph.

D. The Government shall also have the right to park, without cost, all official and privately owned vehicles used for the maintenance and operation of the air navigational facilities. Parking shall be provided adjacent to the navigational aid facility or as near as possible without interfering with the operation of the Airport.

12. **RE Clauses Incorporated by Reference (09/2021) 6.3.0** This solicitation or contract, as applicable, incorporates by reference the provisions or clauses listed below with the same force and effect as if they were given in full text. Upon request, the RECO will make the full text available, or the full text may be obtained via internet at https://fast.faa.gov/RPF_Real_Property_Clauses.cfm.

    A. **Officials Not To Benefit (09/2021) 6.3.0-2**
    B. **Contracting Officer's Representative (09/2021) 6.3.0-4**
    C. **Contingent Fees (09/2021) 6.3.0-5**

13. **Title to Improvements (09/2021) 6.3.5** Title to the improvements constructed for use by the Government during the life of this Agreement shall be in the name of the Government.

14. **Funding Responsibility for FAA Facilities (09/2021) 6.3.6** The Contractor agrees that all Contractor requested relocation(s), replacement(s), or modification(s) of any existing or future FAA navigational aid or communication system(s) necessitated by Contractor improvements or changes will be at the expense of the Contractor. In the event that the Contractor requested changes or improvements interferes with the technical and/or operational characteristics of the FAA's facility, the Contractor will immediately correct the interference issues at the Contractor's expense. Any FAA requested relocation, replacement, or modifications shall be at the FAA's expense. In the event such relocations, replacements, or modifications are necessary due to causes not attributable to either the Contractor or the FAA, funding responsibility shall be determined by mutual agreement between the parties, and memorialized in a Supplemental Agreement.

15. **Changes, Modifications (01/2022) 6.3.8-1** The RECO may at any time, by written order via Supplemental Agreement, make changes to this contract. The modification shall cite the subject

contract, and shall state the exact nature of the modification. No oral statement by any person shall be interpreted as modifying or otherwise affecting the terms of this contract.

16. **No Waiver (09/2021) 6.3.17** No failure by the Government to insist upon strict performance of any provision of this Contract or failure to exercise any right, or remedy consequent to a breach thereof, will constitute a waiver of any such breach in the future.

17. **Non-Restoration (09/2021) 6.3.18** It is hereby agreed between the parties that, upon termination of its occupancy, including any holdover period, the Government shall have no obligation to restore and/or rehabilitate, either wholly or partially, the property that is the subject of this contract. It is further agreed that the Government may abandon in place any or all of the structures and equipment installed in or located upon said property by the Government during its tenure. Such abandoned equipment shall become the property of the contractor.

18. **Quiet Enjoyment (09/2021) 6.3.25** The Contractor warrants that they have good and valid title to the premises, and rights of ingress and egress, and warrants and covenants to defend the Government's use and enjoyment of said premises against third party claims.

19. **Damage by Fire or Other Casualty or Environmental Hazards (09/2021) 6.3.26-1** If the premises is partially or totally destroyed or damaged by fire or other casualty or if environmentally hazardous conditions are found to exist so that the premises is untenantable as determined by the Government, the Government may agree to allow restoration/reconstruction, or may elect to terminate the contract, in whole or in part, immediately by giving written notice to the contractor.

20. **Interference with FAA Operations (09/2021) 6.3.28-2** The Airport agrees not to erect or allow to be erected any structure or obstruction of any kind or to allow any natural growth that the Government determines would interfere with the proper operations of Government facilities. The Airport agrees to keep areas around the Government's navigational aids mowed at all times to a height so that weeds and vegetation will not be an obstruction to such operation or maintenance of these facilities.

21. **Hold Harmless (01/2024) 6.3.30** In accordance with and subject to the conditions, limitations and exceptions set forth in the Federal Tort Claims Act, 28 U.S.C. Ch. 171, the Government will be liable to persons damaged by any personal injury, death or injury to or loss of property, which is caused by a negligent or wrongful act or omission of an employee of the Government while acting within the scope of his office or employment under circumstances where a private person would be liable in accordance with the law of the place where the act or omission occurred. The foregoing shall not be deemed to extend the Government's liability beyond that existing under the Act at the time of such act or omission or to preclude the Government from using any defense available in law or equity.

22. **Compliance with Applicable Laws (01/2023) 6.3.31-1** This Contract shall be governed by federal law. The Contractor shall comply with all applicable federal, state, and local laws. The Government will comply with all federal, state, and local laws applicable to and enforceable against it, provided that nothing in this lease shall be construed as a waiver of the sovereign immunity of the Government.

23. **Notification of Change in Ownership or Control of Land (10/2022) 6.3.34** If the Contractor sells, dies or becomes incapacitated, or otherwise conveys to another party or parties any interest in the aforesaid land, rights of way thereto, and any areas affecting the premises, the Government shall be notified in writing, of any such transfer or conveyance within 30 calendar days after completion of the change in property rights. Concurrent with the written notification, the Contractor or Contractor's heirs, representatives, assignees, or trustees shall provide the Government copies of the associated legal document(s) (acceptable to local authorities) for transferring and/or conveying the property rights.

24. **Integrated Agreement (09/2021) 6.3.36** This Contract, upon execution, contains the entire agreement of the parties, and no prior written or oral agreement, express or implied shall be admissible to contradict the provisions of this Contract.

25. **Unauthorized Negotiating (09/2021) 6.3.37** In no event shall the Contractor enter into negotiations concerning the premises with anyone other than the RECO or his/her designee.

26. **Disputes (01/2022) 6.3.39-1** Where possible, disputes will be resolved by informal discussion between the parties. In the event the parties are unable to resolve any disagreement through good faith negotiations, the dispute will be resolved upon joint agreement of management representatives from both parties. The decision is final unless it is timely appealed to the FAA Administrator, whose decision is not subject to further administrative review and, to the extent permitted by law, is final and binding.

27. **Hazardous Substance Contamination (09/2021) 6.8.1** The FAA agrees to remediate, at its sole cost, all hazardous substance contamination on the FAA facility premises that is found to have occurred as a direct result of the installation, operation, relocation and/or maintenance of the FAA's facilities covered by this contract. The Contractor agrees to remediate at its sole cost, all other hazardous substance contamination found on the FAA facility premises. The Contractor also agrees to hold the FAA harmless for all costs, liabilities and/or claims by third parties that arise out of hazardous contamination found on the FAA facility premises that are not directly attributable to the installation, operation and/or maintenance of the facilities.

28. **Notices (09/2021) 6.10.1** All notices/correspondence must be in writing, reference the Contract number, and be addressed as follows:

TO THE CONTRACTOR:
Texarkana Airport Authority
2600 TXK Blvd.
Texarkana, AR 71854

TO THE GOVERNMENT:
Federal Aviation Administration
Real Estate Branch, AAQ-920
10101 Hillwood Parkway
Fort Worth, TX 76177

29. **Signature Block (09/2021) 6.10.3** This Contract shall become binding when it is fully executed by both parties. In witness whereof, the parties hereto have subscribed their names as of the date shown below.

TEXARKANA AIRPORT AUTHORITY	UNITED STATES OF AMERICA DEPARTMENT OF TRANSPORTATION FEDERAL AVIATION ADMINISTRATION
By:_____	By:_____
Ferdinand Paul Mehrlich III	Joan C. Harris
Executive Director of Aviation	Real Estate Contracting Officer
Date:_____	Date: _____

DATED OCTOBER 1, 2026

LIST OF FACILITIES

MEMORANDUM OF AGREEMENT

697DCM-26-L-00080

TEXARKANA REGIONAL AIRPORT-WEBB FIELD

Number	Facility	R/W (ATID) Number	Comments
1	MALSR	22 (TXK)	Facility site, equipment shelter site, restricted critical area, access road
2	LOC/DME	22 (TXK)	Antenna site, equipment shelter site, restricted critical area, access road
3	GS	22 (TXK)	Facility equipment shelter site, restricted critical area
4	PAPI	13 (TXK)	Facility site
5	VASI	04 (TXK)	Facility site
6	RTR	(TXKA)	Facility site
7	ASOS	(TXK)	Sensor group site and ACU located in terminal building
8	BLDG	(TXK)	Equipment storage building site

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.	☐	Promote a Thriving Community through Innovation
	☒	Provide a Safe & Welcoming Community through Leadership
	☒	Deliver Quality Services with Integrity
Provide Customer Focused Public Services.	☐	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.	☐	Maintain Fiscal Strength with Integrity
	☐	Maximize Accountability & Resource Utilization
	☒	Invest in Infrastructure & Transportation utilizing Innovation
Professional Development to support Mission & Vision.	☐	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:			
☐	Newspaper Notice (Required by Statute)	☐	Public Hearing (Required by Statute)
☐	Public Forum/Workshop Session	☐	Press Release (Through Marketing & Communications)
☐	Weekly & Monthly Email Distribution (Send to CM Office)	☐	Website Notice (Through Marketing & Communications)
☐	Social Media (LinkedIn, Facebook, etc.)	☐	Special Mailing
☐	Flyers Developed & Posted (Through Marketing & Communications)	☐	Banners Posted
☐	Survey	☐	Automated Phone Call
☐	None Required	☐	
Other:			

City of Texarkana, Texas

VII.4

Briefing Sheet

Department: Texarkana Regional Airport **Action Officer:**

Subject: Resolution No. 2026-040 approving the Texarkana Regional Airport Executive Director to execute an agreement with Garver Engineering to administer the widening of Taxiway B, Taxiway D, and conversion of Runway 13, in an amount not to exceed $773,200, which costs will be paid from a grant obtained from the Federal Aviation Administration and matching funds will be paid by the Arkansas Division of Aeronautics.

Briefing: **Public Hearing:** **Council Vote:** 4/13/2026

Item Schedule:

Updates/History of Briefing:

Executive Summary and Background Information:

The Texarkana Regional Airport is seeking approval for an agreement with Garver Engineering to administer the widening of Taxiway B, Taxiway D and convert runway 13. These costs will be paid from a grant obtained from the Federal Aviation Administration. Matching funds will be paid by the Arkansas Division of Aeronautics.

Potential Options:

Fiscal Implications:

$773,200.00

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. 2026-040

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, APPROVING THE TEXARKANA REGIONAL AIRPORT EXECUTIVE DIRECTOR TO EXECUTE AN AGREEMENT WITH GARVER ENGINEERING TO ADMINISTER THE WIDENING OF TAXIWAY B, TAXIWAY D, AND CONVERSION OF RUNWAY 13 IN AN AMOUNT NOT TO EXCEED SEVEN HUNDRED SEVENTY-THREE THOUSAND TWO HUNDRED DOLLARS ($773,200); 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, it is necessary to widen taxiways B and D, and convert a portion of runway 13-31 into a taxilane in order to support wide body aircraft; and

WHEREAS, Congressman Moran and Congressman Westerman have provided $11 million for widening the taxiways and converting 13-31; and,

WHEREAS, Garver Engineering has provided a quote to administer this project in an amount of $773,200; and

WHEREAS, the grant will cover 95% of the cost at $734,540; and

WHEREAS, the 5% match of $38,660 will be covered by the Arkansas Division of Aeronautics resulting in no local matching funds.

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

SECTION 1: The Texarkana Regional Airport Authority Approves the Executive Director to execute an agreement with Garver Engineering to administer the widening of taxiway B, taxiway D, and converting of runway 13 in an amount not to exceed Seven Hundred Seventy-three Thousand Two Hundred Dollars ($773,200) to be paid from a grant from the Federal Aviation Administration.

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 **13th day of April, 2026.**

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

TEXARKANA AIRPORT AUTHORITY RESOLUTION No. 022626C
A RESOLUTION APPROVING THE EXECUTIVE DIRECTOR TO ENTER INTO AN AGREEMENT WITH GARVER ENGINEERING TO ADMINISTER THE WIDENING OF TAXIWAY B, TAXIWAY D, AND CONVERSION OF RUNWAY 13 IN AN AMOUNT NOT TO EXCEED SEVEN HUNDRED AND SEVENTY-THREE THOUSAND TWO HUNDRED DOLLARS ($773,200.00).

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, It is necessary to widen taxiways B and D, and convert a portion of runway 13-31 into a taxilane in order to support wide body aircraft; and,

WHEREAS, Congressman Moran and Congressman Westerman have provided $11 million for widening the taxiways and converting 13-31; and,

WHEREAS, Garver Engineering has provided a quote to administer this project in an amount of $773,200.00; and,

WHEREAS, the grant will cover 95% of the cost at $734,540; and,

WHEREAS, the 5% match of $38,660 will be covered by the Arkansas Division of Aeronautics resulting in no local matching funds;

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 Garver Engineering to administer the widening of taxiway B, taxiway D, and converting of runway 13 in an amount not to exceed seven hundred and seventy-three thousand two hundred dollars ($773,200.00) to be paid from a grant from the Federal Aviation Administration.

Adopted this 26th day of February 2026

ATTEST

Ferdinand P Mehrlich III, Director

SIGNED

Airport Authority Chair

Work Order No. 2402422-1

to the

Master Agreement

For

Professional Services

Texarkana Regional Airport Authority

Project No. 2402422

This WORK ORDER ("Work Order") is made by and between the **Texarkana Regional Airport Authority** (hereinafter referred to as "**Owner**") and **Garver, LLC**, (hereinafter referred to as "**Garver**" or "**Engineer**") in accordance with the provisions of the MASTER AGREEMENT FOR PROFESSIONAL SERVICES executed on August 1, 2024 (the "Agreement").

Under this Work Order, the Owner intends to **Widen Taxiway D, Widen/Strengthen Taxiway B, Strengthen Runway 13**:

Widen select Taxiway D fillets to accommodate TDG 6 aircraft, widen and strengthen Taxiway B east of Runway 13-31 to accommodate TDG 6 aircraft, decommission Runway 13-31, and strengthen Runway 13 north of Taxiway B

Garver will provide professional services related to these improvements as described herein. Terms not defined herein shall have the meaning assigned to them in the Agreement.

SECTION 1 - SCOPE OF SERVICES

1.1 Garver shall provide the following Services:

- 1.1.1 Project Administration, Surveying Services, Geotechnical Services, Safety Risk Management Plan, Preliminary Engineer's Report, Preliminary Design (60%), Final Design (90%, 100%), Bidding Services

1.2 In addition to those obligations set forth in the Agreement, Owner shall:

- 1.2.1 Give thorough consideration to all documents and other information presented by Garver and informing Garver of all decisions within a reasonable time so as not to delay the Services.
- 1.2.2 Make provision for the Personnel of Garver to enter public and private lands as required for Garver to perform necessary preliminary surveys and other investigations required under the applicable Work Order.
- 1.2.3 Furnish Garver such plans and records of construction and operation of existing facilities, available aerial photography, reports, surveys, or copies of the same, related to or bearing on the proposed work as may be in the possession of Owner. Such documents or data will be returned upon completion of the Services or at the request of Owner.
- 1.2.4 Pay all plan review and advertising costs in connection with the project.
- 1.2.5 Provide legal, accounting, and insurance counseling services necessary for the project and such auditing services as Owner may require.
  Furnish permits, permit fees, and approvals from all governmental authorities having jurisdiction over the project and others as may be necessary for completion of the project.

SECTION 2 – PAYMENT

For the Services set forth above, Owner will pay Garver on a lump sum basis. The following table presents a summary of the fee amounts and fee types for this Work Order.

WORK DESCRIPTION	FEE AMOUNT	FEE TYPE
Project Administration	$27,000	LUMP SUM
Surveying Services	$38,400	LUMP SUM
Geotechnical Services	$81,700	LUMP SUM
Preliminary Engineer's Report	$135,900	LUMP SUM
Preliminary Design (60%)	$242,200	LUMP SUM
Final Design (90%, 100%)	$228,500	LUMP SUM
Bidding Services	$19,500	LUMP SUM
TOTAL FEE	$773,200.00	

The lump sum amount to be paid under this Work Order is $773,200. For informational purposes, a breakdown of Garver's estimated costs is included herein with approximate current hourly rates for each employee classification.

As directed by the Owner, some billable Services may have been performed by Garver prior to execution of this Work Order. Payment for these Services will be made in accordance with the fee arrangement established herein, as approved by the Owner.

Additional Services (Extra Work). For services not described or included in Section 2, but requested by the Owner in writing, the Owner will pay Garver as expressly set forth in the applicable Amendment.

SECTION 3 – APPENDICES

3.1 The following Appendices are attached to and made a part of this Work Order:
- 3.1.1 Appendix A - Scope of Services
- 3.1.2 Appendix B – Fee Spreadsheet
- 3.1.3 Appendix C – Project Sketch

This Work Order may be executed in two (2) or more counterparts each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

The effective date of this Work Order shall be the last date written below.

TEXARKANA AIRPORT AUTHORITY	GARVER, LLC
By: _____ *Signature*	By: _____ *Signature*
Name: _____ *Printed Name*	Name: Blake Roberson *Printed Name*
Title: _____	Title: Vice President
Date: _____	Date: February 20, 2026
Attest: _____	Attest: _____

APPENDIX A
SCOPE OF SERVICES

Generally, the Scope of Services includes the following professional services for improvements to Taxiway D, Taxiway B, and Runway 13-31 at Texarkana Regional Airport. Improvements will consist primarily of widening select Taxiway D fillets to accommodate TDG 6 aircraft, widening and strengthening Taxiway B east of Runway 13-31 to accommodate TDG 6 aircraft, decommissioning Runway 13-31, and strengthening Runway 13 north of Taxiway B as shown in Appendix C. The construction on this project is estimated to total $14,700,000.

- Project Administration
- Surveying Services
- Geotechnical Services
- Design Services
    - Preliminary Engineering Report
    - 60% Preliminary Design
    - 90% Final Design
    - 100% Issued for Bid
- Bidding Services

1. PROJECT ADMINISTRATION

1.1. Garver will serve as the Owner's representative for the project and furnish consultation and advice to the Owner during the performance of this service. Garver will attend conferences alone or with Owner's representatives, local officials, state and federal agencies, and others regarding the scope of the proposed project, its general design, functions, and impacts.

1.2. Garver will file an FAA Form 7480 for decommissioning Runway 13-31 and provide a pen and ink ALD update showing the decommissioning of Runway 13-31. If public involvement is required for decommissioning Runway 13-31, it will be additional services.

1.3. Garver will assist in development of FAA-AIP grant application and supporting documents for a design grant and assist the Owner with receiving grant money. Assistance with developing an FAA-AIP grant application and supporting documents for construction grant will be provided under a future work order.

1.4. Garver will assist in development of grant reimbursement packets for review, execution, and submittal to FAA by the Owner.

1.5. Garver will assist the Owner in development of a grant closeout package for the FAA's review and approval.

2. SURVEYING SERVICES

2.1. Design Surveys. Garver will provide field survey data from field work for designing the project, and this survey will be tied to the Owner's control network. Survey team members will completed badge training at the Airport prior to conducing survey.

2.2. Garver will conduct field surveys, utilizing radial topography methods, at intervals and for distances at and/or along the project site as appropriate for modeling the existing ground, including locations of pertinent features or improvements. Buildings and other structures, airfield pavements, streets, drainage features, airfield lights and signs, fences, trees over eight

inches in diameter, visible utilities as well as those underground utilities marked by their owners and/or representatives, and any other pertinent topographic features that may be present at and/or along the project site, will be located. Control points will be established for use during construction. All surveys shall be conducted during normal working hours.

2.3. Garver will assemble data obtained during the performance of the field surveys in an AutoCAD Civil3D base map drawing to be utilized for design of the project.

3. GEOTECHNICAL SERVICES

3.1. Thomas & Associates, as a subconsultant to Garver, will be responsible for obtaining, interpreting, and evaluating geotechnical data necessary for the design of this project. The following is a summary of the geotechnical services provided under this Scope of Services.

3.2. Subconsultant will drill thirteen (13) test borings to a minimum depth of 10-ft below existing grade. Borings will be completed during nighttime from 2200 to 0600. Subconsultant will perform field and lab tests on the material extracted to provide a California Bearing Ratio for pavement design and provide earthwork recommendations for the project.

4. DESIGN SERVICES

4.1. General: Garver will prepare detailed construction drawings, specifications, instructions to bidders, and general provisions and special provisions, all based on guides furnished to Garver by the Owner and FAA, or internally developed by Garver. Contract Documents (Plans, Specifications, and Estimates) will be prepared for award of one (1) construction contract. These designs shall conform to the standards of practice ordinarily used by members of Garver's profession practicing under similar conditions and shall be submitted to the FAA office from which approval must be obtained.

4.2. Owner / Agency Coordination: Garver's project manager and/or design team will coordinate with the Owner as necessary to coordinate design decisions, site visits, document procurement, or other design needs.

4.2.1. Reimbursable Agreement: Garver will assist with the development of a new FAA design and/or construction Reimbursable Agreement(s) (RA) to coordinate grading changes within the Glideslope critical area and construction work required within the project limits. The design RA will require coordination work responsibilities directly with the appropriate FAA lead planner or other personnel prior to design services. The construction RA will require execution prior to bidding to coordinate FAA Resident Engineer (RE) services within the construction schedule.

4.2.2. Modifications to Standard: Garver will develop a modification to standard (MOS) for filet design for Taxiway Design Group 6 aircraft. Garver will prepare the necessary MOS documentation for submission to the FAA through the Airport Data and Information Portal (ADIP). Documentation will include details of the defined standard, why the standard cannot be met, viable alternatives, and any necessary restrictions associated with the MOS.

4.3. Project Management Plan / Quality Control Procedures

4.3.1. Garver will develop a project specific project management plan. The project management plan will include the project background, scope of work, stakeholder contact information,

project team organization and roles, design criteria, project schedule, deliverables, and quality control procedures.

4.3.2. Garver will complete quality control reviews for each deliverable prior to any design submission to Owner and/or FAA. Quality control reviews will be completed by qualified project managers, project engineers, and/or senior construction observers who are experienced in the relevant discipline and design elements under review. Weekly internal progress meetings will be held during all design phases to ensure adequate quality control throughout the design phases.

4.4. Airspace Analysis: Garver will prepare and submit the project to the FAA for permanent airspace clearance on the Obstruction Evaluation and Airport Airspace Analysis (OE/AAA) website and coordinate with FAA representatives.

4.5. Construction Safety and Phasing Plan

4.5.1. Garver will develop a construction safety and phasing plan (CSPP) for the project. During development of the CSPP, Garver will hold a meeting with Airport staff and other stakeholders at the Airport's request to obtain feedback regarding operations during each proposed phase of construction.

4.5.2. After receiving comments from the meeting, Garver will develop a preliminary CSPP for the Owner's review prior to submission to the FAA. After incorporating Owner comments, the CSPP will be submitted to the FAA for review through the OE/AAA website.

4.6. Existing Conditions Review

4.6.1. Record Document Review: Garver will review record document data from the vicinity of the construction site to evaluate existing conditions. Record document data may include record drawings, record surveys, utility maps, GIS data, and previous design reports.

4.6.2. Site Visits: Garver's civil and electrical engineers will perform up to two (2) site visits to the project site to review existing conditions and evaluate survey and record document data.

4.7. Pavement Design: Garver will develop a fleet mix for the proposed project based on aircraft fleet data from the Airport Operator and Traffic Flow Management System Counts (TFMSC). Upon completion of the aircraft fleet mix, Garver will submit the fleet to the Owner for review. Upon approval by the Owner, Garver will use FAARFIELD and life cycle cost analysis methods to develop a recommendation for the most economical pavement design. Based on this analysis and discussions with the Owner, a pavement design for the project will be chosen. For concrete pavement design, Garver will design joint patterns and jointing details.

4.8. Geometric Design: Garver will provide geometric design in accordance with FAA AC 150/5300-13 (latest edition) or other local standards. The following design criteria will be used for airfield design:

- Airplane Design Group (ADG) – V
- Aircraft Approach Category (AAC) – D
- Taxiway Design Group (TDG) – 6
- Critical Aircraft – Boeing 777-300ER

4.9. Modeling: Garver will develop preliminary vertical alignments based on the requirements of FAA AC 150/5300-13 (latest edition). Upon the completion of vertical alignments, assemblies will be developed based on the pavement design and corridors will be modeled for each taxiway alignment. Modeling will include all surface changes from centerline of corridor to tie into existing grade for the project site. At the completion of individual corridor developments, all corridors will be combined into a final grading surface. Modeling will be an iterative process to determine the most efficient design solution.

4.10. Grading and Drainage: Grading and drainage design shall be completed in accordance with FAA AC 150/5300-13 (Airport Design), FAA AC 150-5320-5 (Airport Drainage Design), and applicable local drainage codes.

4.11. Airfield Electrical

4.11.1. Airfield Lighting and Signage: Garver will provide electrical engineering services to design the new lighting improvements on the project including but not limited to the following: taxiway edge lighting, in-pavement runway edge lighting, and guidance signage.

4.11.2. NAVAIDS: Garver will provide electrical engineering services for construction impacts of FAA facilities, including Glideslope. Design meetings will be coordinated per Airport RA requirements with FAA NAVAIDs, FAA Communications, and local FAA SSC teams for a coordinated design package. FAA drawings, details, and technical specifications will be reviewed and incorporated into the project. In addition, Entergy primary power systems, which serves the FAA Glideslope facility, will be designed for modification.

4.12. Utility Design and Coordination: The following utilities are expected to be included within the scope of the project. Garver will coordinate with the Owner and applicable utility owners for design reviews and coordination.

- SWEPCO – Holly Zacharias – 903-556-8915

Garver will furnish plans to all known utility owners potentially affected by the project at each stage of development. Garver shall conduct coordination meetings among all known affected utility owners to enable them to coordinate efforts for any necessary utility relocations. Garver will include the surveyed locations of the observable and marked utilities in the construction plans.

4.13. Plan Set Development

The following matrix details the plan drawings to be included in each design submittal.

Plan Set	Design Phase		
	60% Preliminary	90% Final	100% Issued for Bid
Cover Sheet	X	X	X
Sheet Index	X	X	X
General Notes		X	X
Project Layout Plan	X	X	X
Survey Control Plan	X	X	X
Construction Safety Plans	X	X	X

Construction Safety Details	X	X	X
Existing Conditions Plans	X	X	X
Erosion Control Plans	X	X	X
Erosion Control Details		X	X
Demolition Plans	X	X	X
Demolition Details		X	X
Drainage Plans	X	X	X
Drainage Details		X	X
Utility Plans	X	X	X
Utility Details		X	X
Typical Sections	X	X	X
Paving Plans	X	X	X
Paving Details		X	X
Grading Plans	X	X	X
Grading Details		X	X
Pavement Marking Plans	X	X	X
Pavement Marking Details		X	X
Electrical Notes		X	X
Lighting Removal Plans	X	X	X
Lighting Installation Plans	X	X	X
Lighting Details	X	X	X
GS Power Installation Plans	X	X	X
Power and Control Diagrams	X	X	X
Cross Sections		X	X

4.14. Specifications and Contract Documents

4.14.1. Technical Specifications: Detailed specifications shall be developed using FAA "Standards for Specifying Construction for Airports" AC 150/5370-10 (latest edition) or other appropriate standards approved for use by the FAA. Additional supplementary specifications will be developed for project requirements not covered by FAA AC150/5370-10 or when state or local standards are approved by the FAA.

4.14.2. Construction Contract Documents: Garver will develop construction contract documents based on EJCDC standards. A specimen copy of the General Provisions and applicable prevailing wage rates will be obtained by Garver from the FAA and/or Department of Labor as appropriate for incorporation into the specifications for the proposed project. Final construction contract documents will be submitted to the Owner for final review and approval.

4.15. Preliminary Engineer's Report: Garver will prepare a Preliminary Engineer's Report to outline the project's design criteria and design considerations. The report will discuss design decisions of all major project parameters. A summary of the sections to be included in the Preliminary Engineer's Report are shown below:

- Executive Summary
- Project Background
- Existing Conditions
  - Site Survey
  - Geotechnical Investigation
  - Project Photographs
- Applicable AIP Standards
- Construction Safety and Phasing
- Geometric Design
- Pavement Design
- Drainage Design
- Airfield Lighting and Signage
- NAVAIDS
- Pavement Markings
- Environmental Considerations
- Utility Design
- Miscellaneous Design Items
- Modifications to AIP Standards
- DBE Participation
- Project Schedule
- Engineer's Opinion of Probable Cost
- Appendices

4.16. Quantities and Engineer's Opinion of Probable Cost: Garver will develop detailed quantities in PDF format for use in construction cost estimating for each design phase. Quantities will be completed by pay item. Upon the completion of quantity development, Garver will review previous cost data and market conditions and complete an Engineer's Opinion of Probable Cost.

4.17. Design Services Submission and Meeting Summary: The following design submittal phases shall be included in the fee summary. A summary of each design phase and the associated review meetings is included below.

4.17.1. Preliminary Engineer's Report

4.17.1.1. Garver will develop a Preliminary Engineer's Report and submit to the Owner and FAA for review. It is anticipated that the Owner and FAA will review the design submission within four weeks.

4.17.1.2. At the completion of the Owner and FAA review period, Garver will meet with the Owner FAA to review the Preliminary Engineer's Report and to receive Owner and FAA comments and direction.

4.17.2. 60% Preliminary Design

4.17.2.1. Garver will develop 60% preliminary design plans, specifications, and engineer's estimate and submit these to the Owner for review. It is anticipated that the Owner will review the design submission within four weeks.

4.17.2.2. At the completion of the Owner review period, Garver will meet with the Owner to review the 60% preliminary design plans, specifications, and engineer's report and to receive Owner comments and direction.

4.17.3. 90% Final Design

4.17.3.1. Garver will develop 90% final design plans, specifications, and engineer's estimate and submit these to the Owner and FAA for review. It is anticipated that the Owner and FAA will review the design submission within four weeks.

4.17.3.2. At the completion of the Owner and FAA review period, Garver will meet with the Owner and FAA to review the 90% final design plans, specifications, and engineer's report and to receive Owner and FAA comments and direction.

4.17.4. 100% Issued for Bid (IFB): Garver will develop 100% IFB plans and specifications and submit these to the Owner for review. It is anticipated that the Owner will review the IFB submission within two weeks.

5. BIDDING SERVICES

5.1. Bidding. Garver will assist the Owner in advertising for and obtaining bids or negotiating proposals for one prime contract for construction, materials, equipment and services; and, where applicable, maintain a record of prospective bidders to whom Bidding Documents have been issued, attend a pre-bid conference and receive and process deposits for Bidding Documents. The Owner will pay advertising costs outside of this contract.

5.2. Garver will issue addenda as appropriate to interpret, clarify or expand the Bidding Documents. Garver will consult with and advise the Owner as to the acceptability of subcontractors, suppliers and other persons and organizations proposed by the prime contractor(s) (herein called "Contractor(s)") for those portions of the work as to which such acceptability is required by the Bidding Documents. Garver will consult with the Owner concerning the acceptability of substitute materials and equipment proposed by Contractor(s) when substitution prior to the award of contracts is allowed by the Bidding Documents.

5.3. Garver will attend the bid opening, prepare a bid tabulation, and assist the Owner in evaluating bids or proposals and in assembling and awarding contracts for construction, materials, equipment, and services.

6. PROJECT DELIVERABLES

6.1. The following deliverables will be submitted to the parties identified below. Unless otherwise noted below, all deliverables shall be electronic.

- Preliminary Engineer's Report to the Owner and FAA.
- 60% Preliminary Design Plans, Specifications, and Engineer's Estimate to the Owner, FAA, and affected Utilities.
- 90% Final Design Plans, Specifications, and Updated Preliminary Engineer's Report with Estimate to the Owner and FAA.
- 100% Issued for Bid Plans, Specifications, and Engineer's Estimate to the Owner and FAA.
- Other electronic files as requested.

7. ADDITIONAL SERVICES

7.1. The following items are not included under this agreement but will be considered as additional services to be added under Amendment if requested by the Owner.

- Redesign for the Owner's convenience or due to changed conditions after previous alternate direction. Changes conditions may include, but are not limited to major changes to pavement, building, or utility alignments.
- Deliverables beyond those listed herein.
- Design of any utility relocation, with exception of electrical feed to FAA Glideslope.
- Improvements to NAVAIDs communication/electrical lines beyond that required to protect lines at taxiway crossing locations. Full replacement of telecommunications loops are not included in this scope of services.
- Engineering, architectural, or other professional services beyond those listed herein.
- Retaining walls or other significant structural design.
- Preparation of a Storm Water Pollution Prevention Plan (SWPPP). The construction contract documents will require the Contractor to prepare, maintain, and submit a SWPPP to ADEQ.
- If public involvement is required for decommissioning Runway 13-31, services associated with public involvement will be considered additional work.
- Construction Administration Services, On-Site Construction Observation, and/or Construction Materials Testing, and Project Closeout Services. These services will be provided under a separate work order.
- Environmental Handling and Documentation, including wetlands identification or mitigation plans or other work related to environmentally or historically (culturally) significant items.
- Permitting for environmentally sensitive areas.
- Drainage analysis for approval by the City of Texarkana jurisdiction.
- Coordination of a categorical exclusion or completing an environmental assessment. It is understood that a categorical exclusion has already been approved for this project.
- Coordination with FEMA and preparation/submittal of a CLOMR and/or LOMR.
- Services after construction, such as warranty follow-up, operations support, and Part 139 inspection support.

8. SCHEDULE

8.1. Garver shall begin work under this Agreement upon execution of this Agreement and shall complete the work within a mutually agreeable schedule with the Owner.

APPENDIX B

TEXARKANA AIRPORT AUTHORITY
TXK TAXIWAY D, TAXIWAY B, AND RUNWAY 13

FEE SUMMARY

	Title I Service	Estimated Fees
Lump Sum	Project Administration	$ 27,000.00
Lump Sum	Surveying Services	$ 38,400.00
Lump Sum	Geotechnical Services	$ 81,700.00
Lump Sum	Preliminary Engineer's Report	$ 135,900.00
Lump Sum	Preliminary Design (60%)	$ 242,200.00
Lump Sum	Final Design (90%, 100%)	$ 228,500.00
Lump Sum	Bidding Services	$ 19,500.00
	Subtotal for Title I Service	**$ 773,200.00**

APPENDIX B

TEXARKANA AIRPORT AUTHORITY
TXK TAXIWAY D, TAXIWAY B, AND RUNWAY 13

PROJECT ADMINISTRATION

WORK TASK DESCRIPTION	E-5	E-4	E-1	P-3	AM-2
	hr	hr	hr	hr	hr
1. Project Administration					
Coordination with Client	6				
Coordination with FAA	6				
Internal Coordination	4	4			
Contract Preparation	4		2		
Monthly Airport Authority meetings	10				
Draft and Submit FAA Grant Application	2				3
Assemble Grant Certifications	2				3
Develop Quality Control Plan	2	2			
Schedule Development and Updates	3	3			
Runway 13-31 Decommissioning - FAA Form 7480	2		2	3	
Runway 13-31 Decommissioning - Pen and Ink ALD Update	2		2	3	
Runway 13-31 Decommissioning - Prepare and submit documents for facility diagram updates	2			3	
Project Kickoff Meeting (2 people, on-site)	7	10			
Develop Monthly Reimbursement Packages (6 estimated)	2				5
Draft Final Grant Finanical Documents and Submit to FAA and Owner	3				5
Subtotal - Project Administration	**57**	**19**	**6**	**9**	**16**

Hours	**57**	**19**	**6**	**9**	**16**
SUBTOTAL - SALARIES:		**$25,706.00**
DIRECT NON-LABOR EXPENSES		
Document Printing/Reproduction/Assembly	$61.50	
Travel Costs (1,700 miles @ $0.725/mile)	$1,232.50	
SUBTOTAL - DIRECT NON-LABOR EXPENSES:		**$1,294.00**
SUBTOTAL:		**$27,000.00**
SUBCONSULTANTS FEE:		**$0.00**
TOTAL FEE:		**$27,000.00**

APPENDIX B

TEXARKANA AIRPORT AUTHORITY
TXK TAXIWAY D, TAXIWAY B, AND RUNWAY 13

SURVEYING SERVICES

	WORK TASK DESCRIPTION	E-5	S-5	2-Man Crew (GPS Survey)	S-5	2-Man Crew (GPS Survey)
		hr	hr	hr	hr	hr
1.	**Administration**					
	Develop Survey Field Work Exhibits	2				
	Coordinate with Survey Crew	2			2	
	Badging Coordination					10
	Subtotal - Administration	**4**	**0**	**0**	**2**	**10**
2.	**Surveys - Topographic**					
	Review of Existing Control Points				1	8
	Topographic Surveys					62
	Data Processing/DTM Preparation				15	
	Develop Survey Basemap and Existing Surface				8	
	QC Review of Survey Data				6	
	Subtotal - Surveys - Topographic	**0**	**0**	**0**	**30**	**70**
	Hours	**4**	**0**	**0**	**32**	**80**

SUBTOTAL - SALARIES:	**$34,856.00**
DIRECT NON-LABOR EXPENSES	
Document Printing/Reproduction/Assembly	$85.00
Postage/Freight/Courier	$0.00
Per Diem (2 People 7 Days @ $187/Day/Person)	$2,618.00
Travel Costs (1,160 Miles @ $0.725/mile)	$841.00
SUBTOTAL - DIRECT NON-LABOR EXPENSES:	**$3,544.00**
SUBTOTAL:	**$38,400.00**
SUBCONSULTANTS FEE:	**$0.00**
TOTAL FEE:	**$38,400.00**

APPENDIX B

TEXARKANA AIRPORT AUTHORITY
TXK TAXIWAY D, TAXIWAY B, AND RUNWAY 13

GEOTECHNICAL SERVICES

WORK TASK DESCRIPTION	E-5	E-4	E-1	AM-2
	hr	hr	hr	hr
1. Civil Engineering				
Coordinate with Geotechnical Subconsultant	2	2		
Develop Geotechnical Subconsultant Agreement	2			3
Develop Geotechnical Field Work Exhibits	4		6	
Badging Coordination	2			
Geotechnical Report Review	4	2		
Correspondence for Design Input	4	2		
Subtotal - Civil Engineering	**18**	**6**	**6**	**3**
Hours	**18**	**6**	**6**	**3**

SUBTOTAL - SALARIES:	**$7,716.00**
DIRECT NON-LABOR EXPENSES	
Document Printing/Reproduction/Assembly	$84.00
SUBTOTAL - DIRECT NON-LABOR EXPENSES:	**$84.00**
SUBTOTAL:	**$7,800.00**
SUBCONSULTANTS FEE:	**$73,900.00**
TOTAL FEE:	**$81,700.00**

APPENDIX B

TEXARKANA AIRPORT AUTHORITY
TXK TAXIWAY D, TAXIWAY B, AND RUNWAY 13

PRELIMINARY ENGINEER'S REPORT

WORK TASK DESCRIPTION	E-6	E-5	E-4	E-3	E-1	AM-2
	hr	hr	hr	hr	hr	hr
1. Project Administration						
Coordination with SWEPCO		3		6	6	
Coordination with FAA SSC (Reimburseable Agreement for Design)		4		8	10	
MOS Coordination and Submittal to ADIP		5	5		8	
Internal (Weekly) Progress Meetings (6)		7	7	5	18	5
Design Kickoff Meeting		1	2	1	2	1
Site Visit (4 people, 1 trip)		7	10		16	
Internal Quality Control (QC) Review	8	8	5	5		
Prepare for PER Review Meeting		2	2		2	1
Attend PER Review Meeting (2 People, on-site)		7	10			
Prepare and Distribute PER Review Meeting Minutes and Tasks		2	2	1	1	1
Subtotal - Project Administration	**8**	**46**	**43**	**26**	**63**	**8**
2. Civil Engineering						
Base Map Setup					9	
Establish Design Criteria and Parameters		4	4		4	
Review As-Built Drawings		2	5		7	
Develop Conceptual Construction Safety and Phasing Plan		4	4		14	
Develop Geometric Layout		2	4		28	
Develop Horizontal Alignments		2	4		14	
Develop Vertical Alignments		2	4		20	
Develop Assemblies		1	2		10	
Develop Corridor Model		4	6		40	
Develop Fleet Mix using available data (TFMSC, 5010, etc.)		3	3		5	
Develop Pavement Design		3	4		8	
Drainage Basin Development		3	8		14	
Pre-Development Flow Calculations		3	8		18	
Post-Development Flow Calculations		4	8		20	
FAA Design Checklist		1	2		2	
Preliminary Engineer's Report		8	10		24	
Develop Conceptual Quantities		2	2		14	
Develop Conceptual Opinions of Probable Construction Costs		3	3		5	
PER Exhibit Development		1	4		8	
Incorporate QC Review Comments		2	2		8	
Incorporate Conceptual (Owner/FAA) Review Comments		1	1		4	
Subtotal - Civil Engineering	**0**	**55**	**88**	**0**	**276**	**0**
3. Electrical Engineering						
Review As-Built Drawings				3	4	
Locate Existing Circuits				2	8	
Lighting and Signage Assessment				2	10	
Develop One-Line Diagrams				2	10	
Preliminary Engineer's Report	2			5	10	
PER Exhibit Development				2	4	
Develop Conceptual Quantities				2	7	
Develop Conceptual Opinions of Probable Construction Costs				2	3	
Incorporate QC Review Comments				3	5	
Incorporate Conceptual (Owner/FAA) Review Comments				2	3	
Subtotal - Electrical Engineering	**2**	**0**	**0**	**25**	**64**	**0**
Hours	**10**	**101**	**131**	**51**	**403**	**8**

SUBTOTAL - SALARIES:	**$134,584.00**
DIRECT NON-LABOR EXPENSES	
Document Printing/Reproduction/Assembly	$156.00
Postage/Freight/Courier	$0.00
Travel Costs (1,600 miles @ $0.72.5/mile)	$1,160.00
SUBTOTAL - DIRECT NON-LABOR EXPENSES:	**$1,316.00**
SUBTOTAL:	**$135,900.00**
SUBCONSULTANTS FEE:	**$0.00**
TOTAL FEE:	**$135,900.00**

APPENDIX B

TEXARKANA AIRPORT AUTHORITY
TXK TAXIWAY D, TAXIWAY B, AND RUNWAY 13

PRELIMINARY DESIGN (60%)

WORK TASK DESCRIPTION	E-6	E-5	E-4	E-3	E-1	AM-2
	hr	hr	hr	hr	hr	hr
1. Project Administration						
Internal (Weekly) Progress Meetings (6)		7	7	5	18	5
Internal Quality Control (QC) Review	16	16	8	8		
Site Visit (4 people, 1 trip)		7	10		16	
Coordination with FAA 139 Certification Inspector		3	3		6	
Prepare for Preliminary Plan Review Meeting		2	2		2	
Attend Preliminary Plan Review Meeting (2 People, on-site)		7	10			
Prepare and Distribute Preliminary Review Meeting Minutes and Tasks		2	2	1	1	1
Subtotal - Project Administration	**16**	**44**	**42**	**14**	**43**	**6**
2. Civil Engineering						
Update Geometric Layout		2	4		20	
Update Horizontal Alignments		1	2		8	
Update Vertical Alignments		2	4		12	
Update Assemblies		2	4		8	
Update Corridor Model		4	8		36	
Update Pavement Design		5	3		8	
Update Drainage Basin Development		3	3		14	
Update Pre-Development Flow Calculations		3	3		16	
Update Post-Development Flow Calculations		3	3		18	
FAA Design Checklist		2	2		2	
Preliminary Plans						
Cover Sheet		1	1		2	
Sheet Index		1	2		2	
Project Layout Plan		1	6		6	
Survey Control Plan		1	2		6	
Construction Safety Plans		4	6		20	
Construction Safety Details		2	4		10	
Existing Conditions Plans		2	8		28	
Erosion Control Plans		2	8		28	
Demolition Plans		4	8		34	
Drainage Plans		4	8		40	
Utility Plans		4	8		20	
Typical Sections		6	8		20	
Paving Plans		6	8		40	
Grading Plans		8	8		40	
Pavement Marking Plans		4	8		30	
Develop Preliminary Technical Specifications		4	8		10	3
Develop Preliminary Supplemental Specifications		2	8		10	3
Develop Preliminary Quantities		2	4		16	
Develop Preliminary Opinions of Probable Construction Costs		3	3		3	
Incorporate QC Review Comments		8	10		40	
Incorporate Preliminary (Owner/FAA) Review Comments		4	4		10	
Subtotal - Civil Engineering	**0**	**100**	**166**	**0**	**557**	**6**
3. Electrical Engineering						
Update One-Line Diagrams				8	12	
Preliminary Plans						
Lighting Removal Plans				10	40	
Lighting Installation Plans		1		18	50	
Lighting Details		1		10	20	
GS Power Installation Plans		1		10	20	
Power and Control Diagrams		1		10	10	
Develop Preliminary Technical Specifications		1		4	8	2
Develop Preliminary Supplemental Specifications		1		4	8	2
Develop Preliminary Quantities		1		2	7	
Develop Preliminary Opinions of Probable Construction Costs				2	2	
Incorporate QC Review Comments				6	20	
Incorporate Preliminary (Owner/FAA) Review Comments		1		3	8	
Subtotal - Electrical Engineering	**0**	**8**	**0**	**87**	**205**	**4**
Hours	**16**	**152**	**208**	**101**	**805**	**16**

SUBTOTAL - SALARIES:	**$240,806.00**
DIRECT NON-LABOR EXPENSES	
Document Printing/Reproduction/Assembly	$234.00
Postage/Freight/Courier	$0.00
Travel Costs (1,600 miles @ $0.72.5/mile)	$1,160.00
SUBTOTAL - DIRECT NON-LABOR EXPENSES:	**$1,394.00**
SUBTOTAL:	**$242,200.00**
SUBCONSULTANTS FEE:	**$0.00**
TOTAL FEE:	**$242,200.00**

APPENDIX B

TEXARKANA AIRPORT AUTHORITY
TXK TAXIWAY D, TAXIWAY B, AND RUNWAY 13

FINAL DESIGN (90%, 100%)

WORK TASK DESCRIPTION	E-6	E-5	E-4	E-3	E-1	AM-2
	hr	hr	hr	hr	hr	hr
1. Project Administration						
Coordination with SWEPCO		2		3	4	
Coordination with FAA SSC (Reimburseable Agreement for RE)		4		8	10	
Internal (Weekly) Progress Meetings (4)		5	5	3	12	3
Internal Quality Control (QC) Review	16	16	8	8		
Prepare for Final Plan Review Meeting		2	2	1	1	
Attend Final Plan Review Meeting (2 People, on-site)		7	10			
Prepare and Distribute Final Review Meeting Minutes and Tasks		2	2	1	1	
Subtotal - Project Administration	**16**	**38**	**27**	**24**	**28**	**3**
2. Civil Engineering						
CSPP Submission to FAA Through OEAAA		1	2		6	
Update Geometric Layout		1	4		8	
Update Horizontal Alignments		1	2		6	
Update Vertical Alignments		1	2		10	
Update Assemblies		1	2		6	
Update Corridor Model		2	6		24	
Update Drainage Basin Development		2	3		8	
Update Pre-Development Flow Calculations		2	3		8	
Update Post-Development Flow Calculations		2	3		12	
FAA Design Checklist		2	2		2	
Final Plans						
Cover Sheet		1	1		2	
Sheet Index		1	2		3	
General Notes		1	2		6	
Project Layout Plan		1	2		6	
Survey Control Plan		1	2		8	
Construction Safety Plans		4	3		18	
Construction Safety Details		4	3		6	
Existing Conditions Plans		2	4		16	
Erosion Control Plans		2	4		16	
Erosion Control Details		1	2		6	
Demolition Plans		2	4		18	
Demolition Details		2	4		10	
Drainage Plans		4	4		18	
Drainage Details		4	2		12	
Utility Plans		2	2		10	
Utility Details		2	2		8	
Typical Sections		2	4		16	
Paving Plans		2	8		34	
Paving Details		2	6		16	
Grading Plans		4	8		34	
Grading Details		2	8		12	
Pavement Marking Plans		4	6		24	
Pavement Marking Details		2	3		8	
Cross Sections		2	8		40	
Develop Final Construction Contract Documents		3	5		5	2
Develop Final Technical Specifications		3	6		12	2
Develop Final Supplemental Specifications		3	4		10	2
Develop Final Quantities		2	3		16	
Develop Final Opinions of Probable Construction Costs		3	3		3	
Update Preliminary Engineer's Report		3	6		8	
Incorporate QC Review Comments		4	8		40	
Incorporate Final (Owner/FAA) Review Comments		4	4		12	
Subtotal - Civil Engineering	**0**	**94**	**162**	**0**	**543**	**6**
3. Electrical Engineering						
Update One-Line Diagram				4	8	
Vault Layout				4	10	
ALCMS Coordination and Analysis				4	10	
Update Preliminary Engineer's Report				4	6	
Final Plans						
Electrical Notes				4	8	
Lighting Removal Plans				10	24	
Lighting Installation Plans		1		10	30	
Lighting Details		1		8	20	
GS Power Installation Plans		1		8	20	
Power and Control Diagrams		1		7	14	
Develop Final Technical Specifications				4	8	2
Develop Final Supplemental Specifications		1		4	8	2
Develop Final Quantities		1		2	4	
Develop Final Opinions of Probable Construction Costs				2	2	
Incorporate QC Review Comments				4	20	
Incorporate Final (Owner/FAA) Review Comments				3	6	
Subtotal - Electrical Engineering	**0**	**6**	**0**	**82**	**198**	**4**
Hours	**16**	**138**	**189**	**106**	**769**	**13**

SUBTOTAL - SALARIES:	**$227,632.00**
DIRECT NON-LABOR EXPENSES	
Document Printing/Reproduction/Assembly	$288.00
Travel Costs (800 miles @ $0.72.5/mile)	$580.00
SUBTOTAL - DIRECT NON-LABOR EXPENSES:	**$868.00**
SUBTOTAL:	**$228,500.00**
SUBCONSULTANTS FEE:	**$0.00**
TOTAL FEE:	**$228,500.00**

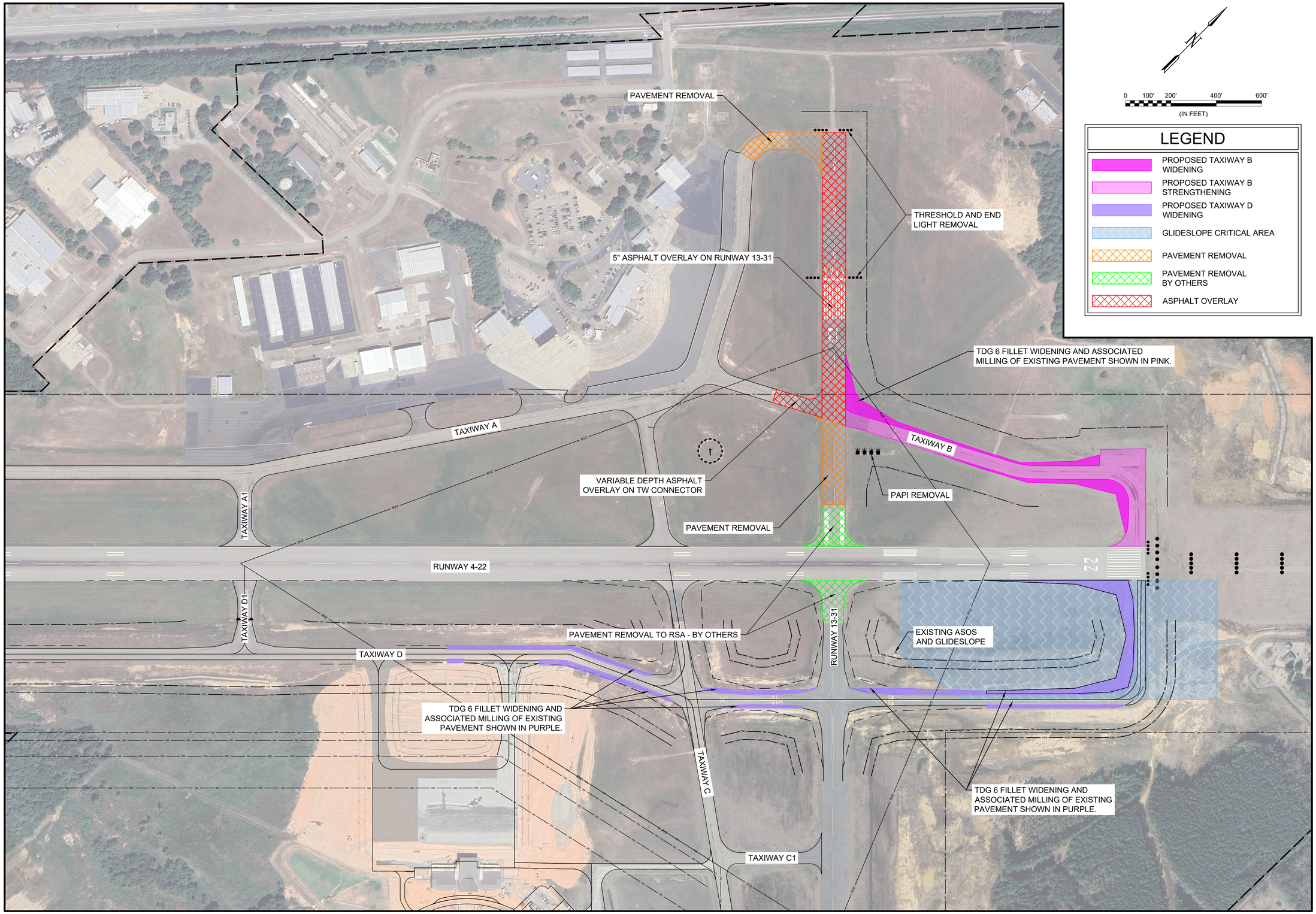
APPENDIX B

TEXARKANA AIRPORT AUTHORITY
TXK TAXIWAY D, TAXIWAY B, AND RUNWAY 13

BIDDING SERVICES

WORK TASK DESCRIPTION	E-5	E-4	E-3	E-1	AM-2
	hr	hr	hr	hr	hr
1. Civil Engineering					
Upload Bid Documents to Plan Room	2				2
Review and Respond to Request for Information (RFI)	8	6		6	
Draft and Distribute Addendums	5	5		10	2
Prepare for Pre-Bid Meeting	2	2			2
Attend Pre-Bid Meeting (2 people, on-site)	6			6	
Bid Opening (1 person, on-site)	5				
Prepare Bid Tabulation	2				2
Award	4				2
Subtotal - Civil Engineering	**34**	**13**	**0**	**22**	**10**
2. Electrical Engineering					
Draft Addendums			3	6	
Evaluate Bids			2		
Subtotal - Electrical Engineering	**0**	**0**	**5**	**6**	**0**
Hours	**34**	**13**	**5**	**28**	**10**

SUBTOTAL - SALARIES:	**$18,970.00**
DIRECT NON-LABOR EXPENSES	
Document Printing/Reproduction/Assembly	$95.00
Postage/Freight/Courier	$0.00
Travel Costs (600 miles @ $0.72.5/mile)	$435.00
SUBTOTAL - DIRECT NON-LABOR EXPENSES:	**$530.00**
SUBTOTAL:	**$19,500.00**
SUBCONSULTANTS FEE:	**$0.00**
TOTAL FEE:	**$19,500.00**



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(IN FEET)

LEGEND

- PROPOSED TAXIWAY B WIDENING
- PROPOSED TAXIWAY B STRENGTHENING
- PROPOSED TAXIWAY D WIDENING
- GLIDESLOPE CRITICAL AREA
- PAVEMENT REMOVAL
- PAVEMENT REMOVAL BY OTHERS
- ASPHALT OVERLAY

GARVER

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REV.	DATE	DESCRIPTION	BY

TEXARKANA REGIONAL AIRPORT
TEXARKANA, ARKANSAS

TAXIWAY B WIDENING / RUNWAY 31 STRENGTHENING

PROJECT SKETCH

JOB NO.: 2402422
DATE: OCT. 2025
DESIGNED BY: CBP
DRAWN BY: OFR

BAR IS ONE INCH ON ORIGINAL DRAWING
1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

DRAWING NUMBER
APP-C

SHEET NUMBER **1**

File: \\garverinc.local\gdata\Projects\2024\A10-2402422 - TXK Taxiway D Widening\Drawings\EXHIBITS\Work Order Exhibits\2025-09-30 Proposed Strengthening Exhibit - TW B and RWY.dwg Last Save: 10/7/2025 10:11 AM Last saved by: MHernandez
Last plotted by: Powers, Carlos B. M. Plot Style: AECmono.ctb Plot Scale: 1:1 Plot Date: 2/16/2026 10:52 AM Plotter used: DWG To PDF.pc3

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.	☐	Promote a Thriving Community through Innovation
	☒	Provide a Safe & Welcoming Community through Leadership
	☒	Deliver Quality Services with Integrity
Provide Customer Focused Public Services.	☐	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.	☐	Maintain Fiscal Strength with Integrity
	☐	Maximize Accountability & Resource Utilization
	☒	Invest in Infrastructure & Transportation utilizing Innovation
Professional Development to support Mission & Vision.	☐	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:			
☐	Newspaper Notice (Required by Statute)	☐	Public Hearing (Required by Statute)
☐	Public Forum/Workshop Session	☐	Press Release (Through Marketing & Communications)
☐	Weekly & Monthly Email Distribution (Send to CM Office)	☐	Website Notice (Through Marketing & Communications)
☐	Social Media (LinkedIn, Facebook, etc.)	☐	Special Mailing
☐	Flyers Developed & Posted (Through Marketing & Communications)	☐	Banners Posted
☐	Survey	☐	Automated Phone Call
☐	None Required	☐	
Other:			

City of Texarkana, Texas

VII.5

Briefing Sheet

Department: Information Technology **Action Officer:** Brandon Uselton, Chief Information Officer

Subject: Resolution No. 2026-043 approving the purchase of switching equipment from Tier4 Technologies of Texarkana, Texas, with budgeted funds in an amount not to exceed $75,000.

Briefing: 4/13/2026 **Public Hearing:** **Council Vote:** 4/13/2026

Item Schedule:

Updates/History of Briefing:

Executive Summary and Background Information:

The City utilizes enterprise-class network switching equipment that has reached its effective end of life and needs to be replaced with modern equipment. The IT Department is requesting approval to purchase new network switching equipment from Tier4 Technologies, a local technology provider, from state contract pricing, in an amount not to exceed $75,000 as detailed in Exhibit A with funds budgeted in the City's Technology Fund (fund 115).

Potential Options:

Approval or Deny

Fiscal Implications:

Funds available in the City Technology Fund (fund 115).

Staff Recommendation:

Staff recommends approval.

Advisory Board/Committee Review:

N/A

Board/Committee Recommendation:

N/A

Advisory Board/Committee Meeting Date and Minutes:

N/A

RESOLUTION NO. 2026-043

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AUTHORIZING THE PURCHASE OF SWITCHING EQUIPMENT FROM TIER4 TECHNOLOGIES, OF TEXARKANA, TEXAS, USING THE TIPS COOPERATIVE PURCHASING PROGRAM IN AN AMOUNT NOT TO EXCEED $75,000 WITH FUNDS BUDGETED IN THE TECHNOLOGY FUND (FUND 115); AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Texarkana needs to replace legacy network switching equipment that has reached its end of life; and

WHEREAS, the FY 2026 budget and appropriations make available sufficient funds in the Technology Fund to procure from Tier4 Technologies of Texarkana, Texas, new switching equipment in an amount to not exceed $75,000 (**Exhibit A**), through the TIPS Purchasing Program, Contract No. 250106, a procurement program which complies with Texas competitive purchasing requirements; and

WHEREAS, the City Council, being informed of the nature and proposed use of funds, determines that the purchase of such switching equipment will be in the best interest and will promote the safety and general welfare of the community.

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

SECTION 1: The City Council approves and authorizes the purchase of network switching equipment, procured from Tier4 Technologies of Texarkana, Texas, through the TIPS Program, at a purchase price not to exceed $75,000**,** with funds budgeted in the Technology Fund (Fund 115); and the City Manager is authorized to execute any and all documents necessary for this procurement and to effectuate the purpose of this resolution.

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 **13th day of April, 2026.**

ATTEST:

_____ _____

JENNIFER EVANS, CITY SECRETARY BOB BRUGGEMAN, MAYOR

Quote

Tier4 Technologies LLC
2900 Saint Michael Drive #301
Texarkana, TX 75503
United States

T: (430) 203-0575
F: (903) 307-5316

Quote #	**6006**
Date	**03/06/2026**
Expires	**04/04/2026**
Contact	**Jeremy Lacey**

Prepared for
Texarkana Municipal Information Technology
Wesley Belk
808 Olive St
Texarkana, TX 75501
United States
E: wbelk@txkusa.org

Meraki C9300 & MS130s

Item	Qty	Price	Extended
C9300-24T-M C9300 24-port data only, 350wac PS, w/MERAKI	1	$3,120.69	**$3,120.69**
C9300-NM-8X-M-O C9300 8 x 10GE Network Module, w/MERAKI	1	$1,916.23	**$1,916.23**
4PT-KIT-T2-M-O C9000 4 Point Type 1 rack mount kit, w/MERAKI	1	$154.87	**$154.87**
LIC-C9300-24E-3Y Meraki Enterprise License for C9300-M 24-port, 3 year	1	$816.59	**$816.59**
	Subtotal:		$6,008.38

Item	Qty	Price	Extended
MS130-48X-HW Meraki MS130-48X Cloud Mgd. 40GE + 8x(2.5GE) 740W PoE Switch	16	$3,840.08	**$61,441.28**
LIC-MS130-48-3Y Meraki MS130-48 Enterprise License and Support, 3 Year	16	$332.12	**$5,313.92**
MA-PWR-CORD-US Meraki AC Power Cord for MX and MS (US Plug)	16	$4.65	**$74.40**
	Subtotal:		$66,829.60
	Total:		**$72,837.98 USD**

Quote

TIPS Contract# 250106
https://www.tips-usa.com/vendorProfile.cfm?RecordID=4E44D17EA2B708076244B208C2634090

Ordering agrees to the commitment terms illustrated in this proposal.
To order, please sign, return PO, or request a DocuSign.

Name: _____

Signature: _____

Title: _____

Date: _____

TIER4 TECHNOLOGIES LLC STANDARD TERMS AND CONDITIONS. These Terms and Conditions govern all products, software, licenses, subscriptions, professional services, consulting services, managed services, and related work provided by Tier4 Technologies LLC, referred to as Tier4, to the customer identified on any quote, proposal, order, or statement of work, referred to as CLIENT. These Terms apply to all transactions between Tier4 and CLIENT unless a separate written Master Services Agreement or other written contract signed by both parties is in effect, in which case that agreement shall control to the extent of any conflict.

ORDERS AND ACCEPTANCE. Any purchase order, electronic order, email approval, signed quote, or other written authorization provided by CLIENT shall constitute acceptance of these Terms. CLIENT acknowledges that submission of any order authorizes Tier4 to invoice CLIENT for the products and services described. Tier4 performance or fulfillment of an order shall not constitute acceptance of any CLIENT terms and conditions that conflict with these Terms. Any preprinted or additional terms on CLIENT purchase orders are expressly rejected.

PRICING AND PAYMENT. Tier4 shall invoice CLIENT in accordance with the terms stated on the applicable quote, order, or statement of work. Payment terms are net thirty days from invoice date unless otherwise specified in writing. Payments not received within thirty days shall accrue interest at one and one half percent per month or the maximum rate allowed by law. CLIENT is responsible for all collection costs, attorney fees, and expenses incurred by Tier4 in collecting past due amounts. Recurring services, subscriptions, and licenses will be invoiced on a recurring basis as specified and shall automatically renew unless terminated in writing at least thirty days prior to renewal.

TAXES. CLIENT is responsible for all applicable sales, use, excise, and similar taxes. Quotes and proposals do not include taxes unless expressly stated. Tier4 will collect and remit taxes only in jurisdictions where legally required. Final invoices may include applicable taxes based on ship to or service locations.

ALL SALES FINAL. ALL SALES ARE FINAL. CLIENT acknowledges that Tier4 is a reseller of third party products, licenses, and services and that Tier4 is bound by manufacturer, distributor, publisher, and provider policies which do not permit cancellations, returns, or refunds. Accordingly, Tier4 does not accept returns, cancellations, exchanges, or refunds once an order has been placed, processed, or fulfilled. CLIENT agrees that any order submitted to Tier4 is firm and noncancelable.

SHIPPING AND RISK OF LOSS. All products are shipped FOB origin unless otherwise required by applicable law. Title and risk of loss pass to CLIENT upon shipment. Products are deemed accepted upon delivery to the carrier.

SERVICES WARRANTY. Tier4 warrants only that services will be performed in a professional and workmanlike manner using commercially reasonable efforts. EXCEPT AS EXPRESSLY STATED HEREIN, ALL PRODUCTS, SOFTWARE, LICENSES, AND SERVICES ARE PROVIDED AS IS WITH ALL FAULTS. TIER4 MAKES NO OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. Any manufacturer or provider warranties are passed through to CLIENT to the extent permitted.

CYBERSECURITY AND DATA RESPONSIBILITY. CLIENT acknowledges that Tier4 is not an insurer or guarantor of CLIENT systems, networks, data, or operations. CLIENT retains sole responsibility for backups, data protection, cybersecurity controls, business continuity, disaster recovery, user account security, and system monitoring. Tier4 does not guarantee that any product, configuration, service, or recommendation will prevent cyberattacks, data loss, system failures, service interruptions, or unauthorized access. Tier4 shall not be liable for any losses arising from cyber incidents, ransomware, malware, data breaches, or system outages except to the extent directly caused by Tier4 gross negligence or willful misconduct.

LIMITATION OF LIABILITY. IN NO EVENT SHALL TIER4 BE LIABLE FOR ANY INDIRECT, INCIDENTAL, CONSEQUENTIAL, SPECIAL, EXEMPLARY, OR PUNITIVE DAMAGES INCLUDING LOSS OF PROFITS, DATA, REVENUE, OR BUSINESS OPPORTUNITY. TIER4 TOTAL LIABILITY FOR ANY CLAIM ARISING FROM ANY TRANSACTION OR SERVICE SHALL BE LIMITED TO THE AMOUNT ACTUALLY PAID BY CLIENT TO TIER4 FOR THE SPECIFIC PRODUCT OR SERVICE GIVING RISE TO THE CLAIM DURING THE TWELVE MONTH PERIOD PRIOR TO THE CLAIM.

THIRD PARTY PRODUCTS AND SERVICES. CLIENT acknowledges that many products, licenses, subscriptions, and services supplied by Tier4 are provided by third parties. Tier4 does not control and is not responsible for performance, availability, security, pricing changes, feature changes, discontinuation, delays, outages, or actions of third party providers. CLIENT agrees to comply with all applicable third party terms and conditions associated with such products and services.

NO IMPLIED SERVICE LEVELS. No service levels, response times, uptime guarantees, or performance commitments are provided unless expressly stated in a separate written agreement signed by Tier4.

INDEMNIFICATION. CLIENT agrees to indemnify, defend, and hold harmless Tier4 and its employees, agents, and contractors from any claims, damages, liabilities, and expenses arising from CLIENT misuse of products or services, CLIENT data or content, CLIENT violation of law, security incidents originating from CLIENT systems, modifications made by CLIENT or third parties, or CLIENT failure to maintain adequate security or backups. This obligation shall survive termination.

CONFIDENTIAL INFORMATION. Each party agrees to protect the other party confidential information using reasonable care and to use such information solely for purposes of the business relationship. Confidential information shall not include information that is publicly known, independently developed, or required to be disclosed by law.

INTELLECTUAL PROPERTY. All methodologies, processes, tools, templates, configurations, documentation, and work product created by Tier4 remain the sole property of Tier4 unless expressly transferred in a written agreement signed by Tier4. CLIENT receives only a limited, nonexclusive, nontransferable license to use deliverables solely for its internal business purposes.

NON SOLICITATION. During the term of any engagement and for twelve months thereafter, CLIENT shall not solicit or hire any Tier4 employee or contractor introduced through this relationship. If CLIENT does so, CLIENT agrees to pay Tier4 a placement fee equal to one year of the individual new annual compensation, to the extent permitted by law.

EXPORT COMPLIANCE. CLIENT agrees to comply with all applicable United States export control laws and regulations regarding products and information provided by Tier4.

TERMINATION. Either party may terminate services upon thirty days written notice unless a longer committed term is specified. CLIENT remains responsible for all fees incurred through the effective date of termination, including any noncancelable third party commitments, licenses, subscriptions, or products ordered on CLIENT behalf.

FORCE MAJEURE. Tier4 shall not be liable for delays or failures caused by events beyond its reasonable control including acts of God, supply chain disruptions, vendor delays, labor disputes, natural disasters, governmental actions, pandemics, or internet or utility failures.

PUBLIC SECTOR CUSTOMERS. If CLIENT is a governmental or educational entity, any provisions required by applicable law shall be deemed incorporated, and any conflicting provisions shall be modified only to the minimum extent required by law.

GOVERNING LAW. This agreement shall be governed by the laws of the State of Texas. Venue for any dispute shall be in Bowie County, Texas, except to the extent prohibited by applicable law.

ENTIRE AGREEMENT. These Terms together with any quote, statement of work, or order constitute the entire agreement between the parties. No modification shall be valid unless in writing signed by Tier4.

SEVERABILITY. If any provision is held invalid, the remaining provisions shall remain in full force and effect.

ASSIGNMENT. CLIENT may not assign this agreement without Tier4 prior written consent.

E-RATE ORDERS. For any order or services involving the federal E-rate program, CLIENT acknowledges that Tier4 role is limited to submitting bids and providing products and services in accordance with CLIENT issued purchase orders. CLIENT is solely responsible for compliance with all E-rate rules, filing requirements, and program deadlines. Any quote provided by Tier4 for E-rate purposes is contingent upon USAC funding approval and CLIENT timely filing of all required forms. CLIENT remains fully responsible for payment of all amounts due to Tier4 regardless of E-rate funding approval, denial, delay, reduction, or audit findings. Tier4 has no obligation to deliver products or services until CLIENT provides a valid purchase order and proof of funding commitment where applicable. If funding is reduced or denied for any reason, CLIENT agrees to pay Tier4 the full contract amount from non-E-rate sources. Tier4 is not responsible for CLIENT failure to follow procurement rules, competitive bidding requirements, or program guidelines. CLIENT is responsible for selecting the applicable E-rate invoicing method and for payment of any non-discounted portion, taxes, ineligible items, or costs not covered by E-rate. Any change in funding status, service substitutions, or program modifications shall not relieve CLIENT of its obligation to pay Tier4 in full for products or services ordered.

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.	☐	Promote a Thriving Community through Innovation
	☐	Provide a Safe & Welcoming Community through Leadership
	☒	Deliver Quality Services with Integrity
Provide Customer Focused Public Services.	☐	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.	☐	Maintain Fiscal Strength with Integrity
	☐	Maximize Accountability & Resource Utilization
	☐	Invest in Infrastructure & Transportation utilizing Innovation
Professional Development to support Mission & Vision.	☐	Promote Teamwork through Cross Department Collaboration
	☐	Enhance Professionalism & Positive Work Culture

Additional Comments:

Staff recommends approval.

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

Other Potential Impacts:

Public Information Plan:			
☐	Newspaper Notice (Required by Statute)	☐	Public Hearing (Required by Statute)
☐	Public Forum/Workshop Session	☐	Press Release (Through Marketing & Communications)
☐	Weekly & Monthly Email Distribution (Send to CM Office)	☐	Website Notice (Through Marketing & Communications)
☐	Social Media (LinkedIn, Facebook, etc.)	☐	Special Mailing
☐	Flyers Developed & Posted (Through Marketing & Communications)	☐	Banners Posted
☐	Survey	☐	Automated Phone Call
☐	None Required	☐	
Other:			

City of Texarkana, Texas

VII.6

Briefing Sheet

Department: Fire Department **Action Officer:**

Subject: Resolution No. 2026-046 approving the submission of the 2026 Homeland Security Grant Application to purchase six mobile radios in an amount not to exceed $52,552.88.

Briefing: 4/13/2026 **Public Hearing:** 5/11/2026 **Council Vote:** 5/11/2026

Item Schedule:

Updates/History of Briefing:

Executive Summary and Background Information:

The item before you if approved would allow staff to submit the 2026 Homeland Security Grant Application to the ARTEX Council of Governments.

The Homeland Security Grant is a perennial grant that is 100% funded and there is no cost to the City.

This year's grant is titled the City of Texarkana Texas Mobile Radio Project and would allow the Fire Department to replace 6 mobile radios. These radios have become obsolete and are no longer supported by the manufacturer.

Potential Options:

Approve/Deny

Fiscal Implications:

Grant is funded 100%

Staff Recommendation:

Staff Recommends approval

Advisory Board/Committee Review:

Board/Committee Recommendation:

Advisory Board/Committee Meeting Date and Minutes:

RESOLUTION NO. 2026-046

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, APPROVING THE 2026 ARK-TEX COUNCIL OF GOVERNMENTS HOMELAND SECURITY GRANT PROJECT SUBMISSION TO THE OFFICE OF THE GOVERNOR; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City has received for several years, funds from the Homeland Security Grant, a 100% federally funded perennial grant program, following submission of applications for grant funds approved by the City Council; and

WHEREAS, this year's grant is titled **City of Texarkana Texas Mobile Radio Project** and would garner grant funds not to exceed $52,541.88 that would allow the Fire Department to replace six mobile radios which have become obsolete and are no longer supported by the manufacturer; and

WHEREAS, the City Council finds the **City of Texarkana Texas Mobile Radio Project** to be operated from October 1, 2026, through September 30, 2027, to be in the best interest of the citizens of Texarkana and that the grant project submission should be approved; and

WHEREAS, the City Council agrees to return, in full, any grant funds lost or otherwise misused to the Office of the Governor.

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

SECTION 1: The City Council approves the 2026 Ark-Tex Council of Governments Homeland Security Grant Project Submission for **City of Texarkana Texas Mobile Radio Project** to the Office of the Governor.

SECTION 2: The City Council designates the City of Texarkana's Mayor as the grantee's authorized official.

SECTION 3: The authorized official is granted the authority to apply for, reject, alter, or terminate the grant on behalf of the applicant agency.

SECTION 4: 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 **13th day of April, 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.	☐	Promote a Thriving Community through Innovation
	☐	Provide a Safe & Welcoming Community through Leadership
	☐	Deliver Quality Services with Integrity
Provide Customer Focused Public Services.	☐	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.	☐	Maintain Fiscal Strength with Integrity
	☐	Maximize Accountability & Resource Utilization
	☐	Invest in Infrastructure & Transportation utilizing Innovation
Professional Development to support Mission & Vision.	☐	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:			
☐	Newspaper Notice (Required by Statute)	☐	Public Hearing (Required by Statute)
☐	Public Forum/Workshop Session	☐	Press Release (Through Marketing & Communications)
☐	Weekly & Monthly Email Distribution (Send to CM Office)	☐	Website Notice (Through Marketing & Communications)
☐	Social Media (LinkedIn, Facebook, etc.)	☐	Special Mailing
☐	Flyers Developed & Posted (Through Marketing & Communications)	☐	Banners Posted
☐	Survey	☐	Automated Phone Call
☐	None Required	☐	
Other:			

City of Texarkana, Texas

VII.7

Briefing Sheet

Department: Parks **Action Officer:** Keith Beason, Parks Director

Subject: Resolution No. 2026-047 ratifying four change orders in the total amount of $58,037.43 with Symmetry Sports for baseball and soccer complex construction projects.

Briefing: 4/13/2026 **Public Hearing:** 4/14/2026 **Council Vote:** 4/13/2026

Item Schedule:

Updates/History of Briefing:

These four change orders were added to the scope of the projects at Swanger Complex and Grady T. Wallace Soccer Complex. These change orders included installation of dual stanchion softball pitching rubber with lugs, painting of sponsor logos and field names, and the removal of outlets at each backstop at Swanger Complex. At Grady T. Wallace, this included an additional cost for painting the existing block to match metal sheeting.

Executive Summary and Background Information:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, RATIFYING FOUR CHANGE ORDERS WITH SYMMETRY SPORTS FOR SWANGER BASEBALL COMPLEX AND GRADY T. WALLACE SOCCER COMPLEX, IN AN AMOUNT NOT TO EXCEED $58,037.43.; AND ESTABLISHING AN EFFECTIVE DATE.

Potential Options:

- Approve
- Deny

Fiscal Implications:

These four change orders increased the amount of the projects by $58,037.43

Staff Recommendation:

Approval

Advisory Board/Committee Review:

N/A

Board/Committee Recommendation:

N/A

Advisory Board/Committee Meeting Date and Minutes:

N/A

RESOLUTION NO. 2026-047

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, RATIFYING FOUR CHANGE ORDERS WITH SYMMETRY SPORTS FOR SWANGER BASEBALL COMPLEX AND GRADY T. WALLACE SOCCER COMPLEX, IN AN AMOUNT NOT TO EXCEED (FIFTY-EIGHT THOUSAND AND THIRTY-SEVEN) $58,037.43; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Texarkana, Texas and Symmetry Sports (contractor) identified changes that must be made at both Swanger Baseball Complex at Spring Lake Park and the Soccer Complex at Grady T. Wallace Park in the amount of **$58,037.43** from 2023 Bond (Fund 426); and

WHEREAS, the first change order is for Symmetry Sports to supply and install ten dual stanchion softball pitching rubber with plugs at Swanger Baseball Complex in the amount of **$7,650.00**; and

WHEREAS, the second change order was to paint five field name logos and 10 sponsor logos which included two mobilizations at Swanger Complex in the amount of **$47,150.00;** and

WHEREAS, the third change order was to remove installation of outlet at each backstop from scope of work at Swanger Complex which credited back to the City in an amount of **$1,500.00;** and

WHEREAS, the fourth change order is to clean and paint the existing exterior block to closely match metal sheeting at Grady T. Wallace Soccer Complex in the amount of **$4,737.43**; and

WHEREAS, all change orders are attached as **Exhibit "A", Exhibit "B", Exhibit "C", and Exhibit "D".**

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

SECTION 1: The change orders for construction work completed at Swanger Complex and Grady T. Wallace Complex set out in this Resolution are hereby ratified.

SECTION 2: This resolution shall be in full force and in effect upon approval.

PASSED AND APPROVED in Regular Council Session on this the **13th day of April, 2026**.

ATTEST:

_____ _____

JENNIFER EVANS, CITY SECRETARY BOB BRUGGEMAN, MAYOR

symmetry
Sports Construction

CHANGE ORDER

Date: January 6th, 2025

Submitted to: The City of Texarkana

Attention: Dusty Henslee, Assistant City Manager/Director of Public Works

Project: Spring Lake Park. Swanger Complex Renovations #24-31401

Change Order : 003

Construction Contract Date: February 20th, 2024

The Owner agrees to make the following changes to the above-specified Construction Contract. This Change Order becomes a part of the original Construction Contract.

DESCRIPTION OF CHANGE

Supply and Install (10) dual stanchion softball pitching rubber with plugs. - Does not include a turf replacement panel.	$ 7,650.00

BREAKDOWN

Original Contract Amount:	$ 8,279,710.00
Previously Authorized Amendments	$ 1,016,060.00
Previously Authorized Change Orders:	$ 70,259.70
Amount of this Change Order:	$ 7,650.00
New Contract Amount Including this Change Order:	$ 9,373,679.70

Symmetry Sports Construction, LLC

Sign Nathan Rowland

Date 1/7/2025

The City of Texarkana

Sign

Date 1/7/25

symmetry
Sports Construction

CHANGE ORDER

Date: February 12th, 2025

Submitted to: The City of Texarkana

Attention: Dusty Henslee, Assistant City Manager/Director of Public Works

Project: Spring Lake Park. Swanger Complex Renovations #24-31401

Change Order : 004

Construction Contract Date: February 20th, 2024

The Owner agrees to make the following changes to the above-specified Construction Contract. This Change Order becomes a part of the original Construction Contract.

DESCRIPTION OF CHANGE

5 field name logos and 10 sponsor logos. Pricing includes 2 mobilizations. - Sizing and shape as discussed previously with Nick Robertson.	$ 47,150.00

BREAKDOWN

Original Contract Amount:	$ 8,279,710.00
Previously Authorized Amendments	$ 1,016,060.00
Previously Authorized Change Orders:	$ 77,909.70
Amount of this Change Order:	$ 47,150.00
New Contract Amount Including this Change Order:	$ 9,420,829.70

Symmetry Sports Construction, LLC

Sign Nathan Rowland _____

Date _____

The City of Texarkana

Sign _____

Date 2/13/25

symmetry
Sports Construction

CHANGE ORDER

Date: May 15th, 2025

Submitted to: The City of Texarkana

Attention: Dusty Henslee, Assistant City Manager/Director of Public Works

Project: Spring Lake Park. Swanger Complex Renovations #24-31401

Change Order : 005

Construction Contract Date: February 20th, 2024

The Owner agrees to make the following changes to the above-specified Construction Contract. This Change Order becomes a part of the original Construction Contract.

DESCRIPTION OF CHANGE

Remove installation of outlet at each backstop from scope.	($ 1,500.00)

BREAKDOWN

Original Contract Amount:	$ 8,279,710.00
Previously Authorized Amendments	$ 1,016,060.00
Previously Authorized Change Orders:	$ 125,059.70
Amount of this Change Order:	$ (1,500.00)
New Contract Amount Including this Change Order:	$ 9,419,329.70

Symmetry Sports Construction, LLC

Sign_____

Date_____

The City of Texarkana

Sign_____

Date 5/27/25

symmetry
Sports Construction

CHANGE ORDER

Date: February 3rd, 2025

Submitted to: The City of Texarkana

Attention: Dusty Henslee, Assistant City Manager/Director of Public Works

Project: Grady T. Wallace. Soccer Complex Improvements #24-31402

Change Order No: 004

Construction Contract Date: February 20th, 2024

The Owner agrees to make the following changes to the above-specified Construction Contract. This Change Order becomes a part of the original Construction Contract.

DESCRIPTION OF CHANGE

Clean and paint existing exterior block to closely match metal sheeting	$	4,737.43

BREAKDOWN

Original Contract Amount:	$ 3,199,622.00
Previously Authorized Amendments	$ 74,972.00
Previously Authorized Change Orders:	$ 42,842.66
Amount of this Change Order:	$ 4,737.43
New Contract Amount Including this Change Order:	$ 3,322,174.09

Symmetry Sports Construction, LLC

Sign _____

Date 2-4-25

The City of Texarkana

Sign _____

Date 2-4-25

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.	☒	Promote a Thriving Community through Innovation
	☐	Provide a Safe & Welcoming Community through Leadership
	☒	Deliver Quality Services with Integrity
Provide Customer Focused Public Services.	☒	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.	☒	Maintain Fiscal Strength with Integrity
	☒	Maximize Accountability & Resource Utilization
	☒	Invest in Infrastructure & Transportation utilizing Innovation
Professional Development to support Mission & Vision.	☐	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:			
☐	Newspaper Notice (Required by Statute)	☐	Public Hearing (Required by Statute)
☐	Public Forum/Workshop Session	☐	Press Release (Through Marketing & Communications)
☐	Weekly & Monthly Email Distribution (Send to CM Office)	☐	Website Notice (Through Marketing & Communications)
☒	Social Media (LinkedIn, Facebook, etc.)	☐	Special Mailing
☐	Flyers Developed & Posted (Through Marketing & Communications)	☐	Banners Posted
☐	Survey	☐	Automated Phone Call
☐	None Required	☐	
Other:			

City of Texarkana, Texas

VII.8

Briefing Sheet

Department: Public Works **Action Officer:** Jonathan Wade, City Engineer

Subject: Resolution No. 2026-050 authorizing the City Manager to execute a contract with Stan Excavating of Texarkana, Texas, in an amount not to exceed $2,607,844.75 for the Waco Street Reconstruction Project, with funds budgeted in the 2022 Bond Fund (Fund 425).

Briefing: **Public Hearing:** **Council Vote:** 4/13/2026

Item Schedule:

Updates/History of Briefing:

Executive Summary and Background Information:

Date of Invitation for Bid (IFB 24-1901-02) posted on website: February 15, 2026
Dates published in Texarkana Gazette: February 15, 2026, and February 22, 2026
Opened Bids: March 17, 2026
Bids Received: Stan Excavating, Tatum Excavating, Francis Excavating, and Contech Contractors
Lowest Responsive Bidder: Stan Excavating - See EXH "A"
Budget: 2022 Bond Fund
Policy Exceptions: None
Scope of Work: This project consists of replacing the existing concrete pavement with new concrete pavement on Waco Street between South Robison Road and Kilgore Street.

Potential Options:

Approve contract
Not approve contract

Fiscal Implications:

Funds are available in the 2022 Bond Fund (Fund 425).

Staff Recommendation:

Staff recommends approval

Advisory Board/Committee Review:

NONE

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

NOT APPLICABLE

RESOLUTION NO. 2026-050

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT WITH STAN EXCAVATING OF TEXARKANA, TEXAS, IN AN AMOUNT NOT TO EXCEED TWO MILLION SIX HUNDRED SEVEN THOUSAND EIGHT HUNDRED FOURTY-FOUR DOLLARS AND SEVENTY-FIVE CENTS ($2,607,844.75) FOR THE WACO STREET RECONSTRUCTION PROJECT TO BE PAID FROM THE 2022 BOND FUND (FUND 425); CONTAINING SUPERSEDING AND SEVERABILITY CLAUSES; CONTAINING LEGISLATIVE FINDINGS; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Texarkana, Texas, is creating enhancements to Waco Street with new concrete street pavement consistent with commercial redevelopment requirements found in Chapter 130 of the City's Code of Ordinances; and

WHEREAS, on March 17th, 2026, four (4) bids were received and Stan Excavating of Texarkana, Texas, submitted the lowest and most responsible bid summarized on the bid tab sheet as shown on **Exhibit 'A';** and

WHEREAS, funds are available in the 2022 Bond Fund (Fund 425) for the reconstruction project.

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

SECTION 1: The lowest and most responsible bidder for the Waco Street Reconstruction Project is hereby declared to be Stan Excavating of Texarkana, Texas.

SECTION 2: The City Manager is hereby authorized to execute a contract with Stan Excavating of Texarkana, Texas, in an amount not to exceed $2,607,844.75, with funds budgeted in the 2022 Bond Fund (Fund 425).

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

PASSED AND APPROVED in Regular Council Session on this the **13th day of April, 2026**.

_____ _____

JENNIFER EVANS, CITY SECRETARY BOB BRUGGEMAN, MAYOR

IFB #24-1901-02 Waco Street Reconstruction Project

IFB #24-1901-02 Waco Street Reconstruction Project					Stan Excavating		Tatum Excavating		Francis Excavating		Contech Contractors	
Base Bid												
ITEM NO.	DESCRIPTION	TXDOT SPEC ITEM	ESTIMATED QUANTITY	UNIT	UNIT PRICE	EXTENDED AMOUNT	UNIT PRICE	EXTENDED AMOUNT	UNIT PRICE	EXTENDED AMOUNT	UNIT PRICE	EXTENDED AMOUNT
1	MOBILIZATION	500	1	LS	$108,000	$108,000.00	$155,980.00	$155,980.00	$122,523.00	$122,523.00	$170,732.00	$170,732.00
2	EROSION CONTROL	506	1	LS	$1,500	$1,500.00	$5,000.00	$5,000.00	$4,250.00	$4,250.00	$11,700.00	$11,700.00
3	REMOVING DRIVEWAYS	104	1147	SY	$2.50	$2,867.50	$20.00	$22,940.00	$12.50	$14,337.50	$10.53	$12,077.91
4	REMOVING CONCRETE (PAVEMENT)	104	16169	SY	$2.85	$46,081.65	$12.00	$194,028.00	$10.26	$165,893.94	$10.53	$170,259.57
5	REMOVING CONCRETE (CURB & GUTTER)	104	5942	LF	$0.50	$2,971.00	$1.00	$5,942.00	$2.00	$11,884.00	$1.17	$6,952.14
6	RELOCATE EXISTING MAILBOX	496	5	EA	$150.00	$750.00	$650.00	$3,250.00	$250.00	$1,250.00	$292.50	$1,462.50
7	REMOVING 18" RCP	496	1,022	LF	$5.00	$5,110.00	$30.00	$30,660.00	$19.65	$20,082.30	$8.19	$8,370.18
8	REMOVING 21" RCP	496	27	LF	$5	$135.00	$35.00	$945.00	$30.00	$810.00	$9.36	$252.72
9	REMOVING 27" RCP	496	8	LF	$5	$40.00	$60.00	$480.00	$30.00	$240.00	$10.53	$84.24
10	REMOVING INLET	496	4	EA	$1,500	$6,000.00	$1,350.00	$5,400.00	$1,250.00	$5,000.00	$585.00	$2,340.00
11	BARRICADES, SIGN & TRAFFIC HANDLING	502	6	MO	$1,200	$7,200.00	$6,100.00	$36,600.00	$2,750.00	$16,500.00	$7,605.00	$45,630.00
12	PREPARING RIGHT-OF-WAY	100	32.4	STA	$500	$16,200.00	$600.00	$19,440.00	$995.00	$32,238.00	$579.15	$18,764.46
13	COMMON EXCAVATION	110	875	CY	$12	$10,500.00	$30.00	$26,250.00	$15.00	$13,125.00	$14.04	$12,285.00
14	SUBGRADE PREPARATION	132	18,572	SY	$2.75	$51,073.00	$6.00	$111,432.00	$3.25	$60,359.00	$4.68	$86,916.96
15	6" FLEX BASE (TY A, GRADE 1-2)	247	1,710	SY	$12	$20,520.00	$26.00	$44,460.00	$16.50	$28,215.00	$23.40	$40,014.00
16	CONCRETE PAVEMENT (10")	360	16,402	SY	$82	$1,346,604.20	$81.00	$1,328,562.00	$82.50	$1,353,165.00	$129.71	$2,127,503.42
17	CONCRETE PAVEMENT (DRIVEWAYS)(7")	360	1,386	SY	$59	$81,774.00	$73.00	$101,178.00	$78.00	$108,108.00	$92.73	$128,523.78
18	MONOLITHIC CONCRETE CURB	529	4,876	LF	$4.20	$20,479.20	$10.00	$48,760.00	$10.00	$48,760.00	$11.70	$57,049.20
19	CONCRETE MOUNTABLE CURB	529	892	LF	$4.30	$3,835.60	$10.00	$8,920.00	$9.00	$8,028.00	$10.53	$9,392.76
20	HP STORM PIPE (18")	468	388	LF	$54.50	$21,146.00	$80.00	$31,040.00	$54.35	$21,087.80	$70.20	$27,237.60
21	HP STORM PIPE (24")	468	369	LF	$64.50	$23,800.50	$100.00	$36,900.00	$64.67	$23,863.23	$93.60	$34,538.40
22	HP STORM PIPE (30")	468	452	LF	$84	$37,968.00	$130.00	$58,760.00	$104.15	$47,075.80	$128.70	$58,172.40
23	TRENCH EXCAVATION PROTECTION	402	1,209	LF	$1	$1,209.00	$4.00	$4,836.00	$1.50	$1,813.50	$2.34	$2,829.06
24	TY II CURB INLET	465	7	EA	$6,000	$42,000.00	$7,300.00	$51,100.00	$7,800.00	$54,600.00	$9,360.00	$65,520.00
25	JCT BOX (COMPL)(PJB)(5FTX 5FT)	465	2	EA	$4,150	$8,300.00	$4,950.00	$9,900.00	$4,459.95	$8,919.90	$7,605.00	$15,210.00
26	JCT BOX (COMPL)(PJB)(6FTX 5FT)	465	1	EA	$4,500	$4,500.00	$6,200.00	$6,200.00	$5,697.45	$5,697.45	$8,424.00	$8,424.00
27	ADJUST WATER METER AND VALVE BOX	479	1	EA	$400	$400.00	$500.00	$500.00	$687.75	$687.75	$585.00	$585.00
28	SMALL ROADSIDE SIGN SUPPORT & ASSEMBLY	644	19	EA	$825	$15,675.00	$825.00	$15,675.00	$825.00	$15,675.00	$877.50	$16,672.50
29	REMOVE SM RD SN SUP&AM	644	19	SY	$100	$1,900.00	$85.00	$1,615.00	$250.00	$4,750.00	$117.00	$2,223.00
30	PHASING/DETOUR SIGNAGE	502	6	MO	$1,000	$6,000.00	$1,100.00	$6,600.00	$750.00	$4,500.00	$1,404.00	$8,424.00
31	INLET PROTECTION	506	8	EA	$250	$2,000.00	$280.00	$2,240.00	$250.00	$2,000.00	$175.50	$1,404.00
32	SODDING FOR EROSION CONTROL (BLOCK SOD)(BERMUDA)	162	1,272	SY	$4.50	$5,724.00	$6.00	$7,632.00	$5.65	$7,186.80	$5.85	$7,441.20
	CONCRETE WASH-	506	1	EA	$2,500	$2,500.00	$1,650.00	$1,650.00	$1,500.00	$1,500.00	$5,850.00	$5,850.00

33	OUT											
34	BROADCAST SEEDING (TEMPORARY)	164	0.4	AC	$1,500	$600.00	$10,000.00	$4,000.00	$3,500.00	$1,400.00	$3,510.00	$1,404.00
35	VEGETATIVE WATERING	168	288	TGL	$15	$4,320.00	$16.00	$4,608.00	$16.50	$4,752.00	$17.55	$5,054.40
36	PAVEMENT SURFACE PREPARATION FOR MARKINGS (24")	678	44	LF	$5.50	$242.00	$6.00	$264.00	$5.50	$242.00	$5.85	$257.40
37	STRIPING TY I (W)(SLD)(24")	666	44	LF	$27.50	$1,210.00	$28.00	$1,232.00	$27.50	$1,210.00	$29.25	$1,287.00
TOTAL BASE BID AMOUNT						$1,911,135.65	Total:	$2,394,979.00	Total:	$2,221,729.97	Total:	$3,172,844.80

TWU Base Bid

ITEM NO.	DESCRIPTION	TXDOT SPEC ITEM	ESTIMATED QUANTITY	UNIT	UNIT PRICE	EXTENDED AMOUNT	UNIT PRICE	EXTENDED AMOUNT	UNIT PRICE	EXTENDED AMOUNT	UNIT PRICE	EXTENDED AMOUNT
38	REMOVE SEWER MANHOLE	496	8	EA	$250	$2,000.00	$2,435.00	$19,480.00	$2,205.00	$17,640.00	$1,170.00	$9,360.00
39	REMOVE SEWER MAIN	496	688	LF	$20	$13,760.00	$33.00	$22,704.00	$14.70	$10,113.60	$2.57	$1,768.16
40	TRENCH EXCAVATION PROTECTION	402	1,864	LF	$1	$1,864.00	$3.50	$6,524.00	$1.58	$2,945.12	$2.34	$4,361.76
41	SEWER MANHOLE	33-05-14	8	EA	$3,000	$24,000.00	$5,900.00	$47,200.00	$6,300.00	$50,400.00	$5,850.00	$46,800.00
42	8" SEWER MAIN (SDR 26)	33-31-13	1,765	LF	$33.22	$58,633.30	$48.00	$84,720.00	$57.75	$101,928.75	$40.95	$72,276.75
43	RECONNECT SEWER SERVICES	33-31-13	11	EA	$500	$5,500.00	$2,640.00	$29,040.00	$1,307.25	$14,379.75	$2,106.00	$23,166.00
44	8" WATER MAIN (C-900, DR-18)	33-11-13	100	LF	$65	$6,500.00	$85.00	$8,500.00	$63.00	$6,300.00	$72.54	$7,254.00
45	10" x 8" TAPPING SLEEVE & VALVE	33-11-13	1	EA	$5,200	$5,200.00	$7,240.00	$7,240.00	$6,300.00	$6,300.00	$6,435.00	$6,435.00
46	10" x 6" TAPPING SLEEVE & VALVE	33-11-13	1	EA	$5,200.00	$5,200.00	$7,230.00	$7,230.00	$6,300.00	$6,300.00	$6,435.00	$6,435.00
47	RECONNECT WATER SERVICES	33-11-13	18	EA	1200	$21,600.00	$1,185.00	$21,330.00	$1,837.50	$33,075.00	$1,464.00	$25,272.00
TWU BID AMOUNT (Total of Items 38-47)						$144,257.30	Total:	$253,968.00	Total:	$249,382.22	Total:	$203,128.67

Bid Alternate 1 (RC Pipe)

Add Items

ITEM NO.	DESCRIPTION	TXDOT SPEC ITEM	ESTIMATED QUANTITY	UNIT	UNIT PRICE	EXTENDED AMOUNT	UNIT PRICE	EXTENDED AMOUNT	UNIT PRICE	EXTENDED AMOUNT	UNIT PRICE	EXTENDED AMOUNT
A1-1	18" RC PIPE	464	398	LF	$398	$24,477	$82.00	$32,636.00	$80.76	$32,142.48	$85.35	$33,969.30
A1-2	24" RC PIPE	464	369	LF	$369	$28,597.50	$112.00	$41,328.00	$103.75	$38,283.75	$126.25	$46,586.25
A1-3	30" RC PIPE	464	452	LF	$452	$42,488	$153.00	$69,156.00	$131.64	$59,501.28	$189.29	$85,559.08
BID ALTERNATE 1 AMOUNT (Total of Base Bid Less Base Bid Items 20-22, Plus Items A1-1 - A1-3)						$2,068,040.95	Total:	$2,665,367.00	Total:	$2,257,980.61	Total:	$3,219,011.03

Bid Alternate 2 (Expanded Pavement Section)

Add Items

ITEM NO.	DESCRIPTION	TXDOT SPEC ITEM	ESTIMATED QUANTITY	UNIT	UNIT PRICE	EXTENDED AMOUNT	UNIT PRICE	EXTENDED AMOUNT	UNIT PRICE	EXTENDED AMOUNT	UNIT PRICE	EXTENDED AMOUNT
A2-1	UNDERCUT	110	12,757	CY	$12	$153,084	$10.00	$127,570.00	$13.75	$175,408.75	$13.46	$171,709.22
A2-2	SELECT FILL	132	12,757	CY	$17	$216,869	$20.00	$255,140.00	$19.75	$251,950.75	$18.14	$231,411.98
A2-3	GEOGRID	250	7,733	SY	$2.85	$22,039.05	$3.00	$23,199.00	$2.30	$17,785.90	$2.62	$20,260.46
A2-4	10" FLEX BASE (TY A) (GRADE 1-2)	247	7,733	SY	$20.75	$160,459.75	$28.00	$216,524.00	$24.45	$189,071.85	$24.57	$189,999.81
BID ALTERNATE 2 AMOUNT (Total of Base Bid, Plus Items A2-1 – A2-4)						$2,607,844.75	Total:	$3,271,380.00	Total:	$2,854,297.22	Total:	$3,786,226.27

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.	☒	Promote a Thriving Community through Innovation
	☒	Provide a Safe & Welcoming Community through Leadership
	☒	Deliver Quality Services with Integrity
Provide Customer Focused Public Services.	☒	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.	☒	Maintain Fiscal Strength with Integrity
	☒	Maximize Accountability & Resource Utilization
	☒	Invest in Infrastructure & Transportation utilizing Innovation
Professional Development to support Mission & Vision.	☐	Promote Teamwork through Cross Department Collaboration
	☐	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:

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

Other:

City of Texarkana, Texas

VII.1

Briefing Sheet

Department: Planning, Community Dev. & Health **Action Officer:** David Orr, City Manager

Subject: Resolution No. 2026-042 establishing a Loan Committee to review all applications for loans from funded and active programs managed by the City.

Briefing: 4/13/2026 **Public Hearing:** 5/11/2026 **Council Vote:** 5/11/2026

Item Schedule:

First Briefing, Public Hearing and Vote

Updates/History of Briefing:

Executive Summary and Background Information:

The City of Texarkana, Texas administers multiple funding sources that provide low-interest loans to support economic development and redevelopment initiatives. These programs include, but are not limited to, the EPA Brownfields Revolving Loan Fund, CDBG Section 108 Loans, and Façade Improvement Loans. Collectively, these financing tools play a critical role in advancing strategic investment, revitalization, and community development objectives.

To ensure consistent, transparent, and fiscally responsible administration of these loan programs, the establishment of a Loan Committee is recommended. This committee will review all loan applications in accordance with prudent underwriting standards and guidelines established by the City's Finance Department and Legal Counsel.

This Resolution formally establishes the Loan Committee, including its composition, required areas of professional expertise, powers and duties, quorum requirements, and procedures for member appointment, resignation, and removal.

Adoption of this Resolution will strengthen governance, enhance accountability, and provide structured, consistent oversight of all City-administered loan funds, thereby supporting sound financial management and long-term community investment outcomes.

If approved, a consent agenda item will be presented at the next Council Meeting to terminate ORD 097-2012, which established an EPA Revolving (RLF) Loan Committee. This new committee established by this resolution will cover all loan related activities.

Potential Options:

Approve
Deny

Fiscal Implications:

There are no fiscal implications by approving this ordinance.

Staff Recommendation:

Staff recommends approval

Advisory Board/Committee Review:

N/A

Board/Committee Recommendation:

N/A

Advisory Board/Committee Meeting Date and Minutes:

N/A

RESOLUTION NO. 2026-042

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, ESTABLISHING A COMMITTEE TO REVIEW ALL APPLICATIONS FOR LOANS FROM FUNDED AND ACTIVE PROGRAMS MANAGED BY THE CITY; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City receives funding from multiple sources to provide loans for varying programs; and

WHEREAS, the City Council desires to ensure all loan applications are reviewed in accordance with responsible and prudent loan guidelines established by the City Finance Department; and

WHEREAS, the City Council, by this resolution, establishes a "Loan Committee" to accomplish review of such loan applications.

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

SECTION 1: A Loan Committee shall be established according to the following criteria:

A. The Loan Committee shall be empowered to review all applications for loans from funded and active loan programs managed by the City and make recommendations to the City Council on such applications.

B. The Committee shall consist of seven members. A majority of the members shall constitute a quorum for its meetings.

1. Six (6) external members and one (1) alternate member shall be appointed by the Mayor with confirmation by the City Council. Each member and alternate member shall possess professional experience as a commercial lender, economic development professional, commercial real estate professional, or civil engineer. The initial terms of these members shall be staggered. Upon the initial appointment of the Committee, three (3) of the appointed members and the one alternate member shall serve an initial term of two (2) years, and three (3) of the appointed members shall serve an initial term of three (3) years, as designated at the time of appointment. Thereafter, all appointed members shall serve terms of three (3) years. Members whose terms expire may be reappointed and may serve successive terms without limitation, subject to the applicable appointment procedures.

2. The Chief Financial Officer or designee shall serve as a permanent member of the Committee by virtue of such position and shall not be subject to a term limit while holding that position.

3. The committee members shall elect one member from the membership to serve as Chair, and one other member elected to serve as Vice Chair who shall act in the absence of the Chair.

C. The Loan Committee shall meet on an as-needed basis. All meetings shall be held in conformance with the Texas Open Meetings Act, Chapter 552, Texas Government Code. The concurring vote of four (4) members of the committee shall be necessary to approve a loan or take any other action. The alternate member shall vote only when a member is absent or abstains from voting. The committee shall keep minutes of its proceedings showing the vote of each member on each question or the fact that a member is absent or abstained from voting.

D. Any member or alternate member may resign by submitting a letter of intent to the Director of Planning and Community Development, with the resignation effective upon receipt unless a resignation date is expressly set out in the letter.

E. The City Council may terminate any member or alternate member for cause after hearing or upon the absence of over 50% of Loan Committee meetings held within a calendar year with termination effective upon deposit of a letter of termination in the U.S. Mail to the last known address of the member being terminated.

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 **13th day of April, 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.	☐	Promote a Thriving Community through Innovation
	☐	Provide a Safe & Welcoming Community through Leadership
	☒	Deliver Quality Services with Integrity
Provide Customer Focused Public Services.	☐	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.	☒	Maintain Fiscal Strength with Integrity
	☒	Maximize Accountability & Resource Utilization
	☐	Invest in Infrastructure & Transportation utilizing Innovation
Professional Development to support Mission & Vision.	☐	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:			
☐	Newspaper Notice (Required by Statute)	☐	Public Hearing (Required by Statute)
☐	Public Forum/Workshop Session	☐	Press Release (Through Marketing & Communications)
☐	Weekly & Monthly Email Distribution (Send to CM Office)	☐	Website Notice (Through Marketing & Communications)
☐	Social Media (LinkedIn, Facebook, etc.)	☐	Special Mailing
☐	Flyers Developed & Posted (Through Marketing & Communications)	☐	Banners Posted
☐	Survey	☐	Automated Phone Call
☒	None Required	☐	
Other:			

City of Texarkana, Texas

VII.2

Briefing Sheet

Department: Information Technology **Action Officer:** Brandon Uselton, Chief Information Officer

Subject: Resolution No. 2026-044 approving the purchase of a building at 1423 Main Street, Texarkana, Texas, with funds in the amount of $188,133.00, with the Texas portion being $114,441.30, in the Texarkana Water Utilities Capital Improvement Fund, for the location of the Information Technology Department, which provides services and support for the Cities of Texarkana, Texas, and Texarkana, Arkansas, and Texarkana Water Utilities.

Briefing: 4/13/2026 **Public Hearing:** 4/13/2026 **Council Vote:** 4/13/2026

Item Schedule:

Updates/History of Briefing:

Executive Summary and Background Information:

The Information Technology Department has out-grown its current space at 808 Olive Street, which is a shared office location with the Texarkana Water Utilities. With both IT and TWU needing additional space, the building at 1423 Main Street provided enough office space to house the IT Department while also providing adequate storage and quick access to downtown Texarkana, where most municipal facilities are located. The IT Department moving to 1423 Main Street opens a majority of office space at 808 Olive Street, solving problems for two departments at once.

Potential Options:

Approval or deny purchase.

Fiscal Implications:

Funding available in current Texarkana Water Utilities Capital Improbement budget.

Staff Recommendation:

Staff recommends approval

Advisory Board/Committee Review:

N/A

Board/Committee Recommendation:

N/A

Advisory Board/Committee Meeting Date and Minutes:

N/A

RESOLUTION NO. 2026-044

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AUTHORIZING THE CITY MANAGER TO APPROVE THE PURCHASE OF PROPERTY OWNED BY THE GEORGE AND BARBARA CUMMINGS IRREVOCABLE TRUST LOCATED AT 1423 MAIN STREET, TEXARKANA, TEXAS, FOR USE AS THE LOCATION OF THE INFORMATION TECHNOLOGY DEPARTMENT, IN THE AMOUNT OF ONE HUNDRED EIGHTY-EIGHT THOUSAND ONE HUNDRED THIRTY-THREE DOLLARS AND NO CENTS ($188,133.00), WITH THE TEXAS PORTION BEING ONE HUNDRED FOURTEEN THOUSAND FOUR HUNDRED FORTY-ONE DOLLARS AND THIRTY CENTS ($114,441.30), WITH FUNDS IN THE TEXARKANA WATER UTILITIES CAPITAL IMPROVEMENT FUND; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Texarkana, Texas, finds that it is beneficial to purchase property located at 1423 Main Street, Texarkana, Texas, from the George and Barbara Cummings Irrevocable Trust to be utilized as the location of the Information Technology Department, which is a bi-city department service for the City of Texarkana Texas, the City of Texarkana Arkansas, and the Texarkana Water Utilities; and

WHEREAS, the City obtained a property appraisal and has reached an agreement with the George and Barbara Cummings Irrevocable Trust to purchase the property for $188,133.00 with the Texas portion being $114,441.30 which includes all closing costs.

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

SECTION 1: The City Council approves the purchase of the property located at 1423 Main Street, Texarkana, Texas, from the George and Barbara Cummings Irrevocable Trust for One Hundred Eighty-eight Thousand One Hundred Thirty-three Dollars and No Cents ($188,133.00) with the Texas portion being One Hundred Fourteen Thousand Four Hundred Forty-One Dollars and Thirty Cents ($114,441.30), which includes all closing costs. The City Manager or designee is hereby authorized to finalize and execute said purchase on behalf of the City and execute any and all documents necessary to effectuate the same.

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 **11th day of May, 2026**.

ATTEST:

_____ _____

JENNIFER EVANS, CITY SECRETARY BOB BRUGGEMAN, MAYOR

AGREEMENT FOR PURCHASE OF REAL PROPERTY

WHEREAS, the George and Barbara Cummings Irrevocable Trust (hereinafter referred to as the "Trust" owns certain real property located at 1423 Main Street, Texarkana, Texas, more specifically set forth in Exhibit "A" attached hereto (the "Trust Property"); and

WHEREAS, the Texarkana Water Utilities (the "Utility") desires to purchase the Trust Property to house the Utility's IT Department which benefits the citizens of Texarkana, Texas ("Texas City") and Texarkana, Arkansas ("Arkansas City") subject to the appropriate approval of Texas City and Arkansas City's authorities; and

WHEREAS, the Trust Property has appraised for the value of $186,000 in an appraisal dated February 10, 2026 prepared by Pam Bonds, MAI, SRA, with The Appraisal Group; and

WHEREAS, such purchase has been approved by the City Councils of Texas City and Arkansas City as being in the best interest of Texas City and Arkansas City; and

WHEREAS, Utility and Trust desire to enter into this Agreement for Purchase of Real Property (the "Agreement"); and

THEREFORE, it is hereby agreed between Utility and Trust (collectively referred to herein as the "Parties") as follows:

ARTICLE I.
THE PROPERTY AND CONSIDERATION.

The Parties agree to the obligations and valuation as set forth in this Agreement, and specifically set forth in the Exhibits attached and made a part hereof.

ARTICLE II.
PREPARATION FOR CLOSING.

2.1 Title Commitment. On or before twenty (20) days after the Effective Date, Seller agrees to deliver to Utility a commitment from Stewart Title, 5402 Plaza Drive, Texarkana, Texas (the "Title Company") to issue the owner's policy of title insurance required herein (the "Commitment"), for the property.

2.2 Survey. Trust will furnish any survey of the Trust Property in Trust's possession to Utility within ten (10) days from the Effective Date. If any survey is required by the Title Company to close this transaction, Trust shall provide an updated survey, and the Closing date shall be extended for a period no longer than sixty (60) days to acquire a new survey.

2.3 Objections to Title and Survey. Utility may examine the Commitment and the Survey for a period of ten (10) business days following receipt. During such period

Utility may notify the Trust in writing of any objections to title. The Trust will have a reasonable time, not to exceed thirty (30) days following the receipt of any written objections from Utility in which to cure same. If the Trust does not cure said objections to title, this Agreement will terminate, and will be null and void on the thirty-first (31st) day following the receipt by Trust of said objections to title, unless prior to said time Utility agrees in writing to accept title subject to the matters previously objected to.

2.4 Inspection Period. Utility shall have a period of thirty (30) days from the Effective Date of this Agreement ("Inspection Period") to conduct, at Utility's sole cost and expense, any and all inspections, investigations, surveys, tests, and feasibility studies of the Property that Utility deems necessary or desirable, including without limitation structural, environmental, zoning, title, and utility reviews. Trust shall provide reasonable access to the Property during the Inspection Period and shall make available to Utility, to the extent in Trust's possession, existing reports, plans, leases, and other relevant documents. If Utility determines, in Utility's sole discretion, that the Property is not suitable, Utility may terminate this Agreement by delivering written notice to Trust prior to expiration of the Inspection Period, whereupon the parties shall have no further obligations hereunder except as expressly provided to survive termination.

2.5 Permitted Exceptions. The following matters will constitute "Permitted Exceptions" to title; (i) all matters agreed to in writing by the affected party, and (ii) all matters (unless otherwise provided herein), which the Title Company recites as exceptions to title or which are shown on the Survey, if the affected party does not make timely written objection, as provided for above. Except as expressly provided for herein, the property is to be conveyed free and clear of all liens and encumbrances; and liens and encumbrances affecting the property will not constitute objections to title if released at or prior to closing, and will not become Permitted Exceptions as a result of the affected party's failure to make objection.

2.6 Maintenance of the Property. The Trust will, until the date of closing, maintain the Property and any improvements thereon, in substantially the same condition as exists on the Effective Date, normal wear and use excepted.

2.7 Termination of Agreement. In the event either party elects to terminate this Agreement as provided for in this Agreement, the terminating party shall so notify the other party in writing within the time period provided therefor, and in such event, this Agreement will be rendered null and void. In the event this Agreement is not approved by the governing bodies of Texas City and Arkansas City, this Agreement shall automatically terminate and the parties shall have no further obligation to any other party.

ARTICLE III.
THE CLOSING.

3.1 The Closing. All funds, documents, and other items required herein will be delivered to the offices of the Title Company on or before five o'clock p.m., forty-five days after the Effective Date (the "closing date"); on or before such time, if all requirements to closing this transaction have been satisfied, the funds, documents, and other items required herein will be delivered to the respective Parties pursuant to the terms hereof (said delivery being known herein as the "Closing").

3.2 Trust Closing Responsibilities. The Trust shall deliver at Closing:

3.2.1 A duly executed and acknowledged special warranty deed conveying good and marketable title in fee simple to the Property, free and clear of any and all liens and free and clear of any and all encumbrances and conditions, easements, assessments, reservations, and restrictions, except for Permitted Exceptions;

3.2.2 An Owner's Policy of Title Insurance (the "Title Policy") in the amount of the purchase price, dated as of closing, issued on the form prescribed by the Texas Insurance Commission, insuring fee simple title to the property to be good and indefeasible subject only to Permitted Exceptions, and the standard printed exceptions, contained on said form.

3.2.3 Transfer possession of the Property, together with all improvements thereon (including any keys in Trust's possession.).

3.2.4 Provide evidence of its capacity and authority to close this transaction, and all other documents necessary for the closing.

3.3 Utility's Closing Responsibilities:

3.3.1 Pay the purchase price in immediately available funds.

3.3.2 Provide evidence of its capacity and authority to close this transaction, and all other documents necessary for closing.

3.4 Expenses. Trust shall pay any costs relating to the release and recording of any existing loans, the Owner's title policy, one-half of any escrow fee, their attorney's fees, and any other expenses stipulated to be paid by Trust. Utility shall pay one-half of any escrow fee, their attorney's fees, and any other expenses stipulated to be paid by Utility.

3.5 Taxes. Taxes will be prorated to the date of closing. Seller shall be responsible for any taxes due up to the date of Closing.

3.6 Commission. Utility and Trust each represent to one another that no real estate broker or agent is entitled to any commission with respect to the sale herein contemplated herein.

ARTICLE IV.
DEFAULT.

If either party fails to comply herewith, the non-defaulting party may enforce specific performance hereof, or seek such other relief as may be provided by law.

ARTICLE V.
ATTORNEYS' FEE.

If either party, or any escrow agent is a prevailing party in any legal proceeding brought under or with relation to this Agreement or this transaction, such party is entitled to recover from the non-prevailing Parties all costs of such proceeding and reasonable attorney's fees. This paragraph shall survive the Closing.

ARTICLE VI.
MISCELLANEOUS.

6.1 Time for Performance. If the date of closing or the final date for any notice or action required, permitted, or otherwise provided for by this Agreement fails on a weekend or a holiday for which the Title Company is closed for business, the date will be extended until five o'clock p.m. on the first business day thereafter.

6.2 Construction. The captions used in this Agreement are for convenience only, do not constitute a part of the Agreement, and will have no effect upon the construction or interpretation of any term, covenant, or condition herein.

6.3 Notices. Any notice to be given or information to be delivered to any party hereto in connection with this Agreement may be given by messenger, by certified or registered mail, or by email and will be deemed to have been given and received upon deposit of a certified or registered letter containing such notice, properly addressed, with postage prepaid in the United States mail or, if given by messenger, when delivered to and received by the Parties hereto at the following addresses, or if by email upon delivery as evidenced by a delivery receipt:

Trust: The George and Barbara Cummings Irrevocable Trust
Attn: George Cummings, Trustee

456 Akin Rd
Texarkana, TX 75503
Phone: (903) 293-5414
Email: georgecummings1938@outlook.com

Utility: Texarkana Water Utilities
Attn: Executive Director
801 Wood Street
Texarkana, TX 75501
Phone: (903)798-3821
Email: gsmith@txkusa.org

6.4 Survival. Any covenant or agreement herein which contemplates performance after the time of closing of this Agreement will not be deemed to be merged into or waived by the instruments of closing, but will expressly survive and be binding upon the Parties obligated thereby.

6.5 Effective Date. The Effective Date of this Agreement will be the date on which it is received by the Title Company (the "Effective Date").

6.6 Non-foreign Seller. Each conveying party hereby represents and warrants that it is not a foreign person, and agrees to provide at closing, if requested by acquiring party, a non-foreign affidavit, executed and duly acknowledged, stating under penalty of perjury that conveying party is not a foreign person, that if conveying party is a domestic corporation, it is not and has not been a United States real property holding corporation (as defined in Internal Revenue Code Section 987 (C)) at any time following June 18, 1980, or during the five-year period preceding the date of closing, and stating conveying party's United States Taxpayer Information Number.

6.7 Parties Bound. This Agreement shall be binding upon and inure to the benefit of Trust and Utility, and their respective heirs, personal representatives, successors, and assigns.

6.8 Time is of the Essence. The obligations and undertakings of the Parties hereto shall be performed within the time specified therefor, and failure to perform within such time shall constitute an event of default on the part of the party who fails to perform.

6.9 Entire Agreement. This Agreement for Purchase of Real Property sets forth all agreements between Trust and Utility relative to the Property. All prior negotiations and agreements are merged herein, and no subsequent agreement

relative to the subject matter hereof or modification of this Agreement will be binding unless reduced to a writing signed by the party to be bound.

UTILITY:

Executed by Utility this _____ day of _____, 2026.

TEXARKANA WATER UTILITIES

By: _____
Gary Smith, Executive Director

TRUST:

Executed by Trust this 10 day of March, 2026.

GEORGE AND BARBARA IRREVOCABLE TRUST

By: George A. Cummings
George Cummings, Trustee

By: Barbara J. Cummings
Barbara J. Cummings, Trustee

APPRAISAL REPORT

OF

Professional Office Building

Located at

1423 Main Street
Texarkana, Texas 75501

AS OF

January 14, 2026

PREPARED FOR

Mr. Brandon L. Uselton, Chief Information Officer
Texarkana Municipal Information Technology
And City of Texarkana, Texas
220 Texas Boulevard
Texarkana, Texas 75501

PREPARED BY

Pam Bonds, MAI, SRA
The Appraisal Group
3601 North Robison Road
Texarkana, Texas 75501

THE APPRAISAL GROUP
Real Estate Appraisals
3601 North Robison Road
Phone (903) 793 3211 Texarkana, TX 75501 Fax (903) 793 3307

February 2, 2026

Mr. Brandon L. Uselton, Chief Information Officer
Texarkana Municipal Information Technology
And City of Texarkana, Texas
220 Texas Boulevard
Texarkana, Texas 75501

Re: Appraisal analysis of a professional office building located at 1423 Main Street, Texarkana, Texas 75501

Dear Mr. Uselton and City of Texarkana, Texas:

Pursuant to your request, I have prepared an appraisal for the above referenced property. The purpose of this appraisal is to estimate the **"As-Is" market value** of the subject property's **fee simple interest**, for use in the decision-making process regarding possible financing. This appraisal is intended for the use of the client only.

This appraisal analysis is intended to comply with the reporting requirements set forth under Standards Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice. This report is also intended to comply with Title XI of the Financial Institutions Reform, Recovery and Enforcement Act of 1989 (FIRREA).

The attached report details the scope of the appraisal, level of reporting, definition of value, valuation methodology, and pertinent data researched and analyzed in the development of this appraisal.

The appraisal is made in accordance with the Code of Professional Ethics and Standards of Professional Practice of The Appraisal Institute of which I, Pam Bonds, am a member.

I certify that I have no present or contemplated future interest in the property beyond this estimate of value. My employment was not conditioned in any aspect upon the appraisal report producing a minimum valuation, a specific value, or the approval of a loan. Your attention is directed to the Limiting Conditions and Assumptions of this report. Acceptance of this report constitutes an agreement with these conditions and assumptions.

February 2, 2026 – continued

I have no knowledge of the presence of hazardous materials; however, this is not my field of expertise, and recommendation of the retention of an expert in this field is made. Statements of fact are, to the best of my knowledge, correct, and compensation for making the appraisal is not contingent on the value conclusions reported herein. I have completed appraisal assignments of similar properties in the past and believe the competency provision to be fulfilled. I have included supporting data, reasoning, etc.

Legal description was obtained from Bowie County Deed Records. A copy of the most recent deed has been included at the addenda and was the source of the legal description used in this report. No survey, or "as built" site plan was provided to me. I have assumed the available legal description is correct, site size indicated at original city plat is correct and that all improvements are located within the boundaries of the site, with no major encroachments, etc.

The appraisal problem, as applied to the subject, is to determine the following stage of value:

1) ***Market Value, "As-Is" on the Effective Date - An opinion of the market value of the property in the condition observed upon inspection, and as it physically and legally exists, without hypothetical conditions, assumptions, or qualifications, as of the effective date of the appraisal.***

NOTE – In order to estimate the AS IS market value, I have had to estimate deferred maintenance. I have applied an adjustment for deferred maintenance at the cost approach and at the income approach to value. In the sales comparison approach, I have compared the subject with other similar properties based on a percentage deduction for overall age/condition/renovations, etc.

Since no actual bid proposals were available to me, I recommend that the user of this report obtain bids for the most significant areas of deferred maintenance [roof leaks, inspect for any damage at the structure /wiring/etc. due to leaks, as well as for slab repair.] Other areas, such as need to repair sheetrock and ceiling tile are assumed to be relatively minor/cosmetic type deferred maintenance.

February 2, 2026 – continued

In my opinion, the **"As-Is"** market value of the **fee simple interest** in the subject property located at 1423 Main Street, Texarkana, Texas, as of the date of observation, January 14, 2026, is:

1423 Main Street "As-Is" as of January 14, 2026 ——————— $186,000.00

It is my opinion that, with proper marketing, the subject property would sell for the above estimated value within twelve months of the appraisal date.

EXTRAORDINARY ASSUMPTIONS:

1.) *No environmental inspections were available. I have assumed that there are no adverse environmental issues impacting this property.* ***2.)*** *No survey was available or provided to me. I have assumed that the legal description is correct and that all improvements are located within the boundaries of the described site, and the site size is correct as shown at plat and tax district's records. 3) I have assumed that the deferred maintenance items noted [roof needing repair or replacement, crack at foundation needing repair, with repairs at exterior wall, window, etc, with other minor repairs such as repairing sheetrock, etc., were all reasonably estimated as explained in this report – no actual proposals, inspections, bids, etc., were provided to me and I have based the adjustments upon information available to me from cost books/repair guides, etc. I do not intend for the client to use this as a basis for repairs, but rather as a method to estimate deferred maintenance items that impact the value and marketability of the property.* ***The use of these extraordinary assumptions could impact the value reported.***

Respectfully submitted,
The Appraisal Group
3601 North Robison Road
Texarkana, Texas 75501

Pam Bonds, MAI, SRA
Member #12014
Texas Certification # TX 1320451-G
Expires 04/30/27
Arkansas Certification #CG 0336
Expires 06/30/26

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Executive Summary

Property Information:	
Subject Property:	Office Building
Address:	1423 Main Street Texarkana, Texas 75501
Tax ID:	03841035600
Property Type:	Professional Office
Owner of Record:	George Albert Cummings and Barbara Janette Cummings, Trustees of the George and Barbara Cummings Irrevocable Trust
Building Characteristics:	
Gross Building Area:	4,139 Square Feet – from measurements
Percent Occupied:	Currently vacant/previously owner/occupied
Year Built/Condition:	Built 1976 per tax office / past renovations / deferred maintenance
Site Characteristics:	
Land Area:	0.482 +/- Acres, or 21,000 +/- Square Feet – per deed
Zoning Designation:	"GR" – General Retail; assumed to be conforming
Highest and Best Use:	
As if Vacant:	**Office / Commercial**
As Improved:	**Professional Office**
Valuation Information:	
Property Interest Appraised:	**Fee Simple**
Effective Date of Appraisal:	**January 14, 2026**
Date of this Report:	**February 2, 2026**
Exposure time:	**12 to 24 Months / Marketing Period: 1 year**

Market Value Indications:

Site Value, "As if Vacant".....	**$28,000.00**
Value Indications, "As-Is"	
Cost Approach.....	**$199,000.00**
Sales Comparison Approach.....	**$186,000.00**
Income Approach.....	**$184,000.00**

Market Value Conclusion			
Appraisal Premise	**Interest Appraised**	**Date of Value**	**Value Conclusion**
"As-Is"	**Fee Simple**	**January 14, 2026**	**$186,000.00**

Important Considerations

The structure was reportedly built in 1976. Areas of interior renovations were noted; however, a crack at the area that reportedly previously housed an X-ray machine, and extends toward the outer areas, with exterior crack at brick veneer noted/see photos, as well as areas that appear to be currently active roof leaks and deterioration noted at concrete parking area were noted. I have attempted to include consideration for areas of deferred maintenance, but no actual bids or proposals were available to me. No current or "AS BUILT" survey was available. I relied upon the legal description from Bowie County Deed Records and have assumed that all improvements are located within the boundaries of the site.

Please see specific extraordinary assumptions at page 17.

Appraisal Specifics

Appraisal Purpose

The purpose of this appraisal is to estimate the **"As-Is"** market value of the **fee simple** interest in the subject property as of the date I observed the property, January 14, 2026. The objective of this appraisal is to estimate the market value of the subject property in conformance with the guidelines and Standards of Professional Appraisal Practice of the Appraisal Foundation.

Intended Use

The intended use of this appraisal is for internal decisions regarding possible negotiations/purchase of the property.

Intended User(s)

The only intended user of this report is the client, City of Texarkana and Mr. Uselton, Texarkana Municipal Information Technology and/or its assigns.

Market Value Definition

The following definition of market value is used by agencies that regulate federally insured financial institutions in the United States, and the source is: (12 C.F.R Part 34.42(h); [55 FR 34696, Aug. 24, 1990, as amended at 57 FR 12202, Apr. 9, 1992; 59 FR 29499, June 7, 1994; 79 FR 28400, May 16, 2014; 83 FR 15035, Apr. 9, 2018; 84 FR 53597, Oct. 8, 2019])

"Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

(1) Buyer and seller are typically motivated;

(2) Both parties are well informed or well advised, and acting in what they consider their own best interests;

(3) A reasonable time is allowed for exposure in the open market;

(4) Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and

(5) The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

Appraisal Specifics – Continued

Property Rights Appraised

Fee Simple Estate – Applicable to the Subject

The unencumbered fee simple estate, defined in (*The Dictionary of Real Estate Appraisal, Seventh Edition, 2022)* [published by The Appraisal Institute], page 73, as:

"absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by governmental powers of taxation, eminent domain, police power, and escheat"

No consideration was given to any liens, title defects, or other legal or financial encumbrances that may or may not exist, and the mineral interests, if any, have not been appraised, and have been considered only to the extent that they may affect the value of the fee interest. The property has been appraised subject to existing easements for public roads, highways, public utilities, etc.

Leased Fee Interest – not considered applicable – no current lease at the unoccupied area

The property rights known as the leased fee interest are defined in (*The Dictionary of Real Estate Appraisal, Seventh Edition, 2022)* [The Appraisal Institute], page 105, as:

"The ownership interest held by the lessor, which includes the right to receive the contract rent specified in the lease plus the reversionary right when the lease expires."

No leases or income/expense information was provided. The leased fee interest is not considered applicable.

Five-Year Sale History

The subject property is currently owned by George Albert Cummings and Barbara Janette Cummings, Trustees of the George and Barbara Cummings Irrevocable Trust, as recorded in Volume 6536, page 198 on October 28, 2013. This ownership appears to have been from related ownership and the current owners appear to have owned the property for an extended period.

Tax office indicates that the office was constructed in 1976. Prior uses were not disclosed to me.

Current Listing/Pending Contracts/Potential Leases

No pending contracts were revealed to me. However, the property is currently listed with Richard Reynolds Realty Management, Incorporated for $200,000.00 Time on the market was not available.

Date of the Appraisal and Date of the report

The effective date of the appraisal is the date I physically observed the interior and exterior of the property, January 14, 2026. The date of the report is the date of delivery, February 2, 2026.

Exposure time

The Appraisal Standards Board of the Appraisal Foundation defines exposure time as:

The estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective estimate based upon an analysis of past events assuming a competitive and open market.

Based upon an analysis of the sales data and overall market area, it is my opinion that the appropriate exposure time would have been twelve to twenty-four months, assuming a reasonable price and competent marketing/management.

Reasonable Marketing Time

Reasonable marketing time is the time that it *might* take to sell a specific property interest during the period immediately after the effective date of the appraisal. This estimate may be based upon statistical information, information gathered through sales verification, discussions with active market participants, and anticipated events/changes in market conditions.

I have interviewed brokers and believe that similar properties would market within twelve to twenty-four months. Based upon market data gathered for this report, a reasonable marketing time is expected to be approximately twelve months.

Competency

I have experience in the appraisal of properties similar to the subject and am deemed qualified by education, training and experience in the preparation of such reports, to comply with the Competency Provisions of USPAP.

Environmental

The structure was reportedly constructed in 1976, according to Bowie County Tax Assessor's office. I have no information regarding any prior uses but have no reason to believe the site has ever been occupied by improvements housing underground fuel tanks, nor were any disclosures regarding building materials that might require further investigation.

I am not qualified to detect the presence of environmental hazards and am including this advisory that experts in the environmental field should be contacted for a definitive statement regarding the possibility of problems at this site. ***-Therefore, I have assumed that there are no environmental issues impacting this site. If such issues are present and impact the site, the value estimate contained herein may be substantially altered.***

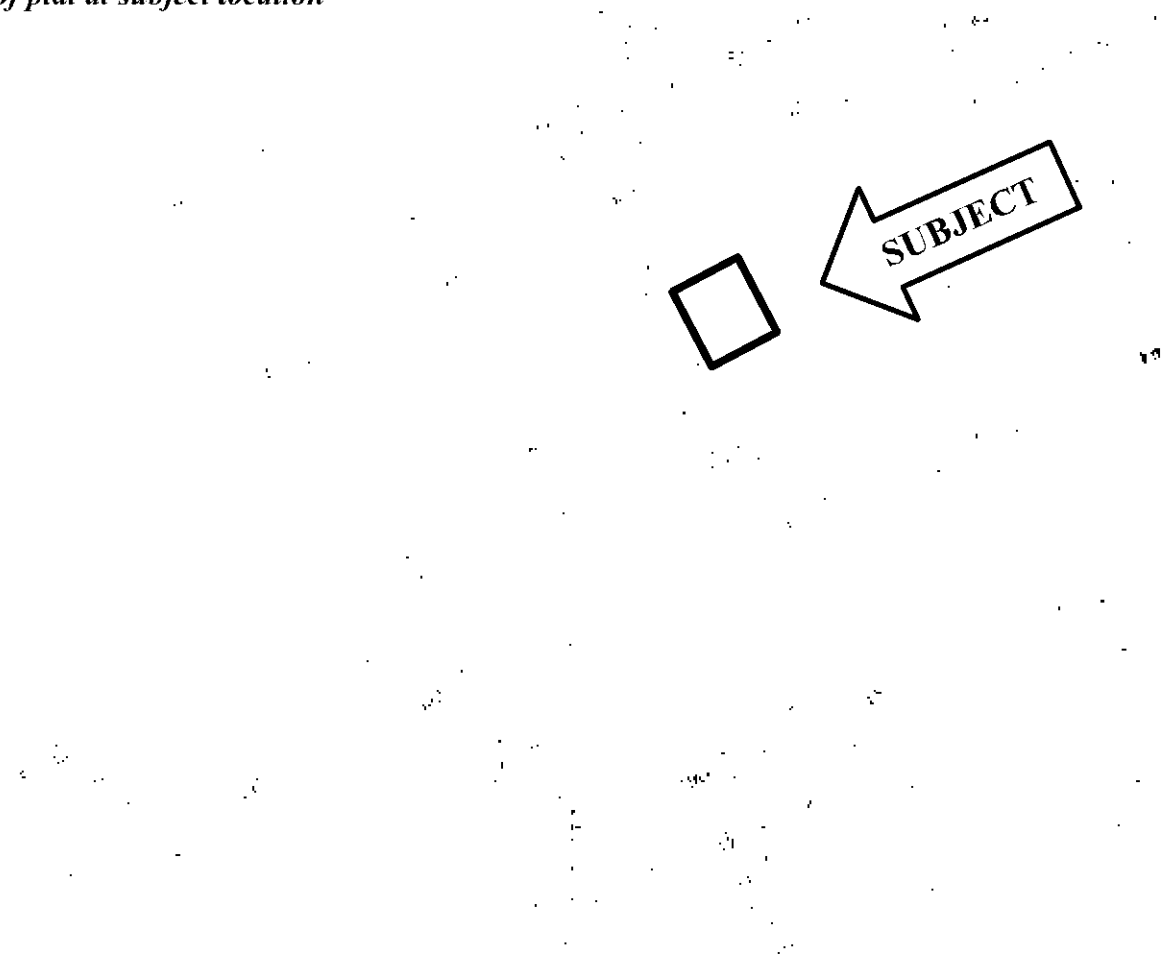
Identification of the Property

According to the legal description obtained from Bowie County Deed Records, the subject is a rectangular shaped, corner site containing **approximately 0.482 Acres or approximately 21,000 Square Feet**. The site is improved with a professional office structure that was constructed in 1976 per tax records. The legal description is shown below. The address is **1423 Main Street, Texarkana, Bowie County, Texas 75501**

Legal Description

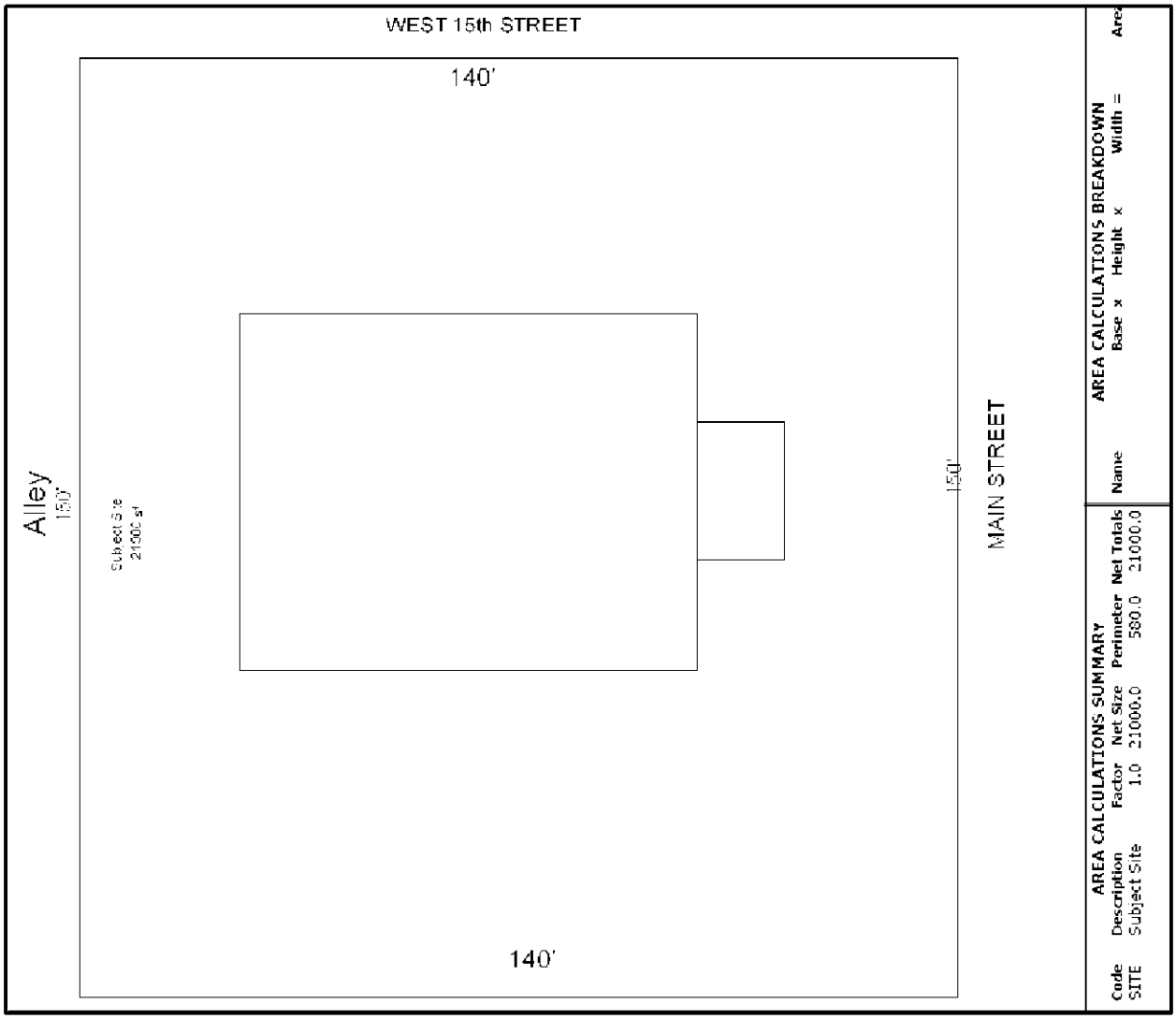
All of Lot Numbered One (1), Two (2), and Three (3), in Block Numbered One Hundred Forty-Five (145) of the Original City (Triggs Addition) of Texarkana, Texas

Copy of plat at subject location



Identification of the Property – Continued

Approximate site plan sketch



Appraisal Scope

According to the Uniform Standards of Professional Appraisal Practice, it is the appraiser's responsibility to determine the appropriate scope of work. USPAP defines the scope of work as:

> The amount and type of information researched and the analysis applied in an assignment. Scope of work includes, but is not limited to, the following:
>
> - the degree to which the property is inspected or identified;
> - the extent of research into physical or economic factors that could affect the property;
> - the extent of data research; and
> - the type and extent of analysis applied to arrive at opinions or conclusions.

Scope of Work

Property Identification and Inspection:	The subject has been identified and inspected as follows: I observed the interior and exterior of the property and took photographs on January 14, 2026. I have included an approximate building sketch with computations for sizes, based on measurements of the exterior taken during my observation. The legal description relied upon was obtained from Bowie County Deed Records. No survey "as built" was available, and I have assumed that all improvements are located within the boundaries of the site. Other sources of information include Bowie County Deed Records and Bowie County Tax Appraisal district, City of Texarkana, Zoning, etc.
Analysis of Physical Factors:	All pertinent physical factors were analyzed.
Analysis of Economic Factors:	All pertinent economic factors were analyzed.
The Extent of Data Research:	I maintain a current and comprehensive database of similar professional office sales and listings for the regional market area. In addition to market data developed in the course of previous appraisal work and retained in my work files, other sources of information include:

Appraisal Scope - Continued

- MLS Records
- County Deed Records
- Local brokers, agents, buyers and sellers
- Managers and Owners

Where warranted, market data has been confirmed by a party to the transaction, or other reliable source.

The Type and Extent of Analysis: Cost Approach: This approach is applicable and has been fully developed as a supporting method of valuation.

Sales Comparison Approach: This approach is applicable, necessary and has been fully developed.

Income Approach: This approach is applicable, necessary and has been fully developed. The property is stated to be owner-occupied.

EXTRAORDINARY ASSUMPTIONS:

1.) *No environmental inspections were available. I have assumed that there are no adverse environmental issues impacting this property.* ***2.)*** *No survey was available or provided to me. I have assumed that the legal description is correct and that all improvements are located within the boundaries of the described site, and the site size is correct as shown at plat and tax district's records. 3) I have assumed that the deferred maintenance items noted [roof needing repair or replacement, crack at foundation needing repair, with repairs at exterior wall, window, etc, with other minor repairs such as repairing sheetrock, etc., were all reasonably estimated as explained in this report – no actual proposals, inspections, bids, etc., were provided to me and I have based the adjustments upon information available to me from cost books/repair guides, etc. I do not intend for the client to use this as a basis for repairs, but rather as a method to estimate deferred maintenance items that impact the value and marketability of the property.* ***The use of these extraordinary assumptions could impact the value reported.***

Limiting Conditions and Assumptions

Acceptance of and/or use of this report constitutes acceptance of the following limiting conditions and assumptions; these can only be modified by written documents executed by both parties.

1. This Appraisal Report is intended to comply with the reporting requirements set forth under Standards Rule 2-2 of the Uniform Standards of Professional Appraisal Practice for an Appraisal Report. As such, it presents summary discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraisers' opinion of value. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated below. The appraisers are not responsible for unauthorized use of this report.

2. No responsibility is assumed for legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise state in this report.

3. The property is appraised free and clear of any or all liens and encumbrances unless otherwise stated in this report.

4. Responsible ownership and competent property management are assumed unless otherwise stated in this report.

5. The information furnished by others is believed to be reliable. However, no warranty is given for its accuracy.

6. All engineering is assumed to be correct. Any plot plans and illustrative materials in this report are included only to assist the reader in visualizing the property.

7. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.

8. It is assumed that there is full compliance with all applicable federal, state, and local laws, ordinances, regulations, building standards, use restrictions and zoning unless the lack of compliance is stated in the appraisal report. Determining and reporting on such compliance were not part of the scope of work for this assignment.

9. It is assumed that all water, sewer facilities and utilities (whether existing or proposed) are or will be in good working order, are safe for use, and are or will be sufficient to serve the current or proposed uses of the subject property or any structures or other improvements. Determining and reporting on such matters were not part of the scope of work for this assignment.

Limiting Conditions and Assumptions – Continued

10. It is assumed that all required licenses, certificates of occupancy or other legislative or administrative authority from any local, state, or national governmental, or private entity or organization have been or can be obtained or renewed for any use on which the value estimates contained in this report are based.

11. Any sketch in this report may show approximate dimensions and is included to assist the reader in visualizing the property. Maps and exhibits found in this report are provided for reader reference purpose only. No guarantee as to accuracy is expressed or implied unless otherwise stated in this report. No survey of the whole property was provided to us. Copies of the field notes and plot for the area in the acquisition are included in this report.

12. It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless otherwise stated in this report.

13. Unless otherwise stated in this report, the past or current existence of hazardous materials or environmental contamination on, below or near the subject property was not observed or known by the appraisers. The appraisers, however, are NOT qualified to detect such substances or to make determinations about their presence. The presence of substances such as asbestos, urea-formaldehyde foam insulation and other potentially hazardous materials or environmental contamination may affect the value of the property. Unless otherwise stated, the value estimated is predicated on the assumption that there is no such material on, below, or affecting the property that would cause a loss in value. No responsibility is assumed for such conditions or for any expertise or engineering assistance required to discover them. The intended user is urged to retain an expert in this field, if desired.

14. Unless otherwise stated in this report, the subject property is appraised without a specific compliance survey having been conducted to determine if the property is or is not in conformance with the requirements of the Americans with Disabilities Act. The presence of architectural and communications barriers that are structural in nature that would restrict access by disabled individuals may adversely affect the property's value, marketability, or utility.

15. Any proposed improvements are assumed to be completed in a good workmanlike manner in accordance with the submitted plans and specifications.

16. The distribution, if any, of the total valuation in this report between land improvements applies only under the stated program of utilization. The separate allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.

Limiting Conditions and Assumptions – Continued

17. Possession of this report, or a copy thereof, does not carry with it the right of publication. It may not be for any purpose by any person other than the party to whom it is addressed without the written consent of the appraisers, and in any event, only the proper written qualifications and only in its entirety.

18. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraisers, or the firm with which the appraisers are connected) shall be disseminated to the public through advertising, public relations, new sales, or other media without prior written consent and approval of the appraisers.

19. **EXTRAORDINARY ASSUMPTIONS:**

1.) *No environmental inspections were available. I have assumed that there are no adverse environmental issues impacting this property.* ***2.)*** *No survey was available or provided to me. I have assumed that the legal description is correct and that all improvements are located within the boundaries of the described site, and the site size is correct as shown at plat and tax district's records. 3) I have assumed that the deferred maintenance items noted [roof needing repair or replacement, crack at foundation needing repair, with repairs at exterior wall, window, etc, with other minor repairs such as repairing sheetrock, etc., were all reasonably estimated as explained in this report – no actual proposals, inspections, bids, etc., were provided to me and I have based the adjustments upon information available to me from cost books/repair guides, etc. I do not intend for the client to use this as a basis for repairs, but rather as a method to estimate deferred maintenance items that impact the value and marketability of the property.* ***The use of these extraordinary assumptions could impact the value reported.***

Area Analysis 2025

Texarkana Metropolitan Area

Analysis of a local economy often focuses on trends in population, employment and income; hence, the conditions and prospects of a local economy are relevant for most appraisal assignments. The value of real estate in a community or region is affected by the strength of demand for its use. The economic condition of the community is a fundamental determination of the value of residential real estate in the market and of the value of office buildings, industrial buildings, retail properties and other types of real estate that serve the resident population.

The Texarkana, TX-Texarkana, AR Metropolitan Statistical Area (MSA), as defined by the United States Office of Management and Budget, was originally a two-county region anchored by the twin cities of Texarkana, Texas and Texarkana, Arkansas, and encompassing the surrounding communities in Bowie County, Texas and Miller County, Arkansas, and was expanded to include Little River County, Arkansas ; however, Little River County, Arkansas was later removed from the MSA. The Texarkana, TX-AR Metro Area has a combined population of 145,907 (2023 Census Estimate). The Texarkana Post Office is at the junction of State Line (33°26' 14"N, 94° 4' 3"W).

The city is located at the junction of Interstate 30 and US Highways 59, 67, 71, and 82 in extreme Northeast Texas or extreme Southwest Arkansas, along the Texas-Arkansas border. It was rumored to have been named for its location on the state line between Bowie County, Texas and Miller County, Arkansas, just a short distance from the Louisiana border, although, there is some debate about the actual origins of the name, which was in use before the naming of the city. A more detailed history can be found at The Handbook of Texas Online. Annual Average Temperature 64.9 degrees, (January 44.4 degrees; July 82.8 degrees). Annual Average Rainfall 45.3 inches. Annual Average Snowfall 1.6 inches. Prevailing Wind Direction is Southwest. Elevation is 390 feet. Humidity (noon average) is 71%.

Regional Analysis – Continued

The topography is generally forest with hills, and includes clay, sandy and alluvial soils. The Red River travels along the northern boundaries of Miller and Bowie Counties, and the southern boundary of Little River County, in an east and west direction. There are 5 rivers and more than 100 lakes within a 50-mile radius. Millwood Lake is 22± miles north, and Lake Wright Patman is located 10± miles Southwest. Both provide water for the city.

CITY LIMITS	SQUARE MILES
Texarkana, Arkansas	**41.98 mi**
Texarkana, Texas	**31.37**
COUNTIES	
Miller County, Arkansas	**624.04**
Bowie County, Texas	**884.93**
Little River, Ar	**531.26**

Source: US Census Bureau

History

Texarkana was founded in 1873 on the junction of two railroads. The name is portmanteau of TEXas, ARKansas, and nearby LouisANA. The Texarkana metropolitan area was first defined in 1960. Then known as the Texarkana, TX-Texarkana, AR Standard Metropolitan Statistical Area, it consisted of Bowie County, Texas and Miller County, Arkansas. State Line Avenue follows the Texas-Arkansas state line throughout much of Texarkana. The two "sides" of Texarkana are separated only from a political standpoint. Thousands of locals actually live in one state and work in the other.

Government

Texarkana, Arkansas City Government, has a Mayor/Board type government, and Miller County has a County Judge & Quorum Court. Texarkana, Texas City Government has a Mayor/Council type government and Bowie County has a County Judge & Commissioners Court.

Transportation

Highway projects to expand area highways and relieve strain on the Richmond Rd. and Summerhill Rd. exits, including continuous access roads, expanded bridges, and I-30/US 59 interchange have been completed. I-49 was extended from Shreveport to Texarkana, with a future extension planned to Kansas City in the US 71 corridor. I-30 is being widened to 6 lanes (3 each way) between Texarkana (State Line and ¼ mile west of Kings Highway) by Tex Dot.

Regional Analysis – Continued

TRANSPORTATION
RAILROADS
Union Pacific, Kansas City Southern and Amtrak
More than 90 freight trains travel through Texarkana daily
Amtrak service daily
HIGHWAYS
Interstates: I-30, I-40 complete to Louisiana nd Proposed I-69
U. S. Highways: 59, 67, 71 and 82
Texas State Highway: 93
Arkansas State Highways: 296, 237, 245 and 196
MOTOR FREIGHT
Over 39 Freight Terminals
Over 1 Million tons of finished products shipped out annually
Thousands of pounds of raw and consumer goods shipped in daily
BUS SERVICE
Greyhound Lines; Provides 38 connections daily
Several local charter services available
AUTOMOBILE RENTAL
7 local rental companies
Over 325 rental vehicles located in Texarkana
AIR
Texarkana Regional Airport, runway 6600 feet
American Eagle and Continental Connection
4 daily round trip flights to Dallas/Ft. Worth International Airport
4 non stop flights to Houston Intercontinental George Bush
AIRPORT
Fixed Base Operator: TAC Air
Cargo Airlines: FedEx, United Parcel Service, Purolator
Courier, Air Borne Express and Texarkana Air Freight
WATER
One day service via railway to the Port of Shreveport

LOCATION & LENGTH OF TIME GOODS INTRANSIT FROM TEXARKANA MSA				
CITY	**MILES**	**DAYS BY RAILCAR**	**DAYS BY TRUCK**	**DAY BY LTL**
ATLANTA	629	3	2	3
CHICAGO	771	2	2	3
DALLAS	178	1	1	1
HOUSTON	287	3	1	2
KANSAS CITY	463	2	2	3
LOS ANGELES	1,548	3	3	5
NEW ORLEANS	390	3	1	2
NEW YORK CITY	1,363	4	3	5
ST. LOUIS	486	2	1	2

Data from Texarkana Chamber of Commerce

- **Texarkana Regional Airport Expansion Completed in June of 2024**
  he Jim E. Yates Terminal at Texarkana Regional Airport (TXK) in Texarkana, Arkansas opened in June 2024. The terminal expansion was part of a larger project that also included a runway extension and hangar construction.

Public Utilities Providers for Texarkana

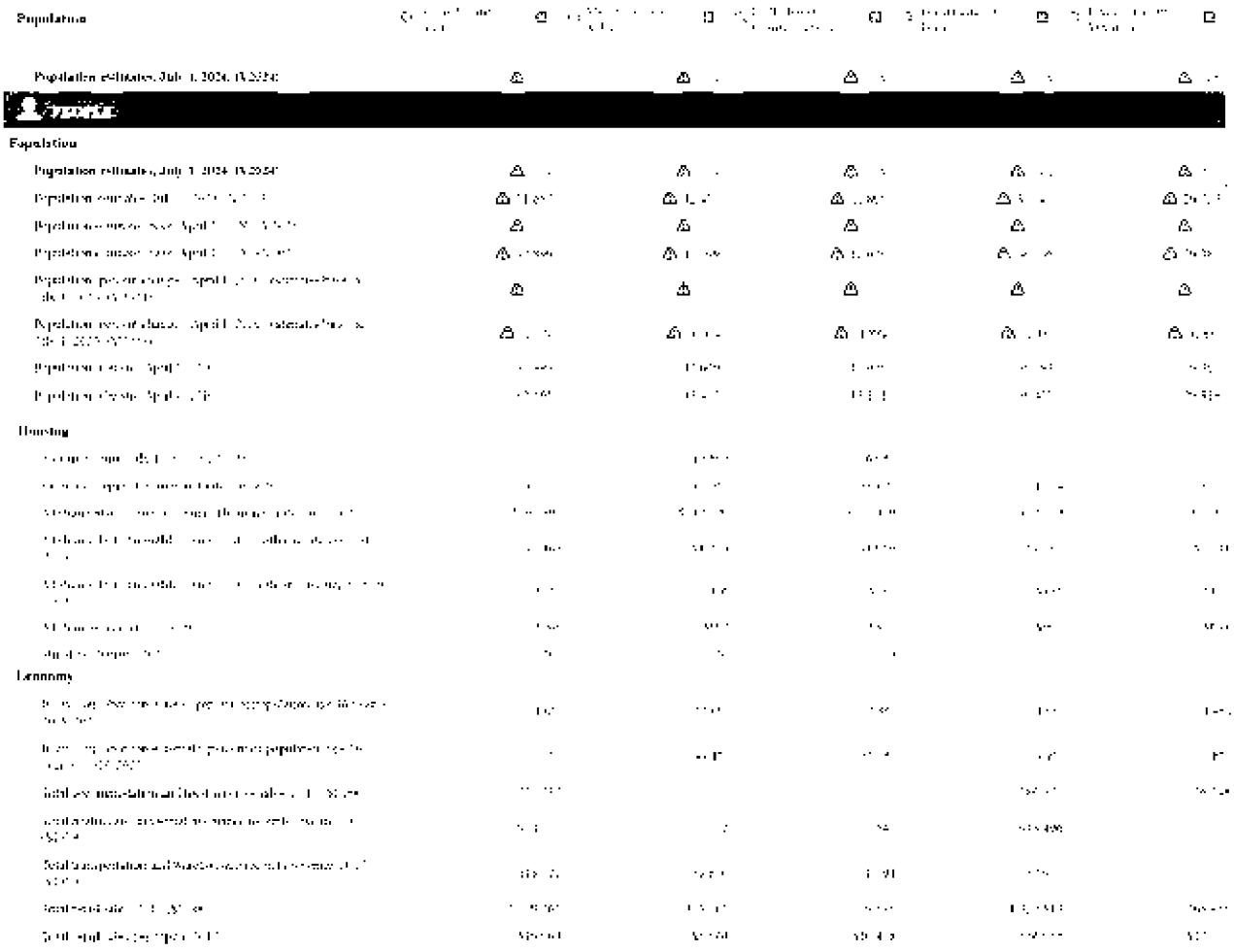
Windstream Communication, Summit Utilities [previously CenterPoint Energy Arkla], Southwest Arkansas Electric Cooperative, AEP Southwestern Electric Power Company, Sparklight/previously CableOne, Texarkana Water Utilities, Bowie-Cass Electric Co-Op.

Regional Analysis – Continued

Population

The Texarkana metropolitan area has not experienced any major growth in population over the previous thirty years.

2010-2024 estimates from US Census Bureau



Regional Analysis – Continued

Demographics Texarkana MSA Population

TEXARKANA, ARKANSAS-TEXAS MSA			
Date	Population	% Change	Total CHANGE
1970	113,488		
1980	127,019	11.92%	13,531
1990	134,098	5.28%	7,079
2000	143,377	6.92%	9,279
2010	149,198	3.90%	5,821
2020	147,333	-1.25%	-1,865
2021	147,174	-0.11%	-159
Texas A & M Data			

Source: U.S. Census Bureau Texas A & M Real Estate Center

The most recent estimate of population for the Texarkana MSA is 145,907 (2023 Census Estimate), indicating a decrease of approximately 0.86%, and a total change of -1,267.

ECONOMIC NEWS ARTICLES:

Wadley Regional Medical Center's sale to CHRISTUS Health finalized

November 1, 2024 by **James Bright** Texarkana Gazette

Wadley Regional Medical Center was purchased by CHRISTUS Ark-La-Tex on Sept. 24, 2024, following the bankruptcy filing by Wadley parent company Steward Health Care.

The deal comes after 10 months of uncertainty regarding Wadley's future due to the financial instability of its former parent company, Steward Health Care. The sale did not involve the new property, which construction stopped briefly on in early 2024. Currently, the new hospital is owned by Medical Properties Trust.

"We are eager to complete construction of the new Texarkana facility and work with one of several interested parties to ensure that the local community has access to high quality general acute care services," he said. The project was initially projected for completion in 2024 and later rescheduled for 2025. There is no current estimated completion date.

Steward broke ground on the new hospital in September 2021. The $227 million project was the largest commercial development in the city's history.

Christus has since taken over and is operating the former Wadley Hospital as Wadley Regional Medical Center – Christus Health.

Regional Analysis – Continued

MPT spokesperson says construction on what would have been Wadley's new facility will continue

By James Bright| October 1, 2024 at 12:40 p.m.

"TEXARKANA, Texas -- Construction on what would have been the new Wadley Regional Medical Center campus will continue, according to its current owners. Head of strategy and investor relations for Medical Properties Trust (MPT) Drew Babin said the organization is committed to completing the project that started early last year." read more at the ***Texarkana Gazette*** (texarkanagazette.com)

Governor Abbott Announces New Braven Environmental Facility In Texarkana

February 13, 2025 | Austin, Texas | Press Release

NOTE: Updated on February 14, 2025.

Governor Greg Abbott today announced the third project under the new Texas Jobs, Energy, Technology, and Innovation (JETI) program is Braven Environmental, LLC ("Braven Environmental"). A waste-to-value company focused on waste plastics recycling solutions, Braven Environmental will open a state-of-the-art advanced recycling facility in Texarkana. The project will create more than $145 million in capital investment.

"Texas is where today's products are made using tomorrow's technologies," said Governor Abbott. "With a $145 million investment in a state-of-the-art advanced recycling facility in Texarkana, Braven Environmental is making a significant investment in the future of Bowie County and our great state. As we compete both nationally and globally in industry sectors critical for continued growth, economic incentive tools such as the JETI program help us attract new business investments and good-paying jobs to ensure communities across the state can thrive. Working together, we will build a stronger and more prosperous Texas than ever before."

"Braven Environmental's decision to invest in Texas highlights our reputation as the leader in innovation and economic opportunity," said Senator Bryan Hughes. "This project will strengthen our economy with high-paying jobs and it will advance cutting-edge technology. I look forward to the positive impact this will have on Texarkana and our entire region."

Regional Analysis – Continued

TexAmericas Center By TXK Today Contributor [txktoday.com] September 29, 2022

TexAmericas Center (TAC) today announced its continued and impressive growth in new businesses, jobs and services at its industrial park over the past fiscal year, highlighted by its 2022 TexAmericas Center Annual Census of Employment and Payroll report. Other highlights include: § A 40 percent increase over five years in the number of companies located on TAC – growing from 32 companies in 2018 to 45 in 2022. § The launch of TAC 3PL, a third-party logistics service line to help businesses enhance logistics workflows. In 2022, six companies signed on to use TAC 3PL. § A 16 percent increase in job growth over the past year, with 763 overall jobs in 2022, 506 of those being non-Red River Army Depot (direct) employees. For more information about TexAmericas Center, visit texamericascenter.com.

Economic Factors

Although the economy is generally agricultural, Texarkana also provides many jobs in manufacturing and distribution industries. The excellent natural resources of water, materials, and people lend support to continuous growth.

Texarkana is the regional medical center for a population of more than 400,000 within a 60-mile radius. Healthcare facilities include:

HEALTHCARE IN TEXARKANA	BEDS
Wadley Regional Medical Center (a Steward Family Hospital)	385
CHRISTUS St. Michael Health System	275
Encompass Health Rehabilitation	60
Post-Acute Medical Specialty Hospital	30
Hospice of Texarkana Care Center	17
Texarkana Emergency Center & Hospital	4
Signature Care Emergency Center	3

Additionally, Texarkana has 10 nursing homes and 9 assisted living facilities.

Regional Analysis – Continued

The economy has a strong agricultural base, as well as diversified manufacturing, distribution and service industries.

Employment Data June 2024 – November 2024

Texarkana, TX-AR

Data Series	Back Data	June 2024	July 2024	Aug 2024	Sept 2024	Oct 2024	Nov 2024
Labor Force Data							
Civilian Labor Force(1)	'	63.5	63.6	63.2	63.1	63.5	(p) 63.7
Employment(1)	'	60.6	60.7	60.5	60.6	60.9	(p) 61.1
Unemployment(1)	'	2.9	2.8	2.7	2.5	2.6	(p) 2.6
Unemployment Rate(2)	'	4.5	4.4	4.3	3.9	4.0	(p) 4.1
Nonfarm Wage and Salary Employment							
Total Nonfarm(3)	'	60.2	59.5	59.7	59.9	60.4	(p) 61.1
12-month % change	'	0.2	1.0	0.8	0.7	0.8	(p) 1.5
Mining, Logging, and Construction(3)	'	3.2	3.2	3.3	3.3	3.3	(p) 3.3
12-month % change	'	0.0	0.0	3.1	3.1	3.1	(p) 3.1
Manufacturing(3)	'	5.7	5.6	5.6	5.6	5.6	(p) 5.7
12-month % change	'	1.8	0.0	0.0	0.0	-1.8	(p) 1.8
Trade, Transportation, and Utilities(3)	'	12.9	13.1	13.1	12.9	13.2	(p) 13.5
12-month % change	'	1.6	3.1	3.1	0.0	1.5	(p) 2.3
Information(3)	'	0.4	0.4	0.4	0.4	0.4	(p) 0.4
12-month % change	'	0.0	0.0	0.0	0.0	0.0	(p) 0.0
Financial Activities(3)	'	2.5	2.5	2.5	2.5	2.5	(p) 2.5
12-month % change	'	0.0	4.2	4.2	4.2	4.2	(p) 4.2
Professional and Business Services(3)	'	4.1	4.1	4.1	4.2	4.2	(p) 4.2
12-month % change	'	-2.4	0.0	0.0	0.0	0.0	(p) 0.0
Education and Health Services(3)	'	9.6	9.6	9.7	9.7	9.7	(p) 9.8
12-month % change	'	0.0	2.1	2.1	2.1	2.1	(p) 3.2
Leisure and Hospitality(3)	'	7.0	6.9	6.9	6.8	6.8	(p) 6.8
12-month % change	'	-2.8	-2.8	-2.8	0.0	0.0	(p) 0.0
Other Services(3)	'	2.3	2.3	2.3	2.3	2.3	(p) 2.3
12-month % change	'	4.5	4.5	4.5	4.5	4.5	(p) 4.5
Government(3)	'	12.5	11.8	11.8	12.2	12.4	(p) 12.6
12-month % change	'	0.0	0.0	-1.7	-0.8	-0.8	(p) -0.8

Footnotes
(1) Number of persons, in thousands, not seasonally adjusted.
(2) In percent, not seasonally adjusted.
(3) Number of jobs, in thousands, not seasonally adjusted. See about the data.
(p) Preliminary

Data extracted on: January 14, 2025

Source: U.S. Bureau of Labor Statistics

Regional Analysis – Continued

TEXARKANA SCHOOLS

TEXARKANA, TEXAS PUBLIC SCHOOLS

NAME	GRADES	STUDENTS	P/T RATIO
Liberty Eylau HIGH	09 thru 12	532	9:1
TEXAS HIGH	09 thru 12	1,719	12:1
Pleasant Grove High	09 thru 12	796	12:1
Options Alternative	09 thru 12	69	8:1
Liberty Eylau Middle	05 thru 09	573	14:1
Texas Middle	06 thru 08	1413	13:1
Pleasant Grove Middle	06 thru 08	501	14:1
Redlick Middle	05 thru 08	221	13:1
Wake Village Elementary	PK thru 05	579	12:1
Liberty Eylau C K Bender	02 thru 04	575	16:1
Theron Jones Early Literacy	PK thru 02	386	13:1
Westlawn Elementary	PK thru 05	346	12:1
Paul Dunbar Early Learning	PK thru PK	304	11:1
Leary Elementary	PK thru 08	93	9:1
Nash Elementary	PK thru 05	677	14:1
Margaret Fish Davis Elementary	PK thru 02	530	14:1
Pleasant Grove Intermediate	03 thru 05	483	12:1
Martha & Josh Morris Math	KG thru 05	358	15:1
Spring Lake Park Elementary	PK thru 05	346	13:1
Highland Park Elementary	PK thru 05	364	12:1
Redlick Elementary	KG thru 05	306	13:1
Waggoner Creek Elementary	KG thru 05	338	12:1
Liberty Eylau Pre K	PK - PK	323	14:1
Premier HS of Texarkana	09 thru 12	142	28:1
Digital Academy of Texas	05 thru 12	227	60:1
PRIVATE SCHOOLS			
TRINITY CHRISTIAN	K thru 12	242	10:1
BETHEL SDA SCHOOL	K thru 10	12	5:1
St. James Day School	PK thru 08	155	10:1
First Baptist Church	PK thru K	90	10:1
Liberty Eylau Christian	PK thru 3	71	10:1

TEXARKANA, ARKANSAS PUBLIC SCHOOLS

NAME	GRADES	STUDENTS	P/T RATIO
Arkansas High	09 thru 12	1060	10:1
College Hill Middle	6th	335	10:1
North Heights Community	K thru 05	241	13:1
College Hill Elementary	PK thru 05	439	11:1
Edward D. Trice Elementary	K thru 05	476	17.1
Fairview Elementary	K thru 05	233	13:1
Union Elementary	02 thru 05	129	9:1
Vera Kilpatrick Elementary	K thru 05	355	11:1
Genoa Elementary	K thru 03	37	15:1
Gary Cobb Middle School	4 thru 06	257	15:1
Genoa High School	09 thru 12	289	9:1
Washington Academy	08 thru 12	126	6:1

Regional Analysis – Continued

Texarkana Higher Education:

HIGHER EDUCATION 2023		
Texarkana College		
Enrollment		3,810
TUITION	In State	$2,960
	Out of State	$4,040
Noted as highest 3 yr completion rate among Texas Community Colleges 2019-2020		
Texas A & M University at Texarkana		
Enrollment		2,191
Undergraduate degree programs		26
Graduate degree programs		18
TUITION	In State	$8,382
	Out of State	$23,928
University of Arkansas Hope-Texarkana		
Enrollment		1,191
Programs Available		55
TUITION	In State	$2,040
*in state tuition includes Texas Counties of Bowie, Cass, Red River, Marion, Morris & Titus		
	Out of State	$2,904
UNIVERSITY OF ARKANSAS FOR MEDICAL		
In 1993, the University of Arkansas for Medical Sciences established a Family Medicine Residency Program in Texarkana. This UAMS Regional campus accepts eight new residents into its three-year program each summer.		

Major area employers include

MAJOR AREA EMPLOYERS	LOCAL FUNCTION
RED RIVER ARMY DEPOT AND TENANTS	Manufacturer/processor
CHRISTUS St. Michael Health System	General Medical
Cooper Tire [Goodyear]	Manufacturer of passenger tires
Texarkana, Texas Independent School District	Public Education
GRAPHIC PACKAGING	Paper Production
Domtar	Fine Finished Papers

Regional Analysis – Continued

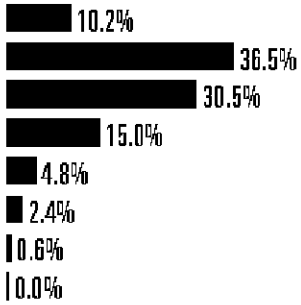
Real Estate Markets – Texarkana – Information from Texas Realtor Association
Quarterly housing report – 3rd Quarter, 2024 Texas Realtor Association

Texas Quarterly Housing Report

Texarkana MSA
Third quarter 2024

$220,000
Up 11.1%

Price Distribution



Up 124.9%
425 in 2024 Q3

Down 25.7%
168 in 2024 Q3

Days on market	63
Days to close	33
Total	96

6 days more than 2023 Q3

6.8
Compared to 2.8 in 2023 Q3

About the data used in this report
Data used in this report come from the Texas Real Estate Data Relevance Project, a partnership among the Texas Association of REALTORS® and local REALTOR® associations throughout the state. Analysis is provided through a research agreement with the Real Estate Center at Texas A&M University.

TEXAS REALTORS Texas Real Estate Research Center

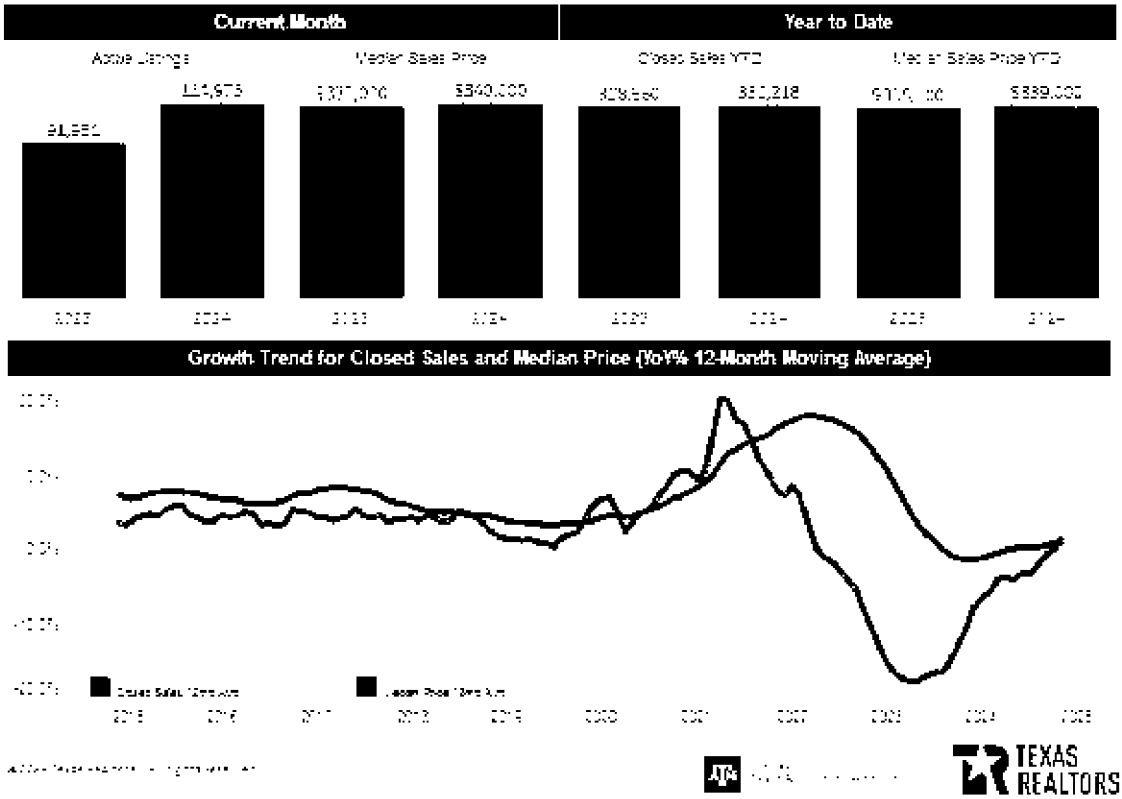
Regional Analysis – Continued

Housing Snapshot – Texas Realtors December 2024 Texarkana

December 2024 Market Snapshot

Texas

				Year to Date		
	2023	2024	% Change	2023	2024	% Change
Closed Sales	23,468	26,403	▲ 12.5%	328,560	350,218	▲ 6.6%
Median Sales Price	$315,000	$340,000	▲ 7.9%	$315,000	$330,000	▲ 4.8%
Average Sales Price	$411,096	$420,569	▲ 2.3%	$413,582	$421,706	▲ 2.0%
Ratio to Original List Price	93.7%	93.8%	▲ 0.1%	95.1%	94.8%	▼ -0.3%
Days On Market	65	69	▲ 6.2%	56	60	▲ 7.1%
New Listings	37,102	35,112	▼ -5.4%	407,578	395,587	▼ -2.9%
Under Contract	23,685	23,530	▼ -0.7%	26,879	26,842	▼ -0.1%
Active Listings	91,884	114,973	▲ 25.1%	86,531	105,906	▲ 22.4%
Months Inventory	3.6	4.2	▲ 16.7%	3.4	3.7	▲ 8.8%

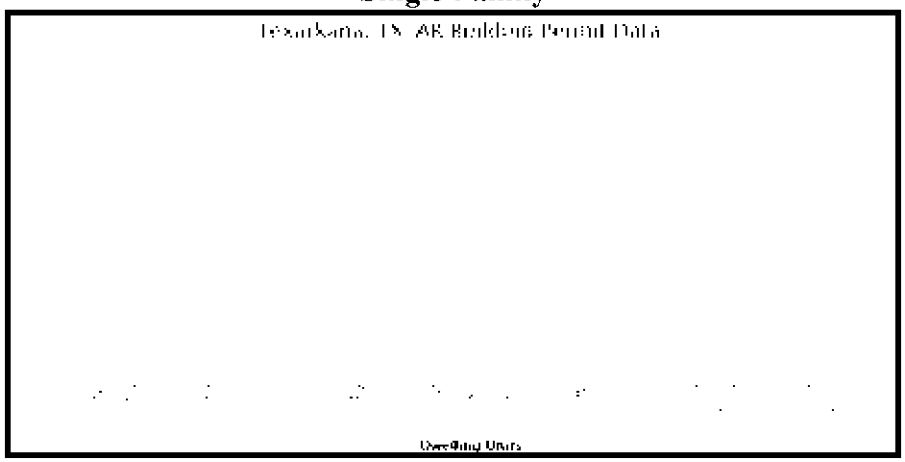


TEXAS REALTORS

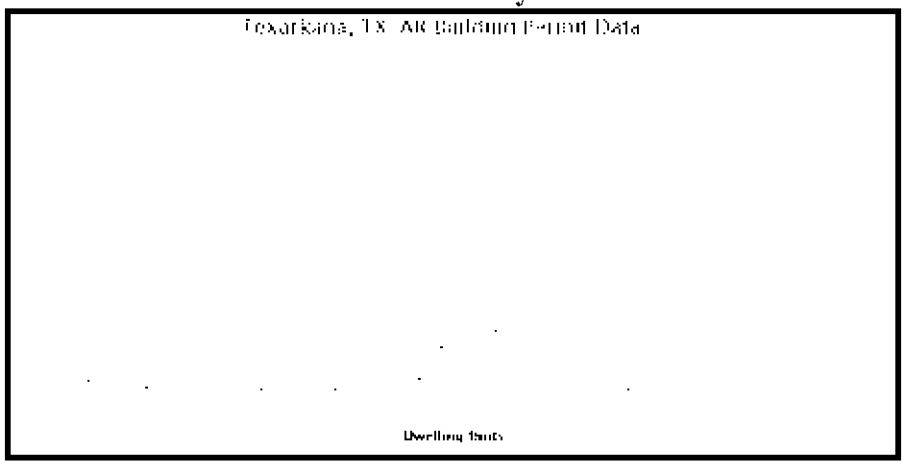
Regional Analysis – Continued

Texas A & M Real Estate Center – Texarkana MSA Building Permits thru 2022 (most recent data available as of January 2025)

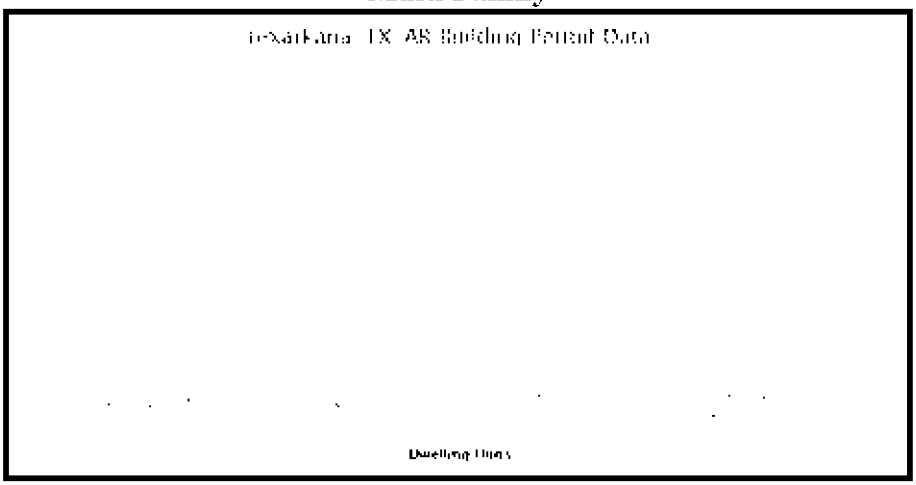
Single Family



2- 4 Family



Multi Family

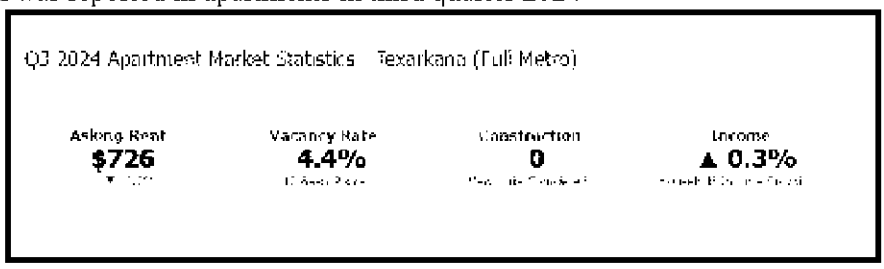


Regional Analysis – Continued

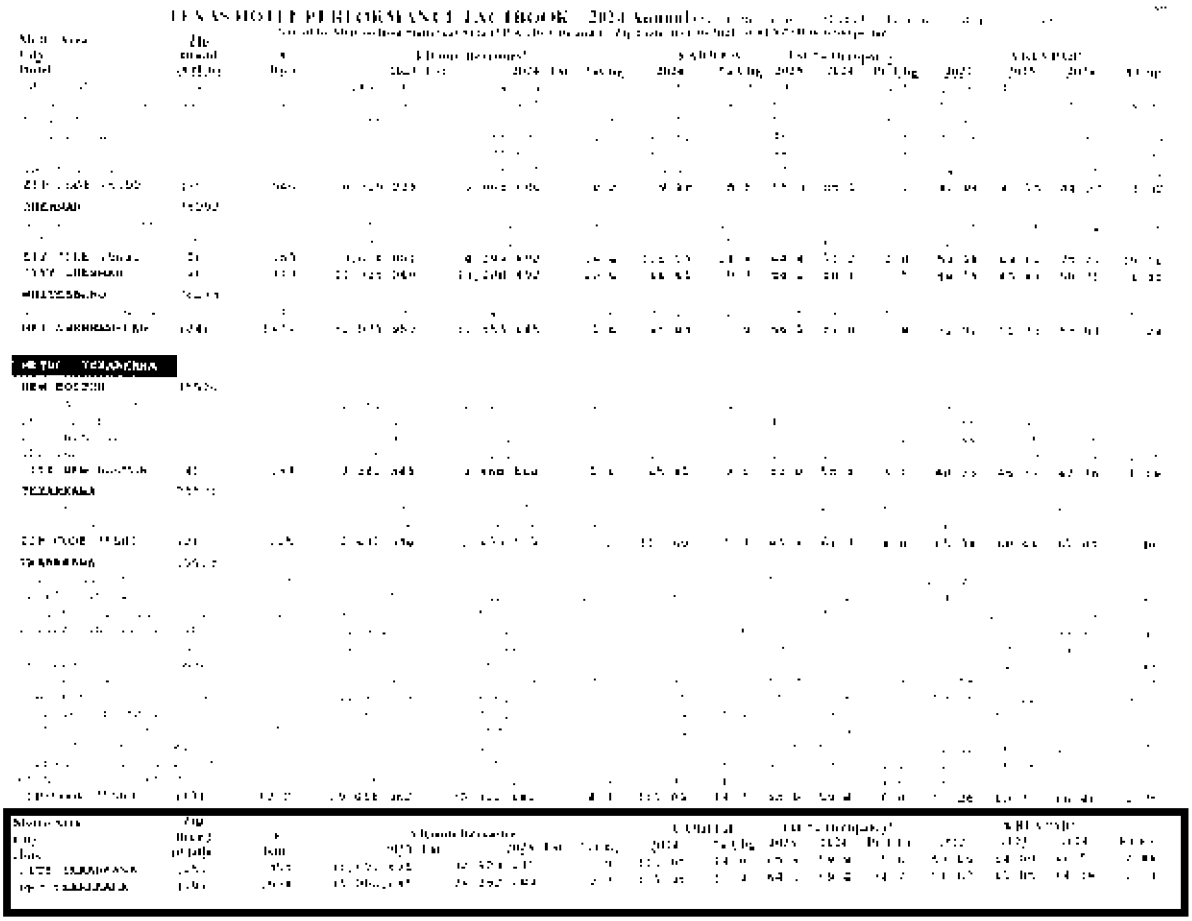
TEXARKANA, TEXAS APARTMENT DATA

Texas Association of Realtors data

The average rent for apartments in the Texarkana full metro area is $726 per month, with a 4.4% typical vacancy. No new construction was reported in apartments in third quarter 2024



Hotel information from Source Strategies 2024 year end, annual
Metro Texarkana includes New Boston, Texas for Major Hotels
City Texarkana, Texas includes 1,355 total rooms, with 1554 total rooms at the Metro area

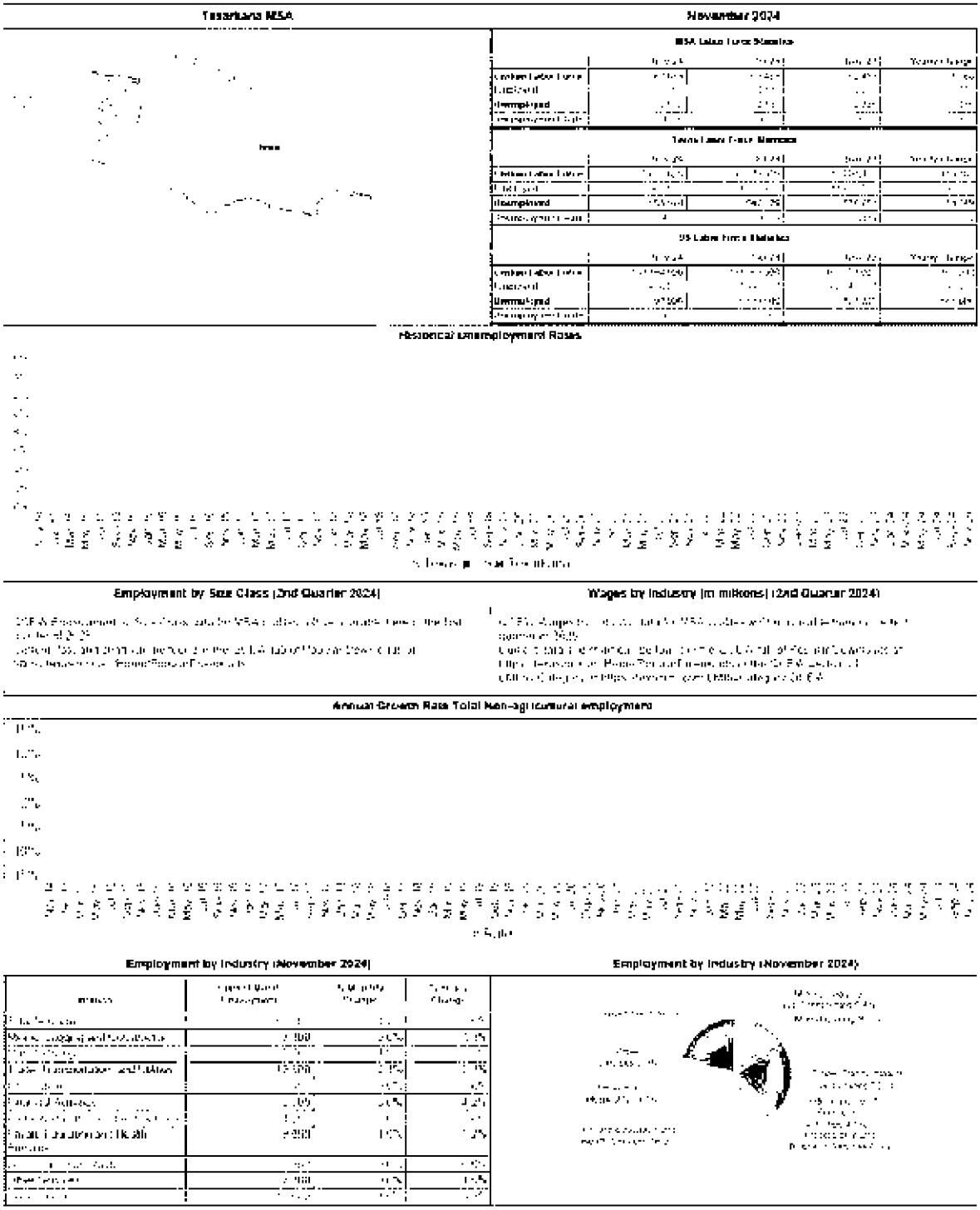


Recovery from COVID 19 was indicated in 2021 with overall 66.4% occupancy in Texarkana
In 2023, the 75503 zip code indicated $96.81 ADR , 65.8% occupancy, with $64.09 RevPar;
2024 ADR increased to $111.05, with 59.9% occupancy and $66.57 RevPar.

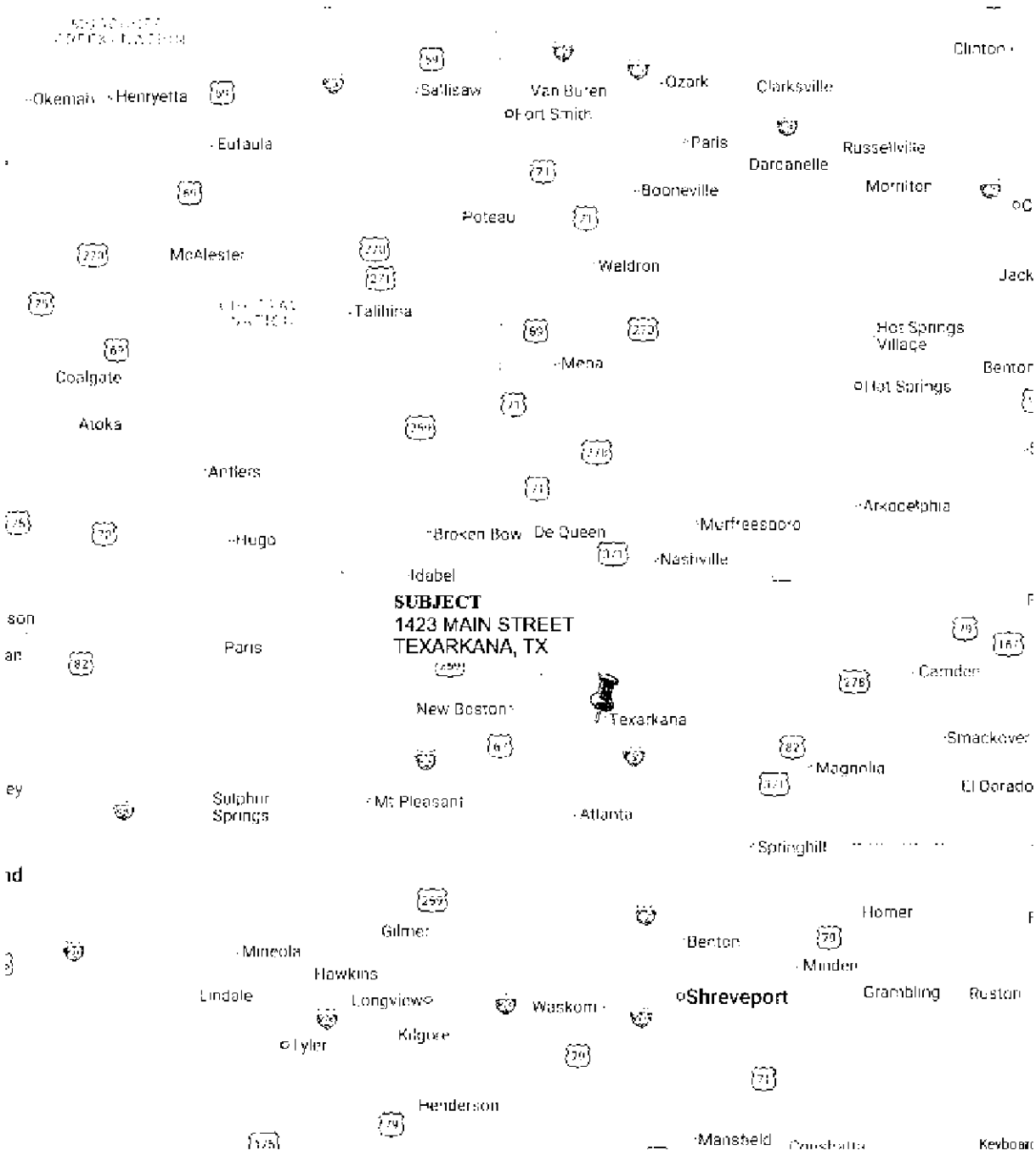
Regional Analysis – Continued

TEXAS WORKFORCE COMMISSION LABOR MARKET INFORMATION

November 2024, Texas is 4.2%, Texarkana MSA is 4.1%, US is 4.0%



Regional Map



Neighborhood Analysis

A neighborhood is defined as: A group of complementary land uses; a congruous grouping of inhabitants, buildings, or business enterprises". (Source: Appraisal Institute, The Dictionary of Real Estate Appraisal, Seventh Edition, (Chicago: Appraisal Institute, 2022)

The physical limits of a neighborhood; may be delineated by natural, man-made, or geopolitical features.

A clear distinction may be drawn between a neighborhood and a district. *A district is a type of neighborhood that is characterized by homogeneous land use.* Districts are commonly composed of apartments or commercial, industrial, or agricultural properties."

Location

This neighborhood is located in the older/original downtown district of the City of Texarkana, Texas. The major boundaries surrounding this neighborhood are West 20th Street to the north, Summerhill Road to the west and Front Street to the South, Stateline Avenue to the East. This area is comprised of a wide range of generally early 1900's structures, from downtown connected two story structures, to large older ornate churches, Bi States Courthouse, Wadley Hospital, and scattered single family and multi-family dwellings with a wide variety of commercial use, including offices, retail and service properties.

The area is easily accessible via US Highway 82 [E 9th Street to New Boston Road] and US Highway 67 [West 7th and West 8th /Martin Luther King Boulevard], and US Highway 71/also Stateline Avenue.

Land Uses

Numerous land uses in the subject neighborhood are present, including commercial, retail and residential uses. The original downtown area was Broad Street along with the immediately surrounding streets, which are built up in generally retail type properties, many of which have been or are being rehabilitated. Several governmental and professional offices surround the central retail areas, and scattered original older, large dwellings remain in the area and some have been converted to multi-family use [duplex/triplex], while others have been rehabbed for commercial use [bed and breakfast, wedding venues, and museums, etc], and a few remain as single family dwellings. Substantial interest and investment has occurred in downtown Texarkana, including renovation of the original Grim Hotel into over 90 living units, which include retail uses along the first floor. The George Produce Building has been renovated into an artist display, with a basement bar [speakeasy], with apartments along the top floor that have appealing views of downtown and the rail areas.

The subject structure is located across the alley from the Texarkana Transit Authority [T-Line Bus Station] that is located at the NE Corner of Texas Boulevard and West 14th Street. The subject is also located within one block of the recently constructed Parks Elementary School that is K thru 5th Grade, with 800 students and was a consolidation of two older elementary schools in the immediate area. The newly constructed school was built on a site that previously housed a middle school in the Texarkana Independent school district's schools – the structure had been purchased by an investor and allowed to deteriorate over a 20+ year period. The deteriorated school building was a detriment to the immediate neighborhood, and the new school structure is expected to have a positive impact upon the immediate neighborhood.

History of the Neighborhood

The Texarkana original retail/business center was located along Broad and Front Streets, over 100 years ago. Many old structures have been rehabilitated for preservation of the historical properties but have changed uses. Changes to venue uses and residential uses at the older large buildings are evident.

The downtown area remains a center for governmental type offices, including the BiStates Justice Center, with the offices for both cities in the downtown area, Miller County and Federal Courthouses along with the State Line Post Office, and various professional offices, retail uses, and some converted uses of large buildings, including a juvenile center in the original building adjacent to the original St. Michael Hospital. Several of the original dwellings have been renovated into either multi-family uses, museums, bed and breakfast, office, etc. The original Buhrman Pharr retail structure has been renovated into apartments that are advertised as "lofts".

Financing for single family residential purchases are readily available. Investor financing is available, but is much more reliant upon the individual investors, for terms, etc. Several investors have obtained grants associated with revitalization of historical properties.

There are several rental units in the area, with several different owners noted, and units ranging from apartments to duplexes to single family dwellings.

DOWNTOWN

The downtown area of Texarkana is divided between Arkansas and Texas and both sides have many opportunities for redevelopment. CDFA previously provided financing recommendations for the City of Texarkana, TX regarding the redevelopment of the Grim Hotel, another long-abandoned building in Texarkana that has been renovated as an apartment building with commercial uses at the ground floor level. Both cities acknowledge that the redevelopment of historical buildings like the Grim Hotel and 1894 City Market can be catalytic in spurring additional downtown revitalization.

Buhrman-Pharr

The Buhrman-Pharr building was renovated over a period of several years into apartments and now offers 40 loft apartments in the downtown area, with rents advertised from $400 to $800 per month at the portion of the building occupied by Buhrman-Pharr Lofts. This property received funding in part through the Low Income Housing Tax Credit (LIHTC) program, requiring a certain number of units to be set aside for lower-income households. Households must earn either less than 50% or 60% of the area median income (depending on the set-aside option chosen by the property owner) to qualify for these units. Rents in these units are capped at a maximum of 30% of the set-aside area median income (adjusted for unit size). Some rental units in this property may not be subject to LIHTC and therefore have higher rents and no maximum household income requirement.

While the west side four-story building now has what are known as the Buhrman-Pharr Lofts, the east side four-story building became home to The Lofts of Texarkana, with a stated 47 loft apartments installed, after that portion of the 1920s's vintage building was acquired by the Little Rock-based Rich Smith Development firm.

This $8 million renovation and restoration, which started in November of 2014 encompassed all of the 82,500 square feet of the building's interior (roughly 20,500 per floor).

As for the exterior, the apartment building, at 620 East Third St., retained its original Scottish bond pattern brickwork—which is unique to this historic warehouse structure. Besides the doors and brick, the building also retained its original vertical Buhrman-Pharr signage on the north brick wall.

The building's original ground floor warehouse floor plan was redesigned into 11 apartment units, a community room, computer business lab, kitchen area, leasing office, a laundry room, fitness center and a library—complete with a new elevator to replace the freight elevator. Additionally, an electronic security card access system was installed.

The structure's second, third and fourth floors, which were open warehouse space, were redesigned to fit 12 apartments per floor for one, two and three-bedroom apartments. The single bedroom units offer 852 square feet of space, with the two-bedroom having 1,058 and the three-bedroom 1,392.

Apart from the building, the lot across Third Street, just north of the lofts, was converted into paved parking with 66 parking spaces for the tenants. These spaces are additional parking to the existing parking spaces on two sides of the building. Picnic areas are located next to the parking area.

Main Street Texarkana

Main Street Texarkana is an organization that supports and encourages use in the older downtown area, where the town was reportedly begun around 1873 and was the heart of Texarkana until the urban sprawl that began in the late 1950s and accelerated after the opening of Interstate 30 well north of the downtown area, that pulled many of the businesses away from downtown.

Main Street Texarkana's main purpose is to enhance economic development by preserving and repurposing the past. Downtown's treasures are stated to include the Perot Theater [1924 fully restored performing arts theater], Regional Arts Center [original location of the U. S. Federal Courthouse] that is now an art gallery, The Museum of Regional History is reportedly the oldest brick building in Texarkana, developed by the Texarkana Museums System. The Draughon/Moore Ace of Clubs House, the Patrick J. Ahern house [Classic Revival style architecture] are just a few of the efforts to maintain historic buildings in the downtown area. Front Street Festival hosts outdoor stage events, the annual Railfest, Front Street Food Fest, Mardi Gras Parade, and Christmas Parade.

GRIM HOTEL

In November, 2019 work began on the revitalization of Hotel Grim. The grand opening occurred in November 2024. The apartments are mostly new materials at interiors, but the lobby has been advertised to be a centerpiece.

Photograph September 2024 - Grim Hotel

Entertainment District – Texarkana, AR

Texarkana, Arkansas passed an ordinance for an "entertainment district" in the downtown area, in October 2019. A group of business owners have branded the district, "The Railyard."

Open consumption of alcohol is allowed within the span of a 14 block area of downtown.

The ordinance allows for outdoor drinking from 11 a.m. to 2 a.m. Monday through Saturday and 11 a.m. until midnight on Sunday and provides for trash cans and daily pickup of garbage in the district.

An ongoing renovation in the entertainment district area of Texarkana, Arkansas is now known as 1894 City Market, formerly the Ritchie Grocery building, a three-story brick and masonry historic commercial building located at Front and Olive Streets in Texarkana, Arkansas. Built-in 1894 by Francis Mullins, owner of the Texas Produce Company, and the building was purchased by the Ritchie Grocery Co. in the 1920s. David Peavy, 1894 City Market's developer, has renovated the building as a mixed-use building featuring residential, commercial and arts space. 1894 City Market is one of many downtown buildings in Texarkana that had previously been left vacant for many years.

Accessibility

North/south access is available from U. S. Highway 71, which is generally State Line Avenue inside the city limits, and turns across Hickory Street, becoming East Street south of the railroad tracks, and offering access to southern Miller County, to the Louisiana State line. Access north/south is also available from Loop 245/now Interstate 49, which connects with East 9th Street and Interstate 30.

East 7th and 8th [Martin Luther King Boulevard] Streets are one-way, four lane divided streets, which route U. S. Highway 67 through Texarkana, and offer good east/west access to the downtown area.

A limited route bus system began routes in November, 2000, in Texarkana. However, no public transportation system has been available in Texarkana since the early 1970's. Texas Boulevard, Summerhill Road and Stateline all provide north-south access.

Employment

Main employers in the general area include Red River Army Depot, Domtar [previously Georgia Pacific Paper Mills], and Goodyear Tire/previously Cooper Tire and a wide variety of industries. Since Texarkana has two hospitals and is a major provider of health care in the region, medical employment is also an important employer in the area.

Due to overall good economy in the region, lower interest rates, etc., excluding the pandemic closures, Texarkana as a whole has enjoyed a high level of employment in the past several years and appears to have remained relatively high employment levels after COVID 19 closures.

Conclusion

The downtown area experienced decline for several years as the retail and professional businesses migrated toward the north and the Interstate; however, renewed and ongoing interest in the downtown area in the past few years has occurred. Several of the older retail properties have been purchased and renovation begun, completed, or planned. Large older properties, including Buhrman Pharr [loft apartments] and Ritchie Grocery [1894 City Market] buildings have been purchased by investors, with plans for rehabilitation and use of these landmark buildings, which allows for the retention of the historic exteriors, with renovation changing the interior and use. The original State Bank has been renovated for offices and is now known as the Landmark Building which enjoys relatively high occupancy. The Silver Moon property is a featured downtown property, offering a venue for special occasions. The renovated Perot Theater also offers a restored events center. Living downtown is listed in Main Street Texarkana, including the City Hall Lofts, Buhrman Pharr Lofts and Lofts of Texarkana, Centerpoint Executive Lofts [furnished quarters advertised beginning at $2,200 per month] and Mullins Courts Apartments, and a few large apartments in the 1894 City Market building. The Grim Hotel more recently opened, with more than 90 apartment units.

The uncertainty surrounding the eventual use of the Wadly Hospital campus has slowed some of the interest in the area north of the old / original downtown. Real estate professionals continue to expect an eventual investor sale.

The process of renovation/revitalization has been slow, but the infusion of interest and funds into the area is expected to aid in the overall appeal of the downtown area and hopefully spur additional interest – the large development at the Grim Hotel is expected to become a beacon to the area.

Overall, the neighborhood benefits from the well-maintained roadways, and good access system noted previously.

Neighborhood Map

Property Description

Site

Information Sources:	I observed the interior and exterior of the property and took photographs on January 14, 2026. I have included an approximate building perimeter sketch with computations for sizes, based on measurements of the exterior taken during my observation. The size relied upon is the indicated gross building area from exterior measurements. The legal description relied upon was obtained from Bowie County Deed Records. No "as built" survey was available. I have assumed that all improvements are located within the boundaries of the site. Other sources of information include Bowie County Tax Appraisal District and Bowie County Deed Records and information from my own files
Site Size:	Approximately 0.482 acres or approximately 21,000 Square Feet according to the legal description/original plat.
Site Shape:	Rectangular/Corner – See sketch in the "Identification of the Property" section, and see approximate aerial photograph in the following section
Site Topography:	Level, gently sloping
Road Frontage/Access:	Access from Main Street, as well as West 15th, and adjacent concrete paved alley
Utilities:	All public utilities are available to the site.
Site Improvements:	The site is improved with a brick veneer professional office structure that was reportedly constructed in 1976. Site improvements include concrete parking, a large, covered entry, and grassy areas.
Flood Zone:	The subject is located in a non-flood hazard area, according to maps from the Federal Emergency Management Agency (FEMA). FEMA Map Number: 48037C0370E FEMA Map Date: 12/21/2017 FEMA Zone Classification: "X" areas outside shaded flood areas
National Wetlands:	According to the available National Wetlands Map, the subject does not appear to be within a wetlands area – see map in following section.

Property Description – Continued

Easements/ Encroachments: None apparent – No "AS BUILT" survey was available.

Site Comments: The site has good access and frontage along paved roadways

Improvements

Property Type: Office building

Age, Effective Age & Condition: The structure was constructed in 1976 – actual age is estimated as 50 years.

Size: The size utilized is the size estimated as the gross square footage from exterior measurements which **is 4,139 Square Feet**. This differs very slightly from the size stated at tax records [4,161 SF], or 22 SF difference.

Foundation, Frame & Exterior

Foundation/Basement: Concrete slab

Foundation/Frame: Typical wood framing

Exterior: Brick Veneer / metal mansard/ plywood fascia

Roof: Rolled composition roof / flat

Interior

Interior Finish: The subject professional office has a typical layout consisting of reception, offices, break area and four restrooms.

Partitions/Interior Framing: 2" X 4" wood studs

Floor Cover: Vinyl planks , carpeting

Doors: Metal Exterior doors/wood interior doors

Restrooms: Four restrooms.

Mechanical Systems

Heating/HVAC: Central – 100%

Cooling/Air Conditioning: Central – 100%

Electrical: Assumed adequate

Plumbing: Assumed adequate

Site Improvements

Parking: Concrete – drives/parking surround the structure

Drainage: Appears adequate

Landscaping: Native grasses

Property Analysis

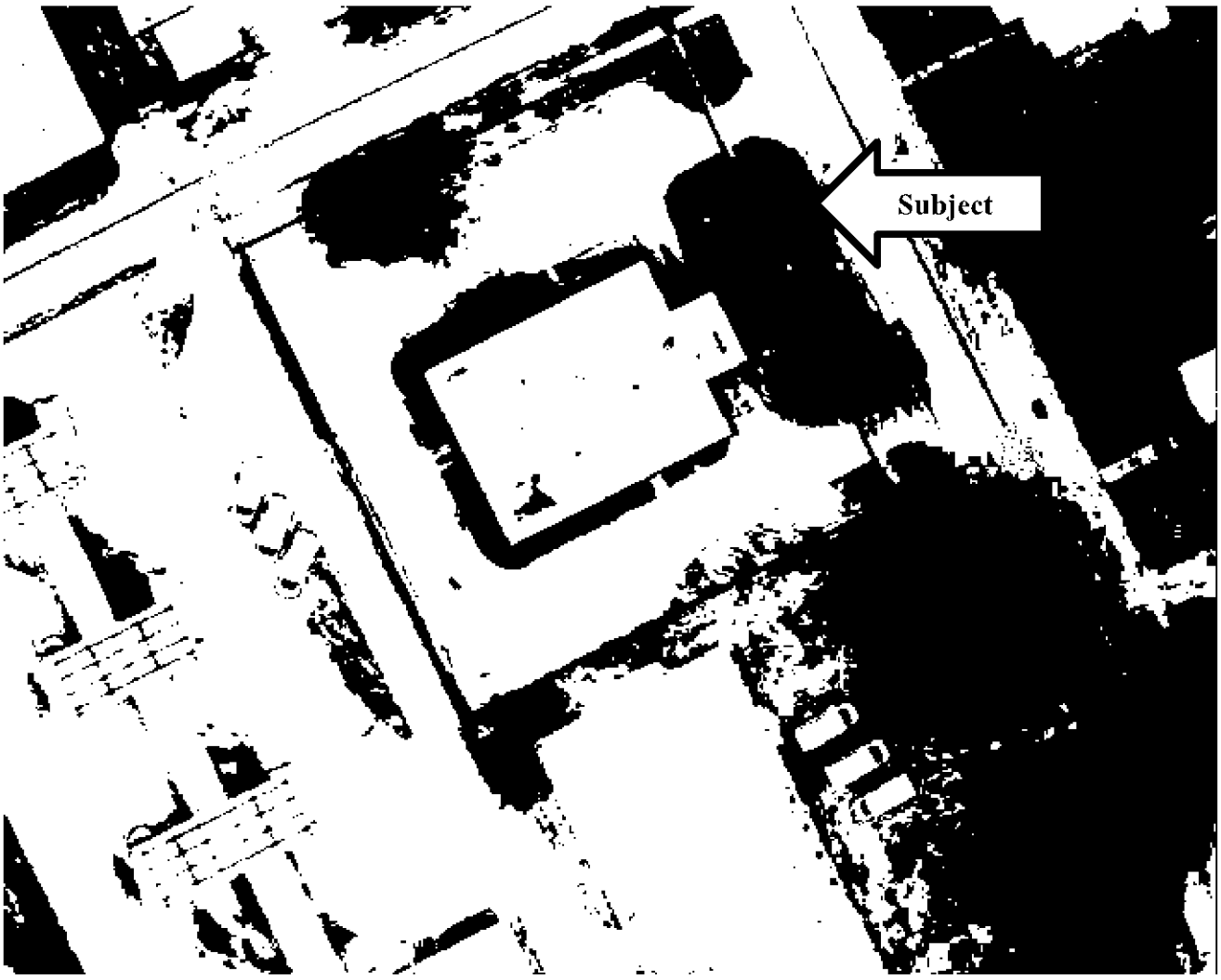
Functional Utility: Typical Office

Design & Appeal: Typical Office

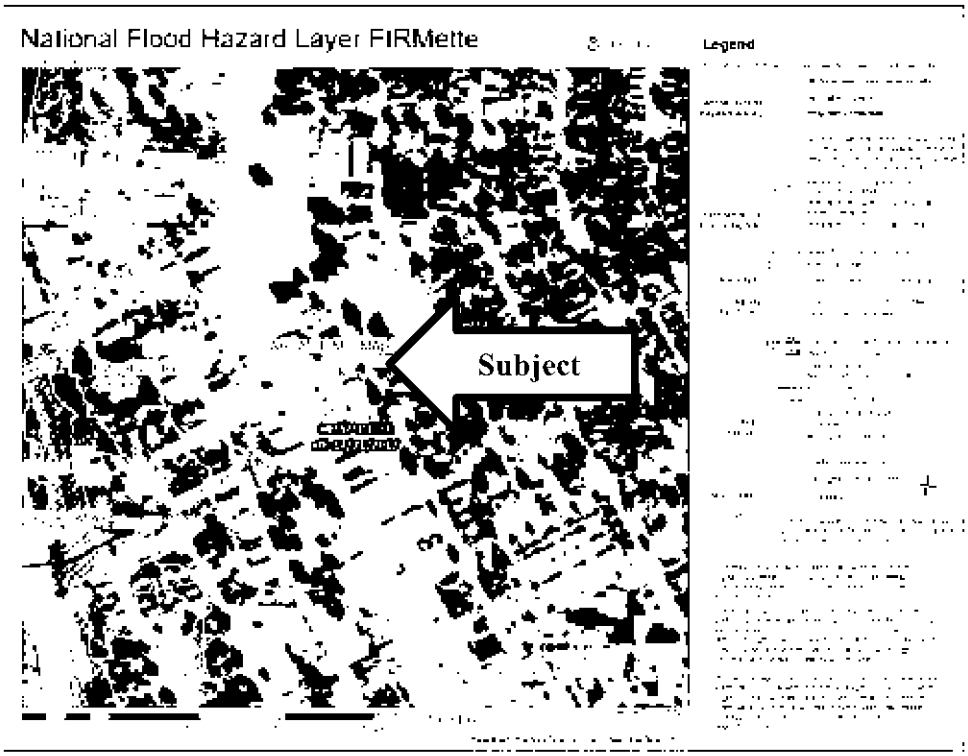
Highest and Best Use: **As if Vacant:** Commercial / Office
As Improved: Professional Office

Occupancy: The property is currently vacant. No leases were revealed to me.

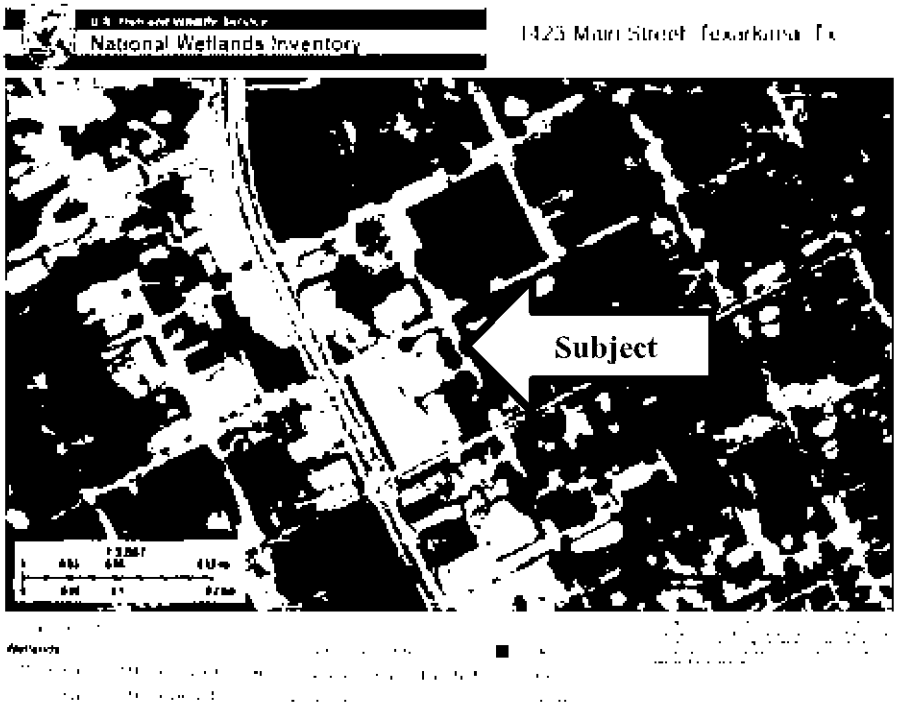
Aerial Photograph



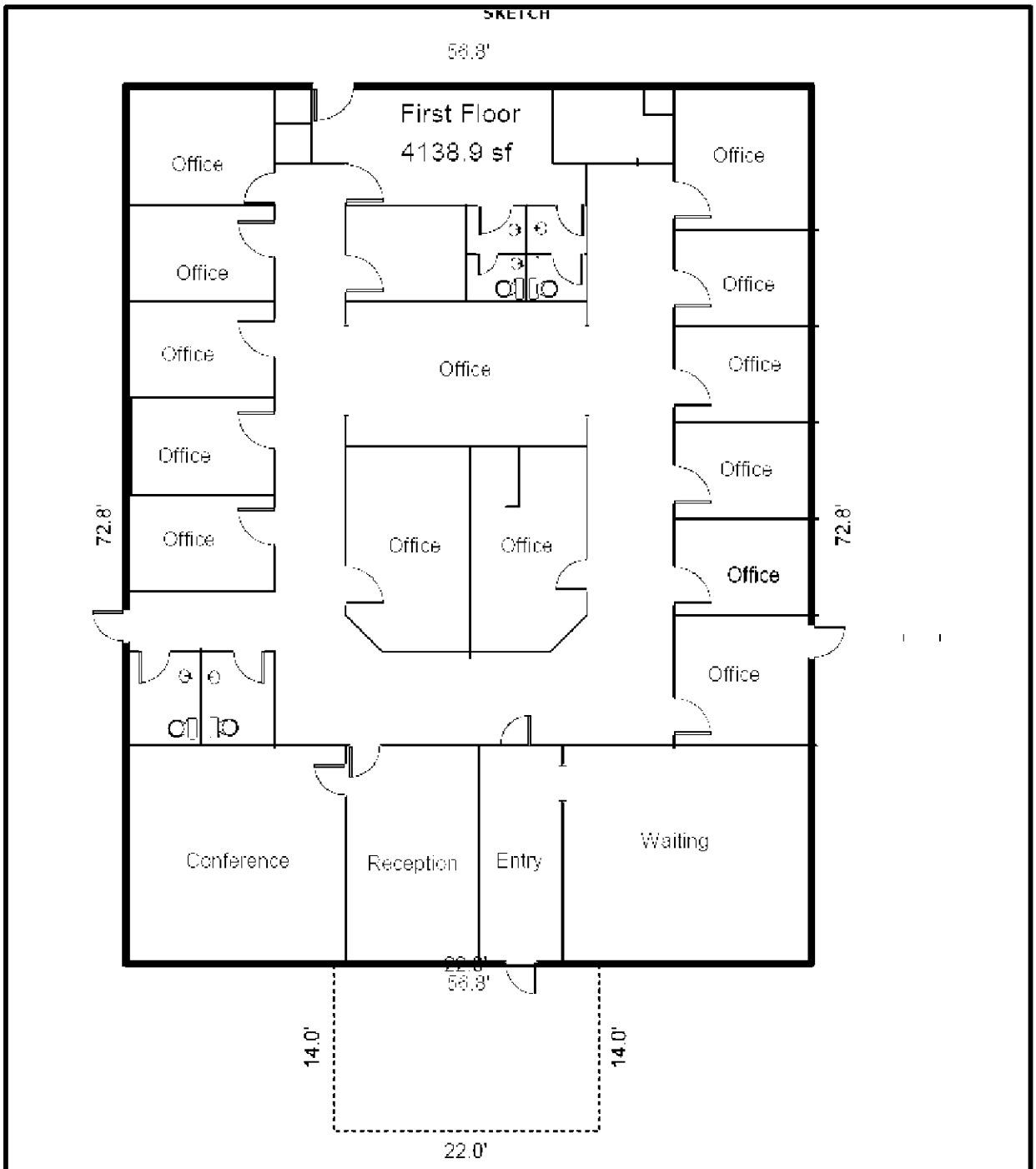
Flood Map



National Wetlands Map



Building Perimeter Sketch / FLOOR PLAN



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	First Floor	1.0	4138.9	259.3	4138.9
P/P	Porch	1.0	308.0	72.0	308.0

AREA CALCULATIONS BREAKDOWN

Name	Base x	Height x	Width =	Area
First Floor		72.8 x	56.8 =	4138.9

Subject Photographs – Taken on January 14, 2026

Front

Main Street Looking South

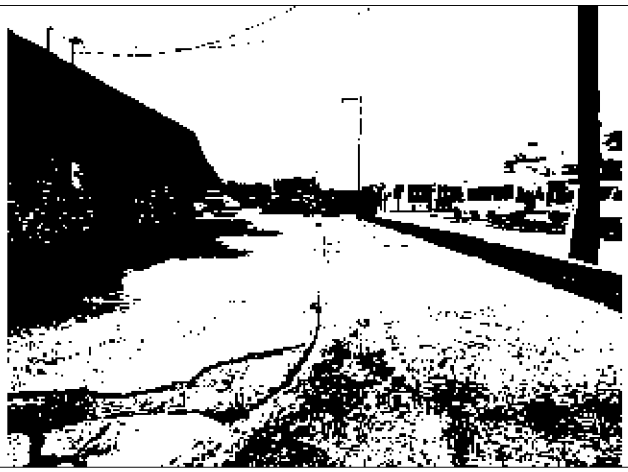
Main Street looking North

West 15th Street looking West

West 15th Street looking East

Drives/parking at North Side

Crack at exterior



Alley

Side/rear view looking SE

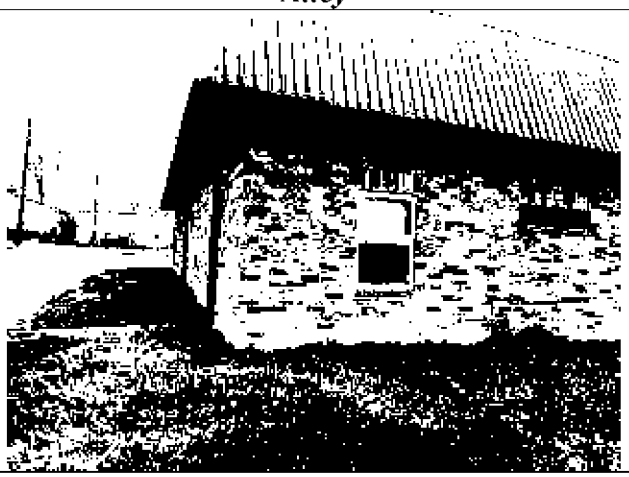
Adjacent T-line

Side/rear

Rear/end

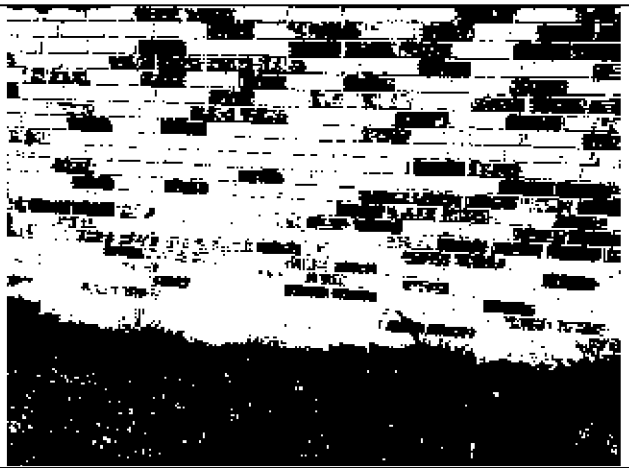
Alley

Drives / parking



Side and rear

Crack at window at south side



Crack at brick veneer

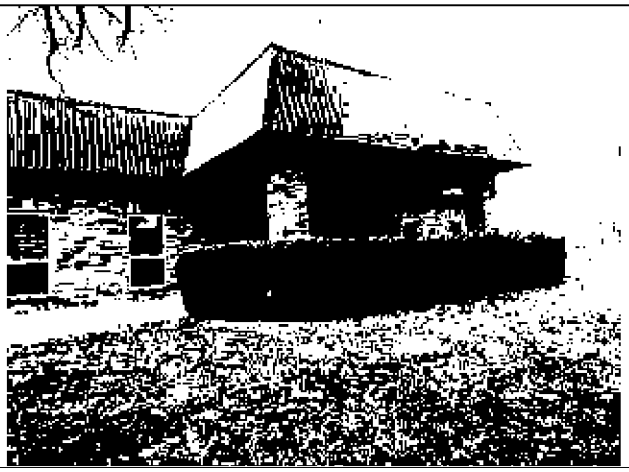
Door into south side

Drive/parking

Street view looking South

Main Street

Walk



Covered entry

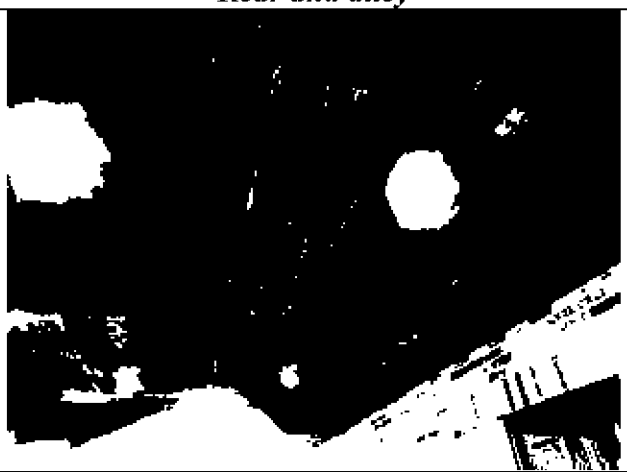
Drive onto W 15th

Drives/parking/damage at concrete

Coffee area/entry door

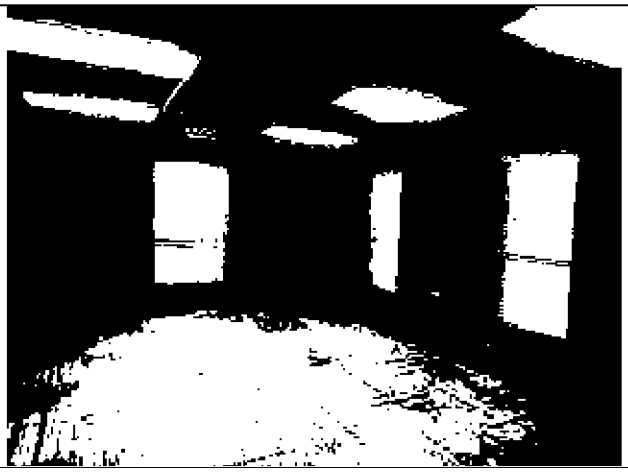
Rear and alley

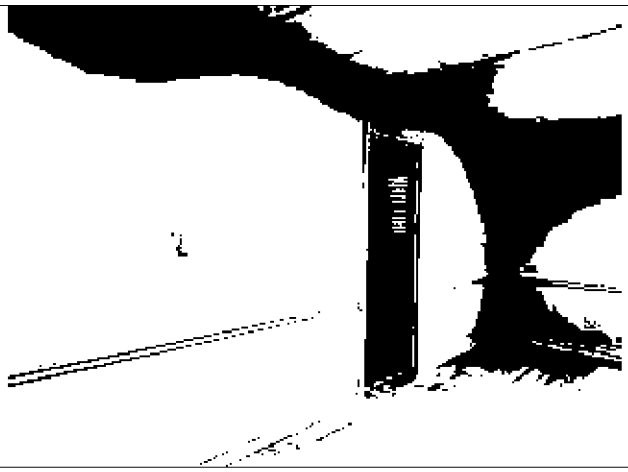
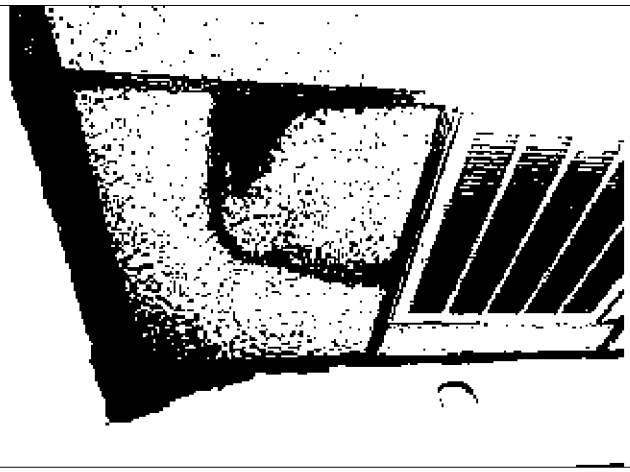
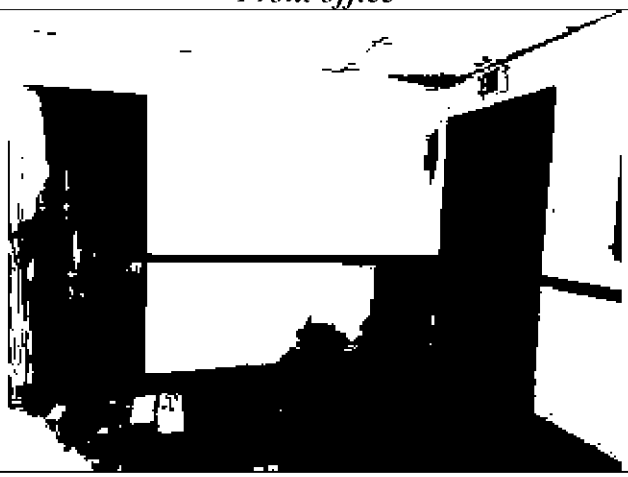
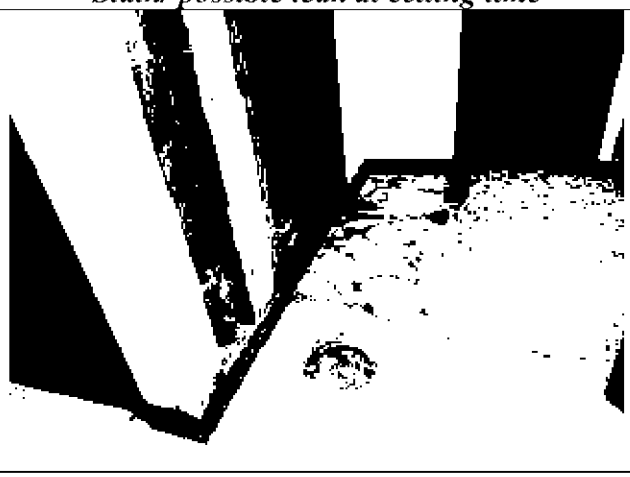
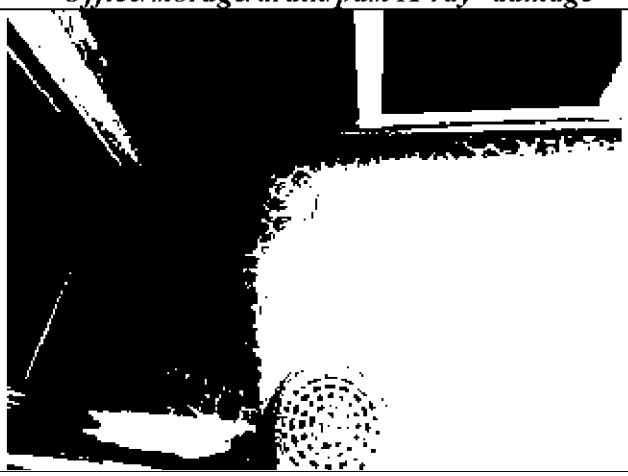
Side view from W 15th

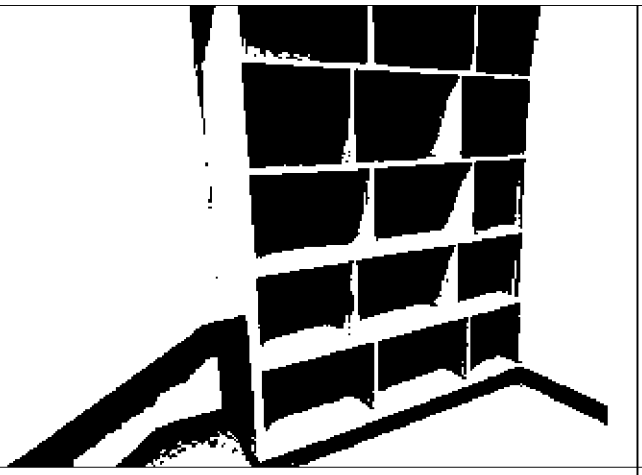
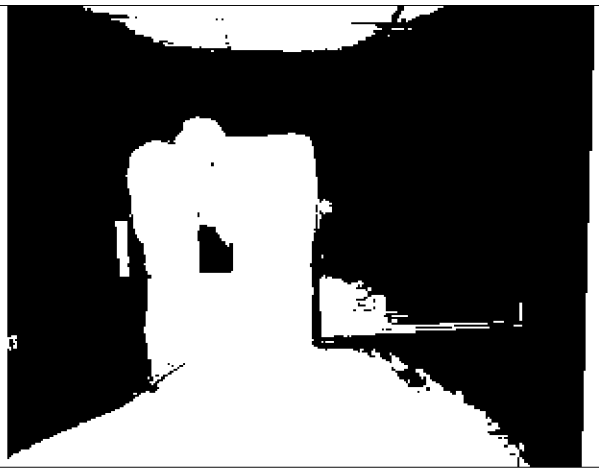
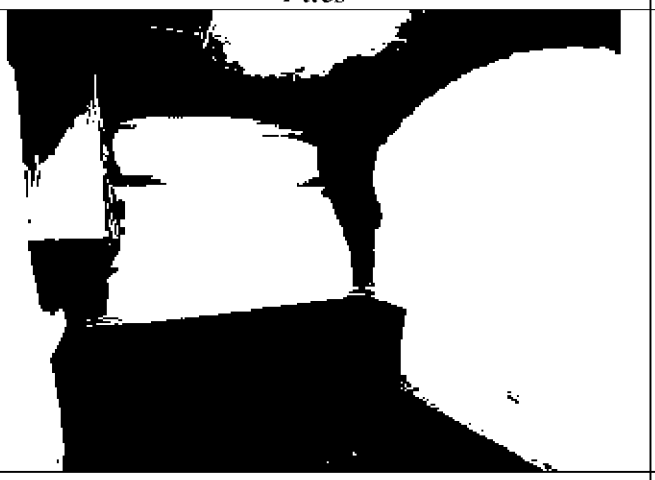
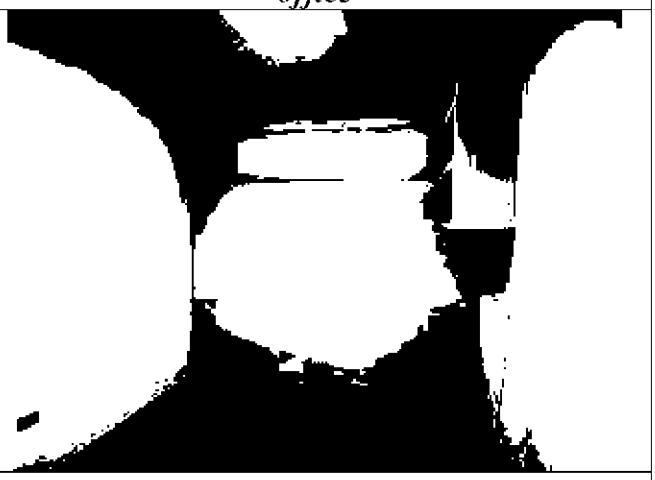
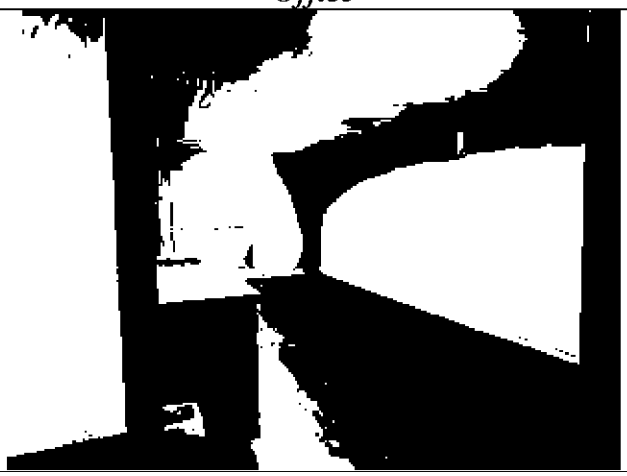
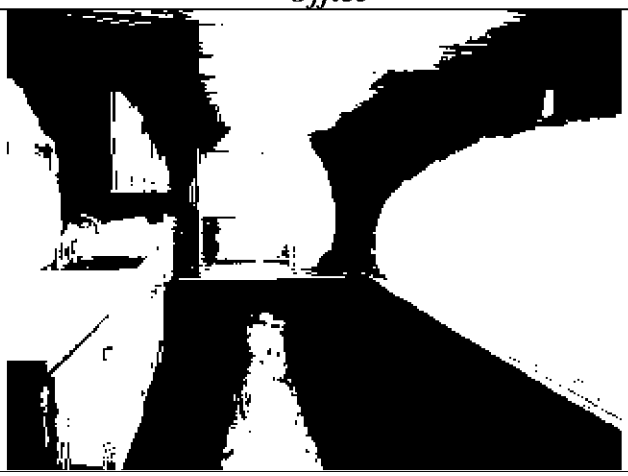


Entry ceiling

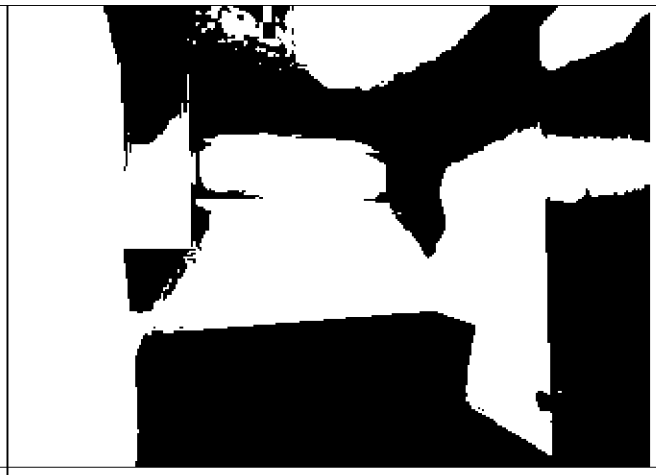
Entry porch

Conference	*Conference*
Corridor	*Restroom*
	
Restroom	*Front officed/waiting*

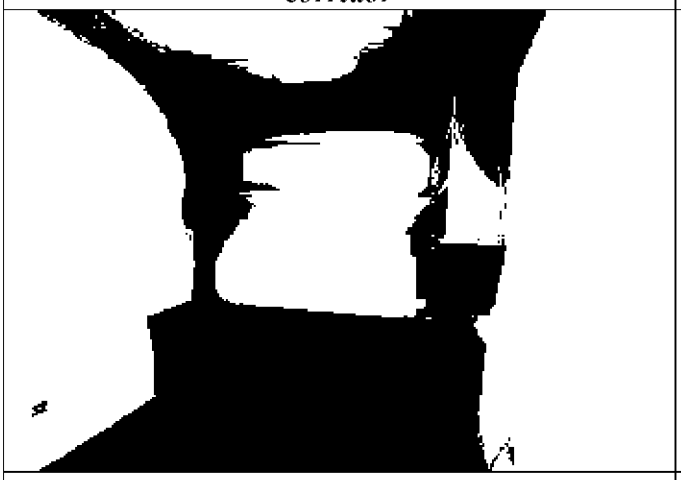
	
Front office	*Stain/ possible leak at ceiling time*
	
Office	*Office/storage/drain/past X-ray -damage*
	
damage	*Crack at floor*

	
Files	*office*
	
Office	*Office*
	
Central office/break area	*Central office/break area*

corridor



Office



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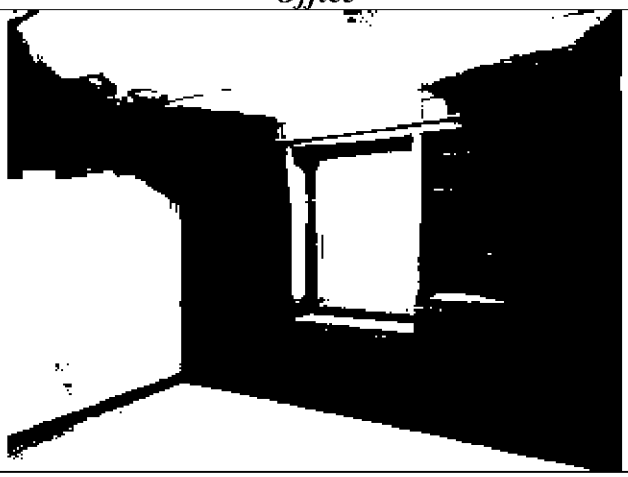

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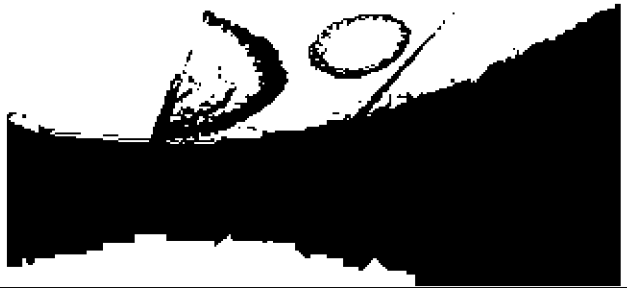
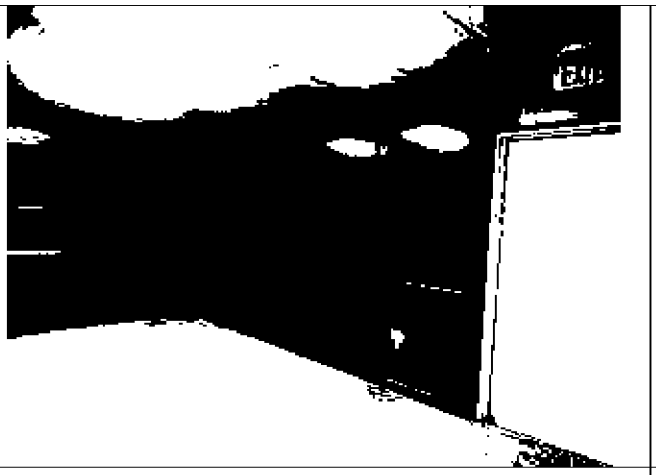


Stained ceiling tiles/ roof leak?

Electrical closet

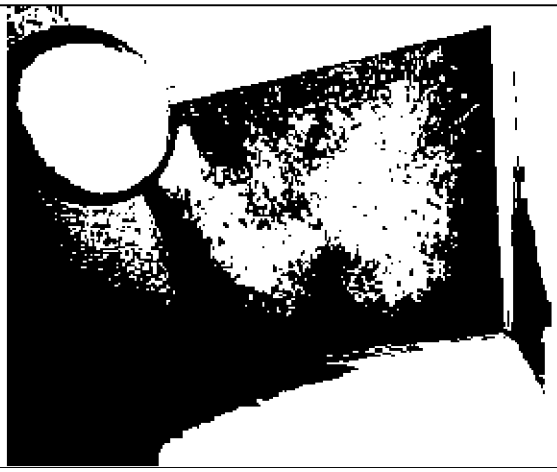


Office/exit door

restroom

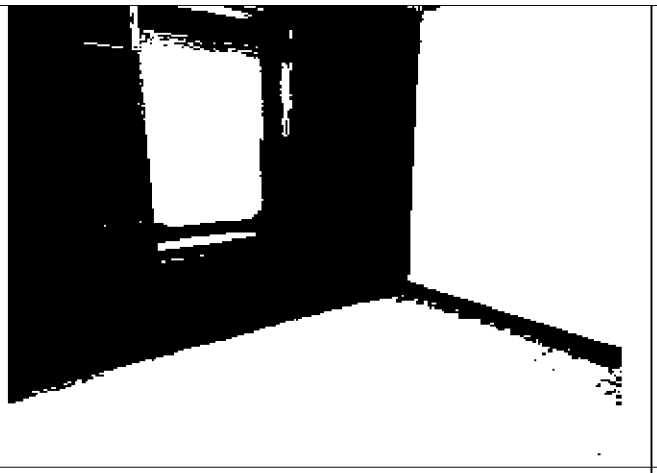
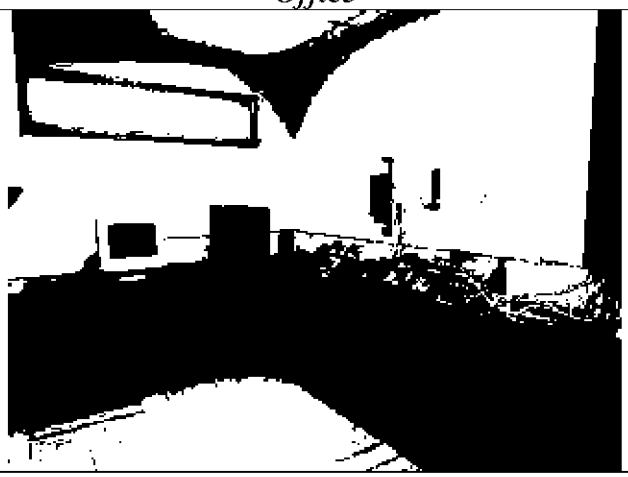
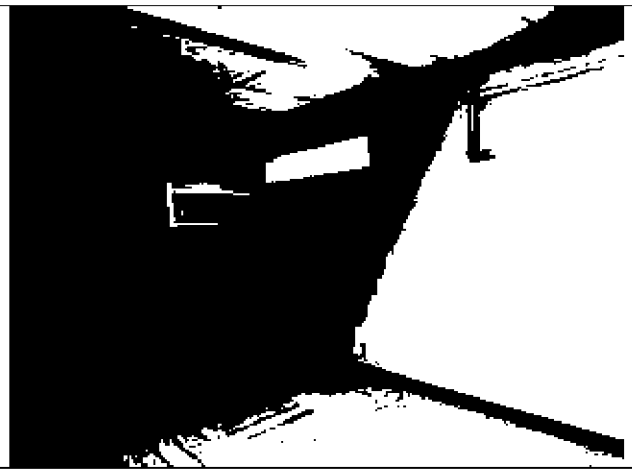
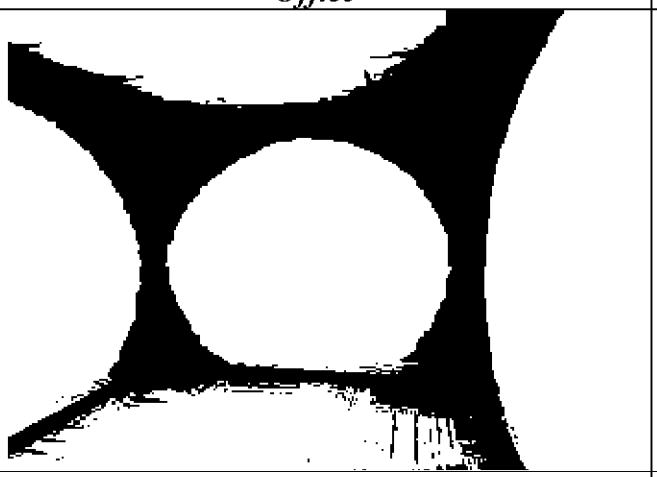
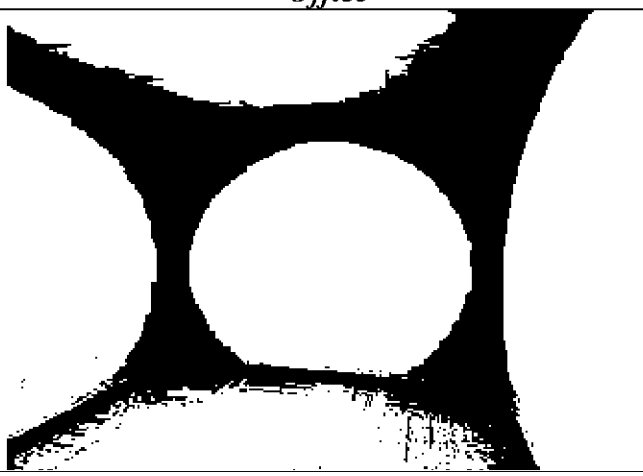
Restroom

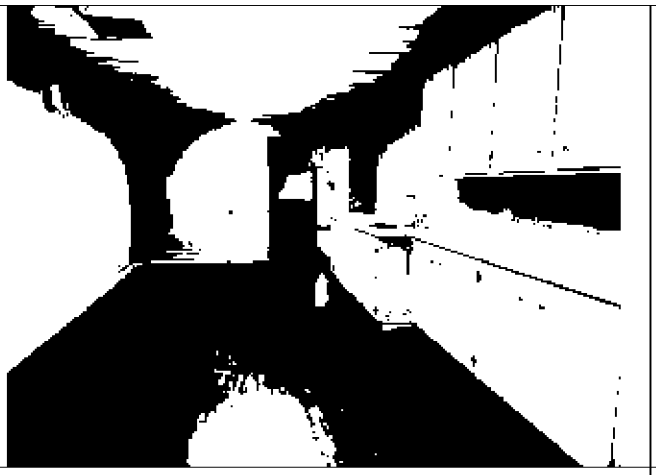
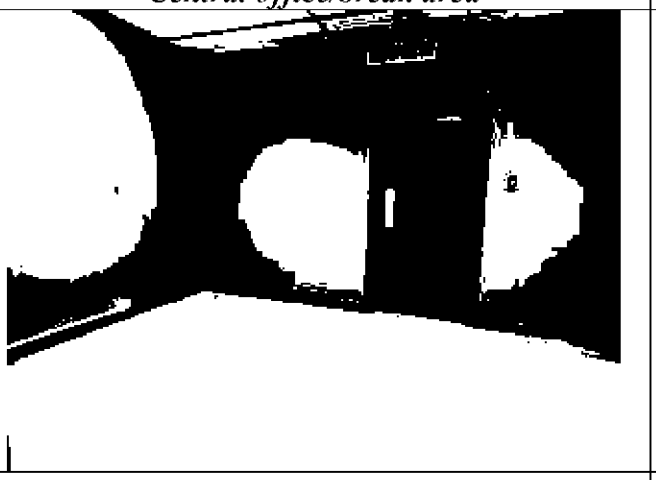
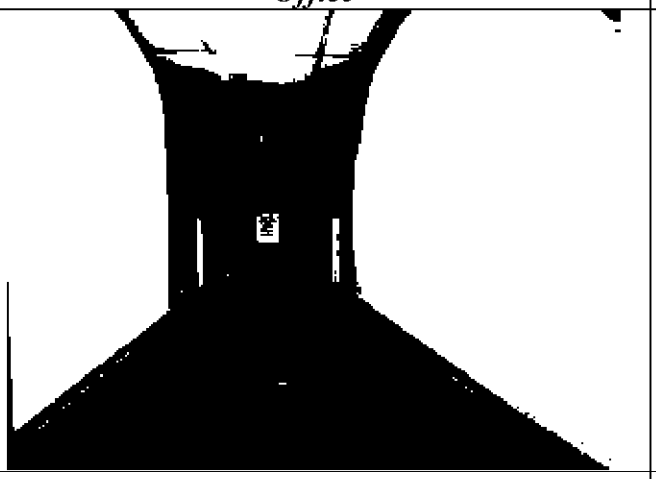
Water heater/mop sink



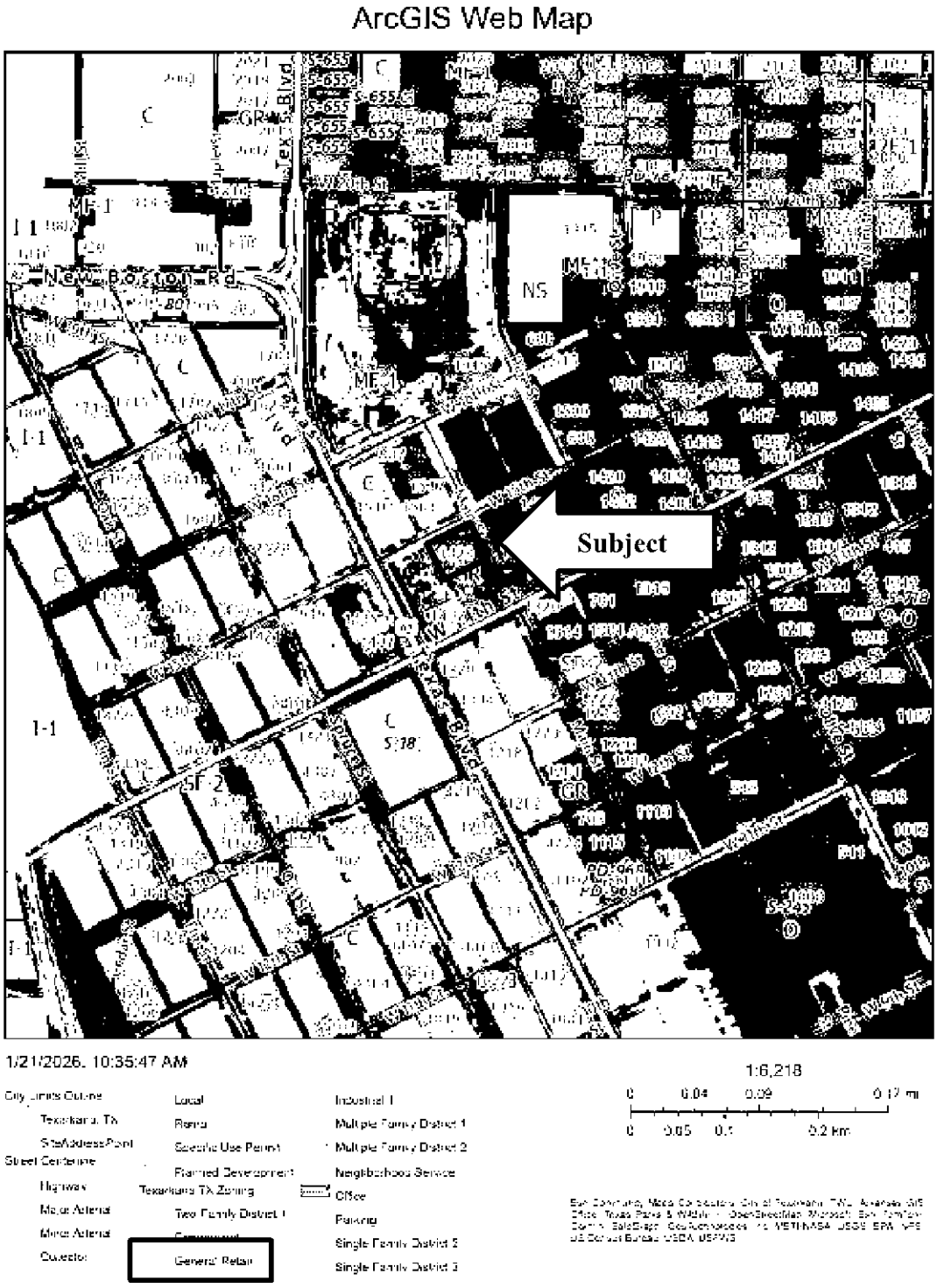
Stained ceiling tile/roof leak?

storage

	
Office	*Closet*
	
Office	*Office*
	
Office	*Office*

	
Central office/break area	*office*
	
Office	*Corridor*
	
Corridor	*Front and side view*

Zoning Map


ArcGIS Web Map
New Boston Rd
Subject
1-1
1/21/2026, 10:35:47 AM
1:6,218
0 0.04 0.09 0.17 mi
0 0.05 0.1 0.2 km
City Limits Outline
Texarkana, TX
SiteAddressPoint
Street Centerline
Highway
Major Arterial
Minor Arterial
Collector
Texarkana TX Zoning
Two Family District 1
General Retail
Local
Ranch
Specific Use Permit
Planned Development
Industrial 1
Multiple Family District 1
Multiple Family District 2
Neighborhood Service
Office
Parking
Single Family District 2
Single Family District 3

Zoning Analysis

Zoning Analysis

District:	***"GR" – General Retail***
Conforming:	The site is currently improved with a professional office building; allowed uses include
***Applicable* Permitted Uses:**	• Offices • Restaurant • Retail • Parking
Minimum Standards:	
Maximum Floor Area Ratio:	4:1
Size:	Not specified except under residential use
Road Frontage:	Not specified except under residential use
Front Setback:	15’
Side Setback:	None specified except where adjoining residential then 5’ minimum
Rear Setback:	None specified except where adjoining residential then 10’ minimum
Building Height:	To any height not prohibited by other laws or ordinances.
Parking:	Varying requirements with use. For example, general office use requires one space for each three hundred square feet of office area [subject is 4,139 SF / 300 = 14 parking spaces required] I have assumed that the site contains adequate parking. For hotel/motel use the requirement is one space for each room, unit or guest accommodation plus specified requirements for restaurants and related facilities.

Additional Regulations

SEE ATTACHED COPY OF ZONING MAP – the site was zoned GR by the City of Texarkana, Texas.

Assessment & Taxes

Tax Parcel ID#:	03841035600
Tax Year:	2025
Assessed Value Land:	$15,000.00
Assessed Value Improvements:	$183,046.00
Appraised Assessed Value:	$198,046.00
TAX RATE:	2.367492
Real Estate Taxes:	$4,688.72
Total Appraised Assessed Value:	**$198,046.00**
Total Real Estated Taxes:	**$4,688.72**

Bowie County	0.398853
City of Texarkana	0.650000
TC	0.109639
Texarkana ISD	1.209000
TOTAL	2.367492

Assessment Analysis

The tax burden has been estimated at $4,688.72 per year – the tax appraisal district stated value estimate shown above totals $198,046.00. The assessment appears to be typical for similar properties in the area.

Highest and Best Use

The Dictionary of Real Estate Appraisal, Seventh Edition, 2022, published by The Appraisal Institute includes the definition of "highest and best use" on page 88:

1) "The reasonably probable use of property that results in the highest value. The four criterial that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity."

2) "The use of an asset that maximizes its potential and that is possible, legally permissible, and financially feasible. The highest and best use may be for continuation of an asset's existing use or for some alternative use. This is determined by the use that a market participant would have in mind for the asset when formulating the price that it would be willing to bid. (IVS)"

3) [The] highest and most profitable use for which the property is adaptable and needed or likely to be needed in the reasonably near future. (Uniform Appraisal Standards for Federal Land Acquisitions)"

Highest and Best Use "As If Vacant"

According to the legal description obtained from Bowie County Deed Records, the subject is a rectangular shaped site, containing **approximately 0.482 Acres or approximately 21,000 Square Feet**. The site is improved with a professional office structure that was reportedly constructed in 1976 [per tax office] that appears to have received past renovations, but areas of deferred maintenance remain evident.

Physically Possible

In arriving at my opinion of highest and best use for the subject, it was first necessary to determine if the physical characteristics of the site - such as soil conditions, topography, shape and frontage were favorable for development. No differential settlement was observed which would indicate unusually unstable soil-bearing capacities in the surrounding area, although past repairs to the drives/parking were noted. The subject tract is considered to be of sufficient size to be economically adaptable for development of an office or small commercial type use. The topography imposes no discernible problem for development. Thus, the physical characteristics impose no insurmountable limitations to permissible development, excepting for limitations imposed by its actual physical size.

Legally Permissible

The site is zoned "GR" – General Retail" district. No deed restrictions were reported to me. I did not conduct in-depth research for deed restrictions and have assumed the owners / possible purchasers have conducted their own research regarding any major limitations on the use of this site.

The current zoning regulations appear to allow a wide variety of uses.

Highest and Best Use – Continued

Financially Feasible

Uses which meet the physical and legal tests can be analyzed to determine economic potential.

Remaining possible uses are numerous, but due to surrounding properties and uses, the probable use was considered to fall within the office segment of the market. Due to surrounding uses [single family, professional office, retail, church, apartments, Texarkana Bus line, etc.], a wide range of uses appears to be feasible; however less demand for single family use is expected adjacent to the Texarkana Bus line main office.

Projected return is analyzed for each use, and those with positive rates of return indicate a financially feasible use. In this instance, a commercial-office type use would indicate positive returns, and is considered financially feasible.

Maximally Productive

Office type use appears to have a similar return to the land as commercial uses that are located off the main roadways. Several professional offices are located in the immediate/surrounding area, due to proximity to Wadley Hospital and surrounding medical uses. Little difference was found in the specialty office and similar use site values; therefore, commercial/office use would have the highest indicated site value, and was considered to be the maximally producing use to which the site could be placed.

The Highest and Best Use, as if vacant, was considered to be for commercial/office use.

Highest and Best Use as Improved

The improvements were reportedly constructed in 1976, according to Bowie County Tax Appraisal district. Deferred maintenance was noted that was assumed to be curable and the improvements appear to be typical office type construction/layout, and appear to be well suited to the site, with no obsolescence observed. These improvements fall well within the highest and best use indication, as if vacant.

The current use [existing office] is considered to be the Highest and Best use, as improved, assuming that the stated deferred maintenance can be cured within a reasonable amount of the estimated depreciation.

Valuation Methodology

Three basic approaches may be used to arrive at an estimate of market value. They are:

- The Cost Approach
- The Sales Comparison Approach
- The Income Approach

The **Cost Approach** is summarized as follows:

Cost New
\- Depreciation
\+ Land Value
= Value

The **Sales Comparison Approach** compares sales of similar properties with the subject property. Each comparable sale is adjusted for its inferior or superior characteristics. The values derived from the adjusted comparable sales form a range of value for the subject. By process of correlation and analysis, a final indicated value is derived.

The **Income Approach** converts the anticipated flow of future benefits (income) to a present value estimate through a capitalization and or a discounted process.

The appraisal process concludes with the **Final Reconciliation** of the values derived from the approaches applied for a single estimate of market value. Different properties require different means of analysis and lend themselves to one approach over the others. This appraisal includes the following:

- Cost Approach: This approach is applicable and has been fully developed as a supporting method of valuation.

- Sales Comparison Approach: This approach is applicable, necessary and has been fully developed.

- Income Approach: This approach is applicable, necessary and has been fully developed. The property is stated to be owner-occupied. structure is currently vacant. No actual leases were revealed to me.

Cost Approach

The Cost Approach is based on the principle of substitution - that a prudent and rational person would pay no more for a property than the cost to construct a similar and competitive property, assuming no undue delay in the process. The Cost Approach tends to set the upper limit of value before depreciation is considered. The applied process is as follows:

1. Estimate the land value according to its Highest and Best Use. I have used the Sales Comparison Approach; the process is as follows:

    - Comparable sales, contracts for sale and current offerings are researched and documented.
    - Each comparable is analyzed and adjusted to equate with the subject property.
    - The value indication of each comparable is analyzed and the data reconciled for a land value indication.

2. Estimate the replacement cost of the building and site improvements.

3. Estimate the physical, functional and/or external depreciation accrued to the improvements.

4. Sum the depreciated value of the improvements with the value of the land for an indication of value.

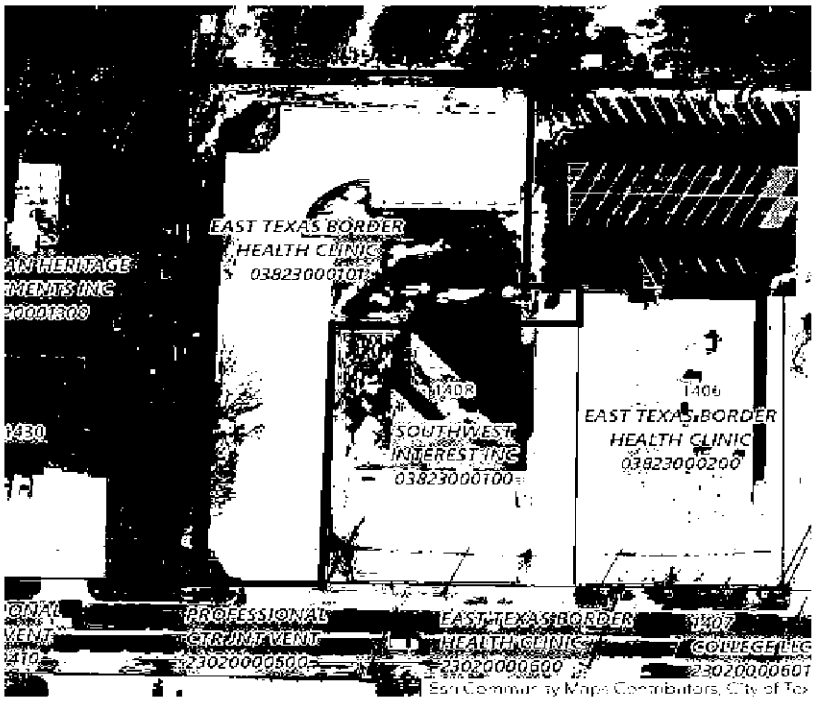
Site Value, as if Vacant

The subject's site value, as if vacant, has been developed via the sales comparison approach. I have researched and analyzed four comparable land sales for analysis. These comparable land sales have been detailed on the following pages, followed by a location map, analysis grid, analysis narrative and value conclusion.

COMPARABLE LAND SALES SUMMARY TABLE

No.	Location	Sale Date	Price	Size / SF	Price/ SF
1.	1400 Block of College Drive	09/25/2020	$67,500	41,090	$1.64
2.	West 7th Street & Nettie Street	12/22/2022	$13,000	14,000	$.93
3.	College Drive & Llano Street	02/06/2023	$199,900	138,521	$1.44
4.	1802 Richmond Road	05/31/2023	$150,000	68,389	$2.19
5.	3603 Texas Boulevard	11/09/2023	$75,000	30,000	$2.50
6.	1321 West 7th Street	01/19/2024	$10,000	13,939	$.72

Land Sale No. 1



Property Identification

Record ID	5467
Property Type	General Retail
Address	1400 Blk of College Dr., Texarkana, Bowie Co, TX 75501
Location	College Drive, adjacent to 1408 College Drive
Tax ID	03823000101

Sale Data

Grantor	Southwest Interests, Inc
Grantee	East Texas Border Health Clinic
Sale Date	September 25, 2020
Deed Book/Page	2020-00010316
Property Rights	Fee Simple
Marketing Time	unknown
Conditions of Sale	Normal Marketing
Financing	Cash to seller
Sale History	Seller had owned since 2014
Verification	Southwest Interests/Seller

Land Sale No. 2 (Cont.)

Sale Price	$67,500

Land Data

Zoning	General Retail
Topography	gently sloping
Shape	irregular

Land Size Information

Gross Land Size	0.943 Acres or 41,090 SF

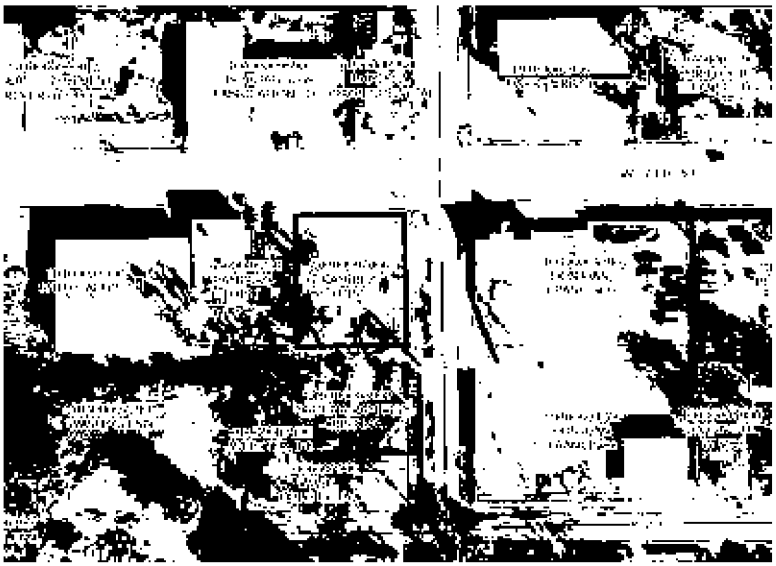
Indicators

Sale Price/Gross Acre	$71,558
Sale Price/Gross SF	$1.64

Remarks

Purchaser of this lot had previously purchased a large medical clinic and office from this seller and was in need of additional parking. This area had remained vacant for an extended period, and an agreement was reached for the sale/purchase. Buyer subsequently installed paved drive/parking,

Land Sale No. 2



Property Identification

Record ID	5287
Property Type	Commercial, Vacant Lot
Address	West 7th Street & Nettie Street, Texarkana, Bowie Co., Tx
Location	Southwest corner of West 7th Street & Nettie Street
Tax ID	10400007000
Latitude, Longitude	N33.422860, W-94.066320

Sale Data

Grantor	Linda Coleman
Grantee	Luis J Ramirez
Sale Date	December 22, 2022
Deed Book/Page	2022-14485
Property Rights	Fee
Conditions of Sale	Normal
Financing	Cash
Sale History	Related Ownership for an Extended Period

Land Sale No. 2 (Cont.)

Verification	TBRMLS#107853 / Deed Records
Sale Price	$13,000

Land Data

Zoning	C - Commercial
Topography	Level
Utilities	Public Available
Shape	Rectangular
Flood Info	Non-Flood

Land Size Information

Gross Land Size	0.321 Acres or 14,000 SF

Indicators

Sale Price/Gross Acre	$40,449
Sale Price/Gross SF	$0.93

Remarks

This vacant lot was included with the purchase of Coleman's Bar and Grill located at 2007 West 7th Street, Texarkana, TX. The listing stated that the vacant lot could not be sold separately. The original asking price for the structure containing 3,375 square feet, the FF&E, and the adjacent vacant lot was $125,000. The total sales price was stated to be $83,000, and the vacant lot was allocated at $13,000.

Land Sale No. 3

Property Identification

Record ID	5133
Property Type	Commercial, Retail
Address	College Dr. & Llano St., Texarkana, Bowie Co., Texas 75503
Location	College Drive, adjacent to car wash to east and Llano Street to west
Tax ID	08650000200
Latitude, Longitude	N33.449090, W-94.060250

Sale Data

Grantor	Lilly Jaxx Investments, LLC
Grantee	Scoreboard Screen Printing & Embroidery LLC
Sale Date	February 06, 2023
Deed Book/Page	2023-1071
Property Rights	Fee
Conditions of Sale	Normal Market
Financing	Conventional
Sale History	Seller owned for more than 5 years prior to sale
Verification	Realtor/Treadway -Connie Walker
Sale Price	$199,900

Land Sale No. 3 (Cont.)

Land Data

Zoning	GR-General Retail
Topography	Sharp Slope to East
Utilities	all available
Shape	rectangular

Land Size Information

Gross Land Size	3.180 Acres or 138,521 SF

Indicators

Sale Price/Gross Acre	$62,862
Sale Price/Gross SF	$1.44

Remarks

The seller purchased this site in 2014 because it was proximate to their business. The buyers plan to construct a structure to use as an owner-occupied screen printing and embroidery business.

Land Sale No. 4

Property Identification

Record ID	5238
Property Type	General Retail
Address	1802 Richmond Road, Texarkana, Bowie Co., TX 75501
Location	Between Grandy's and church
Tax ID	29300000500
Latitude, Longitude	N33.451740, W-94.078990

Sale Data

Grantor	Alan Walraven et al
Grantee	Khim, Kimhong & Vouchly Um
Sale Date	May 31, 2023 rec 06/06/2023
Deed Book/Page	2023-5283
Property Rights	Fee Simple

Land Sale No. 4 (Cont.)

Marketing Time	477
Conditions of Sale	Normal Marketing 477 DOM MLS
Financing	Conventional
Verification	MLS/Deed Records; C-21 & Next Home Realty
Sale Price	$150,000

Land Data

Zoning	General Retail
Topography	gently sloping
Utilities	available
Shape	long/narrow 160+-' front/ +-500' depth

Land Size Information

Gross Land Size	1.570 Acres or 68,389 SF

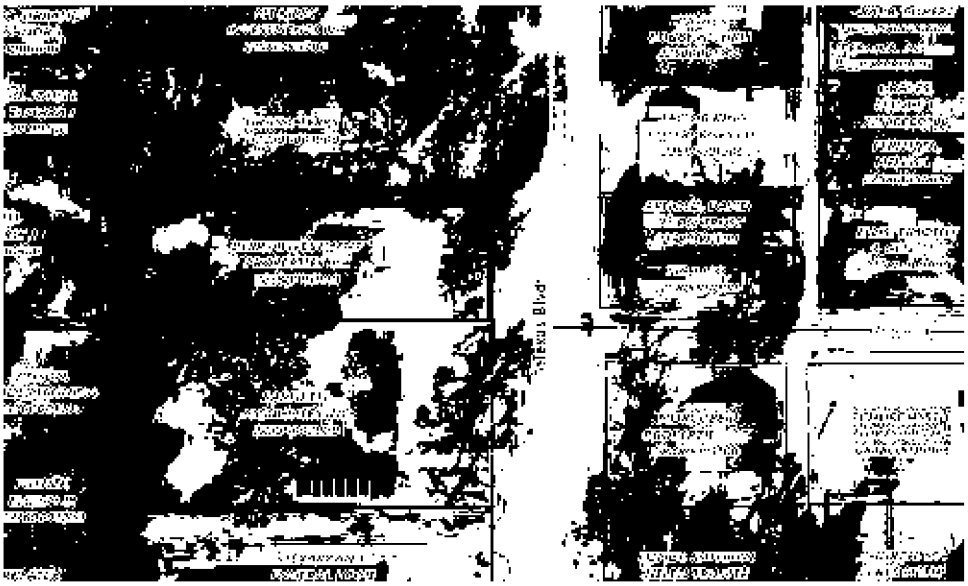
Indicators

Sale Price/Gross Acre	$95,541
Sale Price/Gross SF	$2.19

Remarks

MLS #108666. Extends well off Richmond, behind large church property, and residential properties.

Land Sale No. 5



Property Identification

Record ID	5409
Property Type	General Retail, Commercial/Vacant
Address	3603 Texas Boulevard, west side between Moore Dr. & Terrace Lane, Texarkana, Bowie County, Texas 75503
Location	Apx 2 blocks north of College Drive
Tax ID	22580001900

Sale Data

Grantor	Texas Boulevard Properties, LLC
Grantee	Berry Investment Properties, LLC
Sale Date	November 09, 2023
Deed Book/Page	2023-00011089
Property Rights	Fee Simple
Conditions of Sale	Considered normal marketing
Financing	owner financed $60,000
Sale History	Seller purchased in 2015
Verification	Closing/Buyer/Lender
Sale Price	$75,000

Land Sale No. 5 (Cont.)

Land Data

Zoning	GR-General Retail
Topography	level
Utilities	available
Dimensions	100' X 300'

Land Size Information

Gross Land Size	0.689 Acres or 30,000 SF

Indicators

Sale Price/Gross Acre	$108,900
Sale Price/Gross SF	$2.50

Remarks

Prior improvements burned and were removed from the site before current seller purchased. Lot #6, Block 3, John T. Spears Addition

Land Sale No. 6

Property Identification

Record ID	5406
Property Type	Vacant Land, Commercial
Address	1321 West 7th Street, Texarkana, Bowie Co., Texas 75501
Location	SE Corner of West 7th Street & Whitaker Street
Tax ID	08460001800
Latitude, Longitude	N33.423010, W-94.056720

Sale Data

Grantor	John Paul Hogan and others
Grantee	Blanca Ruth Calero
Sale Date	January 19, 2024 filed 02/05/2024
Deed Book/Page	2024-1174
Property Rights	Fee
Marketing Time	86
Conditions of Sale	Normal
Financing	Cash
Sale History	Seller owned for an extended period
Verification	TBRMLS#113443, Tax / Deed Records

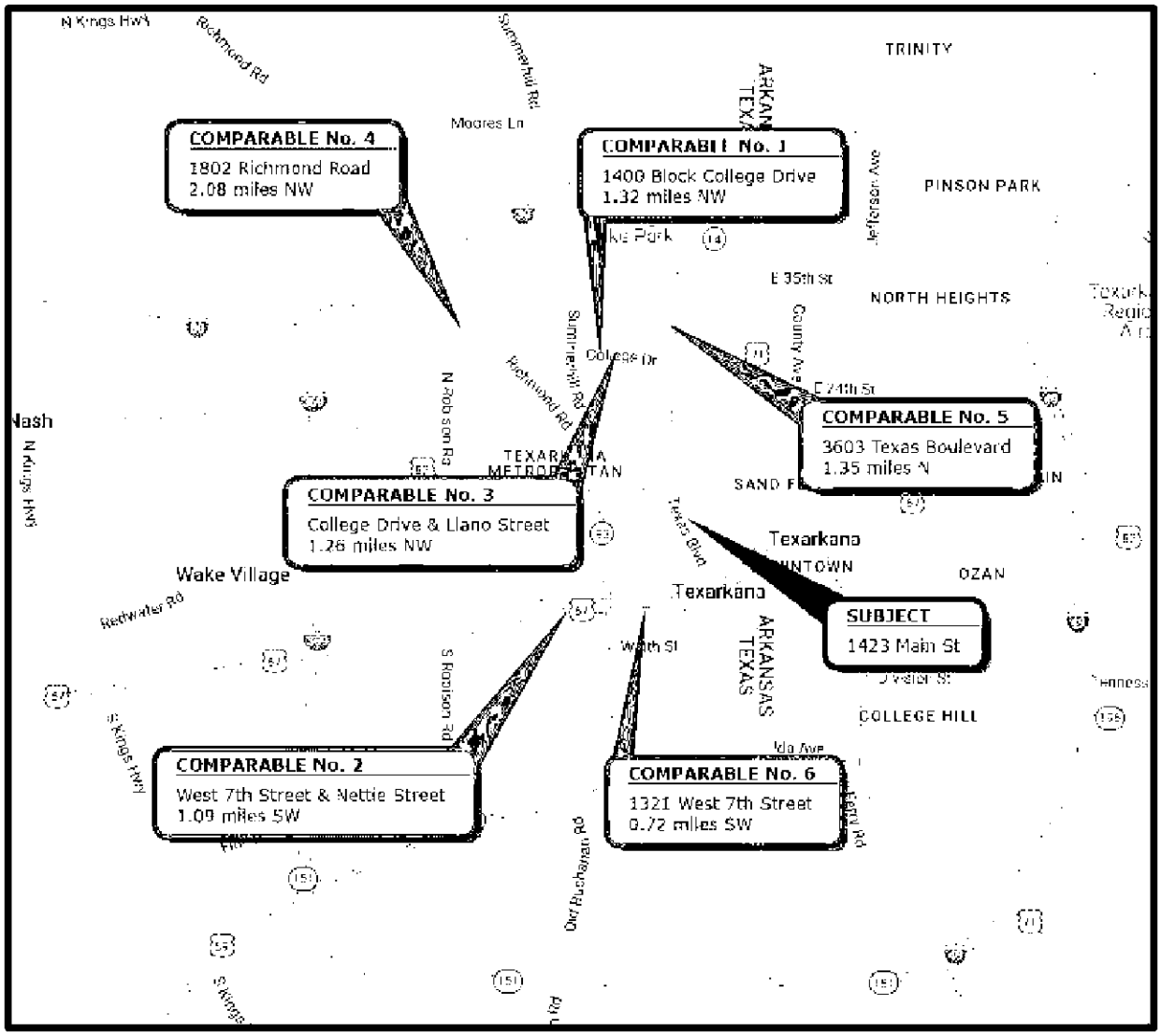
Land Sale No. 6 (Cont.)

Sale Price	$10,000
Land Data	
Zoning	C - Commercial
Topography	Level
Utilities	All Public
Shape	Rectangular
Flood Info	Non-Flood
Land Size Information	
Gross Land Size	0.320 Acres or 13,939 SF
Indicators	
Sale Price/Gross Acre	$31,250
Sale Price/Gross SF	$0.72

Remarks

Rectangular shaped, corner lot at West 7th and Whitaker.

Comparable Site Sales Map



Analysis Grid

The above sales have been analyzed and compared with the subject property. I have considered adjustments in the areas of:

- Property Rights Sold
- Financing
- Conditions of Sale
- Economic Trends (time)
- Location
- Physical Characteristics

On the following page is a sales comparison grid displaying the subject property, the comparable land sales and the adjustments applied.

Analysis Grid – Site, as if Vacant

ADJUSTMENT GRID - SITE, AS IF VACANT

	SUBJECT	COMP #1	COMP #2	COMP #3	COMP #4	COMP #5	COMP #6
ADDRESS	1423 MAIN STREET TEXARKANA, TX	1400 BLOCK OF COLLEGE DRIVE TEXARKANA, TX	W 7th AT NETTIE TEXARKANA, TX	COLLEGE AT LLANO STREET TEXARKANA, TX	1802 RICHMOND ROAD TEXARKANA, TX	3603 TEXAS BOULEVARD TEXARKANA, TX	1321 WEST 7th STREET TEXARKANA, TX
SALE DATE	1/14/2026	9/25/2020	12/22/2022	2/6/2023	5/31/2023	11/9/2023	1/19/2024
SALE PRICE		$67,500.00	$13,000.00	$199,500.00	$150,000.00	$75,000.00	$16,000.00
PRICE/SF		$1.64	$6.93	$1.44	$2.19	$2.56	$9.72
PROPERTY RIGHTS	FEE SIMPLE	FEE SIMPLE	FEE SIMPLE	FEE SIMPLE	FEE SIMPLE	FEE SIMPLE	FEE SIMPLE
FINANCING	NORMAL	CASH TO SELLER	CASH TO SELLER	CONVENTIONAL	OWNER FINANCING	CASH	
CONDITIONS OF SALE	NORMAL	NORMAL	NORMAL	NORMAL	NORMAL	NORMAL	
ECONOMIC TRENDS	1/14/2026	9/25/2020	12/22/2022	2/6/2023	5/31/2023	11/9/2023	1/19/2024
LOCATION	MAIN STREET AT	COLLEGE DRIVE	WEST 7th AT NETTIE	COLLEGE DRIVE	RICHMOND ROAD SOUTH OF ROBISON	TEXAS BOULEVARD	WEST 7th STREET
COMPARISON	W 15th		-15%	-10%	-15%	-15%	-15%	-10%
ADJUSTMENT			-$0.25	-$0.09	-$0.22	-$0.33	-$0.38	-$0.07
SIZE (ACRES)		0.462	0.943	0.321	3.180	1.570	0.689	0.320
SIZE (SF)		21,000.00	41,090	14,000	138,521	68,389	30,000	13,939
COMPARISON			2%	-1%	11%	5%	1%	-1%
ADJUSTMENT			$0.03	-$0.01	$0.16	$0.11	$0.03	-$0.01
SHAPE/ACCESS	CORNER	IRREGULAR	RECTANGULAR	NEARLY RECTANGULAR	IRREGULONG NARROW	RECTANGULAR	RECTANGULAR
COMPARISON	RECTANGULAR	INTERIOR	CORNER	CORNER;SHARP SLOPE	INTERIOR	LONG NARROW/INTERIOR	CORNER
ADJUSTMENT			3%	0%	5%	5%	3%	0%
			$0.05	$0.00	$0.07	$0.11	$0.08	$0.00
ZONING	GR - GENERAL RETAIL	PUBLIC UTILITIES	C-COMMERCIAL	GR-GENERAL RETAIL	GR-GENERAL RETAIL	GR-GENERAL RETAIL	C-COMMERCIAL	
COMPARISON	ALL PUBLIC UTILITIES	GR-GENERAL RETAIL	PUBLIC UTILITIES	PUBLIC UTILITIES	PUBLIC UTILITIES	PUBLIC UTILITIES	PUBLIC UTILITIES	0%
ADJUSTMENT			0%	0%	0%	0%	0%	0%
			$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
TOTAL ADJUSTMENTS			-$0.17	-$0.10	$0.01	-$0.11	-$0.27	-$0.08
INDICATES PER SF			$1.47	$0.83	$1.45	$2.08	$2.23	$0.64
WEIGHTING			10	10	10	6	6	10
AVERAGE/SF	$1.45							
WEIGHTED AVERAGE	$1.34							

SITE, AS IF VACANT		
SIZE IN SF	PER SF	INDICATED VALUE
21,000	$1.35	**$28,350.00**
	ROUNDED	**$28,000.00**

Adjustment Notes

Conditions of Sale
All of these land sales were considered to reflect typical market conditions, and no adjustments for "Conditions of Sale" were considered.

Economic Trends
These sales occurred between September of 2020 and January of 2024. No indications of increasing or decreasing trends over this period were noted, and no adjustments were applied for economic trends.

Location
Sales #1, #3, #4 and #5 are located in higher traffic areas and negative 15% adjustments were applied. Sales #2 and #6 were located along one-way West 7th Street, with higher traffic counts and negative 10% adjustments were applied at each.

Size
Generally, economies of scale are noted in substantially larger tracts [typically, a larger number of units will command a lower price per unit]. Market observations in the general regional market recognize a difference in price per unit for tracts substantially different in size, of approximately 1% to 15% for each halving/doubling in size. In this analysis, approximately 2% for each halving/doubling in size was considered. The following table indicates size adjustments applied in this analysis based upon a market derived 2% adjustment for each halving/doubling in size. These adjustments have been applied in the adjustment grid as shown.

SIZE ADJUSTMENT FOR SITE

SALE NUMBER	COMP SIZE/SF	SUBJECT SIZE	PERCENT DIFFERENCE IN SIZE	ADJUSTMENT PER DOUBLING	INDICATED ADJUSTMENT
1	41,090	21,000	96%	2%	2%
2	14,000	21,000	-33%	2%	-1%
3	138,521	21,000	560%	2%	11%
4	68,389	21,000	226%	2%	5%
5	30,000	21,000	43%	2%	1%
6	13,939	21,000	-34%	2%	-1%

Shape / Access
The subject is a rectangular-shaped corner access site, similar to Sales #1 and #6. The other sales were slightly inferior with adjustments between positive 3% and 5% applied.

Zoning
Subject is zoned GR considered similar to zoning at these sales, and no adjustments were applied.

Adjustment Notes – Continued

Value Conclusion, Site in Use, as if Vacant

The adjusted values of these sales ranged from $0.64 per square foot to $2.23 per square foot. The average of all of these indications was $1.45 per square foot, and the weighted average [placing most emphasis on the most comparable properties] was $1.34 per square foot.

ADJ. RANGE / AVERAGES	
AVERAGE	$1.45
WEIGHTED AVG	$1.34
HIGH	$2.23
LOW	$0.64

Analysis and comparison of these four land sales supports a value estimate of approximately $1.35 per square foot, or

SITE, AS IF VACANT		
SIZE IN SF	PER SF	INDICATED VALUE
21,000	$1.35	**$28,350.00**
	ROUNDED	**$28,000.00**

Based on the above analysis, I have reconciled to an estimated value for the subject site, **as if vacant,** of **$28,000.00**, as of the date I observed the property, January 14, 2026, subject to the Limiting Conditions and Assumptions of this appraisal.

Please see extraordinary assumptions at Page 17.

Please see cost analysis on the following page.

Cost Analysis

The next step in the Cost Approach is to estimate the replacement cost of the buildings and site improvements. The replacement cost of the subject site and building improvements are based on Marshall and Swift Valuation Service, a nationally recognized cost service. Construction costs are compiled on a national basis and adjusted for time and location through use of multipliers. Where appropriate, I have used local cost data to supplement the Marshall and Swift data.

Costs

Marshall Swift Calculator Method, Offices, Section 15, Page 17, Class D, Average/Low Cost

MARSHALL VALUATION			
TYPE	**CLASS**	**TYPE**	**COST**
OFFICE (SEC. 15, PG. 17)	**D**	**AVERAGE/LOW**	**$130.00**
MODIFIERS			
LOCAL MULTIPLIER		**0.84000**	
CURRENT MULTIPLIER		**1.01000**	
PERIMETER MULTIPLIER		**0.99100**	
WALL HEIGHT		**0.95300**	
TOTAL MULTIPLIERS		**0.80125**	**0.8012485**
INDICATES COST FOR SUBJECT			**$104.16**

Other improvements were included – as detailed on the following cost estimate page.

Soft Costs

I have included the following soft costs: Note: Engineering, Architectural, Permits and Legal, and Marketing & Leasing Commissions as well as contingency costs were estimated at 3% overall.

Developer's Profit

This factor reflects the profit necessary for the developer to undertake the management, responsibility and risks of construction associated with the subject property. Current valuation theory states that the four components that create value are land, labor, capital and coordination. Developer's profit as used in the Cost Approach reflects the coordination component of value. Typically, developer's profit runs 5% to 15%; however, due to the size of this project, was estimated to be 5%.

Cost Analysis – Continued

Depreciation Analysis

Depreciation may be defined as any loss of value from any cause. There are three general areas of depreciation: physical deterioration, functional obsolescence and external obsolescence. Depreciation may be curable or incurable, the test being that money spent to cure the depreciation be gained in value. Depreciation is considered incurable if the cost to "cure" exceeds the amount that will be gained in value.

Physical Deterioration

This results from deterioration from aging and use. This type of depreciation may be curable or incurable. The subject is approximately 50 years old. The overall effective age has been estimated at 30 years. The total estimated economic life was stated to be 45 years for Average Class D Offices. [30 years / 45 years = 67% physical depreciation, or 15 years remaining economic life]. Curable or deferred maintenance was considered via estimation of the impact on marketability/need to repair areas including roof [leaking noted], and cracks, areas at sheetrock needing repair, etc. Overall, this adjustment was estimated at $50,000 – no actual estimates or proposals were provided to me.

Functional Obsolescence

This results from a lack of utility or desirability due to design or market perception of the improvements. This type of depreciation may be curable or incurable. No functional obsolescence was applicable at this property.

External Obsolescence

This is due to circumstances outside the property itself, such as industry, demographic and economic conditions or an undesirable proximate use. This type of depreciation is rarely curable. None was considered applicable.

Depreciation Accrued to The Subject

The only applicable depreciation was considered to be physical, which was estimated via the age/life method, with additional consideration given to deferred maintenance. The layout appears to be typical in functional utility, and no external obsolescence was considered applicable.

Summary of Cost Approach

SUMMARY OF COST APPROACH TO VALUE										
CALCULATOR COST METHOD UTILIZING "MARSHALL VALUATION SERVICE"										
Appraisal Prepared for:	CITY OF TEXARKANA									
Property Identification:	**OFFICE BUILDING**									
Address:	**1423 MAIN STREET, TEXARKANA, TX**									
Type of Occupancy:	OFFICE			Cost Section:		15		Page 17		
Building Class:	D			Quality:		AVERAGE - LOW				
No. Stories:	1			Height per story:		8'				
Age: 50 +-yrs/30E	ECONOMIC LIFE = 45			Condition:		AVERAGE		30/45 =67%		
Region:	Central			Climate:		Moderate				
Office										
Base Cost Estimate										
	OFFICE	Section: 15	Page: 17		$130.00 AVG/LOW					
Base Cost Multipliers:	Local Cost				0.8400					
	Current Cost				1.0100					
	Perimeter				0.9910					
	Wall Height				0.9530					
	Total Multiplier				0.801248					
TOTAL		4,139	SF @	$	104.16	=	$	431,128		
CONCRETE DRIVES		12,000	SF @	$	7.50	=	$	90,000		
ENTRY PORCH		308	SF @	$	15.00	=	$	4,620		
Estimated Cost of Improvements									$	525,748
ADD: Indirect Cost (architect, engineer, contingency) @						3%			$	15,772
Entrepreneurial Profit @						5%			$	26,287
Estimated Cost of Development									**$**	**567,808**
Less: Accrued Depreciation:										
Physical Deterioration-Curable					$50,000.00		$	50,000		
Physical Deterioration-Incurable					67.00%		$	346,931		
Functional Obsolescence					0%		$	-		
External (Economic) Obsolescence					0%		$	-		
Total Estimated Depreciation									$	396,931
INDICATED VALUE OF IMPROVEMENTS									**$**	**170,877**
ADD SITE VALUE, AS IF VACANT									**$**	**28,000**
TOTAL INDICATED VALUE OF REAL ESTATE									**$**	**198,877**
ROUNDED TO									**$**	**199,000**
TOTAL INDICATED VALUE OF PROPERTY VIA COST APPROACH "AS-IS"									**$**	**199,000**

Cost Approach Conclusion

The cost estimates were explained on the preceding pages, and the relevant pages from the Marshall Swift Cost guide are included at the addenda of this report.

Based on the analysis summarized above, I have reconciled to an ***"As-Is" market value estimate,*** *via the Cost Approach,* of the **fee simple interest** in the subject property, as of the date I observed the property, January 14, 2026, of **$199,000.00,** subject to the Limiting Conditions and Assumptions of this appraisal.

Please see extraordinary assumptions at Page 17.

Sales Comparison Approach

The Sales Comparison Approach is based on the premise that a buyer would pay no more for a specific property than the cost of obtaining a property with the same quality, utility, and perceived benefits of ownership. It is based on the principals of supply and demand, balance, substitution and externalities. The following steps describe the applied process of the Sales Comparison Approach.

1. The market in which the subject property competes is investigated; comparable sales, contracts for sale and current offerings are reviewed.

2. The most pertinent data is further analyzed and the quality of the transaction is determined.

3. The most meaningful unit of value for the subject property is determined.

4. Each comparable sale is analyzed and where appropriate, adjusted to equate with the subject property.

5. The value indication of each comparable sale is analyzed and the data reconciled for a final indication of value via the Sales Comparison Approach.

I have researched and analyzed six comparable office building sales within this approach. All sales have been researched through numerous sources and verified by a party to the transaction.

IMPROVED SALES SUMMARY TABLE

No.	Location	Sale Date	Price	Building (SF)	Price/ SF
1.	3206-3208 Jefferson Ave	03/31/2022	$289,120	5,580	$51.81
2.	908 Spruce	04/06/2022	$180,000	2,587	$69.58
3.	204 McCartney Boulevard	06/03/2022	$155,000	2,551	$60.76
4.	4415 Jefferson Avenue	02/09/2023	$545,500	9,013	$60.52
5.	1015 East 35th Street	04/11/2025	$235,000	2,408	$97.59
6.	5135 Summer Crossing	09/19/2025	$350,000	3,979	$87.96

Improved Sale No. 1

Property Identification

Record ID	3336
Property Type	Office
Address	3206-3208 Jefferson Avenue, Texarkana, Miller Co., Ar
Location	Jefferson Avenue, S part of Lot 1, Blk 1, Hermitage Place
Tax ID	2950020

Sale Data

Grantor	Joey E. Martin and wife Janet Martin
Grantee	Townsend Partners, LTD
Sale Date	March 31, 2022
Deed Book/Page	2022/R002814
Property Rights	Fee
Conditions of Sale	Normal Market
Financing	Cash to seller
Sale History	Seller owned since 2012
Verification	deed records/Catylist/own
Sale Price	$289,120

Land Data

Land Size	0.448 Acres or 19,515 SF
Front Footage	108 ft Jefferson;
Zoning	C-1 Commercial

Improved Sale No. 1 (Cont.)

General Physical Data

Building Type	Single Tenant	
Gross SF	5,580	
Area Breakdown	office	5,580
Construction Type	brick veneer/slab	
Roof Type	metal	
Foundation	concrete slab	
HVAC	central	
Stories	1	
Year Built	1984 renovated	
Condition	renovated	

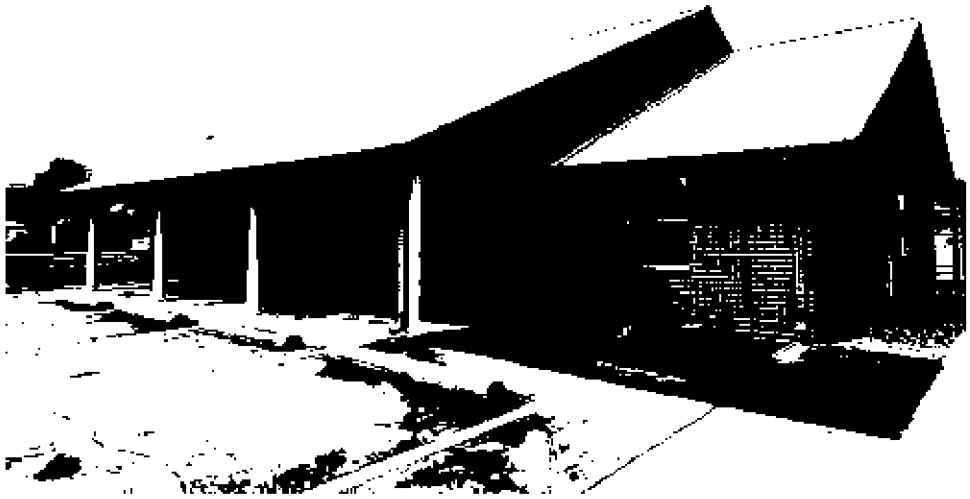
Indicators

Sale Price/ SF	$51.81
Floor Area Ratio	0.29
Land to Building Ratio	3.5:1
Occupancy at Sale	owner occupied

Remarks

This was previously a 3 suite office, combined for tenant's use - one of the tenant's had purchased the property in 2012 and renovated.

Improved Sale No. 2



Property Identification

Record ID	3288
Property Type	Office, Office
Address	908 Spruce, Texarkana, Bowie County, Texas 75503
Location	Spruce Street between West 9th Street & West 10th Street
Tax ID	03840059300

Sale Data

Grantor	Stephens Services Group, LLC
Grantee	BT Development, LLC
Sale Date	April 06, 2022
Deed Book/Page	2022-4374
Property Rights	Fee
Conditions of Sale	Normal Market
Financing	Conventional
Sale History	Seller purchased in 2019 for $145,000
Verification	Broker, MLS/Deed Records
Sale Price	$180,000

Improved Sale No. 2 (Cont.)

Land Data

Land Size	0.400 Acres or 17,424 SF
Zoning	C- Commercial

General Physical Data

Building Type	Single Tenant
Gross SF	2,587
Construction Type	Frame / Brick
Roof Type	Metal
Foundation	Concrete
Electrical	Assumed Adequate
HVAC	Central
Stories	1
Year Built	1999
Condition	Average

Indicators

Sale Price/ SF	$69.58
Floor Area Ratio	0.15
Land to Building Ratio	6.74:1
Occupancy at Sale	Owner

Remarks

Broker indicated that the interior was remodeled prior to 2019, with reception, 9 offices, a conference room, break room and two bathrooms, and that the roof had been replaced. All utilities available. HVAC updated. Fully ADA compliant. Concrete Parking. There is an access easement in place for the metal structure on the adjacent lot.

Improved Sale No. 3

Property Identification

Record ID	3335
Property Type	Office, Medical Office
Address	204 McCartney Boulevard, Texarkana, Bowie County, Texas 75503
Location	Part of Lot 8, Wellsford Subdivision
Tax ID	17500006600

Sale Data

Grantor	Lippian Holdings, LLC
Grantee	Ascend Holistic, LLC
Sale Date	June 03, 2022
Deed Book/Page	2022-6842
Property Rights	Fee
Conditions of Sale	Normal Market
Financing	Conventional
Sale History	Seller had owned since 2006
Verification	MLS/Better Homes and Gardens Real Estate
Sale Price	$155,000

Improved Sale No. 3 (Cont.)

Land Data

Land Size	0.417 Acres or 18,165 SF
Zoning	Office
Topography	level
Utilities	all available

General Physical Data

Building Name	prior dental clinic	
Building Type	Single Tenant	
Gross SF	2,551	
Area Breakdown	prior dental clinic	2,551
Construction Type	brick veneer	
Roof Type	composition	
Foundation	concrete slab	
HVAC	central	
Stories	1	
Year Built	1979 addn in 2011	
Condition	average	

Indicators

Sale Price/Gross SF	$60.76
Floor Area Ratio	0.14
Land to Building Ratio	7.12:1
Occupancy at Sale	owner occupied

Remarks

Brick and rock veneer, slab, composition shingles. Actual age is 43 years at original 1,688 sf structure; addition was made in 2011. Attic or second floor space, reportedly 1000+-SF for future use.

Improved Sale No. 4

Property Identification	
Record ID	3389
Property Type	Office, Office / Warehouse
Address	4415 Jefferson Avenue, Texarkana, Miller County, Arkansas 71854
Location	Jefferson Avenue, between I-30 & Arkansas Boulevard
Tax ID	4190252
Sale Data	
Grantor	Bennett Outdoor Investments, LLC
Grantee	Artex Holdings 1
Sale Date	February 09, 2023
Deed Book/Page	2023/R001052
Property Rights	Fee
Conditions of Sale	Normal Market
Financing	Conventional
Mortgagee	State Bank of DeKalb
Sale History	12/30/09, $465,000.00; 03/2010 $520,000 & added warehouse
User 4	Bennett purchased 05/2014 for $580,000
Verification	Broker: Landon Huffer
Sale Price	$545,500
Land Data	
Land Size	1.017 Acres or 44,301 SF; level/very irregular - easement
Zoning	office

Improved Sale No. 4 (Cont.)

General Physical Data

Building Type	Single Tenant		
Gross SF	9,013 33% WH/67% Office		
Area Breakdown	office	6,013	67% office
	warehouse	3,000	33% warehouse
Construction Type	metal/BV at three sides		
Roof Type	Flat built up/ concrete slab/ HVAC		
Year Built	1990 addn in 1999 then WH ; average condition		

Income Analysis

Potential Gross Income	$82,656 pro forma includes warehouse
Vacancy	$8,265 10% market vacancy
Effective Gross Income	$74,391
Expenses	$14,895
Net Operating Income	$59,496

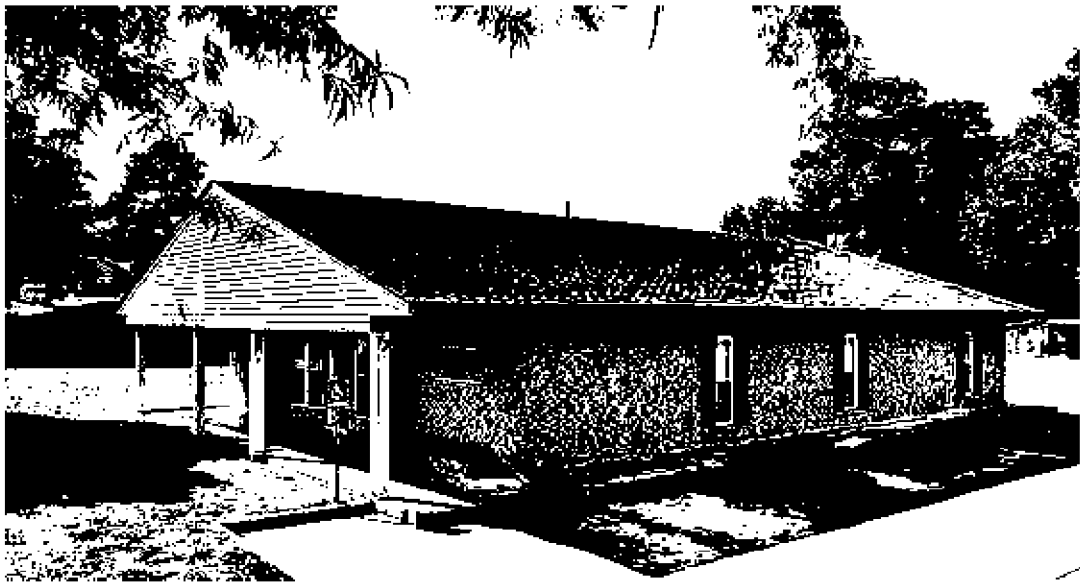
Indicators

Sale Price/Gross SF	$60.52
Floor Area Ratio	0.22
Land to Building Ratio	4.55:1
Occupancy at Sale	partial lease
Gross Income Multiplier	6.60
Eff. Gross Income Multiplier	7.33
Expenses/Sq. Ft.	$1.65
Overall or Cap Rate	10.91%
Net Operating Income/Sq. Ft.	$6.60

Remarks

Building had been constructed by Mr. Rice, and occupied by his engineering firm until after the owner's death. Property was vacant at time of prior sale, and had been marketed by NAI American Realty, for $550,000.00, from April, 2008 thru November 2008, and was sold/closed 12/30/08 to Jefferson Investments, LLC for a stated purchase price of $465,000.00. Jefferson Investments had held the property to lease, but did not find a suitable tenant, and sold for $520,000 to Columbia, who owned the adjacent property, and constructed a metal warehouse at the rear of the office structure. The warehouse is 50' X 60', or 3,000 SF. Columbia included additional land in the sale to Bennett, along with an easement across a parking lot to access the warehouse. Mr. Bennett passed away in 2021 and the property was generally vacant except for one tenant, and was marketed by Landon Huffer, Broker, and sold as shown.

Improved Sale No. 5



Property Identification

Record ID	3810
Property Type	Office, Medical Office
Property Name	Hegmann Dental
Address	1015 East 35th Street, Texarkana, Miller Co., Ar 71854
Location	Lots 3 thru 6, County Avenue College Heights [corner E 35th at Senator]
Tax ID	2171020

Sale Data

Grantor	William Todd Hegmann
Grantee	Ellicort Holdings, LLC
Sale Date	April 11, 2025
Deed Book/Page	2025/R002397
Property Rights	Fee
Conditions of Sale	Normal Market
Financing	Conventional
Sale History	Seller owned since 2012;
User 4	purchased from Hickerson/$220,000
Verification	Deed Records/MLS#CB114775S; Jason Thompson/ReMAX
Sale Price	$235,000

Improved Sale No. 5 (Cont.)

Land Data

Land Size	0.455 Acres or 19,820 SF
Zoning	C-1 Commercial

General Physical Data

Building Name	Prior dental	
Building Type	Single Tenant	
Gross SF	2,408	
Area Breakdown	office	2,408
Construction Type	brick veneer	
Roof Type	composition	
Foundation	concrete slab	
HVAC	central	
Stories	1	
Year Built	1977 partial refurb	
Condition	average	

Indicators

Sale Price/Gross SF	$97.59
Floor Area Ratio	0.12
Land to Building Ratio	8.23:1
Occupancy at Sale	vacant at time of sale

Remarks

Small dental clinic at the NW corner of the intersection of East 35th Street and Senator Street. Original list price of $300,000, reduced to $285,000 prior to sale.

Improved Sale No. 6

Property Identification	
Record ID	3814
Property Type	Office/Warehouse
Address	5135 Summer Crossing, Texarkana, Bowie Co., TX 75503
Location	Summer Crossing at Galleria Oaks Drive
Tax ID	Site in Use: 23710001100; Excess Land: 23710001000
Sale Data	
Grantor	George Nuckolls & Deborah Nuckolls
Grantee	Nguyen Investment Properties, LLC
Sale Date	September 19, 2025
Deed Book/Page	2025-9305; leased fee estate; normal marketing
Financing	Conventional; mortgage at Commercial National bank
Sale History	Seller owned for an extended period
Verification	Appraisal, Listing Agent
Sale Price	$410,000
Less Excess Land	$60,000
Adjusted Price	$350,000
Land Data	
Land Size	0.528 Acres or 23,000 SF
Zoning	C – Commercial/ public utilities/no flood / irregular shape

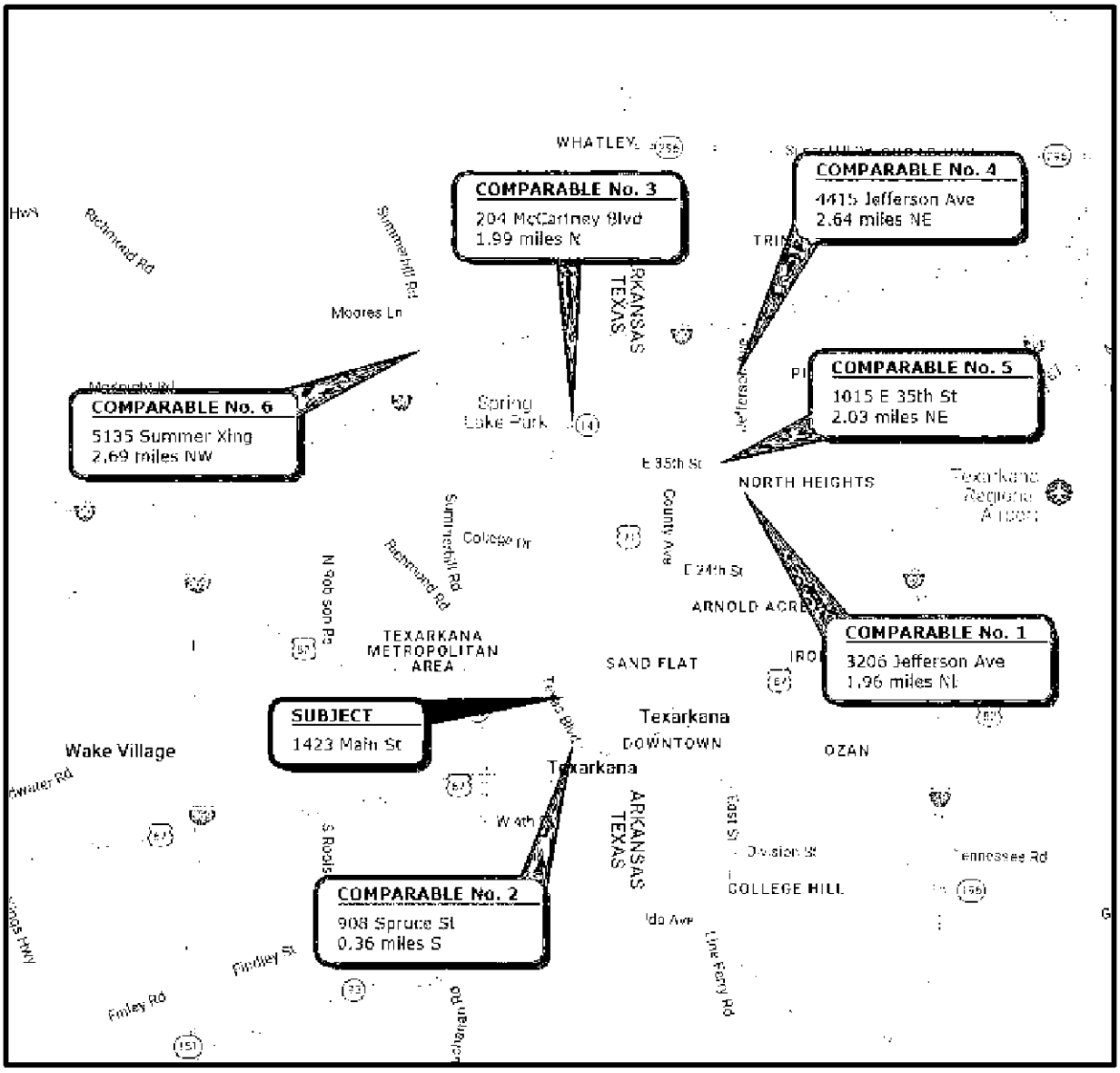
Improved Sale No. 6 (Cont.)

General Physical Data			
Building Type	Single Tenant		
Gross SF	3,979		
Area Breakdown	Office	3,111	78%
	Warehouse	868	22%
Construction Type	Steel/Metal/Stucco		
Roof Type	Metal		
Foundation	Concrete		
Electrical	Assumed Adequate		
HVAC	Approx. 78%		
Floor Height	~12'		
Year Built	1998		
Condition	Average		
Income Analysis			
Potential Gross Income	$40,102 Based on actual lease		
Vacancy	$2,005 Projected/Typical		
Effective Gross Income	$38,097		
Expenses	$3,392 Projected		
Net Operating Income	$34,705		
Indicators			
Sale Price/Gross SF	$87.96 Adjusted		
Occupancy at Sale	100% Leased		
Gross Income Multiplier	8.73		
Eff. Gross Income Multiplier	9.19		
Expenses/Sq. Ft.	$0.85		
Overall or Cap Rate	9.92%		
Net Operating Income/Sq. Ft.	$8.72		

Remarks

The sale price was adjusted downward for estimated value of excess land. Listed for lease at the time of sale with Skylar Rogers of Reynolds Realty Management Inc., for an asking rate of $3,600 per month, an advertised rate of $12.00 per square foot, annually, on a triple net basis. A lease was in place to Canon Office Equipment at a monthly rate of $3,341.84, on a triple net basis, or an annual rate of approximately $10.08 per square foot, based on appraiser's measurements. The lease was valid through March of 2027 [approx. 18 months remaining on lease at the time of sale]. The tenant had vacated the building but was reportedly honoring the lease. Purchased by an investor who planned to seek a tenant.

Comparable Improved Sales Map



Analysis Grid

The above sales have been analyzed and compared with the subject property. I have considered adjustments in the areas of:

- Property Rights Sold
- Financing
- Conditions of Sale
- Economic Trends (time)
- Location
- Physical Characteristics

On the following page is a sales comparison grid displaying the subject property, the comparable improved office sales, and the adjustments applied.

Sales Analysis Grid – "As-Is"

| ADJUSTMENT GRID, "AS-IS" | | |

Adjustment Notes

Conditions of Sale
All of these sales reflect typical market conditions, and no adjustments for market conditions were applied.

Economic Trends
These sales occurred between March of 2022 and September of 2025, with no indications of any major changes during this period. No adjustments for economic trends were applied.

Location
Adjustments were applied based on difference in site value, and no additional location adjustments were justified.

Site
Adjustments were applied at each sale for differences in contributory value at each site.

Size
Smaller buildings tend to command a larger price per square foot [economy of scale]. Market observations in the general regional market recognize a difference in price per square foot, of approximately 5% to 20% for each halving/doubling in size. In this analysis, approximately 10% for each halving/doubling in size was considered. The following table indicates size adjustments applied in this analysis based upon a market derived 10% adjustment for each halving/doubling in size. These adjustments have been applied in the adjustment grid as shown.

SIZE ADJUSTMENT FOR SUBJECT

SALE NUMBER	COMP SIZE/SF	SUBJECT SIZE	PERCENT DIFFERENCE IN SIZE	ADJUSTMENT PER DOUBLING	INDICATED ADJUSTMENT
1	5,580	4,139	35%	10%	3%
2	2,587	4,139	-37%	10%	-4%
3	2,551	4,139	-38%	10%	-4%
4	6,013	4,139	45%	10%	5%
5	2,408	4,139	-42%	10%	-4%
6	3,979	4,139	-4%	10%	0%

Adjustment Notes – Continued

Age / Condition / Quality

The subject office was constructed in 1976 with brick veneer construction and appears to be in average condition with areas of deferred maintenance noted. The effective age of the subject was estimated to be approximately 30 years.

Sale #1 was constructed in approximately 1984, brick veneer, and had been renovated in the past few years to use as a single tenant. Overall condition was considered superior and a negative 20% adjustment was applied.

Sale #2 was constructed in approximately 1999, and had received past refurbishing; overall, a negative 40% adjustment was applied for superior age/condition.

Sale #3 was constructed in 1979 with an addition in 2011 and substantial renovations. Overall, a negative 35% was applied for superior age/condition.

Sale #4 was constructed in 1990 and 1999. Overall, the improvements were considered superior, with a negative 35% adjustment applied.

Sale #5 was constructed in 1977 but had been renovated/refurbished and a negative 35% adjustment was applied for superior condition..

Sale #6 was constructed in 1998 and was in superior condition/however, consideration was also given to the portion that was not finished/heated-cooled, and overall a negative 30% adjustment was applied.

Other

The subject includes concrete parking along two sides of the building, and a large entry porch. Adjustments ranging from positive 5% at Sales #1, #2, #3, #5 and #6 to negative 20% at Sale #4 for the 3000 SF warehouse [similar parking/inferior entry porch] were applied,

Sales Comparison Approach Conclusion

The subject is a professional office structure that was constructed in 1976 and appears to be in average condition, but includes areas of deferred maintenance. Six of the most similar sales available were analyzed, and adjustments were applied. The comparable sales offer similar amenities/appeal.

The comparable sales were considered to be sufficiently similar to allow a reasonable estimate of adjustments. After adjustments were applied, the indicated range and averages of values per square foot were:

ADJUSTED RANGE / AVERAGES	
HIGH	$65.66
LOW	$35.40
AVERAGE	$45.85
WEIGHTED AVG	$44.37

The overall average after adjustments indicated by these sales was $45.85 per square foot, and the weighted average [most emphasis placed on the most comparable sales] was $44.37 per square foot. I have reconciled to a market value estimate of $45.00 per square foot for the subject property, as shown below:

SALES COMPARISON PER SF INDICATES "AS-IS"		
BUILDING SIZE	INDICATED PRICE/SF	INDICATED VALUE
4,139	$45.00	$186,255.00
	ROUNDED	**$186,000.00**

Based on the analysis summarized above, I have reconciled to an ***"As-Is" market value*** estimate of the **fee simple interest** in the subject property, *via the price per square foot method in the sales comparison approach to value,* as of the date I observed the property, January 14, 2026, of **$186,000.00**, subject to the Limiting Conditions and Assumptions of this appraisal.

Please see extraordinary assumptions at Page 17.

Gross Income Multiplier

The Gross Income Multiplier is another unit of comparison used in the development of a value indication. The Effective Gross Income Multiplier, or EGIM, is a self-adjusting unit of comparison in that the relationship between income and price/value tends to be similar among reasonably comparable properties. Theoretically, this unit of comparison requires no adjustment because both the sale price and effective gross income of a property presumably move in the same direction and in essentially the same proportion in response to market conditions, locational and environmental influences, amenities and functional characteristics of a property.

In this instance, the majority of the sales did not include sufficient information for the development of capitalization rates, effective gross income multipliers, etc. The EGIM method has not been applied in this analysis due to lack of indicating sales.

Income Approach

The Income Approach to value is based on the present worth of the future rights to income. This type of analysis considers the property from an investor's point of view, the basic premise being that the amount and quality of the income stream are the basis for value of the property.

Direct Capitalization Analysis

The steps involved in capitalizing the subject's net operating income are as follows:

1. Develop the subject's Potential Gross Income (PGI) through analysis of the subject's actual historic income and an analysis of competitive current market income rates.

2. Estimate and deduct vacancy and collection losses to develop the Effective Gross Income (EGI).

3. Develop and subtract operating expenses to derive the Net Operating Income (NOI).

4. Develop the appropriate capitalization rate (R_o).

5. Divide the net operating income by the capitalization rate for an estimate of value through the income approach.

Potential Gross Income (PGI) – Current Income

The subject is currently vacant. No leases were provided or revealed to me.

Market Rent

In order to estimate the subject's market rental, I have researched similar office rentals as follows:

RENTALS SUMMARY TABLE

No.	Location	Lease Type	Building Size	Rent/SF
1.	4500-4650 Summerhill Road	Gross	Various sizes / smaller	$12.01
2.	3505 Summerhill Road	Gross	Various sizes / smaller	$8.86
3.	224 West 3rd Street	NNN	2,900	$9.35

Improved Lease No. 1

Property Identification

Record ID	827
Property Type	Strip Center
Property Name	4650 Properties
Address	4500-4650 Summerhill Road, Texarkana, Bowie County, Texas 75503

Physical Data

Leasable SF	23,128
Construction Type	Brick veneer, wood frame
Roof Type	Composition shingles ; concrete slab
Electrical	Assumed adequate
HVAC	Central at each unit
Stories	1
Floor Height	9'
Year Built	1976-1981 ; average condition/renovated-updated

Improved Lease No. 1 (Cont.)

Tenant Rent Roll

Suite	Tenant Name	Size	Rent/SF	Lease Type	Beg. Date	Term
4500	Billedeaux Hearing Ctr	1,075	$12.48	Gross	1/1/2022	5
4502	Multi-services Express	748	$12.03	Gross	7/1/2022	4
4504	Hawthorne Agency	528	$11.14	Gross		Monthly
4506	Ellis Financial	748	$12.03	Gross	8/1/2024	2
4508	Clay Secton	1,075	$12.48	Gross	2/1/2025	3
4520	Stroud Financial	1,075	$12.48	Gross	8/1/2025	3
4522	Vacant	748	$11.55	Gross		Vacant
4514	Kathryn Boyles	748	$11.55	Gross	1/1/2020	5
4526	Bailey & Galyen	1,075	$12.48	Gross	9/1/2025	2
4530	American Forest	1,075	$12.48	Gross	9/1/2025	2
4532	Agape Homebirth	748	$12.48	Gross	10/22/2025	2
4534	Red River Transportation	528	$13.64	Gross	6/1/2025	2
4536	Vacant	748	$11.71	Gross		Vacant
4538	Two-10 Counseling	1,075	$12.00	Gross	3/1/2024	2
4602	LifeNet, Inc.	928	$11.51	Gross	2/11/2022	5
4604	Concho Hearts	636	$12.55	Gross	1/1/2025	1
4606	Kenneth Crouch	714	$10.92	Gross		Monthly
4608	Michael Unger	714	$12.02	Gross	6/1/2024	3
4610	Tranquility Day Spa	636	$12.17	Gross	11/1/2023	2
4512	Real Estate Listing	928	$11.51	Gross	6/15/2022	3
4622	Concho Hearts	984	$12.50	Gross	9/1/2025	2
4624	Dr. Mike Stolba	714	$10.76	Gross		Monthly
4626	Right at Home	714	$12.49	Gross	1/1/2022	4
4628	Charles Friday	984	$11.52	Gross	7/1/2025	3
4646	Dodson & Dodson	1,435	$12.15	Gross	6/1/2025	2
4650	Edward Jones	1,747	$11.53	Gross	4/1/2022	5

General Tenant Summary

Verification Alan Schimming; November 17, 2025

Rent Analysis

Rent $10.76 - $13.64/SF; $12.01/SF Average

Effective Rent $10.76 - $13.64/SF; $12.01/SF Average

Occupancy 93.5%

Remarks

This office complex includes 6 buildings of various tenant sizes. The property is located at the east side of Summerhill Road, just south of I-30. This is an older development but well maintained and has average market appeal.

Improved Lease No. 2

Property Identification

Record ID	791
Property Type	Mixed, Office / Retail
Property Name	Summer Place
Address	3505 Summerhill Road, Texarkana, Bowie County, Texas 75503
Location	Summerhill Road
Tax ID	15380007400

Physical Data

Land Size	1.760 Acres or 76,666 SF
Gross SF	29,257
Gross SF	25,089
Construction Type	metal/brick veneer
Roof Type	metal
Foundation	concrete
HVAC	central
Stories	1
Year Built	1995
Condition	good

Tenant Rent Roll

Suite No.	Tenant Name	Size	Rent/SF	Lease Type	Beg. Date	Term
1	A Verduzco	1,750	$12.24	Gross	02/01/2010	mo to mo
2	Tranquility Spa	1,750	$12.00	Gross	01/2015	Mo to Mo
3	Dynacare Labcorp	2,100	$12.30	Gross	02/01/2007	mo to mo
4	Lincare	2,989	$12.74	Gross	09/2012	mo to mo

Improved Lease No. 2 (Cont.)

7	Steeles Boot and Saddle	1,000	$10.80	Gross	12/2021	3 yrs
8	VACANT	2,000		Gross		
10	Antoine Potts Barber	1,100	$12.00	Gross	05/2018	
11	Antoine Potts Barber	1,000	$12.00	Gross		mo to mo
12	Prime Cleaners	1,750	$13.71	Gross	10/01/2006	mo to mo
14	Greer-Simpson	500	$14.40	Gross		mo to mo
15	Steelcrest Security	1,050	$6.29	Gross	1995	mo to mo
16	Energy Conserv.	600	$12.00	Gross	01/01/1999	mo to mo
17	vacant	2,000				
18	Carillo	2,000	$6.00	Gross		mo to mo
18	Carillo	1,000	$6.60	Gross		mo to mo
14A	Christopher Estell	1,500	$7.60	Gross		mo to mo
20	VACANT	1,000				

General Tenant Summary

Owner	GBS Equity Group
Management Co.	Curt Green Realtors
Verification	Curt Green, owner; February 01, 2024
Office Area	10,489
Retail Area	13,500
Percent Finished	95.62%

Rent Analysis

Rent	$8.86/SF Average
Effective Rent	$8.86/SF Average
Occupancy	94%

Remarks

This is a strip center, with additional tenants in the building behind the main structure. The retail/office area fronting Summerhill commands higher rents than the secondary structure located behind the retail structure.

Improved Lease No. 3

Property Identification

Record ID	808
Property Type	Retail, downtown mixed use
Address	224 West 3rd Street, Texarkana, Bowie County, Texas 75501
Location	NE corner of West 3rd Street and Main Street
Tax ID	03840008100

Physical Data

Gross SF	2,900
Construction Type	Brick / flat roof / concrete slab
HVAC	100%
Stories	1
Year Built	1900 extensive renovation 2020

General Lease Data

Tenant	Beauty Bar
Typical Lease Term	5 Years
Lease Type	NNN

General Tenant Summary

Owner	Hayes Days Holdings, LLC
Verification	Owner

Rent Analysis

Rent	$9.35/SF Average
Occupancy	100%

Remarks

Lease of a retail/salon type structure in downtown Texarkana. The property was substantially renovated specifically for this tenant. The lease is triple net for an initial term of 5 years.

Income Approach – Continued

Comparable Rentals Map

Analysis of Comparable Rents

These were considered to offer similar amenities and were considered indicative of market rents for the subject, after adjustments. As shown in the analysis grid on the following page, adjustments were applied for differences in tenant type, finish and age/condition. These rentals were considered to support the projected lease rate of approximately **$10.00** per square foot for the subject property, at a GROSS LEASE type lease – a lease in which expenses such as taxes, insurance, and maintenance are paid by the owner, from the gross rent paid by the tenant. Gross lease terms appear to be typical at similar offices.

Income Approach – Continued

Comparable Rentals Analysis Grid

	SUBJECT	RENTAL #1	RENTAL #2	RENTAL #3
ADDRESS	1423 MAIN STREET TEXARKANA, TX	4500-4600 SUMMERHILL ROAD TEXARKANA, TEXAS	3505 SUMMERHILL ROAD TEXARKANA, TEXAS	224 WEST 3rd STREET TEXARKANA, TEXAS
AVG RENT SF		$12.01	$8.86	$9.35
LEASE TYPE	GROSS	GROSS	GROSS	NNN
TENANT TYPE				
ADJUSTMENT		0%	0%	15%
LOCATION	MAIN STREET	SUMMERHILL/OFF I30	SUMMERHILL/NORTH OF COLLEGE	WEST 3rd
ADJUSTMENT	TEXARKANA, TX	-5%	0%	0%
FINISH/QUALITY	OFFICE	OFFICE	PART RETAIL/PART OFFICE	RETAIL/BEAUTY
ADJUSTMENT		0%	5%	0%
AGE/COND	BUILT 1976 / AVG CONDITION	SIMILAR AGE/UPDATED-RENOV	BUILT 1995 / PART UPDATED	BLT 1900 EXTENSIVELY RENOVATED 2020
ADJUSTMENT		-5%	-4%	-5%
OTHER	4,139	UNDER 1000 SF AVG 828	AVG 1,500 SF +- 1,500	2,900
ADJUSTMENT		-5%	-5%	0%
TOTAL ADJ		-15%	-4%	10%
INDICATES		$10.21	$8.51	$10.29
	RECONCILED LEASE RATE	$10.00 / SF - ANNUALLY		
	RANGE OF ADJUSTED VALU	$8.51	TO	10.29

The subject is currently vacant. No income/expense information was available to me.

Available rentals were considered supportive of a projected lease rate of **$10.00** per square foot, annually, for the subject property in a typical gross type lease.

SIZE / SF	RENT / SF	RENT/YR
4,139	$10.00	$41,390.00
PROJECTED ANNUAL		$41,390.00

Additional Income

Additional income is all revenue from sources other than the rent received. The market study revealed that for similar projects of this size, there is little or no additional income. The rental estimate stated above is approximately $3,449.17 per month/$41,390.00 per year

Annual Gross Potential Rental Income = $41,390.00

Income Approach – Continued

Vacancy and Collection Loss

The overall market in the Texarkana market area indicates from 0% to 20% vacancy at office/retail properties that are in good locations. The vacancy estimate for the subject has been rounded to 12% due to location in the older areas of Texarkana, away from the growth areas closer to Interstate 30.

Vacancy and collection loss computation:

PROJECTED ANNUAL INCOME		**$41,390.00**
LESS VACANCY	**12%**	**$4,966.80**
EFFECTIVE GROSS INCOME ESTIMATE		**$36,423.20**

Current Expenses

No actual expenses were provided to me. Typical, similar leases are gross rentals. The estimated expenses include the actual taxes and expected fire insurance for the structure. A 5% management fee is considered typical/minimal for professional fees, etc.

The table below details the subject's projected expenses.

EXPENSES		
TAXES		$4,688.72
INSURANCE		$3,500.00
MAINT/RESERVES	5.00%	$1,821.16
MANAGEMENT	5.00%	$1,821.16
PROJECTED EXPENSES		**$11,831.04**
EXPENSE RATIO		32.48%

Expense Reimbursements

No expense reimbursements are typical in similar leases.

NOI

The subject's estimated NOI is then estimated as follows:

EFFECTIVE GROSS INCOME ESTIMATE	**$36,423.20**
LESS EXPENSES	**$11,831.04**
NOI	**$24,592.16**

Income Approach – Continued

Capitalization Rate

The capitalization rate is the factor that converts the stabilized net operating income (NOI) to a present value. It is the ratio of net income to value or sale price.

NOI ÷ Sale Price = Capitalization Rate

For example, if a property sells for $500,000, and has a stabilized NOI of $50,000, the indicated capitalization rate is 10%.

Market Extracted Rates

Only two capitalization rates were available from the sales in the sales comparison approach.

Interest rates have been volatile over the past few years, and interest rates directly impact the capitalization rate and rates of return on equity, etc. The band of investment technique has been utilized to check the impact of interest rates, etc., upon overall capitalization rates.

Band of Investment

This technique utilizes lender and real estate investor investment criteria to develop, or synthesize a capitalization rate. There are four key inputs necessary for this method:

1. The loan-to-value ratio (M)
2. The mortgage interest rate (i)
3. The loan term (n)
4. The equity cap rate or equity dividend rate (R_E)

The mortgage variables are used to build the mortgage constant (R_M), which is the total amount of the payments made in one year, expressed as a percentage of the original loan amount.

Income Approach – Continued

Payments x 12 / Original Loan Amount = Mortgage Constant (R_M)

The equity cap rate is the annual return to the investor, expressed as a percent of the original amount invested. The annual return to the investor is also known as the equity dividend rate; it is the profit remaining after debt service and all other expenses.

After Debt Service Profit / Equity Investment = Equity Cap Rate (R_E)

Note that the equity cap rate is not the same (usually, that is) as the equity yield rate. The equity yield rate reflects the total return to the investor over the life of the investment. Factors such as appreciation and mortgage pay down affect and usually increase this return to a point higher than the equity dividend rate. In markets where substantial appreciation is expected, investors will often accept a low or even negative equity dividend rate, anticipating a compensating payoff when the property is eventually sold. In markets where little appreciation is expected, much more weight is given to the annual equity dividend.

Formula:

R_M x M	= rate
R_E x (1-M)	= rate
	= Cap Rate (R_o)

Debt Coverage Ratio Analysis

This technique develops a capitalization rate based on typical mortgage terms. There are four variables necessary for this method:

1. The loan-to-value ratio (M)
2. The mortgage interest rate (i)
3. The loan term (n)
4. The debt coverage ratio (DCR)

Income Approach – Continued

Items 1 through 3 are discussed above under the Band of Investment section. In this method it is also used to develop the mortgage constant (R_M). The debt coverage ratio is the factor by which income exceeds debt on an annual basis.

Formula:
Debt Coverage Ratio x Loan to Value Ratio x Mortgage Constant = R_o
or
DCR x M x R_M = R_o

I have researched mortgage rates and terms typical of the subject market segment for the East Texas / Southwest Arkansas area. The table on the following page details the Mortgage Equity Analysis and Debt Coverage Ratio Analyses calculations.

Mortgage Equity Analysis

Input Assumptions:			
Loan to value ratio:	75%		
Interest rate:	7.00%		
Total term (years):	15		
Holding period (years):	10		
Annual constant	0.107859		
Mortgage product		0.080895	
Equity ratio:	25%		
Equity yield rate	15%		
Equity product		0.037500	
Sum		0.118395	
Less credit for equity build-up:			
Mortgage percentage	75%		
% paid off	54.61%		
SFF at eq. yield rate for holding period	0.049252		
Adjustment		(0.020171)	
Basic Rate - No value change		0.098223	**9.82%**

Debt Coverage Ratio Analysis

DCR	X	L-T-V	X	Mortgage Constant	OAR
1.25		75%		0.107859393	0.1011
				OVERALL RATE	**10.11%**

Income Approach – Continued

Published Capitalization Rates

Mortgage lending standards remained largely unchanged as did demand for all commercial real estate loan categories except Apartments which increased during the 3rd Quarter. Meanwhile, spreads were down one basis point overall, while average permanent mortgage rates were down 19 basis points.

RealtyRates.com INVESTOR SURVEY - 4th Quarter 2025*

CURRENT & HISTORICAL CAP RATE INDICES

Method-Weighted* Property Category Indices

	Apts	BP	Golf	BP	Healthcare Senior Housing	BP	Industrial	BP	Lodging	BP	MH/RV Park	BP	Office	BP	Retail	BP	Restaurant	BP	Self Storage	BP	Special Purpose	BP	Weighted* Composite Indices	BP
Year	Rate	Chg	Rate	Chg	Rate	Chg	Rate	Chg	Rate	Chg	Rate	Chg	Rate	Chg	Rate	Chg	Rate	Chg	Rate	Chg	Rate	Chg	Rate	Chg
2025	8.56	0	11.80	1	9.50	7	9.46	3	10.34	-12	10.07	7	9.59	18	9.72	-1	12.40	3	9.84	-1	12.59	13	9.95	3
3rd Qtr	8.52	-5	11.87	-14	9.47	-13	9.44	-13	10.26	-25	10.04	-13	9.58	-12	9.70	-12	12.38	-12	9.81	14	12.56	-14	9.92	-14
2nd Qtr	8.57	8	12.01	9	9.61	8	9.57	9	10.50	7	10.18	7	9.70	10	9.82	9	12.50	8	9.95	8	12.70	10	10.06	9
1st Qtr	8.58	2	11.92	10	9.58	0	9.48	0	10.43	1	10.10	-5	9.60	-2	9.73	-2	12.41	15	9.87	2	12.61	11	9.97	3
2024	8.56	7	11.89	-4	9.43	-23	9.43	1	10.46	2	10.00	16	9.41	10	9.73	13	12.37	4	9.85	-17	12.46	27	9.92	7
2023	8.49	50	11.93	-37	9.20	-58	9.42	-47	10.45	-55	9.84	-57	9.31	-43	9.60	-58	12.33	-32	10.03	-44	12.19	-58	9.84	-52
2022	7.99	16	11.56	17	8.64	-36	8.95	-36	8.90	-22	9.27	-35	8.88	-39	9.02	-17	11.50	-39	9.59	-35	11.61	-40	9.32	-29
2021	7.83	-59	11.39	-64	8.38	-64	8.60	-59	8.68	-84	8.32	-65	8.49	-55	8.85	-50	11.11	-46	9.24	-62	11.21	-44	9.04	-60
2020	7.50	-43	11.08	-48	8.10	-48	8.32	-40	9.40	-47	8.63	-46	8.16	-39	8.58	-35	10.81	-39	8.91	-49	10.91	-29	8.75	-41
2019	7.92	-50	11.56	-47	8.58	-44	8.72	-47	9.86	-68	9.08	-48	8.54	-50	8.93	-45	11.20	-37	9.40	-48	11.20	-45	9.16	-49
2018	8.42	26	12.02	30	9.01	14	9.19	23	10.53	25	9.56	30	9.04	10	9.38	20	11.57	15	9.86	29	11.64	40	9.64	23
2017	8.16	4	11.73	-2	8.97	-8	8.96	-12	10.28	5	9.26	11	8.94	-22	9.19	-8	11.42	-15	9.57	-9	11.25	4	9.42	-6
2016	8.13	-2	11.75	6	8.32	12	9.08	15	10.22	0	9.15	15	9.16	16	9.27	12	11.57	-10	9.67	14	11.21	10	9.48	9
2015	8.15	-9	11.69	-14	8.80	-9	8.93	-10	10.22	-30	8.99	-18	9.00	-6	9.15	-11	11.68	-13	9.52	-22	11.11	-12	9.40	-12
2014	8.24	-15	11.83	-9	8.89	-1	9.03	-4	10.43	-17	9.17	-5	9.06	-22	9.26	15	11.79	-6	9.75	-20	11.24	14	9.52	-7
2013	8.39	14	11.92	-14	8.90	5	9.07	-2	10.60	3	9.22	14	9.28	19	9.11	-4	11.86	9	9.95	-24	11.10	1	9.58	-2
2012	8.25	-35	12.07	6	8.95	-36	9.09	-40	10.57	-24	9.08	-33	9.47	9	9.15	-13	11.77	6	10.19	-49	11.09	-4	9.60	-21
2011	8.60	-29	12.00	-22	9.21	-40	9.49	-11	10.81	-24	9.48	-9	9.44	-10	9.28	-26	11.70	-14	10.69	-3	11.12	-17	9.81	-19
2010	8.89	4	12.22	5	9.62	15	9.60	12	11.05	7	9.55	22	9.54	16	9.54	25	11.84	12	10.72	21	11.30	0	10.00	13
2009	8.65	8	12.17	16	9.47	10	9.48	10	10.98	-7	9.33	1	9.38	29	9.23	20	11.72	15	10.50	37	11.30	8	9.87	14
2008	8.77	-4	12.01	29	9.37	-16	9.38	-14	11.05	58	9.32	-5	9.09	-16	9.09	-11	11.57	-28	10.13	20	11.22	-7	9.74	-1
2007	8.81	-45	11.72	-21	9.53	-65	9.52	-25	10.48	-28	9.37	-26	9.25	-47	9.20	-12	11.85	61	9.93	-38	11.29	-24	9.75	-28
2006	9.26	12	11.93	47	10.18	15	9.77	35	10.77	27	9.63	41	9.72	26	9.32	30	11.24	18	10.31	27	11.53	9	10.03	29
2005	9.14	14	11.46	30	10.03	-16	9.42	-30	10.50	-21	9.22	19	9.46	6	9.02	16	11.06	5	10.04	13	11.44	-30	9.77	2
2004	9.00	19	10.66	28	10.19	-37	9.72	18	10.71	-98	9.03	-43	9.40	-4	8.86	-19	11.01	15	9.91	-13	11.74	-30	9.75	-19
2003	9.19	-2	10.38	-32	10.56	64	9.53	33	11.69	56	9.51	-11	9.44	1	9.05	-18	11.16	8	10.04	-53	12.34	105	9.94	12
2002	9.21	-40	10.70	18	9.32	-39	9.20	-61	11.13	26	9.62	-60	9.43	-35	9.23	-62	11.08	-3	10.57	-12	10.99	-177	9.82	-41
2001	9.61	64	10.52	123	10.31	90	9.81	16	10.87	98	10.22	-68	9.78	-35	9.85	-53	11.11	47	10.69	13	12.76	32	10.23	31
2000	8.97		9.13		9.41		9.65		9.89		10.90		10.13		10.36		10.64		10.56		12.44		10.01	
Mean	8.76	-0.03	10.54	0.62	9.46	6.72	9.55	2.63	10.11	-11.90	10.49	5.56	9.86	19.03	10.05	-1.29	11.52	2.70	10.20	-1.40	12.52	12.77	9.98	3.14

* Weighted by methodology: Band-of-Investment, DCR Technique, Sales Survey

* Further weighted by property category

*3rd Quarter 2025 Data

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Realty Rates indicates office rates at 9.59%

Income Approach – Continued

Capitalization Rate Conclusion

Market derived rates were available at only two sales - 9.92% and 10.91%. The Band of Investment method indicated approximately 9.82% to 10.11% OAR. Published rates for office from Realty Rates indicated 9.59%. An overall rate of 10.50% was selected, based on the Band of Investment method, and supported by the two indications from local sales. I have further deducted an estimate for deferred maintenance in order to achieve an "as is" value estimate as of the effective date of the appraisal.

NOI	OAR	INDICATES
$24,592.16	10.50%	$234,211.02
ROUNDED		$234,000.00
LESS DEFERRED MAINTENANCE		-$50,000.00
INDICATES		$184,000.00

The table below summarizes the Income Approach to Value.

SIZE / SF	RENT / SF	RENT/YR
4,139	$10.00	$41,390.00
PROJECTED ANNUAL		$41,390.00

PROJECTED ANNUAL INCOME		$41,390.00
LESS VACANCY	12%	$4,966.80
EFFECTIVE GROSS INCOME ESTIMATE		$36,423.20

EXPENSES		
TAXES		$4,688.72
INSURANCE		$3,500.00
MAINT/RESERVES	5.00%	$1,821.16
MANAGEMENT	5.00%	$1,821.16
PROJECTED EXPENSES		$11,831.04
EXPENSE RATIO		32.48%

EFFECTIVE GROSS INCOME ESTIMATE	$36,423.20
LESS EXPENSES	$11,831.04
NOI	$24,592.16

NOI	OAR	INDICATES
$24,592.16	10.50%	$234,211.02
ROUNDED		$234,000.00
LESS DEFERRED MAINTENANCE		-$50,000.00
INDICATES		$184,000.00

Income Approach – Continued

Income Approach Summary

From an analysis of similar properties in the subject market area, gross rental income has been estimated to be $41,390.00 per year. This rental estimate is considered to be well supported by market data.

From gross income, vacancy and credit loss allowance and expenses have been deducted, to derive a net operating income estimate for the subject property. Vacancy and credit loss and expenses were based upon available market data. The net operating income [NOI] has been estimated to be $24,592.16.

Direct capitalization via an overall rate was considered to be the most appropriate method of valuation in the income approach analysis in this analysis. It has been applied to the net operating income of the property. The appropriate capitalization rate for the subject property is considered to be 10%, and applied to the NOI, indicates an **"As-Is" market value** estimate of the **fee simple interest** in the subject property, *via the income approach*, as of the date I observed the property, January 14, 2026, of **$234,000.00 from which $50,000.00 has been deducted for deferred maintenance items, in order to achieve the AS IS estimate of $184,000.00.**

Please see Extraordinary Assumptions at Page 17.

Final Reconciliation

The process of reconciliation involves the analysis of each approach to value. The quality of data applied, the significance of each approach as it relates to market behavior and defensibility of each approach are considered and weighed. In this appraisal, all three approaches to value were applied. Each approach has been considered separately and comparatively with each other.

Site Value, "As if Vacant"	**$28,000.00**
Value Indications, "As-Is"	
Cost Approach	**$199,000.00**
Sales Comparison Approach	**$186,000.00**
Income Approach	**$184,000.00**

Cost Approach

The cost approach provides an accurate estimate of reproduction cost new of the improvements, when the property is relatively new, with a functional plan and no locational obsolescence, and improved to its highest and best use. Sufficient land sales were available for the estimate of a site value, as if vacant. Cost estimates were based upon published estimates in a national cost estimator, checked with local contractors, and adjusted to the local area.

The subject is approximately 50 years old and appears to be in average overall condition [after consideration for deferred maintenance], with an estimated effective age of approximately 30 years. No functional obsolescence or locational obsolescence was considered to impact this property. The cost approach was used primarily as a supporting method in this analysis.

Sales Comparison Approach

The sales comparison approach reflects the thinking and behavior of informed rational purchasers and sellers in the market. The sales gathered and analyzed occurred between March of 2022 and September of 2025. In my judgment, the pertinent data of each of the sales is well documented; however, sales of similar type properties were limited, due to the differences in location, age, finish, etc.

Six sales of office type properties were documented, and sufficient information was gathered from buyers, sellers, brokers and appraisers involved with these transactions to allow for development of several units of comparison, including physical units {price per SF, Effective Gross Rent Multiplier, etc.}, as well as information regarding the income and expenses at each sale, in varying degrees of detail. The sales were adjusted to the extent possible in order to achieve similarity with the subject, and an indication of value per square foot was derived. "Condition" adjustments were applied to achieve consideration for deferred maintenance items.

The Gross Rent Multiplier is generally considered in the sales comparison approach; however, the limited availability of data was considered to limit the application f the GRM in this appraisal, and the EGIM has not been applied.

Income Approach

The value estimate by the income approach considers current market attitudes toward similar property types and the risks inherent in the investments. The income and expense analysis is based on market rents projected for the subject, the prevailing market occupancy and its forecast, and estimated expenses as they specifically relate to the subject property. The resultant net income is then capitalized with an overall rate derived from actual market sales and from the band of investment, or mortgage/equity technique.

Reconciliation -continued

Comparable data was available for the estimate of the market rental for the subject, as well as for the estimate of typical expenses. Sufficient market data was available to estimate the market rental, vacancy and expenses in order to estimate the net operating income. Also, a limited market derived overall rate was available from the sales data, but the overall rate derived from the mortgage equity technique, or band of investment technique was considered most relevant, due to changes in interest rates and lack of market derived capitalization rates. The band of investment derived overall rate was considered most applicable, due to the current economic trends, and lack of comparable sales information.

The value estimates via the income approach and the sales comparison approach were very similar. Both approaches rely heavily upon data gathered in the local market. The available data was considered to have varying degrees of comparability to the subject property, but sufficiently similar sales were available to achieve a high degree of reliability at both approaches. The AS IS value indication using the income approach was **$186,000.00 [after deduction for deferred maintenance],** which the same [after rounding] as the indication using the sales comparison approach, which was **$186,000.00.**

Value Conclusion

Investors tend to rely more upon income and expense data and owner/occupants tend to rely upon the sales comparison approach in analyzing different properties. However, majority of properties similar to the subject are owner/occupied properties. These sales are generally fee simple interests [sold to owner occupants].

Since the property has traditionally been owner/occupied at the majority of the structure and the sales data used indicates owner/occupancy, I have considered the sales comparison approach to be the most applicable approach to value.

Based on the analysis summarized on the preceding pages, I have reconciled to an ***"As-Is" market value*** estimate of the **fee simple interest** in the subject property, as of the date I observed the property, January 14, 2026, of **$186,000.00**, subject to the Limiting Conditions and Assumptions of this appraisal.

Market Value Conclusion			
Appraisal Premise	**Interest Appraised**	**Date of Value**	**Value Conclusion**
"As-Is"	**Fee Simple**	**January 14, 2026**	**$186,000.00**

Please see Extraordinary Assumptions at Page 17.

Certification

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial and unbiased professional analyses, opinions and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.
- I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed and this report has been prepared in conformity with the *Uniform Standards of Professional Appraisal Practice (USPAP)*.
- I have made a personal inspection of the property that is the subject of this report.
- No one provided significant real property appraisal assistance to the persons signing this certification.
- The reported analyses, opinions, and conclusions were developed, and this report has prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- As of the date of this report, I, Pam Bonds, have completed the continuing education program of the Appraisal Institute.

Certification – Continued

- No change of any item in the appraisal report shall be made by anyone other than the Appraiser, and the Appraiser shall have no responsibility for any such unauthorized change.
- The Appraiser has established sufficient competence to appraise this property through education and experience, in addition to the internal resources of the appraisal firm.
- My value conclusion and other opinions expressed herein are not based on a requested minimum value, a specific value or approval of a loan.
- My analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Texas Real Estate Commission and/or the Arkansas Real Estate Commission.

Based on the analysis summarized on the preceding pages, I have reconciled to an ***"As-Is" market value*** estimate of the **fee simple interest** in the subject property, as of the date I observed the property, January 14, 2026, of **$186,000.00**, subject to the Limiting Conditions and Assumptions of this appraisal.

Market Value Conclusion			
Appraisal Premise	**Interest Appraised**	**Date of Value**	**Value Conclusion**
"As-Is"	**Fee Simple**	**January 14, 2026**	**$186,000.00**

Please see Extraordinary Assumptions at Page 17.

February 2, 2026

Pam Bonds, MAI, SRA
Member #12014
Texas Certification # TX 1320451-G
Expires 04/30/27
Arkansas Certification #CG 0336
Expires 06/30/26

Qualifications

PAM BONDS MAI, SRA

PRESENT POSITION:

Real Estate Appraiser

PROFESSIONAL AFFILIATIONS AND DESIGNATIONS:
Member, Appraisal Institute (MAI), Member #12014

Senior Residential Appraiser, Appraisal Institute, (SRA)

Member, Texas Association of Realtors, National Association of Realtors (Licensed Broker, Texas)

Texas State Certified General Real Estate Appraiser, CERTIFICATE NUMBER
TX-1320451-G, Expires April 30, 2027

Arkansas State Certified General Real Estate Appraiser, CERTIFICATE NUMBER #CG0336, Expires June 30, 2026

EDUCATION:

East Texas State University, at Texarkana, Bachelor Degree in Business Administration

Various real estate appraisal courses, Appraisal Institute

EXPERIENCE:

Actively engaged in the real estate appraisal profession since 1977. During this time, obtained experience in the valuation of a large range of property types for various purposes.

EMPLOYMENT

1977 - 1983 - P.M. Brown Realtors, Inc.

1984 - 1985 - Pam Bonds, Real Estate Appraisals

1985 - 1/90 - The Appraisal Group

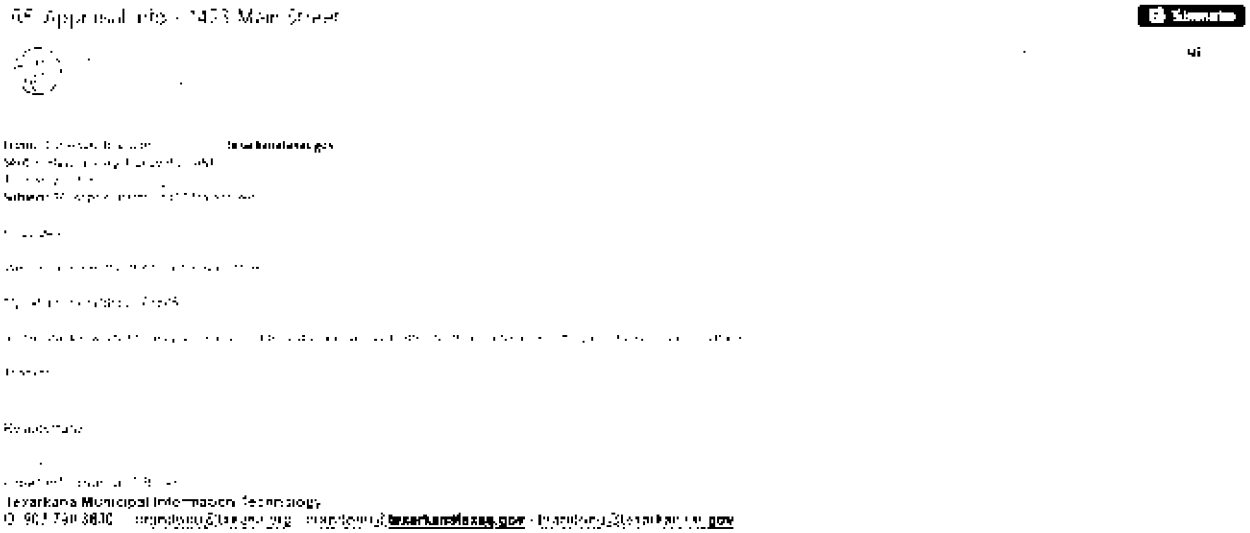
1/90 -2001 - Pam Bonds, Real Estate Appraisals

2001- present – The Appraisal Group

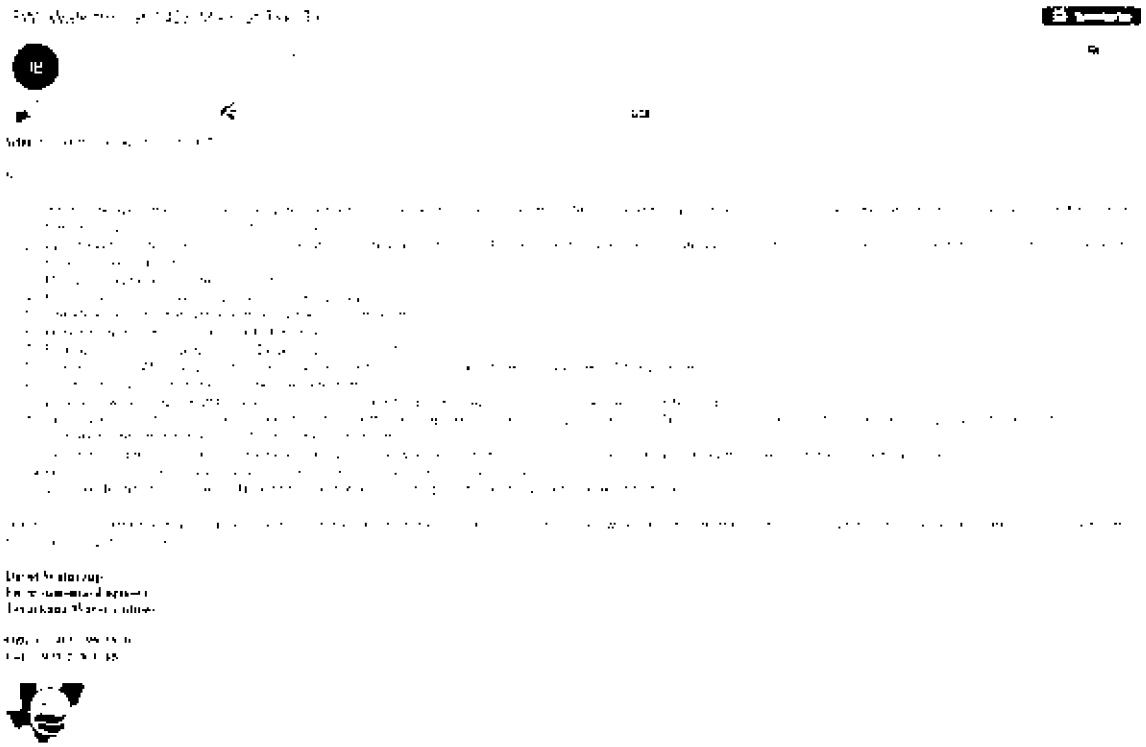
Addenda

Letter of Engagement
Prior statement regarding deferred maintenance
Tax Appraisal District Printout
Deed
Listing
Marshall & Swift Cost Pages
Arkansas / Texas Certification – Pam Bonds

Letter of Engagement



PRIOR ENGINEER'S STATEMENT AT DEFERRED MAINTENANCE



This report from an environmental engineer with Texarkana Water Utilities was provided to me, and was dated November, 2025. As stated in the report, several areas of minor damage or cosmetic type repairs needed are evident.

However, the most significant item that I noted was more than one roof leak, with ongoing leaking noted at places, along with cracking at concrete slab and at concrete parking, with ages of HVAC and water heater noted. I have included some of the photos showing discolored/indicated leaks at ceiling tiles as well as the cracks noted through a central portion of the building. Exterior cracking at brick was noted, but was not currently significant, and the central area cracking may well have been from weight of equipment. The ages of the HVAC, water heater, cracks/deterioration at parking lot, etc., as well as the leaks at the roof/expected need for repair, which may be significant, were all considered in the estimated deferred maintenance adjustment that has been applied. No actual bids were provided to me and the cost to repair the major items may well exceed the adjustment estimated based upon visual inspection only. Generally, I request bids for significant deferred maintenance/immediately needed maintenance since the cost will include the professional opinion of the expert at each area as to the extent of repair needed. Since I did not receive bids for the most significant areas, I am including this statement that it is an estimate only.

Tax Appraisal District Printout

TaxNetUSA

The Appraisal Group
Pam Bonds

3601 North Robison Road
Texarkana, TX 75501
pam.bonds@theappraisalgroupinc.com
903-792-3211

Property Details

PIDN: **8612** Long Account Number: **03841035600**

Owner Name	CUMMINGS, GEORGE ALBERT
Mailing Address	BARBARA JANETTE CUMMINGS TRUSTEES 456 AKIN RD TEXARKANA, TX 75503
Location	1423 MAIN
Legal	CITY/TRIGGS ADDN LOTS 1 3 6536-158 10/28/13 BLK/TRACT 145 0.48 ACRES

Total Market Value	$198,046
Prior Year Market Value	$187,044
Ag/Timber Use	0
Total Appraised Value	$198,046
Homestead Cap Value	$183,046
Land Value	$15,000
Ag/Timber Use Value	$0
Total Taxable Value	$0
Prior Year Taxable Value	$0

Click on the "Tax Year" of the Detail Levy to view a detailed tax history.

Exemptions	
Freeze Exempt	N
Appr. Group	
Living Area (sq ft)	3161
Land Acres	0.480
Zone Code	F1
Neighborhood Code	9541
Neighborhood	CITY/TRIGGS ADDN
Abstract	0

Detail	Entity Description	Taxable Value	Rate Year	Tax Rate	Tax Due
010	Bowie County	$198,046	2024	0.399063/100	$790.47
021	Texarkana	$198,046	2024	0.603000/100	$1,194.30
037	Texarkana ISD	$198,046	2024	1.209000/100	$2,394.38
040	Texarkana Community College District	$198,046	2024	0.250963/100	$497.16
					$4,876.31

Taxable values based on exemption:
None Current Homestead Over 65

Note: The Total Estimated Taxes are provided as a courtesy and should not be relied upon in making financial or other decisions.

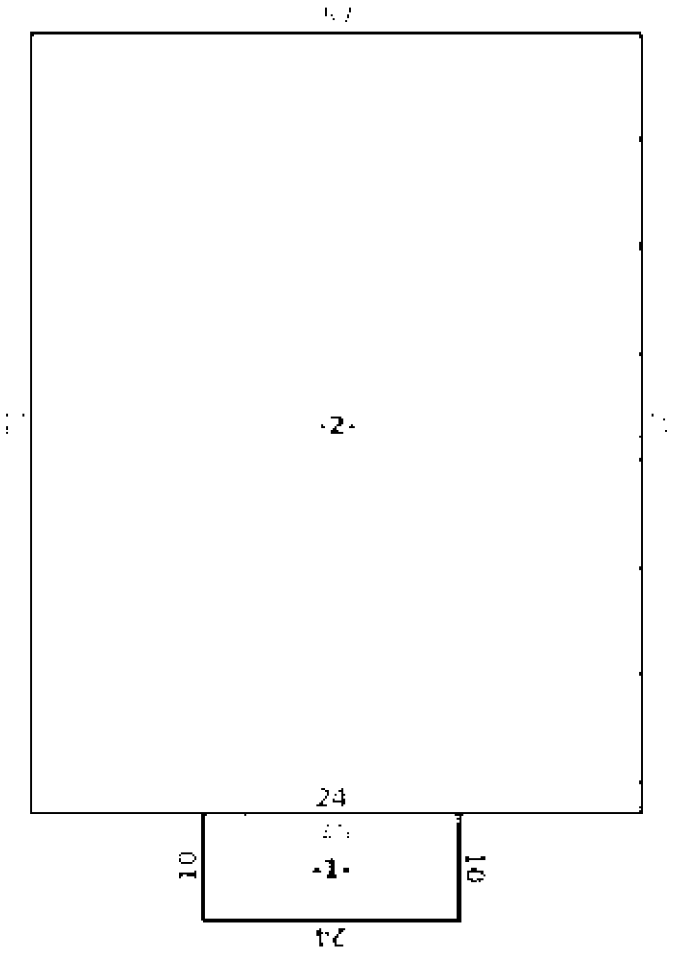
Description	SQFT	Year Built
PMU-BA	4,161	1978

Land Use	SPTB Code	Class	Homesite	Size	Size Unit
	F1	LVSA	N	0.000	FLAT

Im. #	Sequence	Description	Class	Area
1	1	COMMERCIAL	PMU40A	4,161
1	2	OPEN PORCH	PMU40A	250

Deed Date	Volume	Page	Grantor	Grantee
2013/1028	6536	158	CUMMINGS, BARBARA REV TRS	CUMMINGS, GEORGE ALBERT

82
82



Sketch Image Copyright 2026 TaxNetUSA, Inc.

Copy of Most Recent Deed Record (Volume 6536, Page 199-200)

Prepared by
ROSS & SHOALMIRE L.L.P.
1820 Galleria Oaks Drive
Texarkana, Texas 75503

Filed For Record In:
Bowie County, Texas
Tina Petty
County Clerk
On: Oct 28,2013 at 01:14P

WARRANTY DEED

STATE OF TEXAS §
§ - KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF BOWIE §

That I, BARBARA J. CUMMINGS, as Trustee of the BARBARA J. CUMMINGS REVOCABLE TRUST, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other valuable consideration to the undersigned paid by the Grantees herein named, the receipt of which is hereby acknowledged, have GRANTED, BARGAINED, SOLD AND CONVEYED, and by these presents do GRANT, BARGAIN, SELL AND CONVEY unto GEORGE ALBERT CUMMINGS and BARBARA JANETTE CUMMINGS as Trustees of the GEORGE AND BARBARA CUMMINGS IRREVOCABLE TRUST dated October 25, 2013, all interest in and to the following described tracts or parcels of land located in Bowie County, Texas, more particularly described as follows, to wit

> Lots Numbered One (1), Two (2) and Three (3) in Block Numbered One Hundred Forty-Five (145) of Triggs Addition to the City of Texarkana, Bowie County, Texas.

This conveyance is made and accepted subject to all zoning laws, regulations and ordinances of municipal and/or governmental authorities, if any, but only to the extent that they are still in effect, relating to the hereinabove described property.

This conveyance is also made and accepted subject to all easements, rights-of-way and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, mineral

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reservations and other instruments, other than liens and conveyances, that affect the property; and discrepancies, conflicts or shortages in area or boundary lines; and encroachments or overlapping of improvements; subject to any taxes from this or prior years which may be owing, the payment of which Grantees assume; and prior or subsequent assessments due to change in land usage, ownership or both, the payment of which Grantees assume.

TO HAVE AND TO HOLD the above-described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Grantees, their successors and assigns forever; and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the said premises, to the extent of the interest herein conveyed, unto the said Grantees, their successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this 25th day of October, 2013.

BARBARA J. CUMMINGS, Trustee of the Barbara J. Cummings Revocable Trust

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STATE OF TEXAS §
§
COUNTY OF BOWIE §

BEFORE ME, the undersigned authority, in and for said County and State, on this day personally appeared BARBARA J. CUMMINGS known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 25th day of October, 2013

JOHN KRIZY ROSS IV
NOTARY PUBLIC
STATE OF TEXAS
MY COMMISSION EXPIRES
September 18, 2017

NOTARY PUBLIC - STATE OF TEXAS

Grantee's mailing address:

456 Akin Road
Texarkana, Texas 75503

Filed for Record in
Bowie County, Texas
Tina Petty
County Clerk
On: Oct 25,2013 at 01:10P

$	Vol	Page
13291	6536	200

LISTING

REYNOLDS REALTY MANAGEMENT INCORPORATED

Reynolds Realty Management Inc.

1423 Main Street

1423 Main Street, Texarkana, Texas

Details

Immaculate office space provides 4,161 SF, on .48 acres with ample parking.

Office comes with more than 5 individual office spaces, kitchenette,and 3 bathrooms.

Adjacent to T-Line, Texarkana's public transportation hub.

Parks Elementary School, scheduled for completion in 2025, sits across the street.

$200,000
4,161 SF

Richard Reynolds - RichardHReynoldsJr@gmail.com
Skylar Rogers - BlakeSkylarRogers@gmail.com

REYNOLDS REALTY MANAGEMENT INCORPORATED

Reynolds Realty Management, Inc. | 903.832.3700 | ReynoldsRealtyMgmt.com

Marshall & Swift Cost Pages

AVERAGE - $188.00/SF

CALCULATOR METHOD

OFFICE BUILDINGS (344)

CLASS	TYPE	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT	COST Sq. M.	COST Cu. Ft.	Sq. Ft.
A	Excellent	Best marble, granite, brick or precast concrete with glass	Finest materials, many private offices, paneled walls, deluxe carpet	Luxurious ceilings, many private restrooms, many showers, many private offices, best lighting and plumbing	Heating and cooling by individual units	4517.71	28.74	419.90
	Good	Good stone, precast concrete or tilt-up with glass	Private offices, good paneling, carpet, acoustical tile ceilings	Good lighting, many private restrooms, good plumbing	Heating and cooling by individual units	3845.26	24.34	339.10
	Average	Average stone, precast concrete or tilt-up with glass	Average materials, some private offices, suspended ceilings	Average number of restrooms, adequate lighting and plumbing	Warm air furnace	3185.58	20.26	296.30
	Low cost	Window wall or concrete panels	Open plan, few partitions, acoustical tile ceilings	Minimum office lighting and plumbing	Warm air furnace	2185.37	13.91	203.10
B	Excellent	Best marble, granite, brick or precast concrete with glass	Finest materials, many private offices, paneled walls, deluxe carpet	Luxurious ceilings, many private restrooms, many showers, many private offices, best lighting and plumbing	Hot water or steam radiators	4295.56	36.57	399.30
	Good	Good stone, precast concrete or tilt-up with glass	Private offices, good paneling, carpet, acoustical tile ceilings	Good lighting, many private restrooms, good plumbing	Heating and cooling by individual units	3313.28	28.68	308.30
	Average	Average stone, precast concrete or tilt-up with glass	Average materials, some private offices, suspended ceilings	Adequate lighting, adequate number of restrooms, adequate plumbing	Warm air furnace	2675.33	23.16	248.50
	Low cost	Window wall or concrete panels	Open plan, few partitions, acoustical tile ceilings	Minimum office lighting and plumbing	Warm air furnace	1869.09	16.18	173.70
C	Excellent	Best marble, granite, brick or precast concrete with glass	Finest materials, many private offices, paneled walls, deluxe carpet	Luxurious ceilings, many private restrooms, many showers, many private offices, best lighting and plumbing	Warm air furnace with zoned dampers	3858.14	33.40	358.90
	Good	Good stone, precast concrete or tilt-up with glass	Private offices, good paneling, carpet, acoustical tile ceilings	Good lighting, good restrooms, adequate plumbing	Package A/C	2917.93	25.26	271.00
	Average	Average stone, precast concrete or tilt-up with glass	Average materials, some private offices, suspended ceilings	Adequate lighting, adequate number of restrooms, adequate plumbing	Package A/C	2675.33	23.16	248.50
	Low cost	Window wall or concrete panels	Open plan, few partitions, acoustical tile ceilings	Minimum lighting and plumbing	Package A/C	1869.09	16.18	173.70
D	Excellent	Glass or glass curtains on steel frame, brick or stone trim	Best grade paneling, carpet and vinyl	Finest lighting and plumbing, many private restrooms, many showers	Refrigeration, hot water heat	3401.30	29.44	316.00
	Good	Best grade of tilt-up concrete panels, brick or stone trim, good glass	Private offices, good paneling, carpet and vinyl	Good fluorescent lighting, good restrooms and fixtures	Package A/C	2366.76	20.48	220.00
	Average	Stucco or wood siding on wood or steel studs, some trim	Drywall partitions, low cost carpet or vinyl composition	Adequate lighting and plumbing	Packaged air	1872.17	16.21	174.00
	Low cost	Light stucco or siding on wood or steel studs, few trim	Drywall partitions, acoustical tile or asphalt tile	Minimum lighting and plumbing	Wall furnace	1318.45	9.66	124.50
DPOLE	Good	Good metal panels, fiberglass, brick or stone trim	Plaster or drywall, good acoustical tile	Good fluorescent lighting, good restrooms and lounge	Package A/C	2281.13	17.74	237.50
	Average	Metal panels, insulated, some brick or stone trim	Drywall, acoustical tile, low cost carpet or vinyl composition	Adequate lighting and restrooms	Forced air	1817.71	14.13	189.30
	Low cost	Pole frame, aluminum siding, some concrete	Drywall, few partitions, acoustical tile	Minimum lighting and plumbing	Stove heat	1307.30	7.60	89.50
S	Good	Good metal panels and trim, some brick or stone trim	Plaster or drywall, good acoustical tile, carpet and vinyl	Good fluorescent lighting, good restrooms and fixtures	Package A/C	2252.71	17.52	234.50
	Average	Insulated metal panels, some glass, some brick or stone trim	Drywall, acoustical tile, low cost carpet or vinyl composition	Adequate lighting and restrooms	Forced air	1817.71	12.76	189.30
	Low cost	Steel or aluminum siding, few trim features	Drywall, few partitions, acoustical tile	Minimum lighting and plumbing	Wall furnace	1066.01	8.29	111.00

MULTISTORY BUILDINGS – Add 5% to 12% for each story over three. Apply to all base costs, including basements but excluding mezzanines. Use 30 stories over 30 and 40 stories over 40.

SPRINKLERS – Systems are not included. Costs should be added from Page 37.

BALCONIES – Exterior balconies are Page 37 or they may be computed from the Segregated Costs

CANOPIES – For large entrance canopies or large canopies, see Page 37.

"ELEVATORS – Base costs of buildings with 2 or 3 elevators, including a typical number of cab sizes and speeds, are subject to the following modifications for additional elevators or dedicated use. See Elevator Cost Notes on Page 48.

	Sq. M.	Sq. Ft.
Classes A & B Excellent	269.76	18.69
Good	182.72	12.70
Classes C/D/S Excellent	91.28	6.41
Good	59.92	4.89

	Sq. M.	Sq. Ft.
Average	95.65	9.79
Low cost	86.04	8.90
Average	36.70	3.41

1.007 + 0.975 =
1.982 / 2 =0.991

SECTION 13 PAGE 14M

LATOR METHOD

AL AND PUBLIC BUILDINGS
PERIMETER MULTIPLIERS

OFFICES
FLO

AVERAGE FLOOR AREA	M.	30	46	61	76	AVERAGE PERIMETER 152	183	213	244	305	366	427	488	549	610	M.	AVERAGE FLOOR AREA
Sq. M.	Sq. Ft.	FT.	150	200	250	500	600	700	800	1000	1200	1400	1600	1800	2000	FT.	Sq. Ft / Sq. M.
93	1,000	1.268	1.239	1.354	1.434	—	—	—	—	—	—	—	—	—	—		1,000 / 93
139	1,500	1.251	1.196	1.281	1.377	1.364	1.535	—	—	—	—	—	—	—	—		1,500 / 139
186	2,000	1.234	1.153	1.209	1.263	1.235	1.295	—	—	—	—	—	—	—	—		2,000 / 186
232	2,500	1.217	1.040	1.072	1.109	1.107	1.158	—	—	—	—	—	—	—	—		2,500 / 232
279	3,000	—	1.000	1.000	1.000	1.000	1.000	—	—	—	—	—	—	—	—		3,000 / 279
372	4,000	—	0.963	0.963	0.963	0.968	0.968	—	—	—	—	—	—	—	—		4,000 / 372
465	5,000	—	—	0.938	0.938	0.942	0.942	0.942	—	—	—	—	—	—	—		5,000 / 465
557	6,000	—	—	0.920	0.920	0.920	0.920	0.920	0.920	—	—	—	—	—	—		6,000 / 557
743	8,000	—	—	—	0.898	0.898	0.898	0.898	0.898	0.898	—	—	—	—	—		8,000 / 743
929	10,000	—	—	—	0.882	0.882	0.882	0.882	0.882	0.882	0.882	—	—	—	—		10,000 / 929
1,115	12,000	—	—	—	—	0.870	0.870	0.870	0.870	0.870	0.870	0.870	—	—	—		12,000 / 1,115
1,301	14,000	—	—	—	—	0.860	0.860	0.860	0.860	0.860	0.860	0.860	0.860	—	—		14,000 / 1,301
1,486	16,000	—	—	—	—	—	0.852	0.852	0.852	0.852	0.852	0.852	0.852	0.852	—		16,000 / 1,486
1,672	18,000	—	—	—	—	—	0.845	0.845	0.845	0.845	0.845	0.845	0.845	0.845	0.845		18,000 / 1,672
1,858	20,000	—	—	—	—	—	—	0.839	0.839	0.839	0.839	0.839	0.839	0.839	0.839		20,000 / 1,858
2,323	25,000	—	—	—	—	—	—	0.827	0.827	0.827	0.827	0.827	0.827	0.827	0.827		25,000 / 2,323
2,787	30,000	—	—	—	—	—	—	—	0.817	0.817	0.817	0.817	0.817	0.817	0.817		30,000 / 2,787
3,252	35,000	—	—	—	—	—	—	—	0.809	0.809	0.809	0.809	0.809	0.809	0.809		35,000 / 3,252
3,716	40,000	—	—	—	—	—	—	—	0.802	0.802	0.802	0.802	0.802	0.802	0.802		40,000 / 3,716
4,645	50,000	—	—	—	—	—	—	—	—	0.791	0.791	0.791	0.791	0.791	0.791		50,000 / 4,645
6,968	75,000	—	—	—	—	—	—	—	—	0.773	0.773	0.773	0.773	0.773	0.773		75,000 / 6,968
9,293	100,000	—	—	—	—	—	—	—	—	0.760	0.760	0.760	0.760	0.760	0.760		100,000 / 9,293

NOTE: For small buildings select the table by considering the average floor area and dividing the perimeter by the square root of the area and then the ratio

STORY HEIGHT MULTIPLIERS

Multiply base cost by following story height multipliers for any variation in average story height from the base

AVERAGE WALL HEIGHT		SQUARE FOOT OR SQUARE METER MULTIPLIER	CUBIC FOOT MULTIPLIER	AVERAGE WALL HEIGHT		SQUARE FOOT OR SQUARE METER MULTIPLIER	CUBIC FOOT MULTIPLIER	AVERAGE WALL HEIGHT		SQUARE FOOT OR SQUARE METER MULTIPLIER	CUBIC FOOT MULTIPLIER
(M.)	(FT.)			(M.)	(FT.)			(M.)	(FT.)		
2.44	8	0.90	0.88	3.05	10	1.00	1.00	3.66	12	1.10	1.12
2.74	9	0.95	0.93	3.35	11	1.05	1.06	3.96	13	1.15	1.18
3.05	10	1.00	1.00	3.66	12	1.10	1.12	4.27	14	1.20	1.25
3.35	11	1.05	1.06	3.96	13	1.15	1.18	4.57	15	1.25	1.32
3.66	12	1.10	1.12	4.27	14	1.20	1.25	4.88	16	1.30	1.40

LOCAL MULTIPLIERS

UNITED STATES

CLASS	A	B	C	D	S
ARKANSAS	0.95	0.87	0.87	0.87	0.88
Bryant	0.95	0.82	0.80	0.81	0.81
Fayetteville	0.92	0.82	0.81	0.82	0.82
Fort Smith	0.85	0.85	0.85	0.84	0.86
Hot Springs	0.90	0.86	0.86	0.86	0.86
Jonesboro	0.81	0.81	0.82	0.81	0.82
Little Rock	0.92	0.85	0.83	0.83	0.82
Texarkana	0.89	0.87	0.86	0.86	0.88
West Memphis	0.94	0.92	0.92	0.92	0.93
CALIFORNIA	1.16	1.01	1.20	1.21	1.21
Alameda County	1.05	1.01	1.01	1.00	1.02
Alpine County	1.15	1.19	1.18	1.19	1.19
Amador County	1.16	1.19	1.18	1.19	1.19
Antelope Valley	1.10	1.05	1.04	1.04	1.04
Atascadero	1.12	1.08	1.05	1.07	1.06
Bakersfield	1.04	1.01	1.01	1.01	1.02
Barstow	1.13	1.10	1.08	1.08	1.09
Big Bear	1.17	1.12	1.11	1.12	1.12
Bishop	1.24	1.20	1.22	1.23	1.23
Blythe	1.06	1.03	1.03	1.03	1.03
Butte County	1.03	1.01	1.01	1.01	1.01
Calaveras County	1.05	1.03	1.04	1.02	1.03
Calimesa	1.01	1.00	1.00	1.00	1.00
Camarillo	1.07	1.04	1.03	1.02	1.03
Carson	1.17	1.13	1.12	1.12	1.13
Castaic	1.12	1.09	1.07	1.08	1.08
Central Contra Costa County	1.02	1.00	1.00	1.00	1.00
Chico	1.03	1.00	1.00	1.00	1.00
Del Norte County	1.03	1.00	1.00	1.00	1.00
El Dorado County	1.03	1.00	1.00	1.00	1.00
Fontana	1.03	1.00	1.00	1.00	1.00
Fresno	1.03	1.00	1.00	1.00	1.00
Gilroy	1.03	1.00	1.00	1.00	1.00
Glenn County	1.03	1.00	1.00	1.00	1.00
Goleta	1.04	1.01	1.01	1.01	1.01
Hanford	1.03	1.00	1.00	1.00	1.00
Hesperia	1.03	1.00	1.00	1.00	1.00
Huntington Beach	1.03	1.00	1.00	1.00	1.00
Imperial County	1.03	1.00	1.00	1.00	1.00
Inyo	1.04	1.01	1.01	1.01	1.01
Jurupa Area	1.03	1.00	1.00	1.00	1.00
Lake Arrowhead	1.03	1.00	1.00	1.00	1.00
Lake County	1.03	1.00	1.00	1.00	1.00
Lake Tahoe	1.04	1.01	1.01	1.01	1.01
Lompoc	1.03	1.00	1.00	1.00	1.00
Los Angeles	1.05	1.03	1.03	1.03	1.03
Madera	1.03	1.00	1.00	1.00	1.00
Mammoth Lakes	1.01	1.01	1.01	1.01	1.01
Marin County	1.02	1.00	1.00	1.00	1.00
Mariposa County	1.03	1.00	1.00	1.00	1.00
Mendocino County	1.03	1.00	1.00	1.00	1.00
Merced	1.03	1.00	1.00	1.00	1.00
Modesto	1.03	1.00	1.00	1.00	1.00
Mono County	1.03	1.00	1.00	1.00	1.00
Monterey	1.04	1.01	1.01	1.01	1.01
Napa County	1.04	1.01	1.01	1.01	1.01
Nevada County	1.03	1.00	1.00	1.00	1.00
Newport Beach	1.03	1.01	1.02	1.02	1.02
Orange Co Incorporated	1.01	1.00	1.00	1.00	1.00
Oxnard	1.05	1.02	1.02	1.02	1.02
Palm Springs	1.03	1.01	1.01	1.01	1.01
Paso Robles	1.03	1.00	1.00	1.00	1.00
Placer County	1.01	1.00	1.00	1.00	1.00
Plumas County	1.03	1.00	1.00	1.00	1.00
Redding	1.01	1.00	1.00	1.00	1.00
Riverside	1.05	1.02	1.02	1.02	1.02
Sacramento	1.04	1.02	1.02	1.02	1.02
Salinas	1.03	1.01	1.01	1.01	1.01
San Benito County	1.01	1.00	1.00	1.00	1.00
San Bernardino	1.03	1.01	1.01	1.01	1.01
San Clemente	1.04	1.02	1.02	1.02	1.02
San Diego	1.04	1.02	1.02	1.02	1.02
San Francisco	1.08	1.05	1.05	1.05	1.05
San Jose	1.04	1.03	1.03	1.03	1.03
San Luis Obispo	1.05	1.02	1.02	1.02	1.02
San Mateo County	1.04	1.03	1.03	1.03	1.03
Santa Barbara	1.05	1.03	1.03	1.03	1.03
Santa Clara County	1.03	1.02	1.02	1.02	1.02
Santa Cruz County	1.03	1.01	1.01	1.01	1.01
Santa Maria	1.03	1.00	1.00	1.00	1.00
Santa Rosa	1.04	1.02	1.02	1.02	1.02
Sierra County	1.01	1.01	1.01	1.01	1.01
Siskiyou County	1.04	1.02	1.02	1.02	1.02
Sonora Area	1.06	1.02	1.02	1.02	1.02
Stockton	1.04	1.01	1.01	1.01	1.01
Susanville	1.04	1.01	1.01	1.01	1.01
Tehama County	1.06	1.01	1.01	1.01	1.01
Trinity County	1.01	1.01	1.01	1.01	1.01
Tulare County	1.03	1.01	1.01	1.01	1.01
Tuolumne County	1.05	1.02	1.02	1.02	1.02
Ventura County	1.04	1.02	1.02	1.02	1.02
Victorville	1.03	1.02	1.02	1.02	1.02
Watsonville	1.02	1.01	1.01	1.01	1.01
Yuba County	1.02	1.01	1.01	1.01	1.01
Yuba City	1.01	1.01	1.01	1.01	1.01

CURRENT COST MULTIPLIERS

Trade multipliers bring costs fro— preceding pages up to date. Also apply local Multipliers Section 99, Pages 5 through 13

CALCULATOR COST SECTIONS

(Effective Date of Cost Pages)		11 (11-24)	12 (3-24)	13 (5-24)	14 (8-24	15 (11-25	16 (8-25)	17 (5-25	18 (9-25)
EASTERN	A	1.07	1.07	1.06	1.02	1.02	1.03	1.03	1.03
	B	1.08	1.06	1.05	1.03	1.03	1.02	1.02	1.02
	C	1.08	1.06	1.07	1.05	1.03	1.04	1.03	1.04
	D	1.04	1.05	.55	1.04	1.00	1.02	1.02	1.02
	S	1.15	1.09	1.07	1.06	1.04	1.02	1.02	1.02
CENTRAL	A	1.02	1.01	1.01	1.03	0.97	1.00	1.00	1.00
	B	1.01	1.00	1.01	1.02	0.98	0.98	0.99	0.99
	C	1.02	1.02	1.03	1.02	0.98	0.97	0.98	0.98
	D	1.00	1.00	1.02	1.02	1.01	1.02	0.98	1.01
	S	0.92	1.01	0.98	1.00	0.97	1.01	1.00	1.00
WESTERN	A	1.02	1.06	1.06	1.00	1.03	1.03	1.02	1.05
	B	1.02	1.04	1.00	1.02	1.02	1.05	1.03	1.03
	C	1.03	1.07	1.05	1.02	1.02	1.03	1.03	1.05
	D	1.06	1.06	1.06	1.02	1.01	1.01	1.03	1.05
	S	1.03	1.08	1.08	1.02	1.02	1.07	1.06	1.06

SEGREGATED COST SECTIONS

(Effective Date of Cost Pages)		41 (1224	42 (3-24	43 (5-24	44 (8-24	45 (11-25	46 (8-25)	47 (9-25)	48 (9-25)
EASTERN	A	1.07	1.07	1.07	1.03	1.02	1.03	1.05	1.05
	B	1.08	1.08	1.05	1.03	1.03	1.02	1.03	1.03
	C	1.08	1.08	1.07	1.06	1.03	1.04	1.05	1.04
	D	1.03	1.05	1.05	1.04	1.03	1.02	1.02	1.03
	S	1.10	1.09	1.07	1.06	1.04	1.02	1.02	1.02
CENTRAL	A	1.02	1.01	1.01	1.02	0.97	1.00	1.00	1.00
	B	1.01	1.02	1.01	1.02	0.99	0.98	0.98	0.98
	C	1.02	1.02	1.03	1.02	0.99	0.97	0.99	0.99
	D	1.00	1.02	1.02	1.02	1.01	1.02	0.99	1.01
	S	0.92	1.01	0.98	1.00	0.97	1.01	1.00	1.00
WESTERN	A	1.02	1.06	1.06	1.02	1.03	1.03	1.03	1.03
	B	1.02	1.04	1.02	1.02	1.03	1.03	1.06	1.06
	C	1.03	1.07	1.05	1.02	1.02	1.05	1.03	1.05
	D	1.06	1.06	1.06	1.02	1.01	1.01	1.03	1.05
	S	1.03	1.08	1.08	1.02	1.02	1.07	1.06	1.06

UNIT-IN-PLACE COST SECTIONS (51 – 70)

Sec.	Page	Date		Eastern	Central	Western
51 -	2-3	(9/25)	Concrete Foundations	.04	1.01	1.06
52 -	4	(3/25)	Piling	.04	0.98	1.05
53 -	7-8	(3/25)	Steel and Concrete Frame	.04	1.00	1.06
54 -	3-7	(3/25)	Wood Foundations Frame	1.01	1.01	1.07
55 -	1-4 & 6	(3/25)	Interior Construction	1.02	1.02	1.05
56 -	5	(2/25)	Bank Vaults and Equipment	1.02	1.00	1.04
57 -	8	(6/25)	Heating Cooling & Ventilating	1.00	1.00	1.06
58 -	9-12	(6/25)	Plumbing, Fire Protection, etc.	1.02	0.98	1.06
59 -	6	(6/25)	Electrical, Security	1.01	1.05	1.01
60 -	3-7	(8/25)	Mail Chutes	1.00	0.96	1.07
61 -	1-2	(8/25)	Stained Glass	1.03	0.93	1.05
62 -	3-9	(8/25)	Storefronts	1.01	0.99	1.05
63 -	7	(8/25)	Stonework	1.00	1.01	1.07
64 -	2	(8/25)	Columns, Stone & Concrete	1.00	1.01	1.07
65 -	2	(8/25)	Columns, Wood & Aluminum	1.00	0.99	1.06
66 -	1-6	(8/25)	Roofs	1.00	1.03	1.04
67 -	-	(9/25)	Cold Storage	1.03	0.96	1.05
68 -	2-2	(9/25)	Elevators Conveying Systems	1.02	0.99	1.03
69 -	1-2	(12/25)	Fire Protection Systems	1.00	1.00	1.04
70 -	1-2	(12/25)	Special Construction	1.00	1.00	1.04

Sec.	Page	Date		Eastern	Central	Western
51 -	1-5	(1/24)	Tanks	1.02	1.01	1.05
52 -	1	(6/24)	Industrial Pumps & Boilers	1.05	0.95	1.11
52 -	2-3, 6	(6/24)	Piping	1.05	0.98	1.11
52 -	4	(6/24)	Electrical Motors	1.05	0.95	1.11
52 -	5	(6/24)	Steel Stacks Chutes	1.05	0.99	1.11
52 -	6	(6/24)	Masonry & Concrete Chimneys	1.04	1.03	1.11
52 -	9	(6/24)	Compactors, Incinerators	1.08	0.96	1.11
53 -	1-4	(6/24)	Trailer and Mfg. Housing Parks	1.01	1.02	1.10
53 -	5-10	(6/24)	Manufactured Housing	1.02	1.03	1.12
54 -	1-6	(3/24)	Service Stations, Car Washes	1.07	1.02	1.05
54 -	7-8	(3/24)	Prefabricated Metal Structures	1.05	1.00	1.13
54 -	1-2	(3/24)	Prefab. Wood & Air Structures	1.04	1.02	1.05
55 -	1-2	(3/24)	Equipment Costs	1.04	1.05	1.04
55 -	1	(12/25)	Subdivision Costs	1.00	0.97	1.04
55 -	2-3	(12/25)	Yard Improvements	0.93	0.96	1.05
56 -	2-3	(12/25)	Demolition & Remodeling	0.98	0.96	1.04
57 -	1-2	(12/25)	Golf Courses	0.98	1.00	1.02
58 -	1-2	(12/25)	Recreational Facilities	0.96	0.96	1.04
59 -	1-2	(1/25)	Green Section	0.98	0.98	1.05

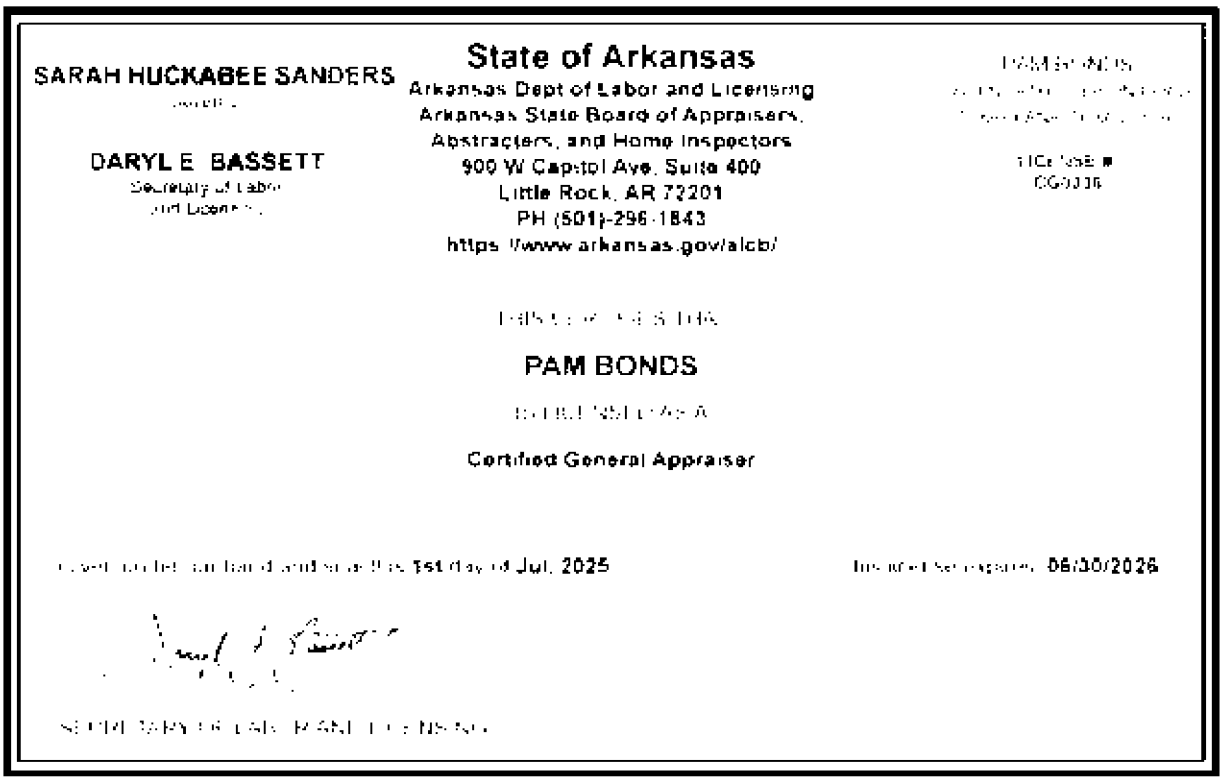
LIFE EXPECTANCY GUIDELINES

TYPICAL BUILDING LIVES

OCCUPANCY	CLASS	A	B	C	D	S
SECTIONS 15 & 45, BANKS, OFFICES AND PUBLIC BUILDINGS						
Abattoirs, good and excellent		60	60	50	50	50
average		50	50	50	50	50
Banks, branch and central, good and excellent		60	60	50	50	50
average		50	50	50	50	50
low cost		50	50	50	50	50
mini drive-in, good and average		50	50	50	50	50
low cost and average		50	50	50	50	50
Correctional hospitals, good and excellent		50	50	50	50	50
low cost and average		50	50	50	50	50
Crematoriums		50	50	50	50	50
Fire stations, staffed, good and excellent		60	60	50	50	50
low cost and average		50	50	50	50	50
volunteer, good		50	50	50	50	50
low cost and average		50	50	50	50	50
General hospitals, good and excellent		60	60	50	50	50
low cost and average		50	50	50	50	50
Governmental buildings, good and excellent		60	60	50	50	50
low cost and average		50	50	50	50	50
Community service buildings, good and excellent		60	60	50	50	50
average and good		50	50	50	50	50
low cost		50	50	50	50	50
Jails, correctional facilities, good and excellent		60	60	50	50	50
low cost and average		50	50	50	50	50
Police stations, good and excellent		60	60	50	50	50
average		50	50	50	50	50
low cost		50	50	50	50	50
Kennels, very good and excellent		60	60	50	50	50
average and good		50	50	50	50	50
low cost		50	50	50	50	50
Libraries		60	60	50	50	50
Medical offices, good and excellent		60	60	50	50	50
low cost and average		50	50	50	50	50
Memorial chapels, good and excellent		60	60	50	50	50
low cost and average		50	50	50	50	50
Offices, good and excellent		60	60	50	50	50
average		50	50	50	50	50
low cost		50	50	50	50	50
Outpatient (surgical) centers, good and excellent		60	60	50	50	50
low cost and average		50	50	50	50	50
Parking levels, exterior		60	60	50	50	50
good		50	50	50	50	50
average		50	50	50	50	50
low cost		50	50	50	50	50
Veterinary hospitals, excellent		60	60	50	50	50
average and good		50	50	50	50	50
low cost		50	50	50	50	50
All buildings, fittings, pipes, good and excellent		60	60	50	50	50
low cost and average		50	50	50	50	50

OCCUPANCY	CLASS	A	B	C	D	S
SECTIONS 16 & 46, CHURCHES, THEATRES AND AUDITORIUMS						
Arcade buildings, good and excellent		60	60	50	50	50
average		50	50	50	50	50
low cost		50	50	50	50	50
Auditoriums, excellent		60	60	50	50	50
average and good		50	50	50	50	50
low cost		50	50	50	50	50
Bowling centers, good and excellent		60	60	50	50	50
low cost and average		50	50	50	50	50
Casinos, very good		60	60	50	50	50
good		50	50	50	50	50
average		50	50	50	50	50
low cost		50	50	50	50	50
Churches, auditoriums, temporary classrooms, arcade and good		60	60	50	50	50
average		50	50	50	50	50
low cost		50	50	50	50	50
Community centers, good and excellent		60	60	50	50	50
average		50	50	50	50	50
low cost		50	50	50	50	50
Fellowship halls, good and excellent		60	60	50	50	50
low cost and average		50	50	50	50	50
cheap		50	50	50	50	50
Fitness centers, good and excellent		60	60	50	50	50
average		50	50	50	50	50
Gymnasiums, buildings, excellent		60	60	50	50	50
good		50	50	50	50	50
average		50	50	50	50	50
low cost		50	50	50	50	50
Halls, social/banquet/club, good		60	60	50	50	50
average		50	50	50	50	50
Indoor tennis clubs, good		60	60	50	50	50
average		50	50	50	50	50
low cost		50	50	50	50	50
Museums, good and excellent		60	60	50	50	50
average		50	50	50	50	50
low cost		50	50	50	50	50
Pavilions, excellent		60	60	50	50	50
very good		50	50	50	50	50
good		50	50	50	50	50
fair and average		50	50	50	50	50
low cost		50	50	50	50	50
cheap		50	50	50	50	50
Skating rinks, good and excellent		60	60	50	50	50
average		50	50	50	50	50
low cost		50	50	50	50	50
Theatres, live stage presentation, good and excellent		60	60	50	50	50
fair and average		50	50	50	50	50
low cost		50	50	50	50	50
Motion picture, rerun, very good and excellent		60	60	50	50	50
average and good		50	50	50	50	50
low cost and fair		50	50	50	50	50
Visitor centers, good and excellent		60	60	50	50	50
average		50	50	50	50	50
low cost		50	50	50	50	50

Arkansas Certification – Pam Bonds



SARAH HUCKABEE SANDERS
Governor

DARYL E. BASSETT
Secretary of Labor
and Licensing

State of Arkansas
Arkansas Dept of Labor and Licensing
Arkansas State Board of Appraisers,
Abstracters, and Home Inspectors
900 W Capitol Ave, Suite 400
Little Rock, AR 72201
PH (501)-296-1843
https://www.arkansas.gov/alcb/

LICENSE #
CG-0336

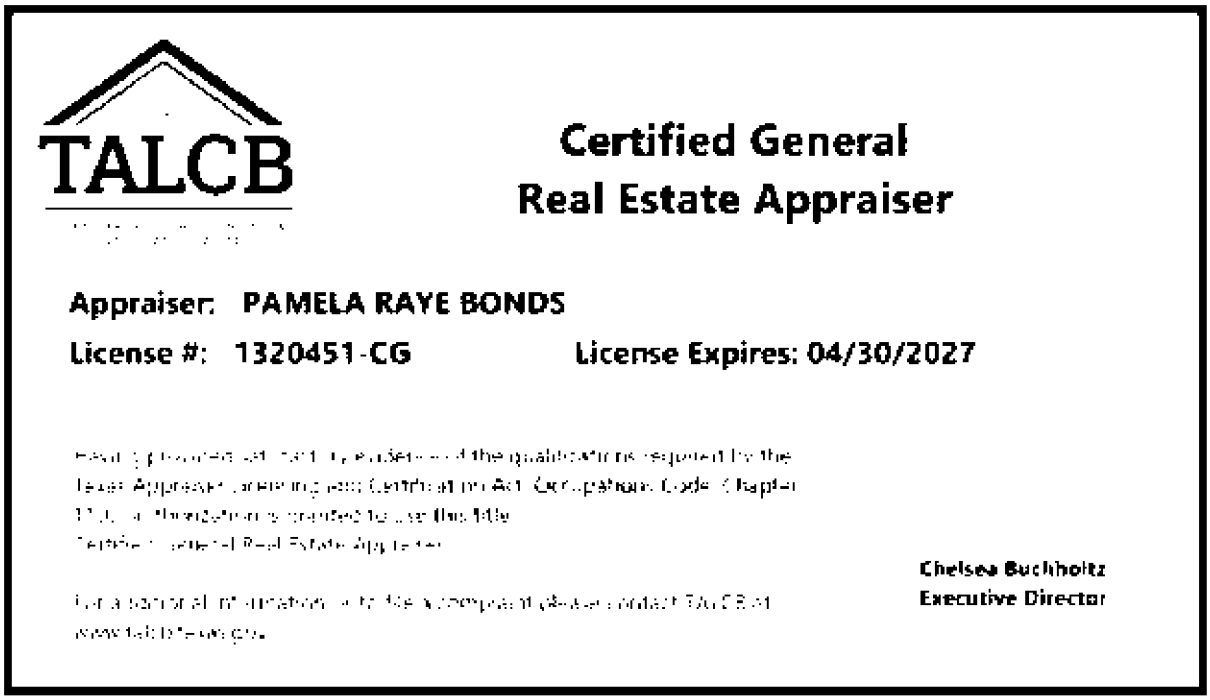
PAM BONDS

Certified General Appraiser

Issued to be effective and valid from this 1st day of Jul, 2025

Date of Expiration: 06/30/2026

Texas Certification – Pam Bonds



TALCB

Certified General
Real Estate Appraiser

Appraiser: PAMELA RAYE BONDS

License #: 1320451-CG License Expires: 04/30/2027

Chelsea Buchholtz
Executive Director

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.	☐	Promote a Thriving Community through Innovation
	☐	Provide a Safe & Welcoming Community through Leadership
	☒	Deliver Quality Services with Integrity
Provide Customer Focused Public Services.	☐	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.	☐	Maintain Fiscal Strength with Integrity
	☒	Maximize Accountability & Resource Utilization
	☐	Invest in Infrastructure & Transportation utilizing Innovation
Professional Development to support Mission & Vision.	☐	Promote Teamwork through Cross Department Collaboration
	☒	Enhance Professionalism & Positive Work Culture

Additional Comments:

Staff Recommends Approval

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

Other Potential Impacts:

Public Information Plan:			
☐	Newspaper Notice (Required by Statute)	☐	Public Hearing (Required by Statute)
☐	Public Forum/Workshop Session	☐	Press Release (Through Marketing & Communications)
☐	Weekly & Monthly Email Distribution (Send to CM Office)	☐	Website Notice (Through Marketing & Communications)
☐	Social Media (LinkedIn, Facebook, etc.)	☐	Special Mailing
☐	Flyers Developed & Posted (Through Marketing & Communications)	☐	Banners Posted
☐	Survey	☐	Automated Phone Call
☒	None Required	☐	
Other:			

City of Texarkana, Texas

VII.3

Briefing Sheet

Department: City Manager **Action Officer:**

Subject: Resolution No. 2026-048 authorizing the City Manager to execute a Chapter 380 Economic Development Incentive Agreement with LENDEM Solutions for a commercial development project located at Summerhill Road and Moores Lane, with incentives in an amount not to exceed $565,150.

Briefing: **Public Hearing:** **Council Vote:** 4/13/2026

Item Schedule:

Updates/History of Briefing:

City Manager provided the Council with an update on the proposed Summerhill Road and Moores Lane commercial development project at the previous City Council meeting. During that meeting, the Council received information regarding the scope of the project and the proposed incentive package. The Mayor executed the signed offer letter for the Chapter 380 agreement in closed session.

The proposed agreement includes performance-based property tax rebates, job creation incentives from the Economic Development, and reimbursement for water utility infrastructure improvements, with a maximum total incentive

Executive Summary and Background Information:

The Summerhill Road and Moores Lane development is a multiphase commercial project exceeding $18 million, expected to create at least 30 full-time jobs with a minimum annual salary of $50,000. The project includes significant private investment and infrastructure improvements, including stormwater management and a detention pond. The agreement provides performance-based property tax rebates, job creation incentives from the Economic Development Fund (Fund 223) and water infrastructure reimbursement from Texarkana Water Utilities (TWU), with a maximum total incentive of $565,150, contingent on completion of the project and achievement of employment and investment milestones

Potential Options:

- Approve
- Deny

Fiscal Implications:

$69,190 upon project completion and acceptance for detention pond and stormwater infrastructure with a maximum total tax rebate payout of $565,150.

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

RESOLUTION NO. 2026-048

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AUTHORIZING THE CITY MANAGER TO ENTER INTO A CHAPTER 380 ECONOMIC DEVELOPMENT INCENTIVE AGREEMENT WITH LENDEM SOLUTIONS; AUTHORIZING THE CITY MANAGER TO EXECUTE THE NECESSARY DOCUMENTS; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, by Resolution No. 2015-120, the City Council established a program pursuant to Chapter 380 of the Texas Local Government Code to extend business incentives for the promotion of local economic development and to stimulate business and commercial activity in the City; and

WHEREAS, Lendem Solutions ("Developer") proposes to construct and develop a project at Summerhill Road and Moores Lane with a total planned investment of approximately $18,000,000 and the creation of 30 new full-time jobs, providing significant economic benefit to the citizens of Texarkana, Texas; and

WHEREAS, the City has reviewed the proposed investment and job creation and determined that providing an economic development incentive will encourage the Developer to complete the project, accelerate job creation, and stimulate further commercial activity in the City; and

WHEREAS, the City has received a signed offer letter and project commitment from the Developer outlining the master build-out and employment commitments.

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

SECTION 1: That the City Manager, be and is hereby authorized to enter into an incentive agreement with LENDEM Solutions, or its members, successors, assigns, or affiliates to provide a City property tax rebate of fifty percent (50%) of the incremental ad valorem taxes generated by the Project for a period of ten (10) years, subject to a maximum rebate of $360,961.

SECTION 2: That upon completion of inspection, and documentation of actual costs of the detention pond and stormwater infrastructure constructed as part of the Development, a Texarkana Water Utilities (TWU) reimbursement payment in the maximum amount of $69,190 shall be made to LENDEM Solutions.

SECTION 3: That upon verification of the creation and maintenance of thirty (30) new qualified positions paying a minimum of $50,000 annually within three (3) years of the agreement effective

date, the City shall provide a Chapter 380 job creation incentive of $135,000 to LENDEM Solutions.

SECTION 4: That all incentive payments authorized herein are performance-based, funded solely from new tax revenues generated by the Project, and structured to ensure the City retains positive fiscal exposure throughout the term of the agreement. No incentive payments shall be made until tax revenues are assessed, billed, and collected, and all other performance conditions are satisfied.

SECTION 5: That the incentive is expressly conditioned upon the completion of the project in accordance with the approved development plan, verification of job creation and retention, compliance with all applicable local, state, and federal laws, and submission of annual reports to the City documenting employment, payroll, and investment progress, with City review and approval of progress reports prior to release of incentive payments.

SECTION 6: That the City Manager is hereby authorized to execute the necessary documents to enter into said incentive agreement.

SECTION 7: That this Resolution shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED in Regular Council Session on this the **13th day of April, 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.	☐	Promote a Thriving Community through Innovation
	☐	Provide a Safe & Welcoming Community through Leadership
	☒	Deliver Quality Services with Integrity
Provide Customer Focused Public Services.	☒	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.	☒	Maintain Fiscal Strength with Integrity
	☐	Maximize Accountability & Resource Utilization
	☐	Invest in Infrastructure & Transportation utilizing Innovation
Professional Development to support Mission & Vision.	☐	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:			
☐	Newspaper Notice (Required by Statute)	☐	Public Hearing (Required by Statute)
☐	Public Forum/Workshop Session	☐	Press Release (Through Marketing & Communications)
☐	Weekly & Monthly Email Distribution (Send to CM Office)	☐	Website Notice (Through Marketing & Communications)
☐	Social Media (LinkedIn, Facebook, etc.)	☐	Special Mailing
☐	Flyers Developed & Posted (Through Marketing & Communications)	☐	Banners Posted
☐	Survey	☐	Automated Phone Call
☐	None Required	☐	
Other:			

City of Texarkana, Texas

VII.4

Briefing Sheet

Department:	Development Services	**Action Officer:**	Laura Puckett, Zoning Administrator
Subject:	Resolution No. 2026-053 approving Amendment No. 1 to Development Agreement with ATFAB, LLC; and finding and determining, before completing annexation proposed by Development Agreement, that surrounding an approximate five-acre tract (3704 Cooper Lane) in the George Brinlee HRS A-18 with the City's corporate limits is in the public interest.		
Briefing:	4/13/2026	**Public Hearing:**	**Council Vote:** 4/13/2026

Item Schedule:

Action item

Updates/History of Briefing:

By Resolution No. 2023-043 [March 27, 2023], the City Council approved a Development Agreement with ATFAB, LLC, the owner of two tracts of 7.98 acres and 11.05 acres, respectively (3600-3701 Cooper Lane), lying and situated in the George Brinlee Headright Survey, Abstract No. 18, Bowie County, Texas. The Agreement, executed by the City Manager and ATFAB, LLC, outlined, among other things, the process for City Council consideration of voluntary annexation of said acreage contiguous to the city limits in the City's extraterritorial jurisdiction, the City services to be provided on or after the effective date of annexation in the event the City Council approves annexation, and two phases of residential development preceding annexation, with Owner and City agreeing that Phase 1 will be designated and zoned multi-family and Phase 2 will be designated and zoned single-family;

Executive Summary and Background Information:

Since the execution of the Development Agreement, circumstances pertaining to Phase 2 prompted the respective signatories pursuant to Section 5 of the Agreement to modify the specified Agreement end date from March 31, 2026, to June 1, 2026; and upon Owner's request, it is proposed that the Development Agreement be amended for the limited purpose of changing the proposed Phase 2 zoning to match that of the now-completed Phase 1 by clarifying the proposed Phase 1 zoning to Multiple-Family Dwelling District-1 (MF-1), changing the proposed Phase 2 zoning from single-family to multi-family, or Multiple-Family Dwelling District-1 (MF-1), and updating the Agreement with a revised Exhibit "B" / Development Plan.

In the event the City Council opts to approve annexation of the acreage subject to the Development Agreement (which will be the subject of a separate ordinance, not this resolution), the proposed annexation would cause an approximate 5-acre tract, 3704 Cooper

Lane, to be surrounded by the city limits, a circumstance which activates Section 43.057 of the Local Government Code requiring that the City Council "must find, before completing the annexation, that surrounding the area is in the public interest". It has been relayed to City staff that the landowners of 3704 Cooper Lane do not intend to petition for voluntary annexation. City staff therefore recommends the following proposed findings for surrounding this 5-acre tract with the city limits: (i) inclusion of the acreage described in the Development Agreement within the City's corporate limits allows for future growth or economic development, and such growth or development, or both, necessitate housing; (ii) the property owners of 3704 Cooper Lane do not intend to petition for voluntary annexation; (iii) given the public roadway contiguous to this 5-acre tract and other infrastructure nearby, surrounding the tract with the city's corporate limits will neither interfere with nor restrict either the landowners' access to the property, county services, emergency services, or water or sewer services to said address; and (iv) surrounding the tract with the City's corporate limits is in the public interest.

Potential Options:

Approve or decline to approve the resolution as presented. Note: if the City Council chooses to approve this resolution, such action does not bind the City Council to approve annexation of the subject tracts. (*See* proposed Ord. No. 2026-054 in this agenda packet.)

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends approval.

Advisory Board/Committee Review:

City Council

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

NOT APPLICABLE

RESOLUTION NO. 2026-053

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, APPROVING AMENDMENT NO. 1 TO DEVELOPMENT AGREEMENT WITH ATFAB, LLC; FINDING AND DETERMINING, BEFORE COMPLETING ANNEXATION PROPOSED BY DEVELOPMENT AGREEMENT, THAT SURROUNDING AN APPROXIMATE FIVE-ACRE TRACT (3704 COOPER LANE) IN THE GEORGE BRINLEE HRS A-18 WITH THE CITY'S CORPORATE LIMITS IS IN THE PUBLIC INTEREST; CONTAINING LEGISLATIVE FINDINGS; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, ATFAB, LLC, the owner of two tracts of 7.98 acres and 11.05 acres, respectively (3600-3701 Cooper Lane), lying and situated in the George Brinlee Headright Survey, Abstract No. 18, Bowie County, Texas, entered into a Development Agreement ("Agreement") on or about March 28, 2023, following approval of the Agreement by the City Council of the City of Texarkana, Texas, on March 27, 2023, by Resolution No. 2023-043; and

WHEREAS, the Agreement outlined, among other things, the process for City Council consideration of voluntary annexation of said acreage contiguous to the city limits in the City's extraterritorial jurisdiction, the City services to be provided on or after the effective date of annexation in the event the City Council approves annexation, and two phases of residential development preceding annexation, with Owner and City agreeing that Phase 1 will be designated and zoned multi-family and Phase 2 will be designated and zoned single-family; and

WHEREAS, since the execution of the Agreement, circumstances pertaining to Phase 2 prompted the respective signatories pursuant to Section 5 of the Agreement to modify the specified Agreement end date from March 31, 2026, to June 1, 2026; and Owner and City desire to amend the Agreement for the limited purpose of changing the proposed Phase 2 zoning to match that of the now-completed Phase 1 by clarifying the proposed Phase 1 zoning to Multiple-Family Dwelling District-1 (MF-1), changing the proposed Phase 2 zoning from single-family to multi-family, or Multiple-Family Dwelling District-1 (MF-1), and updating the Agreement with a revised Exhibit "B" / Development Plan; and

WHEREAS, in the event the City Council approves annexation of the acreage subject to the Development Agreement, the proposed annexation would cause an area to be entirely surrounded by and not included within the corporate limits of the City (3704 Cooper Ln., an approximate five-acre tract in the Cooper Lane Estates II subdivision, George Brinlee HRS A-18, BLK/TRACT 311 - 311A — hereinafter, "the subject tract"), a circumstance which activates Section 43.057 of the Local Government Code, requiring that the City Council "must find, before completing the annexation, that surrounding the area is in the public interest"; and

WHEREAS, the City Council finds and determines: (i) inclusion of the acreage described in the Agreement within the City's corporate limits allows for future growth or economic development, and such growth or development, or both, necessitate housing; (ii) the property owners of the subject tract (3704 Cooper Ln.) do not intend to petition for voluntary annexation; (iii) given the public roadway contiguous to the subject tract and other infrastructure nearby, surrounding the

subject tract with the city's corporate limits will neither interfere with nor restrict either the landowners' access to the property, county services, emergency services, or water or sewer services to said address; and (iv) surrounding the subject tract with the City's corporate limits is in the public interest.

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

SECTION 1: The City Council approves "Amendment No. 1 to Development Agreement" in the form attached to this Resolution as **ATTH 01,** attached hereto and incorporated herein by reference for all purposes. The City Manager is hereby authorized to finalize and enter into said amendment on behalf of the City and to execute any and all documents necessary to effectuate the same.

SECTION 2: The City Council finds and determines that surrounding with the City's corporate limits the area identified as 3704 Cooper Ln., an approximate five-acre tract in the Cooper Lane Estates II subdivision, George Brinlee HRS A-18, BLK/TRACT 311 - 311A, by function of the proposed annexation described in the Agreement authorized by Resolution No. 2023-043 (March 27, 2023), and as amended by this Resolution, is in the public interest.

SECTION 3: The Recitals set out in this Resolution 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 Resolution shall be in full force and effect immediately upon its passage and approval.

PASSED AND APPROVED in Regular Council Session on this the **13th day of April, 2026**.

ATTEST:

_____ _____

JENNIFER EVANS, CITY SECRETARY BOB BRUGGEMAN, MAYOR

Amendment No. 1 to Development Agreement

This Amendment No. 1 to Development Agreement ("Amendment") is entered into by and between the City of Texarkana, Texas, a home-rule municipality of the State of Texas ("City"), and ATFAB, LLC ("Owner").

Recitals

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

WHEREAS, Owner and City entered into a Development Agreement ("Agreement") on or about March 28, 2023, following approval of the Agreement by the City Council of the City of Texarkana, Texas, on March 27, 2023, by Resolution No. 2023-043; and

WHEREAS, the Agreement outlined, among other things, the process for City Council consideration of voluntary annexation of acreage contiguous to the city limits in the City's extraterritorial jurisdiction, the City services to be provided on or after the effective date of annexation in the event the City Council approves annexation, and two phases of residential development preceding annexation, with Owner and City agreeing that Phase 1 will be designated and zoned multi-family and Phase 2 will be designated and zoned single-family; and

WHEREAS, since the execution of the Agreement, circumstances pertaining to Phase 2 prompted the respective signatories to the Agreement, as authorized by Section 5 of the Agreement, to modify by Addendum the specified Agreement end date from March 31, 2026, to June 1, 2026 (*see* Attachment 1); and

WHEREAS, acting on Owner's recent request (*see* Attachment 2), with respect to Phase 2, Owner and City desire to amend the Agreement for the limited purpose of matching the proposed Phase 2 zoning to that of the now-completed Phase 1; that is, amend the proposed Phase 2 zoning from single-family to multi-family, or Multiple-Family Dwelling District-1 (MF-1), clarifying the proposed Phase 1 zoning to Multiple-Family Dwelling District-1 (MF-1), and updating the Agreement with a revised Exhibit "B" / Development Plan; and

WHEREAS, Owner and City acknowledge that this Amendment is binding upon City and Owner and their respective successors and assigns for the term defined in the Agreement as extended and ratified herein; and

WHEREAS, this Amendment No. 1 to the Development Agreement is to be recorded in the Real Property Records of Bowie County, Texas.

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

A. Section 4, **Mutual Covenants**, subsection "g", of the Agreement is amended as follows (additions in boldface, deletions in strikeout):

> g. *Uses and Development of Land Before and After Annexation; Zoning; Municipal Services*. This Agreement authorizes residential development and use of the Property before

annexation pursuant to the Development Plan. In the event the Property is annexed pursuant to the terms of this Agreement, and in accordance with applicable City ordinances, rules, regulations, and policies, Owner and City agree that (1) the portion of the Property designed as Tract 1 or Phase 1 will be designated and zoned ~~multi-family~~ **Multiple-Family Dwelling District-1 (MF-1)**, and the portion of the Property designed as Tract 2 or Phase 2 will be designated and zoned ~~single-family~~ **Multiple-Family Dwelling District-1 (MF-1)**, and (2) City will provide the municipal services set forth in Exhibit "C", attached hereto and incorporated herein by reference for all purposes (hereinafter, "Services"), at the times, events, or conditions specified therein for each of the Services.

B. Exhibit "B" to the Agreement is amended to replace said exhibit with the revision attached to this Amendment, which is incorporated herein by reference for all purposes.

C. Attachments 1 and 2, appended to this Amendment, are incorporated herein by reference for all purposes. This Amendment ratifies the Addendum (Attachment 1) extending the specified Agreement end date from March 31, 2026, to June 1, 2026.

This Amendment shall be effective upon the signature by the respective authorized representatives of City and Owner.

City of Texarkana, Texas

By: _____ Date: April _____, 2026
David W. Orr, PhD
City Manager

Owner, ATFAB, LLC

By: _____ Date: April _____, 2026
Clint Yates, Member

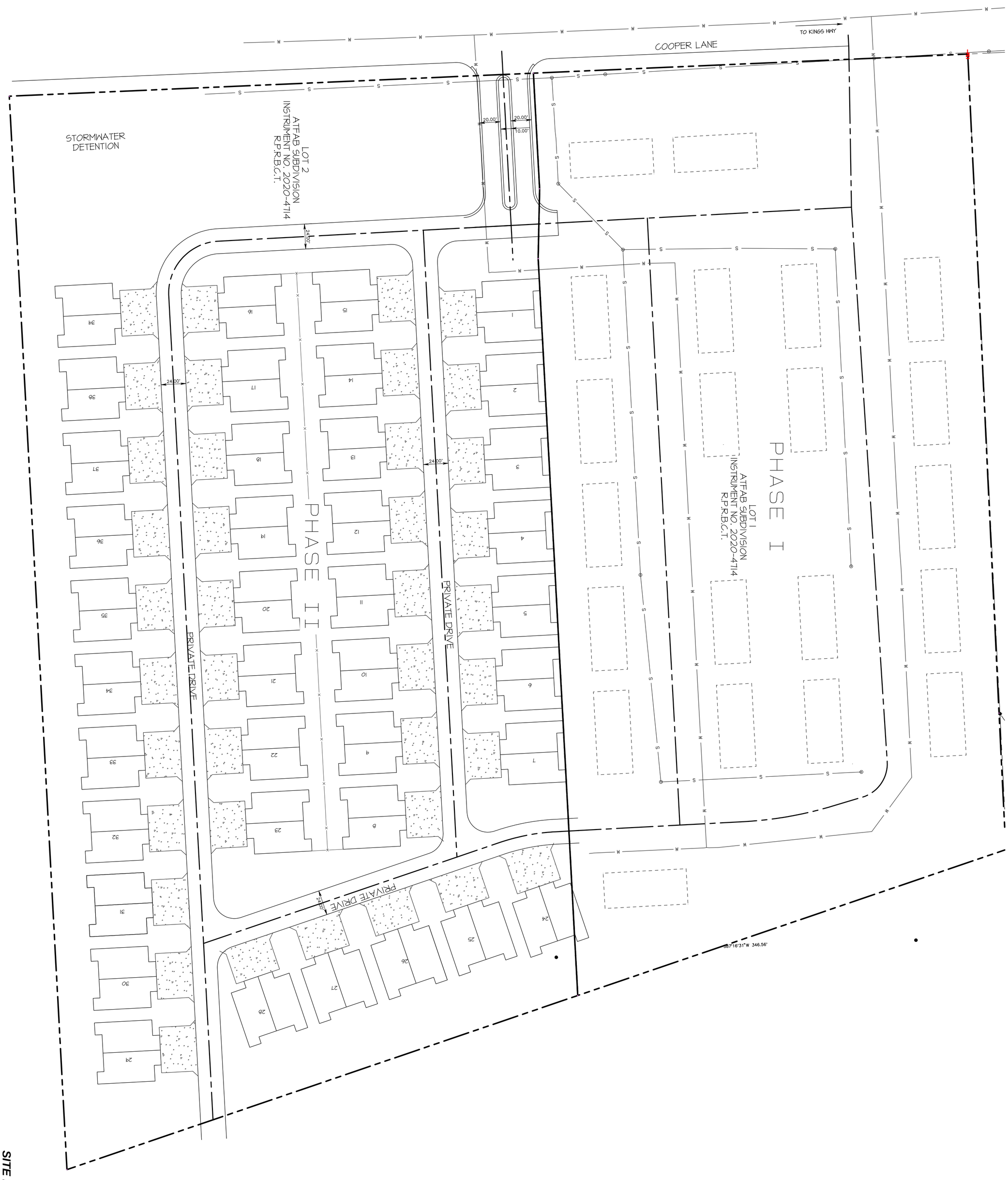
Incorporated herein:

Exhibit B	Owner Development Plan [revised]
Attachment 1	Addendum to Development Agreement – March 11, 2026
Attachment 2	ATFAB LLC annexation request letter – March 12, 2026

X:\2025 Projects\256026 Copper Ridge Villas Ph II\05 Engineering Design\Design\Design 01.pro
Wed Mar 18, 2026 1:07PM

Exhibit B Owner Development Plan [revised]

Amendment No. 1 to Development Agreement



SITE DATA:

PROPOSED DUPLEX BUILDINGS = 39 (78 RENTAL UNITS)

PARKING REQUIRED = 156 SPACES (2 PER RENTAL UNIT)
PARKING PROVIDED = 234 SPACES (3 PER RENTAL UNIT)

COPPER RIDGE PHASE II TEXARKANA, TEXAS ATFAB, LLC	PHASE II OVERALL LAYOUT
Scale: AS SHOWN Drawn By: JF Checked By: DW File No.	PRELIMINARY ~ FOR REVIEW ONLY. NOT INTENDED FOR BIDDING, CONSTRUCTION OR PERMIT PURPOSES 3/18/2026 DAVID A. WILLIAMS P.E. #66437
MTG ENGINEERS & SURVEYORS	5930 SUMMERHILL ROAD TEXARKANA, TEXAS P 903.838.8533 www.mtgengineers.com TBPE FIRM NO. F-354 AR COA NO. 125 © MTG 2024
Drawing Date: 3/18/2026 Project Number: 256026 Sheet Number: C1	No. / Revision/Description / Date

Attachment 1

Addendum to Development Agreement

This Addendum to Development Agreement is entered into by and between the City of Texarkana, Texas, a home-rule municipality of the State of Texas ("City"), and ATFAB, LLC ("Owner").

Recitals

WHEREAS, Resolution No. 2023-043 of the City Council of the City of Texarkana, Texas, inclusive of ATTH 01 to said resolution ["Development Agreement" between the City and ATFAB, LLC], is incorporated herein by reference for all purposes. Section 5 of the "Development Agreement" provides as follows:

> **5. Agreement Term.** The parties intend for this Agreement to terminate upon the effective date of annexation of the Property. The term of this Agreement begins from the date of the parties' respective signatures below and ends on March 31, 2026; provided, however, that the parties authorize their respective signatories to this Agreement to modify by mutual agreement the specified Agreement end date to the extent necessary for the Agreement to terminate upon the effective date of annexation of the Property.

WHEREAS, the signatories to the "Development Agreement" are, respectively, David W. Orr, PhD, City Manager for the City of Texarkana, Texas, and Clint Yates, Member for ATFAB, LLC.

WHEREAS, since the execution of the Development Agreement, circumstances pertaining to Tract 2 or Phase 2 prompt the respective signatories to said Agreement "… to modify by mutual agreement the specified Agreement end date to the extent necessary for the Agreement to terminate upon the effective date of annexation of the Property."

NOW THEREFORE, pursuant to the terms of Section 5 of the "Development Agreement", City and Owner, through their authorized signatories, agree as follows:

The end date of the term of the Development Agreement authorized by Resolution No. 2023-043 is extended to June 1st, 2026.

IT IS AGREED:

City of Texarkana, Texas

By: _____ Date: March 11, 2026
David W. Orr, PhD
City Manager

Owner, ATFAB, LLC

By: _____ Date: March 11, 2026
Clint Yates, Member

Attachment 2

March 12, 2026

Mr. David Orr, PhD
City Manager
City of Texarkana, Texas
220 Texas Blvd
Texarkana, Tx 75501

Re: Annexation Request Letter
Lot 1, ATFAB Subdivision (7.98 Acres)
Lot 2, ATFAB Subdivision (11.05 Acres)
Bowie County, Texas

Dear Mr. Orr:

On behalf of ATFAB LLC, please accept this request for annexation for the above two lots located in the ATFAB Subdivision as recorded in Instrument No. 2023-12496 of the real property records of Bowie County. These lots are the same tracts of land that were described by metes and bounds in the City's Resolution No. 2023-043 dated March 27, 2023.

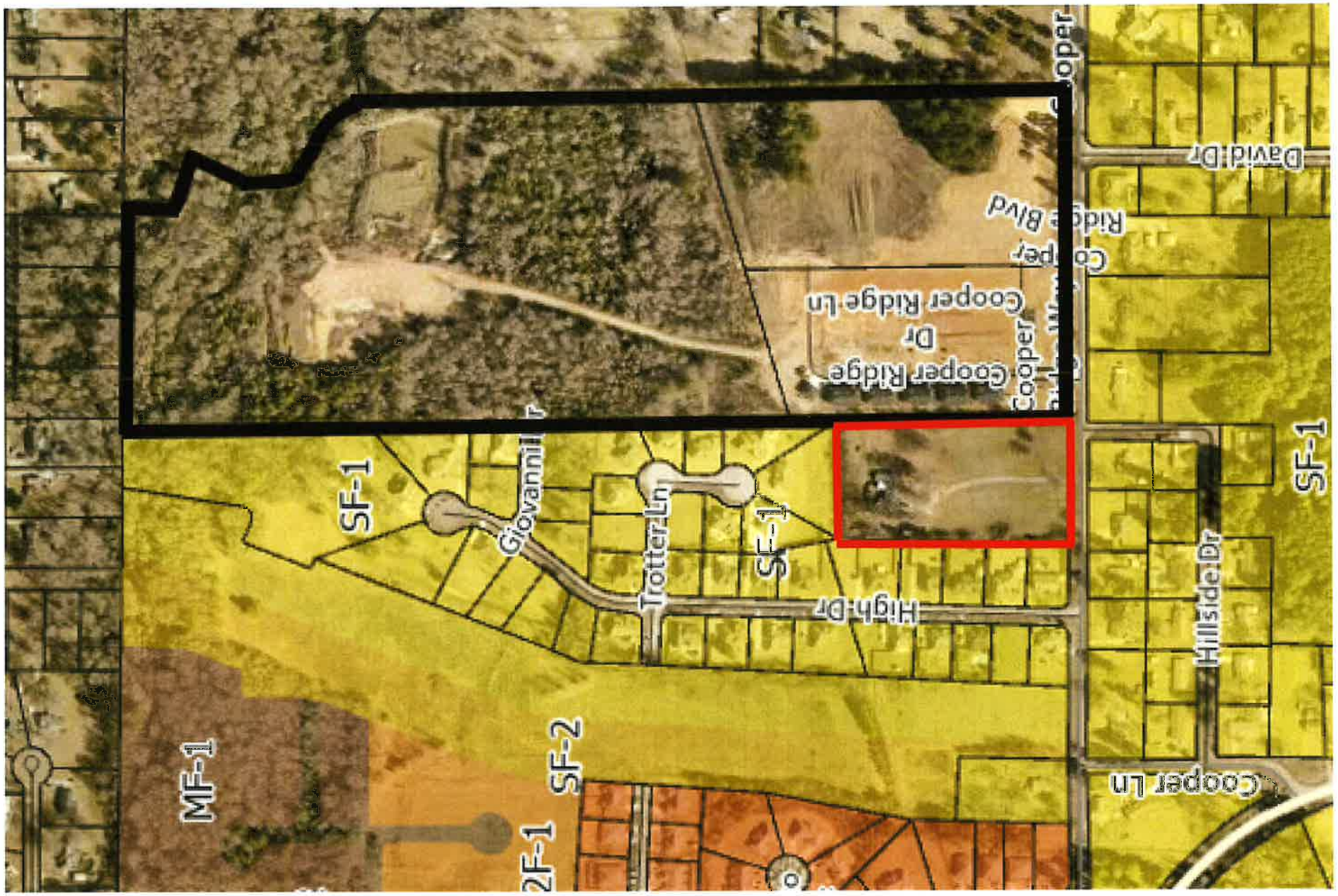
Additionally, ATFAB is requesting that upon annexation these properties be zoned Mult-Family 1 zoning. Lot 1 is currently developed with apartment buildings and the planned development on Lot 2 is a duplex development with private streets. Since the zoning ordinance for Two-Family dwellings does not allow private streets, the multi-family 1 zoning is requested to allow for this type of development.

Please feel free to contact me if you have any questions or if additional information is needed.

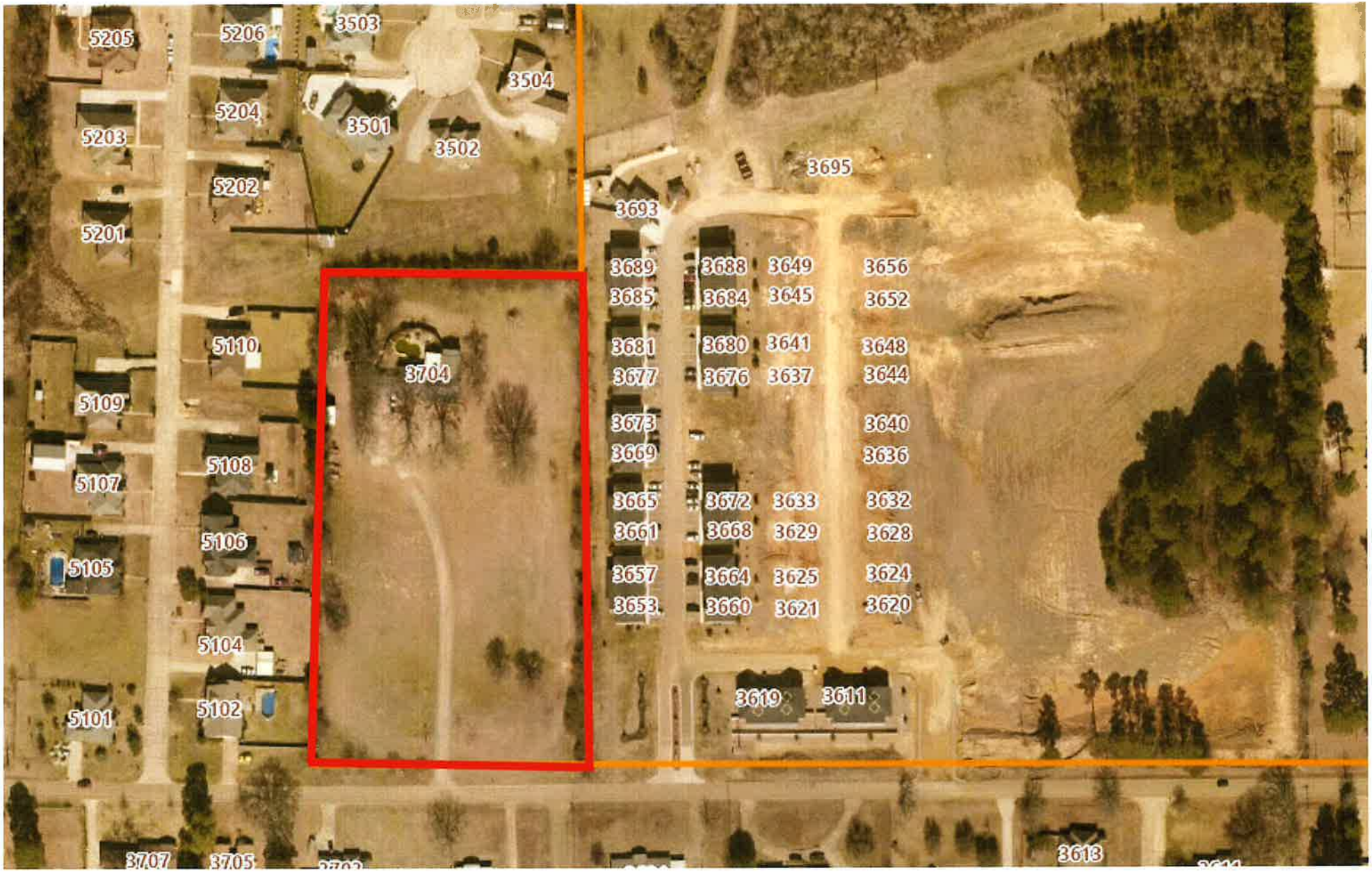
Sincerely,

Clint Yates
President
ATFAB LLC

Cooper Ridge



Cooper Ridge



RESOLUTION NO. 2023 - 043

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, ELECTING TO BEGIN THE PROCESS OF CONSIDERING THE VOLUNTARY ANNEXATION OF A 7.98-ACRE TRACT AND AN 11.05-ACRE TRACT, GEORGE BRINLEE HRS A-18, INTO THE CITY LIMITS OF THE CITY OF TEXARKANA, TEXAS, BY AUTHORIZING A WRITTEN DEVELOPMENT AGREEMENT WITH THE OWNER, ATFAB, LLC, FOR EXTENSION OF CITY REGULATORY AUTHORITY, GUARANTEE OF EXTRATERRITORIAL STATUS DURING THE AGREEMENT TERM, AND PROVISION OF CITY SERVICES IN THE EVENT THE CITY COUNCIL ADOPTS AN ORDINANCE ANNEXING THE TRACTS; DIRECTING THE PREPARATION OF A FORM ANNEXATION ORDINANCE AND A PUBLIC HEARING BEFORE INSTITUTING ANY ANNEXATION PROCEEDINGS; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, ATFAB, LLC., the owner of two tracts of 7.98 acres and 11.05 acres, respectively, lying and situated in the George Brinlee Headright Survey, Abstract No. 18, Bowie County, Texas, described in Section 1 of the proposed "Development Agreement" attached to this resolution as **ATTH 01**, has agreed to and requests that the City of Texarkana, Texas, annex the acreage into the city limits not earlier than six (6) months before the end of the term of the agreement (March 31, 2026), and during the term for the City to guarantee the continuation of aspects of extraterritorial status while the owner develops the tracts for residential use consistent with the City's municipal planning authority, municipal land use and development regulations, and environmental regulations; and

WHEREAS, requirements of Texas law have been followed, detailed in the proposed development agreement, and exhibits thereto, authorizing the City Council to consider approval of the agreement; and

WHEREAS, City staff recommends that the City Council elect to begin the process of consideration of annexation of the subject tracts by authorizing the City Manager to execute the proposed Development Agreement **(ATTH 01)** attached to this resolution.

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

SECTION 1: The City Council elects to begin the process of considering the voluntary annexation of the tracts described in Section 1 of the attached Development Agreement **(ATTH 01)**, incorporated herein by reference for all purposes, and authorizes the City Manager to execute the agreement.

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

SECTION 3: Upon execution of the Development Agreement, the City Council directs the City Manager to prepare a proposed annexation ordinance for the subject tracts at such time as contemplated by the terms of the agreement; and, pursuant to the agreement provisions, and at an appropriate time as determined by the City Manager and consistent with Texas law before instituting any annexation proceedings, the City Council shall give all interested persons the right to appear and to be heard at a public hearing during a regular meeting of the City Council pertaining to a proposed annexation for the subject tracts.

SECTION 4: The City Manager or designee shall cause to be issued all publications and notices as may be required by law for the proceedings and hearings authorized by this Resolution.

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

PASSED AND APPROVED in Regular Council Session on this the **27th day of March, 2023**.

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

6:47 p.m.

Development Agreement

This Development Agreement ("Agreement") is entered into by and between the City of Texarkana, Texas, a home-rule municipality of the State of Texas ("City"), and ATFAB, LLC ("Owner").

Recitals

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

WHEREAS, Owner owns a certain parcel of land situated in Bowie County, Texas, within the City's extraterritorial jurisdiction, contiguous to the city limits, appraised for ad valorem tax purposes as land for agricultural use, and more particularly described in Section 1, below ("the Property"); and

WHEREAS, Owner presented City with his plan to develop the Property for residential use in accordance with City ordinances, to have the Property remain in the City's extraterritorial jurisdiction during development, and to initiate voluntary / consent annexation procedures for the Property at a later date; and

WHEREAS, this Agreement is entered into pursuant to Section 212.172 of the Texas Local Government Code ("LGC"), following documented compliance with the requirements of LGC Section 43.016, in order to address the desires of Owner and City ordinances and procedures; and

WHEREAS, City has not required this Agreement or any contract as a condition for providing municipally-operated utility services (i.e., water and sewer services) to the Property; and

WHEREAS, Owner and City desire to set out their agreements and plan for the development of the Property, the process for City Council consideration of voluntary annexation of the Property, and — in the event the City Council approves annexation — the City services to be provided for the Property on or after the effective date of annexation; and

WHEREAS, Owner and City acknowledge that this Agreement is binding upon City and Owner and their respective successors and assigns for the term (defined below) of this Agreement; and

WHEREAS, this Development Agreement is to be recorded in the Real Property Records of Bowie County, Texas.

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

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

   Tract No. 1---7.98 Acres

   All that certain tract or parcel of land being a part of the GEORGE BRINLEE HEADRIGHT SURVEY, Abstract No. 18, Bowie County, Texas, the subject tract of land being a part of a certain 96.8 acre tract of land as conveyed to Sara Cooper Elkins by Deed recorded in Volume 480, Page 208 of the Deed Records of Bowie County, Texas, the subject tract of land being a part of the same called 52.43 acre tract of land as conveyed to ATFAB, LLC, by General Warranty Deed recorded as Instrument No. 2020-00004714 of the Real Property

Records of Bowie County, Texas, and the subject tract of land being more particularly described by metes and bounds as follows:

Beginning at ½" iron pin set for corner on the North right-of-way line of a street known as Cooper Lane, being the Southwest corner of said ATFAB, LLC tract, the Point of Beginning also being the Southeast corner of a certain 1.97 acre tract as conveyed to Robert D. Webb and wife, Virginia Webb, by Warranty Deed recorded in Volume 5117, Page 39 of the Real Property Records of Bowie County, Texas;
THENCE: N 02°43'07" W, 635.00 feet with the East line of said Webb tract and the West line of said ATFAB, LLC tract to a ½" iron pin found for corner at the Northeast corner of said Webb tract and the Southeast corner of Cooper Lane Estates II;
THENCE: N 02°48'34" W, 131.58 feet with the West line of said ATFAB, LLC tract and the East line of Cooper Lane Estates II to a ½" iron pin set for corner;
THENCE: N 71°11'05" E, 435.24 feet across said ATFAB, LLC tract to a ½" iron pin set for corner;
THENCE: S 03°04'36" E, 710.30 feet across said ATFAB, LLC tract to a ½" iron pin set for corner;
THENCE: S 01°11'28" W, 67.19 feet across said ATFAB, LLC tract to a ½" iron pin set for corner;
THENCE: S 03°04'36" E, 111.41 feet across said ATFAB, LLC tract to a ½" iron pin set for corner on the North line of same, said corner also located on the North right-of-way line of Cooper Lane;
THENCE: S 87°29'00" W, 418.53 feet with the South line of said ATFAB, LLC tract and the North right-of-way line of Cooper Lane to the Point of Beginning and containing 7.98 acres of land, more or less.

Tract No. 2---11.05 Acres

All that certain tract or parcel of land being a part of the GEORGE BRINLEE HEADRIGHT SURVEY, Abstract No. 18, Bowie County, Texas, the subject tract of land being a part of a certain 96.8 acre tract of land as conveyed to Sara Cooper Elkins by Deed recorded in Volume 480, Page 208 of the Deed Records of Bowie County, Texas, the subject tract of land being a part of the same called 52.43 acre tract of land as conveyed to ATFAB, LLC, by General Warranty Deed recorded as Instrument No. 2020-00004714 of the Real Property Records of Bowie County, Texas, and the subject tract of land being more particularly described by metes and bounds as follows:

Commencing at ½" iron pin set for corner on the North right-of-way line of a street known as Cooper Lane, being the Southwest corner of said ATFAB, LLC tract, the Point of Commencing also being the Southeast corner of a certain 1.97 acre tract as conveyed to Robert D. Webb and wife, Virginia Webb, by Warranty Deed recorded in Volume 5117, Page 39 of the Real Property Records of Bowie County, Texas;
THENCE: N 02°43'07" W, 635.00 feet with the East line of said Webb tract and the West line of said ATFAB, LLC tract to a ½" iron pin found for corner at the Northeast corner of said Webb tract and the Southeast corner of Cooper Lane Estates II;
THENCE: N 02°48'34" W, 131.58 feet with the West line of said ATFAB, LLC tract and the East line of Cooper Lane Estates II to a ½" iron pin set for corner;
THENCE: N 71°11'05" E, 435.24 feet across said ATFAB, LLC tract to a ½" iron pin set for corner and being the Point of Beginning for the herein described tract of land;
THENCE: N 71°11'05" E, 519.48 feet across said ATFAB, LLC tract to a ½" iron pin set for corner on the East line of same, said corner als located on the West line of a 12.38 acre tract

of land as conveyed to Garrett Donohoe and wife, Clare Donohoe, by Warranty Deed recorded in Volume 3333, Page 128 of the Real Property Records of Bowie County, Texas;
THENCE: S 03°04'36" E, 1034.56 feet with the East line of said ATFAB, LLC tract and the West line of said Donohoe tract to a ½" iron pin found for corner on the North line of a street known as Cooper Lane, said corner being the Southeast corner of said ATFAB, LLC tract;
THENCE: S 87°29'00" W, 505.02 feet with the South line of said ATFAB, LLC tract and the North right-of-way line of Cooper Lane to a ½" iron pin set for corner;
THENCE: N 03°04'36" W, 111.41 feet across said ATFAB, LLC tract to a ½" iron pin set for corner;
THENCE: N 01°11'28" E, 67.19 feet across said ATFAB, LLC tract to a ½" iron pin set for corner;
THENCE: N 03°04'36" W, 710.30 feet across said ATFAB, LLC tract to the Point of Beginning and containing 11.05 acres of land, more or less.

2. LGC Section 43.016(b)(2) Declination. As required by law, City offered to make a specific development agreement pursuant to LGC Section 43.016(b)(1) with Owner that guarantees the continuation of the extraterritorial status of the area and authorizes the enforcement of all regulations and planning authority of the municipality that do not interfere with the use of the area for agriculture, wildlife management, or timber. The parties acknowledge the history of this law:

- cities and landowners had used the authority of LGC Section 212.172 to enter into "nondevelopment" agreements under which a city agreed not to annex the land for a period of time in exchange for the landowner's promise to not develop the land;
- legislators and others believed that the compromise agreements were the right tool to protect farms and ranches from what they believed was unnecessary municipal annexation; and
- in 2007, H.B. 1472 passed to codify that practice at LGC Section 43.035, and then by S.B. 6 in 2017, transferred, redesignated, and amended as LGC Section 43.016.

Owner neither intends for nor desires the LGC Section 43.016(b)(1) agreement and declined the offer the City was required by law to extend (*see* Exhibit "A" to this Agreement).

Instead, through this Agreement, utilizing the broad authority of LGC Section 212.172, Owner intends and invites voluntary annexation of the Property at the end of the Agreement Term and City's pre-annexation enforcement of all regulations and City planning authority pertaining to residential development of the Property, together with requesting certain City services and oversight pre-annexation.

3. LGC Section 212.172(b-1) Disclosure. Owner acknowledges receipt of a written disclosure provided by City (*see* Exhibit "A" to this Agreement) that included the required material set out in LGC Section 212.172(b-1); i.e., (1) a statement that the landowner was not required to enter into the agreement; (2) the authority under which the City may annex the Property with references to relevant law; (3) a plain-language description of the annexation procedures applicable to the Property; (4) whether the procedures require the landowner's consent; and (5) a statement regarding the City's waiver of immunity to suit.

4. Mutual Covenants.

a. *Extraterritorial Status.* During the Term, City guarantees the continuation of the extraterritorial status of the Property, its immunity from annexation by City, and its immunity from City property taxes. Except as provided in this Agreement, City agrees not to annex the Property, agrees not to involuntarily institute proceedings to annex the Property, and further agrees not to include the Property in a statutory annexation plan for the Term.

b. *Extending Municipality Planning Authority / Development Plan.* Without the prior written consent of the City, Owner covenants and agrees not to use the Property for any use excepting such uses authorized by Chapter 23 of the Texas Tax Code (i.e., for agriculture, wildlife management, and/or timber land) and by this Agreement consistent with the Development Plan prepared by Owner and approved by City, attached hereto as Exhibit "B" and incorporated herein by reference for all purposes. This Agreement expressly authorizes development of the Property for residential use during the Term.

c. *Municipal Land Use and Development Regulations.* City is authorized to enforce and shall enforce all of City's regulations and planning authority that do not materially interfere with the uses of the Property authorized by law and by this Agreement in the same manner the regulations are enforced within the City's boundaries. The City states and specifically reserves its authority pursuant to LGC Chapter 251 to exercise eminent domain over property that is subject to a development agreement authorized by the LGC.

d. *Provision of Infrastructure / Development Incentive.* This Agreement expressly provides for the Owner's development of residential infrastructure, including streets and roads, street and road drainage, land drainage, stormwater drainage, and water, wastewater, and other utility systems, as set out in the attached Development Plan and constructed or installed in accordance with City ordinances and City's Stormwater Drainage Manual. Owner agrees that any streets and roads constructed during the Term shall, at all times, remain within Owner's private ownership and shall not be dedicated to any governmental entity. To incentivize prompt residential development of the Property, City agrees to suspend any fees for building permits within the period of thirty (30) months following the Effective Date of this Agreement; provided, however, that this incentive suspends neither the requirement to obtain permits as required in the City's extraterritorial jurisdiction nor any other permit fees (including but not limited to mechanical permit fees).

e. *Environmental Regulations.* City is authorized to enforce and shall enforce all of City's environmental regulations with respect to the Property in the same manner the regulations are enforced within the City's boundaries.

f. *Voluntary Annexation.* Owner, and any or all of Owner's heirs, successors, assigns, and subsequent purchasers of any portion of the Property: (1) shall be deemed to have filed a petition for voluntary annexation not earlier than six (6) months before the end of the Term, or at an earlier date upon written notice to City, for voluntary annexation of the Property to be completed within the timelines set by the City in accordance with law and subject to the decision of the City Council whether or not to approve annexation; (2) waives any requirement in LGC Chapter 43 related to annexation procedures or service/notice provisions; (3) waives any and all vested rights and claims that may exist or arise under LGC Section 43.002(a)(2) or LGC Chapter 245 that would otherwise exist by operation of other law in the absence of this Agreement; and (4) consents, pursuant to LGC Section 212.172(b)(7), to City commencing and instituting full-purpose voluntary annexation proceedings with respect to any or all of the Property upon the deemed filing described in item (1) of this subsection. City Council approval of this Agreement shall not be deemed approval of any annexation ordinance pertaining to the Property.

g. *Uses and Development of Land Before and After Annexation; Zoning; Municipal Services.* This Agreement authorizes residential development and use of the Property before annexation pursuant to the Development Plan. In the event the Property is annexed pursuant to the terms of this Agreement, and in accordance with applicable City ordinances, rules, regulations, and policies, Owner and City agree that (1) the portion of the Property designed as Tract 1 or Phase 1 will be designated and zoned multi-family, and the portion of the Property designed as Tract 2 or Phase 2 will be designated and zoned single-family,

and (2) City will provide the municipal services set forth in Exhibit "C", attached hereto and incorporated herein by reference for all purposes (hereinafter, "Services"), at the times, events, or conditions specified therein for each of the Services.

h. *Agreement Binds and Benefits Successors and Runs with the Land.* This Agreement is binding on and inures to the benefit of the parties, their successors, assigns, and subsequent purchasers of any or all of the Property. **Owner shall promptly file this Agreement in the Deed Records of Bowie County, Texas, upon execution of this Agreement and provide the City Manager with proof of filing certified by the Bowie County Clerk.** The terms of this Agreement constitute covenants running with the land comprising the Property, are binding on the Owner and the City, are binding on subsequent owners of any portion of the Property, and are enforceable by any current or future owner of any portion of the Property. Any person who sells or conveys any portion of the Property shall, prior to such sale or conveyance, give written notice of this Agreement to the prospective purchaser or grantee, and shall give written notice of the sale or conveyance to the City Manager. Furthermore, Owner and Owner's heirs, successor, assigns, and subsequent purchasers, shall give the City Manager written notice within fourteen (14) days of any change in the agricultural appraisal status of the Property. Exception: according to law, this Agreement "is not binding on, and does not create any encumbrance to title as to, any end-buyer of a fully developed and improved lot within the development, except for land use and development regulations that may apply to a specific lot." LGC Section 221.172(f).

5. Agreement Term. The parties intend for this Agreement to terminate upon the effective date of annexation of the Property. The term of this Agreement begins from the date of the parties' respective signatures below and ends on March 31, 2026; provided, however, that the parties authorize their respective signatories to this Agreement to modify by mutual agreement the specified Agreement end date to the extent necessary for the Agreement to terminate upon the effective date of annexation of the Property.

6. **Severability.** Except as otherwise provided herein, if any part, term, or provision of this Agreement is held by a court to be illegal, invalid, or otherwise unenforceable, such illegality, invalidity, or unenforceability will not affect the validity of any other part, term or provision, and the rights of the parties will be construed as if the part, term, or provision was never part of the Agreement; provided, however, that Sections 2, 3, and 4 are not severable from this Agreement.

7. **Governing Law, Interpretation, and Venue**. The parties to this Agreement covenant and agree that in any litigation relating to this Agreement, the terms and conditions of the Agreement will be interpreted according to the laws of the State of Texas; provided, however, that no subsequent change in the law governing annexation shall affect the enforceability of this Agreement or the City's ability to annex the Property pursuant to the terms of this Agreement. The parties acknowledge that they prepared this Agreement jointly following arm's length and careful negotiation; they are of equal bargaining power; each party has the requisite experience and sophistication to understand, interpret, and agree to the particular language of its provisions; and that this Agreement shall be fairly interpreted in accordance with its terms and conditions and not for or against either party. Venue for any litigation relating to this Agreement shall be in the state or federal courts located in Bowie County, Texas.

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

9. **Governmental Powers and Functions.** Except as otherwise required by law, Owner and City agree that no provision of this Agreement is in any way intended to constitute a waiver of the City's governmental immunities from suit or from liability; Owner and City acknowledge that the terms,

provisions, and execution of this Agreement, together with the provision of Services, constitute governmental functions of the City, and that the City does not waive or surrender any of its governmental powers or immunities by execution or performance of this Agreement.

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

11. **Owner Costs/Fees to Pay or Reimburse.** In addition to any costs or fees set out in this Agreement or exhibits thereto, Owner agrees to reimburse or pay the following:

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

b. The fee set by the City Council for any discrete annexation proceeding;

c. City's cost of publication and advertising as may be required for any discrete annexation proceeding (including but not limited to notices and publication required by Texas law for any annexation proceeding of the Property, and publication of proposed annexation ordinances for the Property in the form in which such may be finally passed as required by Article I, Section 5 of the City Charter of the City of Texarkana, Texas); and

d. City's filing costs to file any annexation ordinances in the Real Property Records of Bowie County, Texas.

12. **Authority and Entire Agreement.** City and Owner represent that they have full power, authority, and legal right to execute, deliver and perform their obligations pursuant to this Agreement. This Agreement constitutes the entire agreement between the parties and supersedes all prior oral and written agreements between said parties. Except as otherwise provided, this Agreement shall not be amended unless approved by the City Council and executed in writing by both parties.

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

14. **Surviving Provision.** This Agreement shall survive its termination to the extent necessary for the implementation of the provisions of Section 4 herein.

15. **Notice.** Any notice pursuant to this Agreement shall be sent to the following:

To City:	To ATFAB LLC:
City of Texarkana, Texas Attn: City Manager 220 Texas Boulevard Texarkana, TX 75501	Clint Yates President 10 River Oaks Dr. Texarkana, TX 75503

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

17. **Effective Date.** This Agreement shall be effective upon the signature by the respective authorized representatives of City and Owner.

City of Texarkana, Texas

By: _____ Date: March 28, 2023
David W. Orr, PhD
City Manager

Owner, ATFAB, LLC

By: _____ Date: March _____, 2023
Clint Yates, Member

Attachments:

Exhibit A LGC Section 43.016(b)(2) Declination and LGC Section 212.172(b-1) Disclosure

Exhibit B Owner Development Plan

Exhibit C Municipal Services Upon Annexation

CITY OF
TEXARKANA
220 TEXAS BOULEVARD TEXARKANA TEXAS 75501

March 15, 2023

ATFAB, LLC
10 River Oaks Dr.
Texarkana, Texas 75503

Dear ATFAB LLC:

This will acknowledge your enclosed request for future voluntary consent annexation of your property abutting Cooper Lane towards the end of a three-year term development agreement.

Section 43.016 of the Texas Local Government Code ("LGC") requires the City to offer you a specific development agreement. That section of law provides that, before the City annexes property that is subject to an agricultural, wildlife management, or timber ad valorem tax exemption, the City shall offer to make a "development agreement" with the property owner in lieu of annexation. The development agreement must guarantee the continuation of the extraterritorial status of the area; and authorize the enforcement of all regulations and planning authority of the municipality that do not interfere with the use of the area for agriculture, wildlife management, or timber. LGC § 43.016(b)(1)(A), (1)(B). A development agreement under LGC Section 43.016 "is not a permit for purposes of [LGC] Chapter 245." **By your signature below, you have expressly declined to make an agreement described by LGC § 43.016(b)(1)(A) and (1)(B).**

Rather, you have expressed your intent to negotiate a different form of a development agreement pursuant to provisions in Section 212.172 of the LGC. Section 212.172(b-1) of the LGC requires the following disclosure for such a development agreement; otherwise, the agreement is void:

- You, the landowner, are not required to enter into a development agreement. *Any landowner may decline the offer of a development agreement.*
- The law requires the City to provide the authority under which the municipality may annex the land and to include references to relevant law. *Texarkana, a home-rule city, looks to both LGC Chapter 43 and its City Charter for authority to annex; and home-rule charter authority must be read in conjunction with and be consistent with the law's requirements. LGC § 43.003.*
- The law requires the City to provide a plain-language description of the annexation procedures applicable to the land. *Excepting very narrow "consent exempt" annexations, the Texas Legislature generally requires consent for annexation. Consent annexations require landowner and/or voter approval of annexations in one of three processes: (1) LGC Ch. 43, subch. C-3 for annexation on request of each landowner; (2) LGC Ch. 43, subch. C-4 for annexation of an area with population less than 200; (3) LGC Ch. 43, subch. C-5 for annexation of area with population of 200 or more - election/petition.*

- The law requires the City to state whether the procedures for annexation require the landowner's consent. *With ATFAB, LLC, being the only owner of your property, the provisions of LGC Ch. 43, subch. C-3 would apply requiring consent of the landowner for annexation.*
- The law requires the City to provide a statement regarding the municipality's waiver of immunity to suit. A municipality that enters into a development agreement authorized by Section 212.172 of the LGC waives immunity from suit for the purpose of adjudicating a claim for breach of the contract.

By your signature below, you expressly acknowledge being provided with the written disclosure required by Section 212.172(b-1) of the LGC.

Enclosed you will find the proposed mutually-negotiated development agreement for your signature and for presentment to the City Council for approval. This letter, with your signed acknowledgement below, will become an exhibit to the proposed agreement.

With regards,

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

Enclosures -- 12 pages

Landowner Acknowledgement

I have declined to make an agreement described by LGC § 43.016(b)(1)(A) and (1)(B).

I have been provided with the written disclosure required by LGC Section 212.172(b-1).

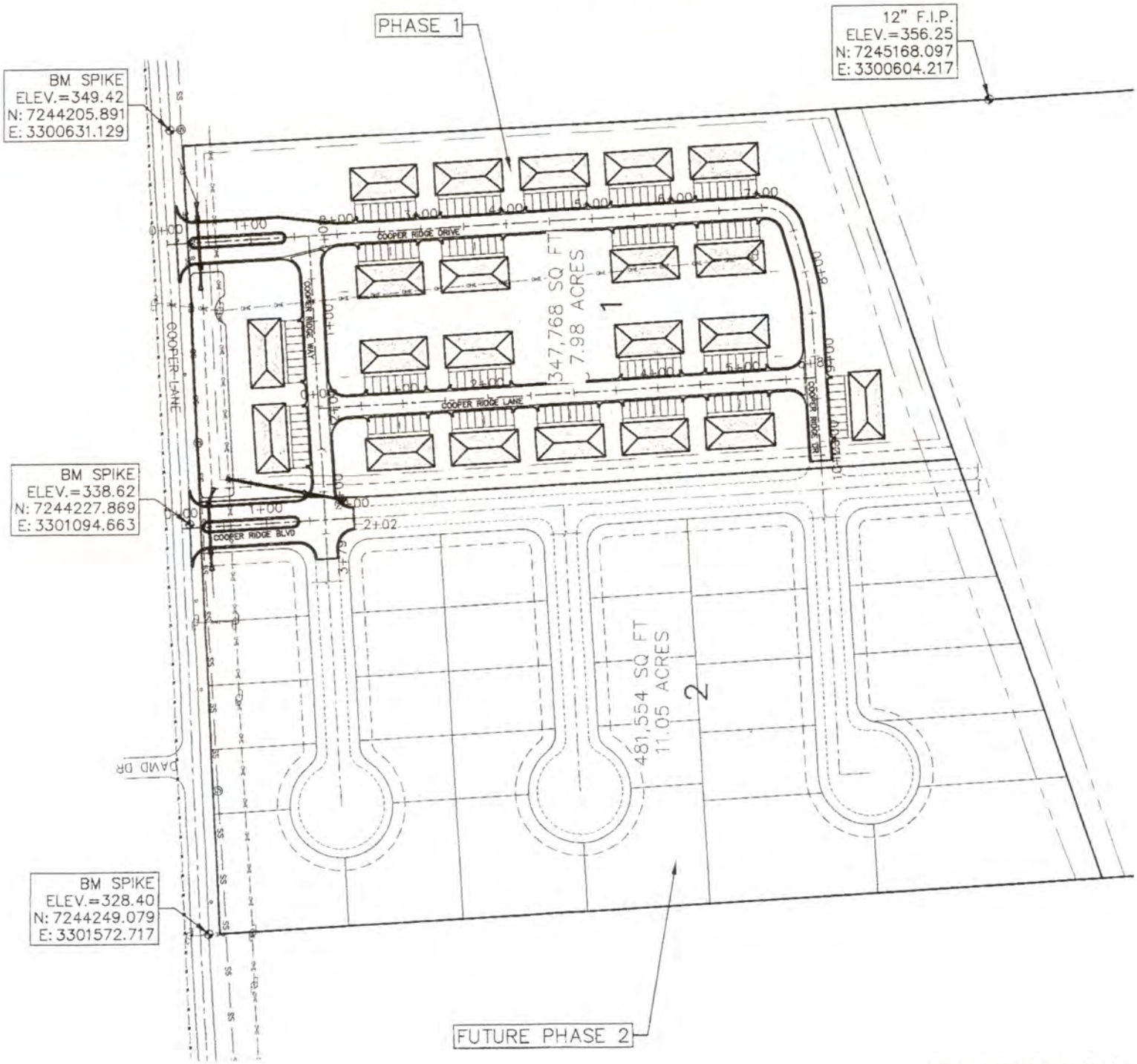
I have signed the mutually-negotiated development agreement and understand the City Council must approve the agreement in a public meeting noticed in accordance with the Texas Open Meetings Act.

Dated: 3-17-, 2023

ATFAB, LLC

By: _____
Clint Yates, Member

Exhibit B



OVERALL

Exhibit C to Development Agreement

I. Services to be Provided Upon Annexation of Property.

A. Fire

Fire suppression service from the City's Fire Department will be available to the Property upon annexation. Primary fire response will be provided by Fire Station No. 3, located at 5706 Richmond Rd. Fire prevention activities will be provided by the Fire Marshall's office as needed.

B. Police

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

C. Building Inspection

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

D. Planning and Zoning

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

E. Library

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

F. Health Department

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

G. Code Enforcement

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

H. Parks

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

I. Traffic Engineering

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

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

A. Drainage and Stormwater Management

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

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

B. Street and Street Lighting

The new street as proposed will be maintained by the City only after the improvements have been dedicated to the City and the City accepts the dedication;

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provided, however, that nothing herein should be construed as requiring the City to accept such dedication; and further provided that even if City accepts the dedication, Owner or Developer will be responsible for street repairs for one year after date of the City's acceptance. Owner or Developers shall bear the cost of street lights, including cost of installation of each pole and light, and the cost to run power to each pole and light.

C. Solid Waste Services

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

III. Existing Services to Property

A. Water and Sewer Service

Owner acknowledges that water and sanitary sewer service is currently provided to the Property. The parties do not intend for provision of this service to change upon annexation. Owner acknowledges and agrees that new residential structures shall be required to connect to the City's water and sewer system at Owner's expense.

IV. General Provisions

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

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

City of Texarkana, Texas

Alignment with Mission, Vision and Values approved by the City Council:		
Mission & Vision		**Values**
Be a Thriving Regional Center for Education, Business and Culture.	☐	Promote a Thriving Community through Innovation
	☐	Provide a Safe & Welcoming Community through Leadership
	☒	Deliver Quality Services with Integrity
Provide Customer Focused Public Services.	☐	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.	☐	Maintain Fiscal Strength with Integrity
	☐	Maximize Accountability & Resource Utilization
	☐	Invest in Infrastructure & Transportation utilizing Innovation
Professional Development to support Mission & Vision.	☐	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:			
☐	Newspaper Notice (Required by Statute)	☒	Public Hearing (Required by Statute)
☐	Public Forum/Workshop Session	☐	Press Release (Through Marketing & Communications)
☐	Weekly & Monthly Email Distribution (Send to CM Office)	☐	Website Notice (Through Marketing & Communications)
☐	Social Media (LinkedIn, Facebook, etc.)	☐	Special Mailing
☐	Flyers Developed & Posted (Through Marketing & Communications)	☐	Banners Posted
☐	Survey	☐	Automated Phone Call
☐	None Required	☐	
Other:			

City of Texarkana, Texas

VIII.1

Briefing Sheet

Department:	Development Services	**Action Officer:**	Laura Puckett, Zoning Administrator
Subject:	Ordinance No. 2026-054 approving the voluntary annexation by petition of landowner of an approximate 7.98-acre tract and 11.05-acre tract in the George Brinlee HRS A-18 (3600-3701 Cooper Lane) to the city limits of Texarkana, Bowie County, Texas, and specifying a Multiple-Family Dwelling District-1 (MF-1) zoning district classification. ATFAB, LLC, owner.		
Briefing:		**Public Hearing:** 5/11/2026	**Council Vote:** 5/11/2026

Item Schedule:

Updates/History of Briefing:

By Resolution No. 2023-043 [March 27, 2023], the City Council approved a Development Agreement with ATFAB, LLC, the owner of two tracts of 7.98 acres and 11.05 acres, respectively (3600-3701 Cooper Lane), lying and situated in the George Brinlee Headright Survey, Abstract No. 18, Bowie County, Texas. The Agreement, executed by the City Manager and ATFAB, LLC, outlined, among other things, the process for City Council consideration of voluntary annexation of said acreage contiguous to the city limits in the City's extraterritorial jurisdiction, the City services to be provided on or after the effective date of annexation in the event the City Council approves annexation, and two phases of residential development preceding annexation, with Owner and City agreeing that Phase 1 will be designated and zoned multi-family and Phase 2 will be designated and zoned single-family;

Since the execution of the Development Agreement, circumstances pertaining to Phase 2 prompted the respective signatories pursuant to Section 5 of the Agreement to modify the specified Agreement end date from March 31, 2026, to June 1, 2026; and upon Owner's request, proposed Resolution No. 2026-053, if approved by the Council, would amend the Development Agreement for the limited purpose of changing the proposed Phase 2 zoning to match that of the now-completed Phase 1 by clarifying the proposed Phase 1 zoning to Multiple-Family Dwelling District-1 (MF-1), changing the proposed Phase 2 zoning from single-family to multi-family, or Multiple-Family Dwelling District-1 (MF-1), and updating the Agreement with a revised Exhibit "B" / Development Plan.

Executive Summary and Background Information:

The proposed annexation ordinance assigns this property to Ward 5, the adjoining ward, per Art. II, §1 of the City Charter and § 12-4 of the Code of Ordinances.

The proposed zoning districts for both tracts is Multiple-Family Dwelling District-1 (MF-1).

The typical City services to be provided upon annexation of property are detailed in Exhibit C of the Development Agreement [in this agenda packet, please refer to ATTH 03 of RES 2026-053]; and note that the Owner has acknowledged that water and sanitary sewer service is currently provided to the property.

A public hearing scheduled for May 11, 2023, will be publicly noticed for this proposed annexation, together with publication of the ordinance form, per Art. I, Sec. 5 of the City Charter.

Potential Options:

Approve or decline to approve the proposed annexation ordinance.

Fiscal Implications:

The city services set out in the services agreement will be provided to this area with no additional costs or changes to the annual budget.

Staff Recommendation:

Staff recommends approval.

Advisory Board/Committee Review:

NOT APPLICABLE

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

ORDINANCE NO. 2026-054

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, ANNEXING BY PETITION OF LANDOWNER, PER DEVELOPMENT AGREEMENT, THE HEREINAFTER DESCRIBED TERRITORY OF AN APPROXIMATE 7.98 ACRE TRACT AND 11.05 ACRE TRACT (3600-3701 COOPER LANE) IN THE GEORGE BRINLEE HRS A-18, TO THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, AND EXTENDING THE BOUNDARY LIMITS OF SAID CITY SO AS TO INCLUDE SAID HEREINAFTER DESCRIBED TERRITORY WITHIN SAID CITY LIMITS; GRANTING TO ALL THE INHABITANTS OF SAID TERRITORY ALL THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS, BINDING SAID INHABITANTS BY ALL OF THE ACTS, ORDINANCES, RESOLUTIONS, AND REGULATIONS OF SAID CITY, AND THE PROPERTY THEREIN BEARING ITS PRO RATA PART OF THE TAXES LEVIED BY THE CITY; ASSIGNING SAID TERRITORY TO ITS ADJOINING WARD; INCORPORATING BY REFERENCE THE "DEVELOPMENT AGREEMENT" BETWEEN CITY AND LANDOWNER; SPECIFYING ZONING DISTRICT CLASSIFICATION; PROVIDING FOR THE FILING OF THIS ORDINANCE WITH COUNTY RECORDS AND UPDATING THE CITY BOUNDARIES MAP; CONTAINING SEVERABILITY AND SUPERSEDING CLAUSES; CONTAINING LEGISLATIVE FINDINGS; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, per Resolution No. 2023-034 (March 13, 2023), the City Council authorized and directed the evaluation, negotiation, and preparation of proposed service or development agreements for voluntary annexation requests; and

WHEREAS, per Resolution No. 2023-043 (March 27, 2023), the owner of two tracts of 7.98 acres and 11.05 acres, respectively (3600-3701 Cooper Lane), lying and situated in the George Brinlee Headright Survey, Abstract No. 18, Bowie County, Texas, agreed to and requested that the City of Texarkana, Texas, annex the acreage into the city limits pursuant to the terms of a "Development Agreement", to develop the property residential use in accordance with City ordinances, to have the Property remain in the City's extraterritorial jurisdiction during development, and thereafter to initiate voluntary/consent annexation procedures for the property annexation to occur not earlier than six (6) months before the end of the term of the agreement; and

WHEREAS, the acreage is within the City's extraterritorial jurisdiction and inclusion of the acreage within the city limits allows for future growth or economic development; and

WHEREAS, as authorized by Resolution No. 2026-053 (April 13, 2026), before instituting an annexation proceeding, the "Development Agreement" was amended by the parties as follows: (a) the agreement end date was extended to June 1, 2026; (b) the proposed Phase 2 zoning was amended to that of Phase 1, that is, the proposed Phase 2 zoning was changed from single-family to multi-family, or Multiple-Family Dwelling District-1 (MF-1); (c) the proposed Phase 1 zoning was clarified from "multi-family" to Multiple-Family Dwelling District-1 (MF-1); and (d) the Exhibit "B" / Development Plan to the Agreement was updated; and

WHEREAS, before instituting an annexation proceeding, the City Council, by Resolution No. 2026-053 (April 13, 2026), found and determined that surrounding with the City's corporate limits the area identified as 3704 Cooper Ln., an approximate five-acre tract in the Cooper Lane Estates II subdivision, George Brinlee HRS A-18, BLK/TRACT 311 - 311A, by function of the proposed annexation proceeding, is in the public interest; and

WHEREAS, before instituting an annexation proceeding, notice and publication procedures prescribed by law were duly followed with respect to this Ordinance and the territory proposed for annexation; and

WHEREAS, before instituting an annexation proceeding, the City Council gave all interested persons the right to appear and to be heard, calling and conducting a public hearing for the territory described in Section 1 of this Ordinance, noticed in accordance with Texas law, during the regular City Council meeting held on May 11, 2026, at City Hall, 220 Texas Boulevard, Texarkana, Texas.

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

SECTION 1: The territory described in this section within Bowie County, Texas, is hereby annexed to the City of Texarkana, Bowie County, Texas, and the boundary limits of the City of Texarkana, Texas, be and the same are hereby extended to include this territory within the city limits of the City of Texarkana, Texas, and the same shall hereafter be included within the territorial limits of the City of Texarkana, Texas:

Tract No. 1---7.98 Acres

All that certain tract or parcel of land being a part of the GEORGE BRINLEE HEADRIGHT SURVEY, Abstract No. 18, Bowie County, Texas, the subject tract of land being a part of a certain 96.8 acre tract of land as conveyed to Sara Cooper Elkins by Deed recorded in Volume 480, Page 208 of the Deed Records of Bowie County, Texas, the subject tract of land being a part of the same called 52.43 acre tract of land as conveyed to ATFAB, LLC, by General Warranty Deed recorded as Instrument No. 2020-00004714 of the Real Property Records of Bowie County, Texas, and the subject tract of land being more particularly described by metes and bounds as follows:

Beginning at ½" iron pin set for corner on the North right-of-way line of a street known as Cooper Lane, being the Southwest corner of said ATFAB, LLC tract, the Point of Beginning also being the Southeast corner of a certain 1.97 acre tract as conveyed to Robert D. Webb and wife, Virginia Webb, by Warranty Deed recorded in Volume 5117, Page 39 of the Real Property Records of Bowie County, Texas;
THENCE: N 02°43'07" W, 635.00 feet with the East line of said Webb tract and the West line of said ATFAB, LLC tract to a ½" iron pin found for corner at the Northeast corner of said Webb tract and the Southeast corner of Cooper Lane Estates II;
THENCE: N 02°48'34" W, 131.58 feet with the West line of said ATFAB, LLC tract and the East line of Cooper Lane Estates II to a ½" iron pin set for corner;
THENCE: N 71°11'05" E, 435.24 feet across said ATFAB, LLC tract to a ½" iron pin set for corner;
THENCE: S 03°04'36" E, 710.30 feet across said ATFAB, LLC tract to a ½" iron pin set for corner;

THENCE: S 01°11’28” W, 67.19 feet across said ATFAB, LLC tract to a ½” iron pin set for corner;
THENCE: S 03°04’36” E, 111.41 feet across said ATFAB, LLC tract to a ½” iron pin set for corner on the North line of same, said corner also located on the North right-of-way line of Cooper Lane;
THENCE: S 87°29’00” W, 418.53 feet with the South line of said ATFAB, LLC tract and the North right-of-way line of Cooper Lane to the Point of Beginning and containing 7.98 acres of land, more or less.

Tract No. 2---11.05 Acres

All that certain tract or parcel of land being a part of the GEORGE BRINLEE HEADRIGHT SURVEY, Abstract No. 18, Bowie County, Texas, the subject tract of land being a part of a certain 96.8 acre tract of land as conveyed to Sara Cooper Elkins by Deed recorded in Volume 480, Page 208 of the Deed Records of Bowie County, Texas, the subject tract of land being a part of the same called 52.43 acre tract of land as conveyed to ATFAB, LLC, by General Warranty Deed recorded as Instrument No. 2020-00004714 of the Real Property Records of Bowie County, Texas, and the subject tract of land being more particularly described by metes and bounds as follows:

Commencing at ½” iron pin set for corner on the North right-of-way line of a street known as Cooper Lane, being the Southwest corner of said ATFAB, LLC tract, the Point of Commencing also being the Southeast corner of a certain 1.97 acre tract as conveyed to Robert D. Webb and wife, Virginia Webb, by Warranty Deed recorded in Volume 5117, Page 39 of the Real Property Records of Bowie County, Texas;
THENCE: N 02°43’07” W, 635.00 feet with the East line of said Webb tract and the West line of said ATFAB, LLC tract to a ½” iron pin found for corner at the Northeast corner of said Webb tract and the Southeast corner of Cooper Lane Estates II;
THENCE: N 02°48’34” W, 131.58 feet with the West line of said ATFAB, LLC tract and the East line of Cooper Lane Estates II to a ½” iron pin set for corner;
THENCE: N 71°11’05” E, 435.24 feet across said ATFAB, LLC tract to a ½” iron pin set for corner and being the Point of Beginning for the herein described tract of land;
THENCE: N 71°11’05” E, 519.48 feet across said ATFAB, LLC tract to a ½” iron pin set for corner on the East line of same, said corner also located on the West line of a 12.38 acre tract of land as conveyed to Garrett Donohoe and wife, Clare Donohoe, by Warranty Deed recorded in Volume 3333, Page 128 of the Real Property Records of Bowie County, Texas;
THENCE: S 03°04’36” E, 1034.56 feet with the East line of said ATFAB, LLC tract and the West line of said Donohoe tract to a ½” iron pin found for corner on the North line of a street known as Cooper Lane, said corner being the Southeast corner of said ATFAB, LLC tract;
THENCE: S 87°29’00” W, 505.02 feet with the South line of said ATFAB, LLC tract and the North right-of-way line of Cooper Lane to a ½” iron pin set for corner;
THENCE: N 03°04’36” W, 111.41 feet across said ATFAB, LLC tract to a ½” iron pin set for corner;
THENCE: N 01°11’28” E, 67.19 feet across said ATFAB, LLC tract to a ½” iron pin set for corner;
THENCE: N 03°04’36” W, 710.30 feet across said ATFAB, LLC tract to the Point of Beginning and containing 11.05 acres of land, more or less.

SECTION 2: Pursuant to Texas law and the City Charter, the inhabitants of the territory described in Section 1 of this Ordinance and annexed by this Ordinance shall hereafter be entitled to all the rights and privileges of all other citizens of the City of Texarkana, Texas; they shall be bound by the acts, ordinances, resolutions, and regulations of the City; and the property situated in the territory shall bear its pro rata part of the taxes levied by the City.

SECTION 3: Pursuant to Article II, Section 1 of the City Charter, the territory described in Section 1 of this Ordinance and annexed by this Ordinance shall hereafter be assigned and become a part of the City Ward [Ward 5] to which the territory adjoins.

SECTION 4: The "Development Agreement" approved by the City Council by Resolution No. 2023-043 [March 27, 2023], as amended by Amendment No. 1 to Development Agreement, approved by the City Council by Resolution No. 2026-053 [April 13, 2026], applicable to the territory described in Section 1 of this Ordinance, collectively attached to this Ordinance as **ATTH 01**, is incorporated herein by reference for all purposes; and pursuant to Paragraph 4.g of the "Development Agreement" as amended and Sections 140-50 and 140-78(a) of the Code of Ordinances of the City of Texarkana, Texas, the applicable zoning district for the annexed territory—Tract 1 (a/k/a Phase 1) and Tract 2 (a/k/a Phase 2)—shall be classified Multiple-Family Dwelling District-1 (MF-1).

SECTION 5: The City Secretary shall file with the County Clerk of Bowie County, Texas, a certified copy of this Ordinance. The City Manager shall cause the map of the boundaries of the City and its extraterritorial jurisdiction to be updated in accordance with Texas law and this Ordinance.

SECTION 6: In case a section, clause, sentence, or part of this Ordinance shall be deemed or adjudged by a court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair, or invalidate the remainder of this Ordinance.

SECTION 7: In the event of any conflict between this Ordinance and any other ordinances or parts of ordinances, this Ordinance shall supersede and control.

SECTION 8: The Recitals set out in this Ordinance are true and correct and are incorporated herein and made a part hereof as legislative findings of the City Council for all purposes.

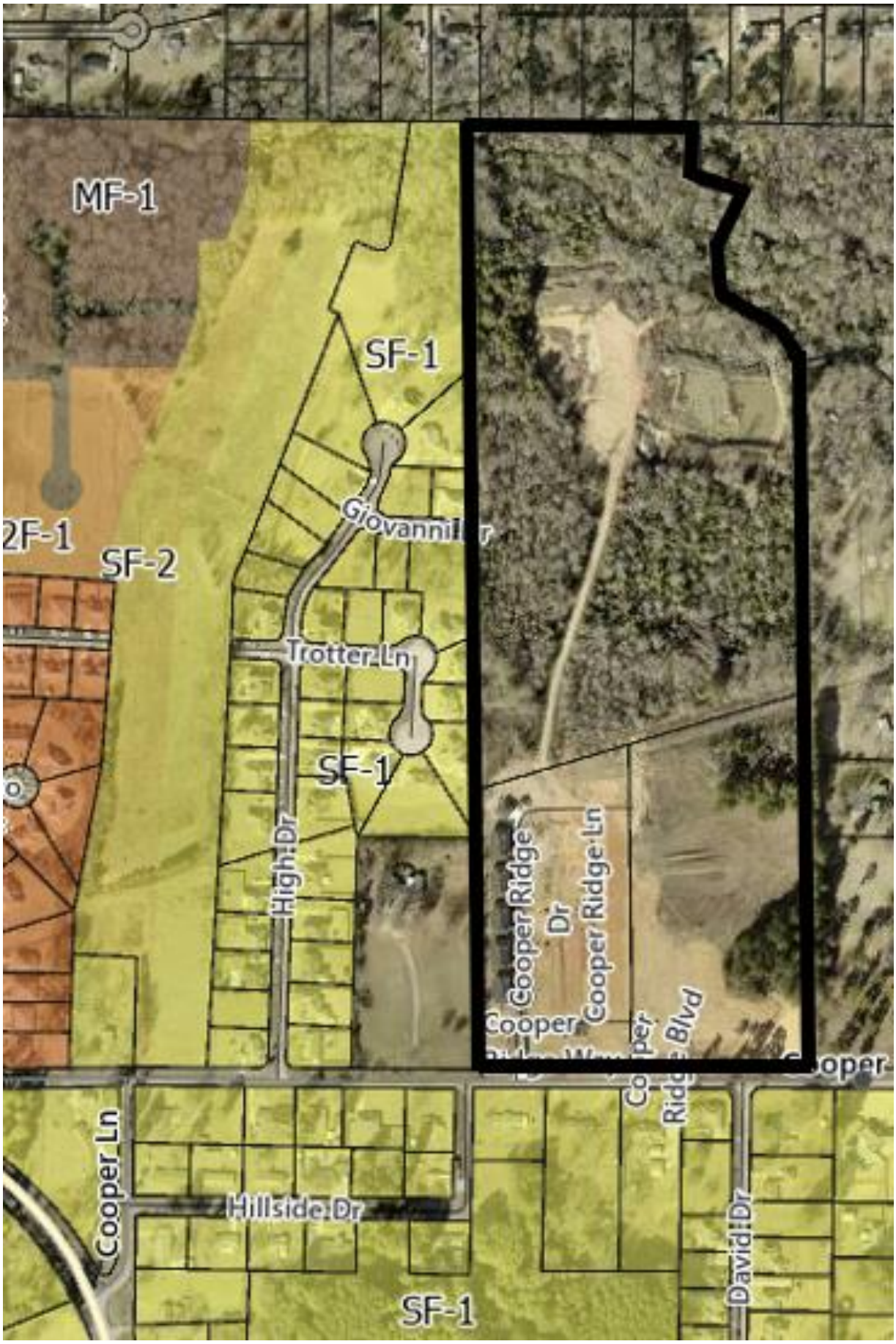
SECTION 9: This Ordinance shall be in full force and effect immediately upon its passage and approval.

PASSED AND APPROVED in Regular Council Session on this the **11th day of May, 2026**.

ATTEST:

_____ _____

JENNIFER EVANS, CITY SECRETARY BOB BRUGGEMAN, MAYOR


MF-1
SF-1
2F-1
SF-2
Giovanni
Trotter Ln
SF-1
High Dr
Cooper Ridge Dr
Cooper Ridge Ln
Cooper
Blvd
Cooper Ln
Hillside Dr
David Dr
SF-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.	☐	Promote a Thriving Community through Innovation
	☐	Provide a Safe & Welcoming Community through Leadership
	☒	Deliver Quality Services with Integrity
Provide Customer Focused Public Services.	☒	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.	☒	Maintain Fiscal Strength with Integrity
	☐	Maximize Accountability & Resource Utilization
	☐	Invest in Infrastructure & Transportation utilizing Innovation
Professional Development to support Mission & Vision.	☐	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:			
☐	Newspaper Notice (Required by Statute)	☐	Public Hearing (Required by Statute)
☐	Public Forum/Workshop Session	☐	Press Release (Through Marketing & Communications)
☐	Weekly & Monthly Email Distribution (Send to CM Office)	☐	Website Notice (Through Marketing & Communications)
☐	Social Media (LinkedIn, Facebook, etc.)	☐	Special Mailing
☐	Flyers Developed & Posted (Through Marketing & Communications)	☐	Banners Posted
☐	Survey	☐	Automated Phone Call
☐	None Required	☐	
Other:			

City of Texarkana, Texas

VIII.2

Briefing Sheet

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

Subject: Ordinance No. 2026-055 granting a Specific Use Permit to allow the one additional use of an off-premise, outdoor advertising sign (billboard) on Lot 1A, Arklatex Realty Subdivision, located at 4610 Guss Orr Drive., (Ward 4) Joel Orr, owner, and Chad Shipp, agent.

Briefing: 4/13/2026 **Public Hearing:** 5/11/2026 **Council Vote:** 5/11/2026

Item Schedule:

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Joel Orr, Guss Orr Drive, LLC, owner, and Chad Shipp, agent, for a Specific Use Permit to allow an additional use for an off-premises billboard on Lot 1A, Arklatex Realty Subdivision, located in the 4610 Guss Orr Drive. The property is zoned General Retail. The applicant would like to move the billboard from Lot 1B, Replat of Lots 1 & 2, Arklatex Realty Subdivision.

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

The adjacent zoning is General Retail to the north, west, and east, Interstate 30 to the south. The adjacent land usage is parking to the north, vacant property west, I-30 south, car lot to the east.

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

Staff recommends approval of this request with 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:

APPROVED.

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends approval of this application 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:

April 6, 2026

ORDINANCE NO. 2026-055

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY TEXARKANA, TEXAS, AMENDING THE ZONING MAP SHOWING LOCATION, BOUNDARY, AND USE OF CERTAIN PROPERTY BY THE GRANTING OF SPECIFIC USE PERMIT NO. S-823 FOR THE LOCATION OF AN OFF PREMISES OUTDOOR ADVERTISING SIGN (BILLBOARD) ON LOT 1A, REPLAT OF LOTS 1 & 2 OF ARKLATEX REALTY SUBDIVISION, LOCATED AT 4610 GUSS ORR DRIVE, IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS; CONTAINING A REPEALER CLAUSE; CONTAINING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, an application has been filed with the City of Texarkana, Texas, requesting an amendment to the Zoning Ordinance to grant a **Specific Use Permit** to allow the location of an Off Premises Outdoor Advertising Sign (Billboard) on **Lot 1A, Replat of Lots 1 & 2 of Arklatex Realty Subdivision, located at 4610 Guss Orr Drive,** in the City of Texarkana, Bowie County, Texas; and

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

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Texarkana, Texas, voted **unanimously five (5) to zero (0) to recommend** to the City Council of Texarkana, Texas, that a **Specific Use Permit be granted to allow the 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 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-823 to allow the location of an Off Premises Outdoor Advertising Sign (Billboard) on Lot 1A, Replat of Lots 1 & 2 of Arklatex Realty Subdivision, located at 4610 Guss Orr Drive**, 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 **11th day of May 2026.**

ATTEST:

_____ _____

JENNIFER EVANS, CITY SECRETARY BOB BRUGGEMAN, MAYOR

4610 Guss Orr Drive

4610 Guss Orr 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.	☐	Promote a Thriving Community through Innovation
	☐	Provide a Safe & Welcoming Community through Leadership
	☒	Deliver Quality Services with Integrity
Provide Customer Focused Public Services.	☒	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.	☒	Maintain Fiscal Strength with Integrity
	☐	Maximize Accountability & Resource Utilization
	☐	Invest in Infrastructure & Transportation utilizing Innovation
Professional Development to support Mission & Vision.	☐	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:			
☐	Newspaper Notice (Required by Statute)	☐	Public Hearing (Required by Statute)
☐	Public Forum/Workshop Session	☐	Press Release (Through Marketing & Communications)
☐	Weekly & Monthly Email Distribution (Send to CM Office)	☐	Website Notice (Through Marketing & Communications)
☐	Social Media (LinkedIn, Facebook, etc.)	☐	Special Mailing
☐	Flyers Developed & Posted (Through Marketing & Communications)	☐	Banners Posted
☐	Survey	☐	Automated Phone Call
☐	None Required	☐	
Other:			

City of Texarkana, Texas

VIII.3

Briefing Sheet

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

Subject: Ordinance No. 2026-056 rezoning on Lot 2, (H&T Minor Plat), Block 111, George Brinlee HRS, A-18, located in the 4900 block of McKnight Road (Ward 4) from Single Family-1 to Planned Development-Office. Jasper Howard Estate, owner, and Richard Reynolds, agent **[A 3/4 vote of the council is required to approve this request**.]

Briefing: 4/13/2026 **Public Hearing:** 5/11/2026 **Council Vote:** 5/11/2026

Item Schedule:

Brief once.

Updates/History of Briefing:

Pursuant to the recommendation for denial and the signature on the attached petition for opposition, a 3/4 vote will be required by City Council to approve this request.

Executive Summary and Background Information:

This is a request by Jasper Howard Estate, owner, and Richard Reynolds Jr., agent to rezone on Lot 2, Block 111, George Brinlee, HRS, A-18, located in the 4900 block of McKnight Road from Single Family-1 to Office. Proposed offices.

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

The adjacent zoning is Single Family-2 to the north, Single Family-1 west and south, and Agriculture to the east. The adjacent land use is residential to the north, south, west, 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:

DENIED.

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends for approval of this request.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

The Planning and Zoning Commission voted 3 to 2 for denial.

Advisory Board/Committee Meeting Date and Minutes:

April 6, 2026

ORDINANCE NO. 2026-056

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 H&T MINOR PLAT, BLOCK 111, GEORGE BRINLEE HRS, A-18, LOCATED IN THE 4900 BLOCK OF MCKNIGHT ROAD, IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, FROM SINGLE FAMILY-1 TO PLANNED DEVELOPMENT-OFFICE; 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 H&T Minor Plat, Block 111, George Brinlee HRS, A-18, located in the 4900 block of McKnight Road** in the City of Texarkana, Bowie County, Texas, from **Single Family-1 to 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 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 (3) to two (2) to recommend for denial of the application for rezoning from Single Family-1 to Planned Development-Office on Lot 2 H&T Minor Plat, Block 111, George Brinlee HRS, A-18, located in the 4900 block of McKnight Road** to the City Council of Texarkana, Texas; and

Whereas, after consideration of said application and the recommendation of the Planning and Zoning Commission, applicants agreed to amend the application from **Single Family-1 to Planned Development-Office**; and

WHEREAS, after consideration of said application and the recommendation of the Planning and Zoning Commission, the City Council of the City of Texarkana, Texas, does hereby find that rezoning the property from **Single Family-1 to Planned Development-Office** 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 H&T Minor Plat, Block 111, George Brinlee HRS, A-18, located in the 4900 block of**

McKnight Road in the City of Texarkana, Bowie County, Texas, from **Single Family-1 to Planned Development-Office.**

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.

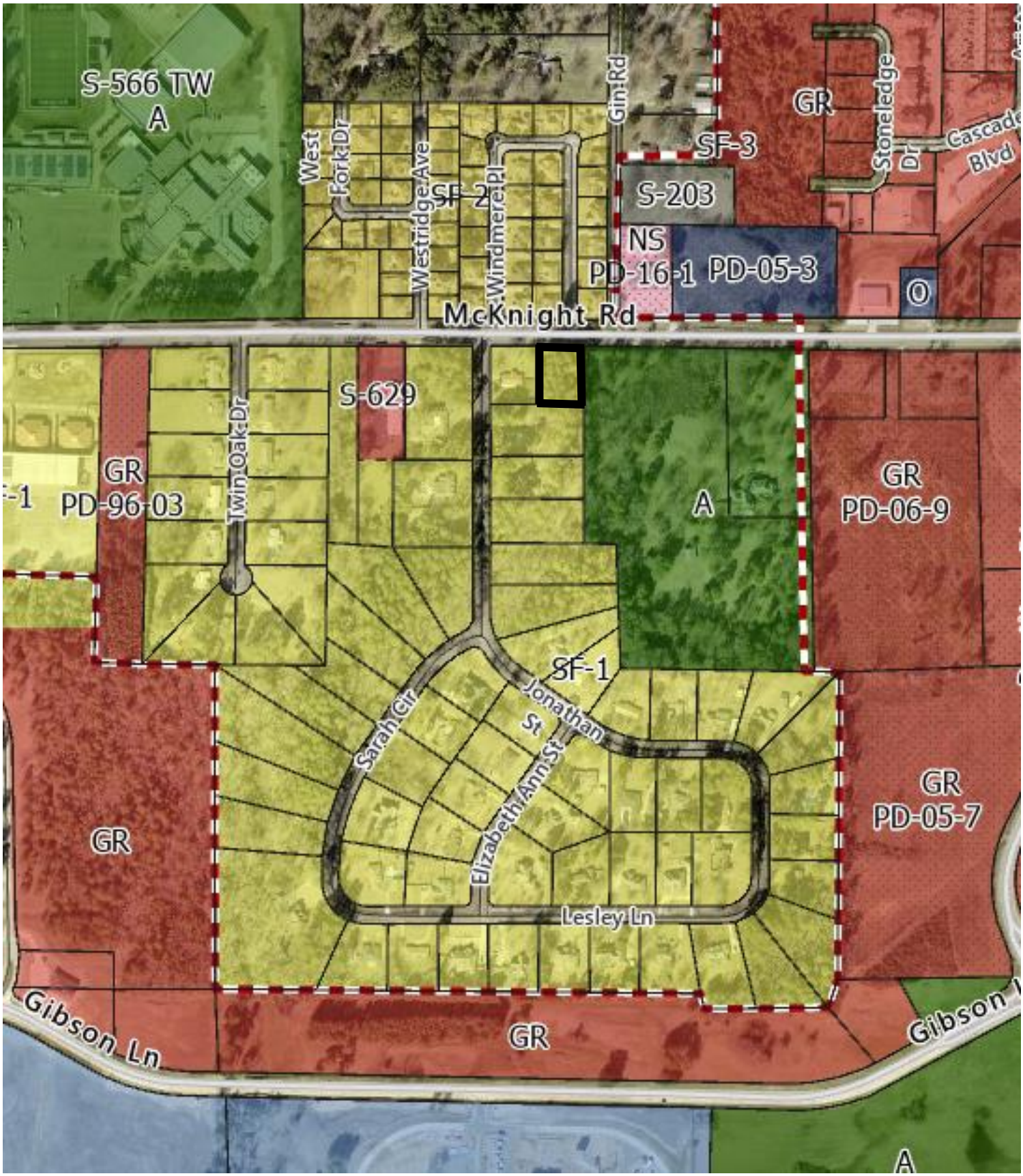
SECTION 4: This ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED in Regular Council Session on this the **11th day of May 2026.**

ATTEST:

_____	_____
JENNIFER EVANS, CITY SECRETARY	BOB BRUGGEMAN, MAYOR

4900 block of McKnight Road



4900 block of McKnight Road

SUBJECT: ZONING CONCERN 4900 McKNIGHT ROAD

FROM: PROPERTY OWNERS WITHIN 200 FEET

RE: WHY WE DON'T WANT ZONING CHANGE AT 4900 MCKNIGHT ROAD

1) Traffic…Noise…Lighting…Run off water to area south of said property already being flooded…Dumpster pick up in early morning hours
2) Curb appeal to the entrance of 43 homes in Woodland Acres sub-division & 39 homes Windmere Drive
3) Water run off…More water would add to already a problem of 40 of the homes entering or leaving Woodland Acres sub-division during heavy rains. Access sometimes becomes flooded over Jonathan Street for one hour or more.
4) School safety issue with increased traffic on McKnight Road…we currently have a high school and elementary school using this road.
5) Does Texarkana need more property zoned office with numerous office space and vacant land already zoned within a two-mile radius of 4900 McKnight Road

General Note: Since the late 70's homeowners chose property here because of the quiet, country setting, wildlife roaming & tall pines. Property owners are upset to find out about the possibility of losing our privacy, security, and the beautiful woodland setting to a office property at our entry way. Property owners have severe water drainage problems in this area now. With every single new development in this area the water gets worse. Also, noted more than 3 dozen neighbors of the 7 property owners within the 200 feet of 4900 McKnight Road have voiced an objection to this zoning change.

Please help our neighborhoods maintain our current standard of life.

By signing below, I affirm that I am a property owner within 200 feet of 4900 McKnight

	19 Windmere
R Keith Williams & Pat Williams	3002 Jonathan
Steve Currie & Ann D Currie	3004 Jonathan
Johnny Jay Rounsavall & Fred	4925 McKnight Rd.

PROPERTY OWNERS BELOW OPPOSED TO REZONING OF 4900 BLOCK OF McKNIGHT ROAD

Woodland Acres & Windmere Addition Homeowners Below are Opposed

3 Exist only onto McKnight Road with in 100 Feet for 82 Homeowners

Major wait times to enter & exit....McKnight Road is a Major Arterial Road in Texarkana with a traffic count of approximately 7,200 Vehicles per day

2 Major Schools using the two lane roadway

Name	Street Address
[signature]	2704 Jonathan St
Dianne Cherry	2704 Jonathan St.
Sharon Stephens	2801 Jonathan St
[signature]	4911 Lesley Lane
Estrija Dennis	2702 Elizabeth Ann St.
[signature]	4905 Lesley LN.
[signature]	4904 Lesley Ln
Darren Allday	4904 Lesley Ln
[signature]	4906 Lesley Ln
[signature]	4906 Lesley Ln
Ricky Burnett	2705 Elizabeth Ann St
[signature]	2705 Elizabeth Ann St
Denise Woodruff	4915 Lesley Ln
Walter Woodruff	4915 Lesley LN

PROPERTY OWNERS BELOW OPPOSED TO REZONING OF 4900 BLOCK OF McKNIGHT ROAD

Woodland Acres & Windmere Addition Homeowners Below are Opposed

3 Exist only onto McKnight Road with in 100 Feet for 82 Homeowners

Major wait times to enter & exit....McKnight Road is a Major Arterial Road in Texarkana with a traffic count of approximately 7,200 Vehicles per day

2 Major Schools using the two lane roadway

Name	Street Address
Jennifer Howe	2802 Jonathan St

PROPERTY OWNERS BELOW OPPOSED TO REZONING OF 4900 BLOCK OF McKNIGHT ROAD

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2 Major Schools using the two lane roadway

Name	Street Address
Natalie James	2804 Jonathan St.

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2 Major Schools using the two lane roadway

Name	Street Address
Jerry Chapman	2810 Jonathan St
Janis Chapman	"

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2 Major Schools using the two lane roadway

Name	Street Address
Vonnie Hale	3003 Jonathan St
Sell Hale	3003 Jonathan St
Sidena Jefferies	2807 Jonathan St
Dioani Anderson	2710 Sarah circle
Darren	" "

PROPERTY OWNERS BELOW OPPOSED TO REZONING OF 4900 BLOCK OF McKNIGHT ROAD

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2 Major Schools using the two lane roadway

Name	Street Address
Julian J Roemer	2703 Elizabeth Ann St

PROPERTY OWNERS BELOW OPPOSED TO REZONING OF 4900 BLOCK OF McKNIGHT ROAD

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2 Major Schools using the two lane roadway

Name	Street Address
Tommy Jay Rounsavall	4925 McKnight Rd.
Fred Rounsavall	

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2 Major Schools using the two lane roadway

Name	Street Address
Ann D Currie	3004 Jonathan
Steve Currie	3004 Jonathan
Pat Williams	3002 Jonathan St.
R Keith Williams	3002 JONATHAN ST

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Major wait times to enter & exit....McKnight Road is a Major Arterial Road in Texarkana with a traffic count of approximately 7,200 Vehicles per day

2 Major Schools using the two lane roadway

Name	Street Address
[signature]	19 Windmere
[signature]	19 Windmere
[signature]	2902 Jonathan
[signature]	4909 Lesley
[signature]	4909 Lesley
[signature]	26 Windmere
[signature]	26 Windmere

PROPERTY OWNERS BELOW OPPOSED TO REZONING OF 4900 BLOCK OF McKNIGHT ROAD

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2 Major Schools using the two lane roadway

Name	Street Address
IEANNLNE	
Bokale	

PROPERTY OWNERS BELOW OPPOSED TO REZONING OF 4900 BLOCK OF McKNIGHT ROAD

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2 Major Schools using the two lane roadway

Name	Street Address
Danny G. Stinson	2707 Elizabeth Ann Street
Susie Stinson	2707 Elizabeth Ann St
Marie Simms	2900 Jonathan ST
Ryan Robinson	4907 Lesley Lane

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Major wait times to enter & exit....McKnight Road is a Major Arterial Road in Texarkana with a traffic count of approximately 7,200 Vehicles per day

2 Major Schools using the two lane roadway

Name	Street Address
David Johnson	2701 Jonathan St.
Gina Johnson	2701 Jonathan St.

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Major wait times to enter & exit....McKnight Road is a Major Arterial Road in Texarkana with a traffic count of approximately 7,200 Vehicles per day

2 Major Schools using the two lane roadway

Name	Street Address
[illegible]	
Patricia Chapman	2806 Jonathan - 75503
James Chapman	2806 Jonathan 75503
Sandra Kimbrell	2706 Elizabeth Ann 75503

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2 Major Schools using the two lane roadway

Name	Street Address
Lindy Perry	2701 Sarah Circle
Ken Perry	2701 Sarah Circle
Heda Friedman	2704 Sarah Circle
Ford Friedman	2704 Sarah Circle
Janelle Harris	2702 Sarah Circle

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2 Major Schools using the two lane roadway

Name	Street Address
Jarvis A Hawkins, Sr	4903 Lesley Ln
Armaine Hawkins	4903 Lesley Ln
Brian L Hawkins	4903 Lesley Ln
Carolyn C. Moore	4902 Lesley Ln.
Danny E Moore	4902 Lesley Ln
Bobbie Coleman	2706 Jonathan St
Calvin Coleman	2706 Jonathan St

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Major wait times to enter & exit....McKnight Road is a Major Arterial Road in Texarkana with a traffic count of approximately 7,200 Vehicles per day

2 Major Schools using the two lane roadway

Name	Street Address
Jenna Campbell	3301 Westridge Ave
John Campbell	3301 Westridge Ave
Wayne Weaver	2708 Sarah Circle
Ethan Anderson	2710 Sarah Circle

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2 Major Schools using the two lane roadway

Name	Street Address
Johnny & Lorie Page	30 Windmere

IF YOU OPPOSE THIS REZONING PLEASE SIGN ASAP & PUT IN BRYAN CRAIG'S MAILBOX #19 WINDMERE

THANK YOU FOR YOUR SUPPORT

PROPERTY OWNERS BELOW OPPOSED TO REZONING OF 4900 BLOCK OF McKNIGHT ROAD

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Major wait times to enter & exit....McKnight Road is a Major Arterial Road in Texarkana with a traffic count of approximately 7,200 Vehicles per day

2 Major Schools using the two lane roadway

Name	Street Address
[signature]	10 Windmere Dr. Texarkana
[signature]	10 Windmere Dr Texarkana
[signature]	10 Windmere Dr. Texarkana

IF YOU OPPOSE THIS REZONING PLEASE SIGN ASAP & PUT IN BRYAN CRAIG'S MAILBOX #19 WINDMERE

THANK YOU FOR YOUR SUPPORT

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2 Major Schools using the two lane roadway

Name	Street Address
Jennifer Jackson	1 Windmere Drive

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Major wait times to enter & exit....McKnight Road is a Major Arterial Road in Texarkana with a traffic count of approximately 7,200 Vehicles per day

2 Major Schools using the two lane roadway

Name	Street Address
Coc Blain	28 Windmere
Jami Blain	28 Windmere
Mylee Blain	28 Windmere

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Major wait times to enter & exit....McKnight Road is a Major Arterial Road in Texarkana with a traffic count of approximately 7,200 Vehicles per day

2 Major Schools using the two lane roadway

Name	Street Address
Stephen Peters	7 Windmere Dr Texarkana TX 75503
Stephen Peters	

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2 Major Schools using the two lane roadway

Name	Street Address
Crystalle Sloan	12 Windmere Dr.

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2 Major Schools using the two lane roadway

Name	Street Address
Ellen Campbell	32 Windmere

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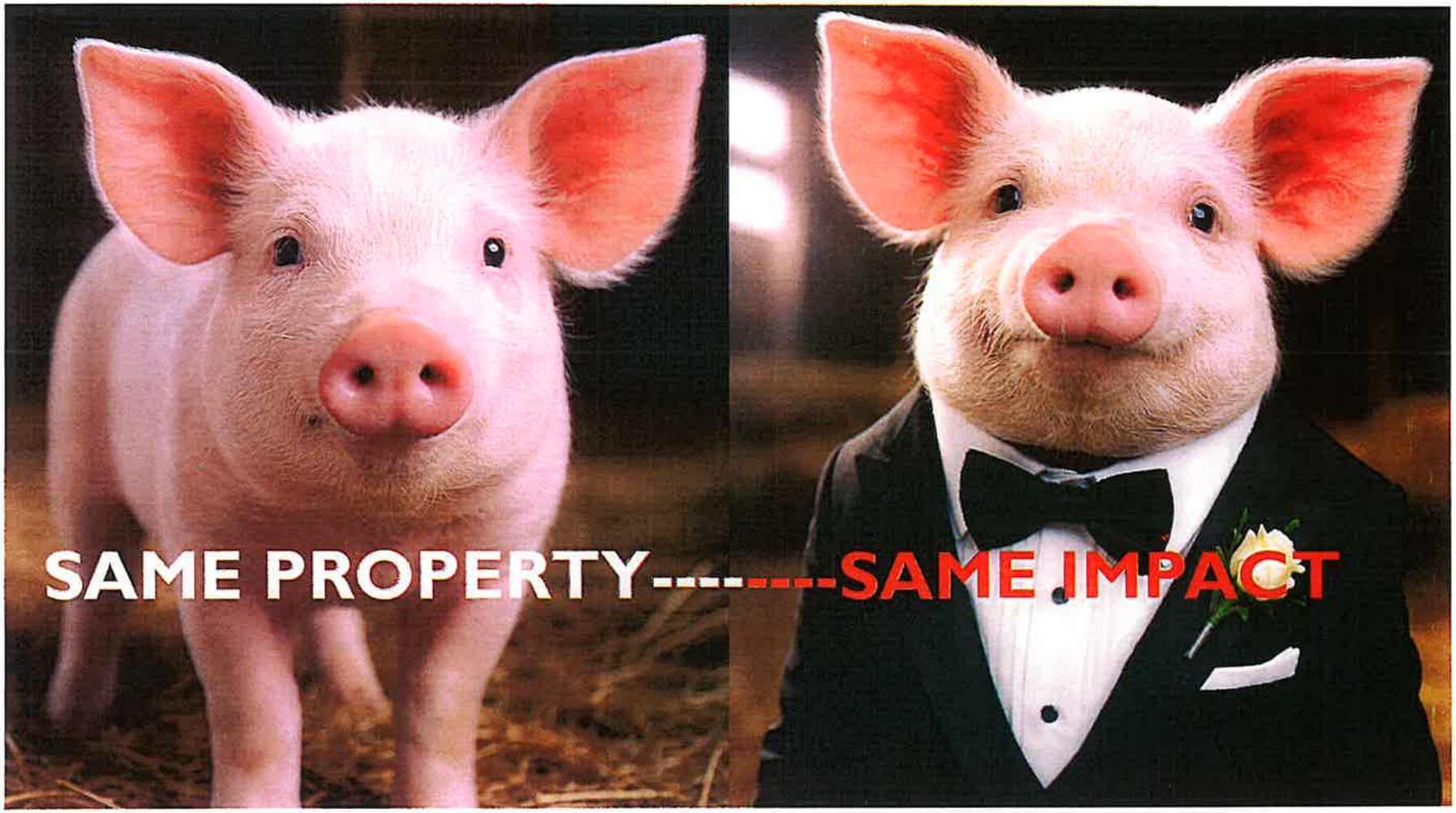
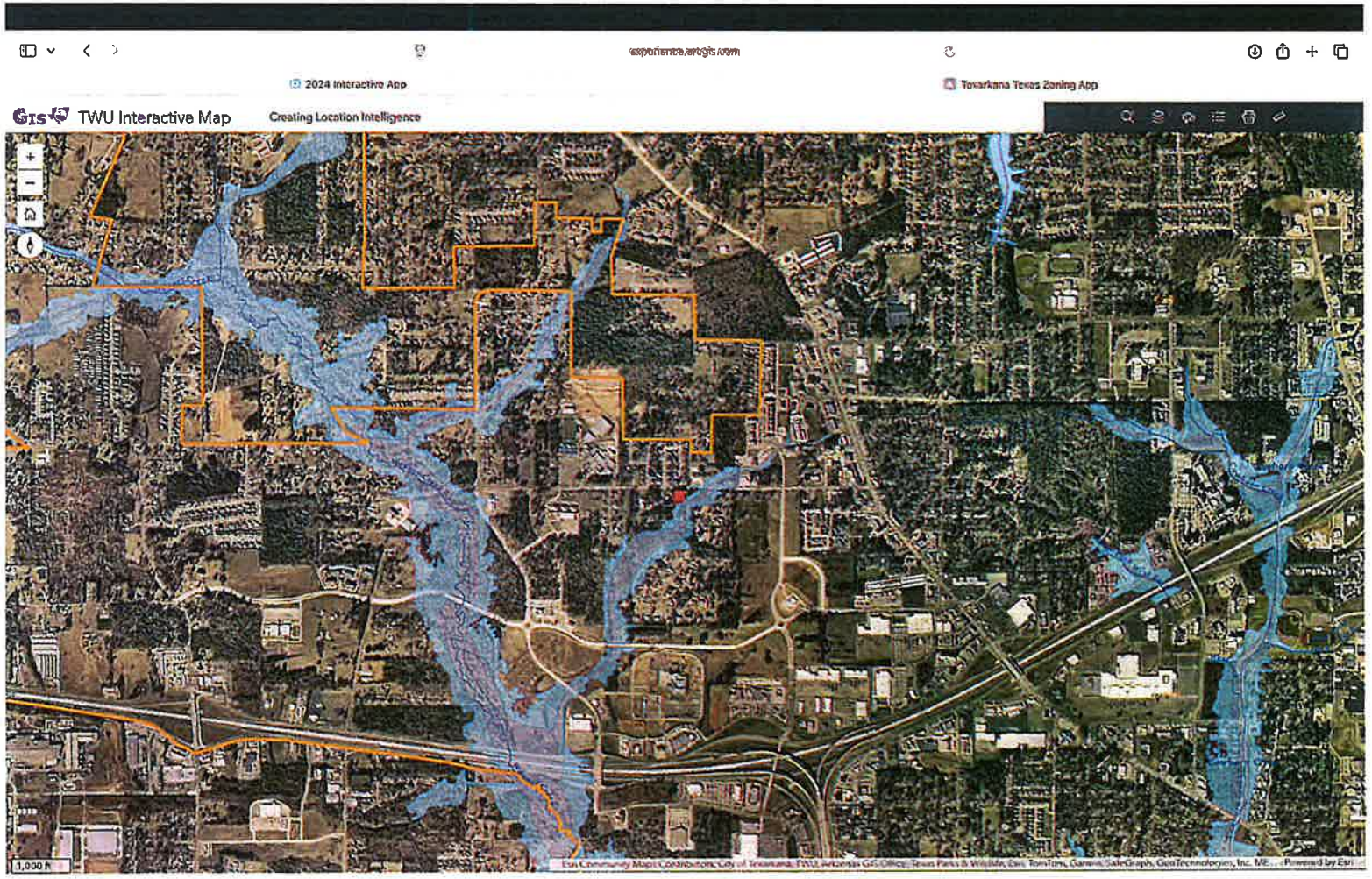
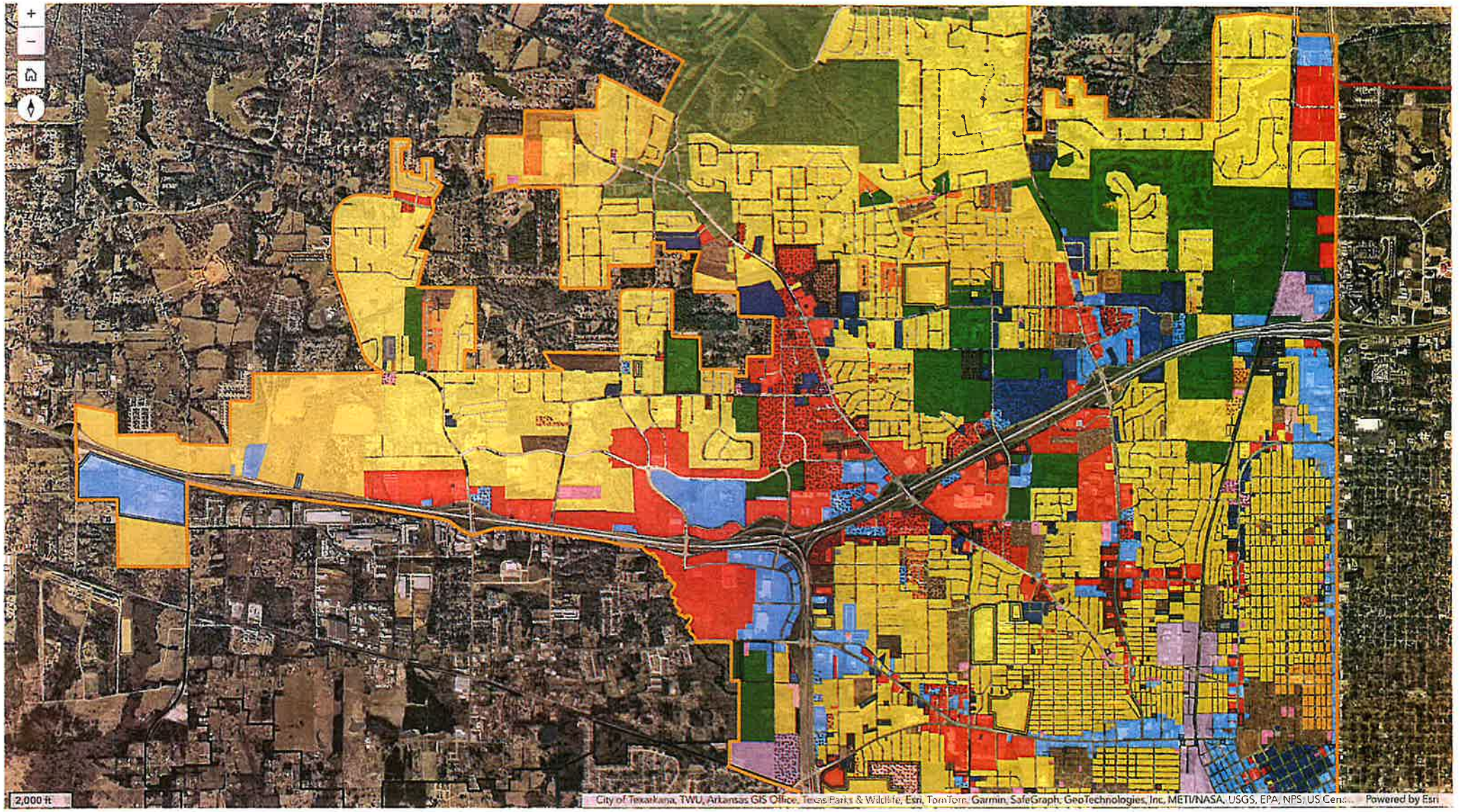
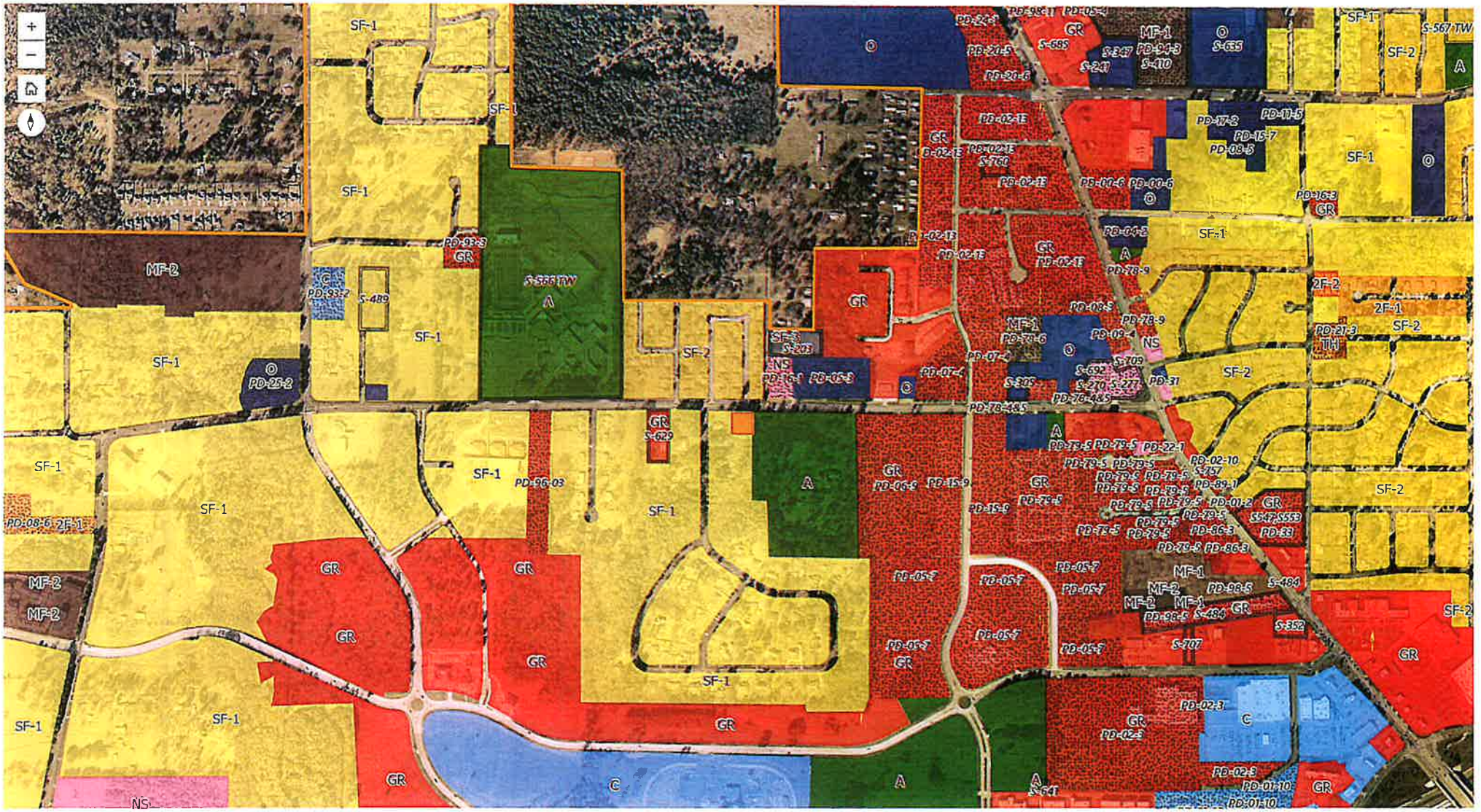
THANK YOU FOR YOUR SUPPORT

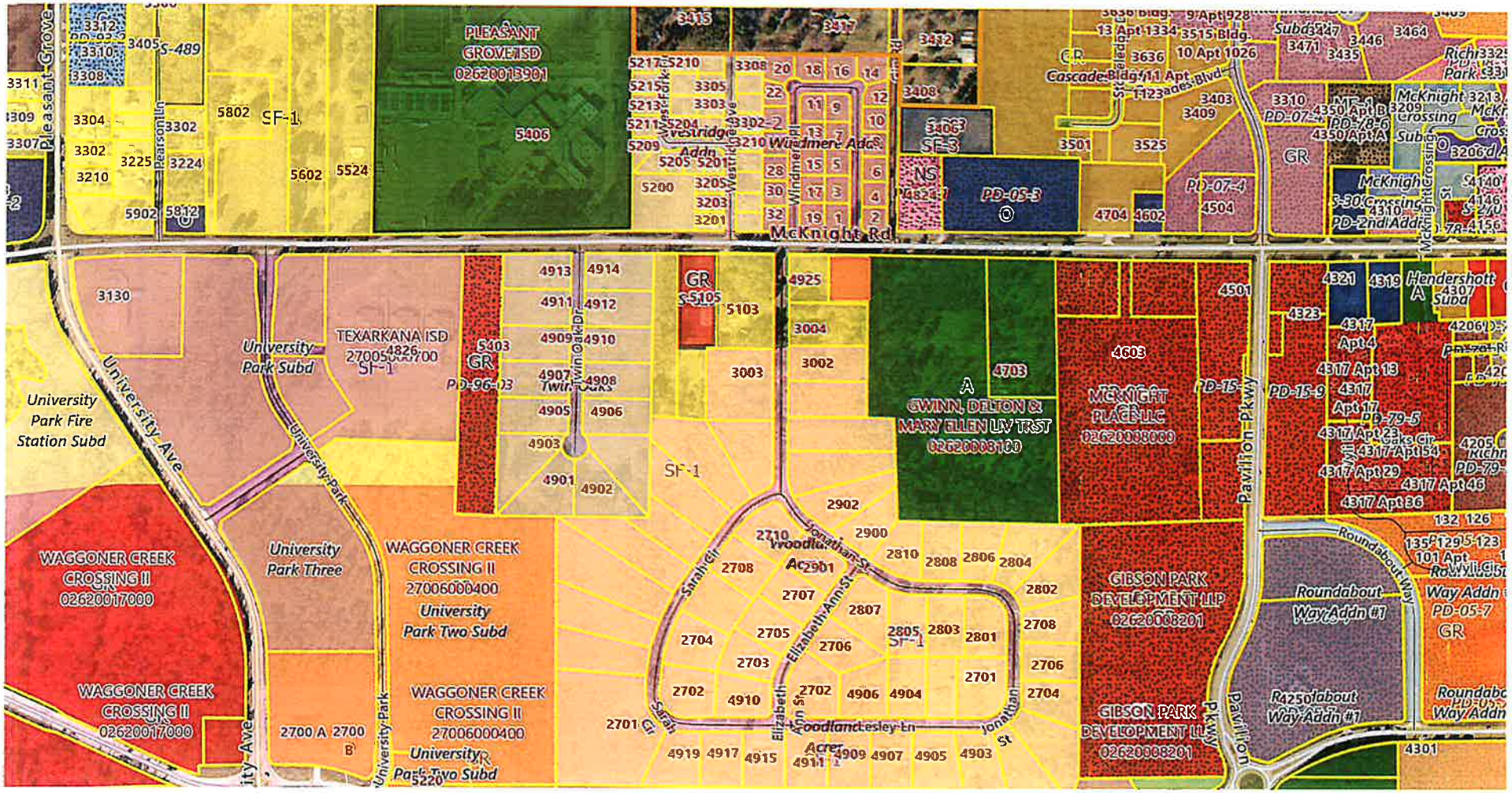

SAME PROPERTY----------SAME IMPACT

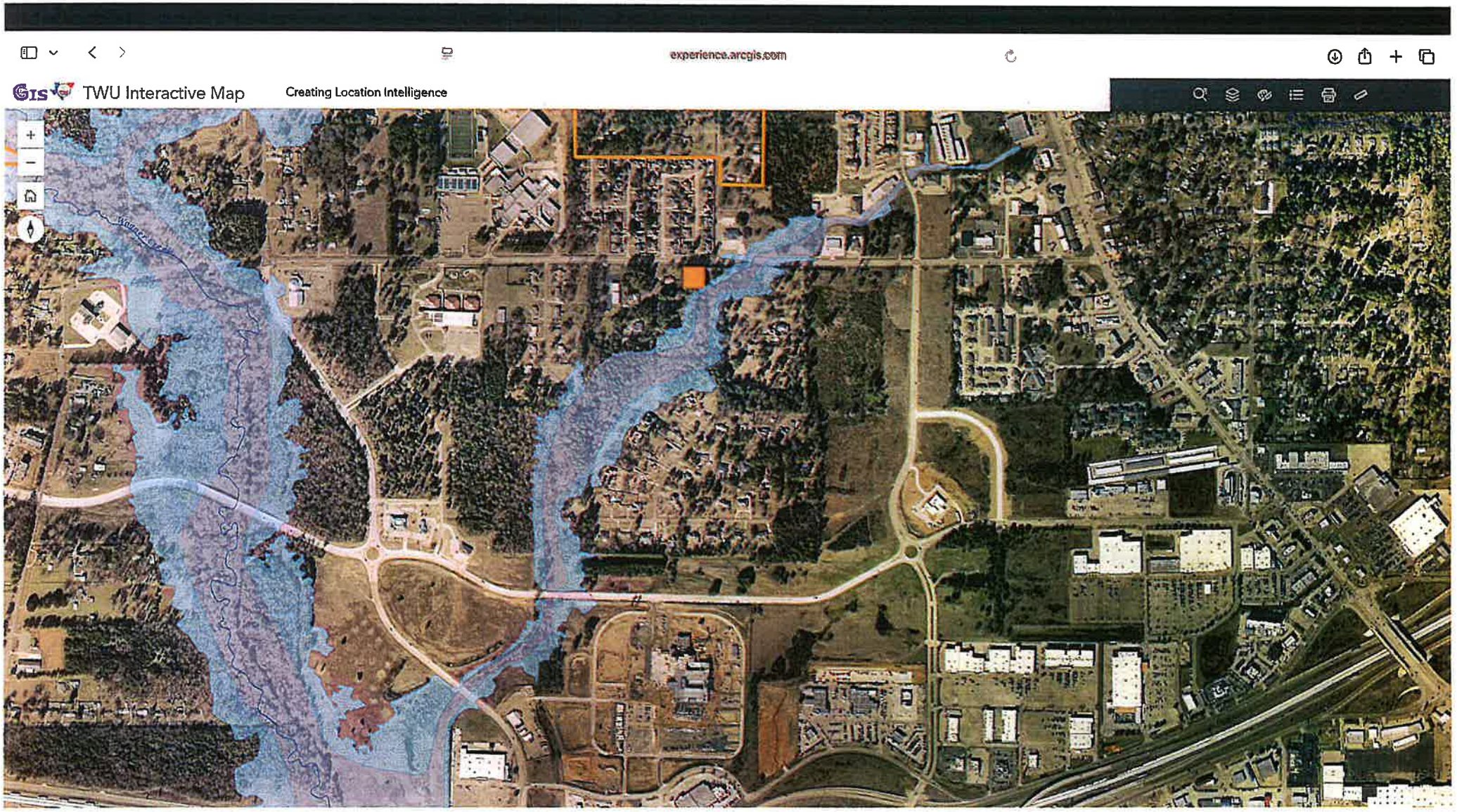

experience.arcgis.com
2024 Interactive App
Texarkana Texas Zoning App
GIS TWU Interactive Map
Creating Location Intelligence
1,000 ft


2,000 ft
City of Texarkana, TWU, Arkansas GIS Office, Texas Parks & Wildlife, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Cens...
Powered by Esri


SF-1
SF-2
MF-1
MF-2
GR
O
A
C
NS
2F-1
2F-2
TH
S-567 TW
S-685
S-635
S-760
S-489
S-629
S-203
S-709
S-692
S-707
S-484
S-352
PD-25-2
PD-96-03
PD-08-6
PD-02-13
PD-78-9
PD-79-5
PD-05-7
PD-98-5
PD-02-3
PD-01-10

experience.arcgis.com
GIS TWU Interactive Map
Creating Location Intelligence
SF-1
GR
PD-93-3
A
S-566 TW
S-489
SF-2
SF-3
S-203
O
PD-05-3
NS
PD-07-4
PD-02-13
PD-04-2
PD-08-3
PD-09-4
PD-78-6
MF-1
S-305
PD-78-4&5
PD-31
S-692
S-277
S-270
PD-78-4&5
GR
S-629
PD-96-03
PD-06-9
PD-15-9
PD-79-5


PLEASANT GROVE ISD
02620013901
McKnight Rd
Pleasant Grove
Pearson Ln
SF-1
SF-3
GR
NS
PD-05-3
PD-07-4
PD-96-03
University Park Subd
University Park Fire Station Subd
University Ave
University Park
TEXARKANA ISD
27005000700
Twin Oak Dr
GWINN, DELTON & MARY ELLEN LIV TRST
02620008100
MCKNIGHT PLACE LLC
02620008000
Pavilion Pkwy
Hendershott A Subd
WAGGONER CREEK CROSSING II
02620017000
University Park Three
WAGGONER CREEK CROSSING II
27006000400
University Park Two Subd
Sarah Cir
Elizabeth Ann St
Jonathan St
Woodland Acres
Lesley Ln
GIBSON PARK DEVELOPMENT LLP
02620008201
Roundabout Way
Roundabout Way Addn #1
Roundabout Way Addn
PD-05-7
PD-15
PD-15-9
PD-79-5
McKnight Crossing
PD-2nd Addn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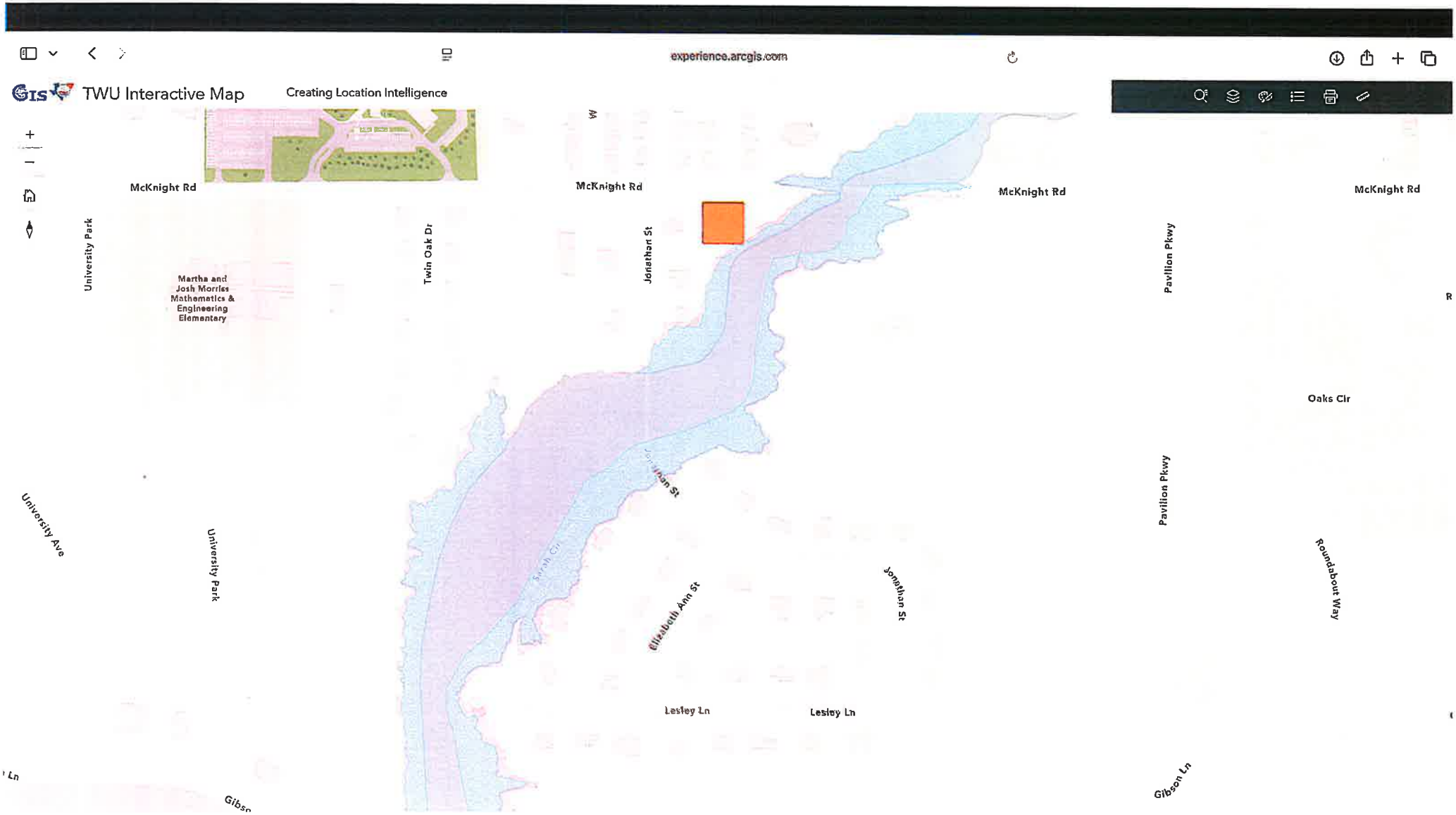
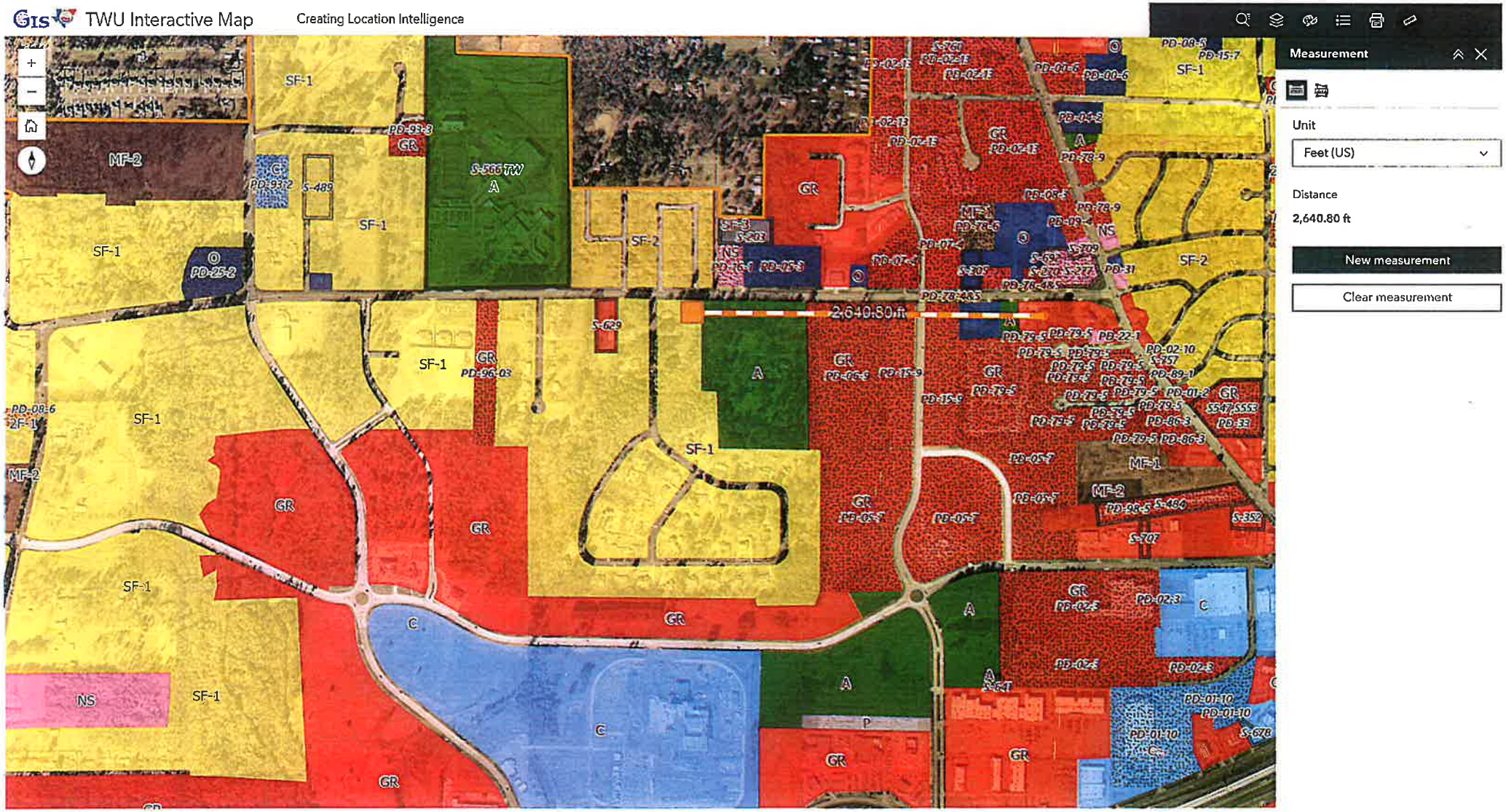
GIS TWU Interactive Map
Creating Location Intelligence


experience.arcgis.com
TWU Interactive Map
Creating Location Intelligence
McKnight Rd
McKnight Rd
McKnight Rd
McKnight Rd
University Park
Twin Oak Dr
Jonathan St
Pavilion Pkwy
Martha and Josh Morris Mathematics & Engineering Elementary
Oaks Cir
Pavilion Pkwy
University Ave
University Park
Roundabout Way
Elizabeth Ann St
Jonathan St
Lesley Ln
Lesley Ln
Gibson Ln

experience.arcgis.com

TWU Interactive Map

Creating Location Intelligence



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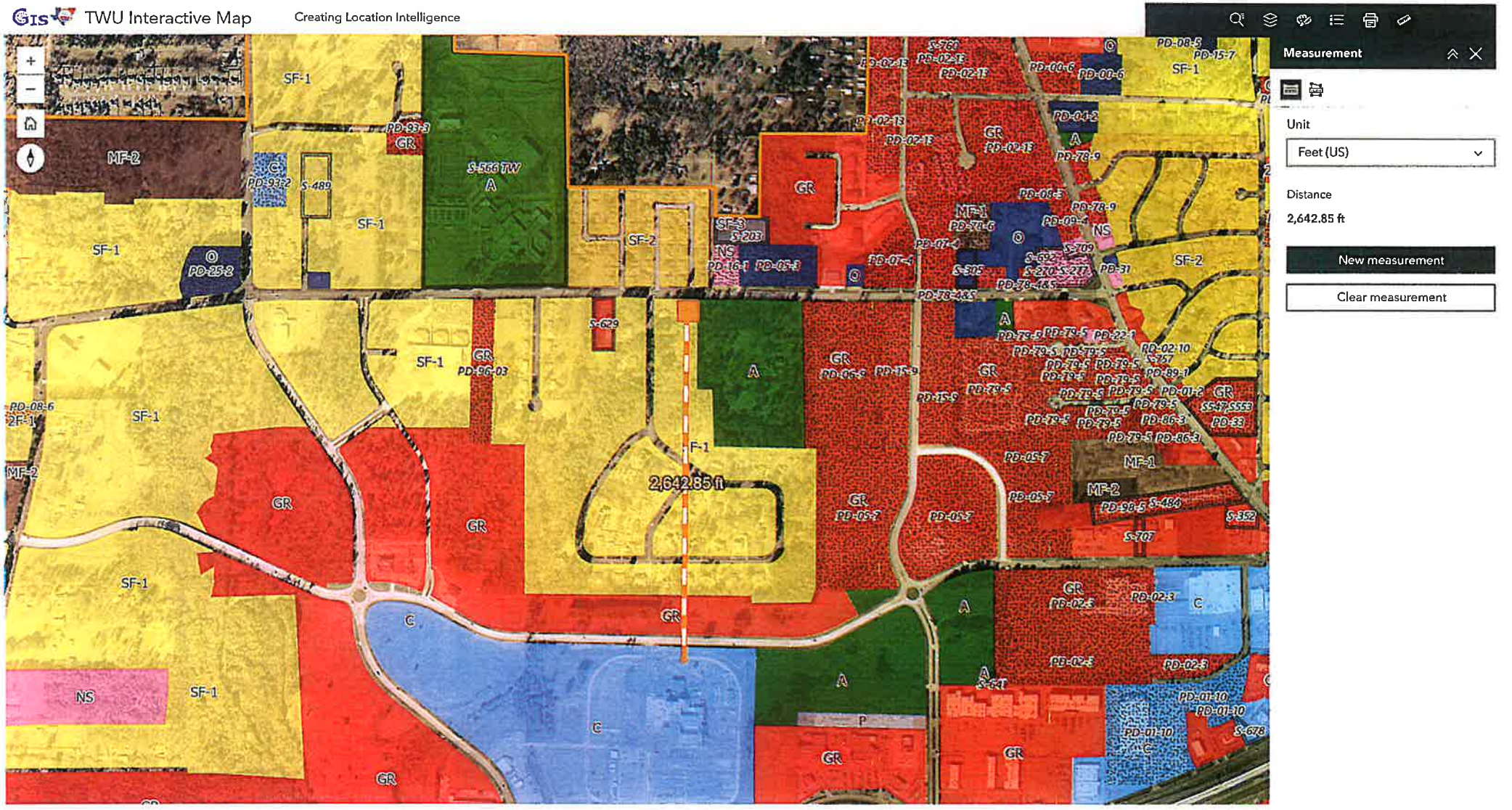
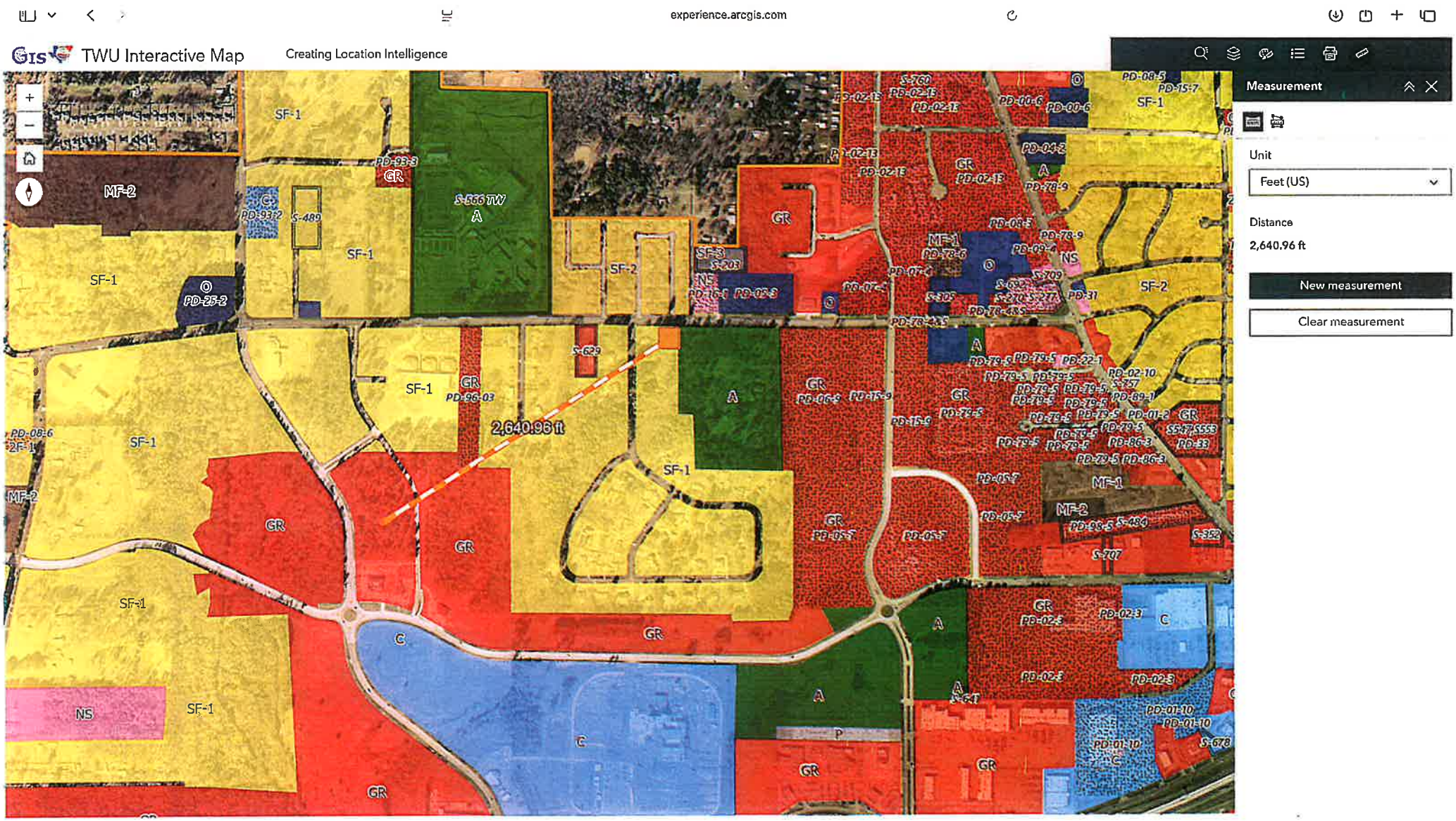
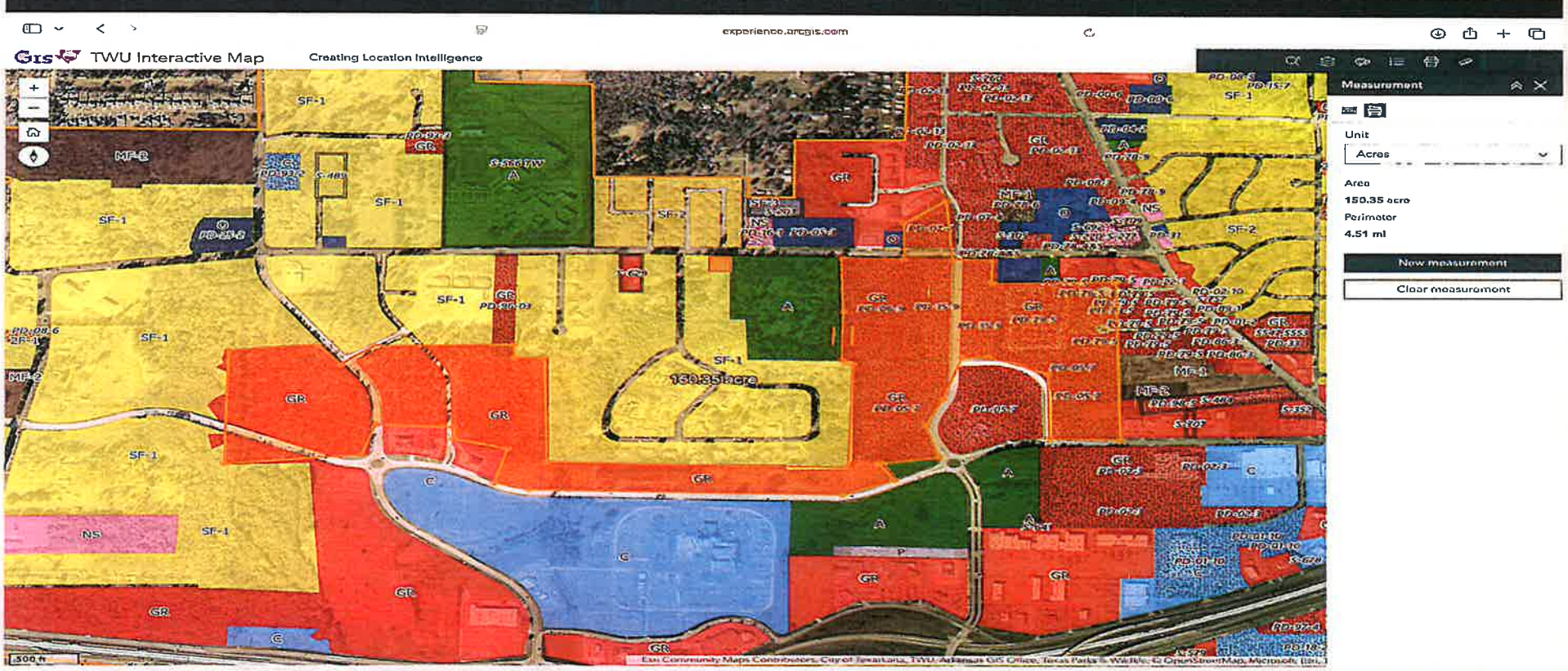
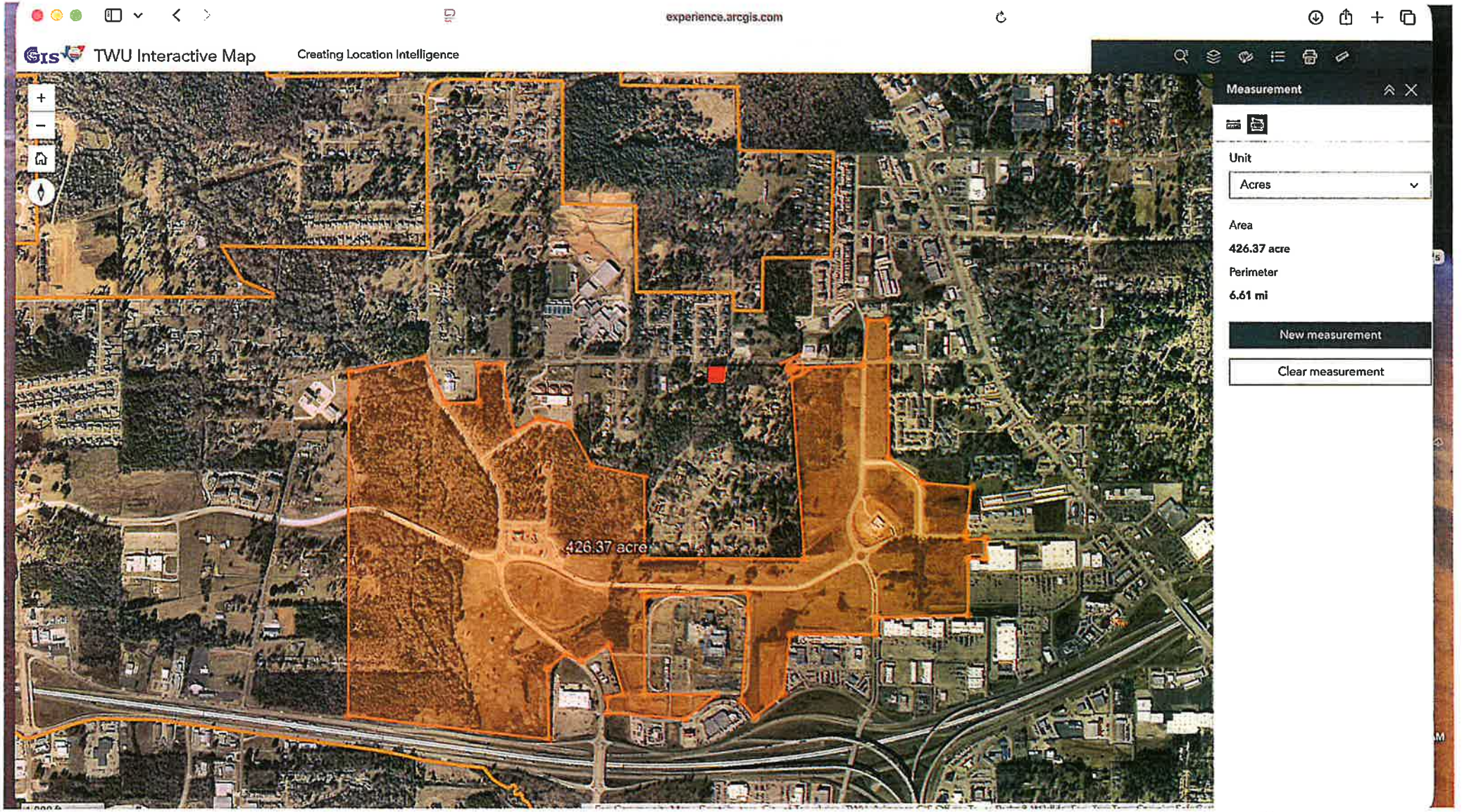
TWU Interactive Map Creating Location Intelligence



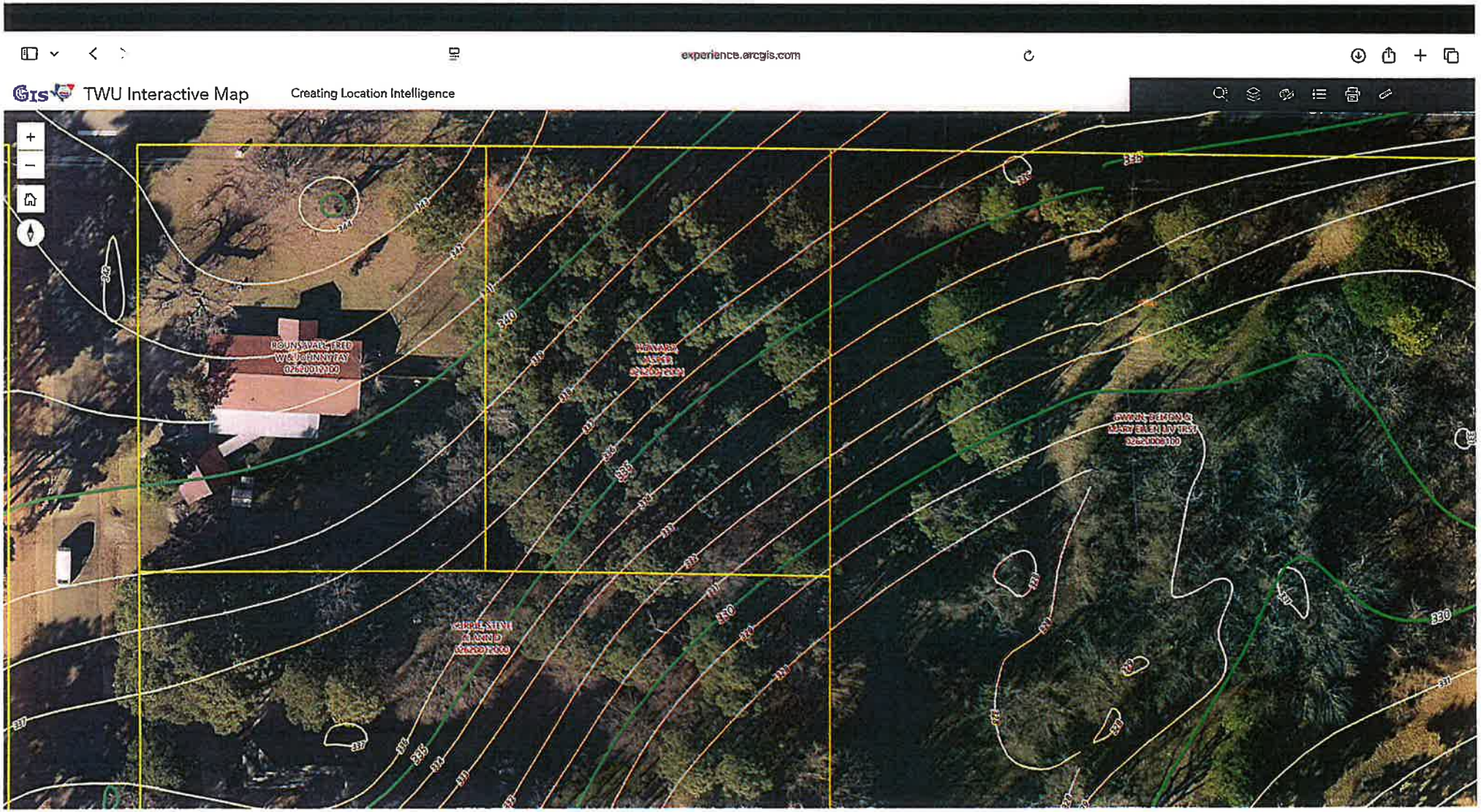

experience.arcgis.com
GIS TWU Interactive Map
Creating Location Intelligence
Measurement
Unit
Feet (US)
Distance
2,640.96 ft
New measurement
Clear measurement
2,640.96 ft

150 ACRES OF UNDEVELOPED COMMERCIAL LAND IN ORANGE




experience.arcgis.com
TWU Interactive Map
Creating Location Intelligence
Measurement
Unit
Acres
Area
426.37 acre
Perimeter
6.61 mi
New measurement
Clear measurement
426.37 acre

MTG
4901 MCKNIGHT ROAD
TEXARKANA, TEXAS
0 25 50 100 Feet
McKnight
PROPOSED BUILDING
50'
10' BACKYARD SETBACK
REQUIRED PARKING OFFICE: 1 SPACE PER 300 SF = 24 SPACES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GIS TWU Interactive Map
Creating Location Intelligence

343
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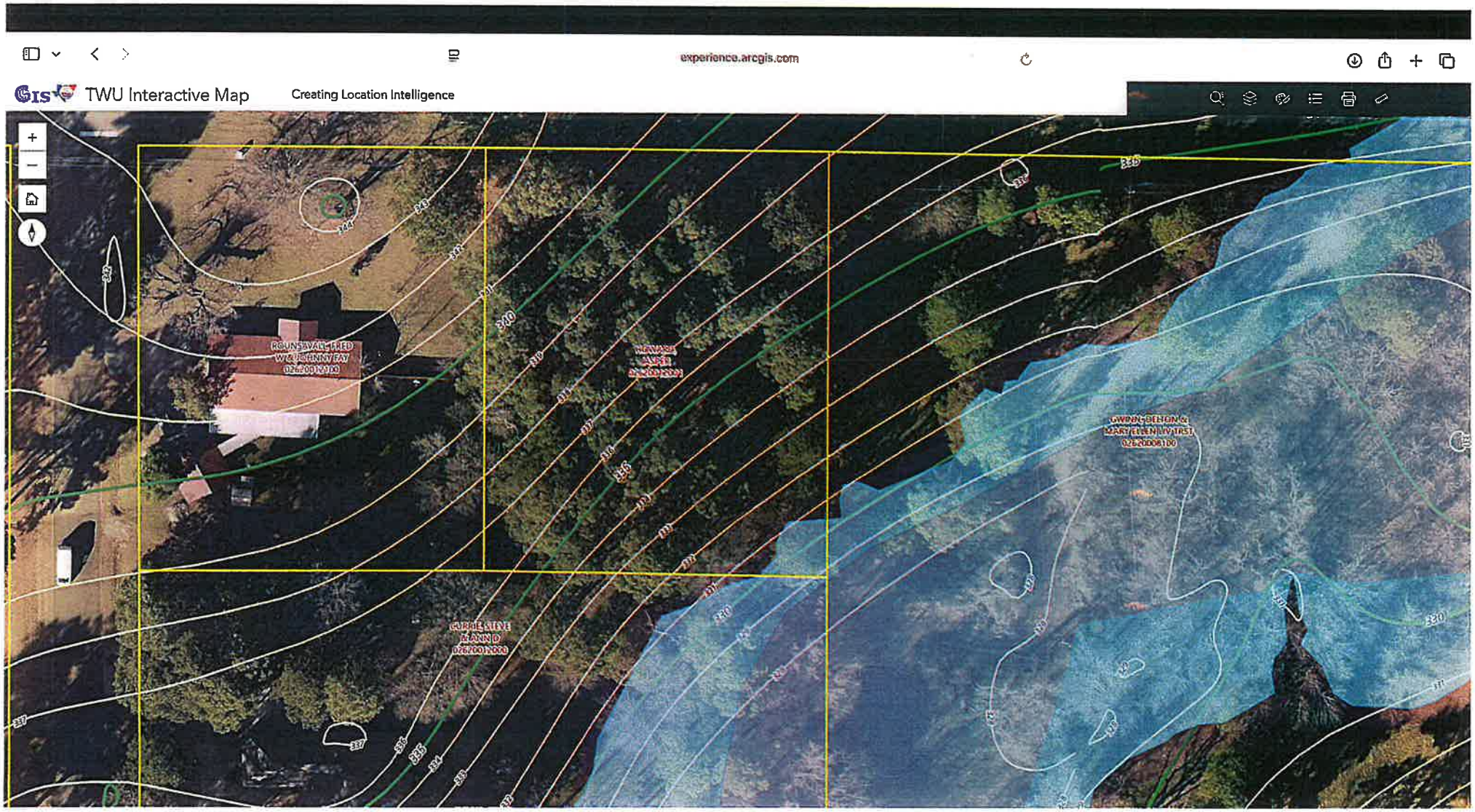
ROUNSAVALL, FRED
W & JOHNNY FAY
02620012100
HOWARD,
JASPER
02620012001
GWINN, DELTON
MARY ELLEN LIV T
02620008100
ROUNSAVALL, FRED
W & JOHNNY FAY
02620012100
HOWARD,
JASPER
02620012001
GWINN, DELTON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TWU Interactive Map
Creating Location Intelligence

1. Convert ½ acre to square feet

1 acre = 43,560 sq ft

$$\frac{43,560}{2} = 21,780 \text{ sq ft}$$

So the lot area is:
21,780 sq ft

2. Find the side length of the square lot

Area of a square:
$A = s^2$
Solve for side length:

$$s = \sqrt{21,780}$$
$$s \approx 147.6 \text{ ft}$$

So the lot is approximately:
147.6 ft × 147.6 ft

3. Determine average fill depth

The elevation difference is 12 ft from one corner to the other with an even slope.
Lowest corner = 0 ft
Highest corner = 12 ft
Average fill depth:

$$\frac{12 + 0}{2} = 6 \text{ ft}$$

Average fill = 6 ft

4. Calculate cubic feet of dirt needed

Volume formula:

$V = A \times h$

$$21,780 \times 6$$
$$= 130,680 \text{ cubic feet}$$

5. Convert cubic feet to cubic yards

1 cubic yard = 27 cubic feet

$$\frac{130,680}{27}$$
$$= 4,840 \text{ cubic yards}$$

So you need approximately:
4,840 cubic yards of dirt

6. Dump truck calculations

If trucks carry 10 cubic yards

$$\frac{4,840}{10} = 484$$

484 loads
If trucks carry 12 cubic yards

$$\frac{4,840}{12} = 403.3$$

= 404 loads
If trucks carry 15 cubic yards

$$\frac{4,840}{15} = 322.7$$

= 323 loads
If trucks carry 18 cubic yards

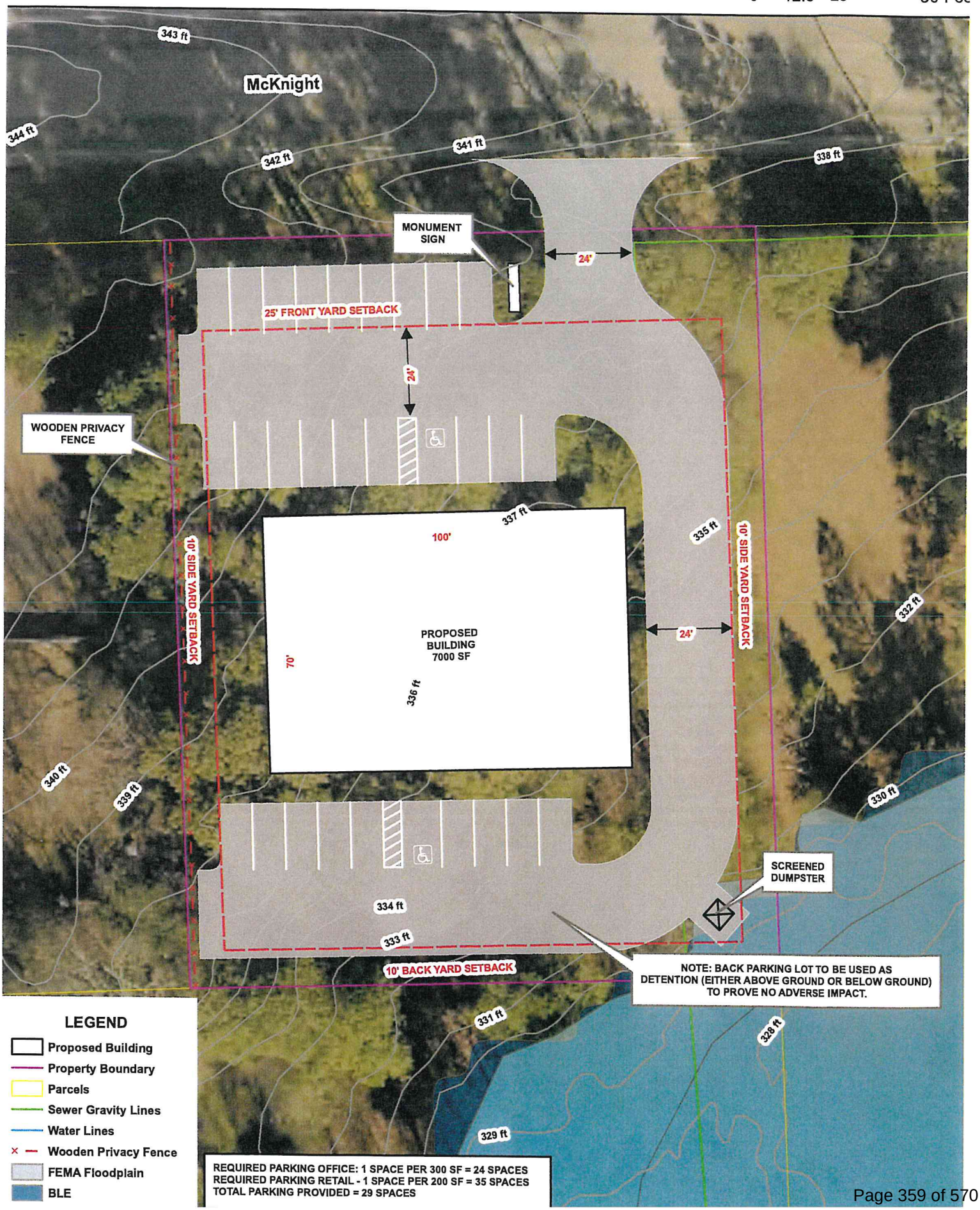
$$\frac{4,840}{18} = 268.9$$

= 269 loads

1. NO MATERIAL CHANGE
2. SPOT ZONING
3. DENIED 30 DAYS AGO
4. 150 ACRES OF UNDEVELOPED LAND CLOSE BY
5. NO TRANSITION AREA
6. 1/2 ACRE TOO SMALL – DIRECTLY ADJACENT
7. REPACKAGED PIG

MTG ENGINEERS & SURVEYORS

4901 MCKNIGHT ROAD
TEXARKANA, TEXAS



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.	☐	Promote a Thriving Community through Innovation
	☐	Provide a Safe & Welcoming Community through Leadership
	☒	Deliver Quality Services with Integrity
Provide Customer Focused Public Services.	☐	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.	☐	Maintain Fiscal Strength with Integrity
	☐	Maximize Accountability & Resource Utilization
	☐	Invest in Infrastructure & Transportation utilizing Innovation
Professional Development to support Mission & Vision.	☐	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:			
☒	Newspaper Notice (Required by Statute)	☒	Public Hearing (Required by Statute)
☐	Public Forum/Workshop Session	☐	Press Release (Through Marketing & Communications)
☐	Weekly & Monthly Email Distribution (Send to CM Office)	☐	Website Notice (Through Marketing & Communications)
☐	Social Media (LinkedIn, Facebook, etc.)	☐	Special Mailing
☐	Flyers Developed & Posted (Through Marketing & Communications)	☐	Banners Posted
☐	Survey	☐	Automated Phone Call
☐	None Required	☐	
Other:			

City of Texarkana, Texas

VIII.4

Briefing Sheet

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

Subject: Ordinance No. 2026-060 rezoning on an approximate 25.169-acre tract of land (being Tract 95), H.S. Janes HRS, A-306, located in the 1000 block of South Bishop (Ward 2) from Planned Development-Commercial to Planned Development-Industrial-1. Russell Huckaby, owner, and Zac Mowery, agent.

Briefing: 4/13/2026 **Public Hearing:** 5/11/2026 **Council Vote:** 5/11/2026

Item Schedule:

Brief once.

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Russell Huckaby, owner, and Zac Mowery, agent, to rezone on an approximate 25.169-acre tract of land (being Tract 95), H.S. Janes HRS, A-306, located in the 1000 block of South Bishop from Planned Development-Commercial to Planned Development-Industrial-1.

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

The adjacent zoning is Agriculture and Multiple Family-1 to the north, outside the city limits to the south, Industrial-1 to the west and I/369 to the east. The adjacent land use is a church to the north, vacant lots to the south, and west, and I/369 to the east.

Staff recommend for approval of this request.

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

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

Potential Options:

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.

Advisory Board/Committee Meeting Date and Minutes:

April 6, 2026

ORDINANCE NO. 2026-060

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 25.169-ACRE TRACT OF LAND (BEING TRACT 95), J.S. JANES HRS, A-306, LOCATED AT S BISHOP, SOUTH OF TERRY STREET, IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, FROM PLANNED DEVELOPMENT-COMMERCIAL TO PLANNED DEVELOPMENT-INDUSTRIAL-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 25.169-acre of land (being Tract 95), J.S. Janes HRS, A-306 (EXH 'A'), located at South Bishop, South of Terry Street,** in the City of Texarkana, Bowie County, Texas, from **Planned Development-Commercial to Planned Development-Industrial-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 Single Family-2 to Single Family-3 on an approximate 25.169-acre of land (being Tract 95), J.S. Janes HRS, A-306 (EXH 'A'), located at South Bishop, South of Terry Street** to the City Council of Texarkana, Texas; and

Whereas, after consideration of said application and the recommendation of the Planning and Zoning Commission, applicants agreed to amend the application from **Planned Development-Commercial to Planned Development-Industrial-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-Commercial to Planned Development-Industrial-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 25.169-acre of land (being Tract 95), J.S. Janes HRS, A-306 (EXH 'A'), located at South Bishop, South of Terry Street** in the City of Texarkana, Bowie County, Texas, from **Planned Development-Commercial to Planned Development-Industrial-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.

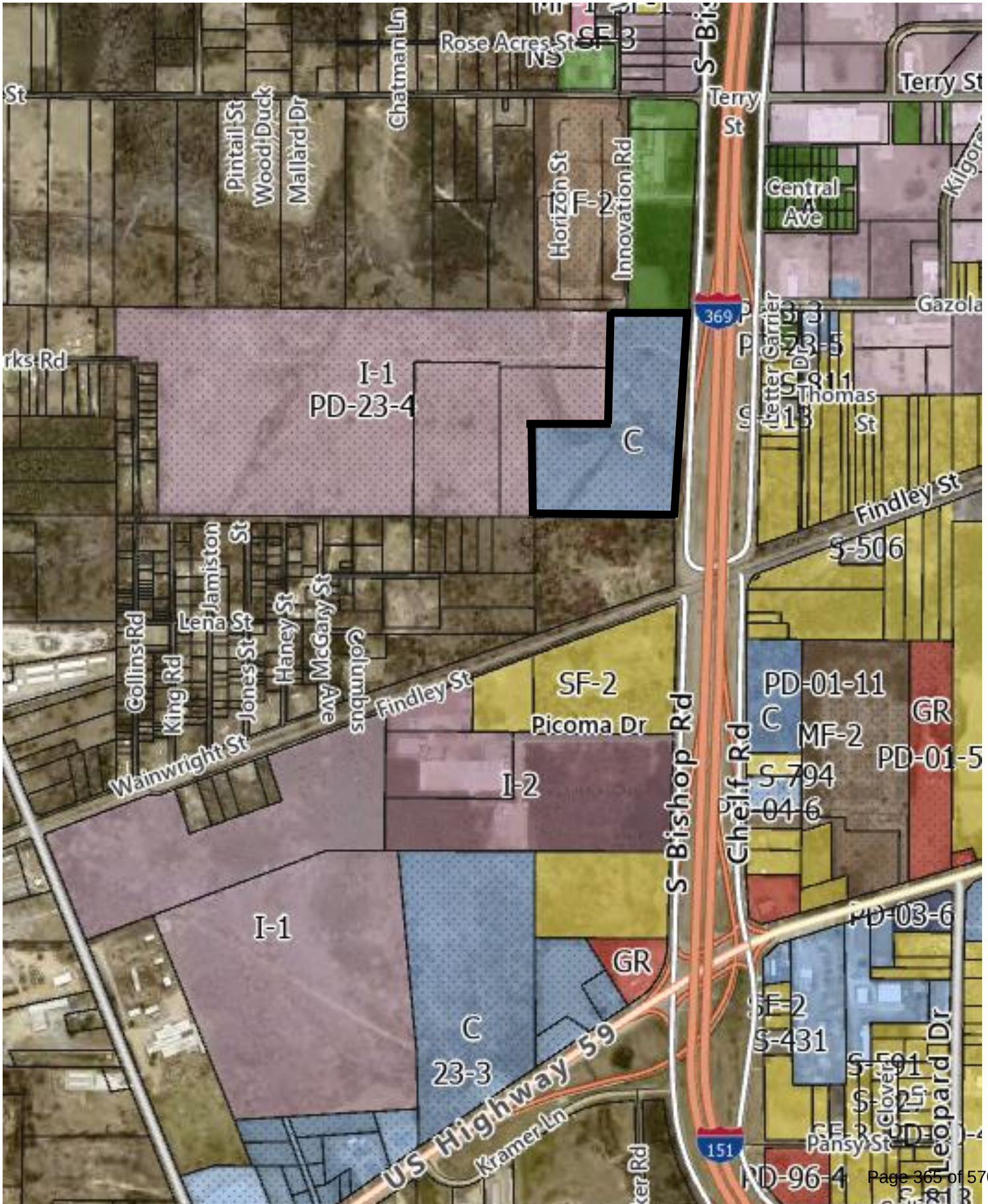
SECTION 4: This ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED in Regular Council Session on this the **11th day of May 2026.**

ATTEST:

_____	_____
JENNIFER EVANS, CITY SECRETARY	BOB BRUGGEMAN, MAYOR

South Bishop



South Bishop

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.	☐	Promote a Thriving Community through Innovation
	☐	Provide a Safe & Welcoming Community through Leadership
	☒	Deliver Quality Services with Integrity
Provide Customer Focused Public Services.	☐	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.	☐	Maintain Fiscal Strength with Integrity
	☐	Maximize Accountability & Resource Utilization
	☐	Invest in Infrastructure & Transportation utilizing Innovation
Professional Development to support Mission & Vision.	☐	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:			
☒	Newspaper Notice (Required by Statute)	☒	Public Hearing (Required by Statute)
☐	Public Forum/Workshop Session	☐	Press Release (Through Marketing & Communications)
☐	Weekly & Monthly Email Distribution (Send to CM Office)	☐	Website Notice (Through Marketing & Communications)
☐	Social Media (LinkedIn, Facebook, etc.)	☐	Special Mailing
☐	Flyers Developed & Posted (Through Marketing & Communications)	☐	Banners Posted
☐	Survey	☐	Automated Phone Call
☐	None Required	☐	
Other:			

City of Texarkana, Texas

VIII.5

Briefing Sheet

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

Subject: Ordinance No. 2026-061 amending to PD-23-4 for site plan approval on an approximate 25.169-acre tract of land (being Tract 95), H.S. Janes HRS, A-306, located in the 1000 block of South Bishop (Ward 2). Russell Huckaby, owner, and Zac Mowery, agent.

Briefing: 4/13/2026 **Public Hearing:** 5/11/2026 **Council Vote:** 5/11/2026

Item Schedule:

Brief once.

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Russell Huckaby, owner, and Zac Mowery, agent for site plan approval on an approximate 25.169-acre tract of land (being Tract 95), H.S. Janes HRS, A-306, located in the 1000 block of South Bishop. The current zoning is Planned Development-Commercial and Planned Development Industrial-1. The proposed use is the manufacturing of modular housing products.

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

The adjacent zoning is Planned Development-Multiple Family-2 and Agriculture to the north, outside the city limits to the south and west and I-369 to the east. The adjacent land use is vacant land to the north and church to the north, residential to the west, and south, and I-369 to the east.

The site plan consists of the following:

1. The construction of 81,800 square foot building.
2. The access driveway will be off South Bishop Road. Any changes to driveway will require TXDOT approval.
3. There will be 204 parking spaces including handicapped spaces. All parking spaces shall be at a minimum of 180 sq. ft. in size.
4. Screened dumpster location will be west of the delivery yard.

5. Any lighting should be downward facing and not reflect onto the residential properties and either side of this parcel.
6. There will be a 6’ by 8’ monument style sign. No CEVMS are allowed.
7. Screening will be required between nonresidential zoning and residential zoning.

8. There is no water or sewer service to this area. It will be the owner’s responsibility to extend services to the area.
9. The water and sewer mains and lift station shown on the site plan are not approved. More information is required for a Civil Review.
10. The proposed Force Main connects to a Lift Station that has not been designed at this time. The Utility will need to see this design prior to approving this Force Main.
11. There is a 33in raw water main on the property that crosses diagonally across the Southeast corner. It appears the proposed building and parking lot are on top of this main. The utility main would need to be relocated or the building relocated. No permanent structure can be placed over this raw water main. See attachments for more details. Please note: The location of the 33in raw water main shown on the maps is approximate. This main should be located by a surveyor and placed on the plan sheet.
12. The Utility reserves the right to request additional utility easements upon review of the plans.
13. The Utility has objections to the site plan location as shown.

14. A fire hydrant shall be located within 400 feet of the most remote portion of each commercial building. A fire lane is required. If the building is equipped with a fire sprinkler system, the Fire Department Connection (FDC) must be within 100 feet of the nearest hydrant.

15. The development must comply with all applicable codes and ordinances, including subdivision, drainage/stormwater, floodplain, and any other relevant requirements.
16. S. Bishop Road is maintained by TxDOT. The developer will need to coordinate with TxDOT regarding driveway locations and access.
17. A flood study will be required for this development. Any alterations to the existing channel or stream will also require permitting from FEMA and the U.S. Army Corps of Engineers.

18. Manufacturing parking: 1 space per 1,000 sq. ft. of floor area per ordinance – 81,800 sq. ft. will require 82 spaces and must be all weather surface (concrete or asphalt material).

19. If the R units are residential then 2 spaces per unit are required per ordinance – 112 units will require 224 spaces must be all weather surface (concrete or asphalt material). Please provide parking table calculations on the site plan (required versus provided). All required parking spaces must be an all-weather surface (concrete or asphalt material).

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 for approval of this request with stipulations.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

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

Advisory Board/Committee Meeting Date and Minutes:

April 6, 2026

ORDINANCE NO. 2026-061

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING PD-23-4(PD-I-1) FOR SITE PLAN APPROVAL ON AN APPROXIMATE 25.169-ACRE TRACT OF LAND (BEING TRACT 95), J.S. JANES HRS, A-306, LOCATED AT S BISHOP, SOUTH OF TERRY STREET, IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, CONTAINING A REPEALER CLAUSE; CONTAINING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS an application has been filed requesting the approval of a **site plan (EXH 'A') on an approximate 25.169-acre of land (being Tract 95), J.S. Janes HRS, A-306 (EXH 'B'), located at South Bishop, South of Terry Street** in the City of Texarkana, Bowie County, Texas; and

WHEREAS the subject property is zoned Planned Development-Industrial-1[PD-23-4(I-1)], and approval of the site plan **(Exhibit 'A')** would constitute an amendment to PD-23-4(I-1); and

WHEREAS the proposed use is consistent with the listed uses in the Land Development Code for the zoning classification of Planned Development-Industrial-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 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 25.169-acre of land (being Tract 95), J.S. Janes HRS, A-306 (EXH 'B'), located at South Bishop, South of Terry Street** in the City of Texarkana, Texas, Bowie County, Texas, is hereby approved and hereby amends PD-23-4(I-1).

SECTION 2: PD-23-4(I-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 81,800 square foot building.
2. The access driveway will be off South Bishop Road. Any changes to driveway will require TXDOT approval.
3. There will be 204 parking spaces including handicapped spaces. All parking spaces shall be at a minimum of 180 sq. ft. in size.
4. Screened dumpster location will be west of the delivery yard.
5. Any lighting should be downward facing and not reflect onto the residential properties and either side of this parcel.
6. There will be a 6' by 8' monument style sign. No CEVMS are allowed.
7. Screening will be required between nonresidential zoning and residential zoning.
8. There is no water or sewer service to this area. It will be the owner's responsibility to extend services to the area.
9. The water and sewer mains and lift station shown on the site plan are not approved. More information is required for a Civil Review.
10. The proposed Force Main connects to a Lift Station that has not been designed at this time. The Utility will need to see this design prior to approving this Force Main.
11. There is a 33in raw water main on the property that crosses diagonally across the Southeast corner. It appears the proposed building and parking lot are on top of this main. The utility main would need to be relocated or the building relocated. No permanent structure can be placed over this raw water main. See attachments for more details. Please note: The location of the 33in raw water main shown on the maps is approximate. This main should be located by a surveyor and placed on the plan sheet.
12. The Utility reserves the right to request additional utility easements upon review of the plans.
13. The Utility has objections to the site plan location as shown.
14. A fire hydrant shall be located within 400 feet of the most remote portion of each commercial building. A fire lane is required. If the building is equipped with a fire sprinkler system, the Fire Department Connection (FDC) must be within 100 feet of the nearest hydrant.
15. The development must comply with all applicable codes and ordinances, including subdivision, drainage/stormwater, floodplain, and any other relevant requirements.
16. S. Bishop Road is maintained by TxDOT. The developer will need to coordinate with TxDOT regarding driveway locations and access.
17. A flood study will be required for this development. Any alterations to the existing channel or stream will also require permitting from FEMA and the U.S. Army Corps of Engineers.
18. Manufacturing parking: 1 space per 1,000 sq. ft. of floor area per ordinance – 81,800 sq. ft. will require 82 spaces and must be all weather surface (concrete or asphalt material).
19. If the R units are residential then 2 spaces per unit are required per ordinance – 112 units will require 224 spaces must be all weather surface (concrete or asphalt material). Please provide parking table calculations on the site plan (required versus provided). All required parking spaces must be an all-weather surface (concrete or asphalt material).

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 **11th day of May 2026.**

ATTEST:

_____ _____

JENNIFER EVANS, CITY SECRETARY BOB BRUGGEMAN, MAYOR

LEGEND

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

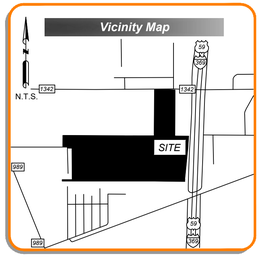
SITE DATA

TOTAL SITE AREA = Tract B - 25.19 AC
CURRENT ZONING C / REQUESTED ZONING - I1
PARKING PROVIDED = 204
BUILDING HEIGHT = 60'
BUILDING MATERIALS = METAL, GLASS, CONCRETE

MANUFACTURING PLANT AREA - 66,800 SF
PARKING PROVIDED - 123 SPACES

BUILDING R LOTS
BUILDING COUNT - 8
UNIT COUNT - 112
PARKING PROVIDED - 168 SPACES

Amendment to PD-23-4
2026-061 EXH 'A'



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

EXTEND WATER LINE FROM PREVIOUS PHASE
NEW FORCE MAIN, CONNECT TO LIFT STATION IN PREVIOUS PHASE
ACCESSORY STORAGE BUILDING IN PREVIOUS PHASE
LIFT STATION
50' U.E.
50'
N 87°49'48" E 447.08'
1/2" Rebar w/ Cap "10324"E 0.26' From Corner (Held For Alignment)
1/2" Rebar Bears N87°49'48"E 0.30' From Corner (Held For Alignment)
176
BUILDING R LOTS
BUILDING R LOTS
DMH
Rim: 299.94
36" RCP N: 296.21
36" RCP S: 296.21
SOUTH BISHOP ROAD
26' Asphalt
118'-7 1/2"
25'-0"
24'-0"
25'-0"
50'-0"
GRAVITY FLOW SEWER LINE
NEW FORCE MAIN, CONNECT TO LIFT STATION IN PREVIOUS PHASE
LIFT STATION
HYDRANT
WATER LINE
DMH
Rim: 298.35
36" RCP N: 295.32
36" RCP S: 295.32
20'-0"
10'-0"
20'-0"
70'-7 1/4"
20'-0"
20'-0"
DMH
Rim: 297.97
36" RCP N: 294.57
36" RCP S: 294.57
Submerged Pipes Unable to Locate
10' Dirt Road
EMPLOYEE PARKING LOT - 97 SPACES
MATERIAL DELIVERY DOCKS
MANUFACTURING PLANT
26
DMH
Rim: 297.99
36" RCP N: 294.31
36" RCP S: 294.31
247'-5"
36" CMP FL: 289.59
18" RCP FL: 289.09
36" CMP FL: 289.33
36" CMP FL: 289.32
36" CMP FL: 291.09
36" CMP FL: 289.91
36" CMP FL: 289.77
DMH
Rim: 298.30
36" RCP N: 293.80
36" RCP S: 293.80
20'-0"
20'-0"
INTERSTATE 369
Variable Width Asphalt
20'-0"
20'-0"
DMH
Rim: 298.65
36" RCP N: 293.37
36" RCP S: 293.37
179'-1/2"
Drainage Channel
MODULAR UNIT SHIPPING YARD
Tract 5
Total Area:
479458.76 Sq. Feet ±
11.01 Acres ±
10'-0"
20'-0"
40'
40'
50'-0"
EXISTING WATER MAIN
EXISTING GAS MAIN
50' A.E.
Drainage Channel
TRACT 6: +/- 25.19 AC

REV.	DATE	DESCRIPTION	BY

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

SITE PLAN REVIEW

N
W E
S
60 30 0 60

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

C1

TRACT ONE:
ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN BOWIE COUNTY, TEXAS, ABOUT THREE MILES SOUTHWEST OF TEXARKANA, TEXAS OUT OF THE H.S. JANES HEADRIGHT SURVEY, A-306 AND OUT OF A 50 ACRE TRACT OWNED BY J.S. HUGHES; SAME BEING BLOCK NUMBERED FOUR (4) OF THE SAID H.S. JANES SUBDIVISION, A DESCRIPTION OF WHICH IS RECORDED IN VOLUME 157, PAGE 419, BOWIE COUNTY, DEED RECORDS AND BEING DESCRIBED AS FOLLOWS, TO-WIT:
BEGINNING 212.5 VARAS WEST FROM THE NE CORNER IN THE NORTH BOUNDARY LINE OF THE ABOVE MENTIONED BLOCK NUMBERED FOUR (4);
THENCE: SOUTH 531.2 VARAS TO THE SOUTH BOUNDARY LINE OF BLOCK NUMBERED FOUR (4), A STAKE;
THENCE: WEST, WITH SAID SOUTH BOUNDARY LINE, 159.4 VARAS TO A STAKE;
THENCE: NORTH 531.2 VARAS, TO A STAKE IN THE NORTH BOUNDARY LINE OF BLOCK NUMBERED FOUR (4);
THENCE: EAST, 159.4 VARAS TO THE PLACE OF BEGINNING, CONTAINING FIFTEEN (15) ACRES OF LAND, MORE OR LESS.

IT BEING THE INTENTION TO CONVEY ONLY THE WEST ONE-HALF, OR 7-1/2 ACRES, OF THE ABOVE DESCRIBED 15 ACRE TRACT

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

TRACT THREE:
ALL THAT CERTAIN 15.23 ACRE TRACT OF LAND IN THE H.S. JANES HEADRIGHT SURVEY, A-306, BOWIE COUNTY, TEXAS, BEING ALL OF A CALLED 14.997 ACRE TRACT DESCRIBED IN VOLUME 493, PAGE 623, BOWIE COUNTY DEED RECORDS; SAID 15.23 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT A 1/2" REBAR WITH CAP SET ON THE SOUTH SIDE OF TERRY STREET, THE NORTH LINE OF THE SAID JANES SURVEY AND THE SOUTH LINE OF THE NANCY DYCUS SURVEY, ABSTRACT 145, FOR THE NORTHEAST CORNER OF THE VERGIE B. STAFFORD CALLED 10.00 ACRE TRACT AND THE NORTHWEST CORNER OF THIS TRACT;
THENCE: N 89° 46' 16" E, (BEARINGS BASED ON TRUE NORTH MERIDIAN DERIVED VIA SOLAR OBSERVATIONS) ALONG THE SOUTH SIDE OF TERRY STREET, THE NORTH LINE OF THE SAID JANES SURVEY AND THE SOUTH LINE OF THE SAID DYCUS SURVEY, 442.78 FEET (DEED CALL) TO A 1/2" REBAR WITH CAP SET FOR THE NORTHWEST CORNER OF THE M.L. MAYO CALLED 15.00 ACRE TRACT AND THE NORTHEAST CORNER OF THIS TRACT;
THENCE: S 00° 18' 45" W, ALONG THE WEST LINE OF THE SAID CALLED 15.00 ACRE TRACT, 1499.99 FEET TO A 1/2" REBAR WITH CAP SET ON THE NORTH LINE OF A CALLED 106.519 ACRE TRACT DESCRIBED AS TRACT TWENTY-FOUR IN VOLUME 635, PAGE 113 FOR THE SOUTHWEST CORNER OF THE SAID CALLED 15.00 ACRE TRACT AND THE SOUTHEAST CORNER OF THIS TRACT;
THENCE: N 89° 47' 52" W, ALONG THE NORTH LINE OF THE SAID CALLED 106.519 ACRE TRACT, 442.78 FEET (DEED CALL) TO A 1/2" REBAR WITH CAP SET FOR THE SOUTHEAST CORNER OF THE SAID CALLED 10.00 ACRE TRACT AND THE SOUTHWEST CORNER OF THIS TRACT;
THENCE: N 00° 18' 47" E, ALONG THE EAST LINE OF THE SAID CALLED 10.00 ACRE TRACT, 1496.66 FEET, TO THE PLACE OF BEGINNING, CONTAINING 15.23 ACRES OF LAND, MORE OR LESS.

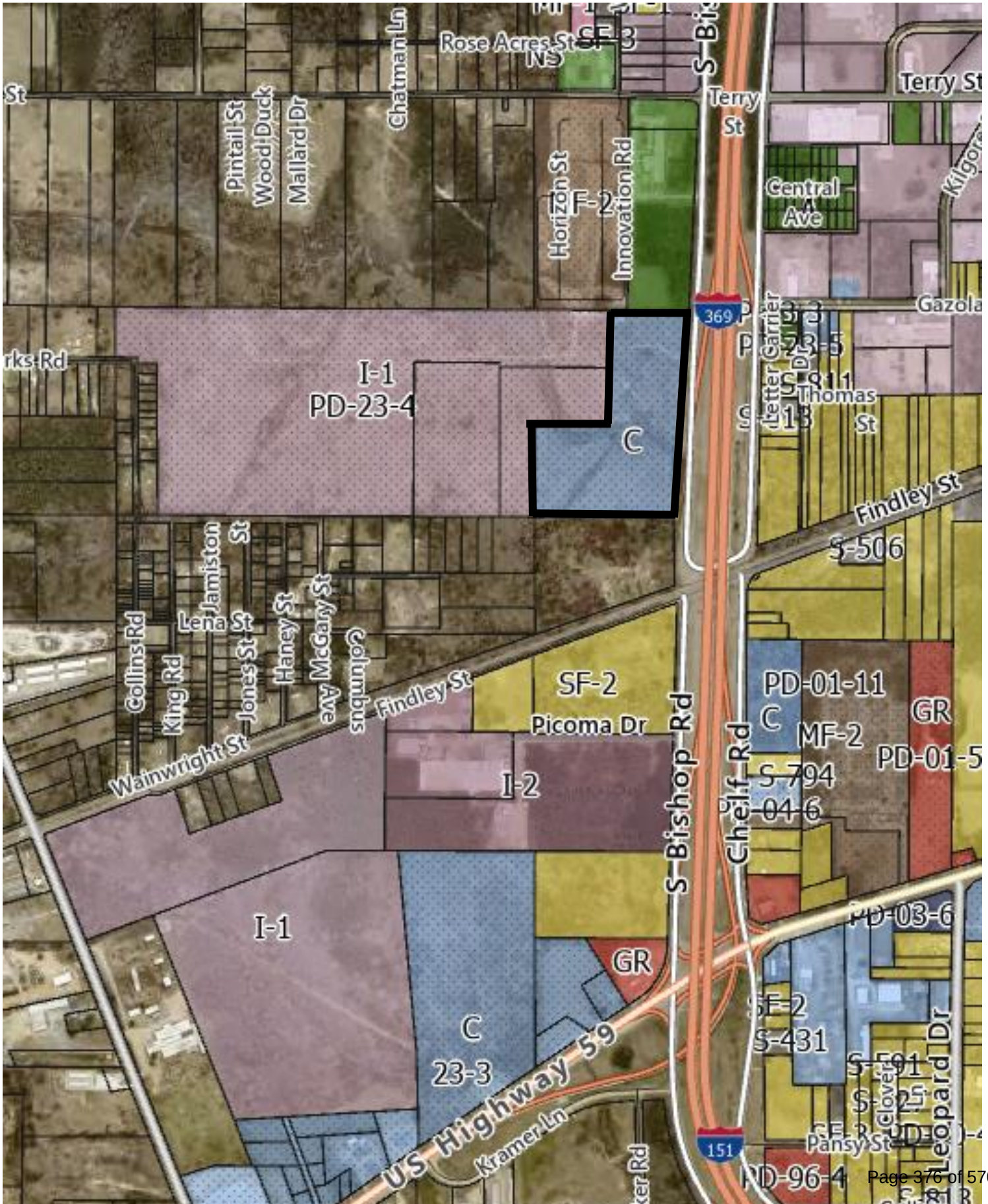
TRACT THREE:
ALL THAT CERTAIN 15.23 ACRE TRACT OF LAND IN THE H.S. JANES HEADRIGHT SURVEY, A-306, BOWIE COUNTY, TEXAS, BEING ALL OF A CALLED 14.997 ACRE TRACT DESCRIBED IN VOLUME 493, PAGE 623, BOWIE COUNTY DEED RECORDS; SAID 15.23 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT A 1/2" REBAR WITH CAP SET ON THE SOUTH SIDE OF TERRY STREET, THE NORTH LINE OF THE SAID JANES SURVEY AND THE SOUTH LINE OF THE NANCY DYCUS SURVEY, ABSTRACT 145, FOR THE NORTHEAST CORNER OF THE VERGIE B. STAFFORD CALLED 10.00 ACRE TRACT AND THE NORTHWEST CORNER OF THIS TRACT;
THENCE: N 89° 46' 16" E, (BEARINGS BASED ON TRUE NORTH MERIDIAN DERIVED VIA SOLAR OBSERVATIONS) ALONG THE SOUTH SIDE OF TERRY STREET, THE NORTH LINE OF THE SAID JANES SURVEY AND THE SOUTH LINE OF THE SAID DYCUS SURVEY, 442.78 FEET (DEED CALL) TO A 1/2" REBAR WITH CAP SET FOR THE NORTHWEST CORNER OF THE M.L. MAYO CALLED 15.00 ACRE TRACT AND THE NORTHEAST CORNER OF THIS TRACT;
THENCE: S 00° 18' 45" W, ALONG THE WEST LINE OF THE SAID CALLED 15.00 ACRE TRACT, 1499.99 FEET TO A 1/2" REBAR WITH CAP SET ON THE NORTH LINE OF A CALLED 106.519 ACRE TRACT DESCRIBED AS TRACT TWENTY-FOUR IN VOLUME 635, PAGE 113 FOR THE SOUTHWEST CORNER OF THE SAID CALLED 15.00 ACRE TRACT AND THE SOUTHEAST CORNER OF THIS TRACT;
THENCE: N 89° 47' 52" W, ALONG THE NORTH LINE OF THE SAID CALLED 106.519 ACRE TRACT, 442.78 FEET (DEED CALL) TO A 1/2" REBAR WITH CAP SET FOR THE SOUTHEAST CORNER OF THE SAID CALLED 10.00 ACRE TRACT AND THE SOUTHWEST CORNER OF THIS TRACT;
THENCE: N 00° 18' 47" E, ALONG THE EAST LINE OF THE SAID CALLED 10.00 ACRE TRACT, 1496.66 FEET, TO THE PLACE OF BEGINNING, CONTAINING 15.23 ACRES OF LAND, MORE OR LESS.

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

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

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

South Bishop



South Bishop

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.	☐	Promote a Thriving Community through Innovation
	☐	Provide a Safe & Welcoming Community through Leadership
	☒	Deliver Quality Services with Integrity
Provide Customer Focused Public Services.	☐	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.	☐	Maintain Fiscal Strength with Integrity
	☐	Maximize Accountability & Resource Utilization
	☐	Invest in Infrastructure & Transportation utilizing Innovation
Professional Development to support Mission & Vision.	☐	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:			
☒	Newspaper Notice (Required by Statute)	☒	Public Hearing (Required by Statute)
☐	Public Forum/Workshop Session	☐	Press Release (Through Marketing & Communications)
☐	Weekly & Monthly Email Distribution (Send to CM Office)	☐	Website Notice (Through Marketing & Communications)
☐	Social Media (LinkedIn, Facebook, etc.)	☐	Special Mailing
☐	Flyers Developed & Posted (Through Marketing & Communications)	☐	Banners Posted
☐	Survey	☐	Automated Phone Call
☐	None Required	☐	
Other:			

City of Texarkana, Texas

VIII.6

Briefing Sheet

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

Subject: Ordinance No. 2026-062 amending to PD-15-9 for site plan approval on an approximate 1.2-acre tract of land (being Tract 66A), George Brinlee HRS, A-18, located at 4323 McKnight Road (Ward 4). Torin Marracino, owner, and Joe Crews, agent.

Briefing: 4/13/2026 **Public Hearing:** 5/11/2026 **Council Vote:** 5/11/2026

Item Schedule:

Brief once.

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is an amended request by Torin Marracino, owner, and Joe Crews, agent, for site plan approval on an approximate 1.2-acre tract of land (being Tract 66A), George Brinlee HRS, A-18, located at 4323 McKnight Road. The current zoning is Planned Development-General Retail.

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

The adjacent zoning is Planned Development-General Retail to the north, south, and west, Office to the east. The adjacent land use is vacant land to the north, south, west, and an office to the east.

The site plan consists of the following:

1. The construction of a 4,354 sq ft building.
2. The access driveway will be off McKnight Road and Pavilion Parkway.
3. McKnight driveway/ROW permits must be submitted to TxDOT for approval.
4. There will be 31 parking spaces including 2 handicapped spaces. Parking spaces shall be a minimum of 180 sq. ft. in size.
5. A 6’ by 8’ monument style sign. No CEVMS are allowed.
6. Screened dumpster site in the northeast corner.

7. The development must comply with all applicable codes and ordinances, including

subdivision, drainage/stormwater, floodplain, and any other relevant requirements. Property will need to be platted prior to CO.

8. McKnight Road is maintained by TxDOT. The developer will need to coordinate with TxDOT regarding driveway locations and permitting along this road.
9. Full set of civil design plans will be required for building permit review.

10. There is a 12 in water main along McKnight Road and on the North Side of roadway.
11. There is an 8in water main along Pavilion Parkway on the East Side of the roadway.
12. There is an 8in sewer main located along Pavilion Parkway on the West side of the roadway.
13. There is an 8in sewer located near the Northeast corner of the property. This sewer terminates on the adjacent property. If the customer decided to connect to this sewer, the sewer main would have to be extended by the customer. An easement would be required from the adjacent property owner. A set of Civil Engineering drawings signed and sealed by a Professional Engineer would be required.
14. The Utility reserves the right to request additional utility easements upon review of the plans.
15. The Utility has no objections to the site plan location.

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 recommends approval of this request with stipulations.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

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

Advisory Board/Committee Meeting Date and Minutes:

April 6, 2026

ORDINANCE NO. 2026-062

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING PD-15-9(GR) FOR SITE PLAN APPROVAL ON AN APPROXIMATE 1.2-ACRE TRACT OF LAND (BEING TRACT 66A), GEORGE BRINLEE HRS, A-18, LOCATED AT 4323 MCKNIGHT 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 1.2-acre tract of land (being Tract 66A), George Brinlee HRS, A-18, located at 4323 McKnight Road** in the City of Texarkana, Bowie County, Texas; and

WHEREAS the subject property is zoned Planned Development-General Retail [PD-15-9(GR)], and approval of the site plan **(Exhibit 'A')** would constitute an amendment to PD-15-9(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 1.2-acre tract of land (being Tract 66A), George Brinlee HRS, A-18, located at 4323 McKnight Road** in the City of Texarkana, Texas, Bowie County, Texas, is hereby approved and hereby amends PD-15-9(GR).

SECTION 2: PD-15-9(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 4,354 sq ft building.
2. The access driveway will be off McKnight Road and Pavilion Parkway.
3. McKnight driveway/ROW permits must be submitted to TxDOT for approval.
4. There will be 31 parking spaces including 2 handicapped spaces. Parking spaces shall be a minimum of 180 sq. ft. in size.
5. A 6' by 8' monument style sign. No CEVMS are allowed.
6. Screened dumpster site in the northeast corner.
7. The development must comply with all applicable codes and ordinances, including subdivision, drainage/stormwater, floodplain, and any other relevant requirements. Property will need to be platted prior to CO.
8. McKnight Road is maintained by TxDOT. The developer will need to coordinate with TxDOT regarding driveway locations and permitting along this road.
9. Full set of civil design plans will be required for building permit review.
10. There is a 12 in water main along McKnight Road and on the North Side of roadway.
11. There is an 8in water main along Pavilion Parkway on the East Side of the roadway.
12. There is an 8in sewer main located along Pavilion Parkway on the West side of the roadway.
13. There is an 8in sewer located near the Northeast corner of the property. This sewer terminates on the adjacent property. If the customer decided to connect to this sewer, the sewer main would have to be extended by the customer. An easement would be required from the adjacent property owner. A set of Civil Engineering drawings signed and sealed by a Professional Engineer would be required.
14. The Utility reserves the right to request additional utility easements upon review of the plans.
15. The Utility has no objections to the site plan location.

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

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

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

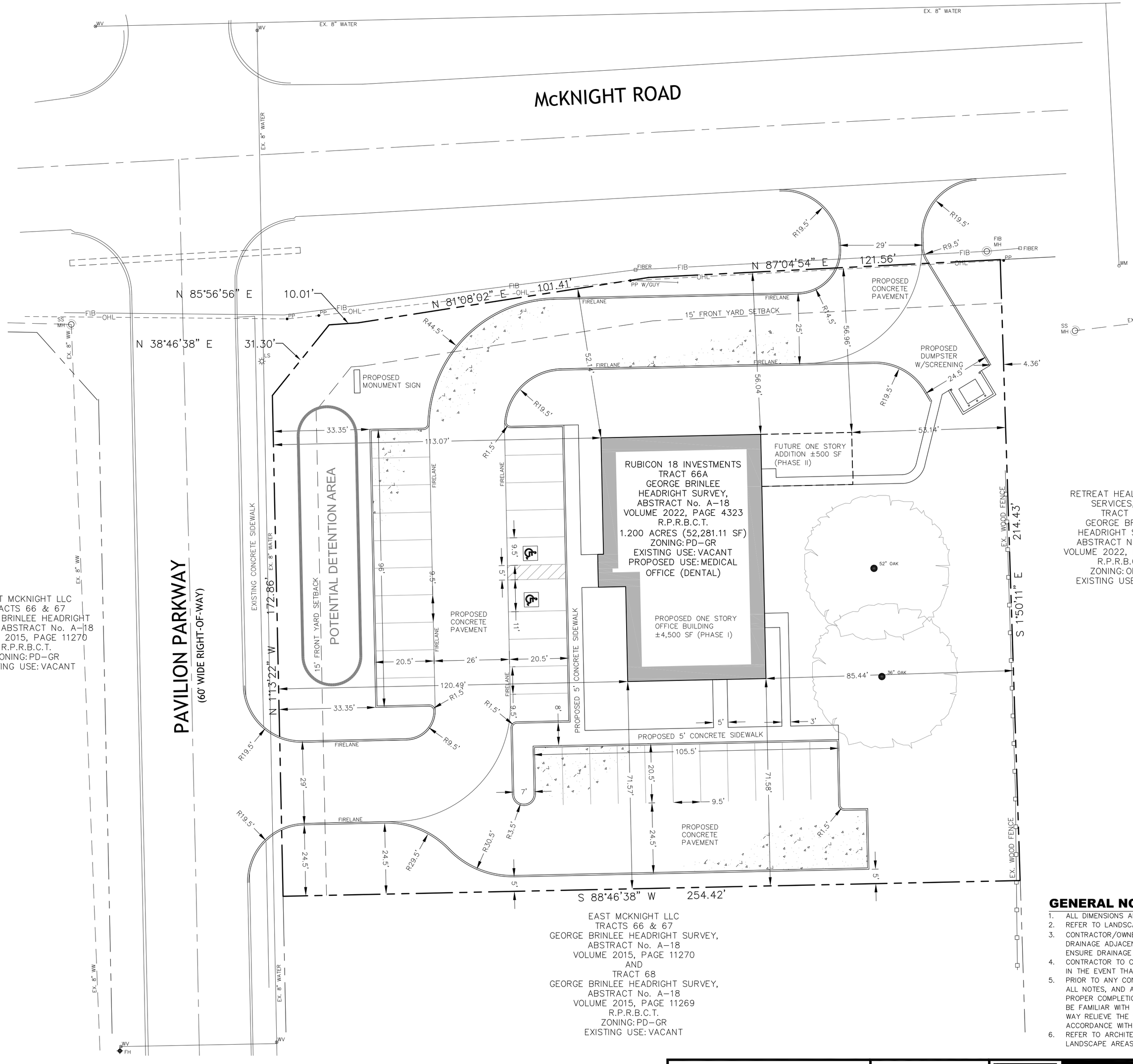
PASSED AND APPROVED in Regular Council Session on this the **11th day of May 2026.**

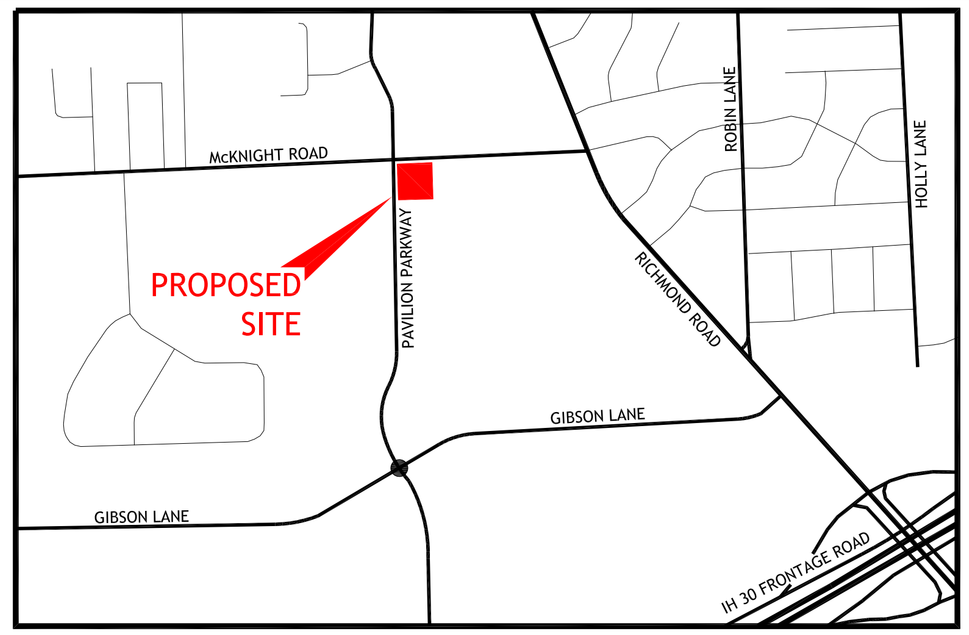
ATTEST:

_____ _____

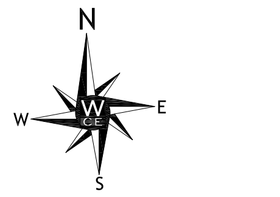
JENNIFER EVANS, CITY SECRETARY BOB BRUGGEMAN, MAYOR

Amendment to PD-15-9
2026-062 EXH 'A'





SITE VICINITY MAP (NOT TO SCALE)



0 10 20 40 60

22"X34" – 1"=20'
11"X17" – 1"=40'

LEGEND

B	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
FH	FIRE HYDRANT
CO	CLEANOUT
MH	MANHOLE
GM	GAS METER
TSC	TRAFFIC SIGNAL CONTROL
TSP	TRAFFIC SIGNAL POLE
TELE	TELEPHONE BOX
FIBER	FIBER BOX
TV	TV BOX
FP	FLAG POLE
GV	GAS VALVE
	GREASE TRAPS
	PROPERTY LINE
OHL	O.H. POWER LINES/PHONE
FIB	U/G FIBER LINES
W	U/G WATER LINE
WW	U/G WASTEWATER LINE
G	U/G GAS LINE
	FENCE

GENERAL NOTES

1. ALL DIMENSIONS ARE FROM BACK-OF-CURB TO BACK-OF-CURB UNLESS OTHERWISE NOTED.
2. REFER TO LANDSCAPE SPECIFICATION FOR SEEDING AND SODDING REQUIREMENTS.
3. CONTRACTOR/OWNER TO ENSURE THAT SITE LANDSCAPING DOES NOT TRAP STORMWATER DRAINAGE ADJACENT TO THE BUILDING. CONTRACTOR TO INSTALL DRAINAGE AS NEEDED TO ENSURE DRAINAGE OF WATER FROM LANDSCAPE AREAS AND ADJACENT TO THE BUILDING.
4. CONTRACTOR TO CONFIRM LOCATION AND FLOWLINE OF ALL UTILITIES PRIOR TO CONSTRUCTION. IN THE EVENT THAT A CONFLICT OR DISCREPANCY EXISTS, CONTRACTOR TO CONTACT ENGINEER.
5. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL BE FAMILIAR WITH THE PLANS INCLUDING ALL NOTES, AND ANY OTHER APPLICABLE STANDARD AND SPECIFICATIONS RELEVANT TO THE PROPER COMPLETION OF THE WORK SPECIFIED. FAILURE ON THE PART OF THE CONTRACTOR TO BE FAMILIAR WITH ALL STANDARDS AND SPECIFICATION PERTAINING TO THIS WORK SHALL IN NO WAY RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF PERFORMING THE WORK IN ACCORDANCE WITH ALL SUCH APPLICABLE STANDARDS AND SPECIFICATIONS.
6. REFER TO ARCHITECTURAL SITE PLANS FOR DETAILED DESIGN OF BUILDING, SIDEWALKS AND LANDSCAPE AREAS.

SITE DATA SUMMARY TABLE
PLEASANT GROVE FAMILY DENTISTRY
TRACT 66A, GEORGE BRINLEE HEADRIGHT SURVEY, ABSTRACT No. A-18

LOT SIZE:	1.200 ACRES (52,281.11 SF)
EXISTING ZONING:	PLANNED DEVELOPMENT GENERAL RETAIL (PD-GR)
PROPOSED ZONING:	PLANNED DEVELOPMENT GENERAL RETAIL (PD-GR)
EXISTING USE:	VACANT
PROPOSED USE:	MEDICAL OFFICE – DENTAL
PROPOSED BUILDING:	ONE-STORY HEIGHT
PHASE I	±4,500 SF
PHASE II	±500 SF EXPANSION
PARKING REQUIRED:	15 SPACES
PROPOSED 4,500 SF BUILDING PARKED @ 1 SPACE PER 300 SF (PHASE I)	
FUTURE ±500 SF EXPANSION PARKED @ 1 SPACE PER 300 SF (PHASE II)	2 SPACES
PARKING PROVIDED:	31 SPACES
FLOOR AREA RATIO/LOT COVERAGE: (PHASE I/PHASE II)	11.6:1 (8.6%) / 10.5:1 (9.6%)

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF JEFFERY D. WHITTEN, P.E. 84039 ON 03/16/2026. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

PRELIMINARY
FOR INTERIM REVIEW ONLY
NOT TO BE USED FOR CONSTRUCTION OR BIDDING PURPOSES.
Engineer: JEFFERY D. WHITTEN, P.E.
P.E. No. 84039
Date: 03/16/2026

WCE WHITTEN CIVIL ENGINEERING, INC.
6500 Summerhill Road, Suite 200 903.908.4415
Texarkana, Texas 75503 www.whittence.com
Texas Board of Professional Engineers Certificate No. F-10717

DRAWN: JDW | DESIGN: JDW | DATE: 03/16/2026 | SCALE: 1"=20' | WCE #:

DEVELOPMENT SITE PLAN

PROPOSED 5,000 SF MEDICAL OFFICE
PLEASANT GROVE FAMILY DENTISTRY
SEC McKNIGHT ROAD & PAVILION PARKWAY
CITY OF TEXARKANA, TEXAS

SHEET NO: C-1

DWG NO:

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER. 2229028 MJ

Warranty Deed with Vendor's Lien

Date: April 8, 2022

Grantor: EAST McKNIGHT, LLC, a Texas limited liability company

Grantor's Mailing Address:

EAST McKNIGHT, LLC
5940 Summerhill Road
Texarkana, TX 75503
Bowie County

Grantee: RUBICON 18 INVESTMENTS, LLC, a Texas limited liability company

Grantee's Mailing Address:

RUBICON 18 INVESTMENTS, LLC
4330 McKnight RD
Texarkana, TX 75503
Bowie County

Consideration:

Cash and a note of even date executed by Grantee and referred to as the first-lien note and payable to the order of STATE BANK OF DEKALB in the principal amount of THREE HUNDRED THOUSAND AND NO/100 DOLLARS ($300,000.00). The first-lien note is secured by the first and superior vendor's lien against, and superior title to, the Property retained in this deed in favor of STATE BANK OF DEKALB and is also secured by a first-lien deed of trust of even date from Grantee to Joe Nichols trustee.

Property (including any improvements):

All that certain lot, tract or parcel of land lying and situated in the GEORGE BRINLEE HEADRIGHT SURVEY, Abstract 18, Bowie County, Texas, being a portion of that certain tract of land described as Tract Two, with 1.3 acres in the deed from Kellie Joanne McDonald to East McKnight, LLC, dated September 30, 2015, recorded in Document No. 2015-11270 of the Real Property Records, Bowie County, Texas; also being a portion of that certain tract of land described as 9.24 acres in the deed from Meloney Diane Oliver Graham, et al to East McKnight, LLC, dated September 30, 2015, recorded in Document No. 2015-11269 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 (control monument) found for a corner, lying in the South right-of-way line of an asphalt road designated as McKnight Road, lying in the North line of the said 9.24 acre tract and the Northwest corner of that certain tract of land described as 0.998 acres in the deed from Amy E. Doyle to Mt. Kirby Investments, LLC, dated August 12, 2015, recorded in Document No. 2015-8877 of the Real Property Records, Bowie County, Texas;

THENCE: South 01 degrees 50 minutes 11 seconds East, a distance of 214.43 feet along the West line of the said 0.998 acre tract, to a 1/2 inch steel rod capped MTG 101011-00 set for a corner; said corner bears South 01 degrees 50 minutes 11 seconds East, a distance of 67.05 feet to a 5/8 inch rod (control monument) found for the Southwest corner of the said 0.998 acre tract;

THENCE: South 88 degrees 46 minutes 38 seconds West, a distance of 254.42 feet, across the said 9.24 acre tract and the 1.3 acre tract, to a 1/2 inch steel rod capped MTG 101011-00 set for a corner, lying in the East right-of-way line of a concrete street designated as Pavilion Parkway;

THENCE: North 01 degrees 13 minutes 22 seconds West, a distance of 172.86 feet along the East right-of-way line of said Pavilion Parkway, to a 1/2 inch steel rod capped MTG 101011-00, set for a corner at an angle point;

THENCE: North 38 degrees 46 minutes 38 seconds East, a distance of 31.30 feet, along the East right-of-way line of the said Pavilion Parkway, to a 1/2 inch steel rod capped MTG 101011-00 set for a corner lying in the East right-of-way line of the said Pavilion Parkway;

THENCE: North 85 degrees 56 minutes 56 seconds East, a distance of 10.01 feet, along the South right-of-way line of the said McKnight Road, to a TxDot Type I right-of-way monument found for a corner at an angle point;

THENCE: North 81 degrees 08 minutes 02 seconds East, a distance of 101.41 feet along the South right-of-way line of the said McKnight Road, to a TxDot Type II right-of-way monument found for a corner at an angle point;

THENCE: North 87 degrees 04 minutes 54 seconds East, a distance of 121.56 feet along the South right-of-way line of the said McKnight Road, to the POINT OF BEGINNING and containing 1.200 acres of land.

Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty:

Right of Way Easement dated October 18, 1965 in favor of General Telephone Company of the Southwest, recorded in Volume 460, Page 330, Deed Records of Bowie County, Texas.

Any and all matters as disclosed by the examination of a survey prepared by Jeffrey A. Wood, RPLS Texas No. 6220, dated February 11, 2022, including but not limited to: (a) an electrical power line along the Northerly & Northeasterly portions of the subject property.

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests, and water interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; and Grantee assumes real estate taxes for 2022 and subsequent years, subject to proration for the current year of closing, but not for subsequent assessments for a change in land usage or ownership, or both, by Grantor prior to the date of closing, the payment of which Grantor assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

STATE BANK OF DEKALB at Grantee's request, has paid in cash to Grantors that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of STATE BANK OF DEKALB are transferred to STATE BANK OF DEKALB without recourse against Grantors.

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

When the context requires, singular nouns and pronouns include the plural.

East McKnight LLC, a Texas limited liability company

BY: Gibson Heights LLC, a Texas limited liability company, its Member

BY: Pruett Realty, LLC and IDOC Properties LLC, its Member

BY: WILLIAM C. PRUETT, Authorized Signer

STATE OF TEXAS }

COUNTY OF BOWIE }

Before me, a Notary Public, on this day personally appeared WILLIAM C. PRUETT, known to me, or proved to me through (description of identity card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the Member of Pruett Realty, LLC and IDOC Properties LLC, its Member, and Gibson Heights LLC, a Texas limited liability company, its Member in its capacity as Authorized Signer of East McKnight LLC, a Texas limited liability company, for the purposes and consideration therein expressed.

Given under my hand and seal of office this 8 day of ~~March,~~ April 2022.

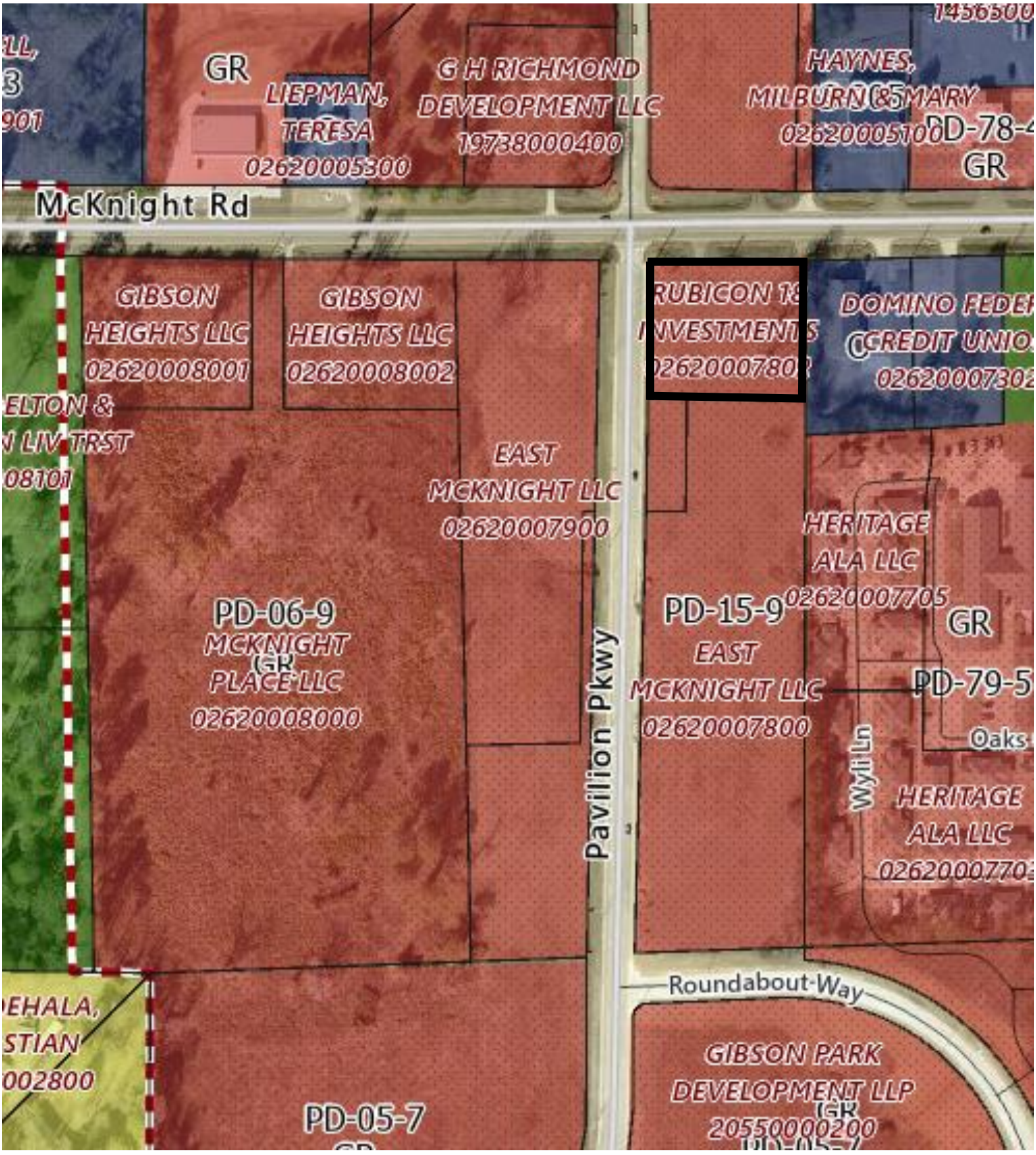
MELODY L. [illegible]
NOTARY PUBLIC
STATE OF TEXAS
ID # [illegible]
EXP. 10-06-2022

Notary Public, State of Texas
My commission expires: _____

PREPARED IN THE OFFICE OF:
LANGDON ✯ DAVIS
Attorneys at Law
625 Sam Houston
New Boston, TX 75570

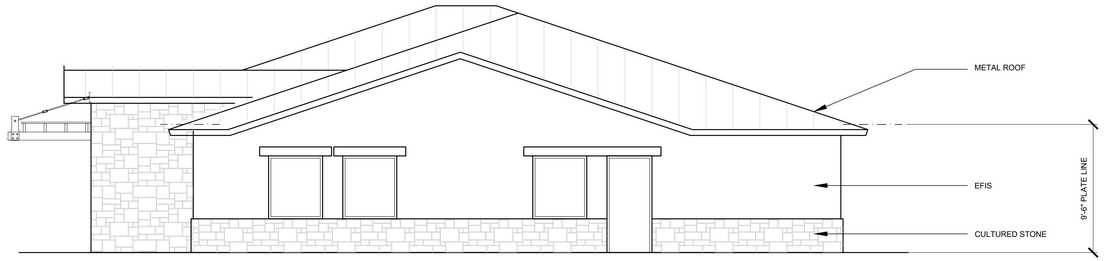
AFTER RECORDING, RETURN TO:
TWIN CITY TITLE
3310 Arista Blvd
Texarkana, Texas 75503

4323 McKnight Road

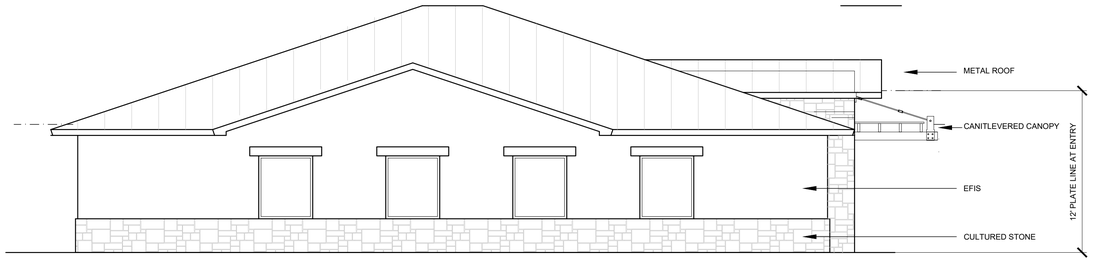


4323 McKnight Road

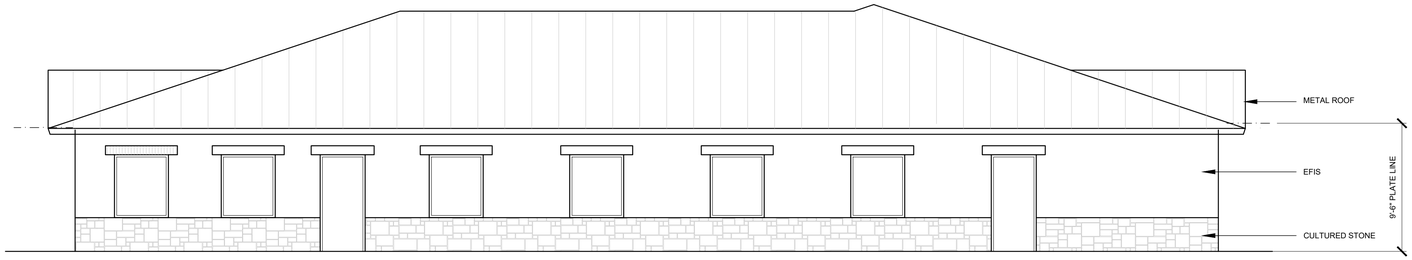
Amendment to Pd-15-9
2026-062 ATTH 02



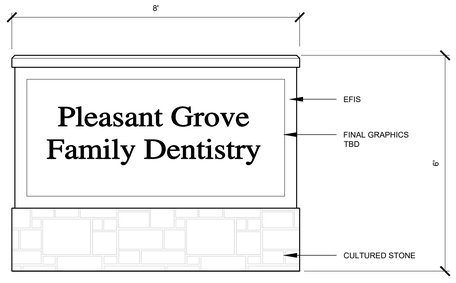
South Exterior Elevation



North Exterior Elevation



East Exterior Elevation



Monument Sign

(FINAL GRAPHICS TBD)

West Exterior Elevation

4:12 ROOF PITCH TYPICAL

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Pleasant Grove Family Dentistry
Pavilon Parkway
Texarkana, Texas 75503

Joe Crews
Architect, LLC

Architecture
Interiors
Planning
Accessibility Specialist

6500 Summerhill Road
Building One, Ste. 211
Texarkana, Texas
75503
T. 903.748.9050

joe@joecrews.com

REGISTERED ARCHITECT
JOSEPH R. CREWS
13795
STATE OF TEXAS

3.16.2016

Project No. 2025-09
Drawn By: jc
Date: 3.16.2026

Sheet Title:
Proposed Elevations & Sign

Drawing No.
A1.0

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.	☐	Promote a Thriving Community through Innovation
	☐	Provide a Safe & Welcoming Community through Leadership
	☒	Deliver Quality Services with Integrity
Provide Customer Focused Public Services.	☐	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.	☐	Maintain Fiscal Strength with Integrity
	☐	Maximize Accountability & Resource Utilization
	☐	Invest in Infrastructure & Transportation utilizing Innovation
Professional Development to support Mission & Vision.	☐	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:			
☒	Newspaper Notice (Required by Statute)	☒	Public Hearing (Required by Statute)
☐	Public Forum/Workshop Session	☐	Press Release (Through Marketing & Communications)
☐	Weekly & Monthly Email Distribution (Send to CM Office)	☐	Website Notice (Through Marketing & Communications)
☐	Social Media (LinkedIn, Facebook, etc.)	☐	Special Mailing
☐	Flyers Developed & Posted (Through Marketing & Communications)	☐	Banners Posted
☐	Survey	☐	Automated Phone Call
☐	None Required	☐	
Other:			

City of Texarkana, Texas

IX.1

Briefing Sheet

Department: Development Services **Action Officer:** Mashell Daniel, Director of Development Services

Subject: Ordinance No. 2026-009 adopting the 2024 International Building Codes including certain amendments, modifications, deletions, and appendices.

Briefing: 2/9/2026 **Public Hearing:** 4/13/2026 **Council Vote:** 4/13/2026

Item Schedule:

Brief once, public hearing and vote.

Updates/History of Briefing:

Executive Summary and Background Information:

The International Code Council revises and publishes the International Building Code on a three-year cycle to ensure public health and safety while integrating advancements in building practices, materials, and methods. The City of Texarkana, Texas last adopted an updated version of the building codes in 2015. The Building and Standards Commission has unanimously recommended adoption of the 2024 International Building Code.

In preparation for this update, city staff conducted a public meeting on June 18, 2025, at City Hall and extended invitations to local contractors and industry professionals. The meeting provided an opportunity for attendees to review the proposed changes, engage in discussion, and pose questions regarding the implementation of the updated codes. The Chief Building Official was present to address and respond to all questions and concerns raised during the meeting.

Potential Options:

Approve changes.
Not approve changes.

Fiscal Implications:

None.

Staff Recommendation:

Staff recommends for approval.

Advisory Board/Committee Review:

Building and Standards Commission

Board/Committee Recommendation:

Unanimously approved.

Advisory Board/Committee Meeting Date and Minutes:

3/26/2024

ORDINANCE NO. 2026-009

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING AND UPDATING THE CODE OF ORDINANCES OF THE CITY OF TEXARKANA, TEXAS, CHAPTER 105 – BUILDINGS AND CONSTRUCTION, ARTICLE II, DIVISION 2, BUILDING CODE, SECTIONS 105-75 THRU 105-77, WITH THE 2024 EDITION OF THE INTERNATIONAL BUILDING CODE, INCLUDING CERTAIN MODIFICATIONS, DELETIONS, AND APPENDICES; PROVIDING FOR PUBLICATION; PROVIDING FOR REPEALER AND SEVERABILITY CLAUSES; CONTAINING LEGISLATIVE FINDINGS; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the International Building Code, developed by the International Code Council to protect life and safety, is updated periodically to integrate new building practices and methods, with the 2015 edition currently in effect for the City (Code secs. 105-75 – 105-77); and

WHEREAS, the Building & Standards Commission voted unanimously to recommend to the City Council the adoption of the 2024 Edition of the International Building Code with certain amendments, modifications, deletions, and appendices; and

WHEREAS, the International Building Code proposed for adoption provides that the code official shall have the authority to approve an alternative material, design, or method of construction upon the application of the owner or owner's agent; and

WHEREAS, the City Council finds and determines that the adoption of said code is necessary to preserve the good government, order, and security of the municipality and its inhabitants, and is in the best interests of the citizens of the City of Texarkana, Texas.

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

SECTION 1: That Section 105-75 of the Code of Ordinances of the City of Texarkana, Texas, is hereby amended in its entirety to read as follows:

Sec. 105-75. – International Building Code, 2024 edition adopted.

There is hereby adopted by the city, for the purpose of regulation and governing the conditions and maintenance of all property, buildings and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary, and fit for occupation and use; and providing for permits and penalties, that certain building code known as the International Building Code, 2024 edition, save and except such portions as are hereinafter amended, modified, or deleted by this article, said code being incorporated herein as if fully set out herein; the provisions thereof shall be controlling in the condition and maintenance of all property, buildings, and structures contained within the corporate limits of the city.

SECTION 2: That Section 105-76, *Amendments; modifications; deletions.* of the Code of Ordinances of the City of Texarkana, Texas, is hereby amended in its entirety to read as follows:

Section 105-76. – Amendments, modifications, and deletions to the International Building Code.

The following amendments, modifications and deletions to and from the International Building Code adopted by section 105-75 are hereby made and adopted, such amendments, modifications and deletions being set forth herein with reference to and prefaced by the section number or chapter number of the International Building Code:

Section 101.1 Title, of the said International Building Code adopted by section 105-75 is hereby amended to read in its entirety as follows: "These regulations shall be known as the Building Code of Texarkana, Texas."

Section 103.1 Creation of enforcement agency, of the said International Building Code adopted by section 105-75 herein, is hereby amended to read in its entirety as follows: "The Inspections Department has heretofore been created and the official in charge thereof shall be known as the building official or code official. The function of the department shall be the implementation, administration, and enforcement of the provisions of this code."

Section 105.5 Expiration, of the said International Building Code adopted by section 105-75 herein, is hereby amended to read in its entirety as follows: "Every permit issued shall become invalid if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the permit is issued. The building official is authorized to grant one or more extensions of time, for periods not more than 180 days each. If an extension is granted for a permit in which no work has commenced, the building official or designee may inspect the work to be done before the extension, or another permit is granted."

Section 113 Means of Appeals of the said International Building Code adopted by section 105-75 herein, is hereby amended to read in its entirety as follows: "The board known as the Building and Standards Commission shall serve as the board to which appeals may be taken from decisions of the Building Official related to the International Building Code. All references elsewhere in this said International Building Code to the "Board of Appeals" or "Board" shall be construed to mean the Building and Standards Commission."

SECTION 3: That Section 105-77, *Appendices* of the Code of Ordinances of the City of Texarkana, Texas, is hereby amended in its entirety to read as follows:

Section 105-77. – Appendices to the International Building Code.

(a) *Adoption in entirety*. Appendices C, D, F, G, H, I, and P to said International Building

Code adopted by section 105-75 herein are hereby adopted in their entirety and incorporated as if fully set out herein.

(b) *Deletion in entirety*. Appendices A, B, E, J, K, L, M, N, and O to said International Building Code adopted by section 105-75 are hereby deleted in their entirety.

SECTION 4: That the City Secretary be and is hereby directed to publish the caption of this Ordinance for three (3) successive days in the Texarkana Gazette within ten (10) days of the passage of this Ordinance, as provided in Article XI, Section 3 of the Charter of the City of Texarkana, Texas.

SECTION 5: 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 remainer of this Ordinance.

SECTION 6: That all ordinances or parts of ordinances in conflict herewith are specifically repealed.

SECTION 7: 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 8: This Ordinance shall be in full force and effect ten (10) days after its passage and approval.

PASSED AND APPROVED in Regular Council Session on this the **13th day of April, 2026.**

ATTEST:

_____ _____

JENNIFER EVANS, CITY SECRETARY BOB BRUGGEMAN, MAYOR

DIVISION 2. BUILDING CODE

Sec. 105-75. International Building Code, ~~2015~~ 2024 edition adopted.

There is hereby adopted by the city, for the purpose of regulating and governing the conditions and maintenance of all property, buildings and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and providing for permits and penalties, that certain building code known as the International Building Code, ~~2015~~ 2024 edition, save and except such portions as are hereinafter amended, modified or deleted by this article, said code being incorporated herein as if fully set out herein; the provisions thereof shall be controlling in the condition and maintenance of all property, buildings and structures contained within the corporate limits of the city.

(Code 1961, § 5-1; Ord. No. 001-06, § 1, 1-9-2006; Ord. No. 082-2012, § 1, 6-25-2012; Ord. No. 2015-112 , § 1, 12-14-2015)

Sec. 105-76. Amendments; modifications; deletions to the International Building Code.

The following amendments, modifications and deletions to and from the International Building Code adopted by section 105-75, are hereby made and adopted, such amendments, modifications and deletions being set forth herein with reference to and prefaced by the section number or chapter number of the International Building Code:

Section 101.1 Title, of the said International Building Code adopted by section 105-75 is hereby amended to read in its entirety as follows: “These regulations shall be known as the Building Code of Texarkana, Texas.

~~*Section 101.4.1 Electrical,* of the said International Building Code adopted by section 105-75 herein, is hereby amended to read in its entirety as follows: "The provisions of the National Electrical Code (NEC) shall apply to the installation of electrical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings, and appurtenances thereto."~~

~~*Section 103 Department of Building Safety,* of the said International Building Code adopted by section 105-75 herein, is hereby amended to be entitled section 103 Inspection Department~~.

Section 103.1 Creation of enforcement agency, of the said International Building Code adopted by section 105-75 herein, is hereby amended to read in its entirety as follows: "The Inspection Department ~~is hereby~~ has heretofore been created and the official in charge thereof shall be known as the building official or code official. The function of the department shall be the implementation, administration and enforcement of the provisions of this code."

Section 105.5 Expiration, of the said International Building Code adopted by section 105-75 herein, is hereby amended to read in its entirety as follows: “Every permit issued shall become invalid if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the permit is issued. The building official is authorized to grant one or more extensions of time, for periods not more than 180 days each. If an extension is granted for a permit on which no work has commenced, the building official or designee may inspect the work to be done before the extension, or another permit is granted.

~~*Section 106.3.3 Phased approval*, of the said International Building Code adopted by section 105-75 herein, is hereby amended to read in its entirety as follows: "The building official is authorized to issue a permit for construction of a building shell prior to the receipt of finish out documents. The required documents would include site plans with existing and finished grade, drainage, parking, foundation, structural and exterior finish details. It should also include proposed location of plumbing and electrical services and service sizes."~~

Section 113 ~~*Board*~~ *Means of Appeals*, of the said International Building Code adopted by section 105-75 herein, is hereby amended ~~to be entitled section 112 Building and Standards Commission~~ to read in its entirety as follows: "The board known as the Building and Standards Commission, shall serve as the board to which appeals may be taken from decisions of the building official related to the International Building Code. All references elsewhere in this said International Building Code to the "Board of Appeals" or "Board" shall be construed to mean the Building and Standards Commission."

~~*Section 113.1 General*, of the said International Building Code adopted by section 105-75 herein, is hereby amended to read in its entirety as follows: "The board known as the Building and Standards Commission, shall serve as the board to which appeals may be taken from decisions of the Building Official related to the International Building Code. All references elsewhere in this said International Building Code to the "Board of Appeals" or "Board" shall be construed to mean the Building and Standards Commission."~~

~~*Section 113.2 Limitations* on authority, of the said International Building Code adopted by section 105-75 herein, is hereby deleted in its entirety.~~

~~*Section 113.3 Qualifications*, of the said International Building Code adopted by section 105-75 herein, is hereby deleted in its entirety.~~

~~*Section 114 Violations*, of the said International Building Code adopted by section 105-75 herein, is hereby deleted in its entirety.~~

~~*Section 115 Stop Work Orders*, of the said International Building Code adopted by section 105-75 herein, is hereby deleted in its entirety.~~

~~*Section 116 Unsafe Structures and Equipment*, of said International Building Code adopted by Section 105-75 herein, is hereby deleted in its entirety.~~

~~*Section 116 Unsafe Structures and Equipment*, of the said International Building Code adopted by section 105-75 herein, is hereby amended in its entirety to read as follows: "When in the code official's judgment any structure or existing equipment becomes so unsafe, unsanitary or deficient because of inadequate means of egress facilities, inadequate light and ventilation, or which constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or that involve illegal or improper occupancy or inadequate maintenance, so that demolition is necessary, the code official shall apply the provisions of Chapter 105, article VI. Unsafe Buildings and Structures of Code of Ordinances to said building or structure."~~

Chapter 11 Accessibility, of the said International Building Code as adopted by section 105-75 herein, is hereby deleted in its entirety and the *Texas Accessibility Standards (TAS)* are hereby adopted and incorporated in their entirety as if fully set out in the said International Building Code.

~~*Section 1805.1 General*, of the said International Building Code adopted by section 105-75 herein, is hereby amended by adding the following sentence: "In addition a minimum of four each No. 5 steel reinforcement bars are required in turned-down footings."~~

Chapter 27 Electrical, of the said International Building Code adopted by section 105-75 herein, is hereby deleted in its entirety. Electrical components, equipment and systems shall be designed and constructed in accordance with the provisions of the currently adopted National Electrical Code (NEC).

~~*Section 3103.1.1 Permit required*, of the said International Building Code adopted by section 105-75 herein, is hereby amended in its entirety to read as follows: "Temporary structures shall not be erected, operated, or~~

~~maintained for any commercial purpose without obtaining a permit from the building official. A permit is valid for a period of time not longer than 14 days. A permit may not be granted more than five times in each calendar year for any lot, premises, or location. Permits may not be granted for consecutive periods of time. The building official can approve a one-time seasonal permit for a period not to exceed 45 days, i.e., Christmas, Valentine's Day, Mother's Day, etc.~~

(Code 1961, § 5-1.1; Ord. No. 001-06, § 1, 1-9-2006; Ord. No. 173-08, § 1, 8-25-2008; Ord. No. 2014-033 , § 1, 3-24-2014; Ord. No. 2015-112 , § 2, 12-14-2015)

Sec. 105-77. Appendices to the International Building Code.

(a) *Adoption in entirety.* Appendices ~~A,~~ C, D, F, G, H, I, ~~J~~ and P-to said International Building Code adopted by section 105-75 are hereby adopted in their entirety and incorporated as if fully set out herein.

(b) *Deletion in entirety.* Appendices A, B, E, J, K, L, M, N, and O to said International Building Code adopted by section 105-75 are hereby deleted in their entirety.

(Code 1961, § 5-1.2; Ord. No. 001-06, § 1, 1-9-2006)

Secs. 105-78—105-97. Reserved.

You are cordially invited to attend a meeting to discuss the adoption of the

2024 International Building Codes

Wednesday, June 18, 2025

11:00 AM – 1:00 PM

City Hall – 220 Texas Blvd, Texarkana, Texas

2nd floor Conference Room

Lunch Provided. Please RSVP to 903-798-3912.

Developing Perspectives and Goals Pending Approval by the City Council:

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

Perspectives and Goals Additional Comments:

None.

Resource Impact:

Staff time required if item is approved:	No Additional

Other Potential Impacts:

Public Information Plan:

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

Other:

City of Texarkana, Texas

IX.2

Briefing Sheet

Department: Development Services **Action Officer:** Mashell Daniel, Director of Development Services

Subject: Ordinance No. 2026-010 adopting the 2024 International Residential Code including certain amendments, modifications, deletions, and appendices.

Briefing: 2/9/2026 **Public Hearing:** 4/13/2026 **Council Vote:** 4/13/2026

Item Schedule:

Brief Once.
Public Hearing and Vote.

Updates/History of Briefing:

Executive Summary and Background Information:

The International Code Council revises and publishes the International Residential Code on a three-year cycle to ensure public health and safety while integrating advancements in building practices, materials, and methods. The City of Texarkana, Texas last adopted an updated version of the International Residential Code in 2015. The Building and Standards Commission has unanimously recommended adoption of the 2024 International Residential Code.

In preparation for this update, city staff conducted a public meeting on June 18, 2025, at City Hall and extended invitations to local contractors and industry professionals. The meeting provided an opportunity for attendees to review the proposed changes, engage in discussion, and pose questions regarding the implementation of the updated codes. The Chief Building Official was present to address and respond to all questions and concerns raised during the meeting.

Potential Options:

Approve changes.
Not approve changes.

Fiscal Implications:

None.

Staff Recommendation:

Staff recommends for approval.

Advisory Board/Committee Review:

Building and Standards Commission

Board/Committee Recommendation:

Unanimously approved.

Advisory Board/Committee Meeting Date and Minutes:

3/26/2024

ORDINANCE NO. 2026-010

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING AND UPDATING THE CODE OF ORDINANCES OF THE CITY OF TEXARKANA, TEXAS, CHAPTER 105 – BUILDINGS AND CONSTRUCTION, ARTICLE II, DIVISION 3, RESIDENTIAL CODE, SECTIONS 105-98 THRU 105-100, WITH THE 2024 EDITION OF THE INTERNATIONAL RESIDENTIAL CODE, INCLUDING CERTAIN MODIFICATIONS, DELETIONS, AND APPENDICES; PROVIDING FOR PUBLICATION; PROVIDING FOR REPEALER AND SEVERABILITY CLAUSES; CONTAINING LEGISLATIVE FINDINGS; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the International Residential Code (IRC), developed by the International Code Council to protect life and safety, is updated periodically to integrate new building practices and methods, with the 2015 edition currently in effect for the City (Code secs. 105-98 – 105-100); and

WHEREAS, the Building & Standards Commission voted unanimously to recommend to the City Council of the City of Texarkana, Texas, the adoption of the 2024 Edition of the International Residential Code, with certain amendments, modifications, deletions and appendices; and

WHEREAS, the International Residential Code proposed for adoption provides that the code official shall have the authority to approve an alternative material, design, or method of construction upon the application of the owner or owner's agent; and

WHEREAS, the City Council finds and determines that the adoption of said code is necessary to preserve the good government, order, and security of the municipality and its inhabitants, and is in the best interests of the citizens of the City of Texarkana, Texas.

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

SECTION 1: That Section 105-98 of the Code of Ordinances of the City of Texarkana, Texas, is hereby amended in its entirety to read as follows:

Sec. 105-98. – International Residential Code, 2024 edition adopted.

There is hereby adopted by the city, for the purpose of regulation and governing the conditions and maintenance of all property, buildings, and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary, and fit for occupation and use; and providing for permits and penalties, that certain building code known as the International Residential Code, 2024 edition, save and except such portions as are hereinafter amended, modified, or deleted by this article, said code being incorporated herein as if fully set out herein; the provisions thereof shall be controlling in the condition and maintenance of all

property, buildings, and structures contained within the corporate limits of the city.

SECTION 2: That Section 105-99, *Amendments, modifications, and deletions* of the Code of Ordinances of the City of Texarkana, Texas is hereby amended in its entirety to read as follows:

Sec. 105-99 Amendments, modifications, and deletions to the International Residential Code.

The following amendments, modifications and deletions to and from the International Residential Code for one- and two-family dwellings adopted by Section 105-98, are hereby made and adopted, such amendments, modifications and deletions being set for the herein with reference to and prefaced by the section number or chapter number of the International Residential Code for one- and two-family dwellings:

Section R101.1 Title, of the said International Residential Code adopted by Section 105-98 herein, is hereby amended to read as follows: "These provisions shall be known as the International Residential Code for one- and two-family dwellings of the City of Texarkana, Texas, and shall be cited as such."

Section R103.1: Creation of agency, of the said International Residential Code adopted by Section 105-98 herein, is hereby amended to read as follows: "The Inspections Department has heretofore been created and the official in charge thereof shall be known as the building official or code official. The function of the department shall be the implementation, administration and enforcement of the provisions of this code."

Section R110.2 Certificate issued, of the said International Residential Code adopted by Section 105-98 herein, is hereby deleted in its entirety.

Section R112 Means of Appeals, of the said International Residential Code adopted by Section 105-98 herein, is hereby amended to read as follows: "In order to hear and decide appeals of orders, decisions or determination made by the building official relative to the application and interpretation of this code shall be heard by the Building and Standards Commission."

Chapter 11, Energy Efficiency, of the said International Residential Code adopted by Section 105-98 herein, is hereby deleted in its entirety.

SECTION 3: That Section 105-100, *Appendices* of the Code of Ordinances of the City of Texarkana, Texas is hereby amended in its entirety to read as follows:

Sec. 105-100. Appendices to the International Residential Code.

(a) *Adoption in entirety.* Appendices AA, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, CA, CB, CC, CD, CE, CF, CG, and CH, to said International Residential Code for one- and two-family dwellings, adopted by section 105-98 are hereby adopted in their entirety and incorporated as if fully set out herein.

(b) *Deletion in entirety.* Appendices AB, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, and NL to said International Residential Code adopted by section 105-98 are hereby deleted in their entirety.

SECTION 4: That the City Secretary be and is hereby directed to publish the caption of this ordinance for three (3) successive days in the Texarkana Gazette within ten (10) days of the passage of this ordinance, as provided in Article XI, Section 3 of the Charter of the City of Texarkana, Texas.

SECTION 5: 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 remainer of this ordinance.

SECTION 6: That all ordinances or parts of ordinances in conflict herewith are specifically repealed.

SECTION 7: 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 8: That this ordinance shall be in full force and effect ten (10) days after its passage and approval.

PASSED AND APPROVED in Regular Council Session on this the **13th day of April, 2026.**

ATTEST:

_____ _____

JENNIFER EVANS, CITY SECRETARY BOB BRUGGEMAN, MAYOR

DIVISION 3. RESIDENTIAL CODE

Sec. 105-98. International Residential Code, ~~2015~~ 2024 edition adopted.

There is hereby adopted by the city, for the purpose of regulating and governing the conditions and maintenance of all property, buildings and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and providing for permits and penalties, that certain building code known as the International Residential Code, ~~2015~~ 2024 edition, save and except such portions as are hereinafter amended, modified or deleted by this article, said code being incorporated herein as if fully set out herein; the provisions thereof shall be controlling in the condition and maintenance of all property, buildings and structures contained within the corporate limits of the city.

(Code 1961, § 5-2; Ord. No. 001-06, § 2, 1-9-2006; Ord. No. 082-2012, § 2, 6-25-2012; Ord. No. 2015-115 , § 1, 12-14-2015)

Sec. 105-99. Amendments, modifications and deletions.

The following amendments, modifications and deletions to and from the International Residential Code for One- and Two-Family Dwellings adopted by section 105-98, are hereby made and adopted, such amendments, modifications and deletions being set forth herein with reference to and prefaced by the section number or chapter number of the International Residential Code for One- and Two-Family Dwellings:

Section R101.1 Title, of the said International Residential Code adopted by Section 105-98 herein, is hereby amended to read as follows: "These provisions shall be known as the International Residential Code for one- and two-family Dwellings of the City of Texarkana, Texas, and shall be cited as such."

Section R103.1:Creation of agency, of the said International Residential Code adopted by Section 105-98 herein, is hereby amended to read as follows: "The Inspections Department has heretofore been created and the official in charge thereof shall be known as the building official or code official. The function of the department shall be the implementation, administration and enforcement of the provisions of this code."

Section ~~R110.3~~ 110.2 Certificate issued, of the said International Residential Code adopted by Section 105-98 herein, is hereby deleted in its entirety.

~~*Section R112 Means of Appeals*, of the said International Residential Code adopted by Section 105-98 herein, is hereby deleted in its entirety.~~

Section R112: Means of Appeals, of the said International Residential Code adopted by Section 105-98 herein, is hereby amended to read as follows: "The board known as the Building and Standards Commission, shall serve as the board to which appeals may be taken from decisions of the building official related to the International Residential Code. All references elsewhere in this said International Residential Code to the "Board of Appeals" or "Board" shall be construed to mean the Building and Standards Commission."

~~*Section R112.3 Qualifications*, of the said International Residential Code adopted by Section 105-98 herein, is hereby deleted in its entirety.~~

~~*Section R112.4 Administration*, of the said International Residential Code adopted by Section 105-98 herein, is hereby deleted in its entirety.~~

~~*Section R113 Violations*, of the said International Residential Code adopted by Section 105-98 herein, is hereby deleted in its entirety.~~

~~*Section R114 Stop Work Order*, of the said International Residential Code adopted by Section 105-98 herein, is hereby deleted in its entirety.~~

~~*Chapter 11, Energy Conservation*, of the said International Residential Code 2015 adopted by Section 105-98 herein, is hereby deleted in its entirety.~~

Chapter 11, Energy Efficiency, of the said International Residential Code 2024 adopted by Section 105-98 herein, is hereby deleted in its entirety.

~~With respect to energy conservation, there is hereby adopted by the city, for the purpose of regulating and governing the conditions and maintenance of all property, buildings and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and providing for permits and penalties, that certain Chapter 11, Energy Conservation, of the building code known as the International Residential Code, 2009 edition ("IRC 2009"), said Chapter 11 of the IRC 2009 being incorporated herein as if fully set out herein; and with respect to the subject matter in said chapter, the provisions thereof shall be controlling in the condition and maintenance of all property, buildings and structures contained within the corporate limits of the city.~~

(Code 1961, § 5-2.1; Ord. No. 001-06, § 2, 1-9-2006; Ord. No. 2015-115 , § 2, 12-14-2015; Ord. No. 2016-117 , § 1, 11-28-2016)

Sec. 105-100. Appendices to the International Residential Code.

(a) *Adoption in entirety.* Appendices AA, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, CA, CB, CC, CD, CE, CF, CG, and CH, to said International Residential Code for one- and two-family dwellings, adopted by section 105-98 are hereby adopted in their entirety and incorporated as if fully set out herein.

(b) *Deletion in entirety.* Appendices AB, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, and NL to said International Residential Code adopted by section 105-98 are hereby deleted in their entirety.

~~Appendices A, B, C, D, E, F, G, H, I, J, and K to said International Residential Code for One- and Two-Family Dwellings, adopted by section 105-98, are hereby adopted in their entirety and incorporated as if fully set out herein.~~

(Code 1961, § 5-2.2; Ord. No. 001-06, § 2, 1-9-2006; Ord. No. 082-2012, § 2, 6-25-2012)

Secs. 105-101—105-128. Reserved.

You are cordially invited to attend a meeting to discuss the adoption of the

2024 International Building Codes

Wednesday, June 18, 2025

11:00 AM – 1:00 PM

City Hall – 220 Texas Blvd, Texarkana, Texas

2nd floor Conference Room

Lunch Provided. Please RSVP to 903-798-3912.

Developing Perspectives and Goals Pending Approval by the City Council:

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

Perspectives and Goals Additional Comments:

None.

Resource Impact:

Staff time required if item is approved:	No Additional

Other Potential Impacts:

N/A

Public Information Plan:

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

Other:

City of Texarkana, Texas

IX.3

Briefing Sheet

Department: Development Services **Action Officer:** Mashell Daniel, Director of Development Services

Subject: Ordinance No. 2026-011 adopting the 2024 International Energy Conservation Code including certain amendments, modifications, deletions, and appendices.

Briefing: 2/9/2026 **Public Hearing:** 4/13/2026 **Council Vote:** 4/13/2026

Item Schedule:

Brief Once.
Public Hearing and Vote.

Updates/History of Briefing:

Executive Summary and Background Information:

The International Code Council revises and publishes the International Energy Conservation Code on a three-year cycle to ensure public health and safety while integrating advancements in building practices, materials, and methods. The City of Texarkana, Texas last adopted an updated version of the International Energy Conservation Code in 2009. The Building and Standards Commission has unanimously recommended adoption of the 2024 International Energy Conservation Code.

In preparation for this update, city staff conducted a public meeting on June 18, 2025, at City Hall and extended invitations to local contractors and industry professionals. The meeting provided an opportunity for attendees to review the proposed changes, engage in discussion, and pose questions regarding the implementation of the updated codes. The Chief Building Official was present to address and respond to all questions and concerns raised during the meeting.

Potential Options:

Approve changes.
Not approve changes.

Fiscal Implications:

None.

Staff Recommendation:

Staff recommends for approval.

Advisory Board/Committee Review:

Building and Standards Commission

Board/Committee Recommendation:

Unanimously approved.

Advisory Board/Committee Meeting Date and Minutes:

3/26/2024

ORDINANCE NO. 2026-011

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF TEXARKANA, TEXAS, CHAPTER 105 – BUILDINGS AND CONSTRUCTION, ARTICLE II, DIVISION 4, ENERGY CODE, SECTION 105-129, WITH THE 2024 EDITION OF THE INTERNATIONAL ENERGY CONSERVATION CODE, INCLUDING CERTAIN MODIFICATIONS, DELETIONS, AND APPENDICES; PROVIDING FOR PUBLICATION; PROVIDING FOR REPEALER AND SEVERABILITY CLAUSES; CONTAINING LEGISLATIVE FINDINGS; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the International Energy Conservation Code, developed by the International Code Council to protect life and safety, is updated periodically to integrate new building practices and methods, with the 2009 edition currently in effect for the City (Code sec. 105-129); and

WHEREAS, the Building & Standards Commission voted unanimously to recommend to the City Council of the City of Texarkana, Texas, the adoption of the 2024 edition of the International Energy Conservation Code with certain amendments, modifications, deletions, and appendices; and

WHEREAS, the International Energy Conservation Code proposed for adoption provides that the code official shall have the authority to approve an alternative material, design, or method of construction upon the application of the owner or owner's agent; and

WHEREAS, the City Council finds and determines that the adoption of said code is necessary to preserve the good government, order, and security of the municipality and its inhabitants, and is in the best interests of the citizens of the City of Texarkana, Texas.

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

SECTION 1: That Section 105-129 of the Code of Ordinances of the City of Texarkana, Texas, is hereby amended in its entirety to read as follows:

Sec. 105-129. – International Energy Conservation Code, 2024 edition adopted.

There is hereby adopted by the city, for the purpose of establishing rules and regulations for the safe installation and maintenance of all energy conservation equipment and systems, that certain energy code known as the International Energy Conservation Code, 2024 edition, save and except such portions as are hereinafter amended, modified, or deleted by this article, said code being incorporated herein as if fully set out herein; the provisions thereof shall be controlling in the installation of energy conservation systems therein contained within the corporate limits of the city.

SECTION 2: That Section 105-131 of the Code of Ordinances of the City of Texarkana, Texas is hereby added in its entirety to read as follows:

Sec. 105-131. – Amendments, modifications, and deletions to the International Energy Conservation Code.

The following amendments, modifications, and deletions to and from the International Energy Conservation Code adopted by Section 105-129 are hereby made and adopted, such amendments, modifications and deletions being set forth herein with reference to and prefaced by the section number or chapter number of the International Energy Conservation Code:

Section C101.1 Title, of the said International Energy Conservation Code adopted by Section 105-129 herein is hereby amended to read in its entirety as follows: "This code shall be known as the Energy Conservation Code of the City of Texarkana, Texas."

Section C103.1: Creation of enforcement agency, of said International Energy Conservation Code adopted by section 105-129 is hereby amended to read in its entirety as follows: "The Inspections Department has heretofore been created and the official in charge thereof shall be known as the building official or code official. The function of the department shall be the implementation, administration and enforcement of the provisions of this code."

Section C103.2: Appointment, of said International Energy Conservation Code adopted by section 105-129 is hereby amended to read in its entirety as follows: "The building official shall be appointed by the city manager."

Section C103.3: Deputies, of said International Energy Conservation Code adopted by section 105-129 is hereby amended to read in its entirety as follows: "In accordance with the prescribed procedures of this jurisdiction and with the concurrence of the city manager, the building official shall have the authority to designate other related technical officers and inspectors, and such persons shall have authority as delegated by the building official."

Section C106.3: Valuation of work, of the said International Energy Conservation Code adopted by section 105.129 is hereby deleted in its entirety.

Section C109: Means of Appeals, of the said International Energy Conservation Code adopted by Section 105-129 is hereby amended to read in its entirety as follows: "In order to hear and decide appeals of orders, decisions, or determination made by the building official relative to the application and interpretation of this code, such shall be heard by the Building and Standards Commission."

Section C406: Additional Efficiency, Renewable and load management requirements, of the said International Energy Conservation Code adopted by Section 105-129 is

hereby deleted in all its entirety.

SECTION 3: That Section 105-132, *Appendices to the International Energy Conservation Code.* of the Code of Ordinances of the City of Texarkana, Texas is hereby added in its entirety to read as follows:

Section 105-132. – Appendices to the International Energy Conservation Code.

Deletion in Entirety. All appendices to said International Energy Conservation Code adopted by section 105-129 are hereby deleted in their entirety.

SECTION 4: That the City Secretary be and is hereby directed to publish the caption of this Ordinance for three (3) successive days in the Texarkana Gazette within ten (10) days of the passage of this Ordinance, as provided in Article XI, Section 3 of the Charter of the City of Texarkana, Texas.

SECTION 5: 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 remainer of this Ordinance.

SECTION 6: That all ordinances or parts of ordinances in conflict herewith are specifically repealed.

SECTION 7: 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 8: That this Ordinance shall be in full force and effect ten (10) days after its passage and approval.

PASSED AND APPROVED in Regular Council Session on this the **13th day of April, 2026.**

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

DIVISION 4. ENERGY CODE

Sec. 105-129. International Energy Conservation Code, ~~2009~~ 2024 ~~supplement~~ edition adopted.

There is hereby adopted by the city, for the purpose of establishing rules and regulations for the safe installation and maintenance of all energy conservation equipment and systems, that certain code known as the International Energy Conservation Code ~~2009~~ 2024 edition, save and except such portions as are hereinafter amended, modified or deleted by this division, said code being incorporated herein as if fully set out herein; the provisions thereof shall be controlling in the installation of energy conservation systems therein contained within the corporate limits of the city.

(Code 1961, § 5-3; Ord. No. 001-06, § 3, 1-9-2006)

Sec. 105-130. Illustrations.

Illustrations in the said codes adopted above shall not be deemed to represent the only acceptable method of meeting the provisions of the said codes.

(Code 1961, § 5-4; Ord. No. 001-06, § 4, 1-9-2006)

Sec. 105-131. Amendments, modifications, and deletions.

The following amendments, modifications, and deletions to and from the International Energy Conservation Code adopted by Section 105-129 are hereby made and adopted, such amendments, modifications and deletions being set forth herein with reference to and prefaced by the section number or chapter number of the International Energy Conservation Code:

Section C101.1 Title, of the said International Energy Conservation Code adopted by section 105-129 herein is hereby amended to read in its entirety as follows: “These regulations shall be known as the Energy Conservation Code of Texarkana, Texas.”

Section C103.1: Creation of enforcement agency, of said International Energy Conservation Code adopted by Section 105-129 herein is hereby emended to read in its entirety as follows: “The Inspections Department has heretofore been created and the official in charge thereof shall be known as the building official or code official. The function of the agency shall be the implementation, administration and enforcement of the provisions of this code.”

Section C103.2: Appointment, of said International Energy Conservation Code adopted by section 105-129 is hereby amended to read in its entirety as follows: “The building official shall be appointed by the city manager.”

Section C103.3: Deputies, of said International Energy Conservation Code adopted by section 105-129 is hereby amended to read in its entirety as follows: “In accordance with the prescribed procedures of this jurisdiction and with the concurrence of the city manager, the building official shall have the authority to designate other related technical officers and inspectors, and such persons shall have authority as delegated by the building official.”

C106.3: Valuation of work, of the said International Energy Conservation Code adopted by section 105.129 is hereby deleted in its entirety.

Section C109: Means of Appeals, of the said International Energy Conservation Code adopted by Section 105-129 is hereby amended to read in its entirety as follows: "In order to hear and decide appeals of orders, decisions, or determinations made by the building official relative to the application and interpretation of this code, such shall be heard by the Building and Standards Commission."

Section C406: Additional efficiency, renewable and load management requirements, of the said International Energy Conservation Code adopted by Section 105-129 is hereby deleted in all its entirety.

Sec 105.132. – Appendices to the International Energy Conservation Code.

Deletion in entirety. All appendices to said International Energy Conservation Code adopted by section 105-129 are hereby deleted in their entirety.

Secs. 105-~~131~~133—105-158. Reserved.

You are cordially invited to attend a meeting to discuss the adoption of the

2024 International Building Codes

Wednesday, June 18, 2025

11:00 AM – 1:00 PM

City Hall – 220 Texas Blvd, Texarkana, Texas

2nd floor Conference Room

Lunch Provided. Please RSVP to 903-798-3912.

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

Perspectives and Goals Additional Comments:

None.

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

Other Potential Impacts:

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

Other:

City of Texarkana, Texas

IX.4

Briefing Sheet

Department: Development Services **Action Officer:** Mashell Daniel, Director of Development Services

Subject: Ordinance No. 2026-012 adopting the 2023 National Electrical Code including certain amendments, modifications, deletions, and appendices.

Briefing: 2/9/2026 **Public Hearing:** 4/13/2026 **Council Vote:** 4/13/2026

Item Schedule:

Brief Once.
Public Hearing and Vote.

Updates/History of Briefing:

Executive Summary and Background Information:

The International Code Council revises and publishes the National Electric Code on a three-year cycle to ensure public health and safety while integrating advancements in building practices, materials, and methods. The City of Texarkana, Texas last adopted an updated version of the National Electric Code in 2014. The Building and Standards Commission has unanimously recommended adoption of the 2023 National Electric Code.

In preparation for this update, city staff conducted a public meeting on June 18, 2025, at City Hall and extended invitations to local contractors and industry professionals. The meeting provided an opportunity for attendees to review the proposed changes, engage in discussion, and pose questions regarding the implementation of the updated codes. The Chief Building Official was present to address and respond to all questions and concerns raised during the meeting.

Potential Options:

Approve Changes.
Not approve changes.

Fiscal Implications:

None.

Staff Recommendation:

Staff recommends for approval.

Advisory Board/Committee Review:

Building and Standards Commission

Board/Committee Recommendation:

Unanimously approved.

Advisory Board/Committee Meeting Date and Minutes:

3/26/2024

ORDINANCE NO. 2026-012

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF TEXARKANA, TEXAS, CHAPTER 105 – BUILDINGS AND CONSTRUCTION, ARTICLE III, ELECTRICAL CODE, SECTIONS 105-159, 105-160, 105-168, 105-169, 105-170, 105-172, AND 105-181, WITH THE 2023 EDITION OF THE NATIONAL ELECTRICAL CODE, INCLUDING CERTAIN MODIFICATIONS, DELETIONS, AND APPENDICES; PROVIDING FOR PUBLICATION; PROVIDING FOR REPEALER AND SEVERABILITY CLAUSES; CONTAINING LEGISLATIVE FINDINGS; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the National Electrical Code, developed by the International Code Council to protect life and safety, is updated periodically to integrate new building practices and methods, with the 2014 edition currently in effect for the City (Code secs. 105-159 - 105-160); and

WHEREAS, the Building & Standards Commission voted unanimously to recommend to the City Council the adoption of the 2023 edition of the National Electrical Code with certain amendments, modifications, deletions, and appendices; and

WHEREAS, the National Electrical Code proposed for adoption provides that the code official shall have the authority to approve an alternative material, design, or method of construction upon the application of the owner or owner's agent; and

WHEREAS, the City Council finds and determines that the adoption of said code is necessary to preserve the good government, order, and security of the municipality and its inhabitants, and is in the best interests of the citizens of the City of Texarkana, Texas.

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

SECTION 1: That Section 105-159 of the Code of Ordinances of the City of Texarkana, Texas, is hereby amended in its entirety to read as follows:

Sec. 105-159. – National Electric Code, 2023 edition adopted.

There is hereby adopted by the city, for the purpose of establishing rules and regulations for the safe installation and maintenance of electrical equipment and systems, that certain code known as the National Electrical Code, 2023 edition, save and except such portions as are hereinafter amended, modified, or deleted by this chapter, said code being incorporated herein as if fully set out herein; the provisions thereof shall be controlling in the installation of electrical systems therein contained within the corporate limits of the city.

SECTION 2: That Section 105-160, *Amendments, modifications, and deletions.* of the Code of Ordinances of the City of Texarkana, Texas, is hereby amended in its entirety to read as follows:

Section 105-160. – Amendments, modification, and deletions to the National Electrical Code.

The following amendments, modifications, and deletions to and from the National Electrical Code adopted by Section 105-159, are hereby made and adopted, such amendments, modifications, and deletions being set forth herein with reference to and prefaced by the section number or chapter number of the National Electrical Code:

Section 300.5 (D), of said National Electrical Code is hereby amended to read in its entirety as follows: "All underground wiring over 24 volts, minimal, shall be installed in rigid metal conduit, intermediate metal conduit, or rigid nonmetallic conduit raceways."

Section 330.12, of said Electrical Code is hereby amended to read in its entirety as follows: "Metal-clad cable will only be allowed for connections to movable installations (such as lighting in lay-in ceilings) or where vibration is a consideration and then in lengths not to exceed 6 feet. It will further be allowed in lengths exceeding 6 feet only for the purpose of fishing circuits in existing structures, under cabinets and counters or in new structures where conduit would not be practical (such as locations where wire connections and junction boxes would not be accessible). Home runs will not be allowed in metal-clad cable."

Section 362, of said Electrical Code is amended to read in its entirety as follows: "Electrical non-metallic flexible tubing shall not be used for any wiring construction over 24 volts nominal."

SECTION 3: That Section 105-168 of the Code of Ordinances of the City of Texarkana, Texas, is hereby amended by deleting subsection (4).

SECTION 4: That Section 105-169(a) of the Code of Ordinances of the City of Texarkana, Texas, is hereby amended in its entirety to read as follows:

(a) Before proceeding with any work for which a permit is required by section 105-168, the master electrician or sign electrician in charge of such proposed work, or a person that is designated by the master electrician or sign electrician to apply for said permit, or the property owner who may be doing the owner's own work, shall first apply for an electrical permit and inspection thereafter.

SECTION 5: That Section 105-170(a) of the Code of Ordinances of the City of Texarkana, Texas, is hereby amended in its entirety to read as follows:

(a) Persons responsible for the installation or addition to any electrical wiring or equipment under terms of this article shall request inspections as the work progresses. Upon

receipt of an inspection request, the electrical inspector shall inspect or cause to be inspected such work within 48 hours after receiving the request (Saturdays, Sundays, and city holidays not to be included in this time). After inspecting the electrical wiring covered by any permit, the electrical inspector shall notify the applicant the work was inspected and approved or that the work is not approved and must be held open for correction. If the wiring is to be held open for inspection, no person shall lath, ceil, or in any other manner conceal any wiring, until the applicant is informed that such wiring has been approved by the electrical inspector.

SECTION 6: That Section 105-172 of the Code of Ordinances of the City of Texarkana, Texas, is hereby amended in its entirety to read as follows:

Section 105-172. Final inspection and certificate.

Upon completion of electrical work, the electrical inspector shall make a final inspection and, if such work is found to comply with this article, an electrical final inspection shall be issued meaning that the work has been done according to the provision of this article and the rules governing the respective class to which it belongs. This final shall not relieve the person responsible for the work of the person's responsibility for any defective work that may have been concealed or escaped the notice of the inspector.

SECTION 7: That Section 105-181 of the Code of Ordinances of the City of Texarkana, Texas, is hereby amended in its entirety to read as follows:

Section 105-181. Electric branch circuits feeding subpanels for separate occupancies.

Electric branch circuits supplying subpanels from a point of service for individual occupants in a multi-tenant structure shall comply with the requirements of the 2023 National Electrical Code.

SECTION 8: That the City Secretary be and is hereby directed to publish the caption of this Ordinance for three (3) successive days in the Texarkana Gazette within ten (10) days of the passage of this Ordinance, as provided in Article XI, Section 3 of the Charter of the City of Texarkana, Texas.

SECTION 9: 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 remainer of this Ordinance.

SECTION 10: 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 11: That this Ordinance shall be in full force and effect ten (10) days after its passage and approval.

PASSED AND APPROVED in Regular Council Session on this the **13th day of April, 2026.**

ATTEST:

_____	_____
JENNIFER EVANS, CITY SECRETARY	BOB BRUGGEMAN, MAYOR

ARTICLE III. ELECTRICAL CODE[1]

DIVISION 1. GENERALLY

Sec. 105-159. National Electrical Code, ~~2014~~ 2023 edition adopted.

There is hereby adopted by the City ~~of Texarkana, Texas~~, for the purpose of establishing rules and regulations for the safe installation and maintenance of electrical equipment and systems, that certain code known as the National Electrical Code, ~~2014~~ 2023 edition, save and except such portions as are hereinafter amended, modified or deleted by this chapter, said code being incorporated herein as if fully set out herein; the provisions thereof shall be controlling in the installation of electrical systems therein contained within the corporate limits of the city.

(Code 1961, § 8-1; Ord. of 3-11-1947, § 1; Ord. No. 5-67, § 1, 1-23-1967; Ord. No. 31-81, § 1, 2-23-1981; Ord. No. 71-84, § 2, 3-12-1984; Ord. No. 290-87, § 1, 12-21-1987; Ord. No. 96-90, §§ 1, 2, 4-23-1990; Ord. No. 003-06, § 1, 1-9-2006; Ord. No. 077-2011, § 1, 5-23-2011; Ord. No. 2015-111 , § 1, 12-14-2015)

Sec. 105-160. Amendments, modifications, and deletions.

The following amendments, modifications and deletions to and from the National Electrical Code adopted by section 105-159, are hereby made and adopted, such amendments, modifications and deletions being set forth herein with reference to and prefaced by the section number or chapter number of the National Electrical Code:

~~*Section 110.26(E) Headroom,* of the said Electrical Code adopted by section 105-159 herein, is hereby amended by the deletion of the exception.~~

~~*Section 250-66(B) Connections to Concrete-Encased Electrodes,* of the said Electrical Code adopted by section 105-159 herein, is hereby amended in its entirety to read as follows: "The size of the grounding electrode conductor of a grounded or underground system shall not be less than given in Table 250-66 and in no case smaller than #6 copper. This provision supersedes the allowance of #8 copper for grounding electrode conductors in Table 250-66."~~

Section 300.5(D), of said Electrical Code is hereby amended by adding the following: "All underground wiring over 24 volts, nominal, shall be installed in Rigid Metal Conduit, Intermediate Metal conduit, or Rigid Nonmetallic conduit raceways."

~~*Section 300.22(C) Other Space Used for Environmental Air,* of the said Electrical Code adopted by section 105-159 herein, is hereby amended by the deletion of the exception.~~

Section 330.12, of said Electrical Code is hereby amended by adding the following: "Metal-clad cable will only be allowed for connections to movable installations (such as lighting in in-lay ceilings) or where vibration is a consideration and then in lengths not to exceed 6 feet." It will further be allowed in lengths exceeding 6 feet only for the purpose of fishing circuits in existing structures, under cabinets and counters or in new

[1]State law reference(s)—National Electrical Code adopted as municipal electrical construction code throughout the state, Texas Local Government Code § 214.214; Texas Electrical Safety and Licensing Act, Texas Occupations Code § 1305.001 et seq.; municipality may regulate electricians by requiring inspections, collecting permit fees for electrical work performed in the municipality and adopting procedures for the administration and enforcement of the National Electrical Code and any local amendments thereto adopted by the municipality, Texas Occupations Code § 1305.201.

structures where conduit would not be practical (such as locations where wire connections and junction boxes would not be accessible). Home runs will not be allowed in metal-clad cable.

Section 362, of the said Electrical Code is amended by adding the following: "Electrical non-metallic flexible tubing shall not be used for any wiring construction over 24 volts nominal."

~~*Section 680.8(B) Communication Systems,* of the said Electrical Code adopted by section 105-159 herein, is hereby amended in its entirety to read as follows: "Communication, radio, and television coaxial cables within the scope of articles 800 through 820 shall be permitted at a height of not less than 14 feet above swimming and wading pools, diving structures, and observation stands, towers, or platforms."~~

(Code 1961, § 8-1.1; Ord. No. 29-70, § 1, 2-23-1970; Ord. No. 171-72, § 1, 8-28-1972; Ord. No. 176-74, § 1, 7-22-1974; Ord. No. 102-83, § 1, 4-25-1983; Ord. No. 43-84, § 1, 2-13-1984; Ord. No. 003-06, § 2, 1-9-2006; Ord. No. 077-2011, § 2, 5-23-2011)

Sec. 105-161. Object and scope of article.

(a) The purpose of this article is the preservation of life and the protection of the public safety by reducing personal hazard and fire hazard resulting from electrical causes. Therefore, the following provisions are enacted relating to the installation, alteration or repair of all electrical installations on all property and in all buildings and structures now erected or to be erected, changed, constructed, reconstructed, repaired or altered within the city. The intent and purpose of this article is to provide a minimum standard for electrical installations within the city and to regulate the installation, alteration or repair of all electrical installations in or about all premises located within the city.

(b) The provisions of this article shall not apply to the installation or repair of traffic signals by or in conjunction with the state or the city, electrical installations in railway cars, automotive equipment, electrical railway companies, nor to installations used by electrical public utility companies, telephone and telegraph companies, radio transmission stations and television transmission stations in the generation, transmission or distribution of electricity, or for the operation of signals or the transmission of intelligence in the exercise of their function as such agencies and located outdoors or in buildings used exclusively for that purpose, and no provision of this article shall require a permit or inspection of the above mentioned installations. Provided, however, that nothing in this article shall be construed as exempting from the permit and inspection requirements hereof other electrical installations which are used in conjunction with the specialized uses enumerated above.

(Code 1961, § 8-2; Ord. of 3-11-1947, § 2; Ord. No. 5-67, § 2, 1-23-1967; Ord. No. 23-71, § 1, 2-8-1971; Ord. No. 163-96, § 1, 6-14-1996)

Sec. 105-162. Electrical inspector—Office created and qualifications.

There is hereby created the office of electrical inspector. The person chosen to fill the office of electrical inspector shall be of good moral character, shall be possessed of such executive ability as is requisite for the performance of the inspector duties and shall have a thorough knowledge of the standard materials and methods used in the installation of electrical equipment. The inspector shall be well versed in approved methods of construction for safety of persons and property, the statutes of this state relating to electrical work and any orders, rules and regulations issued by the authority thereof, and the provisions of the National Electrical Code. In addition, the inspector shall have had at least five years' experience as an electrical inspector or in the installation of electrical equipment.

(Code 1961, § 8-3; Ord. of 3-11-1947, § 3; Ord. No. 5-67, § 3, 1-23-1967; Ord. No. 171-72, § 2, 8-28-1972)

Sec. 105-163. Same—Appointment and vacancy.

The electrical inspector shall be appointed by the chief building official of the city. If for any reason this office of electrical inspector shall become vacant, the responsibility of such office shall be assumed by the chief building official.

(Code 1961, § 8-4; Ord. of 3-11-1947, § 3; Ord. No. 5-67, § 4, 1-23-1967; Ord. No. 2020-023 , § 1, 3-9-2020)

Sec. 105-164. Same—Duties generally.

It shall be the duty of the electrical inspector to enforce the provisions of this article. The inspector shall, upon application, grant permits for the installation, alteration or repair of electrical equipment, and shall make inspections of electrical installations as provided in this article. The inspector shall keep complete records of all permits issued, inspections and reinspections made and other official work performed in accordance with the provisions of this article.

(Code 1961, § 8-5; Ord. of 3-11-1947, § 4; Ord. No. 5-67, § 5, 1-23-1967)

Sec. 105-165. Same—Not to engage in electrical business.

It shall be unlawful for the electrical inspector, or for any of the inspector's assistants, to engage in the business of the sale, installation or maintenance of electrical equipment, either directly or indirectly, and they shall have no financial interest in any concern engaged in such business in the city.

(Code 1961, § 8-6; Ord. of 3-11-1947, § 4)

Sec. 105-166. Same—Right of entry; filing of complaint; delegation of duties.

The electrical inspector shall have the right, during reasonable hours, to enter any building or premises in the discharge of the inspector's official duties or for the purpose of making any inspections, reinspections or tests of electrical equipment contained therein, or its installation. The inspector shall have the right to enter any building or premises at any time when it shall appear that the preservation of life or property requires such emergency action. It shall be the inspector's duty to file a written complaint for prosecution in the city court for the violation of any of the provisions of this article. The electrical inspector may delegate any of the inspector's duties to any of the inspector's assistants.

(Code 1961, § 8-7; Ord. of 3-11-1947, § 5; Ord. No. 5-67, § 6, 1-23-1967)

Sec. 105-167. Who may do electrical work.

All electrical work within the scope of this article must be done under the direction of a master electrician or sign electrician; provided, however, that electrical work may be done by a property owner in a building owned and occupied by the owner as the owner's home. All work so performed by any property owner shall be subject to inspection and approval in accordance with the terms of the provisions of this article.

(Code 1961, § 8-8; Ord. of 3-11-1947, § 7; Ord. of 1-30-1950, § 1; Ord. No. 5-67, § 7, 1-23-1967; Ord. No. 176-74, § 1, 7-22-1974)

Sec. 105-168. Work permit required; exceptions.

No installation, or alteration of, or addition to any electrical wiring or equipment within or on any building, structure or premises, publicly or privately owned, shall be commenced, unless the master electrician or sign electrician in charge of the proposed work, or the property owner doing the owners own work in accord with this article, first secures a permit therefor from the electrical inspector; provided, however, that no permit shall be required for the following classes of work:

(1) Replacement of lamps, fuses or the connection of portable electrical equipment to suitable permanently installed receptacles.

(2) The installation, alteration or repair of electrical equipment for the operation of signals or for the transmission of intelligence by wire by a communication agency.

(3) The installation, alteration or repair of electrical equipment installed by or for an electrical utility for the use of such utility in the generation, transmission and distribution of electricity.

~~(4) Master electricians and sign electricians shall have the privilege of making minor repairs or alterations, where material and labor does not exceed $25.00, without a permit.~~

(Code 1961, § 8-9; Ord. of 3-11-1947, § 8; Ord. of 1-30-1950, § 1; Ord. No. 5-67, § 8, 1-23-1967; Ord. No. 176-74, § 1, 7-22-1974)

Sec. 105-169. Application for initial inspection and permit.

(a) Before proceeding with any work for which a permit is required by section 105-168, the master electrician or sign electrician in charge of such proposed work, or a person that is designated ~~in writing filed with the city~~ by the master electrician, or sign electrician to ~~call~~ apply for said permit ~~or inspection~~, or the property owner who may be doing the owners own work, shall first apply for an electric permit and inspection thereafter. ~~file with the electrical inspector an application requesting inspection and a permit therefor. Such application shall be in writing and shall describe the work to be done and shall give the exact street number of the premises on which the work is to be done. In the absence of a street address, the application shall state the legal description of the property upon which the work is to be done.~~

(b) Where plans and specifications for the proposed work require installation above the minimum standards as set forth in this article, the plans and specifications for such work shall accompany the application for inspection. All applications for inspections shall be accompanied by the inspection fees prescribed by this article.

(c) A permit issued shall be construed to be a license to proceed with the work and shall not be construed as the authority to violate, cancel, alter or set aside any of the provisions of this Code. Nor shall such issuance of a permit prevent the electrical inspector from thereafter requiring a correction of errors in plans or of violations of this Code. Every permit issued shall become invalid, unless the work authorized by such permit is commenced within six months after its issuance or if the work authorized by such permit is suspended or abandoned for any six-consecutive-month period after the time the work is commenced, provided that, for cause, one or more extensions of time for periods not exceeding 90 days each may be allowed and such extensions shall be in writing by the electrical inspector.

(Code 1961, § 8-10; Ord. of 3-11-1947, § 8; Ord. of 1-30-1950, § 1; Ord. No. 5-67, § 9, 1-23-1967; Ord. No. 171-72, § 3, 8-28-1972; Ord. No. 176-74, § 1, 7-22-1974; Ord. No. 196-78, § 1, 8-14-1978)

Sec. 105-170. Progress reports to inspector; inspections generally.

(a) Persons responsible for the installation of or addition to any electrical wiring or equipment under terms of this article ~~shall at all times keep the electrical inspector notified of the progress of the work and~~ shall request inspections as the work progresses. Upon receipt of an ~~application requesting~~ inspection request, the electrical inspector shall inspect or cause to be inspected such work within 48 hours after receiving the ~~application~~ request, Saturdays, Sundays and legal holidays not to be included in this time. After inspecting the electrical wiring covered by any ~~application~~ permit, the electrical inspector shall ~~leave a tag, which tag shall state that~~ notify the applicant the work has been inspected and approved or that the work is not approved and must be held open for correction. If the wiring is to be held open for inspection, no person shall lath, ceil or in any other manner conceal any wiring, until the inspector is informed that such wiring has been approved by the electrical inspector.

(b) All electrical work shall be inspected before it is covered or concealed. All cabinet and panel board covers or trims shall be left off for final inspection and any fitting or cover that conceals any wiring which may hinder the proper inspection of electrical work shall be removed at the request of the electrical inspector at no expense to the city.

(Code 1961, § 8-11; Ord. of 3-11-1947, § 8; Ord. of 1-30-1950, § 1; Ord. No. 5-67, § 10, 1-23-1967)

Sec. 105-171. Removal of obstructions hindering inspection.

The electrical inspector shall have the right to remove or compel the removal of any obstruction, such as lath, plastering, ceiling or flooring, which may hinder a full and complete inspection of wires or apparatus. The inspector may also remove or compel the removal of any conductors which are enclosed in conduit or otherwise inaccessible for complete inspection. When such conductors or appliances are not in accordance with the requirements of this article, or are found to be unsafe to life or property, the inspector shall have the right to condemn such conductors or appliances.

(Code 1961, § 8-12; Ord. of 3-11-1947, § 5)

Sec. 105-172. Final inspection and certificate.

Upon completion ~~and receipt of final inspection papers covering~~ of electrical work, the electrical inspector shall make a final inspection and, if such work is found to comply with this article, ~~a certificate of~~ an electrical final inspection shall be issued stating that the work has been done according to the provisions of this article and the rules governing the respective class to which it belongs. This ~~certificate~~ final shall not relieve the person responsible for the work of the person's responsibility for any defective work that may have been concealed or escaped the notice of the inspector.

(Code 1961, § 8-13; Ord. of 3-11-1947, § 8; Ord. of 1-30-1950, § 1)

Sec. 105-173. Inspection fees.

(a) Fees to be paid for inspections made by the electrical inspector under the provisions of this article shall be in an amount as established by the city council from time to time and is on file in the city secretary's office or city website.

(b) Any person, firm or corporation, including licensed electricians who do not take out a permit before beginning any work under this article, shall be charged double the permit rate for that work.

(c) In case the electrical inspector is required to make more than one trip from the inspector's office for the purpose of inspecting any work because of a building being locked or because of a wrong address given by the person doing the work, a charge shall be made for each additional trip required of the inspector. The additional trip charge shall be in an amount as established by the city council from time to time and is on file in the city secretary's office or city website.

(d) On installations where several persons are concerned with the installation of electric conductors or appliances, each party shall be required to pay the fees as established under the provisions of this article for that portion of such work for which each party is concerned.

(Code 1961, § 8-14; Ord. of 3-11-1947, § 9; Ord. No. 55-61, 9-18-1961; Ord. No. 5-67, § 11, 1-23-1967; Ord. No. 176-74, § 1, 7-22-1974; Ord. No. 196-78, § 2, 8-14-1978; Ord. No. 374-80, § 1, 12-8-1980; Ord. No. 295-83, § 1, 10-24-1983; Ord. No. 322-85, § 1, 10-14-1985)

Sec. 105-174. Installation and construction standards generally.

All electrical equipment installed or used, and including all electrical installations of any individual, corporation or utility company, shall be in strict conformity with the provisions of this article, the statutes of the state and any orders, rules or regulations issued by authority thereof, and with approved electrical standards of construction for safety to life and property. Unless by the provisions of this article, by any statute of the state or by any order, rule or regulation issued by authority thereof, a specific type or class of electrical equipment is disapproved for installation or use, conformity with the regulations laid down in the National Electrical Code as published by the National Fire Protection Association and adopted by the city council of the city and incorporated by referencing to this article, shall be prima facie evidence of conformity with approved standards of installation and construction for safety to life and property. Provided, however, that this section shall not apply to equipment owned and used by any electrical utility company or any communication agency in the generation, transmission or distribution of electricity or for the operation of signals or for the transmission of intelligence.

(Code 1961, § 8-15; Ord. of 3-11-1947, § 6; Ord. No. 5-67, § 12, 1-23-1967; Ord. No. 207-71, § 1, 10-25-1971; Ord. No. 176-74, § 1, 7-22-1974; Ord. No. 283-74, § 1, 12-23-1974; Ord. No. 196-78, § 3, 8-14-1978; Ord. No. 31-81, § 2, 2-23-1981)

Sec. 105-175. Work to be done in neat and workmanlike manner.

All electrical work shall be executed in a neat and workmanlike manner. Slipshod work or work not in keeping with good electrical practice is prohibited.

(Code 1961, § 8-16; Ord. of 3-11-1947, § 7)

Sec. 105-176. Approval of apparatus, fittings and material.

No electrical apparatus, fitting or material shall be used within the city, or within the two-mile extraterritorial jurisdiction limits of the city, unless it is approved by the electrical inspector as complying with the safety requirements of this article; provided, however, that all such apparatus, fittings or material which bear the label of Underwriters' Laboratories, Incorporated, shall be deemed prima facie evidence to satisfy the requirements of this article, and the electrical inspector is authorized to approve such apparatus, fittings and material without requiring further tests thereof to be made.

(Code 1961, § 8-17; Ord. of 3-11-1947, § 6; Ord. No. 5-67, § 13, 1-23-1967)

Sec. 105-177. Disapproved wiring methods.

The following shall constitute disapproved wiring methods for electrical work:

(1) Armored cable (Type BX);

(2) Service entrance cable for meter loops (braided outside neutral);

(3) No aluminum or copper-clad aluminum No. 6 or smaller shall be used.

(Code 1961, § 8-18; Ord. of 3-11-1947, § 6; Ord. No. 5-67, § 14, 1-23-1967; Ord. No. 31-81, § 3, 2-23-1981)

Sec. 105-178. Minimum service.

A minimum service of 100 amperes is to be provided all new electrical installations, except temporary poles, electrical signs and other installations when in the opinion of the electrical inspector such installation shall not be hazardous.

(Code 1961, § 8-19; Ord. No. 171-72, § 4, 8-28-1972)

Sec. 105-179. Concealed knob and tube work.

Concealed knob and tube work shall be used only in the following places and for the following purposes:

(1) Private dwelling outside the fire limits.

(2) Electrical signs.

(3) For wiring temporary installations by written permission from the electrical inspector.

(Code 1961, § 8-20; Ord. of 3-11-1947, § 6; Ord. No. 5-67, § 16, 1-23-1967)

Sec. 105-180. Nonmetallic sheathed cable.

Nonmetallic sheathed cable shall be used only in private dwellings outside the fire limits.

(Code 1961, § 8-21; Ord. of 3-11-1947, § 6)

Sec. 105-181. Electric branch circuits feeding subpanels for separate occupancies.

Electric branch circuits supplying subpanels from a point of service for individual occupants in a multi-tenant structure shall comply with the requirements ~~of Section 230.3~~ of the ~~2014~~ 2023 National Electrical Code.

(Ord. No. 2020-024 , § 1, 10-12-2020)

Sec. 105-182. Signs—Location and height.

Electrical signs may extend from private property to within 18 inches of the curbline, provided that the sign remains a safe distance from utility wires. No sign shall, at its lowest point, be less than nine feet above the sidewalk. All signs must be supported from poles, structures or buildings located entirely on private property. High-rise signs shall conform with the provisions of section 130-10. It shall be unlawful for any person to attach any sign, device or representation used in the nature of advertisements, announcements or direction on any electrical sign

which would reduce the clearance to less than the minimum set forth above. Lighting reflectors for the illumination of a building or sign board shall not project more than eight feet beyond the building line.

(Code 1961, § 8-25; Ord. of 3-11-1947, § 7; Ord. No. 5-67, § 20, 1-23-1967)

Sec. 105-183. Same—Circuits.

Sign circuits must be separate and must not be used for other purposes.

(Code 1961, § 8-26; Ord. of 3-11-1947, § 7; Ord. No. 5-67, § 21, 1-23-1967)

Sec. 105-184. Same—Dangerous signs.

When, upon inspection or reinspection, any electrical sign is found to be in a dangerous or unsafe condition and the owner, or user thereof, fails to place such sign in safe condition after being notified so to do by the electrical inspector within the time limit specified by the inspector, the inspector shall remove such sign at the expense of the owner or user.

(Code 1961, § 8-27; Ord. of 3-11-1947, § 7)

Sec. 105-185. Extensions or additions to existing systems.

Persons making extensions or additions to existing electrical systems shall, before proceeding with such work, ascertain from the electrical inspector if old work must be changed or must be brought up to the requirements of this article.

(Code 1961, § 8-28; Ord. of 3-11-1947, § 8; Ord. of 1-30-1950, § 1)

Sec. 105-186. Clearance for current to be furnished new or disconnected work.

It shall be unlawful for any public service company operating in the city to furnish current to any new building, tent, structure or outdoor wiring of any kind, nature or description without first obtaining a clearance from the electrical inspector, stating that such wiring is approved and a permit has been issued for the use of current. Whenever any service is discontinued to any building or structure for any cause whatever, except nonpayment of bill, a clearance will be necessary before each building or structure can be reconnected.

(Code 1961, § 8-29; Ord. of 3-11-1947, § 8; Ord. of 1-30-1950, § 1)

Sec. 105-187. Defective equipment.

When any electrical equipment is found by the electrical inspector to be dangerous to persons or to property because it is defective or defectively installed, the person responsible for the electrical equipment shall be notified in writing and shall make any changes or repairs required, in the judgment of the electrical inspector, to place such equipment in safe condition, and, if such work is not completed within 15 days or any longer period that may be specified by the electrical inspector in the notice, the inspector shall have authority to disconnect or order the discontinuance of electric service to such equipment. In cases of emergency, where necessary for safety of persons or of property, or where electrical equipment may interfere with the work of the fire department, the electrical inspector shall have the authority to immediately disconnect or cause the disconnection of any electrical equipment.

(Code 1961, § 8-30; Ord. of 3-11-1947, § 5)

Sec. 105-188. Defective conductors or material.

Whenever any electrical conductor or electrical material in or on any building or any electrical conductor on any pole line or any conductor underground becomes or is in a condition that is dangerous to life and property, the electrical inspector is hereby empowered to condemn, disconnect and cause the owner of such conductor or material to immediately correct the same or have it removed.

(Code 1961, § 8-31; Ord. of 3-11-1947, § 8; Ord. of 1-30-1950, § 1)

Sec. 105-189. Article does not affect liability for damages.

This article shall not be construed to affect the responsibility or liability of any party owning, operating, controlling or installing any electrical equipment for damages to persons or to property caused by any defect therein, nor shall the city or any officer or employee of the city be held as assuming such liability by reason of the inspection or reinspection authorized herein or the certificate of approval issued as herein provided or by reason of the approval or disapproval of any equipment authorized herein.

(Code 1961, § 8-32; Ord. of 3-11-1947, § 13)

Sec. 105-190. Rules of construction for technical codes.

(a) Wherever the term "municipality" is used in within the technical codes which are adopted by reference in this article, it shall be held to mean the city.

(b) Wherever the term "chief appointing authority" is used within the technical codes which are adopted by reference in this article, it shall be held to mean the city.

(c) Wherever the term "corporation counsel" or "legal counsel" is used within the technical codes which are adopted by reference in this article, it shall be held to mean the city attorney for the city.

(d) Where reference is made to the duties of certain officials named within the technical codes which are adopted by reference in this article, then that designated official of the city who has duties corresponding to those of the named official in said technical code, shall be deemed to be the responsible official insofar as enforcing the provisions of that technical code are concerned.

Sec. 105-191. Interpretations.

The electrical inspector is hereby authorized to render interpretations of this Code and the adopted technical codes and to adopt policies and procedures in order to clarify the application of their provisions. Such interpretations, policies and procedures shall be in compliance with the intent and purpose of this article. Such policies and procedures shall not have the force and effect of law and shall not have the effect of waiving requirements specifically provided for in this Code or in the adopted technical codes.

Sec. 105-192. Administrative liability.

No officer, agent or employee of the city charged with the administration and enforcement of this article and acting in good faith without malice in the discharge of those duties, shall render themselves personally liable for any damage that may occur to any person or property as a result of any act required or permitted, or by reason of any act or omission, in the discharge of their duties under this article, and they have hereby relieved from all personal liability for any damage that may accrue to persons or property as a result of any act required or by reason of any act or omission in the discharge of their duties.

Sec. 105-193. Referenced codes and standards.

The technical codes and standards referenced in this Code shall be considered part of the requirements of this Code to the prescribed extent of each such reference. Where differences occur between provisions of this Code and the referenced technical codes and standards, the provisions of this Code shall apply.

Sec. 105-194. Penalty for violation of article.

Any person, firm or corporation violating any of the provisions of this article shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be fined in an amount not to exceed $500.00, except for such violations of any provisions of this article that govern public health and sanitation, upon conviction, shall be fined in an amount not to exceed $2,000.00. Each day such violation is committed or permitted to continue shall constitute a separate offense and shall be punishable as such thereunder.

(Ord. No. 2020-023 , § 2, 3-9-2020)

Secs. 105-195—105-209. Reserved.

DIVISION 2. MASTER ELECTRICIANS AND SIGN ELECTRICIANS

Subdivision I. In General

Sec. 105-210. Duty to supervise work.

Every master electrician and sign electrician, or their qualified journeyman, shall direct, superintend and always be present during all electrical installations and repairs under their control within the city and may supervise a maximum of three apprentices at any one time. Nothing in this section, however, is to be construed as relieving the master electrician or sign electrician of any responsibility established under this division for work directed or superintended by a journeyman electrician.

(Code 1961, § 8-40; Ord. of 3-11-1947, § 11; Ord. No. 171-72, § 5, 8-28-1972; Ord. No. 176-74, § 1, 7-22-1974; Ord. No. 175-2011, § 1, 11-14-2011)

Sec. 105-211. Responsibility for defective installations.

Every person holding a certificate under this division shall be responsible for any defect in any construction, insofar as correction thereof is concerned, installed by the person until such time as a certificate of approval has been issued, and also for any defects that may have been concealed by such person and discovered by the electrical inspector, or the inspectors duly authorized agent, after a certificate of approval has been issued by the electrical inspector approving such construction. After the issuance of the certificate of approval, the person in whose name the meter is contracted shall be responsible for all defects caused by the person.

(Code 1961, § 8-41; Ord. of 3-11-1947, § 11)

Secs. 105-212—105-227. Reserved.

Subdivision II. Certificate

Sec. 105-228. Required.

No person shall engage in the business of installing, repairing or removing electrical wiring without first securing from the state, a master electrician license and electrical contractor license or master sign electrician license and a sign contractor's license.

(Code 1961, § 8-47; Ord. of 3-11-1947, § 10; Ord. No. 176-74, § 1, 7-22-1974; Ord. No. 003-06, § 3, 1-9-2006)

Sec. 105-229. Reserved.

Ord. No. 2020-023 , § 4, adopted March 9, 2020, repealed § 105-229, which pertained to the composition, appointment, term of members, general duties of the examining board and derived from the Code of 1961, § 8-50; Ord. of 3-11-1947, § 11; Ord. of 9-11-1956, § 1; Ord. No. 5-67, § 22, adopted Jan. 23, 1967.

Sec. 105-230. Reserved.

Ord. No. 2020-023 , § 4, adopted March 9, 2020, repealed § 105-230, which pertained to appellate authority of the examining board and derived from the Code of 1961, § 8-51; Ord. No. 58-73, § 2, adopted Mar. 12, 1973.

Sec. 105-231. Administrative review of electrical inspector decision.

Whenever the electrical inspector shall reject or refuse to approve the mode or manner of electrical installation proposed to be followed or materials to be used in the electrical installations of a building or structure, or when it is claimed that the provisions of the Code do not apply, or that an equally good or more desirable form of electrical installation can be employed in any specific case, or when it is claimed that the true intent and meaning of this Code or any of the regulations thereunder have been misconstrued or wrongly interpreted, the owner of such building or structure, or the owner's duly authorized agent, shall request a review of the decision of the electrical inspector by the director of inspections (or the director's designee). The request for review shall be in writing and must be filed with the director of inspections within 30 calendar days after the decision is rendered by the electrical inspector; provided, however, that if, in the opinion of the electrical inspector, a building or structure is unsafe or dangerous, the electrical inspector may, in the inspections order, limit the time for such request for review to a shorter period.

(Ord. No. 2020-023 , § 3, 3-9-2020)

Ord. No. 2020-023 , § 3, adopted March 9, 2020, repealed the former § 105-231, and enacted a new § 105-231 as set out herein. The former § 105-231 pertained to the certificate time limit and derived from the Code of 1961, § 8-51.1; Ord. No. 58-73, § 2, adopted March 12, 1973.

Sec. 105-232. Reserved.

Ord. No. 2020-023 , § 4, adopted March 9, 2020, repealed § 105-232, which pertained to variations and modifications and derived from the Code of 1961, § 8-51.2; Ord. No. 58-73, § 2, adopted Mar. 12, 1973.

Sec. 105-233. Reserved.

Ord. No. 2020-023 , § 4, adopted March 9, 2020, repealed § 105-233, which pertained to decisions and derived from the Code of 1961, § 8-51.3; Ord. No. 58-73, § 2, adopted Mar. 12, 1973.

Sec. 105-234. Reserved.

Ord. No. 2020-023 , § 4, adopted March 9, 2020, repealed § 105-234, which pertained to penalty for violation of subdivision and derived from the Code of 1961, § 8-57; Ord. No. 5-67, § 23, adopted Jan. 23-1967; Ord. No. 53-88, § 1, adopted Feb. 22, 1988.

Sec. 105-235. Compliance inspections.

The chief building official shall arrange for an electrical code compliance inspection when requested by the owner or builder of any single-family duplex, townhouse, condominium or house under construction in the city's extraterritorial jurisdiction and outside a legal subdivision. A fee will be assessed for the inspection service of each unit designed to house a single family. The fee shall be due and payable to the city prior to the request by the owner or builder for a final inspection. The final inspection report shall not be provided to the owner or builder until the required payment has been received. This section shall not be applicable to apartments or nonresidential structures. The inspection fee shall be in an amount as established by the city council from time to time and is on file in the city secretary's office or city website.

(Code 1961, § 8-59; Ord. No. 163-96, § 2, 6-14-1996; Ord. No. 2020-023 , § 3, 3-9-2020)

Secs. 105-236—105-251. Reserved.

You are cordially invited to attend a meeting to discuss the adoption of the

2024 International Building Codes

Wednesday, June 18, 2025

11:00 AM – 1:00 PM

City Hall – 220 Texas Blvd, Texarkana, Texas

2nd floor Conference Room

Lunch Provided. Please RSVP to 903-798-3912.

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

Perspectives and Goals Additional Comments:

None.

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

Other Potential Impacts:

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

Other:

City of Texarkana, Texas

IX.5

Briefing Sheet

Department: Development Services **Action Officer:** Mashell Daniel, Director of Development Services

Subject: Ordinance No. 2026-013 adopting the 2024 International Plumbing Code, International Fuel Gas Code, and International Mechanical Code including certain amendments, modifications, deletions, and appendices.

Briefing: 2/9/2026 **Public Hearing:** 4/13/2026 **Council Vote:** 4/13/2026

Item Schedule:

Brief, public hearing, vote

Updates/History of Briefing:

Executive Summary and Background Information:

The International Code Council revises and publishes the International Plumbing Code, International Fuel Gas Code, and International Mechanical Code on a three-year cycle to ensure public health and safety while integrating advancements in building practices, materials, and methods. The City of Texarkana, Texas last adopted an updated version of these codes in 2015. The Building and Standards Commission has unanimously recommended adoption of the 2024 International Plumbing Code, International Fuel Gas Code, and International Mechanical Code.

In preparation for this update, city staff conducted a public meeting on June 18, 2025, at City Hall and extended invitations to local contractors and industry professionals. The meeting provided an opportunity for attendees to review the proposed changes, engage in discussion, and pose questions regarding the implementation of the updated codes. The Chief Building Official was present to address and respond to all questions and concerns raised during the meeting.

Potential Options:

Approve changes.
Not approve changes.

Fiscal Implications:

None.

Staff Recommendation:

Staff recommends for approval.

Advisory Board/Committee Review:

Building and Standards Commission

Board/Committee Recommendation:

Unanimously approved.

Advisory Board/Committee Meeting Date and Minutes:

3/26/2024

ORDINANCE NO. 2026-013

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF TEXARKANA, TEXAS, CHAPTER 105 – BUILDINGS AND CONSTRUCTION, ARTICLE IV, PLUMBING AND GAS FITTING, SECTIONS 105-256 THRU 105-262, AND SECTIONS 105-264 THRU 105-265, WITH THE 2024 VERSION OF THE INTERNATIONAL PLUMBING CODE, INTERNATIONAL FUEL GAS CODE, AND INTERNATIONAL MECHANICAL CODE, INCLUDING CERTAIN AMENDMENTS, MODIFICATIONS, DELETIONS, AND APPENDICES; PROVIDING FOR PUBLICATION; PROVIDING FOR REPEALER AND SEVERABILITY CLAUSES; CONTAINING LEGISLATIVE FINDINGS; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the International Plumbing Code, Fuel Gas Code, and Mechanical Code, developed by the International Code Council to protect life and safety, are updated periodically to integrate new building practices and methods, with the 2015 editions currently in effect for the City (Code secs. 105-256 – 105-262, 105-264 – 105-265); and

WHEREAS, the Building & Standards Commission voted unanimously to recommend to the City Council of the City of Texarkana, Texas, the adoption of the 2024 edition of these codes with certain amendments, modifications, deletions, and appendices; and

WHEREAS, the International Plumbing Code, Fuel Gas Code, and Mechanical Code proposed for adoption provide that the code official shall have the authority to approve an alternative material, design, or method of construction upon the application of the owner or owner's agent; and

WHEREAS, the City Council finds and determines that the adoption of said codes is necessary to preserve the good government, order, and security of the municipality and its inhabitants, and is in the best interests of the citizens of the City of Texarkana, Texas.

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

SECTION 1: That Section 105-256 of the Code of Ordinances of the City of Texarkana, Texas, is hereby amended in its entirety to read as follows:

Sec. 105-256. – International Plumbing Code, Fuel Gas Code, and Mechanical Code - adopted.

There is hereby adopted by the city, for the purpose of regulation and governing the conditions and maintenance of all property, buildings, and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary, and fit for occupation and use; and

providing for permits and penalties, that certain plumbing code, fuel gas code, and mechanical codes, known as the International Plumbing Code, International Fuel Gas Code, and the International Mechanical Code, 2024 editions, save and except such portions as are hereinafter amended, modified, or deleted by this article, said code being incorporated herein as if fully set out herein; the provisions thereof shall be controlling in the conditions and maintenance of all property, buildings, and structures contained within the corporate limits of the city.

SECTION 2: That Section 105-257, *Amendments, additions and deletions to plumbing code.* of the Code of Ordinances of the City of Texarkana, Texas is hereby amended in its entirety to read as follows:

Section 105-257. – Amendments, modifications, and deletions to International Plumbing Code.

The following amendments, modifications and deletions to and from the International Plumbing Code adopted by section 105-256, are hereby made and adopted, such amendments, modifications and deletions being set forth herein with reference to and prefaced by the section number or chapter number of the International Plumbing Code:

Section 101.1 Title, of the said International Plumbing Code adopted by section 105-256 herein, is hereby amended to read as follows: "These regulations shall be known as the Plumbing Code of Texarkana, Texas."

Section 103.1 Creation of Agency of the said International Plumbing Code adopted by section 105-256 herein is hereby amended to read as follows: "The Inspections Department is hereby created and the official in charge thereof shall be known as the building official or code official. The function of the department shall be the implementation, administration, and enforcement of the provisions of this code."

Section 108.3: Permit Valuations, of the said International Plumbing Code adopted by section 105-256 herein is hereby deleted in its entirety.

Section 112.1: General, of the said International Plumbing Code adopted by section 105-256 herein is hereby amended to read in its entirety as follows: "The board known as the Building and Standards Commission shall serve as the board to which appeals may be taken from decisions of the code official related to the International Plumbing Code. All references elsewhere in this said International Plumbing Code to the "Board of Appeals" or "Board" shall be construed to mean the Building and Standards Commission."

Section 113: Board of Appeals of the said International Plumbing Code adopted by section 105-256 herein is hereby deleted in its entirety.

Section 114.4: Violation Penalties of the said International Plumbing Code adopted by section 105-256 herein is hereby deleted in its entirety.

Section 1003.3.5.1 Grease interceptor capacity, of the said International Plumbing Code adopted by Section 105-256 herein, is hereby amended to read in its entirety as follows: "Grease traps shall be sized according to section 42-138 of the Code of Ordinances of the City of Texarkana, Texas."

Appendices B, C, D, and E of the said International Plumbing Code adopted by Section 105-256 herein are hereby adopted in their entirety and incorporated as if fully set out herein.

Appendices A and F of the said International Plumbing Code adopted by Section 105-256 are hereby deleted in their entirety.

SECTION 3: That Section 105-258, *Amendments, additions and deletions to fuel gas code.* of the Code of Ordinances of the City of Texarkana, Texas is hereby amended in its entirety to read as follows:

Section 105-258. Amendments, additions and deletions to International Fuel Gas Code.

The following amendments, modifications and deletions to and from the International Fuel Gas Code adopted by section 105-256 are hereby made and adopted, such amendments, modifications and deletions being set forth herein with reference to and prefaced by the section number or chapter number of the International Fuel Gas Code:

Section 101.1 Title, of the said International Fuel Gas Code adopted by section 105-256 herein, is hereby amended to read as follows: "These regulations shall be known as the International Fuel Gas Code of the city of Texarkana, Texas."

Section 103.1 Creation of Agency, of the said International Fuel Gas Code adopted by section 105-256 herein, is hereby amended to read as follows: "The Inspections Department is hereby created and the official in charge thereof shall be known as the building official or code official. The function of the agency shall be the implementation, administration and enforcement of the provisions of this code."

Section 108.3 Permit Valuations, of the said International Fuel Gas Code adopted by section 105-256 herein, is hereby deleted in its entirety.

Section 112.1 General, of the said International Fuel Gas Code adopted by section 105-256 herein, is hereby amended to read as follows: "In order to hear and decide appeals of orders, decisions or determination made by the building official relative to the application and interpretation of this code shall be heard by the Building and Standards Commission."

Section 113.4: Violation penalties, of the said International Fuel Gas Code adopted by section 105-256 herein, is hereby deleted in its entirety.

Appendices A, B, and C, of the said International Fuel Gas Code adopted by Section 105-256 herein, are hereby adopted in their entirety and incorporated as if fully set out herein.

Appendix D of the said International Fuel Gas Code adopted by Section 105-256 is hereby deleted in its entirety.

SECTION 4: That Section 105-259, *Amendments, additions and deletions to mechanical code.* of the Code of Ordinances of the City of Texarkana, Texas is hereby amended in its entirety to read as follows:

Section 105-259. Amendments, additions and deletions to the International Mechanical Code.

The following amendments, modifications and deletions to and from the International Mechanical Code adopted by section 105-256 are hereby made and adopted, such amendments, modifications, and deletions being set forth herein with reference to and prefaced by the section number or chapter number of the International Mechanical Code:

Section 101.1 Title, of the said International Mechanical Code adopted by section 105-256 herein, is hereby amended to read as follows: "These regulations shall be known as the International Mechanical Code of the city of Texarkana, Texas.

Section 103.1 Creation of agency, of the said International Mechanical Code adopted by section 105-256 herein, is hereby amended to read as follows: "The Inspections Department is hereby created and the official in charge thereof shall be known as the building official or code official. The function of the department shall be the implementation, administration, and enforcement of the provisions of this code."

Section 108.3 Permit Valuations, of the said International Mechanical Code adopted by section 105-256 herein, is hereby deleted in its entirety.

Section 112.1 General, of the said International Mechanical Code adopted by section 105-256 herein, is hereby amended to read as follows: "In order to hear and decide appeals of orders, decisions, or determinations made by the building official relative to the application and interpretation of this code, such shall be heard by the Building and Standards Commission."

Section 113 Board of Appeals, of the said International Mechanical Code adopted by section 105-256 herein, is hereby deleted in its entirety.

Section 114.1 Violation Penalties, of the said International Mechanical Code adopted by section 105-256 herein, is hereby deleted in its entirety.

Appendices A, B, C, D, and E of the said International Mechanical Code adopted by

section 105-256 herein, are hereby deleted in their entirety.

SECTION 5: That the following sections from the Code of Ordinances of the City of Texarkana, Texas, Chapter 105 – Buildings and Construction, Article IV, Plumbing and Gas Fitting, are hereby deleted in their entirety:

Section 105-260. Plumbing appeals and advisory board.
Section 105-261. Election of officers and adoption of rules.
Section 105-262. Duties and powers of the board.

SECTION 6: That Section 105-264, *Landscape irrigators*, of the Code of Ordinances of the City of Texarkana, Texas, is hereby amended in its entirety to read as follows:

Sec. 105-264. – Landscape irrigators.

(a) License required. Before any person, firm, or corporation shall engage in the business of contracting for and/or installing, maintaining, enlarging, or repairing landscape irrigation systems, for which permits are required, within the corporate limits of the city or outside the corporate limits but within subdivisions in the extraterritorial jurisdiction of said city as prescribed by law, they shall first obtain the proper license from the state.

1. Except as otherwise provided herein, no person shall install a landscape irrigation system on property the person owns but does not occupy, nor shall any permit to install such a system on said property be issued, unless the person is a landscape irrigator licensed by the state.

2. Nothing in this Code shall prevent a homeowner from installing or maintaining a landscape irrigation system on property owned and occupied by a homeowner as the homeowner's homestead as long as the work is done by the homeowner; provided, however, that said homeowner must comply with the provisions of this Code, including but not limited to obtaining a permit and paying the required fee therefore.

(b) Restrictions and limitations. Any person holding a certificate of registration as a licensed landscape irrigator or licensed installer shall not be required to comply with any other licensing requirements of the city in order to perform connections to private or public raw or potable water systems or for the installation of pressure vacuum breakers or other approved backflow prevention devices. Licensed landscape irrigators or licensed installers shall not engage in other plumbing work unless they hold the proper plumbing licenses.

(c) Issuance of permits. Permits will be issued for landscape irrigation systems only after plans and specifications for the system have been submitted for approval and approval obtained from the chief building official or designee.

(d) Minimum Standards and specifications. Unless otherwise exempted by this Code, the Land Development Code, or a technical code as adopted by reference in this Code, any work undertaken in the business of contracting for and/or installing, maintaining, enlarging or

repairing landscape irrigation systems must be performed in accordance with the minimum standards and specifications for designing, installing, and operating irrigation systems as prescribed under state law (Texas Occupations Code 1903.053) and the rules adopted by the Texas Commission on Environmental Quality (30 TAC ch. 344, subchapter F – Standards for Designing, Installing and Maintaining Landscape Irrigation Systems.)

SECTION 7: That Section 105-265 of the Code of Ordinances of the City of Texarkana, Texas, is hereby amended in its entirety to read as follows:

Sec. 105-265. – Heating and air conditioning license.

No person shall engage in the business of installing, altering and/or repairing of air conditioning, heating, mechanical, refrigeration and/or ventilation systems within the jurisdiction of this article, unless such person is properly licensed in accordance with the air conditioning and refrigeration contractor license law of the state.

SECTION 8: That the City Secretary be and is hereby directed to publish the caption of this Ordinance for three (3) successive days in the Texarkana Gazette within ten (10) days of the passage of this Ordinance, as provided in Article XI, Section 3 of the Charter of the City of Texarkana, Texas.

SECTION 9: 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 remainer of this Ordinance.

SECTION 10: That all ordinances or parts of ordinances in conflict herewith are specifically repealed.

SECTION 11: 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 12: This Ordinance shall be in full force and effect ten (10) days after its passage and approval.

PASSED AND APPROVED in Regular Council Session on this the **13th day of April, 2026.**

ATTEST:

_____ _____

JENNIFER EVANS, CITY SECRETARY BOB BRUGGEMAN, MAYOR

ARTICLE IV. PLUMBING AND GAS FITTING[1]

Sec. 105-252. Rules of construction for technical codes.

(a) Wherever the term "municipality" is used within the technical codes which are adopted by reference in this article, it shall be held to mean the city.

(b) Wherever the term "chief appointing authority" is used within the technical codes which are adopted by reference in this article, it shall be held to mean city.

(c) Wherever the term "corporation counsel" or "legal counsel" is used within the technical codes which are adopted by reference in this article, it shall be held to mean the city attorney for the city.

(d) Where reference is made to the duties of certain officials named within the technical codes which are adopted by reference in this article, then that designated official of the city who has duties corresponding to those of the named official in said technical code, shall be deemed to be the responsible official insofar as enforcing the provisions of that technical code are concerned.

Sec. 105-253. Interpretations.

The building official, or designee, is hereby authorized to render interpretations of this Code and the adopted technical codes and to adopt policies and procedures in order to clarify the application of their provisions. Such interpretations, policies and procedures shall be in compliance with the intent and purpose of this article. Such policies and procedures shall not have the force and effect of law and shall not have the effect of waiving requirements specifically provided for in this Code or in the adopted technical codes.

Sec. 105-254. Administrative liability.

No officer, agent or employee of the city charged with the administration and enforcement of this article and acting in good faith without malice in the discharge of those duties, shall render themselves personally liable for any damage that may occur to any person or property as a result of any act required or permitted, or by reason of any act or omission, in the discharge of their duties under this article and they are hereby relieved from all personal liability for any damage that may accrue to persons or property as a result of any act required or by reason of any act or omission in the discharge of their duties.

Sec. 105-255. Referenced codes and standards.

The technical codes and standards referenced in this Code shall be considered part of the requirements of this Code to the prescribed extent of each such reference. Where differences occur between provisions of this Code and the referenced technical codes and standards, the provisions of this Code shall apply.

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[1]State law reference(s)—Municipality may regulate by ordinance the material, construction, alteration and inspection of any pipe, faucet, tank, valve, water heater or other fixture by or through which a supply of water, gas or sewage is used or carried, Texas Occupations Code § 1301.551; authority of municipal governing body to appoint a plumbing inspector, Texas Local Government Code § 214.011.

Sec. 105-256. Plumbing Code, Fuel Gas Code, and Mechanical Code—adopted.

(a) There is hereby adopted by the City of Texarkana, Texas, for the purpose of establishing rules and regulations for the safe installation and maintenance of all plumbing equipment and systems, natural gas piping and appliances, and mechanical equipment and systems on all property and all buildings and all structures now erected or hereafter erected, changed, constructed, reconstructed, repaired or altered within the corporate limits of the city and outside the corporate limits in subdivisions within the extraterritorial jurisdiction limits of the city as provided by law those certain codes:

(1) International Plumbing Code, ~~2015~~ 2024 Edition, with appendices;

(2) International Fuel Gas Code, ~~2015~~ 2024Edition, with appendices;

(3) International Mechanical Code, ~~2015~~ 2024 Edition, with appendices.

(b) Said Codes are incorporated herein as if fully set out herein; save and except such portions as are hereinafter amended, modified or deleted by this chapter. The term "code official" shall mean "building official" where used in the above codes.

(Code 1961, § 20-1; Ord. No. 206-71, § 1, 10-25-1971; Ord. No. 54-72, § 1, 3-13-1972; Ord. No. 168-74, § 1, 7-8-1974; Ord. No. 224-74, § 1, 9-9-1974; Ord. No. 17-77, § 1, 2-14-1977; Ord. No. 239-80, § 1, 8-11-1980; Ord. No. 149-83, § 1, 5-23-1983; Ord. No. 296-87, § 1, 12-21-1987; Ord. No. 164-96, § 1, 6-14-1996; Ord. No. 340-97, § 1, 10-27-1997; Ord. No. 002-06, § 1, 1-9-2006; Ord. No. 076-2011, § 1, 5-23-2011; Ord. No. 2015-113 , § 1, 12-14-2015)

Sec. 105-257. Amendments, additions and deletions to plumbing code.

The following amendments, modifications and deletions to and from the International Plumbing Code adopted by section 105-256, are hereby made and adopted, such amendments, modifications and deletions being set forth herein with reference to and prefaced by the section number or chapter number of the International Plumbing Code:

~~*102.9 Requirements not covered by code.* Any requirements necessary for the strength, stability or proper operation of an existing or proposed plumbing system, or for the public safety, health and general welfare, not specifically covered by this Code shall be determined by the code official. Master plumbers and licensed journeyman plumbers may supervise only three apprentices at one time.~~

~~*Section 108. Violation,* of the said Plumbing Code adopted by section 105-256 herein, is hereby deleted in its entirety.~~

~~*Section 109 Means of Appeal,* of the said Plumbing Code adopted by section 105-256 herein, is hereby amended to read in its entirety as follows: "Any person shall have the right to appeal a decision of the code official to the Plumbing Appeals and Advisory Board as set forth in section 105-262 of the Code of Ordinances of the City of Texarkana, TexasAn appeal shall be based on a claim that the true intent of this Code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this Code do not fully apply, or an equally good or better form of construction is proposed. An appeal must be filed within 20 days after notice of the decision of the code official is served."~~

~~*Section 605.3 Water service pipe.* of the said Plumbing Code adopted by section 105-256 herein, is hereby amended to add the following: "*Materials above ground.* Materials for water distribution pipes and tubing shall be brass, copper water tube minimum type K or L, stainless steel water tube minimum grade H, cast iron pressure pipe, galvanized steel, or chlorinated polyvinyl chloride (CPVC) plastic pipe or tubing, Cross-linked polyethylene (PEX) tubing all to be installed with approved fittings; except that changes in direction in copper tube (ASTM B88) may be made with bends having a radius of not less than four (4) diameters of the tube, providing such bends are made by use of forming equipment which does not deform or create a loss in~~

~~cross-sectional area of the tube. PEX to be insulated with closed cell foam pipe insulation in exterior walls and in attics." "*Materials below ground.* Inaccessible water distribution piping under slabs shall be copper water tube minimum type K or L, brass, cast iron pressure pipe, all to be installed with approved fittings or bends. Cross-linked Polyethylene tubing (PEX) when sleeved and buried at least 6 inches under frost line, continuous with no connections underground, sleeve must be a minimum 2" or twice the diameter of the PEX, schedule 40 PVC, bends must be long sweep or a combination of fittings to produce the long sweep." "Any material subject to corrosion shall be protected when used in corrosive soils."~~

Section ~~1003.3.4.1~~ 1003.3.5.1 Grease ~~trap~~ interceptor capacity, of the said Plumbing Code adopted by section 105-256 herein, is hereby amended to read in its entirety as follows:

"Grease traps shall be sized according to section 42-138 of the Code of Ordinances of the City of Texarkana, Texas."

~~*Appendix A Plumbing Permit Fee Schedule*, of the said Plumbing Code adopted by section 105-256 herein, is hereby amended to read in its entirety as follows:~~

~~Permit fees shall be in an amount as established by the city council from time to time and is on file in the city secretary's office or city website.~~

~~Penalty fee: If any person commences any work before obtaining the necessary permits, the permit fee shall be doubled.~~

~~Permits will be required for all plumbing and irrigation to be erected, installed, enlarged, altered, repaired, removed, converted, or replaced. With Exemptions as outlined in Chapter 1, section 106.2 of the International Plumbing Code as adopted in section 105-256 herein.~~

~~*Appendix CGray Water Recycling Systems*, of the said Plumbing Code adopted by section 105-256 herein, is hereby deleted in its entirety.~~

(Code 1961, § 20-2; Ord. No. 206-71, § 1, 10-25-1971; Ord. No. 54-72, § 2, 3-13-1972; Ord. No. 276-74, § 2, 12-9-1974; Ord. No. 17-77, § 2, 2-14-1977; Ord. No. 149-83, § 2, 5-23-1983; Ord. No. 323-85, § 2, 10-14-1985; Ord. No. 296-87, § 2, 12-21-1987; Ord. No. 93-92, § 1, 3-2-1992; Ord. No. 327-95, § 1, 8-28-1995; Ord. No. 340-97, § 2, 10-27-1997; Ord. No. 103-03, § 1, 5-12-2003; Ord. No. 217-05, § 1, 8-22-2005; Ord. No. 002-06, § 2, 1-9-2006; Ord. No. 076-2011, § 2, 5-23-2011; Ord. No. 176-2011, § 1, 11-14-2011; Ord. No. 2015-113 , § 2, 12-14-2015)

Sec. 105-258. Amendments, additions and deletions to fuel gas code.

The following amendments, modifications and deletions to and from the International Fuel Gas Code adopted by section 105-256, are hereby made and adopted, such amendments, modifications and deletions being set forth herein with reference to and prefaced by the section number or chapter number of the International Fuel Gas Code:

~~*Section 108 Violation*, of the said International Plumbing Code adopted by section 105-256 herein, is hereby deleted in its entirety.~~

~~*Section 109 Means of Appeal,* of the said Fuel Gas Code adopted by section 105-256 herein, is hereby amended to read in its entirety as follows: "Any person shall have the right to appeal a decision of the code official to the Plumbing Appeals and Advisory Board as set forth in section 105-262 of the Code of Ordinances of the City of Texarkana, Texas. An appeal shall be based on a claim that the true intent of this Code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this Code do not fully apply, or an equally good or better form of construction is proposed. An appeal must be filed within 20 days after notice of the decision of the code official is served."~~

~~*Section 404.1 Prohibited locations*, of the said Fuel Gas Code adopted by section 105-256 herein, is hereby amended by adding the following sentence: "Underground gas piping shall not be installed closer than 24 inches to water or sewer piping."~~

~~*Section 404.9 Minimum burial depth*, of the said Fuel Gas Code adopted by section 105-256 herein, is hereby amended to read in its entirety as follows: "Underground piping systems shall be installed a minimum depth of 18 inches below grade, except as provided for in section 404.9.1."~~

~~*Section 404.14.1 Limitations*, of the said Fuel Gas Code adopted by section 105-256 herein, is hereby amended by adding the following sentence: "Plastic piping must be buried at least 18 inches underground for its entire length and may not be used within or under any building or slab but must terminate no closer than two feet to the building or slab. Gas piping must enter the structure above the foundation."~~

Section 406.4.1 Test pressure, of the said Fuel Gas Code adopted by section 105-256 herein, is hereby amended by amending the first sentence to read as follows: "The test pressure to be used shall be no less than 1½ times the proposed maximum working pressure, but not less than 20 psig, irrespective of design pressure."

(Code 1961, § 20-2.1; Ord. No. 224-74, § 2, 9-9-1974; Ord. No. 17-77, § 3, 2-14-1977; Ord. No. 239-80, § 3, 8-11-1980; Ord. No. 149-83, § 3, 5-23-1983; Ord. No. 323-85, § 2, 10-14-1985; Ord. No. 296-87, § 3, 12-21-1987; Ord. No. 340, § 3, 10-27-1997; Ord. No. 002-06, § 3, 1-9-2006; Ord. No. 076-2011, § 3, 5-23-2011; Ord. No. 2015-113 , § 3, 12-14-2015)

~~Sec. 105-259. Amendments, additions and deletions to mechanical code.~~

~~The following amendments, modifications and deletions to and from the International Mechanical Code adopted by section 105-256, are hereby made and adopted, such amendments, modifications and deletions being set forth herein with reference to and prefaced by the section number or chapter number of the International Mechanical Code:~~

~~*Section 108 Violation*, of the said Mechanical Code adopted by section 105-256 herein, is hereby deleted in its entirety.~~

~~*Section 109 Means of Appeal,* of the said Mechanical Code adopted by section 105-256 herein, is hereby amended to read in its entirety as follows: "Any person shall have the right to appeal a decision of the code official to the Plumbing Appeals and Advisory Board as set forth in section 105-262 of the Code of Ordinances of the City of Texarkana, Texas. An appeal shall be based on a claim that the true intent of this Code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this Code do not fully apply, or an equally good or better form of construction is proposed. An appeal must be filed within 20 days after notice of the decision of the code official is served."~~

~~*Section 603.6.1.1* of the said Mechanical Code is amended as follows: "There shall be no flexible duct allowed over the length of 6 (six) feet, in the air conditioning and furnace system except for return air. These pieces will connect trunk lines or plenums to grills."~~

~~*Appendix B Recommended Permit Fee Schedule* of the said Mechanical Code adopted by section 105-256 herein, is hereby amended to read in its entirety as follows:~~

~~"Permit fees. The permit and inspection fees herein provided shall be paid to the city before the issuance of a permit and before any work has started. The fee shall be in an amount as established by the city council from time to time and is on file in the city secretary's office and city website."~~

(Code 1961, § 20-2.2; Ord. No. 17-77, § 4, 2-14-1977; Ord. No. 239-80, § 4, 8-11-1980; Ord. No. 149-83, § 4, 5-23-1983; Ord. No. 296-87, § 4, 12-21-1987; Ord. No. 340-97, § 4, 10-27-1997; Ord. No. 002-06, § 4, 1-9-2006; Ord. No. 076-2011, § 4, 5-23-2011; Ord. No. 2015-113 , § 4, 12-14-2015)

Sec. 105-260. Plumbing appeals and advisory board.

(a) *Organization of board.* There is hereby created a seven-member plumbing appeals and advisory board which consists of:

(1) A licensed master plumber.

(2) A licensed journeyman plumber.

(3) A building contractor.

(4) The city engineer.

(5) The city health officer.

(6) A licensed architect.

(7) A heating and air conditioning contractor or registered mechanical engineer.

(b) *Ex-officio member.* The plumbing inspector shall be an ex-officio, nonvoting member of said board.

(c) *Appointment and terms of office.* Members of the board and their successors shall be appointed by the mayor and confirmed by the city council and shall hold office for terms of four years, or until their successors are appointed and have qualified; except, the members of the board first appointed shall hold office, two for two years and two for four years as determined by the mayor in making said appointments.

(d) *Alternate selection.* If a licensed architect or registered engineer is not available, the mayor may appoint such other lay person as the mayor deems qualified to serve as a representative of the general public.

(e) *Eligibility to serve.* The city engineer and the city health officer shall be eligible to serve only so long as they hold office.

(f) *Compensation.* All members shall serve without compensation.

(Code 1961, § 20-3; Ord. No. 206-71, § 1, 10-25-1971; Ord. No. 59-74, § 1, 2-25-1974)

Sec. 105-261. Election of officers and adoption of rules.

The members of the board shall meet as soon after their appointment as practicable for the purpose of organization. The board shall formally elect a chairperson, vice-chairperson and secretary from its members and may adopt such rules as it deems necessary for the orderly conduct of its affairs. A full and complete record of the proceedings of said board shall be kept. A majority of the board shall constitute a quorum for the transaction of business. The city shall furnish a recording secretary when needed.

(Code 1961, § 20-4; Ord. No. 206-71, § 1, 10-25-1971)

Sec. 105-262. Duties and powers of the board.

(a) *Right of appeal.* Any person, firm or corporation aggrieved by any interpretation of this Code or by any decision or ruling by the plumbing inspector under this Code shall have the right to make an appeal in writing to the plumbing appeals and advisory board. The plumbing appeals and advisory board shall be the body referred to in section 105-260 of the city.

(b) *Hearings by the board.* Within a period of ten days from the filing of the appeal, the board shall hear the appeal together with the testimony of all parties concerned, and it shall render a decision thereon within three working days thereafter. In hearing such an appeal, the board shall not have the power to waive or set aside the requirements of this Code, except as may be specifically approved elsewhere in this Code, but the board shall have the power to interpret its provisions. An exception is hereby granted to authorize the board to grant a variance from the plumbing code requirements as to specific material to be used for water lines within a building, in those cases where tests conducted on a water sample from a specific building site conducted by a certified testing laboratory satisfactory to the director of public works show the water to have a detrimental effect on both copper and galvanized piping is used at that site.

~~(c) *Advisory responsibility of the board.* The board shall submit to the city council such recommendations for the improvements and revision of this Code as it may, from time to time, deem necessary and proper in light of the development of new materials, methods or techniques which would result in a better and more economical installation. All requests for use of materials or methods not covered in this Code shall be fully supported by factual evidence, or price approval, from a recognized testing agency or such impartial qualified authority acceptable to the board.~~

~~(Code 1961, § 20-5; Ord. No. 206-71, § 1, 10-25-1971; Ord. No. 224-74, § 3, 9-9-1974; Ord. No. 224-82, § 1, 10-11-1982; Ord. No. 002-06, § 5, 1-9-2006)~~

Sec. 105-263. Penalty for violation of article.

(a) Any person, firm or corporation violating any of the provisions of this article shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be fined in an amount not to exceed $500.00, except for such violations of any provisions of this article that govern public health and sanitation, upon conviction, shall be fined in an amount not to exceed $2,000.00. Each day such violation is committed or permitted to continue shall constitute a separate offense and shall be punishable as such thereunder.

(b) If any person commences any work on a plumbing installation before obtaining the necessary permit from the city, the person shall be subject to a penalty in the amount of 100 percent of the regular fees prescribed herein, which penalty shall be in addition to the regular fee charged.

(Code 1961, § 20-6; Ord. No. 206-71, § 2, 10-25-1971; Ord. No. 207-75, § 1, 9-8-1975; Ord. No. 54-88, § 1, 2-22-1988; Ord. No. 340-97, § 4, 10-27-1997)

Sec. 105-264. Landscape irrigators.

(a) *License ~~and bond~~ required.* Before any person, firm or corporation shall engage in the business of contracting for and/or installing, maintaining, enlarging or repairing landscape irrigation systems, for which permits are required, within the corporate limits of the city, or outside the corporate limits, but within subdivisions in the extraterritorial jurisdiction of said city as prescribed by law, they shall first obtain the proper license from the state ~~and deposit with the city a good and sufficient bond in the sum of $2,000.00, conditioned that the person, firm or corporation so engaged in the landscape irrigation business will faithfully observe all laws pertaining to plumbing and landscape irrigation systems; further, that the city shall be indemnified and saved harmless from all claims arising from accidents and damage of any character whatsoever caused by the negligence of such person, firm or corporation engaged in the landscape irrigation business, or by any unfaithful or inadequate work done either by themselves or their agents or employees. This bond will be to indemnify the city or any party damaged, for all loss and damage which any person, firm or corporation may sustain because of landscape irrigation work done in an improper or negligent manner.~~ Nothing in this Code shall prevent a homeowner from installing or maintaining a landscape irrigation system on property owned and occupied by a homeowner as the homeowner's home as long as the work is done by the homeowner. Such privilege does not convey the right to violate any of these provisions of this Code, nor is it to be construed as exempting any such property from obtaining a permit and paying the required fee therefor. An individual shall not install a landscape irrigation system or be issued a permit on property owned but not occupied by the individual, unless the individual is a landscape irrigator licensed by the state.

(b) *Restrictions and limitations.* Any person holding a certificate of registration as a licensed landscape irrigator or licensed installer shall not be required to comply with any other licensing requirements of the city in order to perform connections to private or public raw or potable water systems or for the installation of pressure

vacuum breakers or other approved backflow prevention devices. Licensed landscape irrigators or licensed installers shall not engage in other plumbing work unless they hold the proper plumbing licenses.

(c) *Issuance of permits.* Permits will be issued for landscape irrigation systems only after ~~two sets of~~ plans and specifications for the system have been submitted for approval and approval obtained from the ~~city engineer, or the engineers~~ chief building official or their designated representative.

(d) ~~*Permit and inspection fees.* Permit and inspection fees will be as set forth in section 105-257 under plumbing fees.~~

~~(e)~~ *Minimum standards and specifications.* Unless otherwise exempted by this Code, the Land Development Code, or a technical code as adopted by reference in this Code, any work undertaken in the business of contracting for and/or installing, maintaining, enlarging or repairing landscape irrigation systems must be performed in accordance with the minimum standards and specifications for designing, installing and operating irrigation systems as prescribed under state law (Texas Occupations Code § 1903.053) and the rules adopted by the Texas Commission on Environmental Quality (30 TAC ch. 344, subchapter F—Standards for Designing, Installing and Maintaining Landscape Irrigation Systems).

(Code 1961, § 20-7; Ord. No. 207-75, § 2, 9-8-1975; Ord. No. 257-79, § 1, 8-13-1979; Ord. No. 340-97, §§ 6, 7, 10-27-1997)

State law reference(s)—Authority of municipality a population of 20,000 or more to require an installer of an irrigation system to hold a state-issued license and obtain a permit from the municipality before installing a system within the municipality, Texas Local Government Code § 551.006.

Sec. 105-265. Heating and air conditioning license.

~~(a)~~ No person shall engage in the business of installing, altering and/or repairing of air conditioning, heating, mechanical, refrigeration and/or ventilation systems within the jurisdiction of this article, unless such person is properly ~~property~~ licensed in accordance with the air conditioning and refrigeration contractor license law of the state.

~~(b) Current contractor's license issued by the city may be renewed in January 1988, for one year ending December 31, 1988. After that date, all heating and air conditioning or refrigeration contractors will be required to hold a state license.~~

~~(c) Any person desiring a journeyman certificate shall make application to the plumbing inspector accompanied by a fee. The plumbing inspector, with the approval of the plumbing appeals and advisory board, shall grant the applicant an air conditioning journeyman's certificate, provided the applicant proves that the applicant has three years or more experience, qualifying the applicant to hold a journeyman air conditioning certificate, and/or by examination, indicates that the applicant has satisfactory knowledge concerning detailed provisions of the standard mechanical code.~~

~~(d) Renewal. Annual renewal fees for air conditioning journeyman certificates shall be paid on or before January 31. After this date, a delinquent fee shall be charged. Journeyman certificates that are not renewed within 90 days after expiration date shall be automatically cancelled, and in order to receive another certificate, the applicant shall be required to register in accordance with subsection (c) of this section.~~

~~(e) Contractors shall register each new air conditioning apprentice with the inspection department in writing within 14 days of employment and shall register all apprentices in their employ by January 31 of each year.~~

~~(f) Duty of work supervisor. Every master H/A contractor, or the contractor's qualified journeyman, shall direct, superintend and always be present during all installations and repairs under the contractors control within~~

~~the city and extrajurisdiction. Nothing in this section, however, is to be construed as relieving the master contractor of any responsibility established under this article for work directed or superintended by a heating and air journeyman.~~

~~(g) The fees described in this section shall be in amounts as established by the city council from time to time and is on file in the city secretary's office or city website.~~

(Code 1961, § 20-8; Ord. No. 238-75, § 1, 10-13-1975; Ord. No. 149-83, §§ 5—7, 5-23-1983; Ord. No. 296-87, § 5, 12-21-1987; Ord. No. 340-97, § 8, 10-27-1997)

State law reference(s)—Authority of municipality to issue an air conditioning and refrigeration contractor license, Texas Occupations Code § 1302.301 et seq.

Sec. 105-266. Plumbing, gas and mechanical code compliance inspections.

The building official shall arrange for plumbing, gas or mechanical code compliance inspections when requested by the owner or builder of any single-family duplex, townhouse, condominium or house under construction in the city's extraterritorial jurisdiction and located outside a legal subdivision. A fee for each code will be assessed for the inspection service of each unit designed to house a single family. The fees shall be due and payable to the city prior to the request by the owner or builder for a final inspection. The final inspection report shall not be provided to the owner or builder, until the required payment has been received. This section shall not be applicable to apartments or nonresidential structures. The inspection fees described in this section shall be in amounts as established by the city council from time to time and is on file in the city secretary's office or city website.

(Code 1961, § 20-9; Ord. No. 164-96, § 2, 6-14-1996)

Secs. 105-267—105-282. Reserved.

You are cordially invited to attend a meeting to discuss the adoption of the

2024 International Building Codes

Wednesday, June 18, 2025

11:00 AM – 1:00 PM

City Hall – 220 Texas Blvd, Texarkana, Texas

2nd floor Conference Room

Lunch Provided. Please RSVP to 903-798-3912.

Developing Perspectives and Goals Pending Approval by the City Council:

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

Perspectives and Goals Additional Comments:

None.

Resource Impact:

Staff time required if item is approved:	No Additional

Other Potential Impacts:

Public Information Plan:

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

Other:

City of Texarkana, Texas

IX.6

Briefing Sheet

Department:	Development Services	**Action Officer:**	Mashell Daniel, Director of Development Services
Subject:	Ordinance No. 2026-023 amending the Code of Ordinances, Chapter 140 - Zoning, Article VII, Supplemental Regulations, Sections 140-179, and adding Section 140-183, "Storage shipping containers," and Section 140-184, "Shipping container homes and tiny homes," and amending Chapter 105, Buildings and Construction, Article II, Division 3 - Residential Code by adding section 105-101, "Construction with Certain Zoning Regulations."		
Briefing:	3/9/2026	**Public Hearing:** 4/13/2026	**Council Vote:** 4/13/2026

Item Schedule:

Brief Once.
Public Hearing & Vote.

Updates/History of Briefing:

Executive Summary and Background Information:

City staff has received multiple inquiries regarding the allowance of tiny homes and shipping container homes within the city limits. With the adoption of the 2024 International Residential Code, tiny homes are now permitted as dwelling units. Additionally, several municipalities across Texas have adopted regulations allowing for both tiny homes and shipping container homes.

Accordingly, staff has determined it is necessary to incorporate specific provisions governing tiny homes and shipping container homes into the City's Code of Ordinances. In preparation for this proposed update, staff conducted a workshop with the Planning and Zoning Commission on September 2, 2025. The workshop outlined the distinctions between various housing types and construction methods.

The session provided Commission members with an opportunity to engage in discussion and ask questions regarding the different housing options. The Chief Building Official and city staff were present to address and respond to all questions and concerns raised during the workshop.

Potential Options:

Approve changes.

Not approve changes.

Fiscal Implications:

None.

Staff Recommendation:

Staff recommends for approval.

Advisory Board/Committee Review:

Planning & Zoning Commission

Board/Committee Recommendation:

Approved.

Advisory Board/Committee Meeting Date and Minutes:

March 9, 2026

ORDINANCE NO. 2026-023

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF TEXARKANA, TEXAS: AMENDING CHAPTER 140 – ZONING, ARTICLE VII, SUPPLEMENTAL REGULATIONS BY ADDING DEFINITIONS TO SECTION 140-179, "SPECIAL DEFINITIONS", SECTION 140-183, "STORAGE SHIPPING CONTAINERS," AND SECTION 140-184, "SHIPPING CONTAINER HOMES AND TINY HOMES"; AND AMENDING CHAPTER 105 - BUILDINGS AND CONSTRUCTION, ARTICLE II, BUILDING, RESIDENTIAL AND ENERGY TECHNICAL CODES, DIVISION 3 – RESIDENTIAL CODE, BY ADDING SECTION 105-101, "CONSTRUCTION WITH CERTAIN ZONING REGULATIONS"; PROVIDING FOR PUBLICATION; PROVIDING FOR SUPERSEDING AND SEVERABILITY CLAUSES; CONTAINING LEGISLATIVE FINDINGS; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, city staff has received requests for both tiny homes, shipping container homes, and shipping containers for use as an accessory building; and

WHEREAS, other cities in Texas allow shipping container homes and tiny homes as an alternative to new brick and mortar construction or HUD code manufactured homes, and for shipping container accessory buildings; and

WHEREAS, the 2024 International Residential Code (IRC), adopted by Ordinance No. 2026-010, allows for both shipping containers repurposed for use as buildings or structures and tiny homes; and

WHEREAS, regarding shipping containers, the IRC recognizes the increasing use of such in residential construction and provides a consistent regulatory path for their safe and uniform structural integration into buildings; the inclusion of IRC § R301.1.4 — "Intermodal shipping containers that are repurposed for use as buildings or structures, shall be designed in accordance with the structural provisions in Section 3115 of the International Building Code. — allowing for such containers reflects consensus among building safety professionals that these repurposed structures require engineered design and clear standards for structural performance; and the express reference to Section 3115 of the International Building Code ensures that container-based dwellings adhere to established load-path, foundation, and modification requirements while benefiting from a unified code framework; and

WHEREAS, regarding tiny homes used as permanent single-family dwellings, the IRC has responded to the growth of the tiny-home movement by incorporating Appendix BB to address core design characteristics of very small dwellings (typically ≤ 400 square feet) while maintaining broad compliance with the IRC's residential safety requirements; Appendix BB was developed through the International Code Council's consensus code process and provides adapted provisions

to ensure safety, habitability, and code compliance for dwellings of reduced footprint while maintaining consistency with the overall code objectives for residential construction; and

WHEREAS, the Planning and Zoning Commission recommended approval of amendments to the Zoning Ordinance in Sections 1, 2, and 3 of this ordinance to allow tiny homes, shipping container homes, and shipping container accessory buildings; and

WHEREAS, the City Council finds and determines that the adoption of said ordinance is necessary to preserve the good government, order, and security of the municipality and its inhabitants, and is in the best interests of the citizens of the City of Texarkana, Texas.

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

SECTION 1: Section 140-179 of the Code of Ordinances of the City of Texarkana, Texas, is hereby amended to add the following special definitions:

Engineered/Engineer approval means reviewed, and plans or specifications approved and stamped by a registered professional engineer in the state of Texas.

Shipping container means an all-steel container with strength to withstand shipment, storage and handling. Such containers include reusable steel boxes, freight containers and bulk shipping containers; originally a standardized reusable vessel that was designed for and used in the parking, shipping, movement, transportation or storage of freight, articles or goods or commodities; generally capable of being mounted or moved on a rail car, truck trailer or loaded ship.

Shipping container home means shipping container that is converted to a dwelling place for living purposes and contains water, sewer, and electrical services, and is over 200 square feet in size.

Storage shipping container means a temporary shipping container that is used for storage of goods or materials for less than two (2) months.

Tiny home means a home that is between 100 and 400 square feet in size, built from new construction as a permanent structure, or as a shipping container home, which must comply with all local permitting and building codes.

SECTION 2: Chapter 140 – Zoning, Article VII, Supplemental Regulations, of the Code of Ordinances of the City of Texarkana, Texas, is hereby amended to add Section 140-183, *Storage Shipping containers,* to read as follows:

Sec. 140-183. – Storage shipping containers

(a) No person shall install, store, maintain or otherwise keep a storage shipping container within the city without first having obtained an active building permit

issued by the city, and a permit for the placement of the shipping container.

(b) Storage shipping containers must abide by the current building and zoning codes including but not limited to the following:

(1) The storage shipping container must be on a property owned or leased by the applicant. The property owner must approve the use of a storage shipping container.
(2) Storage shipping containers cannot be stacked vertically.
(3) No storage shipping container shall be used for human habitation or commercial business purposes.
(4) No storage shipping container can be used to store hazardous materials, refuse, or debris in, against, on or under the container.
(5) No storage shipping containers are allowed on a vacant lot.
(6) A storage shipping container shall not be provided with refrigeration, heating, electricity, or plumbing.
(7) Tie-downs and engineered slabs are not required for storage shipping containers.

(c) Permanent storage shipping containers are not allowed.

SECTION 3: Chapter 140 – Zoning, Article VII, Supplemental Regulations, of the Code of Ordinances of the City of Texarkana, Texas, is hereby amended to add Section 140-184, *Shipping container homes and tiny homes*, to read as follows:

Sec. 140-184. – Shipping container homes and tiny homes.

(a) Shipping container homes as a residential structure.

(1) No person shall install, store, maintain or otherwise keep a shipping container home within the city without first having obtained an active building permit issued by the city, and a permit for the placement of the shipping container home.
(2) Shipping containers must abide by the current building and zoning codes including but not limited to the following:
a. The lot or property on which the shipping container home is located must be a Single Family – 3 zoning and requires a planned development (PD) designation. A PD designation requires site plan approval including (but not limited to) a landscape plan, layout of all driveways and parking areas, elevation details including details on the roof and finishing colors, and a floorplan of the home.
b. The lot or property on which the shipping container home is located must be owned or leased by the applicant of the permit. The property owner must approve the use of a shipping container home.
c. The shipping container home shall be anchored, underpinned, and all outside mechanicals must be screened.
d. An engineered foundation is required.

e. An engineer must approve of any structural changes to the shipping container home, ie. doors or windows cut out.
f. A porch covering over the access and egress landing is required.
g. No more than two (2) shipping containers may be stacked vertically for dwelling purposes. An engineer's approval is required for stacked shipping container homes.
h. Shipping containers used as a residence must be one-trip containers with a log of the materials/ substances hauled in said container.
i. A roof and approved exterior skin is required on the exterior of the shipping container home.

(b) Tiny homes as a residential structure
(1) No person shall install or build a tiny home within the city without first having obtained an active building permit issued by the city.
(2) Tiny home must abide by the current building and zoning codes including but not limited to the following:
a. The lot or property on which the tiny home is located must be a Single Family – 3 zoning and requires a planned development (PD) designation. A PD designation requires site plan approval including a landscape plan, layout of all driveways and parking areas, elevation details including details on the roof and finishing colors, and a floorplan of the home.
(3) The lot or property on which the tiny home is located must be owned by the applicant.
(4) A tiny home may be used as a single-family dwelling only.

SECTION 4: Chapter 105 - Buildings and Construction, Article II, - Building, Residential and Energy Technical Codes, Division 3 – Residential Code, of the Code of Ordinances of the City of Texarkana, Texas, is hereby amended to add Section 105-101, "Construction with certain zoning regulations", to read as follows:

Sec. 105-181. – Construction with certain zoning regulations.

Sections 140-183 and 140-184 of this Code shall supersede and control in the event of any conflict with the International Residential Code provisions adopted by Section 105-98 or appendices adopted by Section 105-100(a).

SECTION 5: The City Secretary be and is hereby directed to publish the caption of this ordinance for three (3) successive days in the Texarkana Gazette within ten (10) days of the passage of this ordinance, as provided in Article XI, Section 3 of the Charter of the City of Texarkana, Texas.

SECTION 6: In the event of any conflict between this Ordinance and any other ordinances or parts of ordinances, this Ordinance shall supersede and control.

SECTION 7: 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 remainer of this ordinance.

SECTION 8: The recitals set out in this ordinance are true and correct and are incorporated herein and made a part hereof as legislative findings of the city council for all purposes.

SECTION 9: That this ordinance shall be in full force and effect ten (10) days after its passage and approval.

PASSED AND APPROVED in Regular Council Session on this the **13th day of April, 2026.**

ATTEST:

_____ _____

JENNIFER EVANS, CITY SECRETARY BOB BRUGGEMAN, MAYOR

TINY HOMES

DEFINITIONS

- **TINY HOUSE-** A *dwelling* that is 400 square feet (37 m^2) or less in floor area excluding *lofts*
- **Park model RV, or recreational park trailer-** A type of towable recreational vehicle under 400 square feet designed for long-term, semi-permanent use in a single location like an RV park or campground. Unlike typical RVs used for frequent travel, park models are built for seasonal or vacation living, featuring residential amenities such as full kitchens and bathrooms, requiring hookups for utilities. They are a blend of a cabin's comfort and a tiny home's efficiency, built to RV industry standards for safety and compliance.
- **HABITABLE SPACE-** A space in a *building* for living, sleeping, eating or cooking. Bathrooms, toilet rooms, *closets*, halls, storage or utility spaces and similar areas are not considered *habitable spaces*.
- **EGRESS ROOF ACCESS WINDOW-** A *skylight* or roof window designed and installed to satisfy the *emergency escape and rescue opening* requirements of Section R319.2.
- **LOFT-** A floor level located more than 30 inches (762 mm) above the main floor, open to the main floor on one or more sides with a *ceiling height* of less than 6 feet 8 inches (2032 mm) and used as a living or sleeping space.

Comparison

Conventional Home

- Min of 1 Habitable space- not less than 70sq ft, kitchen 40 sq ft, a separate bathroom 40 sq ft.
- Roughly 150 sq ft **minimum** size that can be built
- Habitable space- not less than 7 ft in any horizontal direction
- Min ceiling height 7 ft for habitable space and 6'8" for bath, toilets, and laundry.
- Stairs required for upper floors
- Rescue openings required in bedrooms

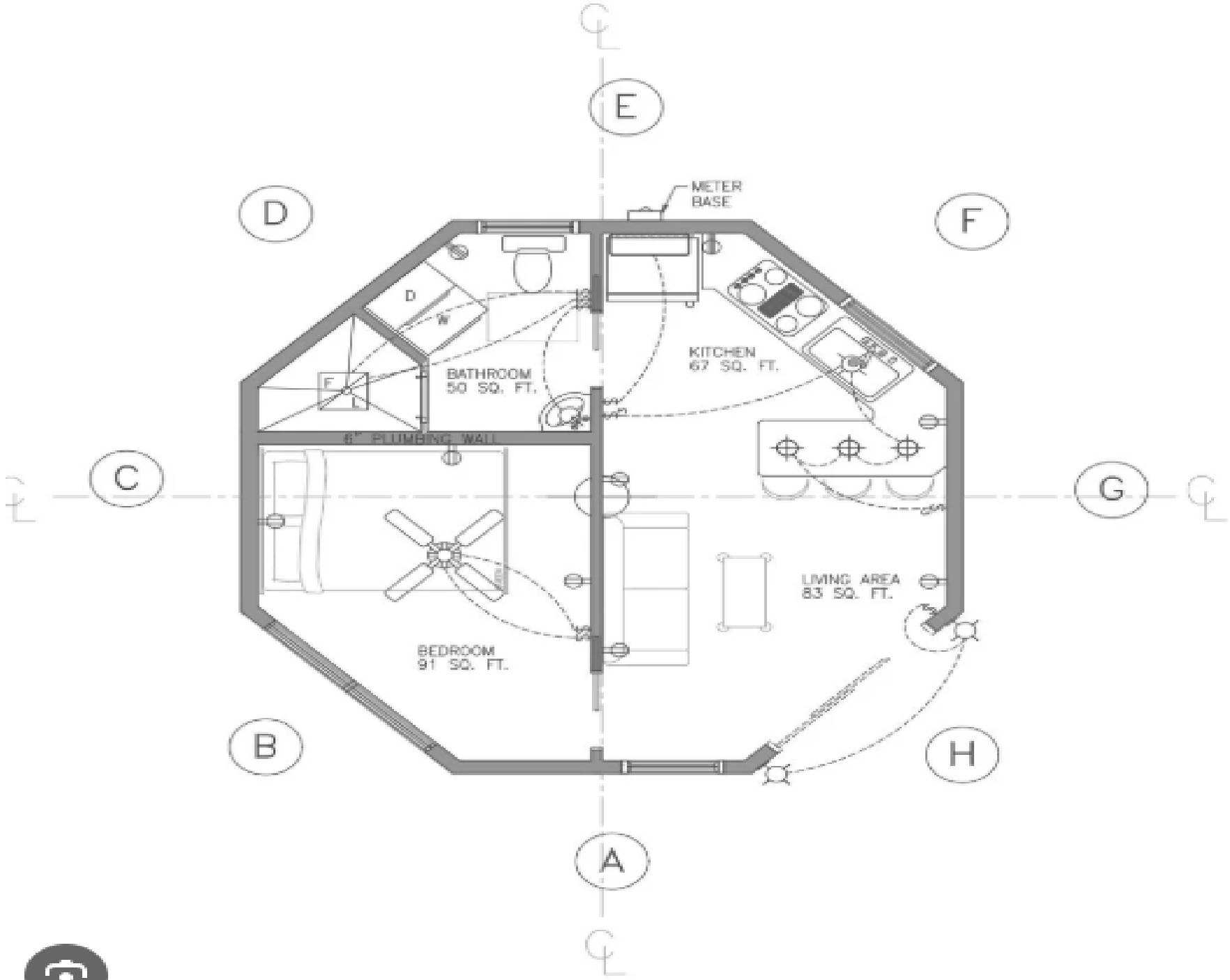
Tiny Home

- Same requirements as conventional
- **Maximum** 400 sq ft to be considered "tiny"
- Lofts- not less than 5 ft in any horizontal direction and min size of 35 sq ft
- Min ceiling height 6' 8" for habitable space and 6' 4" for bath and toilets. Lofts have a min height of 3ft to be considered usable
- Ladders can be used for lofts
- Some skylights can be used as egress windows

Tiny Home
Built to International Residential Building Code

Park Model RV
Built to ANSI A119.5 standards for Recreation Park Trailers

32'
[No Title]
14'
Living/Kitchen
Bath
Bed
W/D
HW
1,516 × 1,200


E
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BATHROOM
50 SQ. FT.
KITCHEN
67 SQ. FT.
6" PLUMBING WALL
LIVING AREA
83 SQ. FT.
BEDROOM
91 SQ. FT.

HOBBS
Manufactured Homes
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Specials
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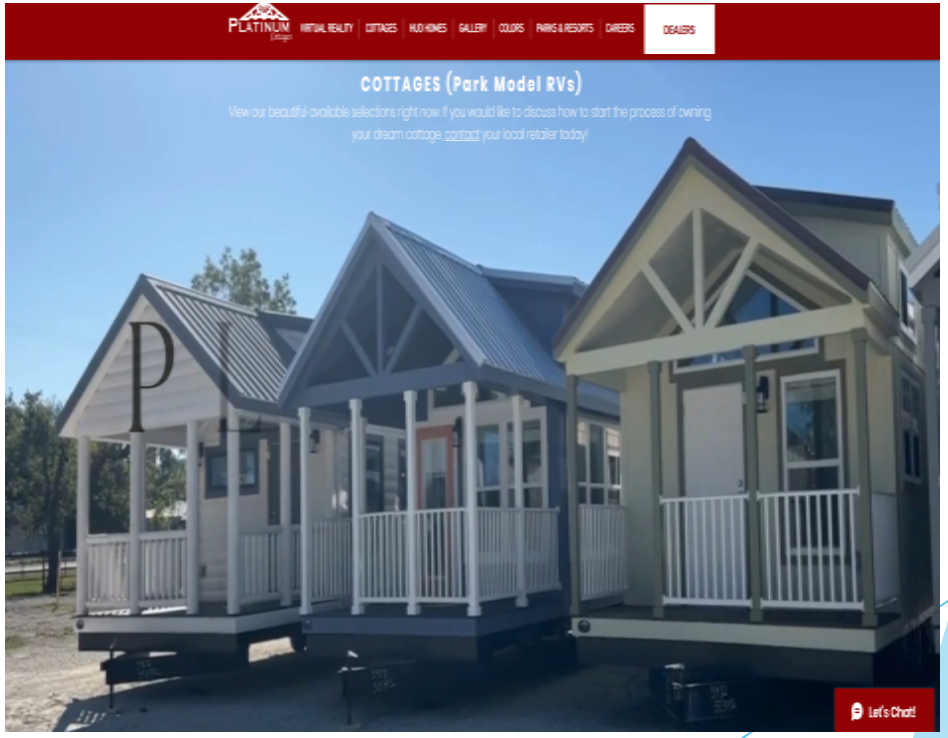
Platinum Cottages
THE CARDINAL
INQUIRE TODAY
DETAILS
Introducing the Platinum Cottages Cardinal: This delightful dwelling offers 1 bedroom, 1 bath, and 399 sq. ft. of comfortable living space. Experience the spaciousness of the open concept layout, seamlessly integrating the living area, kitchen, and dining space. The kitchen features full-size appliances, catering to
3D TOUR
2020 Show House - Cardinal


PLATINUM
VIRTUAL REALITY
COTTAGES
HUD HOMES
GALLERY
COLORS
PARKS & RESORTS
CAREERS
DEALERS
COTTAGES (Park Model RVs)
View our beautiful available selections right now. If you would like to discuss how to start the process of owning your dream cottage, contact your local retailer today!
Let's Chat!

Modular Home

Off Frame

On Frame

Definition

Off Frame

- An off-frame modular home is built in a factory but, unlike on-frame modular homes (which are essentially mobile homes on a permanent steel chassis), it is removed from its temporary transportation frame by a crane at the building site and placed on a permanent, site-built foundation.

On Frame

- An on-frame modular home is a home built in sections in a factory, transported to a site, and assembled on-site, but it retains a permanent steel chassis or frame underneath the structure.

Comparison

Off Frame

- **No Permanent Frame:** The delivery chassis or steel frame is removed from the home at the building site.
- **Residential Code:** Must be built to local residential building codes (e.g., International Residential Code or IRC), just like site-built homes.
- **Permanent Installation:** Once placed on its permanent foundation, it is permanently fixed in place.
- **Financing:** Often easier to finance because their construction can be compared to traditional site-built homes.

On Frame

- **Permanent Frame:** These homes are built on a steel chassis that remains with the home after it's transported to the site.
- **HUD Code:** Construction adheres to the U.S. Department of Housing and Urban Development (HUD) code, which is the same code for manufactured homes
- **Mobility**: The attached steel frame allows the entire structure to be moved to a different location, making it a type of manufactured home.
- **Foundation**: Can be placed on a temporary platform or a permanent foundation, depending on local regulations.

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

Perspectives and Goals Additional Comments:

None.

Resource Impact:	
Staff time required if item is approved:	Low

Other Potential Impacts:

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

Other:

City of Texarkana, Texas

IX.7

Briefing Sheet

Department:	Public Works	**Action Officer:**	Dusty Henslee, Asst. CM/Public Works Director
Subject:	Ordinance 2026-030 amending Chapter 130 of the Code of Ordinances by adding Article VI-Right of Way Work and the Master Fee List to include a Right-of-Way Construction Permit Fee.		
Briefing:	2/9/2026	**Public Hearing:** 4/13/2026	**Council Vote:** 4/13/2026

Item Schedule:

Updates/History of Briefing:

We did receive comments from Summit and SWEPCO following the initial briefing, and those comments have been included in the packet, ATTH08 and ATTH09. We also met with SWEPCO on March 25, 2026, to further discuss the ordinance.

Staff reviewed all comments and made revisions to the proposed ordinance. A summary of those changes is provided in ATTH10 for your review.

Executive Summary and Background Information:

Right-of-Way Work Ordinance

This ordinance amends Chapter 130, Streets and Sidewalks, of the City of Texarkana Code of Ordinances by adding Article VI – Right-of-Way Work. The ordinance establishes uniform, enforceable standards for all work performed within the City's public rights-of-way (ROW). Recent increases in utility construction, fiber deployment, and maintenance activities have resulted in recurring issues such as incomplete debris removal, delayed or inadequate restoration, repeated pavement cuts, damage to existing utilities, and limited coordination among providers. This ordinance is intended to address these concerns by clearly defining responsibilities and strengthening restoration and enforcement requirements.
Key provisions of the ordinance include:

- Requiring a Right-of-Way Construction Permit for non-routine work within the ROW, with a $100 permit fee;
- Establishing standardized construction, safety, debris removal, and restoration requirements;
- Requiring repair and restoration of affected areas within fourteen (14) working days;
- Requiring coordination among utility providers to minimize repeated excavations;
- Establishing timelines for utility relocation when required for City projects; and

• Providing enforcement tools including permit suspension, City-performed restoration with cost recovery, criminal penalties, and civil enforcement.

Overall, adoption of this ordinance will improve coordination, protect public infrastructure, reduce long-term maintenance costs, and enhance public safety and neighborhood appearance.

We sent out emails to all utility companies January 5, 2026 and a reminder email on January 16, 2026 requesting comments by January 23, 2026. We also sent the final draft documents on February 17, 2026 asking for any final comments by February 27, 2026. We received comments from Sparklight, TWU, and Kinetic/Windstream.

Attachment 1 — Summary of the purpose and requirements of the proposed ordinance.
Attachment 2 - ROW Permit Application
Attachment 3 — Email notifications sent to Utility Providers
Attachments 4 through 6 — Comments received from Utility Providers and City responses

Potential Options:

1. Approve Amending Chapter 130 and the Master Fee List
2. Not approve Amending Chapter 130 and the Master Fee List

Fiscal Implications:

None

Staff Recommendation:

Staff recommends approval

Advisory Board/Committee Review:

N/A

Board/Committee Recommendation:

N/A

Advisory Board/Committee Meeting Date and Minutes:

N/A

PUBLISH

ORDINANCE NO. 2026-030

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING CHAPTER 130, "STREETS AND SIDEWALKS", OF THE CITY CODE OF ORDINANCES/LAND DEVELOPMENT CODE, BY ADDING ARTICLE VI – "RIGHT-OF-WAY WORK"; AMENDING THE MASTER FEE LIST FOR PERMIT FEE; CONTAINING REPEALER, SEVERABILITY, AND SUPERSEDING CLAUSES; CONTAINING LEGISLATIVE FINDINGS; PROVIDING FOR PUBLICATION; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, increasing utility construction, fiber deployment, and infrastructure maintenance activities within the City's public rights-of-way (ROW) have created a need for clearer expectations, stronger restoration requirements, and improved coordination among providers; and

WHEREAS, City staff recommends code revisions to establish uniform, enforceable standards for all work performed within ROW, such standards including responsibilities of persons who perform work within City rights-of-way, permit requirements, protection of existing utilities, debris removal, and repair and restoration requirements, in order to protect public infrastructure, ensure safety, reduce disruption to residents, and hold all utilities and contractors accountable for proper cleanup and restoration; and

WHEREAS, the City Council, having reviewed the proposed regulations adding Article VI – "Right-of-way Work" – to Chapter 130, "Streets and Sidewalks", of the Code of Ordinances/Land Development Code, and after public hearing, finds and determines that such regulations are necessary to protect health, life, and property and to preserve the good government, order, and security of the municipality and its inhabitants, and is in the best interests of the citizens of the City of Texarkana, Texas.

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

SECTION 1: The Code of Ordinances of the City of Texarkana, Texas, is hereby amended to add Article VI – "Right-of-way Work" – to Chapter 130, "Streets and Sidewalks", as follows:

ARTICLE VI. – RIGHT-OF-WAY WORK.

Sec. 130-170. – Definitions.

For the purposes of this article, the following terms shall have the meanings herein described, except where the context clearly indicates a different meaning:

Business day means a Monday, Tuesday, Wednesday, Thursday, or Friday, excepting a city holiday.

Debris means any waste material resulting from work performed in a ROW. By way of

example and not limitation, the term includes: limbs, brush, and other cut vegetation; broken asphalt, concrete, or pavement; and discarded construction materials.

Emergency repairs means work necessary to protect public safety, restore interrupted utility service, or prevent imminent hazard.

Major storm event means a weather-related occurrence that causes, or is reasonably expected to cause, widespread disruption to utility infrastructure; such an event may include, but is not limited to, high winds, ice accumulation, flooding, or severe thunderstorms, and is characterized by utility outages that exceed normal operating conditions and require extended restoration efforts, mutual-aid support, or emergency response actions. For purposes of this article, a *major storm event* must either (i) result in utility outages within the city limits affecting the lesser of ten percent (10%) of the utility's customers or 1,000 customers, or (ii) be the subject of a local, state, or federal governmental disaster declaration.

New Construction means the installation, placement, or construction of new infrastructure, facilities, or improvements within the public right-of-way that did not previously exist at the location; the term includes, but is not limited to, (i) the installation of new utility lines, conduit, structures, street lights, traffic control devices, drainage structures, pavement, or sidewalks, and (ii) the expansion, extension, or relocation of existing facilities that results in additional infrastructure being installed within the right-of-way. Routine maintenance, minor repairs, or replacement or upgrading of existing facilities in the same location and of similar size and capacity shall not be considered *new construction*.

Right-of-way (ROW) means any public street, alley, sidewalk, rights-of-way, easement, or storm drainage system maintained by the City or under City jurisdiction.

Routine maintenance means activities necessary to maintain utility services, including vegetation trimming, line inspection, and minor repairs, that do not disturb the ROW. By way of example and not limitation, routine maintenance that does not involve pavement cuts, excavations, or the installation of new above-ground facilities.

TEXAS 811 means the utility notification center for servicing and disseminating notifications of an intent to excavate and of damage to an underground facility to appropriate servicing operators; *see* Texas Utilities Code Ch. 251.

Utility work means any construction, installation, maintenance, or repair of utility infrastructure including electric, water, sewer, gas, or telecommunications facilities.

Utility infrastructure means, and shall include but is not limited to, electric, water, sewer, gas, or telecommunications facilities.

Sec. 130-171. – Declaration of policy and applicability.

(a) Except as otherwise required by law, this article establishes uniform regulations to ensure safe, orderly work within the ROW, governing the placement, construction, maintenance,

and repair of utility facilities. Its purpose is to protect public infrastructure, ensure safety, minimize traffic and pedestrian disruption, provide for debris removal and proper vegetation maintenance, and restore affected areas to city standards. It applies to all public and private utilities, including electric, gas, telecommunications, fiber-optic, cable TV, water, wastewater, and storm drainage facilities within or using the ROW.

(b) This article applies to all work within the ROW, including emergency repairs specific to or prompted by disasters. The City Council by disaster declaration or ordinance may temporarily suspend or supersede this article with requirements deemed practicable by the City Council to account for disaster conditions and public safety.

(c) It is the intent of this article to require or clarify that any person performing work in or within the ROW must exercise diligence in planning work, must protect public infrastructure during work, and upon completion of work, must clean up, remove, and properly dispose of all resulting debris in the ROW.

(d) This article is cumulative of other provisions in this Code relating to the same or similar subject. This article augments other Code provisions that make it unlawful for any person to "leave any form of vegetation on the city right-of-way, in a public place, or on the property of another after they have cut or trimmed such growth", or "deposit any brush, leaves, … waste matter, or refuse of any kind on any street, gutter, sidewalk, parkway, driveway, alley, public property or property belonging to another person anywhere within the city limits" [*see* sections 22-7, 22-9].

Sec. 130-172. – Permit required; submittal requirements and permit fee; exceptions.

(a) It shall be unlawful for any person to install, construct, excavate, or otherwise perform work in or within the ROW without first obtaining a Right-of-Way Construction Permit issued by the Public Works Department.

(b) An applicant seeking a Right-of-Way Construction Permit shall submit the following:

1. Application and construction drawings for new construction or relocation work (drawings must confirm and note the applicant's compliance with TEXAS 811 utility locate notification and applicant's coordination with affected utilities);
2. A traffic control plan, if applicable (e.g., work requires a traffic lane closure), conforming to the Texas Manual on Uniform Traffic Control Devices;
3. Schedule of work, contact information, and restoration plan;
4. Applicant's plan for protecting and avoiding damage to existing utility infrastructure; and
5. A permit fee, in an amount as established by the city from time to time and is on file in the city secretary's office or city website.

(c) Exceptions: a permit shall not be required for work in or within the ROW involving:

1. Routine maintenance;

2. Work inside a utility easement unless a public utility is affected;
3. Emergency repairs involving underground utilties where ROW is disturbed, provided that notice is given to the City within forty-eight (48) hours of commencing work and a work summary is submitted within five (5) business days after completion of significant work;
4. Repairs prompted by a major storm event;
5. Work that the City has previously authorized by other permits or approvals (e.g., building permits, driveway permits, civil plan permits, etc.) or existing utilities already in place.

(d) Depending on the intended work in or within the ROW, other provisions of this Code may require additional permits and processes.

(e) For City or municipal departments/municipal utilities performing work in or within the ROW, the City Manager may waive the permit fee required by sec. 130-172(b)5.

Sec. 130-173. – General construction standards.

Any person performing work in or within the ROW must comply with the following:

(a) the City of Texarkana Construction Standards and Specifications or adopted standards;
(b) notify the City at least five (5) business days before starting permitted work, and no less than five (5) business days following commencement of either emergency repairs or repairs prompted by a major storm event;
(c) maintain safe route for vehicles and pedestrians at all times and protect adjoining properties from damage;
(d) remove and properly dispose of all resulting debris within fifteen (15) business days after completion of the permitted work;
(e) locate and protect existing utility infrastructure during all construction activity, and remove all locate flags during the clean up process at the completion of the work; and
(f) in the event of any damage to existing utility infrastructure, immediately report such damage to the City Engineer and the affected utility whose facilities have been damaged.

Sec. 130-174. – Utility providers: continuing maintenance; coordination required.

(a) A utility provider shall be responsible for continuing maintenance, safety, and integrity of its utility infrastructure in or within the ROW. When performing continuing maintenance, a utility provider must use methods that minimize disturbance of pavement and shall repair and restore the affected area to a condition equal to or better than its original state immediately upon completion.

(b) A utility provider shall be responsible for cooridinating planned utility work with the Public Works Department and other providers to minimize repeated excavations in the same location. The City may require the participation of utility providers in periodic coordination meetings for planned utility work.

Sec. 130-175. – Utility providers: relocation of existing utility infrastructure.

(a) When any public improvement, road reconstruction, drainage, or other City project requires the relocation, adjustment, or removal of existing utility infrastructure located in or within the ROW, the affected utility shall, within six (6) months after receiving written notice from the City, remove, relocate, or adjust its utility infrastructure as directed. Relocation work shall be performed in accordance with sections 130-172 thru 130-174 of this article and coordinated with the City's project schedule.

(b) Upon written request, the City Engineer may order a reasonable adjustment to the time period required by subsection (a) for completion of relocation work if necessary due to weather, material delivery, or coordination with other utilities.

(c) Utilities failing to complete relocation work within the time prescribed by subsection (a) may be subject to permit suspension, administratve enforcement remedies (sec. 130-177), or penalty (sec. 100-5).

Sec. 130-176. – Joint Responsibility.

Persons and their respective contractors performing work in the ROW are jointly responsible for compliance with this article, and jointly responsible for any damage arising from such work in or within the ROW to City-owned property or infrastructure or municipally-owned or controlled utility infrastructure. This article shall not be construed to require a person to repair and restore damage or remove debris resulting from work other than the person's own activities.

Sec. 130-177. – Offenses.

(a) It shall be unlawful for any person performing work in or within the ROW to leave debris either in the ROW or in a manner that obstructs any ROW.

(b) It shall be unlawful for any person performing work in the ROW, which disturbs or damages the ROW or adjacent streets, sidewalks, or drainage, to fail to repair and restore the affected area to a condition equal to or better than its original state.

1. Repair and restoration of ROW must be completed within fifteen (15) business days after completion of the permitted work; provided, upon written request, in the event weather, material delivery, or coordination with other utilities have delayed ongoing repair and restoration work, the City Engineer may approve by written order an extended deadline for completion of repair and restoration work.
2. By way of example and not limitation, restoration of ROW shall include: proper backfilling and compaction of trenches or bores; replacement of pavement, gravel, sod, or landscaping to match original conditions; removal of utility locate flags or marking flags; and repair of streets, curbs, sidewalks, or driveways affected or impacted by the work.

(c) The provisions of this section are cumulative of state law and the offense and penalty provision of section 100-5.

Sec. 130-178. – Administrative enforcement remedies.

In addition to applicable offenses, the failure to comply with this article may also result in one or more of the following:

(a) Issuance of a notice of violation;
(b) Suspension or revocation of permit or ROW access until compliance with this article is achieved;
(c) If repair and restoration of ROW is not completed during the deadline required by section 130-177(b), inclusive of any approved extension, the City Engineer may order:
    1. a suspension of all work in progress, including work previously permitted but not complete; or
    2. a hold placed on any requested permits not approved until all repair or restoration is complete.
(d) Recovery of costs or losses incurred by the City or municipal departments/municipal utilities, as applicable, arising from any failure to comply with this article; by way of example and not limitation, such costs or losses shall include:
    1. project delay;
    2. repair of damaged City-owned property or infrastructure;
    3. repair of damaged municipally-owned or controlled utility infrastructure;
    4. losses arising from damaged City-owned property or infrastructure or damaged municipally-owned or controlled utility infrastructure; or
    5. cleanup, restoration, or removal performed by the City or municipal departments/municipal utilities.

Sec. 130-179. – Nuisance.

Any condition caused or permitted to exist in violation of any of the provisions of this article is a threat to public health, safety, and welfare and is declared and deemed a nuisance.

Sec. 130-180. – Civil remedies.

Pursuant to Texas Local Government Code § 54.012(5), the provisions of subch. B of ch. 54 of the Texas Local Government Code are hereby implemented for any violation of this article, any such violation being classified by the Texas Penal Code as a Class C misdemeanor, so that the City may seek civil penalties and injunctive relief under the provisions of subch. B of ch. 54 of the Texas Local Government Code.

SECTION 2: The Master Fee list is hereby amended to add the following fee:

Right-of-Way Construction Permit $100.00.

SECTION 3: 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 4: In the event of any conflict between this Ordinance and any other ordinances or parts of ordinances, this Ordinance shall supersede and control.

SECTION 5: The Recitals set out in this Ordinance are true and correct and are incorporated herein and made a part hereof as legislative findings of the City Council for all purposes.

SECTION 6: The City Secretary shall give notice of the passage of this Ordinance as provided in Article XI, Section 3, of the Charter of the City of Texarkana, Texas.

SECTION 7: This Ordinance shall be in full force and effect ten (10) days after its passage and approval.

PASSED AND APPROVED in Regular Council Session on this the **13th day of April, 2026**.

ATTEST:

_____	_____
JENNIFER EVANS, CITY SECRETARY	BOB BRUGGEMAN, MAYOR

Executive Summary – Right-of-Way Work Ordinance (Article VI)

The proposed ordinance amends Chapter 130, *Streets and Sidewalks*, of the City of Texarkana Code of Ordinances by adding **Article VI – Right-of-Way Work**. The purpose of this ordinance is to establish uniform, enforceable standards for all work performed within the City's public rights-of-way (ROW).

In recent years, the City has experienced a significant increase in utility construction, fiber deployment, maintenance activities, and emergency repairs within the ROW. These activities have highlighted recurring issues, including incomplete debris removal, delayed or inadequate restoration, repeated pavement cuts in the same corridors, damage to existing utilities, and lack of coordination among providers. The ordinance is intended to address these issues by clearly defining responsibilities, strengthening restoration requirements, and providing the City with effective enforcement and cost-recovery tools.

Purpose and Applicability

The ordinance establishes clear regulations governing construction, installation, maintenance, and repair of utility infrastructure within the ROW. Its goals are to protect public infrastructure, ensure public safety, minimize traffic and pedestrian disruption, require timely debris removal, and restore affected areas to City standards.

The ordinance applies to all public and private utility providers operating within or using the ROW, including electric, gas, telecommunications, fiber-optic, cable television, water, wastewater, and storm drainage facilities. It applies to routine projects, emergency repairs, and work associated with storms or disaster events, unless temporarily suspended or modified by City Council through a declared disaster action.

Permit Requirements

A **Right-of-Way Construction Permit** is required for any non-routine work within the ROW. The permit fee is **$100**, as added to the City's Master Fee List.

Permit applications must include:

- Construction drawings and application for all for new construction or relocation work (Engineer-stamped drawings are required if the proposed work affects public infrastructure);
- A traffic control plan when applicable;
- A schedule of work, contact information, and a restoration plan;
- Texas 811 locate verification, with existing utilities shown on plans and measures for utility protection.

Limited exceptions are provided for routine maintenance that does not disturb the ROW, work within private utility easements unless a public utility is affected, and emergency repairs, provided the City is notified within 48 hours and a work summary is submitted after completion.

Construction Standards, Debris Removal, and Restoration

All work within the ROW must comply with City construction standards and maintain safe passage for vehicles and pedestrians. Key requirements include:

- Removal and proper disposal of all debris within fourteen working days after completion of work;
- Removal of all utility locate and marking flags at project completion;
- Immediate reporting and repair of any damage to existing utilities at the responsible party's expense.

Repair and restoration of pavement, curbs, sidewalks, landscaping, and other affected improvements must be completed within **fourteen working days (unless an extension is granted)** and must return the ROW to a condition equal to or better than its original state.

Utility Coordination and Relocation

Utility providers are responsible for the ongoing maintenance and safety of their infrastructure and must coordinate planned work with the Public Works Department and other utilities to minimize repeated excavations.

When City capital projects require utility relocation, affected utilities must complete relocation within **90 days** of written notice, unless an extension is approved due to weather, material delays, or coordination needs.

Enforcement and Remedies

The ordinance establishes a comprehensive set of enforcement tools, including:

- Notices of violation;
- Suspension or revocation of ROW permits or access;
- Halting of ongoing or future permitted work;
- City-performed cleanup or restoration with full cost recovery, including administrative costs.

Violations may also be prosecuted as Class C misdemeanors under existing Code provisions and may be subject to civil enforcement actions under **Chapter 54 of the Texas Local Government Code**, consistent with other City regulatory programs such as stormwater enforcement.

Summary

Overall, this ordinance modernizes the City's approach to right-of-way management by clarifying expectations, strengthening accountability, and ensuring that utilities and contractors restore public infrastructure promptly and properly. Adoption of Article VI will improve coordination, reduce long-term maintenance costs, enhance neighborhood appearance, and better protect public health, safety, and welfare.

FOR ALL UTILITY COMPANIES, BELOW IS A REMINDER OF THE ORDINANCE OF STREET CUT REQUIREMENTS FOR UTILIY WORK

Sec. 130-78. - Permit—Required; fees.

(a)It shall be unlawful for any person to cut into, dig up, excavate, tunnel, undermine or in any manner break up the surface of any street, sidewalk, curb and gutter or alley in the city, unless such person shall first obtain a permit therefor from the building inspection division and thereafter notify the city engineer at least 48 hours in advance of commencing any work permitted.

(b)In the event of an emergency in which a sewer main, conduit or other utility facility in or under any street bursts, breaks or otherwise is in such condition as to immediately endanger the property, lives, health or safety of any person, the person owning or controlling such facility shall be permitted to immediately go in and repair the break for the protection of the property, life, health and safety of individuals; provided, however, such person owning or controlling such facility shall immediately apply for an excavation permit not later than the end of the next succeeding business day during which the building inspection division office is open for business and shall not proceed with permanent repairs without first obtaining an excavation permit and notifying the city engineer as provided for in this article.

(c)An excavation permit as provided for in this article shall become invalid seven business days following issuance of the permit, and all excavations shall be completed on or before the permit expiration date. In the event excavation work is not completed on or before the permit expiration date, another excavation permit as provided for in this article must be obtained, with the same period of validity as provided for in this subsection.

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

2026-030 ATTH 02

ROW Permit Application

Type:

___*Water/Sewer* ___*Power* ___*Cable* ___*Phone* ___*Fiber* ___ *Landscaping*

___ *Other (Explain)* _____

Project Description: _____

Project Location: _____

___ *State ROW (Contact TxDOT at 903-838-8574 for State Permitting Requirements)*

___ *City ROW*

Owner/Company Information:

Name: _____

Address: _____

Phone: ( )_____ Fax: ( )_____ Work E-mail:_____

Applicant/Agent Information:

Name: _____

Address:_____

Phone: ( )_____ Fax: ( )_____ Work E-mail:_____

**Engineered Construction Plans must be submitted with all applications.

Applicant's Printed Name	Applicant's Signature	Date

For Office Use Only	
Notes:	

Signature Approval by Public Works Department	Date Approved

From:	TEX-Henslee, Dustin
To:	Lisa M Thompson; Dusty Wiley; Zac Pianalto; Brandon Brooks; Ronnie Watkins; GREG STRICKLAND; Latham, Michael A; Chris Jackson; Mccormick, Brandon K; Fisher, Jacob W; Langley, Joe; George, Michael; Moses, Everett; Andy Moss; Katie Hall; "Ritter Comm - Construction"; "OSPEngineering@rittercommunications.com"; David McDowell; Jeremy Lindsey; Will Burris; "toddc@bcec.com"; TWU-Smith, Gary; TWU-Icenhower, Kenny; TWU-McBride, Len; "bredfearn@fourstatesfiber.com"; philipm@swatco.com; "davidl@swatco.com"
Cc:	TEX-Wade, Jonathan; TEX-Orr, David
Subject:	City of Texarkana, Texas Proposed ROW Permitting, Restoration, and Cleanup Ordinance
Date:	Monday, January 5, 2026 12:37:00 PM
Attachments:	ROW PermitApplication-11-25-25.docx DRAFT 2026-0xx ORD Ch 130 Art VI ROW Work FINAL DRAFT-12082025.docx Executive Summary-ROWPermitting.docx

Dear Utility Partners,

The City is proposing to add a new Right-of-Way (ROW) Permitting section to the Code of Ordinances to better address construction activities and cleanup requirements for work performed within the public right-of-way. These updates include proposed standards for permitting, debris removal, and site restoration associated with construction and utility work. Please review the attached proposed application, ordinance, and executive summary outlining the key components of these updates. Feel free to forward this information to any additional contacts as appropriate.

We plan to brief City Council on this item at either the February or March meeting. To allow time to review and address feedback, please send any comments or questions to me via email by **12:00 p.m. on January 23, 2026**.

If you have any questions or would like to discuss this further, please let me know.

Thanks,

Dusty Henslee, P.E., CFM, CPM
Assistant City Manager/Director of Public Works
City of Texarkana, Texas
Office: (903)-798-3953
Cell: (903)-908-1808

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From: TEX-Henslee, Dustin
To: Lisa M Thompson; Dusty Wiley; Zac Pianalto; Brandon Brooks; Ronnie Watkins; GREG STRICKLAND; Latham, Michael A; Chris Jackson; Mccormick, Brandon K; Fisher, Jacob W; Langley, Joe; George, Michael; Moses, Everett; Andy Moss; Katie Hall; Ritter Comm - Construction; OSPEngineering@rittercommunications.com; David McDowell; Jeremy Lindsey; Will Burris; toddc@bcec.com; TWU-Smith, Gary; TWU-Icenhower, Kenny; TWU-McBride, Len; bredfearn@fourstatesfiber.com; philipm@swatco.com; davidl@swatco.com
Cc: TEX-Wade, Jonathan; TEX-Orr, David
Subject: RE: City of Texarkana, Texas Proposed ROW Permitting, Restoration, and Cleanup Ordinance
Date: Friday, January 16, 2026 8:51:00 AM

Dear Utility Partners,

This is a reminder to please review the City's proposed Right-of-Way (ROW) Permitting updates previously sent for comment. To allow staff time to review and address any comments or concerns, we request that you submit your feedback via email by **12:00 p.m. on January 23, 2026.**

If you need additional time to review the materials, please let us know and we will do our best to accommodate your request.

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Sent: Monday, January 5, 2026 12:37 PM
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Cc: TEX-Wade, Jonathan <jonathan.wade@texarkanatexas.gov>; TEX-Orr, David <david.orr@texarkanatexas.gov>

Subject: City of Texarkana, Texas Proposed ROW Permitting, Restoration, and Cleanup Ordinance

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Cc:	TEX-Wade, Jonathan; TEX-Orr, David
Subject:	RE: City of Texarkana, Texas Proposed ROW Permitting, Restoration, and Cleanup Ordinance
Date:	Tuesday, February 17, 2026 3:10:00 PM
Attachments:	ROW PermitApplication-11-25-25.docx Executive Summary-ROWPermitting Final-02162026.docx DRAFT 2026-0xx ORD Ch 130 Art VI ROW 02162026 FINAL DRAFT.docx

All,

We have received comments from a few utility providers, and staff is planning to move forward with presenting the Right-of-Way (ROW) Permitting Requirements to City Council at the March meeting.

Attached is the final draft of the proposed documents that staff intends to present to Council. Please review and provide any final comments or feedback to me via email no later than **February 27, 2026**.

If you have any questions or would like to discuss any portion of the ordinance prior to that time, please let me know.

Thanks,

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From:	TEX-Henslee, Dustin
To:	"Langley, Joe"; TEX-Orr, David; TEX-Wade, Jonathan
Cc:	Cox, Philip; Moses, Everett; George, Michael; Ripley, Mykel
Subject:	RE: City of Texarkana, Texas Proposed ROW Permitting, Restoration, and Cleanup Ordinance
Date:	Thursday, January 29, 2026 2:14:00 PM
Attachments:	DRAFT 2026-0xx ORD Ch 130 Art VI ROW Work rev update after comments 01292026.docx Executive Summary-ROWPermitting_EDITED_Questions-Sparklight-city comments.docx DRAFT 2026-0xx ORD Ch 130 Art VI ROW Work FINAL DRAFT-12082025_EDITED-Sparklight-city comments.docx

All,

Please see the attachments with my comment responses in green. Also, please see the attached revised ordinances based on these comments and changes. Please review and let me know if you have any questions by next Friday.

Thanks

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From: Langley, Joe <Joe.Langley@cableone.biz>
Sent: Wednesday, January 21, 2026 3:15 PM
To: TEX-Henslee, Dustin <dustin.henslee@texarkanatexas.gov>; TEX-Orr, David <david.orr@texarkanatexas.gov>; TEX-Wade, Jonathan <jonathan.wade@texarkanatexas.gov>
Cc: Cox, Philip <Philip.Cox@cableone.biz>; Moses, Everett <Everett.Moses@sparklight.biz>; George, Michael <Michael.George@sparklight.biz>; Ripley, Mykel <Mykel.Ripley@cableone.biz>
Subject: RE: City of Texarkana, Texas Proposed ROW Permitting, Restoration, and Cleanup Ordinance

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.

Here are some of the questions from Sparklight. I have highlighted areas in yellow and posed questions or comments in red.

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Executive Summary

The purpose of this ordinance is to establish **uniform, enforceable standards for all work performed within the City's public rights-of-way (ROW)**. Increasing utility construction, fiber deployment, and infrastructure maintenance activities have created a need for clearer expectations, stronger restoration requirements, and improved coordination among providers. The proposed ordinance is designed to protect public infrastructure, ensure safety, reduce disruption to residents, and hold all utilities and contractors accountable for proper cleanup and restoration.

Purpose and Need

- Establishes clear, standardized requirements for anyone performing construction, installation, excavation, or utility work in the ROW.
- Addresses recurring issues experienced by the City, including:
    - Incomplete debris cleanup (maintenance, repairs, storms, construction, etc.)
    - Pavement cuts left unrepaired
    - Lack of coordination among utilities
    - Repeated excavation in the same corridor
    - Damage to existing utilities
- Provides the City stronger tools to prevent and correct ROW impacts affecting public safety, drainage, traffic flow, and neighborhood appearance.

Permit Requirements

- A **Right-of-Way Construction Permit** is required for all non-routine ROW work.
- ROW Construction Permit Fee - $100
- Applicants must provide:
    - Engineer-stamped construction drawings
    - **What is the contact process showing our engineers approval?**
        - **Not sure I completely understand this, but there will be a permit you apply for in our online portal MyGOV Txk where you will apply and submit drawings. If approved by council, we will send out more information and instructions on how to apply.**
    - Traffic control plan (if applicable)
    - Schedule, contacts, and restoration plan
    - Texas 811 locate verification and utility protection plan –
    - **What utility protection plan? Restoration Bond? -** this is a plan stating how you will protect existing utilities. Recommend you discuss with your design engineer. This is a bond this ensures work is completed and properties are restored to same or better condition. Utility or Contractor will submit bond to City when permit is issued. Once project is complete and all work is restored, then bond will be returned. If work is not performed, then City may use bond to perform the work.

    - **Performance/Restoration Bond: 100% of restoration cost or minimum $10,000** (held 24 months)
- **Exceptions** include routine maintenance, work within a private utility easement (unless a public utility is affected), and emergency repairs with required notification.
- **Who are the required notifications? – Public Works Office**
-
- **Will the permits have a numbering process for identification purposes? Yes our permitting system will assign a number to each review/permit.**
- **Will there be a website to check permit status? Yes, all reviews will be handled through MyGOV and you can check status if you sign up for Collaborator Account.**
- **How long will it take to submit, and receive permits back? Goal will be one week depending on how big project is.**
- **How long is the permit good for? 12 months.**

Construction Standards & Debris Removal

All work must follow City construction standards and maintain safe passage for vehicles and pedestrians. Additional requirements include:

- **Debris must be removed within 5 working days**.
- All utility locate flags must be removed at project completion.
- **If work on the project by other utilities or groups is ongoing, will this be necessary? Last utility to finish is responsible for removing flags.**
- **Is a contractor or utility expected to come back to a project to pull flags after construction has been ongoing for an extensive period of time? Yes flags must be removed after construction is over.**
- Any damage to existing utilities must be immediately reported and repaired at the contractor's or utility's expense.
- Restoration must return ROW to **equal or better** than original condition, including pavement, curbs, sidewalks, sod, gravel, and landscaping.
- Failure to restore timely allows the City to:
- **Timely restoration is not defined, and would typically be 30, 60, or 90 days depending on the work that needs done. 14 days after the work is completed.**
    - Halt ongoing work
    - Hold future permits
    - Complete repairs and recover all costs (including administrative).
- All work done by utilities or their contractors in response to storms, weather-related events, or declared disasters are subject to this article including permitting and removing all debris for work done by them. In the event of a disaster declared by City Council, this article may be temporarily suspended.

Relocation of Utilities for City Projects

- When City projects require relocation, utilities must relocate infrastructure within **90 days of written notice**, unless granted an extension due to weather, materials, or coordination needs.

- Noncompliance may result in permit suspension, enforcement actions, or penalties.

Enforcement Tools

This new article includes administrative remedies to correct failure to comply with its provisions. Such failure may result in:

- Notice of violation
- Suspension or revocation of permit/ROW access
- **Revocation of permit/ROW access for what duration of time? – until issue is resolved that caused the suspension**
- Recovery of City costs for cleanup, repairs, or project delays
- **Payable to whom? – City if it has to complete any repairs**

The general offense provisions of section 100-5 of the Land Development Code will also apply: a violation of any provision or failure to comply with any requirements shall be deemed a misdemeanor; and, upon conviction of such violation or failure to comply, such violation or failure to comply shall be subject to punishment as provided in Code section 1-5 (generally, a fine not to exceed $500.00).

Our payment process is distributed through our payroll department via our internal program (Oracle). To receive payment from our company, the city would need to be entered into the program as a vendor or supplier. Typically, it takes 30 days to receive payment from accounts payable. If the city has not received payment within the 30 days, will permits be halted, delayed, or need resubmission? We do not hand out checks or cash. Permit will not be issued until payment is received.

- **Could a credit card be used? MyGOV is set up to take credit cards. Whoever applies for permit will be sent an invoice and they can pay thru MyGOV with a credit card.**

We will need a list of emails and contact numbers for the individuals over the different stages of the permitting process, so we know who to reach out to. Public Works will handle all reviews of this permit. All documents will be submitted for review in MyGOV TXK. We can walk you through how to do this the first time.

Would the city entertain a Blanket Bond in lieu of individual bonds for every new ROW construction project performed under permit within the jurisdiction?

- **This bond would remain on file until construction activities end plus a defined warranty period; or, can it be adjusted if new construction activities substantially increase or decrease over time? Jeff, I think we could accommodate this… may just need to up the bond cost? Thoughts**

The ordinance makes us and our contractors jointly responsible for completion/compliance (Sec 130-176) but leaves our bond unprotected for situations that may be beyond our

control, such as when there is a dispute with the contractor, or other situations where the contractor is unable to complete their work due to the alleged negligence of others such as utility locates. In such events we want to have a fair opportunity to resolve issues before the bond is at risk. Accordingly, can you provide information on:

- **The process by which notices of deficiency will be served to the permittee**
- **The cure period or timeframe allowed for the permittee to respond**
- **The timeline for the permittee to compensate the City for when work is completed by the City**

City Staff will notify contractor/utility the issue via Construction Inspector and give timeline to address (this may vary depending on each issue). If the issue is not resolved within the designated timeline, then a Notice of Violation Letter will be sent that addresses the issues and expected outcomes and a timeline to complete which is typically 14 working days. If the issues are not complete, then City will proceed with previous stated Enforcement Tools. Once City submits invoice for work from Finance, the typical timeline for payment is 30 days.

Will there be a specific bond form, or will the city accept a standard surety Performance Bond form? Standard Performance Bond would be acceptable.

ORDINANCE NO. 2026-0__

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING CHAPTER 130, "STREETS AND SIDEWALKS", OF THE CITY CODE OF ORDINANCES/LAND DEVELOPMENT CODE, BY ADDING ARTICLE VI – "RIGHT-OF-WAY WORK"; AMENDING THE MASTER FEE LIST FOR PERMIT FEE; CONTAINING REPEALER, SEVERABILITY, AND SUPERSEDING CLAUSES; CONTAINING LEGISLATIVE FINDINGS; PROVIDING FOR PUBLICATION; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, increasing utility construction, fiber deployment, and infrastructure maintenance activities within the City's public rights-of-way (ROW) have created a need for clearer expectations, stronger restoration requirements, and improved coordination among providers; and

WHEREAS, City staff recommends code revisions to establish uniform, enforceable standards for all work performed within ROW, such standards including responsibilities of persons who perform work within City rights-of-way, permit requirements, protection of existing utilities, debris removal, and repair and restoration requirements, in order to protect public infrastructure, ensure safety, reduce disruption to residents, and hold all utilities and contractors accountable for proper cleanup and restoration; and

WHEREAS, the City Council, having reviewed the proposed regulations adding Article VI – "Right-of-way Work" – to Chapter 130, "Streets and Sidewalks", of the Code of Ordinances/Land Development Code, and after public hearing, finds and determines that such regulations are necessary to protect health, life, and property and to preserve the good government, order, and security of the municipality and its inhabitants, and is in the best interests of the citizens of the City of Texarkana, Texas.

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

SECTION 1: The Code of Ordinances of the City of Texarkana, Texas, is hereby amended to add Article VI – "Right-of-way Work" – to Chapter 130, "Streets and Sidewalks", as follows:

ARTICLE VI. – RIGHT-OF-WAY WORK.

Sec. 130-170. – Definitions.

For the purposes of this article, the following terms shall have the meanings herein described, except where the context clearly indicates a different meaning:

Debris means any waste material resulting from work performed in a ROW. By way of example and not limition, the term includes: limbs, brush, and other cut vegetation; broken asphalt, concrete, or pavement; and discarded construction materials.

Emergency repairs means work necessary to protect public safety, restore interrupted utility service, or prevent imminent hazard.

Right-of-way (ROW) means any public street, alley, sidewalk, rights-of-way, or easement maintained by the City or under City jurisdiction.

Routine maintenance means activities necessary to maintain utility services, including vegetation trimming, line inspection, and minor repairs, that do not disturb the ROW. By way of example and not limitation, routine maintenance that does not involve pavement cuts, excavations, or the installation of new above-ground facilities.

Utility work means any construction, installation, maintenance, or repair of utility infrastructure including electric, water, sewer, gas, or telecommunications facilities.

Utility infrastructure means, and shall include but is not limited to, electric, water, sewer, gas, or telecommunications facilities.

Sec. 130-171. – Declaration of policy and applicability.

(a) Except as otherwise required by law, this article establishes uniform regulations to ensure safe, orderly work within the ROW, governing the placement, construction, maintenance, and repair of utility facilities. Its purpose is to protect public infrastructure, ensure safety, minimize traffic and pedestrian disruption, provide for debris removal and proper vegetation maintenance, and restore affected areas to city standards. It applies to all public and private utilities, including electric, gas, telecommunications, fiber-optic, cable TV, water, wastewater, and storm drainage facilities within or using the ROW.

(b) This article applies to all work within the ROW, including emergency repairs specific to or prompted by disasters. The City Council by disaster declaration or ordinance may temporarily suspend or supersede this article with requirements deemed practicable by the City Council to account for disaster conditions and public safety.

(c) It is the intent of this article to require or clarify that any person performing work in or within the ROW must clean up, remove, and properly dispose of all resulting debris in the ROW, whether the debris is in the ROW or adjacent private property, regardless of the circumstances that prompted the work (e.g., routine maintenance, emergencies, storms).

(d) This article is cumulative of other provisions in this Code relating to the same or similar subject. This article reinforces, among other Code provisions, ordinances that make it unlawful for any person to “leave any form of vegetation on the city right-of-way, in a public place, or on the property of another after they have cut or trimmed such growth”, or “deposit any brush, leaves, … waste matter, or refuse of any kind on any street, gutter, sidewalk, parkway, driveway, alley, public property or property belonging to another person anywhere within the city limits” [*see* sections 22-7, 22-9].

Sec. 130-172. – Permit required; submittal requirements, bonding, and permit fee; exceptions.

(a) It shall be unlawful for any person to install, construct, excavate, or otherwise perform work in or within the ROW without first obtaining a Right-of-Way Construction Permit issued by the Public Works Department.

(b) An applicant seeking a Right-of-Way Construction Permit shall submit the following:

1. Application and construction drawings stamped by a Texas-licensed professional engineer for new construction or relocation work;
   Who? A Texas PE is required to stamp drawings. All plans and documents will have to be submitted thru MyGOV for review. Staff will send out more details on this process if this ordinance is approved by council.
2. A traffic control plan, if applicable, conforming to the Texas Manual on Uniform Traffic Control Devices;
3. Schedule of work, contact information, and restoration plan;
4. Verification of Texas 811 utility locate notification (existing utility locations must be shown on construction drawings) and plan for protecting and avoiding damage to existing utility infrastructure; and
   We do not have access to other company maps and designs. It is impossible to know every underground structure, and delays in waiting on the communication of the locations of all these structures would make construction virtually impossible. Existing utilities can be verifed by calling Texas 811 and can be done prior to plan production that way it can be included with construction drawings.
5. A Performance and Restoration Bond equal to one hundred percent (100%) of the estimated cost of restoration or $10,000, whichever is greater, and which must remain in effect for twenty-four (24) months after City acceptance of restoration work.
6. A permit fee, in cash, in an amount as established by the city from time to time and is on file in the city secretary's office or city website.
   We do not make cash payments – credit cards can be used via MyGOV

(c) Exceptions: a permit shall not be required for work in or within the ROW involving:

1. Routine maintenance;
2. Work inside a utility easement unless a public utility is affected; or
3. Emergency repairs, provided that notice is given to the City within forty-eight (48) hours of commencing work and a work summary is submitted within two (2) business days after completion of work.

(d) Depending on the intended work in or within the ROW, other provisions of this Code may require additional permits and processes.

Sec. 130-173. – General construction standards.

Any person performing work in or within the ROW must comply with the following:

(a) the City of Texarkana Construction Standards and Specifications or adopted standards; Where can this be found? **We have adopted Texas Department of Transporation latest edition of Construction Standards and Specifications.**
(b) notify the City at least five (5) business days before starting permitted work, and no less than forty-eight (48) hours following commencement of emergency repairs;
(c) maintain safe passage for vehicles and pedestrians at all times and protect adjoining properties from damage;
(d) remove and properly dispose of all resulting debris within five (5) working days after completion of the permitted work;
(e) locate and protect existing utility infrastructure during all construction activity, and remove all locate flags during the clean up process at the completion of the work; and
(f) immediately report to the City Engineer any damage to existing utility infrastructure and promptly repair such damage at the person's expense.

Sec. 130-174. – Utility providers: continuing maintenance; coordination required.

(a) A utility provider shall be responsible for continuing maintenance, safety, and integrity of its utility infrastructure in or within the ROW. When performing continuing maintenance, a utility provider must use methods that minimize disturbance of pavement and shall restore all disturbed areas to City standards immediately upon completion.

(b) A utility provider shall be responsible for cooridinating planned utility work with the Public Works Department and other providers to minimize repeated excavations in the same location. The City may require the participation of utility providers in periodic coordination meetings for planned utility work.

Sec. 130-175. – Utility providers: relocation of existing utility infrastructure.

(a) When any public improvement, road reconstruction, drainage, or other City project requires the relocation, adjustment, or removal of existing utility infrastructure located in or within the ROW, the affected utility shall, within ninety (90) days after receiving written notice from the City, remove, relocate, or adjust its utility infrastructure as directed. Relocation work shall be performed in accordance with section 22-53 of this article and coordinated with the City's project schedule.

(b) Upon written request, the City Engineer may approve a reasonable extension of time for completion of relocation work if necessary due to weather, material delivery, or coordination with other utilities.

(c) Utilities failing to complete relocation work within the time prescribed by subsection (a) may be subject to permit suspension, administratve enforcement remedies (sec. 130-177), or penalty (sec. 100-5).

Sec. 130-176. – Joint Responsibility.

Persons and their respective contractors performing work in the ROW are jointly responsible for compliance with this article, and jointly responsible for any damage arising from such work in or within the ROW. Otherwise, this section shall not be construed to require a person to repair and restore damage or remove debris resulting from work other than the person's own activities.

Sec. 130-177. – Offenses.

(a) It shall be unlawful for any person performing work in or within the ROW to leave debris in the ROW, on private property without the owner's written consent, or in a manner that obstructs streets, sidewalks, or drainage.

(b) It shall be unlawful for any person performing work in the ROW, which disturbs or damages the ROW or adjacent streets, sidewalks, or drainage, to fail to repair and restore the affected area to a condition equal to or better than its original state.
   1. Repair and restoration must be completed within five (5) working days after completion of the permitted work.
   2. By way of example and not limitation, restoration shall include: proper backfilling and compaction of trenches or bores; replacement of pavement, gravel, sod, or landscaping to match original conditions; removal of utility locate or marking flags; and repair of streets, curbs, sidewalks, or driveways affected or impacted by the work.
   3. If repair and restoration is not performed timely: **Timely needs defined to a period or duration of time that is reasonable and not subject to differing opinions – 14 days after completion of work**
      a. all work in progress, including work previously permitted but not complete, may be halted;
      b. a hold may be placed on any permits not approved until all repair restoration is complete; or
      c. the City may complete the repair and restoration and recover all associated costs from the utility, including administrative costs.

(c) This section is cumulative of the offense and penalty provision of section 100-5

Sec. 130-178. – Administrative enforcement remedies.

In addition to applicable offenses, the failure to comply with this article may also result in one or more of the following:

(a) Issuance of a notice of violation;
(b) Suspension or revocation of permit or ROW access until compliance with this article is achieved; or
(c) Recovery of City costs, as applicable, for project delay, or City-performed cleanup, restoration, or removal.

SECTION 2: The Master Fee list is hereby amended to add the following fee:

Right-of-Way Construction Permit $100.00.

SECTION 3: 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 4: In the event of any conflict between this Ordinance and any other ordinances or parts of ordinances, this Ordinance shall supersede and control.

SECTION 5: The Recitals set out in this Ordinance are true and correct and are incorporated herein and made a part hereof as legislative findings of the City Council for all purposes.

SECTION 6: The City Secretary shall give notice of the passage of this Ordinance as provided in Article XI, Section 3, of the Charter of the City of Texarkana, Texas.

SECTION 7: This Ordinance shall be in full force and effect ten (10) days after its passage and approval.

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

ATTEST:

_____	_____
JENNIFER EVANS, CITY SECRETARY	BOB BRUGGEMAN, MAYOR

From: TEX-Henslee, Dustin
To: TWU-Smith, Gary
Cc: TWU-Icenhower, Kenny
Subject: RE: City of Texarkana, Texas Proposed ROW Permitting, Restoration, and Cleanup Ordinance
Date: Friday, January 23, 2026 1:52:00 PM

Thanks Gary.

See my comments below in red.

Thanks

Dusty Henslee, P.E., CFM, CPM
Assistant City Manager/Director of Public Works
City of Texarkana, Texas
Office: (903)-798-3953
Cell: (903)-908-1808

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

From: TWU-Smith, Gary <gsmith@txkusa.org>
Sent: Friday, January 23, 2026 1:45 PM
To: TEX-Henslee, Dustin <dustin.henslee@texarkanatexas.gov>
Cc: TWU-Icenhower, Kenny <Kenny.Icenhower@txkusa.org>
Subject: RE: City of Texarkana, Texas Proposed ROW Permitting, Restoration, and Cleanup Ordinance

Dusty,

We have the following questions/comments:

1. Will TWU be required to pay the $100 permit fee and obtain the performance/restoration bond? At this time, we have not proposed for any utilities to be excluded from the permit fee or bond. If this is something you would like us to consider, you could request it and we could discuss further. One company did ask about a blanket bond instead of bond for each job and we are looking into this.
2. The 48 hour notice before commencing work for emergency repairs – I don't know how we can do this. If it is an emergency, we would have to excavate/repair immediately (or as soon as emergency locates are up). The 48 hour notice is after work has commenced not before and work summary within 2 business days after work is completed.
3. The 90 day requirement to move utilities after notice – for most cases we could do this, but if it was a big project that we have to go out for bids we could not? Refer to

130-175(b). You can request additional time for this work.

Thanks
Gary

From: TEX-Henslee, Dustin <dustin.henslee@texarkanatexas.gov>
Sent: Monday, January 5, 2026 12:37 PM
To: Lisa M Thompson <lthompson@aep.com>; Dusty Wiley <dwwiley@aep.com>; Zac Pianalto <zspianalto@aep.com>; Brandon Brooks <bbrooks@summitutilities.com>; Ronnie Watkins <rwatkins@summitutilities.com>; GREG STRICKLAND <gstrickland@summitutilities.com>; Latham, Michael A <michael.a.latham@windstream.com>; chris.jackson@windstream.com; brandon.k.mccormick@windstream.com; Fisher, Jacob W <jacob.fisher@windstream.com>; joe.langley@sparklight.biz; George, Michael <michael.george@sparklight.biz>; Moses, Everett <everett.moses@sparklight.biz>; Andy Moss <andy.moss@rittercommunications.com>; Katie Hall <katie.hall@rittercommunications.com>; Ritter Comm - Construction <construction@rittercommunications.com>; OSPEngineering@rittercommunications.com; dmcdowell@swrea.com; Jeremy Lindsey <jlindsey@swrea.com>; Will Burris <willb@bcec.com>; toddc@bcec.com; TWU-Smith, Gary <gsmith@txkusa.org>; TWU-Icenhower, Kenny <Kenny.Icenhower@txkusa.org>; TWU-McBride, Len <len.mcbride@txkusa.org>; bredfearn@fourstatesfiber.com; philipm@swatco.com; davidl@swatco.com
Cc: TEX-Wade, Jonathan <jonathan.wade@texarkanatexas.gov>; TEX-Orr, David <david.orr@texarkanatexas.gov>
Subject: City of Texarkana, Texas Proposed ROW Permitting, Restoration, and Cleanup Ordinance

Dear Utility Partners,

The City is proposing to add a new Right-of-Way (ROW) Permitting section to the Code of Ordinances to better address construction activities and cleanup requirements for work performed within the public right-of-way. These updates include proposed standards for permitting, debris removal, and site restoration associated with construction and utility work. Please review the attached proposed application, ordinance, and executive summary outlining the key components of these updates. Feel free to forward this information to any additional contacts as appropriate.
We plan to brief City Council on this item at either the February or March meeting. To allow time to review and address feedback, please send any comments or questions to me via email by **12:00 p.m. on January 23, 2026**.
If you have any questions or would like to discuss this further, please let me know.
Thanks,

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

Office: (903)-798-3953
Cell: (903)-908-1808

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From: TEX-Henslee, Dustin
To: "Jackson, Chris L"
Subject: RE: City of Texarkana, Texas Proposed ROW Permitting, Restoration, and Cleanup Ordinance
Date: Wednesday, February 18, 2026 7:42:00 AM
Attachments: image001.png

Please see my responses below in red.

Thanks

Dusty Henslee, P.E., CFM, CPM
Assistant City Manager/Director of Public Works
City of Texarkana, Texas
Office: (903)-798-3953
Cell: (903)-908-1808

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From: Jackson, Chris L <chris.jackson@gokinetic.com>
Sent: Tuesday, February 17, 2026 6:56 PM
To: TEX-Henslee, Dustin <dustin.henslee@texarkanatexas.gov>
Subject: RE: City of Texarkana, Texas Proposed ROW Permitting, Restoration, and Cleanup Ordinance

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.

Hey Dusty,

I have a couple of quick questions.

1. Are the public utility companies that are already required by the government to provide services to everyone that applies included in the permitting requirements and PE stamped drawings, or does that just apply to providers that are not considered the Public Utility company for Texarkana? All utility companies are required to submit engineered plans for new construction or the full reconstruction of facilities.

2. Or are we included in the exceptions in SEC. 130-172 (C) ? This applies to all utility companies. No plans are required for the work stated in this section.

Those two questions have already been asked of me from the corporate side. Our Outside Plant Engineers are not licensed Professional Engineers. We haven't had a licensed PE at the "Telephone Company" in at least 60 years, and we probably never have. We aren't allowed to place facilities outside of a utility easement

I have a few more questions to ask if we are not excluded from these requirements. I just wanted to have a couple answers that may save us both some time.

I definitely don't need an answer after hours. I'm just doing a little work from home, and I forgot to ask you earlier today.

Thanks for the help.

Chris Jackson
OPT/Engineer Texarkana
Outside Plant Engineering
C: 903-748-3042 | GoKinetic.com

Sensitivity: Internal

From: TEX-Henslee, Dustin <dustin.henslee@texarkanatexas.gov>
Sent: Tuesday, February 17, 2026 3:09 PM
To: Lisa M Thompson <lthompson@aep.com>; Dusty Wiley <dwwiley@aep.com>; Zac Pianalto <zspianalto@aep.com>; Brandon Brooks <bbrooks@summitutilities.com>; Ronnie Watkins <rwatkins@summitutilities.com>; GREG STRICKLAND <gstrickland@summitutilities.com>; Latham, Michael A <Michael.A.Latham@uniti.com>; Jackson, Chris L <Chris.Jackson@uniti.com>; Mccormick, Brandon K <Brandon.K.Mccormick@uniti.com>; Fisher, Jacob W <Jacob.Fisher@uniti.com>; joe.langley@sparklight.biz; George, Michael <michael.george@sparklight.biz>; Moses, Everett <everett.moses@sparklight.biz>; Andy Moss <andy.moss@rittercommunications.com>; Katie Hall <katie.hall@rittercommunications.com>; Ritter Comm - Construction <construction@rittercommunications.com>; OSPEngineering@rittercommunications.com; dmcdowell@swrea.com; Jeremy Lindsey <jlindsey@swrea.com>; Will Burris <willb@bcec.com>; toddc@bcec.com; TWU-Smith, Gary <gsmith@txkusa.org>; TWU-Icenhower, Kenny <Kenny.Icenhower@txkusa.org>; TWU-McBride, Len <len.mcbride@txkusa.org>; bredfearn@fourstatesfiber.com; philipm@swatco.com; davidl@swatco.com
Cc: TEX-Wade, Jonathan <jonathan.wade@texarkanatexas.gov>; TEX-Orr, David <david.orr@texarkanatexas.gov>
Subject: RE: City of Texarkana, Texas Proposed ROW Permitting, Restoration, and Cleanup Ordinance

All,
We have received comments from a few utility providers, and staff is planning to move forward with presenting the Right-of-Way (ROW) Permitting Requirements to City Council at the March

meeting.

Attached is the final draft of the proposed documents that staff intends to present to Council. Please review and provide any final comments or feedback to me via email no later than **February 27, 2026**.

If you have any questions or would like to discuss any portion of the ordinance prior to that time, please let me know.

Thanks,

Dusty Henslee, P.E., CFM, CPM
Assistant City Manager/Director of Public Works
City of Texarkana, Texas
Office: (903)-798-3953
Cell: (903)-908-1808

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From: TEX-Henslee, Dustin
Sent: Friday, January 16, 2026 8:52 AM
To: Lisa M Thompson <lthompson@aep.com>; Dusty Wiley <dwwiley@aep.com>; Zac Pianalto <zspianalto@aep.com>; Brandon Brooks <bbrooks@summitutilities.com>; Ronnie Watkins <rwatkins@summitutilities.com>; GREG STRICKLAND <gstrickland@summitutilities.com>; Latham, Michael A <michael.a.latham@windstream.com>; Chris Jackson <chris.jackson@windstream.com>; Mccormick, Brandon K <brandon.k.mccormick@windstream.com>; Fisher, Jacob W <jacob.fisher@windstream.com>; Langley, Joe <joe.langley@sparklight.biz>; George, Michael <michael.george@sparklight.biz>; Moses, Everett <everett.moses@sparklight.biz>; Andy Moss <andy.moss@rittercommunications.com>; Katie Hall <katie.hall@rittercommunications.com>; Ritter Comm - Construction <construction@rittercommunications.com>; OSPEngineering@rittercommunications.com; David McDowell <dmcdowell@swrea.com>; Jeremy Lindsey <jlindsey@swrea.com>; Will Burris <willb@bcec.com>; toddc@bcec.com; TWU-Smith, Gary <gsmith@txkusa.org>; TWU-Icenhower, Kenny <Kenny.Icenhower@txkusa.org>; TWU-McBride, Len <len.mcbride@txkusa.org>; bredfearn@fourstatesfiber.com; philipm@swatco.com; davidl@swatco.com
Cc: TEX-Wade, Jonathan <jonathan.wade@texarkanatexas.gov>; TEX-Orr, David <david.orr@texarkanatexas.gov>
Subject: RE: City of Texarkana, Texas Proposed ROW Permitting, Restoration, and Cleanup Ordinance

Dear Utility Partners,

This is a reminder to please review the City's proposed Right-of-Way (ROW) Permitting updates previously sent for comment. To allow staff time to review and address any comments or concerns, we request that you submit your feedback via email by **12:00 p.m. on January 23, 2026.**

If you need additional time to review the materials, please let us know and we will do our best to accommodate your request.

Thanks,

Dusty Henslee, P.E., CFM, CPM
Assistant City Manager/Director of Public Works
City of Texarkana, Texas
Office: (903)-798-3953
Cell: (903)-908-1808

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From: TEX-Henslee, Dustin
Sent: Monday, January 5, 2026 12:37 PM
To: Lisa M Thompson <lthompson@aep.com>; Dusty Wiley <dwwiley@aep.com>; Zac Pianalto <zspianalto@aep.com>; Brandon Brooks <bbrooks@summitutilities.com>; Ronnie Watkins <rwatkins@summitutilities.com>; GREG STRICKLAND <gstrickland@summitutilities.com>; Latham, Michael A <michael.a.latham@windstream.com>; Chris Jackson <chris.jackson@windstream.com>; Mccormick, Brandon K <brandon.k.mccormick@windstream.com>; Fisher, Jacob W <jacob.fisher@windstream.com>; Langley, Joe <joe.langley@sparklight.biz>; George, Michael <michael.george@sparklight.biz>; Moses, Everett <everett.moses@sparklight.biz>; Andy Moss <andy.moss@rittercommunications.com>; Katie Hall <katie.hall@rittercommunications.com>; 'Ritter Comm - Construction' <construction@rittercommunications.com>; 'OSPEngineering@rittercommunications.com' <OSPEngineering@rittercommunications.com>; David McDowell <dmcdowell@swrea.com>; Jeremy Lindsey <jlindsey@swrea.com>; Will Burris <willb@bcec.com>; 'toddc@bcec.com' <toddc@bcec.com>; TWU-Smith, Gary <gsmith@txkusa.org>; TWU-Icenhower, Kenny <Kenny.Icenhower@txkusa.org>; TWU-McBride, Len <len.mcbride@txkusa.org>; 'bredfearn@fourstatesfiber.com' <bredfearn@fourstatesfiber.com>; philipm@swatco.com; 'davidl@swatco.com' <davidl@swatco.com>
Cc: TEX-Wade, Jonathan <jonathan.wade@texarkanatexas.gov>; TEX-Orr, David <david.orr@texarkanatexas.gov>
Subject: City of Texarkana, Texas Proposed ROW Permitting, Restoration, and Cleanup Ordinance

Dear Utility Partners,

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We plan to brief City Council on this item at either the February or March meeting. To allow time to review and address feedback, please send any comments or questions to me via email

by **12:00 p.m. on January 23, 2026**.

If you have any questions or would like to discuss this further, please let me know.

Thanks,

Dusty Henslee, P.E., CFM, CPM
Assistant City Manager/Director of Public Works
City of Texarkana, Texas
Office: (903)-798-3953
Cell: (903)-908-1808

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From: TEX-Henslee, Dustin
To: "stacy.light@rittercommunications.com"
Subject: RE: City of Texarkana, Texas Proposed ROW Permitting, Restoration, and Cleanup Ordinance
Date: Wednesday, February 25, 2026 1:00:00 PM
Attachments: image001.png

Thanks for your response. Please see my responses below in red.

Thanks
Dusty

From: Stacy Light <Stacy.Light@rittercommunications.com>
Sent: Wednesday, February 25, 2026 10:25 AM
To: TEX-Henslee, Dustin <dustin.henslee@texarkanatexas.gov>
Cc: Walter Glass <Walter.Glass@rittercommunications.com>; Katie Hall <Katie.Hall@rittercommunications.com>; Rodney Vanhoozer <Rodney.Vanhoozer@rittercommunications.com>; Scott Johnson <Scott.Johnson@rittercommunications.com>; Tray McNeill <Tray.McNeill@rittercommunications.com>; Vince Gassman <Vince.Gassman@rittercommunications.com>; Andy Moss <Andy.Moss@rittercommunications.com>; Matt Dollard <Matt.Dollard@rittercommunications.com>
Subject: RE: City of Texarkana, Texas Proposed ROW Permitting, Restoration, and Cleanup Ordinance

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.

Dustin,
Ritter Communications has reviewed the attached documentation and has several questions and proposed changes to the ordinance. I am attaching a redlined version of the ordinance with the suggested changes. The questions we have are as follows:

- Is this ordinance meant to apply to mainline construction in ROWs only, or does it also apply to small builds, such as running a service drop to customers? This applies to new construction or total reconstruction of mainlines in ROW and not service drops from a permitting. However, the restoration requirements will apply to all.
- Does the ordinance apply to underground work only, or does it also include aerial work in the ROW? See above statement for all new or reconstruction work.
- Are there any limits to the locations that are included on a permit, i.e., can all ROW in the city be included in one permit, or are multiple permits required? If multiple,

how is that determined? Permits are required to each "job" that is submitted. If you have multiple locations at one time, then you can submit for one permit that includes multiple locations.

- Can permits be pulled by local contractors on Ritter's behalf? Yes, it doesn't matter who pulls it, just need to be done prior to construction.
- Does the City have documentation of existing utilities so that that information can be shared in order to include those on permit drawings? Our GIS system has water and sewer shown that you can access, but you will still need to verify location during design.
- What is the permit process, i.e., will a permit be issued upon submission and payment, or is there a review process? If there is a review process, who all is involved and what is the projected timeline for approving a permit? All permitting will need to be sent our online portal MyGOV for review. Once plans are review and approved and payment is received, then permit will be issued. Our goal would be to have reviews completed within 5 business days depending on how big the project submitted is.
- In the past, the City has picked up tree limbs trimmed in the course of ROW work – will that continue? What is the City's process for collection of any debris from ROW work? It is the responsibly of the contractor or utility to remove and dispose of any debris that is the result of work they perform.

To summarize the items redlined in the proposed ordinance:

- Ritter has concerns regarding the requirement for PE stamped drawings – it will create a financial burden to start having to do that Understand your concern and We will take this into consideration and discussion, and may add some exceptions. However all traffic control plans must be stamped by engineer
- Ritter agrees that 811 locates should be done, but would prefer that they not be required on construction drawings. This requirement is added to ensure there is coordination on the design end to help alleviate conflicts during the construction, and we feel this needs to be done prior to plan production.
- The 5-day advance notice before starting permitted work is onerous when the work is for a small build, such as running a service drop to customers See statement above concerning service drops
- The 14-days cleanup period should be extended to 30 days to allow for appropriate clean up and any needed restoration We will take this into consideration and discussion

Thanks in advance for your review of and response to our questions and concerns.

Stacy

Stacy Majors Light, JD, PMP
Permitting Manager
900 S. Shackleford Rd, Suite 200
Little Rock, AR 72211
stacy.light@rittercommunications.com
Mobile: 501-580-9068

From: TEX-Henslee, Dustin <dustin.henslee@texarkanatexas.gov>
Sent: Tuesday, February 17, 2026 3:09 PM
To: Lisa M Thompson <lthompson@aep.com>; Dusty Wiley <dwwiley@aep.com>; Zac Pianalto <zspianalto@aep.com>; Brandon Brooks <bbrooks@summitutilities.com>; Ronnie Watkins <rwatkins@summitutilities.com>; GREG STRICKLAND <gstrickland@summitutilities.com>; Latham, Michael A <michael.a.latham@windstream.com>; chris.jackson@windstream.com; brandon.k.mccormick@windstream.com; Fisher, Jacob W <jacob.fisher@windstream.com>; joe.langley@sparklight.biz; George, Michael <michael.george@sparklight.biz>; Moses, Everett <everett.moses@sparklight.biz>; Andy Moss <Andy.Moss@rittercommunications.com>; Katie Hall <Katie.Hall@rittercommunications.com>; Ritter Comm - Construction <construction@rittercommunications.com>; OSP Engineering <OSPEngineering@rittercommunications.com>; dmcdowell@swrea.com; Jeremy Lindsey <jlindsey@swrea.com>; Will Burris <willb@bcec.com>; toddc@bcec.com; TWU-Smith, Gary <gsmith@txkusa.org>; TWU-Icenhower, Kenny <Kenny.Icenhower@txkusa.org>; TWU-McBride, Len <len.mcbride@txkusa.org>; bredfearn@fourstatesfiber.com; philipm@swatco.com; davidl@swatco.com
Cc: TEX-Wade, Jonathan <jonathan.wade@texarkanatexas.gov>; TEX-Orr, David <david.orr@texarkanatexas.gov>
Subject: RE: City of Texarkana, Texas Proposed ROW Permitting, Restoration, and Cleanup Ordinance

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

All,

We have received comments from a few utility providers, and staff is planning to move forward with presenting the Right-of-Way (ROW) Permitting Requirements to City Council at the March meeting.
Attached is the final draft of the proposed documents that staff intends to present to Council. Please review and provide any final comments or feedback to me via email no later than **February 27, 2026**.
If you have any questions or would like to discuss any portion of the ordinance prior to that time, please let me know.
Thanks,

Dusty Henslee, P.E., CFM, CPM
Assistant City Manager/Director of Public Works
City of Texarkana, Texas
Office: (903)-798-3953
Cell: (903)-908-1808

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

From: TEX-Henslee, Dustin
Sent: Friday, January 16, 2026 8:52 AM
To: Lisa M Thompson <lthompson@aep.com>; Dusty Wiley <dwwiley@aep.com>; Zac Pianalto <zspianalto@aep.com>; Brandon Brooks <bbrooks@summitutilities.com>; Ronnie Watkins <rwatkins@summitutilities.com>; GREG STRICKLAND <gstrickland@summitutilities.com>; Latham, Michael A <michael.a.latham@windstream.com>; Chris Jackson <chris.jackson@windstream.com>; Mccormick, Brandon K <brandon.k.mccormick@windstream.com>; Fisher, Jacob W <jacob.fisher@windstream.com>; Langley, Joe <joe.langley@sparklight.biz>; George, Michael <michael.george@sparklight.biz>; Moses, Everett <everett.moses@sparklight.biz>; Andy Moss <andy.moss@rittercommunications.com>; Katie Hall <katie.hall@rittercommunications.com>; Ritter Comm - Construction <construction@rittercommunications.com>; OSPEngineering@rittercommunications.com; David McDowell <dmcdowell@swrea.com>; Jeremy Lindsey <jlindsey@swrea.com>; Will Burris <willb@bcec.com>; toddc@bcec.com; TWU-Smith, Gary <gsmith@txkusa.org>; TWU-Icenhower, Kenny <Kenny.Icenhower@txkusa.org>; TWU-McBride, Len <len.mcbride@txkusa.org>; bredfearn@fourstatesfiber.com; philipm@swatco.com; davidl@swatco.com
Cc: TEX-Wade, Jonathan <jonathan.wade@texarkanatexas.gov>; TEX-Orr, David <david.orr@texarkanatexas.gov>
Subject: RE: City of Texarkana, Texas Proposed ROW Permitting, Restoration, and Cleanup Ordinance

Dear Utility Partners,
This is a reminder to please review the City's proposed Right-of-Way (ROW) Permitting updates previously sent for comment. To allow staff time to review and address any comments or concerns, we request that you submit your feedback via email by **12:00 p.m. on January 23, 2026.**

If you need additional time to review the materials, please let us know and we will do our best to accommodate your request.
Thanks,

Dusty Henslee, P.E., CFM, CPM
Assistant City Manager/Director of Public Works
City of Texarkana, Texas
Office: (903)-798-3953
Cell: (903)-908-1808

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

From: TEX-Henslee, Dustin
Sent: Monday, January 5, 2026 12:37 PM
To: Lisa M Thompson <lthompson@aep.com>; Dusty Wiley <dwwiley@aep.com>; Zac Pianalto <zspianalto@aep.com>; Brandon Brooks <bbrooks@summitutilities.com>; Ronnie Watkins <rwatkins@summitutilities.com>; GREG STRICKLAND <gstrickland@summitutilities.com>; Latham, Michael A <michael.a.latham@windstream.com>; Chris Jackson <chris.jackson@windstream.com>; Mccormick, Brandon K <brandon.k.mccormick@windstream.com>; Fisher, Jacob W <jacob.fisher@windstream.com>; Langley, Joe <joe.langley@sparklight.biz>; George, Michael <michael.george@sparklight.biz>; Moses, Everett <everett.moses@sparklight.biz>; Andy Moss <andy.moss@rittercommunications.com>; Katie Hall <katie.hall@rittercommunications.com>; 'Ritter Comm - Construction' <construction@rittercommunications.com>; 'OSPEngineering@rittercommunications.com' <OSPEngineering@rittercommunications.com>; David McDowell <dmcdowell@swrea.com>; Jeremy Lindsey <jlindsey@swrea.com>; Will Burris <willb@bcec.com>; 'toddc@bcec.com' <toddc@bcec.com>; TWU-Smith, Gary <gsmith@txkusa.org>; TWU-Icenhower, Kenny <Kenny.Icenhower@txkusa.org>; TWU-McBride, Len <len.mcbride@txkusa.org>; 'bredfearn@fourstatesfiber.com' <bredfearn@fourstatesfiber.com>; philipm@swatco.com; 'davidl@swatco.com' <davidl@swatco.com>
Cc: TEX-Wade, Jonathan <jonathan.wade@texarkanatexas.gov>; TEX-Orr, David <david.orr@texarkanatexas.gov>
Subject: City of Texarkana, Texas Proposed ROW Permitting, Restoration, and Cleanup Ordinance

Dear Utility Partners,

The City is proposing to add a new Right-of-Way (ROW) Permitting section to the Code of Ordinances to better address construction activities and cleanup requirements for work performed within the public right-of-way. These updates include proposed standards for permitting, debris removal, and site restoration associated with construction and utility work.
Please review the attached proposed application, ordinance, and executive summary outlining the key components of these updates. Feel free to forward this information to

any additional contacts as appropriate.
We plan to brief City Council on this item at either the February or March meeting. To allow time to review and address feedback, please send any comments or questions to me via email by **12:00 p.m. on January 23, 2026**.
If you have any questions or would like to discuss this further, please let me know.
Thanks,

Dusty Henslee, P.E., CFM, CPM
Assistant City Manager/Director of Public Works
City of Texarkana, Texas
Office: (903)-798-3953
Cell: (903)-908-1808

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

PUBLISH

ORDINANCE NO. 2026-030

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING CHAPTER 130, "STREETS AND SIDEWALKS", OF THE CITY CODE OF ORDINANCES/LAND DEVELOPMENT CODE, BY ADDING ARTICLE VI – "RIGHT-OF-WAY WORK"; AMENDING THE MASTER FEE LIST FOR PERMIT FEE; CONTAINING REPEALER, SEVERABILITY, AND SUPERSEDING CLAUSES; CONTAINING LEGISLATIVE FINDINGS; PROVIDING FOR PUBLICATION; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, increasing utility construction, fiber deployment, and infrastructure maintenance activities within the City's public rights-of-way (ROW) have created a need for clearer expectations, stronger restoration requirements, and improved coordination among providers; and

WHEREAS, City staff recommends code revisions to establish uniform, enforceable standards for all work performed within ROW, such standards including responsibilities of persons who perform work within City rights-of-way, permit requirements, protection of existing utilities, debris removal, and repair and restoration requirements, in order to protect public infrastructure, ensure safety, reduce disruption to residents, and hold all utilities and contractors accountable for proper cleanup and restoration; and

WHEREAS, the City Council, having reviewed the proposed regulations adding Article VI – "Right-of-way Work" – to Chapter 130, "Streets and Sidewalks", of the Code of Ordinances/Land Development Code, and after public hearing, finds and determines that such regulations are necessary to protect health, life, and property and to preserve the good government, order, and security of the municipality and its inhabitants, and is in the best interests of the citizens of the City of Texarkana, Texas.

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

SECTION 1: The Code of Ordinances of the City of Texarkana, Texas, is hereby amended to add Article VI – "Right-of-way Work" – to Chapter 130, "Streets and Sidewalks", as follows:

ARTICLE VI. – RIGHT-OF-WAY WORK.

Sec. 130-170. – Definitions.

For the purposes of this article, the following terms shall have the meanings herein described, except where the context clearly indicates a different meaning:

Debris means any waste material resulting from work performed in a ROW. By way of example and not limitation, the term includes: limbs, brush, and other cut vegetation; broken asphalt, concrete, or pavement; and discarded construction materials.

Emergency repairs means work necessary to protect public safety, restore interrupted utility service, or prevent imminent hazard.

New Construction means the installation, placement, or construction of new infrastructure, facilities, or improvements within the public right-of-way that did not previously exist at the location; the term includes, but is not limited to, (i) the installation of new utility lines, poles, conduit, structures, street lights, traffic control devices, drainage structures, pavement, sidewalks, ~~or other appurtenances,~~ and (ii) the expansion, extension, or relocation of existing facilities that results in additional infrastructure being installed within the right-of-way. Routine maintenance, minor repairs, or replacement or upgrading of existing facilities in the same location and of similar size and capacity shall not be considered *new construction*.

Right-of-way (ROW) means any public street, alley, sidewalk, rights-of-way, or easement maintained by the City or under City jurisdiction.

Routine maintenance means activities necessary to maintain utility services, including vegetation trimming, line inspection, and minor repairs, that do not disturb the ROW. By way of example and not limitation, routine maintenance that does not involve pavement cuts, excavations, or the installation of new above-ground facilities.

TEXAS 811 means the utility notification center for servicing and disseminating notifications of an intent to excavate and of damage to an underground facility to appropriate servicing operators; *see* Texas Utilities Code Ch. 251.

Utility work means any construction, installation, maintenance, or repair of utility infrastructure including electric, water, sewer, gas, or telecommunications facilities.

Utility infrastructure means, and shall include but is not limited to, electric, water, sewer, gas, or telecommunications facilities.

Sec. 130-171. – Declaration of policy and applicability.

(a) Except as otherwise required by law, this article establishes uniform regulations to ensure safe, orderly work within the ROW, governing the placement, construction, maintenance, and repair of utility facilities. Its purpose is to protect public infrastructure, ensure safety, minimize traffic and pedestrian disruption, provide for debris removal and proper vegetation maintenance, and restore affected areas to city standards. It applies to all public and private utilities, including electric, gas, telecommunications, fiber-optic, cable TV, water, wastewater, and storm drainage facilities within or using the ROW.

(b) This article applies to all work within the ROW, including emergency repairs specific to or prompted by disasters. The City Council by disaster declaration or ordinance may temporarily suspend or supersede this article with requirements deemed practicable by the City Council to account for disaster conditions and public safety.

(c) It is the intent of this article to require or clarify that any person performing work in or

within the ROW must exercise diligence in planning work, must protect public infrastructure during work, and upon completion of work, must clean up, remove, and properly dispose of all resulting debris in the ROW, ~~whether the debris is in the ROW or adjacent private property, regardless of the circumstances that prompted the work (e.g., routine maintenance, emergencies, storms)~~.

(d) This article is cumulative of other provisions in this Code relating to the same or similar subject. This article reinforces, among other Code provisions, ordinances that make it unlawful for any person to "leave any form of vegetation on the city right-of-way, in a public place, or on the property of another after they have cut or trimmed such growth", or "deposit any brush, leaves, … waste matter, or refuse of any kind on any street, gutter, sidewalk, parkway, driveway, alley, public property or property belonging to another person anywhere within the city limits" [*see* sections 22-7, 22-9].

Sec. 130-172. – Permit required; submittal requirements and permit fee; exceptions.

(a) It shall be unlawful for any person to install, construct, excavate, or otherwise perform work in or within the ROW without first obtaining a Right-of-Way Construction Permit issued by the Public Works Department.

(b) An applicant seeking a Right-of-Way Construction Permit shall submit the following:

1. Application and construction drawings for new construction or relocation work (drawings must confirm and note the applicant's compliance with TEXAS 811 utility locate notification and applicant's coordination with affected utilities);
2. A traffic control plan, if applicable (e.g., work requires a traffic lane closure), conforming to the Texas Manual on Uniform Traffic Control Devices;
3. Schedule of work, contact information, and restoration plan;
4. Applicant's plan for protecting and avoiding damage to existing utility infrastructure; and
5. A permit fee, in an amount as established by the city from time to time and is on file in the city secretary's office or city website.

(c) Exceptions: a permit shall not be required for work in or within the ROW involving:

1. Routine maintenance;
2. Work inside a utility easement unless a public utility is affected;
3. Emergency repairs, provided that notice is given to the City within forty-eight (48) hours of commencing work and a work summary is submitted within two (2) business days after completion of significant work; or
4. Major storm repairs
5. Work that the City has previously authorized by other permits or approvals (e.g., building permits, driveway permits, civil plan permits, etc.).

(d) Depending on the intended work in or within the ROW, other provisions of this Code may require additional permits and processes.

(e) For City or municipal departments/municipal utilities performing work in or within the ROW, the City Manager may waive the permit fee required by sec. 130-172(b)5.

Sec. 130-173. – General construction standards.

Any person performing work in or within the ROW must comply with the following:

(a) the City of Texarkana Construction Standards and Specifications or adopted standards;
(b) notify the City at least five (5) business days before starting permitted work, and no less than ~~forty-eight (48) hours~~five (5) business days following commencement of emergency repairs during a major storm event;
(c) maintain safe passage for vehicles and pedestrians at all times and protect adjoining properties from damage;
(d) remove and properly dispose of all resulting debris within ~~fourteen (14)~~twenty-one (21) working days after completion of the permitted work;
(e) locate and protect existing utility infrastructure during all construction activity, and remove all locate flags during the clean up process at the completion of the work; and
(f) in the event of any damage to existing utility infrastructure, immediately report such damage to the City Engineer and the affected utility whose facilities have been damaged.

Sec. 130-174. – Utility providers: continuing maintenance; coordination required.

(a) A utility provider shall be responsible for continuing maintenance, safety, and integrity of its utility infrastructure in or within the ROW. When performing continuing maintenance, a utility provider must use methods that minimize disturbance of pavement and shall restore all disturbed areas to City standards immediately upon completion.

(b) A utility provider shall be responsible for cooridinating planned utility work with the Public Works Department and other providers to minimize repeated excavations in the same location. The City may require the participation of utility providers in periodic coordination meetings for planned utility work.

Sec. 130-175. – Utility providers: relocation of existing utility infrastructure.

(a) When any public improvement, road reconstruction, drainage, or other City project requires the relocation, adjustment, or removal of existing utility infrastructure located in or within the ROW, the affected utility shall, within six (6) months after receiving written notice from the City, remove, relocate, or adjust its utility infrastructure as directed. Relocation work shall be performed in accordance with sections 130-172 thru 130-174 of this article and coordinated with the City's project schedule.

(b) Upon written request, the City Engineer may order a reasonable adjustment to the time period required by subsection (a) for completion of relocation work if necessary due to weather, material delivery, or coordination with other utilities.

Commented [A1]: Inserted language from sec 130-177

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(c) Utilities failing to complete relocation work within the time prescribed by subsection (a) may be subject to permit suspension, administratve enforcement remedies (sec. 130-177), or penalty (sec. 100-5).

Sec. 130-176. – Joint Responsibility.

Persons and their respective contractors performing work in the ROW are jointly responsible for compliance with this article, and jointly responsible for any damage arising from such work in or within the ROW to City-owned property or infrastructure or municipally-owned or controlled utility infrastructure. This article shall not be construed to require a person to repair and restore damage or remove debris resulting from work other than the person's own activities.

Sec. 130-177. – Offenses.

(a) ~~It shall be unlawful for any person performing work in or within the ROW to leave debris in the ROW, on private property without the owner's written consent, or in a manner that obstructs streets, sidewalks, or drainage~~. **(a)** It shall be unlawful for any person performing work in or within the ROW to leave debris that originated from within the ROW in the ROW, or in any manner that obstructs streets, sidewalks, or drainage.
~~(a)~~

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(b) It shall be unlawful for any person performing work in the ROW, which disturbs or damages the ROW or adjacent streets, sidewalks, or drainage, to fail to repair and restore the affected area to a condition equal to or better than its original state.

1. Repair and restoration of ROW must be completed within ~~fourteen (14)~~twenty-one (21) business days after completion of the permitted work; provided, upon written request, in the event weather, material delivery, or coordination with other utilities have delayed ongoing repair and restoration work, the City Engineer may approve by written order an extended deadline for completion of repair and restoration work.
2. By way of example and not limitation, restoration of ROW shall include: proper backfilling and compaction of trenches or bores; replacement of pavement, gravel, sod, or landscaping to match original conditions; removal of utility locate flags or marking flags; and repair of streets, curbs, sidewalks, or driveways affected or impacted by the work.

(c) The provisions of this section are cumulative of state law and the offense and penalty provision of section 100-5.

Sec. 130-178. – Administrative enforcement remedies.

In addition to applicable offenses, the failure to comply with this article may also result in one or more of the following:

(a) Issuance of a notice of violation;
(b) Suspension or revocation of permit or ROW access until compliance with this article is achieved;
(c) If repair and restoration of ROW is not completed during the deadline required by section 130-177(b), inclusive of any approved extension, the City Engineer may order:
    1. a suspension of all work in progress, including work previously permitted but not complete; or
    2. a hold placed on any requested permits not approved until all repair or restoration is complete.
(d) Recovery of costs or losses incurred by the City or municipal departments/municipal utilities, as applicable, arising from any failure to comply with this article; by way of example and not limitation, such costs or losses shall include:
    1. project delay;
    2. repair of damaged City-owned property or infrastructure;
    3. repair of damaged municipally-owned or controlled utility infrastructure;
    4. losses arising from damaged City-owned property or infrastructure or damaged municipally-owned or controlled utility infrastructure; or
    5. cleanup, restoration, or removal performed by the City or municipal departments/municipal utilities.

Sec. 130-179. – Nuisance.

Any condition caused or permitted to exist in violation of any of the provisions of this article is a threat to public health, safety, and welfare and is declared and deemed a nuisance.

Sec. 130-180. – Civil remedies.

Pursuant to Texas Local Government Code § 54.012(5), the provisions of subch. B of ch. 54 of the Texas Local Government Code are hereby implemented for any violation of this article, any such violation being classified by the Texas Penal Code as a Class C misdemeanor, so that the City may seek civil penalties and injunctive relief under the provisions of su~~b~~ch. B of ch. 54 of the Texas Local Government Code.

Commented [A2]: Typo

SECTION 2: The Master Fee list is hereby amended to add the following fee:

Right-of-Way Construction Permit $100.00.

SECTION 3: 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 4: In the event of any conflict between this Ordinance and any other ordinances or parts of ordinances, this Ordinance shall supersede and control.

PUBLISH

SECTION 5: The Recitals set out in this Ordinance are true and correct and are incorporated herein and made a part hereof as legislative findings of the City Council for all purposes.

SECTION 6: The City Secretary shall give notice of the passage of this Ordinance as provided in Article XI, Section 3, of the Charter of the City of Texarkana, Texas.

SECTION 7: This Ordinance shall be in full force and effect ten (10) days after its passage and approval.

PASSED AND APPROVED in Regular Council Session on this the **13th day of April, 2026**.

ATTEST:

_____	_____
JENNIFER EVANS, CITY SECRETARY	BOB BRUGGEMAN, MAYOR

PUBLISH

ORDINANCE NO. 2026-030

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING CHAPTER 130, "STREETS AND SIDEWALKS", OF THE CITY CODE OF ORDINANCES/LAND DEVELOPMENT CODE, BY ADDING ARTICLE VI – "RIGHT-OF-WAY WORK"; AMENDING THE MASTER FEE LIST FOR PERMIT FEE; CONTAINING REPEALER, SEVERABILITY, AND SUPERSEDING CLAUSES; CONTAINING LEGISLATIVE FINDINGS; PROVIDING FOR PUBLICATION; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, increasing utility construction, fiber deployment, and infrastructure maintenance activities within the City's public rights-of-way (ROW) have created a need for clearer expectations, stronger restoration requirements, and improved coordination among providers; and

WHEREAS, City staff recommends code revisions to establish uniform, enforceable standards for all work performed within ROW, such standards including responsibilities of persons who perform work within City rights-of-way, permit requirements, protection of existing utilities, debris removal, and repair and restoration requirements, in order to protect public infrastructure, ensure safety, reduce disruption to residents, and hold all utilities and contractors accountable for proper cleanup and restoration; and

WHEREAS, the City Council, having reviewed the proposed regulations adding Article VI – "Right-of-way Work" – to Chapter 130, "Streets and Sidewalks", of the Code of Ordinances/Land Development Code, and after public hearing, finds and determines that such regulations are necessary to protect health, life, and property and to preserve the good government, order, and security of the municipality and its inhabitants, and is in the best interests of the citizens of the City of Texarkana, Texas.

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

SECTION 1: The Code of Ordinances of the City of Texarkana, Texas, is hereby amended to add Article VI – "Right-of-way Work" – to Chapter 130, "Streets and Sidewalks", as follows:

ARTICLE VI. – RIGHT-OF-WAY WORK.

Sec. 130-170. – Definitions.

For the purposes of this article, the following terms shall have the meanings herein described, except where the context clearly indicates a different meaning:

Debris means any waste material resulting from work performed in a ROW. By way of example and not limition, the term includes: limbs, brush, and other cut vegetation; broken asphalt, concrete, or pavement; and discarded construction materials.

Emergency repairs means work necessary to protect public safety, restore interrupted utility service, or prevent imminent hazard.

Right-of-way (ROW) means any public street, alley, sidewalk, rights-of-way, or easement maintained by the City or under City jurisdiction.

Routine maintenance means activities necessary to maintain utility services, including vegetation trimming, line inspection, and minor repairs, that do not disturb the ROW. By way of example and not limitation, routine maintenance that does not involve pavement cuts, excavations, or the installation of new above-ground facilities.

Utility work means any construction, installation, maintenance, or repair of utility infrastructure including electric, water, sewer, gas, or telecommunications facilities.

Utility infrastructure means, and shall include but is not limited to, electric, water, sewer, gas, or telecommunications facilities.

Sec. 130-171. – Declaration of policy and applicability.

(a) Except as otherwise required by law, this article establishes uniform regulations to ensure safe, orderly work within the ROW, governing the placement, construction, maintenance, and repair of utility facilities. Its purpose is to protect public infrastructure, ensure safety, minimize traffic and pedestrian disruption, provide for debris removal and proper vegetation maintenance, and restore affected areas to city standards. It applies to all public and private utilities, including electric, gas, telecommunications, fiber-optic, cable TV, water, wastewater, and storm drainage facilities within or using the ROW.

(b) This article applies to all work within the ROW, including emergency repairs specific to or prompted by disasters. The City Council by disaster declaration or ordinance may temporarily suspend or supersede this article with requirements deemed practicable by the City Council to account for disaster conditions and public safety.

(c) It is the intent of this article to require or clarify that any person performing work in or within the ROW must clean up, remove, and properly dispose of all resulting debris in the ROW, whether the debris is in the ROW or adjacent private property, regardless of the circumstances that prompted the work (e.g., routine maintenance, emergencies, storms).

(d) This article is cumulative of other provisions in this Code relating to the same or similar subject. This article reinforces, among other Code provisions, ordinances that make it unlawful for any person to "leave any form of vegetation on the city right-of-way, in a public place, or on the property of another after they have cut or trimmed such growth", or "deposit any brush, leaves, … waste matter, or refuse of any kind on any street, gutter, sidewalk, parkway, driveway, alley, public property or property belonging to another person anywhere within the city limits" [*see* sections 22-7, 22-9].

PUBLISH

Sec. 130-172. – Permit required; submittal requirements and permit fee; exceptions.

(a) It shall be unlawful for any person to install, construct, excavate, or otherwise perform work in or within the ROW without first obtaining a Right-of-Way Construction Permit issued by the Public Works Department.

(b) An applicant seeking a Right-of-Way Construction Permit shall submit the following:

1. Application and construction drawings for new construction or relocation work (construction drawings for work that will affect public infrastructure must be stamped by a ~~Texas licensed~~ professional engineer);
2. ~~A traffic control plan, if applicable, conforming to the Texas Manual on Uniform Traffic Control Devices;~~
3. Schedule of work, contact information, and restoration plan;
4. Verification of Texas 811 utility locate notification ~~(existing utility locations must be shown on construction drawings~~) and plan for protecting and avoiding damage to existing utility infrastructure; and
5. A permit fee, in an amount as established by the city from time to time and is on file in the city secretary's office or city website.

(c) Exceptions: a permit shall not be required for work in or within the ROW involving:

1. Routine maintenance;
2. Work inside a utility easement unless a public utility is affected; or
3. Emergency repairs, provided that notice is given to the City within forty-eight (48) hours of commencing work and a work summary is submitted within two (2) business days after completion of work.

(d) Depending on the intended work in or within the ROW, other provisions of this Code may require additional permits and processes.

Sec. 130-173. – General construction standards.

Any person performing work in or within the ROW must comply with the following:

(a) the City of Texarkana Construction Standards and Specifications or adopted standards;
(b) notify the City at least five (5) business days before starting permitted work, and no less than forty-eight (48) hours following commencement of emergency repairs;
(c) maintain safe passage for vehicles and pedestrians at all times and protect adjoining properties from damage;
(d) remove and properly dispose of all resulting debris within fourteen (14) working days after completion of the permitted work;
(e) locate and protect existing utility infrastructure during all construction activity, and remove all locate flags during the clean up process at the completion of the work; and
(f) immediately report to the City Engineer any damage to existing utility infrastructure and report such damage to the utility facility owner ~~promptly repair such damage at the~~

~~person's expense~~.

Sec. 130-174. – Utility providers: continuing maintenance; coordination required.

(a) A utility provider shall be responsible for continuing maintenance, safety, and integrity of its utility infrastructure in or within the ROW. When performing continuing maintenance, a utility provider must use methods that minimize disturbance of pavement and shall restore all disturbed areas to City standards immediately upon completion.

(b) A utility provider shall be responsible for cooridinating planned utility work with the Public Works Department and other providers to minimize repeated excavations in the same location. The City may require the participation of utility providers in periodic coordination meetings for planned utility work.

Sec. 130-175. – Utility providers: relocation of existing utility infrastructure.

(a) When any public improvement, road reconstruction, drainage, or other City project requires the relocation, adjustment, or removal of existing utility infrastructure located in or within the ROW, the affected utility shall, within ninety (90) days after receiving written notice from the City, remove, relocate, or adjust its utility infrastructure as directed, unless such utility facility conveys water, sewer, or natural gas. Water, sewer, and natural gas utilities shall have tweleve (12) months to remove, relocate, or adjust their facilities. Relocation work shall be performed in accordance with section 22-53 of this article and coordinated with the City's project schedule.

Formatted: Not Highlight

(b) Upon written request, the City Engineer ~~may~~ shall approve ~~a~~ reasonable extensions of time for completion of relocation work ~~if necessary~~ due to delays associated with weather, material delivery, or coordination with other utilities. The City Engineer may approve extensions for other reasonable causes.

(c) Utilities failing to complete relocation work within the time prescribed by subsection (a) may be subject to permit suspension, administratve enforcement remedies (sec. 130-177), or penalty (sec. 100-5).

Sec. 130-176. – Joint Responsibility.

~~Persons and their respective contractors performing work in the ROW are jointly responsible for compliance with this article, and jointly responsible for any damage arising from such work in or within the ROW. Otherwise, this section shall not be construed to require a person to repair and restore damage or remove debris resulting from work other than the person's own activities.~~

Sec. 130-177. – Offenses.

(a) It shall be unlawful for any person performing work in or within the ROW to leave debris

in the ROW, on private property without the owner's written consent, or in a manner that obstructs streets, sidewalks, or drainage.

(b) It shall be unlawful for any person performing work in the ROW, which disturbs or damages the ROW or adjacent streets, sidewalks, or drainage, to fail to repair and restore the affected area to a condition equal to or better than its original state.

1. Any necessary or appropriate ~~R~~repair and restoration must be completed within fourteen (14) ~~working~~ business days after completion of the permitted work; provided, upon written request, in the event weather, material delivery, or coordination with other utilities have delayed ongoing repair and restoration work, the City Engineer shall ~~may~~ approve by written order an extended deadline for completion of repair and restoration work. In the event repair and restoration is not completed during the deadline required by this section (inclusive of any approved extension), enforcement remedies may include but are not limited to the following:
   a. all non-essiential work in progress, including work previously permitted but not complete, may be halted;
   b. a hold may be placed on any permits not approved until all repair restoration is complete; or
   c. the City may complete the repair and restoration of the ROW and recover all associated costs from the person, including administrative costs.
2. By way of example and not limitation, restoration shall include: proper backfilling and compaction of trenches or bores; replacement of pavement, gravel, sod, or landscaping to match original conditions; removal of utility locate ~~or~~ marking flags; and repair of streets, curbs, sidewalks, or driveways affected or impacted by the work.

(c) The provisions of this section are cumulative of state law and the offense and penalty provision of section 100-5.

Sec. 130-178. – Administrative enforcement remedies.

In addition to applicable offenses, the failure to comply with this article may also result in one or more of the following:

(a) Issuance of a notice of violation;
(b) Suspension or revocation of permit or ROW access until compliance with this article is achieved; or
(c) Recovery of City costs, as applicable, for project delay, or City-performed cleanup, restoration, or removal.

Sec. 130-179. – Nuisance.

Any condition caused or permitted to exist in violation of any of the provisions of this article is a threat to public health, safety, and welfare and is declared and deemed a nuisance.

PUBLISH

Sec. 130-180. – Civil remedies.

Pursuant to Texas Local Government Code § 54.012(5), the provisions of subch. B of ch. 54 of the Texas Local Government Code are hereby implemented for any violation of this article, any such violation being classified by the Texas Penal Code as a Class C misdemeanor, so that the City may seek civil penalties and injunctive relief under the provisions of subch. B of ch. 54 of the Texas Local Government Code.

SECTION 2: The Master Fee list is hereby amended to add the following fee:

Right-of-Way Construction Permit $100.00.

SECTION 3: 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 4: In the event of any conflict between this Ordinance and any other ordinances or parts of ordinances, this Ordinance shall supersede and control.

SECTION 5: The Recitals set out in this Ordinance are true and correct and are incorporated herein and made a part hereof as legislative findings of the City Council for all purposes.

SECTION 6: The City Secretary shall give notice of the passage of this Ordinance as provided in Article XI, Section 3, of the Charter of the City of Texarkana, Texas.

SECTION 7: This Ordinance shall be in full force and effect ten (10) days after its passage and approval.

PASSED AND APPROVED in Regular Council Session on this the **13th day of April, 2026**.

ATTEST:

_____ _____

JENNIFER EVANS, CITY SECRETARY BOB BRUGGEMAN, MAYOR

Significant changes to proposed Ordinance 2026-030 since 3-9-2026 City Council first briefing

Sec. 130-170. – Definitions.

Added the following definitions: business day; major storm event; new construction; TEXAS 811

Amended the definition of "ROW" to include storm drainage system

Sec. 130-171. – Declaration of policy and applicability.

(c) added that persons performing work in ROW must exercise diligence in planning work, must protect public infrastructure during work; removed reference to private property as cumulative of (d)

Sec. 130-172. – Permit required; submittal requirements and permit fee; exceptions.

(b) Removed requirement of stamped engineering plans; provided example of work requiring a traffic control plan

(c) clarified exception (3) for emergency repairs involving underground utilities where ROW is disturbed; changed worked summary submitted within 5 business days; added exception (4) for major storm event repairs; added exception (5) exempting existing utilities already in place and work that is approved by other permits

(e) added City Manager has authority to waive permit fees for city departments

Sec. 130-173. – General construction standards.

(b) revised notification period to five business days, applicable to both emergency repairs and major storm event repairs

(c) changed to read "maintain safe route"

(d) expanded removal/disposal period to fifteen business days

(f) rewritten to require immediate reporting to the City Engineer and affected utility in the event of any damage to existing utility infrastructure

Sec. 130-174. – Utility providers: continuing maintenance; coordination required.

(a) Replaced "City standards" with "to a condition equal to or better than its original state"

Sec. 130-175. – Utility providers: relocation of existing utility infrastructure.

(a) Expanded 90-day period to six months; textual revision to referenced internal sections for relocation work standards
(b) Rephrased request process for City Engineer discretion to order time period adjustments for completion of relocation work.

Sec. 130-176. – Joint Responsibility.

Clarified that damage encompasses work in or within the ROW to City-owned property or infrastructure or municipally-owned or controlled utility infrastructure.

Sec. 130-177. – Offenses.

(a) simplified offense provision utilizing expanded definition of “ROW”

(b) insertion of “ROW” for clarity in various places; expanded completion period to fifteen days; clarified disjunctive locate “flags” or marking “flags” for removal; relocation of administrative remedies to following section.

Sec. 130-178. – Administrative enforcement remedies.

(c) textual revisions for provisions relocated from Sec. 130-177

(d) clarification of cost recovery remedies

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.	☒	Promote a Thriving Community through Innovation
	☒	Provide a Safe & Welcoming Community through Leadership
	☒	Deliver Quality Services with Integrity
Provide Customer Focused Public Services.	☐	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.	☒	Maintain Fiscal Strength with Integrity
	☒	Maximize Accountability & Resource Utilization
	☒	Invest in Infrastructure & Transportation utilizing Innovation
Professional Development to support Mission & Vision.	☐	Promote Teamwork through Cross Department Collaboration
	☐	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:

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

Other:

City of Texarkana, Texas

IX.8

Briefing Sheet

Department:	Development Services	**Action Officer:**	Laura Puckett, Zoning Administrator
Subject:	Ordinance No. 2026-035 granting a Specific Use Permit to allow the one additional use of a daycare on Lot 4, Block 9, Sherwood Addition, located at 2907 Sunset Road (Ward 4). Bobby Collins, owner, and Kayla Gails, agent. (**A 3/4 vote of the council is required to approve this request**.)		
Briefing:	3/9/2026	**Public Hearing:** 4/13/2026	**Council Vote:** 4/13/2026

Item Schedule:

Brief once.

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Bobby Collins, owner, and Kayla Gails, agent, for a Specific Use Permit to allow a daycare on Lot 4, Block 9, Sherwood Addition, located at 2907 Sunset Road. The property is zoned Single Family-2.

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

The adjacent zoning is Single Family-2 to the north, south, east, and west. The adjacent land usage is residences to the north, south, east, and west.

A Specific Use Permit is required to allow daycare use in this zoning district. Staff recommends for approval of this request.

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

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

Potential Options:

Approve, deny or table.

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 denied approval of this application.

Advisory Board/Committee Meeting Date and Minutes:

March 2, 2025

ORDINANCE NO. 2026-035 S-821

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING THE ZONING MAP SHOWING THE LOCATION, BOUNDARY, AND USE OF CERTAIN PROPERTY BY THE GRANTING OF SPECIFIC USE PERMIT NO. S-821 TO ALLOW ONE ADDITIONAL USE OF A DAYCARE ON LOT 4, BLOCK 9, SHERWOOD ADDITION, LOCATED AT 2907 SUNSET ROAD, IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS; CONTAINING A REPEALER CLAUSE; CONTAINING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, an application has been filed with the City of Texarkana, Texas, requesting an amendment to the Zoning Ordinance to grant a **Specific Use Permit** to allow one additional use of a daycare on **Lot 4, Block 9, Sherwood Addition, located 2907 Sunset 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 one additional use of a daycare** on said property; and

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

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

SECTION 1: That the Zoning Ordinance of the City of Texarkana, Texas, Ordinance No. 127-70, passed and approved on September 14, 1970, be further amended to grant **Specific Use Permit Numbered S-821 to allow one additional use of a daycare on Lot 4, Block 9, Sherwood Addition, located 2907 Sunset 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 the daycare will continue to be licensed and regulated by the State of Texas.
2. The Specific Use Permit will be in effect beginning at the date of this Ordinance.
3. That the daycare will house the number of children allowed by the State of Texas.

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

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

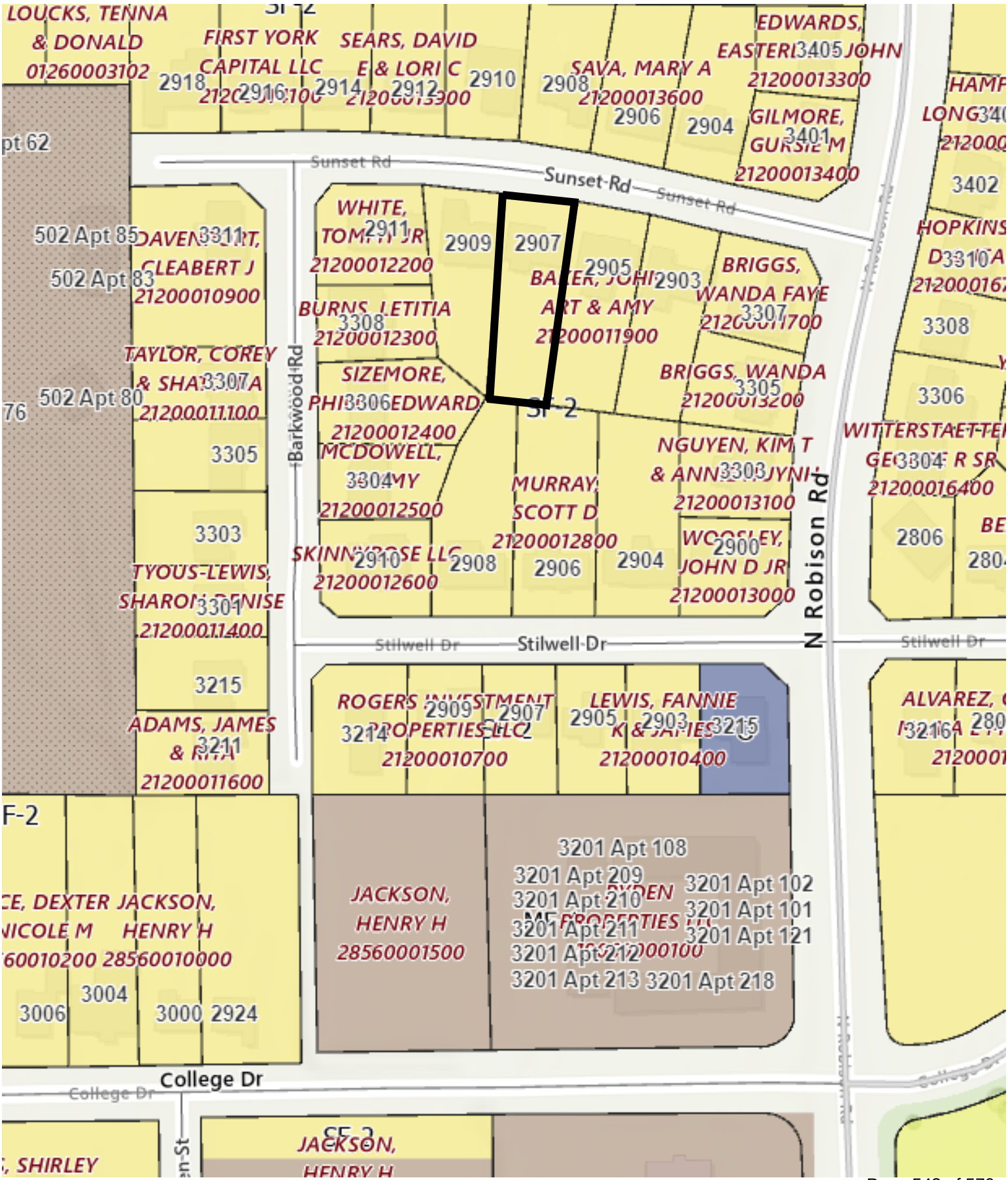
SECTION 5: That this ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED in Regular Council Session on this the **13th day of April, 2026.**

ATTEST:

_____	_____
JENNIFER EVANS, CITY SECRETARY	BOB BRUGGEMAN, MAYOR

2907 Sunset Road



2907 Sunset Road

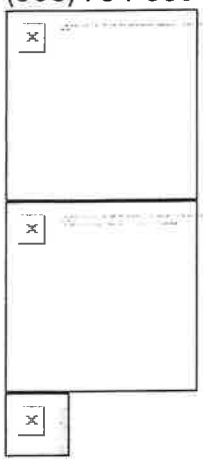
TEX-Puckett, Laura

From: Amy Baker <amy.baker@txkisd.net>
Sent: Thursday, February 26, 2026 1:18 PM
To: TEX-Puckett, Laura
Cc: bakera85@gmail.com; John Baker; John Baker
Subject: signed petition re: case S-821 2907 Sunset Road
Attachments: signed petition case S-821.pdf

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.

Dear Texarkana, Texas Planning and Zoning Commission,
We, the property owners surrounding 2907 Sunset Road have written and signed the attached petition letter to **oppose** the rezoning of 2907 Sunset Road as a daycare center. I will bring the original signed petition letter to the Planning and Zoning Commission meeting on Monday, March 2, 2026 at 6:00 p.m. at city hall. Please let me know if you have any questions.
Thank you for your time and consideration,
Amy Baker (owner and resident of 2905 Sunset Road)

Amy Baker, M.S. Biology
Teacher--Biology II AP & DC, Biotechnology
Texas High School
4001 Summerhill Rd.
Texarkana, TX 75503
Amy.Baker@txkisd.net
(903) 794-3891 ext. 2112



John A. & Amy Baker
2905 Sunset Rd
Texarkana, TX 75501
903-293-5100
bakera85@gmail.com

February 20, 2026

Texarkana, Texas Planning and Zoning Commission
Texarkana, Texas City Hall
220 Texas Blvd
Texarkana, TX 75501
903-798-3945
lpuckett@texarkanatexas.gov

Re: Case Number S-821, Opposition to Rezoning of 2907 Sunset Rd

Dear Members of the Texarkana, Texas Planning and Zoning Commission:

We, the undersigned owners of the properties within 200 feet of 2907 Sunset Rd, **oppose** the proposed rezoning of the property at 2907 Sunset Rd to allow the additional use as a daycare center.

The location of 2907 Sunset Road is inappropriate for a daycare center for the following reasons.

First, the location is unsafe because of high traffic on Sunset Road. Nonresidents constantly drive excessively fast and distracted in both directions on Sunset Road, coming and going from Woodbridge Apartments. This is an everyday occurrence at all times of the day and night. Nonresidents typically drive quickly to the apartments, idle their vehicles for less than five minutes, and drive quickly away without paying attention to their surroundings, including pedestrians. Since young children are more difficult to see than adults due to their small size, often do not have the situational awareness of adults, and often have not yet mastered safety skills like looking both ways multiple times before crossing the street, they are more likely to be hit by vehicles on this road than adults.

Second, the lack of parking at 2907 Sunset Road is not only inconvenient but also exacerbates the safety issue mentioned above. In recent years, the City of Texarkana posted No Parking Any Time signs on the south (odd-numbered) side of Sunset Road

due to the narrowness of the street. The property itself only has room in the driveway for two vehicles. This is not nearly enough parking for the employees of a daycare center, let alone for parents. Parents and employees would most likely resort to parking illegally on the street and/or blocking residents' driveways. This would cause small children to have to cross the street to get to the daycare and would also be a great inconvenience to us, the neighbors who need to be able to access our own driveways. Employees and parents parking illegally on the already-narrow street would also impede emergency vehicles, and many of the residents of this neighborhood are elderly and/or have health problems.

Third, the neighborhood itself has too much crime and inappropriate behavior to be a safe location for a daycare center. Because Sunset Road connects Robison Road to the east (rear) portion of Woodbridge Apartments and because there is a wooded area and creek at the corner of Barkwood and Stillwell Drive, it is fairly common for suspects to flee through our neighborhood when being pursued by law enforcement. Incidents happen on Sunset Road itself, as well. During the summer of 2021, the fire department had to be called because children were shooting fireworks sideways out of the windows of the house next door on the west side, 2909 Sunset Road. On November 25, 2024, the SWAT team raided that same house. Police arriving at that particular house is a fairly regular occurrence. Next door on the east side, at 2905 Sunset Road, John A. and Amy Baker had to call 911 one evening to stop an unknown individual from trying to break into their house. There are also high numbers of nonresidents traveling back and forth through the neighborhood engaging in behaviors inappropriate for small children to be around, frequently leaving behind empty alcohol containers and tobacco product packaging and sometimes condom wrappers.

These are the reasons 2907 Sunset Road is an inappropriate location for a daycare center.

Thank you for your time and consideration,

John A. and Amy Baker, on behalf of the undersigned neighbors in the table below

Printed Name	Signature	Address	Date
Amy Baker	Amy Baker	2905 Sunset Rd	02/20/2026
John A. Baker	John Baker	2905 Sunset Rd	02/20/2026

Printed Name	Signature	Address	Date
renter → Taylor Stanford		3303 N Robison	2/20/26
David Sparks		2912 Sunset	2/20/26
Thomas Woodruff		2910 Sunset	2/20/26
Barbara McCarthy		2904 Sunset	2/20/26
out Minnie Sheffield	Minnie Sheffield	2916 Sunset	2-21-26
Michael Richardson		2903 Sunset	2-21-2026
J.D. WOOSLEY		2900 STILWELL DR	21 FEB 2026
B Dunn		2904 Stilwell Dr	2-21-26
Scott Murray	Scott Murray	2906 Stilwell Dr	2-21-26
HEDRICK BURNS		3308 BARKWOOD	2-21-26
PHILLIP SIZEMORE	Signature	3306 Barkwood	2-21-26

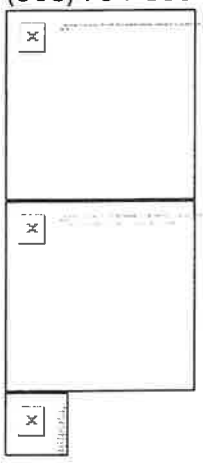
TEX-Puckett, Laura

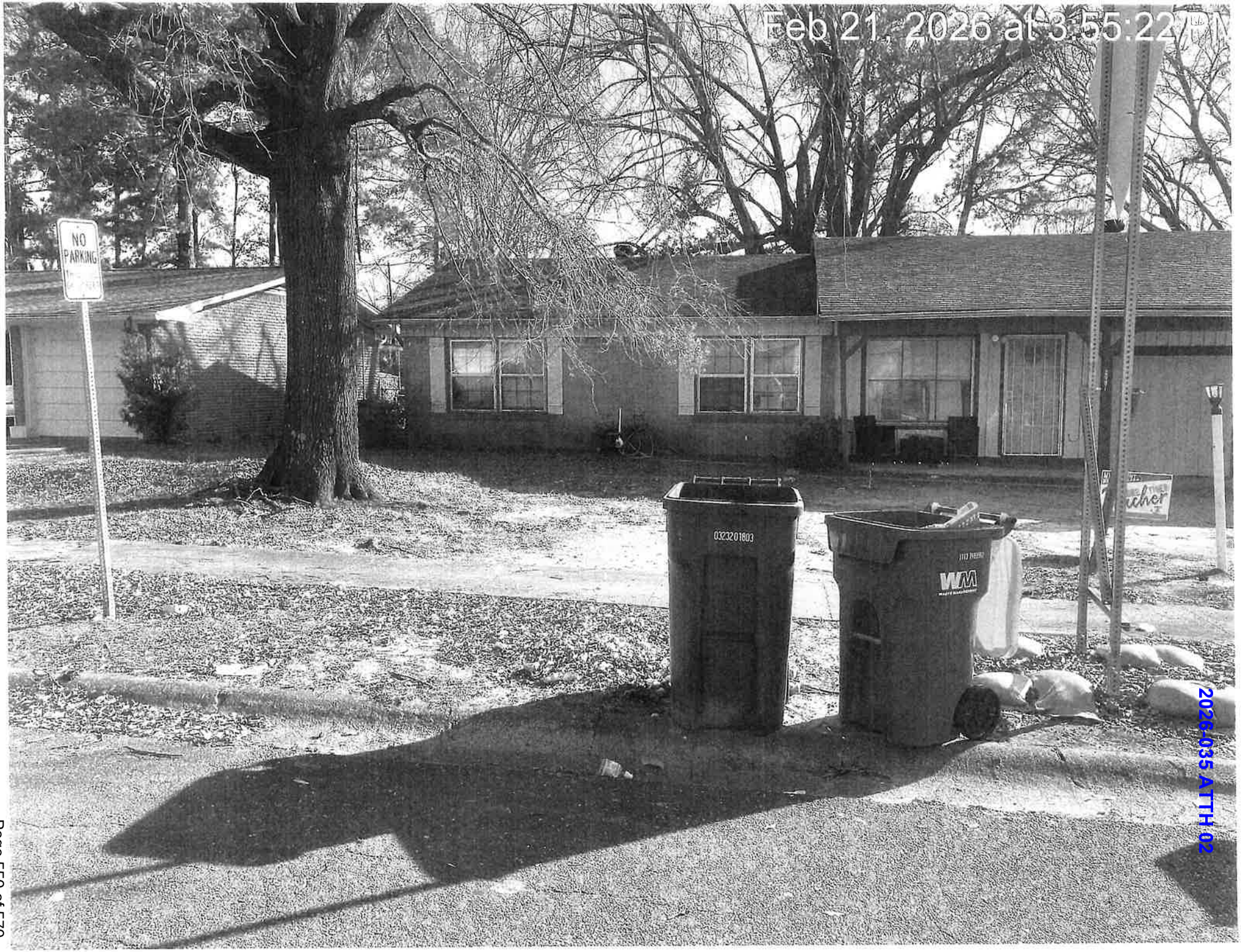
From: Amy Baker <amy.baker@txkisd.net>
Sent: Thursday, February 26, 2026 1:24 PM
To: TEX-Puckett, Laura
Cc: bakera85@gmail.com; John Baker; John Baker
Subject: photos for petition case S-821
Attachments: re case S-821 picture 1.JPG; re case S-821 picture 2.JPG; re case S-821 picture 3.JPG

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

Dear Texarkana, Texas Planning and Zoning Commission,
These photos show how there are No Parking This Side of Street signs on both sides of the property at 2907 Sunset Road. Please let me know if you have any questions.
Thank you for your time and help,
Amy Baker (owner and resident of 2905 Sunset Road)

Amy Baker, M.S. Biology
Teacher--Biology II AP & DC, Biotechnology
Texas High School
4001 Summerhill Rd.
Texarkana, TX 75503
Amy.Baker@txkisd.net
(903) 794-3891 ext. 2112




Feb 21, 2026 at 3:55:22 PM
NO PARKING
032320803
WM
2026-035 ATTH 02

NO
PARKING
THIS SIDE
OF 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.	☐	Promote a Thriving Community through Innovation
	☐	Provide a Safe & Welcoming Community through Leadership
	☒	Deliver Quality Services with Integrity
Provide Customer Focused Public Services.	☐	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.	☐	Maintain Fiscal Strength with Integrity
	☐	Maximize Accountability & Resource Utilization
	☐	Invest in Infrastructure & Transportation utilizing Innovation
Professional Development to support Mission & Vision.	☐	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:			
☒	Newspaper Notice (Required by Statute)	☒	Public Hearing (Required by Statute)
☐	Public Forum/Workshop Session	☐	Press Release (Through Marketing & Communications)
☐	Weekly & Monthly Email Distribution (Send to CM Office)	☐	Website Notice (Through Marketing & Communications)
☐	Social Media (LinkedIn, Facebook, etc.)	☐	Special Mailing
☐	Flyers Developed & Posted (Through Marketing & Communications)	☐	Banners Posted
☐	Survey	☐	Automated Phone Call
☐	None Required	☐	
Other:			

City of Texarkana, Texas

IX.9

Briefing Sheet

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

Subject: Ordinance No. 2026-036 rezoning on an approximate 0.62-acre tract of land (being Tract 65), J.W. Johnson HRS, A-308, located at 2610 Page Street (Ward 1) from Single Family-2 to Single Family-3. Sharita Young and Trishae Hoskins, owners, and Connie Young, agent.

Briefing: 3/9/2026 **Public Hearing:** 4/13/2026 **Council Vote:** 4/13/2026

Item Schedule:

Brief once.

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Sharita Young and Trishae Hoskins, owners, and Connie Young, agent to rezone on an approximate 0.62-acre tract of land (being Tract 65), J.W. Johnson HRS, A-308, located at 2610 Page Street from Single Family-2 to Single Family-3. Proposed HUD code manufactured home.

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

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

Staff recommend for approval of this request.

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

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

Potential Options:

Approve, deny or table.

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommend approval of this 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:

March 2, 2025

ORDINANCE NO. 2026-036

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 0.62-ACRE TRACT OF LAND (BEING TRACT 65), J.W. JOHNSON HRS, A-308, LOCATED AT 2610 PAGE 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 an approximate 0.62-acre tract of land (being Tract 65), J.W. Johnson HRS, A-308 (EXH 'A'), located at 2610 Page 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 an approximate 0.62-acre tract of land (being Tract 65), J.W. Johnson HRS, A-308 (EXH 'A'), located at 2610 Page Street** to the City Council of Texarkana, Texas; and

Whereas, after consideration of said application and the recommendation of the Planning and Zoning Commission, applicants 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 an approximate 0.62-acre tract of land (being Tract 65), J.W. Johnson HRS, A-308 (EXH 'A'),**

located at 2610 Page 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 **13th day of April, 2026.**

ATTEST:

_____	_____
JENNIFER EVANS, CITY SECRETARY	BOB BRUGGEMAN, MAYOR

2021-00013125 DEED Total Pages: 2

SPECIAL WARRANTY DEED

NOTICE OF CONFIDENTIALITY RIGHTS IF YOU ARE A NATURAL PERSON YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS A FILE FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Date: 4/6/2021

Grantor: Earl Holloway & Yogesh Pagar

Grantor's Mailing Address (include county): P.O. Box 1382 Allen, TX 75013 (Collin County)

Grantee: Sharita Young AND TRISHAE LASHAUN DEANDRE HOSKINS

Grantee's mailing address (include county): 1619 W 6th St., Texarkana, TX 75501 (Bowie County)

Consideration:

$10.00

Property (including any improvements)

0.62 Acres, more or less, out of Abstract 308 of the J.W. Johnson Survey (Bowie CAD Tract #65), City of Texarkana, Bowie County, Texas (Volume 4828, Page 117, and Volume 1018, Page 236, Deed Records, Bowie County, Texas), 2610 Page, Texarkana, Texas; Account # 12800000500.

Reservations from and Exceptions to Conveyance and Warranty:
Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property; rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; all rights, obligations, and taxes for 2021 payment which grantee assumes.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and appurtenances there to in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, and successors, or assign forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomever lawfully claiming to or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty, when the claim is by, through, or under Grantor but not otherwise.

Executes this 5th of April, DATE

Earl Holloway
Earl Holloway

Yogesh Pagar

THE STATE OF TEXAS §
COUNTY OF Collin §

This instrument was acknowledged before me on the 5th day of April DATE 2021

by DESMOND CHIZOBA.

Notary Public State of Texas

Notary's Public Signature

DESMOND CHIZOBA
Notary ID #126023024
My Commission Expires
March 7, 2023

AFTER RECORDING RETURN TO:

Sharita Young & Trishae Lashun Deandre Hoskins

1619 W 6th St., Texarkana

TX 75501 (Bowie County)

THE STATE OF TEXAS

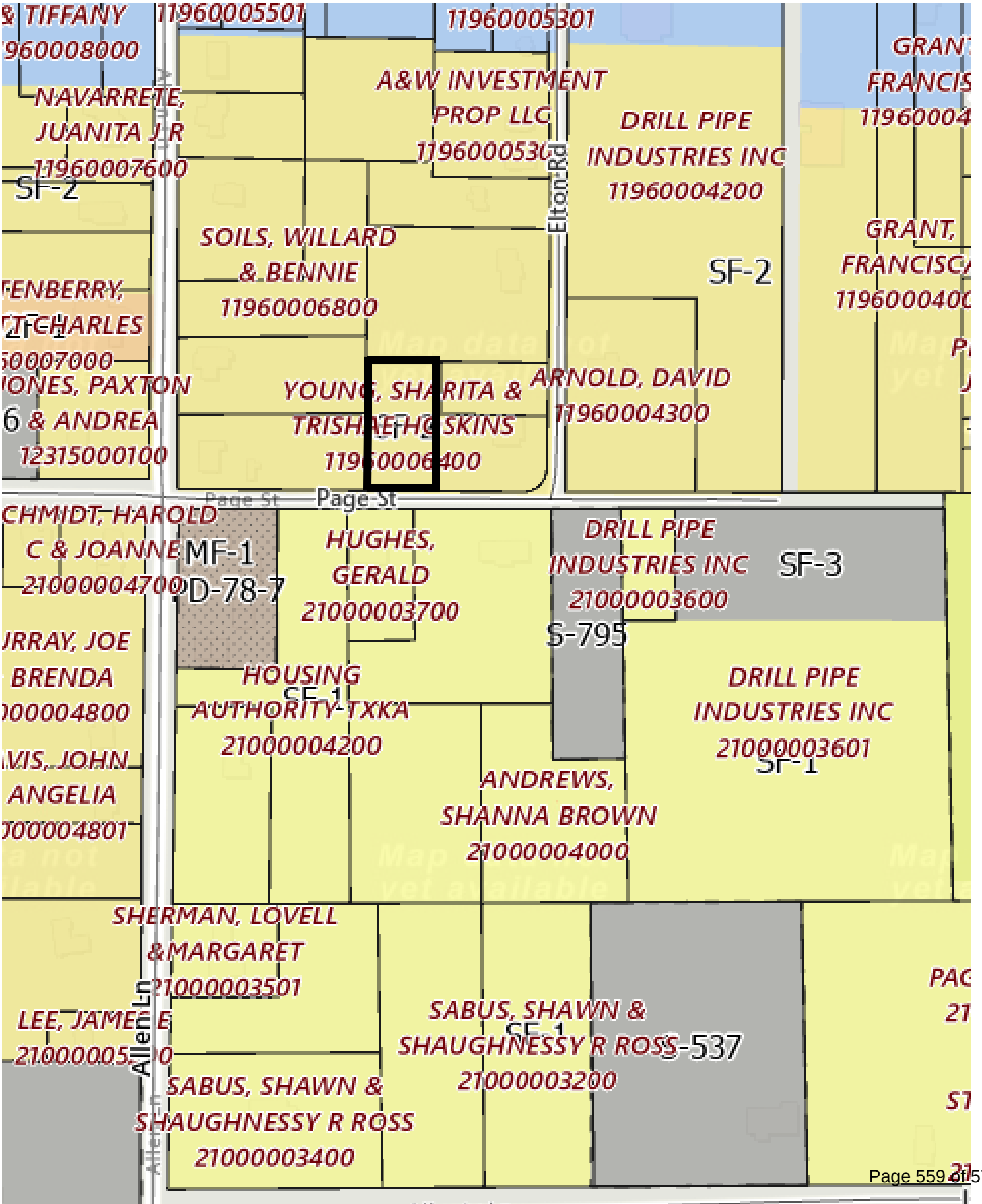
COUNTY OF BOWIE

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Records of Bowie County, Texas.

2021-00013125 DEED
11/01/2021 01:06:13 PM Total Fees: $30.00

Tina Petty, County Clerk
Bowie County, Texas

2610 Page Street



2610 Page 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.	☐	Promote a Thriving Community through Innovation
	☐	Provide a Safe & Welcoming Community through Leadership
	☒	Deliver Quality Services with Integrity
Provide Customer Focused Public Services.	☐	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.	☐	Maintain Fiscal Strength with Integrity
	☐	Maximize Accountability & Resource Utilization
	☐	Invest in Infrastructure & Transportation utilizing Innovation
Professional Development to support Mission & Vision.	☐	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:			
☒	Newspaper Notice (Required by Statute)	☒	Public Hearing (Required by Statute)
☐	Public Forum/Workshop Session	☐	Press Release (Through Marketing & Communications)
☐	Weekly & Monthly Email Distribution (Send to CM Office)	☐	Website Notice (Through Marketing & Communications)
☐	Social Media (LinkedIn, Facebook, etc.)	☐	Special Mailing
☐	Flyers Developed & Posted (Through Marketing & Communications)	☐	Banners Posted
☐	Survey	☐	Automated Phone Call
☐	None Required	☐	
Other:			

City of Texarkana, Texas

IX.10

Briefing Sheet

Department:	Development Services	**Action Officer:**	Laura Puckett, Zoning Administrator
Subject:	Ordinance No. 2026-037 granting a Specific Use Permit to allow the location of a HUD code manufactured home on an approximate 0.62-acre tract of land (being Tract 65), J.W. Johnson HRS, A-308, located at 2610 Page Street (Ward 1). Sharita Young and Trishae Hoskins, owners, and Connie Young, agent.		
Briefing:	3/9/2026	**Public Hearing:** 4/13/2026	**Council Vote:** 4/13/2026

Item Schedule:

Brief once.

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request Sharita Young and Trishae Haskins, owners, and Connie Young, agent, for a Specific Use Permit to allow the location of a HUD code manufactured home on an approximate 0.62-acre tract of land (being Tract 65), J.W. Johnson HRS, A-308, located at 2610 Page Street.

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

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

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:

Approve, deny or table.

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.

Advisory Board/Committee Meeting Date and Minutes:

March 2, 2026

ORDINANCE NO. 2026-037

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING THE ZONING MAP SHOWING THE LOCATION, BOUNDARY, AND USE OF CERTAIN PROPERTY BY THE GRANTING OF SPECIFIC USE PERMIT NO. S-822 FOR THE LOCATION OF A HUD CODE MANUFACTURED HOME ON AN APPROXIMATE 0.62-ACRE TRACT OF LAND (BEING TRACT 65), J.W. JOHNSON HRS, A-308, LOCATED AT 2610 PAGE 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 an approximate 0.62-acre tract of land (being Tract 65), J.W. Johnson HRS, A-308 (**EXH 'A'**), located at 2610 Page 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-822 to allow the location of a HUD code manufactured home** on an approximate 0.62-acre tract of land (being Tract 65), J.W. Johnson HRS, A-308 (**EXH 'A'**),, located at 2610 Page 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 **13th day of April, 2026.**

ATTEST:

_____ _____

JENNIFER EVANS, CITY SECRETARY BOB BRUGGEMAN, MAYOR

2021-00013125 DEED Total Pages: 2

S-822

SPECIAL WARRANTY DEED

NOTICE OF CONFIDENTIALITY RIGHTS IF YOU ARE A NATURAL PERSON YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS A FILE FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Date: 4/6/2021

Grantor: Earl Holloway & Yogesh Pagar

Grantor's Mailing Address (include county): P.O. Box 1382 Allen, TX 75013 (Collin County)

Grantee: Sharita Young AND TRISHAE LASHAUN DEANDRE HOSKINS

Grantee's mailing address (include county): 1619 W 6th St., Texarkana, TX 75501 (Bowie County)

Consideration:

$10.00

Property (including any improvements)

0.62 Acres, more or less, out of Abstract 308 of the J.W. Johnson Survey (Bowie CAD Tract #65), City of Texarkana, Bowie County, Texas (Volume 4828, Page 117, and Volume 1018, Page 236, Deed Records, Bowie County, Texas), 2610 Page, Texarkana, Texas; Account # 12800000500.

Reservations from and Exceptions to Conveyance and Warranty:
Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property; rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; all rights, obligations, and taxes for 2021 payment which grantee assumes.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and appurtenances there to in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, and successors, or assign forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomever lawfully claiming to or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty, when the claim is by, through, or under Grantor but not otherwise.

Executes this 5th of April, DATE

Earl Holloway
Earl Holloway

Yogesh Pagar

THE STATE OF TEXAS §
COUNTY OF Collin §

This instrument was acknowledged before me on the 5th day of April DATE 2021

by DESMOND CHIZOBA.

Notary Public State of Texas

Notary's Public Signature

DESMOND CHIZOBA
Notary ID #126023024
My Commission Expires
March 7, 2023

AFTER RECORDING RETURN TO:

Sharita Young & Trishae Lashun Deandre Hoskins

1619 W 6th St., Texarkana

TX 75501 (Bowie County)

THE STATE OF TEXAS

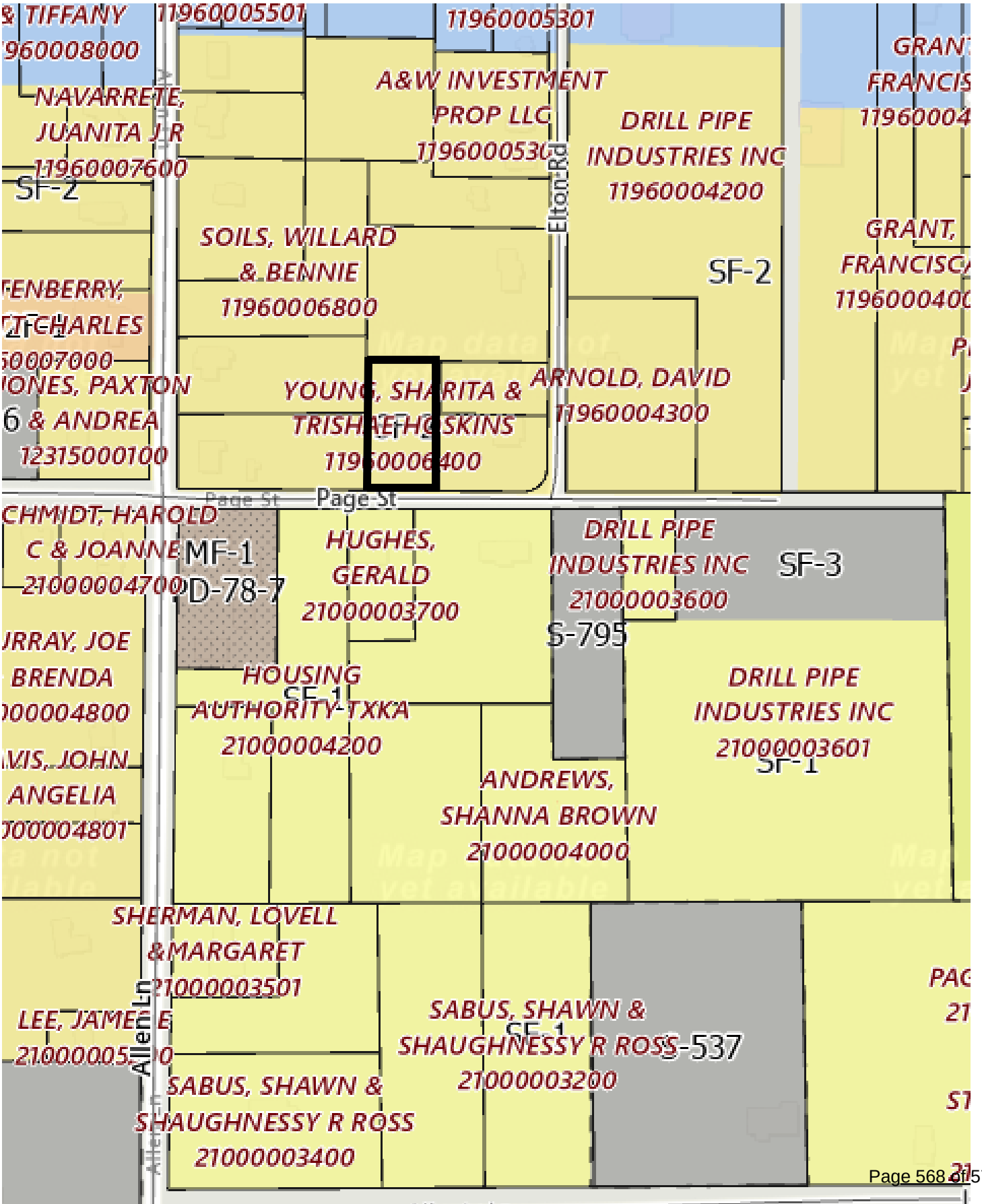
COUNTY OF BOWIE

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Records of Bowie County, Texas.

2021-00013125 DEED
11/01/2021 01:06:13 PM Total Fees: $30.00

Tina Petty, County Clerk
Bowie County, Texas

2610 Page Street



2610 Page 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.	☐	Promote a Thriving Community through Innovation
	☐	Provide a Safe & Welcoming Community through Leadership
	☒	Deliver Quality Services with Integrity
Provide Customer Focused Public Services.	☐	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.	☐	Maintain Fiscal Strength with Integrity
	☐	Maximize Accountability & Resource Utilization
	☐	Invest in Infrastructure & Transportation utilizing Innovation
Professional Development to support Mission & Vision.	☐	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:			
☒	Newspaper Notice (Required by Statute)	☒	Public Hearing (Required by Statute)
☐	Public Forum/Workshop Session	☐	Press Release (Through Marketing & Communications)
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☐	Social Media (LinkedIn, Facebook, etc.)	☐	Special Mailing
☐	Flyers Developed & Posted (Through Marketing & Communications)	☐	Banners Posted
☐	Survey	☐	Automated Phone Call
☐	None Required	☐	
Other:			